

CAPITOL ONE REAL ESTATE LLC.

CLAIRE STREET APARTMENTS



CAPITOL ONE REAL ESTATE LLC.

CLAIRE STREET APARTMENTS



CAPITOL ONE REAL ESTATE LLC.

CLAIRE STREET APARTMENTS



CAPITOL ONE REAL ESTATE LLC.

CLAIRE STREET APARTMENTS



CAPITOL ONE REAL ESTATE LLC.

CLAIRE STREET APARTMENTS



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



FIBER CEMENT SIDING 1



FIBER CEMENT SIDING 2





FINE RIBBED METAL PANEL

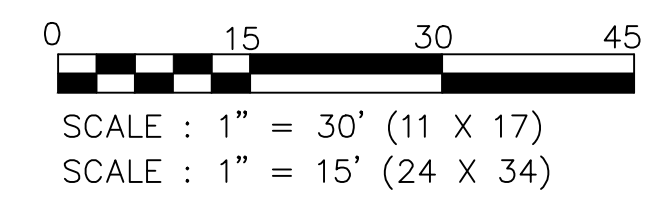
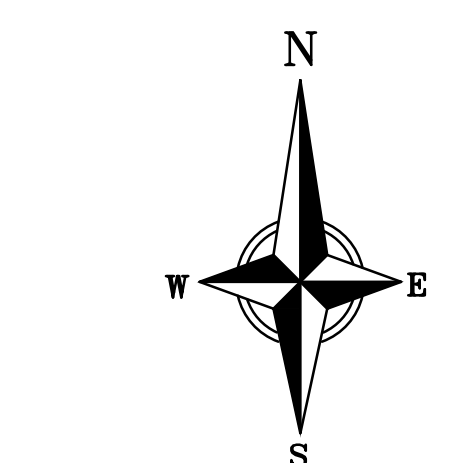
COTTAGE GROVE ROAD - C.T.H. 'BB'

PLAN KEY

- 1 NEW DRIVEWAY APRON IN ACCORDANCE WITH CITY STANDARDS
- 2 U-SHAPED SURFACE MOUNTED BIKE RACK MAD-RAX U-190-SF-G
- 3 SIDEWALK
- 4 STAIRS, SEE ARCHITECTURAL PLANS
- 5 VAN ACCESSIBLE STALL, TYP.
- 6 VAN ACCESSIBLE PARKING SIGN, TYP.
- 7 PAVEMENT STRIPING
- 8 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS
- 9 CONCRETE PORCH, SEE ARCHITECTURAL PLANS
- 10 7' HIGH STOP SIGN
- 11 DETECTABLE WARNING FIELD
- 12 CURB RAMP
- 13 18" CURB & GUTTER
- 14 EX CANOPY
- 15 EX SIGN, TYP.
- 16 EX GAS PUMP STATION, TYP.
- 17 EX DRIVEWAY APRON
- 18 EX TRANSFORMER/PEDISTAL
- 19 EX POWER POLE
- 20 EX SIDEWALK (NO WORK)
- 21 EX CONCRETE (NO WORK)

PAVEMENT KEY

-  LIGHT DUTY PAVEMENT (3 C402)
-  CONCRETE (3 C403)



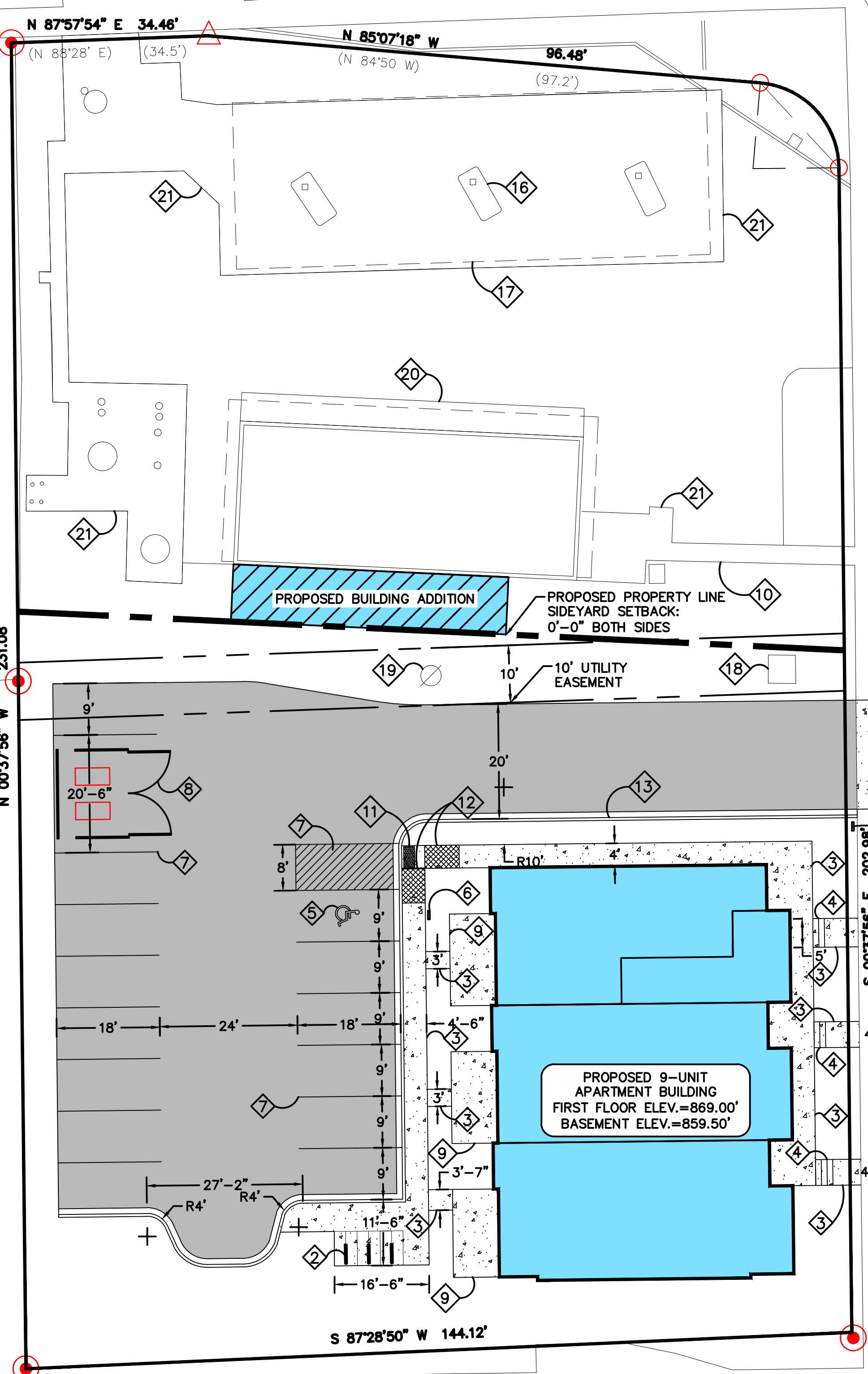
Arc Length=22.12'
Radius=15.00'
Delta Angle=84.29'22"
Chord Bearing=S 42°52'37" E
Chord Length=20.17'
(S 43°24' E)
(19.9')

CLAIRE STREET

(N 00°37'56" E)
N 00°37'56" W
231.08'

(S 00°37'56" E)
S 00°37'56" E 202.96'

S 87°28'50" W 144.12'



ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-25-14

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

CAPITOL PETROLEUM CLAIRE STREET APARTMENTS
CIVIL SITE PLAN
605 COTTAGE GROVE ROAD
MADISON, WISCONSIN 53716

C101

COTTAGE GROVE ROAD - C.T.H. 'BB'

Arc Length=22.12'
 Radius=15.00'
 Delta Angle=84°29'22"
 Chord Bearing=S 42°52'37" E
 Chord Length=20.17'

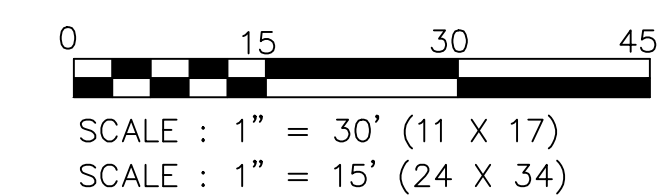
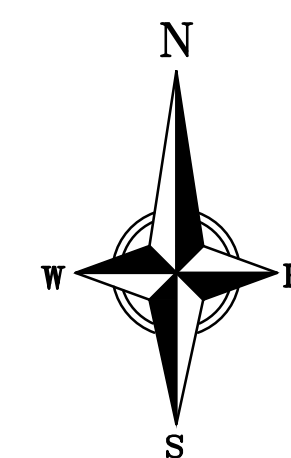
CLAIRE STREET

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- × 867.00 SW SIDEWALK ELEVATION
- × 867.00 PE PAVEMENT ELEVATION



CAPITOL PETROLEUM CLAIRE STREET APARTMENTS

GRADING PLAN

605 COTTAGE GROVE ROAD
 MADISON, WISCONSIN 53716

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-25-14

C200

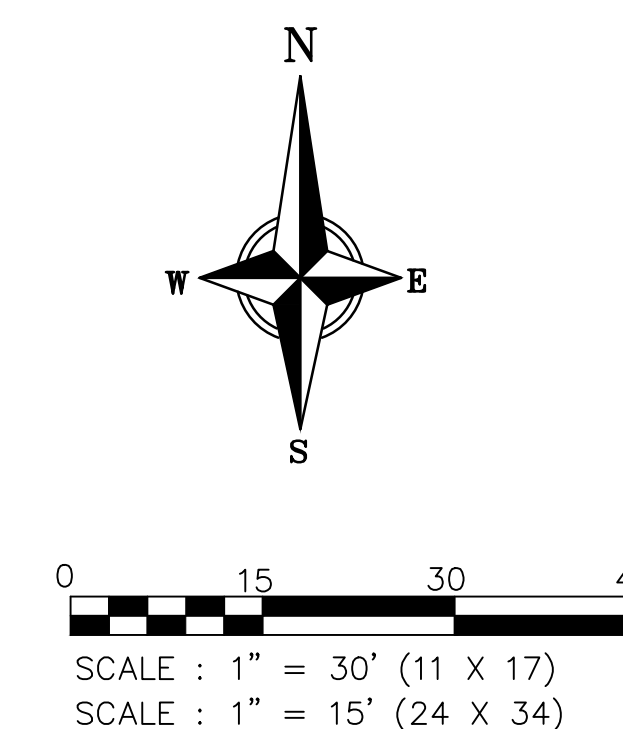
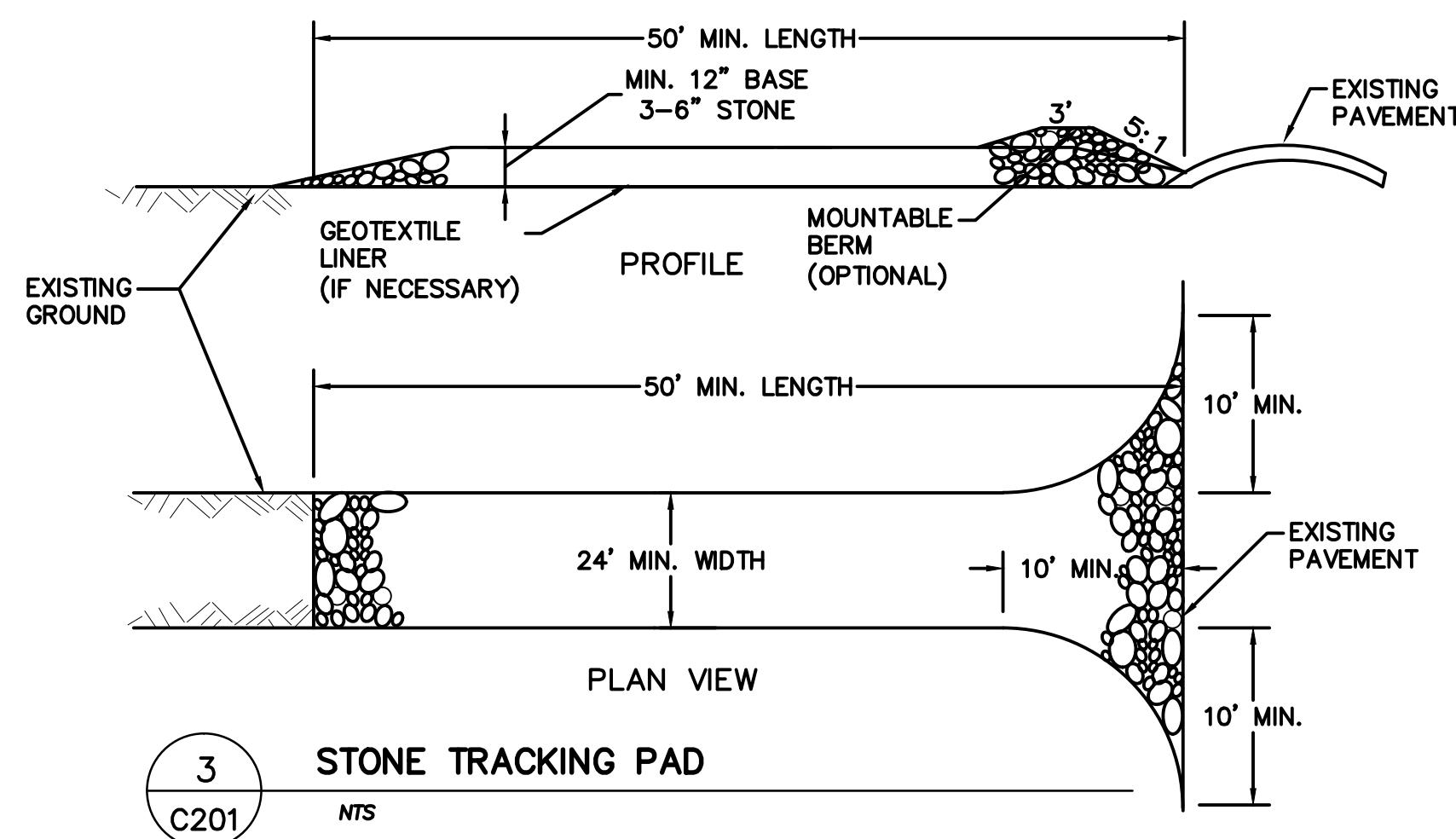
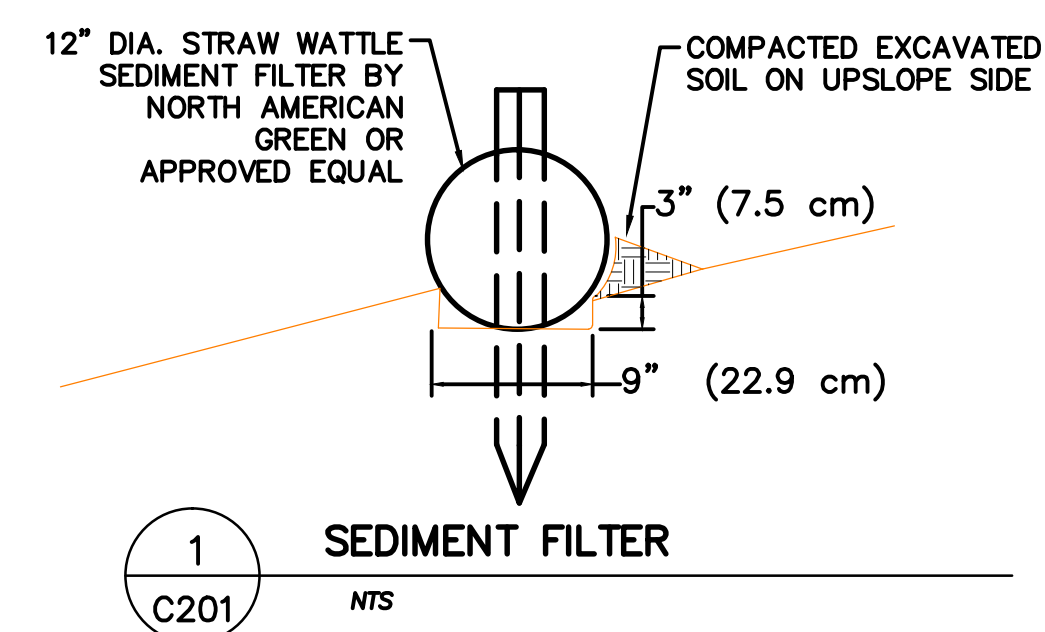
COTTAGE GROVE ROAD - C.T.H. 'BB'

TYPE D
INLET
PROTECTION

CLAIRE STREET

EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF SHOREWOOD HILLS AND CITY OF MADISON EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE VILLAGE RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE VILLAGE.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH A CATCH BASIN FILTER INSERT MANUFACTURED BY MARATHON MATERIALS OR APPROVED EQUAL. A STANDARD SEDIMENT BAG SHALL BE USED DURING CONSTRUCTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



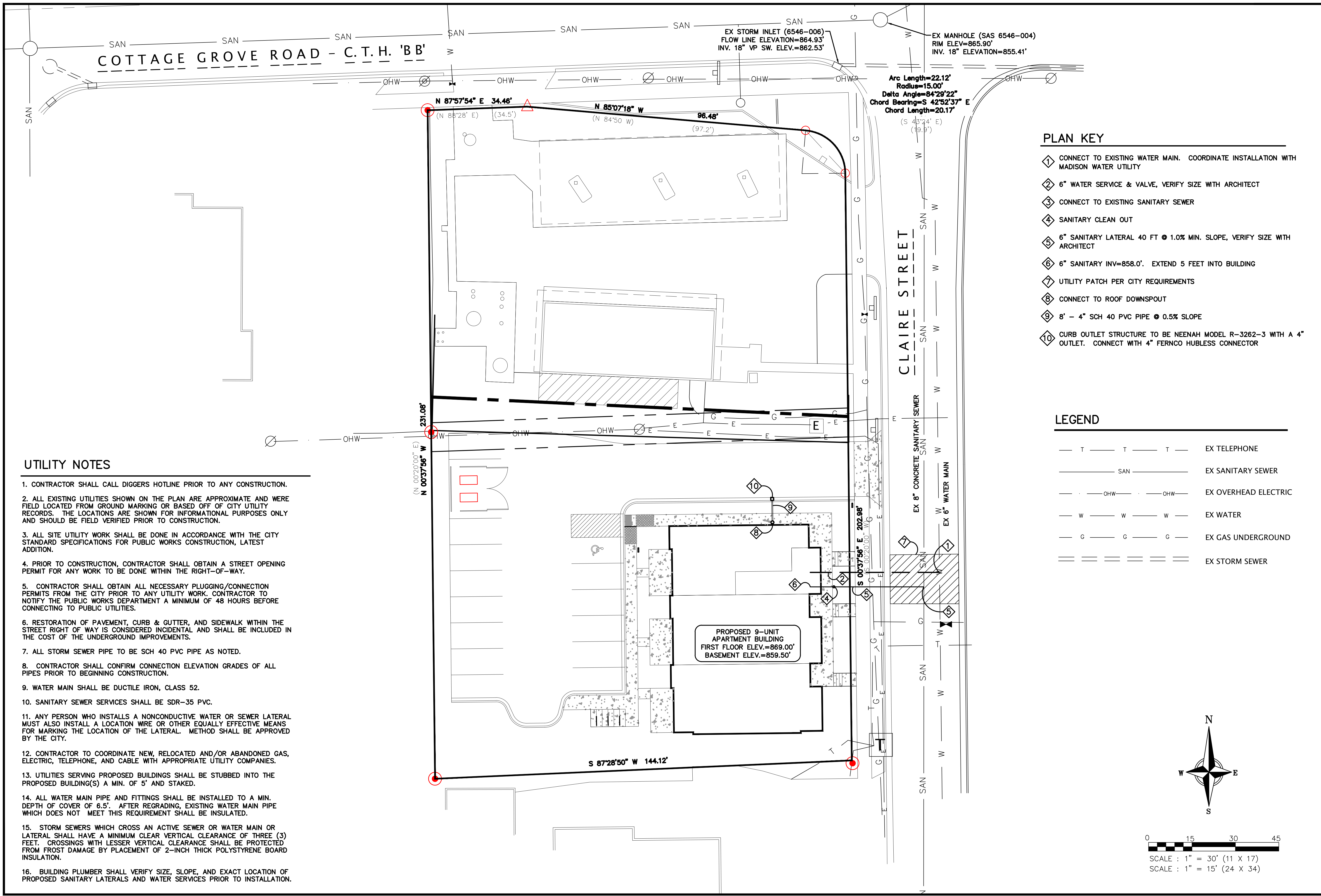
CAPITOL PETROLEUM CLAIRE STREET APARTMENTS
EROSION CONTROL PLAN
605 COTTAGE GROVE ROAD
MADISON, WISCONSIN 53716

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

**PROFESSIONAL
ENGINEERING**
LLC

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-25-14

C201



UTILITY NOTES

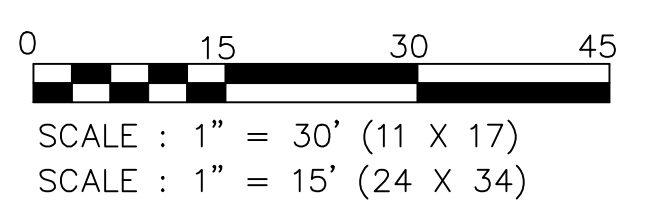
1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE SCH 40 PVC PIPE AS NOTED.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

- ① CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- ② 6" WATER SERVICE & VALVE, VERIFY SIZE WITH ARCHITECT
- ③ CONNECT TO EXISTING SANITARY SEWER
- ④ SANITARY CLEAN OUT
- ⑤ 6" SANITARY LATERAL 40 FT @ 1.0% MIN. SLOPE, VERIFY SIZE WITH ARCHITECT
- ⑥ 6" SANITARY INV=858.0'. EXTEND 5 FEET INTO BUILDING
- ⑦ UTILITY PATCH PER CITY REQUIREMENTS
- ⑧ CONNECT TO ROOF DOWNSPOUT
- ⑨ 8" - 4" SCH 40 PVC PIPE @ 0.5% SLOPE
- ⑩ CURB OUTLET STRUCTURE TO BE NEENAH MODEL R-3262-3 WITH A 4" OUTLET. CONNECT WITH 4" FERNCO HUBLESS CONNECTOR

LEGEND

- T — T — T — EX TELEPHONE
- SAN — EX SANITARY SEWER
- OHW — OHW — EX OVERHEAD ELECTRIC
- W — W — W — EX WATER
- G — G — G — EX GAS UNDERGROUND
- — — — EX STORM SEWER



<p>ISSUANCE/REVISION</p> <p>SITE PLAN APPROVAL</p>	<p>DATE</p> <p>06-25-14</p>
<p>818 N Meadowbrook Ln Waunakee, WI 53597 phone (608) 849-9378 fax (608) 237-2129</p> <p>PROFESSIONAL ENGINEERING LLC</p>	
<p>CAPITOL PETROLEUM CLAIRE STREET APARTMENTS</p> <p>UTILITY PLAN</p> <p>605 COTTAGE GROVE ROAD MADISON, WISCONSIN 53716</p>	
<p>C300</p>	



Cold Spring Design

222 South Main Street
Fort Atkinson, WI 53538
P (920)568-9530
F (920)568-9531



330 West Lakeside
Madison, WI 53715
608-358-6344

No.	Description	Date

CAPITOL
PETROLEUM
CLAIRE STREET
APARTMENTS

605 Cottage Grove Road
Madison, WI 53716

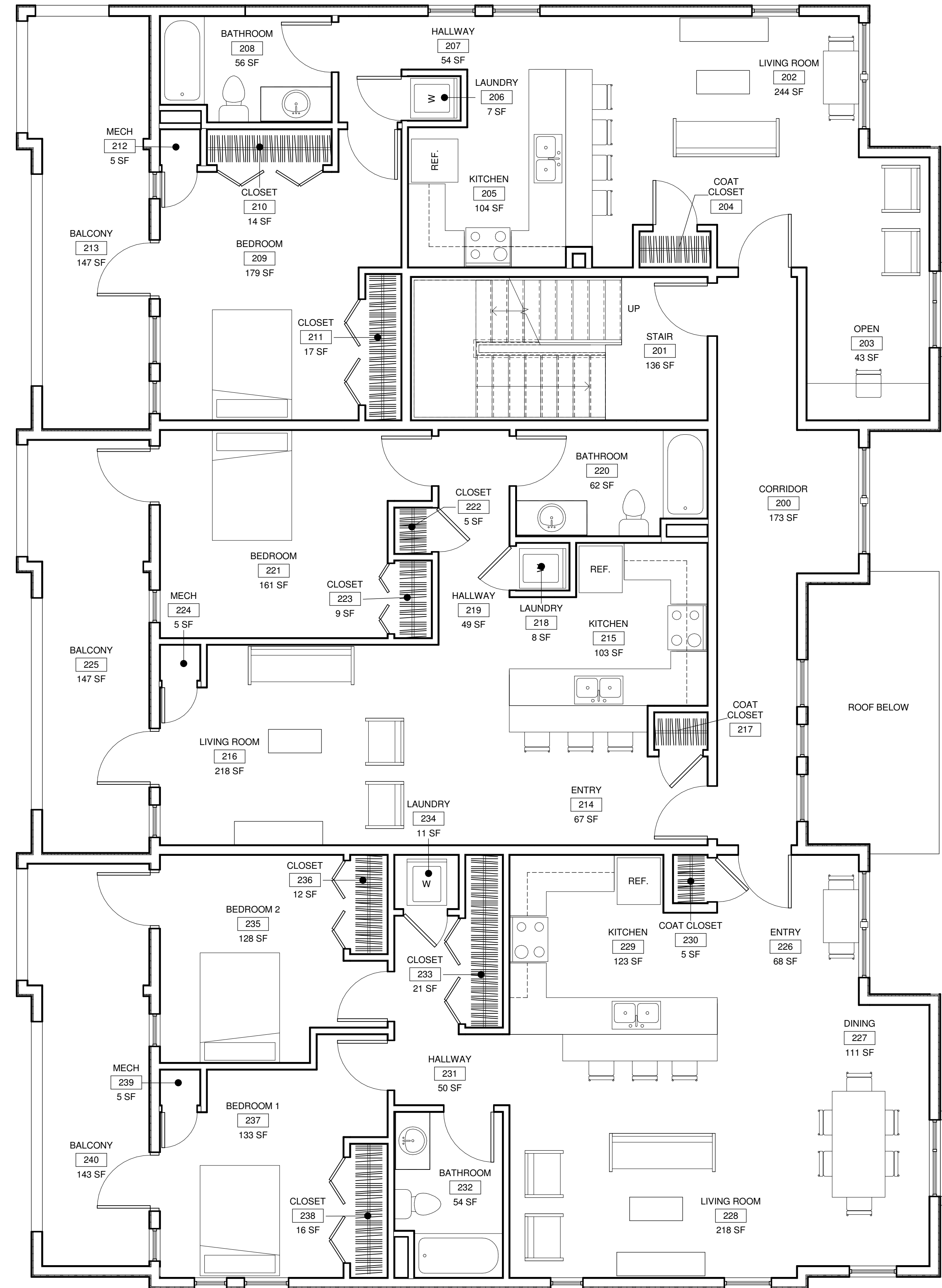
SECOND FLOOR
PLAN

NOT FOR CONSTRUCTION

Project number CAP-14-03

Date See Sheet Issuances

A103



1 SECOND FLOOR PLAN
1/4" = 1'-0"



