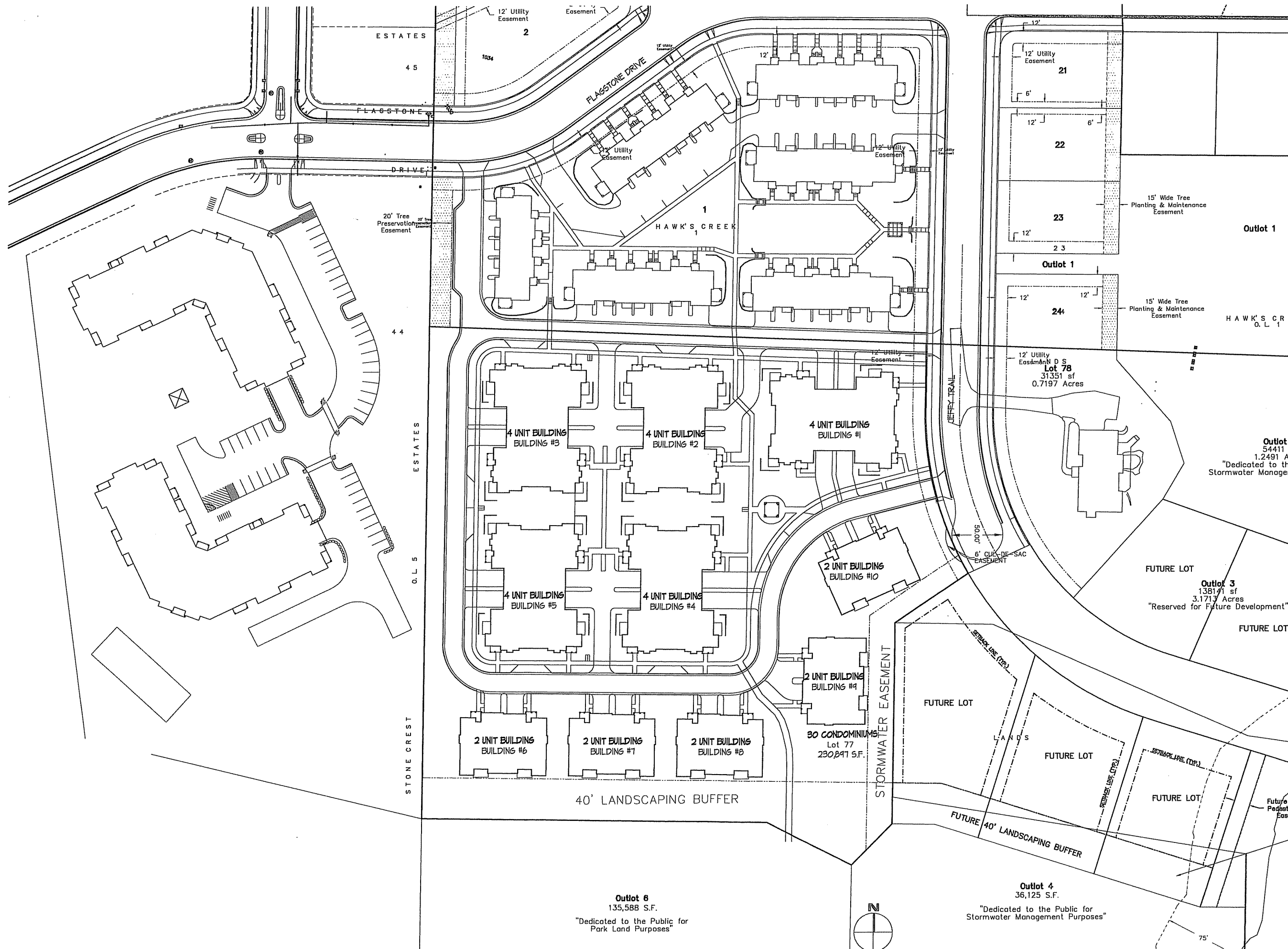




KNOTHE & BRUCE ARCHITECTS

7601 University Avenue Suite 201
Middleton, Wisconsin 53562
608-836-3690 Fax 836-6934

Consultant

Notes

SHEET INDEX

C-1.0 SITE PLAN- OVERVIEW
C-1.1 SITE LAYOUT PLAN
C-2.1 SITE GRADING PLAN
C-3.1 SITE UTILITY PLAN
C-4.1 LANDSCAPE PLAN

A-1.1 4-UNIT & 2-UNIT FLOOR PLANS
A-2.1 4-UNIT & 2-UNIT ELEVATIONS

Revisions
December 13, 2006- Informational UDC Submittal
May 23, 2007- Conditional Use Submittal

Project Title
2425 Jeffy Trail
Lot 77, 2nd Add. to
Hawk's Creek Plat

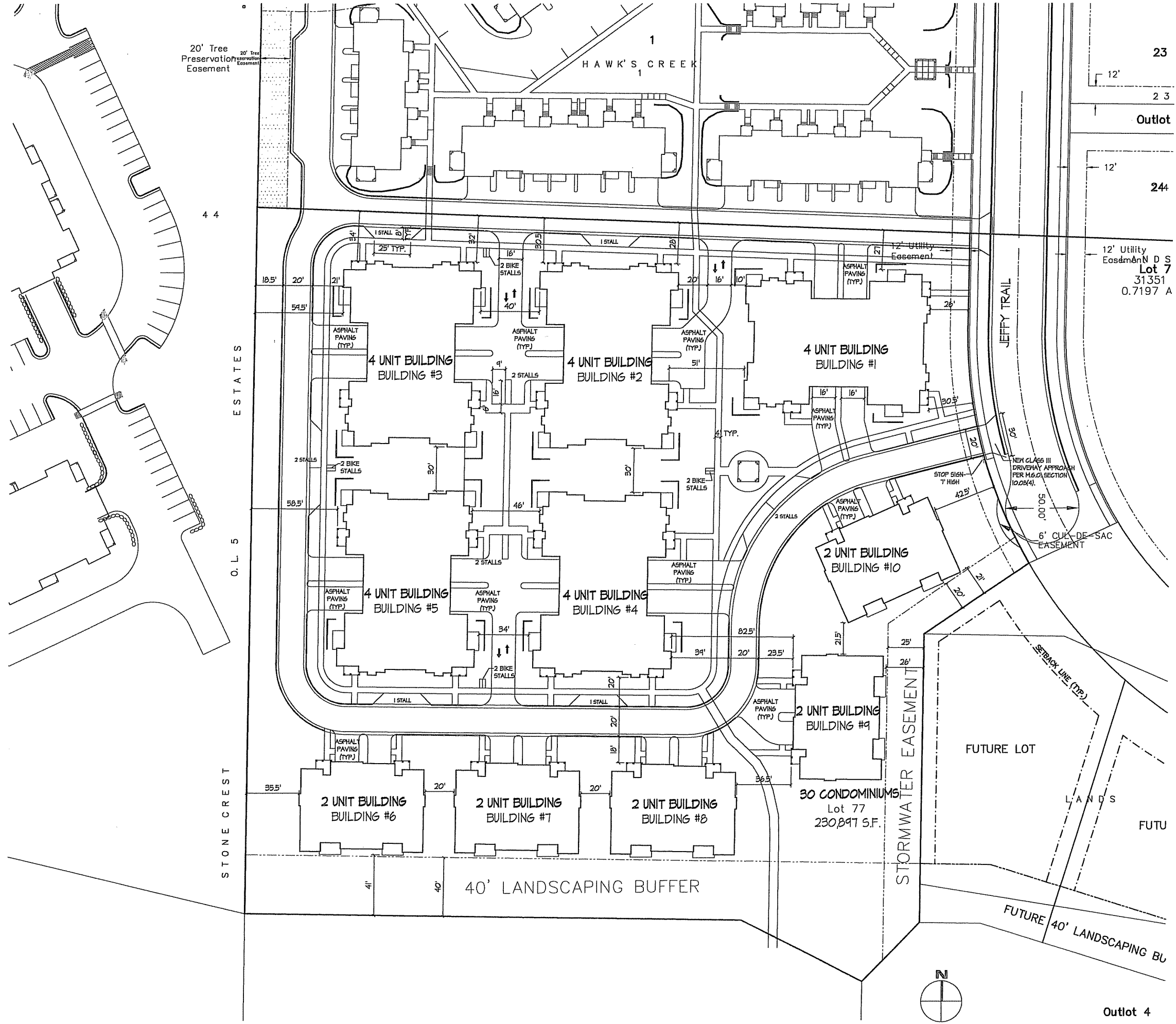
Drawing Title
Site Plan- Overview

SCALE 1"=40'

Project No. 0519 Drawing No. C-1.0

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SITE DATA	
LEGAL DESCRIPTION - LOT 71, SECOND ADDITION TO HAWK'S CREEK PLAT	
LOT AREA - 230,844 S.F. (5.29 ACRES)	
DWELLING UNITS - 30 UNITS	
LOT AREA / D.U. - 7,694.8 S.F. / D.U.	
DENSITY - 5.67 UNITS / ACRE	
DWELLING UNIT MIX	
3 BEDROOM	30
PARKING PROVIDED	
GARAGE	60
SURFACE	0
TOTAL PARKING	60
PARKING / D.U.	2.26 / D.U.
BIKE PARKING PROVIDED	
GARAGE	30
SURFACE	0
TOTAL BIKE PARKING	30
BIKE PARKING / D.U.	1.26 / D.U.
BUILDING COVERAGE -	14,915 S.F. (6.22%)
(INCL. STOOPS)	
SIDEWALK COVERAGE -	9,208 S.F. (4%)
ASPHALT COVERAGE -	46,762 S.F. (20.2%)
TOTAL PAVEMENT -	55,970 S.F. (24.2%)
OPEN SPACE -	100,874 S.F. (43.6%)
USABLE OPEN SPACE -	43,240 S.F.
USABLE OPEN SPACE / D.U.	1,441 S.F. / D.U.

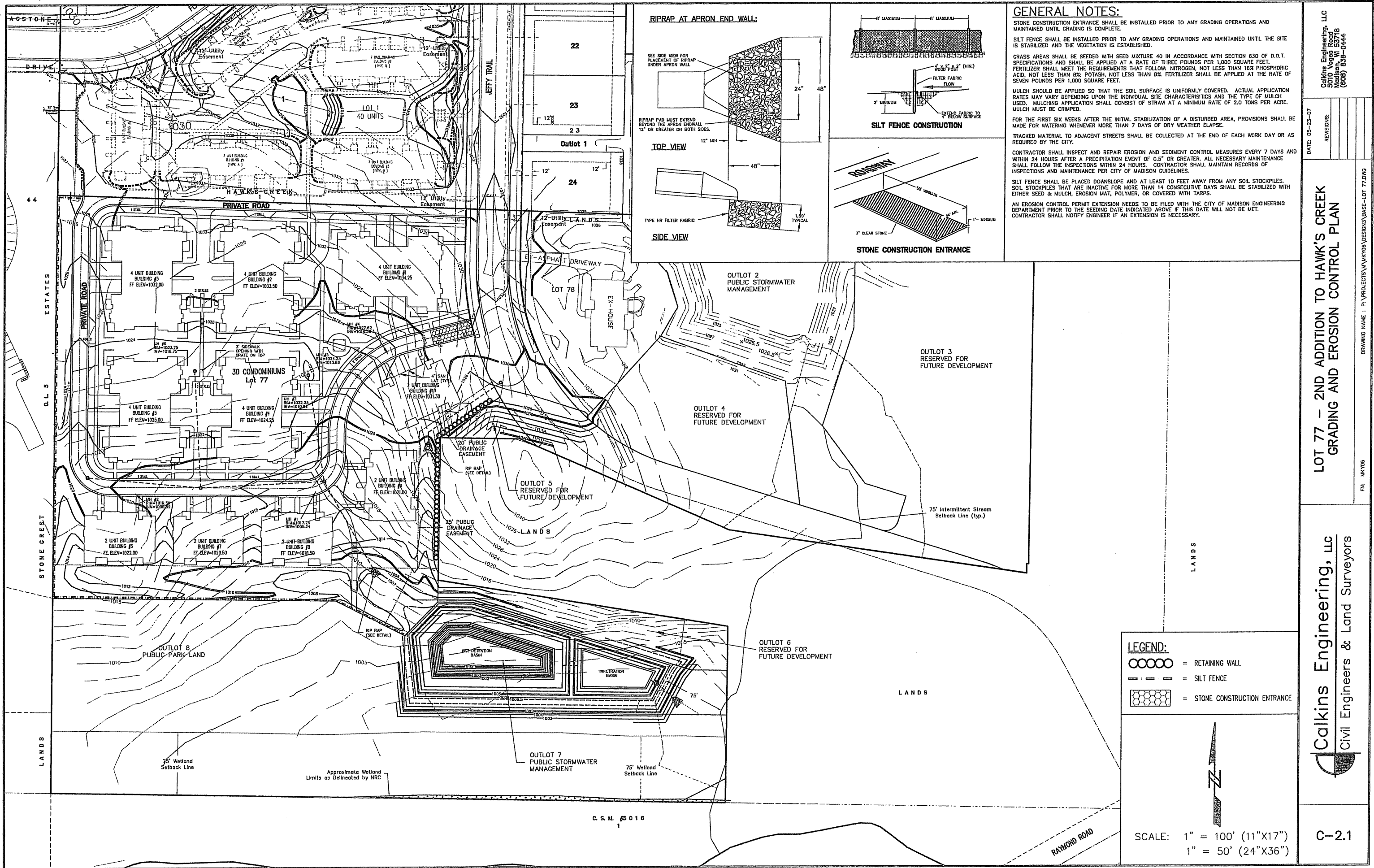


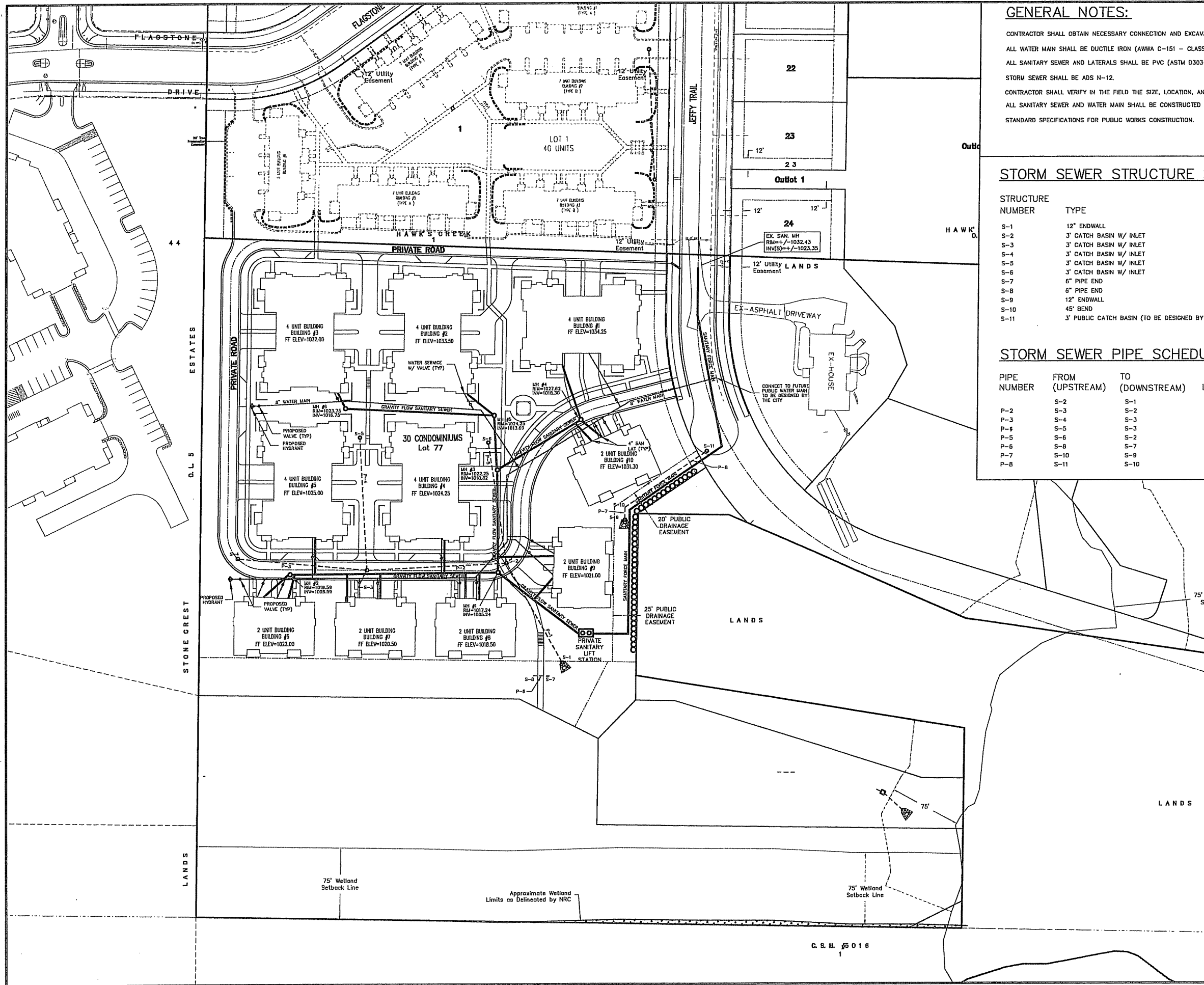
Revisions
December 13, 2006 - Informational UDC Submittal
May 23, 2007 - Conditional Use Submittal

Project Title
2425 Jeffy Trail
Lot 71, 2nd Add. to
Hawk's Creek Plat

Drawing Title
Site Plan
SCALE 1"=30'
Project No. 0519 Drawing No. C-1.1

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GENERAL NOTES:

CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM THE CITY OF MADISON PRIOR TO WORK COMMENCING.

ALL WATER MAIN SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).

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

STORM SEWER SHALL BE ADS N-12.

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

ALL SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

STORM SEWER STRUCTURE SCHEDULE:

STRUCTURE NUMBER	TYPE	GRATE AND LID TYPES	TOP OF CASTING	INVERT	DEPTH
S-1	12" ENDWALL	N/A	N/A	1008.00	N/A
S-2	3' CATCH BASIN W/ INLET	R-2501	1017.09	1014.09	3.00
S-3	3' CATCH BASIN W/ INLET	R-2501	1018.48	1015.53	2.95
S-4	3' CATCH BASIN W/ INLET	R-2501	1020.60	1017.51	3.09
S-5	3' CATCH BASIN W/ INLET	R-2501	1022.00	1018.96	3.04
S-6	3' CATCH BASIN W/ INLET	R-2501	1021.50	1018.03	3.47
S-7	6" PIPE END	N/A	N/A	1006.83	N/A
S-8	6" PIPE END	N/A	N/A	1007.00	N/A
S-9	12" ENDWALL	N/A	N/A	1019.00	N/A
S-10	45° BEND	N/A	N/A	1019.58	N/A
S-11	3' PUBLIC CATCH BASIN (TO BE DESIGNED BY CITY)	R-2501	1029.00+-	1024.50	4.50+-

STORM SEWER PIPE SCHEDULE:

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-2	S-2	S-1	117'	1014.09	1008.00	5.21	12"
P-3	S-3	S-2	144'	1015.53	1014.09	1.00	12"
P-4	S-4	S-3	132'	1017.51	1015.53	1.50	12"
P-5	S-5	S-3	137'	1018.96	1015.53	2.50	12"
P-6	S-6	S-2	125'	1018.03	1014.09	3.15	12"
P-7	S-8	S-7	16'	1007.00	1006.84	1.00	6"
P-8	S-10	S-9	12'	1019.58	1019.00	4.83	12"
P-9	S-11	S-10	102'	1024.50	1019.58	4.83	12"



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SCALE: 1" = 100' (11"x17")
1" = 50' (24"x36")

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

LOT 77 - 2ND ADDITION TO HAWK'S CREEK
UTILITY PLAN

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

C-3.1

KNOTHE & BRUCE ARCHITECTS

7601 University Avenue Suite 201
Middleton, Wisconsin 53562
608-836-3690 Fax 836-6934

Consultant



Notes

GENERAL NOTES

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3" wide beds for shrub groupings).

B) Areas labeled "Bark Mulch" to receive a mixture of hardwood shredded bark mulch spread to a 3" depth over pre-emergent.

C) "Edging" to be Valley View Black Diamond Edging or equivalent.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:
40% Palmer Ryegrass
20% Barron Bluegrass
20% Nassau Bluegrass
20% Penolawn Creeping Red Fescue

Revisions

Project Title

Lot 77
Second Addition to
Hawks Creek Plat
2425 Jeffy Trail

Drawing Title

Landscape Plan

SCALE 1"=30'

Project No.

0622

Drawing No.

C-41

Plant Material List - Common Areas Treescape

Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
8	ABM	Autumn Blaze Maple	2" B&B
6	AFM	Autumn Fantasy Maple	2" B&B
2	CCP	Chanticleer Callery Pear	2" B&B
5	GMM	Green Mountain Sugar Maple	2" B&B
6	GSL	Greenleaf Linden	2" B&B
6	HRBC	Heritage River Birch (dp)	10' TS
13	HE	Homeside Elm	2" B&B
4	PO	Pin Oak	2" B&B
2	PC	Profusion Crabapple	1 1/2" B&B
3	REBC	Redbud Crabapple	1 3/4" B&B
6	RAL	Redmond Amer Linden	2" B&B
6	SHL	Skyline Thins Honeylocust	2" B&B
6	SDC	Snowdrift Crabapple	1 3/4" B&B
1	WBC	Whispering Birch (dp)	10' TS

Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
4	AP	Austrian Pine	8' TS
6	BHS	Black Hills Spruce	10' TS
2	BCS	Blue Colorado Spruce	8' TS
8	GCS	Green Colorado Spruce	8' TS
5	WF	White Fir	5' B&B

Shrub			
Quantity	Code Name	Common Name	Planting Size
13	DBH	Dwarf Bush-honeyuckle	#1 CONT.
5	WACV	Winterthur Amer Crabapple	4' B&B

Plant Material List - 4-Unit Typical Foundation

Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
2	CAC	Camelot Crabapple	1 3/4" B&B
2	SJM	Susan Magnolia	4' B&B

Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
8	BY	Berryhill Yew	18" B&B
2	EA	Emerald Arborvitae	4' B&B
1	SBC	Siberian Cypress	#5 CONT.
2	TA	Techylnation Arborvitae	4' B&B

Perennial			
Quantity	Code Name	Common Name	Planting Size
3	BES	Black-eyed Susan	#1 CONT.
3	SAE	Sarcocoea Euthymus	#2 CONT.
3	SDD	Stella De Oro Daylily (gold 18" R)	#1 CONT.

Shrub			
Quantity	Code Name	Common Name	Planting Size
6	AH	Annabelle Hydrangea	#3 CONT.
12	AWS	Anthony Waterer Spirea	#2 CONT.
6	CWR	Cardinal Flower Rose	#2 CONT.
1	CLV	Chicago Lustre Arnd Viburnum	3' B&B
12	GVB	Green Velvet Boxwood	#3 CONT.
2	KV	Keraspis Viburnum	3' B&B
3	LPS	Little Princess Spirea	#2 CONT.
4	PJM	PJM Rhododendron	#3 CONT.
1	SFL	Sensation Lilac	#5 CONT.
2	SVN	Summer Wine Ninebark	#5 CONT.

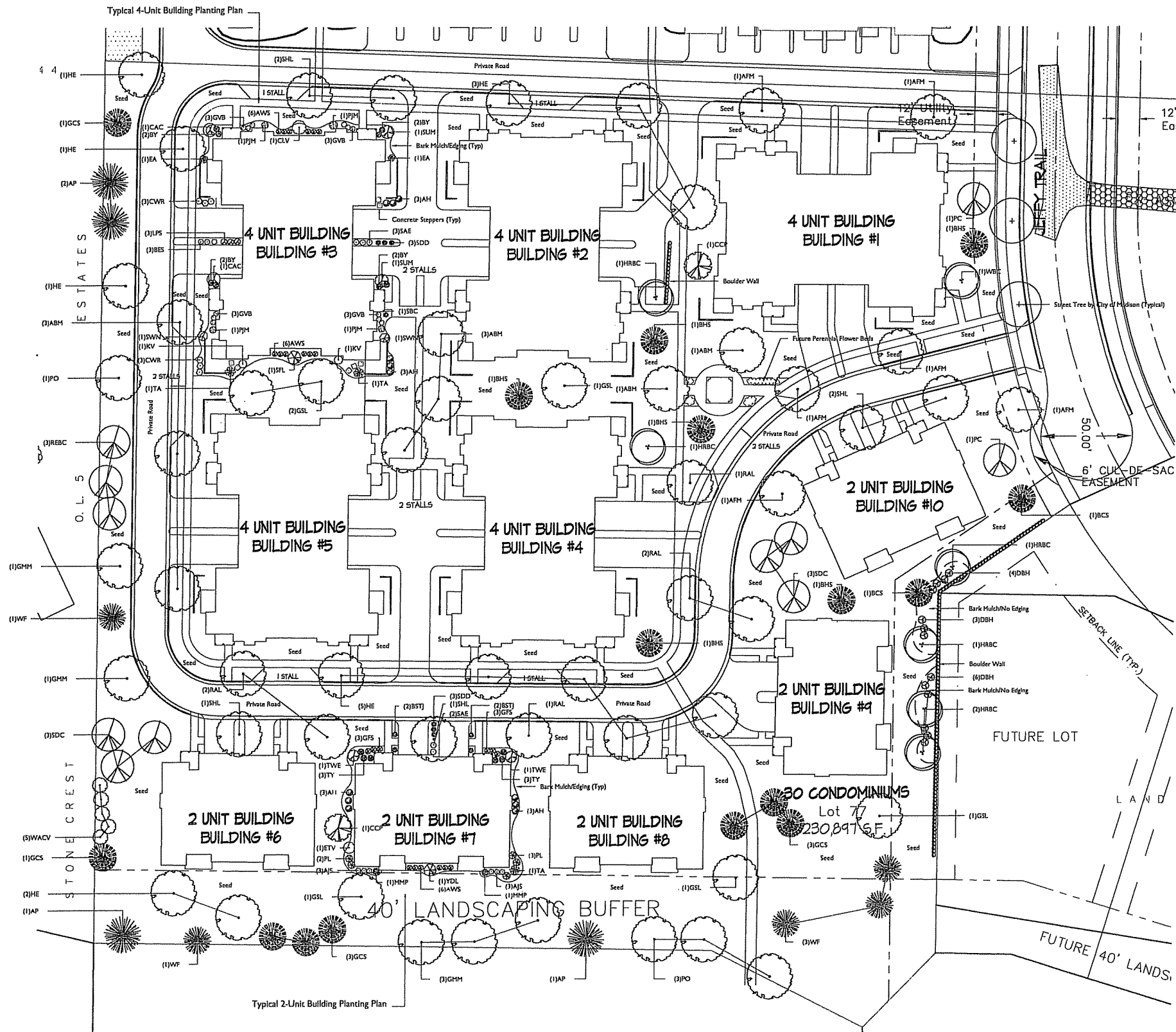
Plant Material List - 2-Unit Typical Foundation

Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
1	CCP	Chanticleer Callery Pear	2" B&B

Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
4	BST	Blue Star Juniper	#5 CONT.
2	HMP	Hops Mugo Pine	#3 CONT.
6	TY	Taunton Yew	18" B&B
1	TA	Techylnation Arborvitae	4' B&B

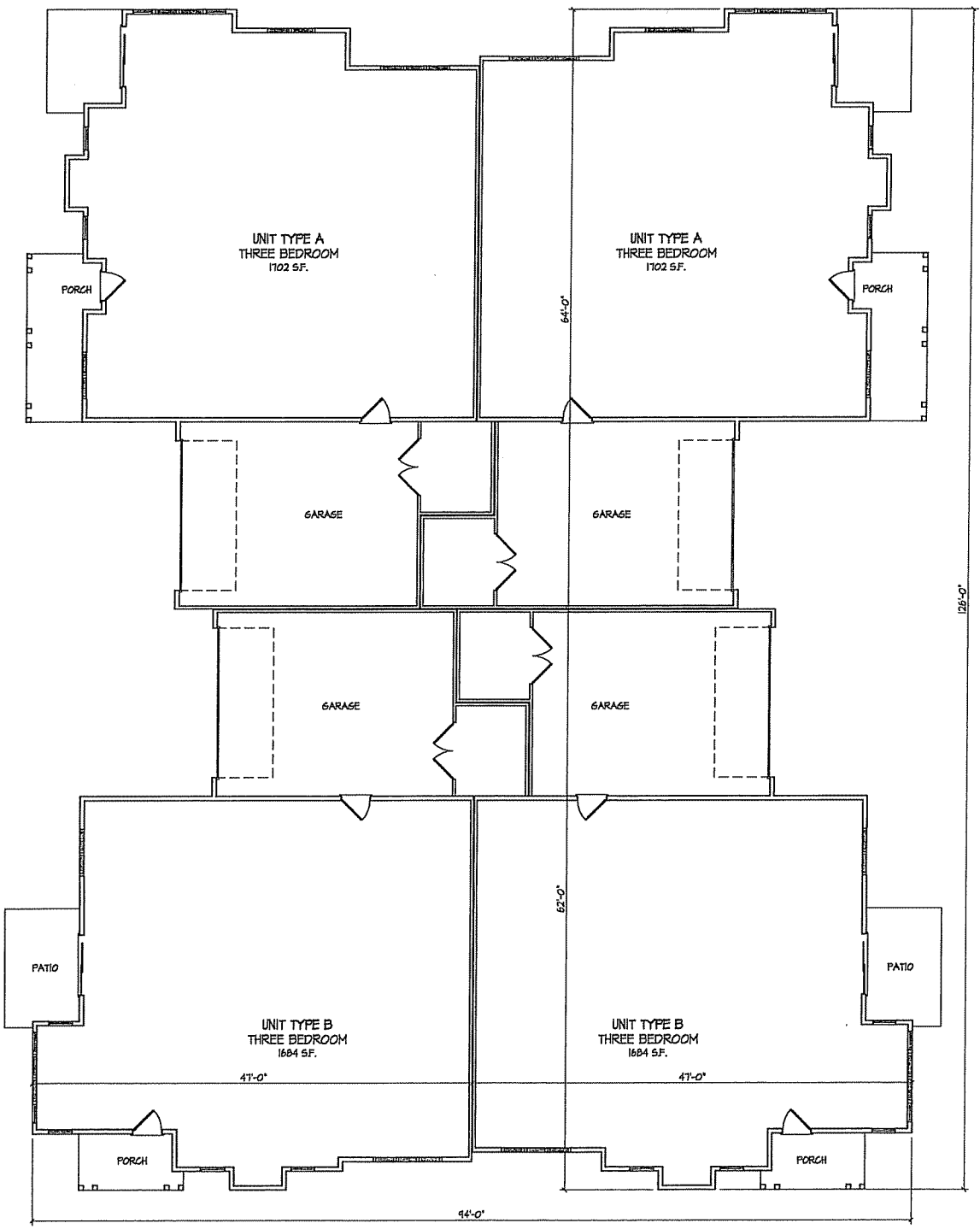
Perennial			
Quantity	Code Name	Common Name	Planting Size
6	AJS	Autumn Joy Sedum (red 24")	#1 CONT.
2	SAE	Sarcocoea Euthymus	#2 CONT.
3	SDD	Stella De Oro Daylily (gold 18" R)	#1 CONT.

Shrub			
Quantity	Code Name	Common Name	Planting Size
6	AH	Annabelle Hydrangea	#3 CONT.
6	AWS	Anthony Waterer Spirea	#2 CONT.
1	ETV	Emerald Triumph Viburnum	#7 CONT.
6	GFS	Goldflame Spirea	#2 CONT.
5	PL	Palibin Lilac	24" B&B
2	TWE	Tues Winged Euonymus	#3 CONT.
1	YDL	Yankee Doodle Lilac	#5 CONT.

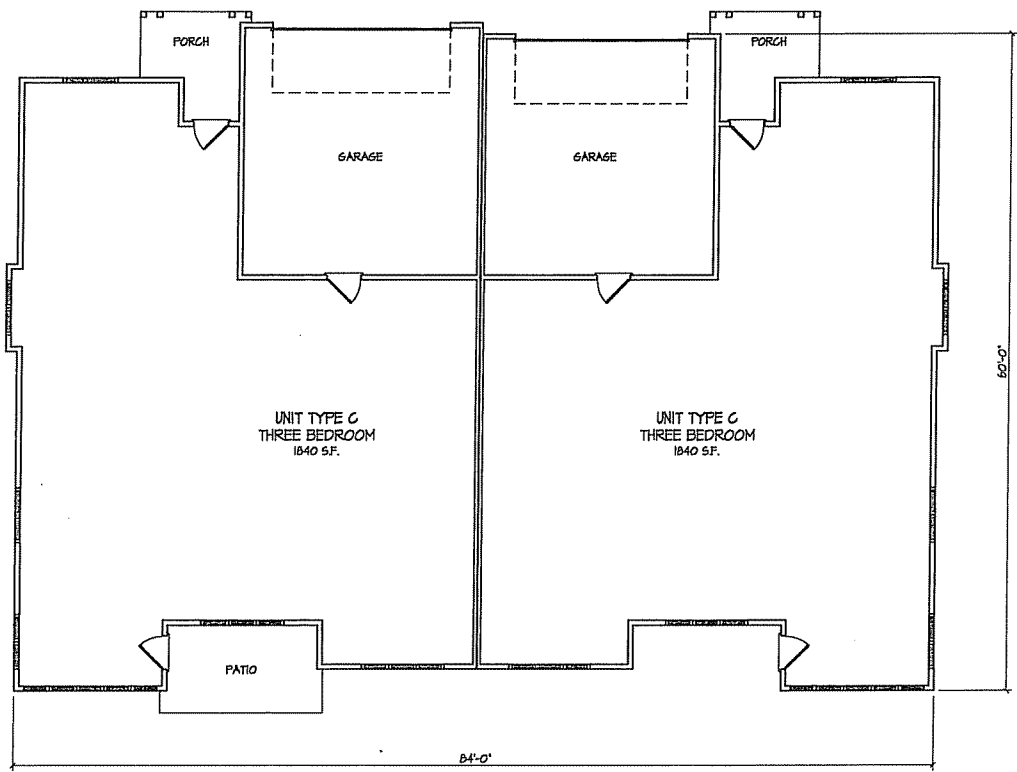


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Notes
Date



4 UNIT FLOOR PLAN
1/8" = 1'-0"



2 UNIT FLOOR PLAN
1/8" = 1'-0"

Revisions
May 23, 2007- Conditional Use Submittal

Project Title
2425 Jeffy Trail
Lot 77, 2nd Add. to
Hawk's Creek Plat

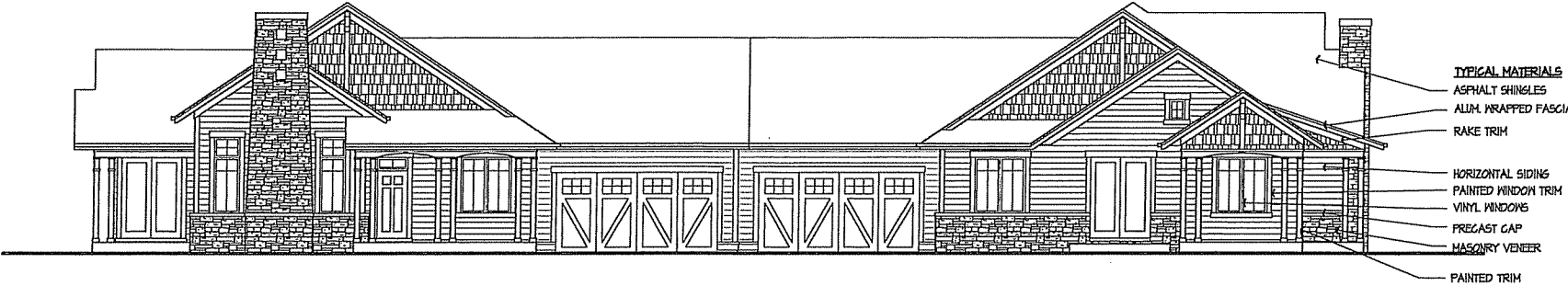
Drawing Title
Conceptual Floor Plan:
SCALE 1/8"=1'-0"
Project No. 0519
Drawing No. A-1.1

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Notes

Date



4 UNIT SIDE ELEVATION

1/8" = 1'-0"

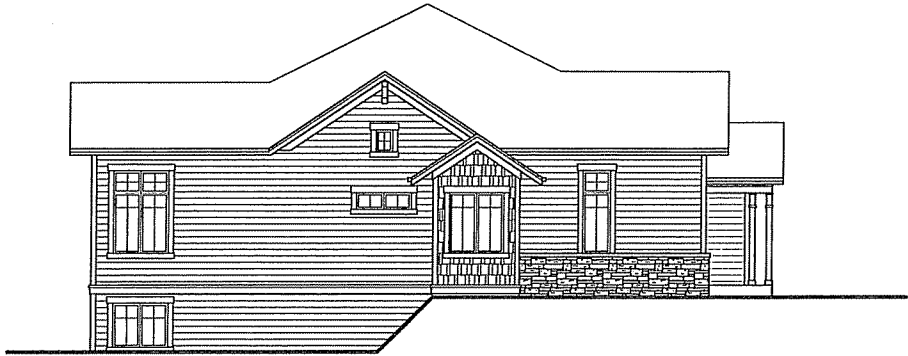


4 UNIT FRONT ELEVATION

1/8" = 1'-0"

Revisions

May 23, 2007- Conditional Use Submittal



2 UNIT SIDE ELEVATION

1/8" = 1'-0"

TYPICAL MATERIALS

ASPHALT SHINGLES

ALUM. WRAPPED FASCIA

RAKE TRIM

HORIZONTAL SIDING

PAINTED WINDOW TRIM

VINYL WINDOWS

PRECAST CAP

MASONRY VENEER

PAINTED TRIM



2 UNIT FRONT ELEVATION

1/8" = 1'-0"

Project Title

2425 Jeffy Trail
Lot 77, 2nd Add. to
Hawk's Creek Plat

Drawing Title

Conceptual Elevations

SCALE 1/8"=1'

Project No.

0519

Drawing No.

A-2.1

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