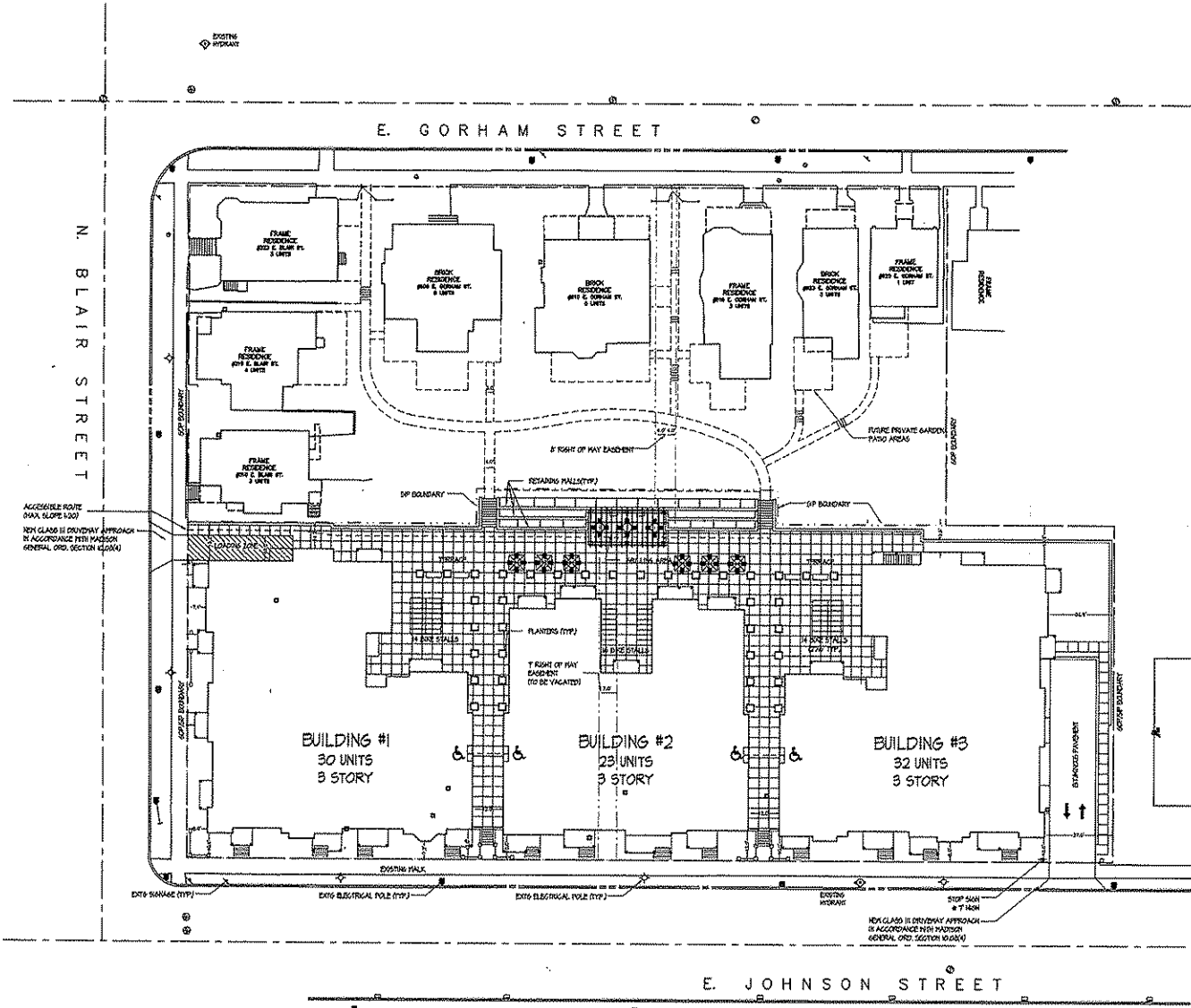


Consultant



SHEET INDEX

SITE	
C-1.1	SITE PLAN
C-1.2	SITE SURVEY
C-1.3	SITE DEMOLITION PLAN
C-1.4	PIECE DEPARTMENT ACCESS PLAN
C-2.1	SITE GRADING & EROSION CONTROL PLAN
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L-1.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLANS
A-1.1	FIRST FLOOR PLANS
A-1.2	SECOND FLOOR PLANS
A-1.3	THIRD FLOOR PLANS
A-2.1	ELEVATIONS

- Notes**
1. A SIDE WALK WITH A FISH GREATER THAN 100 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMP OR WALKS MORE THAN 6' LONG 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 WITHIN CURB TO BE APPROVED IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.02(4).
 4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
 5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 6. CORN EROSION-CONTROLLED FINE LINES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMPATIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
 7. ALL WORK ON THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 8. SIDE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.15 (SIDE SUBSTITUTION DRIVEN AND 20.15(2)(a)) USE THE SAME HEIGHT STYLE FOR ALL SIDEWALK PARKING, USE THE SQUARE "P" MARK FOR THE 2' X 8' TYPICAL UNDERGROUND PARKING.
 9. ALL SIDEWALK, CURB, AND OTHER ADJACENT TO THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

SITE DEVELOPMENT DATA

DESCRIPTION	SHP	SIZE
Lot Area	48,880 S.F. or 1.13 Acres	07,281 or 2.0 Acres
Dwelling Units	80 Units	14 Units
Lot Area / DU	600.0 S.F./Unit	519.3 S.F./Unit
Density	73.2 net DU/Acre	81 DU/Acre
Useable Open Space	1194.0 S.F.	94,002 S.F.
Useable Open Space/DU	15.4 S.F./DU	245.2 S.F./DU

UNIT MIX

Apartment Efficiency	Blkg. #1	Blkg. #2	Blkg. #3
Studio 1-Bd	0	0	0
One Bed	10	0	19
One Bed/Den	0	0	0
One Bed/2-Bd	0	0	0
Two Bed	0	0	0
Lofted Two Bedroom	0	0	0
2 Bedroom Townhouse	0	0	0
3 Bedroom Townhouse	0	0	0
Total	10	0	19

Total S.F. 20,526 S.F. 20,160 S.F. 20,506 S.F. +00410 S.F.
 Floor Area Ratio 21 21 21 +00410 S.F.

Building Height
 30' 30' 30'

VEHICLE PARKING
 Surface 16 Stalls
 Underground 126 Stalls/D.U.

BICYCLE PARKING
 Surface 44
 Underground 28
 Total 72
 (20 + 2(29)+68 required)

Project No.
 Plan Construction Dated - February 10, 2004

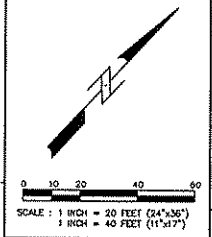
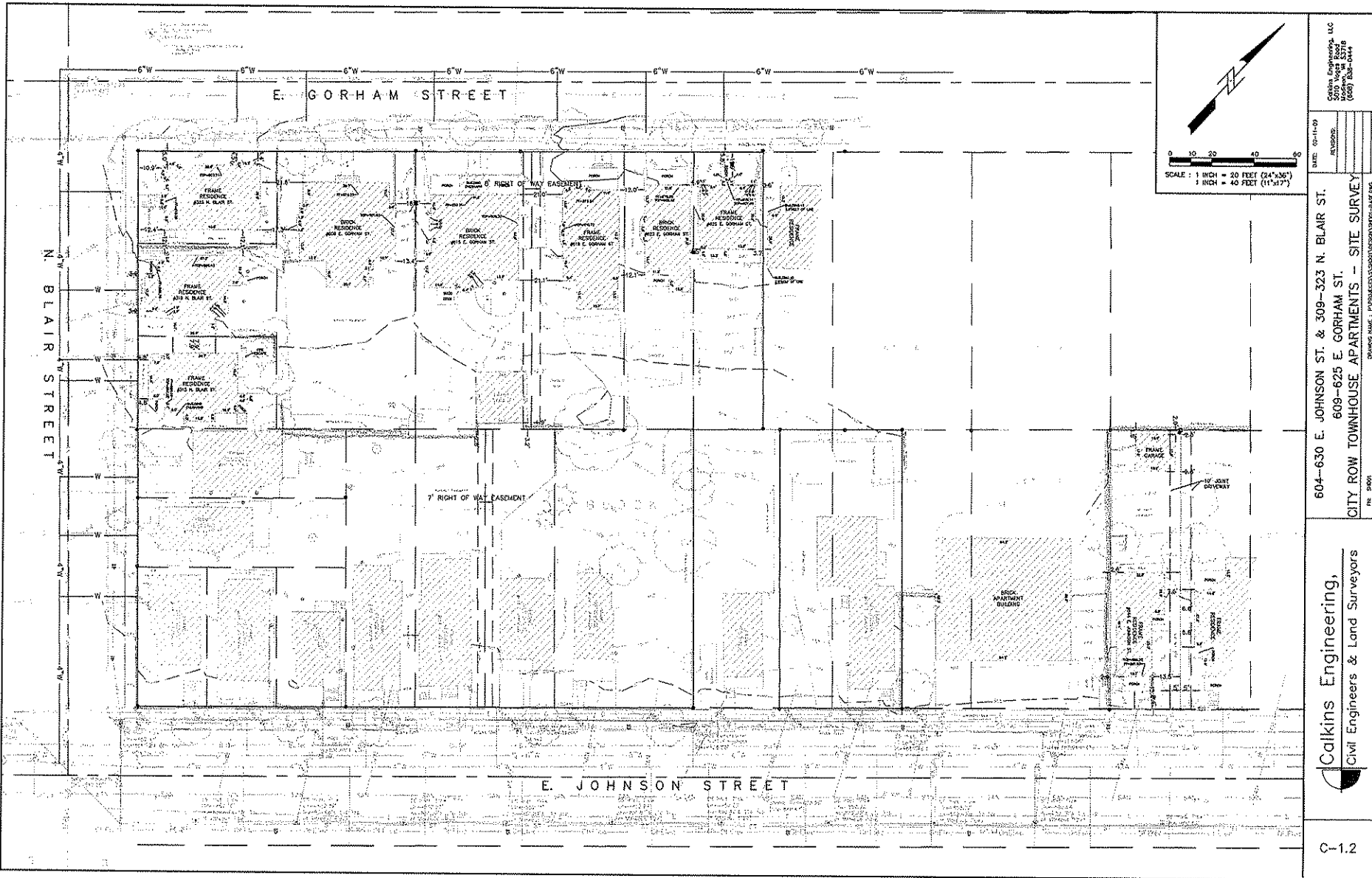
SITE PLAN
 7-20

Project Title
City Row Townhouse Apartments

604-620 East Johnson St.
 304-323 E. Blair Street
 604-625 E. Gorham Street

Drawing Title
Site Plan

Project No. 0820
 Drawing No. C-1.1

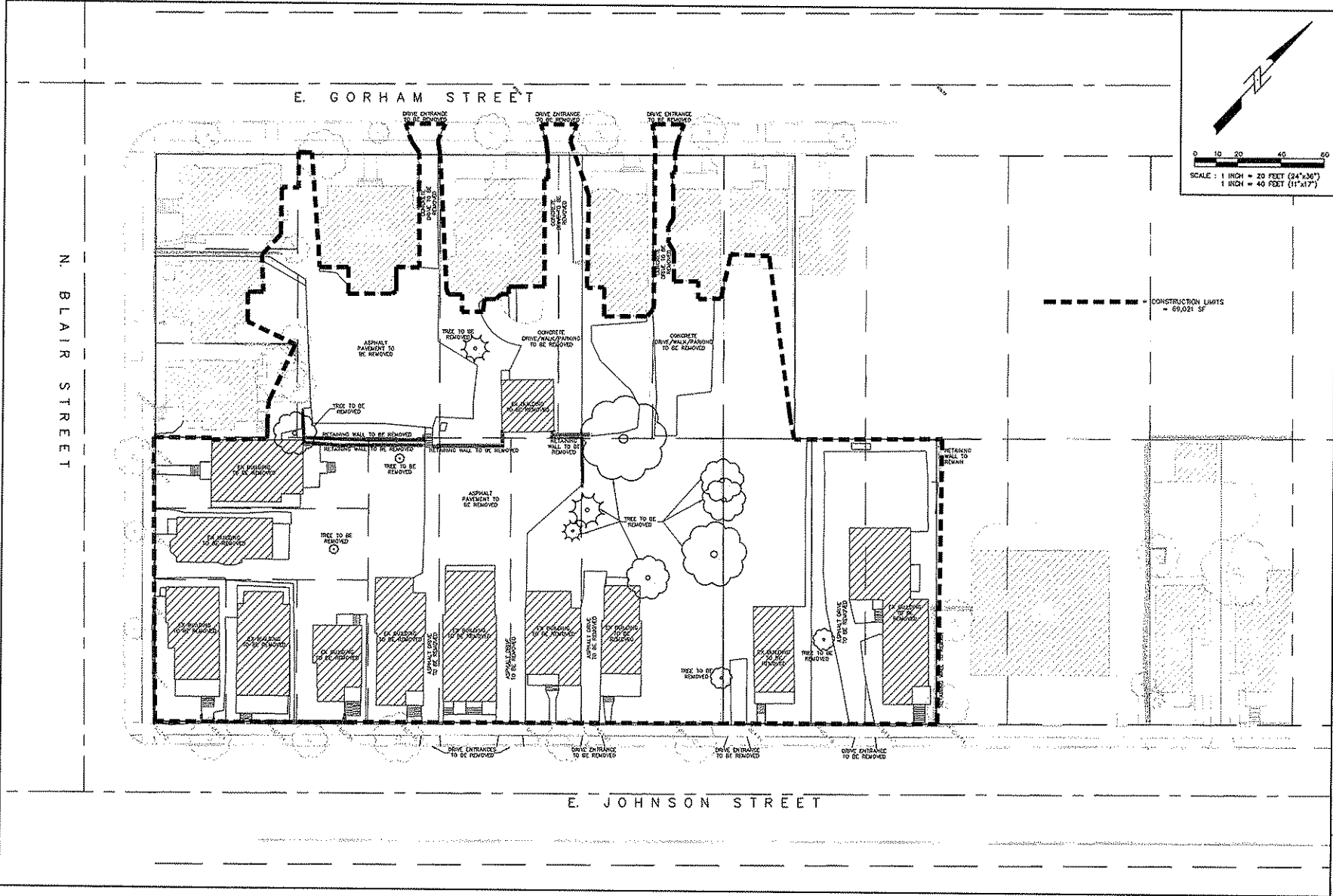


Calkins Engineering, LLC
 609-625-2378
 609-338-0444

DATE: 07-14-09
 REVISIONS:

604-630 E. JOHNSON ST. & 309-323 N. BLAIR ST.
 609-625 E. GORHAM ST.
 CITY ROW TOWNHOUSE APARTMENTS - SITE SURVEY
 DRAWING NAME: P:\PROJECTS\2009\CITY ROW\0301-01-01.DWG
 PR. 2400

Calkins Engineering,
 Civil Engineers & Land Surveyors



Calkins Engineering, LLC
 2505 E. 17th Ave.
 Suite 200
 Aurora, CO 80013
 (303) 733-0144

DATE: 08-14-08
 DRAWING:

604-630 E. JOHNSON ST. & 309-323 N. BLAIR ST.
 609-625 E. GORHAM ST.
 CITY ROW TOWNHOUSE APTS. - DEMOLITION PLAN
 SHEET NO. 1 OF 1
 PER 3460

Calkins Engineering,
 Civil Engineers & Land Surveyors

Consultant

Notes

1. [Hatched pattern] 20' WIDE ADJACENT APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2. [Hatched pattern] 20' TO 28' WIDE FIRE LANE (SEE PLAN FOR ACTUAL WIDTH)

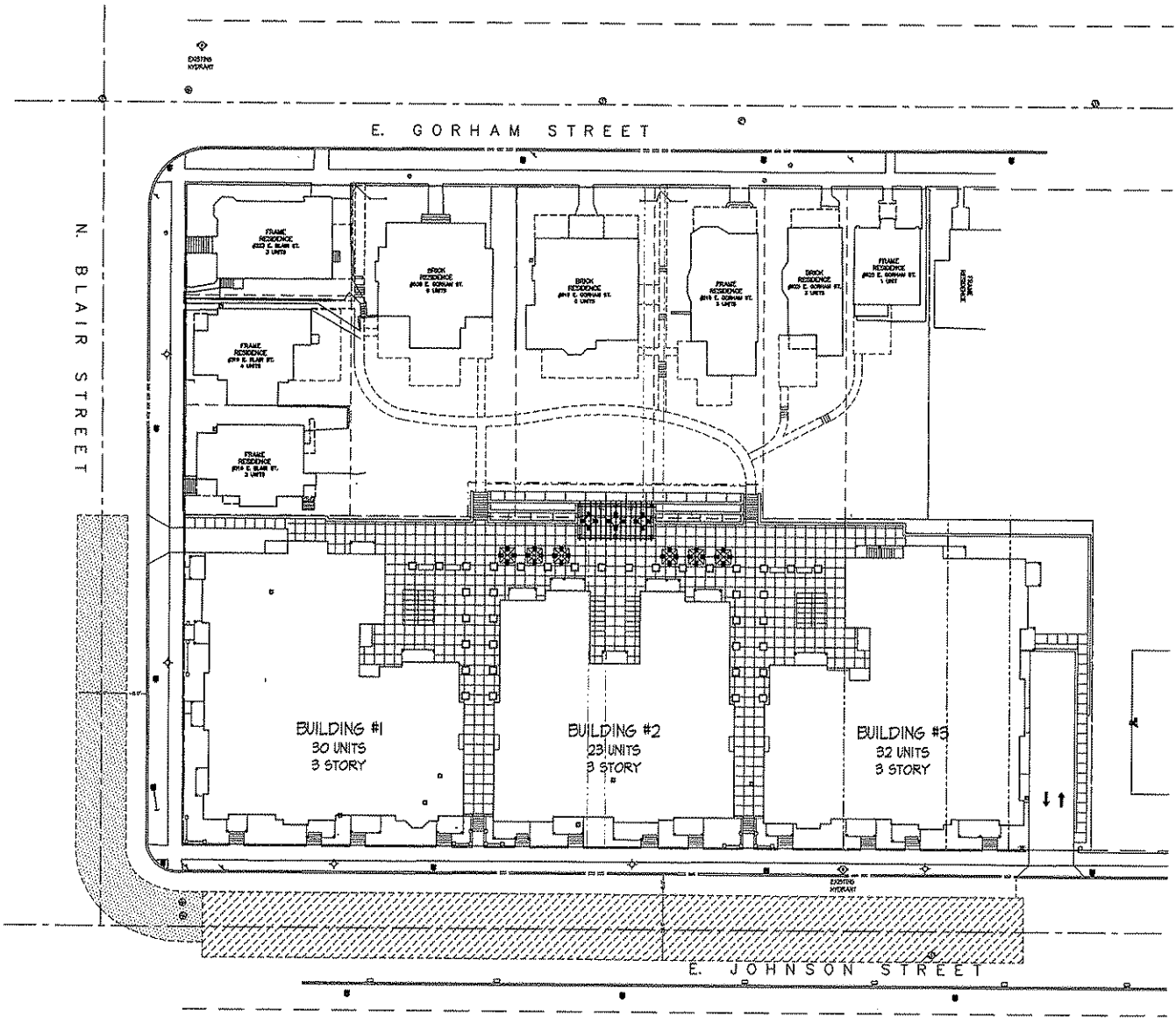
Revised
 Plan Commission Amendment - February 16, 2004

Project Title
City Row Townhouse Apartments

604-630 East Johnson St.
 304-323 E. Blair Street
 604-625 E. Gorham Street

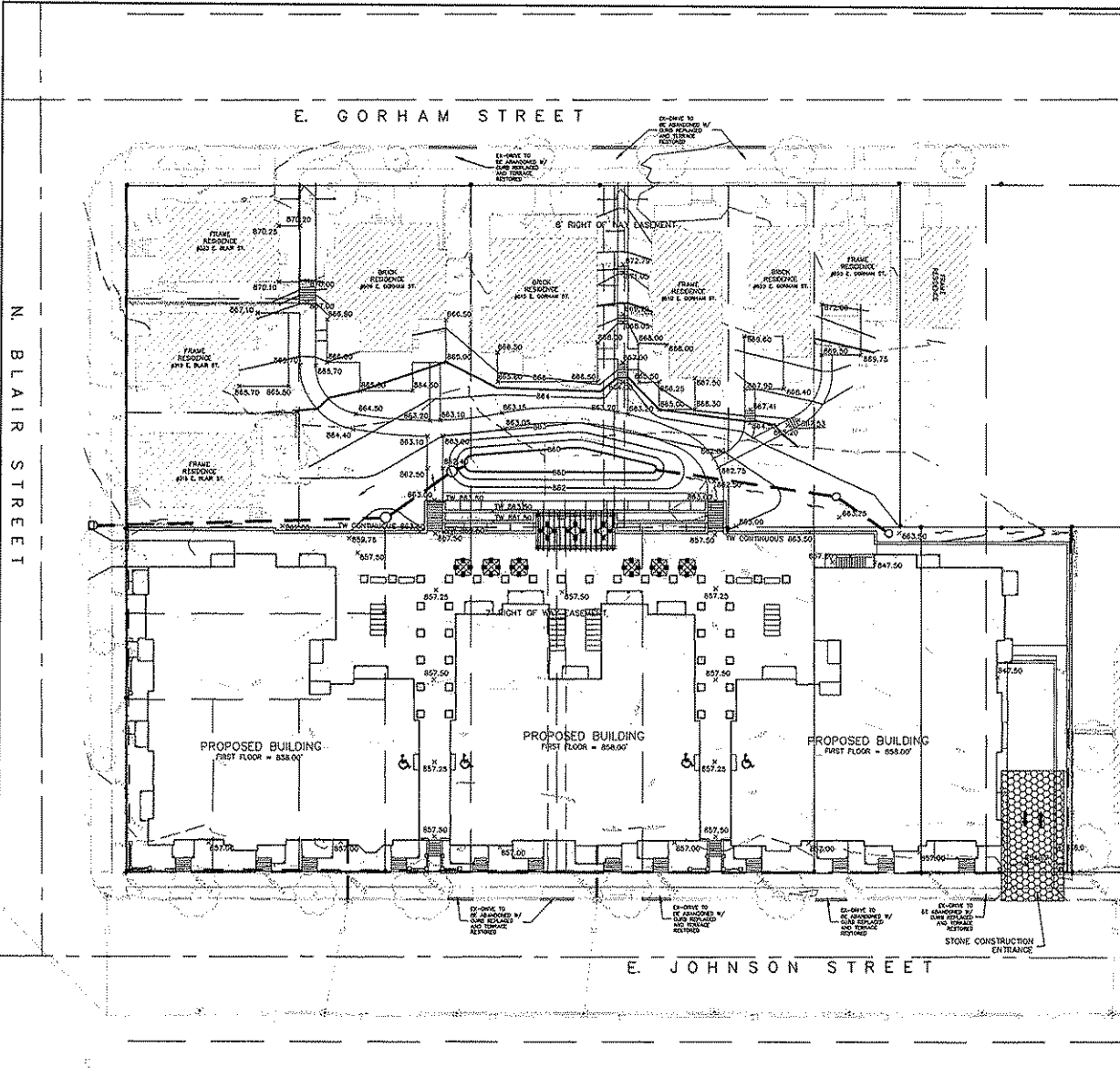
Drawing Title
Fire Dept Access Plan

Project No. Drawing No.
0820 C-1.4



FIRE DEPARTMENT ACCESS PLAN
 1" = 20'

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EROSION CONTROL NOTES:

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

EROSION CONTROL MEASURES SHALL BE INSTALLED 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.

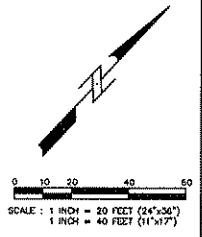
ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.C.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; 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.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS USUALLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIPPED.

PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER A 0.5 INCH OR GREATER RAINFALL EVENT. ALL NECESSARY MAINTENANCE SHALL FOLLOW WITHIN 24 HOURS OF THE INSPECTION.



LEGEND:

- 866.00 = DRAINAGE ANCHOR
- ⊗ 866.00 = EXISTING SPOT GRADE
- ⊗ 866.00 = PROPOSED SPOT GRADE
- ▨ = STONE CONSTRUCTION ENTRANCE
- — — = PROPOSED SILT FENCE

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN MICHIGAN

CALL DIGGERS HOTLINE

1-800-242-8511

TOLL FREE

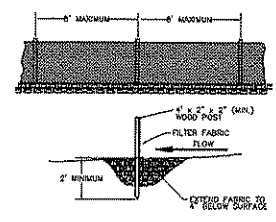
NO. STATUTE 132.0175 (1974) REQUIRES 90% OF WORK BEING NOTICED BEFORE YOU EXCAVATE

EROSION CONTROL SCHEDULE:

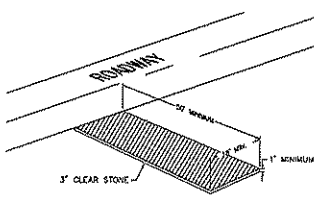
INSTALL EROSION CONTROL MEASURES:
 BEGIN CONSTRUCTION:
 GRAVEL BASE COURSE INSTALLATION COMPLETED:

NOTE: AN EROSION CONTROL PERMIT EXTENSION SHALL BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO THE GRAVEL BASE COURSE INSTALLATION DATE INDICATED ABOVE. IF THIS DATE WILL NOT BE MET, CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.

SILT FENCE CONSTRUCTION



STONE CONSTRUCTION ENTRANCE



Calkins Engineering, LLC
Civil Engineers & Land Surveyors

604-630 E. JOHNSON ST. & 309-323 N. BLAIR ST.
609-625 E. GORHAM ST.
GRADING & EROSION CONTROL PLAN
CITY ROW TOWNHOUSE APARTMENTS

C2.1

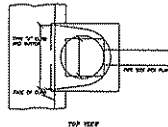
STORM SEWER PIPE SCHEDULE

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH (FT)	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE (%)	DIAMETER OF PIPE (IN)
S-1	S-2	S-1	109	855.30	857.00	2.07	12
S-2	S-3	S-2	27	860.00	858.96	2.74	12
S-3	S-4	S-3	69	860.00	860.00	0.00	8
S-4	S-5	S-4	23	860.35	860.35	1.00	8
S-5	S-6	S-5	23	859.91	859.69	1.00	12
S-6	S-7	S-6	30	859.30	859.30	1.00	12

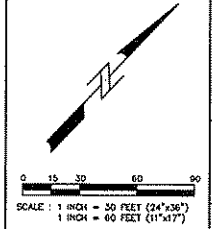
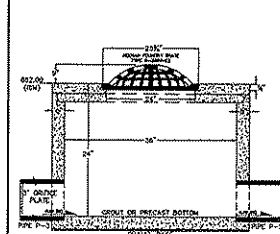
STORM SEWER STRUCTURE SCHEDULE

STRUCTURE NUMBER	TYPE	GRADE/JOINT TYPES	TOP OF CASTING	INVERT	DEPTH (FT)
S-1	CURB OUTLET STRUCTURE	R-3331	859.00	857.00	2.00
S-2	3" CB W/INLET	R-1550	863.15	859.28	3.89
S-3	3" CB W/INLET	R-2560-E2	862.00	858.00	2.00
S-4	3" OFFSET	N/A	N/A	860.00	N/A
S-5	END OF ST PIPE	N/A	N/A	860.00	N/A
S-6	3" CB W/INLET	R-2531	863.90	860.35	3.15
S-7	3" CB W/INLET	R-2531	863.45	860.57	2.78
S-8	EXISTING INLET	N/A	N/A	859.69	N/A
S-9	CONNECTION TO BUILDING	N/A	N/A	859.91	N/A
S-10	EXISTING INLET	N/A	N/A	861.30	N/A
S-11	CONNECTION TO BUILDING	N/A	N/A	860.50	N/A

S-1 DETAIL



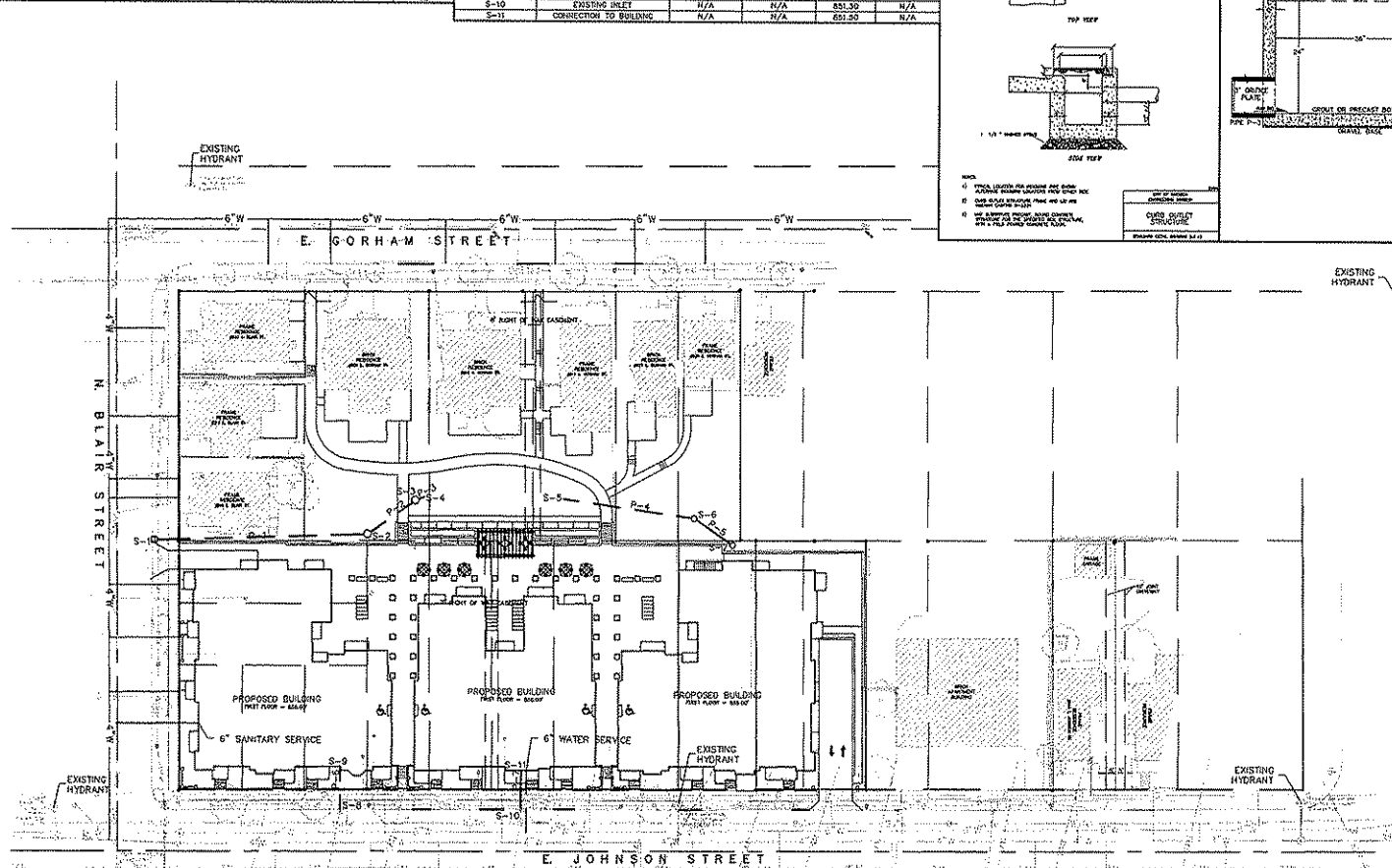
S-3 DETAIL



- LEGEND**
- PROPOSED STORM SEWER
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - EX. BURIED ELECTRIC
 - EX. OVERHEAD TELEPHONE
 - EX. BURIED GAS LINE
 - EX. WATER MAIN
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. BURIED FLOOR OPTIC LINE
 - STORM MANHOLE
 - LIGHT POLE
 - WATER VALVE
 - HYDRANT
 - STORM 7 1/2" INLET
 - DON
 - DECIDUOUS TREE
 - CONIFEROUS TREE

NOTES

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4. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



GENERAL NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY CONNECTION, PLUGGING, AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ALL GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPARTMENT OF COMMERCIAL GUIDELINES.
- 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.
- ALL ROOF STORM WATER RUNOFF SHALL BE COLLECTED AND DISCHARGED INTO GRANTY ORAIN STORM SEWER AT THE FRONT OF THE BUILDING.
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- ALL SIDEWALK AND CURB & GUTTER DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
- STORM SEWER SHALL BE PVC (ASTM D3034 - SDR 35).
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (ASTM A151, CLASS 52).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).
- BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.

Calkins Engineering, LLC
 609-625-3378
 609-625-0144

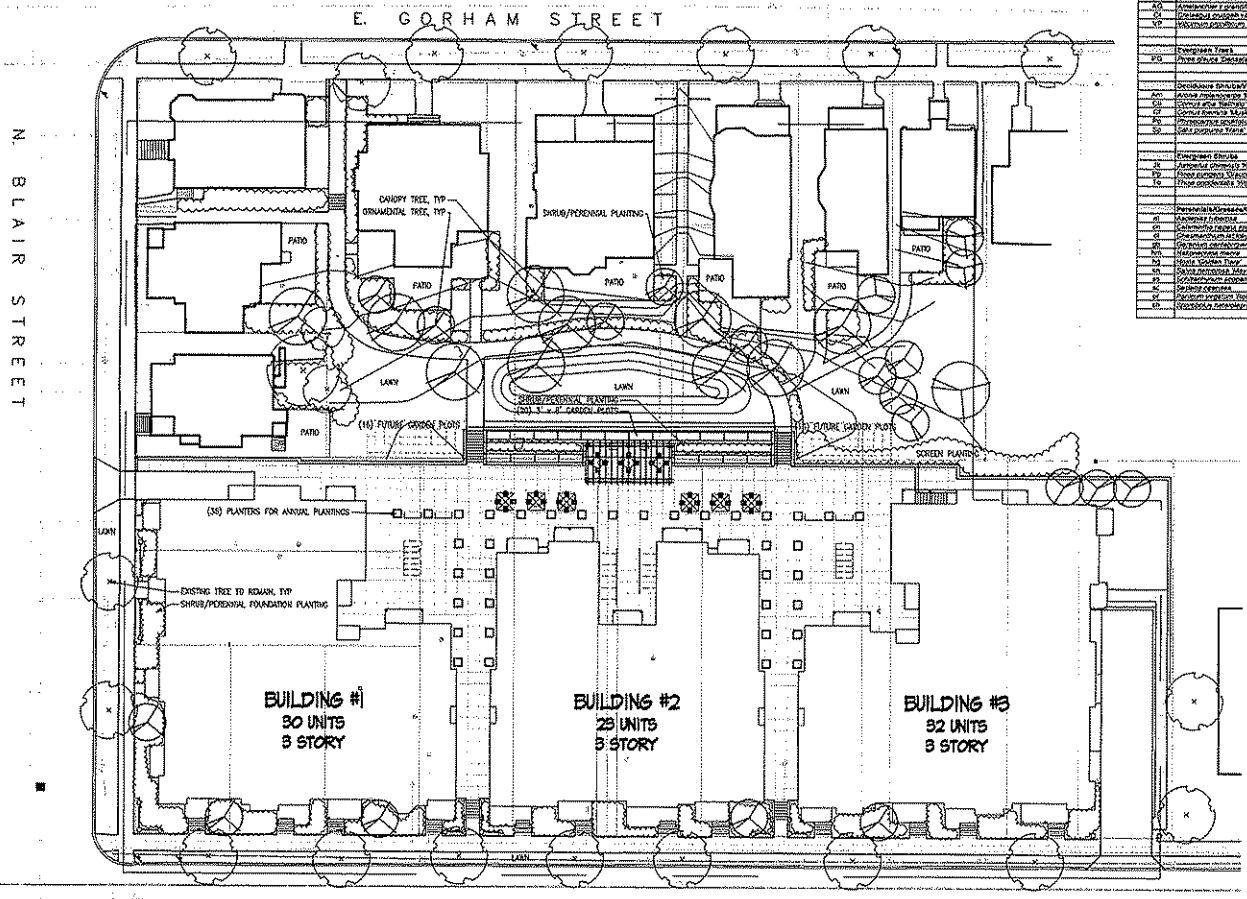
DATE: 02-17-09
 REVISIONS:

604-630 E. JOHNSON ST. & 309-323 N. BLAIR ST.
 609-625 E. GORHAM ST.
 UTILITY PLAN
 CITY ROW TOWNHOUSE APARTMENTS

Calkins Engineering,
 Civil Engineers & Land Surveyors

C3.1

Plant	Botanical Name	Common Name	Quantity	Size	Spcc	Comments
Decorative Trees						
01	Quercus prinus	White Oak	12	12"	100%	
02	Quercus alba	White Oak	2	24"	100%	
03	Quercus macrocarpa	White Oak	2	24"	100%	
04	Quercus prinus	White Oak	2	24"	100%	
05	Quercus alba	White Oak	2	24"	100%	
TOTAL			20			
Ornamental Trees						
06	Amelanchier canadensis	Waxhaw	2	12"	100%	
07	Amelanchier canadensis	Waxhaw	2	12"	100%	
08	Amelanchier canadensis	Waxhaw	2	12"	100%	
09	Amelanchier canadensis	Waxhaw	2	12"	100%	
TOTAL			8			
Shrubs						
10	Amelanchier canadensis	Waxhaw	2	12"	100%	
11	Amelanchier canadensis	Waxhaw	2	12"	100%	
12	Amelanchier canadensis	Waxhaw	2	12"	100%	
13	Amelanchier canadensis	Waxhaw	2	12"	100%	
TOTAL			8			
Perennials						
14	Amelanchier canadensis	Waxhaw	2	12"	100%	
15	Amelanchier canadensis	Waxhaw	2	12"	100%	
16	Amelanchier canadensis	Waxhaw	2	12"	100%	
17	Amelanchier canadensis	Waxhaw	2	12"	100%	
TOTAL			8			



Landscape Plan
 1" = 20'-0"



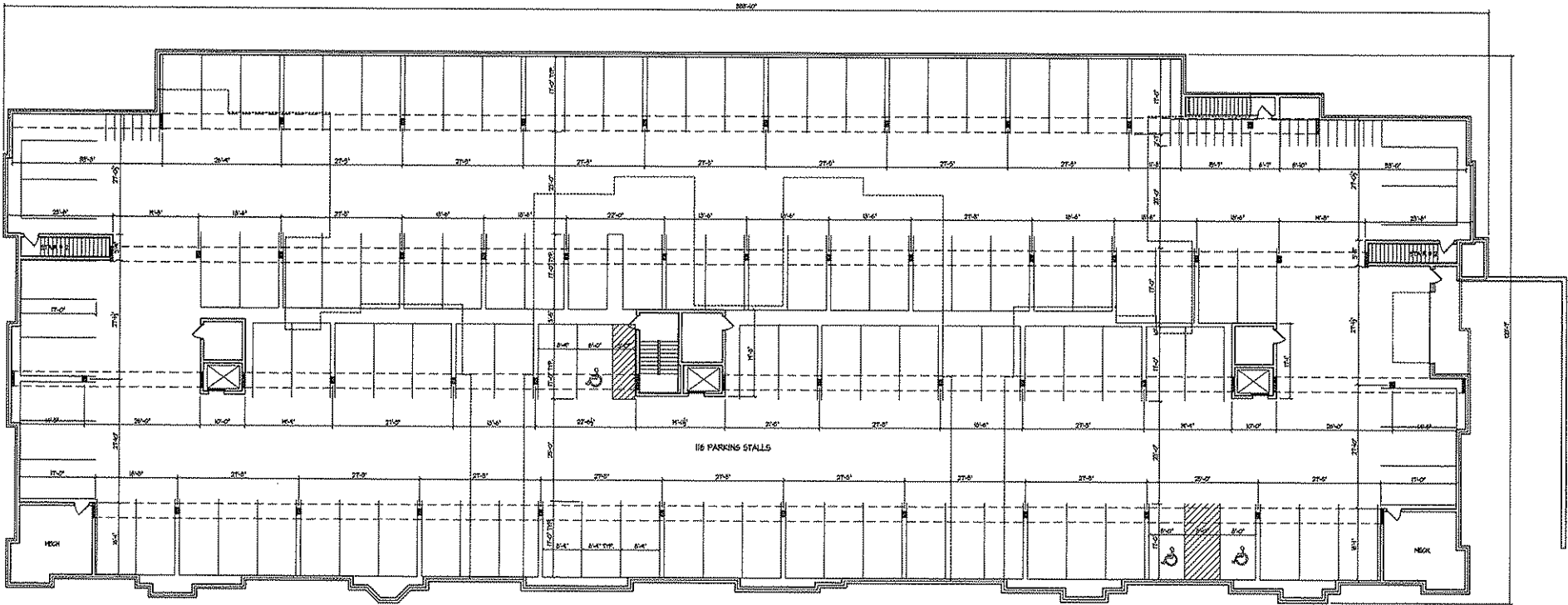
Revised
 Plan Commission Meeting - February 18, 2004

Project Title
 City Row Townhouse
 Apartments

604-680 East Johnson St.
 301-323 E. Blair St.
 604-625 E. Gorham St.
 Drawing Title
 Landscape Plan

Project No.
 0820
 Drawing No.
 L-1.i

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BASEMENT FLOOR PLAN
8'0" x 1'0"

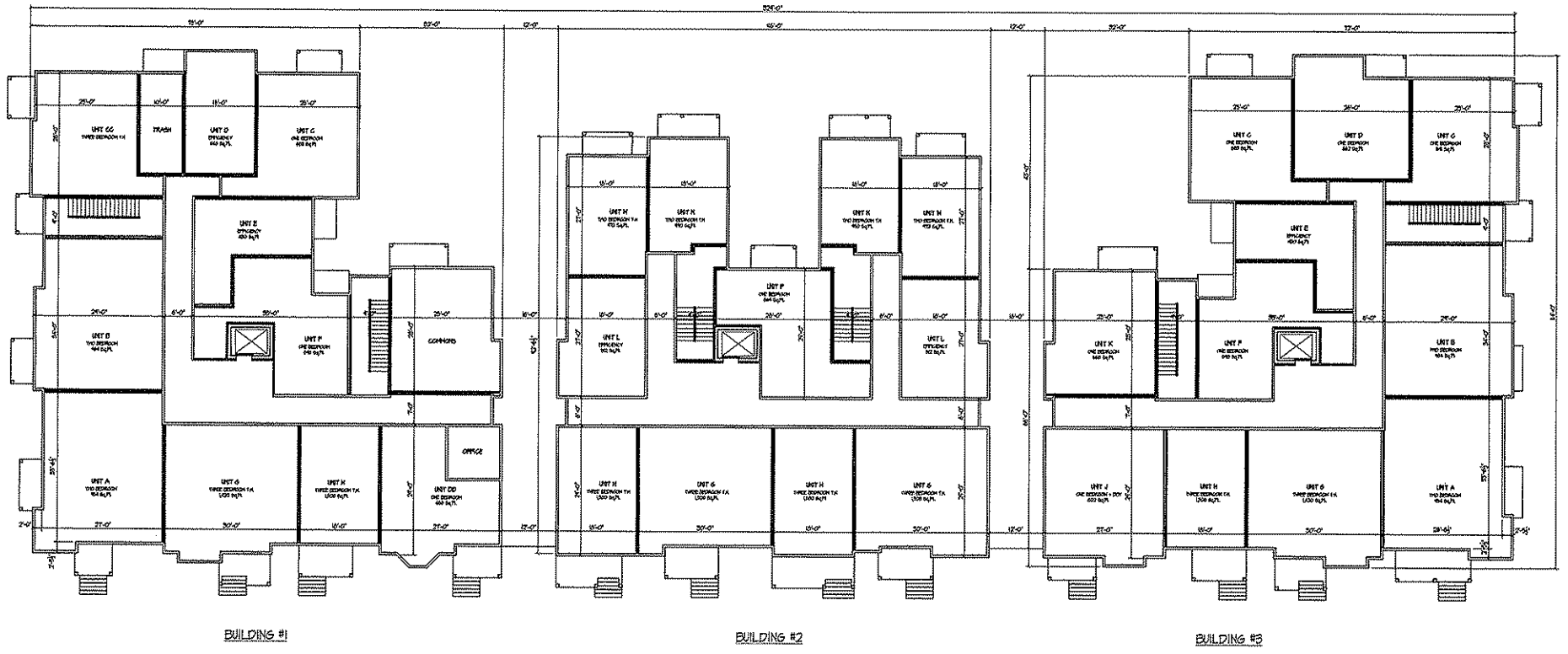
Project File
**City Ron Townhouse
Apartments**

604-630 E. Johnson Street &
304-323 N. Blair Street
604-623 E. Gorham Street

Drawing Title
Basement Floor Plan

Project No. **0820** Drawing No. **A-1.0**

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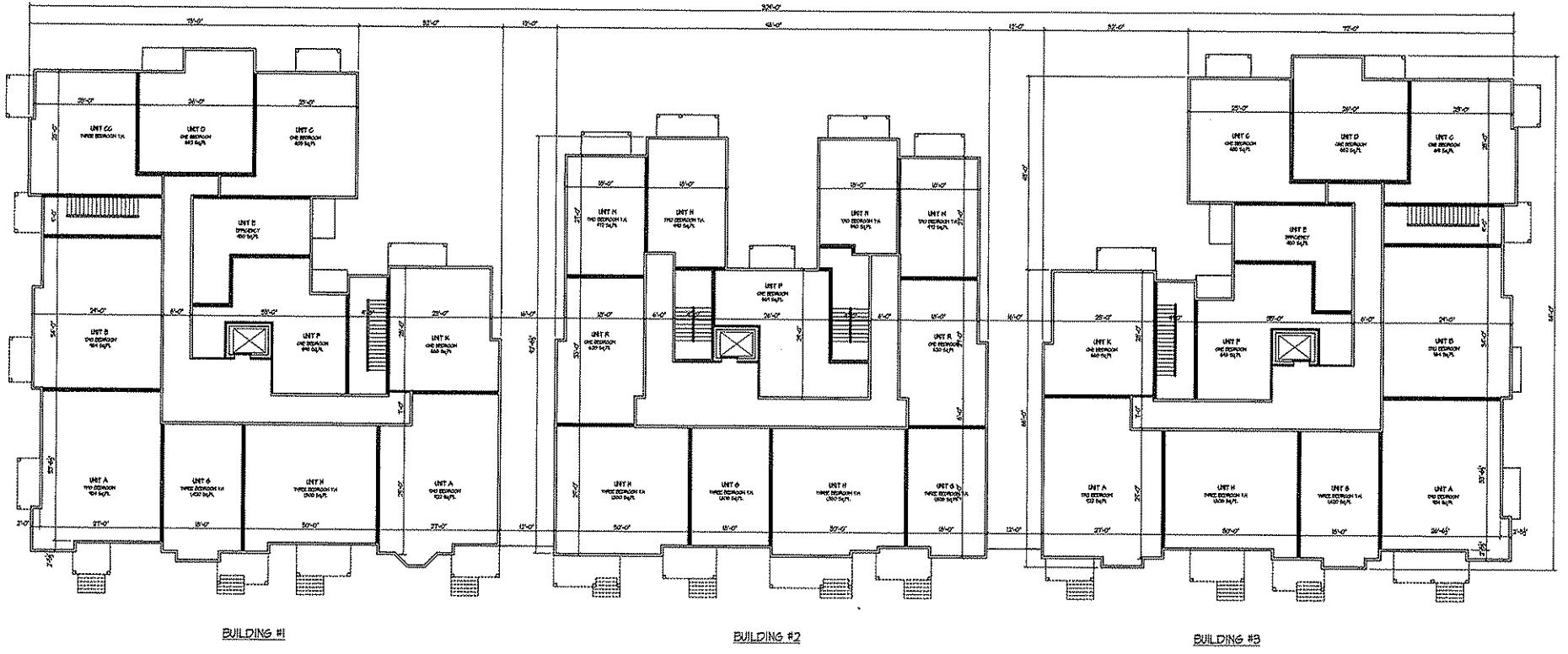
FIRST FLOOR PLAN
SHEET # 1 OF 2

Project Title
City Row Townhouse Apartments

604-630 E. Johnson Street &
304-323 N. Blair Street
604-625 E. Gorham Street
Drawing Title
First Floor Plan

Project No. **0820** Drawing No. **A-1.1**

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SECOND FLOOR PLAN
0820-A-12

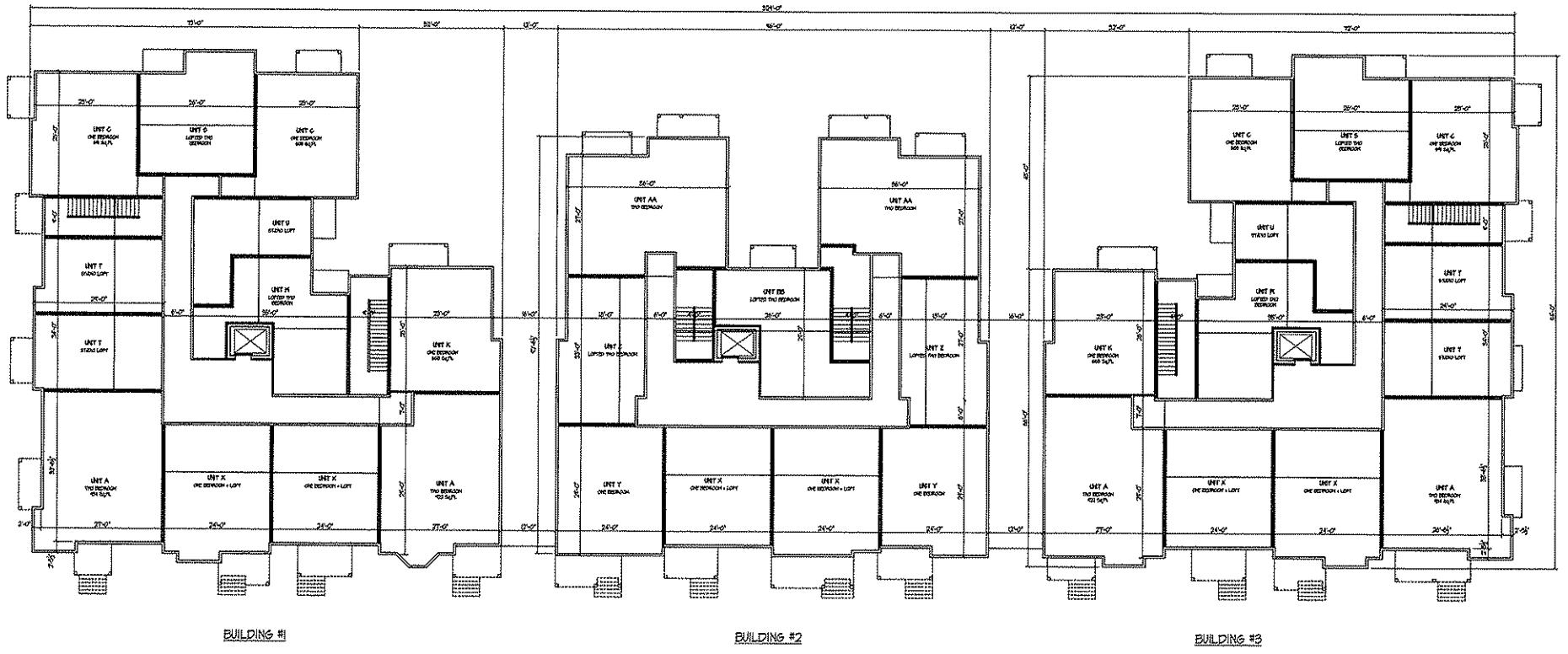
Project Title
**City Row Townhouse
Apartments**

604-630 E. Johnson Street &
804-828 N. Blair Street
604-625 E. Gorham Street

Drawing Title
Second Floor Plan

Project No. **0820** Drawing No. **A-12**

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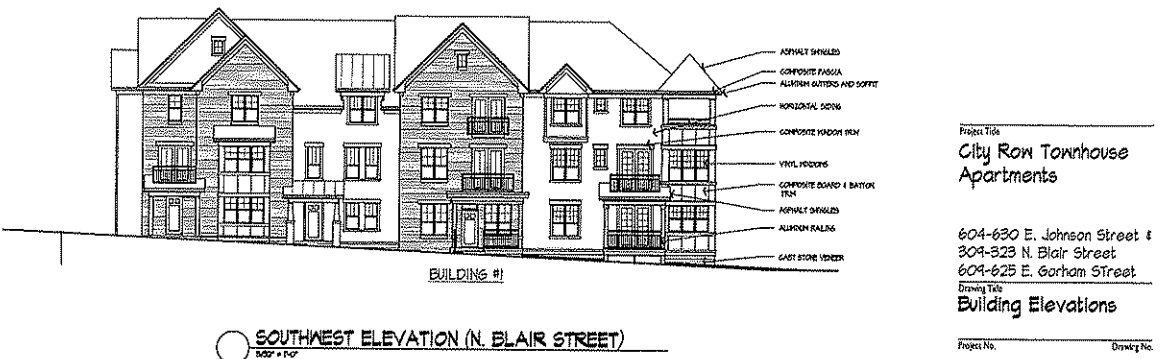
THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

Project Title
City Row Townhouse Apartments

604-630 E. Johnson Street &
504-525 N. Blair Street
604-625 E. Gorham Street
Drawing Title
Third Floor Plan

Project No. **0820** Drawing No. **A-13**

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Project Title
City Row Townhouse Apartments

604-630 E. Johnson Street &
 304-323 N. Blair Street
 604-625 E. Gorham Street

Drawing Title
Building Elevations

Project No. **0820** Drawing No. **A-2.1**