

LEGEND

- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- BENCHMARK
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER OR GAS VALVE
- CURB INLET
- GAS REGULATOR/METER
- POWER POLE W/GUY
- LIGHT POLE
- MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- LOT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- 890- INDEX CONTOUR
- 891- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- DISCONTINUED MAPPED PIPE LINE
- RECORDED INFORMATION

- NOTES**
- BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE EAST RIGHT-OF-WAY LINE OF SCHMITT PLACE IS N 00°01'05" E.
 - FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 18, 2012 AND JANUARY 31, 2013.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20124903748, START DATE, DECEMBER 7, 2012.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCE BENCHMARK IS THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 9 EAST, ELEVATION 918.18 AS SUPPLIED BY THE CITY OF MADISON.
 - THE ACCURACY OF THE SITE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
 - THESE PARCELS ARE SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL A
THE NORTHERLY 150 FEET OF LOT EIGHT (8) AND THE NORTHERLY 150 FEET OF THE WESTERLY 9.2 FEET OF LOT NINE (9), QUARRY TOWN, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL B
A PART OF LOT 9 OF THE RECORDED PLAT OF QUARRY TOWN, ALSO BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE W LINE OF LOT 8, QUARRY TOWN, DISTANCE 274.38 FEET N FROM THE SW CORNER OF SAID LOT 8; THENCE E 130 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S 20 FEET; THENCE E 27.5 FEET; THENCE N 87.7 FEET TO THE CEMENT WALK OF UNIVERSITY AVENUE; THENCE CONTINUING N TO THE N LINE OF LOT 9, QUARRY TOWN, (BEING THE CENTER OF UNIVERSITY AVENUE); THENCE N 89°42'31" E 60.24' (WEST 60.00') TO A POINT WHICH IS DISTANT 130 FEET E FROM THE W LINE OF LOT 8 OF QUARRY TOWN MEASURED AT RIGHT ANGLES THERETO; THENCE S PARALLEL TO SAID W LINE OF LOT 8 TO THE SLY EDGE OF THE CEMENT WALK ON UNIVERSITY AVENUE; THENCE CONTINUING S, PARALLEL TO SAID W LINE OF LOT 8, 91.3 FEET TO THE POINT OF BEGINNING.

PARCEL C
PART OF LOT TEN (10), QUARRY TOWN, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 188.25 FEET WEST OF, AND 172.25 FEET NORTH OF, THE SOUTHEAST CORNER OF LOT 11 OF SAID PLAT; THENCE WEST 60 FEET MORE OR LESS TO THE EAST LINE OF LAND DESCRIBED IN VOLUME 437 OF DEEDS, PAGE 184, AS DOCUMENT NO. 675447; THENCE NORTH ALONG SAID EAST LINE OF THE CENTER LINE OF UNIVERSITY AVENUE; THENCE SOUTHEAST ALONG SAID CENTER LINE TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.

EXCEPT FROM THE ABOVE LANDS THAT PART CONVEYED BY AWARD OF DAMAGES RECORDED AS DOCUMENT NO. 1269388 AND BY AWARD OF DAMAGES RECORDED AS DOCUMENT NO. 1296472.

TAX PARCEL NO.: 251/0709-212-0205-1

PARCEL B
A PART OF LOT 9 OF THE RECORDED PLAT OF QUARRY TOWN, ALSO BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE W LINE OF LOT 8, QUARRY TOWN, DISTANCE 274.38 FEET N FROM THE SW CORNER OF SAID LOT 8; THENCE E 130 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S 20 FEET; THENCE E 27.5 FEET; THENCE N 87.7 FEET TO THE CEMENT WALK OF UNIVERSITY AVENUE; THENCE CONTINUING N TO THE N LINE OF LOT 9, QUARRY TOWN, (BEING THE CENTER OF UNIVERSITY AVENUE); THENCE N 89°42'31" E 60.24' (WEST 60.00') TO A POINT WHICH IS DISTANT 130 FEET E FROM THE W LINE OF LOT 8 OF QUARRY TOWN MEASURED AT RIGHT ANGLES THERETO; THENCE S PARALLEL TO SAID W LINE OF LOT 8 TO THE SLY EDGE OF THE CEMENT WALK ON UNIVERSITY AVENUE; THENCE CONTINUING S, PARALLEL TO SAID W LINE OF LOT 8, 91.3 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF WISCONSIN BY AWARD OF DAMAGES RECORDED APRIL 24, 1940 IN VOLUME 170 OF RECORDS, PAGE 531 AS DOCUMENT NO. 1262746.

TAX KEY NO.: 251/0709-212-0204-3

PARCEL C
PART OF LOT TEN (10), QUARRY TOWN, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 188.25 FEET WEST OF, AND 172.25 FEET NORTH OF, THE SOUTHEAST CORNER OF LOT 11 OF SAID PLAT; THENCE WEST 60 FEET MORE OR LESS TO THE EAST LINE OF LAND DESCRIBED IN VOLUME 437 OF DEEDS, PAGE 184, AS DOCUMENT NO. 675447; THENCE NORTH ALONG SAID EAST LINE OF THE CENTER LINE OF UNIVERSITY AVENUE; THENCE SOUTHEAST ALONG SAID CENTER LINE TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.

EXCEPT THAT PART CONVEYED TO THE STATE OF WISCONSIN BY WARRANTY DEED RECORDED IN VOLUME 383 OF RECORDS, PAGE 55 AS DOCUMENT NO. 1296516.

TAX KEY NO.: 251/0709-212-0203-5

**2919 UNIVERSITY AVENUE
2947 UNIVERSITY AVENUE**

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 72°14'37" E	26.10'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	23.60'	15.00'	90°08'11"	21.24'	N 45°31'12" E
()			93°20'48"	21.82'	N 46°20'53" E
C-2	316.92'	1590.02'	11°22'11"	315.00'	N 44°30'14" E
()			07°48'50"	216.68'	S 82°48'35" E
C-3	216.86'	1590.02'	07°47'56"	216.11'	S 83°04'54" E
()			03°36'21"	100.05'	S 77°03'59" E
C-4	100.07'	1590.02'	03°36'21"	100.05'	S 77°03'59" E
()			03°36'17"	100.02'	S 77°22'57" E
C-5	46.55'	1590.02'	01°40'38"	46.55'	S 74°29'29" E
()			01°20'33"	32.26'	N 44°30'14" E

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	893.03	CUT CROSS ON TOP BACK OF CURB ALONG SOUTH PROPERTY LINE OF PARCEL B.
BM-2	894.09	CUT CROSS ON TOP BACK OF CURB WITHIN EASTBOUND LANE OF UNIVERSITY AVE.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	890.93	E 887.91	6"	CLAY
		S 887.91	6"	CLAY

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	891.15	N 877.20	18"	RCP
		E 876.95	12"	RCP
INL-2	887.05	W 884.95	12"	RCP

STORM SEWER INLETS

SANITARY SEWER MANHOLES

LEGEND

NOTES

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL A

PARCEL B

PARCEL C

SURVEYOR'S CERTIFICATE

JOHN KREBS, S-1878
REGISTERED LAND SURVEYOR

DATE

LEGEND

NOTES

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL A

PARCEL B

PARCEL C

SURVEYOR'S CERTIFICATE

JOHN KREBS, S-1878
REGISTERED LAND SURVEYOR

DATE

TO BEAR LOCATIONS OF HARBORWAY UNDERGROUND FACILITIES BEFORE YOU EXCAVATE OR RELOCATE.

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
RECORD YOUR HOUSE RELOCATING NUMBER THREE TO SEVEN DAYS BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TIME AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S OWN DETERMINATION AS TO THE TIME AND LOCATION OF UNDERGROUND UTILITIES AT ALL TIMES NECESSARY TO AVOID DAMAGE THEREBY.

DATE PLOTTED: 2/02/2013 12:32:21 AM

BOUNDARY & TOPOGRAPHIC SURVEY

PART OF LOTS 1 AND 2, BLOCK 1 AND ALL OF LOTS 3 THRU 8, BLOCK 1, SCHMITT ADDITION TO FINDLAY PARK AND PART OF LOTS 8, 9 AND 10 QUARRY TOWN, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PROJECT NO. 12-5396
FILE NO. E-140
SURVEYED: MAD
F.B. NO./PG. 258/115
SHEET NO. 1 OF 1

DATE 01-09-2013
CHECKED BY JK
APPROVED BY HPJ
DATE 01-29-2013
DATE 02-05-2013

DESCRIPTION
12-5396 Ecom.dwg

Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
MADISON, WISCONSIN 53703
PHONE: (608)846-5860

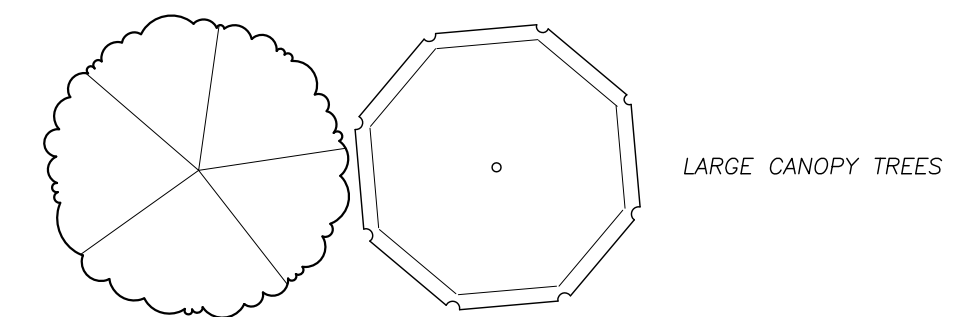
Consultants:



Notes:

LEGEND (PROPOSED)

---	PROPERTY LINE
---	BUILDING LINE
---	TRENCH PATCH
---	EDGE OF CONCRETE
---	FENCE
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT
---	STONE RETAINING WALL
---	DIVERSE PRAIRIE FOR MEDIUM SOILS' SEED MIX



GENERAL NOTES

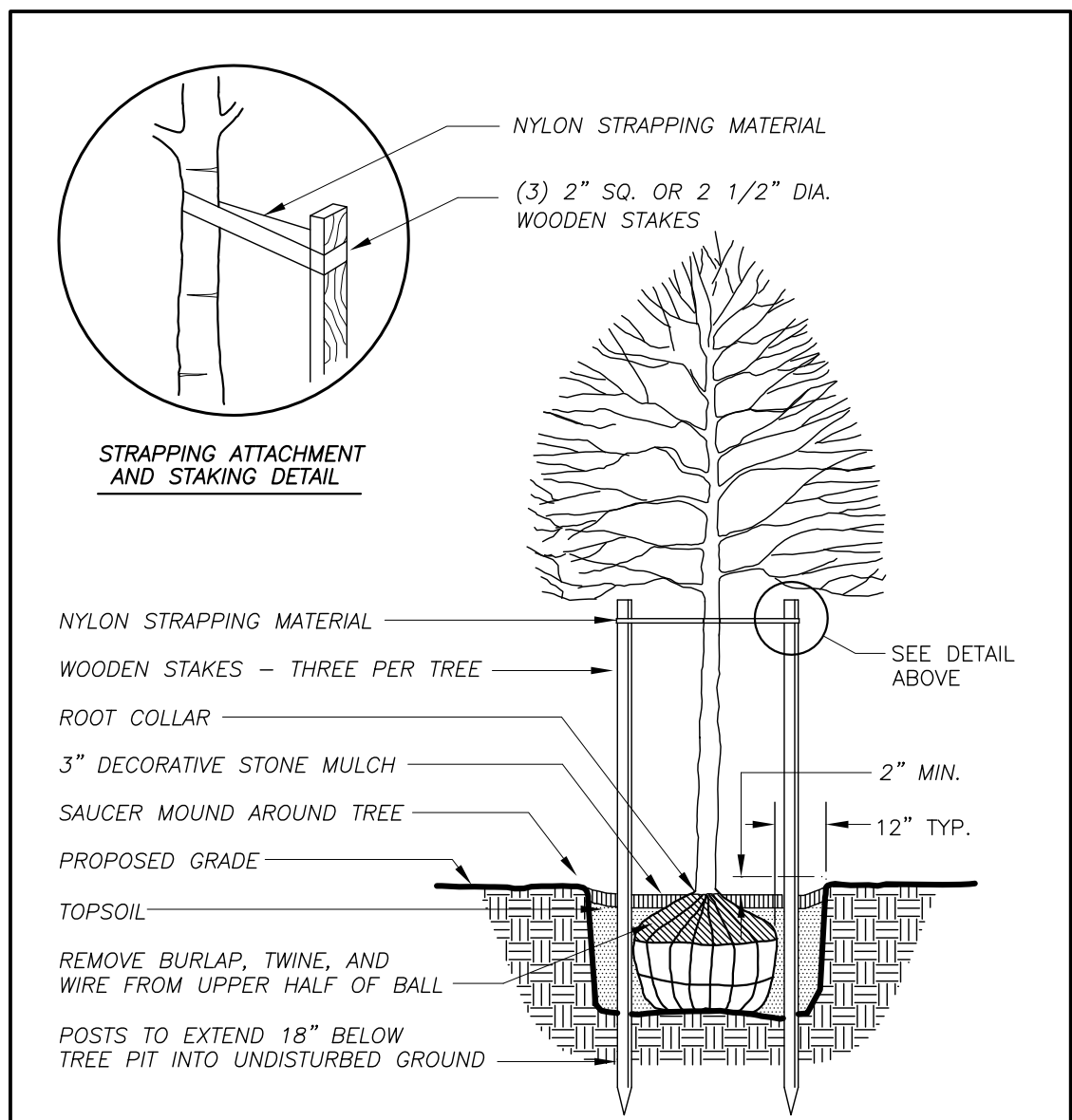
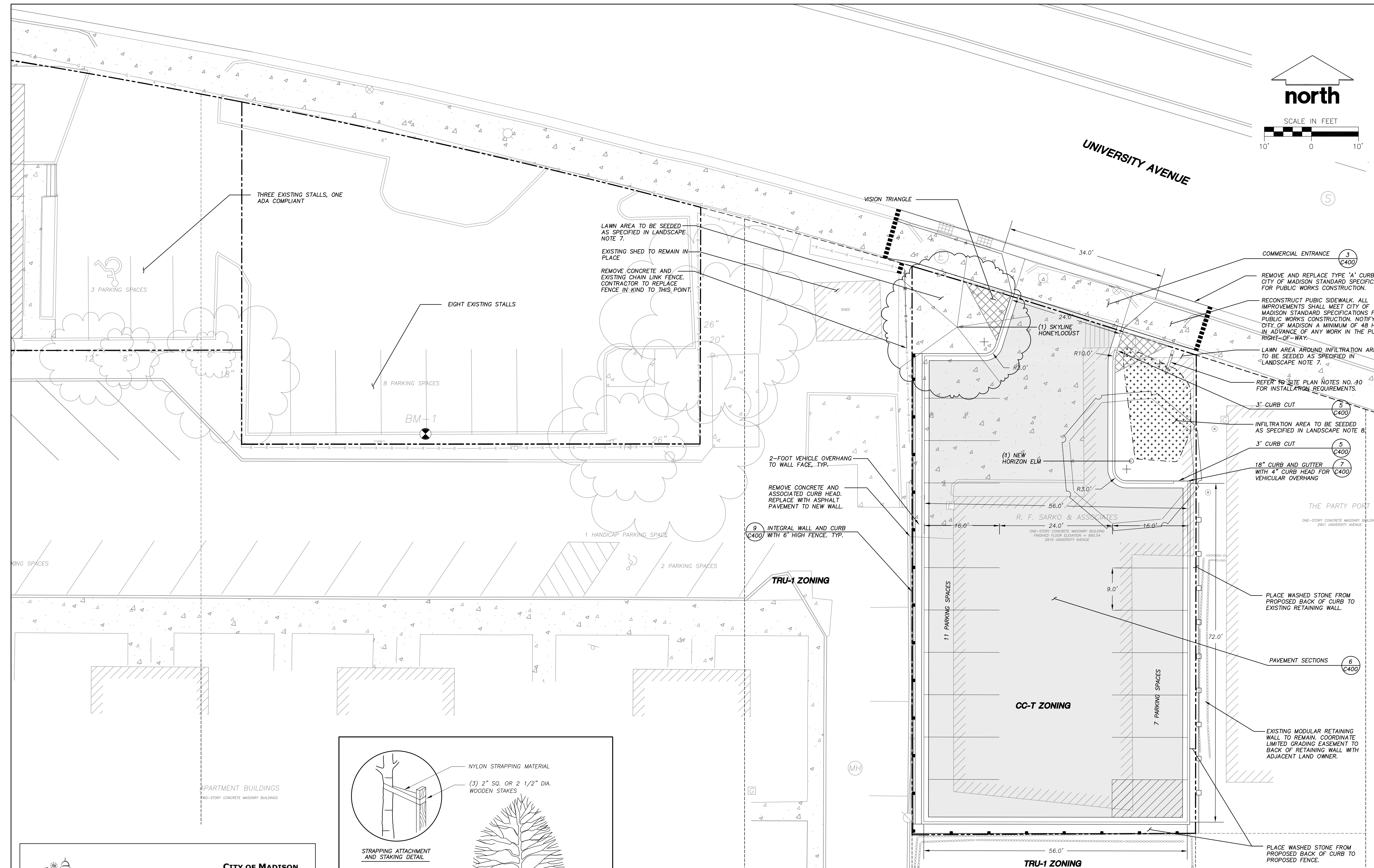
- REFER TO THE BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY DATED 02-05-2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. A PRECONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF MADISON INSPECTION DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

SITE PLAN NOTES

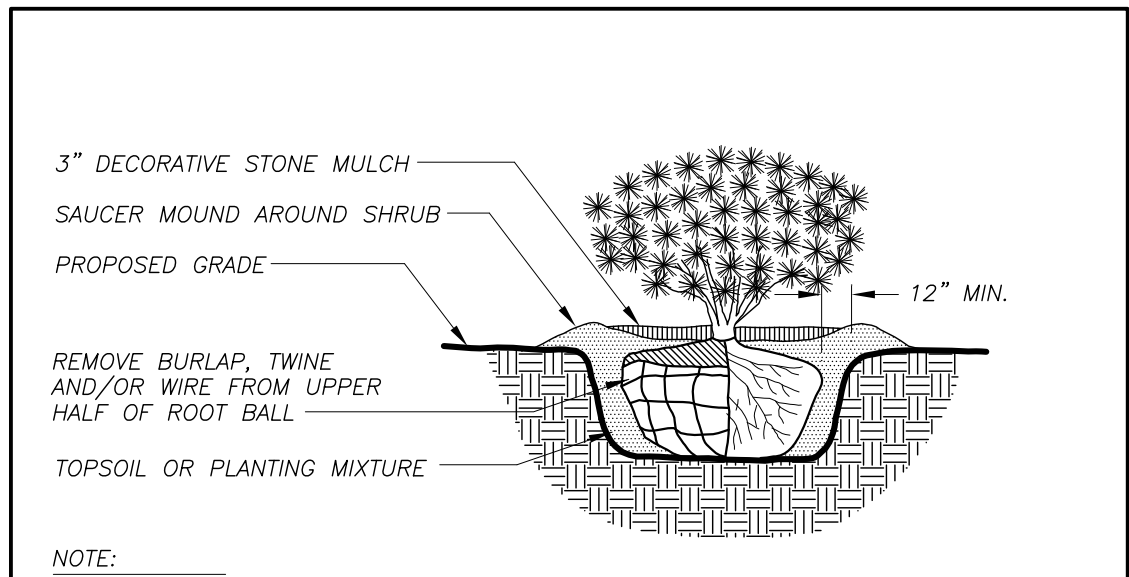
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PRIVATE CURB AND GUTTER SHALL BE 18" CURB AND GUTTER WITH 4" CURB HEAD. REFER TO DETAIL 9/C400 FOR CURB VARIATION ALONG WEST SIDE WALL.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS AT EVEN SPACING AND AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS TYPICAL IN CONCRETE CONSTRUCTION.
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-290 CONCRETE SEALANT.
- USE 4" WIDE, LATEX BASED, HIGH VISIBILITY YELLOW PAINT FOR STALL LINES.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSION AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
- SIGN TO BE DESIGNED BY OWNER. CONTRACTOR TO INSTALL SONOTUBE FOOTING FOR THE SIGN A MINIMUM OF 6" FEET BELOW THE BOTTOM OF THE POND. NO CONCRETE IS ALLOWED WITHIN THE ROCK STORAGE AREA. INSTALL SONOTUBE IN CONJUNCTION WITH THE BROKETEXTURE BASIN TO MINIMIZE CONSTRUCTION RELATED COMPACTION AT THE BOTTOM OF THE BROKETEXTURE BASIN.

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS:	2919 UNIVERSITY AVENUE
SITE ACREAGE:	0.15 ACRES
NUMBER OF BUILDING STORES (ABOVE GRADE):	N/A
BUILDING HEIGHT:	N/A
TYPE OF CONSTRUCTION:	N/A
TOTAL SQUARE FOOTAGE OF BUILDING:	N/A
USE OF PROPERTY:	PARKING LOT
GROSS SQUARE FEET OF OFFICE:	N/A
OFFICE CAPACITY:	N/A
NUMBER OF EXISTING BICYCLE STALLS SHOWN:	-
NUMBER OF PARKING STALLS (WITH 2947 UNIVERSITY - EXISTING FOREVER):	-
LARGE CAR:	-
NEW = 18	-
EXISTING = 10	-
ACCESSIBLE:	-
NEW = 0	-
EXISTING = 1	-
TOTAL STALLS = 29	-
NEW = 18	-
EXISTING = 11	-



1 DECIDUOUS TREE PLANTING DETAIL
C100 N.T.S.



2 EVERGREEN SHRUB PLANTING DETAIL
C100 N.T.S.

LANDSCAPE PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
LARGE CANOPY TREES						
1	Skyline Honeylocust	GLEDITSIA inaequalis 'Skyline'	3" Cal.	B&B	35	35
1	New Horizon Elm	ULMUS X 'New Horizon'	2" Cal.	B&B	35	35

LANDSCAPE NOTES & SPECIFICATIONS

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-444-4444 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE ANY NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDS, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DIG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL:** PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
1. SEEDED AREAS = 7"
2. PARKING ISLANDS = 20"
3. TREE RINGS AND PITS = SEE DETAILS
PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 1/4" IN DIAMETER, AND FREE FROM TOWNS. TOPSOIL SHALL HAVE A pH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- SEEDING:** ALL DISTURBED AREAS SHALL BE SEEDED AS SPECIFIED IN THESE NOTES.
- MATERIALS - SEED:** ALL LAWN SEED SHALL BE EARTH CORP'S 'BOULEVARD' OR OWNER APPROVED EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - SEED:** INFILTRATION AREA DESIGNATED TO RECEIVE PRAIRIE SEED MIX IS TO BE SEEDED WITH 'DIVERSE PRAIRIE FOR MEDIUM SOILS' SEED MIX (ITEM NO. 50012) AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL: 608-296-3679. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT.
- MATERIALS - FERTILIZER AND MULCH:** PARKING ISLAND AND PLANTING AREAS SHALL RECEIVE 1 1/2 INCH DECORATIVE WASHED STONE SPREAD TO A DEPTH OF THREE INCHES. OWNER SHALL APPROVE COLOR, TEXTURE AND SIZE EXAMPLE PRIOR TO INSTALLATION. AN APPROVED PROFESSIONAL GRADE MOVEN FABRIC WEED BARRIER SHALL BE INSTALLED PRIOR TO MULCH INSTALLATION. NO PLASTIC (IMPERVIOUS BARRIERS ACCEPTED) EX. BLACK VISQUEEN. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND CONTACT WITH AN APPROVED ANTI-GRAE TREE PAINT.
- CLEANUP:** DISPOSE OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE, AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR PLANT GUARANTEE PERIOD.

CITY OF MADISON LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Project Location / Address: _____
Name of Project: **BAGELS FOREVER**
Owner / Contact: _____
Contact Phone: _____ Contact Email: _____

** Landscape plans for zoning lots greater than ten thousand (10,000) square feet of developed area, with the exception of the R-1 and the R-2 districts as specified in (b) below.

Landscape Calculations and Distribution
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the R-1 and the R-2 districts as specified in (b) below.
Total square footage of developed area **5,505 SQ. FT.**
Developed area divided by three hundred (300) square feet = **18.00 Landscape Units**

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.
Total square footage of developed area _____
Developed area divided by six hundred (600) square feet = _____ Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table:
Landscape units multiplied by five (5) landscape points = **90.00 Total Points Required**

Tabulation of Points and Credits
Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one-half (1/2) shall be rounded up.

Plant Type/Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping Points Achieved	New/ Proposed Landscaping Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35		2
Ornamental tree	1 1/2 inch caliper	15		
Evergreen tree	3 feet tall	15		
Shrub, deciduous	18" or 3 gallon container size	2		
Shrub, evergreen	18" or 3 gallon container size	3		
Ornamental grasses	18" or 3 gallon container size	2		
Decorative fencing or wall	n/a	4 per 10 linear ft.	15*	60
Sub Totals				130
15* = TOTAL OF 150 LINEAR FEET OF FENCE			Total Number of Points Provided	130

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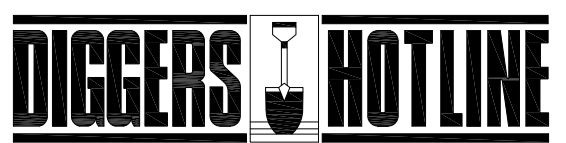
4/3/13	CITY REVIEW	
Date	Issuance/Revisions	Symbol

Bagels Forever Remote Parking Lot

2919 UNIVERSITY AVENUE
MADISON, WISCONSIN

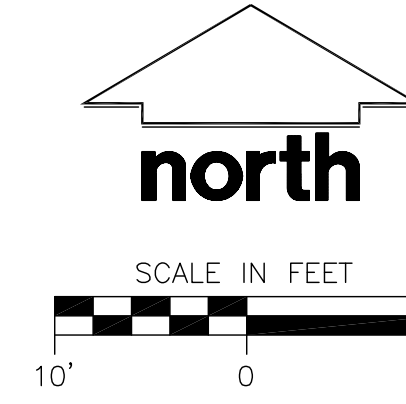
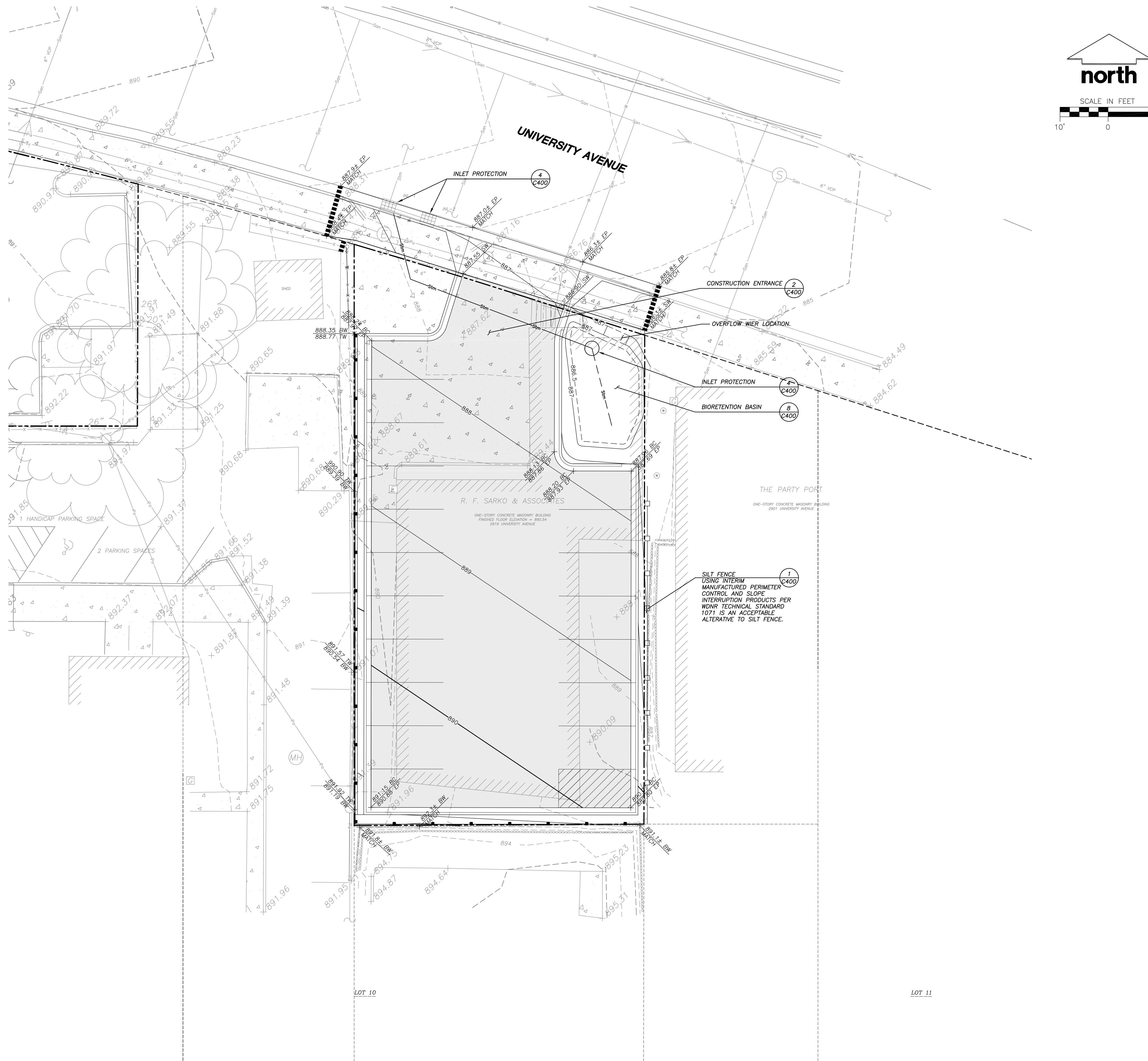
SITE AND LANDSCAPE PLAN

PLI Project Number: 2012.18	Drawing No: C100
Drawn By: DOS	



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Consultants:



LEGEND (PROPOSED)

- PROPERTY LINE
- - - - - PROPOSED 1 FOOT CONTOUR
- - - - - PROPOSED 5 FOOT CONTOUR
- BUILDING LINE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- EDGE OF CONCRETE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

GENERAL NOTES

1. REFER TO THE BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY DATED 02-05-2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. A PRECONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF MADISON INSPECTION DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. ALL WORK SHOWN ON THIS SHEET TO BE INCLUDED IN THE SITE CIVIL BID PACKAGE U.N.O. WITH THE EXCEPTION OF THE PROPOSED BUILDINGS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDRN TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDRN TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE SEWERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WSDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II TYPE B EROSION MATING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDRN REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDRN TECHNICAL STANDARD 1066.
16. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. CONTRACTOR SHALL STABILIZE ANY EXPOSED SOIL SURFACES ON THE SITE WITH MULCH PRIOR TO WINTER (11/15/12).
3. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PREVIOUS SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

Date	Issuance/Revisions	Symbol
4/3/13	CITY REVIEW	

**Bagels Forever
Remote Parking Lot**

2919 UNIVERSITY AVENUE
MADISON, WISCONSIN

**GRADING & EROSION
CONTROL PLAN**

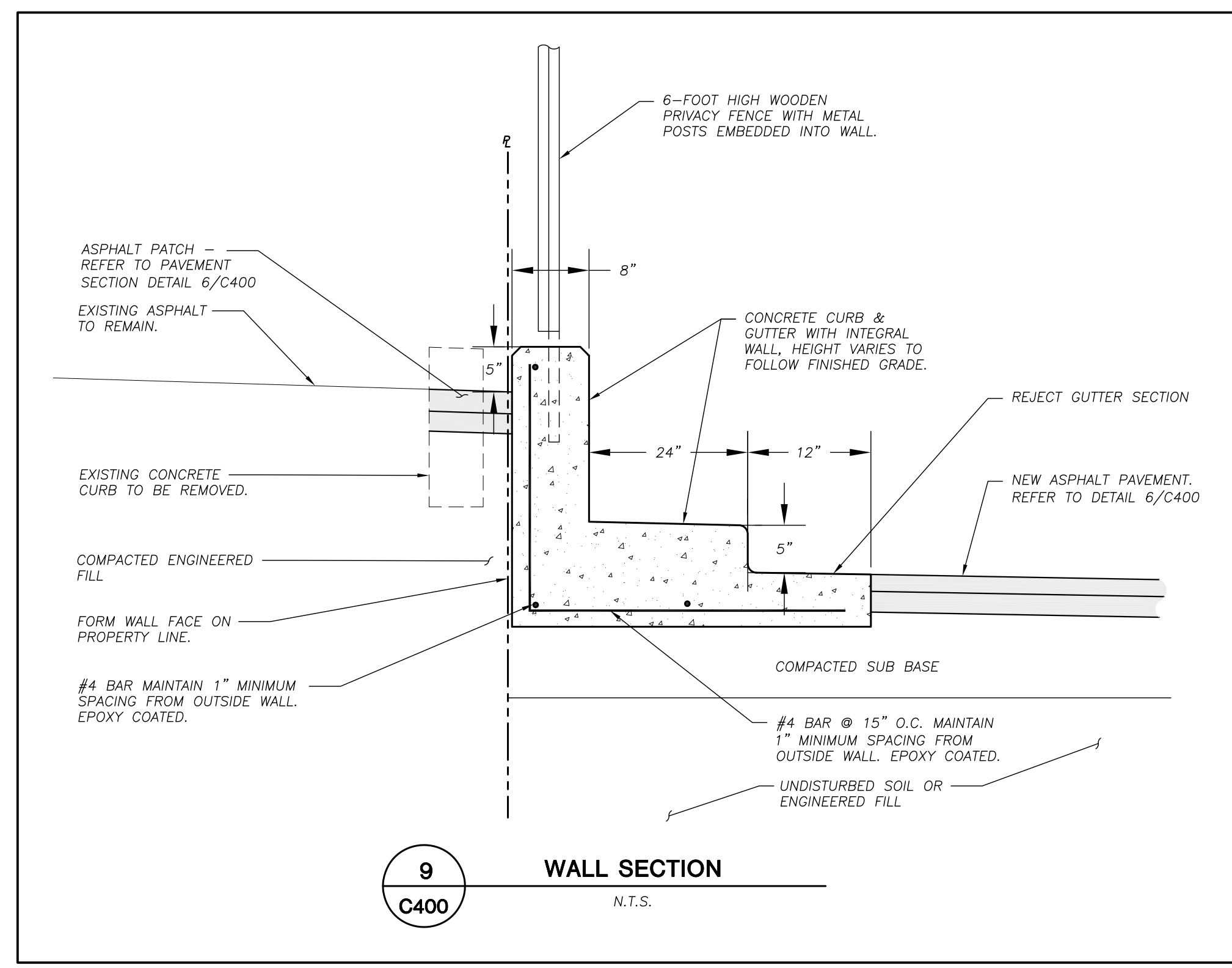
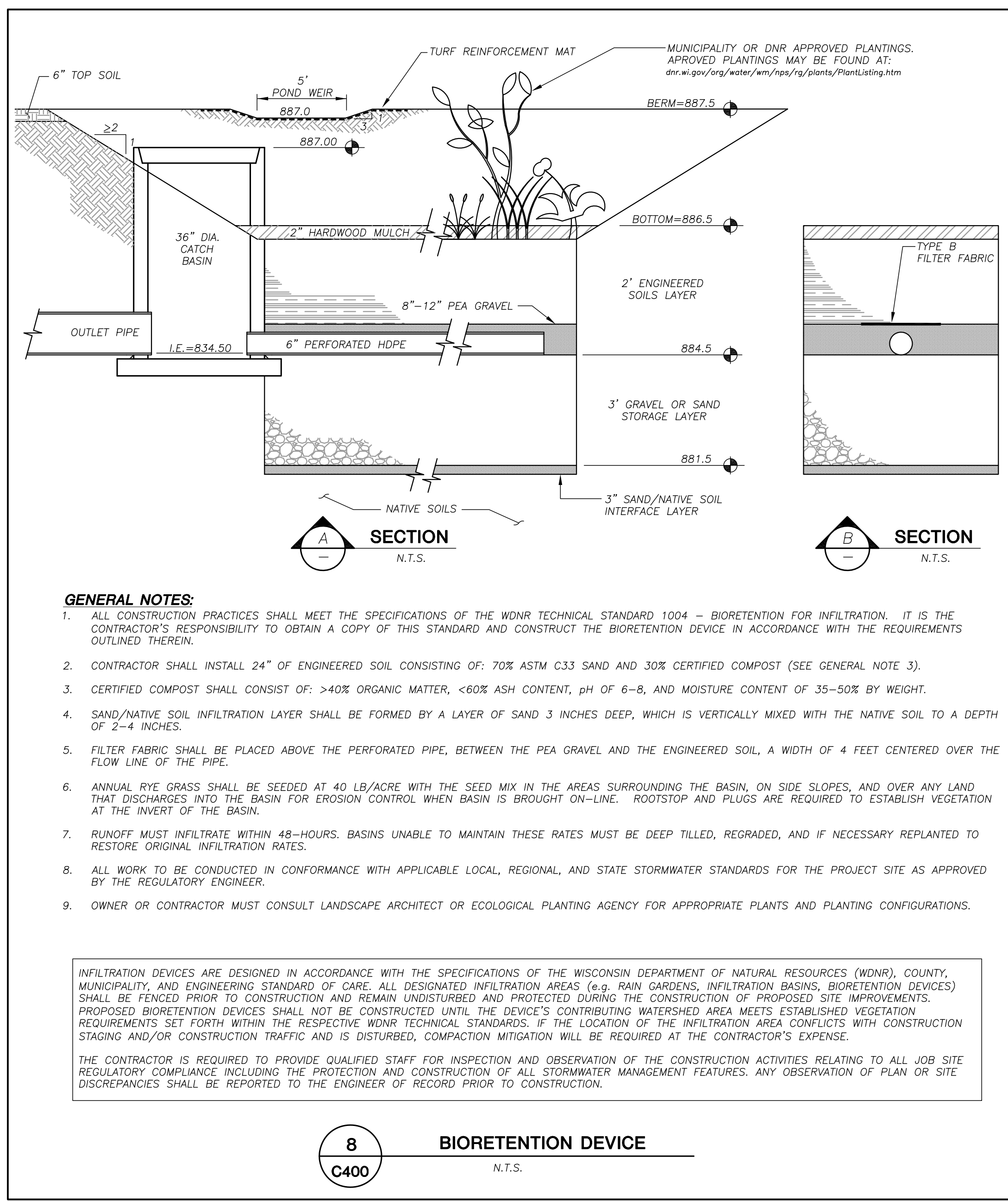
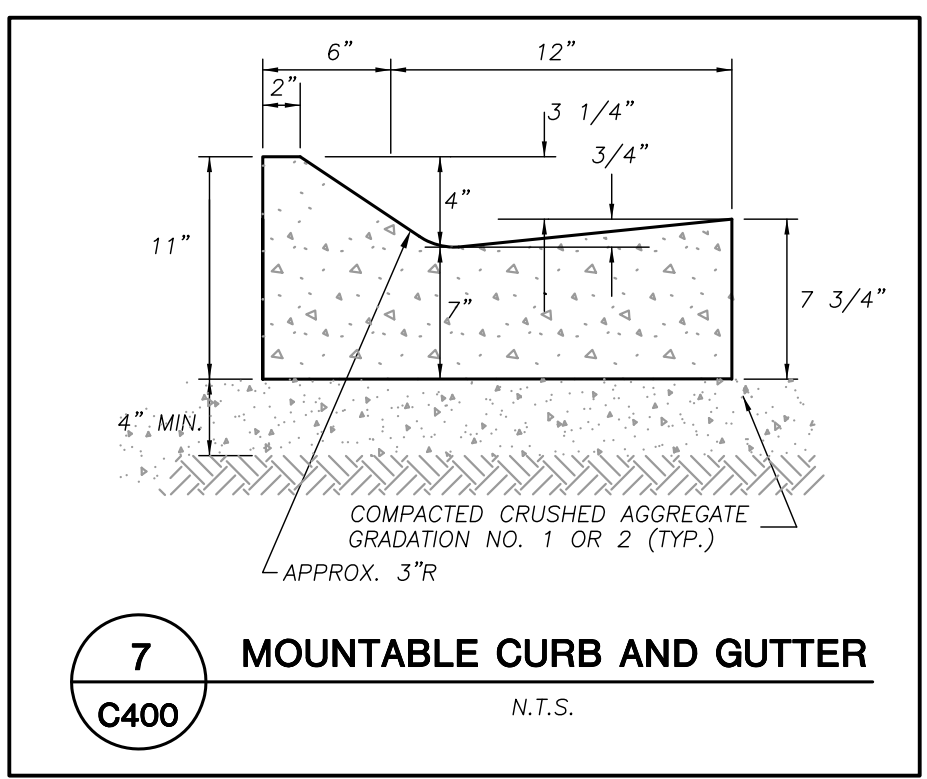
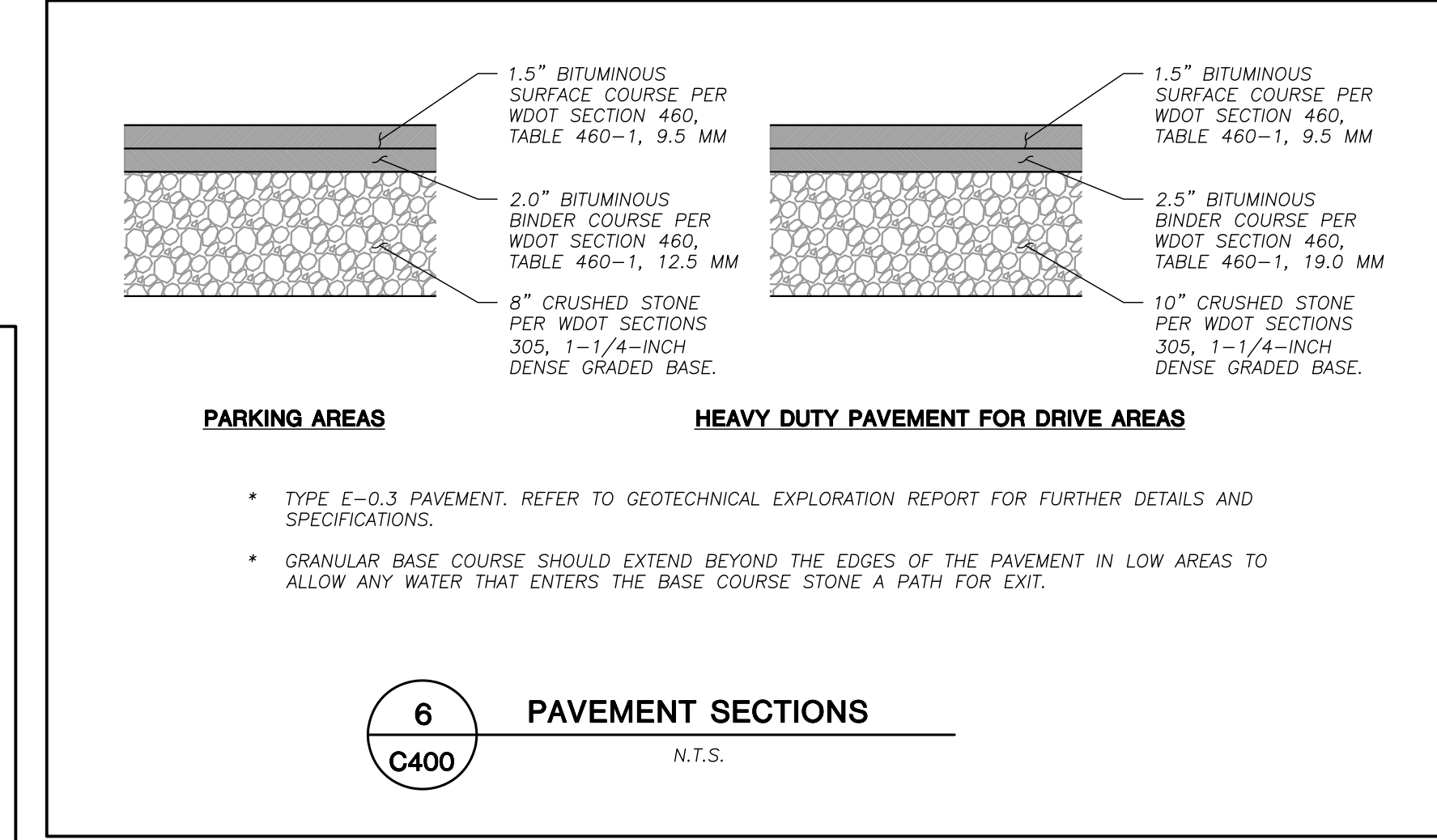
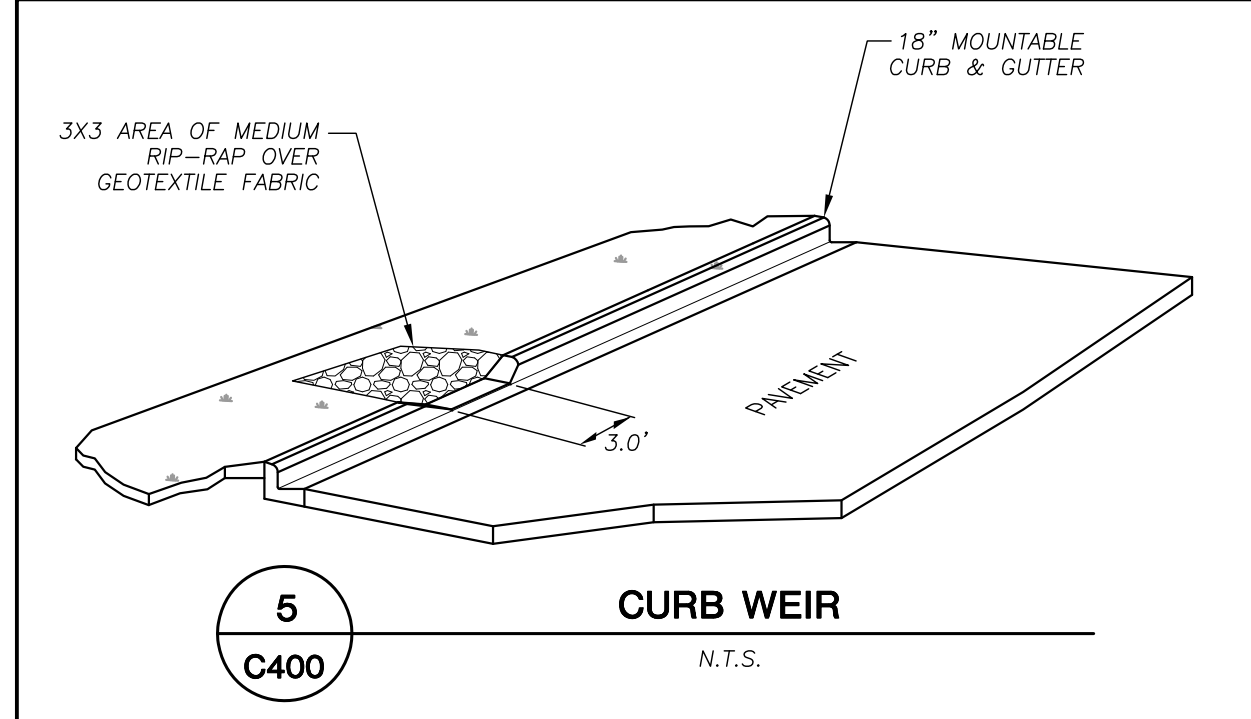
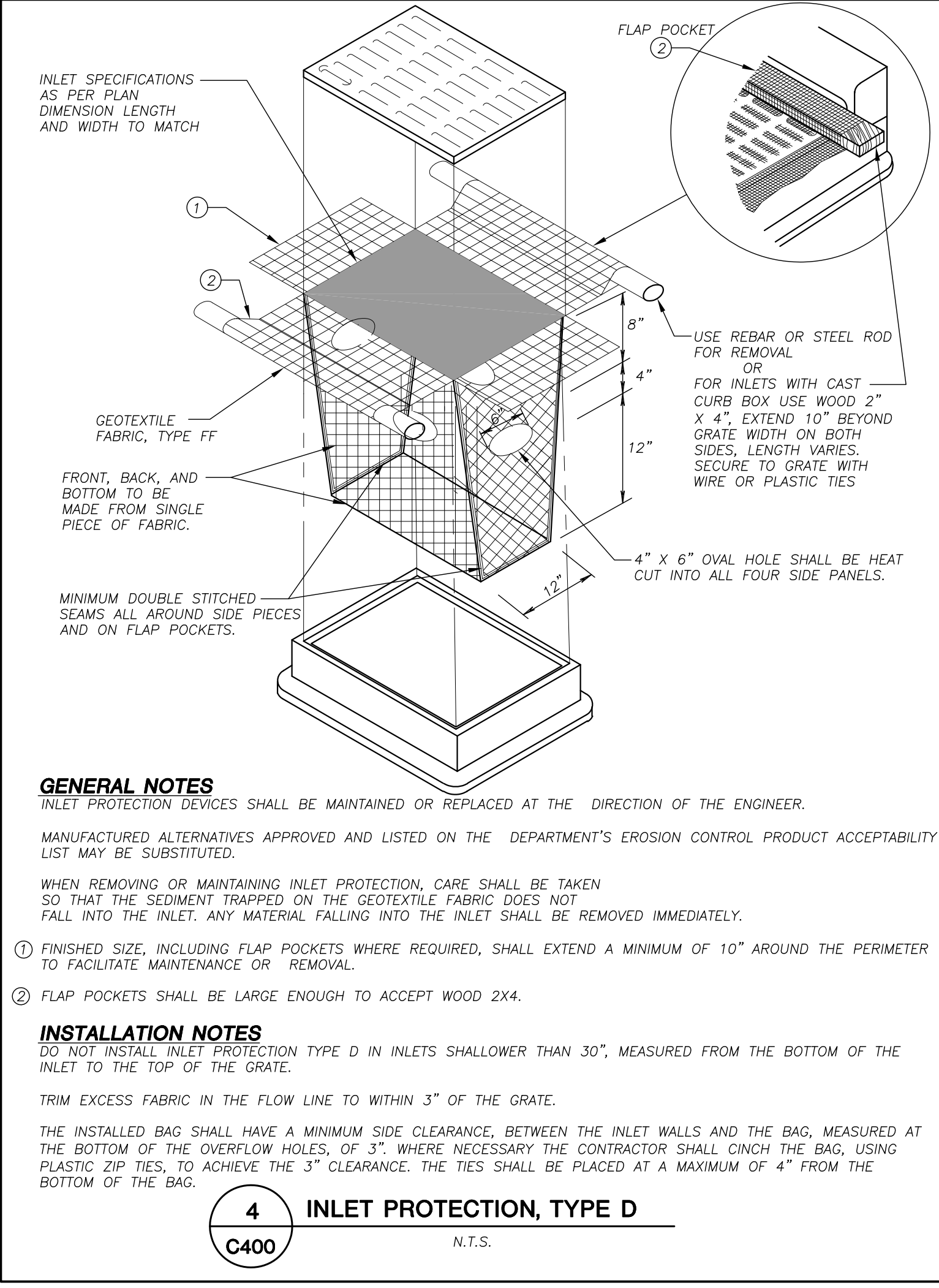
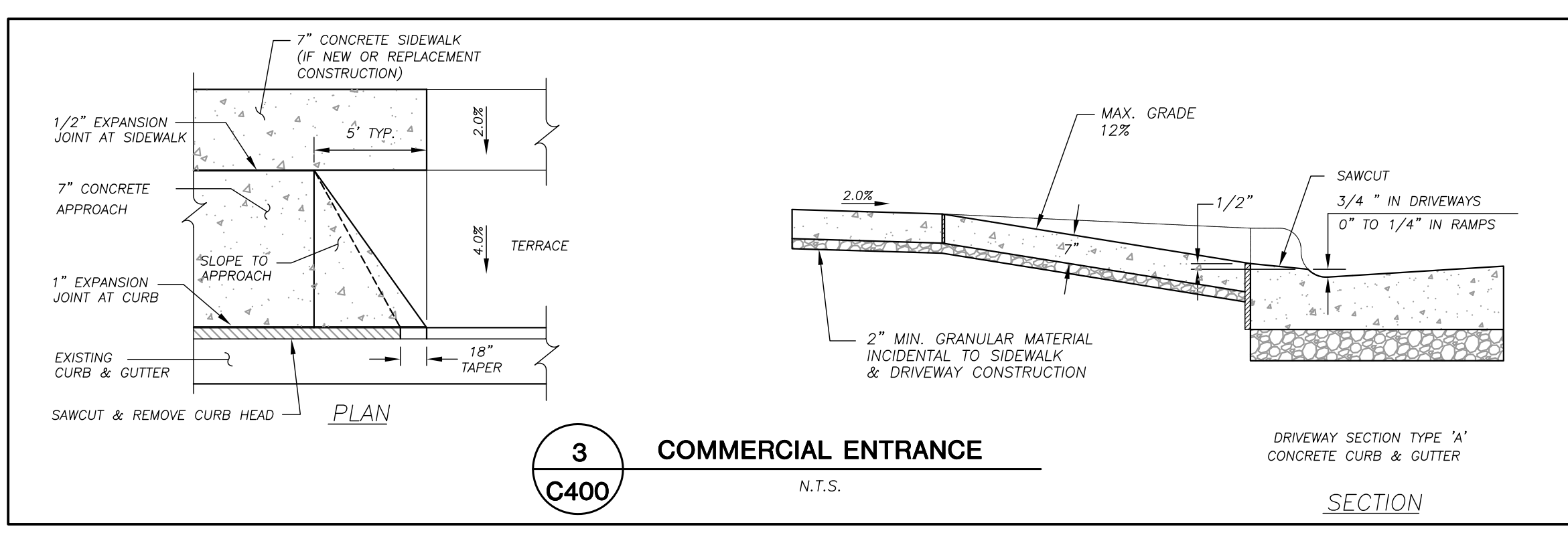
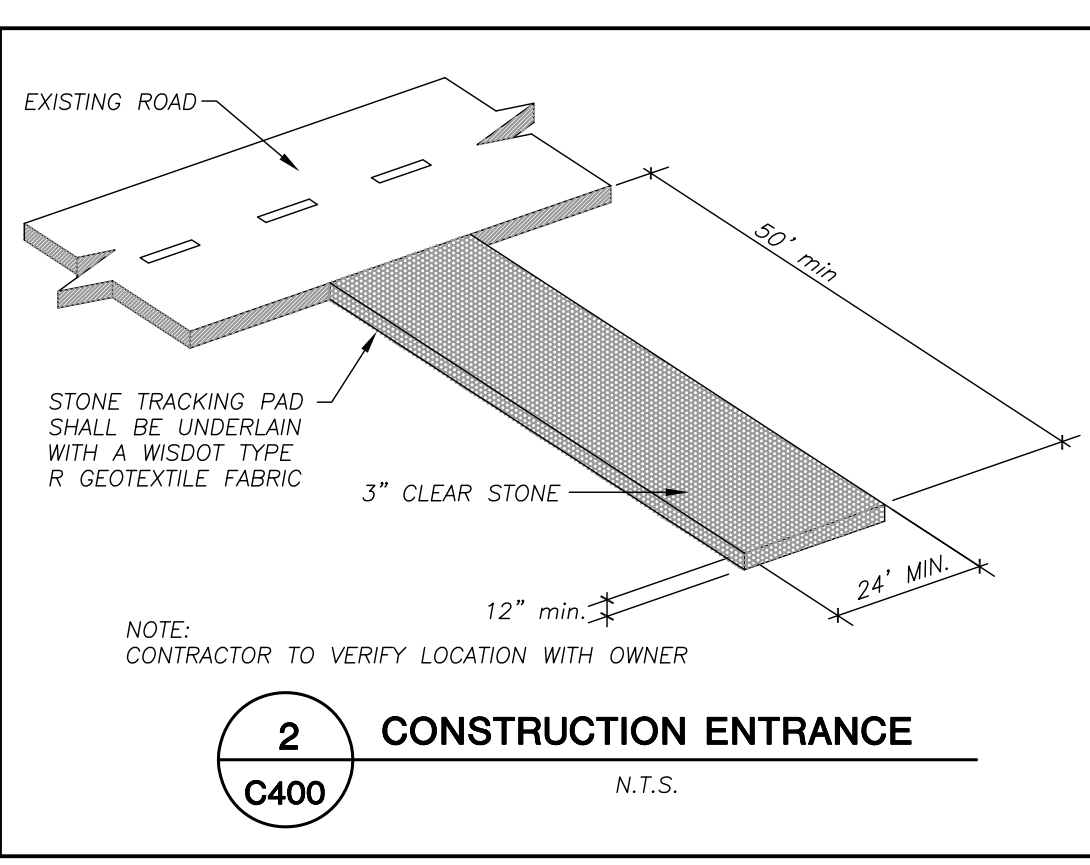
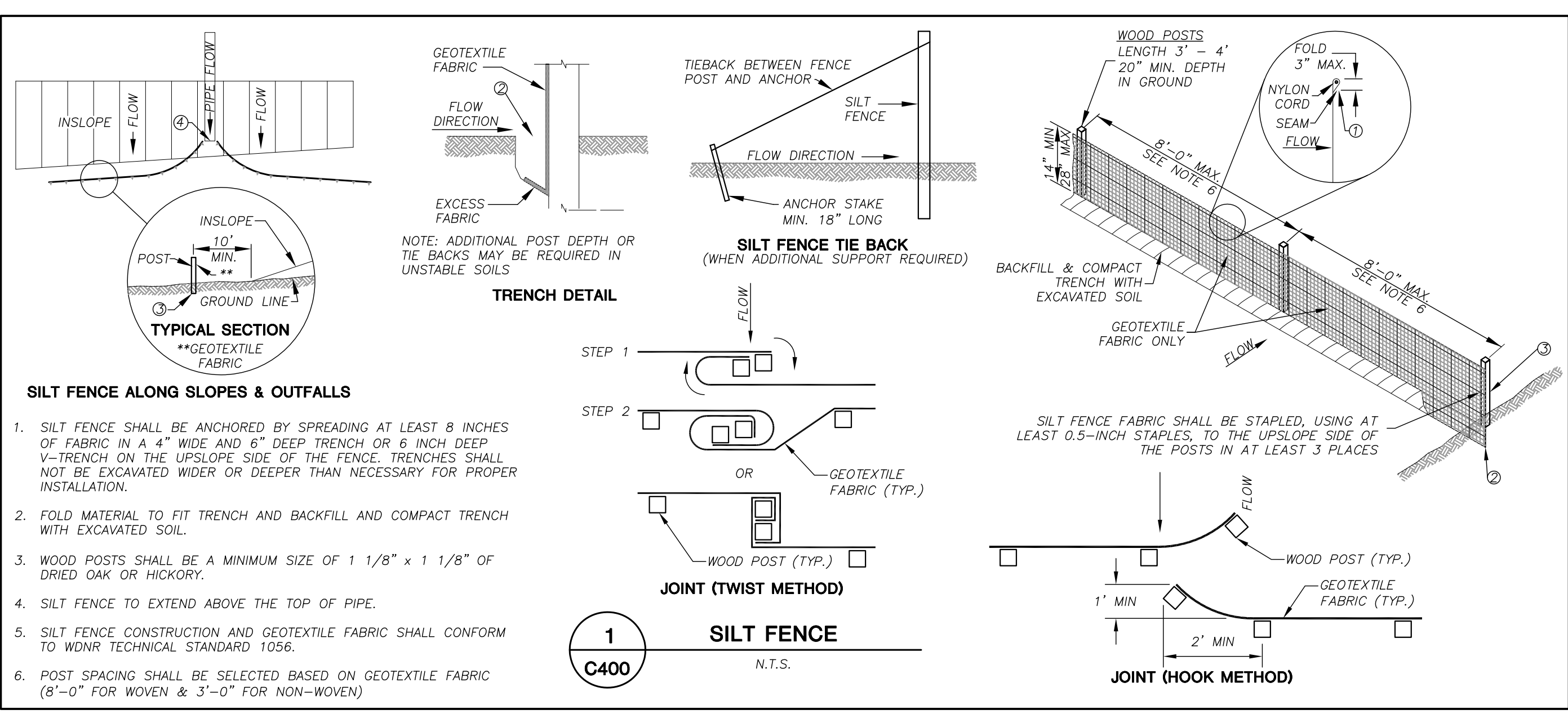


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2012.18	Drawing No.	C200
DOS		

Consultants:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners



GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3" WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

GENERAL NOTES:

- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIOTENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIOTENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
- FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
- ANNUAL RYE GRASS SHALL BE SEED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARDS OF CARE. ALL DESIGNATED INFILTRATION AREAS (E.G., RAIN GARDENS, INFILTRATION BASINS, BIOTENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIOTENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

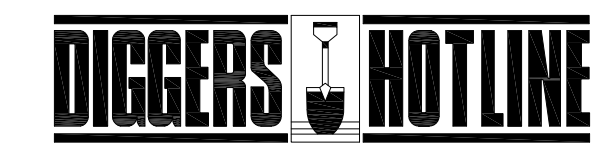
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Date	Issuance/Revisions	Symbol

Bagels Forever Remote Parking Lot

2919 UNIVERSITY AVENUE
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DETAILS



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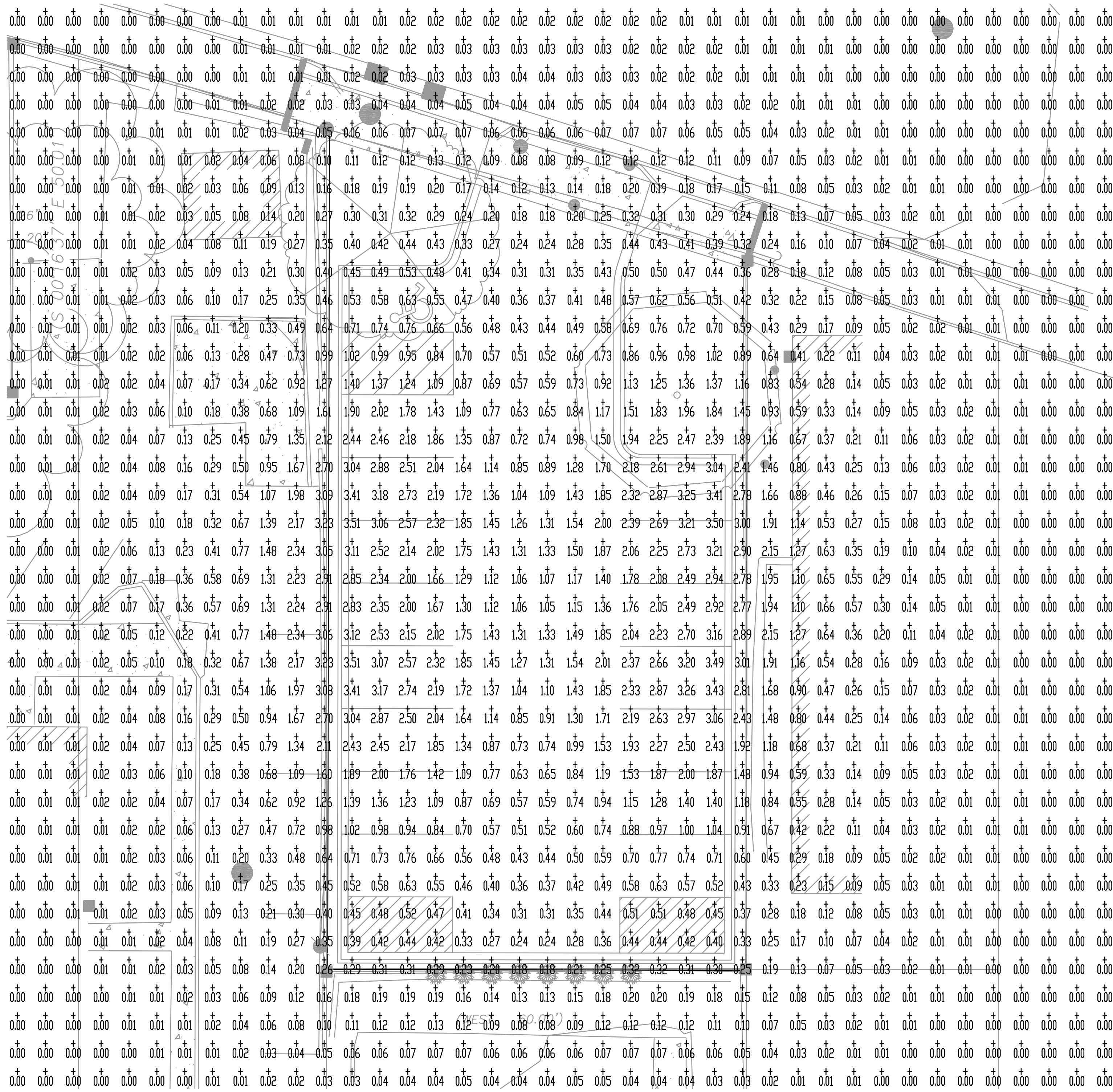
2012.18	Drawing No.	C400
DOS		

Consultants:

Notes:

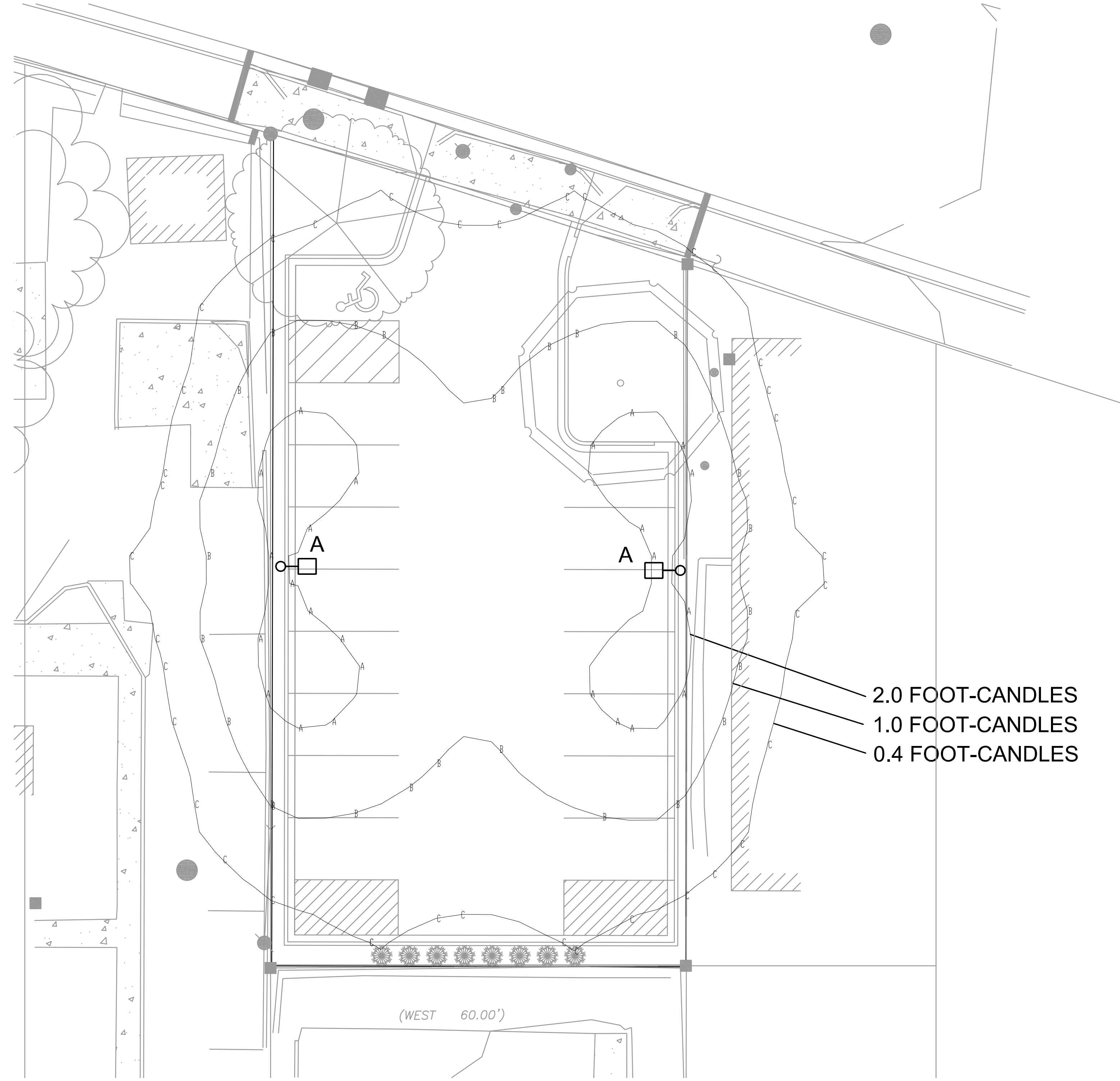
GENERAL NOTES:

- RETAIL PARKING LOT IS "MEDIUM" LEVEL OF ACTIVITY. MINIMUM LEVEL OF FOOTCANDLES ON PAVEMENT IS 0.4FC.
- CALCULATED WATTS PER SQUARE FOOT IS 0.07 W/SF, WHICH IS LESS THAN THE MAX ALLOWED 0.10 W/SF FOR MEDIUM LEVEL ACTIVITY.



2 ELECTRICAL SITE PLAN
E001
1" = 10'-0"

NOTE: FOOTCANDLE LINES SHOW ILLUMINATION LEVEL AT 4' ABOVE GRADE.

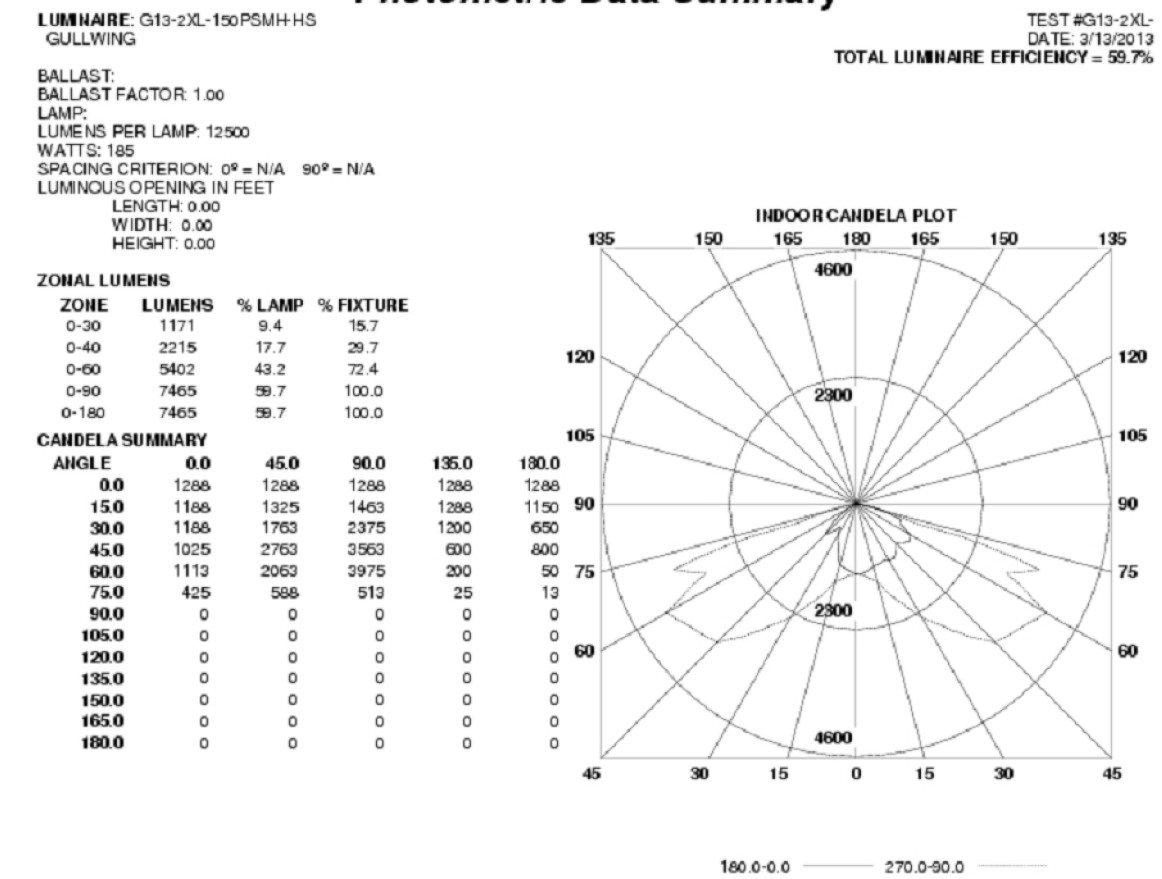


1 ELECTRICAL SITE PLAN
E001
1" = 10'-0"

NOTE: ISO-FOOTCANDLE LINES SHOW ILLUMINATION LEVEL AT GRADE.

2.0 FOOT-CANDLES
1.0 FOOT-CANDLES
0.4 FOOT-CANDLES

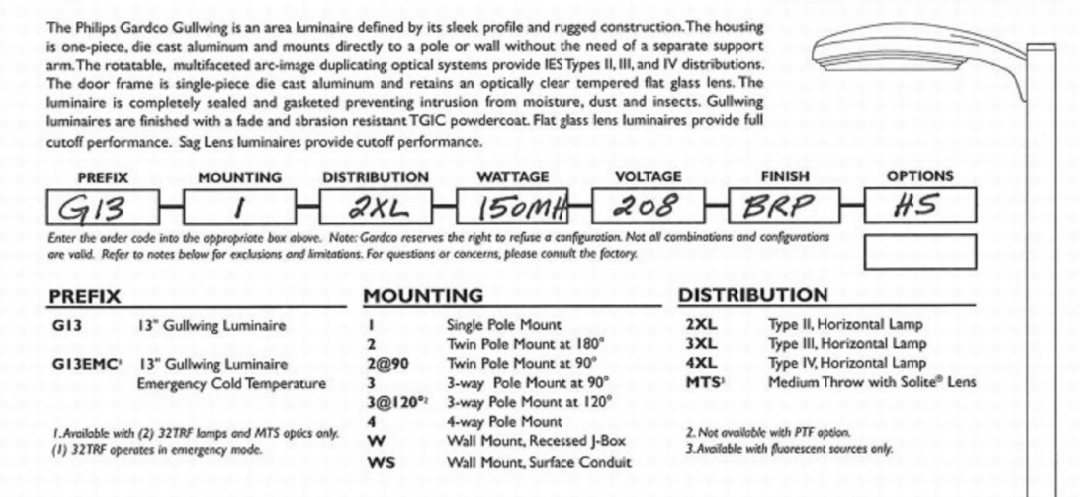
LitePro Photometric Data Summary



THIS REPORT IS BASED ON IES TEST DATA FOR A SPECIFIC LAMP/BALLAST COMBINATION. EXTRA POLYMER OF THESE DATA FOR OTHER LAMP/BALLAST COMBINATIONS MAY PRODUCE DIFFERENT RESULTS. THE BALLAST FACTOR MUST BE APPLIED TO THE LUMINOUS FLUX DATA ASSIGNED TO THE LAMP/BEAM VALUES SHOWN.

Job: **HOUSE-SIDE SHIELD**
Type: **20' POLE ON 3' HIGH POLE BASE**
Notes: **FULL CUT-OFF**

Gullwing G13 Area Luminaires



WATTAGE AND VOLTAGE

LAMP	VOLTAGE CHART - G13 HID	Notes
120V	120 200 277 347 480	
277V	277 277 277 277 277	
347V	347 347 347 347 347	
480V	480 480 480 480 480	

PHILIPS GARDCO

4 LIGHT FIXTURE TYPE "A" DISTRIBUTION
E001

3 LIGHT FIXTURE TYPE "A"
E001

3/27/13 For City Zoning Approval
Date Issuance/Revisions Symbol

Bagels Forever Remote Parking Lot

2919 UNIVERSITY AVENUE
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SITE LIGHTING PLAN

PU Project Number: 2012.18
Drawing No. E001
Drawing By: PLI