

SHEET INDEX

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- C-1.2 GRADING, EROSION CONTROL, & UTILITY PLAN
- L-1.1 LANDSCAPE PLAN
- 1 FLOOR PLANS
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Notes

1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.02(4)
4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGES. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COM 62.05(2)(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONCRETE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTINGS AND FOUNDATION.
7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

Revisions

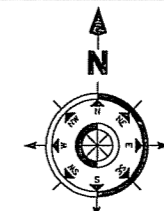
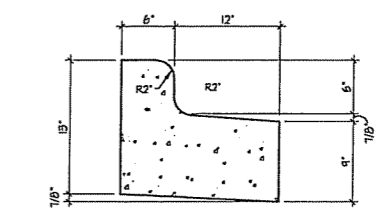
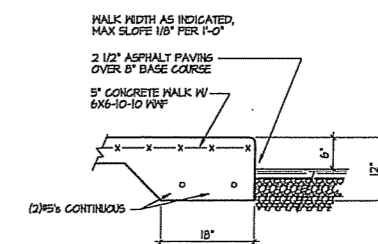
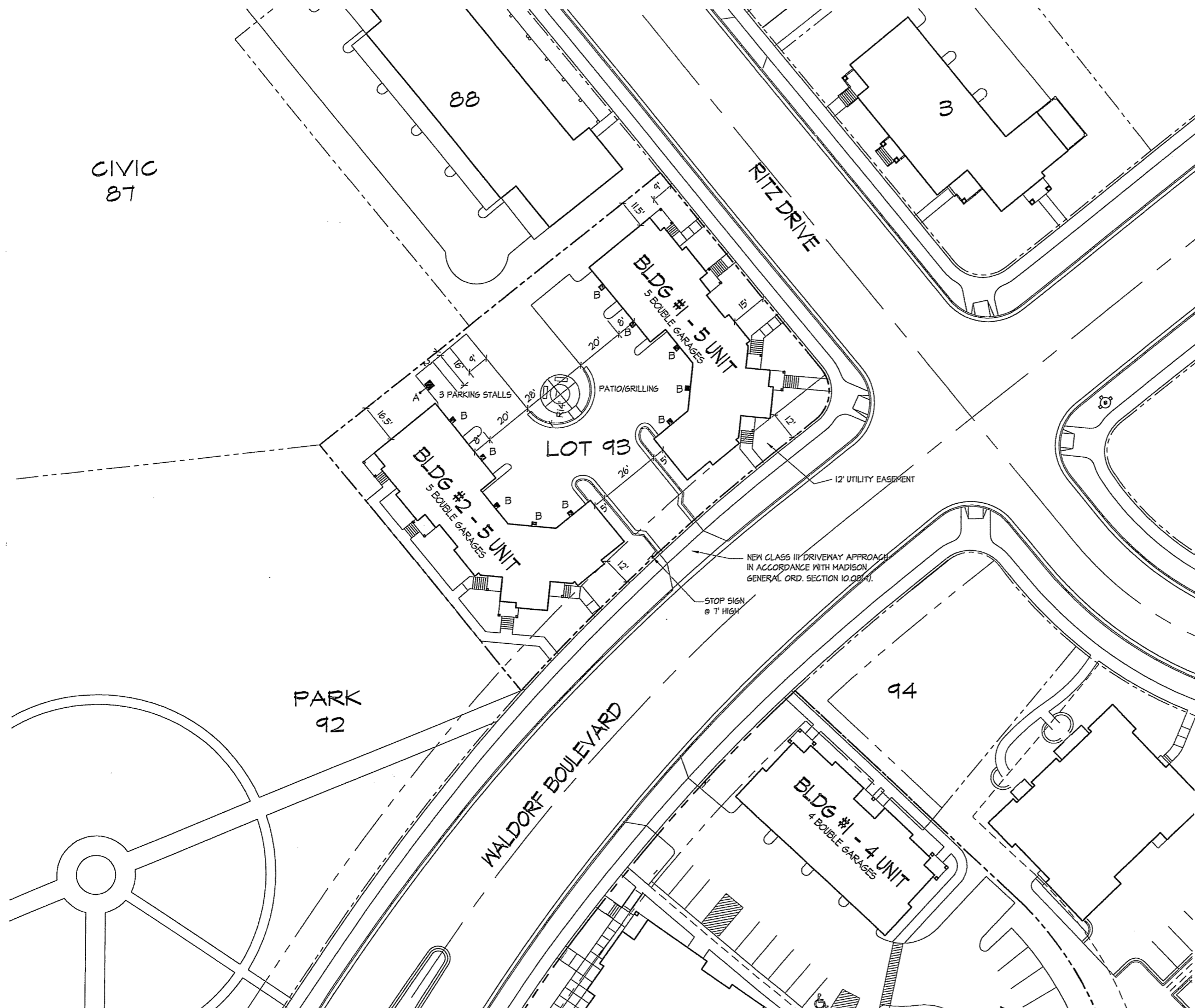
Issued to Planning - May 11, 2005

Project Title
**Lot 93
 Midtown Commons**

Drawing Title
**Site Plan
 Building**

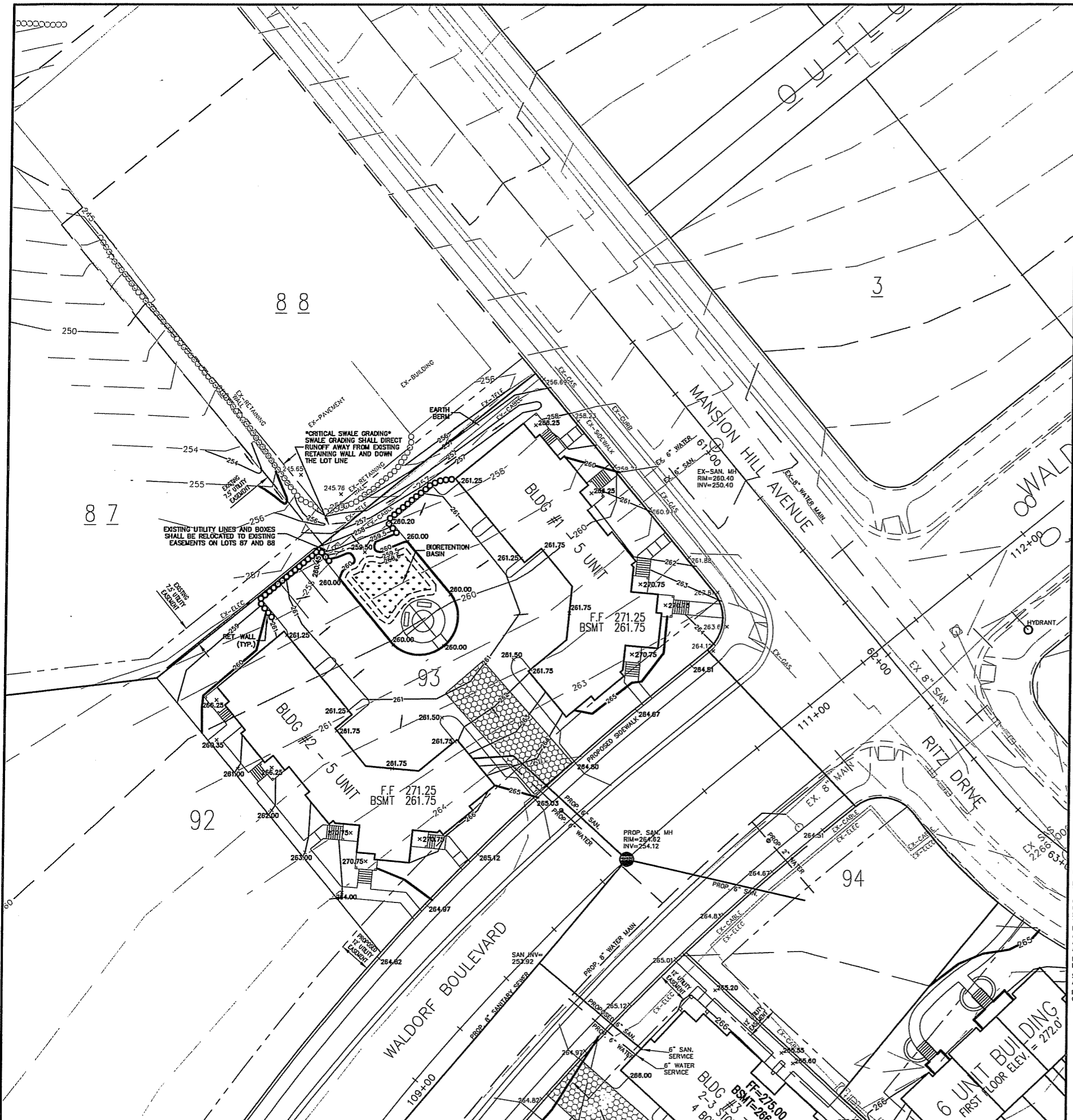
Project No. **0510** Drawing No. **C-1.1**

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SITE PLAN
 1" = 20'

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
A	6	MAC417	SINGLE	12600	0.650	MAC2417-M (175W MH)
B	4	E4405	SINGLE	3060	0.650	E4405-D (50W MH)



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 192.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

SCALE: 1" = 40'

GENERAL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE IS INSTALLED.

SILT FENCE SHALL BE INSTALLED ALONG THE LOW SIDE OF THE LOT PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.

INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.

CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION IF NECESSARY.

CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.

ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL SUBSURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPT. OF COMMERCE REQUIREMENTS.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.

PRIVATE STORM SEWER SHALL BE ADS N-12.

PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).

PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.

UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

BUILDING PLUMBER SHALL SPECIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.

ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY ENGINEER.

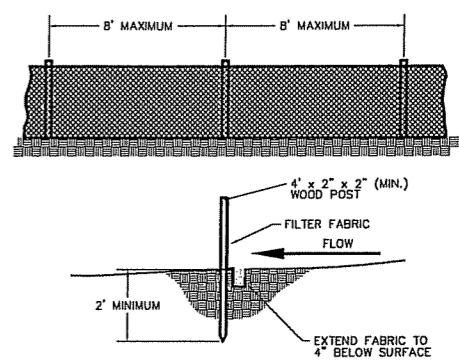
ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN AS SPECIFIED IN PLANTING PLAN.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN SEVEN DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 12%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.

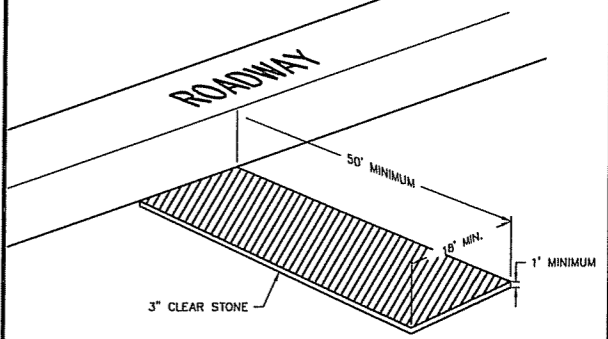
BIORETENTION BASIN SHALL BE CONSTRUCTED DURING FINAL LANDSCAPING TO PREVENT IT FROM CLOGGING WITH SEDIMENT.

SOILS BENEATH BIORETENTION BASIN SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER.

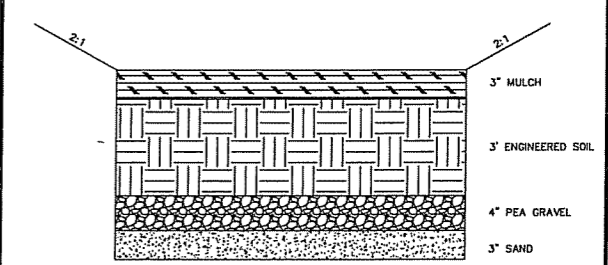
PROPOSED SIDEWALK GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS.



SILT FENCE CONSTRUCTION



STONE CONSTRUCTION ENTRANCE



BIORETENTION BASIN SOIL STRUCTURE CROSS SECTION

NOTES: ENGINEERED SOIL SHALL CONSIST OF 40% SILICA SAND, 20% TOPSOIL, AND 40% COMPOST. SOILS BENEATH THE ABOVE SOIL STRUCTURE SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER.

LEGEND:

- = STONE CONSTRUCTION ENTRANCE
- = BIORETENTION BASIN
- x 261.75 = PROPOSED SPOT ELEVATION
- x 261.75 = EXISTING SPOT ELEVATION

Calkins Engineering, LLC
 5010 Voges Road
 Madison, WI 53718
 (608) 838-0444

DATE: 05-10-05
 REVISIONS:

LOT 93 - MID TOWN COMMONS
 GRADING, EROSION CONTROL, AND UTILITY PLAN

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

Temple Construction
Lot 93 Midtown Commons
Madison, WI

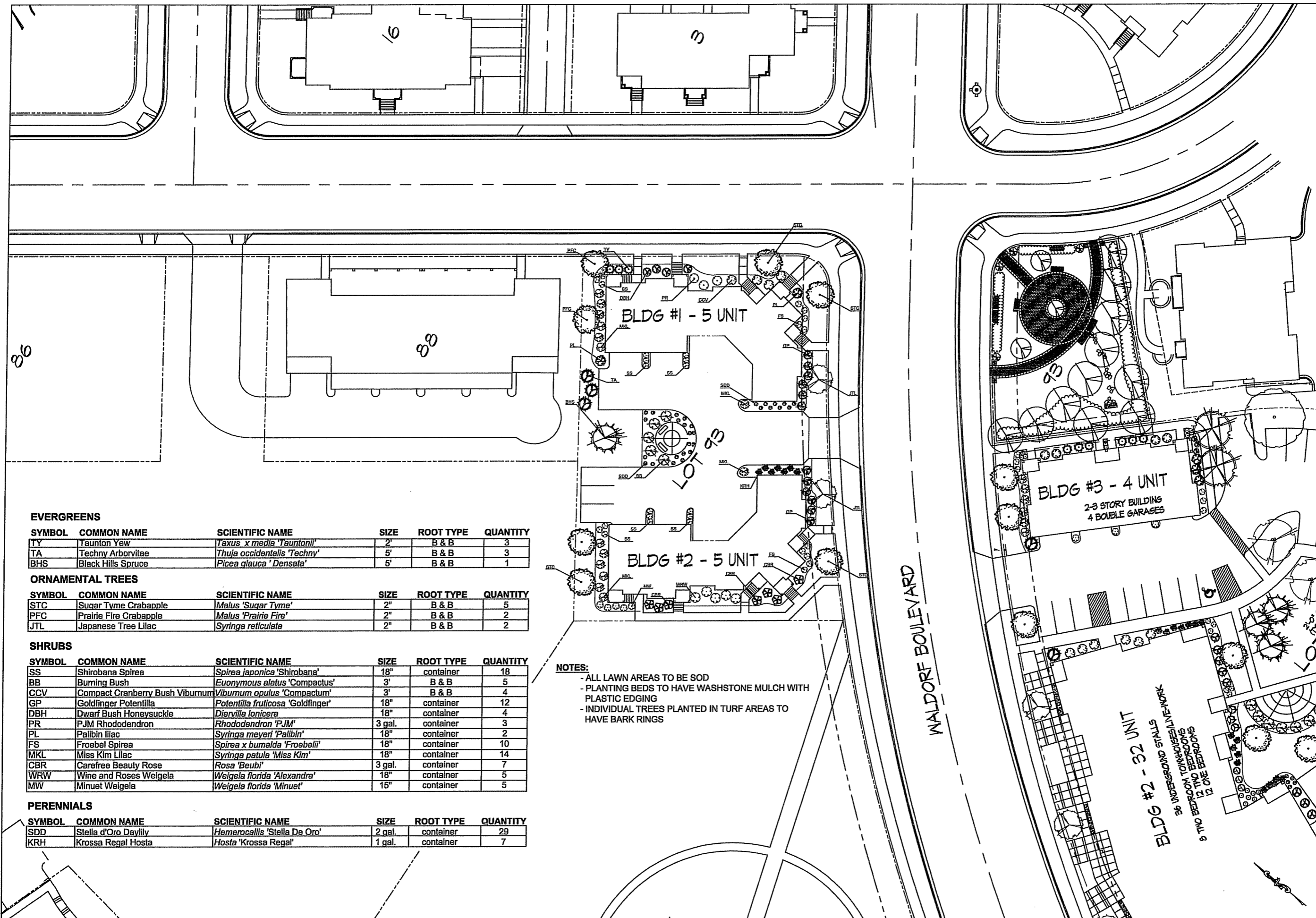
Date: May 11, 2005
Scale: 1" = 20' - 0"
Designer: mta/brf/peb

Notes:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:

L 1.1

Reference Name:
Midtown Commons lot 92



EVERGREENS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
TY	Taunton Yew	<i>Taxus x media 'Tauntonii'</i>	2'	B & B	3
TA	Techny Arborvitae	<i>Thuja occidentalis 'Techny'</i>	5'	B & B	3
BHS	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	5'	B & B	1

ORNAMENTAL TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
STC	Sugar Tyme Crabapple	<i>Malus 'Sugar Tyme'</i>	2"	B & B	5
PFC	Prairie Fire Crabapple	<i>Malus 'Prairie Fire'</i>	2"	B & B	2
JTL	Japanese Tree Lilac	<i>Syringa reticulata</i>	2"	B & B	2

SHRUBS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SS	Shirobana Spirea	<i>Spirea japonica 'Shirobana'</i>	18"	container	18
BB	Burning Bush	<i>Euonymus alatus 'Compactus'</i>	3'	B & B	5
CCV	Compact Cranberry Bush Viburnum	<i>Viburnum opulus 'Compactum'</i>	3'	B & B	4
GP	Goldfinger Potentilla	<i>Potentilla fruticosa 'Goldfinger'</i>	18"	container	12
DBH	Dwarf Bush Honeysuckle	<i>Diervilla lonicera</i>	18"	container	4
PR	PJM Rhododendron	<i>Rhododendron 'PJM'</i>	3 gal.	container	3
PL	Palibin lilac	<i>Syringa meyeri 'Palibin'</i>	18"	container	2
FS	Froebel Spirea	<i>Spirea x bumalda 'Froebelli'</i>	18"	container	10
MKL	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	18"	container	14
CBR	Carefree Beauty Rose	<i>Rosa 'Beubi'</i>	3 gal.	container	7
WRW	Wine and Roses Weigela	<i>Weigela florida 'Alexandra'</i>	18"	container	5
MW	Minuet Weigela	<i>Weigela florida 'Minuet'</i>	15"	container	5

PERENNIALS

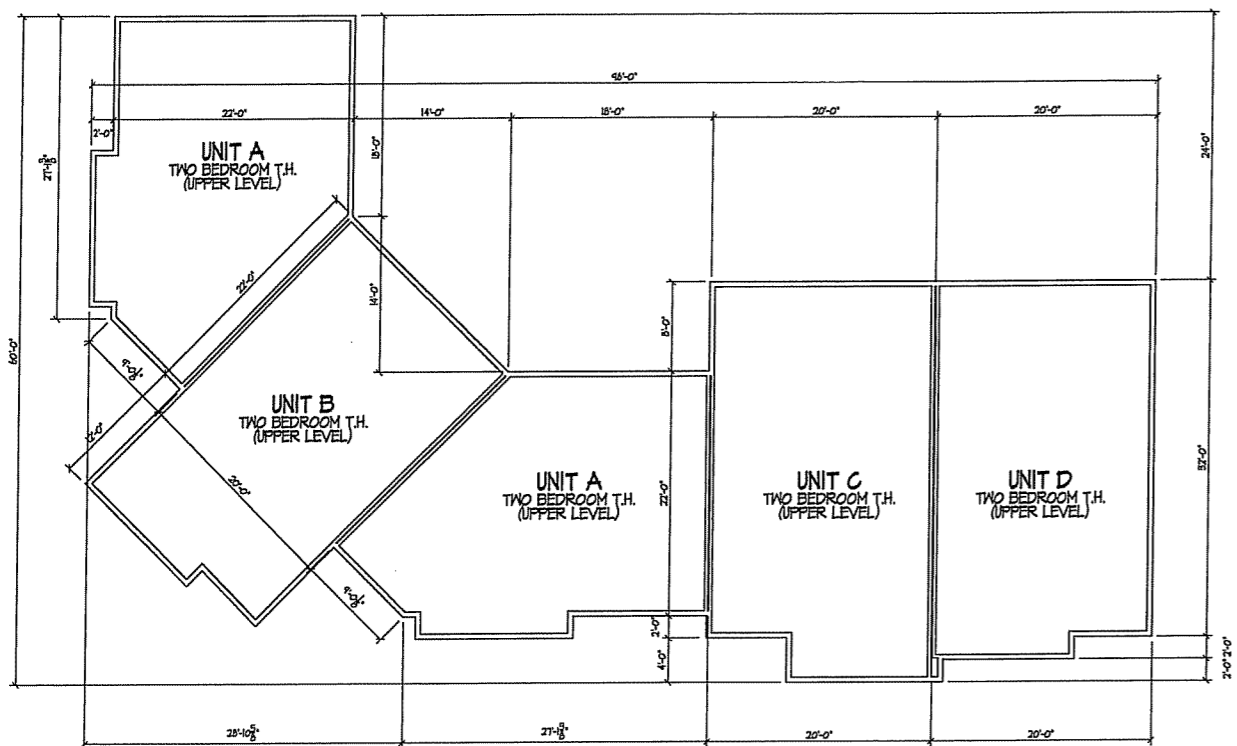
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SDD	Stella d'Oro Daylily	<i>Hemerocallis 'Stella De Oro'</i>	2 gal.	container	29
KRH	Krossa Regal Hosta	<i>Hosta 'Krossa Regal'</i>	1 gal.	container	7

NOTES:
- ALL LAWN AREAS TO BE SOD
- PLANTING BEDS TO HAVE WASHSTONE MULCH WITH PLASTIC EDGING
- INDIVIDUAL TREES PLANTED IN TURF AREAS TO HAVE BARK RINGS

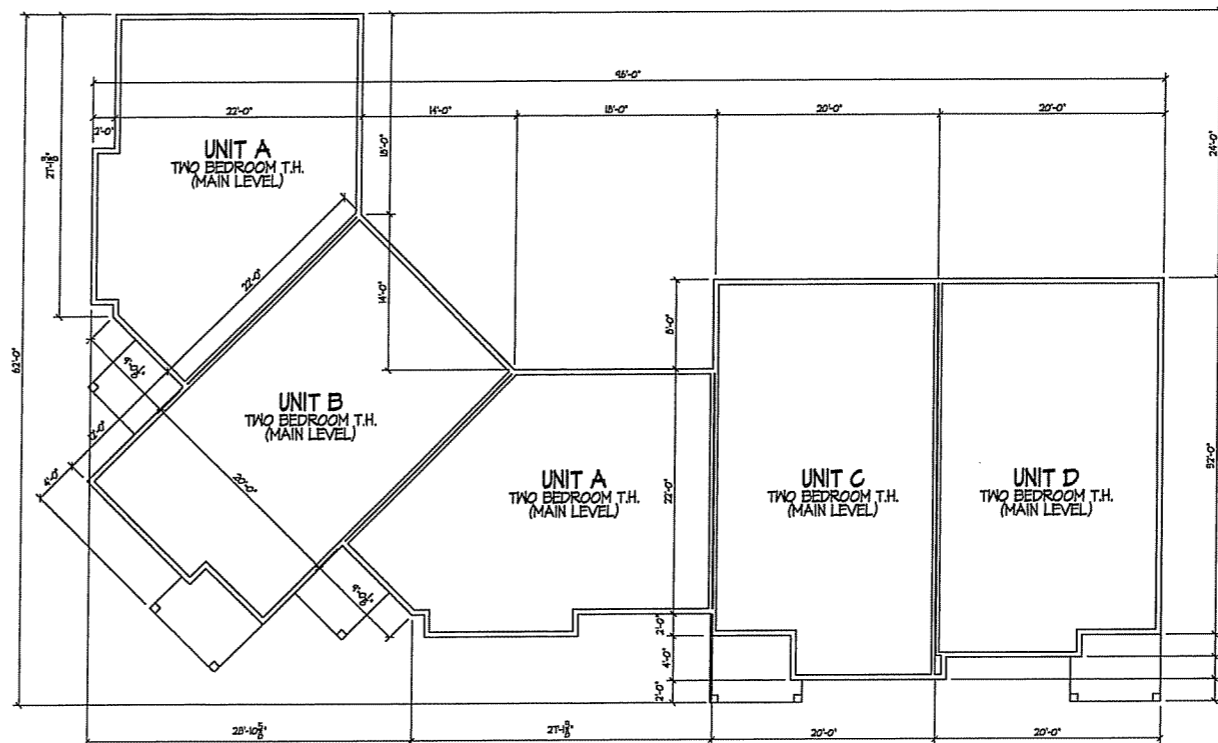
Consultant

Notes

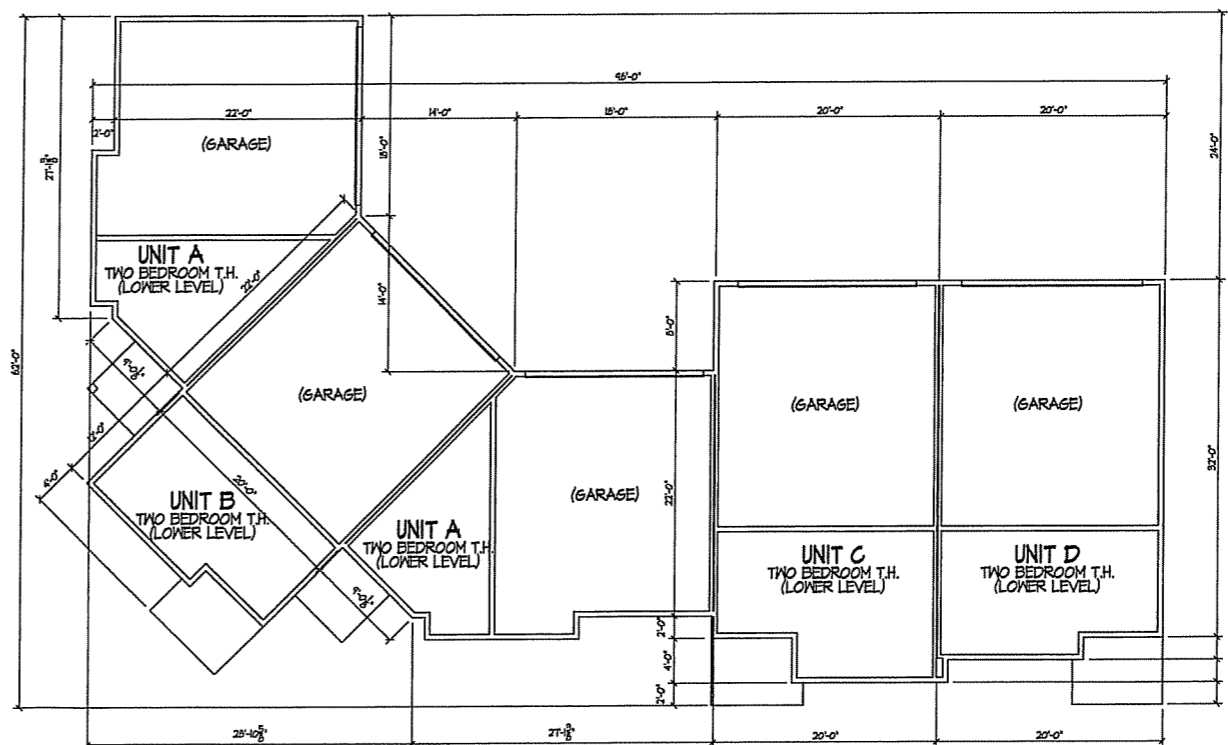
1. ONE BIKE STALL PROVIDED IN EACH GARAGE.



SECOND FLOOR PLAN
1/8" = 1'-0" FLOOR AREA: 3,274 S.F.



FIRST FLOOR PLAN
1/8" = 1'-0" FLOOR AREA: 3,274 S.F.



BASEMENT FLOOR PLAN
1/8" = 1'-0" FLOOR AREA: 3,274 S.F.

Revisions

Issued to Planning - April 27, 2005

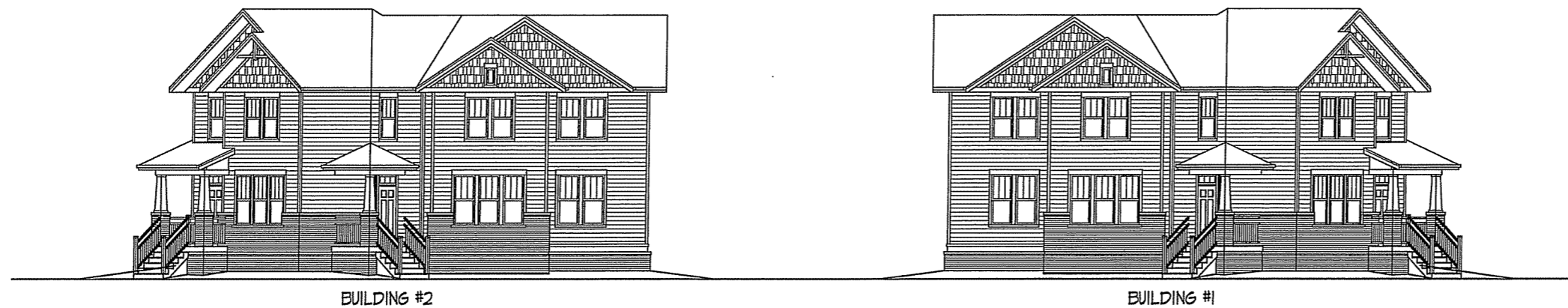
Project Title
**Lot 93
Midtown Commons**

Drawing Title
**Floor Plans
5 Unit Building, Building #1&2**

Project No. **0510** Drawing No. **1**



○ FRONT ELEVATION ALONG RITZ
1/8" = 1'-0" BUILDING #1 (BUILDING #2, MIRROR IMAGE)



○ SIDE ELEVATION ALONG WALDORF
1/8" = 1'-0"