

Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.

2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.

3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).

4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING BASEMENT.

5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.

6. COMM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.

7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (3)(a) AND (3)(h)(2a)).

9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

Revisions

PUD-SIP Submittal - September 02, 2004
UDC Initial Submittal - September 04, 2004
UDC Final Submittal - October 14, 2004
Landmarks Submittal - October 22, 2004
Plan Commission Submittal - October 27, 2004

Project Title

1252 Williamson St.

Drawing Title

Site Plan

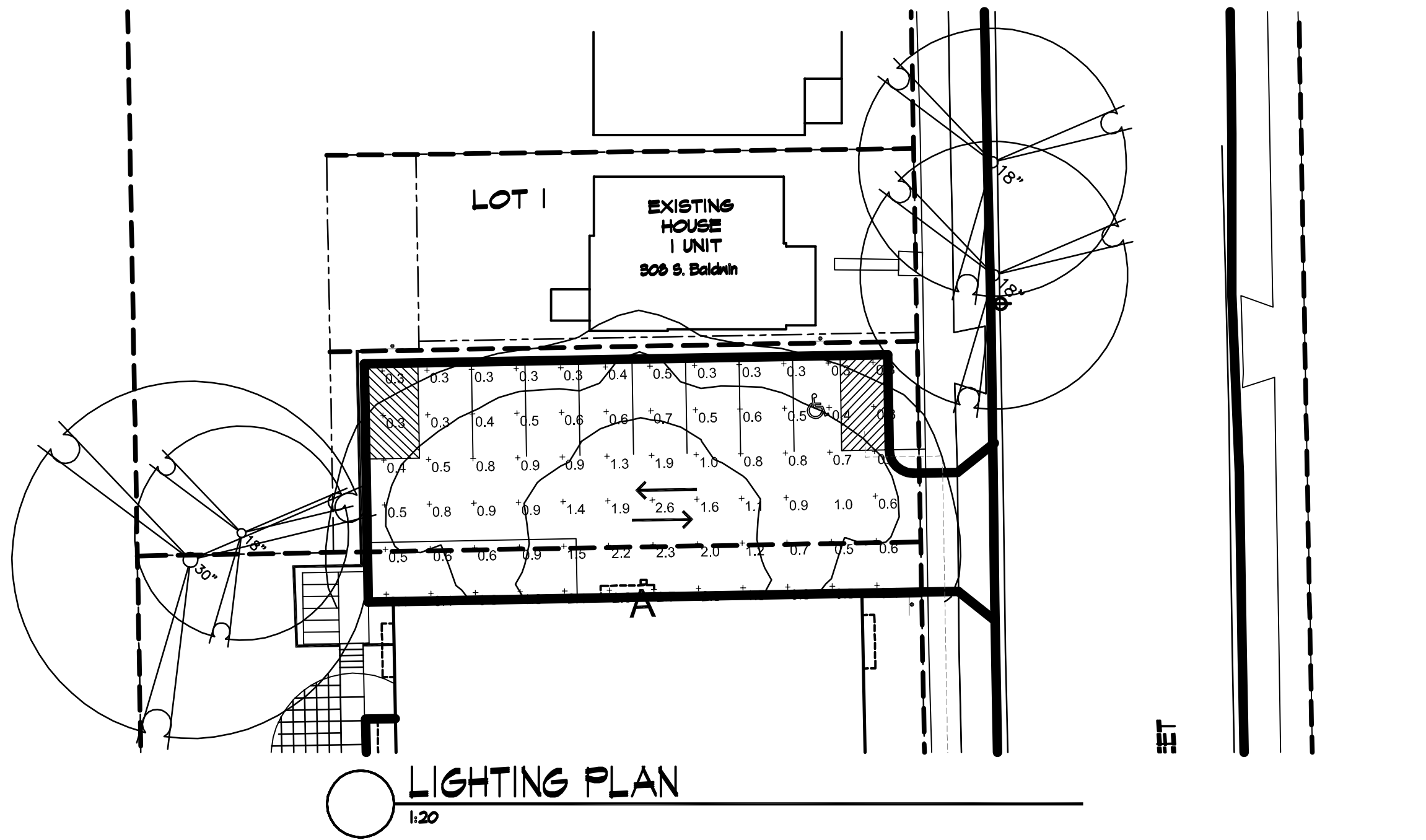
Project No.

0916

Drawing No.

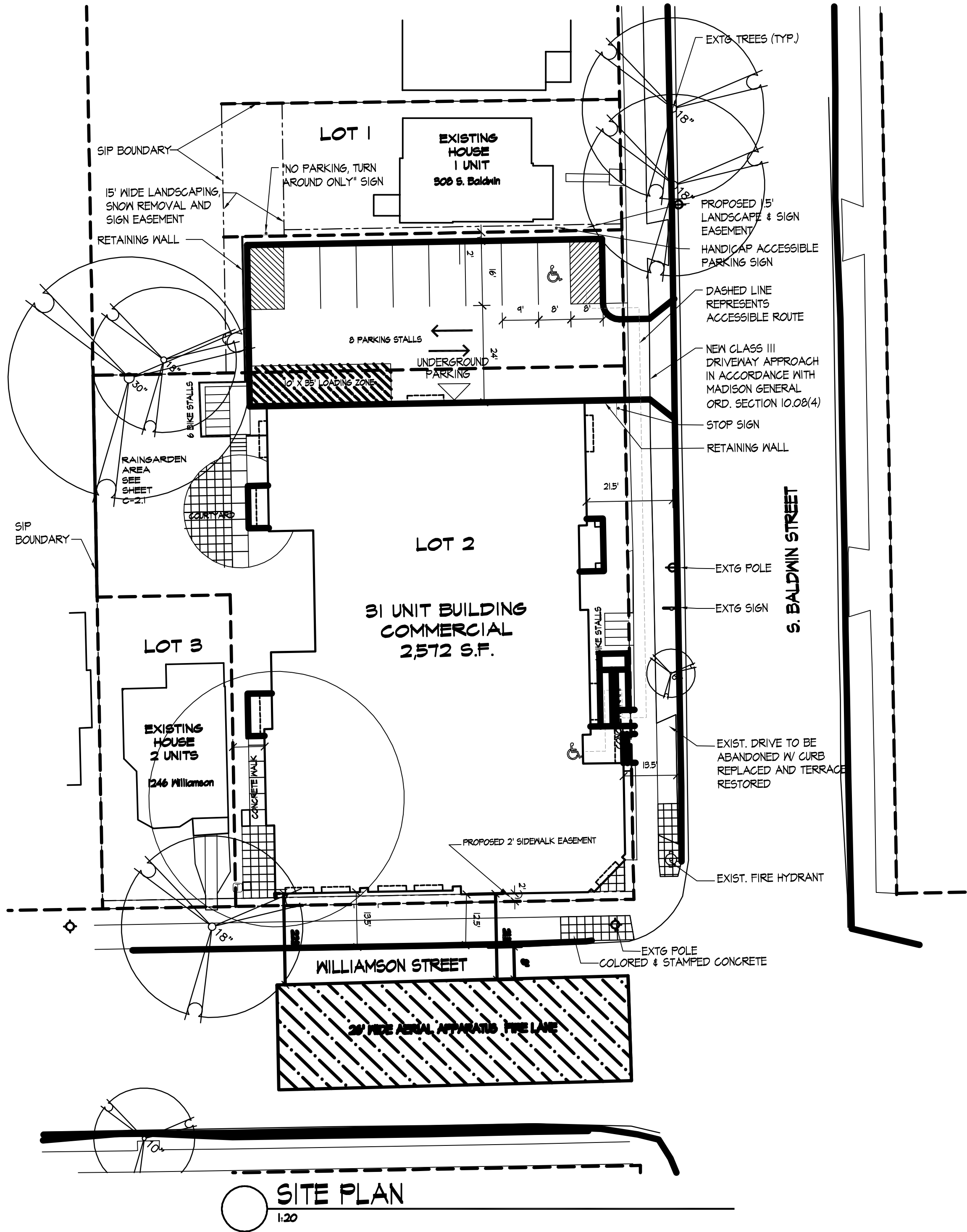
C-1.1

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LIGHTING PLAN

1:20



SITE PLAN

1:20

LIGHTING SCHEDULE									
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	Watts
□	A	1	BetaLED	BLD-ARE-3B-068-102-LED-B	6 LIGHT BAR TYPE III BETA EDGE W/BACKLIGHT SHIELD 350 mA	80 WHITE LIGHT EMITTING DIODES (LEDs), EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION.	3B-10-07-08 IES	4640	104
		18"0" ABOVE GRADE ON POLE							

LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.9 fc	2.8 fc	0.3 fc	9.33:1	3.0:1

SHEET INDEX:

SITE

C-1.1 SITE PLAN
C-2.1 GRADING PLAN
L-4.1 PLANTING PLAN

ARCHITECTURAL

1 BASEMENT & FIRST FLOOR PLAN
2 SECOND & THIRD FLOOR PLAN
3 ELEVATIONS

SITE DEVELOPMENT DATA:

DENSITIES:

LOT AREA 23,912 Sq.Ft./ .55 ACRE
COMMERCIAL AREA 2,512 S.F.
DWELLING UNITS 34 UNITS
LOT AREA / D.U. 705.0 Sq.Ft. / UNIT
DENSITY 61.8 UNITS / ACRE

DWELLING UNIT MIX:

	LOT 1	LOT 2	LOT 3	TOTAL
STUDIO	0	4	0	4
ONE BEDROOM	0	22	0	22
TWO BEDROOM	0	5	2	7
THREE BEDROOM	1	0	0	1
TOTAL	1	31	2	34

BUILDING HEIGHT:

3 STORIES (39' - 43' HIGH)

FLOOR AREA (LOT 2):

NEW RESIDENTIAL 25,633 S.F.
COMMERCIAL 2,512 S.F.
Gross Floor Area 28,205 S.F.
(Excludes Underground parking)

FLOOR AREA RATIO =

1.17

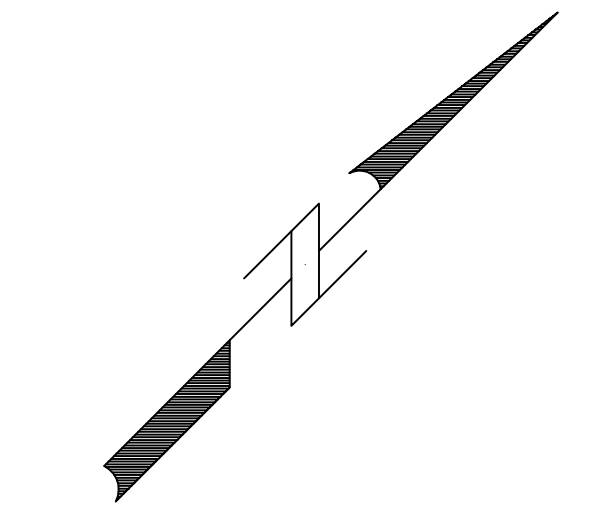
VEHICLE PARKING STALLS:

SURFACE 8
UNDERGROUND 24
TOTAL 32

BICYCLE PARKING STALLS:

SURFACE 10
UNDERGROUND 25
TOTAL 35

0 10 20 30 40
SCALE : 1" INCH = 20 FOOT (24"x36")



SCALE : 1" = 20' (11 X 17)
SCALE : 1" = 40' (24 X 36)

EROSION CONTROL SCHEDULE:

INSTALL EROSION CONTROL MEASURES: SEPTEMBER 27, 2009
BEGIN CONSTRUCTION: OCTOBER 1, 2009
GRAVEL BASE COURSE INSTALLATION COMPLETED: NOV. 15, 2009

NOTE: AN EROSION CONTROL PERMIT EXTENSION SHALL BE FILED WITH THE CITY OF MADISON PRIOR TO THE GRAVEL BASE COURSE INSTALLATION DATE INDICATED ABOVE IF THIS DATE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.

LEGEND:

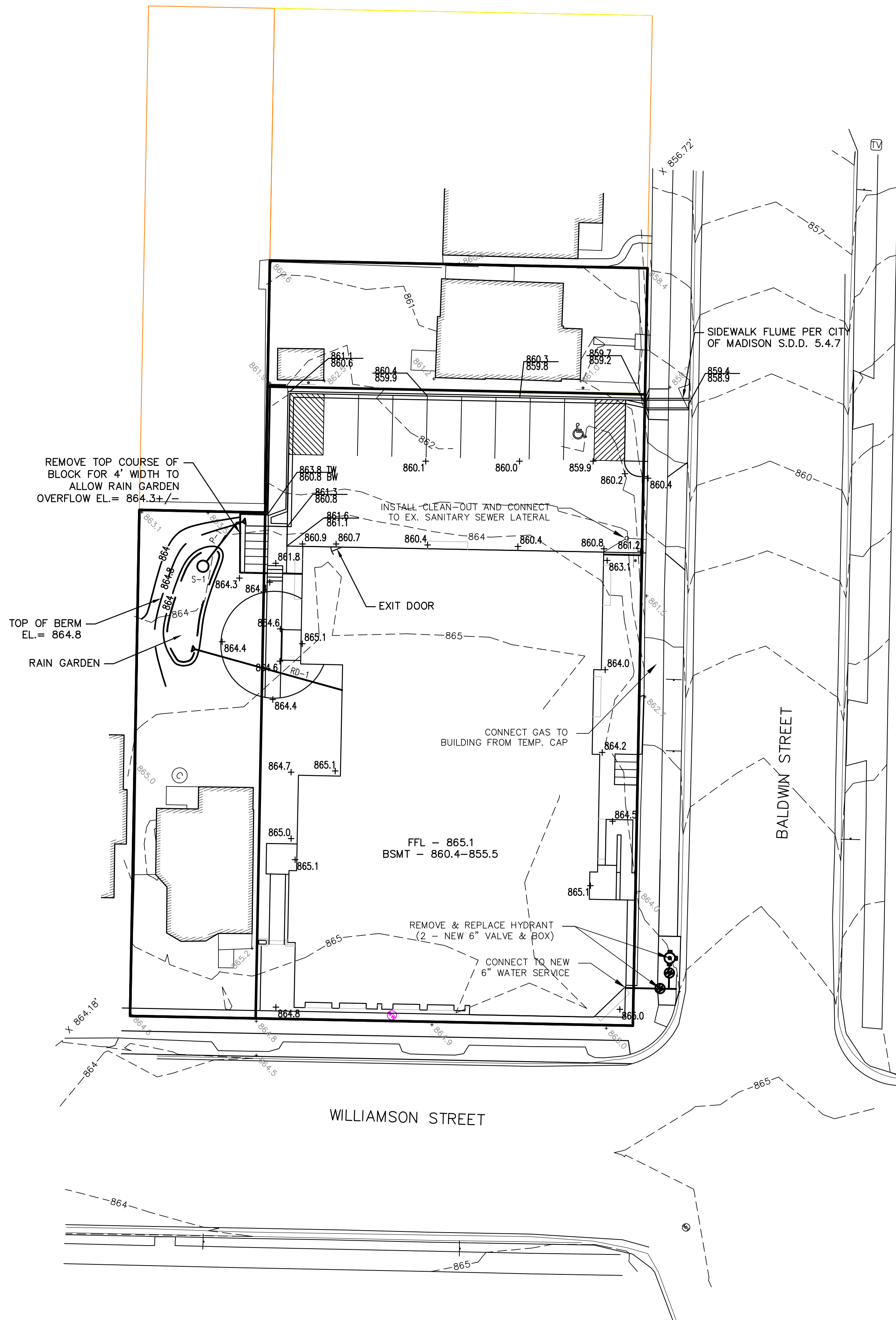
$\frac{900.50}{900.00}$ = TOP OF CURB/SW ELEV.
PAVEMENT ELEV.

X 900.00 = PROPOSED SPOT ELEVATION

X 900.00 = EXISTING SPOT ELEVATION

GENERAL NOTES:

- STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.
- SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY OF MADISON.
- ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
- GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%, PHOSPHORIC ACID, NOT LESS THAN 8%, POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.
- MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.
- PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER A 0.5 INCH OR GREATER RAINFALL EVENT. ALL NECESSARY MAINTENANCE SHALL FOLLOW WITHIN 24 HOURS OF THE INSPECTION.
- FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN SEVEN DAYS OF DRY WEATHER ELAPSE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED BY THE CONTRACTOR, IF NECESSARY, EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.
- ALL INLETS SHALL HAVE TYPE "D" PROTECTION DURING CONSTRUCTION.
- FILTER FABRIC FOR INLET BAGS SHALL MEET THE REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST, TYPE "D", OR EQUAL, AND SHALL BE ULTRAVIOLET STABILIZED.



DATE: 08-27-09

REVISIONS:

DATE: 09-02-09

1252 WILLIAMSON STREET
GRADING & EROSION CONTROL PLAN

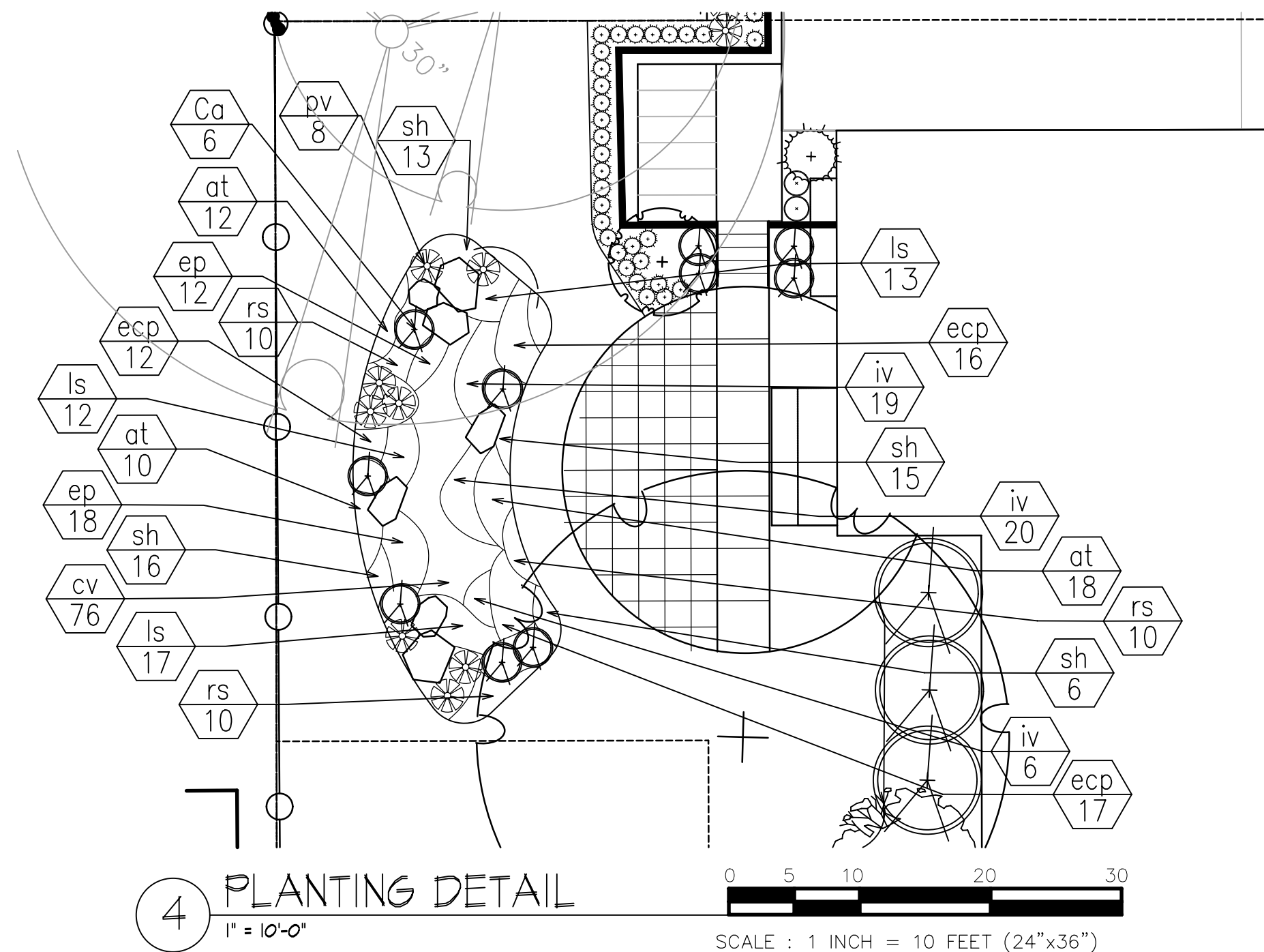
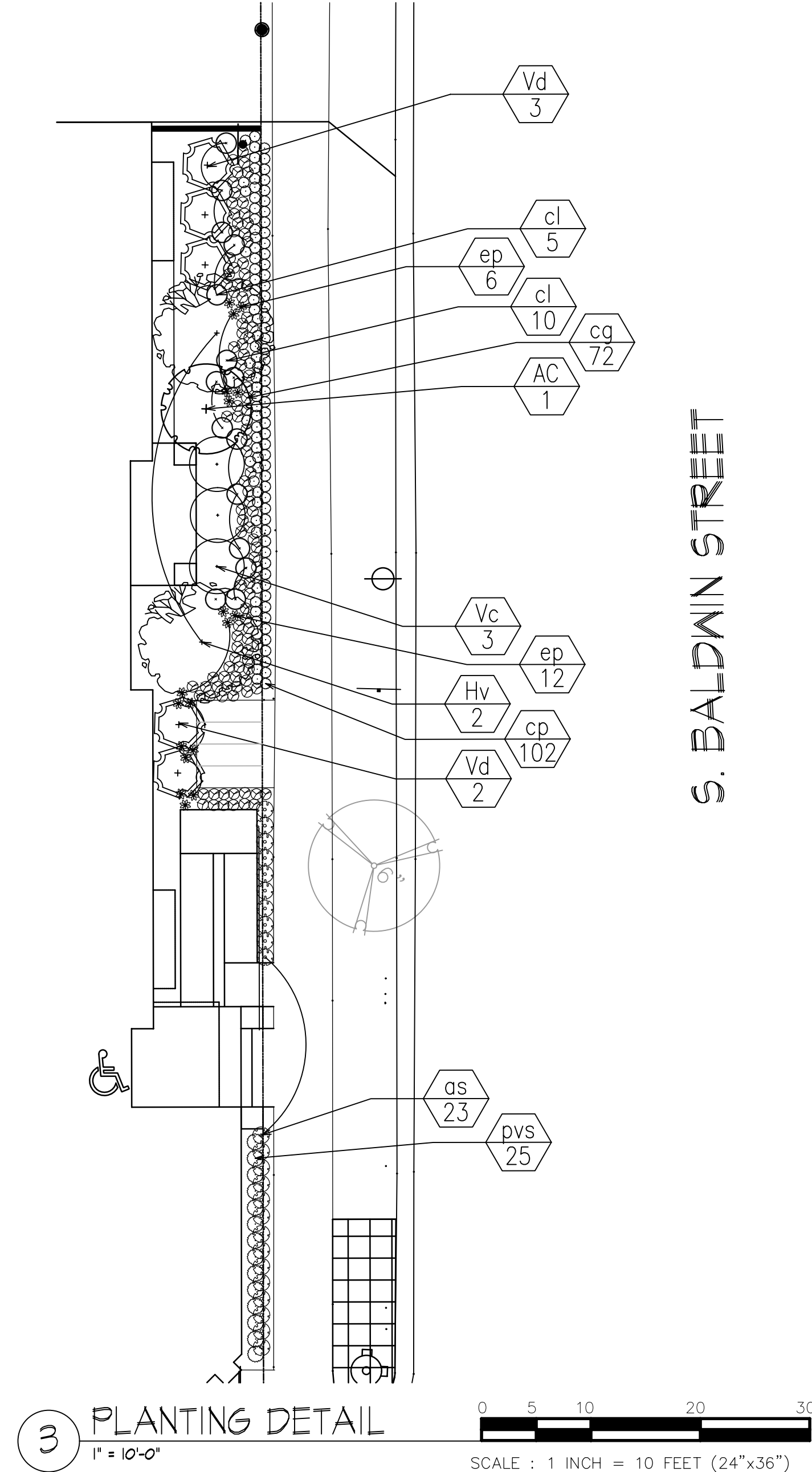
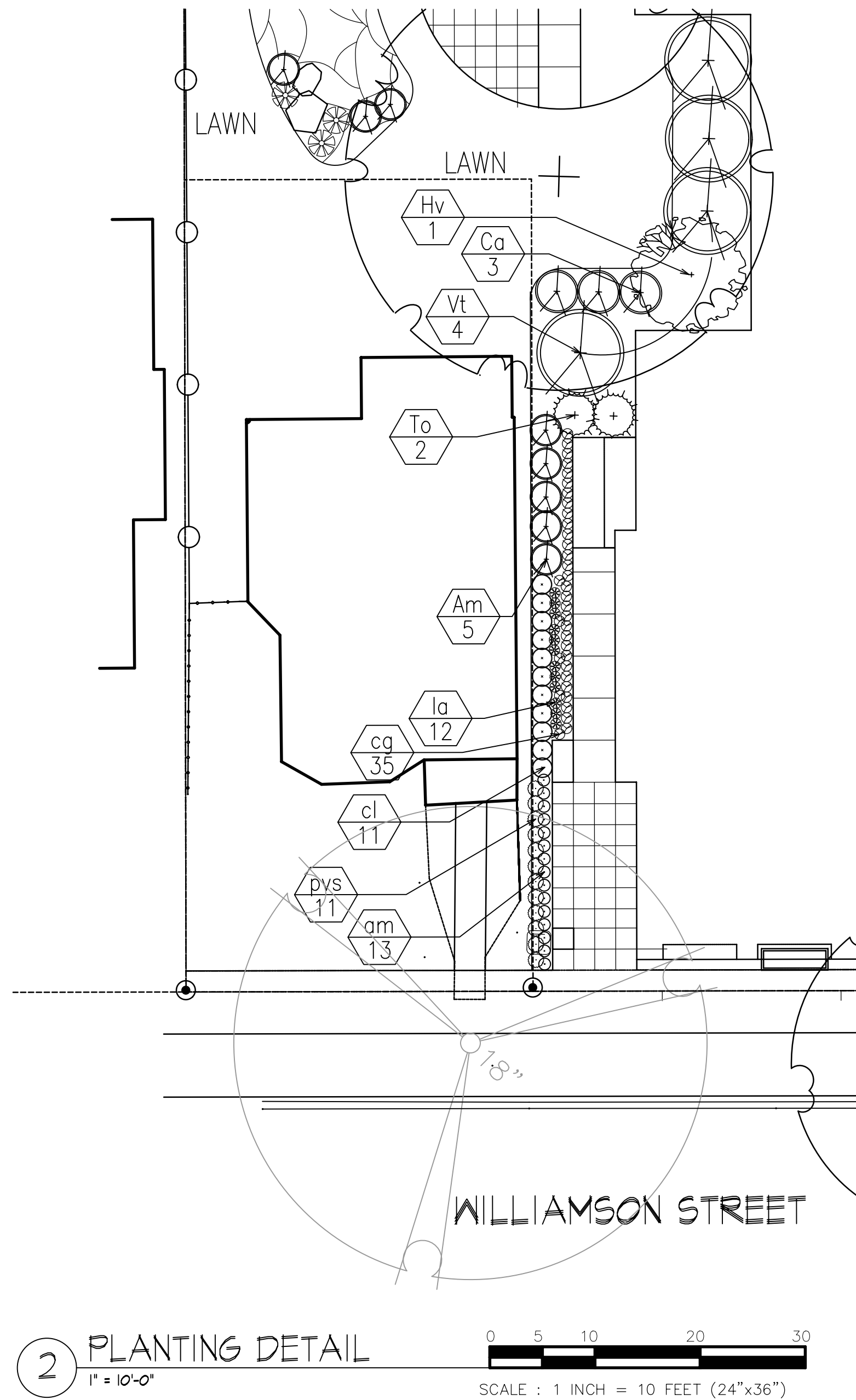
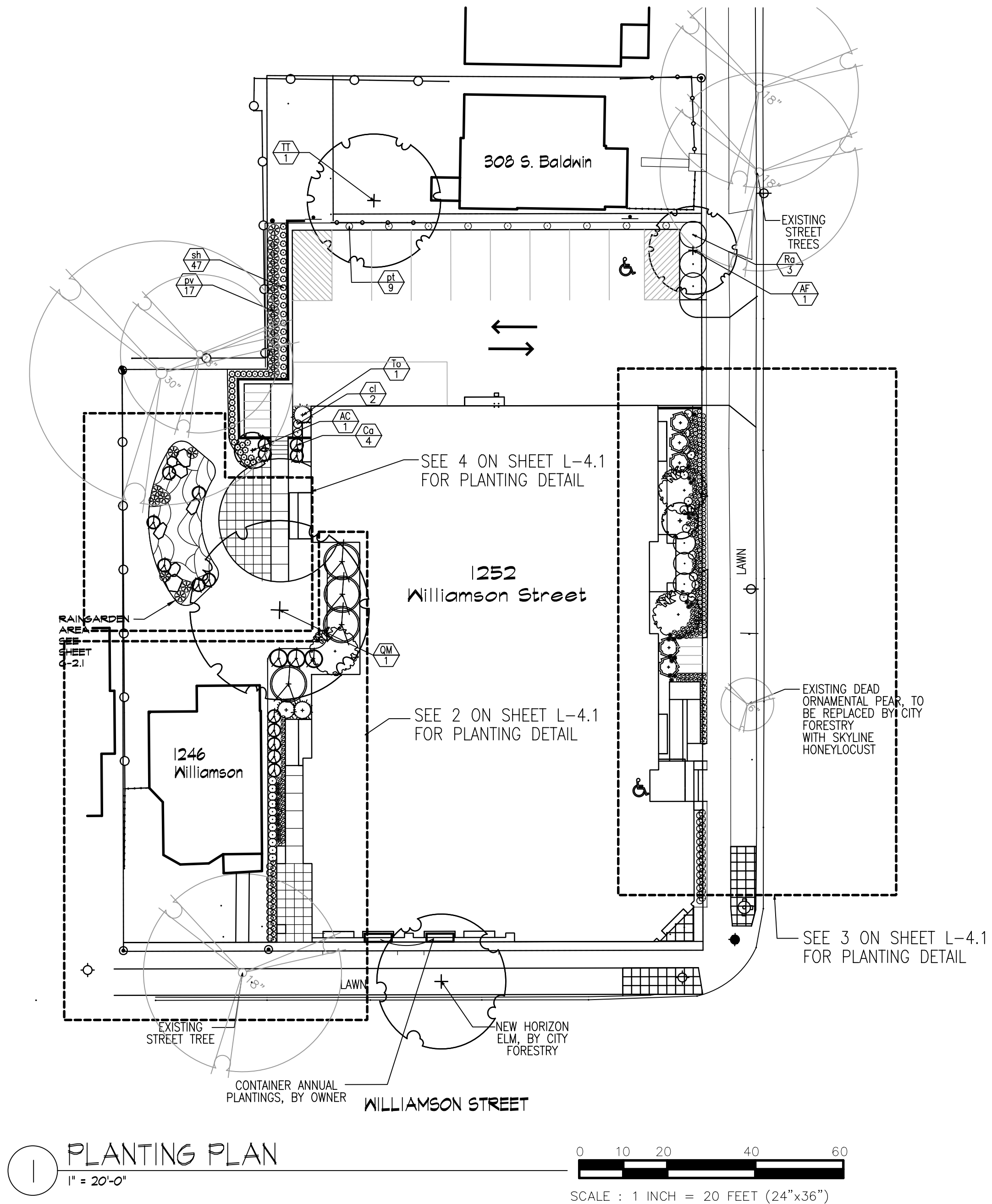
M:\12243 WILLIAMSON STREET-BALDWIN STREET\12243 CIVIL-SURVEY\12243 BASE.DGN

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Web: www.i-s-gp.com



SHEET
C-2.1



Plant List		Plant List		Plant List		Plant List	
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	
Deciduous Trees							
AF	Acer x freemanii 'Sienna'	Sienna Glen Maple	1	3"	B&B		
QM	Quercus macrocarpa	Bur Oak	1	3"	B&B		
TT	Tilia tomentosa 'Sterling'	Sterling Silver Linder	1	2.5"	B&B		
	TOTAL		3				
Ornamental Trees							
AG	Amelanchier canadensis	Shadblow Serviceberry	3	6' ht.		multi-stern	
	TOTAL		3				
Deciduous Shrubs/Vines							
Am	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	9	#5	cont.		
Ca	Ceanothus americanus	New Jersey Tea	7	#2	cont.		
Hv	Hamamelis virginiana	Common Wltchazel	2	5' ht. B & B	cont.		
Ra	Rhus aromatica 'Gro Low'	Gro-Low Fragrant Sumac	3	18" spd.	cont.		
Vd	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	2	36" ht.	cont.		
Vc	Viburnum carlesii	Koreanspice Viburnum	2	24" ht.	cont.		
Vt	Viburnum trilobum 'J N Select'	Redwing American Cranberrybush Viburnum	2	24" ht.	24" ht.		
	TOTAL		27				
Evergreen Shrubs							
To	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3	4' ht.	cont.		
	TOTAL		3				
Perennials/Grasses/Groundcovers							
am	Alchemilla mollis	Lady's Mantle	13	1 qt.	cont.		
as	Allium 'Summer Beauty'	Summer Beauty Allium	29	1 qt.	cont.		
cg	Carex glauca 'Blue Zinger'	Blue Zinger' Sedge	56	1 qt.	cont.		
cl	Chasmanthium latifolium	Northern Sea Oats	13	1 qt.	cont.		
ep	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	18	1 qt.	cont.		
la	Lavandula angustifolia 'Munstead'	English Lavender	17	1 qt.	cont.		
pv	Panicum virgatum 'Northwind'	Northwind Switch Grass	36	1 qt.	pot		
pvs	Panicum virgatum 'Sheenandoah'	Red Switch Grass	29	1 qt.	cont.		
pt	Parthenocissus tricuspidata	Boston Ivy	8	1 qt.	cont.		
sh	Sporobolus heterolepis	Prairie Dropseed	0	2 1/2"	cont.		
	TOTAL		219				
Rain Garden Plants							
at	Asclepias tuberosa	Butterfly Weed	30	2 1/2"	cont.		
cp	Carex pennsylvanica	Pennsylvania Sedge	47	2 1/2"	cont.		
cv	Carex vulpinoidea	Fox Sedge	76	2 1/2"	cont.		
Ca	Ceanothus americanus	New Jersey Tea	6	#2	cont.		
ecp	Echinacea purpurea	Purple Cone Flower	45	2 1/2"	cont.		
ep	Eupatorium purpureum	Purple Joe-Pye Weed	30	2 1/2"	cont.		
iv	Iris virginica	Blue Flag Iris	57	2 1/2"	cont.		
ls	Liatris spicata	Marsh Blazing Star	42	2 1/2"	cont.		
pv	Panicum virgatum 'Northwind'	Northwind Switch Grass	8	1 gal.	cont.		
rs	Rudbeckia subtomentosa	Sweet Black Eyed Susan	20	2 1/2"	cont.		
sh	Sporobolus heterolepis	Prairie Dropseed	61	2 1/2"	cont.		
	TOTAL		422				

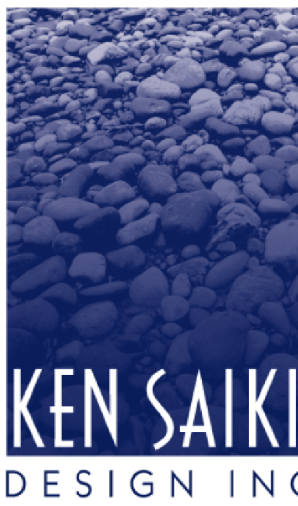
NOTE: PLANT COUNTS ARE NOT UP-TO-DATE

KNOTHE & BRUCE ARCHITECTS

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Consultant

Notes



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NOT FOR BIDDING
OR CONSTRUCTION

Revisions

RUD-SIP Submittal - September 2, 2004
UDC Submittal - October 14, 2004
UDC Presentation - October 21, 2004

Project Title

1252 Williamson Street

Drawing Title

Planting Plan

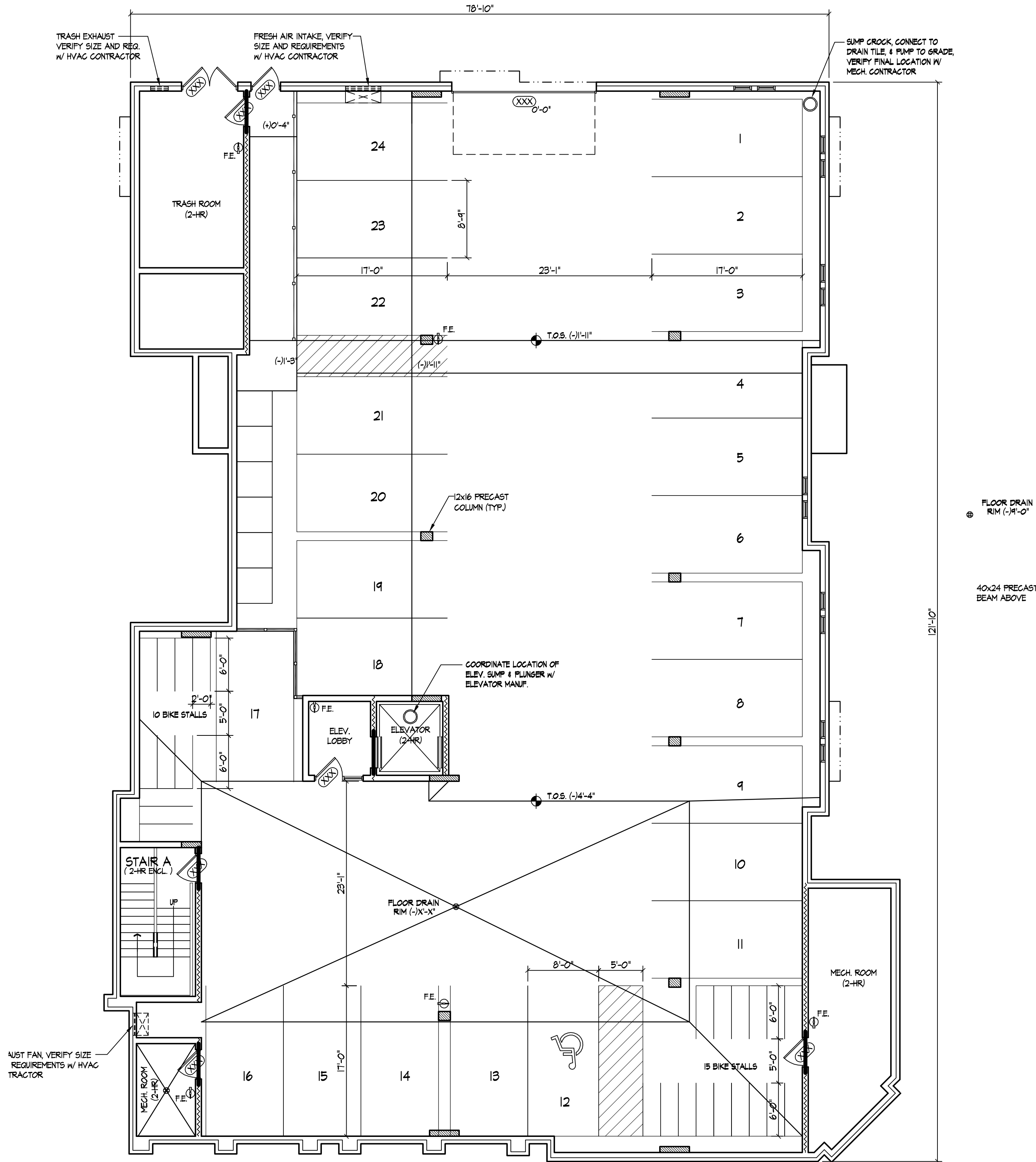
Project No.

0916

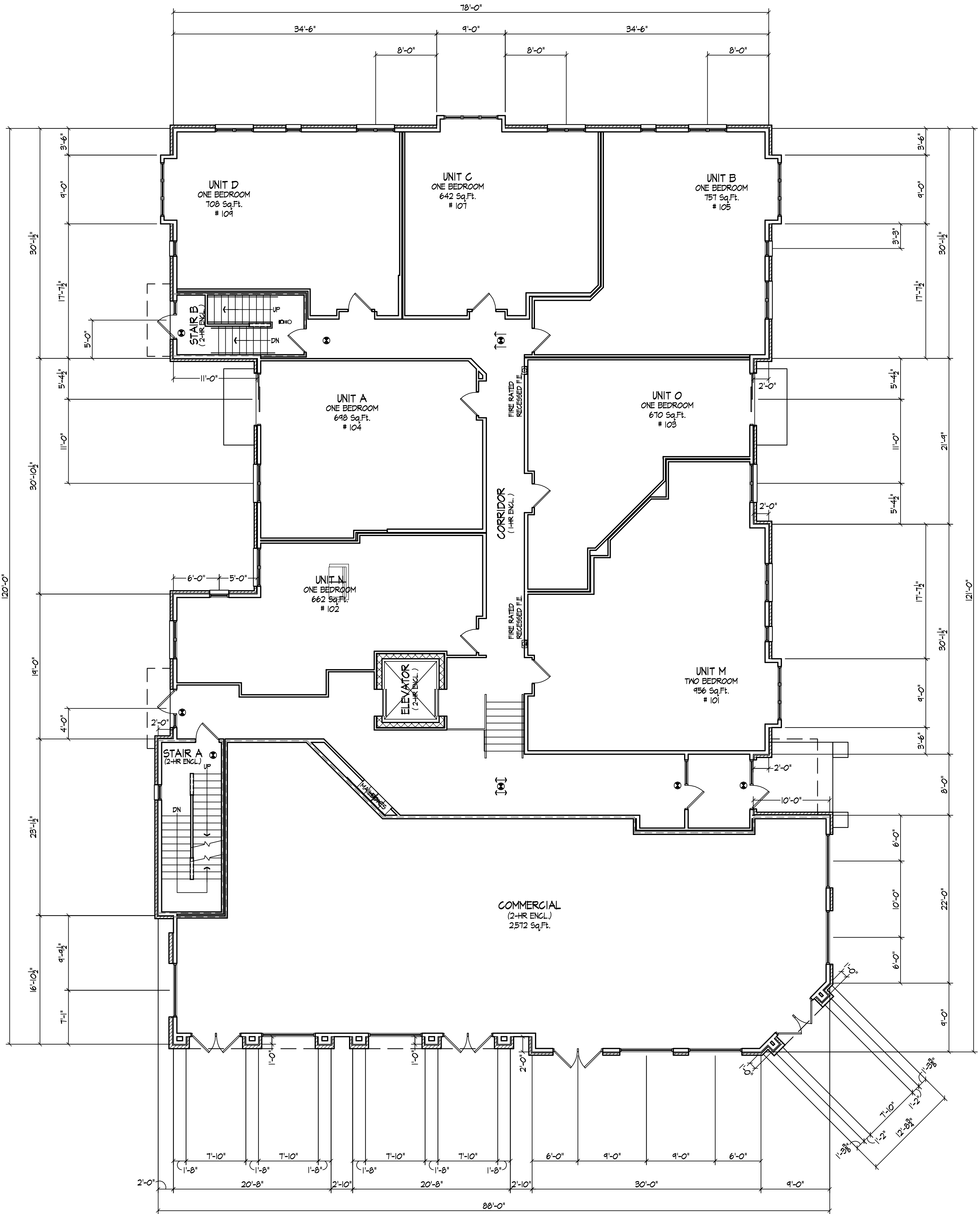
Drawing No.

L-4.1

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 BASEMENT FLOOR PLAN
1/8" = 1'-0"



 FIRST FLOOR PLAN
1/8" = 1'-0"

Consultant

Notes

Revisions
PUD-SIP Submittal - Sept. 2, 2009
UDC Initial Submittal - Sept. 9, 2009
UDC Final Submittal - Oct. 14, 2009

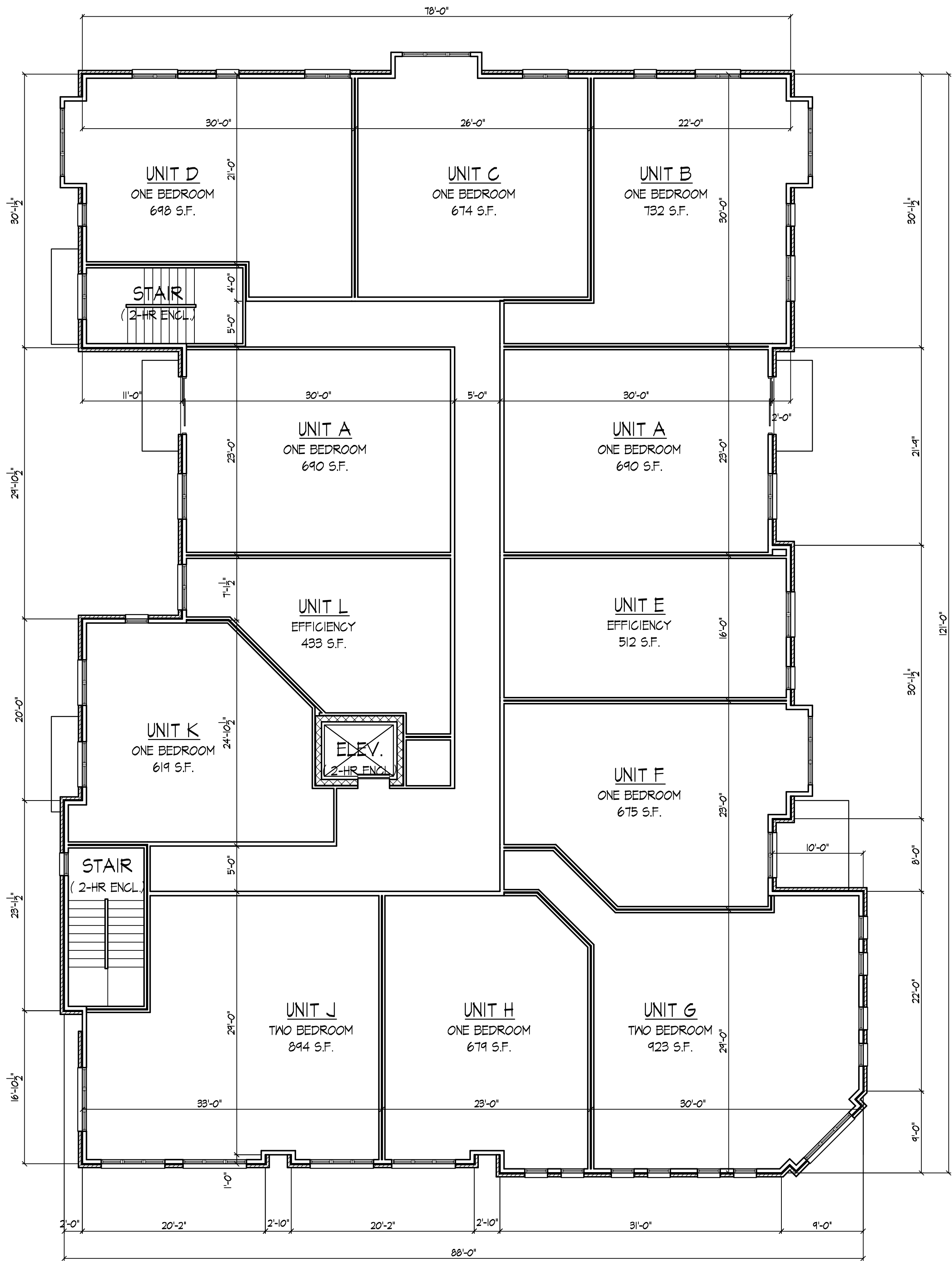
Project Title
1252 Williamson Street

Drawing Title
Second and Third
Floor Plan

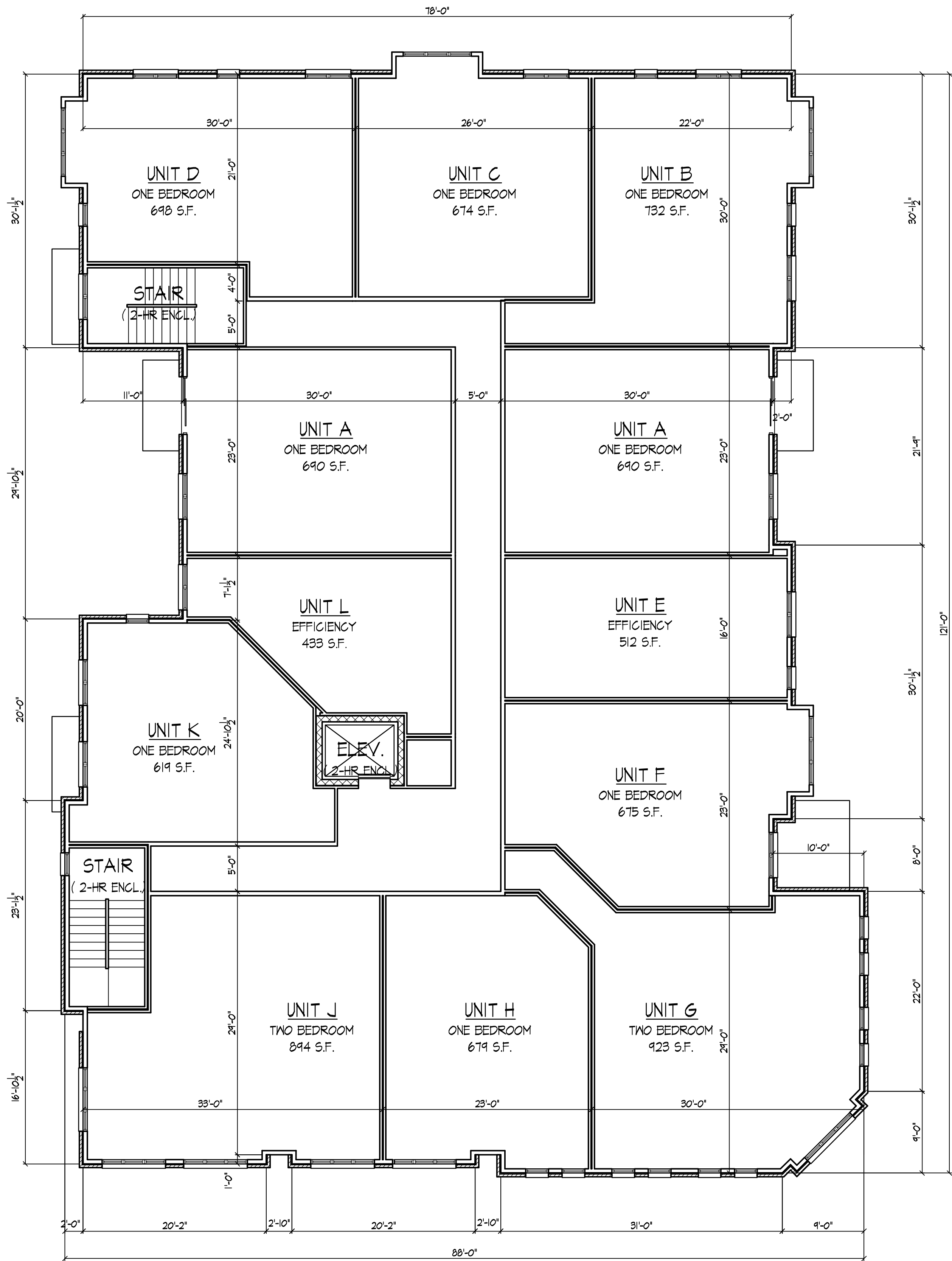
Project No. Drawing No.

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SECOND FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"



ELEVATION ALONG WILLIAMSON STREET
3/82" = 1'-0"



SIDE ELEVATION ALONG PARKING AREA
1/8" = 1'-0"



SIDE ELEVATION ALONG BIORETENTION AREA
1/8" = 1'-0"



ELEVATION ALONG S. BALDWIN
3/82" = 1'-0"

Revisions
Plan Commission Submittal - Oct. 27, 2009

Project Title
1252 Williamson Street

Drawing Title
Elevations

Project No. Drawing No.

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