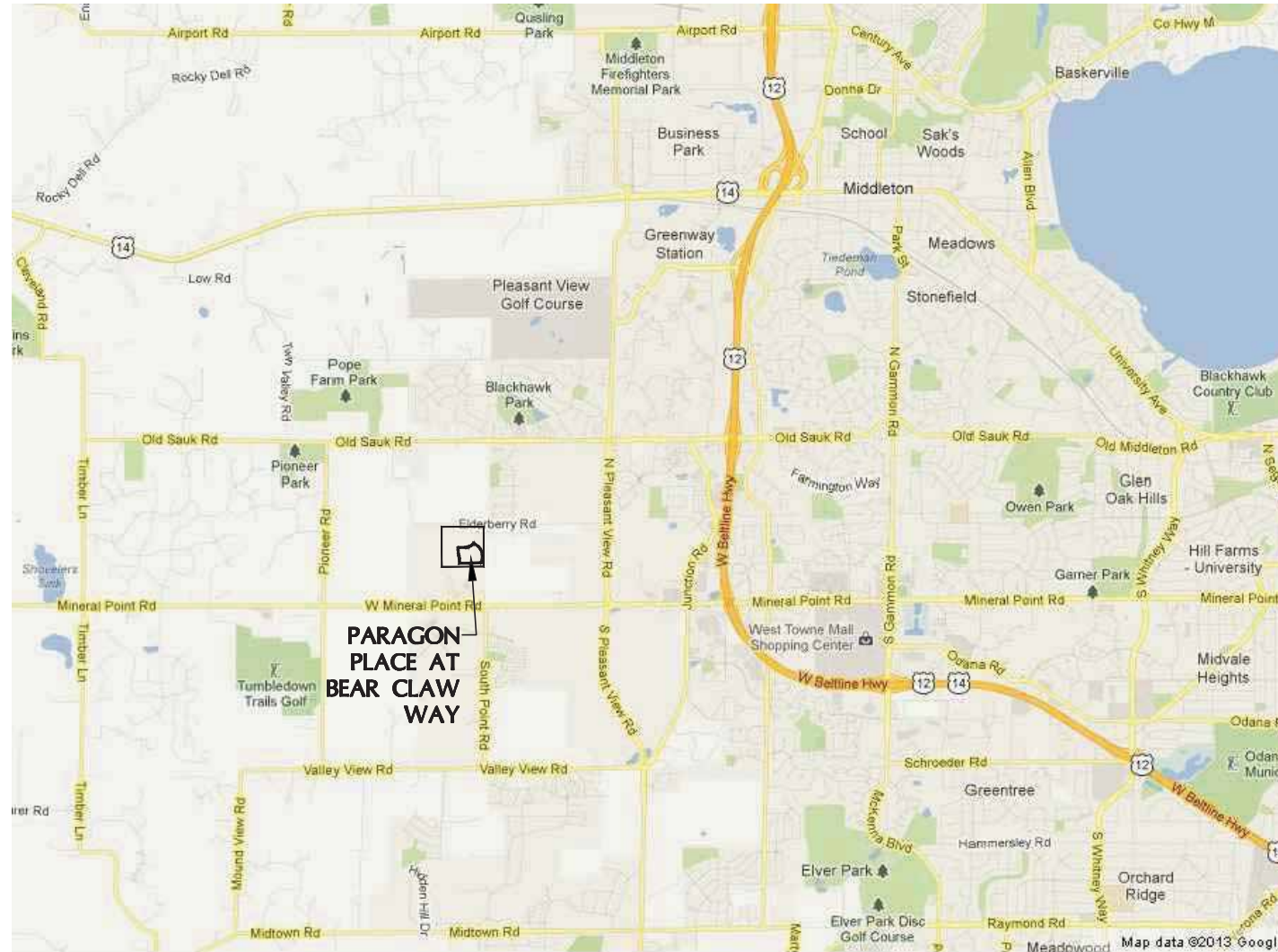


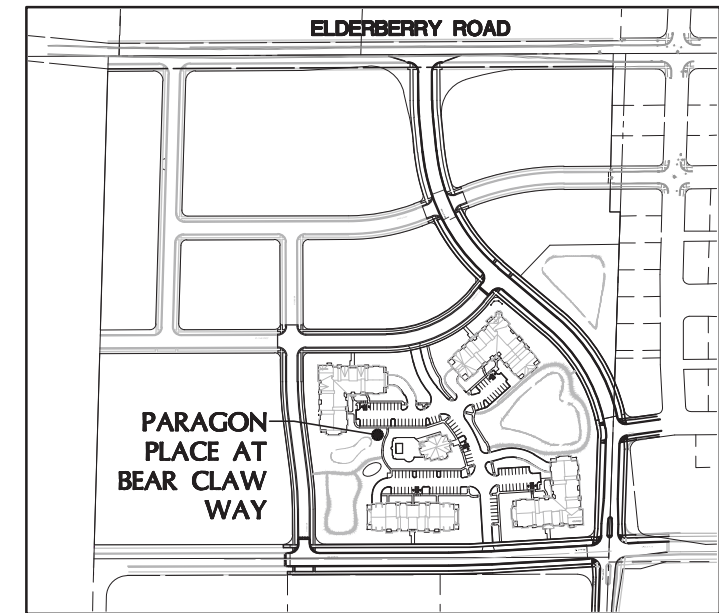
GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)
 -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 -MNR STORMWATER RUNOFF TECHNICAL STANDARDS
 -WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 -CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.

PARAGON PLACE AT BEAR CLAW WAY ELDERBERRY NEIGHBORHOOD PRELIMINARY DEVELOPMENT PLANS CITY OF MADISON, WISCONSIN



VICINITY MAP
NOT TO SCALE



SITE AREA MAP
SCALE: 1" = 250'

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- OVERALL SITE DEVELOPMENT PLAN
C1.1	- SITE DEVELOPMENT PLAN - LOT 6
C2.0	- OVERALL GRADING & DRAINAGE PLAN
C2.1	- MASTER GRADING & DRAINAGE PLAN - LOT 6
C3.0	- SITE UTILITY PLAN - LOT 6
C4.0	- EROSION CONTROL PLAN - LOT 6
C5.0	- PARAGON STREET: ROADWAY PLAN & PROFILE
C5.1	- CHASKA DRIVE: ROADWAY PLAN & PROFILE
C6.0	- CONSTRUCTION DETAILS



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
 EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



12650 W. NORTH AVENUE
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
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 EMAIL: jpuddico@trioeng.com



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI

BY: United Financial Group, Inc.
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
04/06/16	SITE UPDATES

DATE:
 APRIL 6, 2015

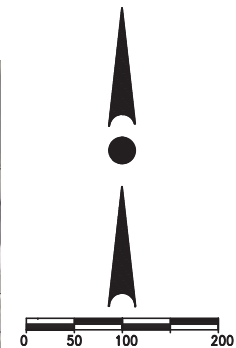
JOB NUMBER:
 12041

DESCRIPTION:
COVER SHEET

SHEET

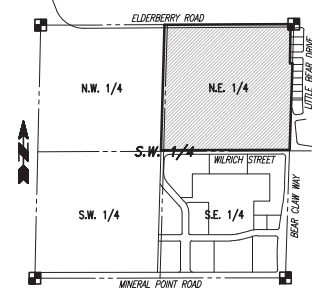
T1

H:\C300\311\12041-01\PRELIMINARY\PLANS\LOT 6--PRELIMINARY PLANS\LOT 6--PRELIMINARY PLANS-COLOR_ELDERRBERRY-22X34.DWG



LEGEND:

- SAN — EXISTING SANITARY SEWER
- o — EXISTING SANITARY MANHOLE
- W — EXISTING WATER MAIN
- ⊕ — EXISTING HYDRANT
- ST — EXISTING STORM SEWER
- o — EXISTING STORM MANHOLE
- — EXISTING STORM INLET
- o — PROPOSED SANITARY SEWER
- o — PROPOSED SANITARY MANHOLE
- o — PROPOSED WATER MAIN
- ⊕ — PROPOSED HYDRANT
- o — PROPOSED WATER VALVE
- o — PROPOSED STORM SEWER
- o — PROPOSED STORM MANHOLE
- o — PROPOSED STORM INLET
- o — PROPOSED STORM END SECTION



LOCALITY MAP:
S.W. 1/4, SEC. 21,
T. 7 N., R. 8 E.
SCALE: 1"=1000'

PARAGON PLACE - "LOT 6" SR-V2 DISTRICT ZONING REQUIREMENTS		
	Multi-Family SR-V2 District Requirements (>8 units)	Proposed Lot 6
	Multi-Family	Elevator, Underground Parking, Rental Residences
Total Number of Units		145
Lot Area (sq. ft.) per d.u.	2,000 d.u.	2,666
Required Lot Area (sq. ft.)	202,000	288,616
Lot Width	60 ft.	± 455 ft.
Front Yard Setback	25 ft.	25 ft.
Side Yard Setback	10 ft.	N/A
Rear Corner Side Yard Setback	12 ft.	N/A
Rear Yard Setback	30 ft.	30 ft.
Maximum Height - Permitted Use	3 stories / 40 ft.	3 stories max. / 44 ft.
Conditional Use	4 stories / 52 ft.	
Maximum Lot Coverage (% Impervious)	60%	43.8%
Usable Open Space (sq. ft. per d.u.)	500	882
	Total Usable Open Space =	127,950
	Total Open Space =	166,690
<small>Side yard setbacks are not applied since the lot has street frontage on all four sides.</small>		
Total Floor Area (sq. ft.)		208,575
Floor Area Ratio (F.A.R.)		0.64
Total Building Coverage Area (sq. ft.)	N/A	75,822 sq. ft. (19.6% of site)

Rental Residences	Building								Total # of Units	% Mix	Total # of Bedrooms
	Northeast - 35 unit		Southeast - 39 unit		Northwest - 39 unit		Southwest - 32 unit				
Residence Mix Per Building	Mix Count	# of Bedrooms	Mix Count	# of Bedrooms	Mix Count	# of Bedrooms	Mix Count	# of Bedrooms			
One Bedroom/One Bath	16	16	12	12	12	12	18	18	58	40%	58
Two Bedroom/Two Bath	19	38	27	54	27	54	14	28	87	60%	174
Total	35	54	39	66	39	66	32	46	145	100%	232

Building Square Footages - LOT 6						2/27/2015	
	Basement	1st Floor	2nd Floor	3rd Floor	Total 1st, 2nd, 3rd Floor	Total	
NORTHEAST 35-unit Rental Residence	18,454	18,454	18,454	13,474	50,382	68,836	
SOUTHEAST 39-unit Rental Residence	19,046	19,046	19,046	19,046	57,138	76,184	
NORTHWEST 39-unit Rental Residence	18,939	18,939	18,939	18,939	56,817	75,756	
SOUTHWEST 32-unit Rental Residence	15,452	15,452	15,452	9,402	40,306	55,758	
Community Center		3,932			3,932	3,932	
Total	71,891	75,823	71,891	60,861	208,575	280,466	
Total Floor Area =	208,575 sq. ft.						

Bike Parking - Lot 6
Code Requirement: 1 Per Dwelling Unit up to 2 Bedrooms; 1/2 Space Per Additional Bedroom; 1 Guest Space Per 10 Dwelling Units

	Underground	Surface	Total
Rental Residences	157	32	189
Amenity Building	-	4	4
Total	157	36	193

Parking Summary - Lot 6
Code Requirement: Minimum = 1 Per Dwelling; Maximum = 2.5 Per Dwelling Unit

	Number of Residences				Total Per Dwelling Unit	Future Total Parking	Future Per Dwelling Unit	Surface HC
	Underground	Surface	Total	Future				
Rental Residences	145	155	111	266	1.83	18	284	8
Amenity Building	-	-	12	12		9	21	2
Total	145	155	123	278		27	305	10
Parking Ratio:	278/145 = 1.92 spaces/unit							
Future Parking Ratio:	305/145 = 2.10 spaces/unit							



PARAGON PLACE



PROJECT:
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ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
04/06/16	SITE UPDATES

DATE:
APRIL 6, 2015

JOB NUMBER:
12041

DESCRIPTION:
OVERALL SITE DEVELOPMENT PLAN

SHEET

C1.0

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LOT 7
(FUTURE PHASE)

LOT 5
(FUTURE PHASE)

OUTLOT 1
INFILTRATION
BASIN

OUTLOT 2
(FUTURE PHASE)

CHASKA DRIVE
(FUTURE PHASE)

PARAGON STREET

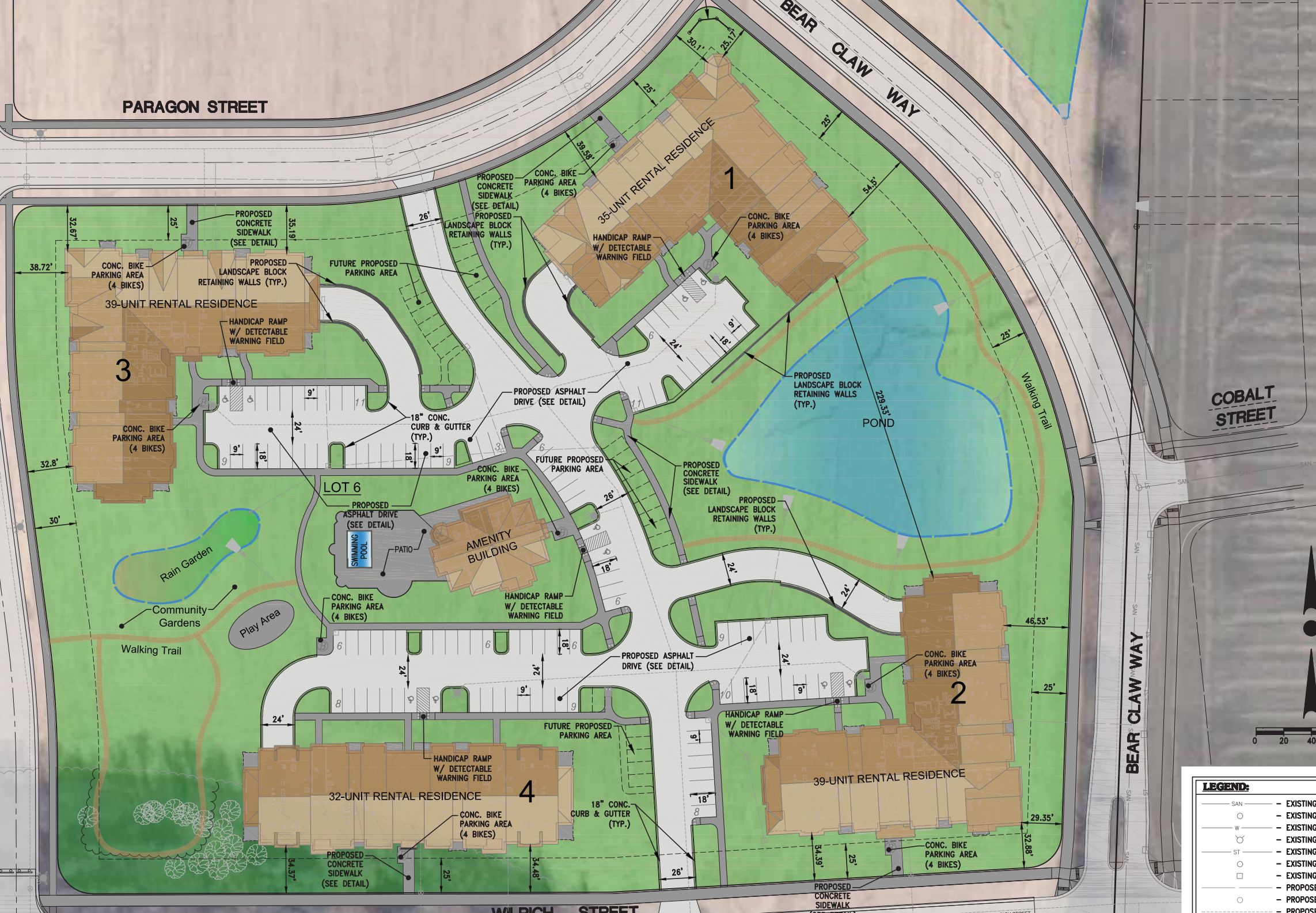
BEAR CLAW WAY

COBALT STREET

CHASKA DRIVE

BEAR CLAW WAY

WILRICH STREET



12660 W. NORTH AVENUE
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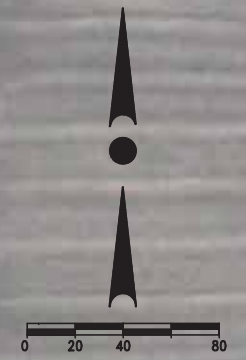
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12041

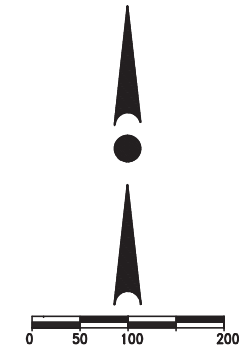
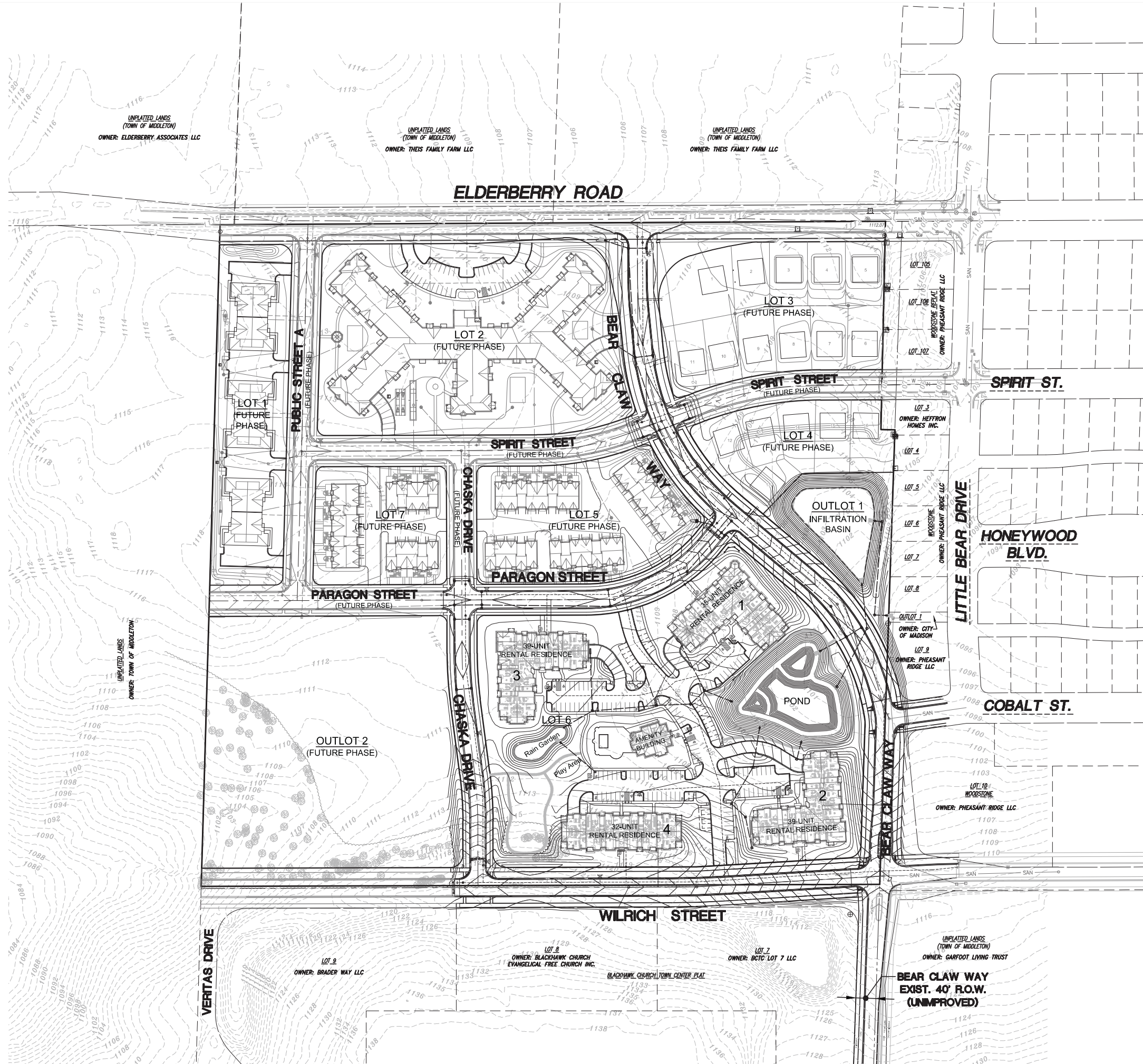
DESCRIPTION:
LOT 6 SITE
DEVELOPMENT
PLAN

SHEET

C1.1

LEGEND:	
— SAN —	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
— W —	EXISTING WATER MAIN
⊕	EXISTING HYDRANT
— ST —	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
— ○ —	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
— W —	PROPOSED WATER MAIN
⊕	PROPOSED HYDRANT
— ○ —	PROPOSED WATER VALVE
— ST —	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
□	PROPOSED STORM INLET
—	PROPOSED STORM END SECTION





WISCONSIN
 JOSHUA D. PUELKO
 E-39420
 WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
 DESIGN • LAND SURVEYING
 CIVIL ENGINEERING

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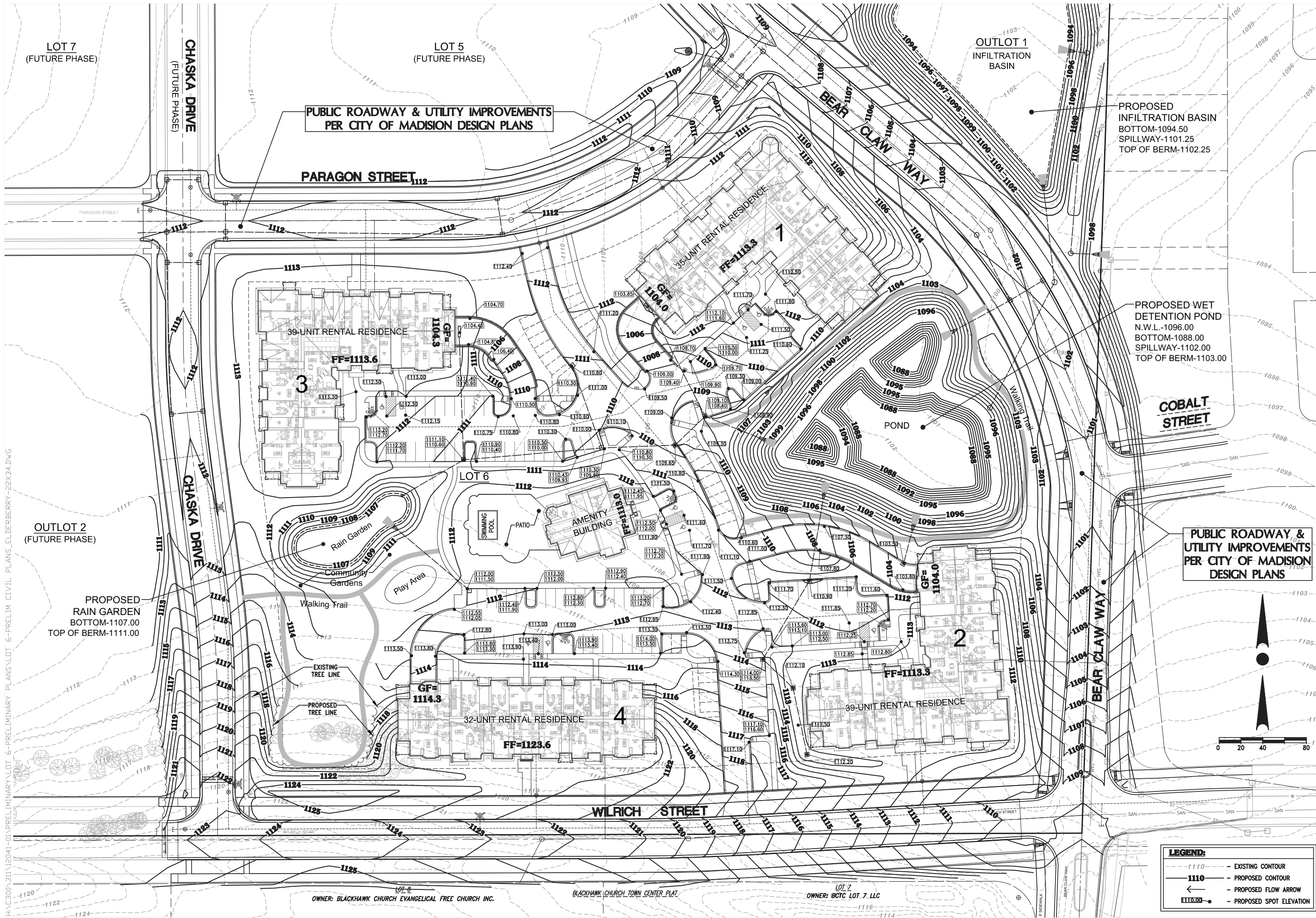
DATE	DESCRIPTION
04/06/16	SITE UPDATES

DATE:
 APRIL 6, 2015

JOB NUMBER:
 12041

DESCRIPTION:
 OVERALL
 GRADING &
 DRAINAGE PLAN

SHEET
C2.0



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PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
 ELDERBERRY NEIGHBORHOOD
 CITY OF MADISON, WI
 BY: United Financial Group, Inc.
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
04/06/16	SITE UPDATES

DATE:
 APRIL 6, 2015

JOB NUMBER:
 12041

DESCRIPTION:
 MASTER GRADING
 AND DRAINAGE
 PLAN

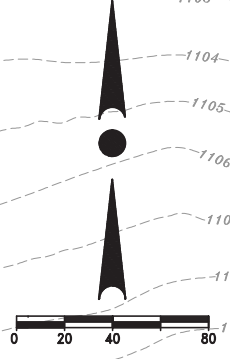
SHEET

C2.1

PUBLIC ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS

PROPOSED INFILTRATION BASIN
 BOTTOM-1094.50
 SPILLWAY-1101.25
 TOP OF BERM-1102.25

PROPOSED WET DETENTION POND
 N.W.L.-1096.00
 BOTTOM-1088.00
 SPILLWAY-1102.00
 TOP OF BERM-1103.00



LEGEND:

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED FLOW ARROW
	PROPOSED SPOT ELEVATION

PUBLIC ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS

PARAGON STREET 1112

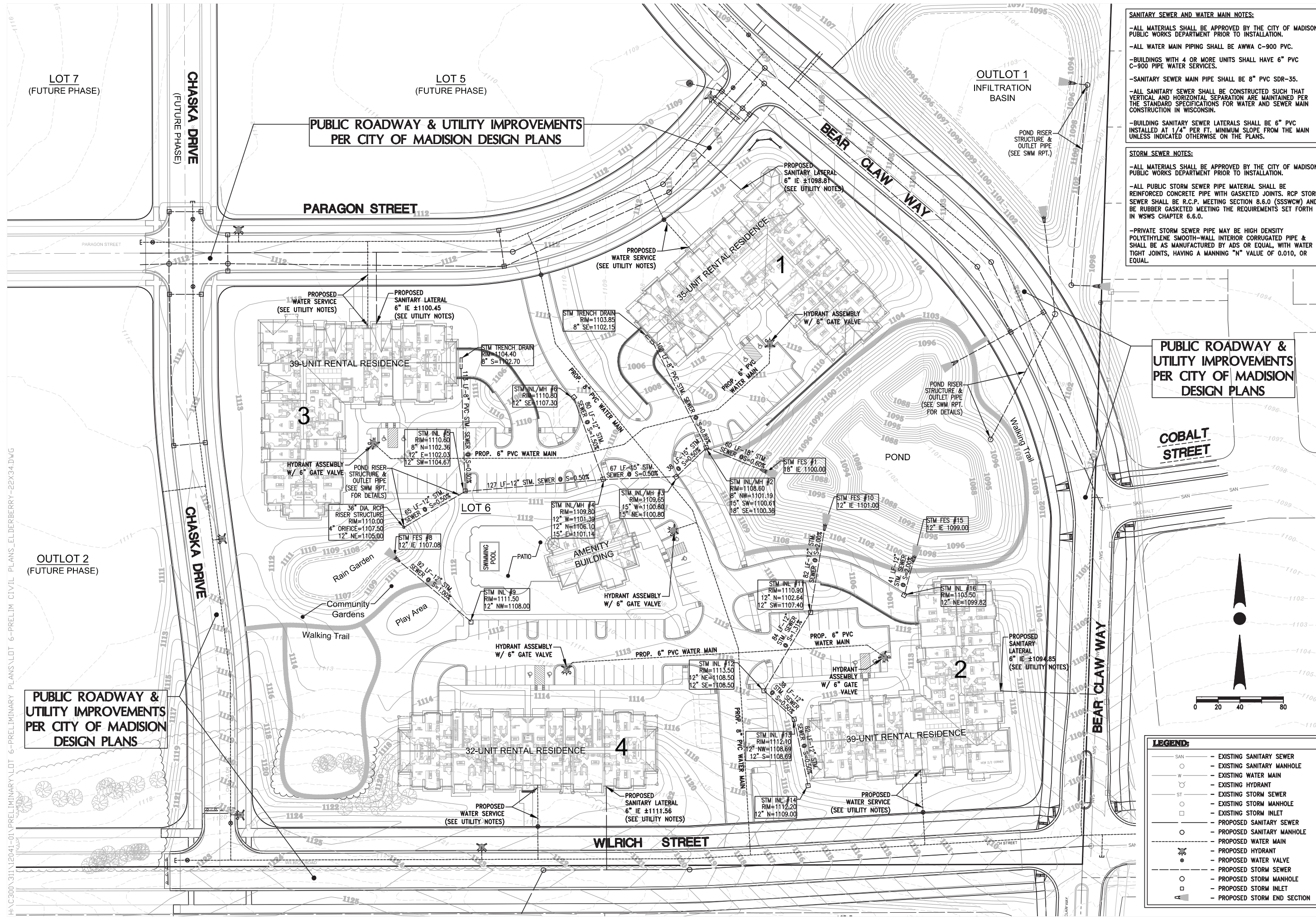
WILRICH STREET

COBALT STREET

OWNER: BLACKHAWK CHURCH EVANGELICAL FREE CHURCH INC.

BLACKHAWK CHURCH TOWN CENTER PLAT

OWNER: BCYC LOT 7 LLC



SANITARY SEWER AND WATER MAIN NOTES:

- ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.
- ALL WATER MAIN PIPING SHALL BE AWWA C-900 PVC.
- BUILDINGS WITH 4 OR MORE UNITS SHALL HAVE 6" PVC C-900 PIPE WATER SERVICES.
- SANITARY SEWER MAIN PIPE SHALL BE 8" PVC SDR-35.
- ALL SANITARY SEWER SHALL BE CONSTRUCTED SUCH THAT VERTICAL AND HORIZONTAL SEPARATION ARE MAINTAINED PER THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN WISCONSIN.
- BUILDING SANITARY SEWER LATERALS SHALL BE 6" PVC INSTALLED AT 1/4" PER FT. MINIMUM SLOPE FROM THE MAIN UNLESS INDICATED OTHERWISE ON THE PLANS.

STORM SEWER NOTES:

- ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.
- ALL PUBLIC STORM SEWER PIPE MATERIAL SHALL BE REINFORCED CONCRETE PIPE WITH GASKETED JOINTS. RCP STORM SEWER SHALL BE R.C.P. MEETING SECTION 8.6.0 (SSSW) AND BE RUBBER GASKETED MEETING THE REQUIREMENTS SET FORTH IN WSW CHAPTER 6.6.0.
- PRIVATE STORM SEWER PIPE MAY BE HIGH DENSITY POLYETHYLENE SMOOTH-WALL INTERIOR CORRUGATED PIPE & SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, HAVING A MANNING "N" VALUE OF 0.010, OR EQUAL.



PUBLIC ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS

COBALT STREET

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 BY: United Financial Group, Inc.
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REVISION HISTORY

DATE	DESCRIPTION
04/06/16	SITE UPDATES

DATE:
 APRIL 6, 2015

JOB NUMBER:
 12041

DESCRIPTION:
 LOT 6
 SITE UTILITY
 PLAN

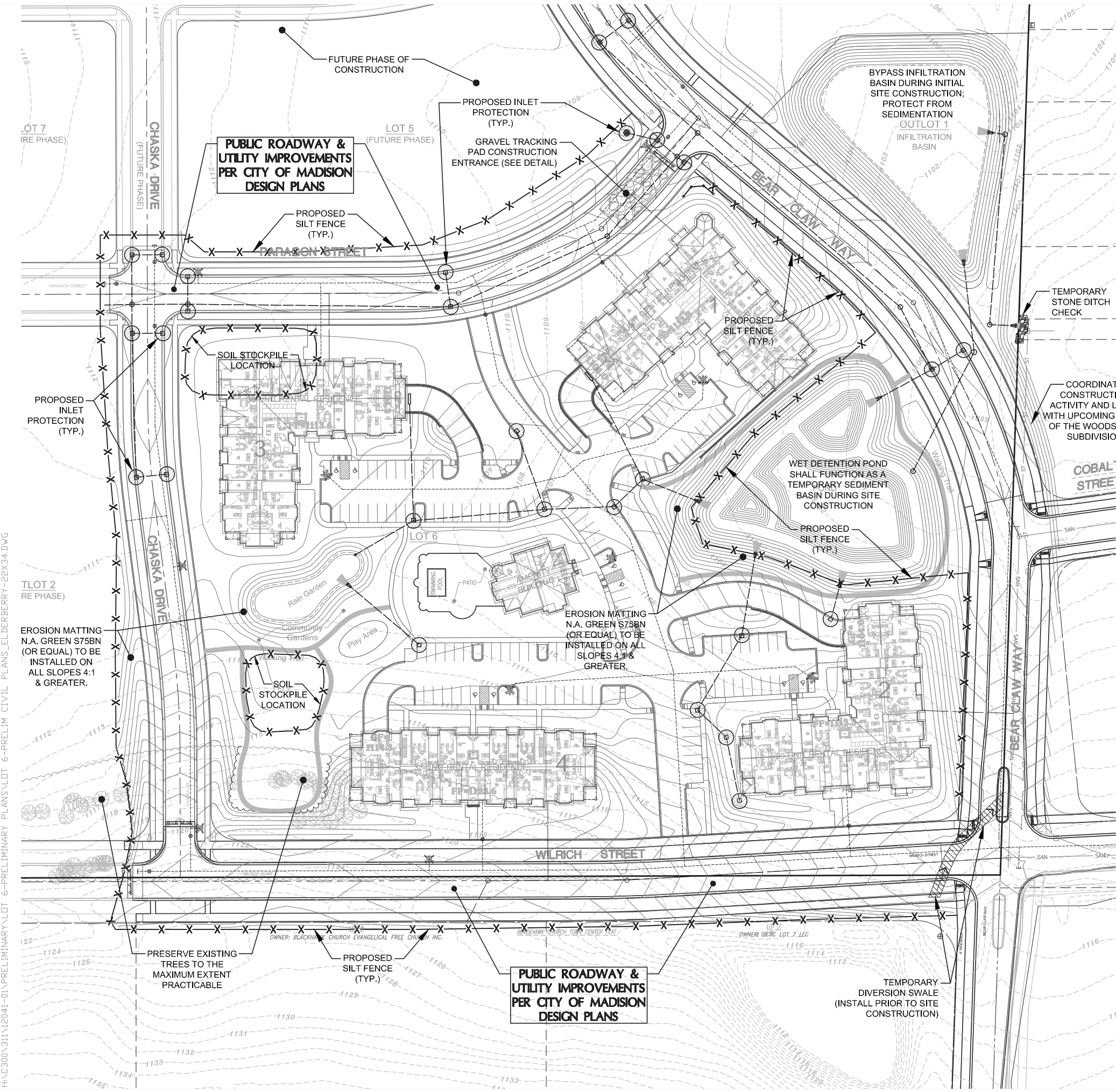
SHEET

C3.0

LEGEND:

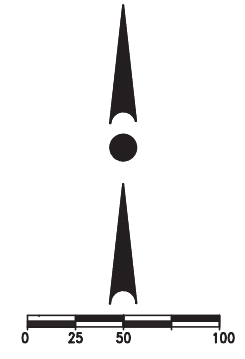
—	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
—	EXISTING WATER MAIN
○	EXISTING HYDRANT
—	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
○	EXISTING STORM INLET
○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
—	PROPOSED WATER MAIN
○	PROPOSED HYDRANT
○	PROPOSED WATER VALVE
—	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
○	PROPOSED STORM INLET
—	PROPOSED STORM END SECTION

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LEGEND:

- - - 1110 - - - EXISTING CONTOUR
- 1110 - - - PROPOSED CONTOUR
- X X X X X PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- ▨ PROPOSED TRACKING PAD

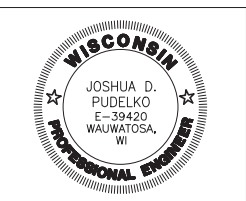


- EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
 2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
 3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
 4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - B. PROTECT DOWNSTREAM OR ADJACENT DRAINAGEWAYS WITH SILT FENCE AND/OR STONE DITCH CHECKS.
 - C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - E. MAINTAIN SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
 - F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
 - G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - I. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDING AS OF THAT DATE.
 5. TEMPORARY EROSION CONTROL MEASURES.
 - A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
 6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
 7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
 8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
 9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3"x5" MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
 10. EROSION CONTROL INSPECTION AND MAINTENANCE
 - A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 11. ALL AREAS TO BE SEEDING AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

- WISCONSIN DEPARTMENT OF NATURAL RESOURCES,
CONSERVATION PRACTICE STANDARD:
- 1052 - NON-CHANNEL EROSION MAT
 - 1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
 - 1056 - SILT FENCE
 - 1060 - STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES
 - 1062 - DITCH CHECK
 - 1057 - STONE TRACKING PAD AND TIRE WASHING
 - 1058 - MULCHING FOR CONSTRUCTION SITES
 - 1059 - TEMPORARY SEEDING
 - 1061 - DE-WATERING (NOT ANTICIPATED PER SOIL BORINGS)
 - 1064 - SEDIMENT BASIN

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511



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DESIGN • LAND SURVEYING
CIVIL ENGINEERING

12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuddles@trioeng.com



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI

BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
04/06/16	SITE UPDATES

DATE:
APRIL 6, 2015

JOB NUMBER:
12041

DESCRIPTION:
EROSION CONTROL PLAN
LOT 6

SHEET

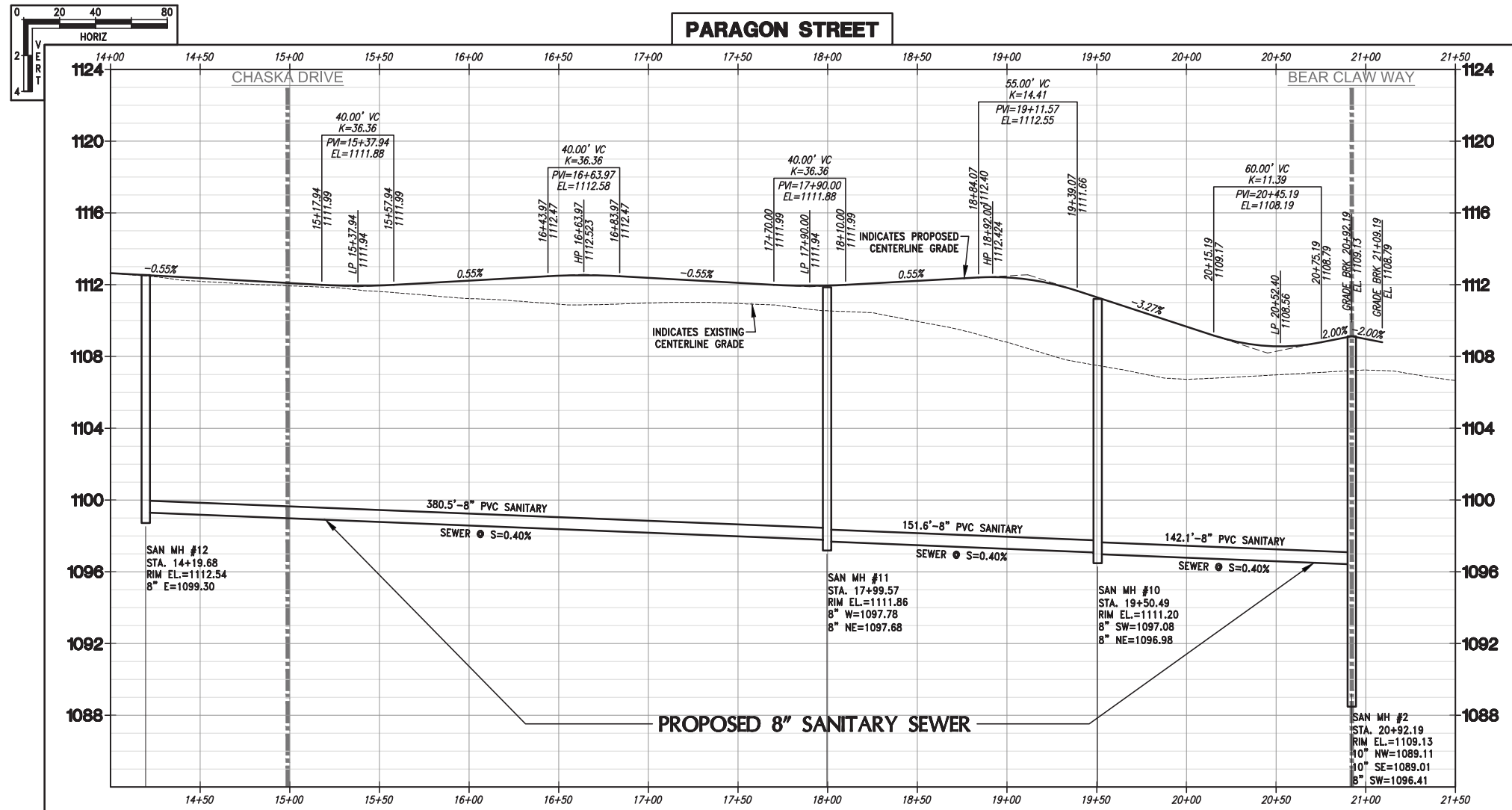
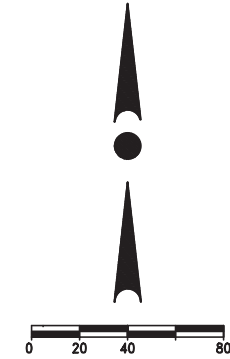
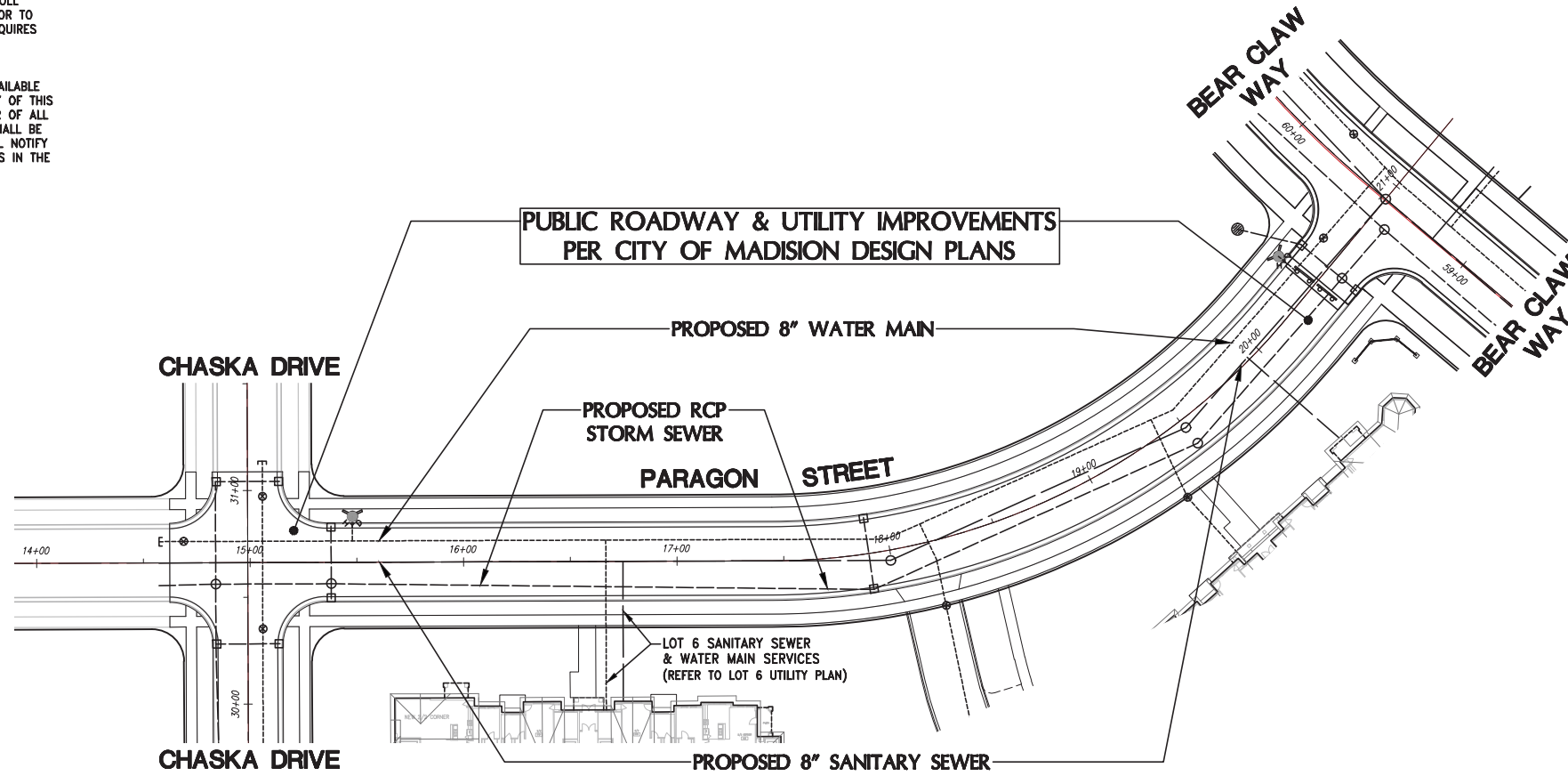
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CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-6511

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H:\C300\311\12041-01\PRELIMINARY\PLANS\LOT 6--PRELIM PLAN & PROFILES_ELDERBERRY-22X34.DWG



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
 ELDERBERRY NEIGHBORHOOD
 CITY OF MADISON, WI
 BY: United Financial Group, Inc.
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
04/06/16	SITE UPDATES

DATE:
 APRIL 6, 2015

JOB NUMBER:
 12041

DESCRIPTION:
 ROADWAY AND UTILITY PLAN & PROFILE

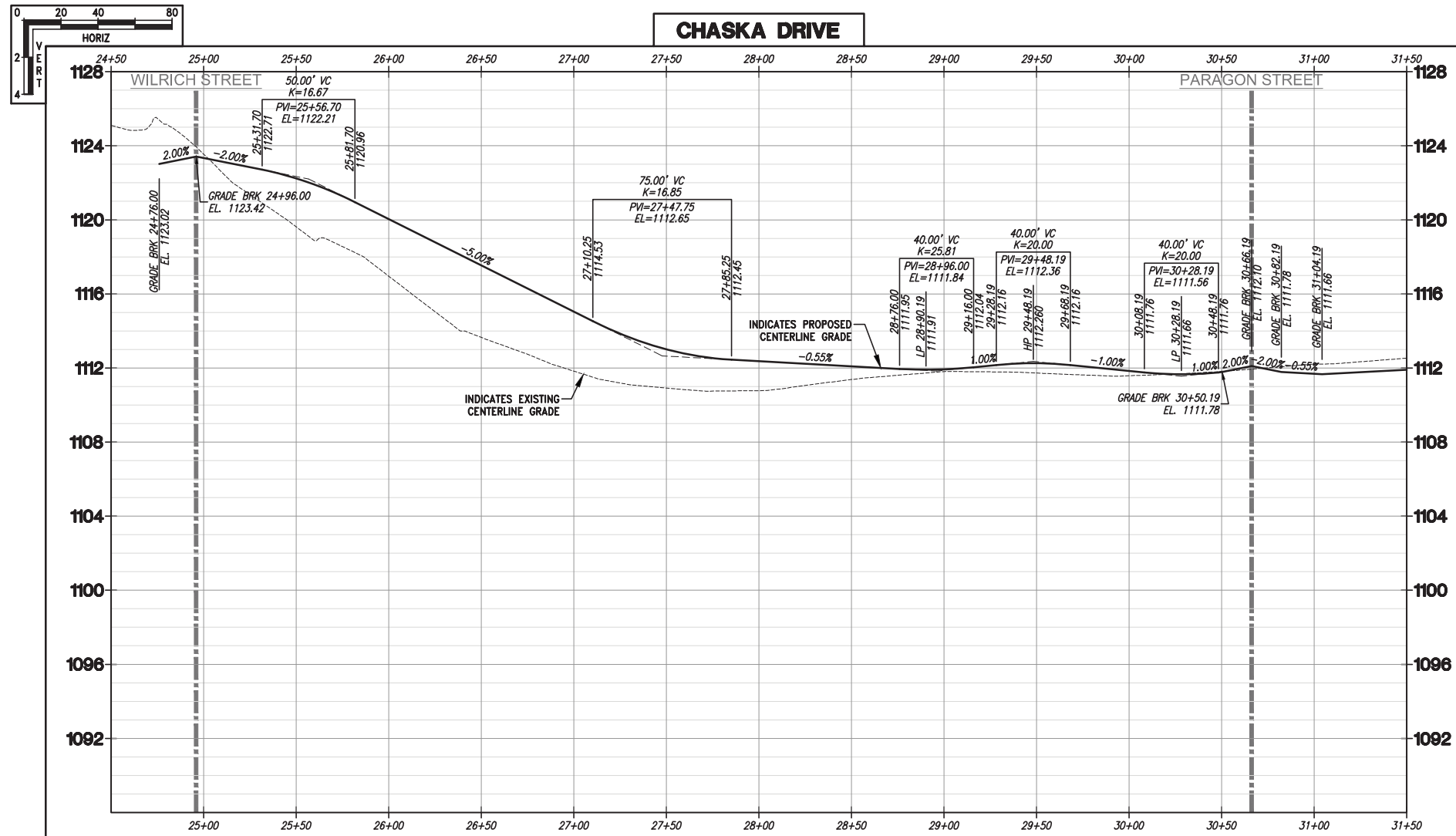
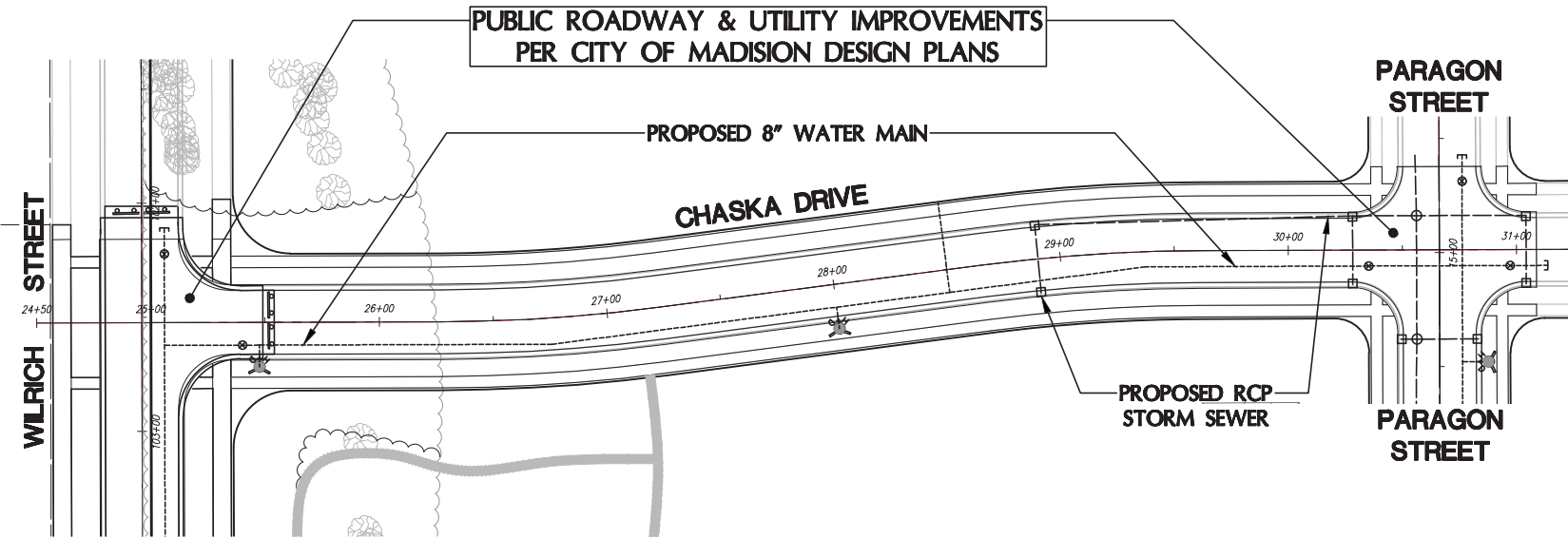
SHEET

C5.0



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

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PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
 ELDERBERRY NEIGHBORHOOD
 CITY OF MADISON, WI
 BY: United Financial Group, Inc.
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
04/06/15	SITE UPDATES

DATE:
 APRIL 6, 2015

JOB NUMBER:
 12041

DESCRIPTION:
 ROADWAY AND
 UTILITY PLAN &
 PROFILE

SHEET

C5.1

H:\C300\311\12041-01\PRELIMINARY\LOT 6--PRELIMINARY\LOT 6--PRELIMINARY PLANS\LOT 6--PRELIM PLAN & PROFILES_ELDERBERRY-22X34.DWG

VICINITY MAP

PROPOSED
"PARAGON PLACE AT BEAR CLAW WAY"
MADISON, WI

by
UNITED FINANCIAL GROUP, INC.
660 W. Ridgeview Drive
Appleton, WI 54911



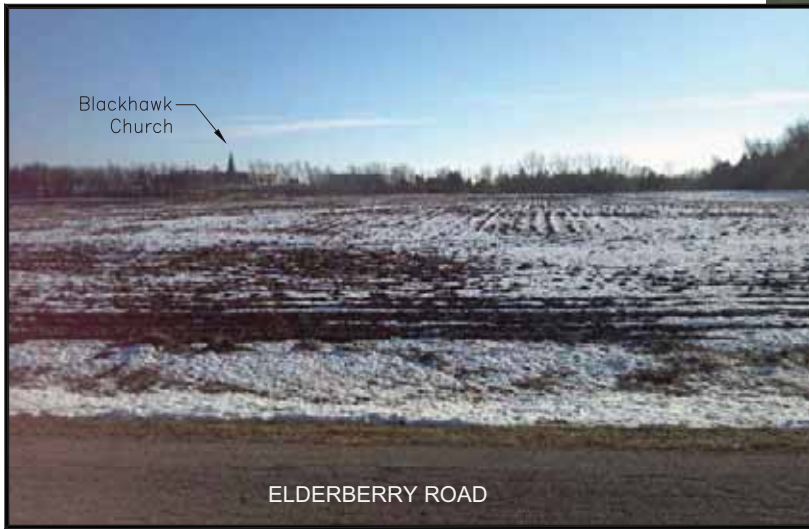
NOT TO SCALE

Date: 03-31-2015

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AREA MAP

PROPOSED "PARAGON PLACE AT BEAR CLAW WAY" MADISON, WI



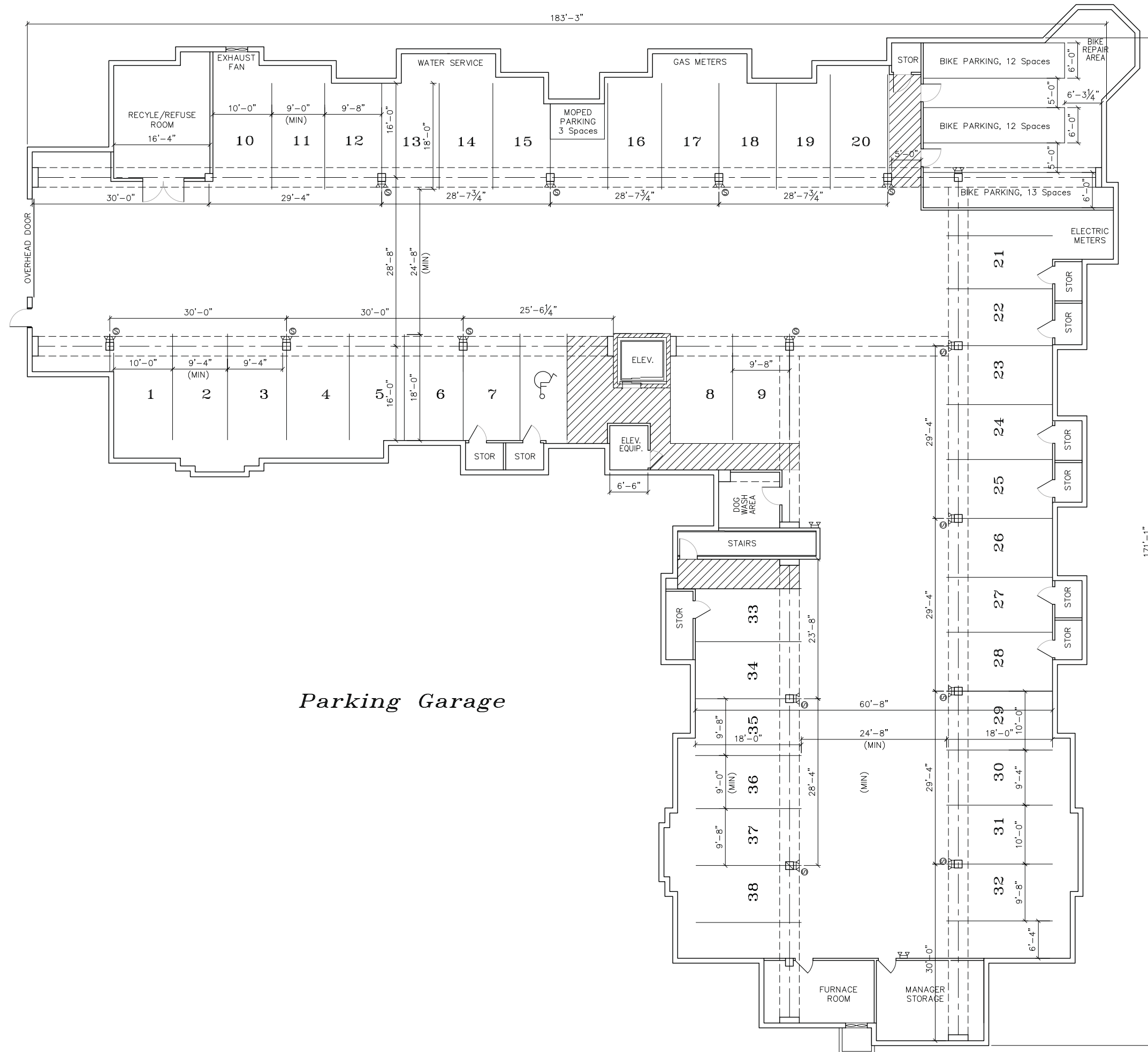
NOT TO SCALE

by
UNITED FINANCIAL GROUP, INC.
660 W. Ridgeview Drive
Appleton, WI 54911



Date: 03-31-2015

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Parking Garage

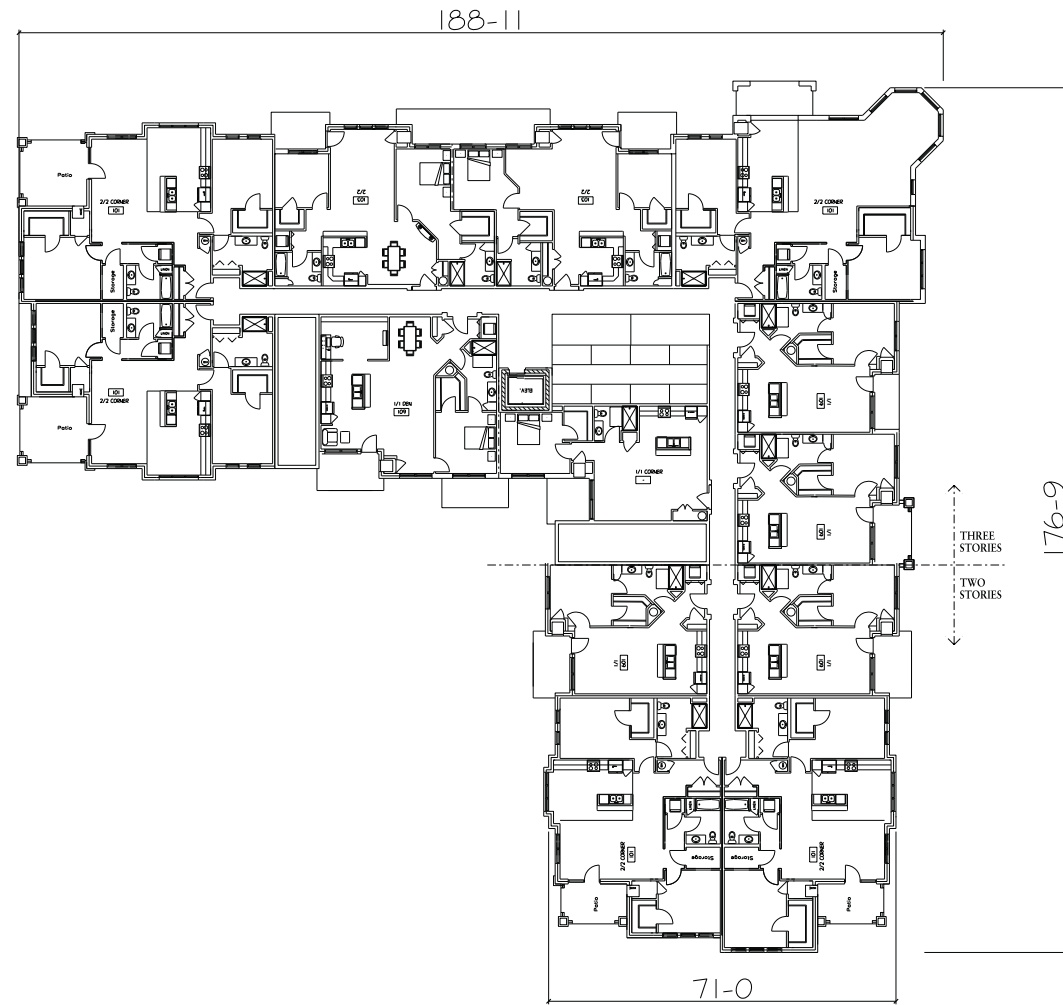
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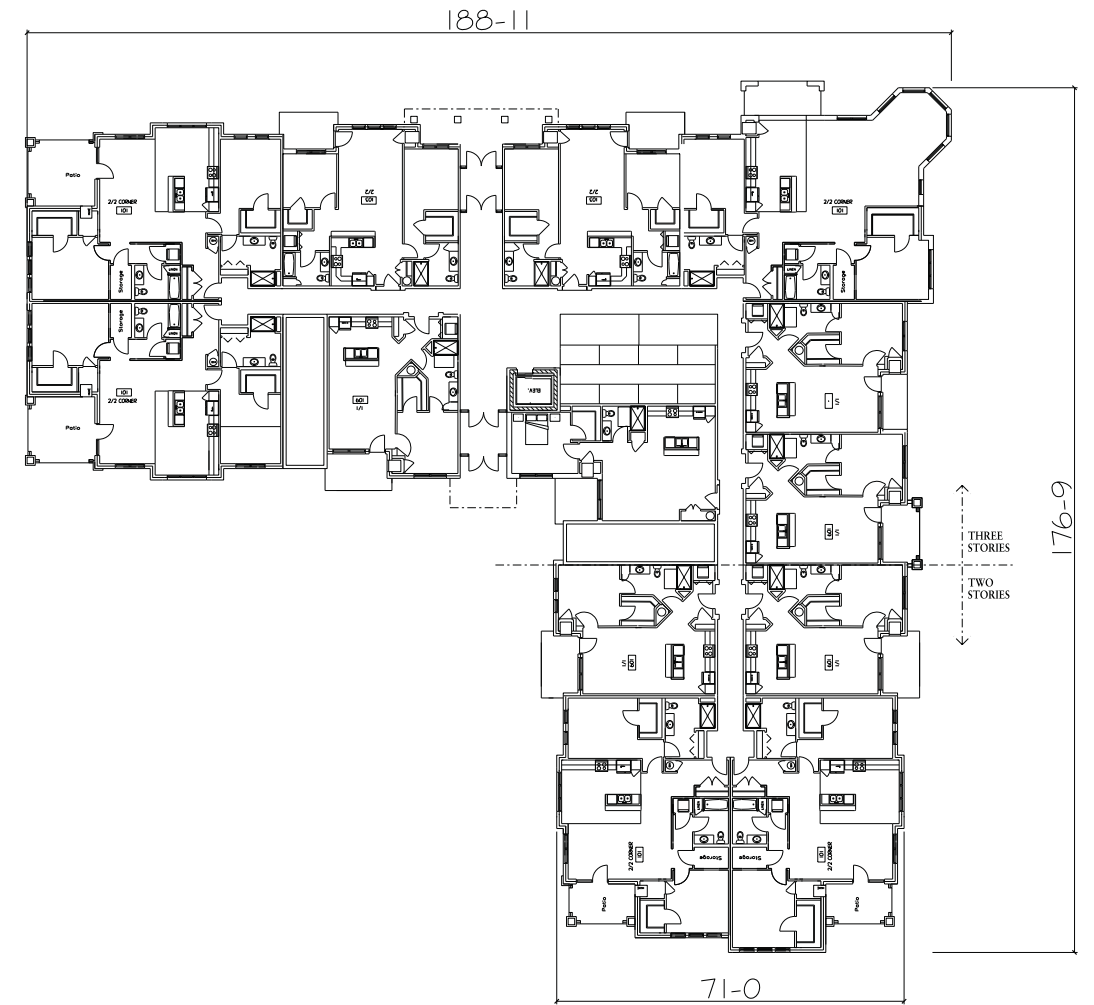
SCHULER & ASSOCIATES, INC.
 LAND SURVEYORS & ENGINEERS
 2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

Parking Garage
Paragon Place at Bear Claw Way Building 1
 Madison, Wisconsin
 Construction Manager:
 United Financial Group Inc., 660 W. Ridgeway Drive, Appleton, WI 54911

DRAWN	crs
DATE	3-9-15
SCALE	1/8"=1'-0"
JOB NO.	4192
SHEET	1



Second Floorplan



Ground Floorplan

18 Mar 2015



Paragon Place at Bear Claw Way

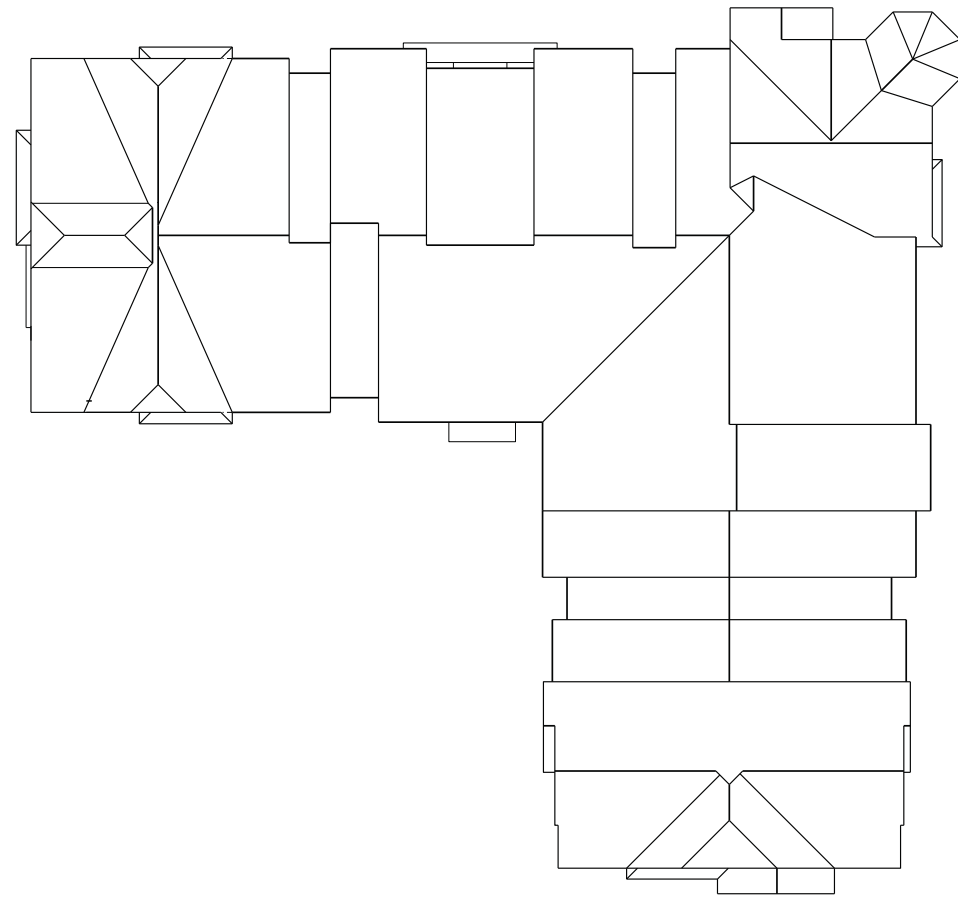
BUILDING #1 FLOORPLANS

Madison, Wisconsin

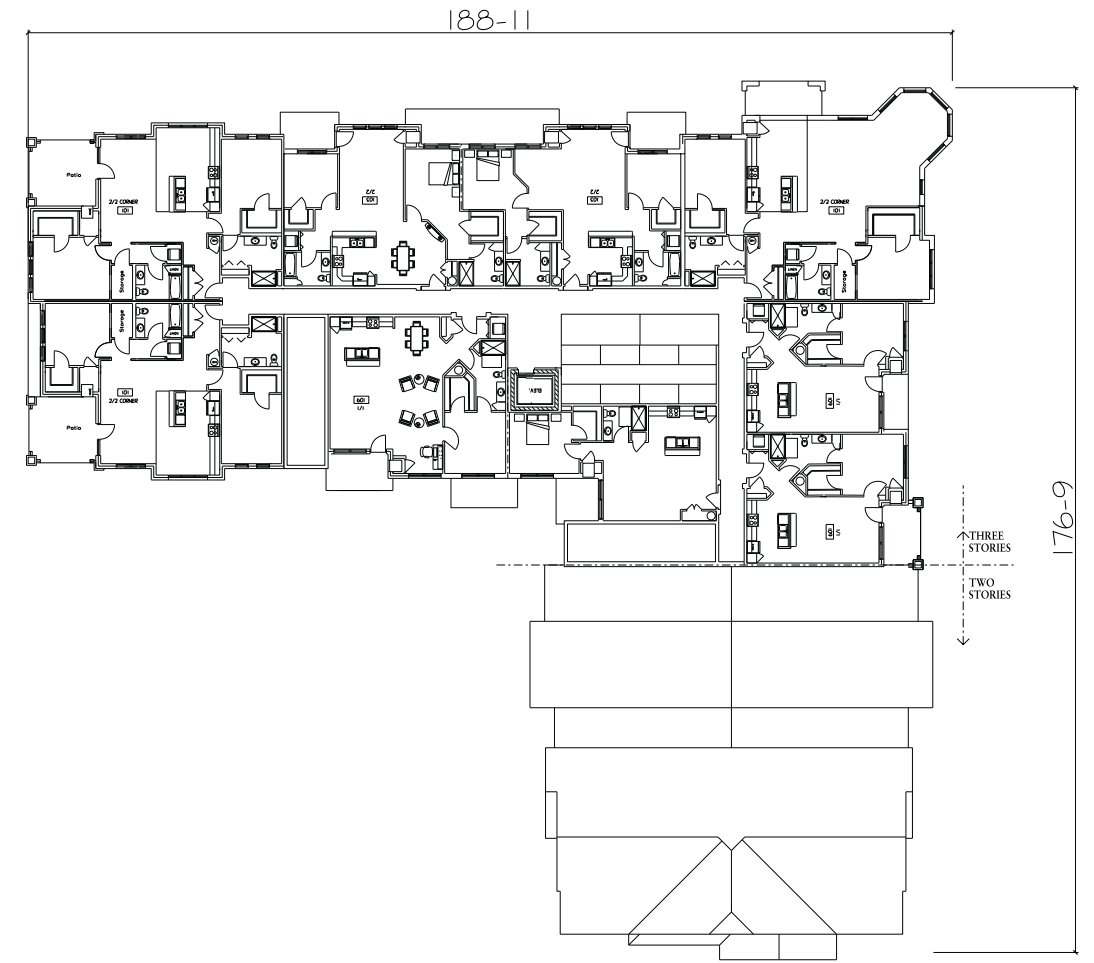


Architecture

1414 UNDERWOOD AVE.
WAUKESHA, WI 53186
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614.431.0931 FAX
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Roof Plan



Third Floorplan

Paragon Place at Bear Claw Way

BUILDING #1 FLOORPLANS

Madison, Wisconsin

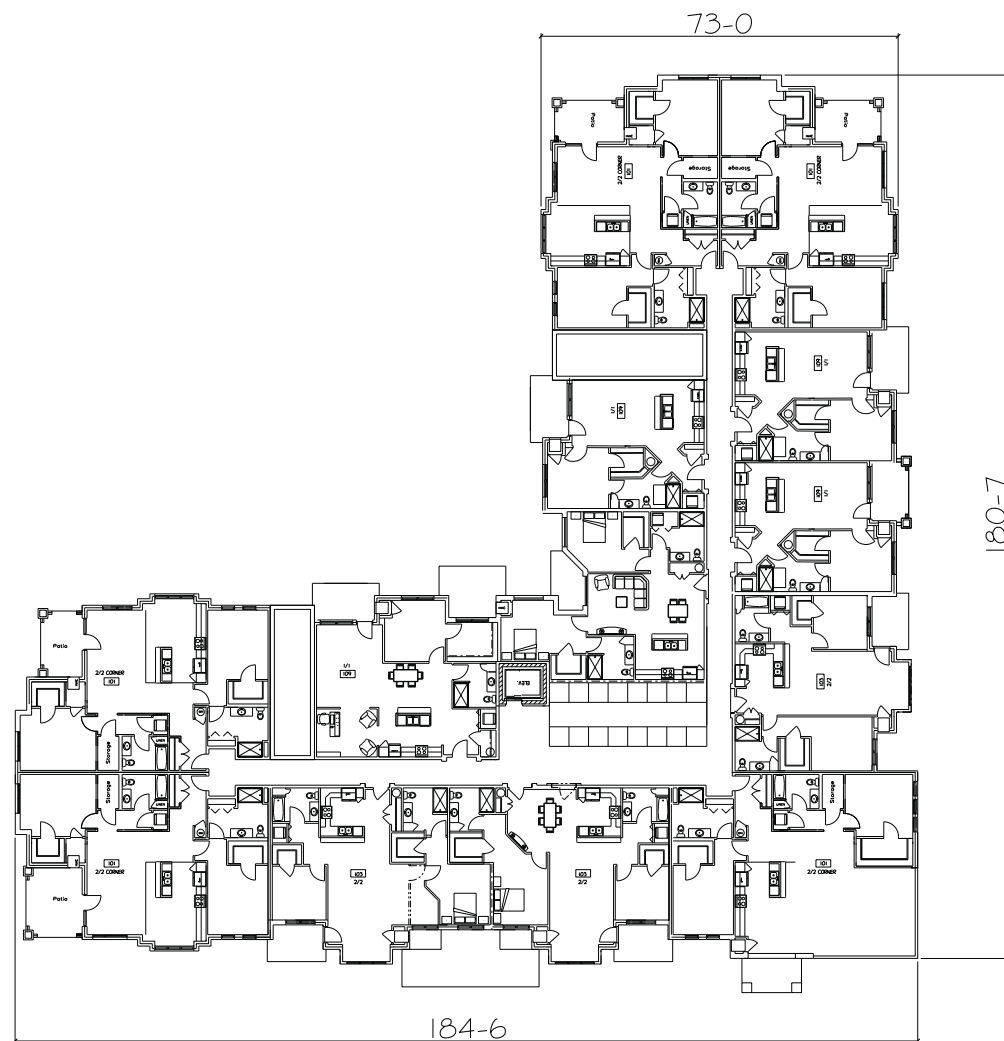


18 Mar 2015

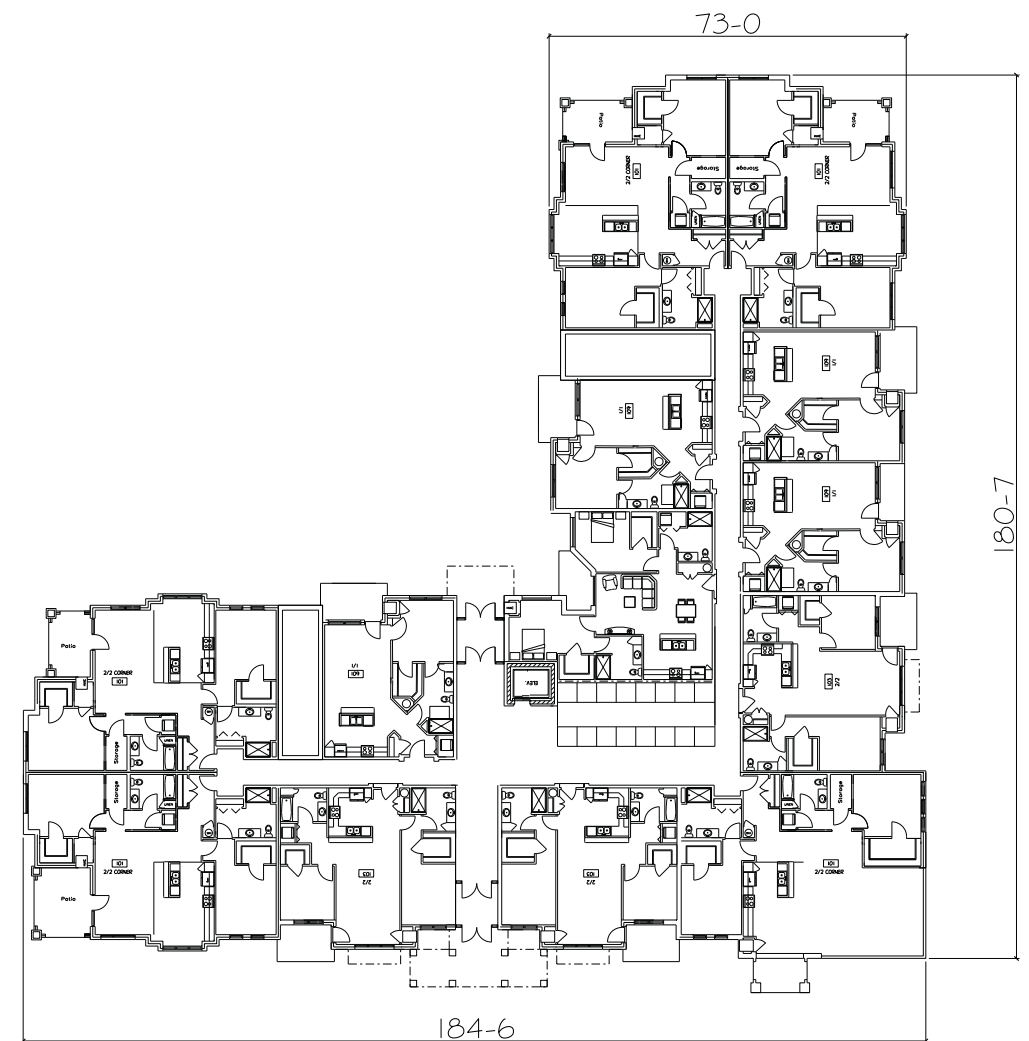


Architecture

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614.431.0931 FAX
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Second Floorplan



Ground Floorplan

Paragon Place at Bear Claw Way

BUILDING #2 FLOORPLANS

Madison, Wisconsin

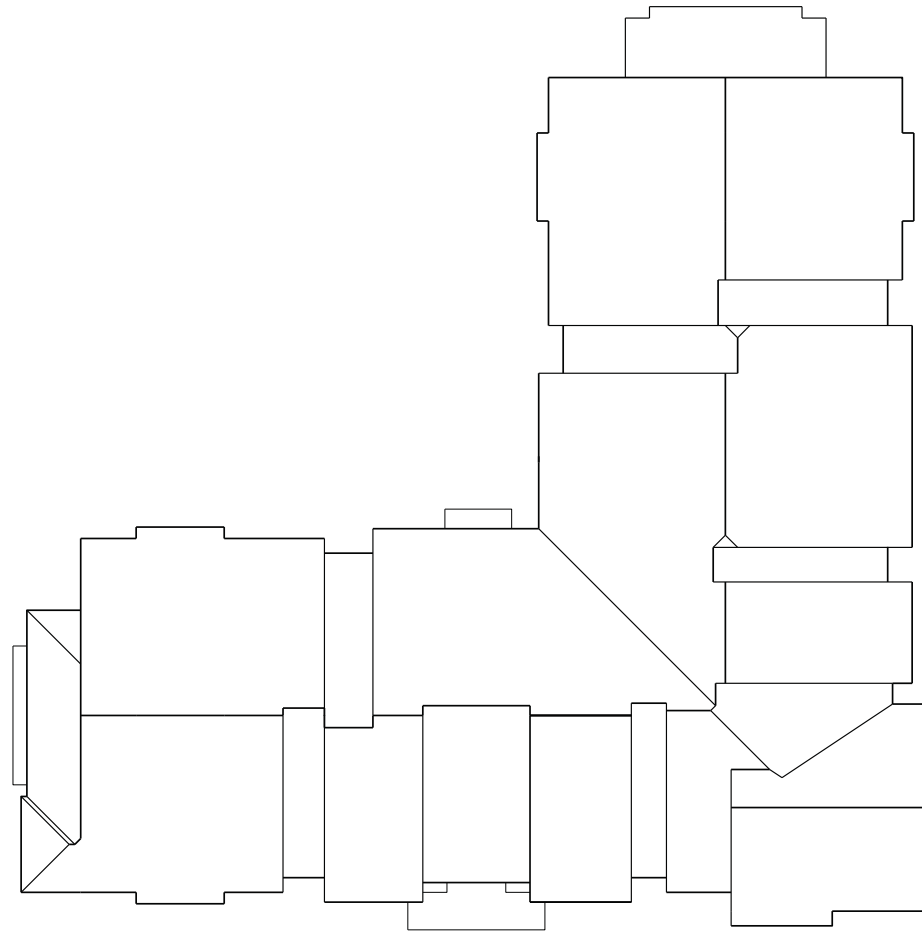


18 Mar 2015

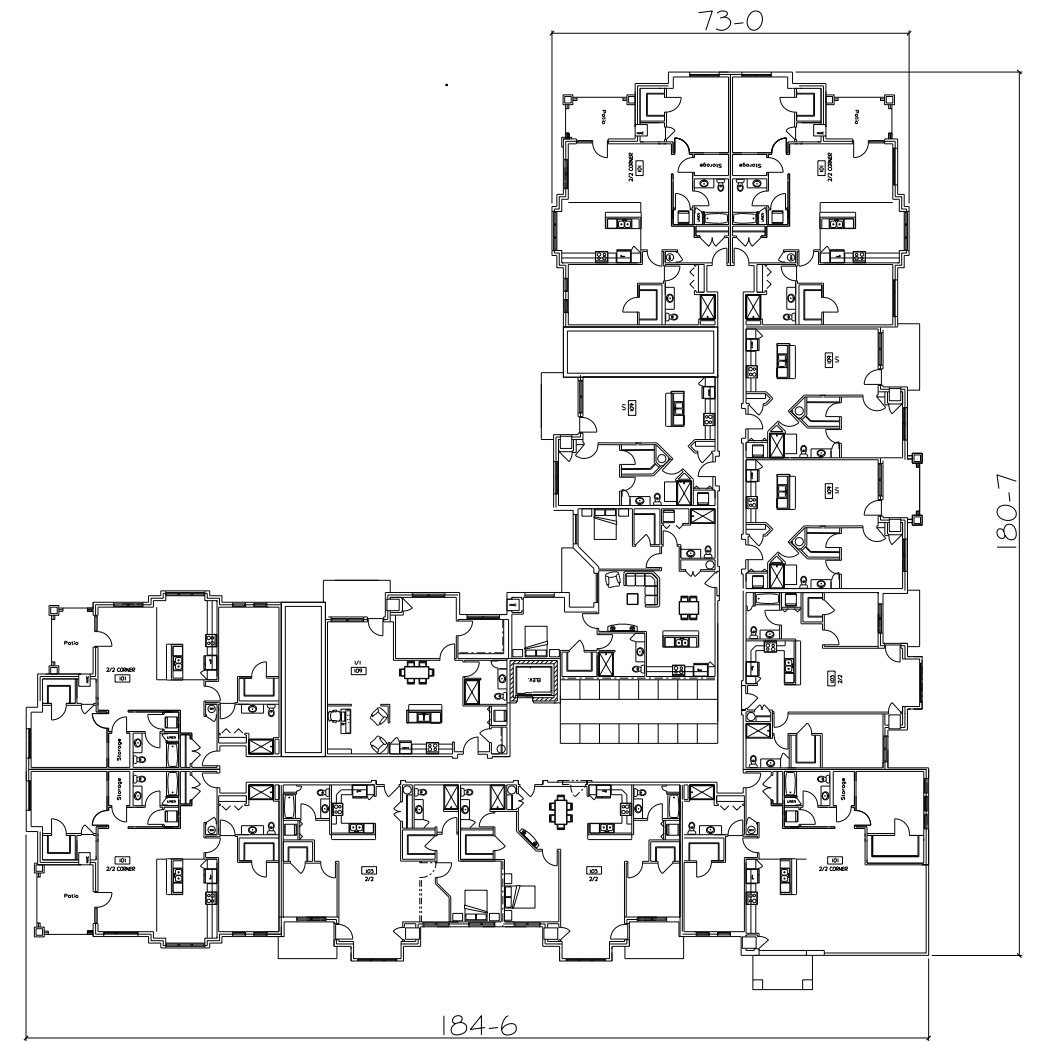


Architecture

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Roof Plan



Third Floorplan

Paragon Place at Bear Claw Way

BUILDING #2 FLOORPLANS

Madison, Wisconsin

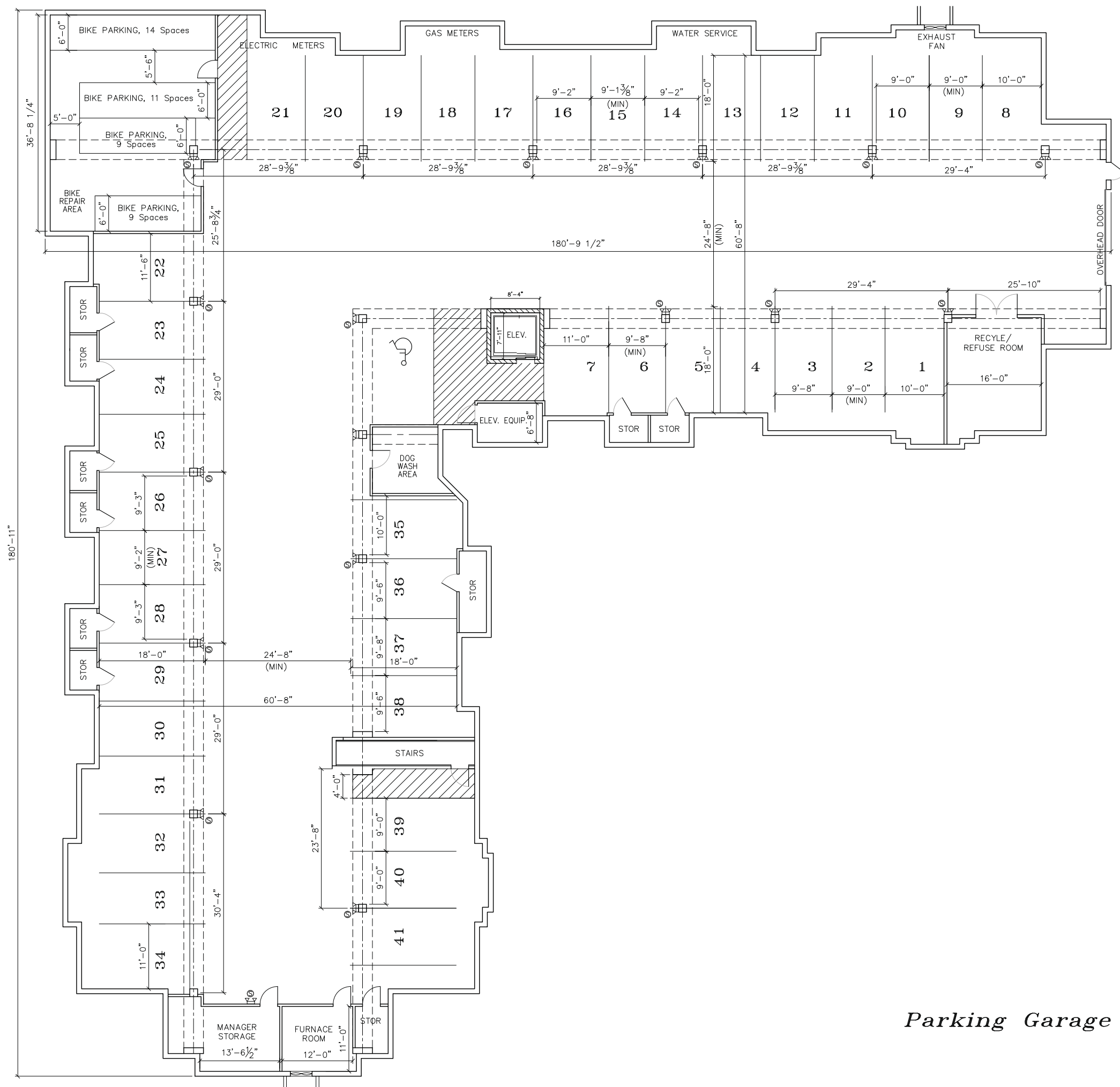


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Architecture

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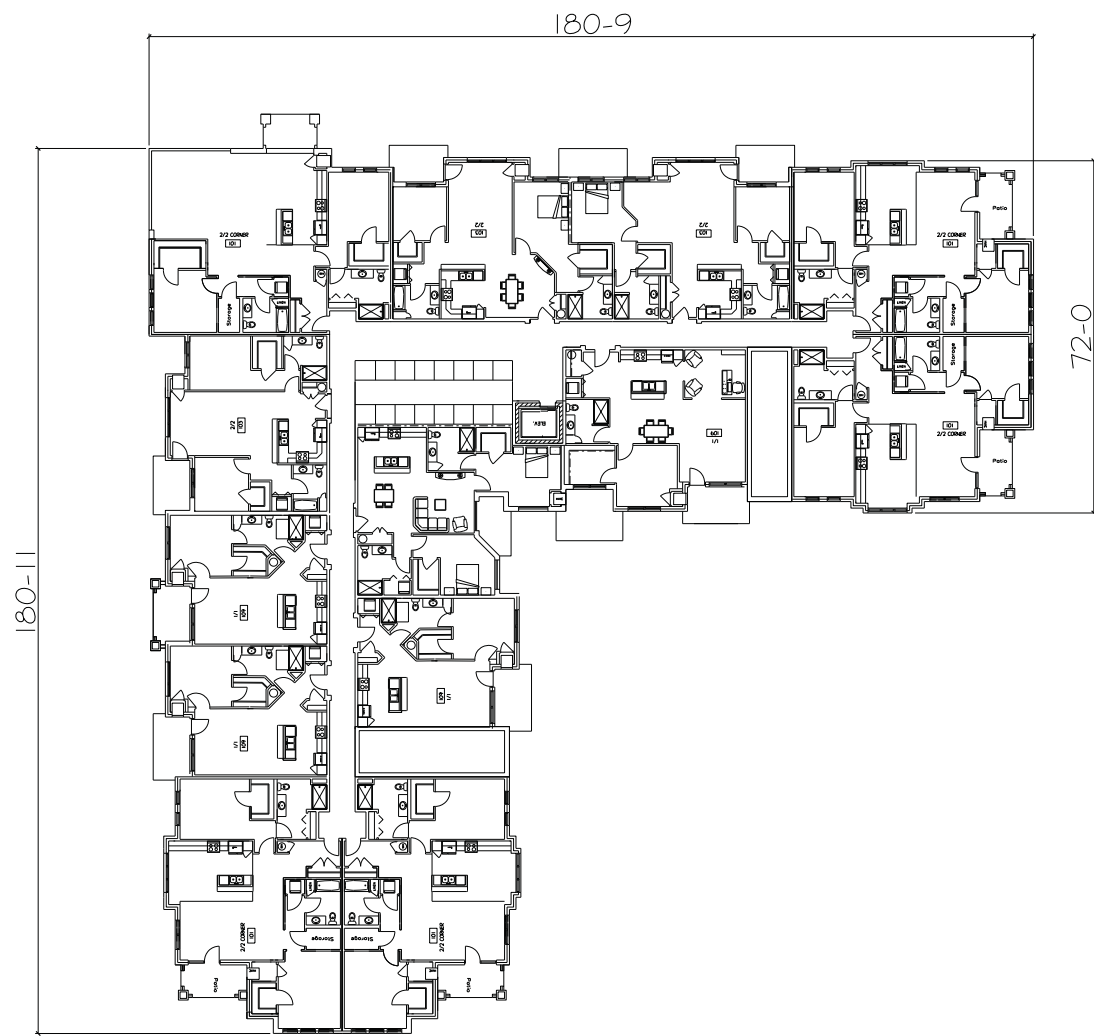
SCHULER & ASSOCIATES, INC.
 LAND SURVEYORS & ENGINEERS
 2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

Parking Garage
Paragon Place at Bear Claw Way
 Madison, Wisconsin
Building 3
 United Financial Group Inc., 660 W. Ridgeway Drive, Appleton, WI 54911
 Construction Manager:

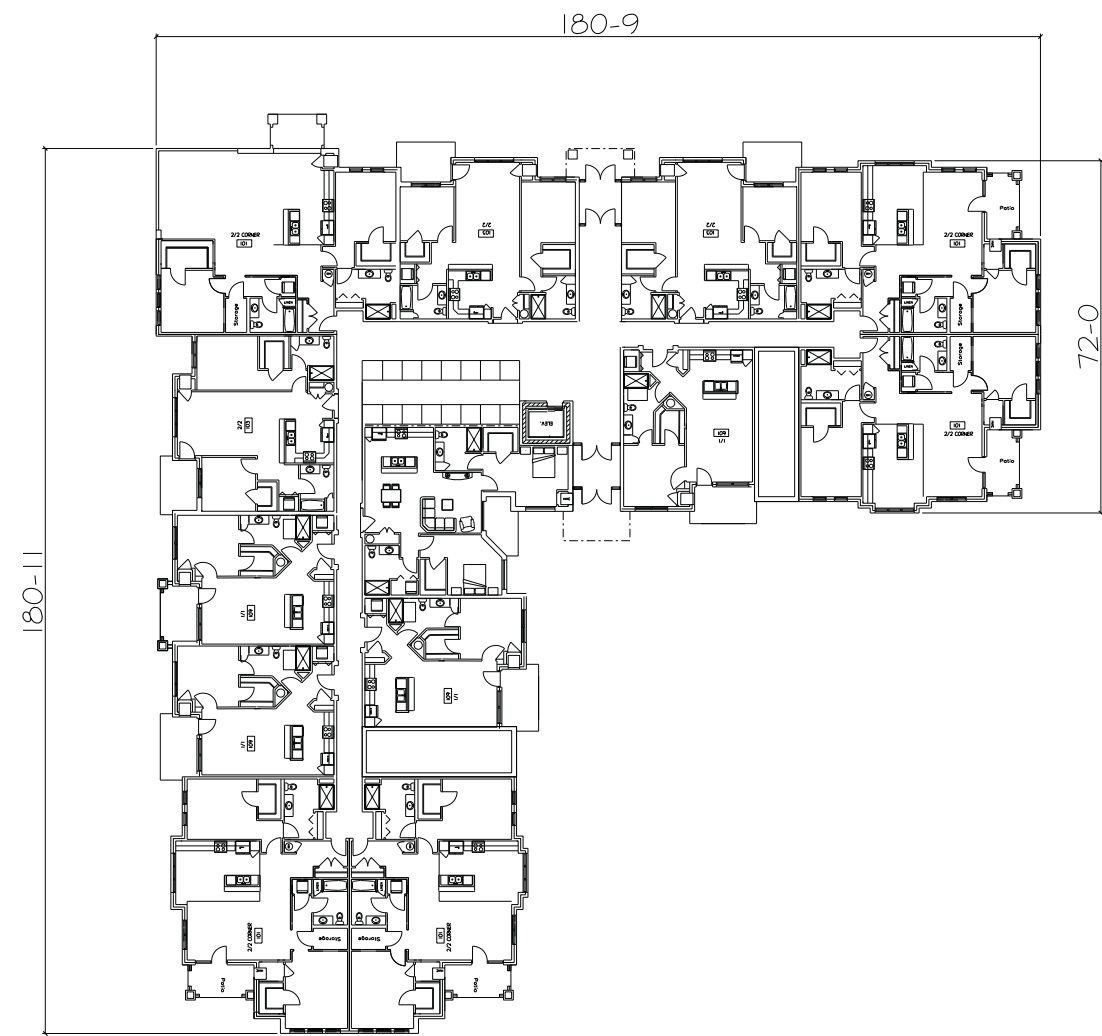
DRAWN	crs
DATE	3-9-15
SCALE	1/8"=1'-0"
JOB NO.	4192
SHEET	3

Parking Garage

These plans have been prepared per standard professional practices. Each contractor is responsible for verifying all dimensions and details prior to beginning construction.



Second Floorplan



First Floorplan

Paragon Place at Bear Claw Way

BUILDING #3 FLOORPLANS

Madison, Wisconsin

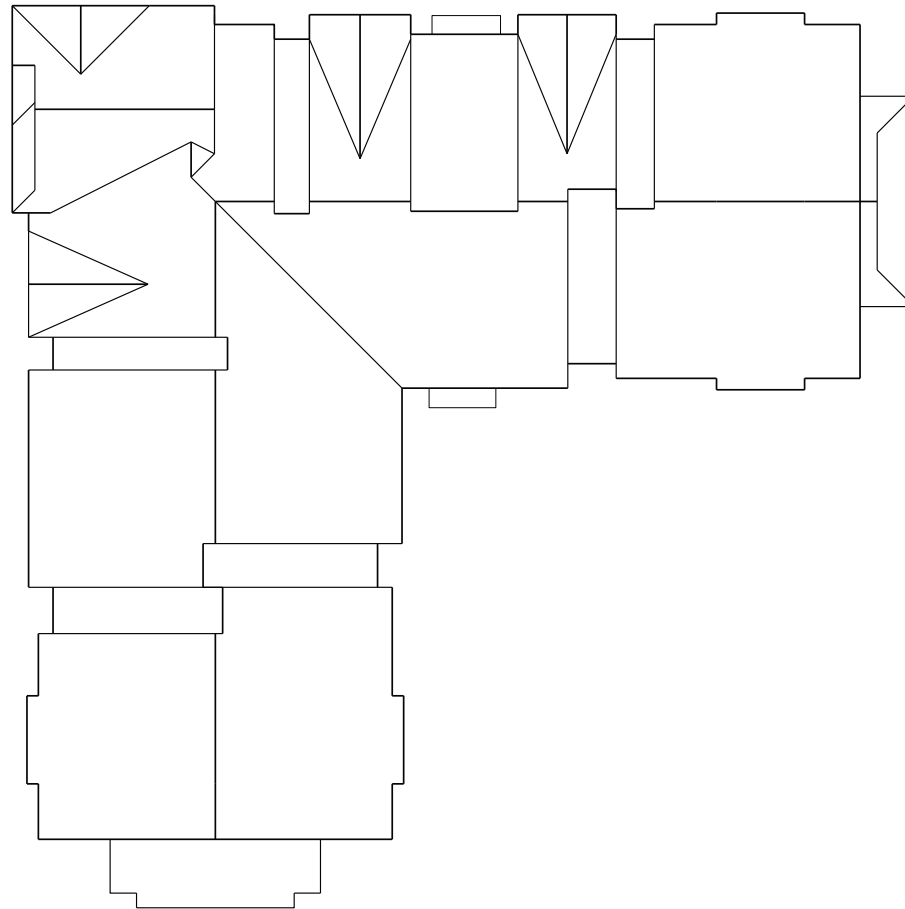


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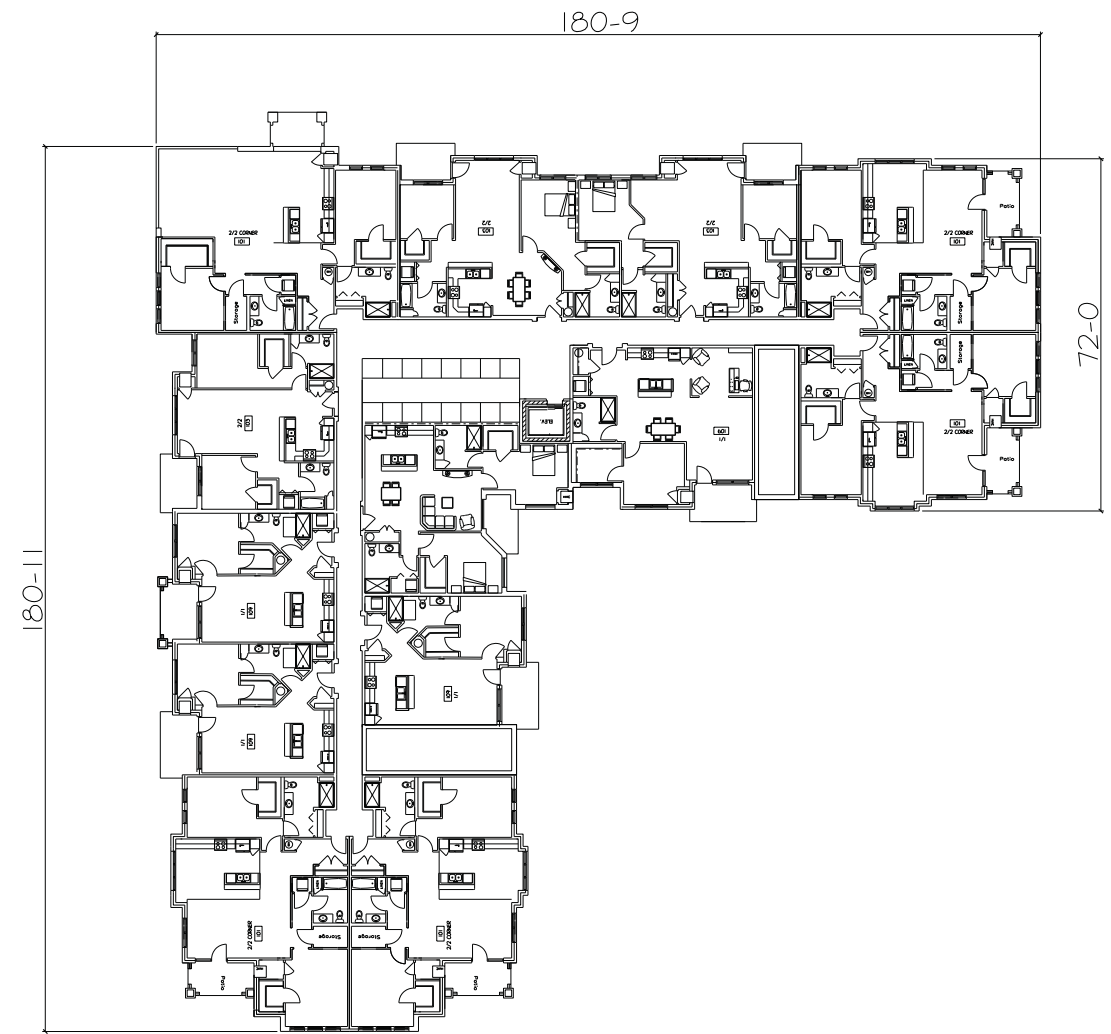


Architecture

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Roof Plan



Third Floorplan

Paragon Place at Bear Claw Way

BUILDING #3 FLOORPLANS

Madison, Wisconsin



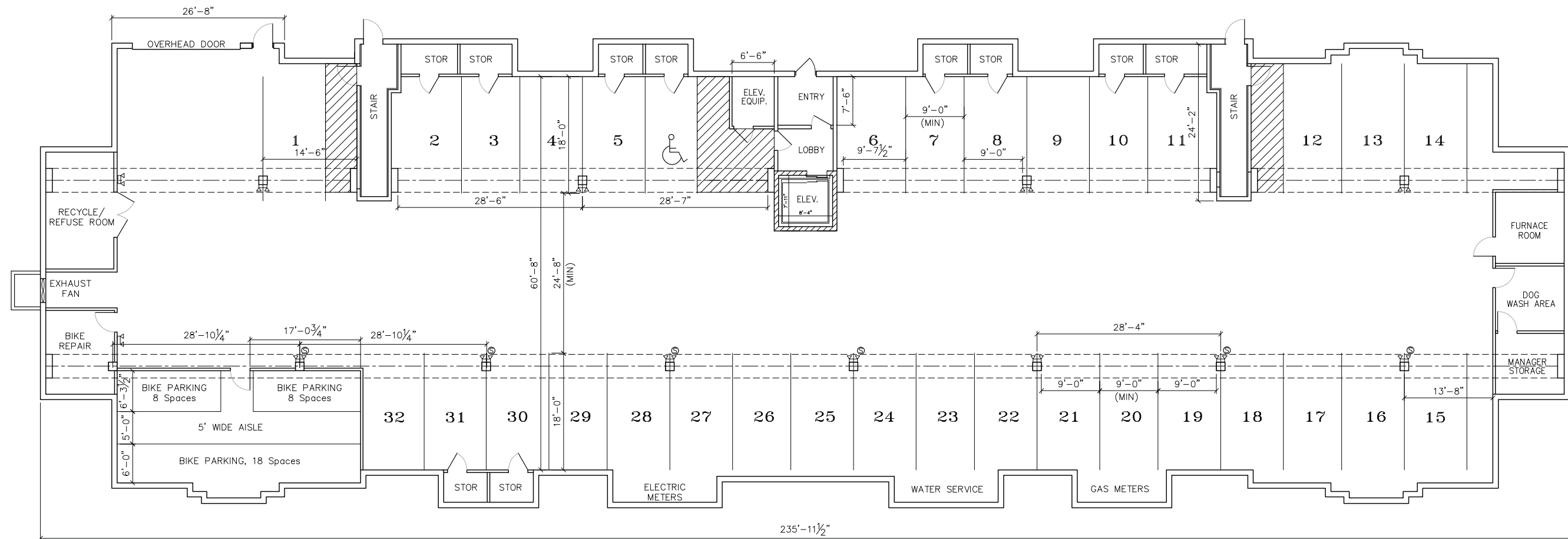
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Architecture

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Parking Garage

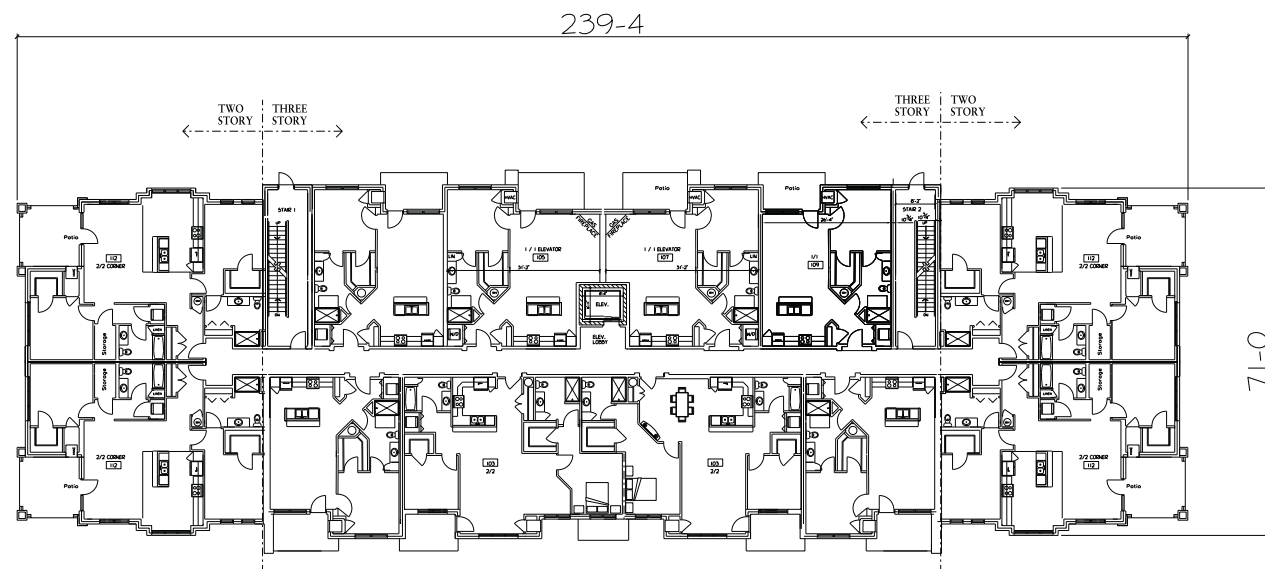
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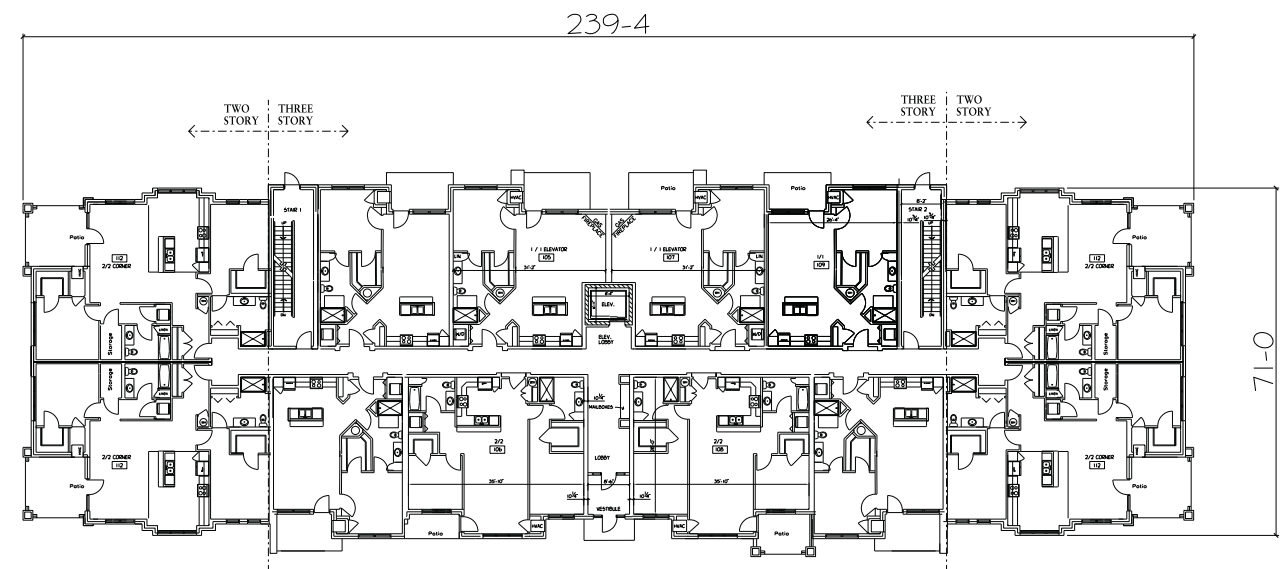
SCHULER & ASSOCIATES, INC.
 LAND SURVEYORS & ENGINEERS
 2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

Parking Garage
Paragon Place at Bear Claw Way
 Building 4
 Madison, Wisconsin
 Construction Manager:
 United Financial Group Inc., 660 W. Ridgeway Drive, Appleton, WI 54911

DRAWN	cfs
DATE	3-9-15
SCALE	1/8"=1'-0"
JOB NO.	4192
SHEET	4



Second Floorplan



First Floorplan

18 Mar 2015



Paragon Place at Bear Claw Way

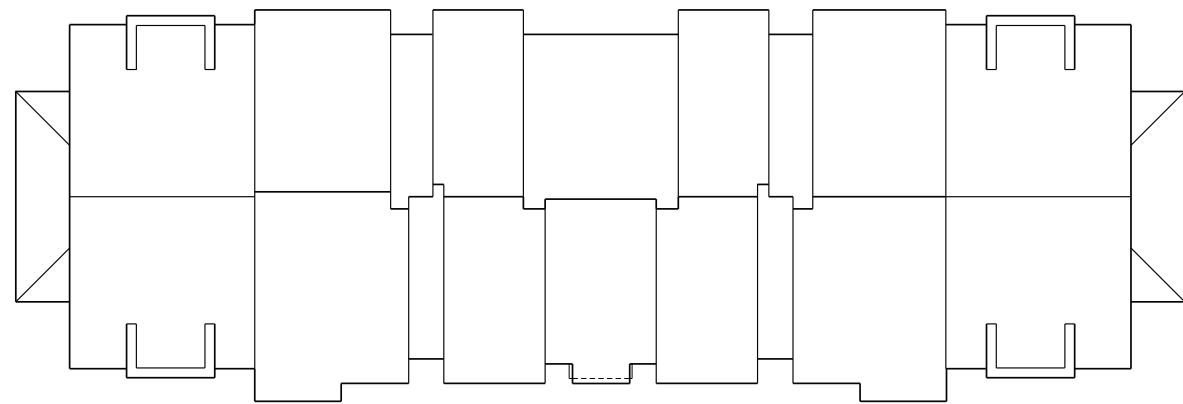
BUILDING #4 FLOORPLANS

Madison, Wisconsin

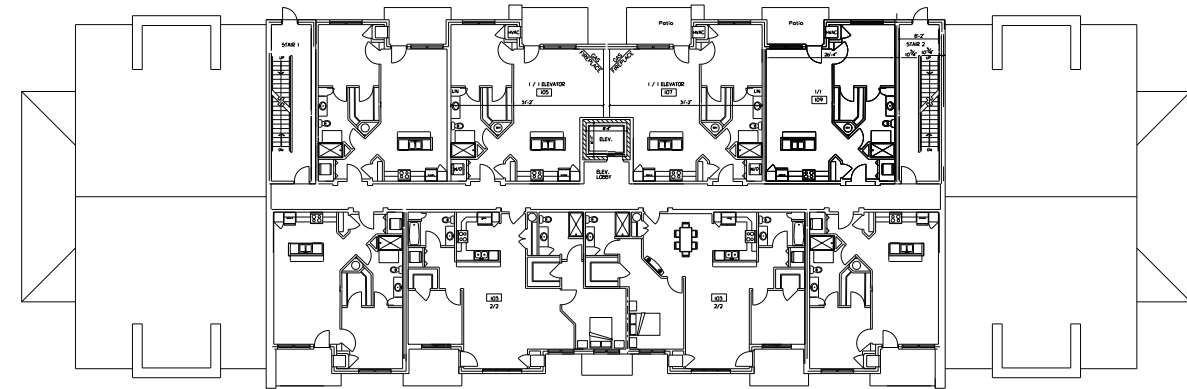


Architecture

1414 UNDERWOOD AVE.
WAUKATOSIA, WI 53133
614.431.3131 TEL
614.431.0931 FAX
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Roof Plan



Third Floorplan

Paragon Place at Bear Claw Way

BUILDING #4 FLOORPLANS

Madison, Wisconsin

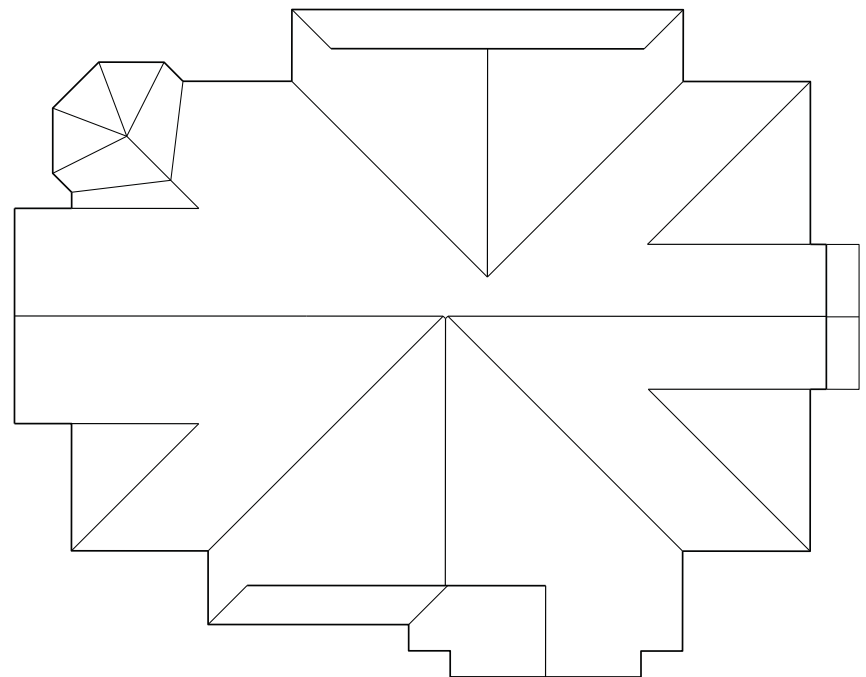


18 Mar 2015

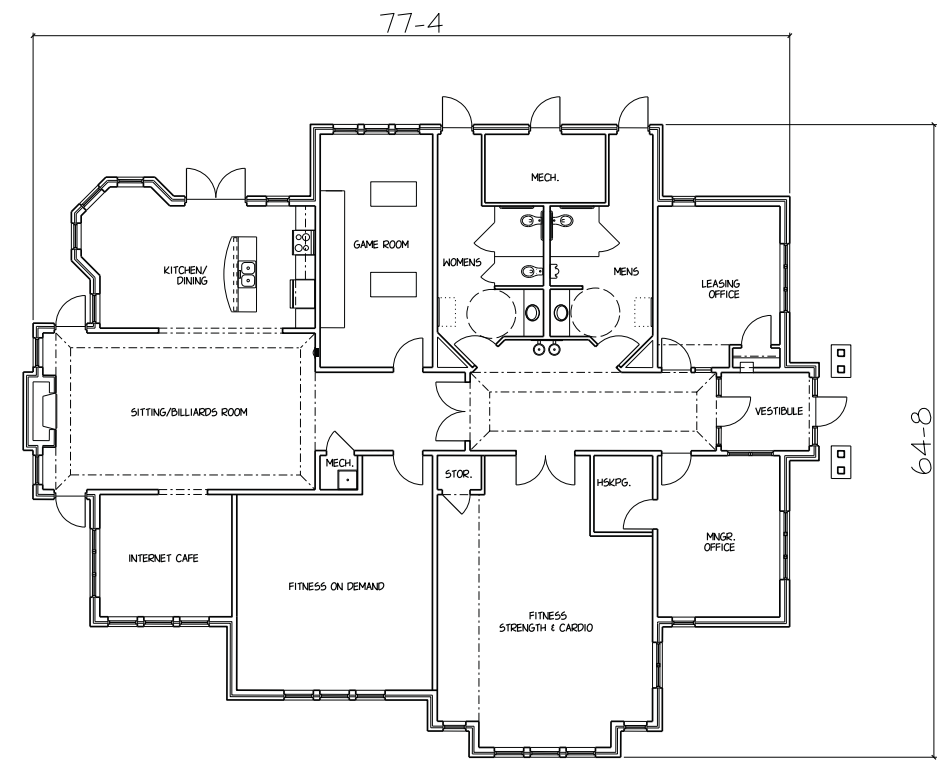


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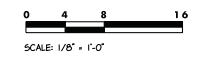
1414 UNDERWOOD AVE.
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Roof Plan



First Floorplan



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Paragon Place at Bear Claw Way
Amenity Building Floorplan
Madison, Wisconsin





BUILDING 1: PARAGON STREET ELEVATION



BUILDING 1: SOUTH WEST ELEVATION



BUILDING 1: SOUTH EAST ELEVATION



BUILDING 1: BEAR CLAW WAY ELEVATION



18 Mar 2015

Paragon Place at Bear Claw Way
35 Unit, Three/Two Story Building 1 Elevations
Madison, Wisconsin





BUILDING 1: NORTH WEST COURTYARD ELEVATION



BUILDING 1: NORTH EAST COURTYARD ELEVATION

18 Mar 2015



Paragon Place at Bear Claw Way
35 Unit, Three/Two Story Building 1 Elevations
Madison, Wisconsin





BUILDING 2: BEAR CLAW WAY ELEVATION



BUILDING 2: NORTH ELEVATION



BUILDING 2: WEST ELEVATION



BUILDING 2: WILRICH STREET ELEVATION

18 Mar 2015



Paragon Place at Bear Claw Way
39 Unit, Three Story Building 2 Elevations
Madison, Wisconsin





BUILDING 2: NORTH COURTYARD ELEVATION



BUILDING 2: WEST COURTYARD ELEVATION

18 Mar 2015



Paragon Place at Bear Claw Way
39 Unit, Three Story Building 2 Elevations
Madison, Wisconsin





BUILDING 3: CHASKA STREET ELEVATION



BUILDING 3: SOUTH ELEVATION



BUILDING 3: EAST ELEVATION



BUILDING 3: PARAGON STREET ELEVATION



18 Mar 2015

Paragon Place at Bear Claw Way
39 Unit, Three Story Building 3 Elevations
Madison, Wisconsin





BUILDING 3: NORTH COURTYARD ELEVATION



BUILDING 3: WEST COURTYARD ELEVATION

18 Mar 2015

Paragon Place at Bear Claw Way
39 Unit, Three Story Building 3 Elevations
Madison, Wisconsin





BUILDING 4: EAST ELEVATION



BUILDING 4: WEST ELEVATION



BUILDING 4: WILRICH STREET ELEVATION

18 Mar 2015



Paragon Place at Bear Claw Way
32 Unit, Three/Two Story Building 4 Elevations
Madison, Wisconsin





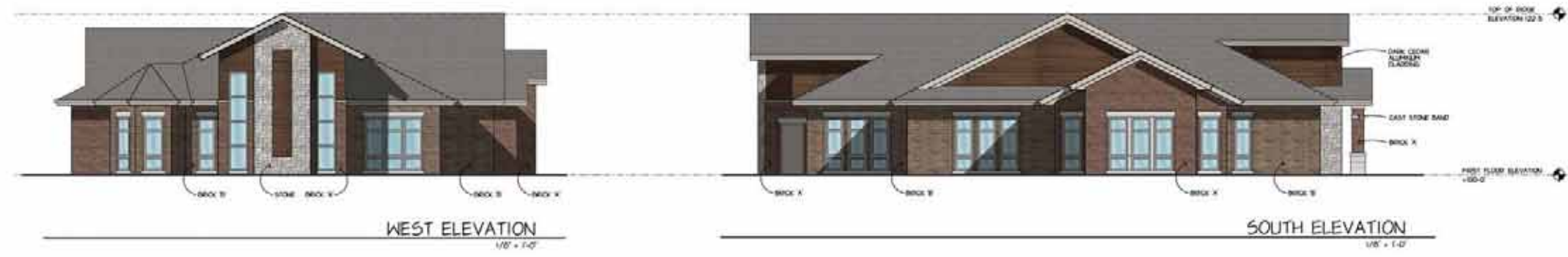
BUILDING 4: NORTH COURTYARD ELEVATION

18 Mar 2015



Paragon Place at Bear Claw Way
32 Unit, Three/Two Story Building 4 Elevations
Madison, Wisconsin





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

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



EAST ELEVATION
1/8" = 1'-0"

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

18 Mar 2015

Paragon Place at Bear Claw Way
AMENITY BUILDING ELEVATIONS
Madison, Wisconsin

