

Consultant

Notes

1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 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. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
5. SEE LANDSCAPE PLAN.
6. SEE LETTER OF INTENT FOR SITE DEVELOPMENT DATA.

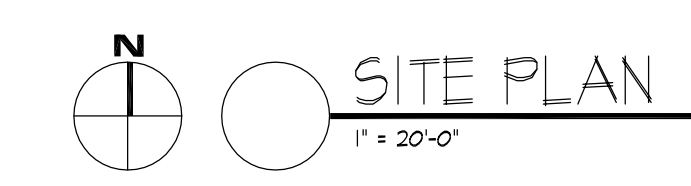
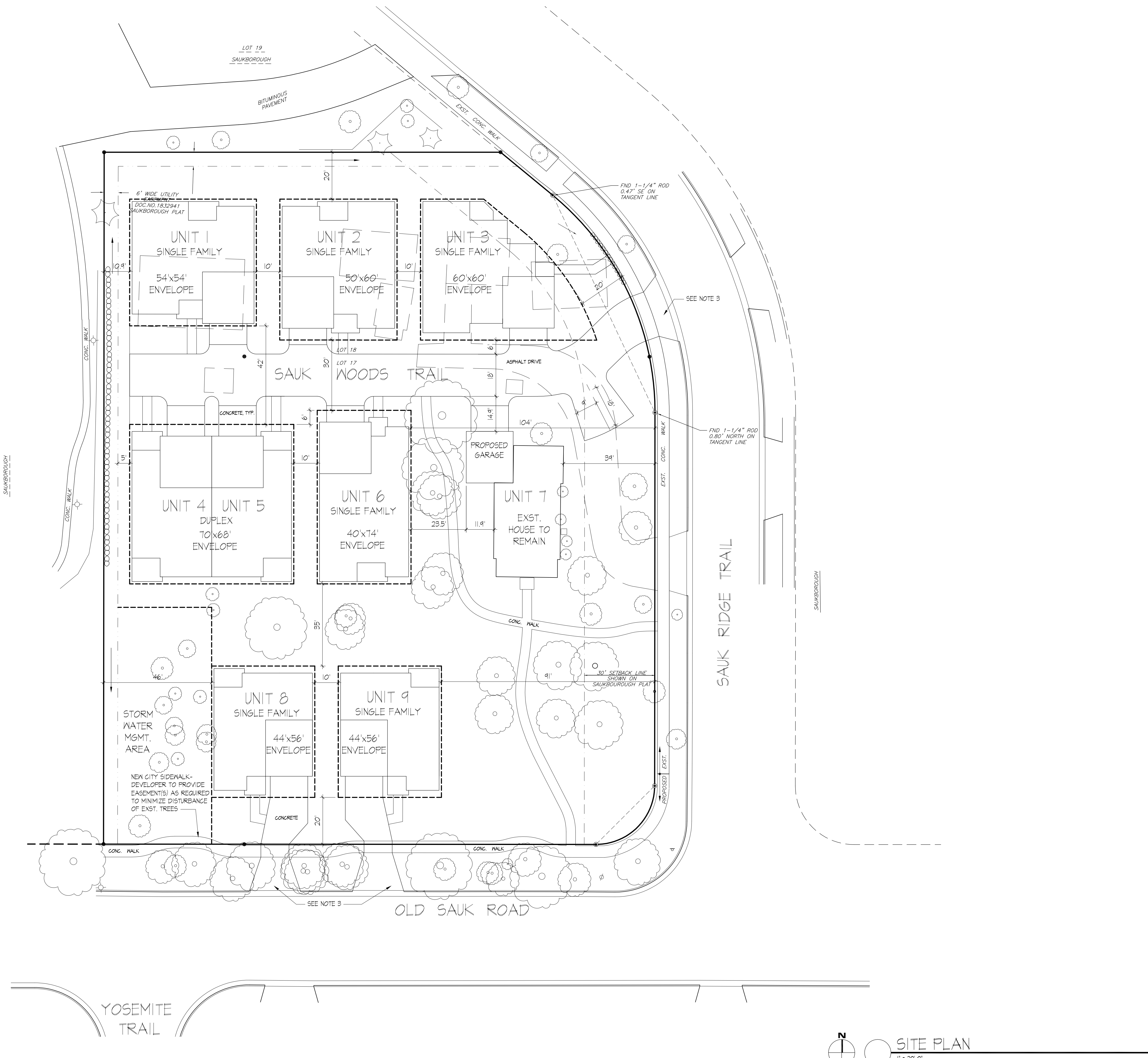
SHEET INDEX:	
SITE PLAN	C-1.1
GRADING PLAN	C-1.2
UTILITIES PLAN	C-1.3
LANDSCAPE PLAN	L-1.1
SAMPLE ELEVATIONS	A-2.1

Revisions  
ISSUED TO UDC. - DECEMBER 13, 2006  
SIP SUBMITTAL - FEBRUARY 1, 2006

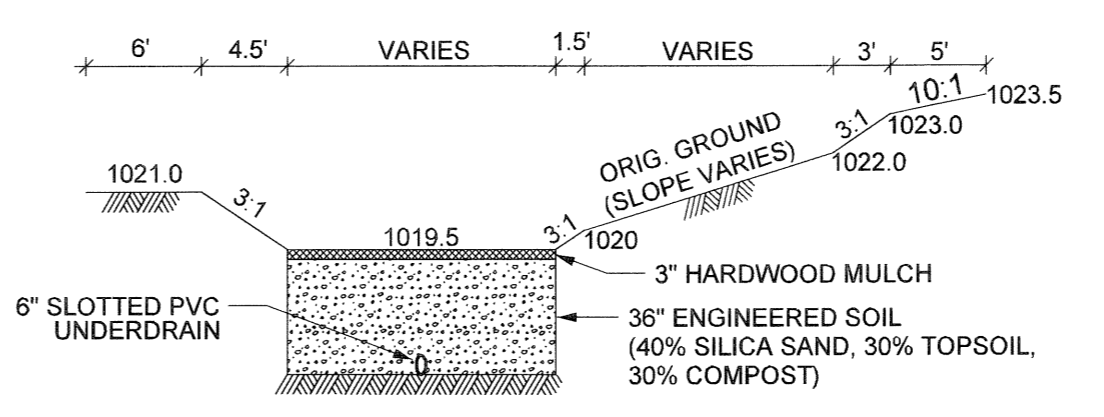
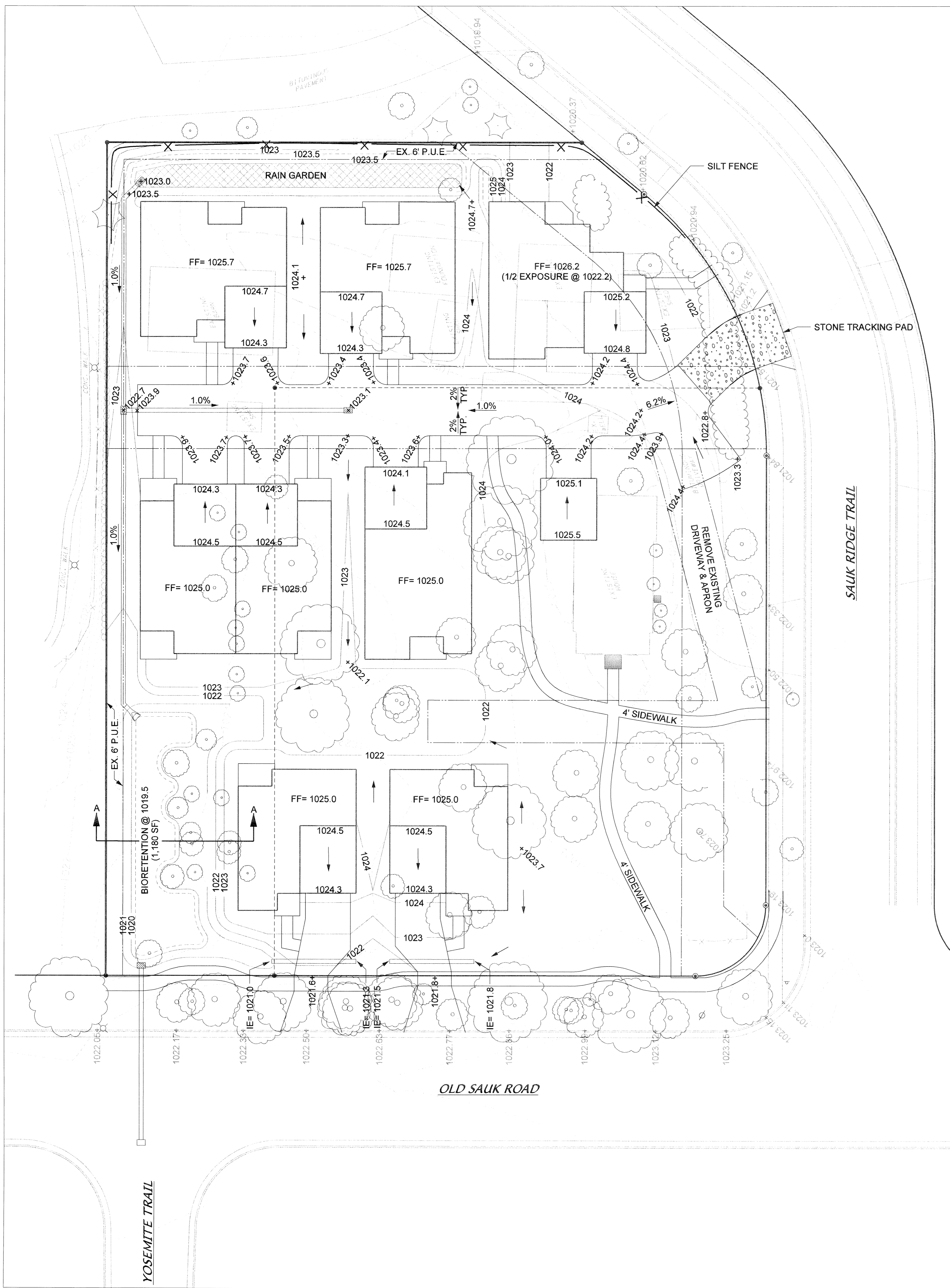
Project Title  
**6506 Old Sauk Trail**

Lots 17 & 18  
Drawing Title  
**Site Plan**

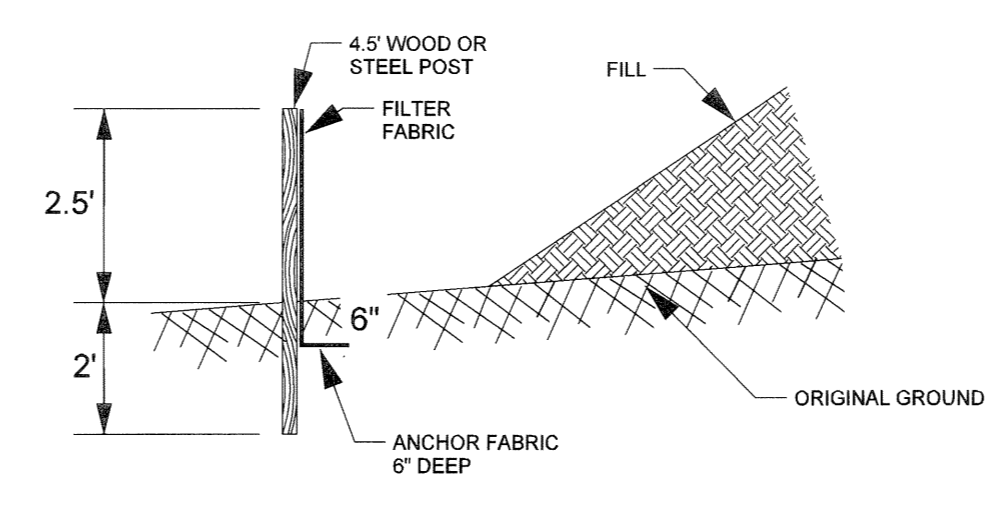
Project No. **0551** Drawing No. **C-1.1**



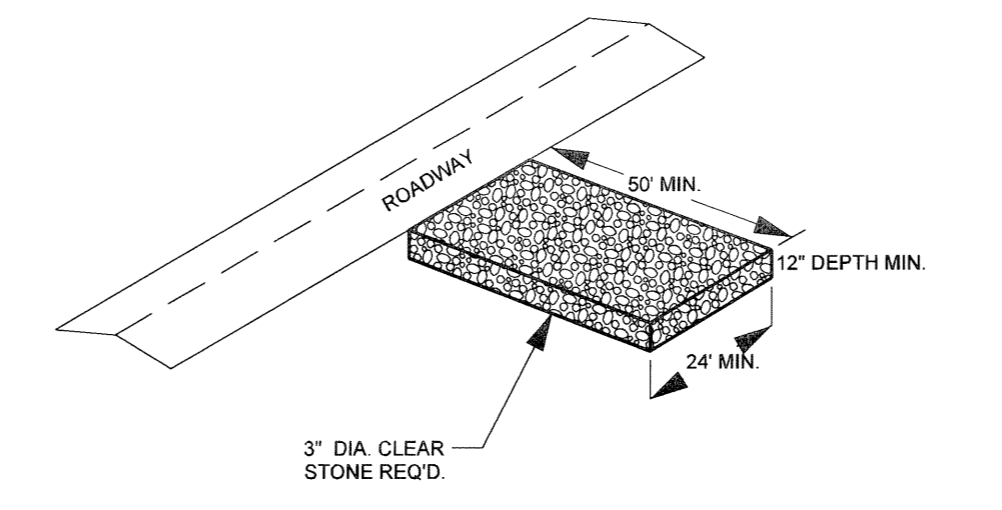
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BIORETENTION SECTION A - A



SILT FENCE DETAIL NOT TO SCALE



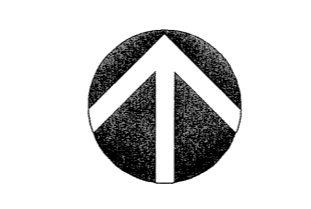
STONE TRACKING PAD DETAIL NOT TO SCALE

**LEGEND**

- PARCEL BOUNDARY
- EXISTING LOT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DRAINAGE ARROW
- EXISTING DRIVEWAY/SIDEWALK EDGE
- PROPOSED DRIVEWAY/SIDEWALK EDGE
- EXISTING CURB & GUTTER
- EXISTING BOULDER RETAINING WALL
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING GAS/ELECTRIC/CABLE/PHONE
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLET
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING BUILDING W/ DIMENSIONS
- PROPOSED BUILDING W/ FIRST FLOOR ELEV
- SILT FENCE

**EROSION CONTROL NOTES**

- 1) All existing structures except house are to be demolished.
- 2) Prior to initial site grading, silt fence shall be installed as shown on the plan.
- 3) A temporary straw bale inlet filter shall be installed as soon as the yard inlets are set and maintained until permanent cover is established. The filters shall be inspected after every rainfall and cleaned as necessary.
- 4) Erosion control is the responsibility of the Contractor until acceptance of this project. Erosion control measures as shown on the approved plan shall be the minimum precautions allowed. The contractor shall be responsible for recognizing and correcting erosion control problems that are a result of construction activities.
- 5) Additional erosion control measures, as requested in writing by the City inspector, shall be installed within 24 hours.
- 6) Any stockpiles on site for more than 10 days shall be stabilized with mulch, vegetative cover, tarp or other means approved by the City inspector. Any stockpiles shall be located in the area south of the proposed building.
- 7) All disturbed areas are to be restored in accordance with the Landscape Plan, but at a minimum, lawn areas are to be restored with seed, fertilizer and mulch.
- 8) Any disturbed areas within the public street right-of-way shall be restored with 4" topsoil, seed, fertilizer and mulch.



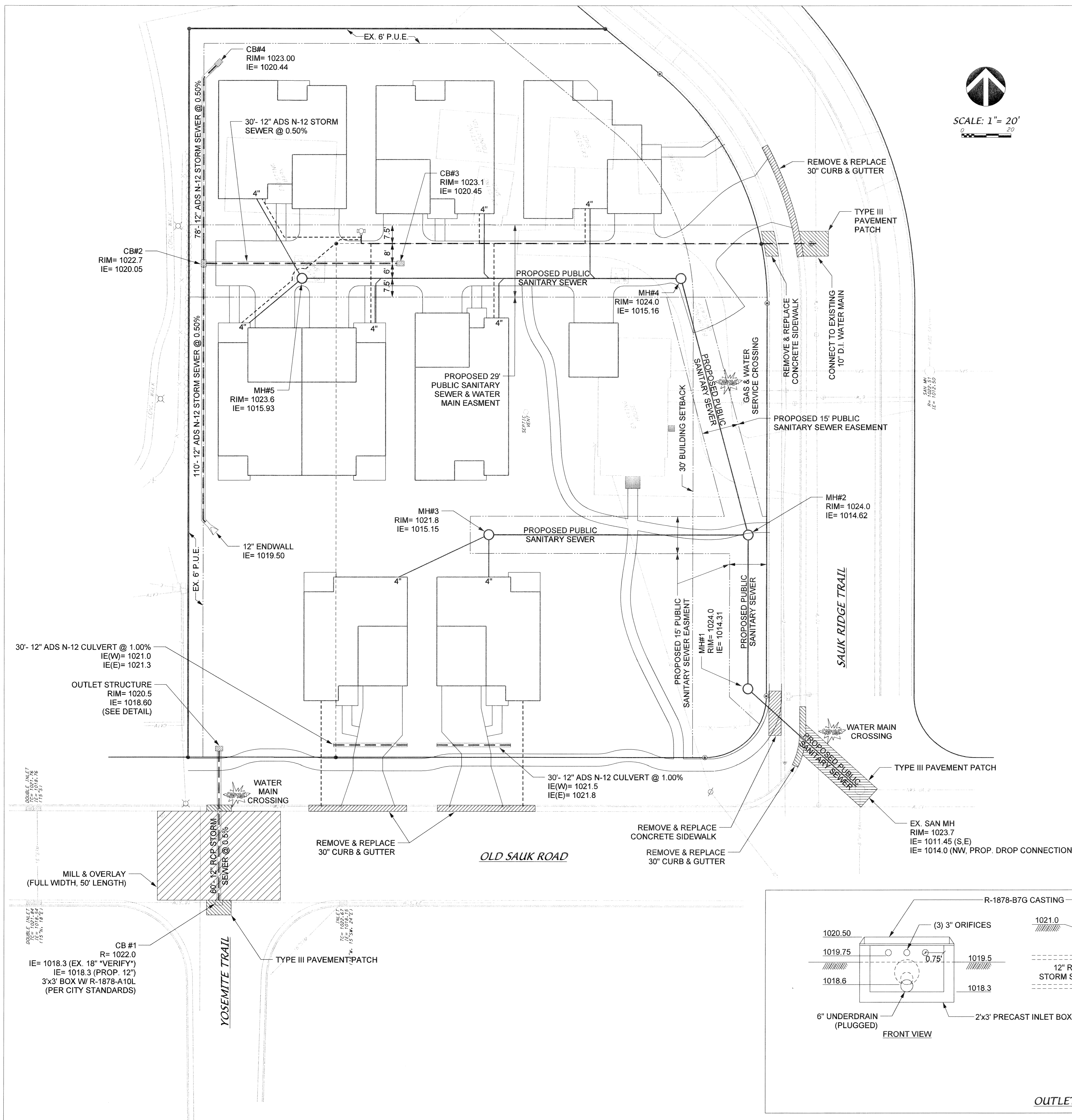
SCALE: 1" = 20'

### LEGEND

	PARCEL BOUNDARY
	EXISTING LOT LINE
	RIGHT-OF-WAY
	PUBLIC UTILITY EASEMENT
	EXISTING DRIVEWAY/SIDEWALK EDGE
	PROPOSED DRIVEWAY/SIDEWALK EDGE
	EXISTING CURB & GUTTER
	EXISTING BOULDER RETAINING WALL
	EXISTING FENCE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING GAS/ELECTRIC/CABLE/PHONE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING INLET
	PROPOSED INLET
	EXISTING BUILDING W/ DIMENSIONS
	PROPOSED BUILDING



SCALE: 1" = 20'



### UTILITY NOTES

- 1) Proposed public sanitary sewer and water main is shown here for schematic purposes only. Refer to City-issued utility plans for construction.
- 2) All site utilities shall conform to the City of Madison Standard Specifications, dated March 2004, and all subsequent addendums.
- 3) Site utility contractor shall notify the City of Madison prior to making any connections to the sanitary sewer water main.
- 4) The contractor shall make himself familiar with existing utilities and be responsible for their protection during construction.

### Revisions

- Revised - December 11, 2006
- Info UDC Submittal - January 3, 2007
- SIP Submittal - February 7, 2007

### Project Owner

Urban Solutions

Project Title  
6506 Old Sauk Road

Lots 17 & 18, Saukborough Plat  
Drawing Title

### Utility Plan

Project No. 0551  
Drawing No. C-1.3

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Consultant



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- ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- LANDSCAPE PLANS FOR INDIVIDUAL LOTS WILL BE SUBMITTED ON A HOUSE-BY-HOUSE BASIS.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE**  
TOD (FOR THE HEARING IMPAIRED)(800)542-2289  
WS STATUTE 182.075 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

Revisions

- Revised - Dec. 26, 2006
- Revised - Jan. 2, 2007
- Info UDC Submittal - January 03, 2007
- SIP Submittal - February 7, 2007

Project Title

Lots 17 & 18, Saukborough Plat  
6506 Old Sauk Road

Drawing Title

Site Landscape Plan

Project No.

0551

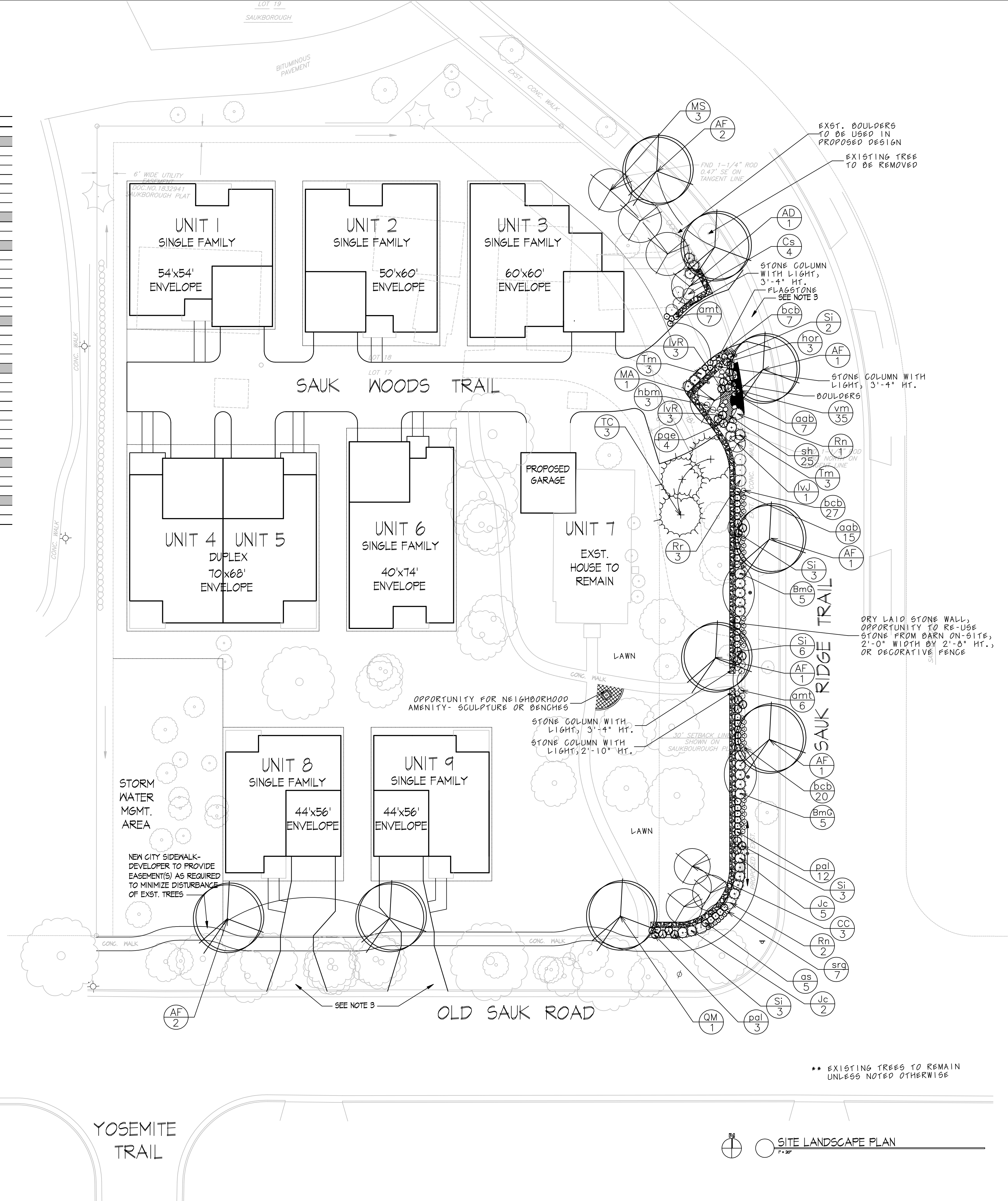
Drawing No.

L-1.1

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## PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty.	Size	Comments
<b>Deciduous Trees</b>					
AD	<i>Amelanchier x 'Princess Diana'</i>	Princess Diana Serviceberry	1	4' Ht./BB	Prune as needed; multistemmed
AF	<i>Acer x freemanii 'Celebration'</i>	Celebration Freeman Maple	8	2.5" Cal.	Match specimens
CC	<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn	3	2" Ca./BB	Multistemmed
MS	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	3	4' Ht./BB	
MA	<i>Malus 'Adirondak'</i>	Adirondak Crabapple	1	5' Ht./BB	
QM	<i>Quercus macrocarpa</i>	Bur Oak	1	1-3/4" B&B	
<b>Evergreen Trees</b>					
TC	<i>Tsuga canadensis</i>	Canadian Hemlock	3	5' Ht./BB	
<b>Deciduous Shrubs</b>					
Cs	<i>Cornus sericea 'Flaviramea'</i>	Yellow Twig Dogwood	3	36" Ht./Cont.	
IvJ	<i>Ilex verticillata 'Jim Dandy'</i>	Jim Dandy Holly	1	24" Ht./Cont	
IvR	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Holly	6	18" Ht./Cont.	
Rn	<i>Rosa 'Nearly Wild'</i>	Nearly Wild Shrub Rose	1	24" Ht./Cont.	
Rr	<i>Rosa x rugosa 'Blanc Double de Courbert'</i>	Blanc Double de Courbert Rose	3	24" Ht./Cont.	
Si	<i>Stephanandra incisa 'Crispa'</i>	Cutleaf Stephanandra	17	12" Ht./Cont.	
<b>Evergreen Shrubs</b>					
BmG	<i>Buxus x 'Green Mound'</i>	Green Mound Boxwood	10	24" Ht./Cont.	
Jc	<i>Juniperus chinensis 'Kallys Compacta'</i>	Kallays Compact Juniper	7	18" Ht./Cont.	
Tm	<i>Taxus x media 'Tauntonii'</i>	Taunton Yew	6	24" Spd./Cont. pr BB	
<b>Perennials</b>					
amt	<i>Alchemilla mollis 'Thriller'</i>	Thriller Lady's Mantle	13	1 Qt. Pot	
aab	<i>Astilbe x arendsiis 'Bridal Veil'</i>	Bridal Veil Astilbe	22	1 Qt. Pot	
bcB	<i>Bergenia cordata 'Baby Doll'</i>	Baby Doll Bergenia	54	1 Qt. Pot	
hbm	<i>Hosta 'Blue Mammoth'</i>	Blue Mammoth Hosta	3	1 Qt. Pot	
hor	<i>Hosta 'Royal Standard'</i>	Royal Standard Hosta	3	1 Qt. Pot	
pal	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	15	1 Qt. Pot	
ske	<i>Sedum kamtschaticum 'ellacombeanum'</i>	Yellow Stonecrop	0	1 Qt. Pot	
srg	<i>Sedum x Rosy Glow</i>	Rosy Glow Stonecrop	7	1 Qt. Pot	
<b>Grasses</b>					
as	<i>Andropogon scoparius 'The Blues'</i>	The Blues Little Bluestem	5	1 Gal. Cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	25	1 Gal. Cont.	
<b>Groundcovers/Vines</b>					
pqe	<i>Parthenocissus quinquefolia 'Englemanni'</i>	Engelman's Virginia Creeper	4	1 Qt. Pot	
vm	<i>Vinca minor</i>	Periwinkle	35	2-3" Pot	

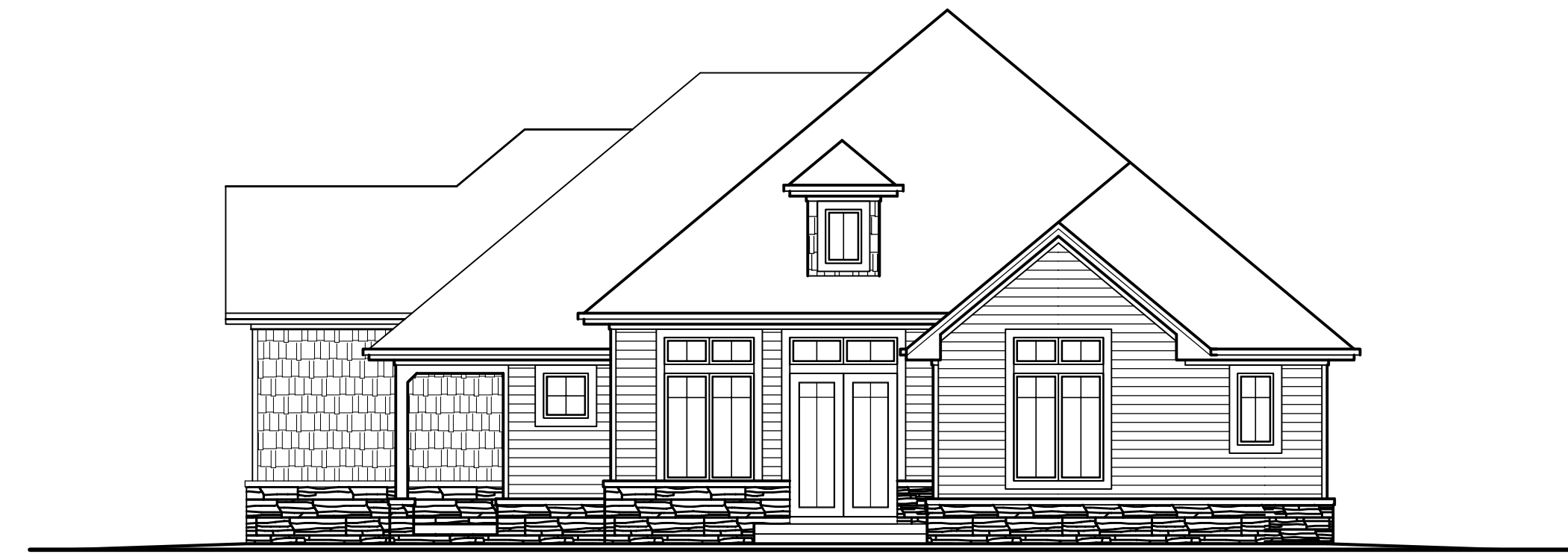


\*\* EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE

YOSEMITE TRAIL



EXAMPLE EAST ELEVATION- UNIT 3  
1/8" = 1'-0"



EXAMPLE NORTH ELEVATION- UNIT 3  
1/8" = 1'-0"



EXAMPLE SOUTH ELEVATION- UNIT 9  
1/8" = 1'-0"



EXAMPLE EAST ELEVATION- UNIT 9  
1/8" = 1'-0"

Revisions  
UDC Info. Submittal - December 13, 2006  
UDC Info. Submittal - January 3, 2007  
SIP Submittal - February 1, 2007

Project Title  
6506 Old Sauk Trail

Lots 17 & 18  
Drawing Title  
Example Elevations

Project No. Drawing No.  
0551 A-2.1

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