

Consultant

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 ROOMS IN THE BUILDING BASEMENTS.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
7. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28(1), (SEE SUBSECTIONS (B)(e) AND (B)(h)(2d)).
8. ALL CITY SIDEWALK CURBS AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

SHEET INDEX:

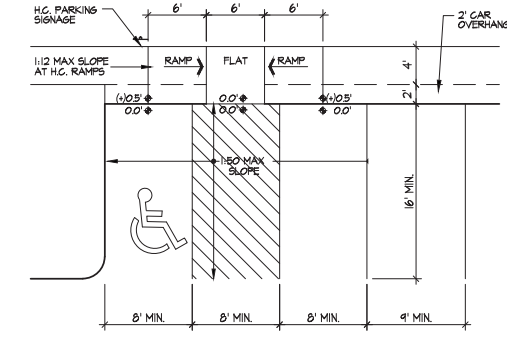
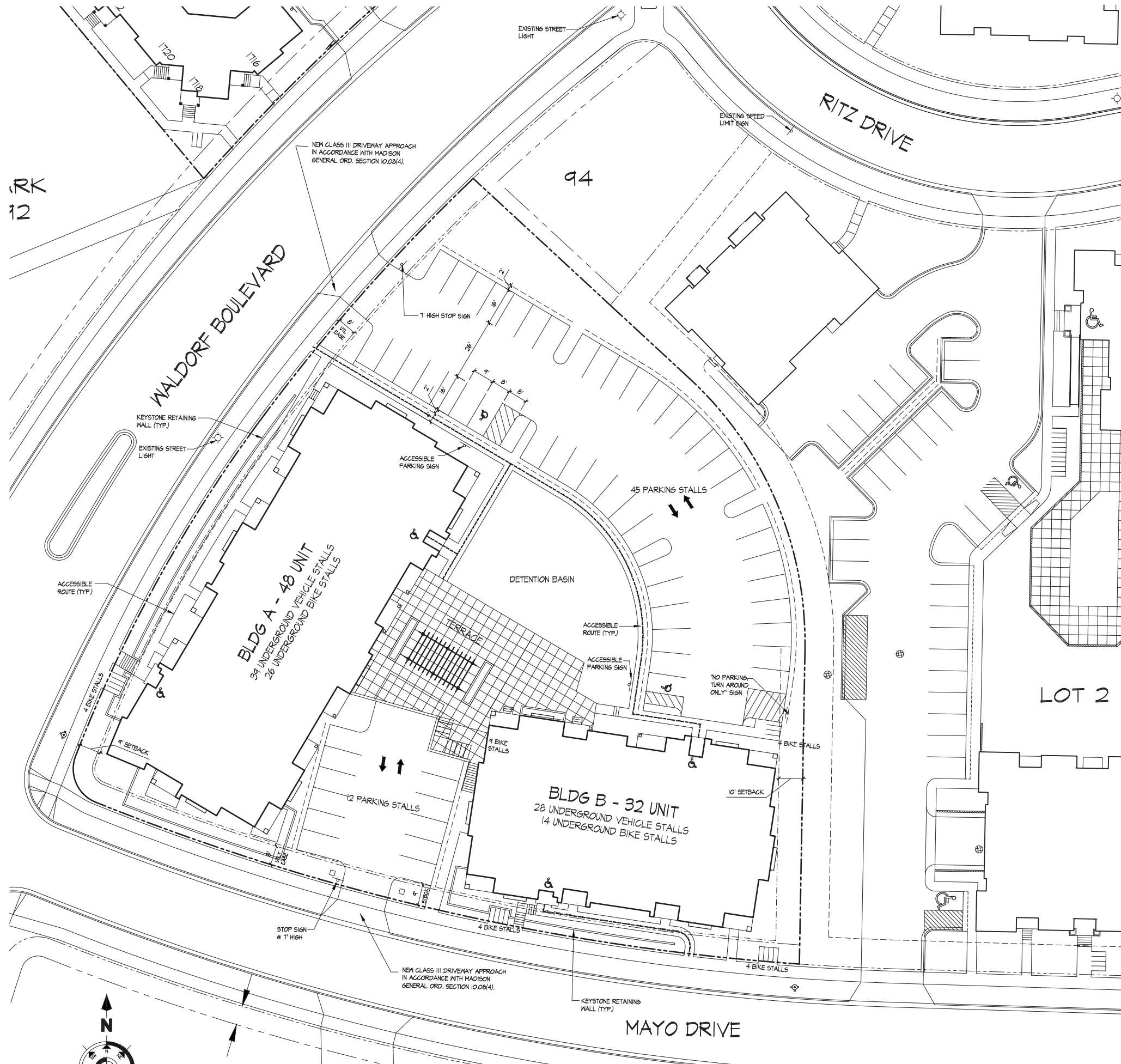
SITE	
C-1.1	SITE PLAN
C-1.2	LIGHTING
C-1.3	FIRE DEPT. ACCESS
C-1.4	OPEN SPACE
C-2.1	GRADING AND EROSION CONTROL PLAN
C-3.1	UTILITY PLAN
	LANDSCAPE PLAN

ARCHITECTURAL

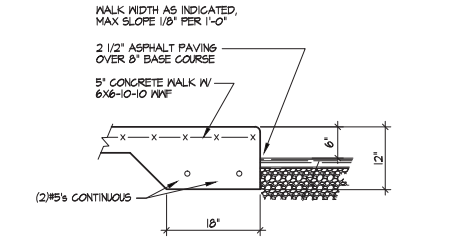
A-1.0	BASEMENT FLOOR PLAN
A-1.1A	FIRST FLOOR PLAN - BUILDING A
A-1.2A	SECOND - FOURTH FLOOR PLAN - BUILDING A
A-1.1B	FIRST FLOOR PLAN - BUILDING B
A-1.2B	SECOND - FOURTH FLOOR PLAN - BUILDING B
A-2.1A	ELEVATIONS - BUILDING A
A-2.1B	ELEVATIONS - BUILDING B

SITE DEVELOPMENT DATA

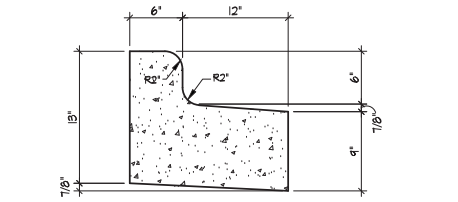
DENSITIES:	
Lot Area	65,340 S.F. (1.5 Acres)
Dwelling Units	80 Units
Lot Area / D.U.	816 S.F./Unit
Density	11.2 net D.U./Acre
Usable Open Space	12,800 S.F.
Usable Open Space/D.U.	160 S.F./D.U.
DWELLING UNIT MIX:	
Efficiency	0
One Bedroom	36
One Bedroom with Den	10
Two Bedroom	24
Total	80
VEHICLE PARKING	
Underground	67 Stalls
Surface	57 Stalls
Total	124 Stalls
Ratio	1.55 Stalls/D.U.
BIKE PARKING	
Surface	25
Underground	40
Total	65 (50 + 5/30) = 65 required



1 HANDICAP ACCESS RAMP
TYPICAL AT ALL ACCESSIBLE CROSSWALKS



2 SIDEWALK CURB DETAIL



3 REJECT CURB

Revisions

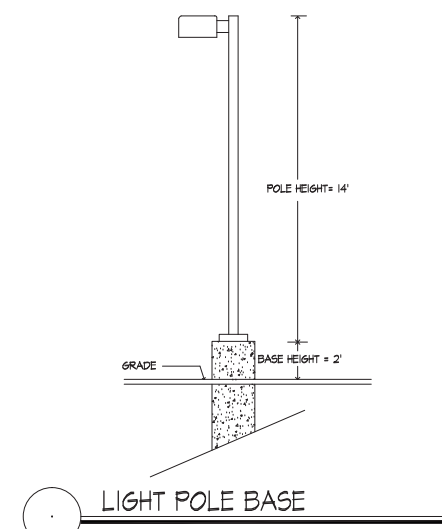
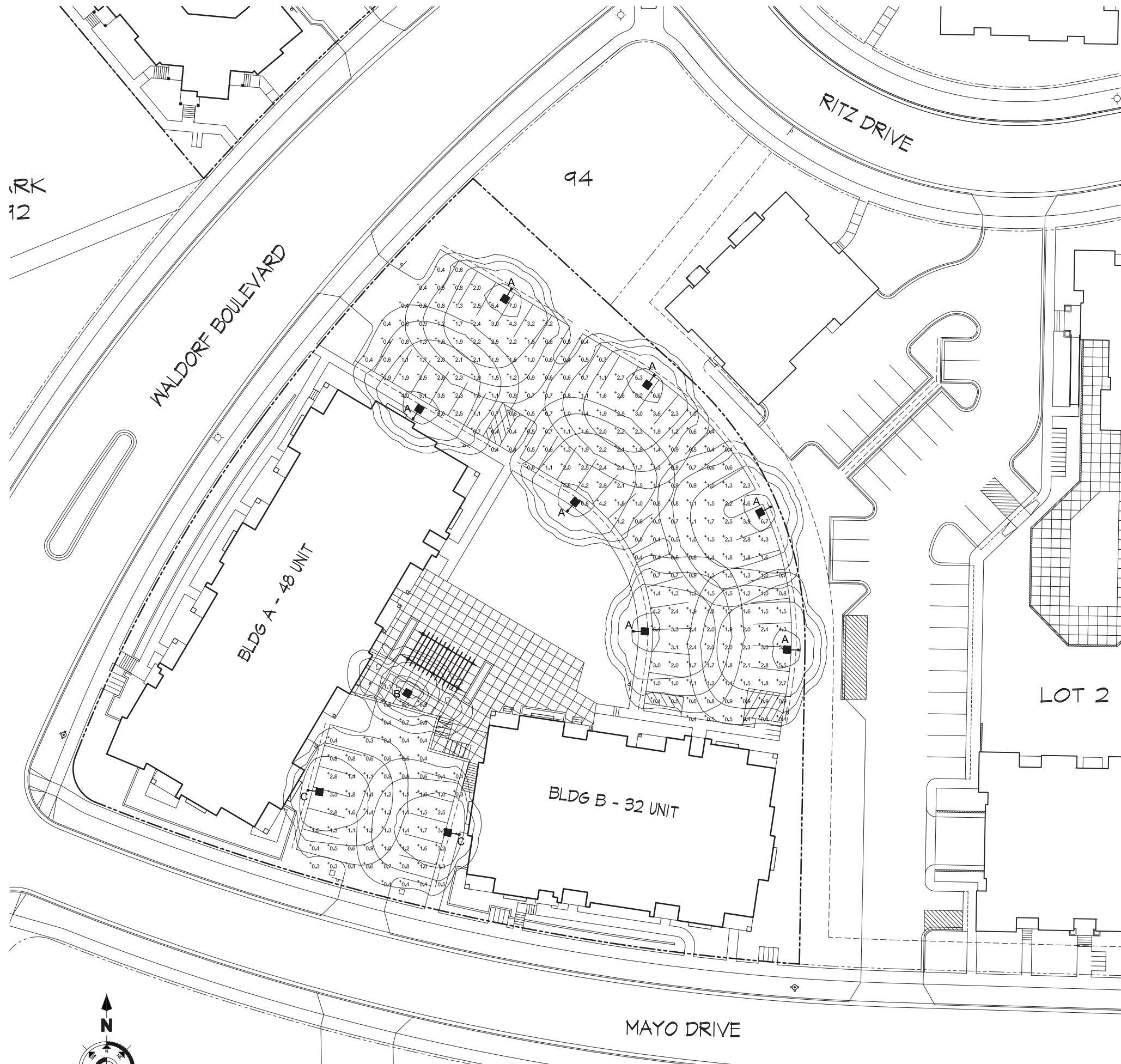
- Amended PUD-SIP Submittal - January 6, 2004
- Informational UDC Submittal - January 21, 2010
- Initial UDC Submittal - February 10, 2010
- PUD-SIP Submittal - March 20, 2015

Project Title
**Lot 95, 2nd Addition to
Midtown Commons**
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
Site Plan

Project No. **0466** Drawing No. **C-1.1**

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



Revisions
 Amended PUD-SIP Submittal - January 6, 2004
 Informational UDC Submittal - January 21, 2010
 Initial UDC Submittal - February 10, 2010
 PUD-SIP Submittal - March 20, 2015

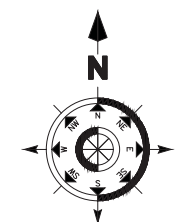
LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Parking Lot	+	1.6 fc	7.0 fc	0.4 fc	17.5:1	4:1
South Parking Lot	+	1.2 fc	4.2 fc	0.3 fc	14.0:1	4:1

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
■	A	7	Ruud Lighting	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC410SBL.ipt	14'-0" POLE W/ 2' CONC. BASE
■	B	1	Ruud Lighting	E8407-D	RECTANGULAR DEEP SHIELDED	70 WATT MH	E8507.IES	8' ABOVE GRADE ON BUILDING
■	C	2	Ruud Lighting	MAC407SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	70 WATT MH	MAC410SBL.ipt	14'-0" POLE W/ 2' CONC. BASE

Project Title
 Lot 95, 2nd Addition to
 Midtown Commons
 1723 Waldorf Drive
 Madison, Wisconsin

Drawing Title
 Site Lighting Plan

Project No. 0466 Drawing No. C-1.2

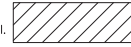



SITE LIGHTING PLAN
 1" = 20'

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

Consultant

Notes

1.  26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2.  20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH.)

Revisions

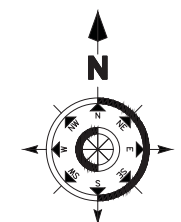
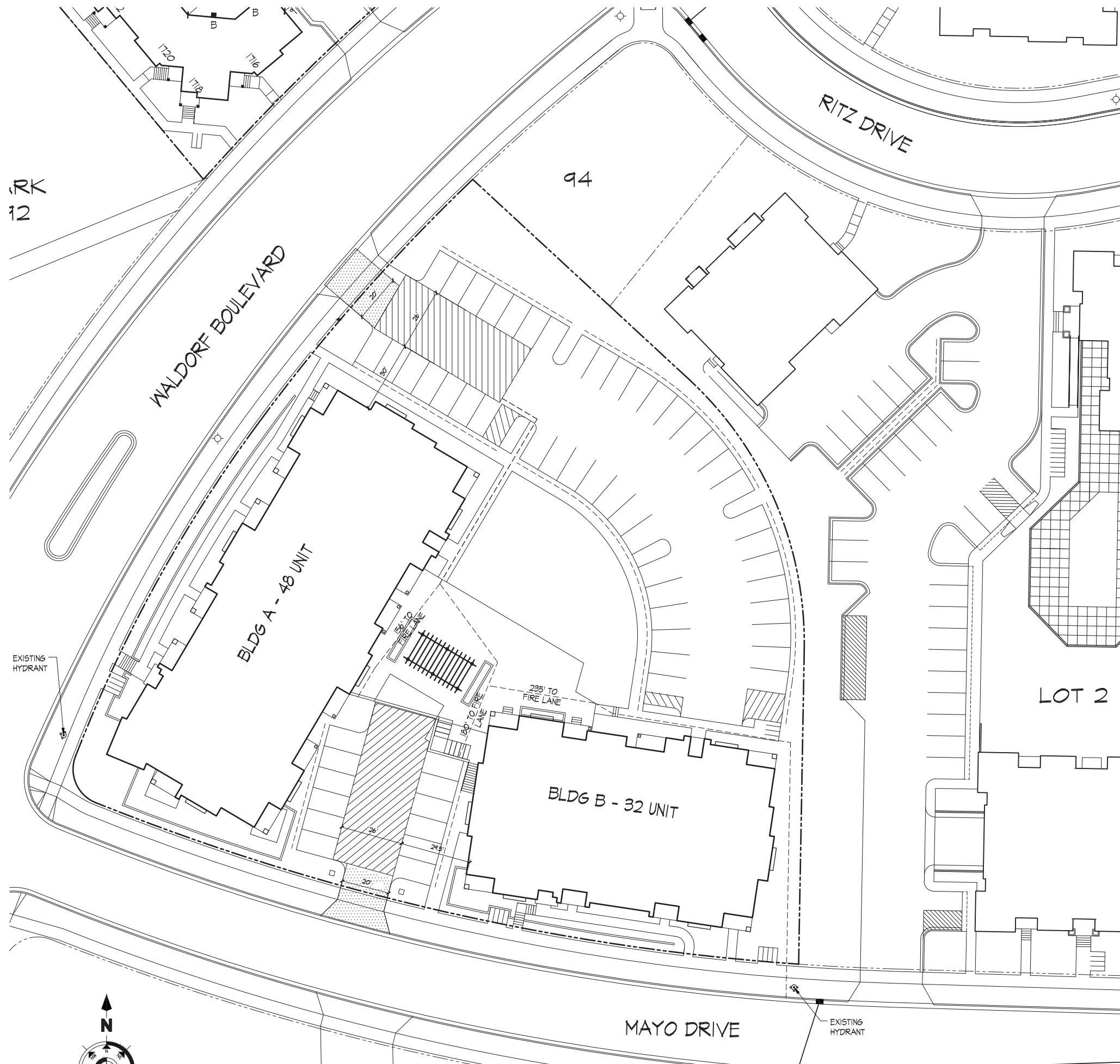
- Amended PUD-SIP Submittal - January 6, 2004
- Informational UDC Submittal - January 21, 2010
- Initial UDC Submittal - February 10, 2010
- PUD-SIP Submittal - March 20, 2015

Project Title
**Lot 95, 2nd Addition to
Midtown Commons**
1723 Waldorf Drive
Madison, Wisconsin

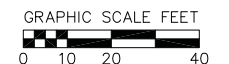
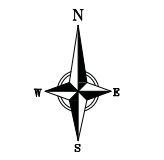
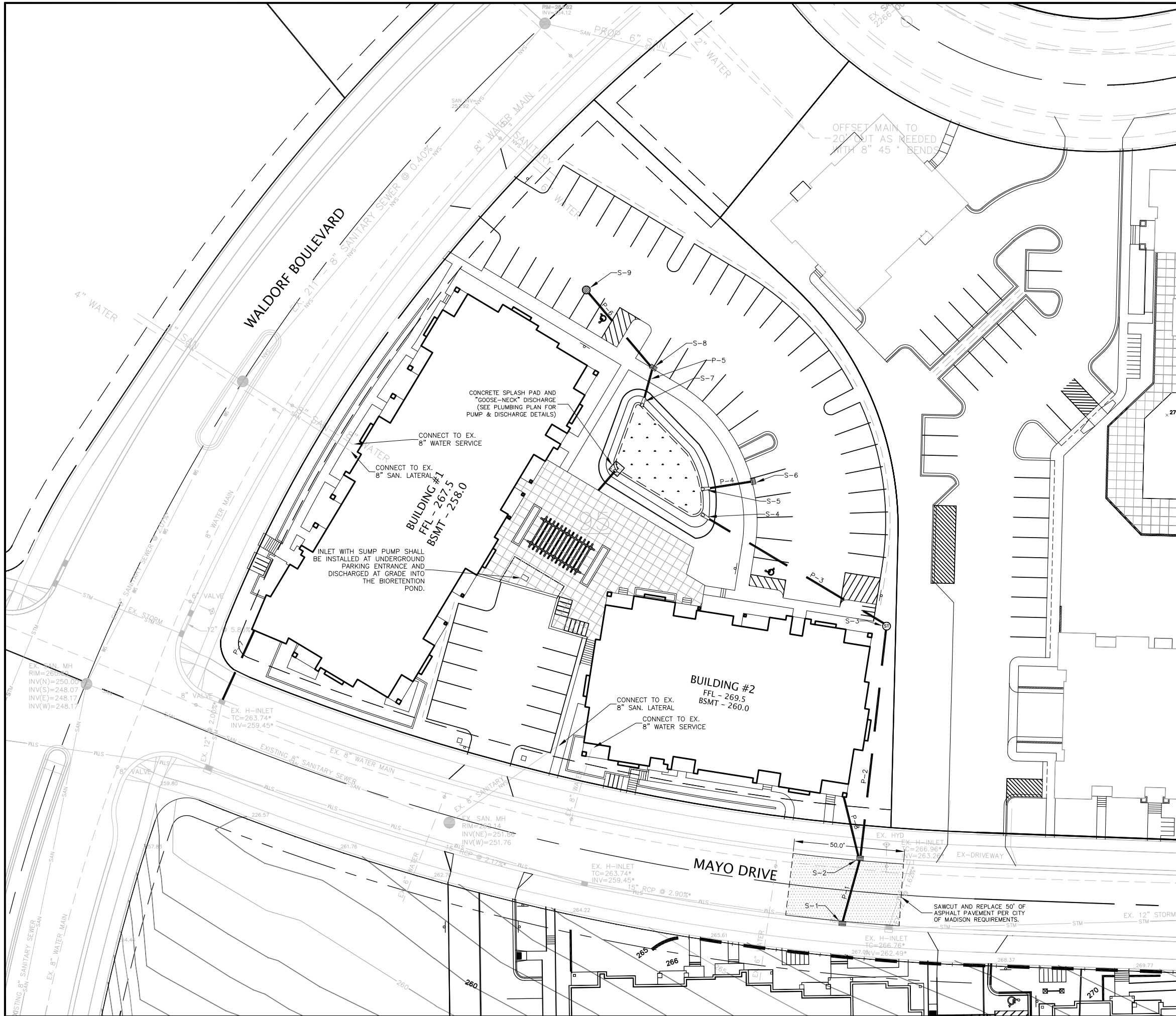
Drawing Title
**Fire Dept. Access
Plan**

Project No. **0466** Drawing No. **C-1.3**

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the documents nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



FIRE DEPT. ACCESS PLAN
1" = 20'



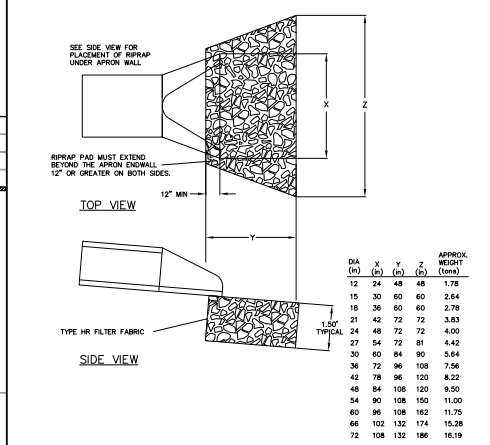
STORM SEWER STRUCTURE SCHEDULE:

STRUCTURE NUMBER	TYPE	TOP OF CASTING	INVERT	DEPTH	GRATE TYPE
S-1	H INLET	266.32	261.98	4.34	R-3067 DIAG.
S-2	H INLET	266.53	262.15	4.38	R-3067 DIAG.
S-3	3' CB	269.00	262.72	6.28	R-1557
S-4	15' ENDWALL	-	263.10	-	-
S-5	12' ENDWALL	-	263.10	-	-
S-6	H INLET	267.5	263.3	-	-
S-7	12' ENDWALL	-	263.10	-	-
S-8	H INLET	265.8	263.20	2.6	R-3067 DIAG.
S-9	3' CB W/INLET	265.5	263.35	2.2	R-2557

NOTE: GRATE TYPES REFERENCE NEENAH FOUNDRY COMPANY CATALOG.

STORM SEWER PIPE SCHEDULE:

PIPE NUMBER	FROM (UP)	TO (DOWN)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	30'	262.15	262.00	0.50	15"
P-2	S-3	S-2	105'	262.70	262.15	0.50	15"
P-3	S-4	S-3	90'	263.10	262.70	0.45	15"
P-4	S-6	S-5	18'	263.30	263.10	1.10	12"
P-5	S-8	S-7	12'	263.16	263.10	0.40	12"
P-6	S-9	S-8	50'	263.35	263.16	0.40	12"
P-7	BLDG 1 EXSTING	S-5	35'	259.59	259.45	0.40	8"
P-8	BLDG 2 S-2	S-2	28'	262.26	262.15	0.40	8"



LEGEND:

- [Pattern] = ASPHALT PAVEMENT DEMOLITION
- [Dashed Line] = SAWCUT
- [Solid Line] = PROPOSED STORM PIPE
- [Symbol] = EXISTING CURB INLET
- [Symbol] = PROPOSED CURB INLET
- [Symbol] = PROPOSED END WALL

vierblicher | engineers | advisors
planners | architects | interior designers
REEDSBURG - MADISON - WAUKESHA - WAUKESHA - WISCONSIN
400 Wing Drive, Reedsburg, Wisconsin 53959
Phone: (608) 524-4468 Fax: (608) 524-4818

Utility Plan
1723 Waldorf
City of Madison
Dane County, Wisconsin

REVISIONS	
NO.	DATE

REVISIONS	
NO.	DATE

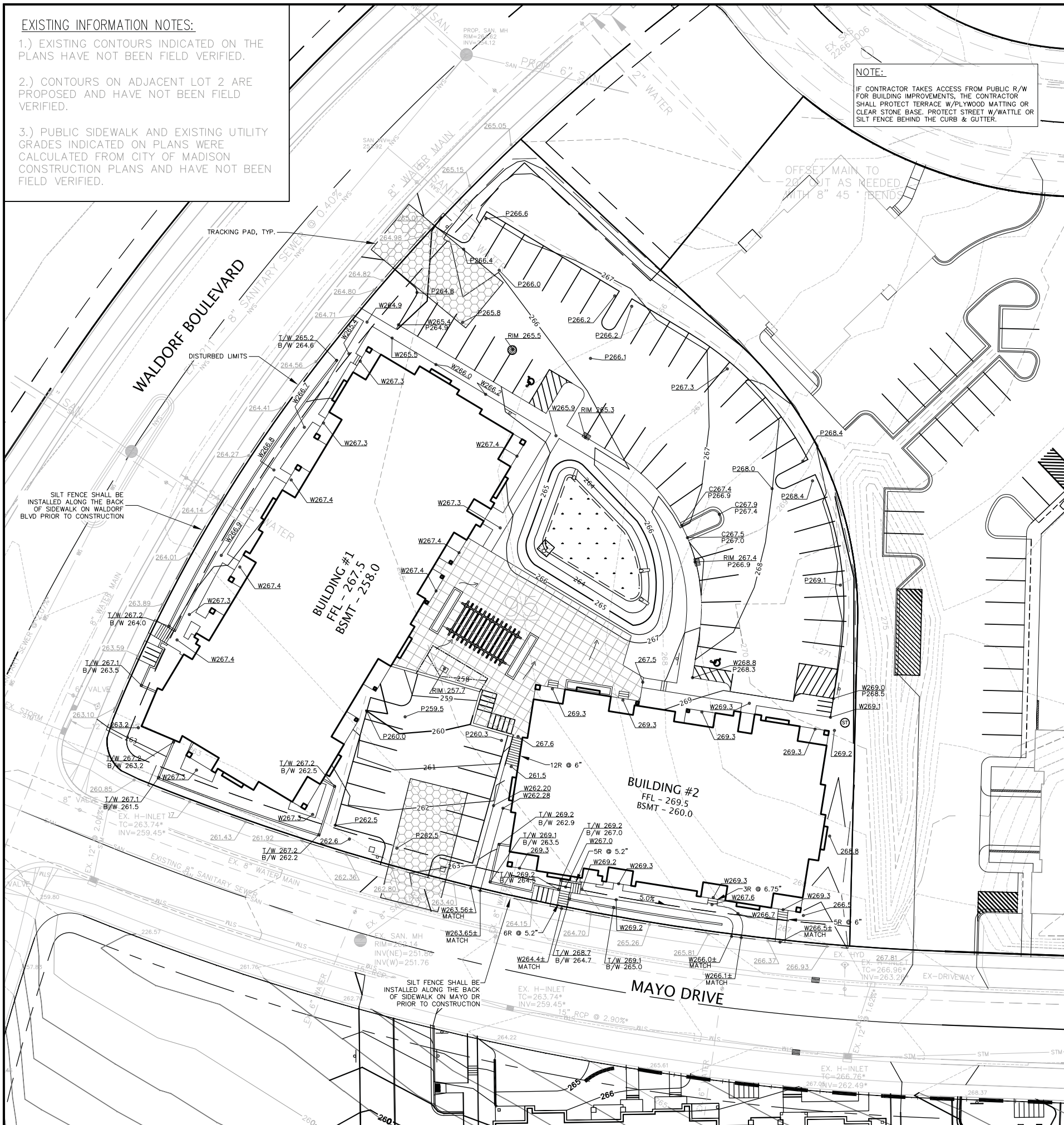
SCALE: AS SHOWN
DATE: 03-14-13
DRAFTER: ACAR
CHECKED: TSCH
PROJECT NO.: 000130075
SHEET: 2 OF 2
DWG. NO.: C-3.1

©2012 Vierbicher Associates, Inc.

EXISTING INFORMATION NOTES:

- 1.) EXISTING CONTOURS INDICATED ON THE PLANS HAVE NOT BEEN FIELD VERIFIED.
2.) CONTOURS ON ADJACENT LOT 2 ARE PROPOSED AND HAVE NOT BEEN FIELD VERIFIED.
3.) PUBLIC SIDEWALK AND EXISTING UTILITY GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.

NOTE: IF CONTRACTOR TAKES ACCESS FROM PUBLIC R/W FOR BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL PROTECT TERRACE W/PLYWOOD MATTING OR CLEAR STONE BASE. PROTECT STREET W/WATTLE OR SILT FENCE BEHIND THE CURB & GUTTER.



CONSTRUCTION SEQUENCE:

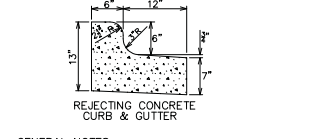
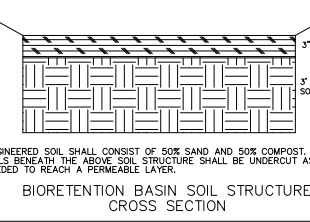
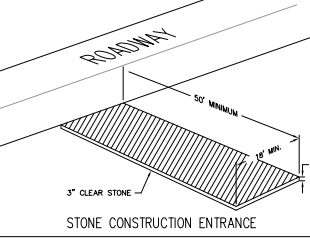
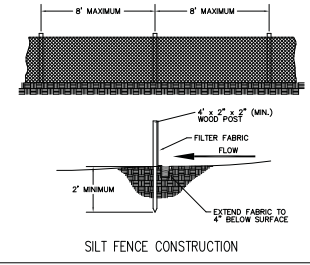
- 1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL-STREETS & LOTS.
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
11. RESTORE TERRACES
12. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

EROSION CONTROL MEASURES:

- 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...
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER 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 AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS...
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT...
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY...
7. STABILIZED DISTURBED GROUND, ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS...
8. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES...
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...
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 SEEDING.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED...
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS...
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...
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...
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS...
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.
22. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING...
23. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
24. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
25. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED 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 1/2" TO 1-1/2" 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



NOTES: ENGINEERED SOIL SHALL CONSIST OF 50% SAND AND 50% COMPOST. SOILS BENEATH THE ABOVE SOIL STRUCTURE SHALL BE UNDERCUT AS NEEDED TO REACH A FEMALE LAYER.
GENERAL NOTES: LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH... EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADII POINTS ON CURVES OF RADIUS 200' OR LESS... IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

LEGEND:

- STONE CONSTRUCTION ENTRANCE
UTILITY PATCH
BIORETENTION BASIN
PROPOSED SPOT GRADE
SPOT GRADE BASED ON AVAILABLE CITY OF MADISON PLANS (NOT FIELD VERIFIED)
DRAINAGE ARROW

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

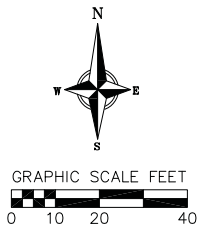


Table with columns: REVISIONS, NO., DATE, REMARKS. Includes a row for DATE 03-14-13, DRAFTER ACAR, CHECKED TSCH, PROJECT NO. 000130075, SHEET 1 OF 2, DWG. NO. C-2.1.

15 Mar 2013 - 2:00p M:\Waldorf\Midtown, LLC\130075\1723 Waldorf\Engineering\Civil\3D\130075-Base.dwg by:ccar

USABLE OPEN SPACE
8,535 S.F. + 4,265 S.F. (BALCONIES) = 12,800 S.F.

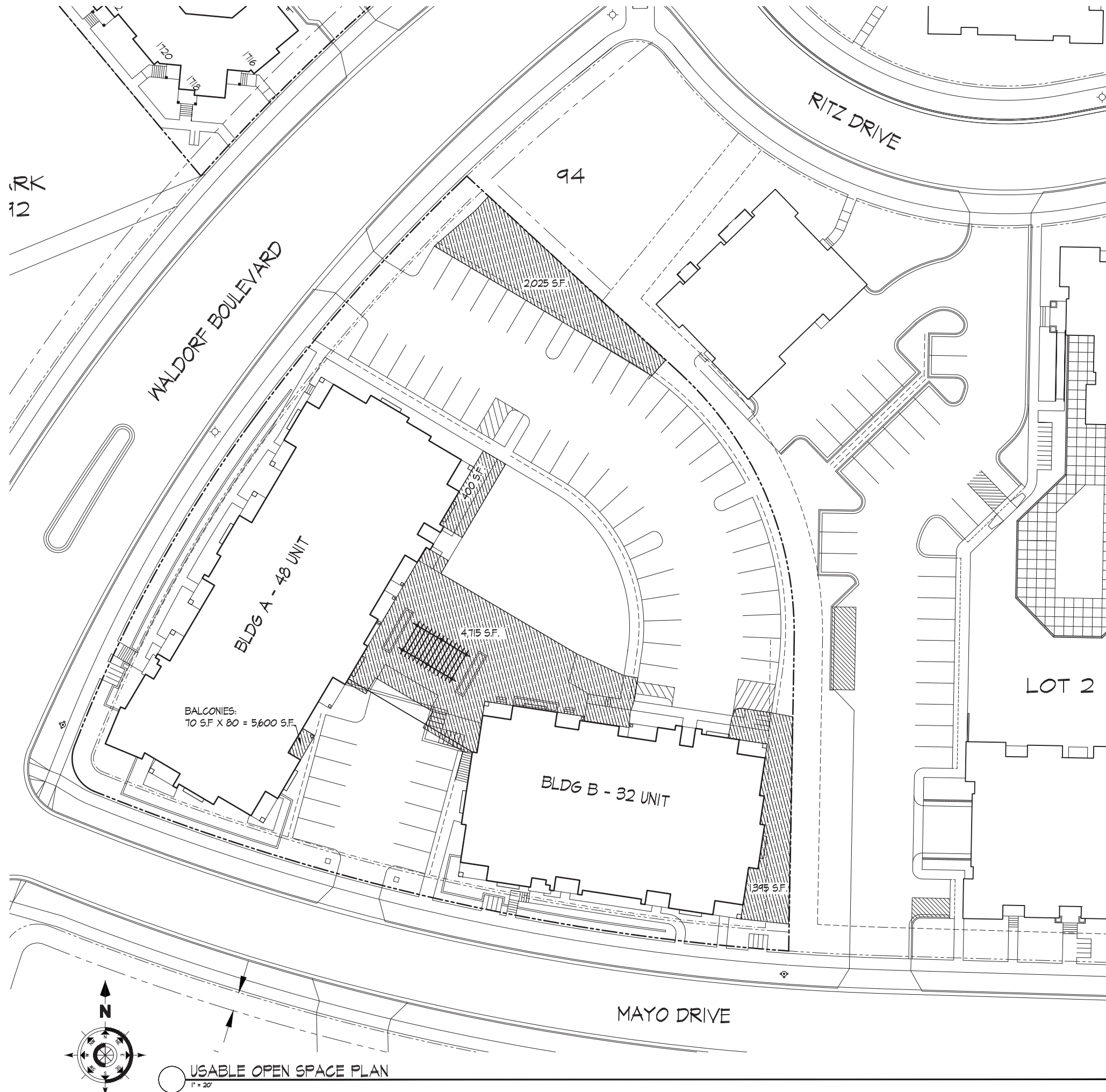
Amended PUD-SIP Submittal - January 6, 2004
Informational UDC Submittal - January 21, 2010
Initial UDC Submittal - February 10, 2010
PUD-SIP Submittal - March 20, 2015

Project Title
Lot 95, 2nd Addition to
Midtown Commons
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
Usable Open Space
Plan

Project No. Drawing No.
0466 C-1.4

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the documents nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



ARK
12

WALDORF BOULEVARD

RITZ DRIVE

94

2025 S.F.

BLDG A - 48 UNIT

BALCONIES:
10 S.F. X 80 = 5600 S.F.

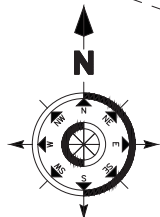
4,715 S.F.

BLDG B - 32 UNIT

1,395 S.F.

LOT 2

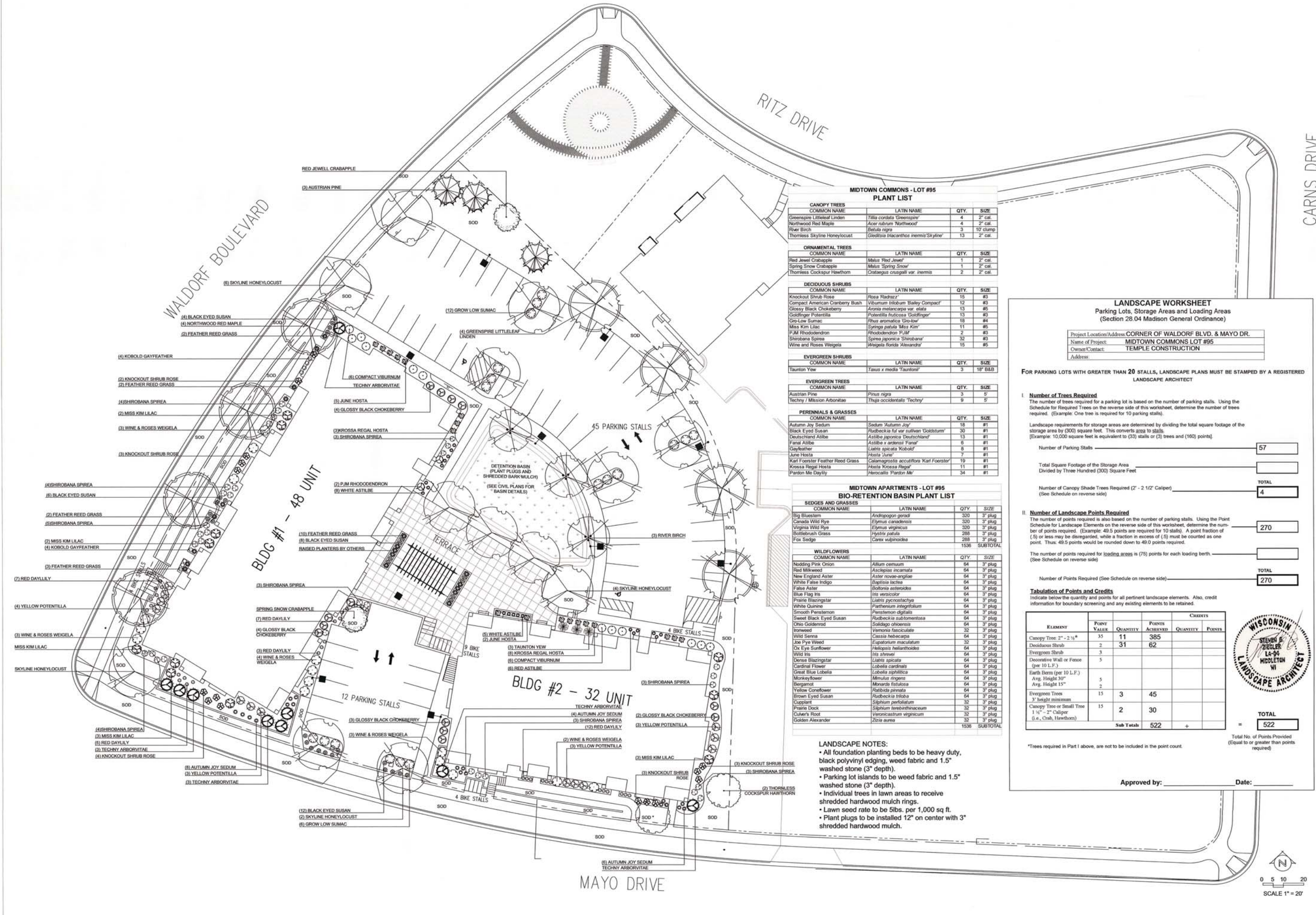
MAYO DRIVE



USABLE OPEN SPACE PLAN

1" = 20'

MIDTOWN COMMONS - LOT #95
Mayo Drive and Waldorf Boulevard
Madison, Wisconsin



MIDTOWN COMMONS - LOT #95
PLANT LIST

CANOPY TREES		COMMON NAME	LATIN NAME	QTY.	SIZE
		Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	4	2" cal
		Northwood Red Maple	Acer rubrum 'Northwood'	4	2" cal
		River Birch	Betula nigra	3	10' clump
		Thornless Skyline Honeylocust	Gleditsia triacanthos 'Inermis' Skyline'	13	2" cal
ORNAMENTAL TREES		COMMON NAME	LATIN NAME	QTY.	SIZE
		Red Jewel Crabapple	Malus 'Red Jewel'	1	2" cal
		Spring Snow Crabapple	Malus 'Spring Snow'	1	2" cal
		Thornless Cockspur Hawthorn	Crataegus crusgalli var. inermis	2	2" cal
DECIDUOUS SHRUBS		COMMON NAME	LATIN NAME	QTY.	SIZE
		Knockout Shrub Rose	Rosa 'Radrazz'	15	#3
		Compact American Cranberry Bush	Viburnum trilobum 'Bailey Compact'	12	#3
		Glossy Black Chokeberry	Aronia melanocarpa var. elata	13	#5
		Goldfinger Potentilla	Potentilla fruticosa 'Goldfinger'	13	#3
		Go-Low Sumac	Rhus aromatica 'Go-Low'	16	#4
		Miss Kim Lilac	Syringa patula 'Miss Kim'	11	#5
		PJM Rhododendron	Rhododendron 'PJM'	2	#3
		Shirobana Spirea	Spiraea japonica 'Shirobana'	32	#3
		Wine and Roses Weigela	Weigela florida 'Alexandra'	15	#5
EVERGREEN SHRUBS		COMMON NAME	LATIN NAME	QTY.	SIZE
		Taunton Yew	Taxus x media 'Taunton'	3	19" B&B
EVERGREEN TREES		COMMON NAME	LATIN NAME	QTY.	SIZE
		Austrian Pine	Pinus nigra	3	5'
		Techny / Mission Arborvitae	Thuja occidentalis 'Techny'	9	5'
PERENNIALS & GRASSES		COMMON NAME	LATIN NAME	QTY.	SIZE
		Autumn Joy Sedum	Sedum 'Autumn Joy'	18	#1
		Black Eyed Susan	Rudbeckia fulva var. sulliana 'Goldsturm'	30	#1
		Deutschland Astilbe	Astilbe japonica 'Deutschland'	13	#1
		Fansie Astilbe	Astilbe x aneura 'Fansie'	6	#1
		Gayfeather	Liatris spicata 'Kobold'	8	#1
		June Hosta	Hosta 'June'	7	#1
		Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	19	#1
		Krossa Regal Hosta	Hosta 'Krossa Regal'	11	#1
		Princeton Me Daylily	Hemerocallis 'Princeton Me'	34	#1

MIDTOWN APARTMENTS - LOT #95
BIO-RETENTION BASIN PLANT LIST

SEDGES AND GRASSES		COMMON NAME	LATIN NAME	QTY.	SIZE
		Big Bluestem	Andropogon gerardii	300	3" plug
		Canada Wild Ryegrass	Elymus canadensis	300	3" plug
		Virginia Wild Ryegrass	Elymus virginicus	300	3" plug
		Bottlebrush Grass	Hyparrhenia patula	288	3" plug
		Fox Sedge	Carex vulpinoidea	288	3" plug
				1536	SUBTOTAL
WILDFLOWERS		COMMON NAME	LATIN NAME	QTY.	SIZE
		Nodding Pink Onion	Allium cernuum	64	3" plug
		Red Milkweed	Asclepias incarnata	64	3" plug
		New England Aster	Aster novae-angliae	64	3" plug
		White False Indigo	Baptisia alba	64	3" plug
		False Aster	Botanria asteroides	64	3" plug
		Blue Flag Iris	Iris versicolor	64	3" plug
		Prairie Blazingstar	Liatris pycnostachya	64	3" plug
		White Gaura	Parthenium integrifolium	64	3" plug
		Smooth Penstemon	Penstemon digitalis	64	3" plug
		Sweet Black Eyed Susan	Rudbeckia subtomentosa	64	3" plug
		Ohio Goldenrod	Solidago ohioensis	64	3" plug
		Ironweed	Vernonia fasciculata	32	3" plug
		Wild Senna	Cassia hebecarpa	64	3" plug
		Joe Pye Weed	Eupatorium maculatum	32	3" plug
		Ox Eye Sunflower	Helopsis scabra	64	3" plug
		Wild Iris	Iris sibirica	64	3" plug
		Dense Blazingstar	Liatris spicata	64	3" plug
		Cardinal Flower	Lobelia cardinalis	64	3" plug
		Great Blue Lobelia	Lobelia siphilitica	64	3" plug
		Monkeyflower	Mimulus ringens	64	3" plug
		Bergamot	Mirandula fistulosa	64	3" plug
		Yellow Coneflower	Ratibida pinnata	64	3" plug
		Brown Eyed Susan	Rudbeckia triloba	64	3" plug
		Cupplant	Sulphium perfoliatum	32	3" plug
		Prairie Dock	Silphium laciniatum	32	3" plug
		Queen's Root	Veronicastrum virginicum	32	3" plug
		Golden Alexander	Zizia aurea	32	3" plug
				1536	SUBTOTAL

LANDSCAPE WORKSHEET
Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: CORNER OF WALDORF BLVD. & MAYO DR.
Name of Project: MIDTOWN COMMONS LOT #95
Owner/Contact: TEMPLE CONSTRUCTION
Address:

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required
The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Number of Parking Stalls: 57
Total Square Footage of the Storage Area: _____
Divided by Three Hundred (300) Square Feet: _____

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) (See Schedule on reverse side): 4
TOTAL: 57

II. Number of Landscape Points Required
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus, 49.5 points would be rounded down to 49.0 points required.)

Number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side.)
Number of Points Required (See Schedule on reverse side): 270
TOTAL: 270

Tabulation of Points and Credits
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACCRUED		CREDITS	
			QUANTITY	POINTS	QUANTITY	POINTS
Canopy Tree 2" - 2 1/2"	35	11	385			
Deciduous Shrub	2	31	62			
Evergreen Shrub	3					
Decorative Wall or Fence (per 10 L.F.)	5					
Earth Berm (per 10 L.F.)						
Avg. Height 30"	5					
Avg. Height 15"	2					
Evergreen Trees 3' height minimum	15	3	45			
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	2	30			
Sub Total			522			

Total No. of Points Provided (Equal to or greater than points required): 522

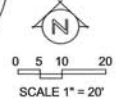


LANDSCAPE NOTES:

- All foundation planting beds to be heavy duty, black polyvinyl edging, weed fabric and 1.5" washed stone (3" depth).
- Parking lot islands to be weed fabric and 1.5" washed stone (3" depth).
- Individual trees in lawn areas to receive shredded hardwood mulch rings.
- Lawn seed rate to be 5lbs. per 1,000 sq ft.
- Plant plugs to be installed 12" on center with 3" shredded hardwood mulch.

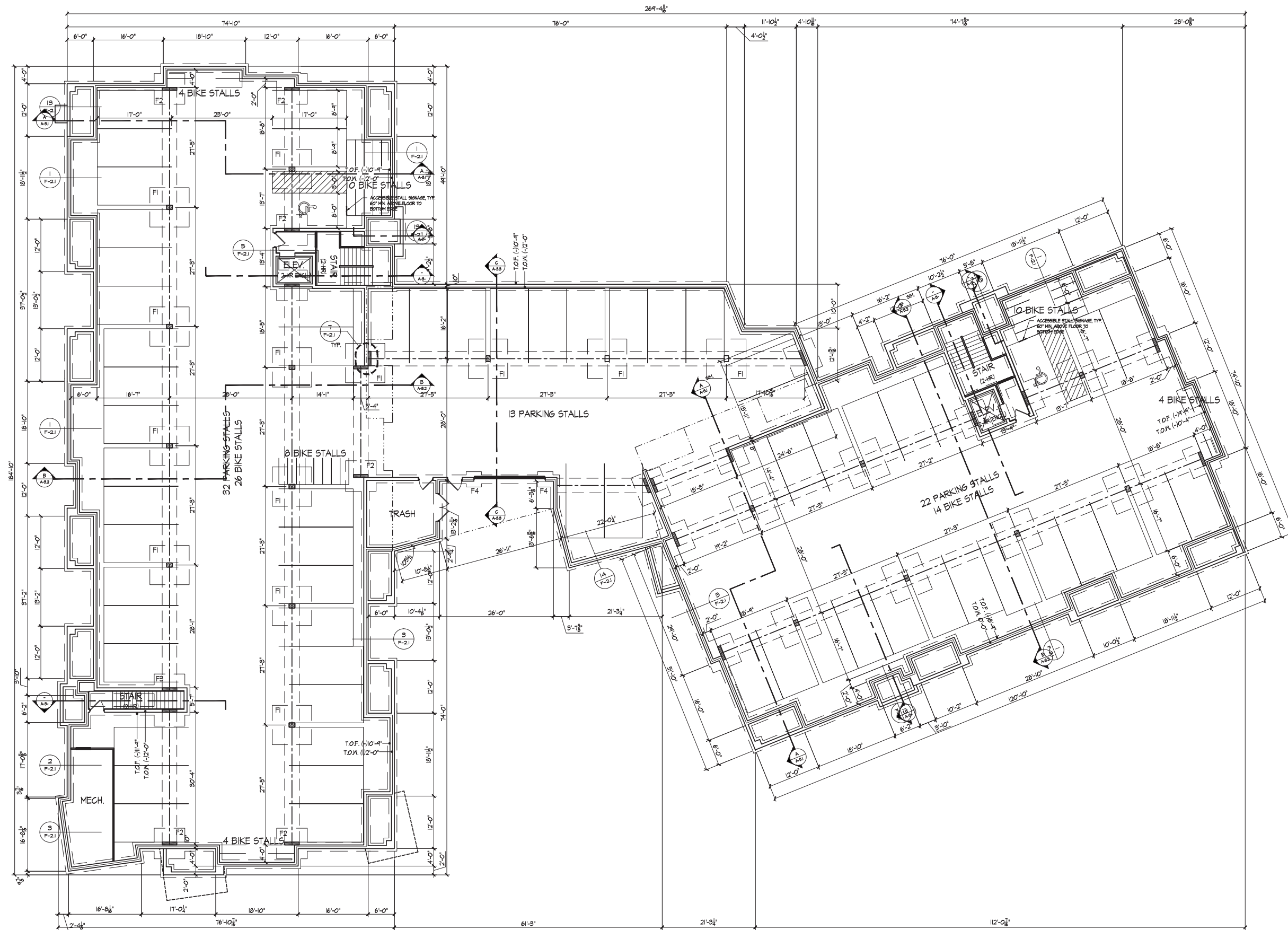
*Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____



Consultant

Notes



BASEMENT PLAN
3/8" = 1'-0"



Revisions
FUD-SIP Submittal - March 20, 2019

Project Title
Lot 95, 2nd Addition to
Midtown Commons
1723 Waldorf Drive
Madison, Wisconsin

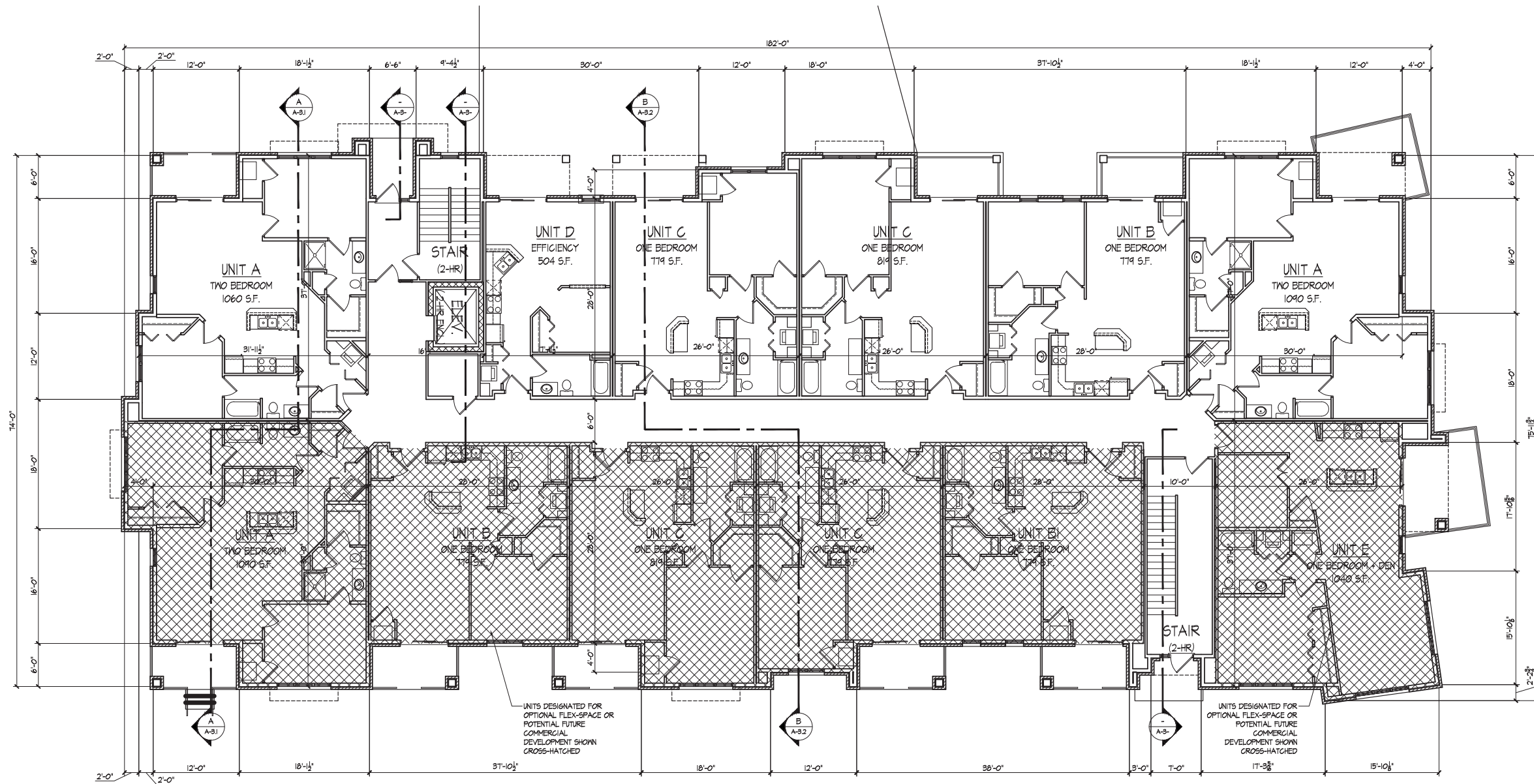
Drawing Title
Foundation Plan
Building A & B

Project No. Drawing No.

0466

A-1.0

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



Revisions
 FLD-SIP Submittal - March 20, 2013

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



Project Title
**Lot 95, 2nd Addition to
 Midtown Commons**
 1723 Waldorf Drive
 Madison, Wisconsin

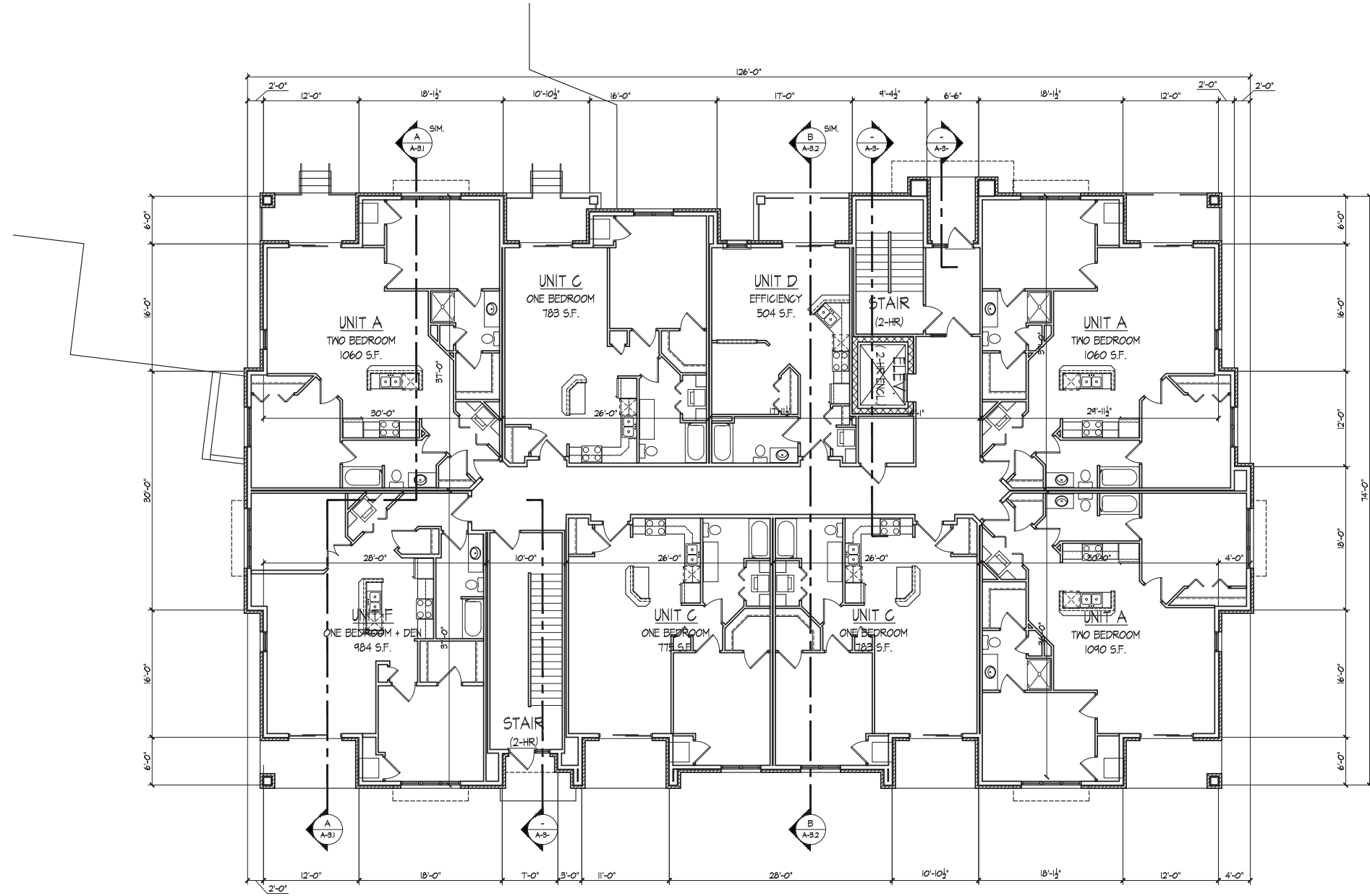
Drawing Title
**First Floor Plan
 Building A**

Project No. **0466** Drawing No. **A-1.1A**

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

Consultant

Notes



Revisions
PUD-SIP Submittal - March 20, 2013

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



Project Title
Lot 95, 2nd Addition to
Midtown Commons
1723 Waldorf Drive
Madison, Wisconsin

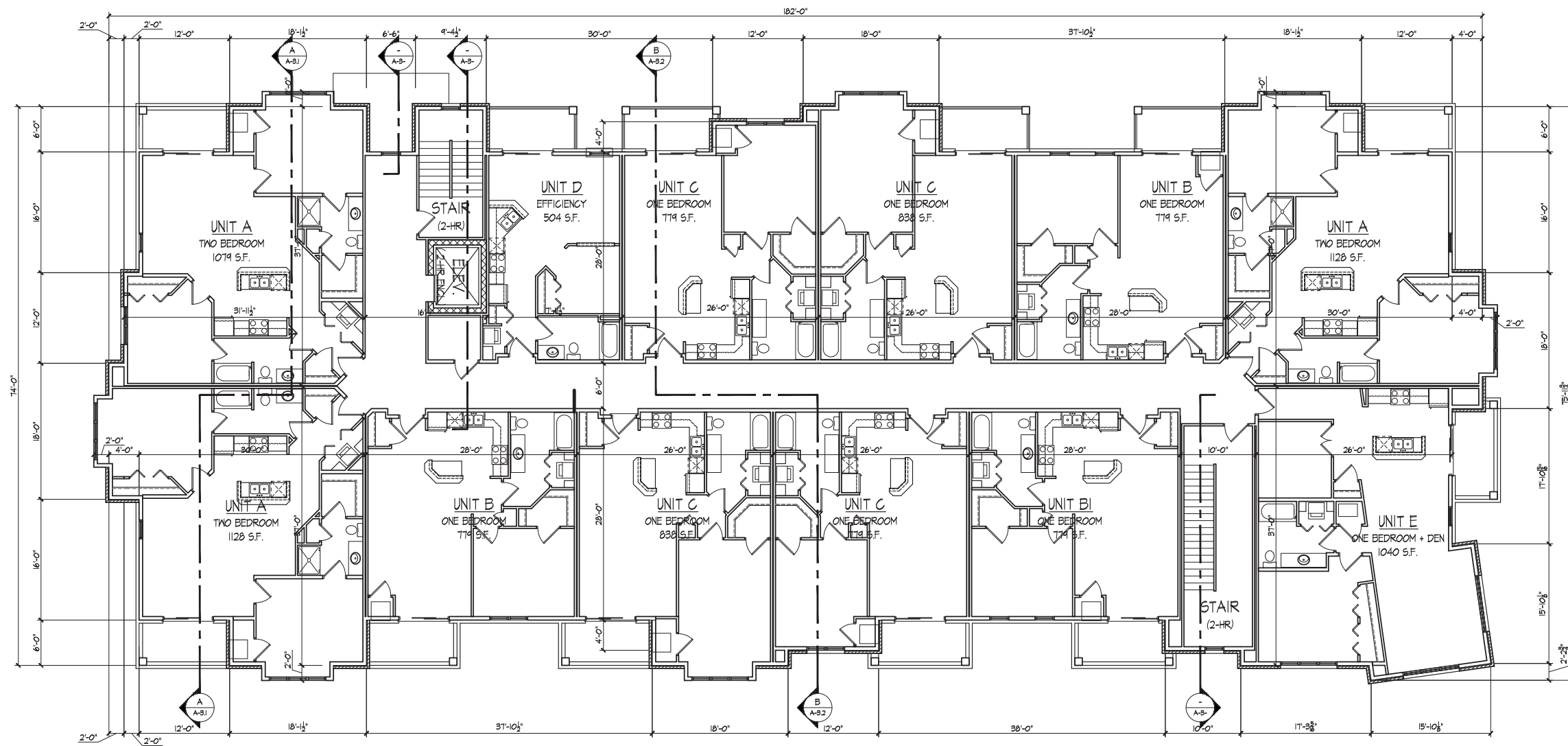
Drawing Title
**First Floor Plan
Building B**

Project No. Drawing No.

0466

A-1.1B

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



Revisions
PUD-SIP Submittal - March 20, 2019

Project Title
Lot 95, 2nd Addition to
Midtown Commons
1723 Waldorf Drive
Madison, Wisconsin

SECOND-FOURTH FLOOR PLAN - BLDG A
1/8" = 1'-0"

Drawing Title
**Second-Fourth Floor Plan
Building A**

Project No. Drawing No.

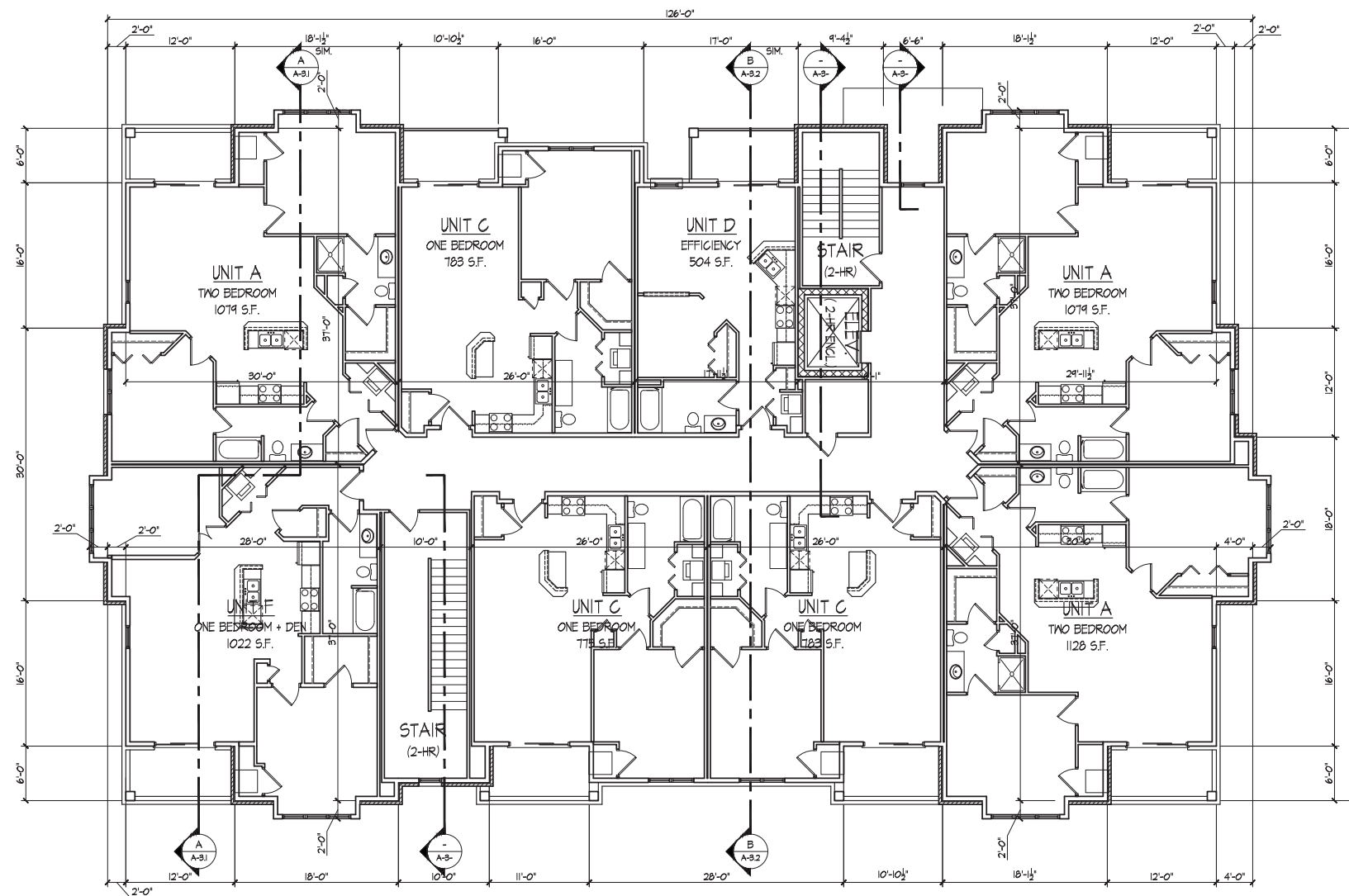
0466

A-1.2A

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

Consultant

Notes



Revisions
PUD-SIP Submittal - March 20, 2013

SECOND-FOURTH FLOOR PLAN - BLDG. B
1/8" = 1'-0"



Project Title
**Lot 95, 2nd Addition to
Midtown Commons**
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
**Second-Fourth Floor Plan
Building B**

Project No. Drawing No.

0466

A-1.2B

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



○ FRONT ELEVATION ALONG WALDORF BLVD.
 3/32" = 1'-0"



○ END ELEVATION ALONG MAYO DRIVE
 3/32" = 1'-0"



○ END ELEVATION
 3/32" = 1'-0"



○ REAR ELEVATION
 3/32" = 1'-0"