

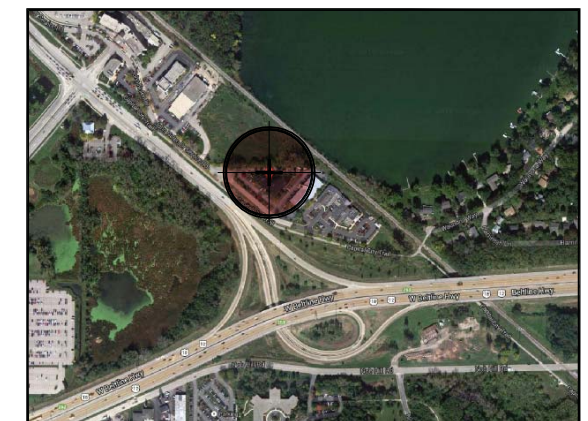
2310 Crossroads Drive
Suite 2000
Madison, WI 53718
TEL 608 240-9900
FAX 608 240-9690
www.prarch.com

Milwaukee, WI • Madison, WI

Intelligent Designs Inspired Results

CAUSEWAY OFFICE CENTRE CONDOMINIUM UNIT OWNERS ASSOCIATION, INC. and 900 John Nolen Residences LLC

900 NOLEN RESIDENCES



City of Madison Entitlement Submittal Set - Plan Commission and Urban Design Commission

Location Map



900 Nolen Residences
900 John Nolen Drive
Madison, WI 53713

T. Wall Enterprises
900 Nolen Residences
PRA # 130153-01
09-04-13

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- L2 Second Floor Terrace Plan
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- L3 Roof Landscape Plan

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Project Information

Applicable Codes and Zoning

Wisconsin enrolled commercial building code 2011
Residential occupancy, Group R-2
Storage occupancy, Group S-2
Zoning: City of Madison ordinances

Type of Construction

New Construction
Lower Level and 1st Floor, protected, type IA - Sprinklered - NFPA 13
2nd - 5th Floor, protected, type VA - Sprinklered - NFPA 13

Building Area

| | |
|--------------|------------------------|
| Garage | 28,925 SQ. FT. |
| 1st Floor | 20,075 SQ. FT. |
| 2nd Floor | 20,075 SQ. FT. |
| 3rd Floor | 20,075 SQ. FT. |
| 4th Floor | 20,075 SQ. FT. |
| 5th Floor | 20,075 SQ. FT. |
| Total | 129,300 SQ. FT. |

Parking Requirements

| | | | | |
|--------------------------------------------------|-------------------|----------|-------------------|----------------|
| Automobile Parking Required by Zoning | .96 per Unit = 77 | | | |
| Bicycle Parking Required by Zoning | 1 per Unit = 80 | | | |
| <u>Bike Parking Exclusive of Visitor Parking</u> | | | | |
| Parking Provided | Below Grade | On Grade | Accessible Stalls | Van Accessible |
| Automobile | 80 | 41 | 4 | 0 |
| Bicycle | 53 | 35 | | |

Total Unit Count

| | |
|--------------|-----------|
| Efficiency | 12 |
| One-Bedroom | 64 |
| Two-Bedroom | 4 |
| Total | 80 |

Project Team

OWNER

CAUSEWAY OFFICE CENTRE CONDOMINIUM
UNIT OWNERS ASSOCIATION, INC.
and 900 John Nolen Residences LLC

ARCHITECT

Plunkett Raysich Architects, LLP

SITE/CIVIL

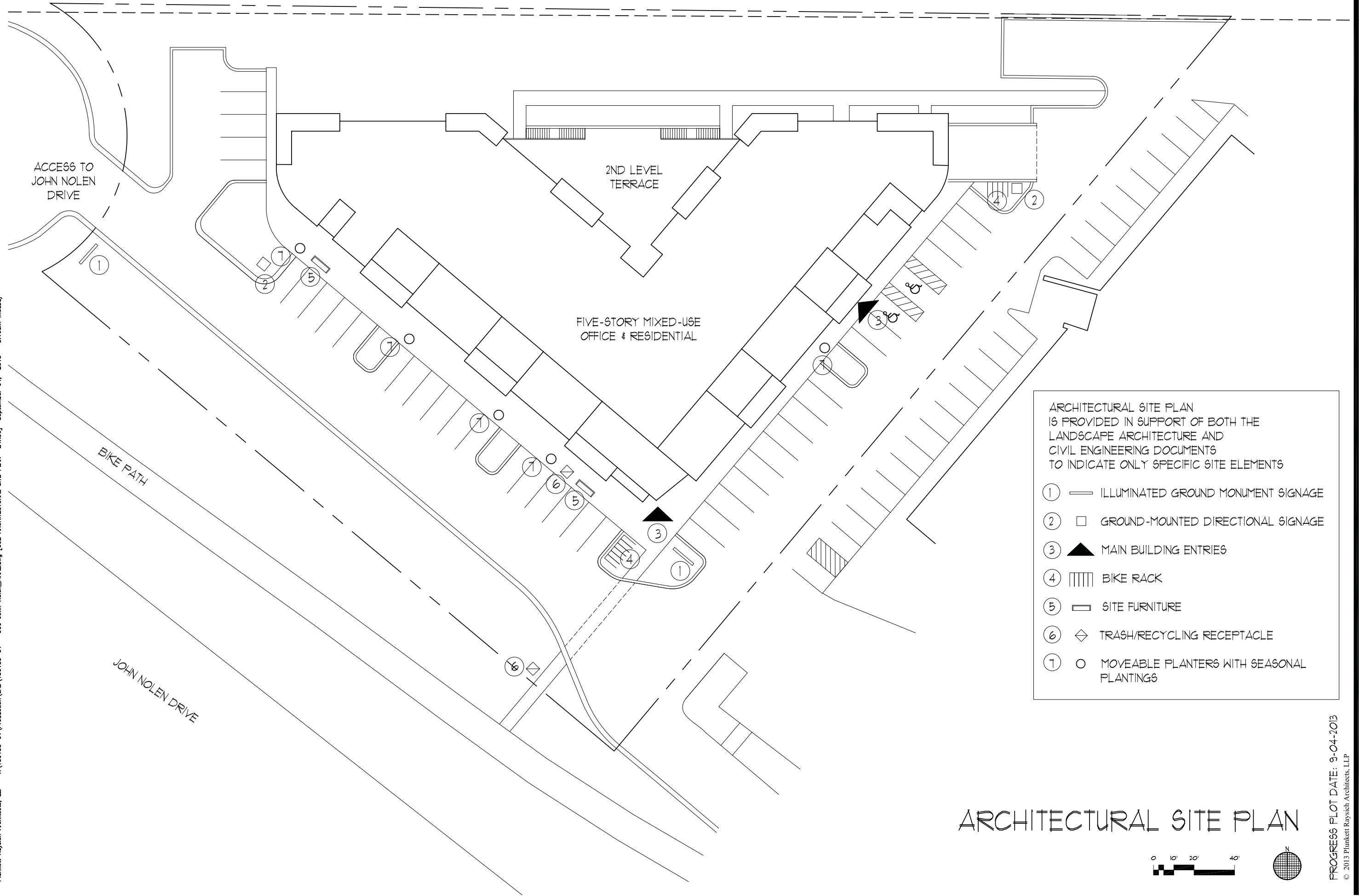
Vierbicher Associates Inc.

LANDSCAPE

The Bruce Company of Wisconsin Inc.

LIGHTING

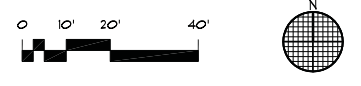
Electric Construction, Inc.



ARCHITECTURAL SITE PLAN
IS PROVIDED IN SUPPORT OF BOTH THE
LANDSCAPE ARCHITECTURE AND
CIVIL ENGINEERING DOCUMENTS
TO INDICATE ONLY SPECIFIC SITE ELEMENTS

- ① — ILLUMINATED GROUND MONUMENT SIGNAGE
- ② □ GROUND-MOUNTED DIRECTIONAL SIGNAGE
- ③ ▲ MAIN BUILDING ENTRIES
- ④ ▤ BIKE RACK
- ⑤ ▭ SITE FURNITURE
- ⑥ ◇ TRASH/RECYCLING RECEPTACLE
- ⑦ ○ MOVEABLE PLANTERS WITH SEASONAL PLANTINGS

ARCHITECTURAL SITE PLAN



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Madison, WI 53713

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MEC

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Sheet No.:
002



1 ENTERING SITE FROM THE JOHN NOLEN DRIVE ACCESS ROAD



2 ENTERING SITE LOOKING SOUTHEAST



3 VIEW FROM WITHIN SITE LOOKING NORTHEAST



4 VIEW OF LAKE MONONA TOWARDS NORTH/NORTHEAST



5 VIEW FROM WITHIN SITE LOOKING NORTHWEST



6 VIEW TO THE WEST FROM EAST SIDE OF SITE



7 LOOKING NORTH FROM THE SOUTHERN EDGE OF THE PROPERTY



8 VIEW TO THE EAST OF LAKE MONONA



9 VIEW TOWARDS JOHN NOLEN DRIVE LEAVING THE SITE



10 DASHBOARD VIEW OF ACCESS/EGRESS TO THE SITE ALONG JOHN NOLEN DRIVE ACCESS ROAD

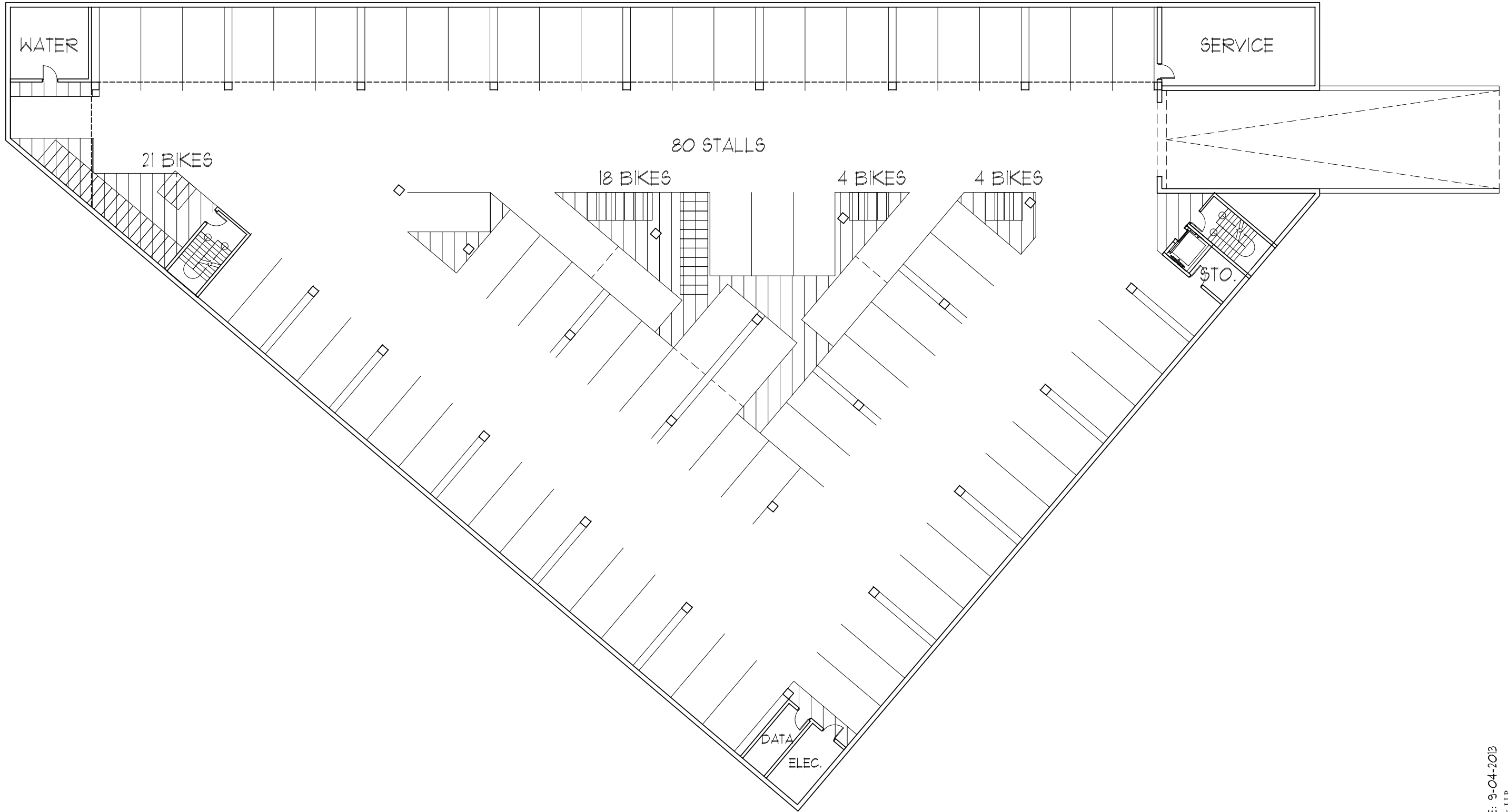


11 LOOKING NORTHWEST AT JOHN NOLEN DRIVE, BIKE PATH, AND INTO SITE

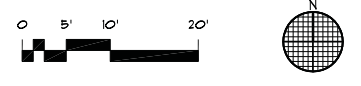


12 LOOKING SOUTHEAST ALONG EXISTING ACCESS ROAD

SITE PHOTOS



LOWER LEVEL FLOOR PLAN



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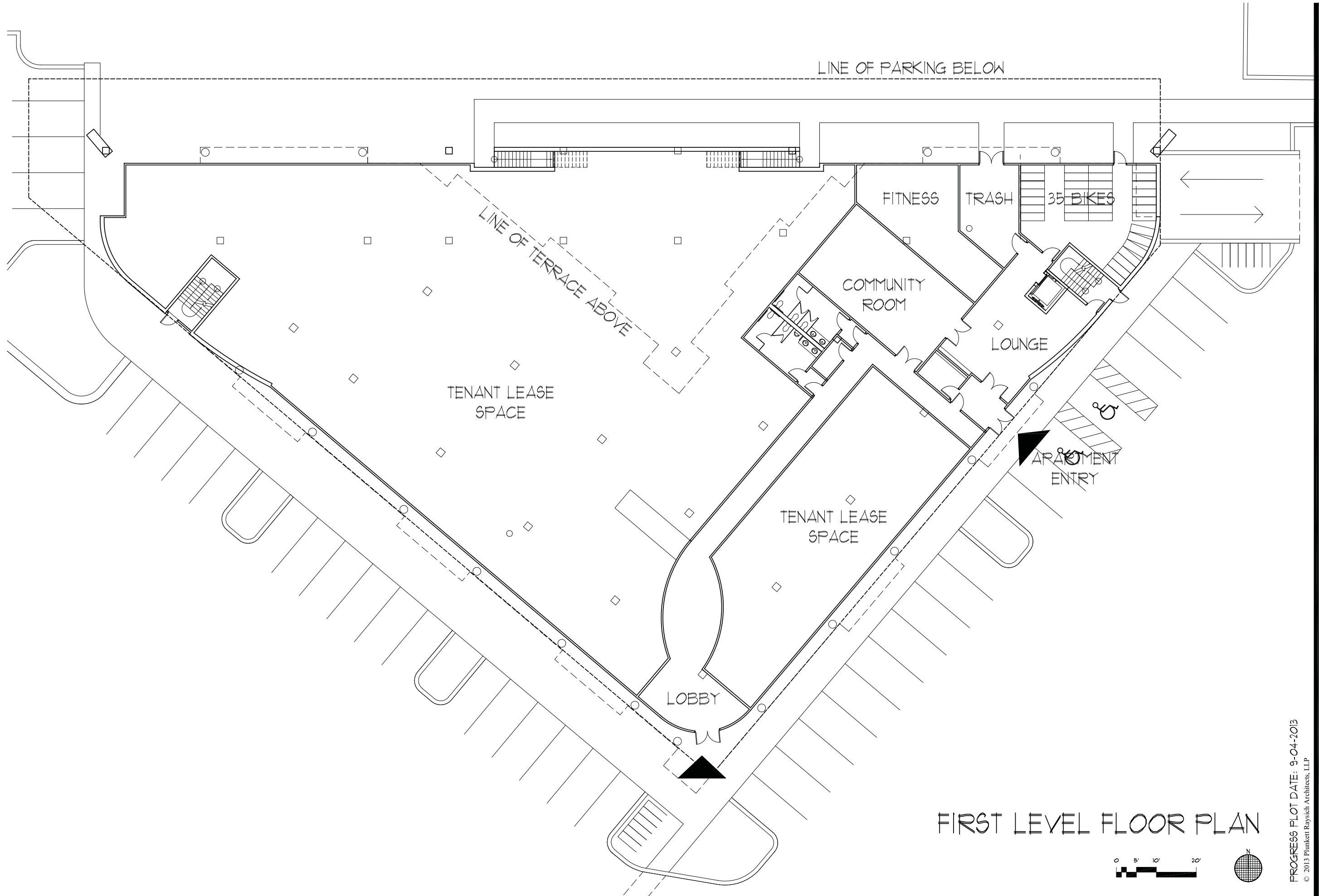
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FIRST LEVEL FLOOR PLAN

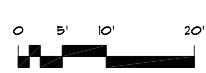
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SECOND LEVEL FLOOR PLAN



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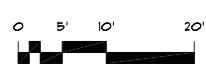
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TYPICAL UPPER LEVEL FLOOR PLANS



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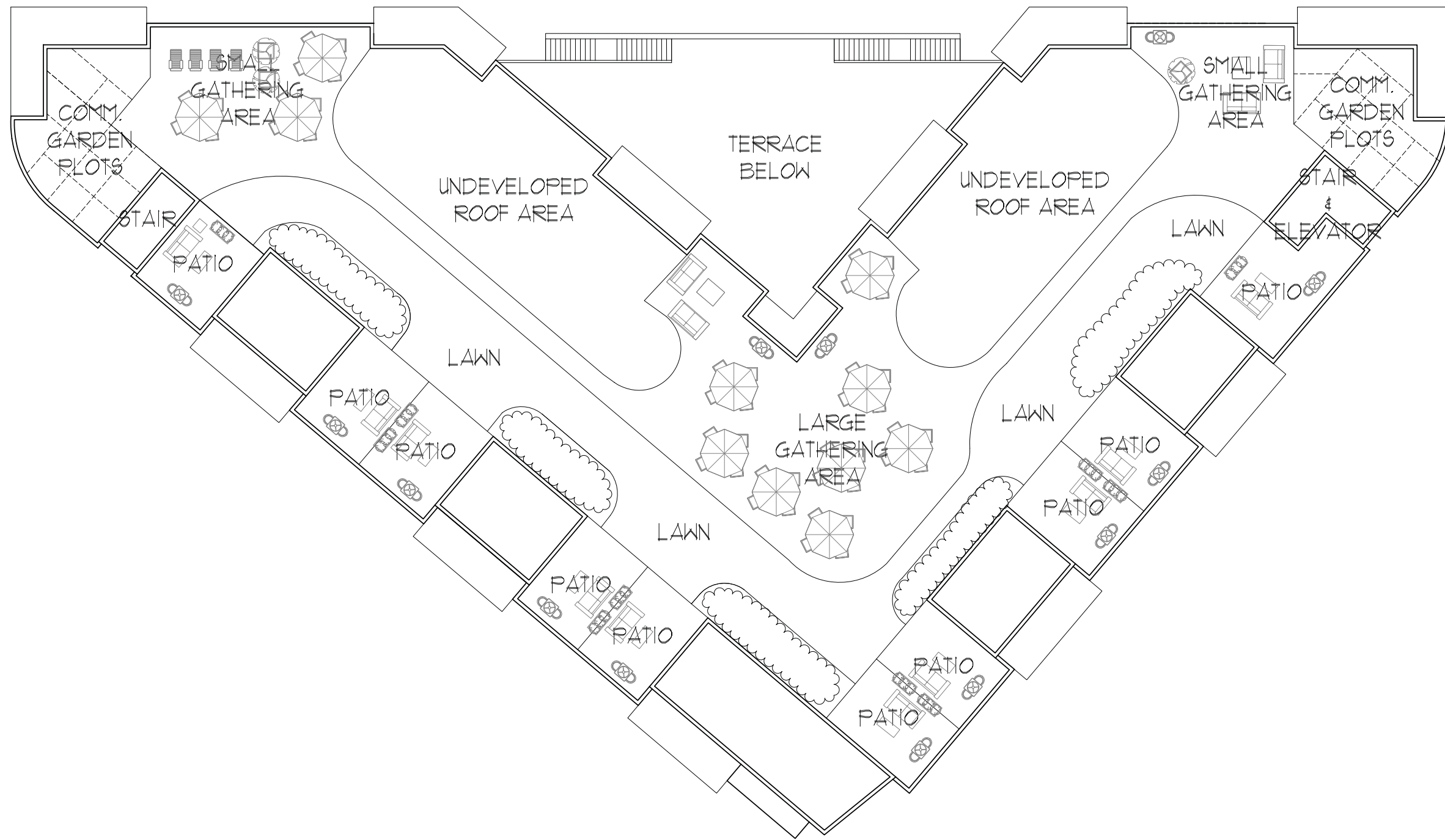
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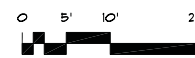
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ROOF PLAN



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220



NOTE: CURRENT SITE PLAN PROPOSES RELOCATING PARKING TO FACE THE BUILDING ALONG JOHN NOLEN DRIVE (LEFT SIDE OF IMAGE)

DAYTIME RENDERING



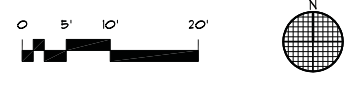
NOTE: CURRENT SITE PLAN PROPOSES RELOCATING PARKING TO FACE THE BUILDING ALONG JOHN NOLEN DRIVE (LEFT SIDE OF IMAGE)

EVENING RENDERING



- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ① FULLY ADHERED EPDM ROOFING MEMBRANE ② THERMALLY BROKEN TINTED INSULATED GLAZING, 1" NOMINAL ③ CLEAR TEMPERED GLASS RAILING SYSTEM WITH ALUMINUM TOP RAIL ④ "FINE" RIBBED METAL SIDING, BLIND FASTENING SYSTEM, "KYNAR" FINISH ⑤ THERMALLY BROKEN INSULATING SLIDING DOOR SYSTEM ⑥ PHENOLIC BACKED METAL PANEL, "KYNAR" FINISH | <ul style="list-style-type: none"> ⑦ PORCELAIN TILE VENEER PANELS ⑧ ANODIZED COMMERCIAL WINDOW FRAMING SYSTEM WITH 1" NOMINAL TINTED INSULATED GLAZING ⑨ VINYL-CLAD, OPERABLE WINDOWS, ¾" NOMINAL THERMALLY BROKEN TINTED INSULATED GLAZING ⑩ BALCONY PRIVACY SCREENS WITH "VEGETATION" BOXES EACH SIDE ⑪ ILLUMINATED COMMERCIAL TENANT IDENTIFICATION SIGNAGE |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

EXTERIOR ELEVATION & NOTES



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| |
|--------------------------------------------------------------------------|
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| Sheet No.: 400 |

Plunkett Royich Architects, LLP - I:\130153-01\Production\CAD\130153-01 - 900 John Nolen_FINAL.dwg [401 ELEVATIONS - 24X36] September 04, 2013 - 5:28am mcaboj

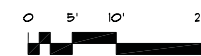


SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

EXTERIOR ELEVATIONS



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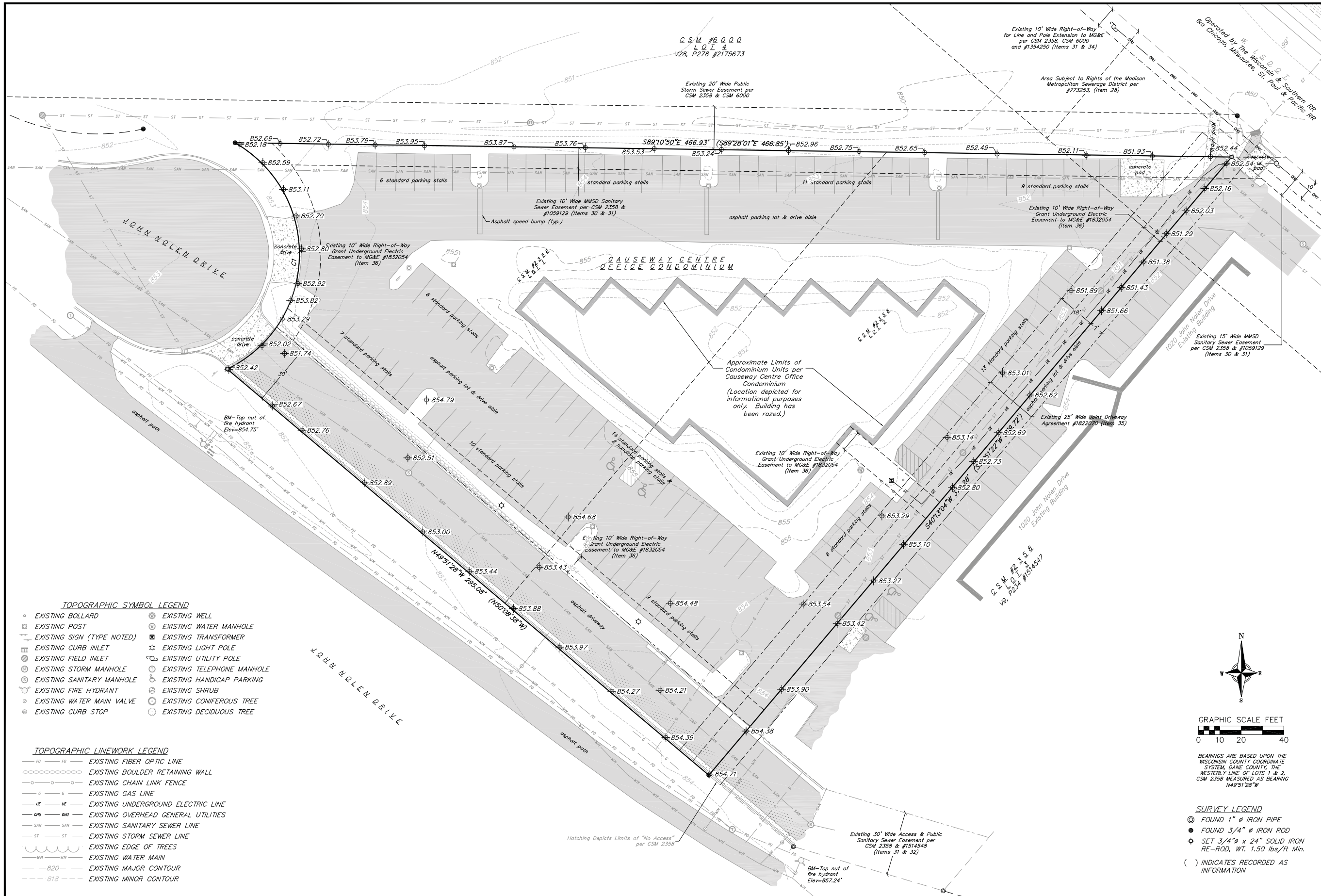
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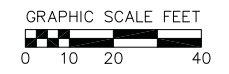
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- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - ⊠ EXISTING POST
 - ⊠ EXISTING SIGN (TYPE NOTED)
 - ⊠ EXISTING CURB INLET
 - ⊠ EXISTING FIELD INLET
 - ⊠ EXISTING STORM MANHOLE
 - ⊠ EXISTING SANITARY MANHOLE
 - ⊠ EXISTING FIRE HYDRANT
 - ⊠ EXISTING WATER MAIN VALVE
 - ⊠ EXISTING CURB STOP
 - ⊠ EXISTING WELL
 - ⊠ EXISTING WATER MANHOLE
 - ⊠ EXISTING TRANSFORMER
 - ⊠ EXISTING LIGHT POLE
 - ⊠ EXISTING UTILITY POLE
 - ⊠ EXISTING TELEPHONE MANHOLE
 - ⊠ EXISTING HANDICAP PARKING
 - ⊠ EXISTING SHRUB
 - ⊠ EXISTING CONIFEROUS TREE
 - ⊠ EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LINEWORK LEGEND**
- FO — FO — EXISTING FIBER OPTIC LINE
 - — — — — EXISTING BOULDER RETAINING WALL
 - ○ — ○ — EXISTING CHAIN LINK FENCE
 - G — G — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
 - SAN — SAN — EXISTING SANITARY SEWER LINE
 - ST — ST — EXISTING STORM SEWER LINE
 - — — — — EXISTING EDGE OF TREES
 - WM — WM — EXISTING WATER MAIN
 - 820 — — — EXISTING MAJOR CONTOUR
 - 818 — — — EXISTING MINOR CONTOUR



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WESTERLY LINE OF LOTS 1 & 2, CSM 2358 MEASURED AS BEARING N49°51'28"W

- SURVEY LEGEND**
- ⊠ FOUND 1" Ø IRON PIPE
 - ⊠ FOUND 3/4" Ø IRON ROD
 - ⊠ SET 3/4" Ø x 24" SOLID IRON RE-ROD, WT. 1.50 lbs/ft Min.
 - () INDICATES RECORDED AS INFORMATION

vierbicher
 engineers | planners
 REEDSBURG - MADISON - WAUKESHA
 999 Fuller Drive, Suite 201, Madison, Wisconsin 53717
 Phone: (608) 826-0332 Fax: (608) 826-0330

TOPOGRAPHIC SURVEY
 900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 CITY OF MADISON, WI

| REVISIONS | | NO. | DATE | REMARKS |
|-----------|--|-----|--------|------------------|
| 1 | | 1 | 9/4/13 | PC/UDC SUBMITTAL |

SCALE
 1"=20' (24"x36")
 1"=40' (11"x17")

DATE
 5/28/13

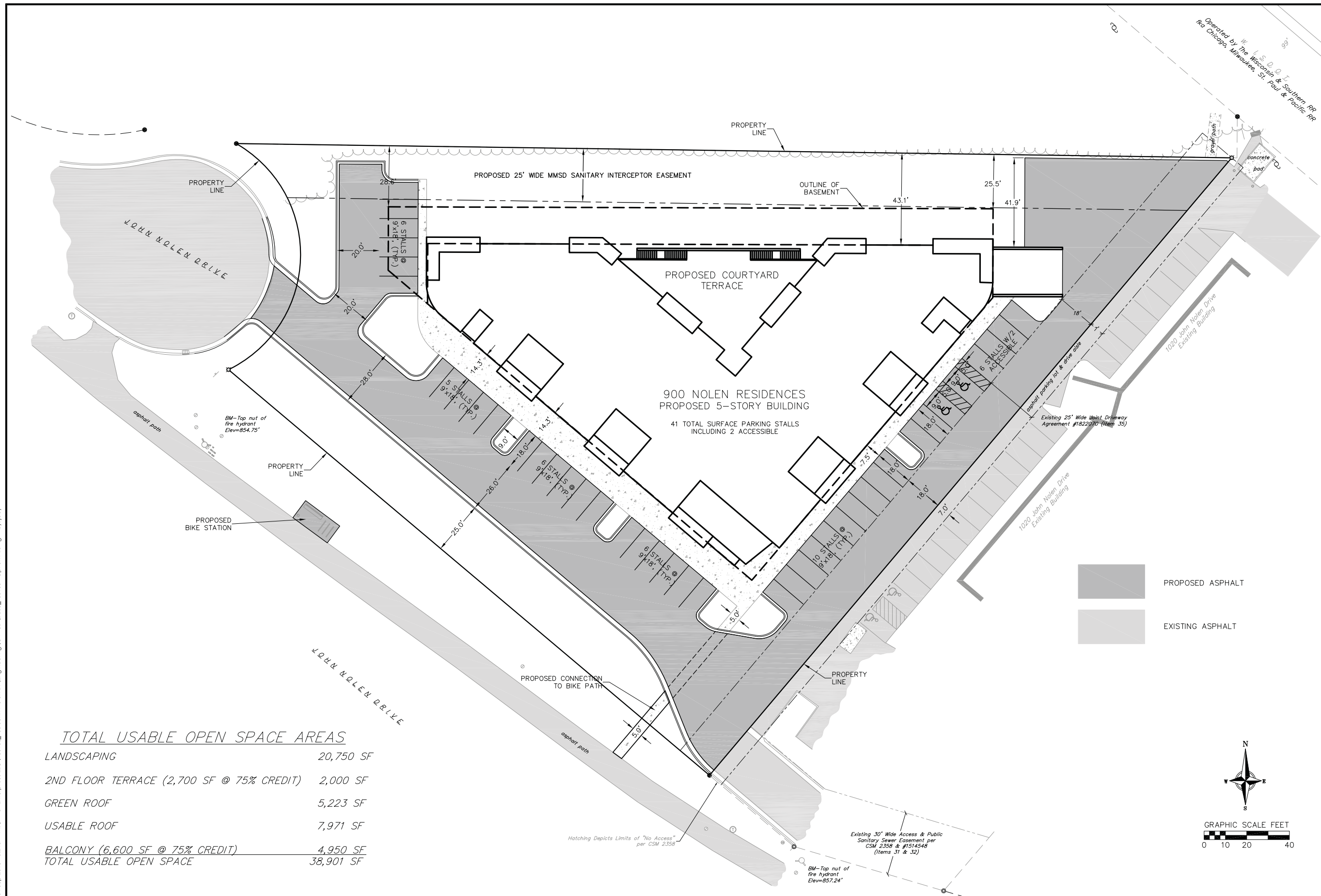
DRAFTER
 JDOY

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PROJECT NO.
 130100

SHEET
 1 OF 6

DWG. NO.
 C100



TOTAL USABLE OPEN SPACE AREAS

| | |
|-------------------------------------------|------------------|
| LANDSCAPING | 20,750 SF |
| 2ND FLOOR TERRACE (2,700 SF @ 75% CREDIT) | 2,000 SF |
| GREEN ROOF | 5,223 SF |
| USABLE ROOF | 7,971 SF |
| BALCONY (6,600 SF @ 75% CREDIT) | 4,950 SF |
| TOTAL USABLE OPEN SPACE | 38,901 SF |

SITE PLAN
900 NOLEN RESIDENCES
900 JOHN NOLEN DRIVE
MADISON, WI

| REVISIONS | | REVISIONS | |
|-----------|--------|-----------|------|
| NO. | DATE | NO. | DATE |
| 1 | 9/2/13 | | |
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8/29/13

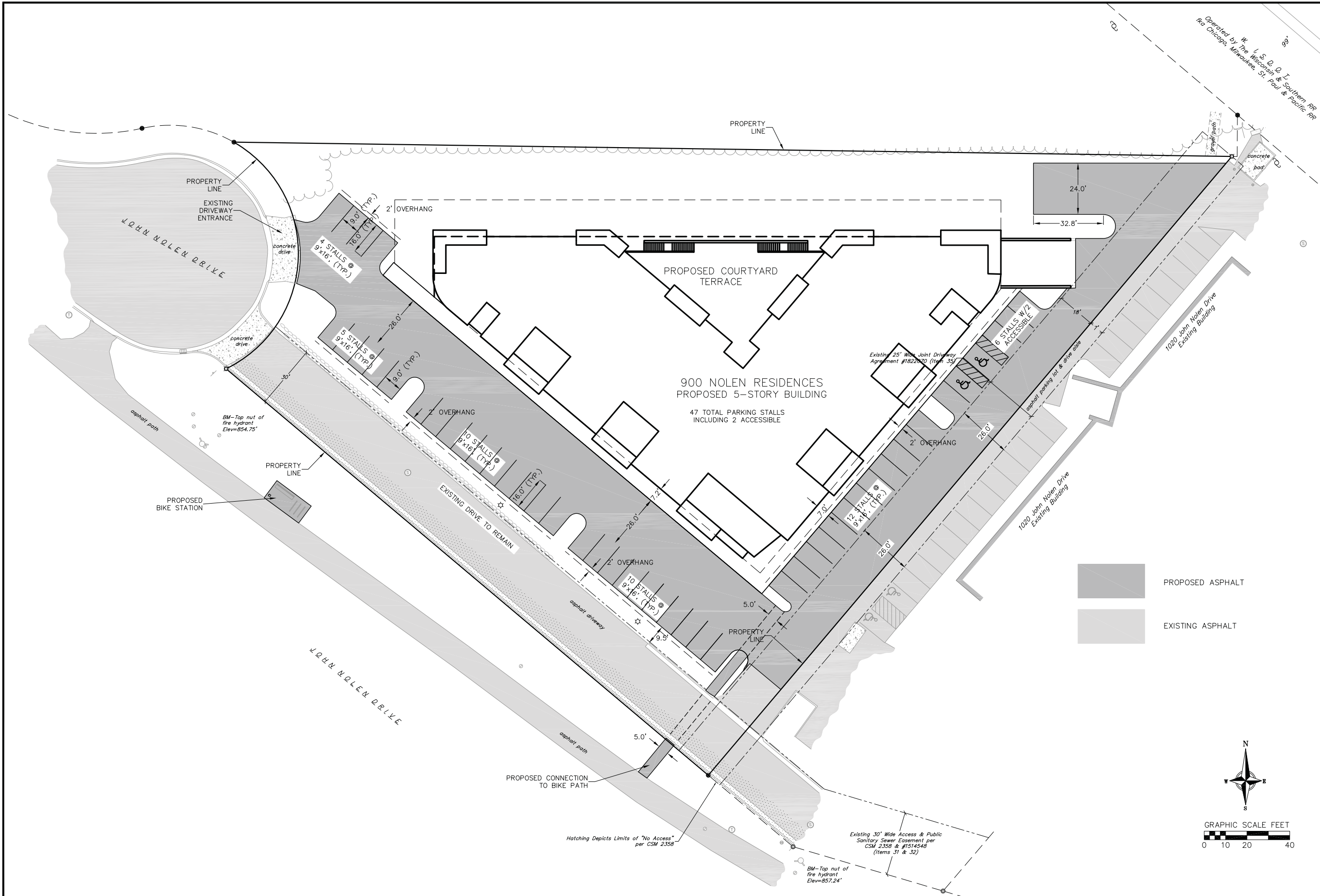
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PROJECT NO.
130100

SHEET
2 OF 6

DWG. NO.
C101



PROPOSED ASPHALT
 EXISTING ASPHALT

N

 S
 E
 W
 GRAPHIC SCALE FEET

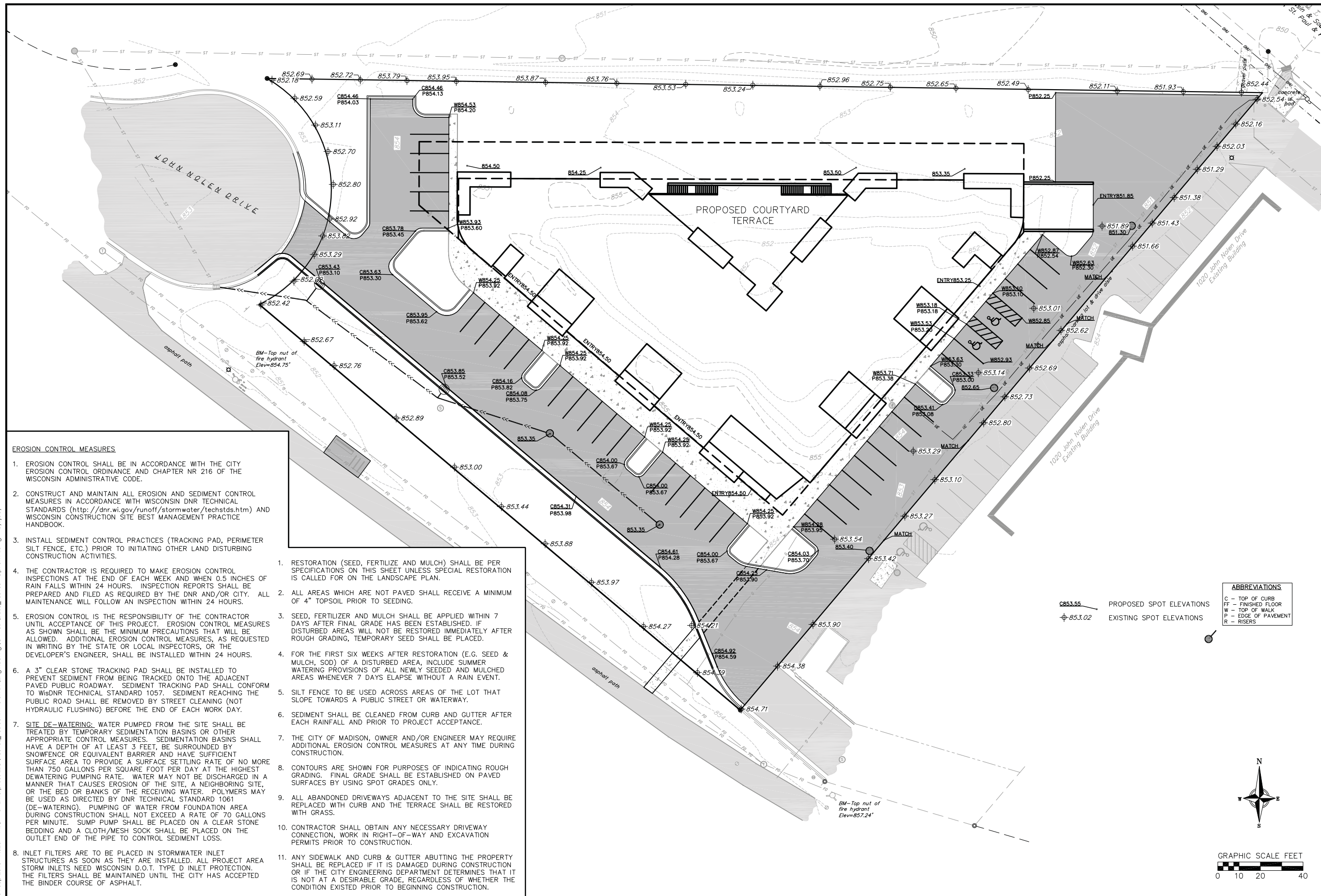
SITE PLAN - OPTION B
 900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 CITY OF MADISON, WI

| REVISIONS | | REVISIONS | |
|-----------|--------|-----------|------|
| NO. | DATE | NO. | DATE |
| 1 | 9/4/13 | | |

SCALE:
 1" = 20' (24"x36")
 1" = 40' (11"x17")

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PROJECT NO. 130100
 SHEET 3 OF 6
 DWG. NO. C102



EROSION CONTROL MEASURES

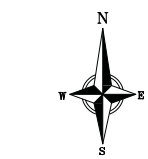
1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, 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 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. **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). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
8. 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.

1. RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
2. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
3. 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.
4. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
5. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
6. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
7. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
8. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
9. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
10. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
11. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

ABBREVIATIONS

| | |
|----|--------------------|
| C | - TOP OF CURB |
| FF | - FINISHED FLOOR |
| W | - TOP OF WALK |
| P | - EDGE OF PAVEMENT |
| R | - RISERS |

PROPOSED SPOT ELEVATIONS
 EXISTING SPOT ELEVATIONS



GRADING PLAN
 900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 CITY OF MADISON, WI

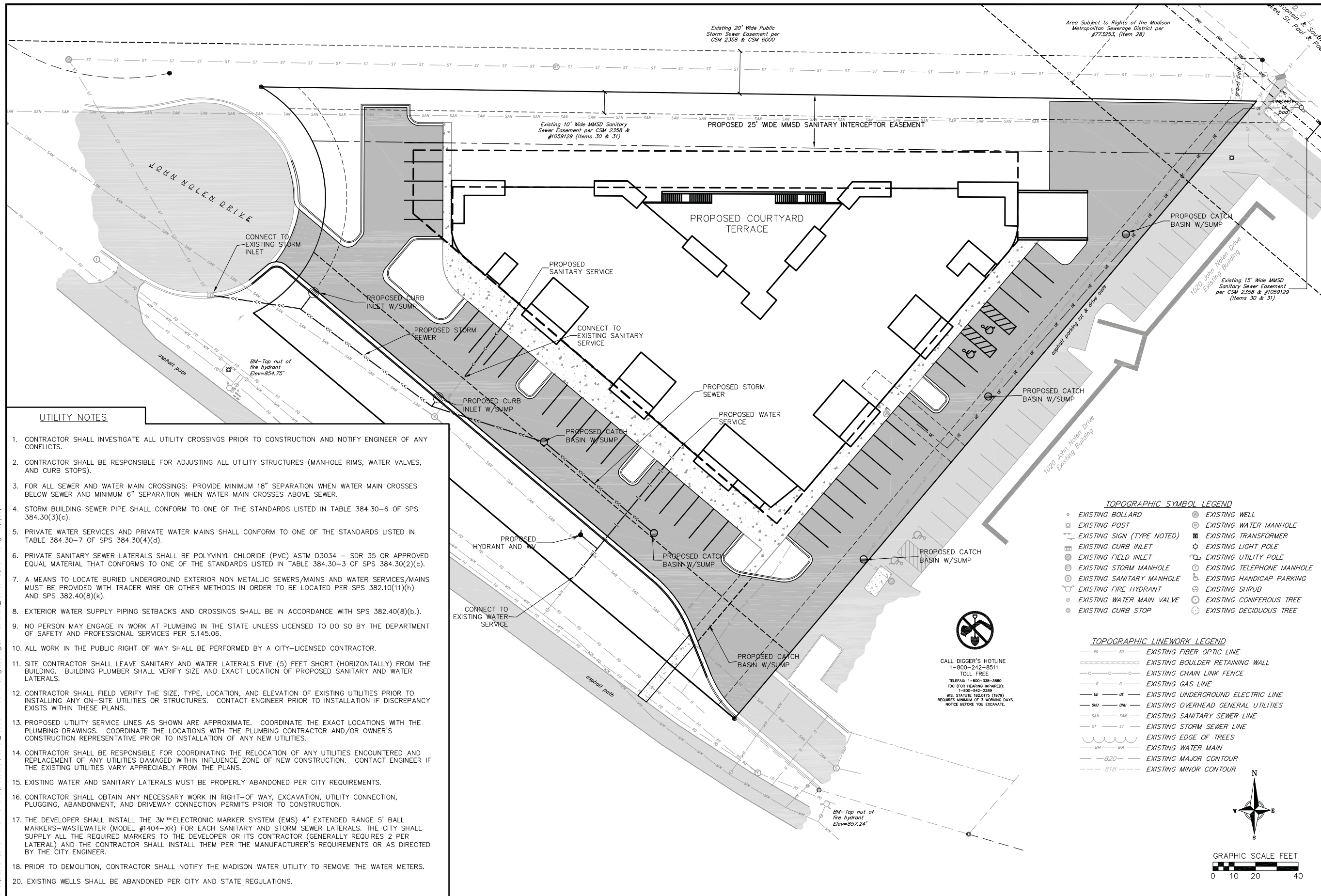
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SCALE
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 1"=40' (11"x17")

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04 Sep 2013 - 8:17a M:\T Wall Enterprises LLC\130100_900 John Nolen Dr\Engineering\Civil\3D\Bose_130100 - Option A.dwg by: jdo

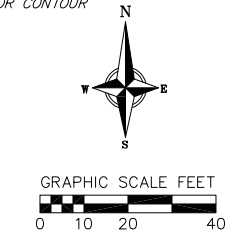


UTILITY NOTES

1. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
3. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
4. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
5. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
6. PRIVATE SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
7. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
8. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
9. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
11. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
12. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
13. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
15. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
16. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
17. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
18. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE MADISON WATER UTILITY TO REMOVE THE WATER METERS.
20. EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING POST
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING CURB INLET
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING WELL
 - EXISTING WATER MANHOLE
 - EXISTING TRANSFORMER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING HANDICAP PARKING
 - EXISTING SHRUB
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING FIBER OPTIC LINE
 - EXISTING BOULDER RETAINING WALL
 - EXISTING CHAIN LINK FENCE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD GENERAL UTILITIES
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING EDGE OF TREES
 - EXISTING WATER MAIN
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. STATUTE 192.2075 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.



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999 Foulter Drive, Suite 201, Monona, Wisconsin 53171
Phone: (608) 626-0332 Fax: (608) 626-0330

UTILITY PLAN
900 NOLEN RESIDENCES
900 JOHN NOLEN DRIVE
CITY OF MADISON, WI

| REVISIONS | | NO. | DATE | REMARKS |
|-----------|--|--------|------|------------------|
| 1 | | 9/4/13 | | PC/UDC SUBMITTAL |

SCALE
1"=20' (24"x36")
1"=40' (11"x17")

DATE
5/28/13

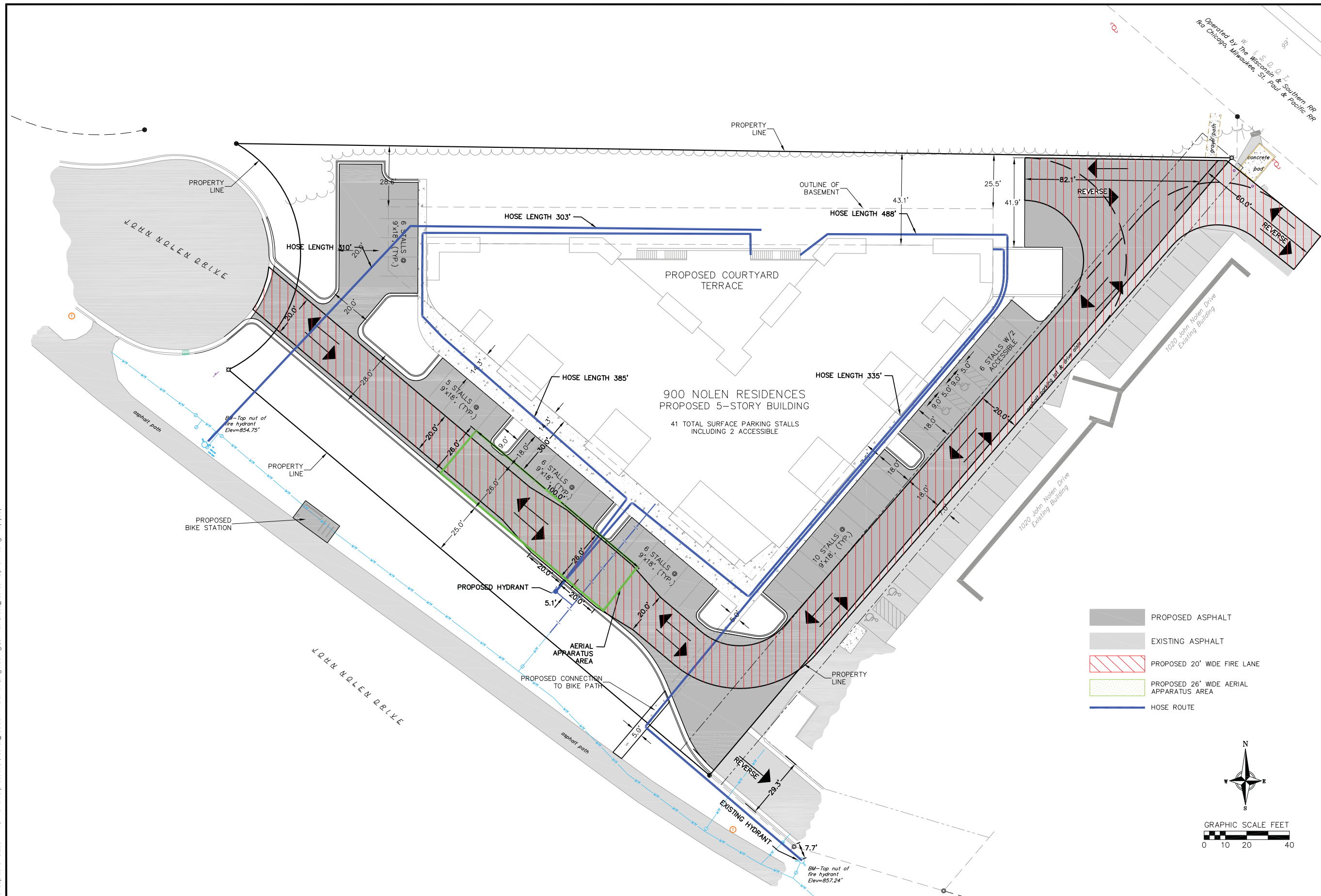
DRAFTER
JDOY

CHECKED

PROJECT NO.
130100

SHEET
5 OF 6

DWG. NO.
C104



FIRE APPARATUS PLAN
 900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 MADISON, WI

| REVISIONS | | REVISIONS | |
|-----------|--------|-----------|------|
| NO. | DATE | NO. | DATE |
| 1 | 9/4/13 | | |
| | | | |
| | | | |

SCALE
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DATE
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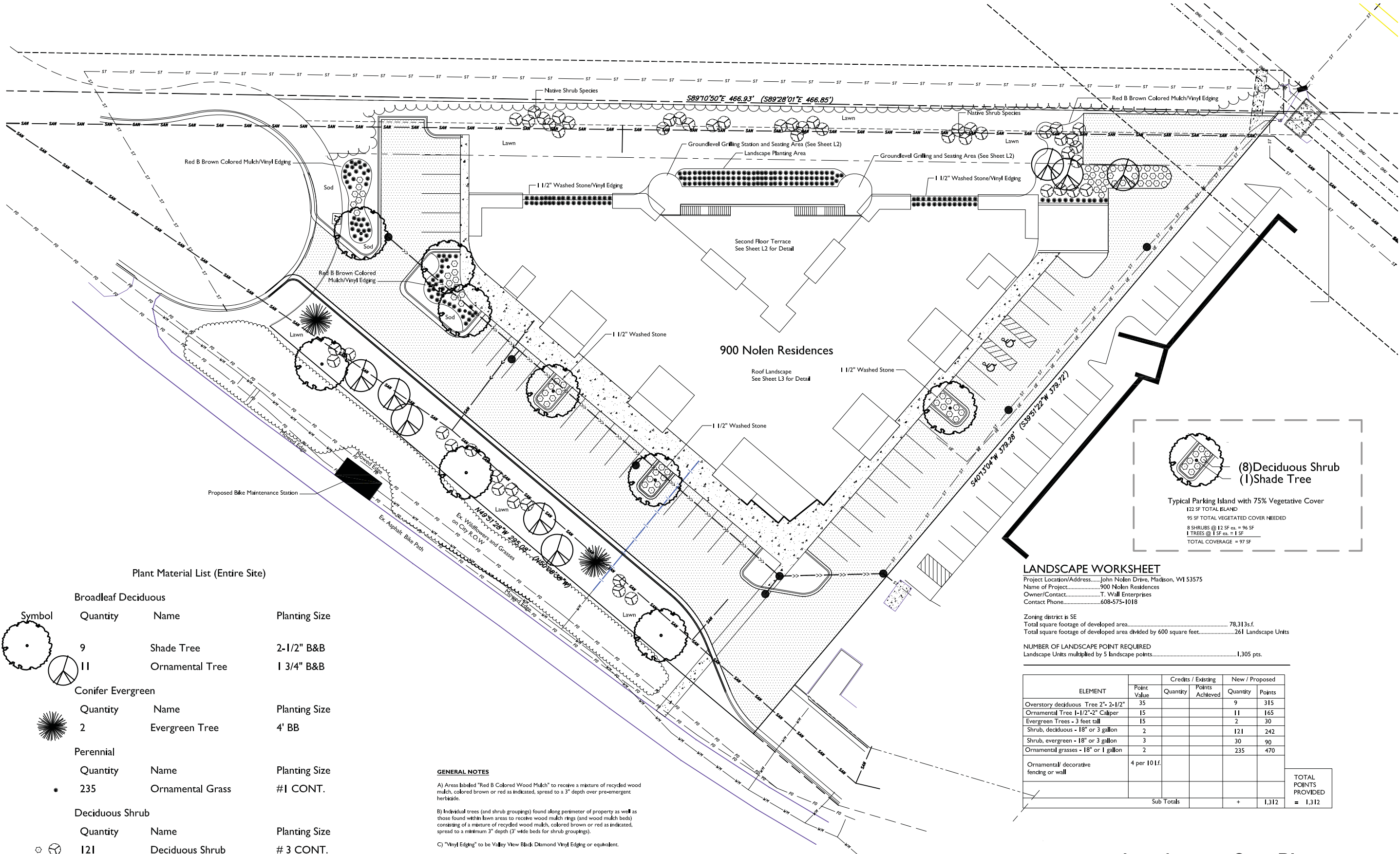
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 JDOY

CHECKED

PROJECT NO.
 130100

SHEET
 6 OF 6

DWG. NO.
 C105



(8) Deciduous Shrub
(1) Shade Tree

Typical Parking Island with 75% Vegetative Cover
 122 SF TOTAL ISLAND
 95 SF TOTAL VEGETATED COVER NEEDED
 8 SHRUBS @ 12 SF ea. = 96 SF
 1 TREE @ 1 SF ea. = 1 SF
 TOTAL COVERAGE = 97 SF

LANDSCAPE WORKSHEET

Project Location/Address.....John Nolen Drive, Madison, WI 53575
 Name of Project.....900 Nolen Residences
 Owner/Contact.....T. Wall Enterprises
 Contact Phone.....608-575-1018

Zoning district is SE
 Total square footage of developed area.....78,313s.f.
 Total square footage of developed area divided by 600 square feet.....261 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
 Landscape Units multiplied by 5 landscape points.....1,305 pts.

| ELEMENT | Point Value | Credits / Existing | | New / Proposed | |
|----------------------------------------|---------------|--------------------|-----------------|----------------|--------------------------------------|
| | | Quantity | Points Achieved | Quantity | Points |
| Overstory deciduous Tree 2'- 2-1/2" | 35 | | | 9 | 315 |
| Ornamental Tree 1-1/2"-2" Caliper | 15 | | | 11 | 165 |
| Evergreen Trees - 3 feet tall | 15 | | | 2 | 30 |
| Shrub, deciduous - 18" or 3 gallon | 2 | | | 121 | 242 |
| Shrub, evergreen - 18" or 3 gallon | 3 | | | 30 | 90 |
| Ornamental grasses - 18" or 1 gallon | 2 | | | 235 | 470 |
| Ornamental/ decorative fencing or wall | 4 per 10 l.f. | | | | |
| Sub Totals | | | | + | 1,312 |
| | | | | | TOTAL POINTS PROVIDED = 1,312 |

Plant Material List (Entire Site)

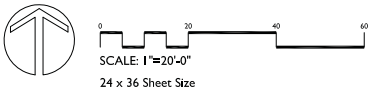
| Symbol | Quantity | Name | Planting Size |
|--------------------------|----------|--------------------------|---------------|
| | 9 | Shade Tree | 2-1/2" B&B |
| | 11 | Ornamental Tree | 1 3/4" B&B |
| Conifer Evergreen | | | |
| | 2 | Evergreen Tree | 4' BB |
| Perennial | | | |
| | 235 | Ornamental Grass | #1 CONT. |
| Deciduous Shrub | | | |
| | 121 | Deciduous Shrub | # 3 CONT. |
| Evergreen Shrub | | | |
| | 30 | Narrow Upright Evergreen | #10 CONT. |

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Lawn" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Pennlawn Creeping Red Fescue
- G) Areas labeled "Seed with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with D575 straw erosion control matting that is then pegged into the soil with metal staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.



Landscape Site Plan



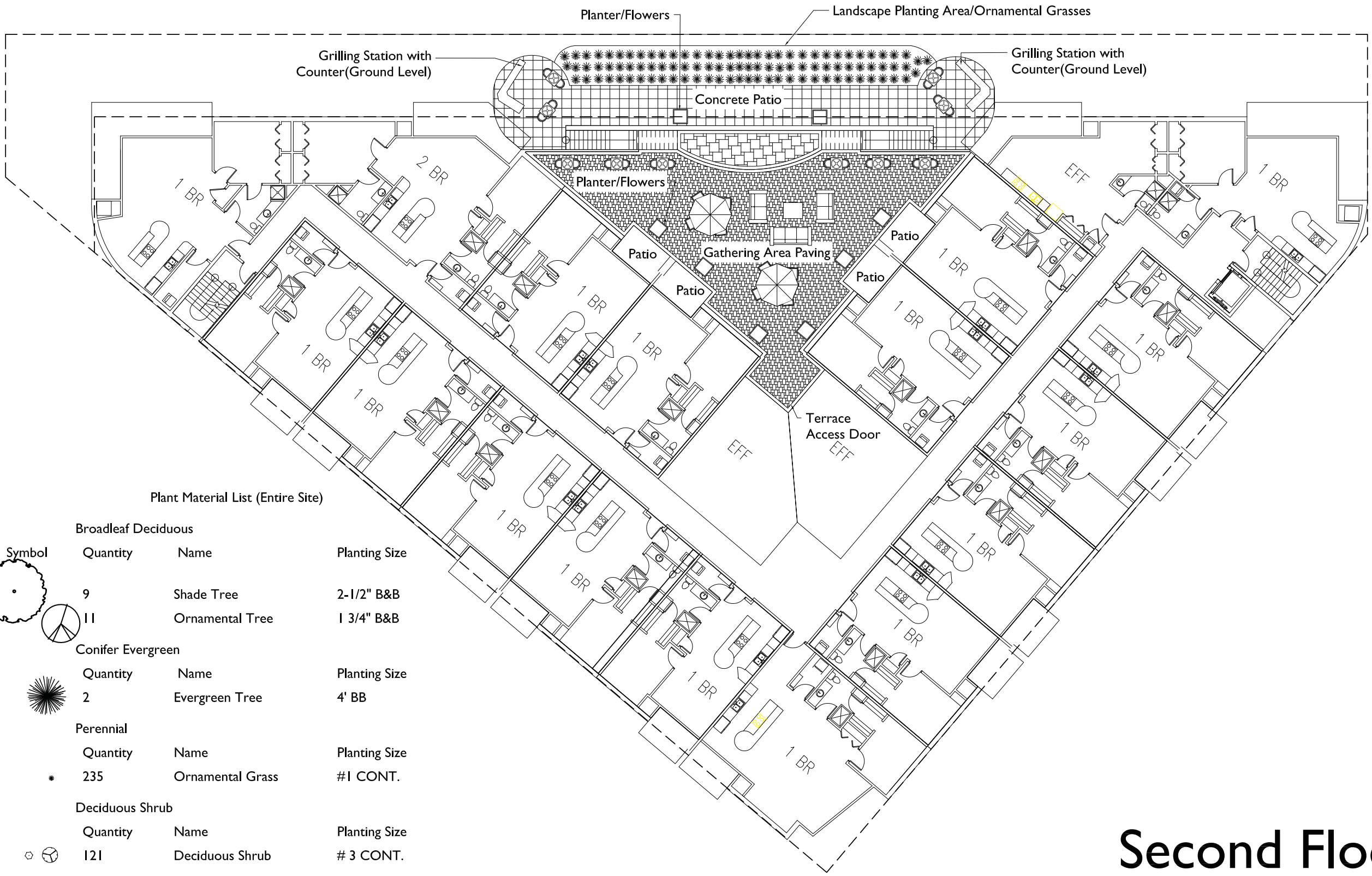
900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 MADISON, WISCONSIN 53573

Checked By: SS
 Drawn By: 9/04/13 RS

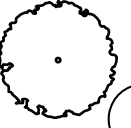


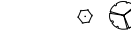

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**L1
 Landscape Site Plan**

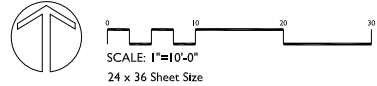
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Plant Material List (Entire Site)

| Symbol | Quantity | Name | Planting Size |
|-------------------------------------------------------------------------------------|----------|--------------------------|---------------|
| Broadleaf Deciduous | | | |
|  | 9 | Shade Tree | 2-1/2" B&B |
|  | 11 | Ornamental Tree | 1 3/4" B&B |
| Conifer Evergreen | | | |
|  | 2 | Evergreen Tree | 4' BB |
| Perennial | | | |
| * | 235 | Ornamental Grass | #1 CONT. |
| Deciduous Shrub | | | |
|  | 121 | Deciduous Shrub | # 3 CONT. |
| Evergreen Shrub | | | |
|  | 30 | Narrow Upright Evergreen | #10 CONT. |

Second Floor Terrace



900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 MADISON, WISCONSIN 53573

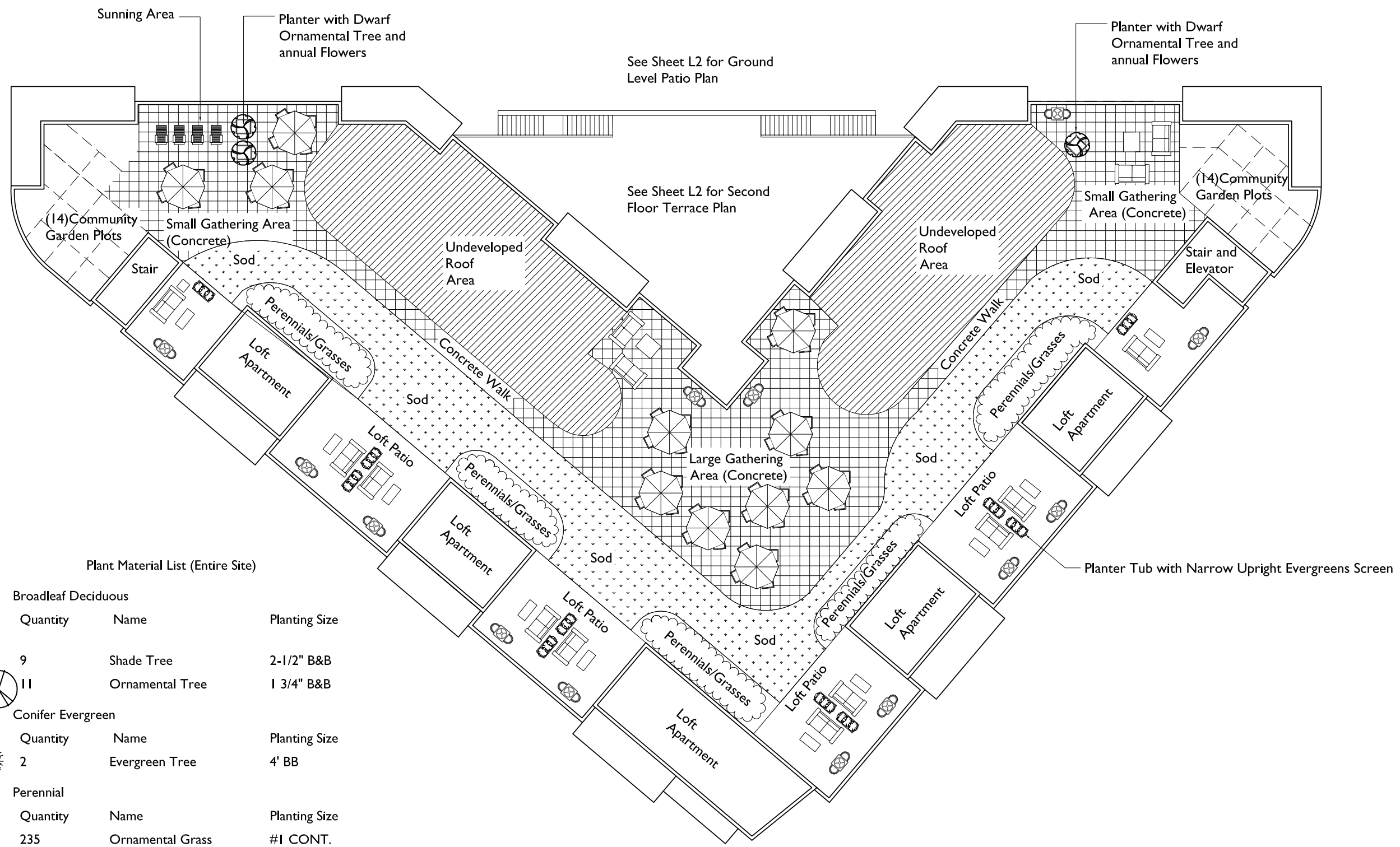
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 Drawn By: 9/04/13 RS

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L2
Second Floor Terrace

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L2013 CADASTRE 900 NOLEN RESIDENCES 900 NOLEN DRIVE.DWG Created: 8/28/2013, Saved: 9/4/2013, Printed: 9/4/2013



Plant Material List (Entire Site)

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| | 235 | Ornamental Grass | #1 CONT. |
| Deciduous Shrub | | | |
| | 121 | Deciduous Shrub | # 3 CONT. |
| Evergreen Shrub | | | |
| | 30 | Narrow Upright Evergreen | #10 CONT. |

Roof Landscape

