

SITE INDEX SHEET	
SITE	
C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	SITE LIGHTING PLAN
C-2.1	GRADING & EROSION CONTROL PLAN
C-3.1	UTILITY PLAN
C-4.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	ELEVATIONS

SITE DEVELOPMENT STATISTICS	
LOT AREA	20,182 S.F./0.46 ACRES
DWELLING UNITS	36 D.U.
LOT AREA/ D.U.	782 S.F./D.U.
DENSITY	78.26 UNITS/ACRE
BUILDING HEIGHT	4 STORIES
GROSS FLOOR AREA	
(excluding underground parking)	40,911 S.F.
FLOOR AREA RATIO	2.02
UNIT MIX	
ONE BEDROOM	20
TWO BEDROOM	14
THREE BEDROOM	2
TOTAL	36
VEHICLE PARKING	
SURFACE	11
UNDERGROUND	31
TOTAL	42
BIKE & MOPED PARKING	
SURFACE	0
UNDERGROUND	20
TOTAL	36

Consultant

Notes

Revisions
Amended SIP Submittal - April 20, 2011
Submittal - August 31, 2011
Plan Review - October 4, 2011
Issued for Bidding - October 17, 2011
Issued for Construction - October 28, 2011
Re-issued for Construction - January 11, 2012
Amended SIP Submittal - October 17, 2012

Project Title
Wingra Shores
Apartments



Drawing Title
Site Plan - Phase III

Project No. Drawing No.
0522 C-1.1

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Notes

-  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
-  = 20' TO 26' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)

Revisions

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REBIDDED FOR BIDDING - JANUARY 28, 2011
Re-issued for Construction - January 11, 2012
Amended SIP Submittal - October 17, 2012

Project Title

Wingra Shores
Apartments

Drawing Title

Fire Dept. Access Plan

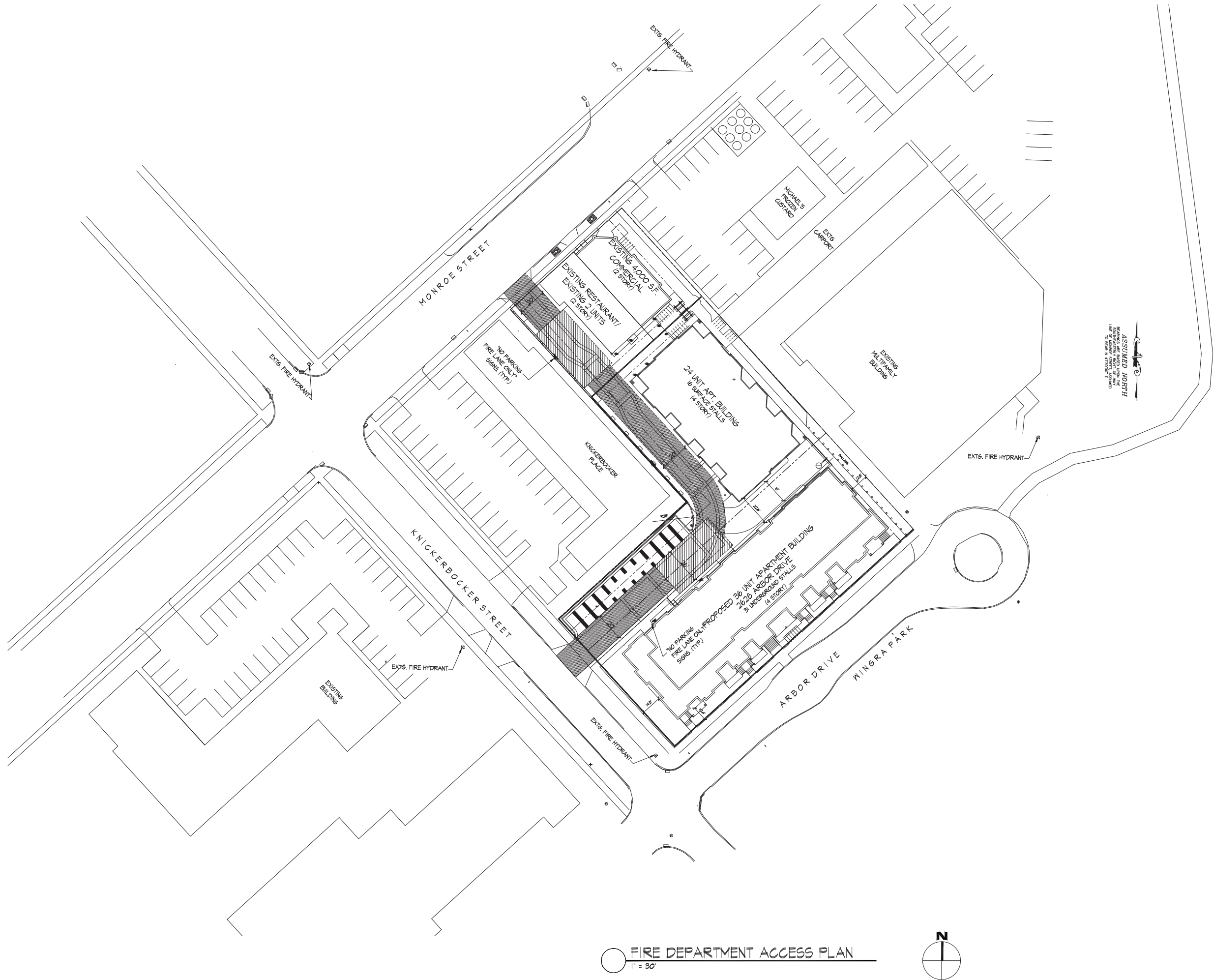
Project No.

0522

Drawing No.

C-1.3

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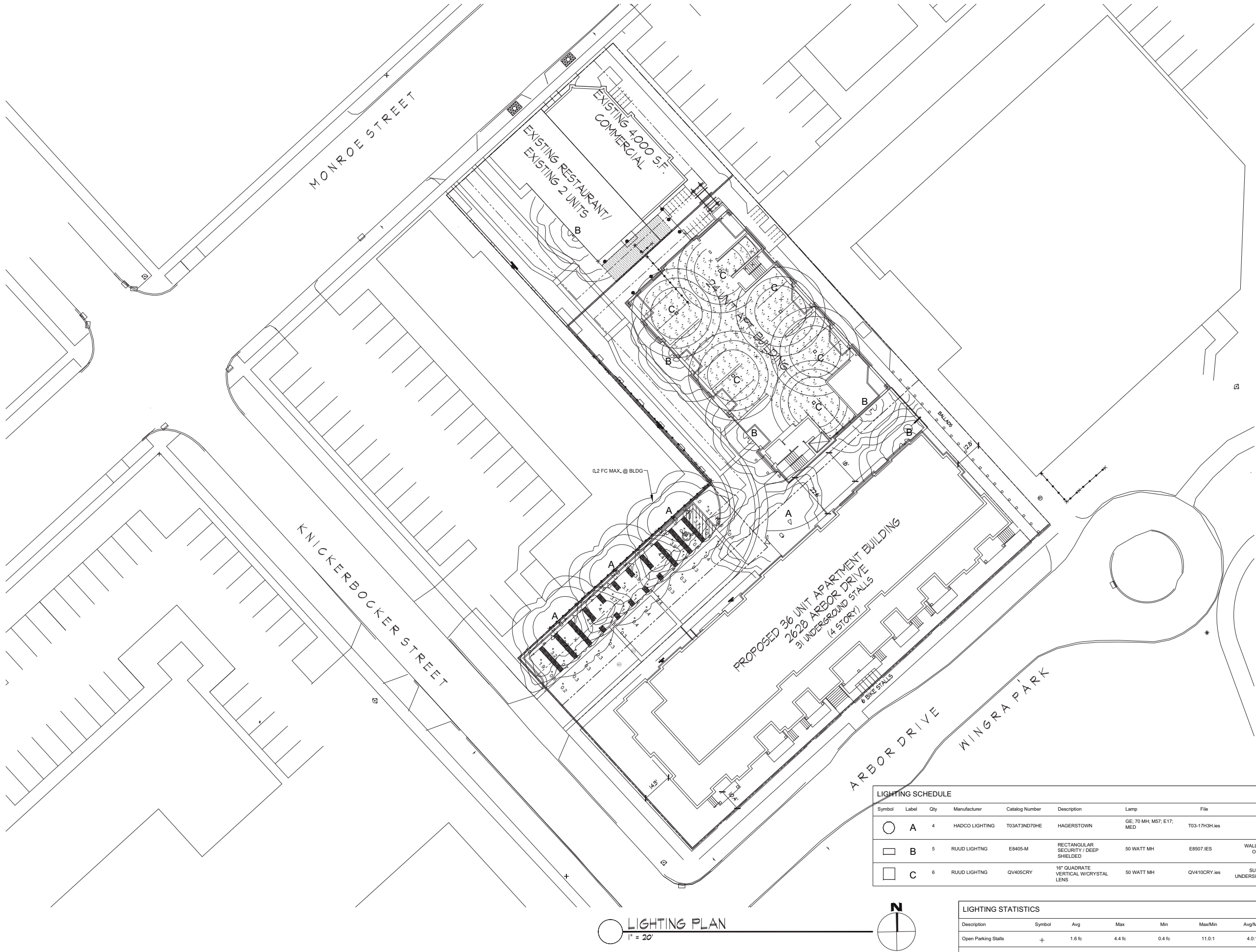
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Amended SIP Submittal - October 17, 2012

Project Title
Wingra Shores
Apartments

Drawing Title
Lighting Plan

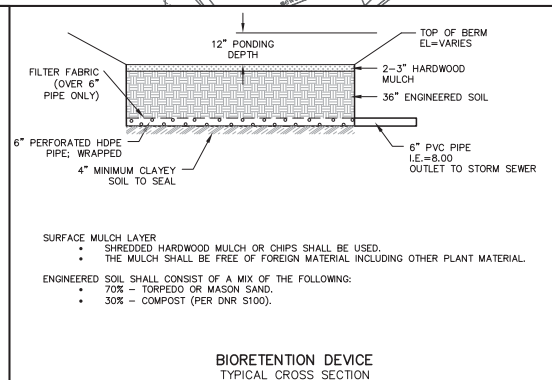
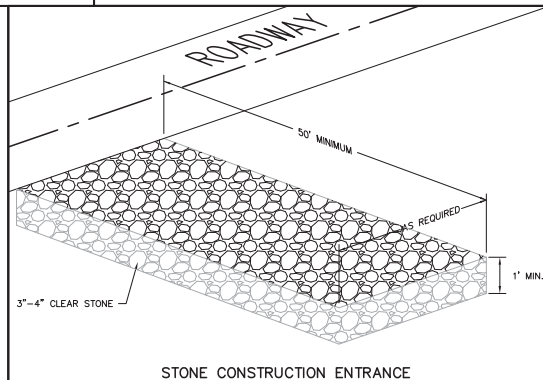
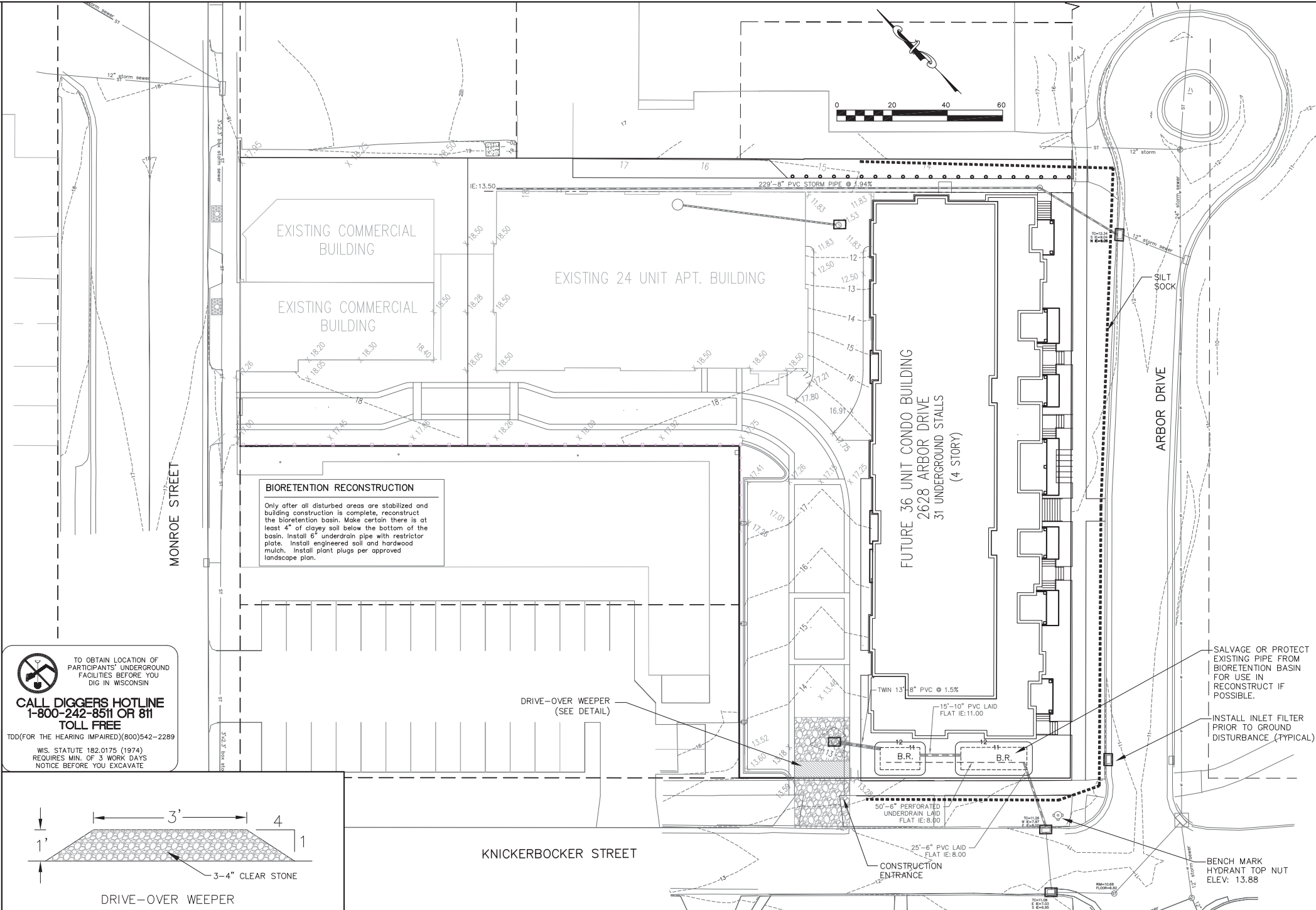
Project No. Drawing No.
0522 C-1.4




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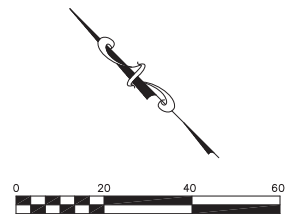


1. Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
2. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. 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.
3. All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches or more is produced. All maintenance will follow an inspection within 24 hours.
4. Construction Entrances – Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at:
<http://dnr.wi.gov/runoff/stormwater/techstds.htm>
5. Dewatering – Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Any individual sedimentation basin shall have a depth of at least 3 feet and provide a maximum surface settling rate of 1500 gallons per square foot per day. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
6. Storm Sewer Inlets – Provide WDOT Type D "Catchall" inlet protection or equivalent. Refer to WDOT Product Accessibility List at:
<http://www.dot.wisconsin.gov/business/engserv/pd/htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
7. Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/org/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
8. All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
9. Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
10. No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
11. All disturbed areas shall be seeded immediately after grading activities have been completed.
12. All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 630 of Wisconsin D.O.T. specifications. Seed mixtures and fertilizer shall be applied at the rate of seven (7) pounds per 1,000 square feet. Mulch shall be applied at the rate of 2 tons per acre and shall be anchored into the soil by discing or other approved method. Crimping shall be performed on the contour to prevent the formation of rills or gullies. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
13. For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

<u>Schedule:</u>	
June 1, 2013	Install silt fence and construction entrance. Begin disturbance of site ground cover.
December 1, 2013	Apply mulch heavily to all exposed areas for winter duration. Add additional mulch as necessary to maintain cover.
May 1, 2014	Install final landscaping items, seed and mulch any lawn areas.
June 1, 2014	Building construction complete.
July 1, 2014	Vegetation established; site stabilized. Excavate Bioretention areas and fill with engineered soil. Install native plantings.



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1400 E. Washington Ave, Suite 150 Madison, WI 53703 Phone: 608-250-9263 Fax: 608-250-9269 e-mail: mburse@bse-inc.net www.bursesurveyengr.com																									
																									
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LEGEND

— OH —	OVERHEAD UTILITY	⊠	FIRE HYDRANT
— G —	BURIED GAS MAIN	⊠	STORM SEWER INLET
— W —	WATER MAIN	⊠	ELECTRIC MANHOLE
— SAN —	SANITARY SEWER	⊠	TELECOMM. MANHOLE
— ST —	STORM SEWER	⊠	STORM SEWER MANHOLE
— BuTel —	BURIED TELEPHONE	⊠	SANITARY SEWER MANHOLE
— E —	BURIED ELECTRIC	⊠	WATER UTILITY MANHOLE
— TV —	BURIED CABLE TV	⊠	UTILITY POLE
— FO —	BURIED FIBER OPTIC	⊠	LIGHT POLE
●	WATER VALVE	⊠	GUY WIRE
●	GAS VALVE	⊠	TELEPHONE PEDESTAL
⊠	CABLE TV PEDESTAL	⊠	BIORETENTION BASIN
⊠	ELECTRIC PEDESTAL		

NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES.
2. ORIGINAL SURVEY WAS PERFORMED IN FEBRUARY OF 2003.
3. RE-SURVEY PERFORMED IN AUGUST OF 2011 FOR THE RECONSTRUCTION OF ARBOR DRIVE.

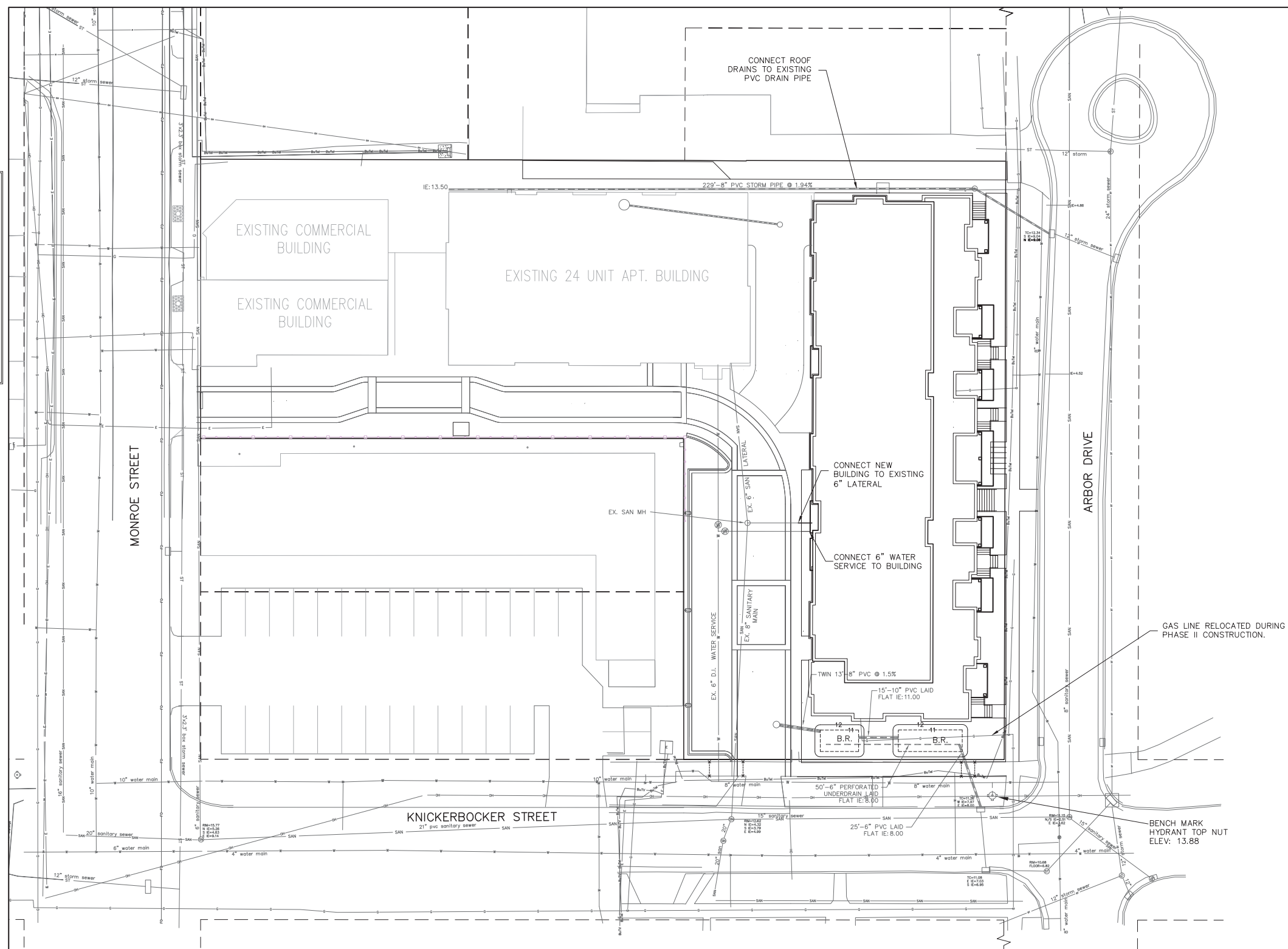


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 OR 811
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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



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Madison, WI 53703
Phone: 608-250-9265
Fax: 608-250-9266
e-mail: mburse@bse-inc.net
www.bursesurveyengr.com

APPROVALS	PROJECT	DATE	BY
PROJECT	DATE	BY	DATE
DESIGN	DATE	BY	DATE
CHECK	DATE	BY	DATE
APPROVE	DATE	BY	DATE

WINGRA SHORES APARTMENTS

2628 Arbor Drive
Madison, Wisconsin

J. MICHAEL REAL ESTATE

2607 MONROE STREET
MADISON, WI 53711

PROJECT #: BSE1029-06
PLOT DATE: 10-17-2012

REVISION DATES:
09-01-2011
10-04-2011
10-28-2011
10-17-2012

ISSUE DATES:
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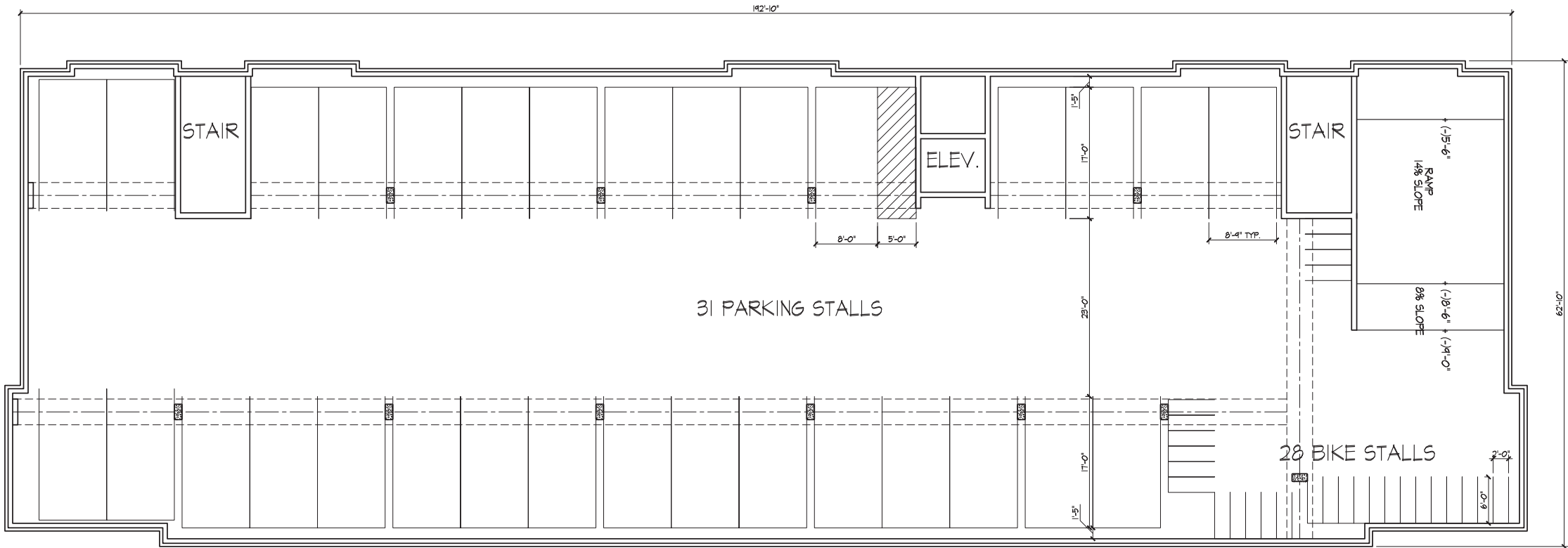
PHASE III
UTILITY
PLAN



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DRAWING NUMBER

C-3.2



Revisions
2012-10-17 SIP SUBMITTAL

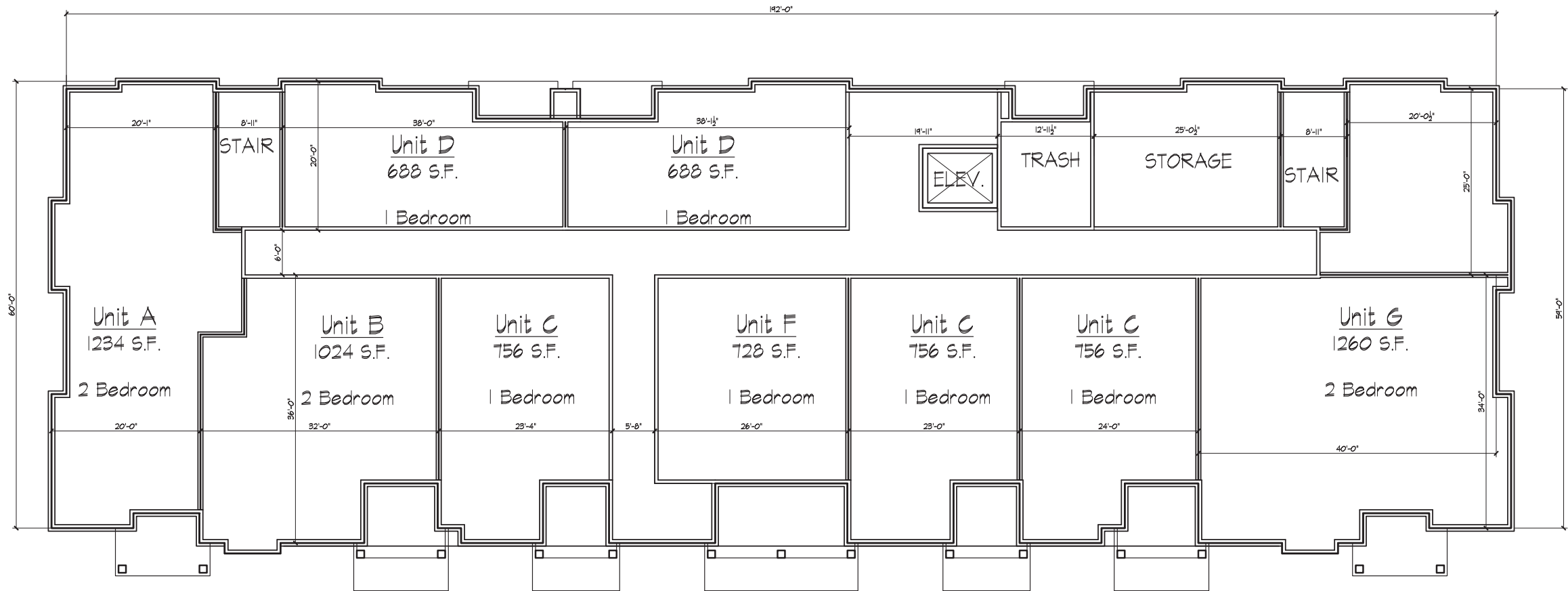
Project Title
2628 Arbor Drive

Drawing Title
Basement Plan
36 Unit Bldg

Project No. Drawing No.

0522 A-1.0

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Revisions
2012-10-17 SIP SUBMITTAL

Project Title
2628 Arbor Drive

Drawing Title
First Floor Plan
36 Unit Bldg

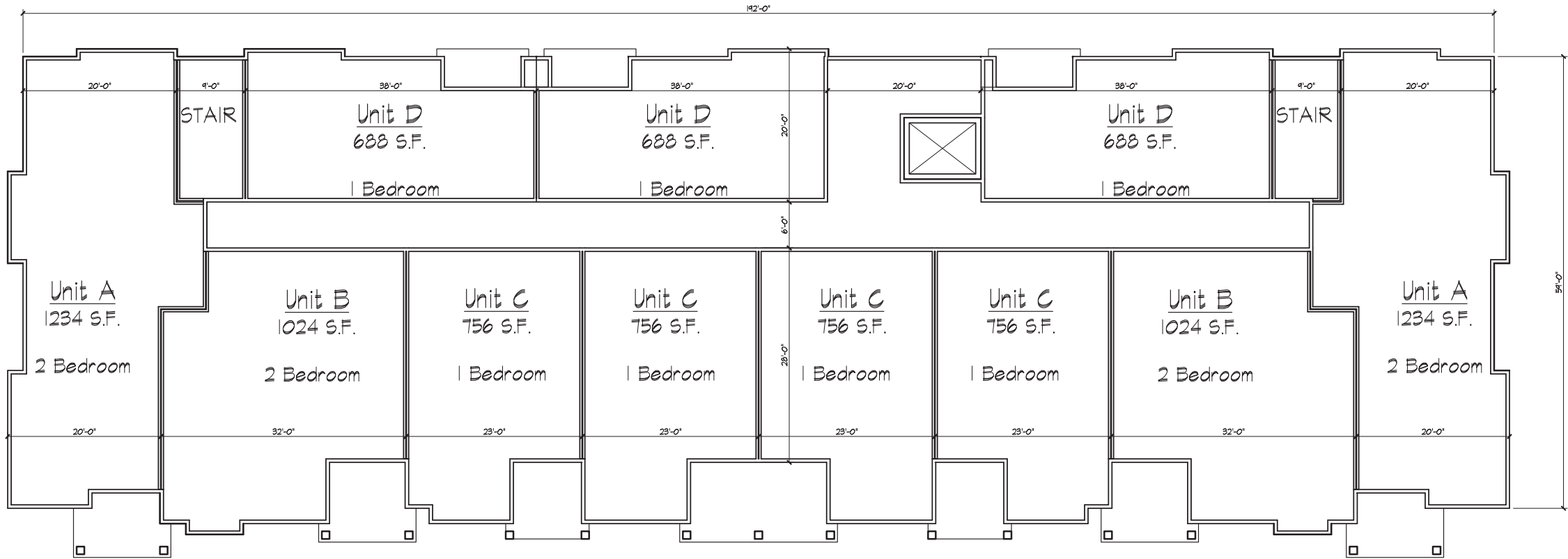
Project No. Drawing No.

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





Revisions
2012-10-17 SIP SUBMITTAL

Project Title

2628 Arbor Drive

Drawing Title

Second Floor Plan
36 Unit Bldg

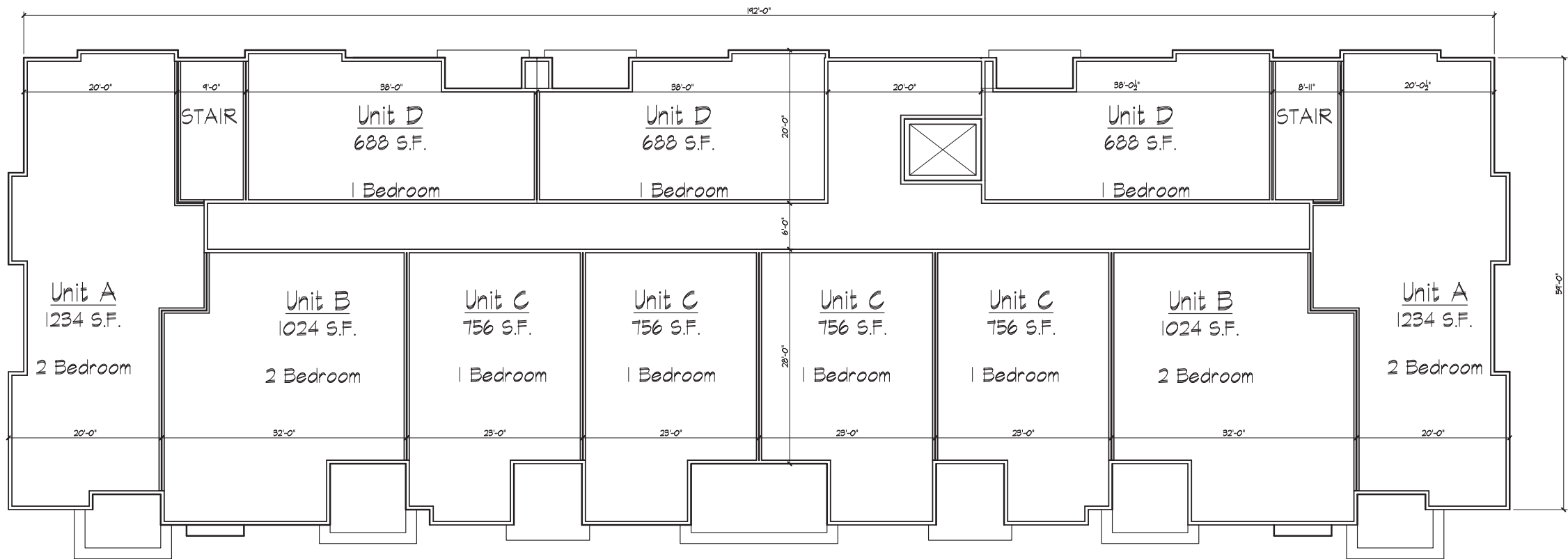
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Drawing No.

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A-1.2

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Revisions
2012-10-17 SIP SUBMITTAL

Project Title
2628 Arbor Drive

Drawing Title
Third Floor Plan
36 Unit Bldg

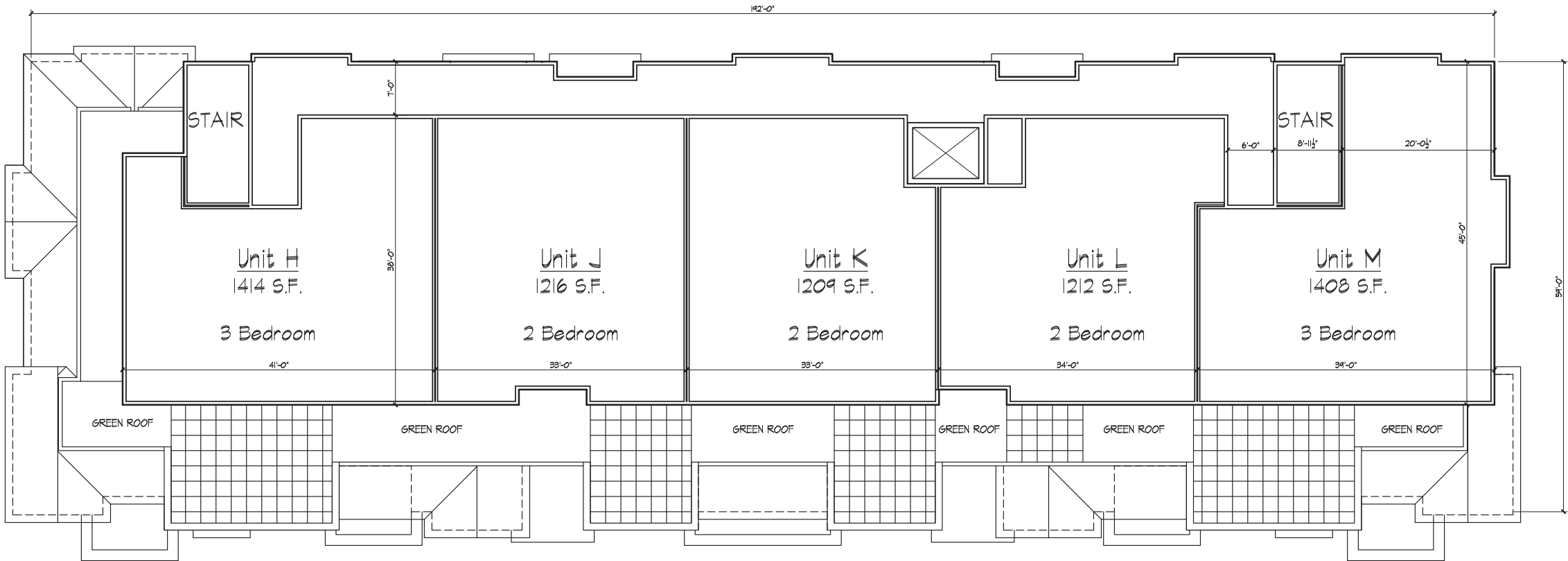
Project No. Drawing No.

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THIRD FLOOR PLAN
1/8" = 1'-0"





Revisions
2012-10-17 SIP SUBMITTAL

Project Title
2628 Arbor Drive

Drawing Title
Fourth Floor Plan
36 Unit Bldg

Project No. Drawing No.

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FOURTH FLOOR PLAN
1/8" = 1'-0"



Consultant _____

Notes _____



EXISTING APARTMENT BUILDING

 **SOUTHEAST ELEVATION (ARBOR DRIVE)**
3/32" = 1'-0"



 **NORTHEAST ELEVATION**
3/32" = 1'-0"



 **SOUTHWEST ELEVATION**
3/32" = 1'-0"



 **NORTHWEST ELEVATION**
3/32" = 1'-0"

Revisions
2012-10-17 SIP SUBMITTAL

Project Title
2628 Arbor Drive

Drawing Title
Elevations
36 Unit Bldg

Project No. _____ Drawing No. _____

0522 **A-2.1**

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