

BENCHMARK HYD
OPERATING NUT
ELEV 858.37

ANDERSON STREET
WIDTH VARIES

WRIGHT STREET
WIDTH VARIES

ASPHALT
PAVEMENT

PLAYGROUND
EQUIPMENT

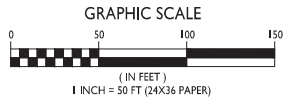
BASKETBALL
COURT

GRAVEL PATH

BENCHMARK HYD
OPERATING NUT
ELEV 868.92

BENCHMARK HYD
OPERATING NUT
ELEV 868.82

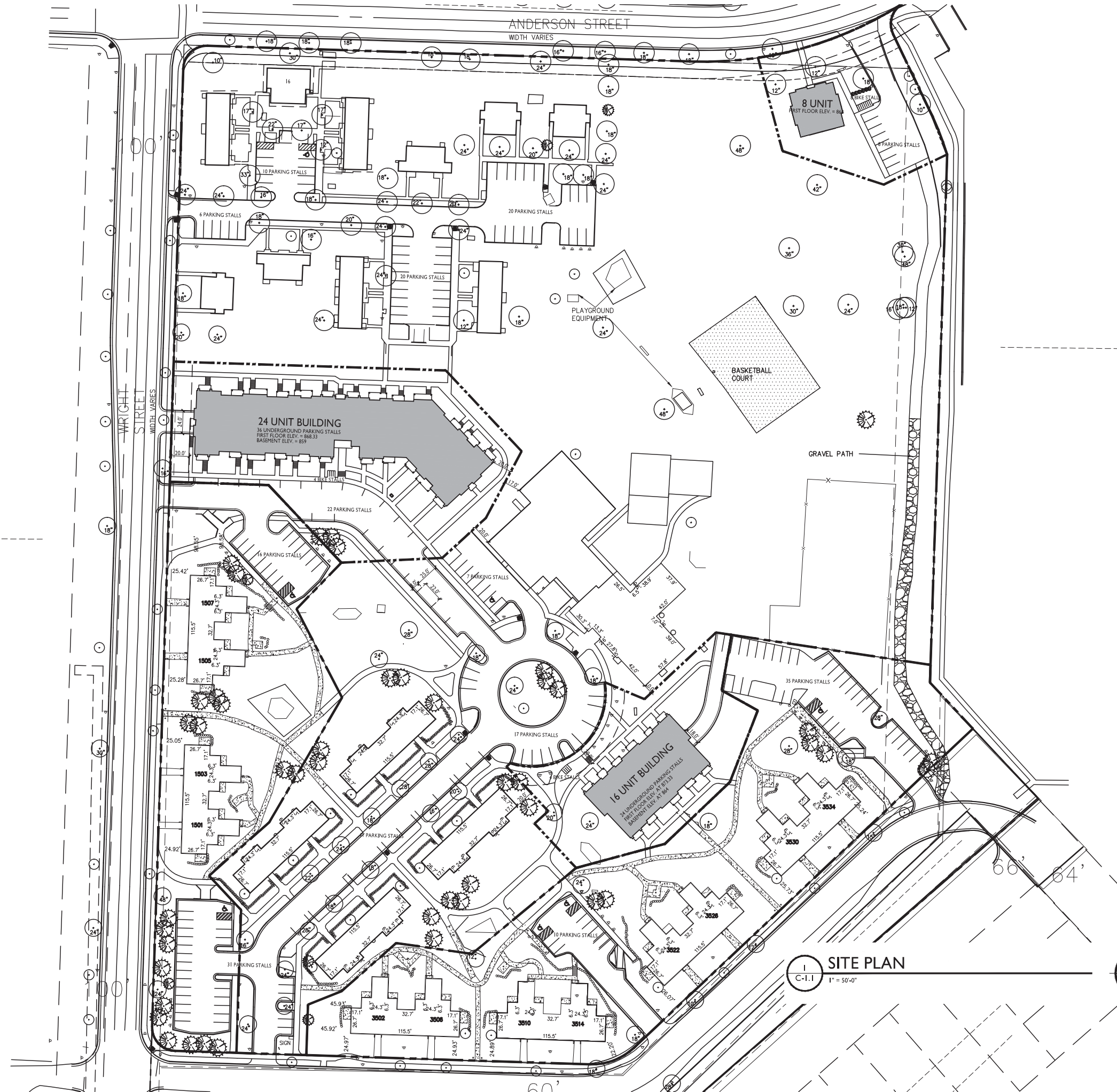
EXISTING CONDITIONS
1" = 50'-0"



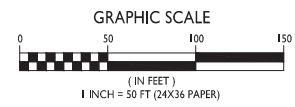
ISSUED
Land Use Application - May 7, 2014

PROJECT TITLE
**Truax Park
Development
Phase 2**

Wright St, Anderson St
& Straubel Ct
Madison, Wisconsin
SHEET TITLE
**Existing
Conditions**



SITE PLAN
C-1.1 1" = 50'-0"

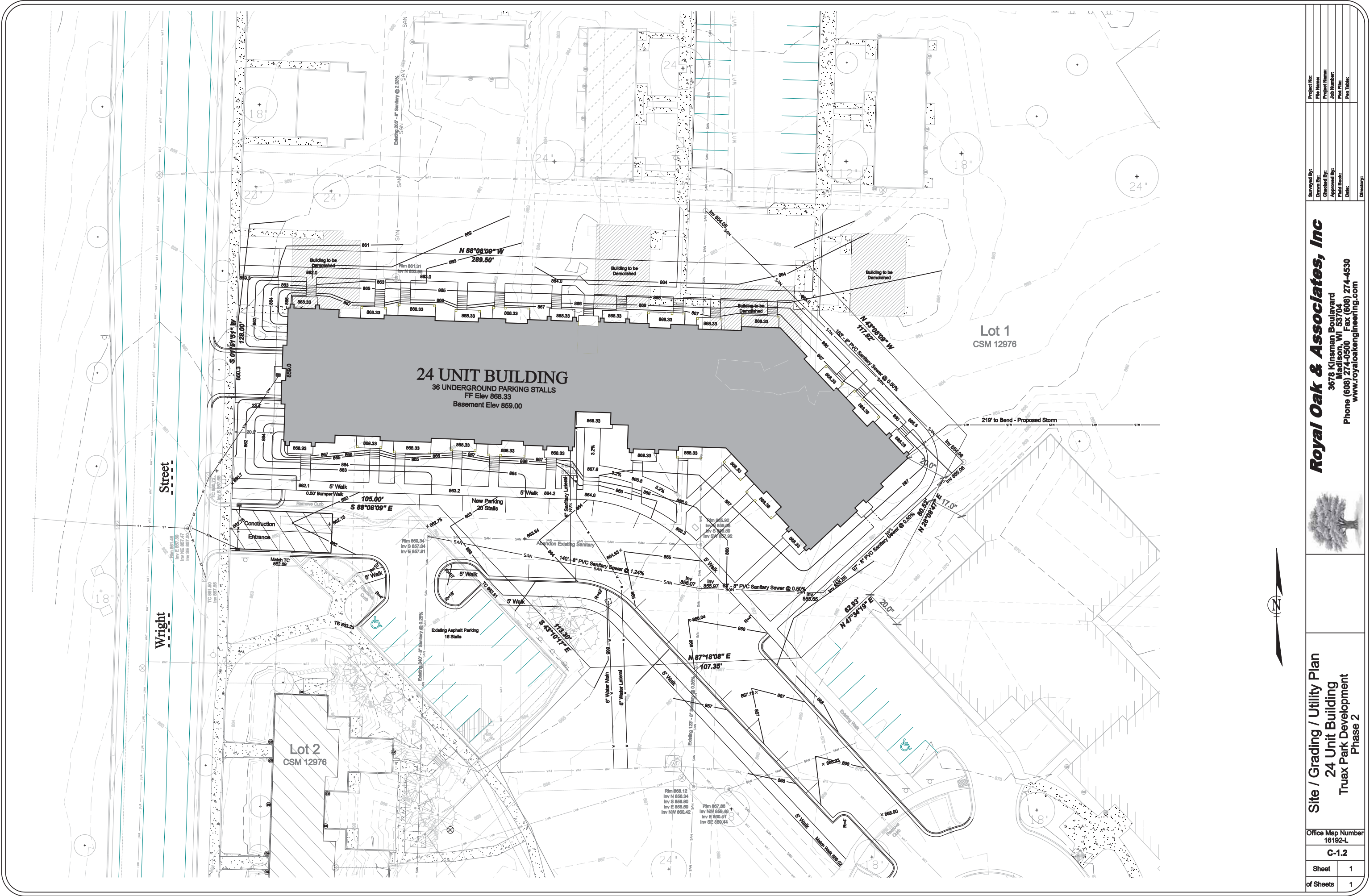


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PROJECT TITLE
**Truax Park
Development
Phase 2**

Wright St, Anderson St
& Straubel Ct
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER



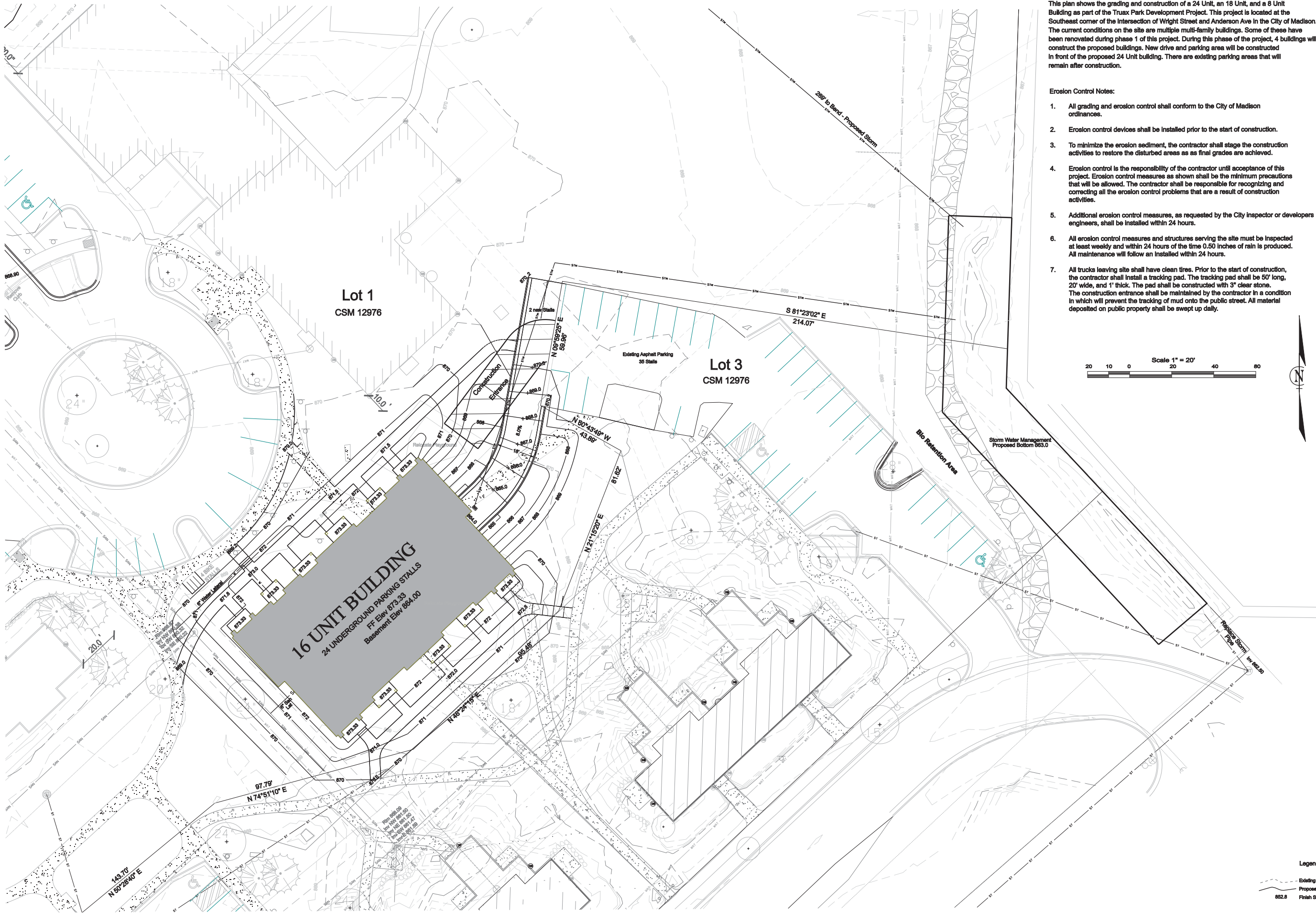
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File Name:	
Project Name:	
Job Number:	
Field File:	
Pen Table:	

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 3678 Kinsman Boulevard
 Madison, WI 53704
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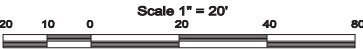
Site / Grading / Utility Plan
 24 Unit Building
 Truax Park Development
 Phase 2

Office Map Number	16192-L
C-1.2	
Sheet	1
of Sheets	1



Project Description
This plan shows the grading and construction of a 24 Unit, an 18 Unit, and a 8 Unit Building as part of the Truax Park Development Project. This project is located at the Southeast corner of the Intersection of Wright Street and Anderson Ave in the City of Madison. The current conditions on the site are multiple multi-family buildings. Some of these have been renovated during phase 1 of this project. During this phase of the project, 4 buildings will be razed to construct the proposed buildings. New drive and parking area will be constructed in front of the proposed 24 Unit building. There are existing parking areas that will remain after construction.

- Erosion Control Notes:**
1. All grading and erosion control shall conform to the City of Madison ordinances.
 2. Erosion control devices shall be installed prior to the start of construction.
 3. To minimize the erosion sediment, the contractor shall stage the construction activities to restore the disturbed areas as as final grades are achieved.
 4. 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. The contractor shall be responsible for recognizing and correcting all the erosion control problems that are a result of construction activities.
 5. Additional erosion control measures, as requested by the City Inspector or developers engineers, shall be installed within 24 hours.
 6. All erosion control measures and structures serving the site must be inspected at least weekly and within 24 hours of the time 0.50 inches of rain is produced. All maintenance will follow an installed within 24 hours.
 7. All trucks leaving site shall have clean tires. Prior to the start of construction, the contractor shall install a tracking pad. The tracking pad shall be 50' long, 20' wide, and 1' thick. The pad shall be constructed with 3" clear stone. The construction entrance shall be maintained by the contractor in a condition in which will prevent the tracking of mud onto the public street. All material deposited on public property shall be swept up daily.



Legend
Existing Contour
Proposed Contour
Finish Spot Grade

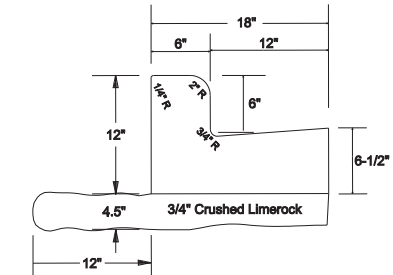
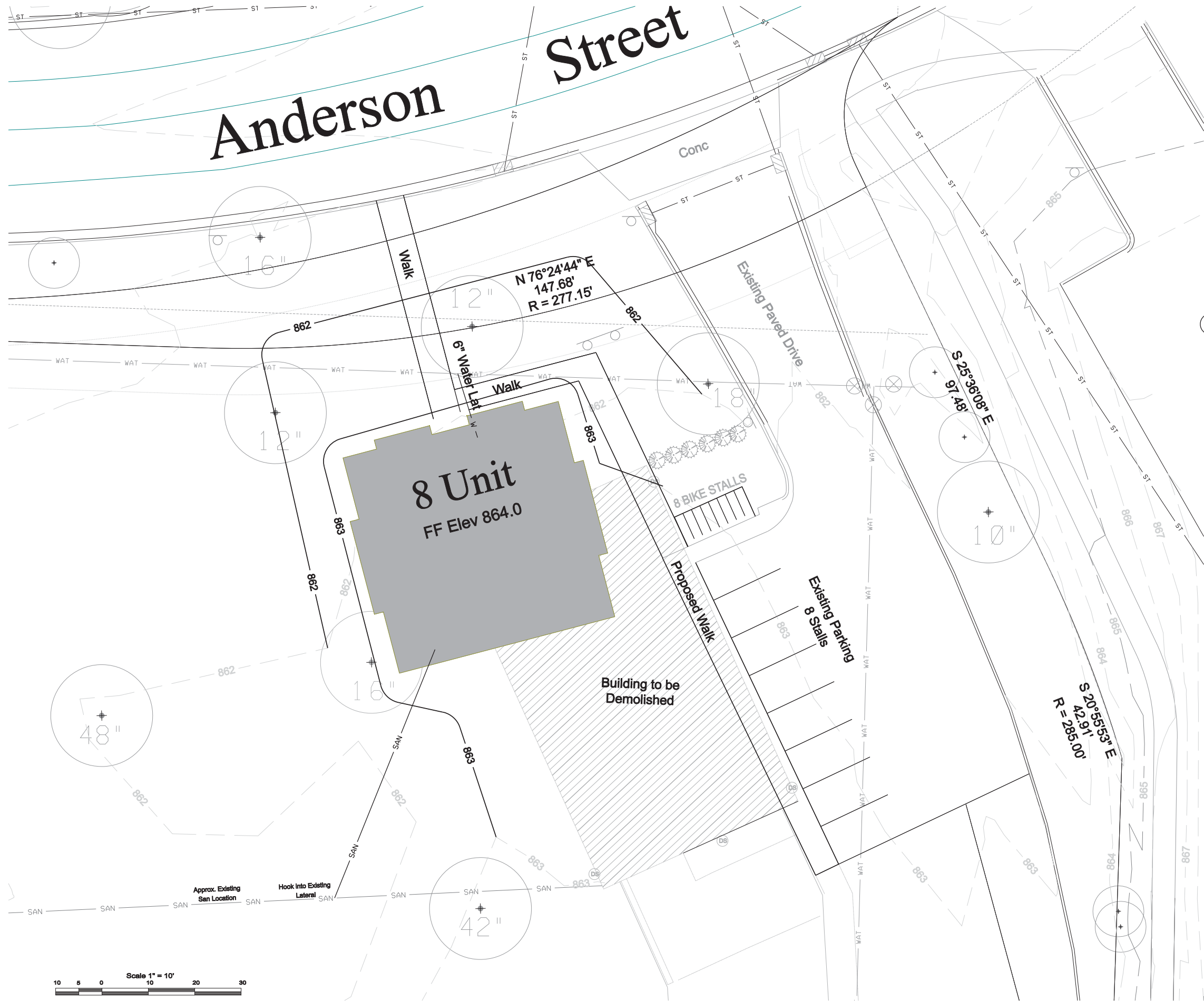
Site / Grading / Utility Plan
18 Unit Building
Truax Park Development
Phase 2

Office Map Number
18192-L
C-1.3
Sheet 1
of Sheets 1

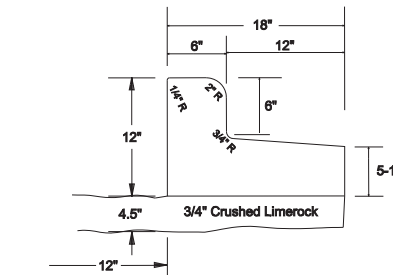
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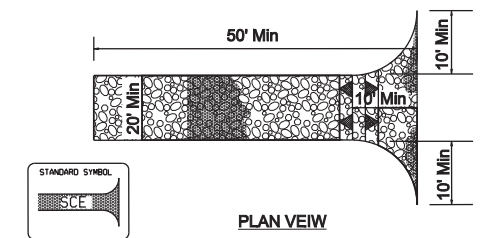
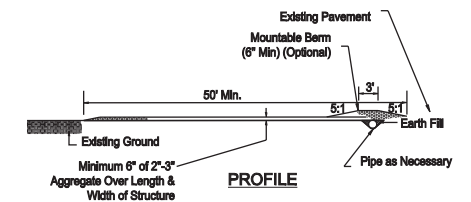
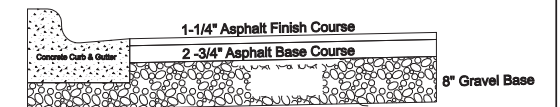
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Field Book:	Field Book:	Book No. & Page:	Book No. & Page:
Draft Date:	Draft Date:	Pen Table:	Pen Table:
Book No. & Page:	Book No. & Page:	Director:	Director:



18" Standard Curb



18" Reject Curb



- 1) LENGTH - MINIMUM OF 50' - WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 2) STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.
- 3) SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
- 4) LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

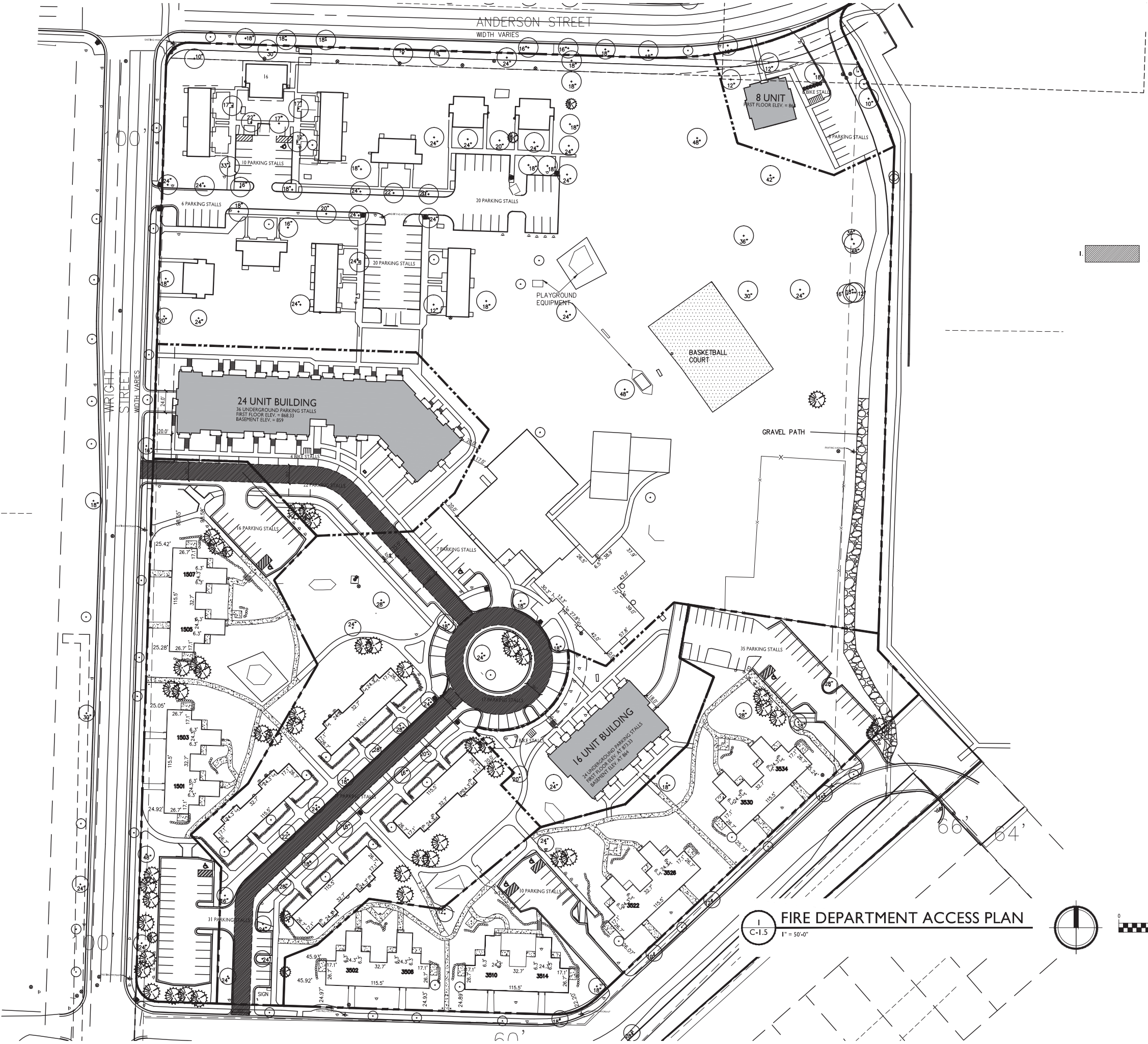
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Site / Grading / Utility Plan
8 Unit Building
Truax Park Development
Phase 2

Office Map Number
16192-L

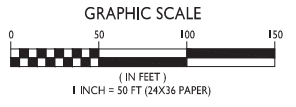
C-1.4

Sheet 1
of Sheets 1



1. = 20' WIDE FIRE LANE

FIRE DEPARTMENT ACCESS PLAN
 1" = 50'-0"

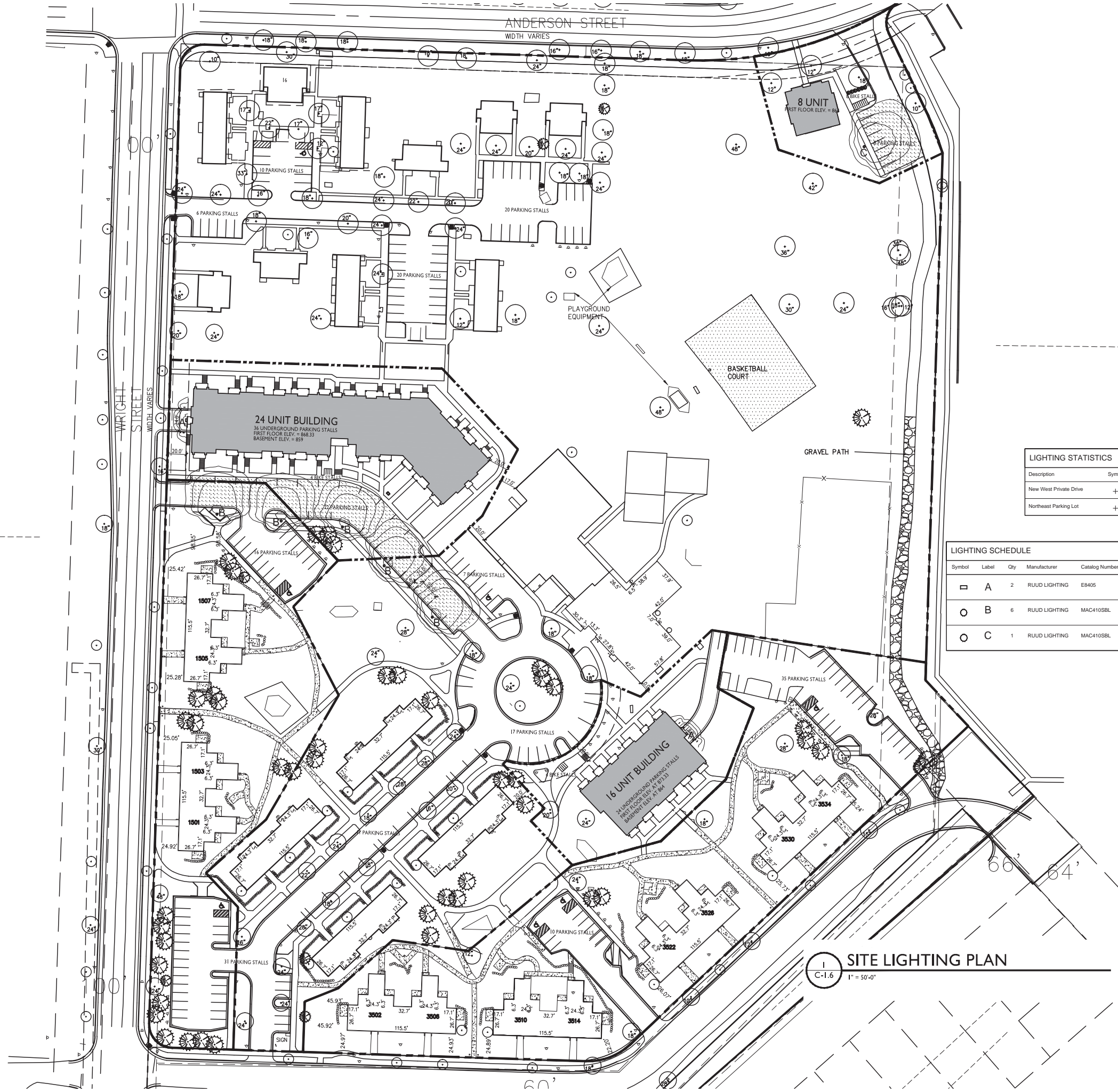


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 Land Use Application - May 7, 2014

PROJECT TITLE
**Truax Park
 Development
 Phase 2**

Wright St, Anderson St
 & Straubel Ct
 Madison, Wisconsin
 SHEET TITLE
**Fire Department
 Access Plan**

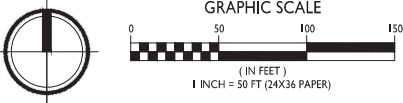
SHEET NUMBER



LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
New West Private Drive	+	1.2 fc	5.8 fc	0.3 fc	19.3:1	4.0:1
Northeast Parking Lot	+	0.8 fc	3.2 fc	0.3 fc	10.7:1	2.7:1

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
⌘	A	2	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	E8507.iES	8'-0" ABOVE GRADE ON SIDE OF BUILDING
○	B	6	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBL.iES	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	1	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBL.iES	22'-0" POLE ON 2'-0" TALL CONC. BASE

SITE LIGHTING PLAN
C-1.6 1" = 50'-0"



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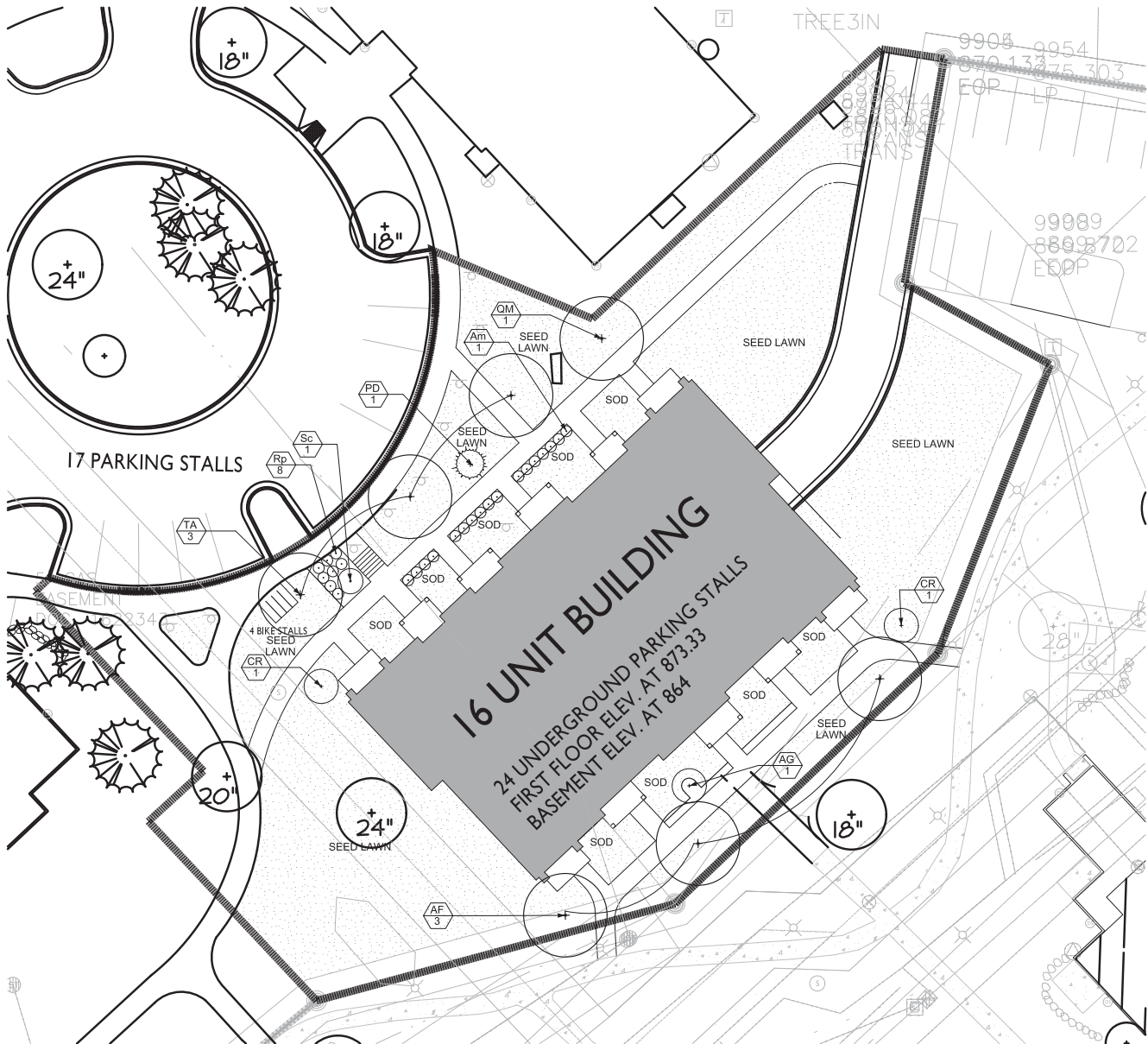
PROJECT TITLE
Truax Park
Development
Phase 2

Wright St, Anderson St
& Straubel Ct
Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

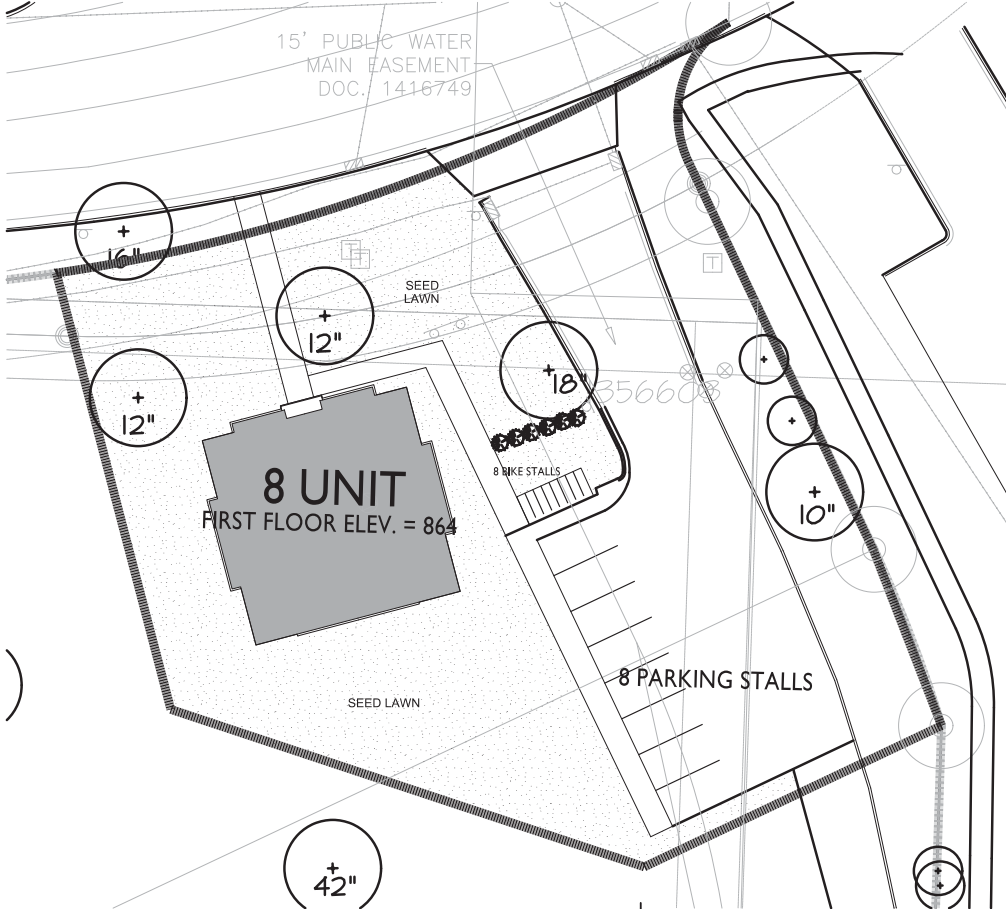
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C-1.6

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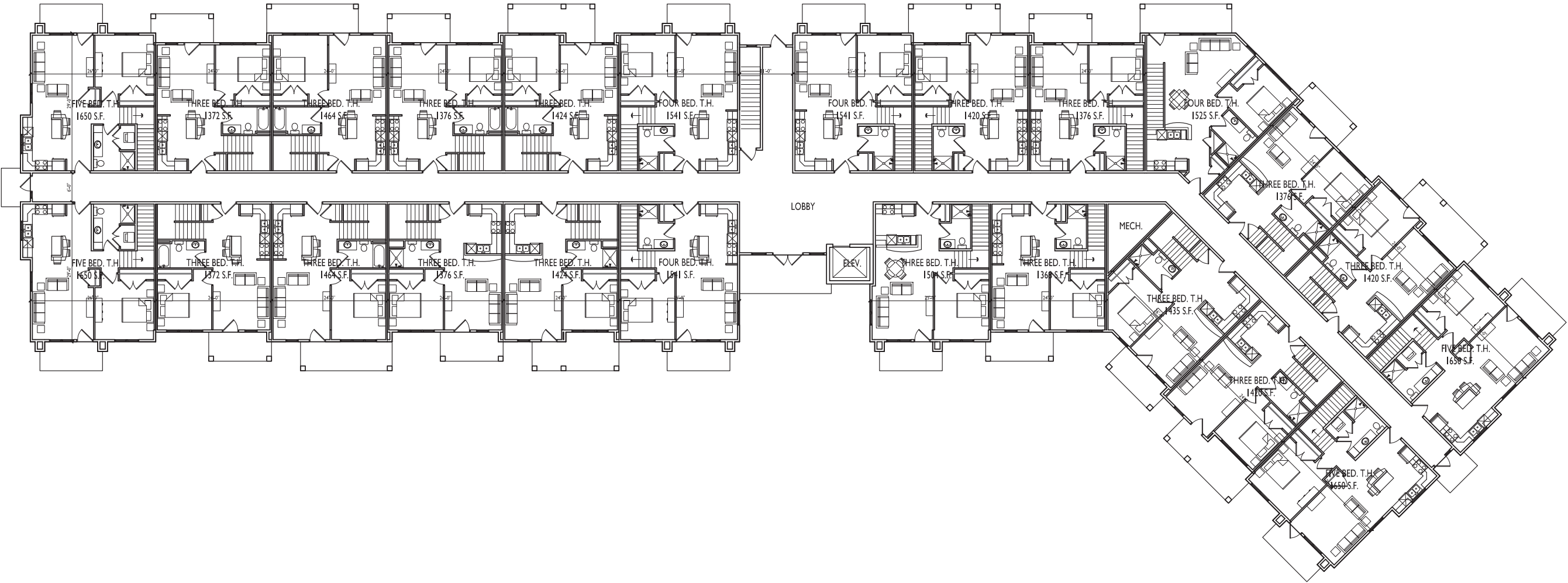
1 LANDSCAPE PLAN
SCALE: 1"=20'-0"



2 LANDSCAPE PLAN
SCALE: 1"=20'-0"

Plant List						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
AS	<i>Acer saccharum</i> 'Morton'	Cresendo Sugar Maple		BB	2 1/2" Cal.	
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Freeman Maple		BB	2 1/2" Cal.	
CE	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry		BB	2 1/2" Cal.	
CO	<i>Corylus coriuma</i>	Turkish filbert		BB	2" Cal.	
QM	<i>Quercus muhlenbergii</i>	Chinkapin Oak		BB	2" Cal.	
TA	<i>Tilia americana</i> 'Greenspire'	Sentry American Linden		BB	2 1/2" Cal.	
Ornamental Trees						
AG	<i>Amelanchier x grandiflora</i>	Apple Serviceberry		BB	5' Ht.	Multi-stem, 3-5 leaders
CA	<i>Carpinus caroliniana</i>	American Hornbeam		BB	1 1/2" Cal.	tree form, space per plan; trunk free of branches to 6.5'
CE	<i>Cercis Canadensis</i>	Eastern Redbud		BB	1 1/2" Cal.	*Columbus, WI strain
CR	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn		BB	7' Ht.	Multi-stem, 3-5 leaders
HV	<i>Hamamelis virginiana</i>	Common Witchhazel		BB	4Ht.	Multi-stem, 3-5 leaders
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum		BB	6' Ht./BB	Tree form
Evergreen Trees						
PD	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce		BB	4Ht.	
Deciduous Shrubs						
Am	<i>Aronia melanocarpa</i> 'Nero'	Nero Black Chokecherry		CG	18" Ht.	Space at 4'-0"; A. melanocarpa 'Viking' is acceptable substitute
Cm	<i>Cornus mas</i> 'Golden Glory'	Golden Glory Corneliancherry Dogwood		CG	36" Ht.	Space per plan
Ca	<i>Corylus americana</i>	American Filbert		CG	24" Ht.	Space at 6'-0"
Hy	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea		CG	18" Ht.	Space at 3'-6"
Pt	<i>Prunus tomentosa</i>	Nanking Cherry		CG	36" Ht.	Space per plan
Rr	<i>Rosa rugosa</i> 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose		CG	1.5' ht.	Space at 3'-6"
Rp	<i>Rubus parviflora</i>	Thimbleberry		CG	18" Ht.	Space at 3'-6"
Sc	<i>Sambucus canadensis</i> 'Boerner'	Boerner Elderberry		CG	5 Gal.	Space per plan
Sm	<i>Syringa meyeri</i> 'Palibin'	Meyer Lilac		CG	36" Ht.	Space at 4'-0"
Vt	<i>Viburnum trilobum</i> 'Wentworth'	Highbush Cranberry		CG	36" Ht.	Space per plan
Evergreen Shrubs						
Pg	<i>Picea glauca</i> 'Conica'	Dwarf Alberta Spruce		CG	30" Ht.	space at 3.5'





1
A-I.1

FIRST FLOOR PLAN

3/32"=1'-0"



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Land Use Application - May 7, 2014

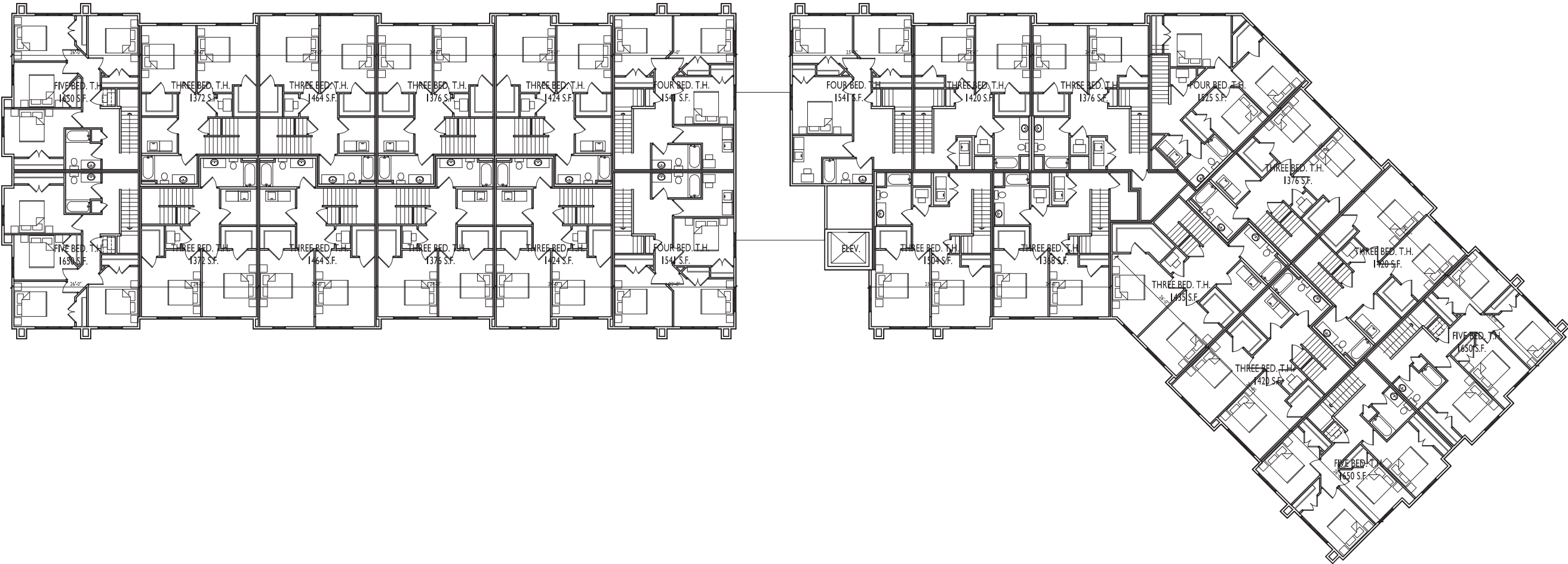
PROJECT TITLE
Truax Park
Development
Phase 2

Wright St, Anderson St
& Straubel Ct
Madison, Wisconsin
SHEET TITLE
First Floor Plan
24-Unit Building

SHEET NUMBER

A-I.1

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1
A-1.2
SECOND FLOOR PLAN
3/32"=1'-0"



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PROJECT TITLE
**Truax Park
Development
Phase 2**

Wright St, Anderson St
& Straubel Ct
Madison, Wisconsin
SHEET TITLE
**Second Floor Plan
24-Unit Building**

SHEET NUMBER



1 SOUTH ELEVATION
A-2.1 3/32"=1'-0"



2 WEST & SOUTHEAST ELEVATIONS
A-2.1 3/32"=1'-0"



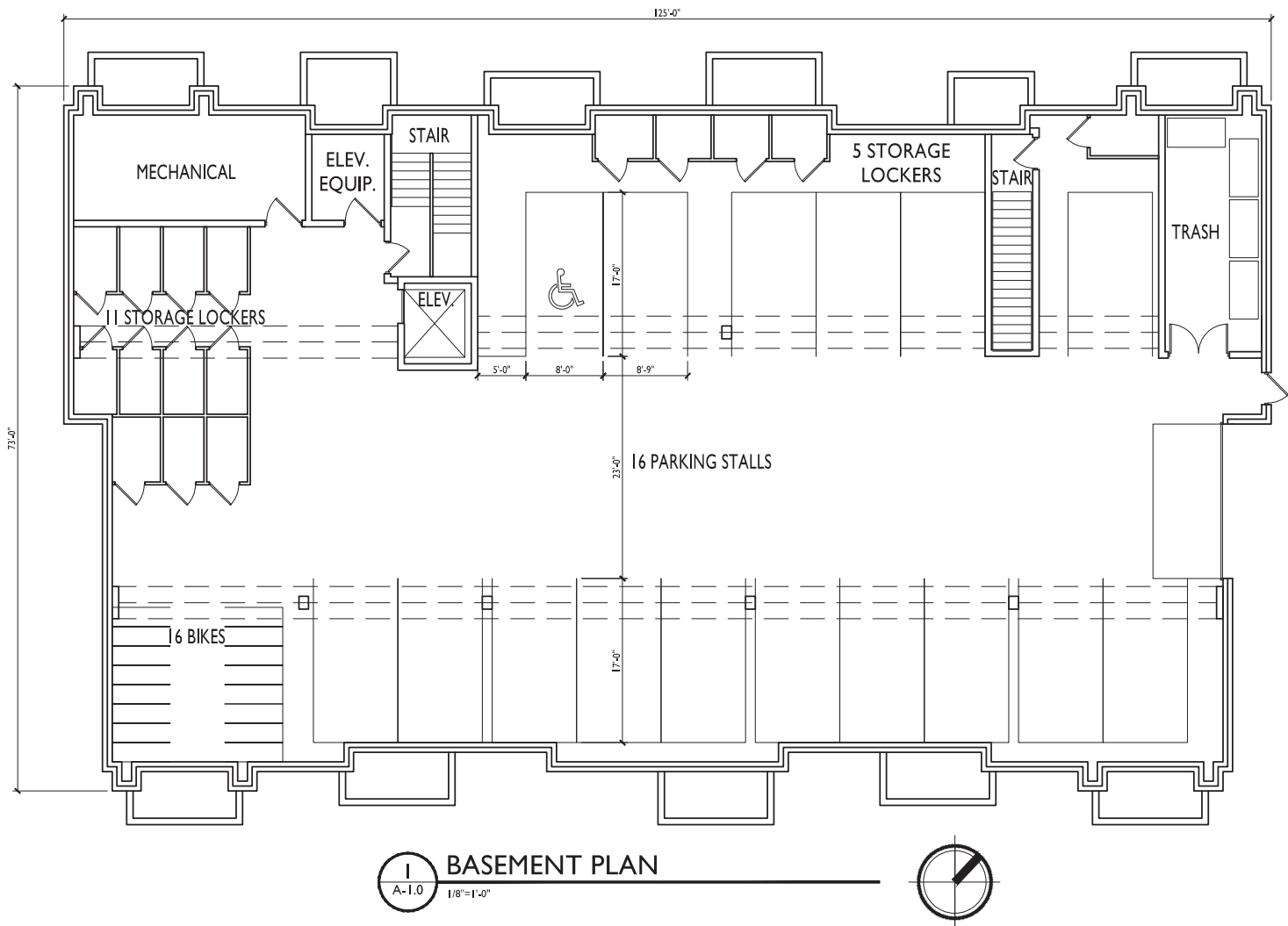
3 NORTH ELEVATION
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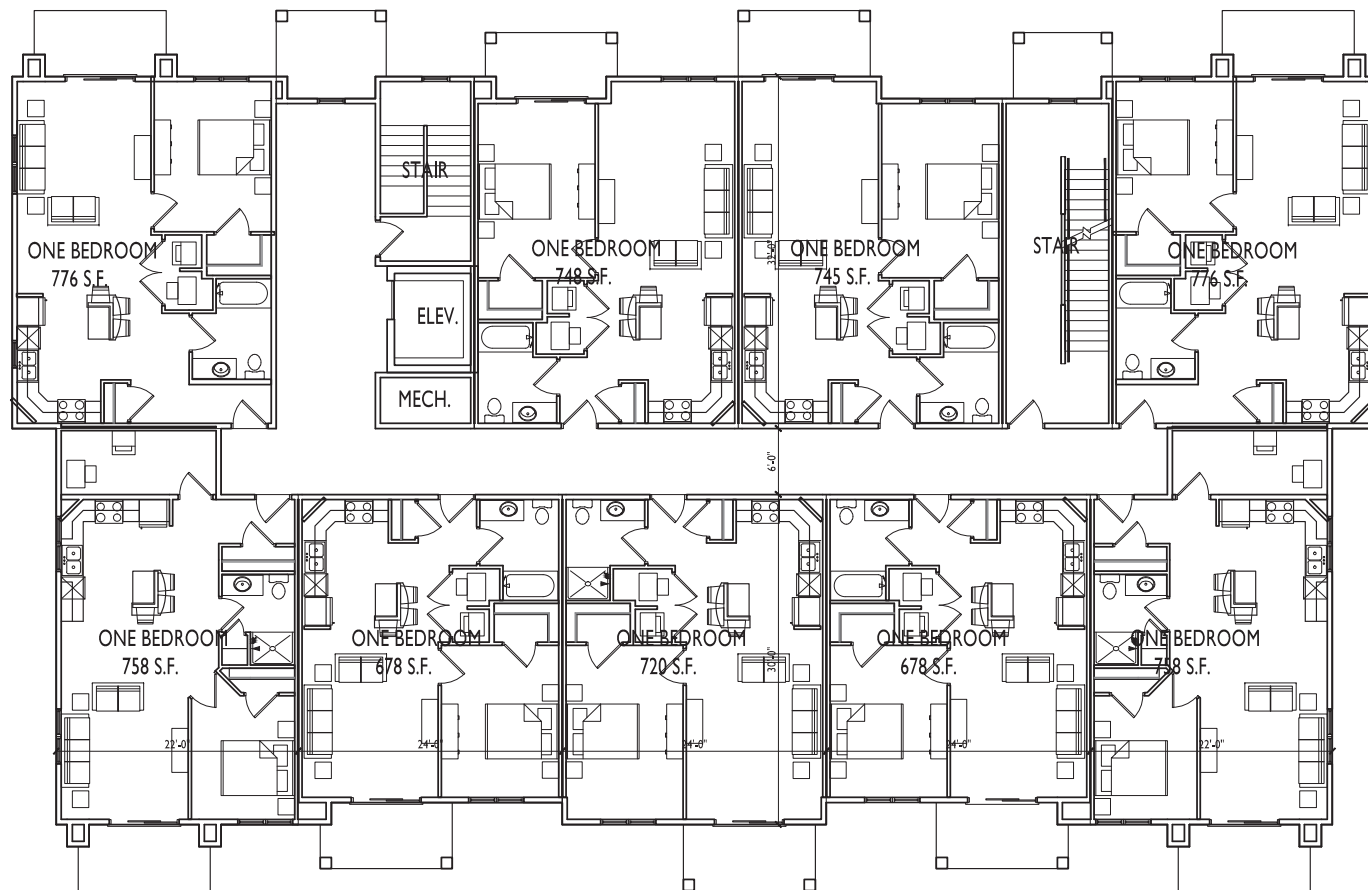
ISSUED
Land Use Application - May 7, 2014

PROJECT TITLE
Truax Park
Development
Phase 2

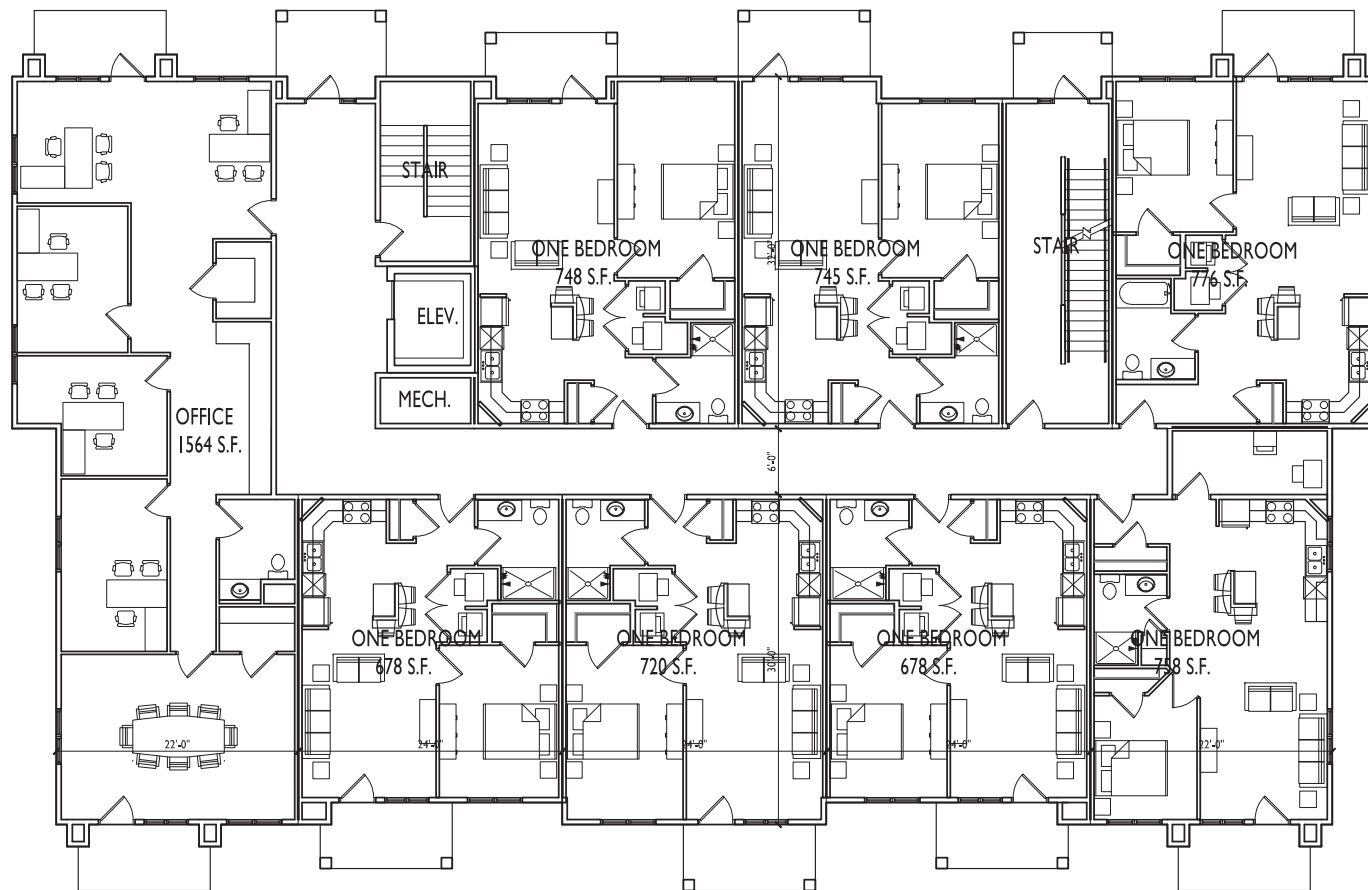
Wright St, Anderson St
& Straubel Ct
Madison, Wisconsin
SHEET TITLE
Elevations
24-Unit Building

SHEET NUMBER





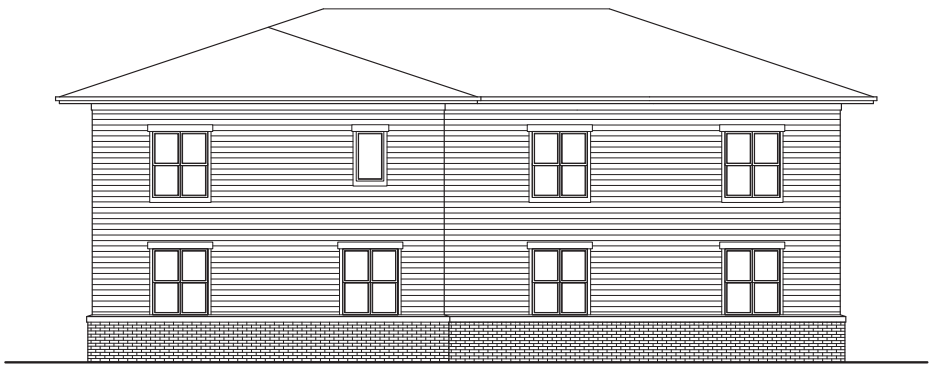
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A-1.1 1/8"=1'-0"



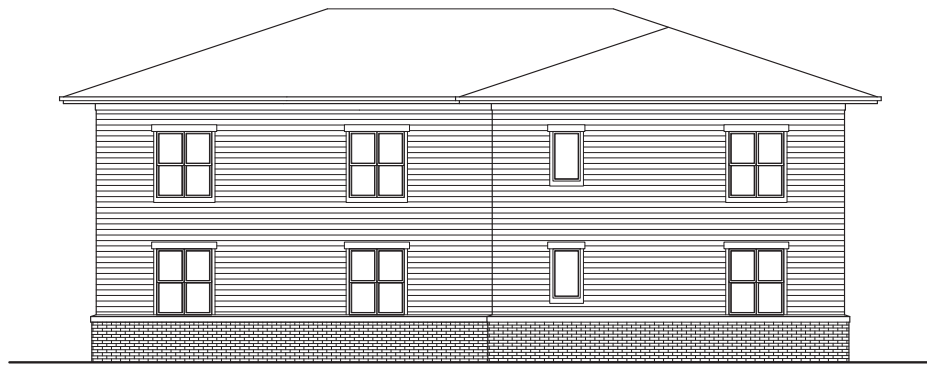
1 FIRST FLOOR PLAN
A-1.1 1/8"=1'-0"



1 NORTHWEST ELEVATION
A-2.1 1/8"=1'-0"



2 SOUTHWEST ELEVATION
A-2.1 1/8"=1'-0"



3 NORTHEAST ELEVATION
A-2.1 1/8"=1'-0"



4 SOUTHEAST ELEVATION
A-2.1 1/8"=1'-0"

ISSUED
Land Use Application - May 7, 2014

PROJECT TITLE
Truax Park
Development
Phase 2

Wright St, Anderson St
& Straubel Ct
Madison, Wisconsin
SHEET TITLE
Elevations
16-Unit Building

SHEET NUMBER

A-2.1

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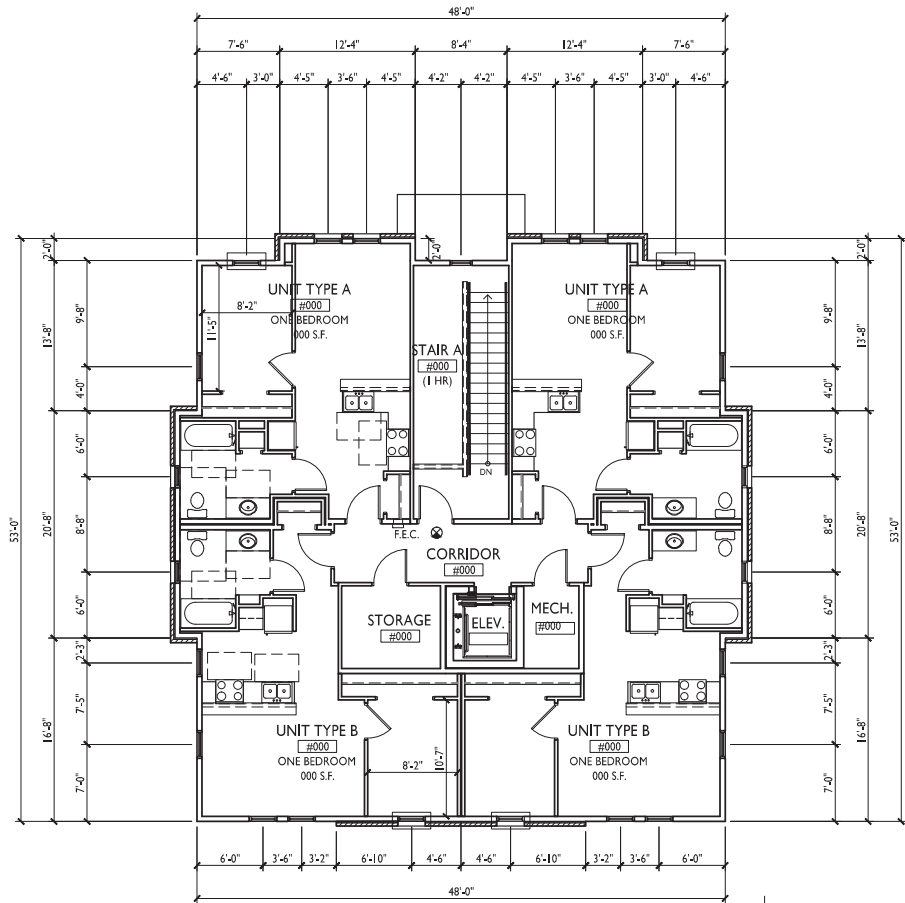
PROJECT TITLE
Truax Park
Development
Phase 2

Wright St, Anderson St
& Straubel Ct
Madison, Wisconsin
SHEET TITLE
First & Second
Floor Plans
8-Unit Building

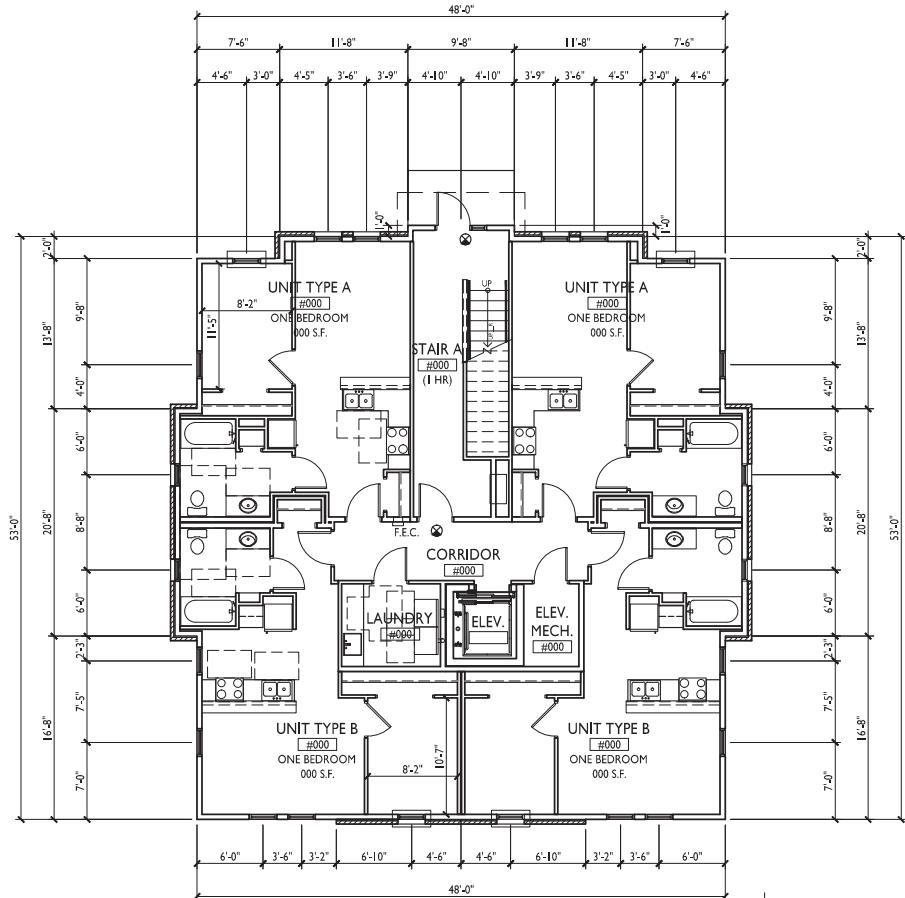
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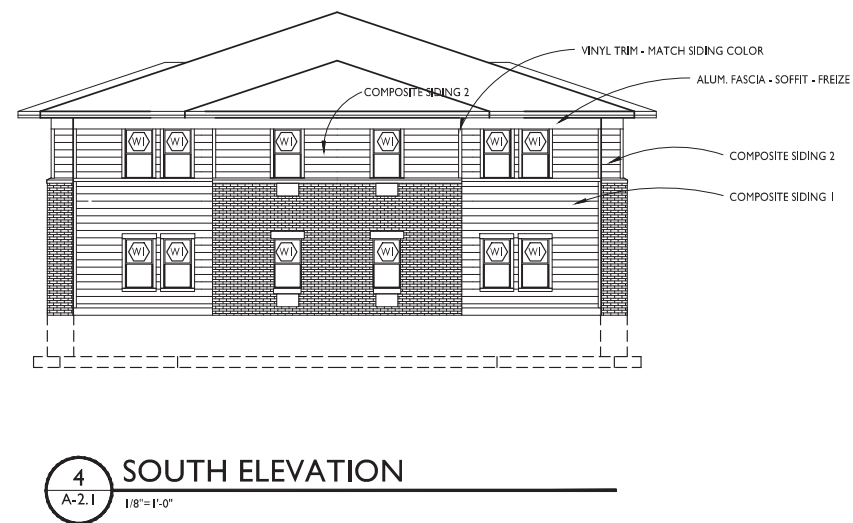
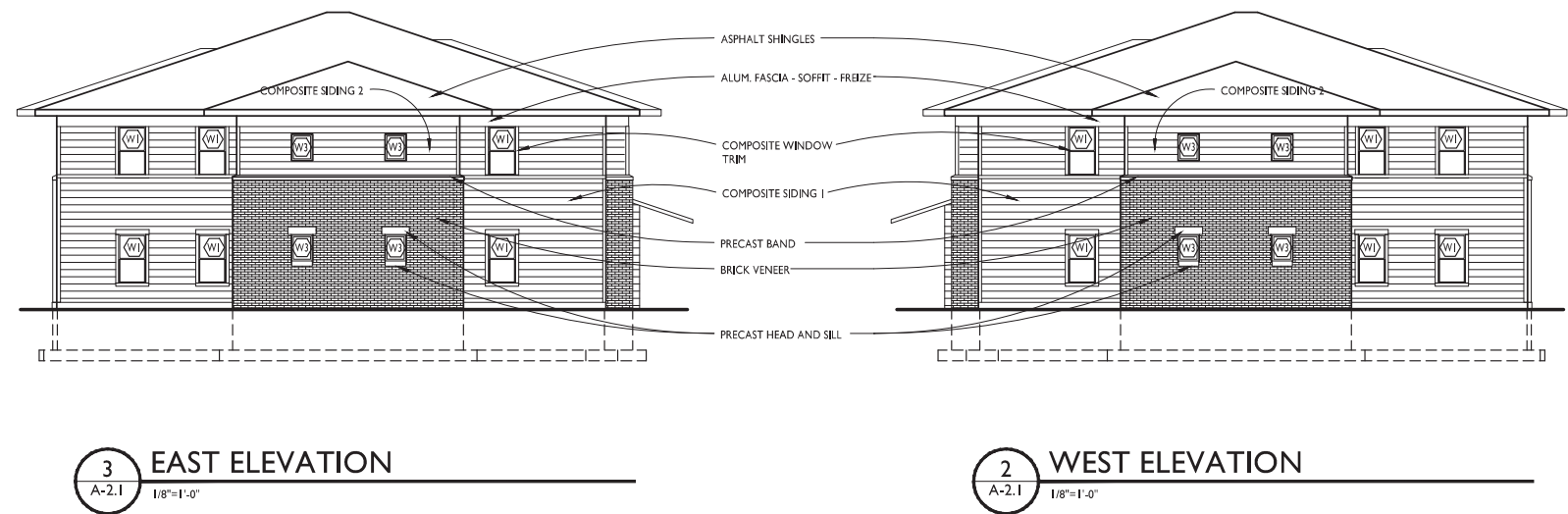
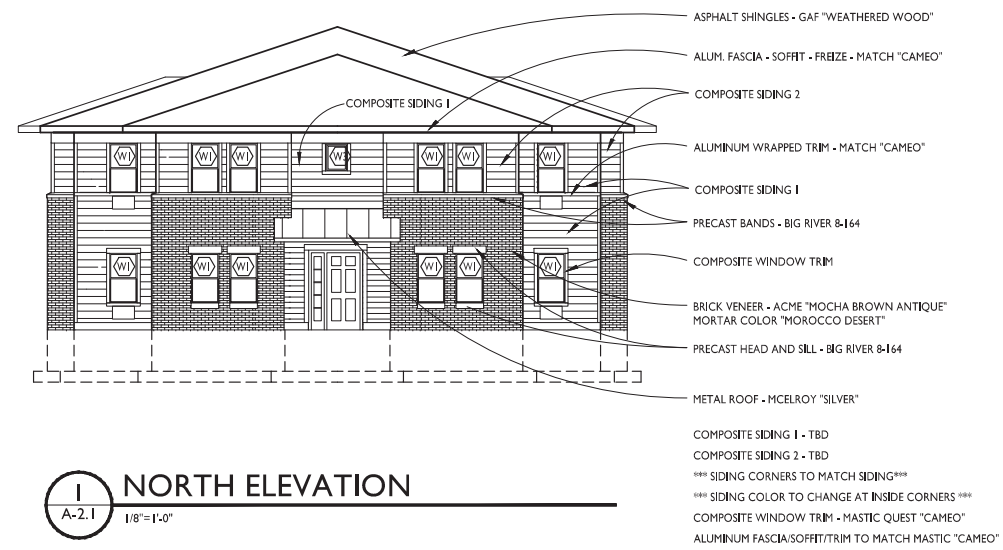
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2 SECOND FLOOR PLAN
A-I.1 1/8"=1'-0"



1 FIRST FLOOR PLAN
A-I.1 1/8"=1'-0"



ISSUED
Land Use Application - May 7, 2014

PROJECT TITLE
Truax Park
Development
Phase 2

Wright St, Anderson St
& Straubel Ct
Madison, Wisconsin
SHEET TITLE
Exterior Elevations
8 Unit Building

SHEET NUMBER

A-2.1
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