

1 SITE - ROOF PLAN
T-1.0 1" = 30'

SITE INDEX SHEET	
SITE	TITLE SHEET
T-1.0	
C-1.0	SITE SURVEY
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C-1.5	FIRE ACCESS PLAN
C-2.0	PRELIMINARY GRADING & EROSION CONTROL PLAN
C-3.0	PRELIMINARY UTILITY PLAN
C4.0	SITE CIVIL NOTES
L-1.1	LANDSCAPING PLAN - SITE
L-2.2	LANDSCAPING PLAN -SECOND FL.
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH - FIFTH FLOOR PLAN
A-1.5	SIXTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS

SITE DEVELOPMENT STATISTICS	
LOT AREA	71,647 S.F. / 1.64 ACRES
DWELLING UNITS	173
LOT AREA/ D.U.	405 S.F./D.U.
DENSITY	107 UNITS/ACRE
BUILDING HEIGHT	3-6 STORIES
GROSS FLOOR AREA	
Commercial Area	6,000 S.F.
Live / Work Area	5,000 S.F.
First Level Parking	29,500 S.F.
Residential Area	181,600 S.F.
Total Gross Area	222,100 S.F.
UNIT MIX	
TOWNHOUSES	6
STUDIO	41
ONE BEDROOM	72
TWO BEDROOM	54
TOTAL	173
VEHICLE PARKING	
SURFACE	66
UNDERGROUND	111
TOTAL	177
BIKE PARKING	
SURFACE	53
UNDERGROUND	147
TOTAL	200

ISSUED
Issued for SIP March 13, 2015

PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Title Sheet

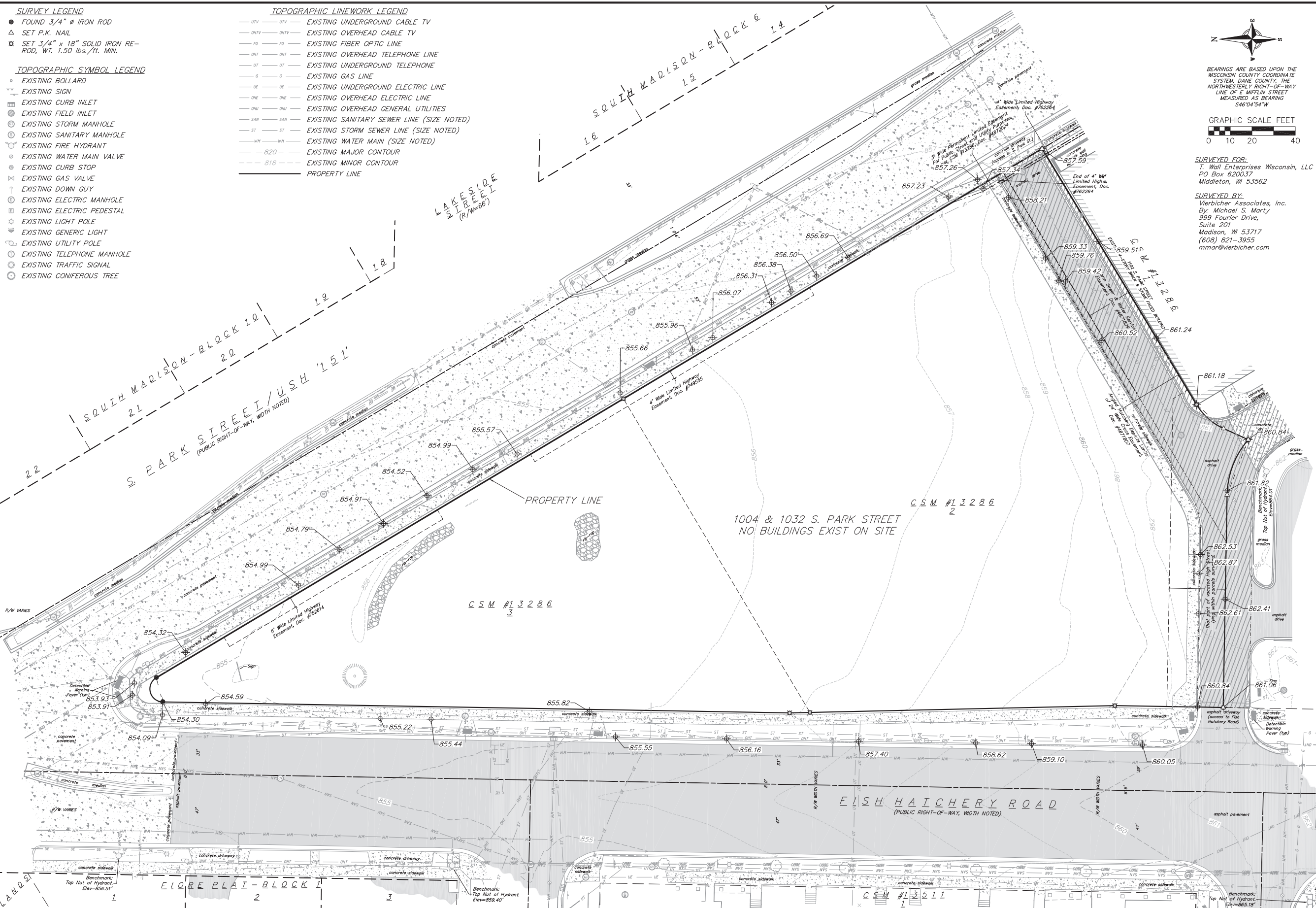
SHEET NUMBER

T-1.0

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- SURVEY LEGEND**
- FOUND 3/4" Ø IRON ROD
 - △ SET P.K. NAIL
 - SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING SIGN
 - EXISTING CURB INLET
 - EXISTING FIELD INLET
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - ⊙ EXISTING CURB STOP
 - ⊙ EXISTING GAS VALVE
 - ⊙ EXISTING DOWN GUY
 - ⊙ EXISTING ELECTRIC MANHOLE
 - ⊙ EXISTING ELECTRIC PEDESTAL
 - ☆ EXISTING LIGHT POLE
 - ⊙ EXISTING GENERIC LIGHT
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING TELEPHONE MANHOLE
 - ⊙ EXISTING TRAFFIC SIGNAL
 - ⊙ EXISTING CONIFEROUS TREE

- TOPOGRAPHIC LINEWORK LEGEND**
- UTV — EXISTING UNDERGROUND CABLE TV
 - DHTV — EXISTING OVERHEAD CABLE TV
 - FO — EXISTING FIBER OPTIC LINE
 - DHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — EXISTING UNDERGROUND TELEPHONE
 - G — EXISTING GAS LINE
 - UE — EXISTING UNDERGROUND ELECTRIC LINE
 - DHE — EXISTING OVERHEAD ELECTRIC LINE
 - DHU — EXISTING OVERHEAD GENERAL UTILITIES
 - SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM — EXISTING WATER MAIN (SIZE NOTED)
 - 820 — EXISTING MAJOR CONTOUR
 - 818 — EXISTING MINOR CONTOUR
 - — — PROPERTY LINE



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF E MIFLIN STREET MEASURED AS BEARING S46°04'54\"W

GRAPHIC SCALE FEET
0 10 20 40

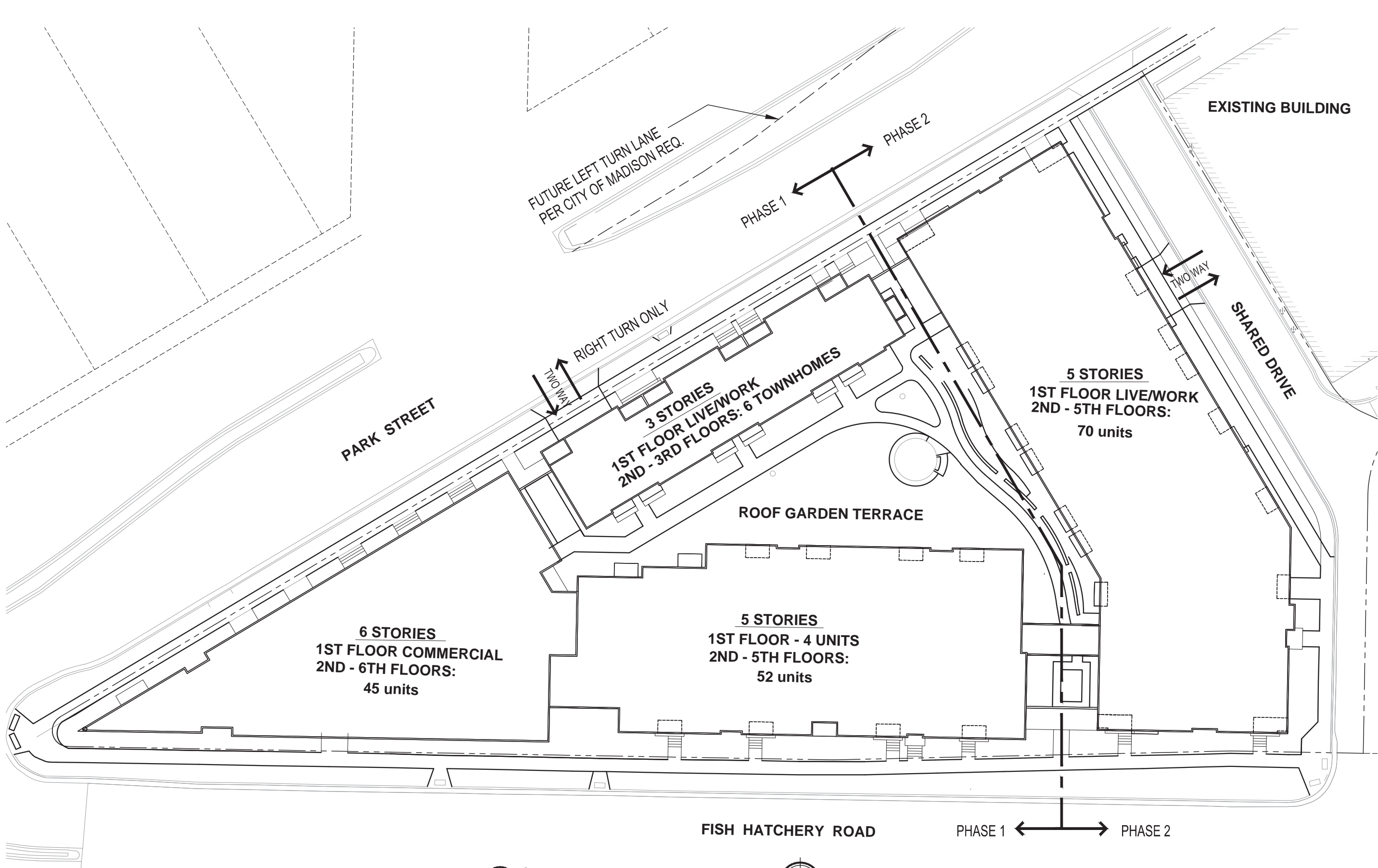
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Existing Conditions Plan			
Wingra Point Phase 2			
City of Madison			
Dane County, Wisconsin			
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	3/12/15		
SUBMITTAL TO CITY		SUBMITTAL TO CITY	
REMARKS		REMARKS	
SCALE AS SHOWN		SCALE AS SHOWN	
DATE 3/12/2015		DATE 3/12/2015	
DRAFTER CGUY		DRAFTER CGUY	
CHECKED JFEL		CHECKED JFEL	
PROJECT NO. 140245		PROJECT NO. 140245	
SHEET 1 OF 4		SHEET 1 OF 4	
DWG. NO. C-1.0		DWG. NO. C-1.0	

vierbicher
engineers | advisors
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



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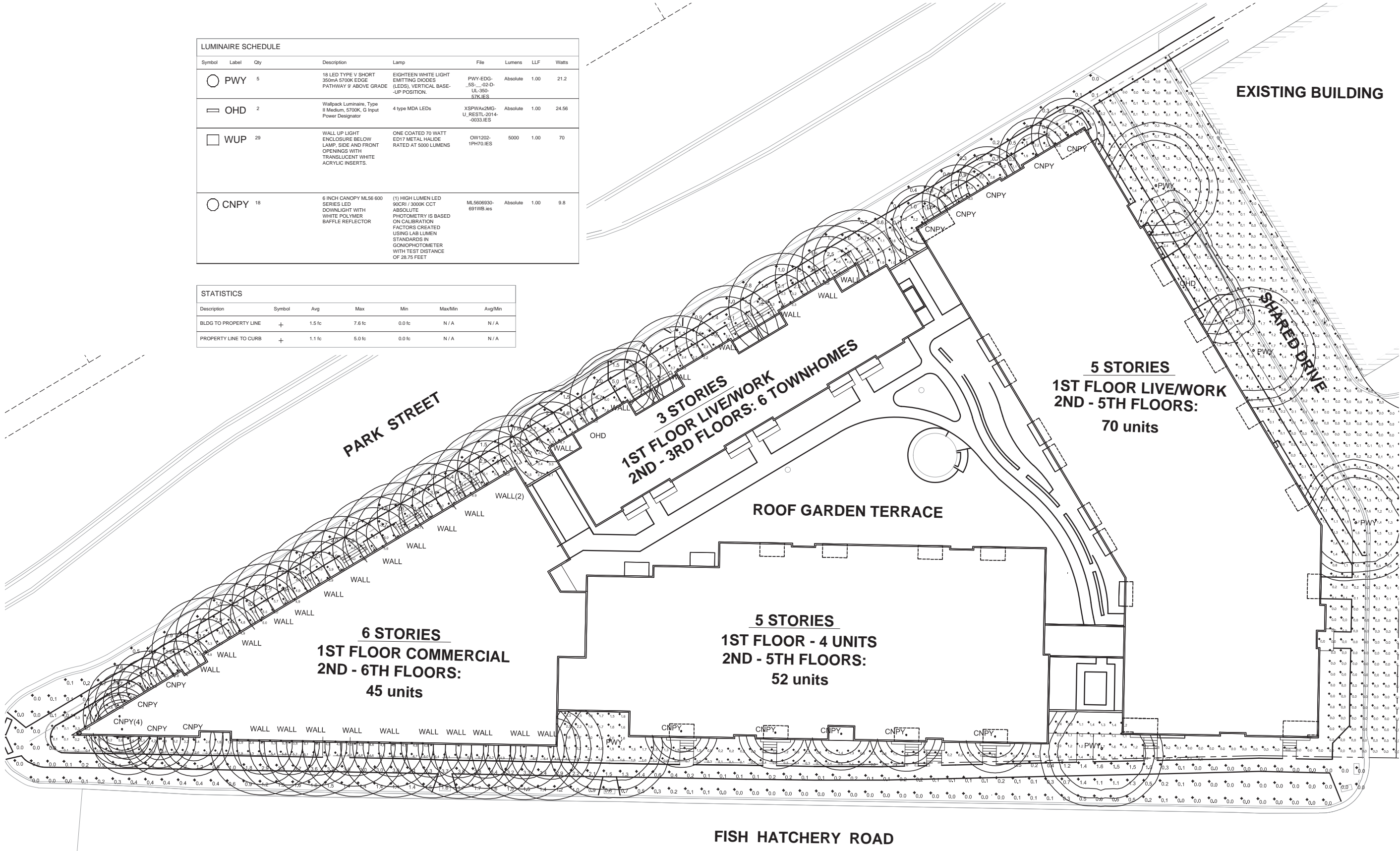
PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Description	Lamp	File	Lumens	LLF Watts
	PWY	5	18 LED TYPE V SHORT 350mA 5700K EDGE PATHWAY 9' ABOVE GRADE	EIGHTEEN WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION.	PWY-EDG-5S--02-D-UL-350-57K.IES	Absolute	1.00 21.2
	OHD	2	Wallpack Luminaire, Type II Medium, 5700K, G Input Power Designator	4 type MDA LEDs	XSPWAx2MG-U_RESTL-2014-00033.IES	Absolute	1.00 24.56
	WUP	29	WALL UP LIGHT ENCLOSURE BELOW LAMP, SIDE AND FRONT OPENINGS WITH TRANSLUCENT WHITE ACRYLIC INSERTS.	ONE COATED 70 WATT ED17 METAL HALIDE RATED AT 5000 LUMENS	OW1202-1PH70.IES	5000	1.00 70
	CNPY	18	6 INCH CANOPY ML56 600 SERIES LED DOWNLIGHT WITH WHITE POLYMER BAFFLE REFLECTOR	(1) HIGH LUMEN LED 90CRI / 3000K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING IAS LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	ML5608930-691WB.iies	Absolute	1.00 9.8

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG TO PROPERTY LINE	+	1.5 fc	7.6 fc	0.0 fc	N / A	N / A
PROPERTY LINE TO CURB	+	1.1 fc	5.0 fc	0.0 fc	N / A	N / A



1

C-1.0

1" = 30'

SITE PLAN - SITE LIGHTING



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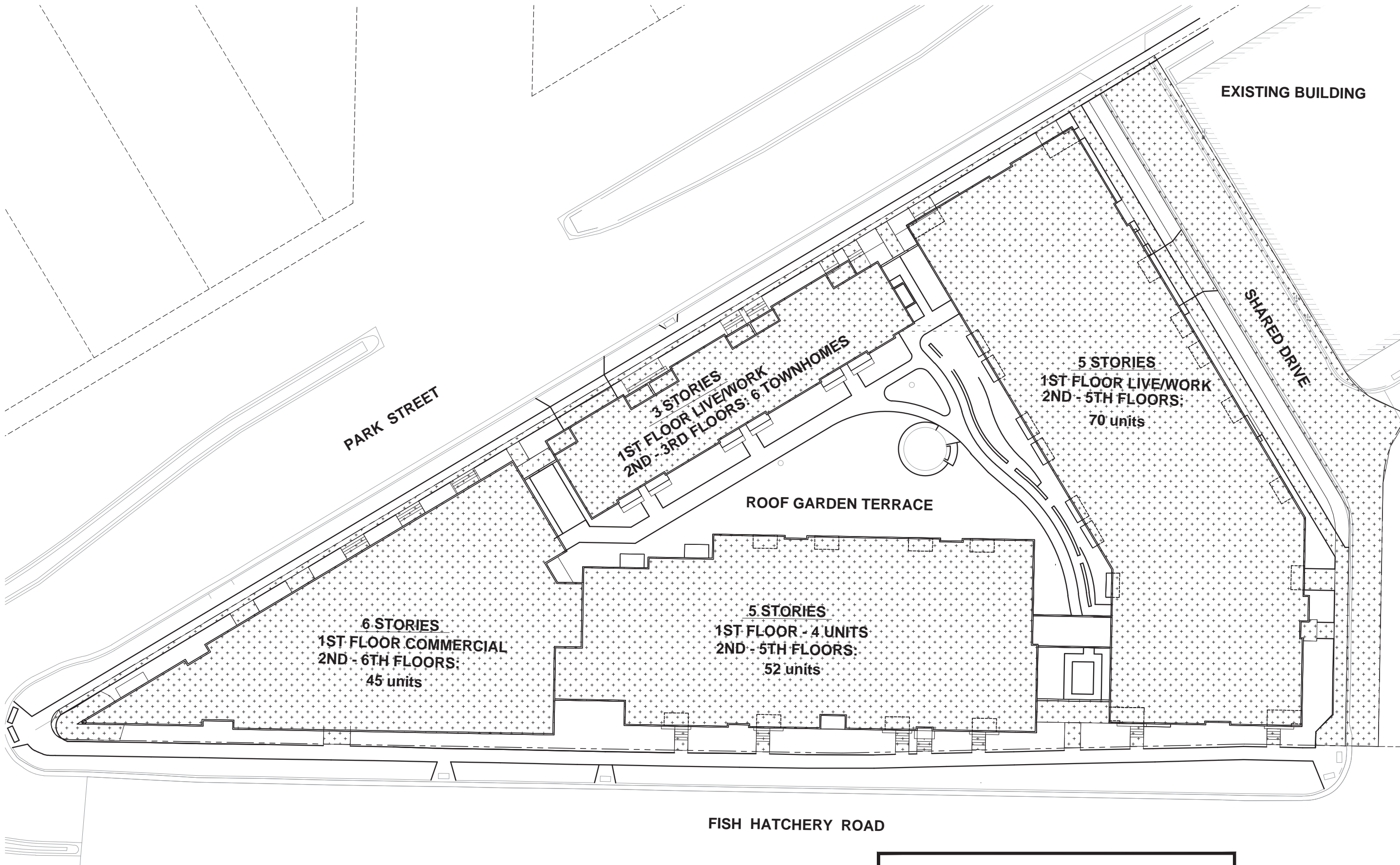
Revised: March 13, 2015
Revised: March 13, 2015
Revised: March 13, 2015

PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI

SHEET TITLE
Site Plan -
Site Lighting

SHEET NUMBER



ISSUED
Issued for SIP March 13, 2015

PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Site Plan-
Lot Coverage

SHEET NUMBER

C-1.3

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LLC

1
C-1.3
1" = 30'

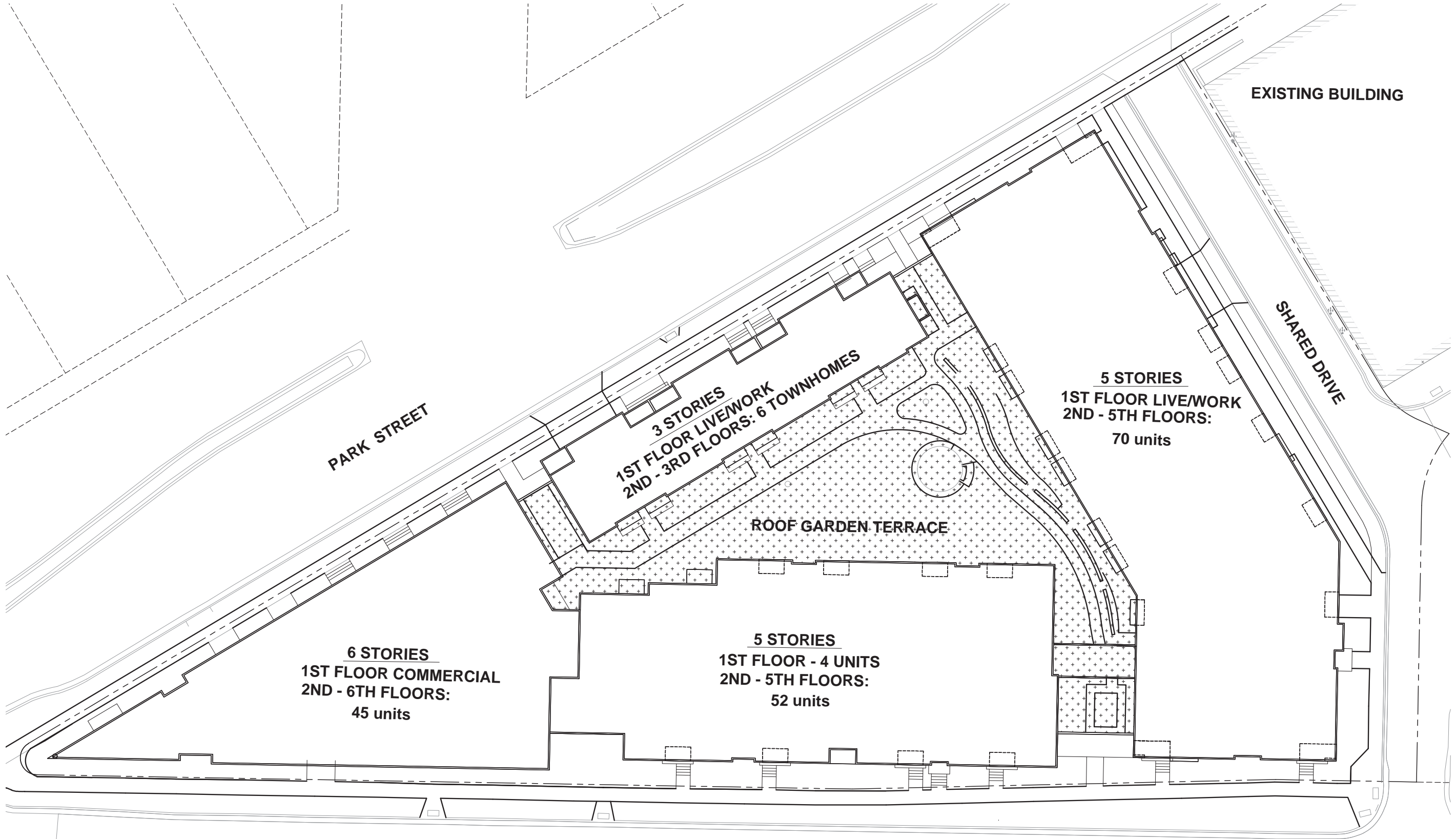
SITE PLAN - LOT COVERAGE



LOT COVERAGE

TOTAL LOT AREA = 71,647 S.F.
LOT COVERAGE: Building + Paved Areas = 64,700 S.F.
SUBTRACT Green Roof Garden Terrace = 11,700 S.F.

ADJUSTED LOT COVERAGE = 53,000 S.F.
(53,000 SF / 71,647 S.F.) = 74 %



PARK STREET

EXISTING BUILDING

SHARED DRIVE

6 STORIES
1ST FLOOR COMMERCIAL
2ND - 6TH FLOORS:
45 units

3 STORIES
1ST FLOOR LIVE/WORK
2ND - 3RD FLOORS: 6 TOWNHOMES

ROOF GARDEN TERRACE

5 STORIES
1ST FLOOR LIVE/WORK
2ND - 5TH FLOORS:
70 units

5 STORIES
1ST FLOOR - 4 UNITS
2ND - 5TH FLOORS:
52 units

FISH HATCHERY ROAD

1 SITE PLAN - USABLE OPEN SPACE
C-1.4 1" = 30'



USABLE OPEN SPACE

ROOF GARDEN TERRACE	=	4,584 S.F.
DECKS & PATIOS 7,970 (177 X 45 S.F.) X 75%	=	5,977 S.F.
TOTAL	=	17,717 S.F. (100 S.F./UNIT)

ISSUED
Issued for SIP March 13, 2015

PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Site Plan -
Usable Open
Space

SHEET NUMBER

ISSUED
Issued for SIP March 13, 2015

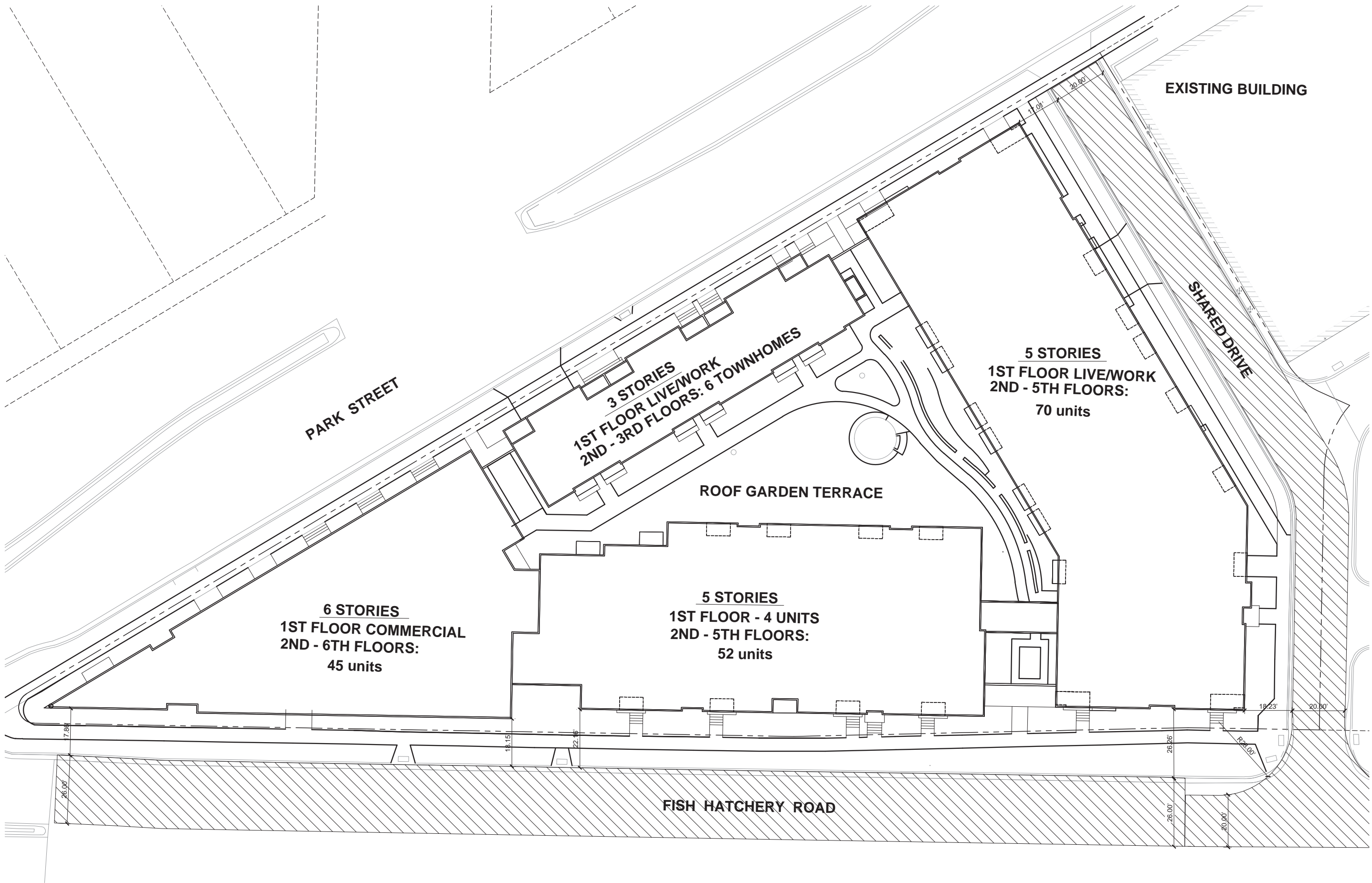
PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Site Plan -
Fire Access

SHEET NUMBER

C-1.5

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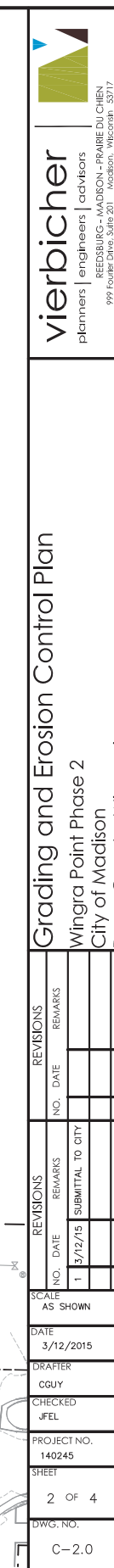
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SITE PLAN - FIRE ACCESS

1" = 30'



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



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE
- PROPOSED PIPE INSULATION

TOPOGRAPHIC LINEWORK LEGEND

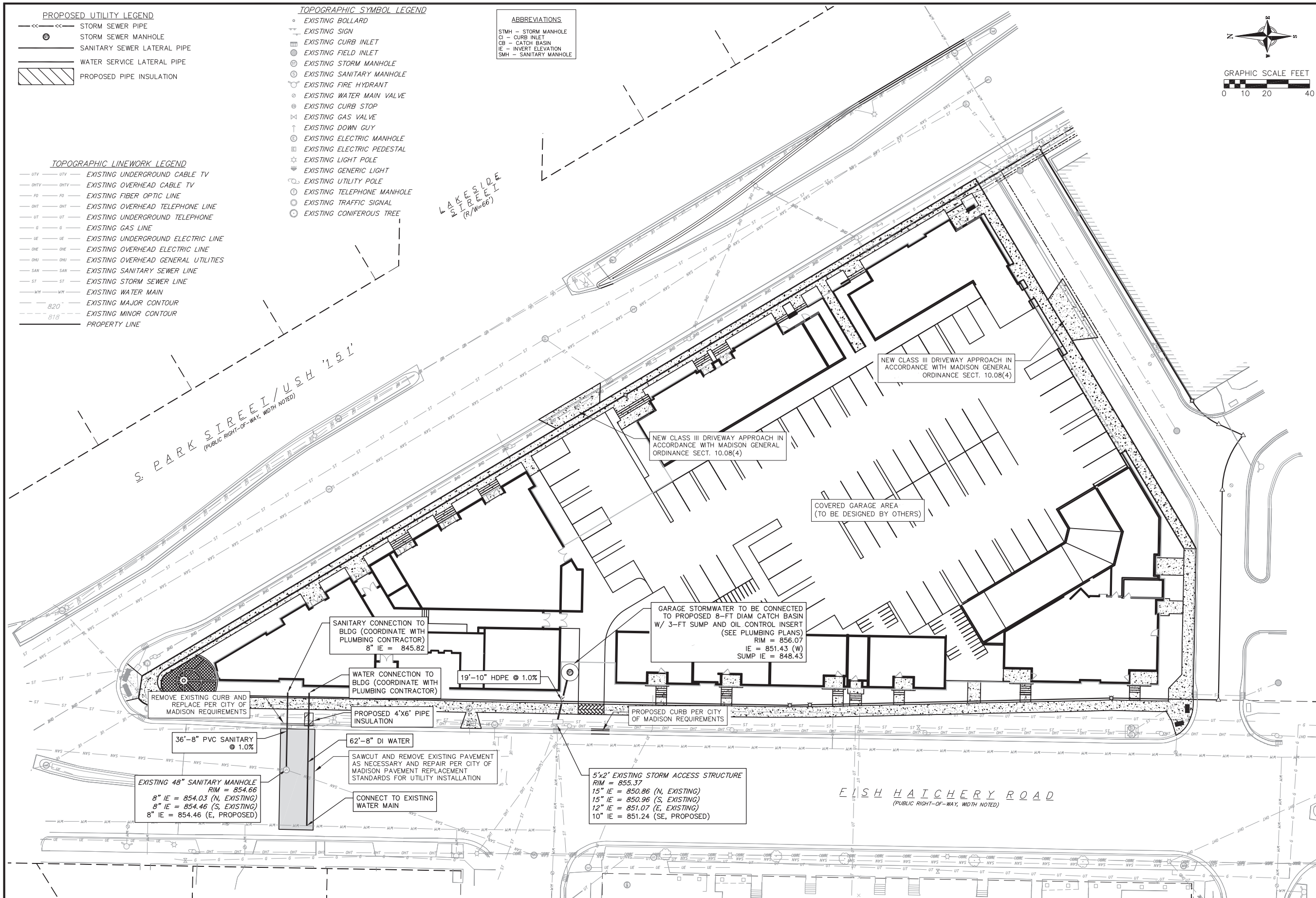
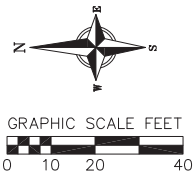
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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
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- EXISTING CONIFEROUS TREE

ABBREVIATIONS

- STMH — STORM MANHOLE
- CI — CURB INLET
- CB — CATCH BASIN
- IE — INVERT ELEVATION
- SMH — SANITARY MANHOLE



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Revisions		Revisions	
NO.	DATE	NO.	DATE
1	3/12/15		

Utility Plan
Wingra Point Phase 2
City of Madison
Dane County, Wisconsin

NO.	DATE	REMARKS
1	3/12/15	SUBMITAL TO CITY

SCALE: AS SHOWN

DATE: 3/12/2015

DRAFTER: CGUY

CHECKED: JFEL

PROJECT NO.: 140245

SHEET: 3 OF 4

DWG. NO.: C-3.0

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
4. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
7. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).

SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-TBD FOR DETAILS.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. 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.
6. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

EROSION CONTROL MEASURE NOTES:

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. 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.
8. 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.
9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.

10. 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.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
13. 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.
14. 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.
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. 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.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. 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.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
22. IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.
23. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD.
2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT (AS NECESSARY).
4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
5. ROUGH GRADE FOR FOR BUILDING PADS AND WALKS.
6. CONSTRUCT UNDERGROUND UTILITIES.
7. INSTALL INLET PROTECTION ON NEW INLETS.
8. CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA.
9. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH.
10. REMOVE SILT FENCE 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

UTILITY NOTES:

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. 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 COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b.).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.

6. 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.
7. 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.
8. 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.
9. 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.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. 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.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).
16. ALL DAMAGE TO THE PAVEMENT ON SOUTH PARK STREET AND FISH HATCHERY ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
18. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.



vierbicher

planners | engineers | advisors

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Notes

REVISIONS		REVISIONS	
NO.	DATE	REMARKS	REMARKS
1	3/12/15	SUBMITTAL TO CITY	

SCALE

AS SHOWN

DATE

3/12/2015

DRAFTER

CGUY

CHECKED

JFEL

PROJECT NO.

140245

SHEET

4 OF 4

DWG. NO.

C-4.0

Wingra Point Phase 2
City of Madison
Dane County, Wisconsin

ISSUED
Issued for SIP March 13, 2015

PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

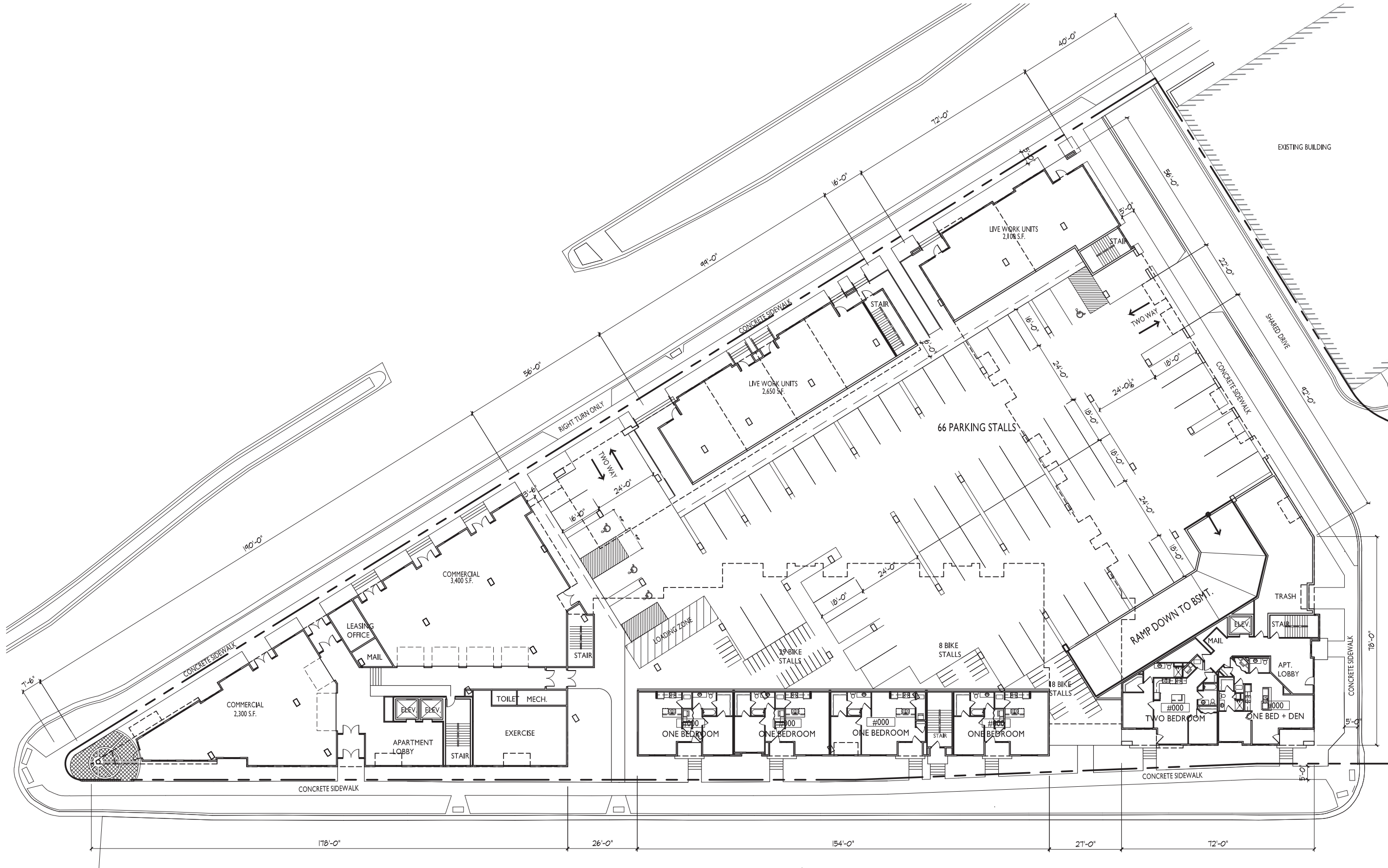
A-I.0

PROJECT NO. 1433
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BASEMENT FLOOR PLAN
A-I.0 1/16"=1'-0"





FIRST FLOOR PLAN

1/16"=1'-0"

ISSUED
Issued for SIP March 13, 2015

PROJECT TITLE
**WINGRA POINT
PHASE 2**

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1



Issued for SIP March 13, 2015

PROJECT TITLE

SHEET TITLE

SHEET NUMBER

PROJECT NO. 1433

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 $1/16''=1'-0''$ 

Issued for SIP March 13, 2015

WINGRA POINT PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI

Fourth - Fifth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. 1433

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FOURTH - FIFTH FLOOR PLAN
1/16"=1'-0"



ISSUED
Issued for SIP March 13, 2015

PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Sixth Floor Plan

SHEET NUMBER

A-I.5

PROJECT NO. 1433
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SIXTH FLOOR PLAN
A-I.5 1/16"=1'-0"



1
A-2.1
PARK STREET ELEVATION
1/16"=1'-0"



2
A-2.1
FISH HATCHERY ROAD ELEVATION
1/16"=1'-0"

ISSUED
Issued for SIP March 13, 2015

PROJECT TITLE
**WINGRA POINT
PHASE 2**

Fish Hatchery Road &
Park Street
Madison, WI

SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A-2.1

PROJECT NO. **1433**
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1 COURTYARD ELEVATION
A-2.2 1/16"=1'-0"



2 COURTYARD ELEVATION
A-2.2 1/16"=1'-0"



3 COURTYARD ELEVATION
A-2.2 1/16"=1'-0"



4 SOUTH ELEVATION
A-2.2 1/16"=1'-0"



Wingra Point
View looking South
on Park Street





Wingra Point
View looking South
on Fish Hatchery Road





2 FISH HATCHERY ROAD ELEVATION
A-2.1 1/16"=1'-0"



1 PARK STREET ELEVATION
A-2.1 1/16"=1'-0"