

# Flad Development & Investment Corp. GRAND CANYON COLLECTION MADISON, WI

6613 MINERAL POINT ROAD

## SUBMITTAL SET - Site Package

Project Number: FLA17

Date: 06-21-06

### SITE DRAWINGS

- T0.1 TITLE SHEET
- C1.0 SITE SURVEY
- C1.1 SITE PLAN
- C2.1 GRADING AND EROSION CONTROL PLAN
- C3.1 UTILITY PLAN
- E0.1 SITE LIGHTING PLAN
- E0.1A SITE LIGHTING PHOTOMETRIC PLAN
- L1.0 LANDSCAPE PLAN
- A2.1 FLOOR PLAN
- A2.2 ELEVATIONS

### Flad Development & Investment Corp.

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E-Mail: flad@flad-development.com

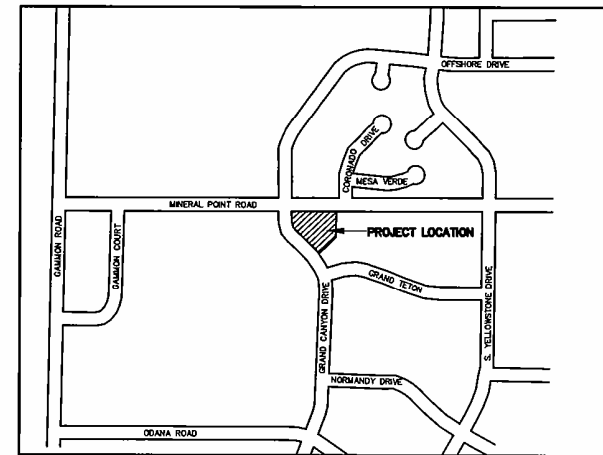
### Calkins Engineering, LLC

Civil Engineers & Land Surveyors  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444



### Electric Construction, Inc.

Electrical Design, Contracting & Consulting  
2861 Inder Road  
Madison, WI 53713  
(608) 271-2048 FAX 271-0180  
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LOCATION MAP

### STAMPS & APPROVALS

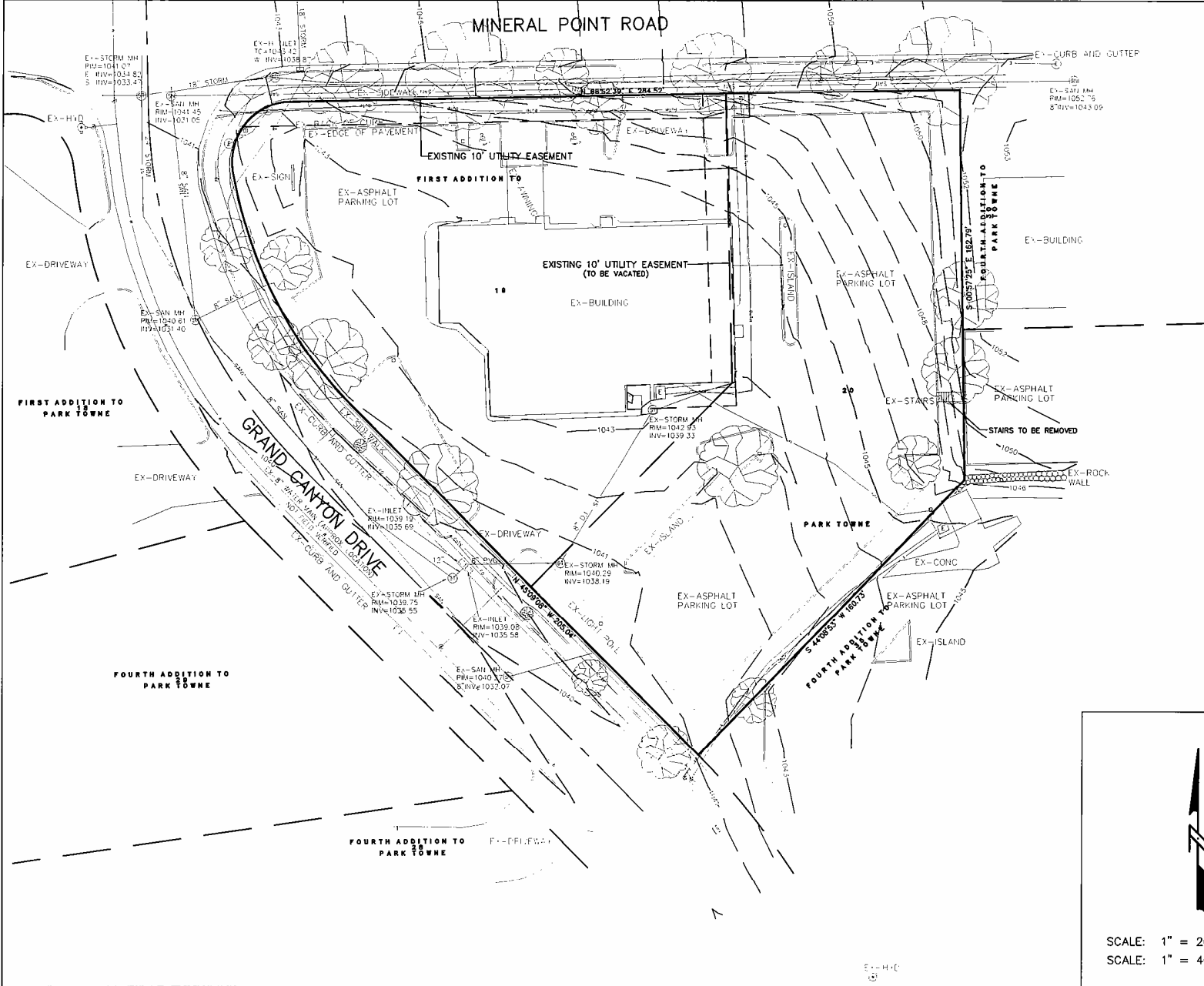
Project Title

**GRAND CANYON COLLECTION**

6613 MINERAL POINT ROAD

Project Number

FLA17



CIVIL ENGINEER:  
**Calkins Engineering, LLC**  
 Civil Engineers & Land Surveyors  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444

ELECTRICAL ENGINEER:  
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 2801 Index Road  
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 (608) 271-2046 FAX 271-0160  
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LANDSCAPE ARCHITECT:  
**the bruce company**  
 LANDSCAPE ARCHITECTURE  
 1000 W. MOUNTAIN VIEW  
 MADISON, WI 53713  
 (608) 271-2046


DEVELOPER:  
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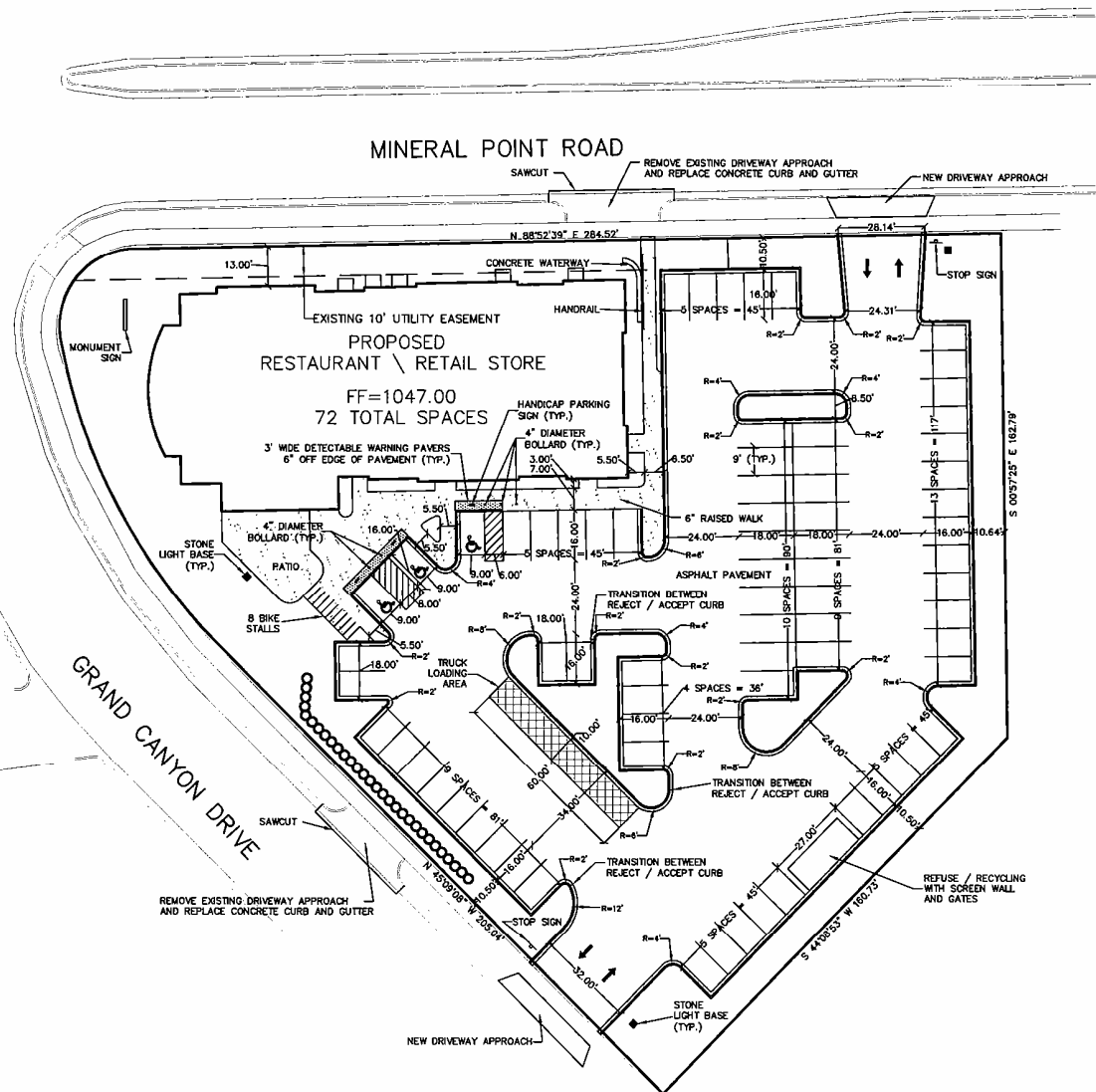
PROJECT TITLE:  
**GRAND CANYON COLLECTION**  
**6613 MINERAL POINT ROAD**  
**MADISON, WI**

Rev	Date	Description of Issue
06/21/08		SUBMITTAL SET

DRAWING TITLE:  
**SITE SURVEY**

PROJECT #: <b>FLA17</b>	SHEET #: <b>C1.0</b>
DRAWN BY: <b>MJM</b>	

  
 SCALE: 1" = 20' (24" X 36")  
 SCALE: 1" = 40' (11" X 17")



**GENERAL NOTES:**

REMOVAL AND REPLACEMENT OF CURBS AND GUTTER SHALL BE PERFORMED PER CITY OF MADISON SPECIFICATIONS FOR ALL RELOCATED OR NEW CURB CUTS.  
 PROVIDE KINGS BOX AS REQUIRED PER CITY OF MADISON FIRE DEPARTMENT.

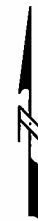
**AREA AND PARKING SUMMARY:**

PROPOSED LOT AREA	= 38,338 SF
EXISTING IMPERVIOUS SURFACE AREA	= 43,531 SF
PROPOSED IMPERVIOUS SURFACE AREA	= 42,663 SF
TOTAL EXISTING SEALING AREA	= 38,859 SF
TOTAL PROPOSED BUILDING AREA	= 3,320 SF
EXISTING PARKING AND PAVEMENT AREA	= 34,848 SF
PROPOSED PARKING AND PAVEMENT AREA	= 32,830 SF

PROPOSED PARKING REQUIRED: 67 SPACES  
 PROPOSED PARKING PROVIDED: 72 SPACES

**LEGEND:**

- = NEW CONCRETE
- = RETAINING WALL
- = REJECT CURB & GUTTER



SCALE: 1" = 20' (24" X 36")  
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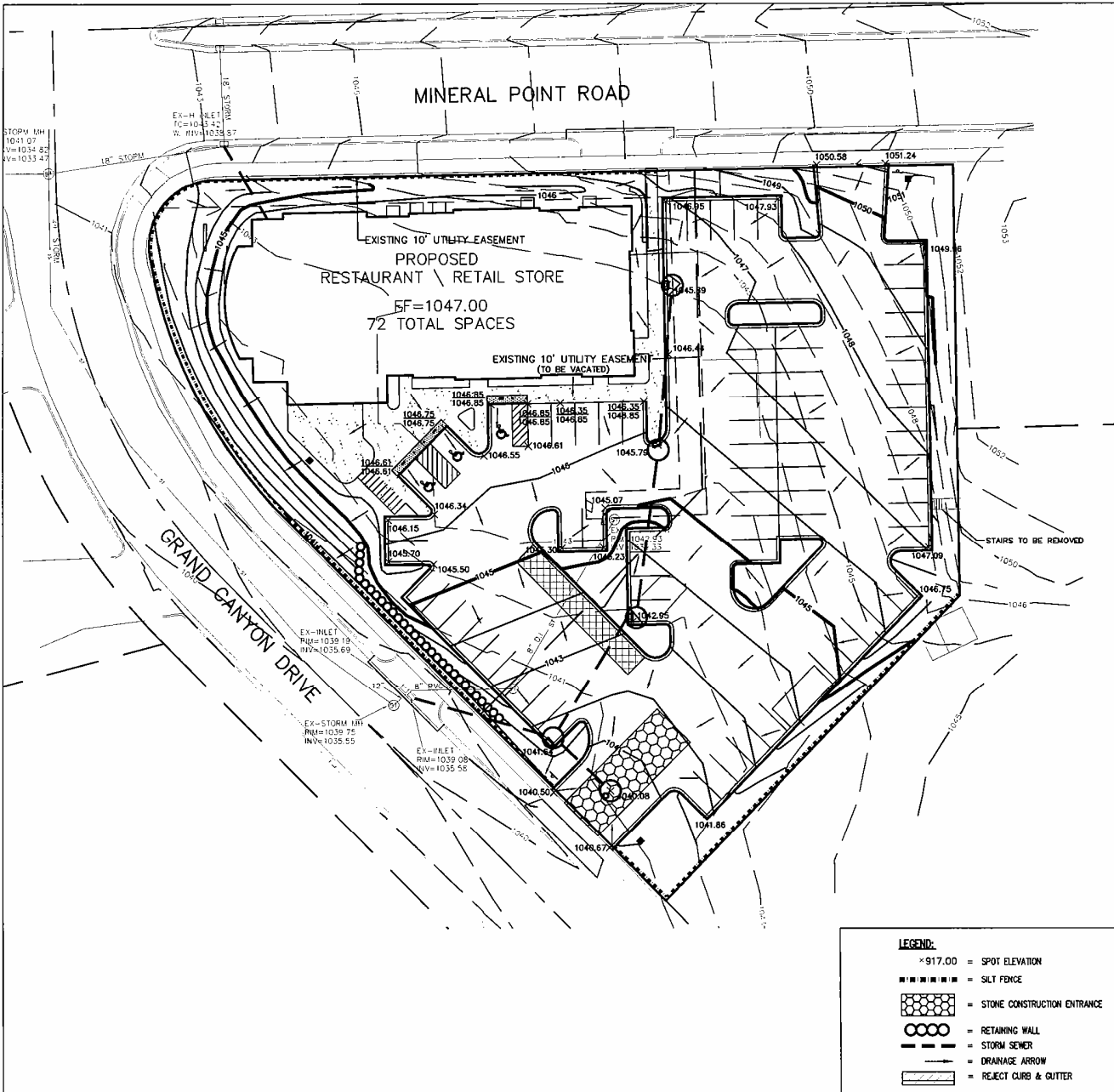
**GRAND CANYON COLLECTION**  
**6613 MINERAL POINT ROAD**  
**MADISON, WI**

Rev	Date	Description of Issue

DRAWING TITLE:

**SITE PLAN**

PROJECT #: <b>FLA17</b>	SHEET #: <b>C1.1</b>
DRAWN BY: <b>MJM</b>	



**GENERAL NOTES:**

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

SILT FENCES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

ALL DISTURBED AREAS, OTHER THAN PAVED OR BUILDING AREAS, SHALL RECEIVE SEED MATTER 30 IN ACCORDANCE WITH SECTION 650 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 18%; 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.

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.

**PROJECT SCHEDULE:**

DEMOLITION OF EXISTING STRUCTURES: SEPTEMBER 5 - SEPTEMBER 15, 2006  
 EROSION CONTROL MEASURES INSTALLED: SEPTEMBER 11 - 15, 2006  
 RUSH GRADING: SEPTEMBER 18 - SEPTEMBER 20, 2006  
 INSTALL STORM SEWER PIPING AND UTILITIES: OCTOBER 2 - 27, 2006  
 GRAVEL BASE COURSE INSTALLED: OCTOBER 30 - NOVEMBER 3, 2006  
 FINAL GRADING AND SITE PAVING: NOVEMBER 6 - NOVEMBER 10, 2006  
 FERTILIZE, SEED & MULCH SITE: NOVEMBER 13 - NOVEMBER 13, 2006

**GENERAL NOTES:**

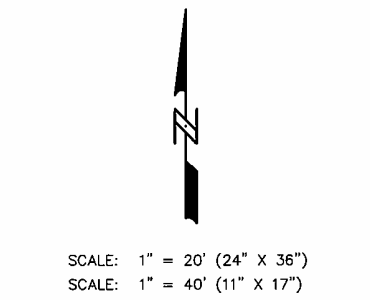
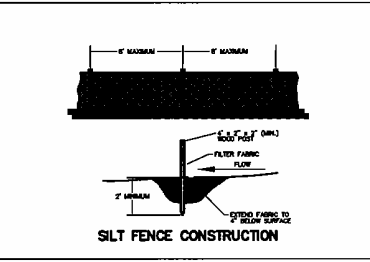
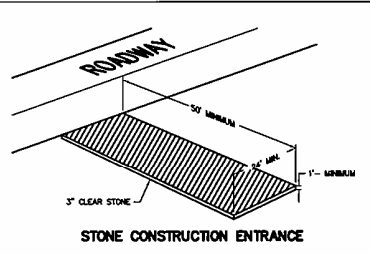
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**LANDSCAPE ARCHITECT:**

**the druce company**  
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 LANDSCAPE CONSULTING  
 100 S. KENNEDY  
 SUITE 200  
 MADISON, WI 53704

**DEVELOPER:**

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 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-5100 Fax: (608) 833-8105  
 E-Mail: flad@flad-development.com

**PROJECT TITLE:**

**GRAND CANYON COLLECTION  
 6613 MINERAL POINT ROAD  
 MADISON, WI**

Rev	Date	Description of Issue
06/21/06		SUBMITTAL SET

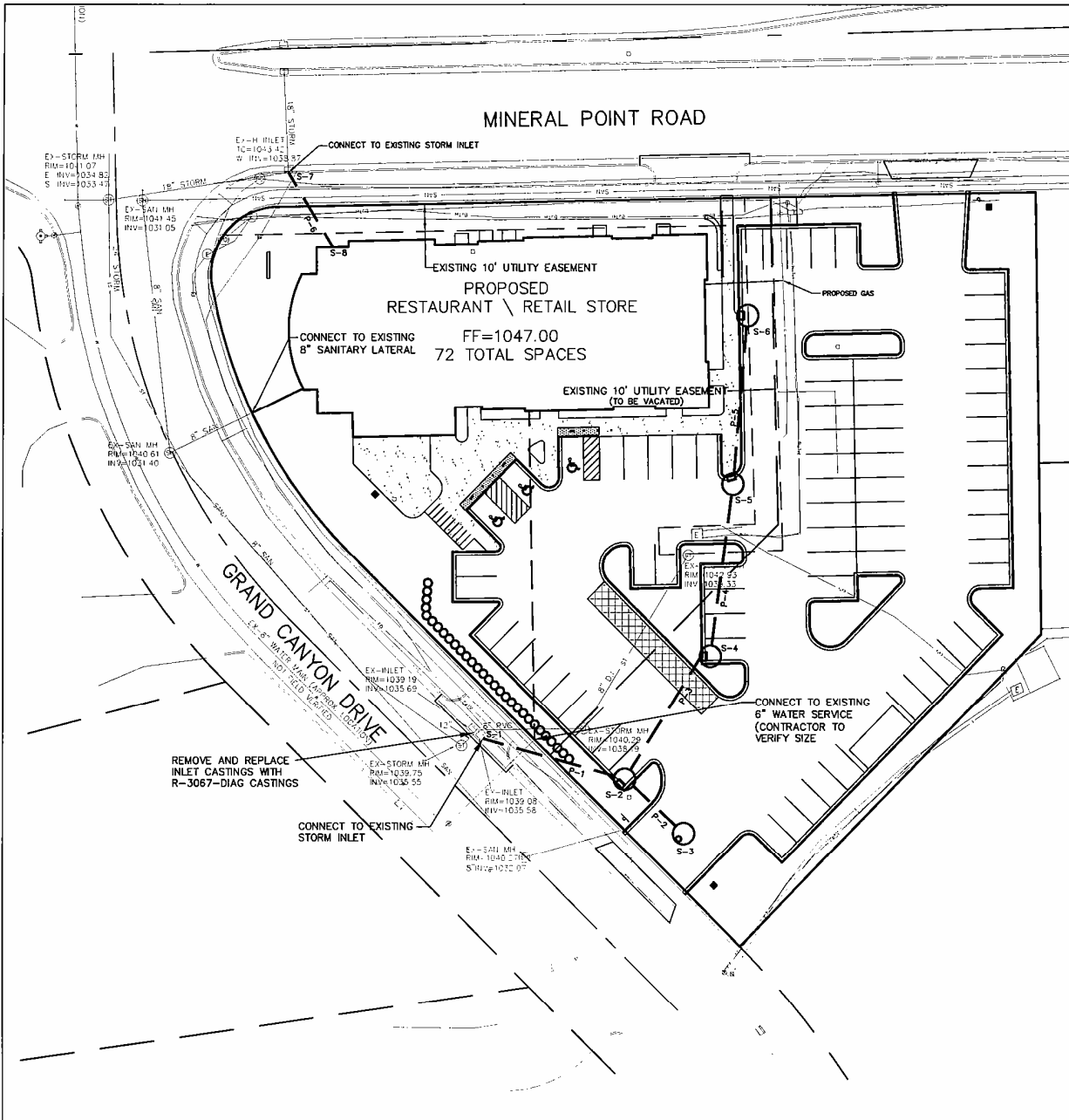
**DRAWING TITLE:**

**GRADING AND EROSION CONTROL PLAN**

**PROJECT #:** FLA17

**SHEET #:** C2.1

**DRAWN BY:** MJM



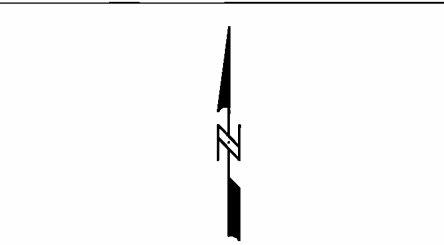
**GENERAL NOTES:**  
 CONTRACTOR SHALL OBTAIN ANY NECESSARY CONNECTION, PLUGGING, AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.  
 ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.  
 CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.  
 PRIVATE STORM SEWER SHALL BE ADS N-12, WITH THE EXCEPTION OF P-1 AND P-6 WHICH WILL BE 12" RCP.  
 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).  
 BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.  
 NEW INLETS SHALL HAVE WISCONSIN DOT TYPE "D" INLET PROTECTION DURING CONSTRUCTION.  
 EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.

**STORM SEWER STRUCTURE SCHEDULE:**

STRUCTURE NUMBER	TYPE	GRATE AND LID TYPES	TOP OF CASTING	INVERT	DEPTH
S-1	CONNECT TO EXISTING INLET	EXISTING	1039.08	1035.58	3.50
S-2	4' CATCH BASIN W/INLET	R-3067-DIAG	1042.08	1038.01	7.47
S-3	4' CATCH BASIN W/INLET	R-1550	1040.08	1034.83	5.25
S-4	4' CATCH BASIN W/INLET	R-3067-DIAG	1043.39	1038.14	5.25
S-5	4' CATCH BASIN W/INLET	R-3067-DIAG	1046.23	1040.53	3.70
S-6	4' CATCH BASIN W/INLET	R-3067-DIAG	1048.33	1041.08	5.25
S-7	CONNECT TO EXISTING INLET	EXISTING	1043.42	1038.87	4.55
S-8	ROOF DRAIN CONNECTION	N/A	N/A	1041.43	N/A

**STORM SEWER PIPE SCHEDULE:**

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-1	S-2	31'	1037.81	1035.58	3.88	12"
P-2	S-2	S-3	22'	1037.83	1037.81	1.00	12"
P-3	S-3	S-4	49'	1041.14	1037.81	7.20	12"
P-4	S-4	S-5	50'	1043.53	1041.14	4.07	12"
P-5	S-5	S-6	55'	1044.08	1043.53	1.00	12"
P-6	S-6	S-7	32'	1041.43	1038.87	8.00	12"



SCALE: 1" = 20' (24" X 36")  
 SCALE: 1" = 40' (11" X 17")

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 5010 Voges Road  
 Madison, WI 53718  
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LANDSCAPE ARCHITECT:  
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 MADISON, WI 53704

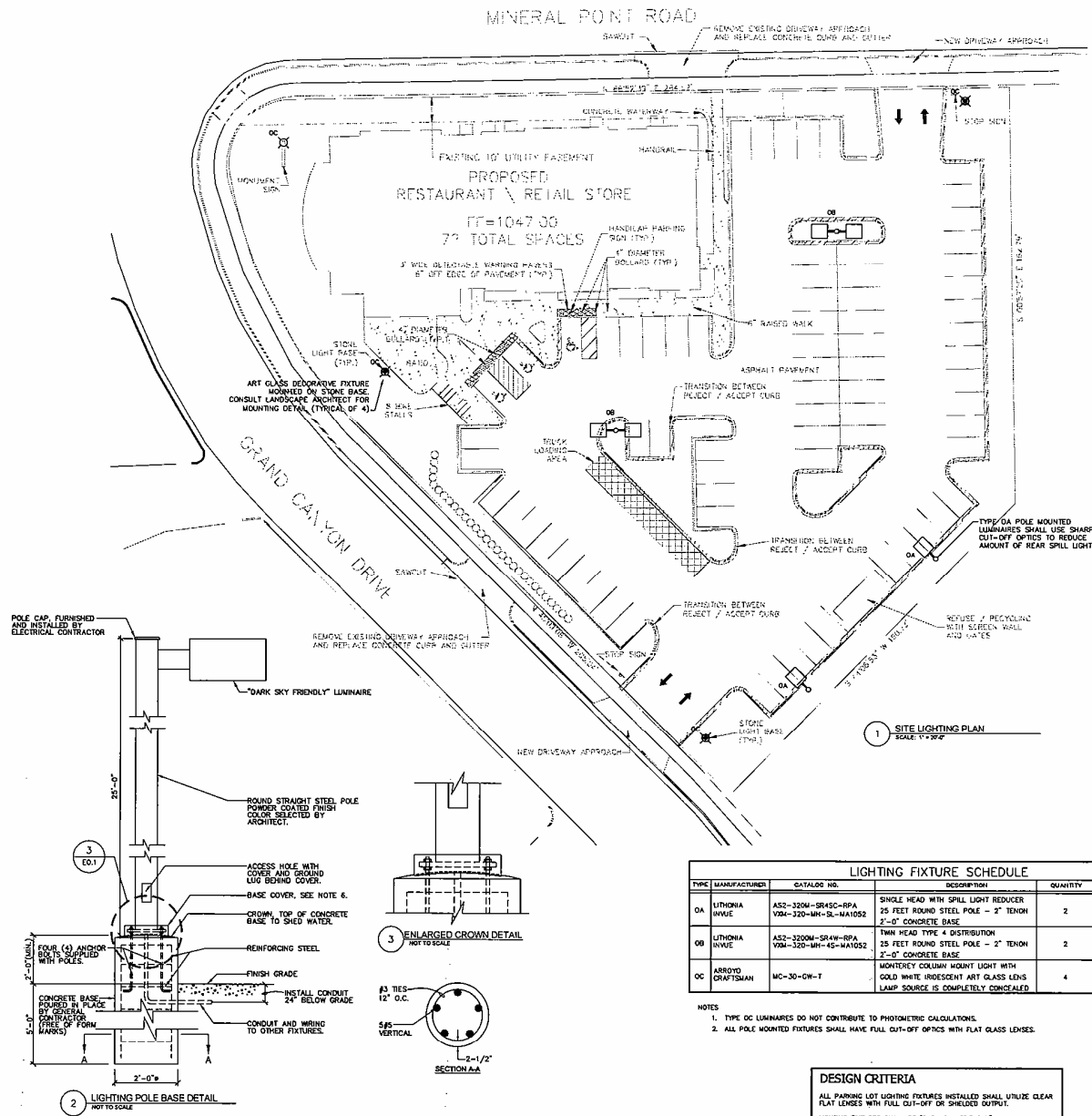
DEVELOPER:  
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PROJECT TITLE:  
**GRAND CANYON COLLECTION**  
 6613 MINERAL POINT ROAD  
 MADISON, WI

Rev	Date	Description of Issue
06/21/06		SUBMITTAL SET

DRAWING TITLE:  
**UTILITY PLAN**

PROJECT #: **FLA17**  
 SHEET #: **C3.1**  
 DRAWN BY: **MJM**



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LANDSCAPE ARCHITECTS LANDSCAPE CONTRACTORS  
200 N. BRUCE AVENUE, SUITE 100, MADISON, WI 53703-4100

DEVELOPER:

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PROJECT TITLE:

GRAND CANYON COLLECTION  
6613 MINERAL POINT ROAD  
MADISON, WI

LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
OA	LITHONIA INVOE	AS2-320M-SR45C-RPA VM4-320-MH-SL-MA1052	SINGLE HEAD WITH SPILL LIGHT REDUCER 25 FEET ROUND STEEL POLE - 2" TENON 2'-0" CONCRETE BASE	2	M5330/PS BU-HOR E0-28
OB	LITHONIA INVOE	AS2-320M-SRW-RPA VM-320-MH-45-MA1052	TWIN HEAD TYPE 4 DISTRIBUTION 25 FEET ROUND STEEL POLE - 2" TENON 2'-0" CONCRETE BASE	2	M5330/PS BU-HOR E0-28
OC	ARROYO CRYSTALMAN	MC-30-CW-T	MONTREY COLUMN MOUNT LIGHT WITH COLD WHITE INDOLENT ART GLASS LENS LAMP SOURCE IS COMPLETELY CONCEALED	4	F13/RK 825 LUMENS

- NOTES
- TYPE OC LUMINAIRES DO NOT CONTRIBUTE TO PHOTOMETRIC CALCULATIONS.
  - ALL POLE MOUNTED FIXTURES SHALL HAVE FULL CUT-OFF OPTICS WITH FLAT GLASS LENSES.

**DESIGN CRITERIA**  
ALL PARKING LOT LIGHTING FIXTURES INSTALLED SHALL UTILIZE CLEAR FLAT LENSES WITH FULL CUT-OFF OR SHIELDED OUTPUT.  
LIGHTING FIXTURES SHALL BE "DARK SKY FRIENDLY".

DRAWING TITLE:

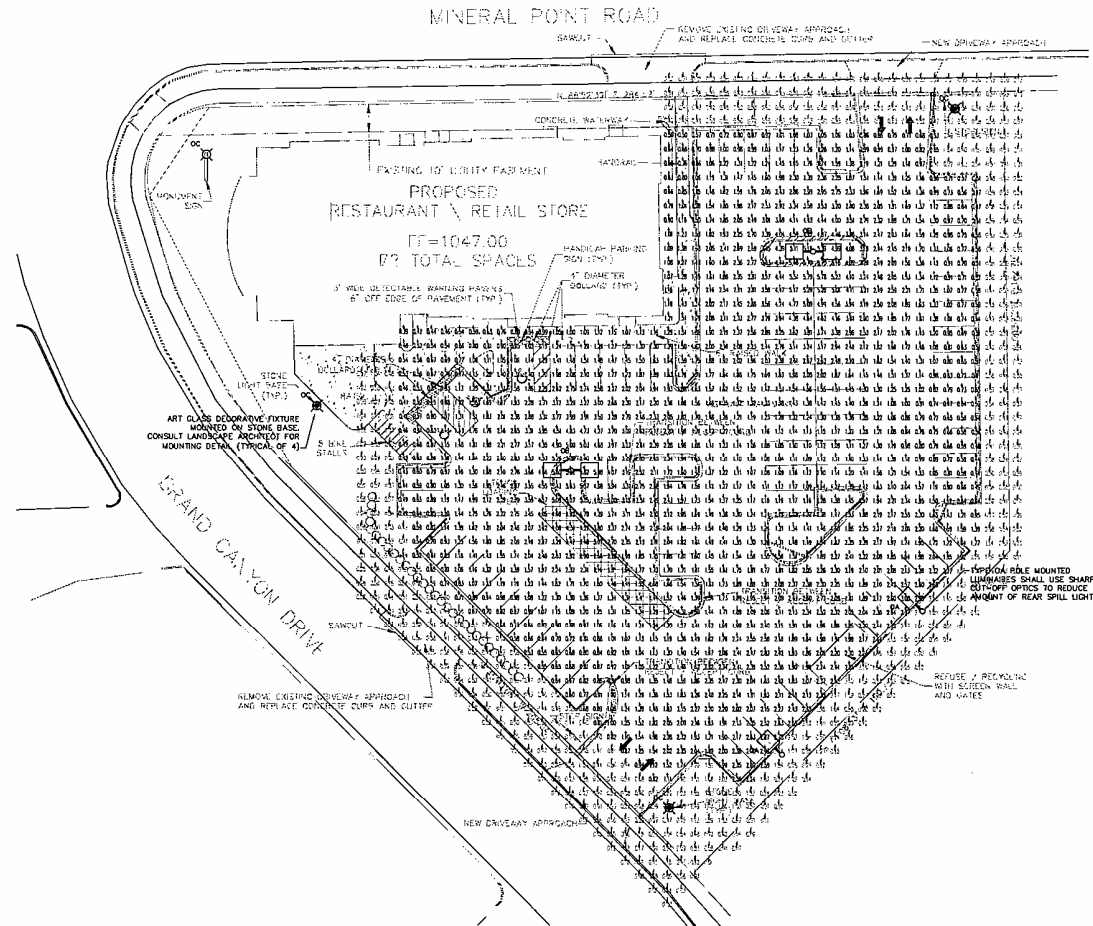
SITE LIGHTING PLAN

PROJECT #:

SHEET #:

DRAWN BY:  
RAR

E01



POINT BY POINT CALCULATION SUMMARY				
AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
PARKING LOT 1	PARKING LOT FOR SITE DEVELOPMENT HORIZONTAL CALCULATION ON PAVEMENT *F* VALUES LISTED ARE MAINTAINED PHOTOCELLS	1.8	5.2	0.4

NOTE: CALCULATION DOES NOT INCLUDE "F" OR "C" VALUES - WHICH ARE SHOWN FOR REFERENCE ONLY.

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS	
0A	LITHONIA INVUE	A52-320M-SR4C-RPA VM-320-1H1-SL-MA1052	SINGLE HEAD WITH SPILL LIGHT REDUCER 25 FEET ROUND STEEL POLE - 2" TENON 2'-0" CONCRETE BASE	2	MS320/P/PS B2-H/HR E0-28	
0B	LITHONIA INVUE	A52-3200M-SR4W-RPA VM-320-1H1-SL-MA1052	TWIN HEAD TYPE 4 DISTRIBUTION 25 FEET ROUND STEEL POLE - 2" TENON 2'-0" CONCRETE BASE	2	MS320/P/PS B2-H/HR E0-28	
0C	ARROYO CRAFTSMAN	MC-30-CW-T	MONTRELEY COLUMN MOUNT LIGHT WITH GOLD WHITE INCANDESCENT ART GLASS LENS LAMP SOURCE IS COMPLETELY CONCEALED	4	F13/BX 825 LUMENS	

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LANDSCAPE ARCHITECTS LANDSCAPE CONTRACTORS

100 N. GILMAN ST. SUITE 400 MADISON, WI 53703-1000

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MADISON, WI

Rev	Date	Description of Issue
1	06-21-06	Submittal Set

**DRAWING TITLE:**

**SITE LIGHTING  
PHOTOMETRIC PLAN**

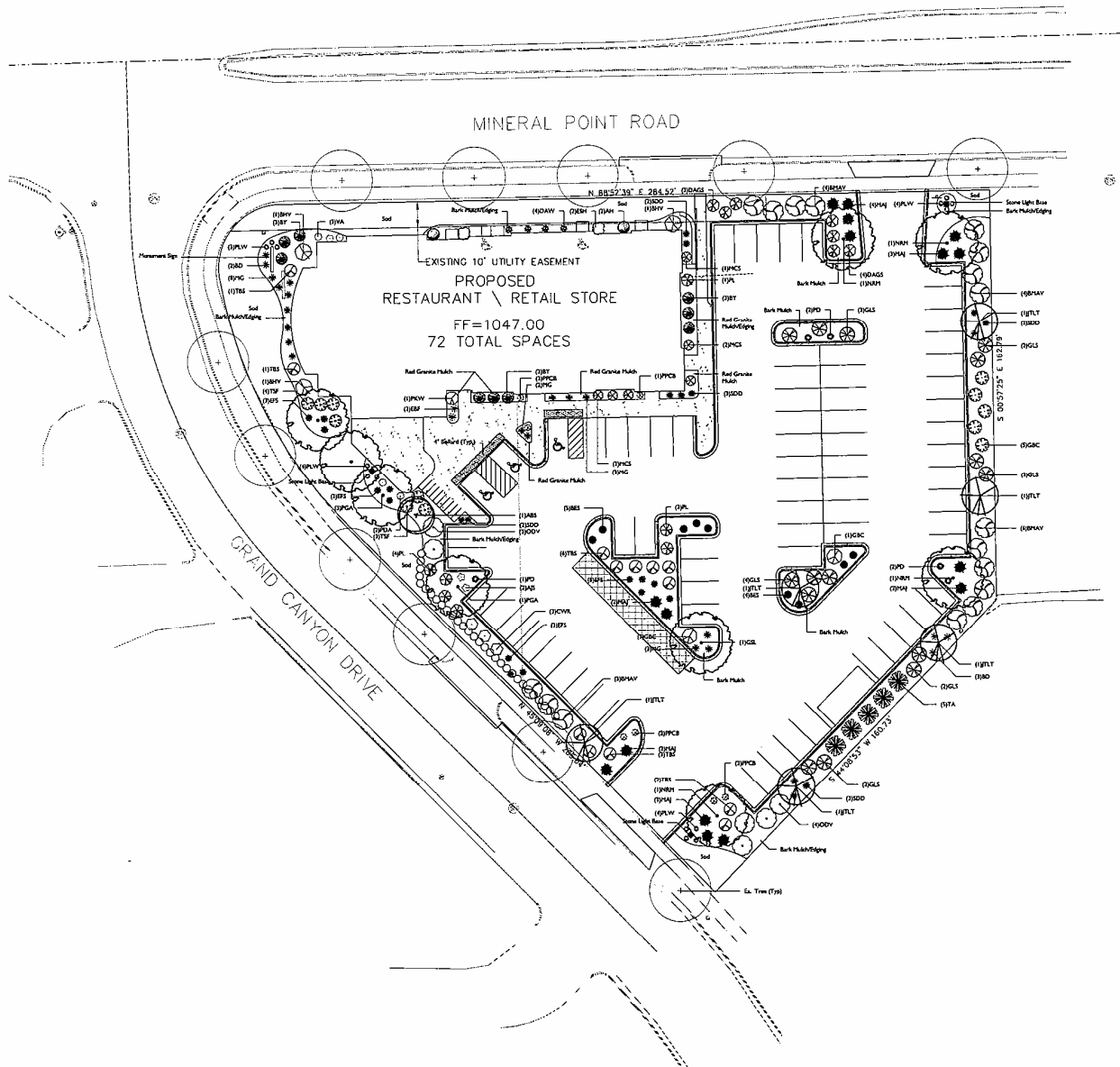
**PROJECT #:**

**SHEET #:**

**DRAWN BY:**

**RAR**

**EØla**



**Bradford Dickson**

Quantity	Code Name	Common Name	Planting Size
1	ABE	Autumn Bell Strawberry	2" BAR
1	GLL	Greengate Loblolly Linden	2" BAR
4	FMH	Hardwood Red Maple	2" BAR
4	FGA	Flamora Green Ash	2" BAR

**Conifer Evergreen**

Quantity	Code Name	Common Name	Planting Size
9	BY	Berryhill Yew	1P BAR
16	PNJ	Pink Arctostaphylos Juniper	4S CONT.
5	TA	Taxus canadensis Arborvitae	4" BAR

**Deciduous**

Quantity	Code Name	Common Name	Planting Size
2	AS	Aspen Jay Sedum (red 2")	#1 CONT.
5	BD	Blair Dudley (red 2" Hx)	#1 CONT.
4	BAS	Black-eyed Susan	#1 CONT.
9	DAW	Downy Wood Pecker (white)	#1 CONT.
14	SFS	East Fringed Sage	#1 CONT.
2	EM	English Blue Flower	#1 CONT.
16	HG	Hidden Grass	#1 CONT.
7	PCB	Pink Purple Coral Bell	#1 CONT.
5	PD	Pink Diamond	#1 CONT.
3	PD	Purple Dome Aster	#1 CONT.
15	PLW	Purple-leaved Whitecaps	#1 CONT.
13	SD	Sea-Drum Dudley (red 18" Hx)	#1 CONT.
3	VA	Viburnum Anisatum (supersize)	#1 CONT.

**Shrub**

Quantity	Code Name	Common Name	Planting Size
2	AH	Amorpha Hybridum	#2 CONT.
3	BMY	Blackberry Yucca	2" BAR
17	BMV	Blue Plum Anemone Yucca	4S CONT.
3	CWA	Cornus Winter Rose	#2 CONT.
7	DAGS	Dallas Galium Spines	#2 CONT.
2	ESM	English Summer Hyacinth	#2 CONT.
7	GAC	Glossy Black Chokeberry	4S CONT.
15	GLS	Grass-like Fragrant Juniper	#2 CONT.
4	JTLT	Japanese Tree Lilac (S)	2" BAR
4	MC	Maui Cactus Spine	#2 CONT.
4	ODV	Oenothera Sargent Yucca	4S CONT.
7	PL	Pink Lilac	4S CONT.
1	PMV	Pink Mistle	#2 CONT.
7	TSE	Texas Scarlet Flowering Quince	4S CONT.
13	TBS	Turkey Broom Spine	#2 CONT.

**GENERAL NOTES**

A) Areas labeled "Bark Plank" to receive a mixture of hardwood shredded bark made equal as 3" depth over permeable.

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

C) Areas labeled "Red Gravel Plank" to receive crushed red gravel spread to a 1" depth over fabric weed barrier.

D) Areas labeled "Soil" shall receive only No. 1 grade nursery-grown topsoil.

CITY OF MADISON	
LANDSCAPE POINTS REQUIREMENTS	
NUMBER OF PARKING SPACES	72
NUMBER OF 2' OR LARGER TREES REQUIRED	338
NUMBER OF LANDSCAPE POINTS REQUIRED	
<b>REQUIREMENT</b>	<b>POINTS</b>
1. CANOPY TREES (2'-2 1/2") + 25 PTS.	
2. 1 1/2" - 2 1/2" SP. OR SMALL ORNAMENTAL TREES	30
3. DECIDUOUS	100
4. EVERGREEN SPINES + 5 PTS.	140
5. DECIDUOUS TREES 10" DIA. + 15 PTS.	10
6. PERENNIAL WALL OR FENCE + 5 PTS. OVER 10 L.F.	
7. BATH ROOM CODE 10 L.F.	
8. AVERAGE HEIGHT - 30' + 5 PTS.	
9. AVERAGE HEIGHT - 15' + 1 PTS.	
<b>TOTAL POINTS</b>	<b>332</b>

