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SITE DEVELOPMENT STATISTICS	
LOT AREA	131,672 S.F./3.05 ACRES
DWELLING UNITS	38 D.U.
LOT AREA/ D.U.	3,465 S.F./D.U.
DENSITY	12.5 UNITS/ACRE
BUILDING HEIGHT	2 STORY
GROSS FLOOR AREA	29,620 S.F.
DWELLINGS MIX	
"SAFE HAVEN" S.R.O.	14 BEDROOMS
EFFICIENCY APARTMENT	38 UNITS
VEHICLE PARKING	18 STALLS
BIKE PARKING	14 STALLS

Notes

- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMP OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- 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.
- ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ENCLOSURE.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, (SEE SUBSECTIONS (3)(a) AND (3)(b)(2d)).
- ALL CITY SIDEWALK, CURB, AND GUTTER, WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
- SIGNAGE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE URBAN DESIGN COMMISSION OR STAFF. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.
- THE APPLICANT SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE GRASS.

Revisions
Conditional Use Submittal - January 5, 2011

Project Title
Porchlight
4002 Nakoosa Trail

Drawing Title
Site Plan

Project No. **0826** Drawing No. **C-1.1**

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Consultant

Notes

Revisions
 Conditional Use Submittal - January 5, 2011

Project Title
Porchlight
 4002 Nakoosa Trail

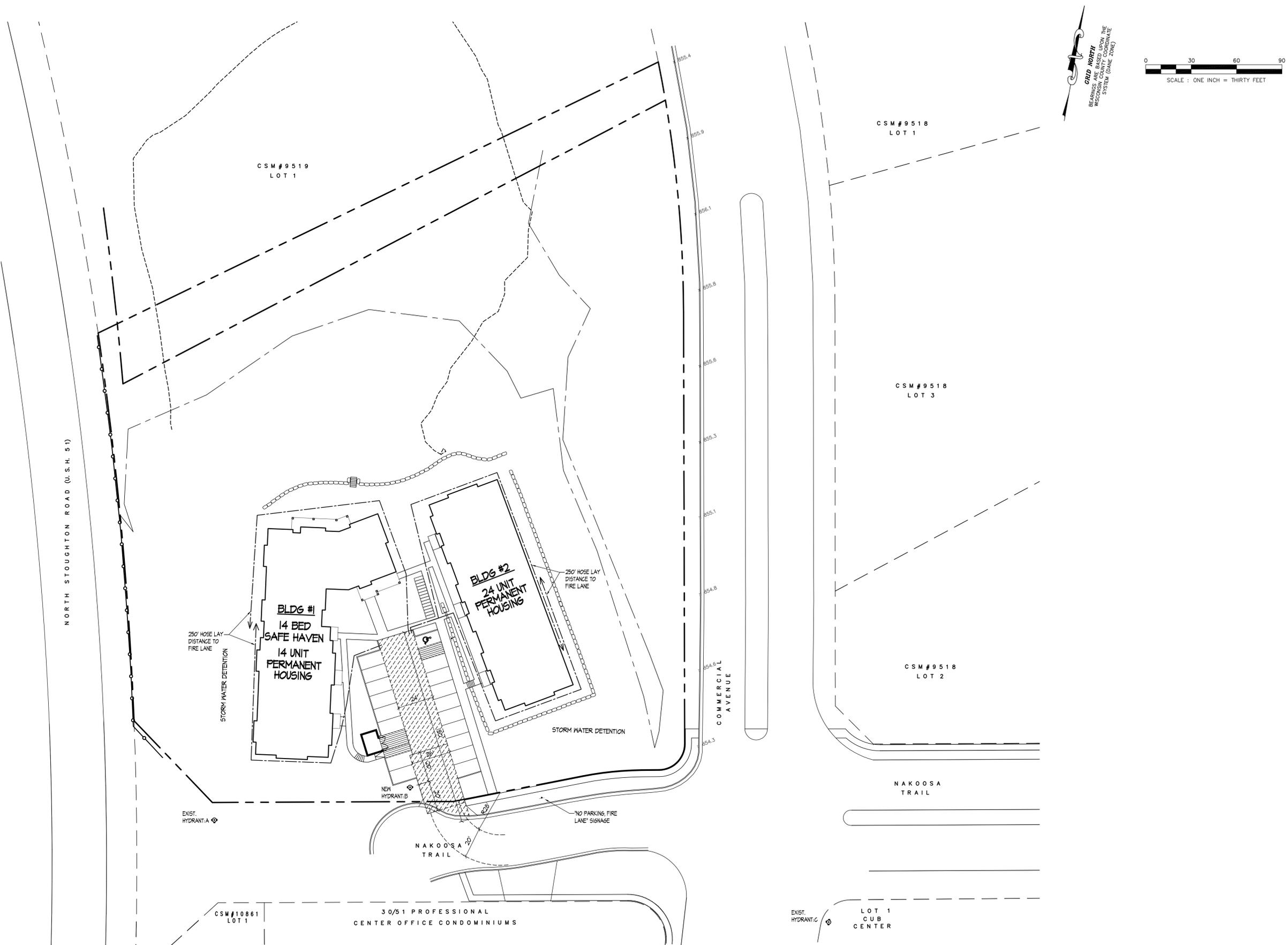
Drawing Title
Fire Dept Access
Site Plan

Project No. Drawing No.

0826

C-1.2

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GRID NORTH
 BEARINGS ARE TAKEN UPON THE
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE)



Consultant

Notes

Revisions
 Conditional Use Submittal - January 5, 2011

Project Title
Porchlight
 4002 Nakoosa Trail

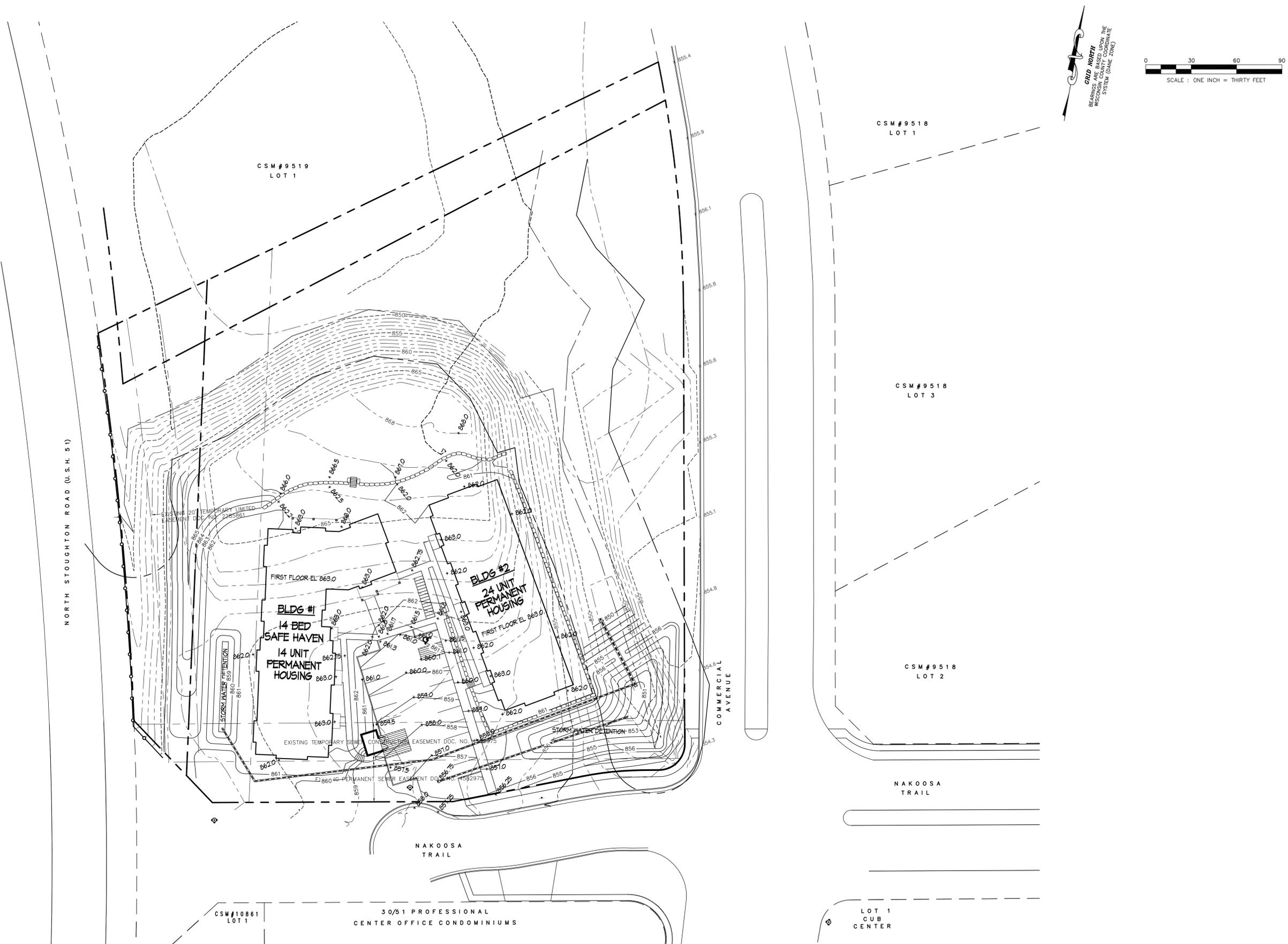
Drawing Title
Grading Plan

Project No. Drawing No.

0826

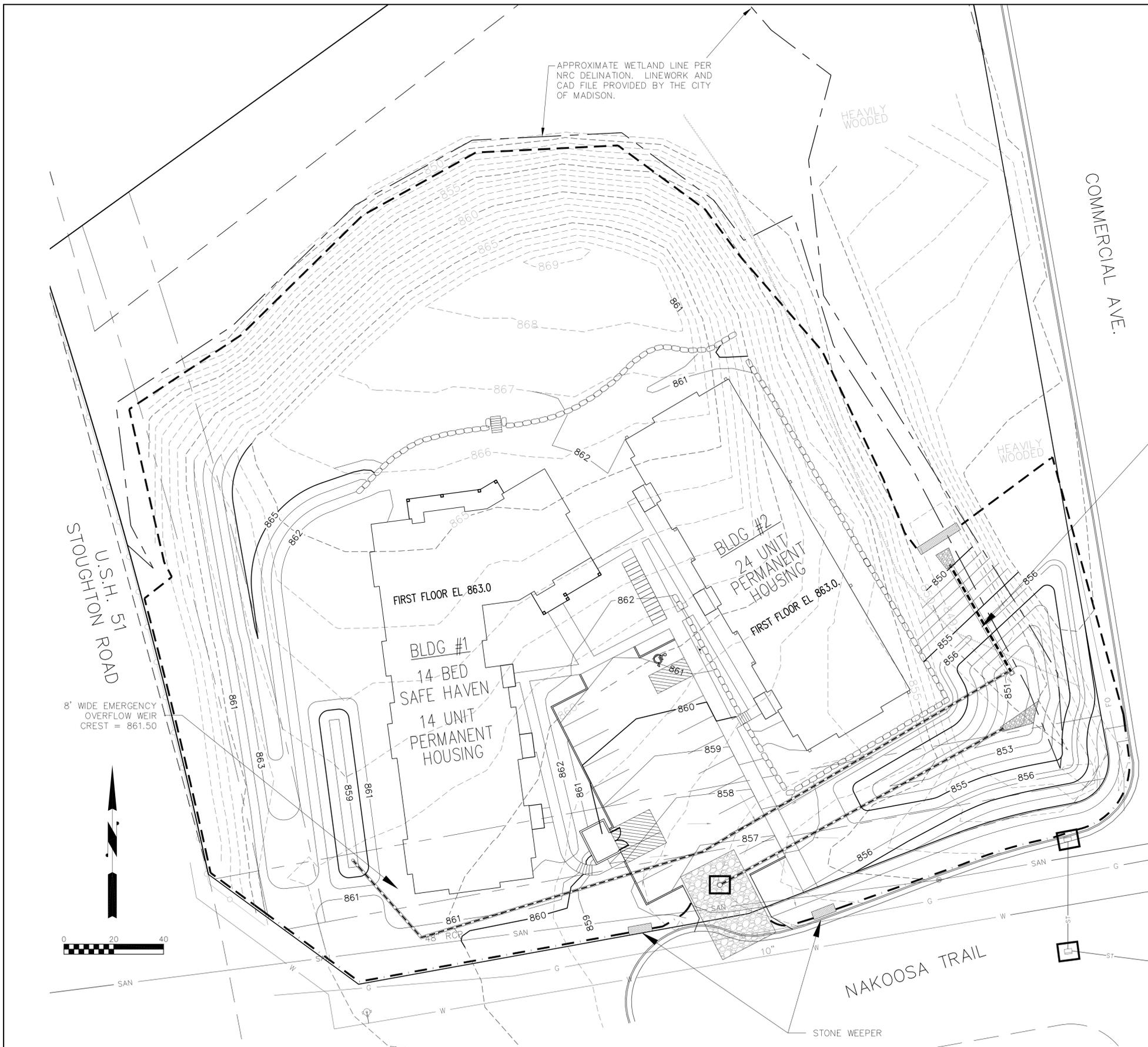
C-2.1

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GRID NORTH
 BEARINGS ARE ASSUMED UPON THE
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE)

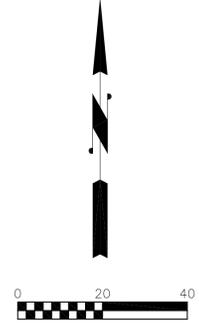




- LEGEND**
- 864----- EXISTING MINOR CONTOUR
 - 865----- EXISTING MAJOR CONTOUR
 - 864——— PROPOSED MINOR CONTOUR
 - 865——— PROPOSED MAJOR CONTOUR
 - STORM SEWER
 - ▨ MEDIUM RIPRAP
 - SILT FENCE
 - INLET PROTECTION (TYP.)
 - TOPSOIL BERM W/STONE WEEPERS
CONSTRUCT WITH EXCAVATED MATERIAL
MINIMUM 2' TALL.

8' WIDE EMERGENCY
OVERFLOW WEIR
CREST = 855.50

8' WIDE EMERGENCY
OVERFLOW WEIR
CREST = 861.50



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

Burse
 Surveying and Engineering, Inc.
 1400 E. Washington Ave., Suite 150
 Madison, WI 53702
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: MBurse@BUSE-INC.net
 www.burse-surveying.com

APPROVALS	PROJECT FILE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED

PORCHLIGHT NAKOOSA TRAIL
 4002 NAKOOSA TRAIL
 MADISON, WI
PORCHLIGHT, INC.
 306 N. BROOKS STREET
 MADISON, WI 53715

PROJECT #:	BSE1347
PLOT DATE:	01-05-2011
REVISION DATES:	01-05-2011
ISSUE DATES:	08-25-2010 01-05-2011

EROSION CONTROL PLAN

 Burse
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DRAWING NUMBER
C-2.2

Erosion Control Notes/Specifications:

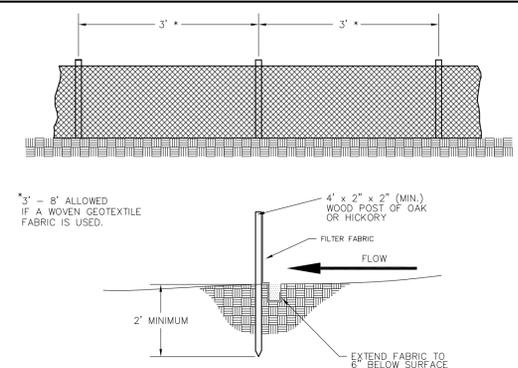
- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- Erosion control is the responsibility of the contractor until acceptance of this project. Erosion 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.
- 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 of rain is produced. All maintenance will follow an inspection within 24 hours.
- 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>
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- Temporary stabilization using anionic polymer. After November 1, 2012, anionic polyacrylamide will be applied to all disturbed areas where the municipality's engineer or WDNR representatives deem stabilization and/or erosion to be problematic. Application of polyacrylamide will be according to WDNR Conservation Practice standard 1050, Erosion Control Land Application of Anionic Polyacrylamide. Refer to WDNR's stormwater web page of technical standards at: <http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm>.
- Pond Stabilization – Following pond grading, all pond side slopes shall be covered with Erosion Matting Class I – Type B.
- Soil Stockpiles – A row of silt fence placed downslope and at least 10 feet away from any stockpiles shall protect all stockpiles. Soil stockpiles that are inactive for more than 14 consecutive days shall be stabilized with seed & mulch, erosion mat, polymer, or covered with tarps or similar material. No stockpile shall be placed within 20 feet of a drainage way.
- Storm Sewer Inlets – Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.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 site stabilization is complete.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- All disturbed areas, except paved areas, shall receive a minimum of six (6) inches of clean (imported) topsoil, fertilizer, seed, and mulch. Seed mixture shall be Sun Terrace Mix according to the City of Madison Standard Specifications for Public Works Construction – Article 207. 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.
- 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.

Emergency Contact

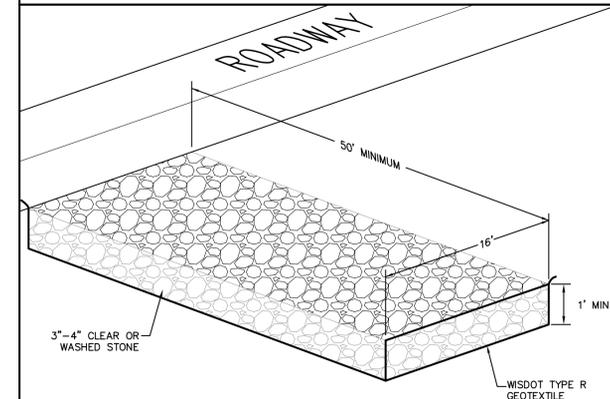
Steve Schooler
 Porchlight, Inc.
 306 N. Brooks Street
 Madison, WI 53715
 (608) 257-2534

Schedule:

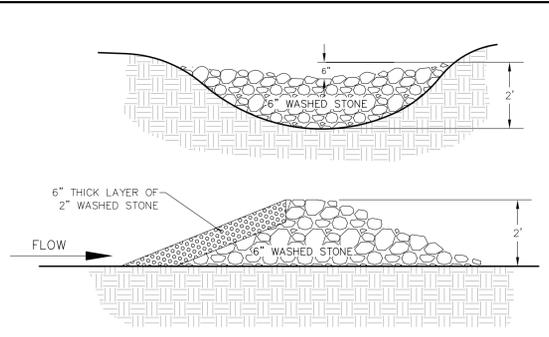
March 19-20, 2012	Install silt fence, sediment berm w/weepers and construction entrance.
March 14, 2012	Begin disturbance of site ground cover. Cover disturbed areas around buildings with wood-chip mulch.
July 30, 2012	Base course installed. Apply temporary seed and mulch to all disturbed areas.
September 30, 2012	Apply permanent seed and mulch to all disturbed areas.
May 15, 2013	Re-apply permanent seed where necessary
July 15, 2013	Vegetation established



SILT FENCE CONSTRUCTION

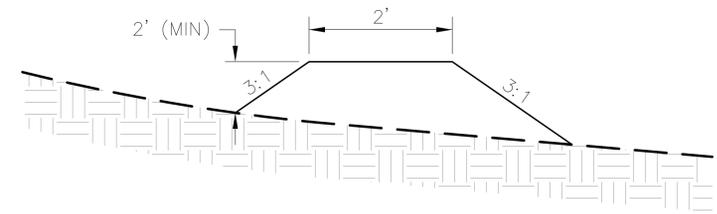


STONE CONSTRUCTION ENTRANCE

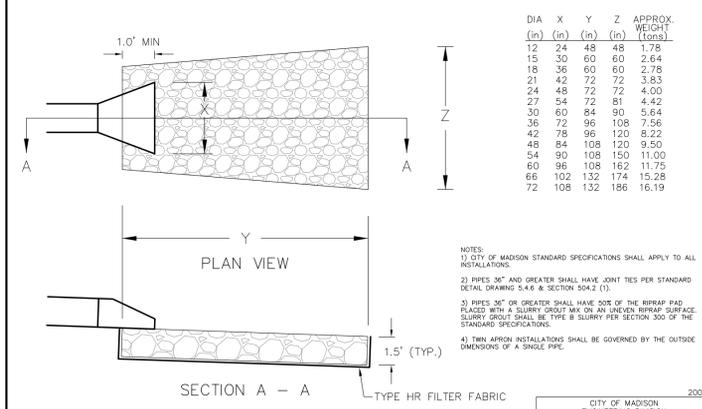


STONE WEEPER

EARTH BERM SHALL BE MAINTAINED UNTIL SITE IS RESTORED AND VEGETATION IS ESTABLISHED.



TOPSOIL BERM DETAIL



RIPRAP DETAIL

DIA (in)	X (in)	Y (in)	Z (in)	APPROX. WEIGHT (tons)
12	24	48	48	1.78
15	30	60	60	2.64
18	36	60	60	2.78
21	42	72	72	3.83
24	48	72	72	4.00
27	54	72	81	4.42
30	60	84	90	5.64
36	72	96	108	7.56
42	78	96	120	8.22
48	84	108	120	9.50
54	90	108	150	11.00
60	96	108	162	11.75
66	102	132	174	15.28
72	108	132	186	16.19

NOTES:
 1) CITY OF MADISON STANDARD SPECIFICATIONS SHALL APPLY TO ALL INSTALLATIONS.
 2) PIPES 36" AND GREATER SHALL HAVE JOINT TIES PER STANDARD DETAIL DRAWING 5-A-4 SECTION 554.2 (1).
 3) PIPES 36" OR GREATER SHALL HAVE SIZE OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNDEVELOPED SURFACE. SLURRY GROUT SHALL BE TYPE B SLURRY PER SECTION 300 OF THE STANDARD SPECIFICATIONS.
 4) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.

CITY OF MADISON
 ENGINEERING DIVISION
 RIPRAP AT
 APRON END WALLS
 STANDARD DETAIL DRAWING 5-A-4

Burse
 Surveying and Engineering, Inc.
 1400 E. Washington Ave, Suite 150
 Madison, WI 53703
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: MBurse@Burse-INC.net
www.burseurveying.com

APPROVALS	PROJECT ENG	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED
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PORCHLIGHT NAKOOSA TRAIL
 4002 NAKOOSA TRAIL
 MADISON, WI
PORCHLIGHT, INC.
 306 N. BROOKS STREET
 MADISON, WI 53715

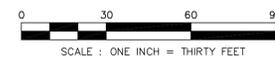
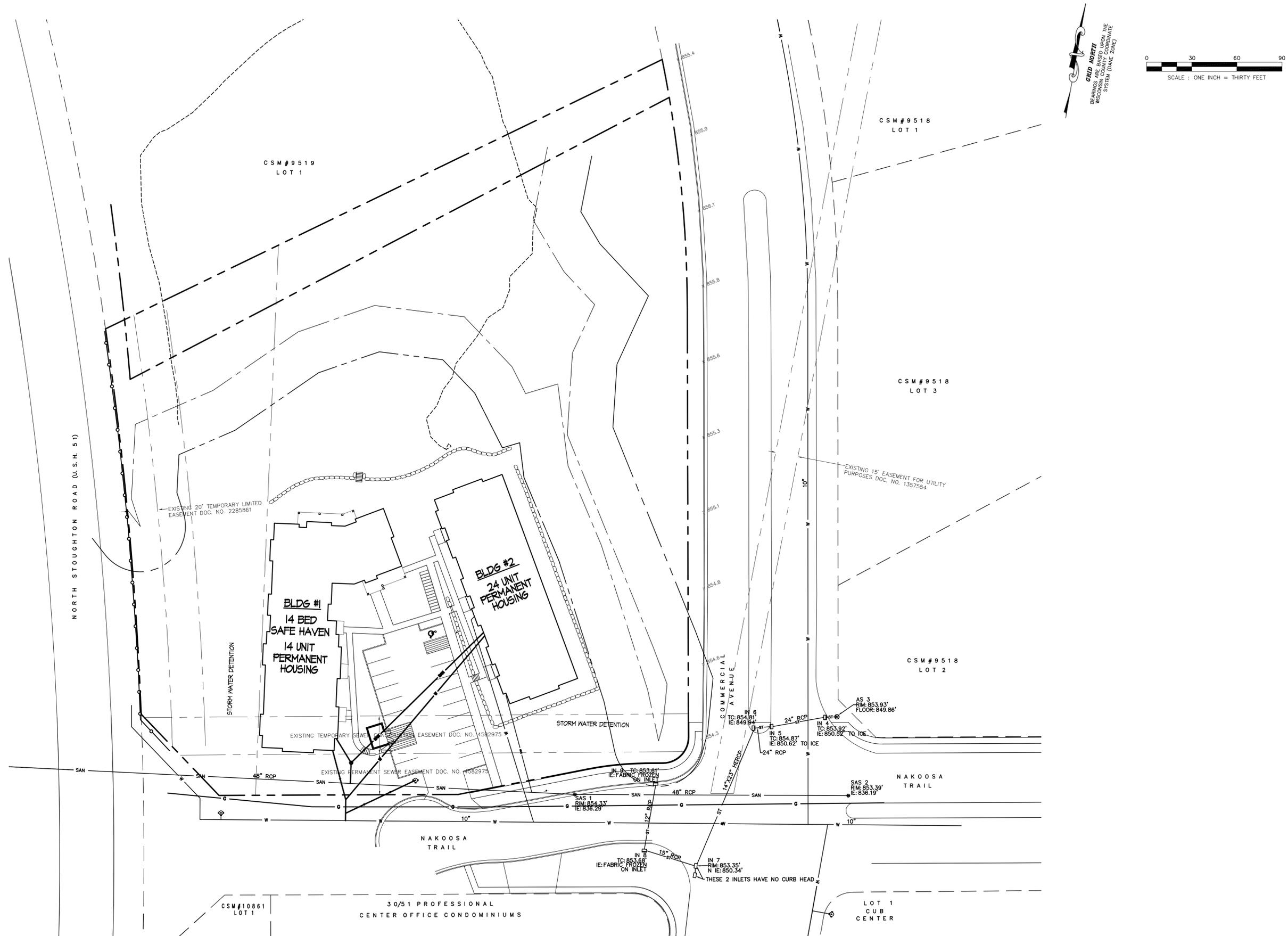
PROJECT #: BSE1347
 PLOT DATE: 01-05-2011
 REVISION DATES:
 01-05-2011

ISSUE DATES:
 08-25-2010
 01-05-2011

EROSION CONTROL DETAILS

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DRAWING NUMBER
C-2.3



NORTH STOUGHTON ROAD (U.S.H. 51)

COMMERCIAL AVENUE

NAKOOSA TRAIL

30/51 PROFESSIONAL CENTER OFFICE CONDOMINIUMS

LOT 1 CUB CENTER

CSM # 9519 LOT 1

CSM # 9518 LOT 1

CSM # 9518 LOT 3

CSM # 9518 LOT 2

CSM # 10861 LOT 1

EXISTING 20' TEMPORARY LIMITED EASEMENT DOC. NO. 2285861

EXISTING 15' EASEMENT FOR UTILITY PURPOSES DOC. NO. 1357554

EXISTING TEMPORARY SEWER EASEMENT DOC. NO. 4582975

EXISTING PERMANENT SEWER EASEMENT DOC. NO. 4582975

IN 2 TO 853.81' IE: FABRIC FROZEN ON INLET

SAS 1 RIM: 854.33' IE: 836.29'

SAS 2 RIM: 853.39' IE: 836.19'

AS 3 RIM: 853.93' FLOOR: 848.86'

IN 6 TO: 854.81' IE: 849.84'

IN 5 TO: 854.87' IE: 850.62'

IN 4 TO: 853.92' IE: 850.57'

IN 8 TO: 853.88' IE: FABRIC FROZEN ON INLET

IN 7 RIM: 853.35' IE: 850.34'

THESE 2 INLETS HAVE NO CURB HEAD

48" RCP



January 5, 2011
**PRELIMINARY
LANDSCAPE & PLANTING
PLAN**

NOTE: Plan contains slight modifications to site plan proposed grading, retaining walls and sidewalk alignments to accommodate planting areas and outdoor spaces.

Revisions
Date

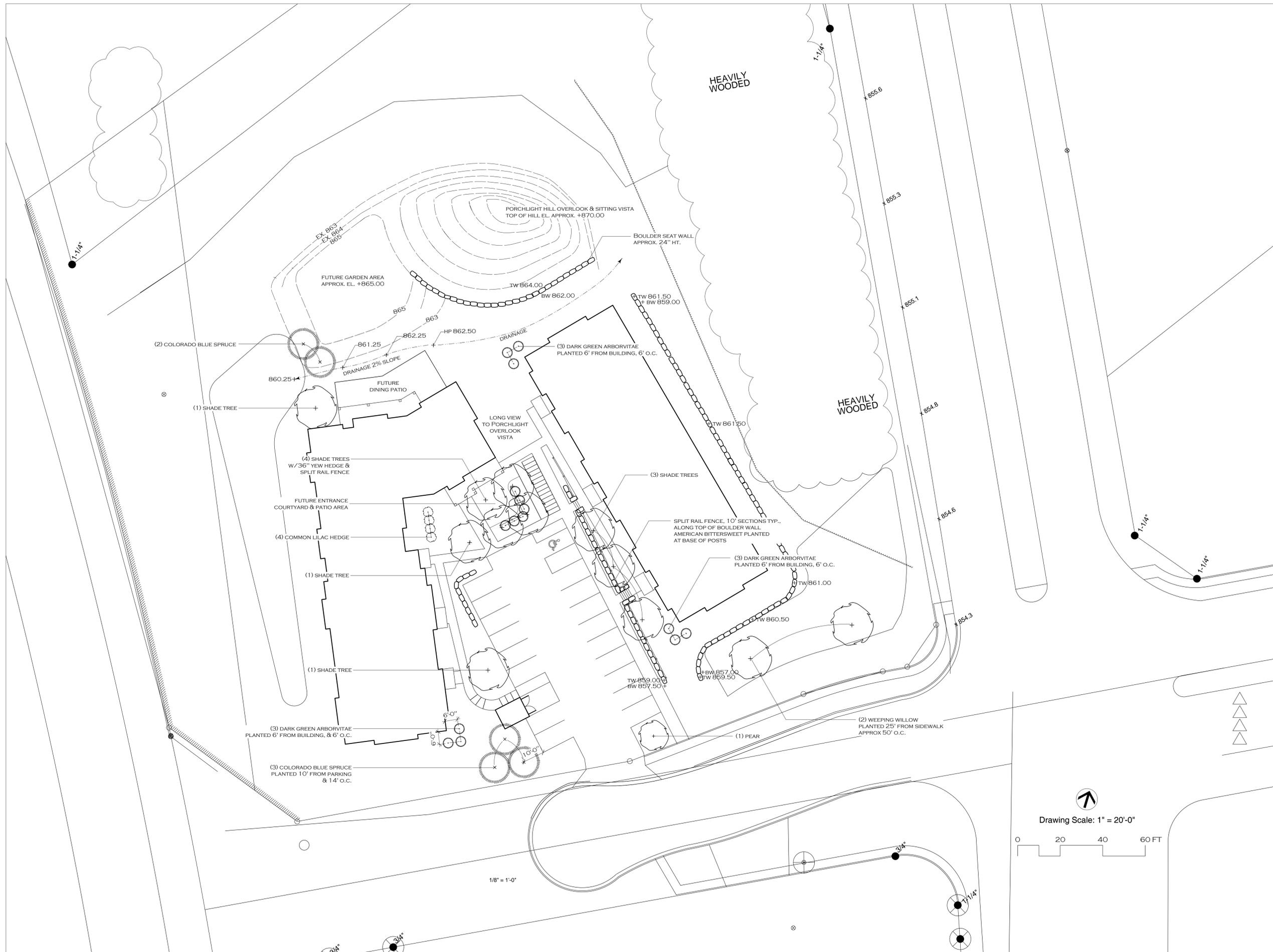
Project Title
**Porchlight
4002 Nakoosa Trail**

Address
Drawing Title
**Preliminary Landscape
and Planting Plan**

Project No. Drawing No.

0826 L-1.0

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1/8" = 1'-0"

Consultant

Notes

Revisions

UDC Info Submittal - December 08, 2010
Conditional Use Submittal - January 05, 2011

Project Title

Porchlight
4002 Nakoosa Trail

Drawing Title

First & Second Floor Plans - Building #1

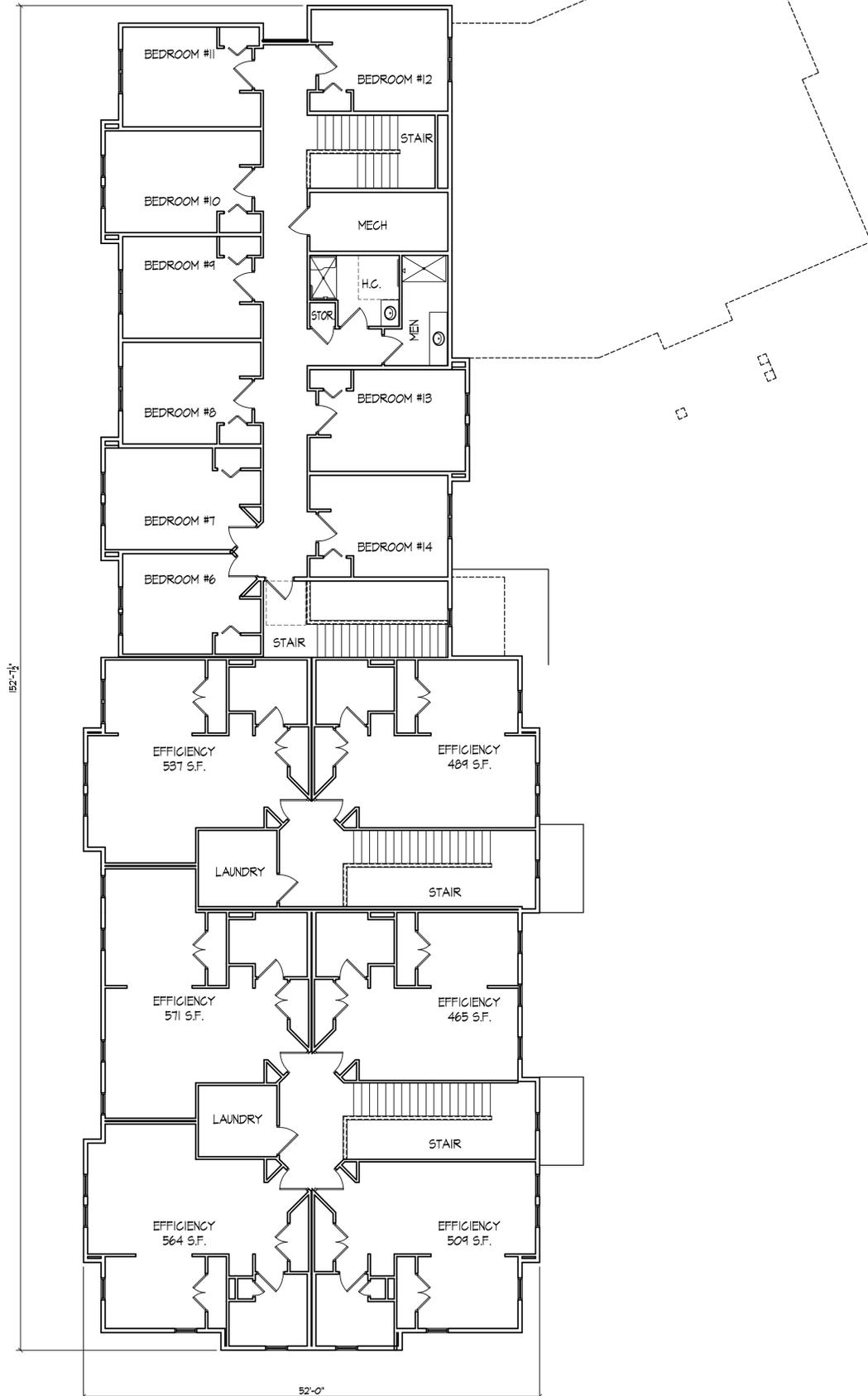
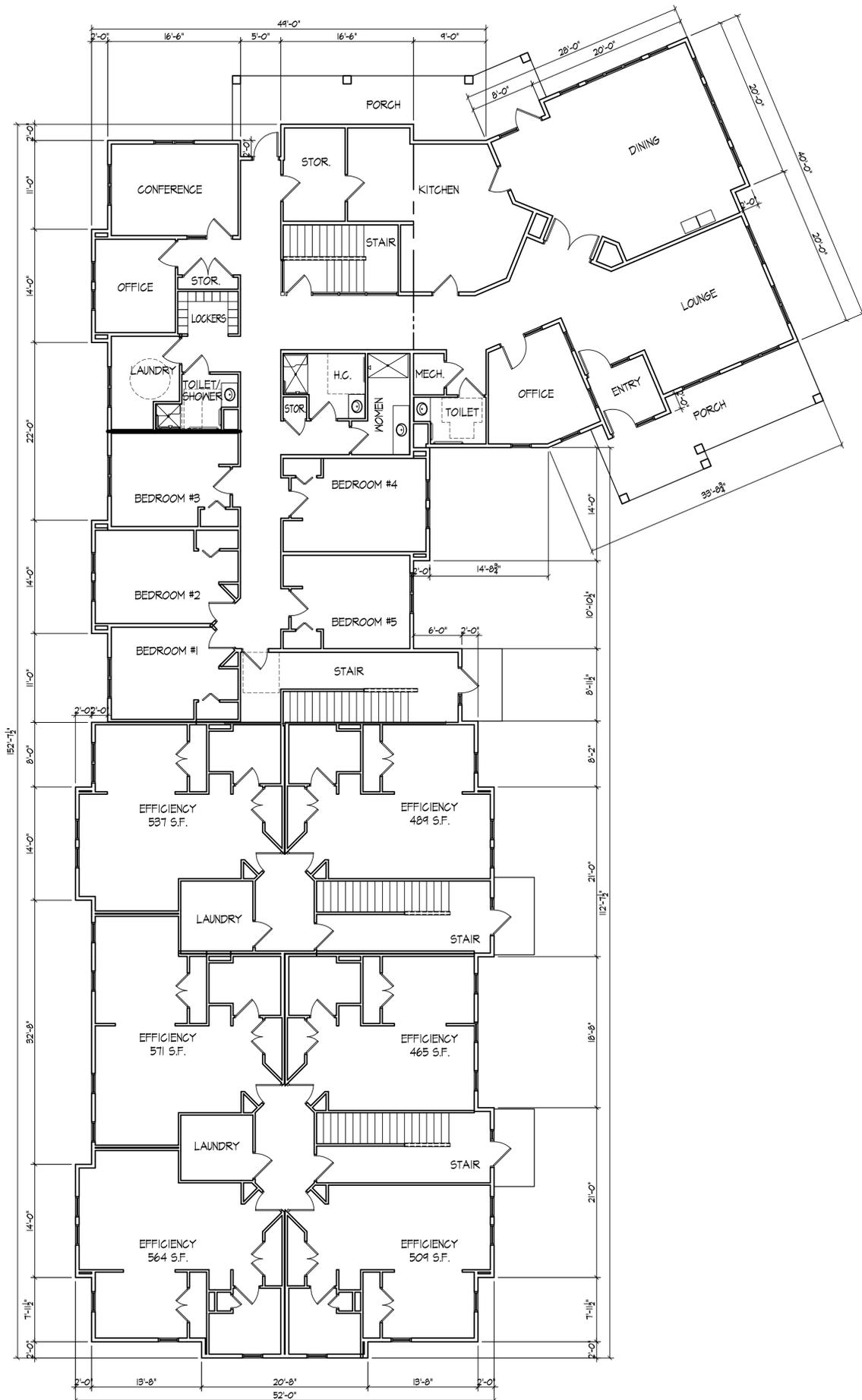
Project No.

0826

Drawing No.

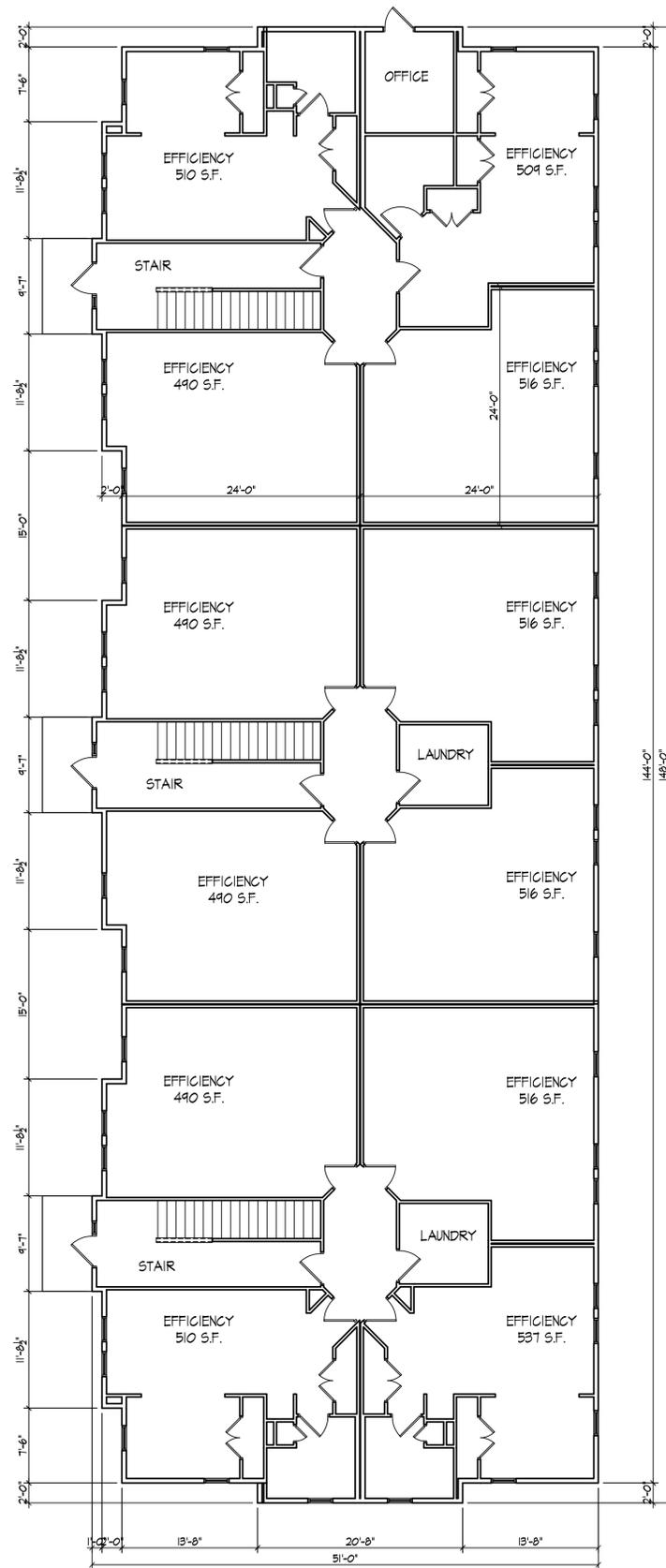
A-1.1

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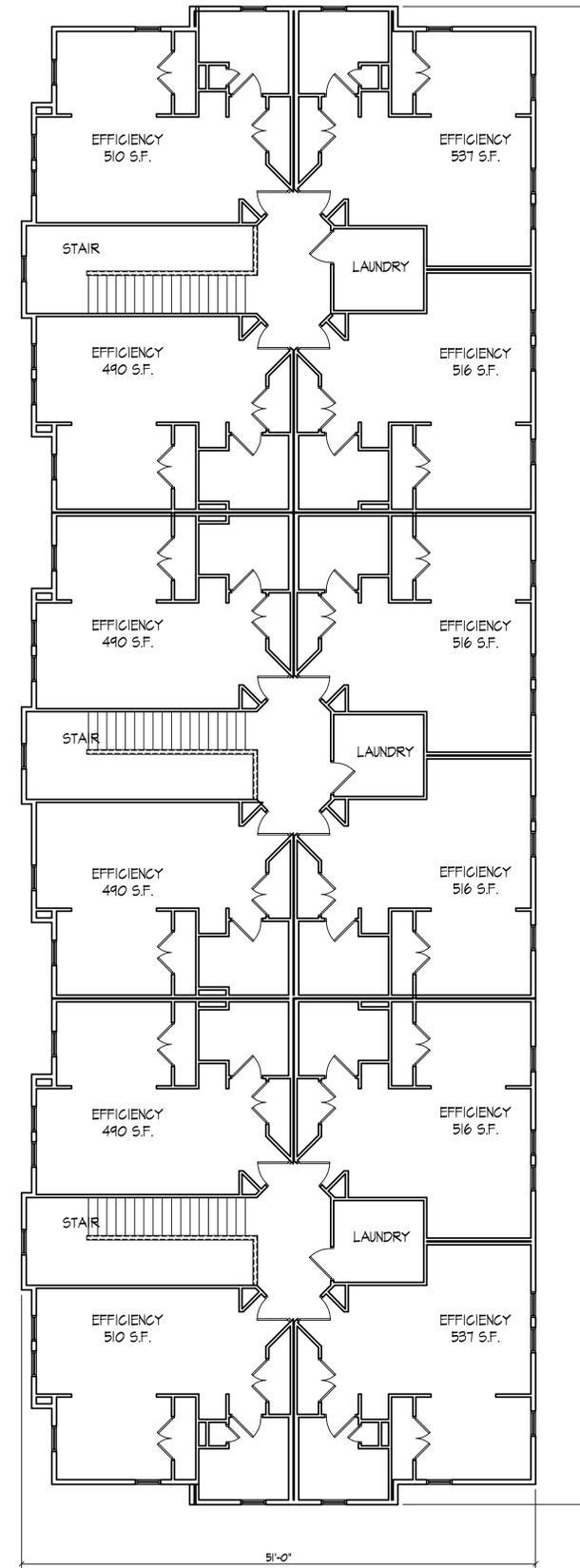


Consultant

Notes



○ **First Floor Plan**
1/8" = 1'-0"
7,221 GSF / FLOOR



○ **Second Floor Plan**
1/8" = 1'-0"
7,221 GSF / FLOOR

Revisions
UDC Info Submittal - December 08, 2010
Conditional Use Submittal - January 05, 2011

Project Title
Porchlight
4002 Nakoosa Trail

Drawing Title
Floor Plans
Building #2
Project No. 0826 Drawing No. A-1.2

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Notes

TYPICAL MATERIALS

- ASPHALT SHINGLES
- ALUM. FASCIA & SOFFIT
- PAINTED COMPOSITE TRIM
- HORIZONTAL SIDING
- METAL ROOF
- PRECAST BAND
- PRECAST HEADS
- PRECAST SILLS
- BRICK VENEER



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION - ENTRY
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

Revisions
UDC Info Submittal - December 08, 2010
Conditional Use Submittal - January 05, 2011



WEST ELEVATION
1/8" = 1'-0"

Project Title
Porchlight
4002 Nakoosa Trail

Drawing Title
Elevations
Building #1

Project No.
0826

Drawing No.
A-2.1

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TYPICAL MATERIALS

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- HORIZONTAL SIDING
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- PRECAST BAND
- PRECAST HEADS
- PRECAST SILLS
- BRICK VENEER

○ WEST ELEVATION
1/8" = 1'-0"



○ NORTH ELEVATION
1/8" = 1'-0"



○ SOUTH ELEVATION
1/8" = 1'-0"



○ EAST ELEVATION
1/8" = 1'-0"

Revisions

UDC Info Submittal - December 08, 2010
Conditional Use Submittal - January 05, 2011

Project Title

Porchlight
4002 Nakoosa Trail

Drawing Title

Elevations
Building #2

Project No.

0826

Drawing No.

A-2.2