

SHEET INDEX:

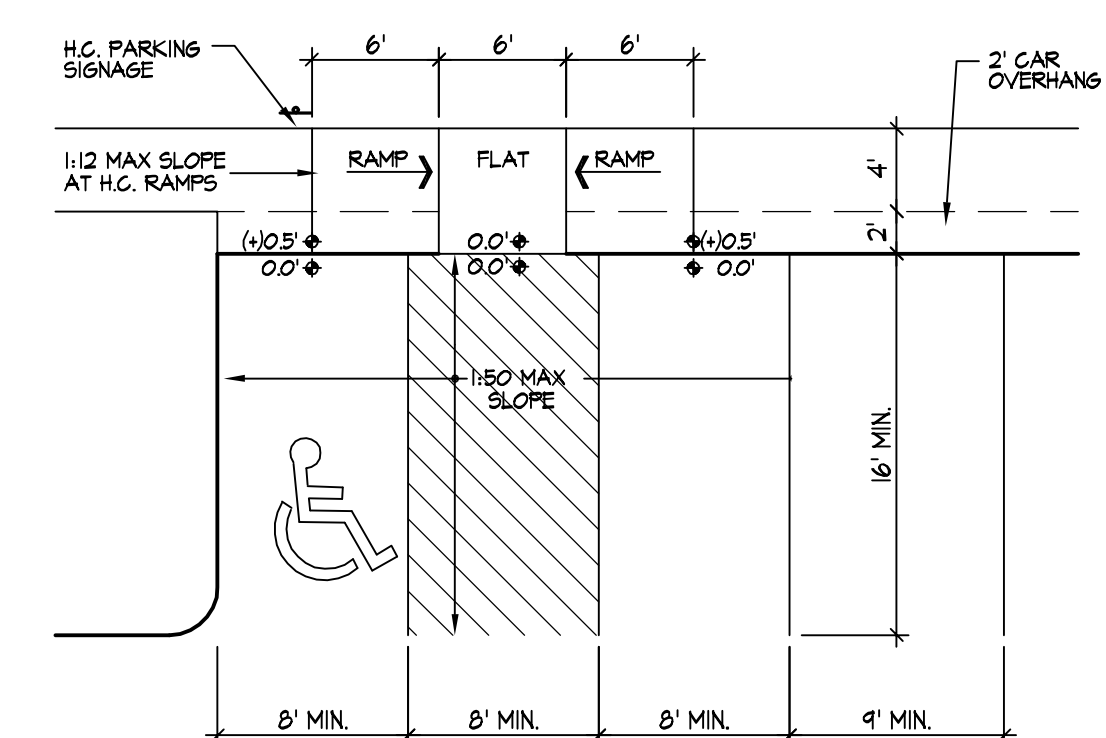
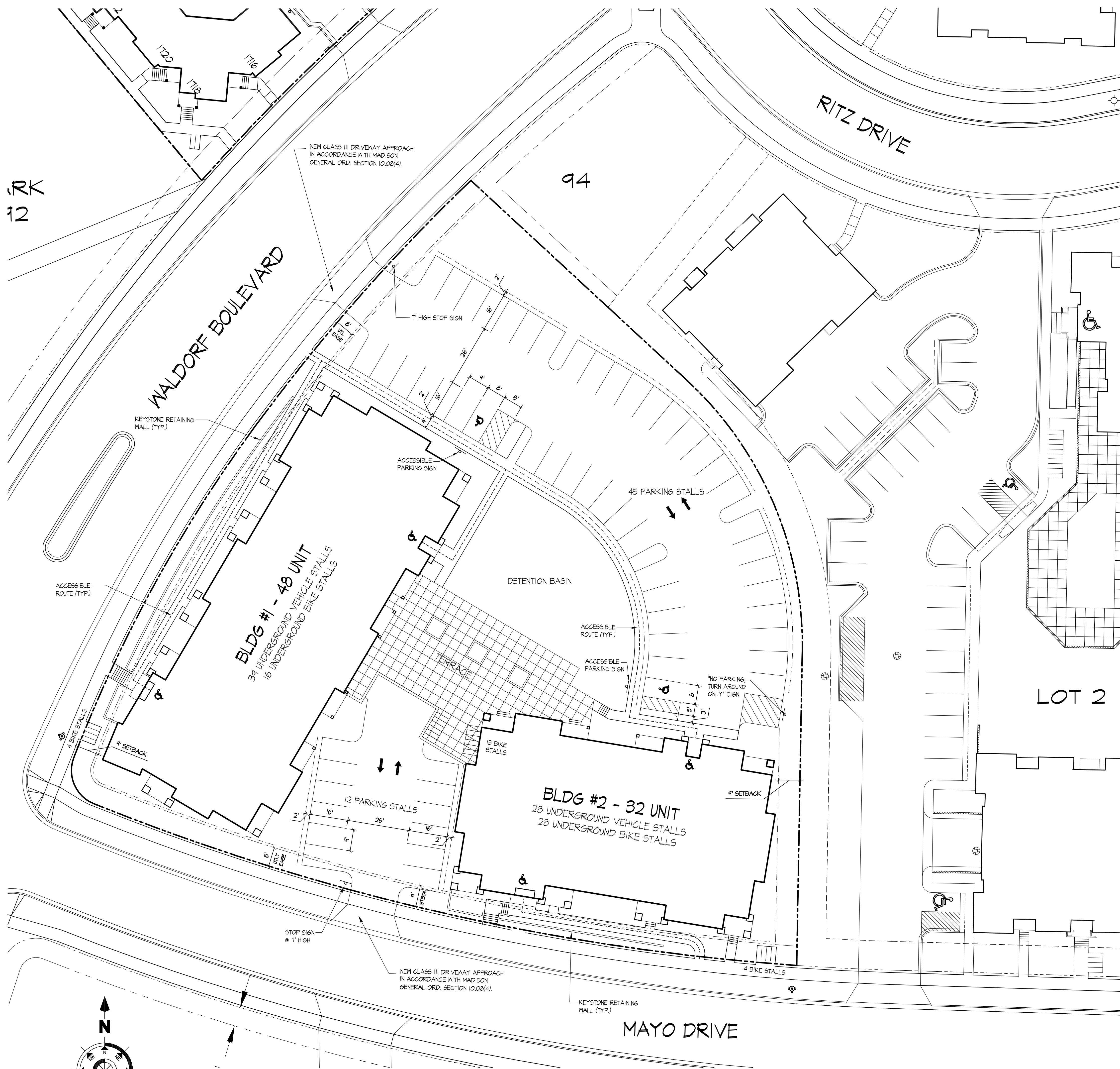
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Notes

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 WITH MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(e) AND (B)(h)(2d)).
8. ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

SITE DEVELOPMENT DATA

DENSITIES:	
Lot Area	65340 S.F. (1.5 Acres)
Dwelling Units	80 Units
Lot Area / D.U.	816 S.F./Unit
Density	11.20 net D.U./Acre
Usable Open Space	11,120 S.F.
Usable Open Space/D.U.	134 S.F./D.U.
DWELLING UNIT MIX:	
Efficiency	0
One Bedroom	38
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	44
Underground	25
Total	65 (50 + 5(30) = 65 required)

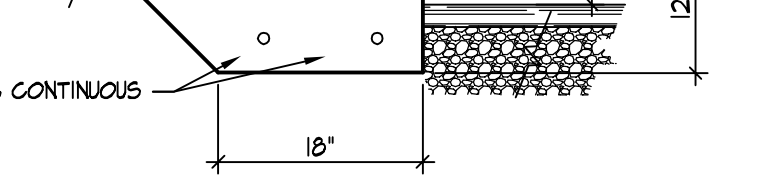


1 HANDICAP ACCESS RAMP
TYPICAL AT ALL ACCESSIBLE CROSSWALKS

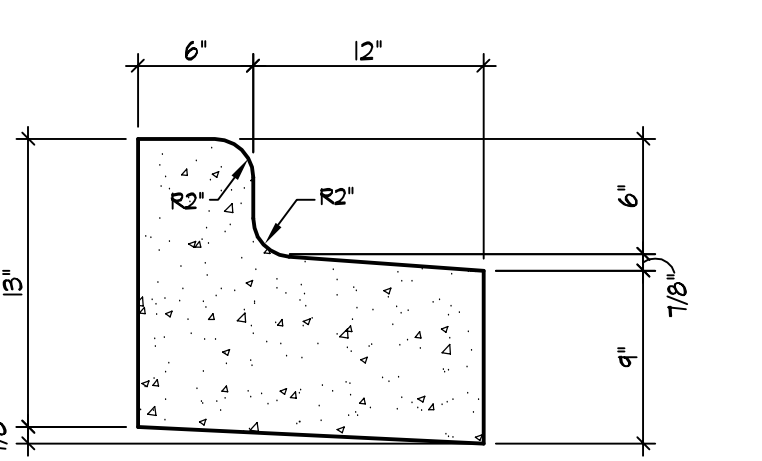
WALK WIDTH AS INDICATED.
MAX SLOPE 1/8" PER 1'-0"

2 1/2" ASPHALT PAVING
OVER 6" BASE COURSE

5" CONCRETE WALK IV
6x6-10-10 WVF



2 SIDEWALK CURB DETAIL



3 REJECT CURB

Revisions

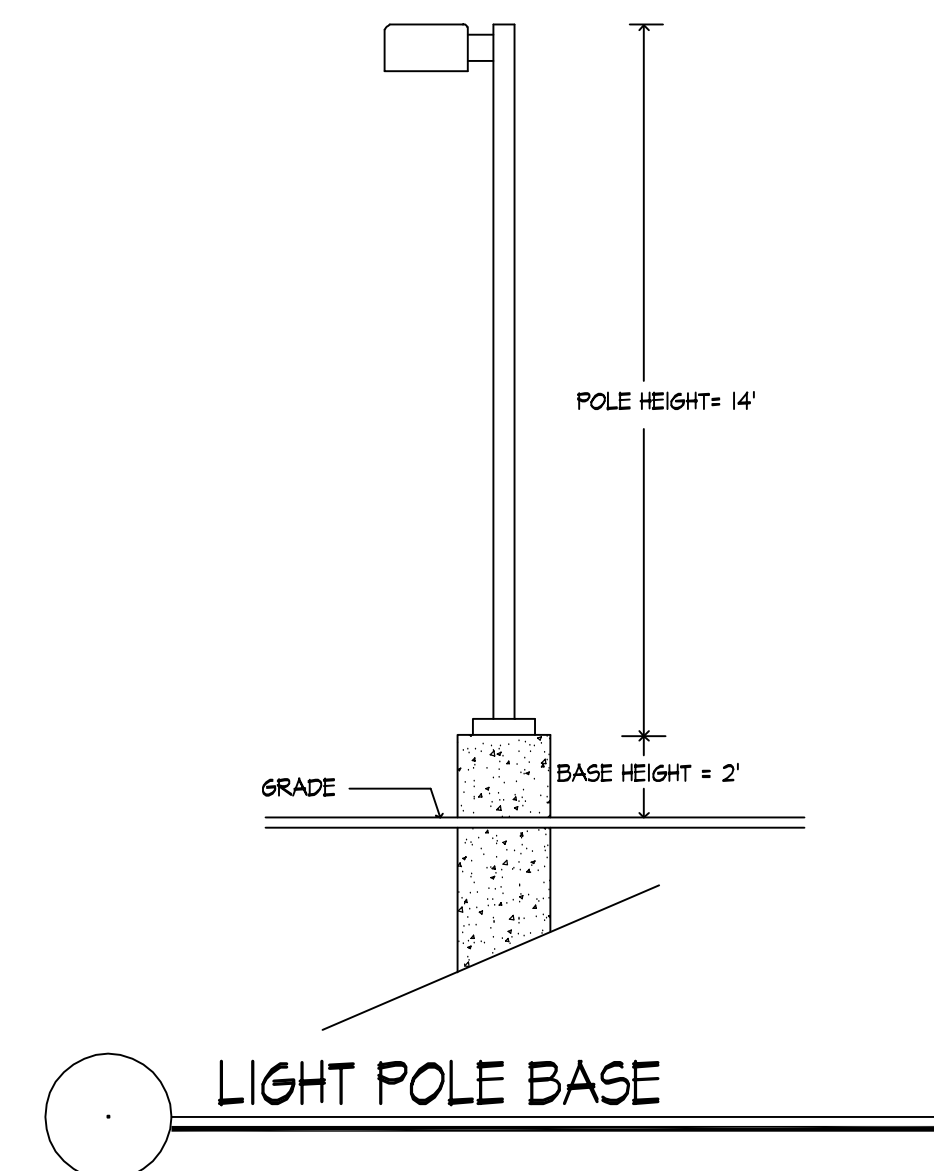
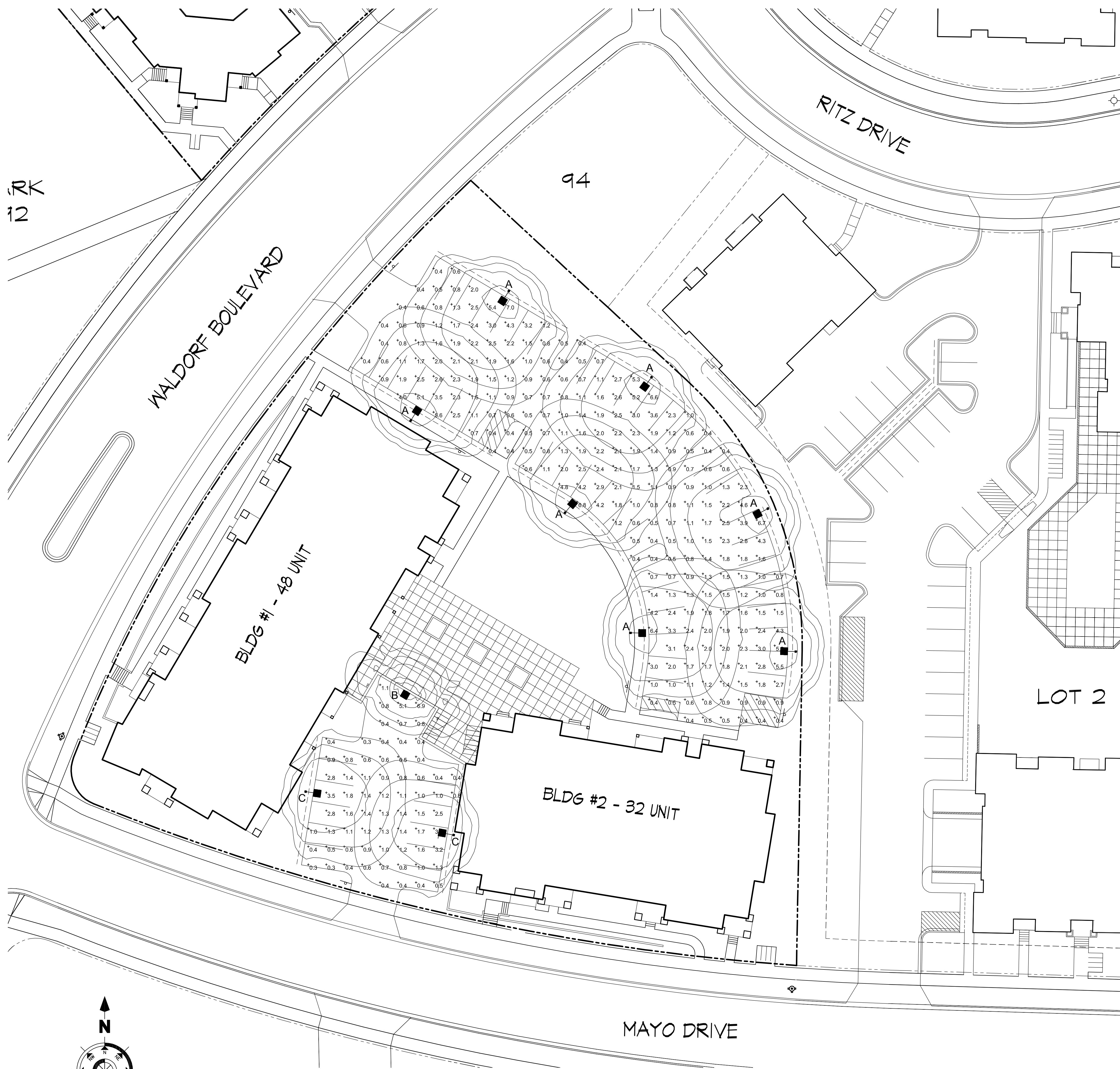
Amended PUD-SIP Submittal - January 6, 2004

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**

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Revisions

Amended PUD-SIP Submittal - January 6, 2004

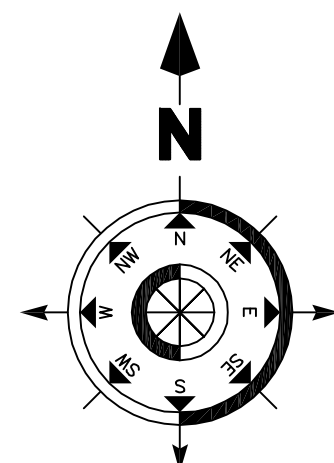
LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Parking Lot	+	1.6 fc	7.0 fc	0.4 fc	17.5:1	4:1
South Parking Lot	+	1.2 fc	4.2 fc	0.3 fc	14.0:1	4:1

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	MAC410SBLies	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	MAC410SBLies	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**




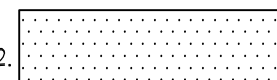
SITE LIGHTING PLAN
 1" = 20'

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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

Project Title

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

Drawing Title

Fire Dept. Access
Plan

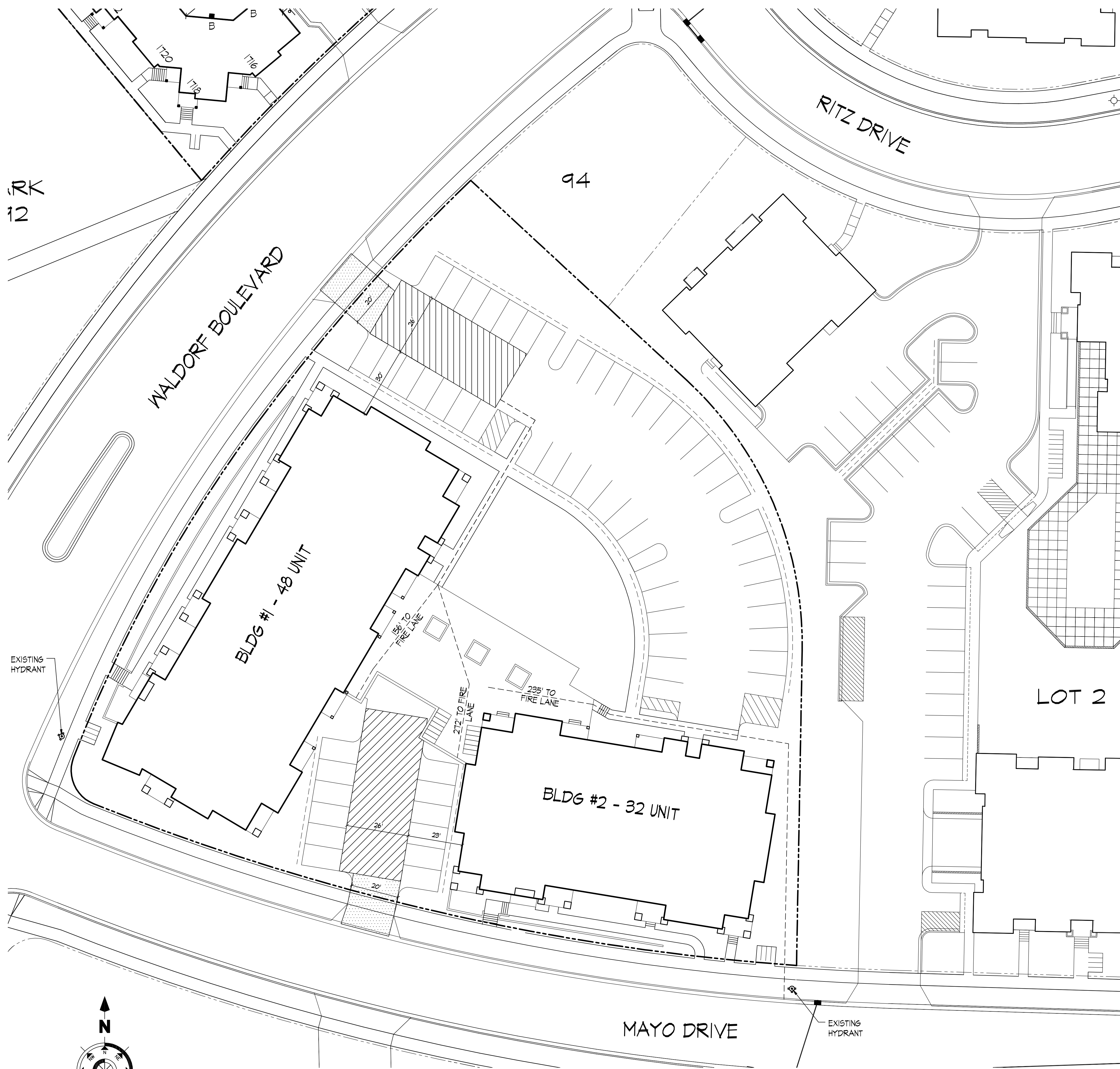
Project No.

0466

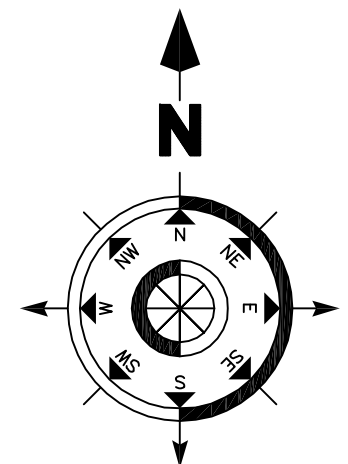
Drawing No.

C-1.3

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7K
12



FIRE DEPT. ACCESS PLAN

1" = 20'

USABLE OPEN SPACE
8,270 S.F. + 2,850 S.F. (BALCONIES) = 11,120 S.F.

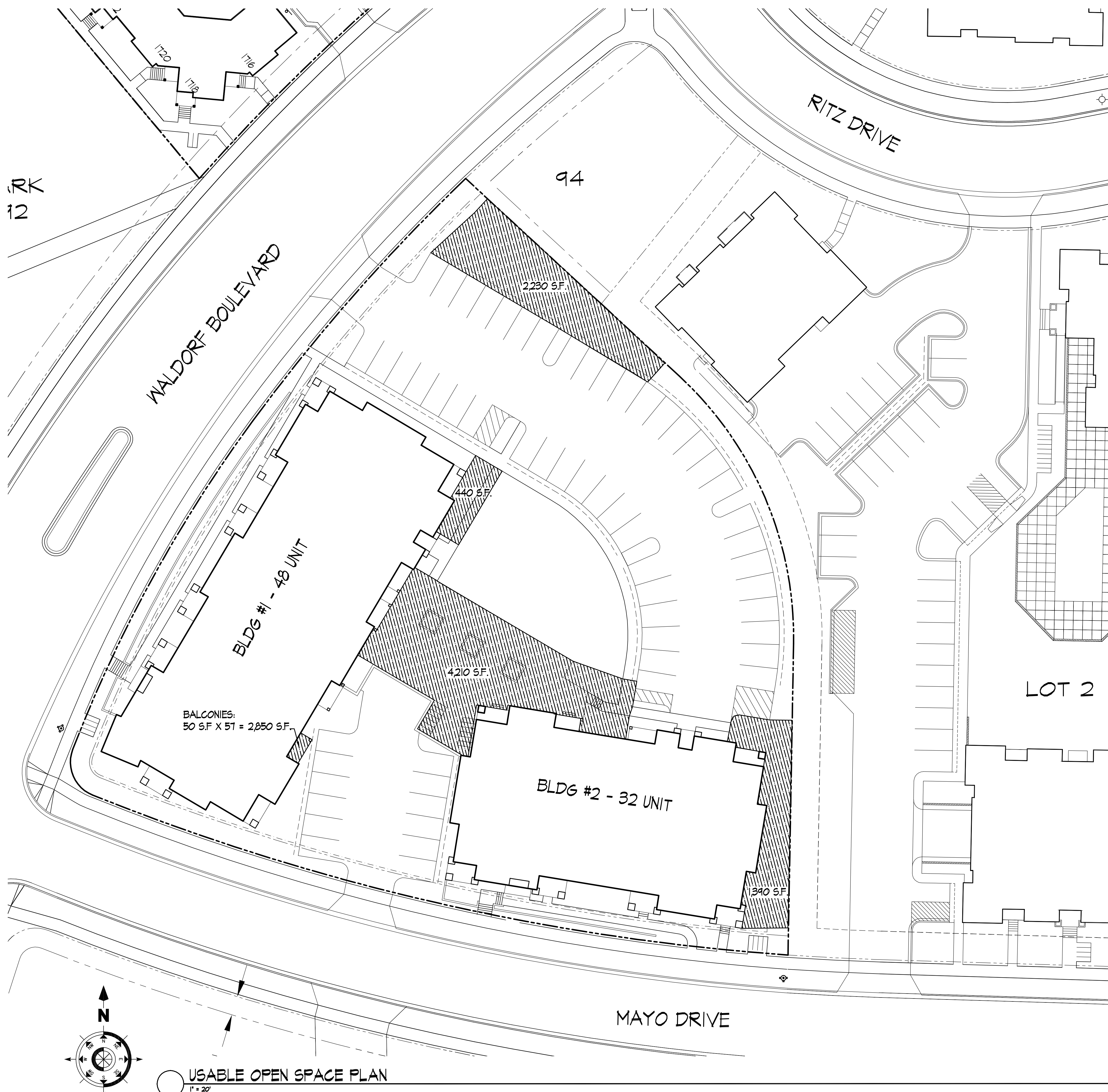
Amended PUD-SIP Submittal - January 6, 2004

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

Usable Open Space
Plan

0466

C-1.4

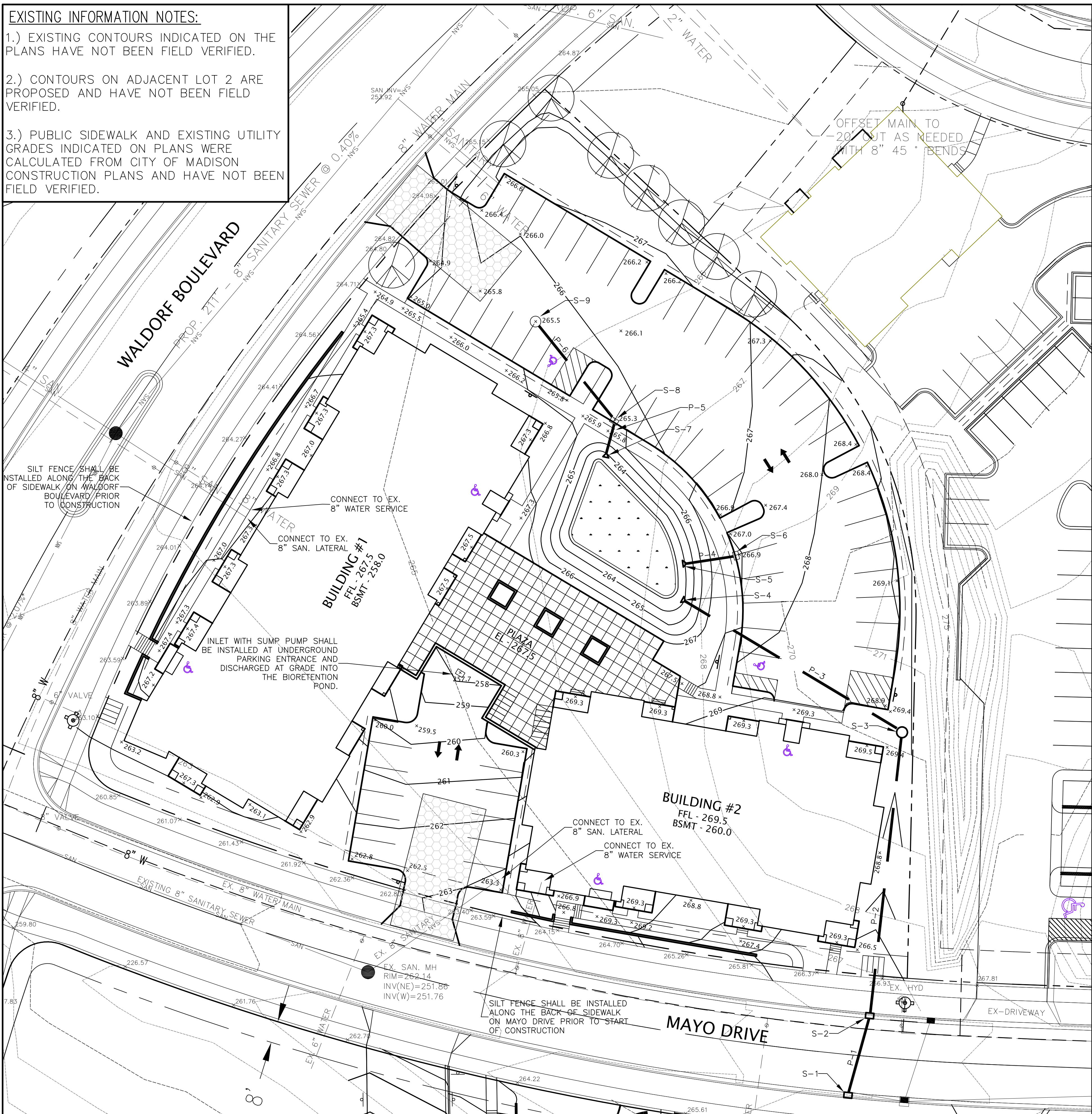


USABLE OPEN SPACE PLAN

1" = 20'

EXISTING INFORMATION NOTES:

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



STORM SEWER STRUCTURE SCHEDULE:

STRUCTURE NUMBER	TYPE	TOP OF CASTING	INVERT	DEPTH	GRATE
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

STORM SEWER PIPE SCHEDULE:

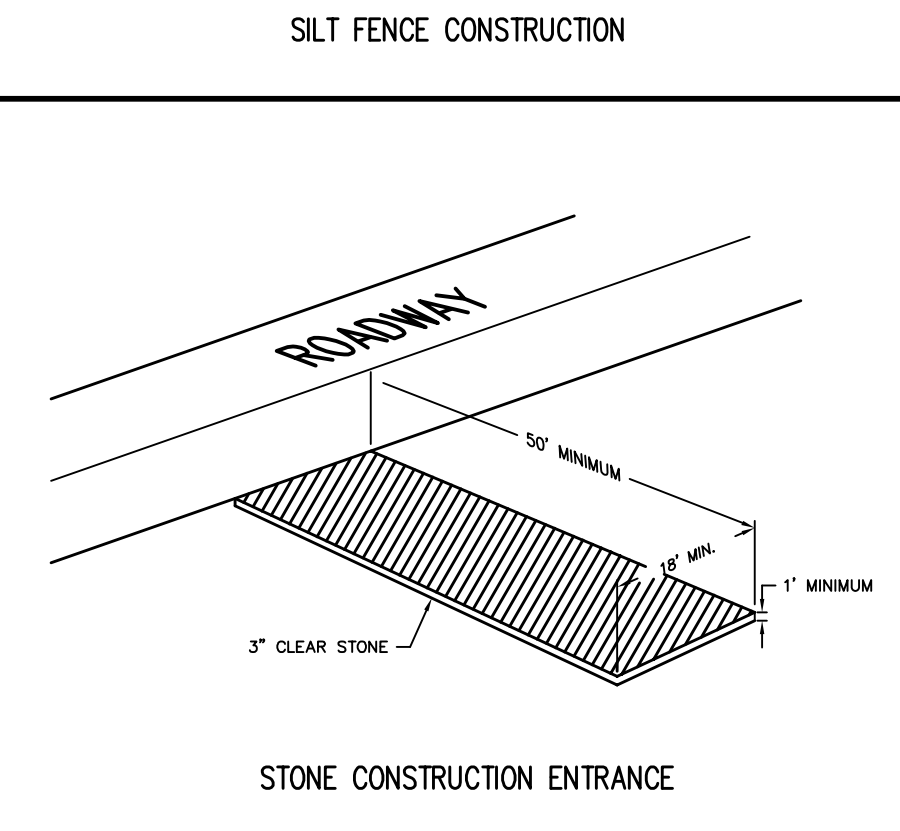
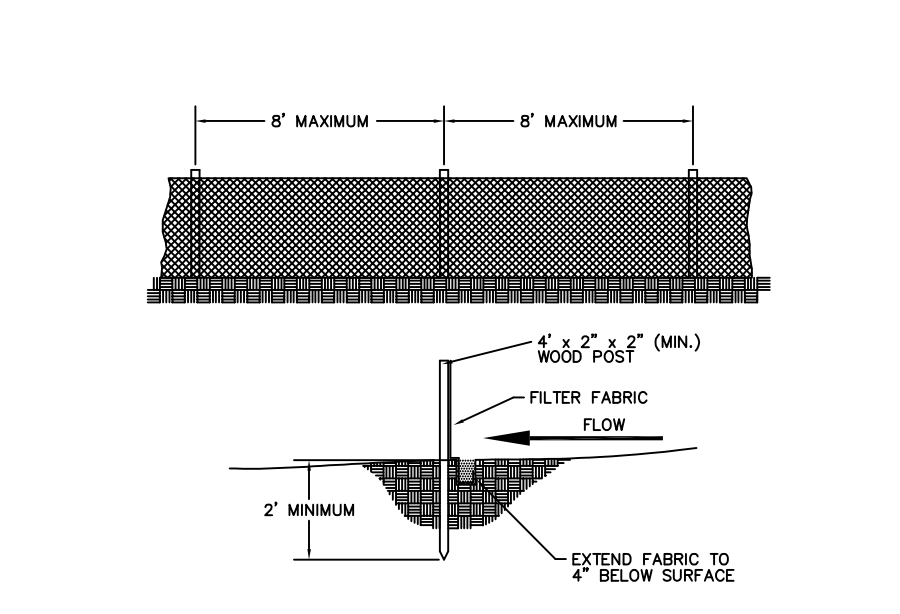
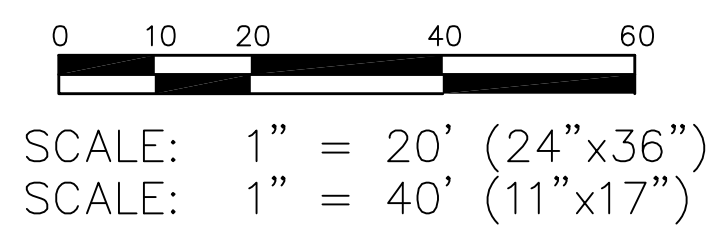
PIPE NUMBER	FROM (UP)	TO (DOWN)	LENGTH	INVERT	DISCHARGE	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	30'	262.15	262.00	0.50	15"
P-2	S-3	S-2	105'	262.70	262.15	0.50	15"
P-3	S-4	S-3	90'	263.10	262.70	0.45	15"
P-4	S-6	S-5	18'	263.30	263.10	1.10	12"
P-5	S-8	S-7	12'	263.16	263.10	0.40	12"
P-6	S-9	S-8	50'	263.35	263.16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

LEGEND:

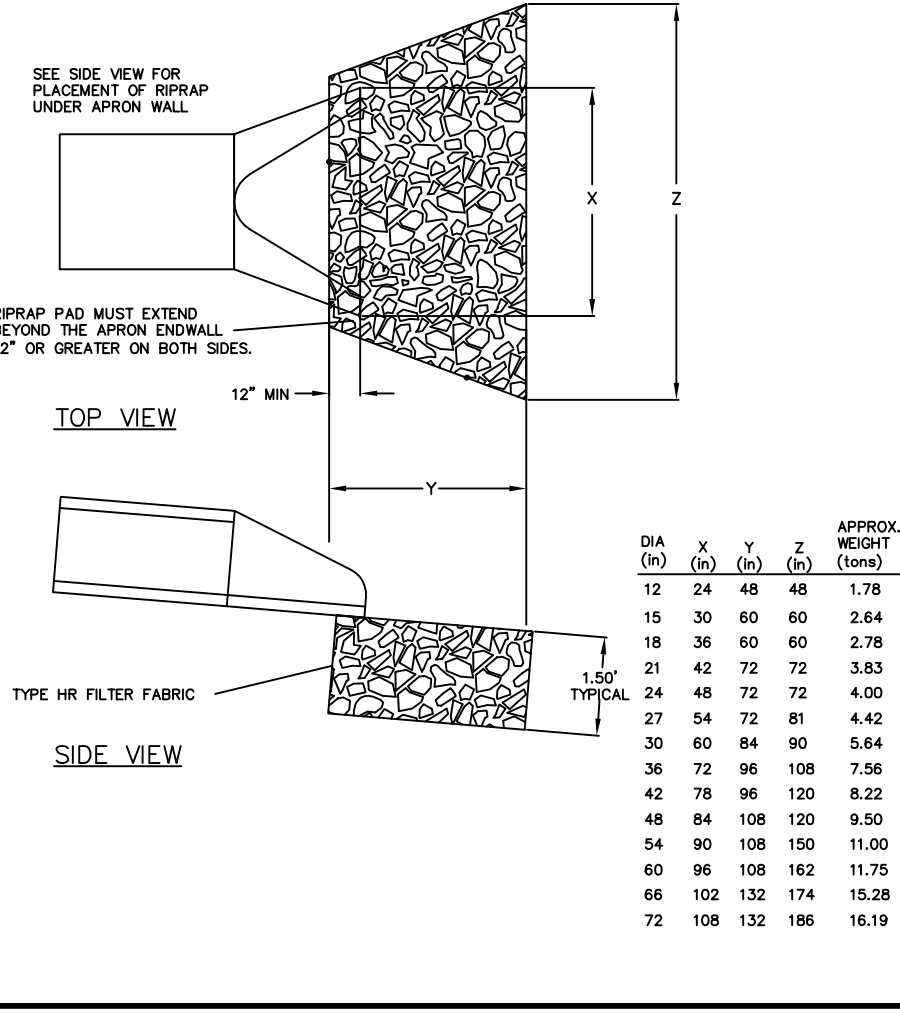
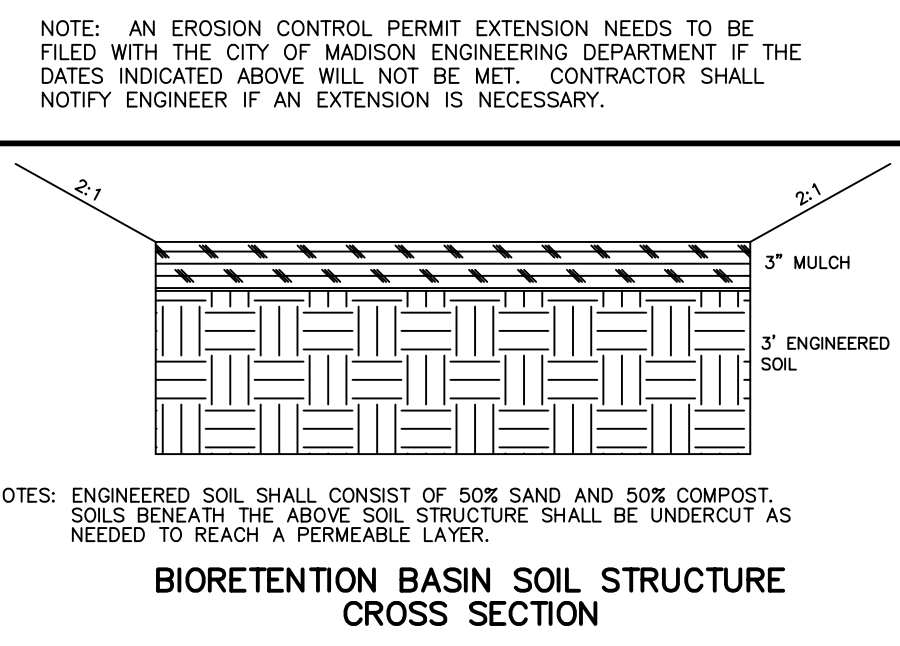
- = STORM SEWER
- = STONE CONSTRUCTION ENTRANCE
- = UTILITY PATCH
- = BIORETENTION BASIN
- x1000.00 = PROPOSED SPOT GRADE
- x1000.00 = SPOT GRADE BASED ON AVAILABLE CITY OF MADISON PLANS (NOT FIELD VERIFIED)

GENERAL NOTES:

- STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE.
- SILT FENCE SHALL BE INSTALLED ALONG BACK OF SIDEWALK ON WALDORF BOULEVARD AND MAYO DRIVE PRIOR TO ANY GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.
- CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.
- INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.
- ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- ALL SUBSURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPT. OF COMMERCE REQUIREMENTS.
- PRIVATE STORM SEWER SHALL BE AS SPECIFIED IN THE ABOVE SCHEDULE.
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).
- PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.
- UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- BUILDING PLUMBER SHALL SPECIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.
- DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY.
- ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN AS SPECIFIED IN PLANTING PLAN.
- GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN SEVEN DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE 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. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.
- BIORETENTION BASINS SHALL BE CONSTRUCTED DURING FINAL LANDSCAPING TO PREVENT THEM FROM CLOGGING WITH SEDIMENT.
- AT LEAST 3' OF ENGINEERED SOIL SHALL BE PLACED IN THE BIORETENTION BASIN. BEDROCK MAY BE ENCOUNTERED IN SOME AREAS OF THE BASIN. BEDROCK SHALL BE REMOVED AS NEEDED TO ALLOW INSTALLATION OF ENGINEERED SOIL.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.



BIORETENTION BASIN SOIL STRUCTURE CROSS SECTION



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

DATE: 01-06-10
 REVISIONS:
 DATE:

LOT 95 MID TOWN CENTER
 1723 WALDORF BOULEVARD

GRADING, EROSION CONTROL AND UTILITY PLAN

DRAWING NAME : M:\12301\CIVIL\12301-CIVIL SHEETS\12301-BASE.DWG

Madison Office
 2690 Research Park Drive, Suite H
 Madison, WI 53711
 Ph: 608-442-9500
 Fax: 608-442-9501

Forbault, Minnesota: 507-331-1500
 Monticello, Minnesota: 507-387-6651
 Web: www.is-grp.com

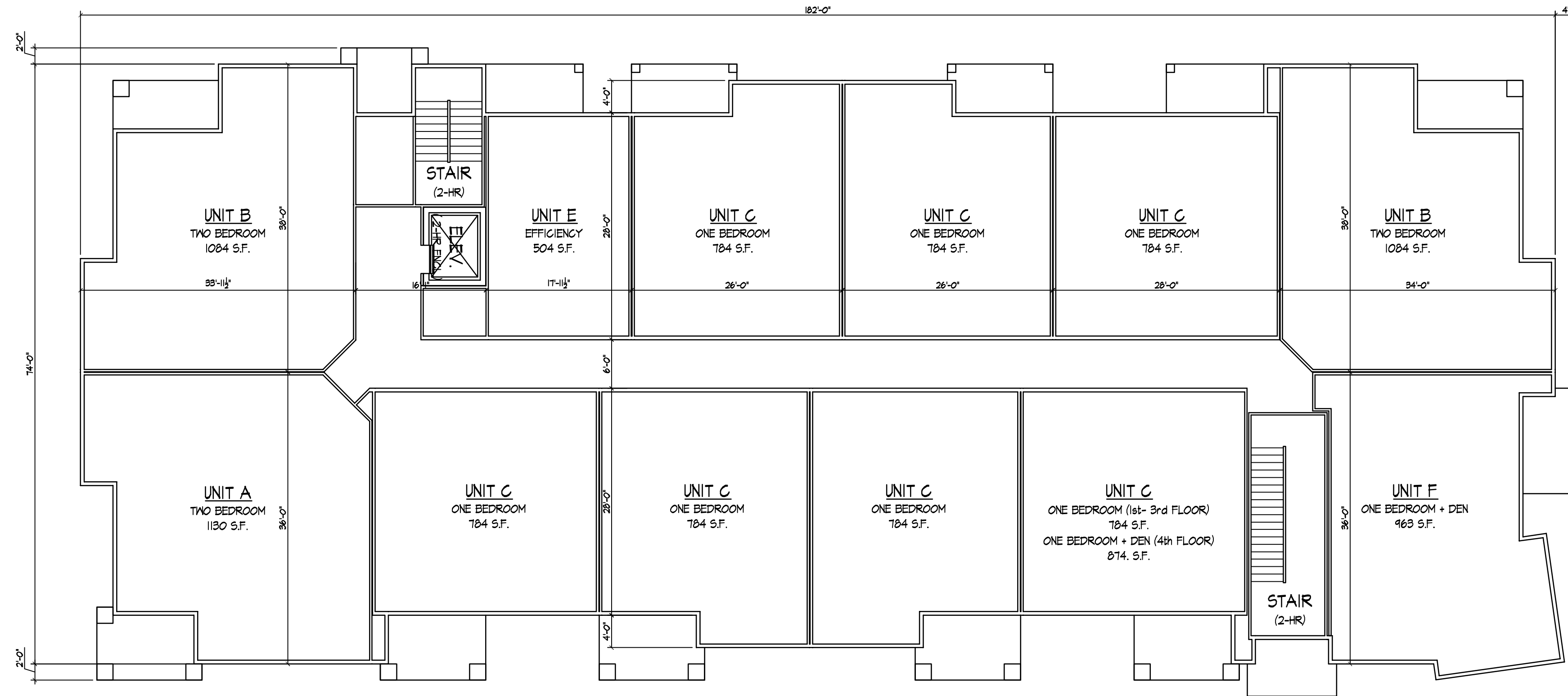
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 One firm - start to finish™

ARCHITECTS - ENGINEERS - PLANNERS - LAND SURVEYORS - SCIENTISTS

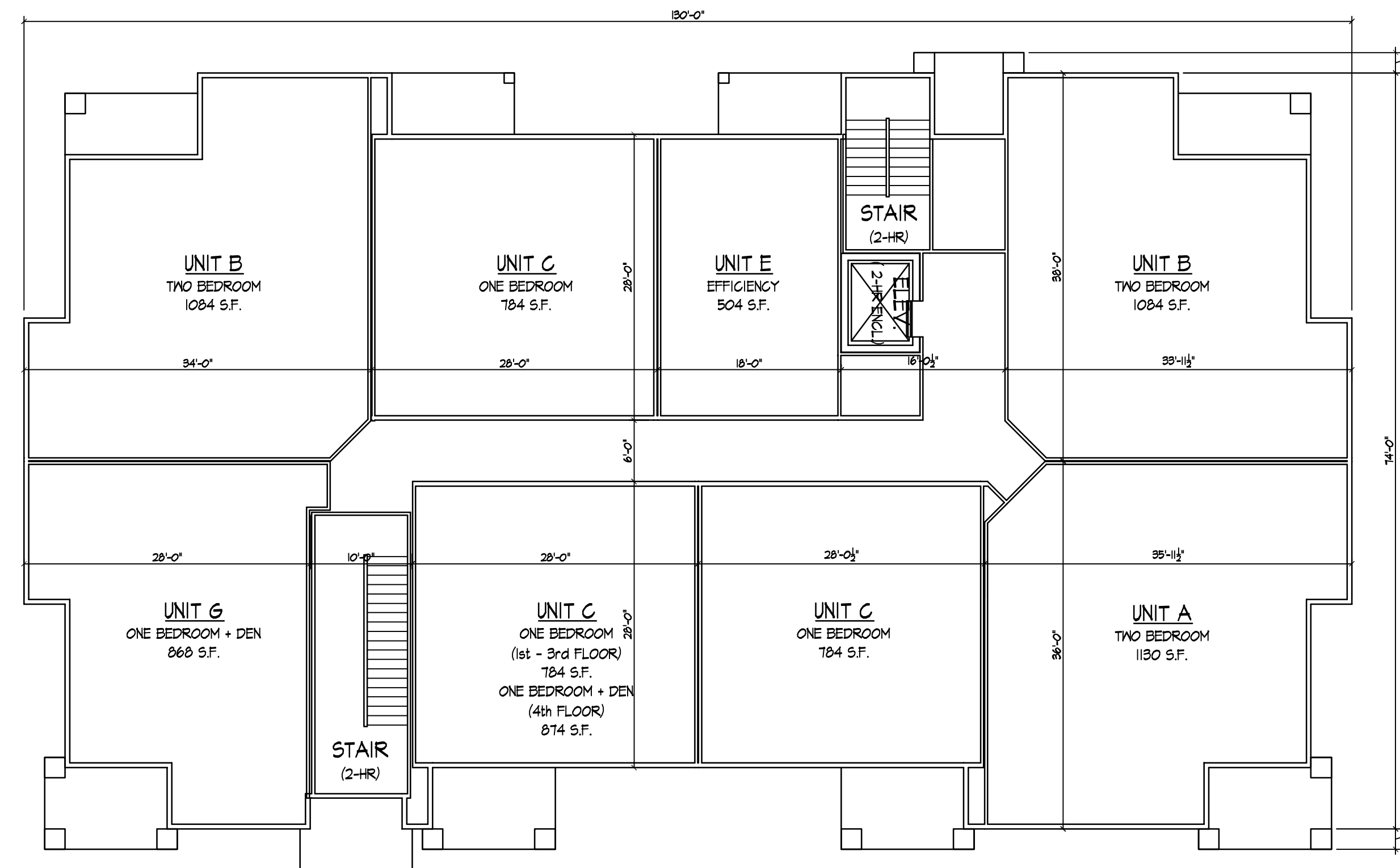
C-2.1

Consultant

Notes



TYPICAL FLOOR PLAN - BUILDING #1
3/82" = 1'-0"



TYPICAL FLOOR PLAN - BUILDING #2
3/82" = 1'-0"

Revisions
AMENDED FUD-SIF SUBMITTAL - JANUARY 6, 2010

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

Drawing Title
**Typical Floor Plans
Building #1 & #2**

Project No. Drawing No.
0466 2

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○ FRONT ELEVATION ALONG WALDORF BLVD.
3/82" = 1'-0"



○ END ELEVATION ALONG MAYO DRIVE
3/82" = 1'-0"



○ END ELEVATION
3/82" = 1'-0"



○ REAR ELEVATION
3/82" = 1'-0"



SOUTH ELEVATION ALONG MAYO DRIVE
3/82" = 1'-0"



EAST ELEVATION
3/82" = 1'-0"



WEST ELEVATION
3/82" = 1'-0"



NORTH ELEVATION
3/82" = 1'-0"