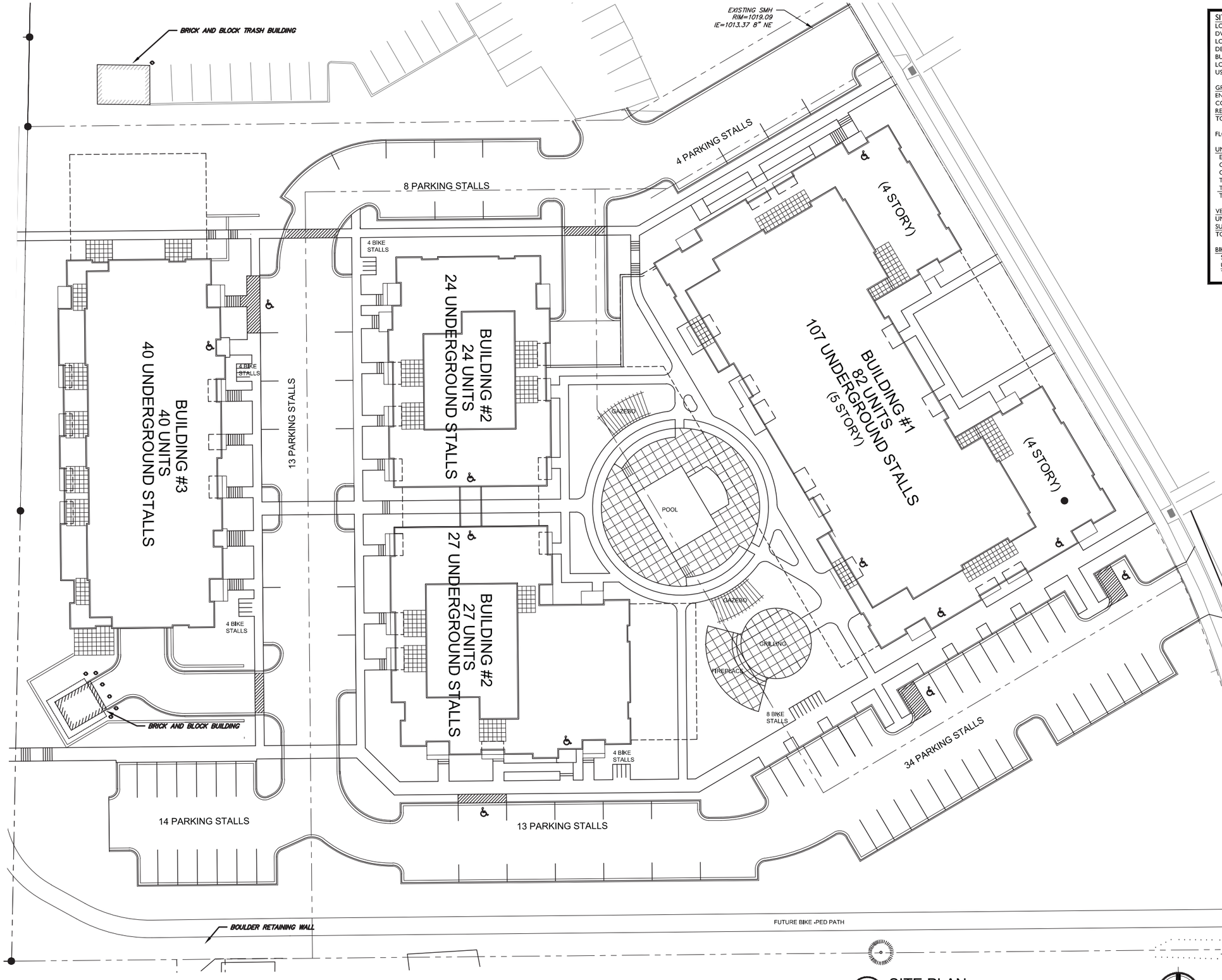

1 C-1.1 SITE PLAN
1" = 20'-0"

GRAPHIC SCALE FEET
0 20 40 60
1 INCH = 20 FT

SITE DEVELOPMENT STATISTICS		
LOT AREA	196,260 s.f./4.5 ACRES	
DWELLING UNITS	176 DU	
LOT AREA/ D.U.	1,115 S.F. /DU	
DENSITY	39 UNITS/ACRE	
BUILDING HEIGHT	3-5 STORIES	
LOT COVERAGE	112,551 S.F. = 57% (85% MAX)	
USABLE OPEN SPACE	55,300 S.F.	
GROSS FLOOR AREA		
ENCLOSED PARKING (BASEMENT)		77,435 S.F.
COMMERCIAL AREA		7,125 S.F.
RESIDENTIAL AREA		190,806 S.F.
TOTAL GROSS FLOOR AREA		275,366 S.F.
FLOOR AREA RATIO	1	
UNIT MIX		
EFFICIENCY	18	
ONE BEDROOM	92	
ONE BEDROOM + DEN	16	
TWO BEDROOM	50	
TWO BEDROOM + DEN	1	
TOTAL	176	
VEHICLE PARKING		
UNDERGROUND	203	
SURFACE	86	
TOTAL	289	
BIKE PARKING		
SURFACE - FLOOR STALL	24	
UNDERGROUND - FLOOR STALL	158	
TOTAL	182	

SHEET INDEX

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knothe · bruce
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608.836.3690 Middleton, WI 53562

CONSULTANT

ISSUED
Issued for Land Use - August 5, 2015

Revised - Month Day, Year
Revised - Month Day, Year
Revised - Month Day, Year
Revised - Month Day, Year

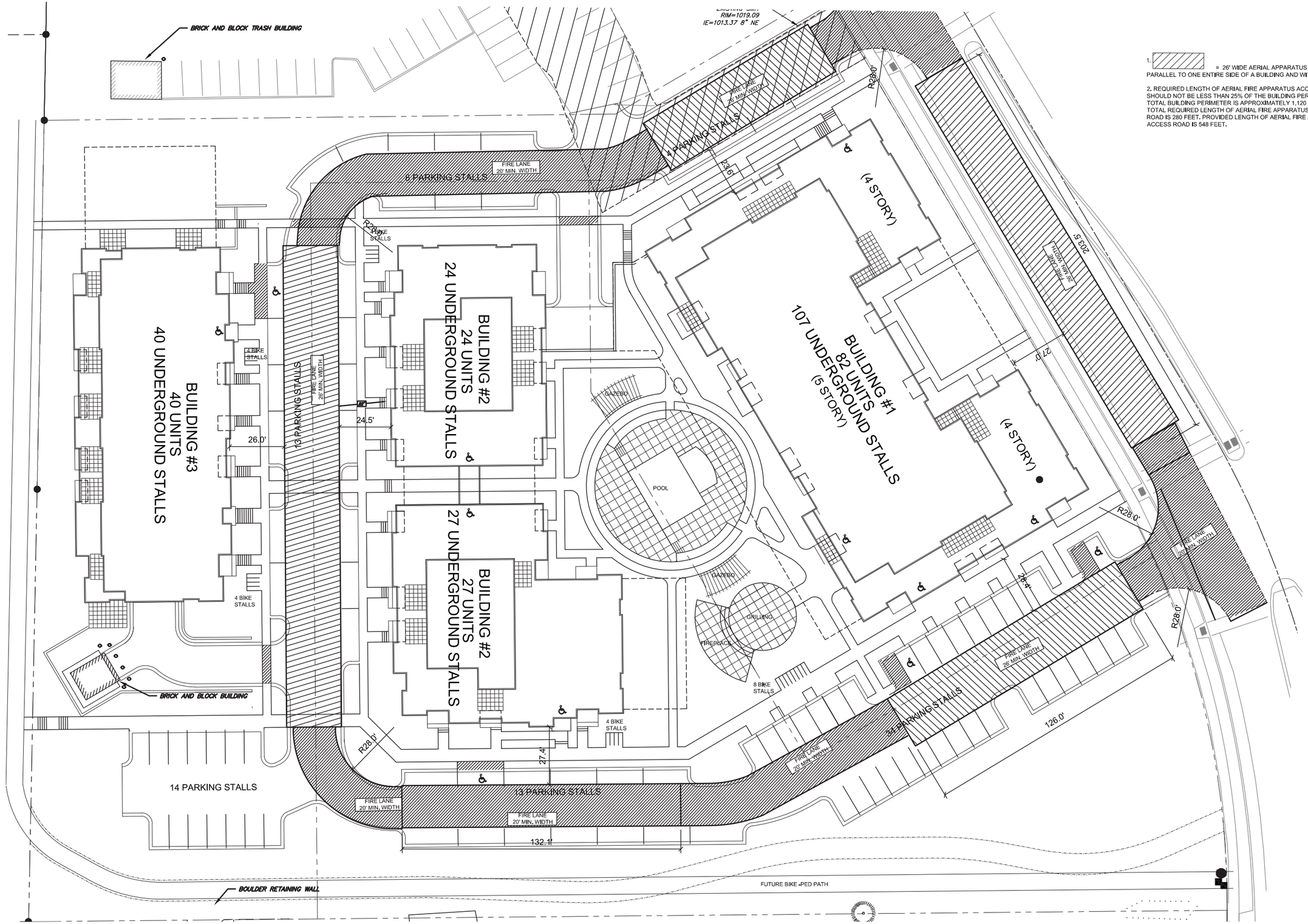
PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1504



1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.

2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 1,120 FEET. TOTAL REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 280 FEET. PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 548 FEET.

1 C-1.2 FIRE ACCESS PLAN
1" = 20'-0"

GRAPHIC SCALE FEET
0 20 40 60
1 INCH = 20 FT

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CONSULTANT

ISSUED
Issued for Land Use - August 5, 2015

Revised - Month Day, Year
Revised - Month Day, Year
Revised - Month Day, Year
Revised - Month Day, Year

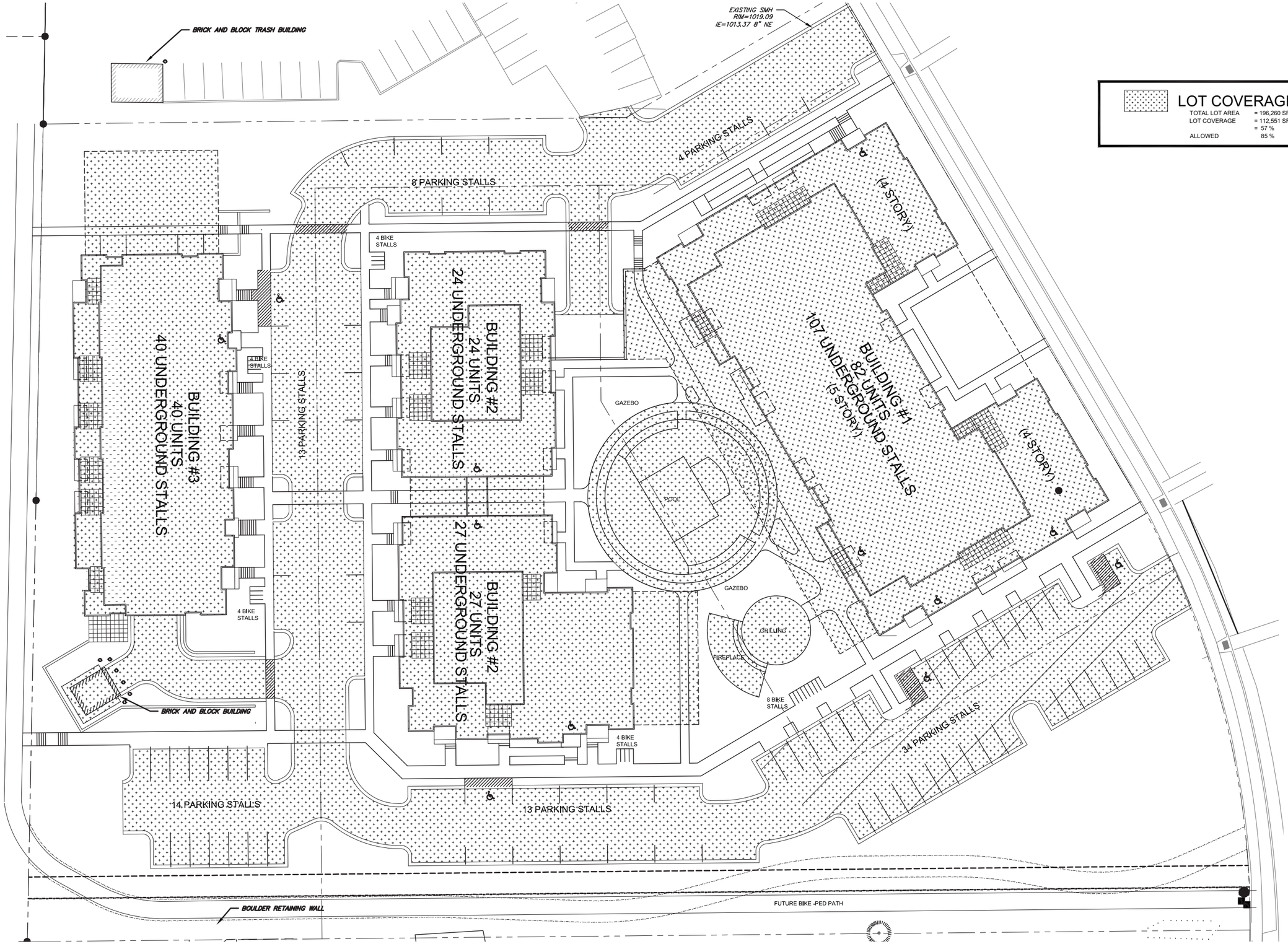
PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.2

PROJECT NO. 1504



LOT COVERAGE

TOTAL LOT AREA	= 196,260 SF
LOT COVERAGE	= 112,551 SF
	= 57 %
ALLOWED	85 %

1 C-1.3 — LOT COVERAGE PLAN
1" = 20'-0"

GRAPHIC SCALE FEET
0 20 40 60
1 INCH = 20 FT

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Revised - Month Day, Year

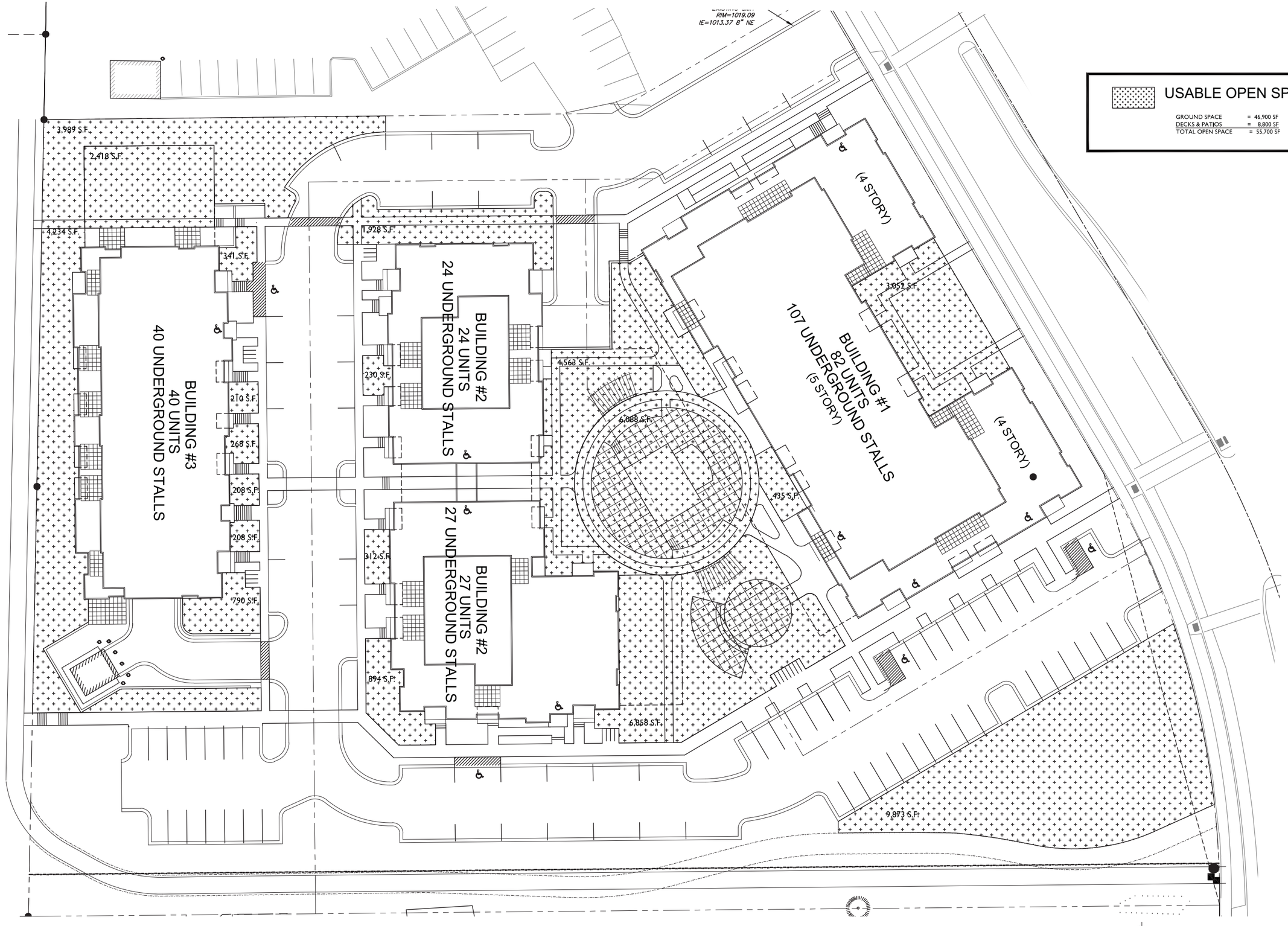
PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.3

PROJECT NO. 1504



USABLE OPEN SPACE

GROUND SPACE	=	46,900 SF
DECKS & PATIOS	=	8,800 SF
TOTAL OPEN SPACE	=	55,700 SF

1 C-1.4 USABLE OPEN SPACE PLAN
1" = 20'-0"

GRAPHIC SCALE FEET
0 20 40 60
1 INCH = 20 FT

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Issued for Land Use - August 5, 2015

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Revised - Month Day, Year

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.4

PROJECT NO. 1504

City of Madison, WI Landscape Worksheet

Developed Lot	SF	Landscape Units Req.	Landscape Points Req.
Total Developed Area	50,375	168	840

Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	33	1155
Ornamental Tree	15	6	7
Evergreen Tree	15	0	0
Shrub, deciduous	2	31	62
Shrub, evergreen	3	30	90
Ornamental Grass	2	162	324
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0
		262	1638

Plant List					
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
	Deciduous Trees					
CO	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry	6	BB	2 1/2" Cal	Single straight leader; match specimens
CC	*Corylus colurna*	Turkish filbert	8	2.5" Cal.	BB	Single straight leader; match specimens
MA	*Maackia amurensis 'Starburst'*	Starburst Amur Maackia	14	2.5" Cal.	BB	Single straight leader; match specimens
PA	*Platanus x acerifolia 'Morton Circle'*	Exclamation! London Planetree	7	2.5" Cal.	BB	Single straight leader; match specimens
QS	*Quercus x schuettei*	Swamp x Bur Oak	5	2.5" Cal.	BB	Single straight leader; match specimens
	Evergreen Trees					
JN	*Juniper x J.N. 'Select Blue'*	Sar Power Juniper	8	3' Ht.	BB	Single straight leader; match specimens
PG	*Picea glauca*	White Spruce	9	4' Ht.	BB	Single straight leader; match specimens
TO	*Thuja occidentalis 'Hetz Wintergreen'*	Hetz Wintergreen Arborvitae	4	4' Ht.	BB	Single straight leader; match specimens
	Deciduous Ornamentals + Shrubs					
Ag	*Amelanchier x grandiflora*	Apple Serviceberry	2	4' Ht.	BB	Single straight leader; match specimens
Cf	*Calycanthus floridus*	Carolina Allspice	2	18" Ht.	BB	Space per plan
Ccf	*Carpinus caroliniana 'J.N. upright'*	Pyramid Musclewood	2	18" Ht.	BB	Space per plan
Cv	*Chionanthus virginicus*	Fringetree	2	1 1/2" Cal.	BB	Female. Multi-stem 3-5 leaders
Cm	*Cornus mas 'Golden Glory'*	Golden Glory Corneliancherry Dogwood	3	2" Cal.	BB	Single straight leader; match specimens
Hv	*Hamamelis virginiana*	Common Witchhazel	6	4' Ht.	BB	Multi-stem; 3-5 leaders; match specimens
Hm	*Heptacodium miconioides*	Seven Son Flower	4	4' Ht.	BB	Multi-stem; 3-5 leaders; match specimens
Hq	*Hydrangea quercifolia 'Pee Wee'*	Pee Wee Oak Leaf Hydrangea	11	12" Ht.	BB	Space per plan
Ms	*Magnolia stellata 'Royal Star'*	Royal Star Star Magnolia	3	1 1/2" Cal.	BB	Single straight leader; match specimens
Rt	*Rhus typhina'Bailtiger' PPAF*	Tiger Eyes Cutleaf Staghorn Sumac	2	18" Ht.	BB	Space per plan
	Evergreen Shrubs					
Cp	*Chamaecyparis pisifera 'Filifera'*	Threadleaf Falsecypress	1	24" Ht.	Cont.	Space per plan
Md	*Microbiota decussata*	Siberian Cypress	10	24" Ht.	Cont.	Space per plan
Tc	*Tsuga canadensis 'Gracilis'*	Gracilis Hemlock	24	24" Ht.	Cont.	Space per plan
	Perennials/Grasses/Groundcovers					
ar	*Aruncus dioicus*	Goatsbeard	5	1 Gal	Cont.	Space per plan
ag	*Allium 'Globemaster'*	Globemaster Giant Onion	14	1 Gal	Cont.	Space per plan
am	*Allium 'Millennium'*	Millennium Ornamental Chive	7	1 Gal	Cont.	Space per plan
ac	*Amorpha canescens*	Lead Plant	46	1 Gal	Cont.	Space per plan
bb	*Baptisia x bocoibi 'Twilite'*	False Indigo	9	1 Gal	Cont.	Space per plan
fa	*Fragaria x ananassa 'Trollan'*	Titan Strawberry	20	1 Gal	Cont.	Space per plan
gc	*Geranium cantabrigiense 'Biokovo'*	Biokovo Geranium	45	1 Gal	Cont.	Space per plan
km	*Hakonechloa macra 'Aureola'*	Golden-Leaved Japanese Forest Grass	68	1 Gal	Cont.	Space per plan
hba	*Hosta 'Blue Angel'*	Blue Angel Hosta	36	1 Gal	Cont.	Space per plan
lt	*Lespedeza thunbergii 'Pink Fountain'*	Pink Bush Clover	6	1 Gal	Cont.	Space per plan
lss	*Liriope spicata 'Silver Dragon'*	Silver Dragon Creeping Lily-turf	57	1 Gal	Cont.	Space per plan
nf	*Nepeta x faassenii 'Walker's Low'*	Walker's Low Catmint	40	1 Gal	Cont.	Space per plan
pa	*Polystichum acrostichoides*	Christmas Fern	39	4.5" gallon	Cont.	Space per plan
pv	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	17	1 gal	Cont.	Space per plan
sn	*Salvia nemorosa 'Caradonna'*	Caradonna Salvia	13	1 Gal	Cont.	Space per plan
sh	*Sporobolus heterolepsis 'Tara'*	Prairie Dropseed	77	1 Gal	Cont.	Space per plan
sb	*Stachys byzantina 'Big Ears'*	Lamb's Ears	7	1 Gal	Cont.	Space per plan
ts	*Thymus serpyllum 'Pink Chintz'*	Creeping Red Thyme	37	1 Gal	Cont.	Space per plan
	PRAIRIE MIX					
	Allium cernuum	Nodding Pink Allium	70	-	Plug	Randomly & evenly mix species & space T.
	Asclepias incarnata	Swamp Milkweed	70	-	Plug	
	Aster azureus	Sky Blue Aster	70	-	Plug	
	Koeleria cristata	Jane Grass	211	-	Plug	
	Echinacea 'Sunrise'	Sunrise Echinacea	70	-	Plug	
	Liatris spicata	Spike Blazing-star	70	-	Plug	
	Lupinus perennis	Lupine	70	-	Plug	
	Monarda didyma	Red Beebalm	70	-	Plug	
	Monarda fistulosa	Bergamont	70	-	Plug	
	Rudbeckia subtomentosa	Sweet Black Eyed Susan	70	-	Plug	
	Schizachyrium scoparium	Little Bluestem	282	-	Plug	
	Tradescantia ohioensis	Spiderwort	70	-	Plug	
	Sporobolus heterolepis	Prairie Dropseed	211	-	Plug	
	LOW MOW FESCUE MIX					35,200 SF
	SEDUM MIX					8,130 SF

1 L-1.0 **LANDSCAPE PLAN**
SCALE: 1"=20'-0" ON 24" X 36" SHEET

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CONSULTANT
KEN SAIKI DESIGN INC
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www.ksd-la.com

REVISIONS
July 22, 2015
August 5, 2015

PROJECT TITLE
Junction Road

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L-1.0

PROJECT NO.

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

SURVEY LEGEND

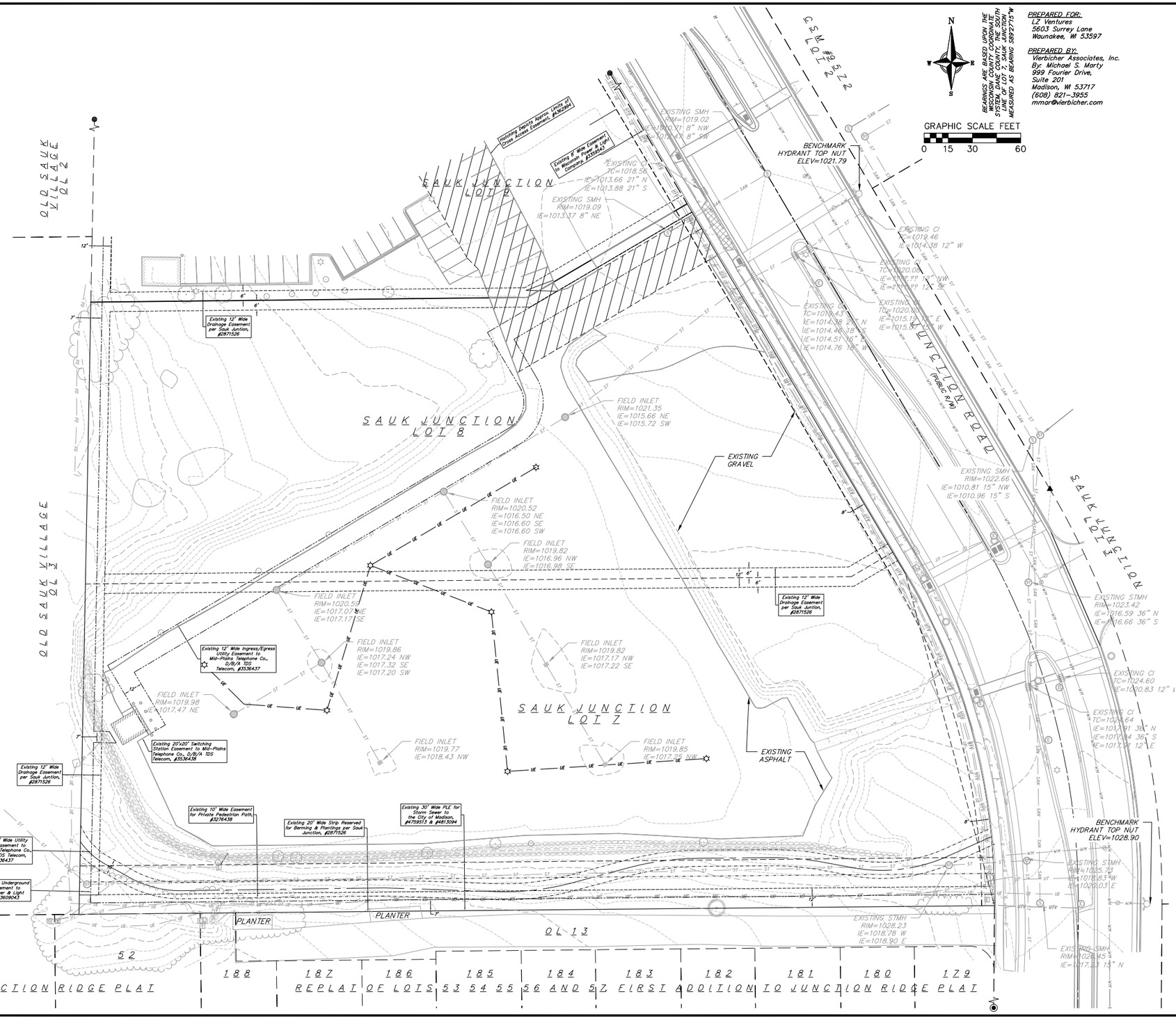
- FOUND P.K. NAIL
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



PREPARED FOR:
LZ Ventures
5603 Surrey Lane
Waunakee, WI 53597

PREPARED BY:
Vierbicher Associates, Inc.
By: Michael S. Marty
999 Fourier Drive,
Suite 201
Madison, WI 53717
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mmar@vierbicher.com

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Existing Conditions

510 Junction Road
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

SCALE: AS SHOWN
DATE: 8/5/2015
DRAFTER: CGUY
CHECKED: JDOY
PROJECT NO.: 150054
SHEET: 1 OF 6
DWG. NO.: C-1.0

05 Aug 2015 - 8:09a M:\LZ Ventures\150054_510 Junction Road\CADD\150054_Base.dwg by: jfel

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

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- FOUND 1 1/4" ø IRON ROD
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- EXISTING FIRE HYDRANT
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- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
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- EXISTING TV PEDESTAL
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- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

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- EXISTING UNDERGROUND CABLE TV
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- EXISTING RETAINING WALL
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

REMOVE EXISTING TREE (TYP)
REMOVE EXISTING GRAVEL (TYP)
REMOVE EXISTING ASPHALT (TYP)
REMOVE EXISTING CONCRETE (TYP)
REMOVE EXISTING STORM SEWER (TYP)
REMOVE EXISTING STRUCTURE (TYP)
REMOVE EXISTING ELECTRIC UTILITIES (TYP)
REMOVE EXISTING LIGHT POLE (TYP)
REMOVE EXISTING SIDEWALK (TYP)
REMOVE EXISTING RETAINING WALL (TYP)
EXISTING STRUCTURE TO REMAIN
COORDINATE REMOVAL OR RELOCATION OF EXISTING UNDERGROUND ELECTRIC UTILITY, AS APPROPRIATE

EXISTING SMH RIM=1019.02 IE=1010.71 8" NW IE=1010.41 8" SW
EXISTING SMH RIM=1019.09 IE=1013.37 8" NE
EXISTING SMH RIM=1022.66 IE=1010.81 15" NW IE=1010.96 15" S
EXISTING SMH RIM=1022.45 IE=1017.83 15" N

PLANTER
PLANTER

JUNCTION ROAD (PUBLIC R/W)

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF LOT 1 CSM 14070 BEING MEASURED AS BEARING S89°27'15"W

GRAPHIC SCALE FEET
0 15 30 60

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REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

Demolition Plan
510 Junction Road
City of Madison
Dane County, Wisconsin

SCALE: AS SHOWN
DATE: 8/5/2015
DRAFTER: CGUY
CHECKED: JDOY
PROJECT NO.: 150054
SHEET: 2 OF 6
DWG. NO.: C-2.0

05 Aug 2015 - 8:07a M:\LZ Ventures\150054_510 Junction Road\CADD\150054_Base.dwg by: jfel

GRADING LEGEND

- EXISTING MAJOR CONTOURS (820)
- EXISTING MINOR CONTOURS (818)
- PROPOSED MAJOR CONTOURS (820)
- PROPOSED MINOR CONTOURS (818)
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS_____
- EROSION MAT CLASS_____
- TRACKING PAD
- RIP RAP

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF LOT 1 CSM 14000 IS MEASURED AS BEARING S89°27'15"W

GRAPHIC SCALE FEET
0 15 30 60

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REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

Grading Plan

510 Junction Road
City of Madison
Dane County, Wisconsin

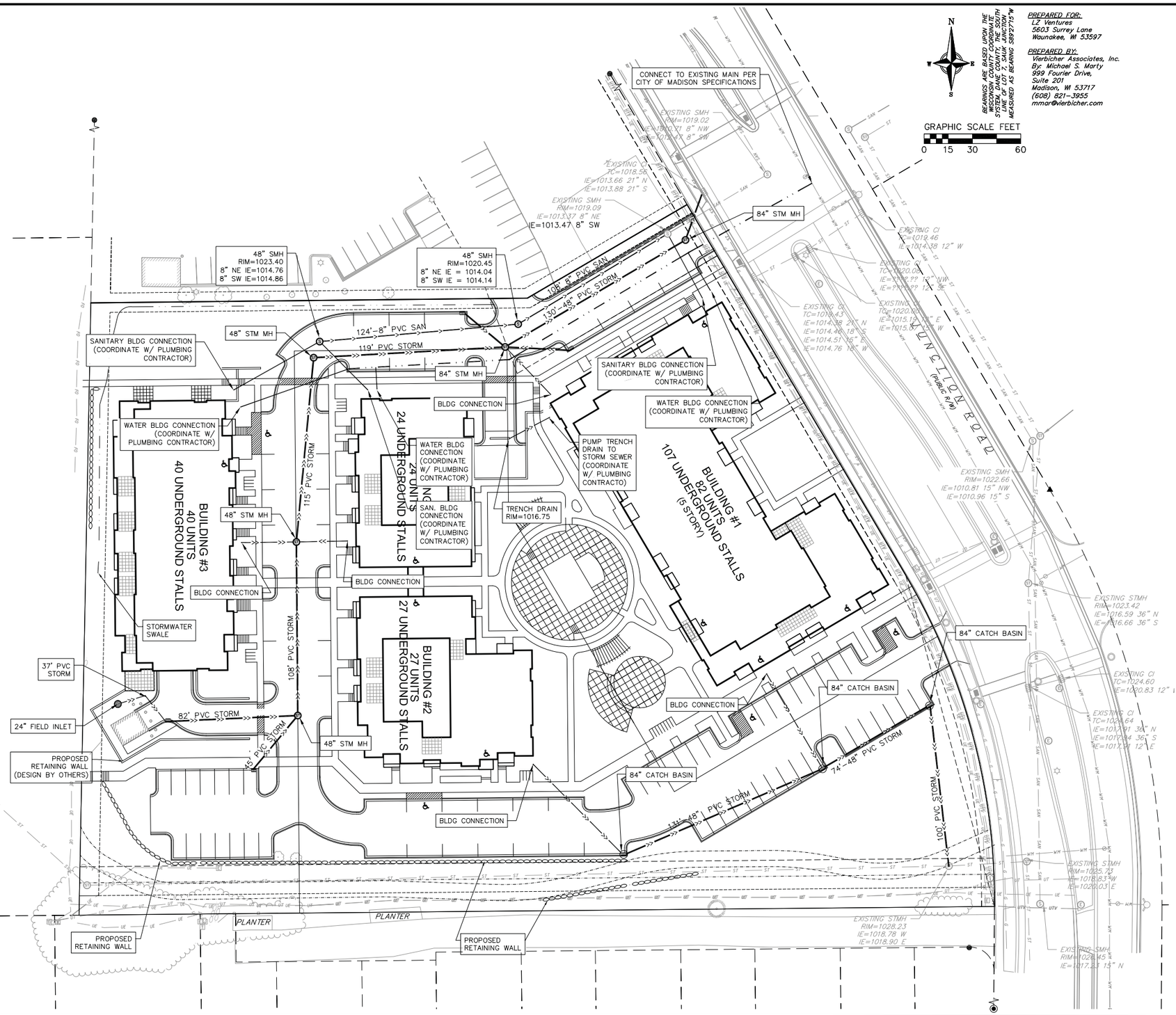
SCALE	AS SHOWN
DATE	8/5/2015
DRAFTER	CGUY
CHECKED	JDOY
PROJECT NO.	150054
SHEET	3 OF 6
DWG. NO.	C-3.0

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE



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REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

Utilities Plan

510 Junction Road
City of Madison
Dane County, Wisconsin

SCALE: AS SHOWN
DATE: 8/5/2015
DRAFTER: CGUY
CHECKED: JDOY
PROJECT NO.: 150054
SHEET: 4 OF 6
DWG. NO.: C-4.0

05 Aug 2015 - 8:13a M:\LZ Ventures\150054_510 Junction Road\CADD\150054_Base.dwg by: jfel

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON 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 (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, 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. 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 AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.

7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.

8. 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 (SEEDING, MULCHING, TARPING, 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.

9. 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 3 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 1061 (DE-WATERING).

10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.

11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".

12. 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.

13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.

14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.

15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.

16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.

17. 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.

18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

19. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.

20. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.

21. 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. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.

22. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.

23. INSTALL MINIMUM 6'-7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.

24. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.

25. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.

26. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.

27. 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.

28. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.

29. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

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

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.

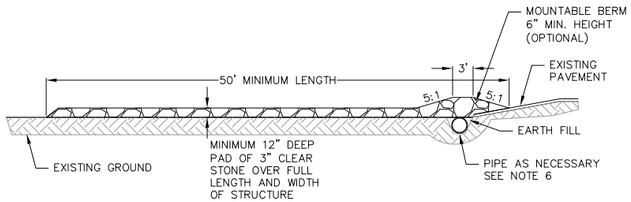
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

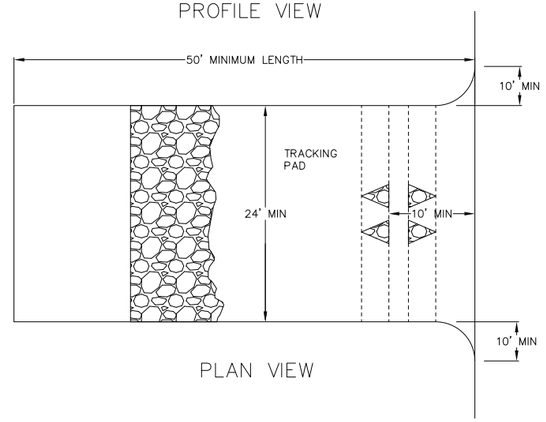
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1-½" 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



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.

2. LENGTH – MINIMUM OF 50'.

3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

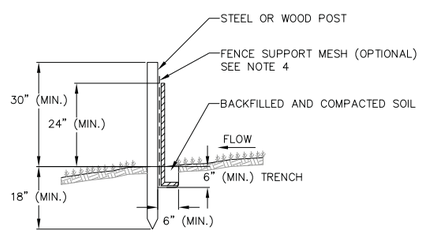
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.

5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.

6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.

7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1/5 TRACKING PAD
NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

2/5 SILT FENCE
NOT TO SCALE

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999 Fourier Drive, Suite 201, Madison, WI 53717
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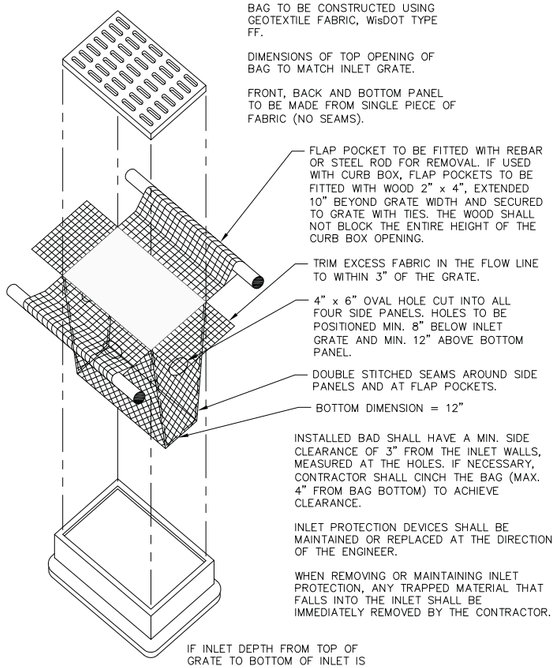
Construction Details 1
510 Junction Road
City of Madison
Dane County, Wisconsin

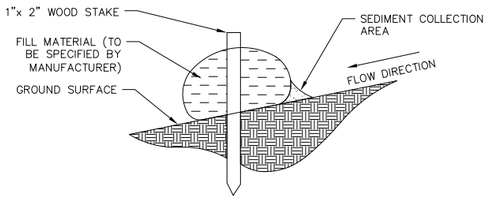
REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 8/5/2015
DRAFTER: CGUY
CHECKED: JDOY
PROJECT NO.: 150054
SHEET: 5 OF 6
DWG. NO.: C-5.0



1/6 INLET PROTECTION TYPE D
NOT TO SCALE



2/6 SILT SOCK
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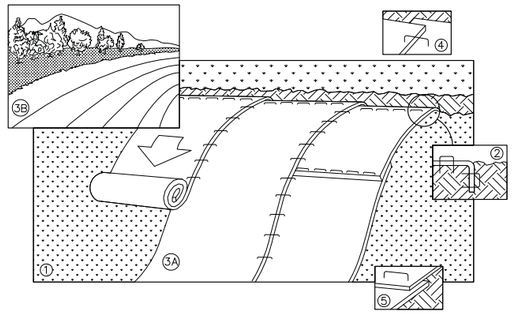
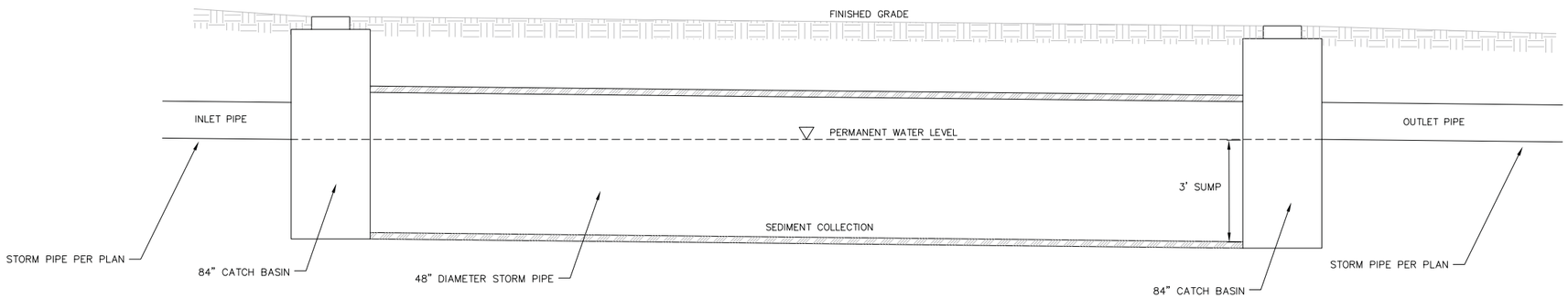


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

3/6 EROSION MAT
NOT TO SCALE



4/6 UNDERGROUND STORMWATER FACILITY DETAIL
NOT TO SCALE

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Construction Details 2

510 Junction Road
City of Madison
Dane County, Wisconsin

REVISIONS

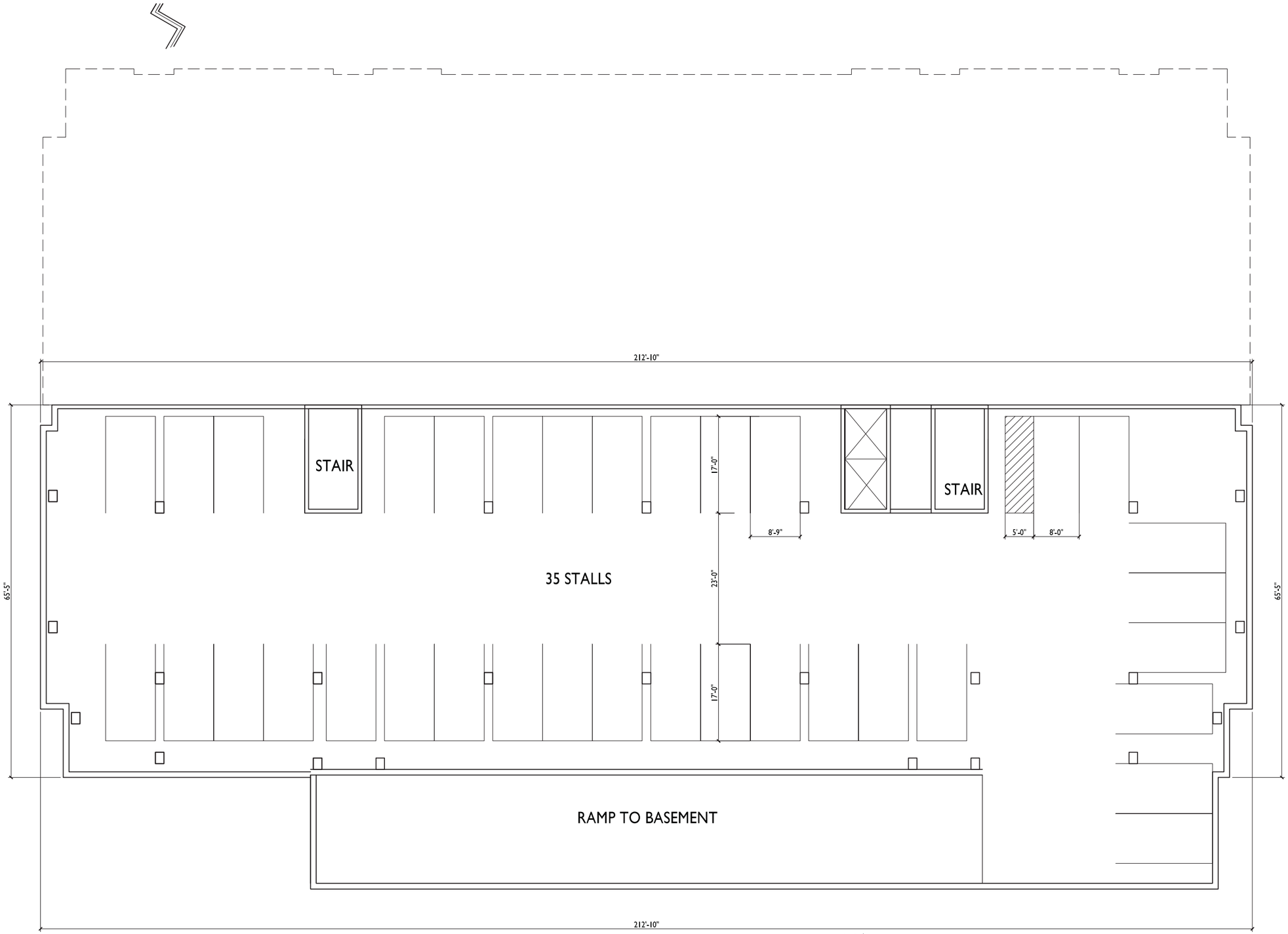
NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 8/5/2015
DRAFTER: CGUY
CHECKED: JDOY
PROJECT NO.: 150054
SHEET: 6 OF 6
DWG. NO.: C-6.0

05 Aug 2015 - 8:35a M:\LZ Ventures\150054_510 Junction Road\CADD\150054_Base.dwg by: jfel



1 / A-1.10 LOWER LEVEL BASEMENT PLAN

1/16"=1'-0"

knothe · bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

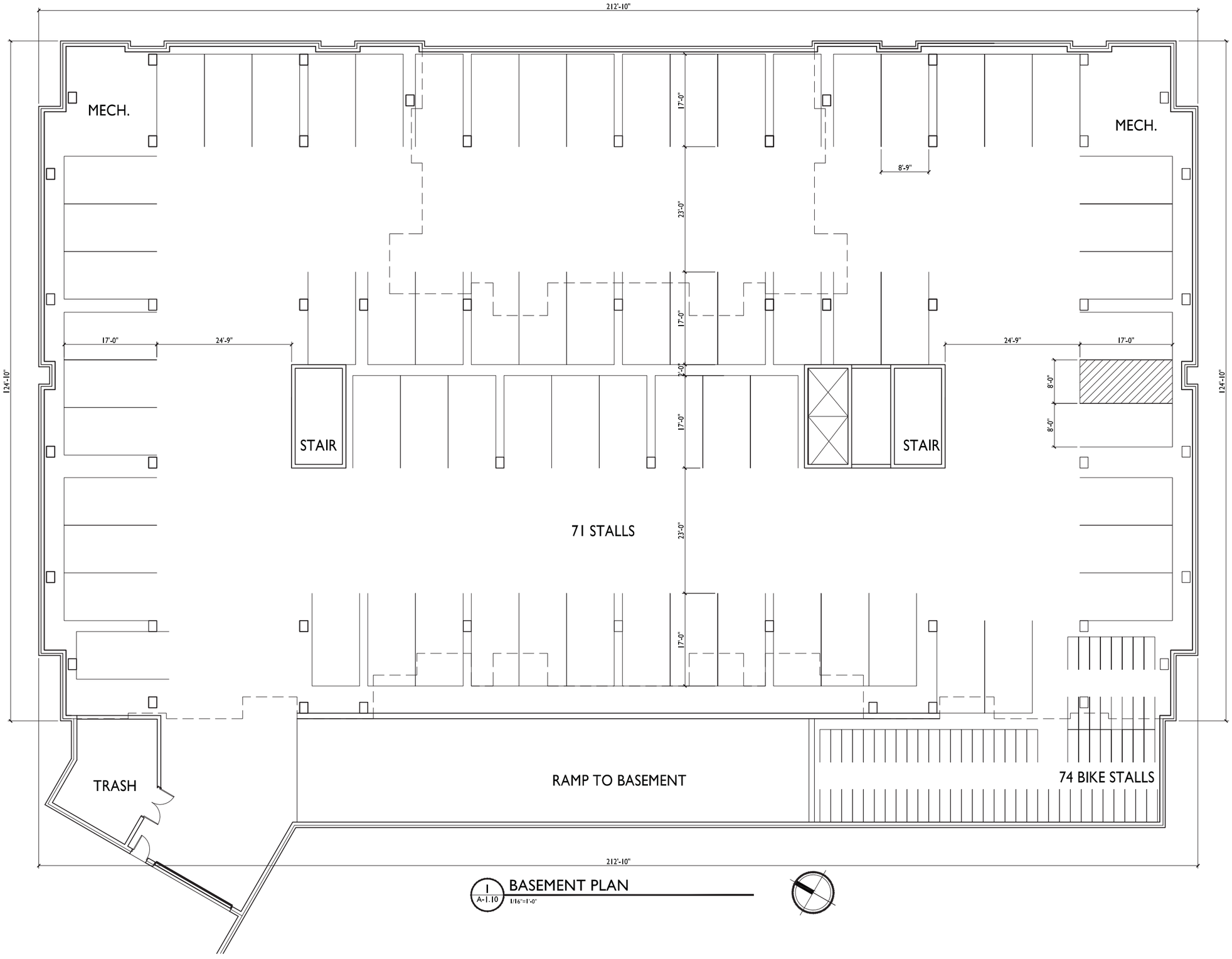
Madison, WI

SHEET TITLE
Floor Plans

BUILDING #1

SHEET NUMBER
A-1.0

PROJECT NO. 1504



1 A-1.10 BASEMENT PLAN
1/16"=1'-0"

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SHEET NUMBER
A-1.1

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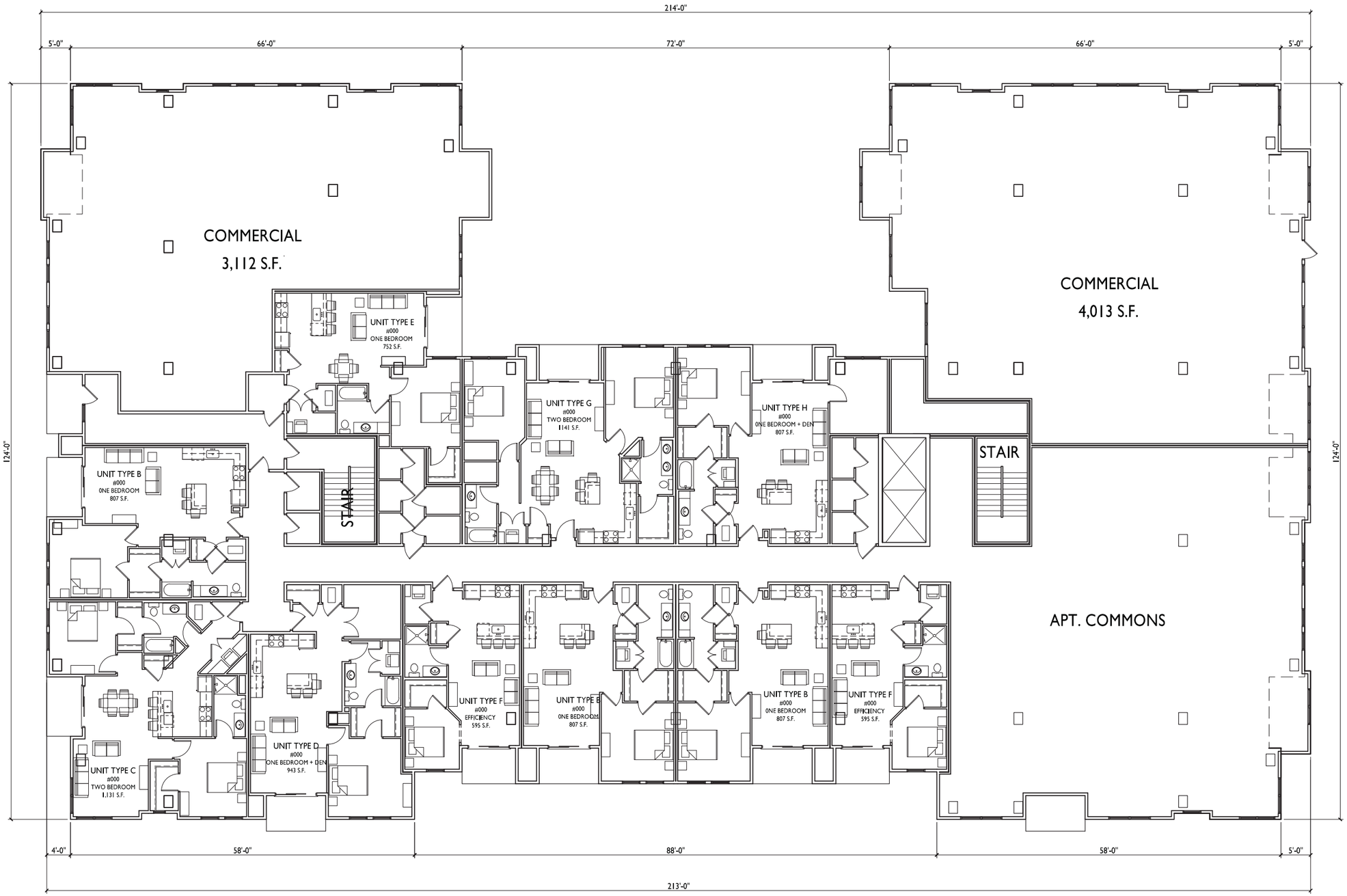

1 / A-1.10 FIRST FLOOR PLAN

1/16"=1'-0"

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PROJECT TITLE
518-542 Junction Rd.

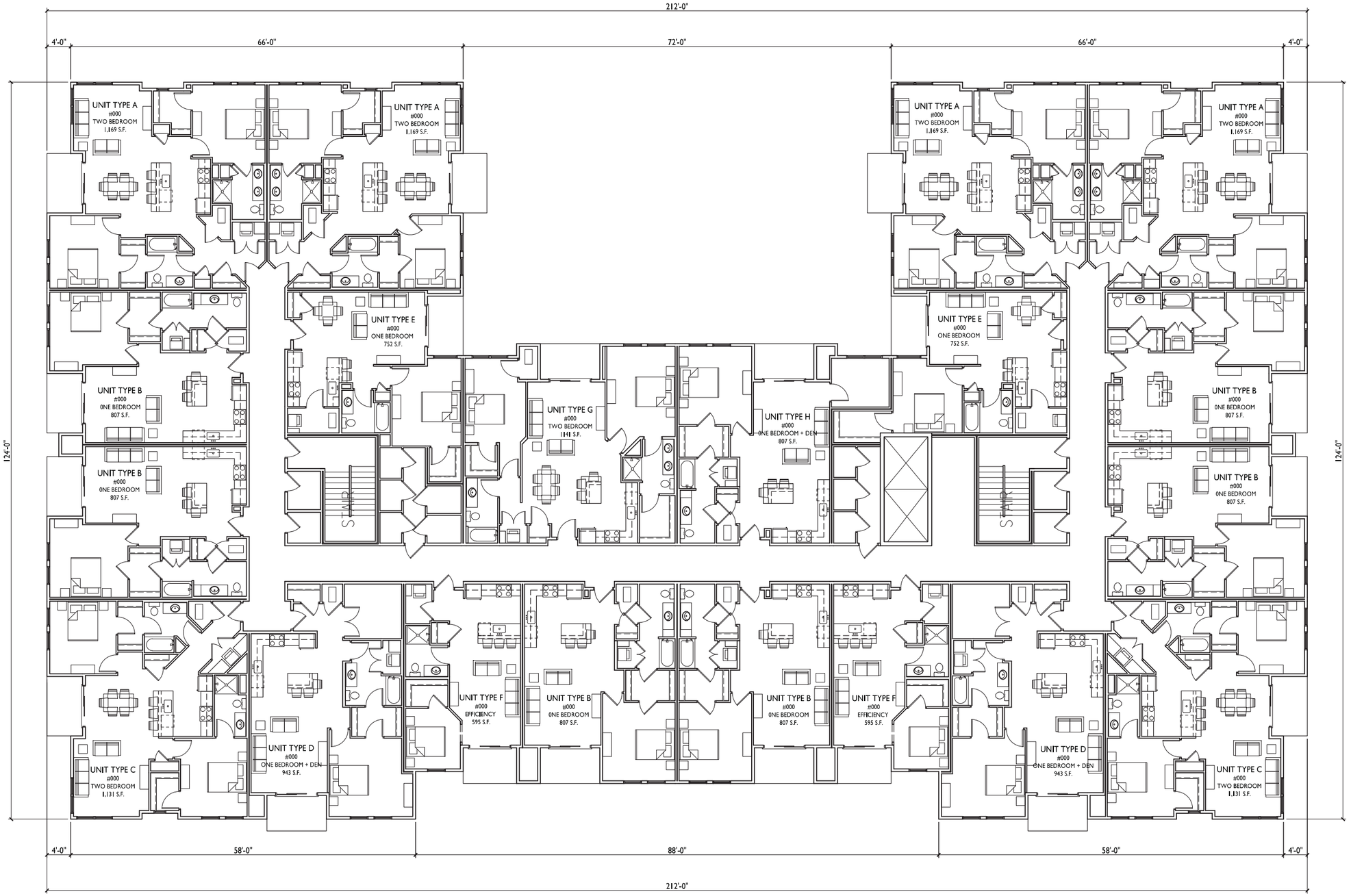
Madison, WI

SHEET TITLE
Floor Plans

BUILDING #1

SHEET NUMBER
A-1.2

PROJECT NO. 1504



1 / A-1.10 SECOND-FOURTH FLOOR PLAN

1/16"=1'-0"

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PROJECT TITLE
518-542 Junction Rd.

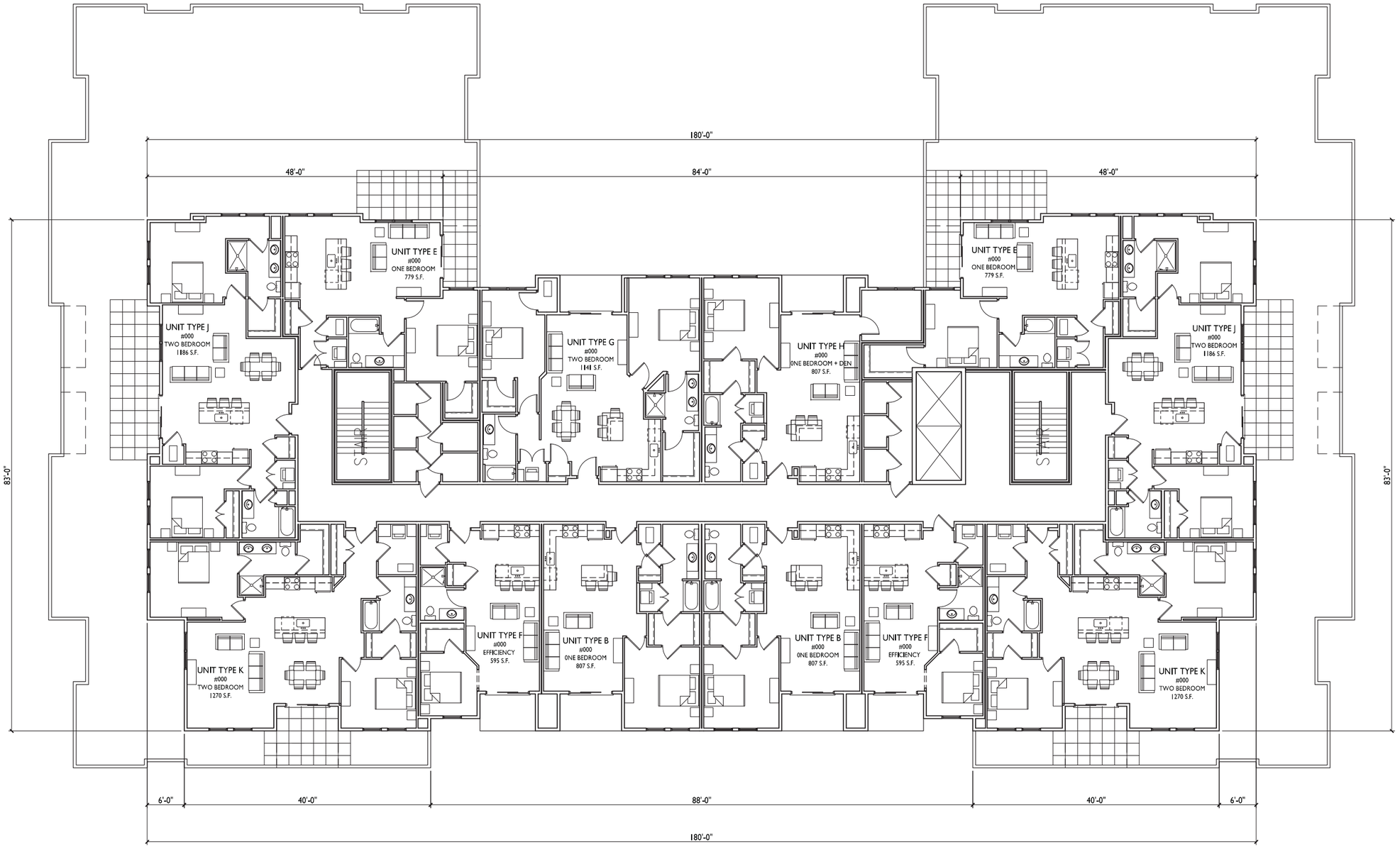
Madison, WI

SHEET TITLE
Floor Plans

BUILDING #1

SHEET NUMBER
A-1.3

PROJECT NO. 1504



1 / A-1.10 FIFTH FLOOR PLAN

1/16"=1'-0"

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PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Floor Plans

BUILDING #1

SHEET NUMBER
A-1.4

PROJECT NO. 1504

1 A-1.5 WEST ELEVATION
1/8"=1'-0"

2 A-1.5 EAST ELEVATION
1/8"=1'-0"

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PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #1

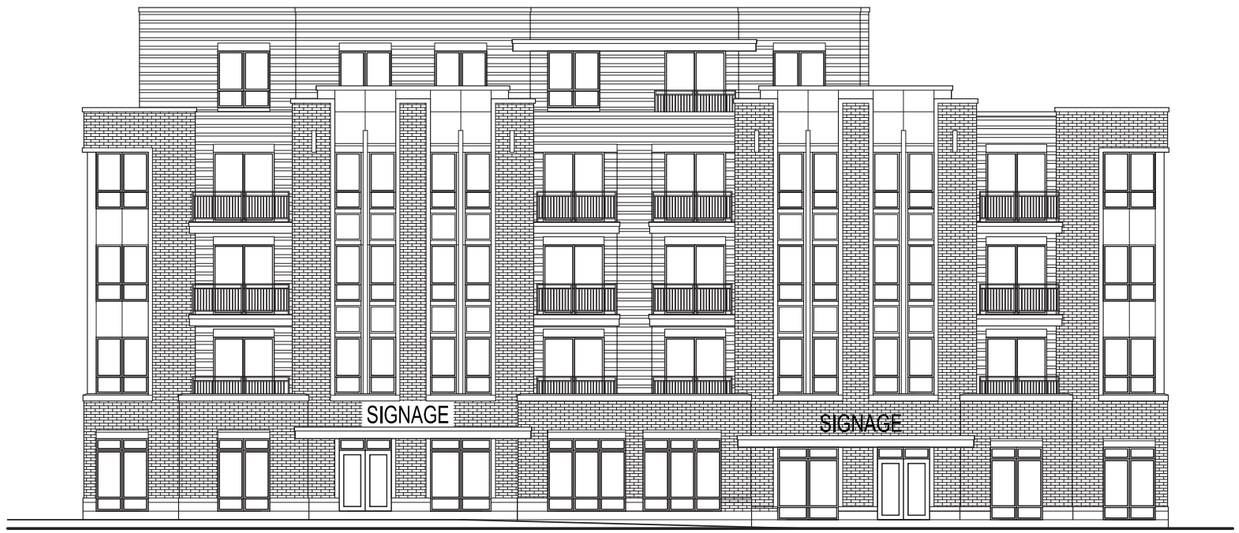
SHEET NUMBER
A-1.5

PROJECT NO. 1504

TYPICAL MATERIALS

- COMPOSITE SIDING
- COMPOSITE PANELS
- BRICK MASONRY
- PRECAST PANELS
- COMPOSITE PANELS
- VINYL OR COMPOSITE WINDOWS
- ALUMINUM RAILING
- PRECAST BANDS/SILLS
- CAST STONE VENEER

1 A-1.6 NORTH ELEVATION
1/8"=1'-0"



2 A-1.6 SOUTH ELEVATION
1/8"=1'-0"

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PROJECT TITLE
518-542 Junction Rd.

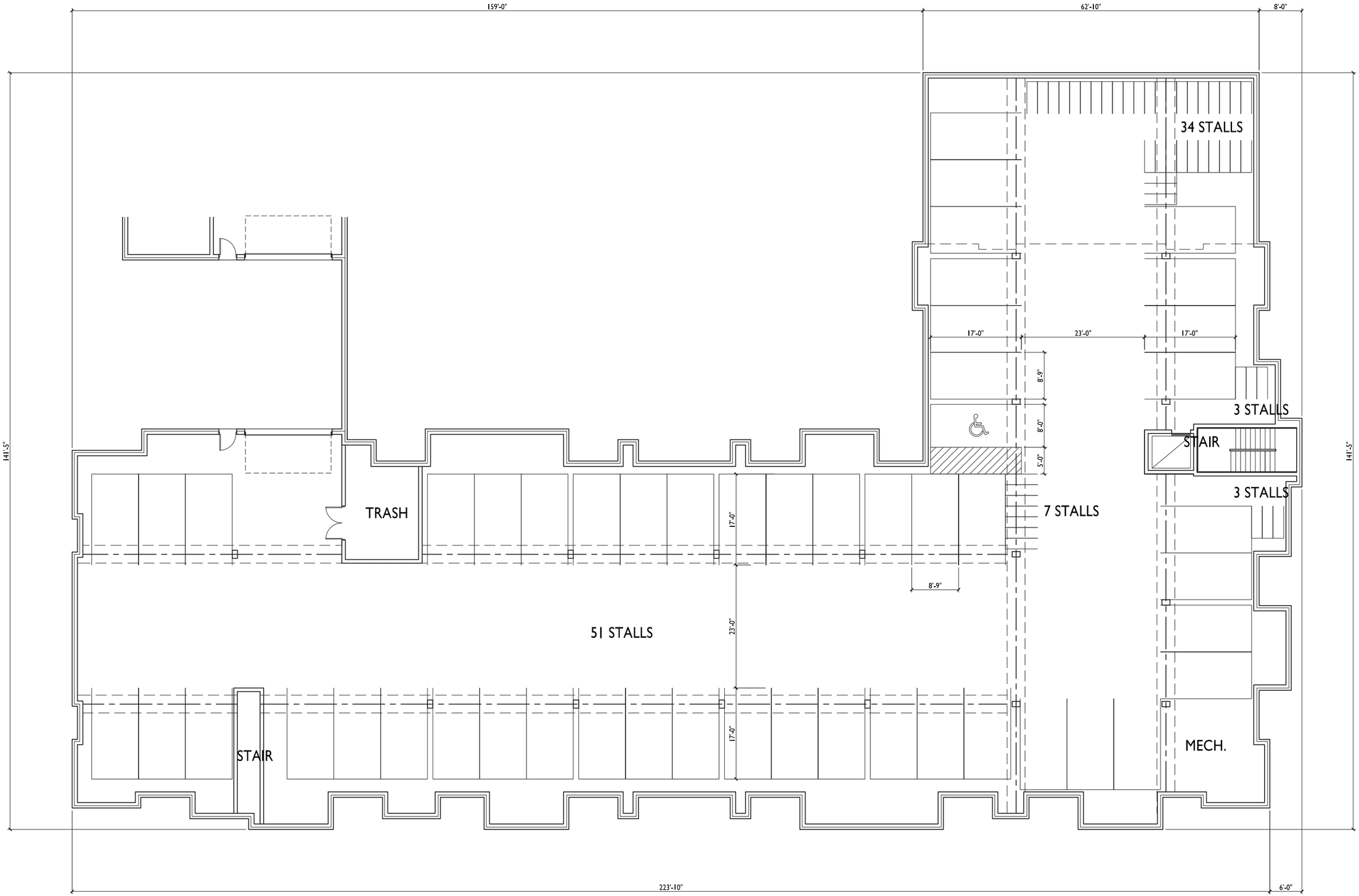
Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #

SHEET NUMBER
A-1.6

PROJECT NO. 1504



1 / A-1.10 BASEMENT PLAN
1/16"=1'-0"

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PROJECT TITLE
518-542 Junction Rd.

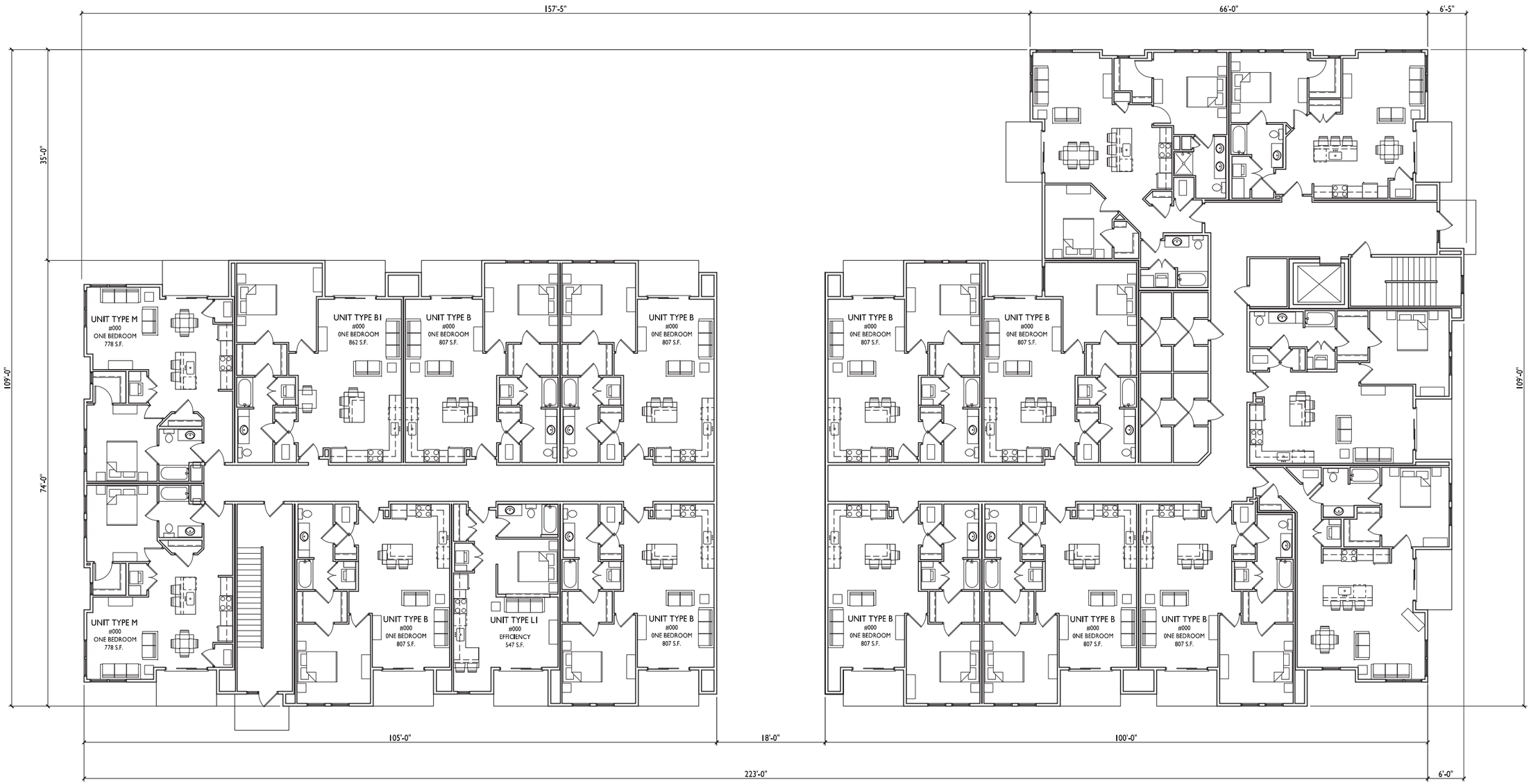
Madison, WI

SHEET TITLE
Floor Plans

BUILDING #2

SHEET NUMBER
A-2.0

PROJECT NO. 1504



1 / A-1.10 FIRST FLOOR PLAN

1/16"=1'-0"

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PROJECT TITLE
518-542 Junction Rd.

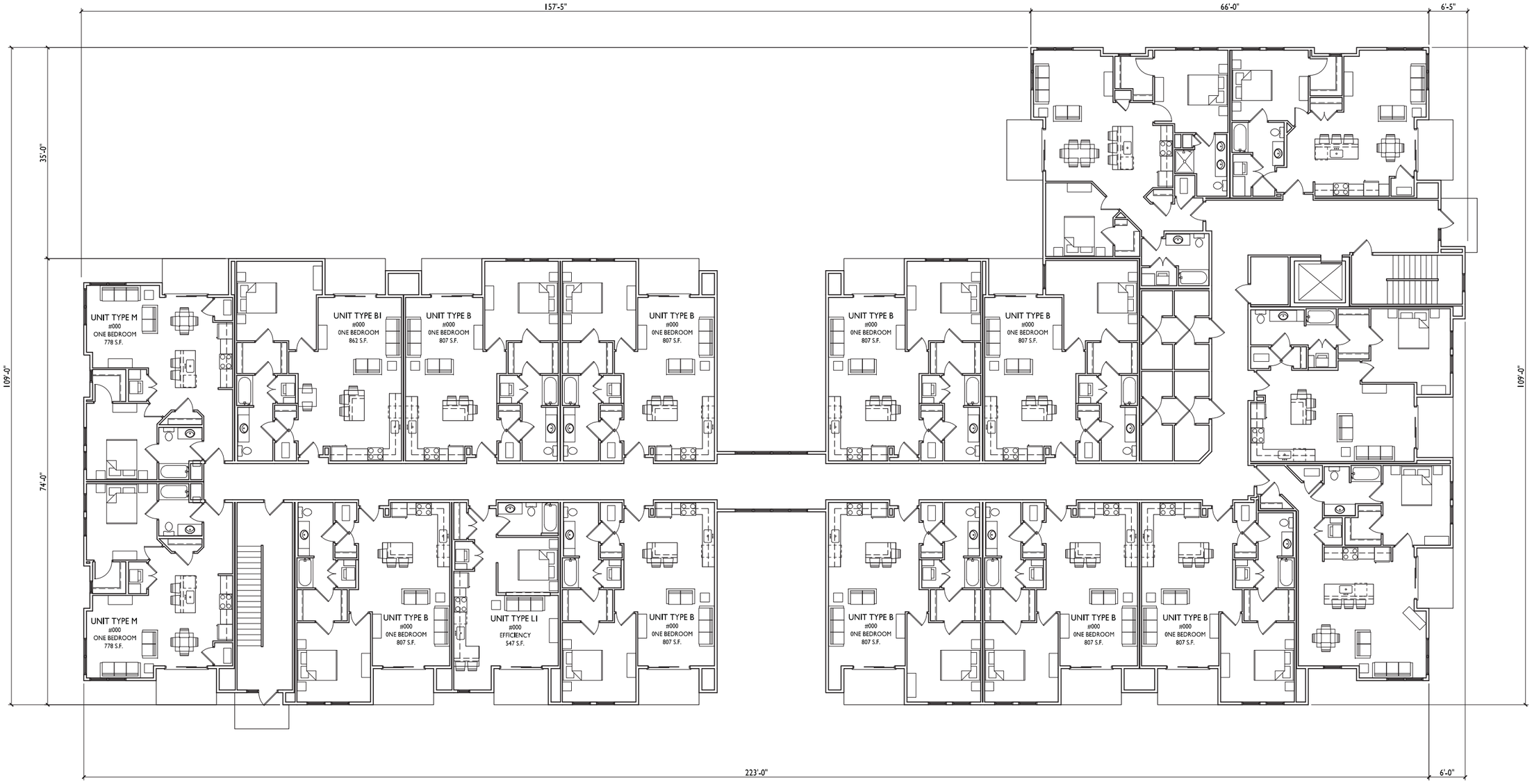
Madison, WI

SHEET TITLE
Floor Plans

BUILDING #2

SHEET NUMBER
A-2.1

PROJECT NO. 1504



1 A-1.10 SECOND FLOOR PLAN

1/16"=1'-0"

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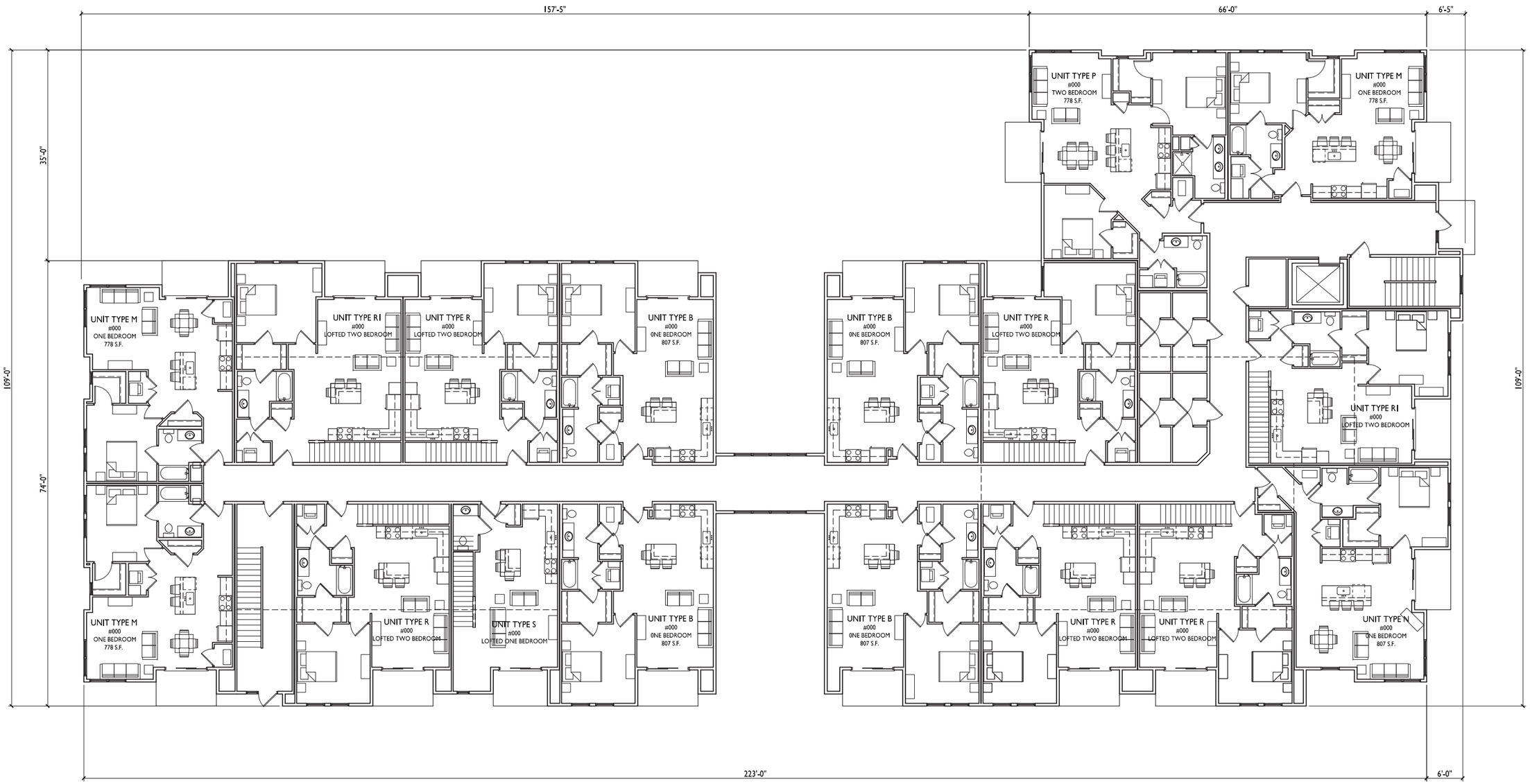
Madison, WI

SHEET TITLE
Floor Plans

BUILDING #2

SHEET NUMBER
A-2.2

PROJECT NO. 1504



1 / A-1.10 THIRD FLOOR PLAN

1/16"=1'-0"

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Middleton, WI 53562

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Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

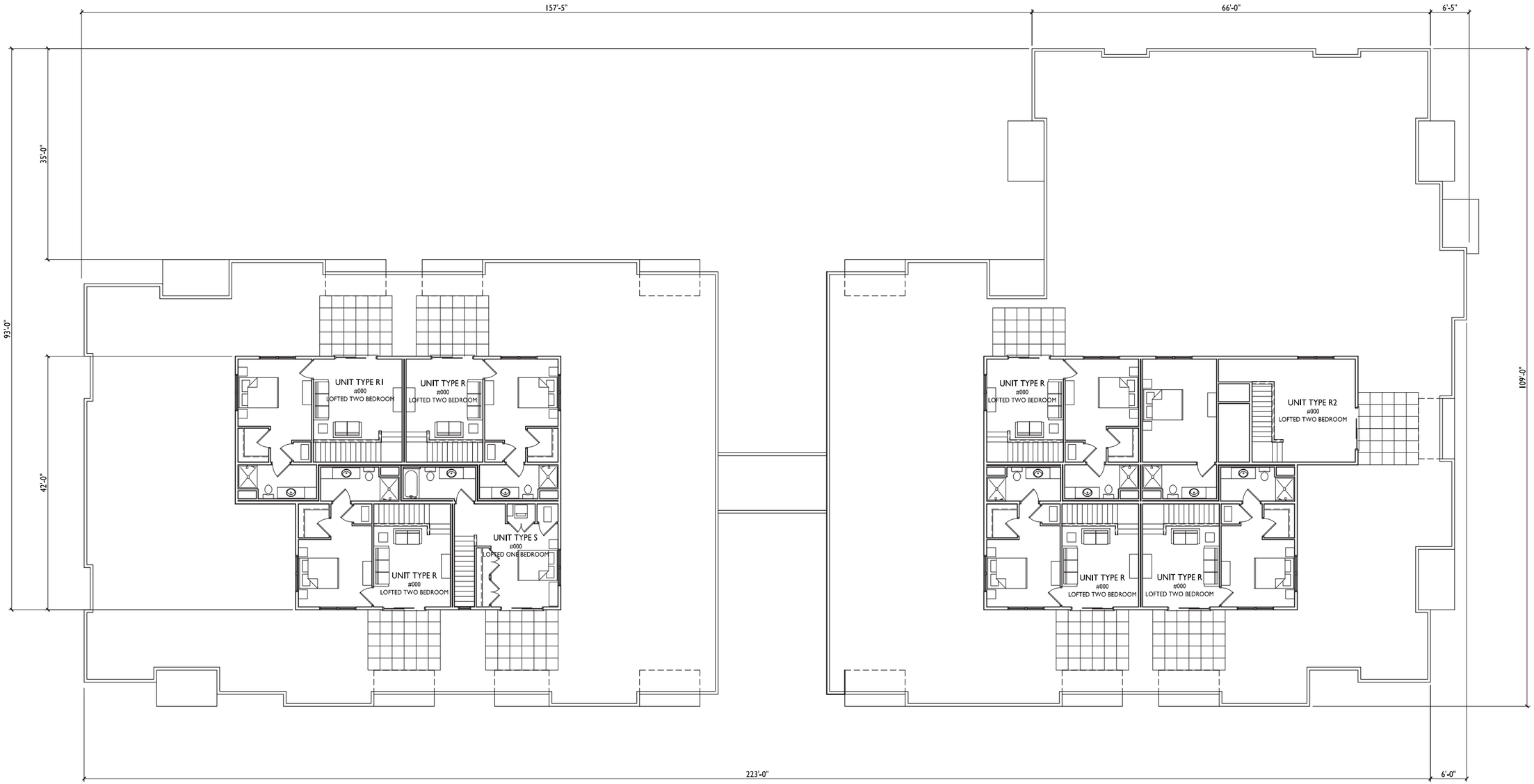
Madison, WI

SHEET TITLE
Floor Plans

BUILDING #2

SHEET NUMBER
A-2.3

PROJECT NO. 1504



1 / A-1.10 FOURTH FLOOR PLAN

1/16"=1'-0"

knothe bruce ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

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PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Floor Plans

BUILDING #2

SHEET NUMBER
A-2.4

PROJECT NO. 1504

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TYPICAL MATERIALS

- COMPOSITE SIDING
- COMPOSITE PANELS
- BRICK MASONRY
- PRECAST PANELS
- COMPOSITE PANELS
- VINYL OR COMPOSITE WINDOWS
- ALUMINUM RAILING
- PRECAST BANDS/SILLS
- CAST STONE VENEER

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1 / A-2.5 WEST ELEVATION
1/8"=1'-0"

2 / A-2.5 EAST ELEVATION
1/8"=1'-0"

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #2

SHEET NUMBER
A-2.5

PROJECT NO. 1504

1 A-2.6 SOUTH ELEVATION
1/8"=1'-0"

2 A-2.6 NORTH ELEVATION
1/8"=1'-0"

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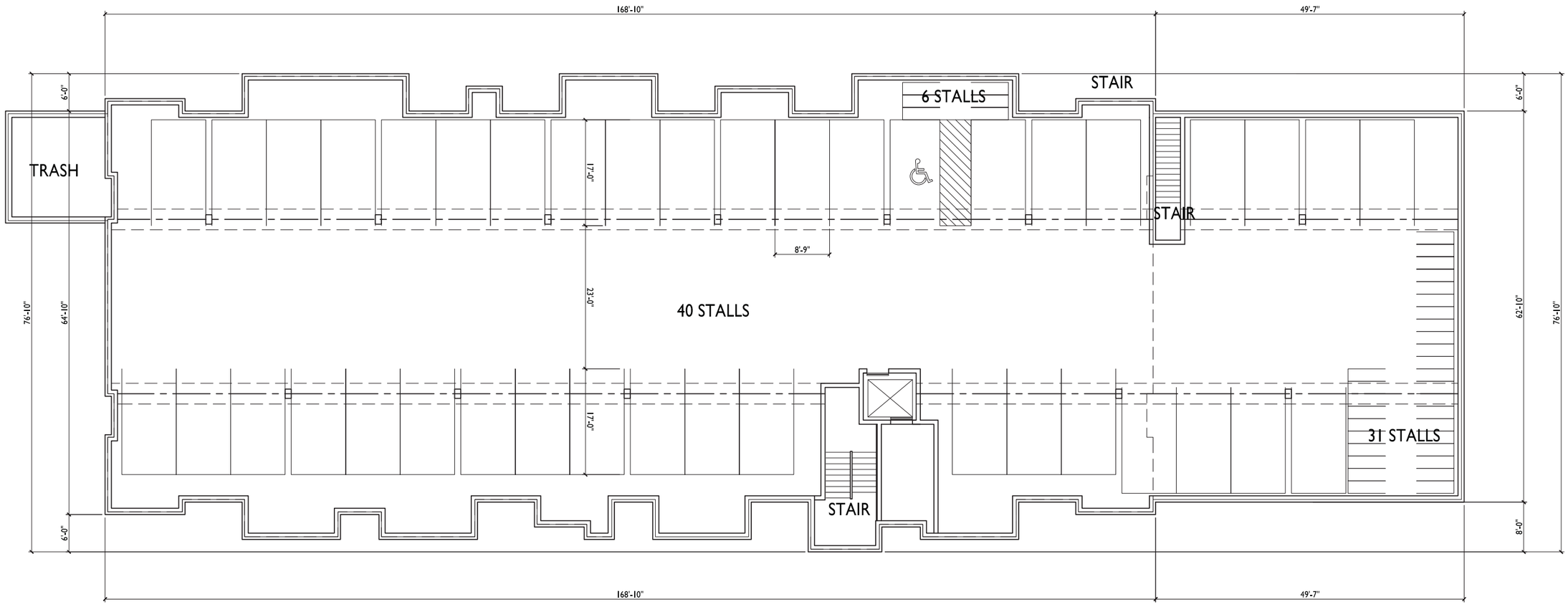

1 / A-1.10 BASEMENT PLAN
1/16"=1'-0"

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PROJECT TITLE
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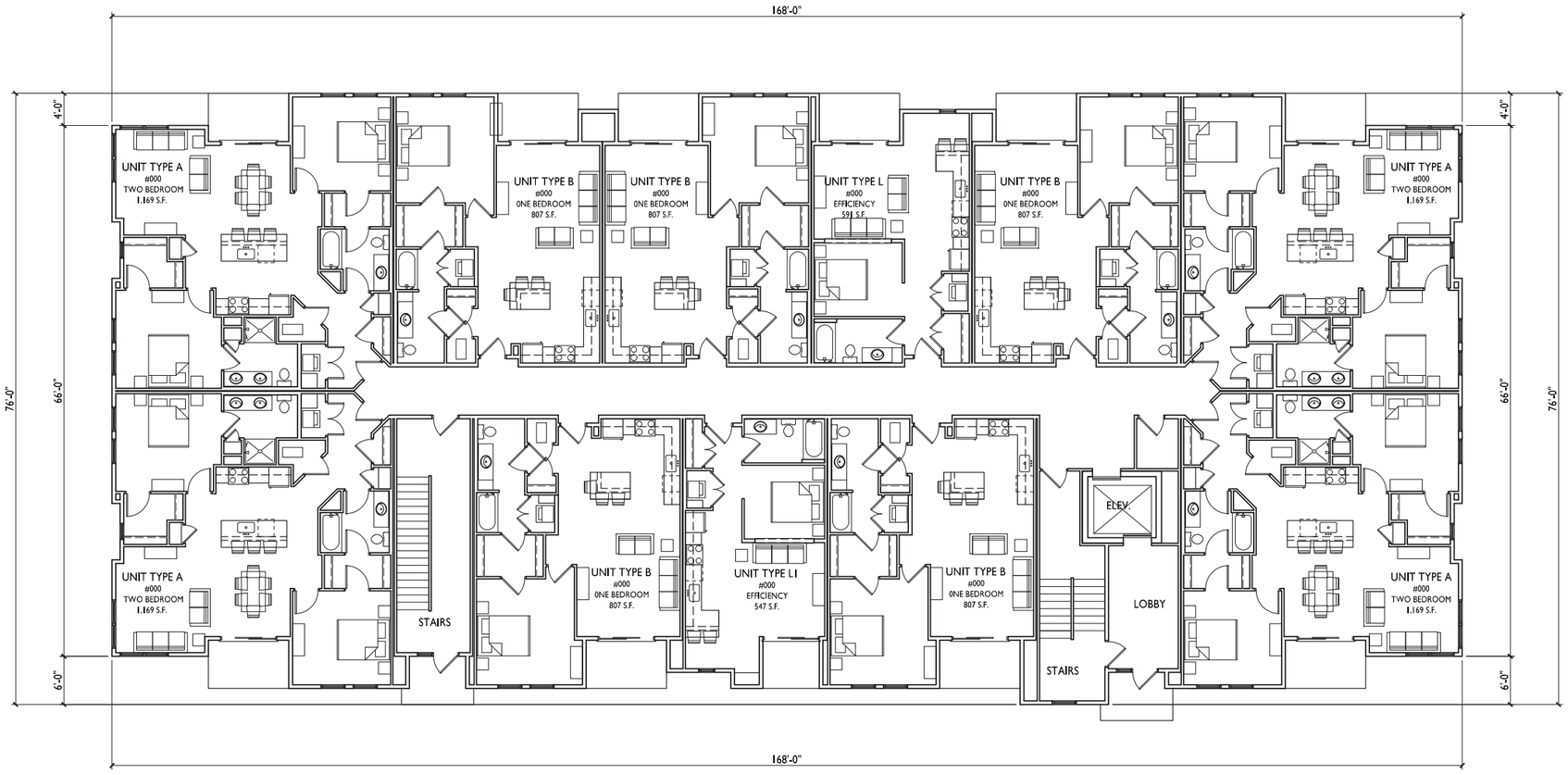
BUILDING #3

SHEET NUMBER
A-3.0

PROJECT NO. 1504



1 / A-1.10 FIRST FLOOR PLAN

1/16"=1'-0"

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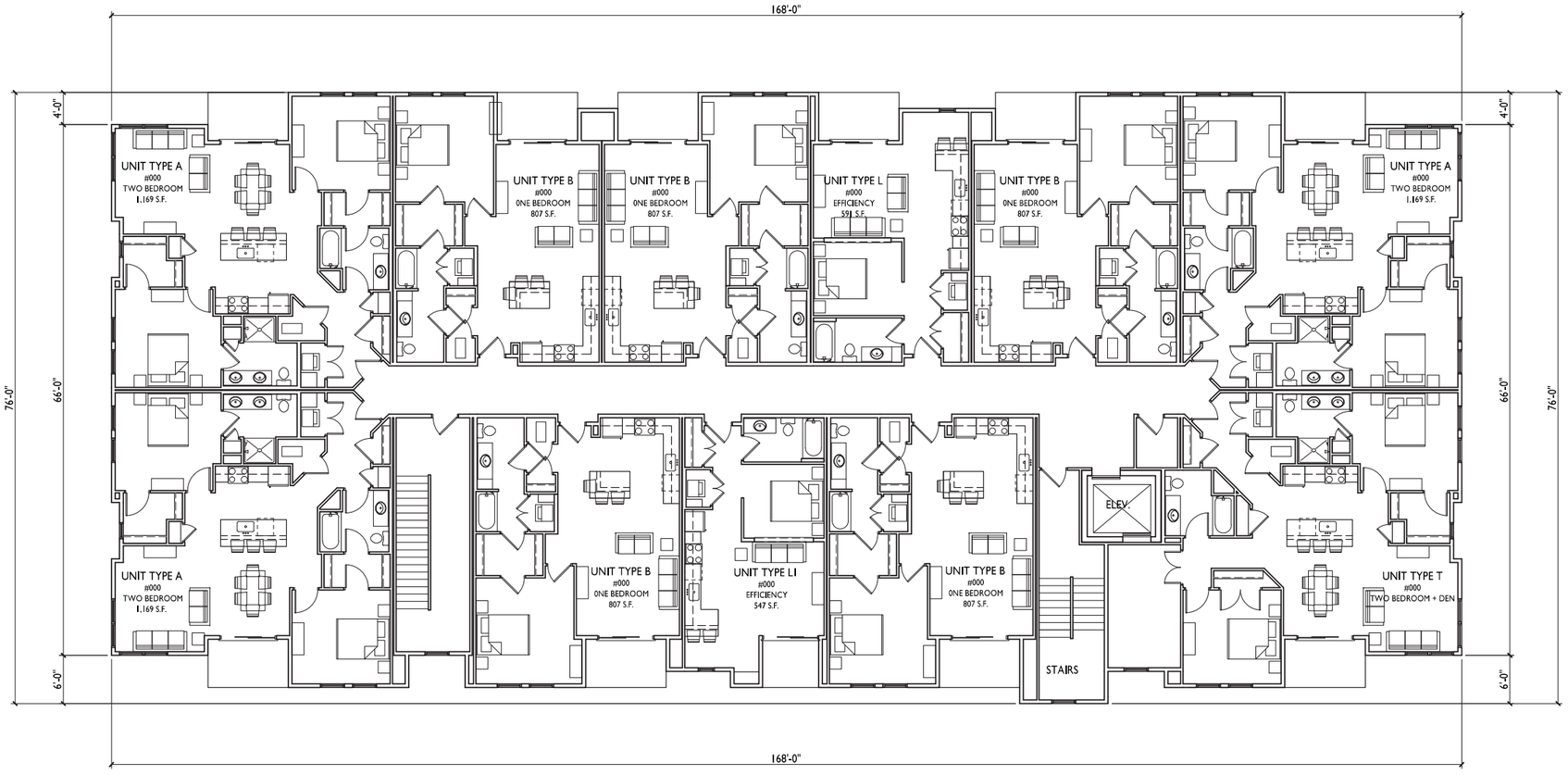
SHEET TITLE
Floor Plans

BUILDING #3

SHEET NUMBER
A-3.1

PROJECT NO. 1504



1 / A-1.10 SECOND FLOOR PLAN

1/16"=1'-0"

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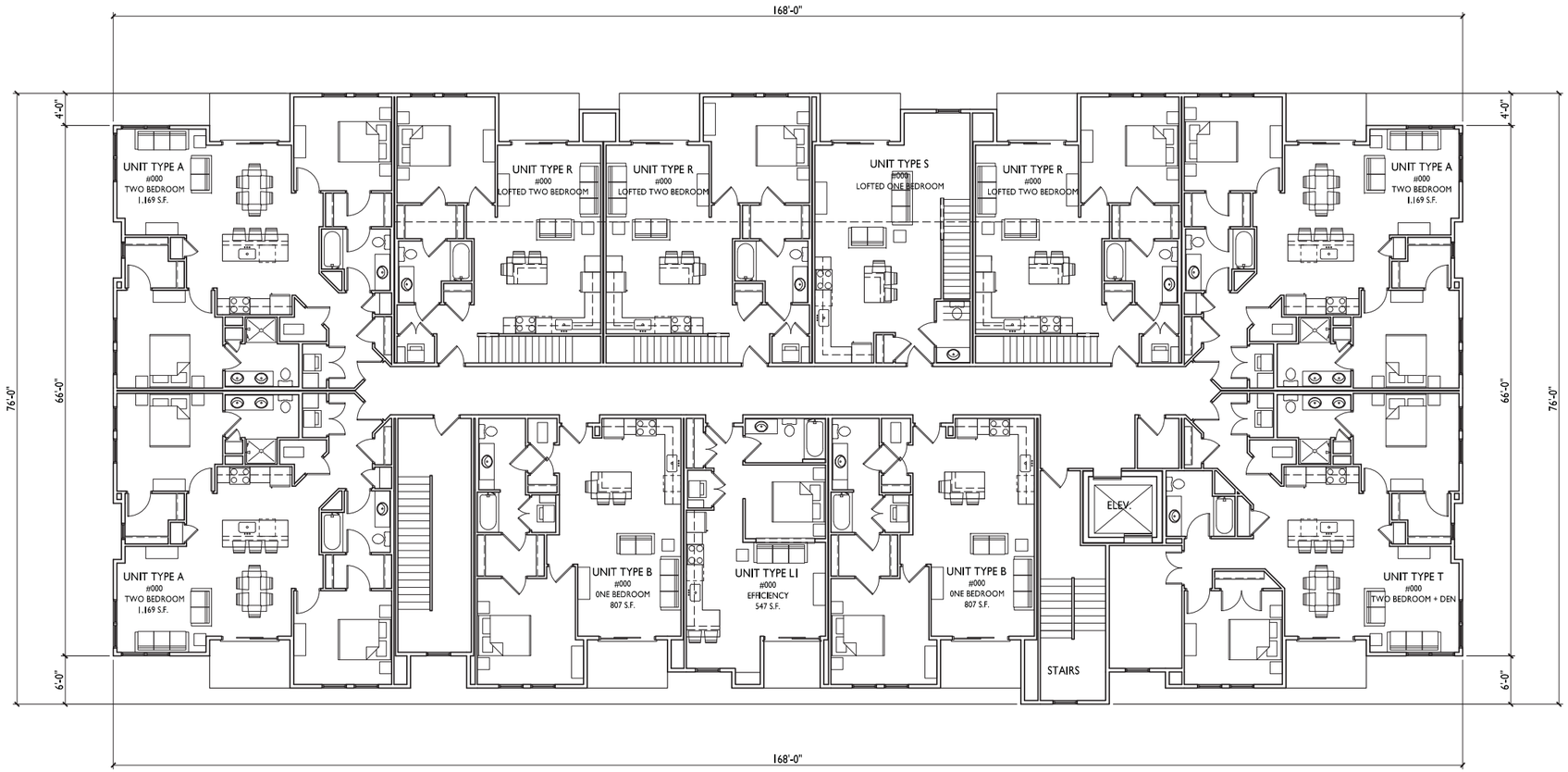
BUILDING #3

SHEET NUMBER
A-3.2

PROJECT NO. 1504



1 / A-1.10 THIRD FLOOR PLAN

1/16"=1'-0"

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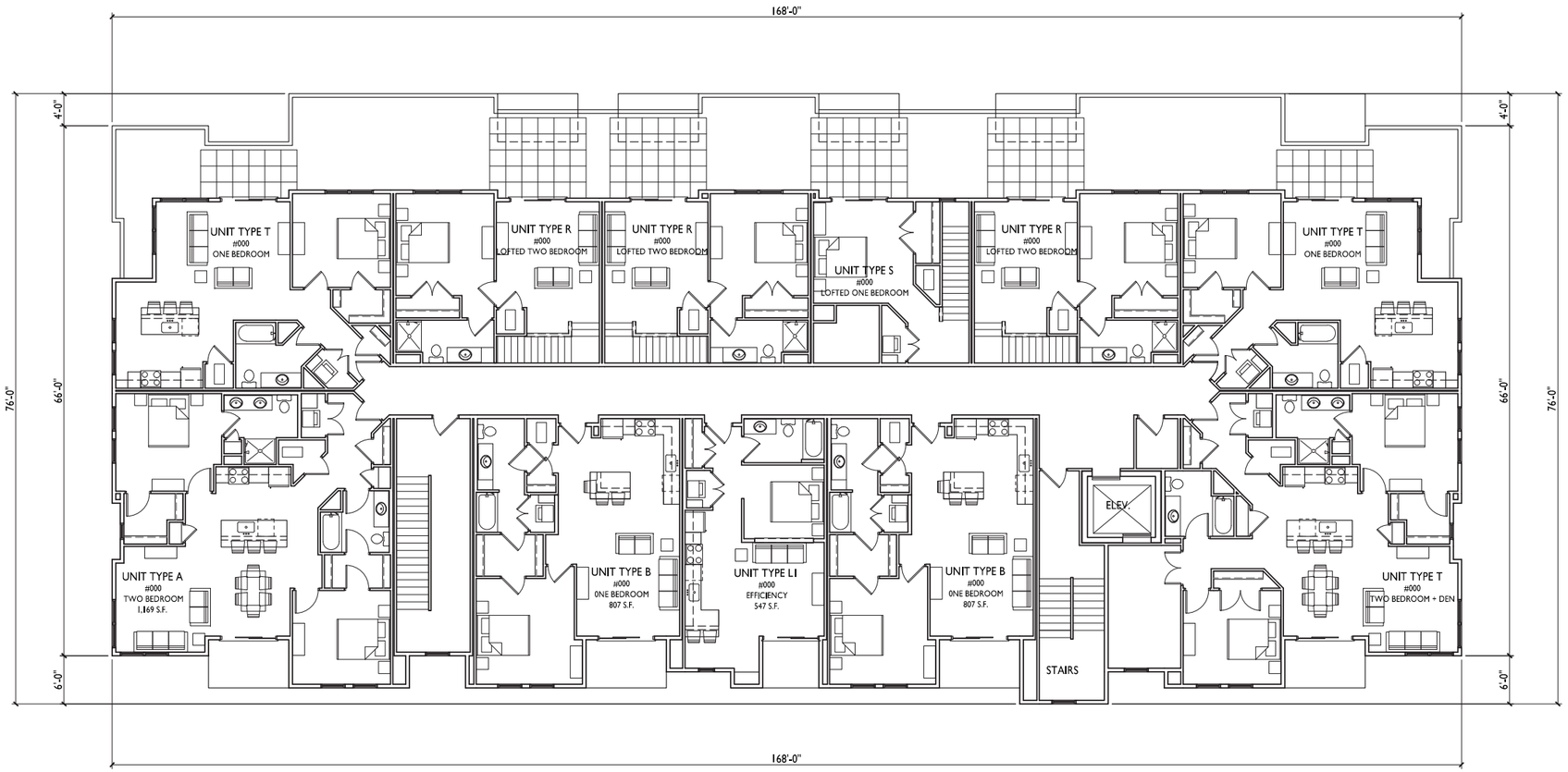
PROJECT NO. 1504



1 / A-1.10 FOURTH FLOOR PLAN

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1 / A-3.5 WEST ELEVATION
1/8"=1'-0"

2 / A-3.5 EAST ELEVATION
1/8"=1'-0"

TYPICAL MATERIALS

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1 A-3.6 SOUTH ELEVATION
1/8"=1'-0"

2 A-3.6 NORTH ELEVATION
1/8"=1'-0"

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