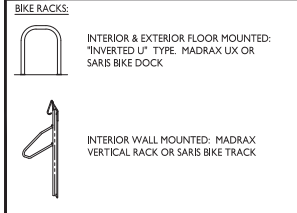


1109-1123 S Park Street Improvements (contract 8926)

- Reconstruct 5' wide public sidewalk on S Park St and Emmerson St.
- Private sanitary and water service laterals.
- Reconstruct public alley adjacent to project.
- Extend public storm sewer in public alley.
- Private storm lateral connection in alley.
- Private driveway apron / connection to public alley.
- Abandon existing public sanitary in S Park St (reimbursable).
- Terrace restoration.
- Street tree protection / replacement per City Forestry.
- Curb replacement as needed.
- Restoration of S Park Street following utility work.

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (264-4814) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 807.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (264-4814).
6. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THE SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.



SHEET INDEX

SITE	
C-1.1	SITE PLAN
C-1.2	OVERALL SITE LIGHTING
C-1.3	FIRE DEPARTMENT ACCESS
C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
EXISTING CONDITIONS	
C-2.0	DEMOLITION PLAN
C-3.0	EROSION CONTROL PLAN
C-4.0	GRADING PLAN
C-5.0	UTILITY PLAN
C-6.0	SITE CONSTRUCTION DETAILS
C-6.1	SITE CONSTRUCTION DETAILS
LANDSCAPE PLAN	
L-1.0	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	ROOF PLAN
ELEVATIONS	
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	COLOR ELEVATIONS
A-2.4	COLOR ELEVATIONS
RENDERING	
X-2.1	RENDERING
X-2.2	RENDERING
X-2.3	RENDERING

Site Development Data:

Zoning: TSS - Traditional Shopping Street

Densities:

Lot Area	Conditional Use
27,927 S.F. / .65 acres	
Density	44 units
Lot Area / D.U.	634 S.F./unit
Density	68 units/acre
Commercial Area	2,548 S.F.

Usable Open Space: 3,891 S.F. (88 S.F./unit)
 Lot Coverage: 23,329 S.F. (83%)

Building Height: 3 stories

Dwelling Unit Mix:

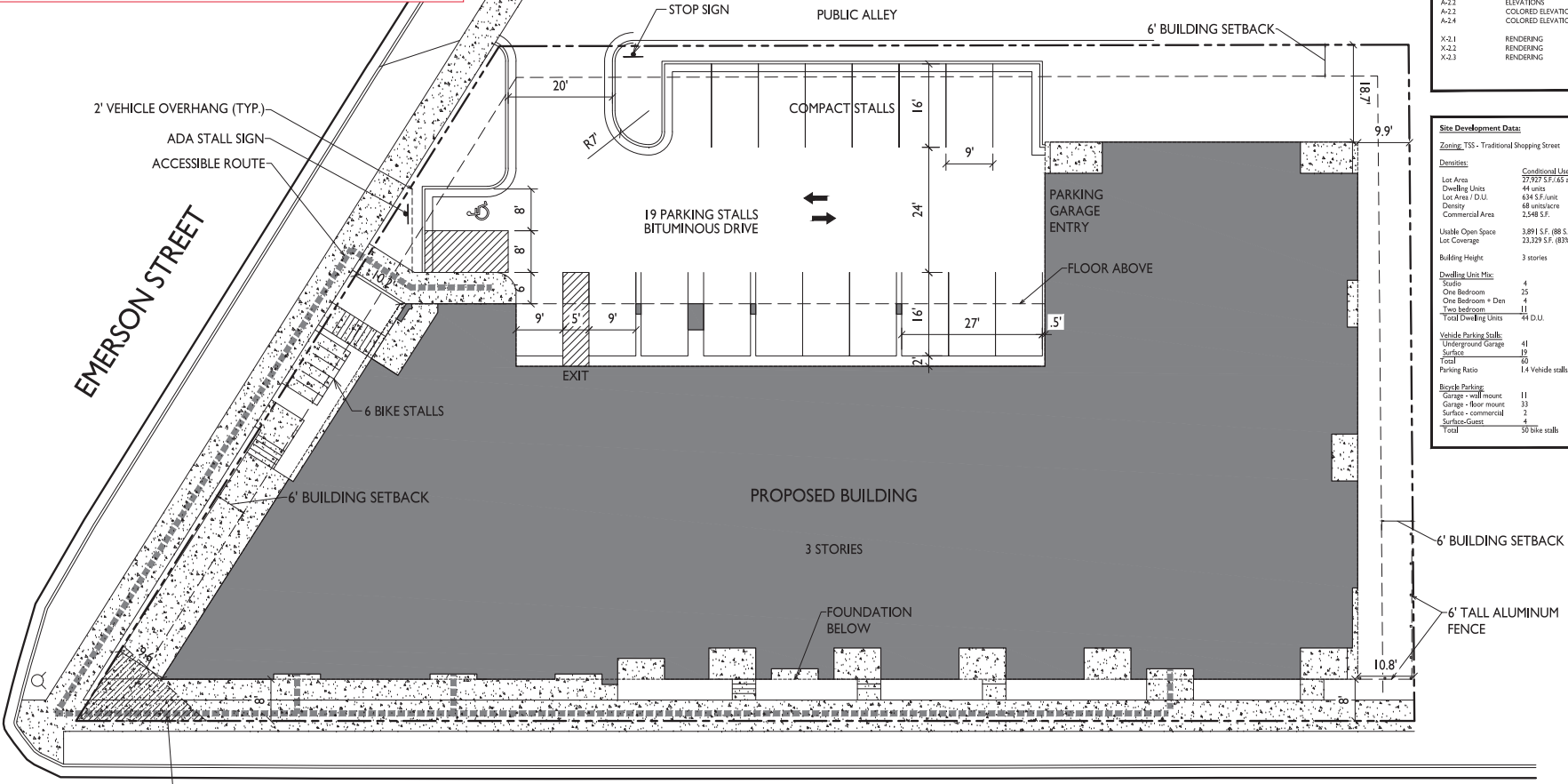
Studio	4
One Bedroom	25
One Bedroom + Den	4
Two Bedroom	11
Total Dwelling Units	44 D.U.

Vehicle Parking Stalls:

Underground Garage	41
Surface	19
Total	60
Parking Ratio	1.4 Vehicle stalls/unit

Bicycle Parking:

Garage - wall mount	11
Garage - floor mount	33
Surface - commercial	2
Surface - Guest	4
Total	50 bike stalls



ISSUED
 Issued for Land Use Submittal - February 5, 2020

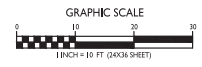
PROJECT TITLE
 1109 South Park St.

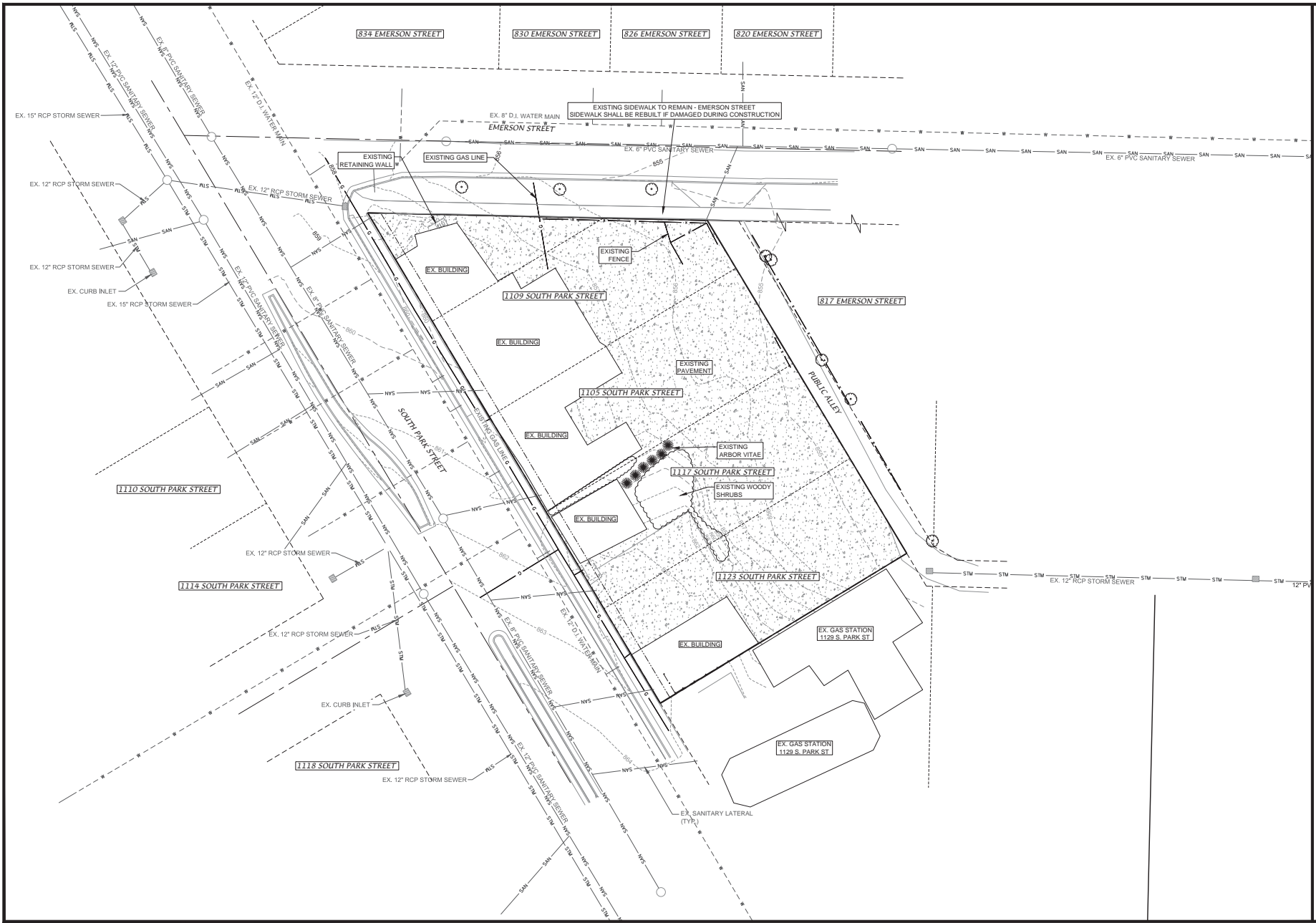
Madison, WI
 SHEET TITLE
 Site Plan

SHEET NUMBER

C-1.1
 PROJECT NO. 1950
 © Knothe & Bruce Architects, LLC

1 SITE PLAN
 C-1.1 1" = 10'-0"






EXISTING SITE LAYOUT

SOUTH PARK STREET APARTMENT COMPLEX
PRELIMINARY ENGINEERING PLANS

CITY OF MADISON, DANE COUNTY, WISCONSIN



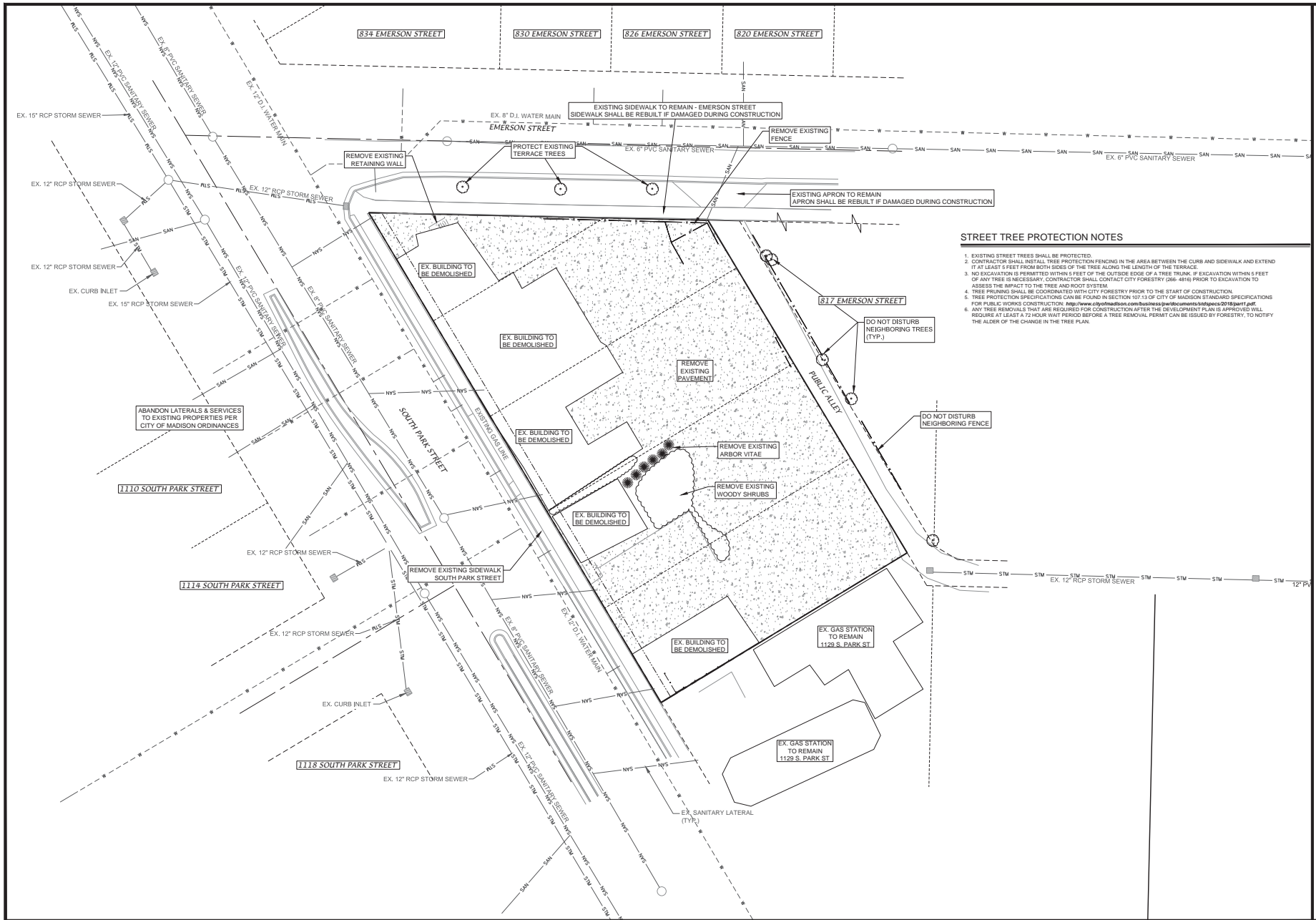
SCALE: 1" = 20'
 (ANSI SIZE: 22x34)

DATE: 02/04/2020
 REVISED:

DRAWN BY: JLM

FN: 20-03-101

Sheet Number:
1 OF 4




STREET TREE PROTECTION NOTES


1. EXISTING STREET TREES SHALL BE PROTECTED.
2. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE.
3. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.
4. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION.
5. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 901.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: <http://www.cityofmadison.com/business/publicworks/standards/901.13part1.pdf>.
6. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



DEMOLITION PLAN
SOUTH PARK STREET APARTMENT COMPLEX
 PRELIMINARY ENGINEERING PLANS
 CITY OF MADISON, DANE COUNTY, WISCONSIN

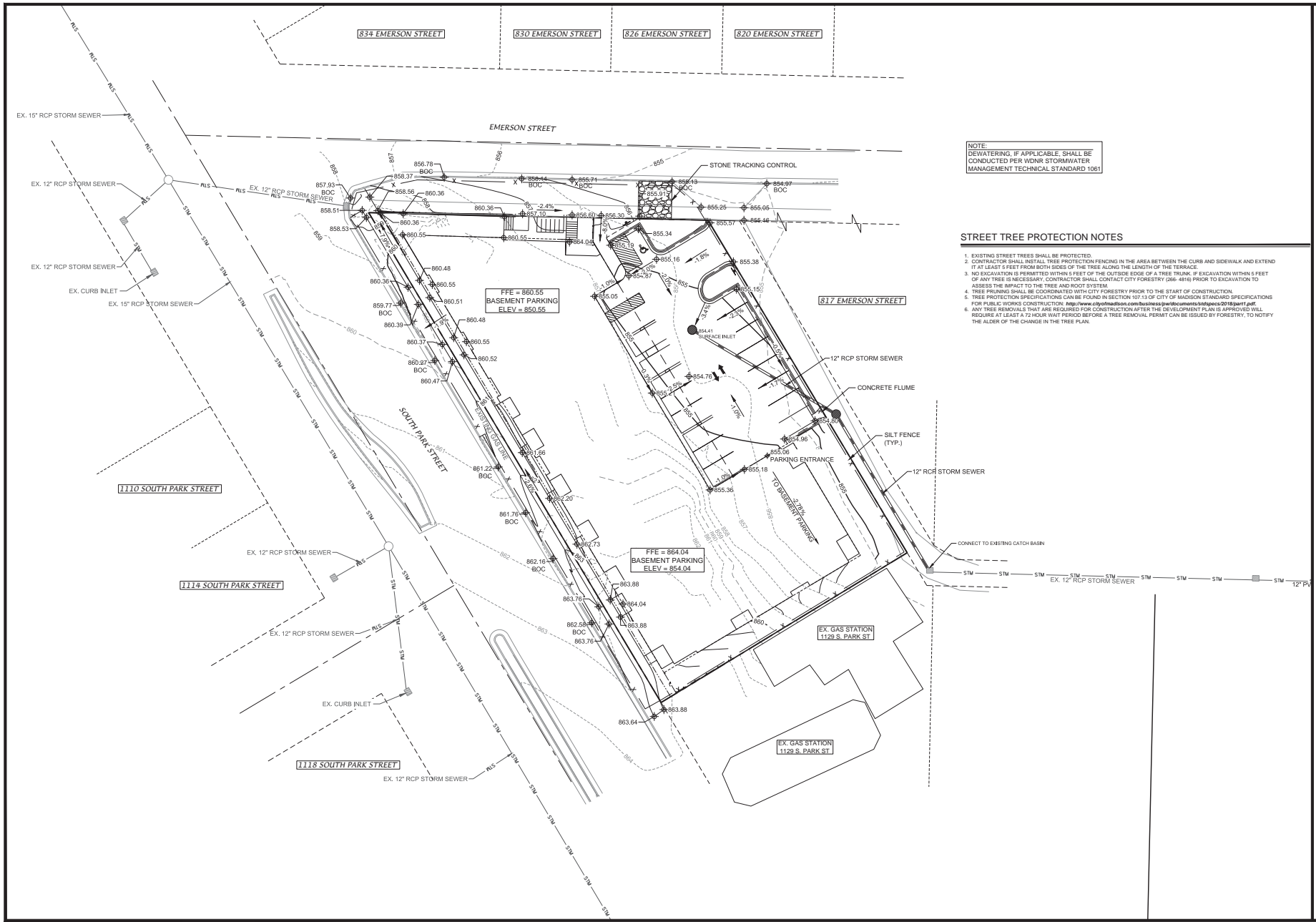


SCALE: 1" = 20'
(PAGE SIZE: 22x34)



DATE: 02/04/2020
 REVISED:

DRAWN BY: JLM
 FN: 20-03-101
 Sheet Number:
2 OF 4



NOTE:
DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WORK STORMWATER MANAGEMENT TECHNICAL STANDARD 1061

STREET TREE PROTECTION NOTES

- EXISTING STREET TREES SHALL BE PROTECTED.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE.
- NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.
- TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION.
- TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 0713 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: <http://www.cityofmadison.com/business/pwdocuments/stpspecs2018/part1.pdf>.
- ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



**SOUTH PARK STREET APARTMENT COMPLEX
PRELIMINARY ENGINEERING PLANS**

GRADING AND EROSION CONTROL PLAN

CITY OF MADISON, DANE COUNTY, WISCONSIN



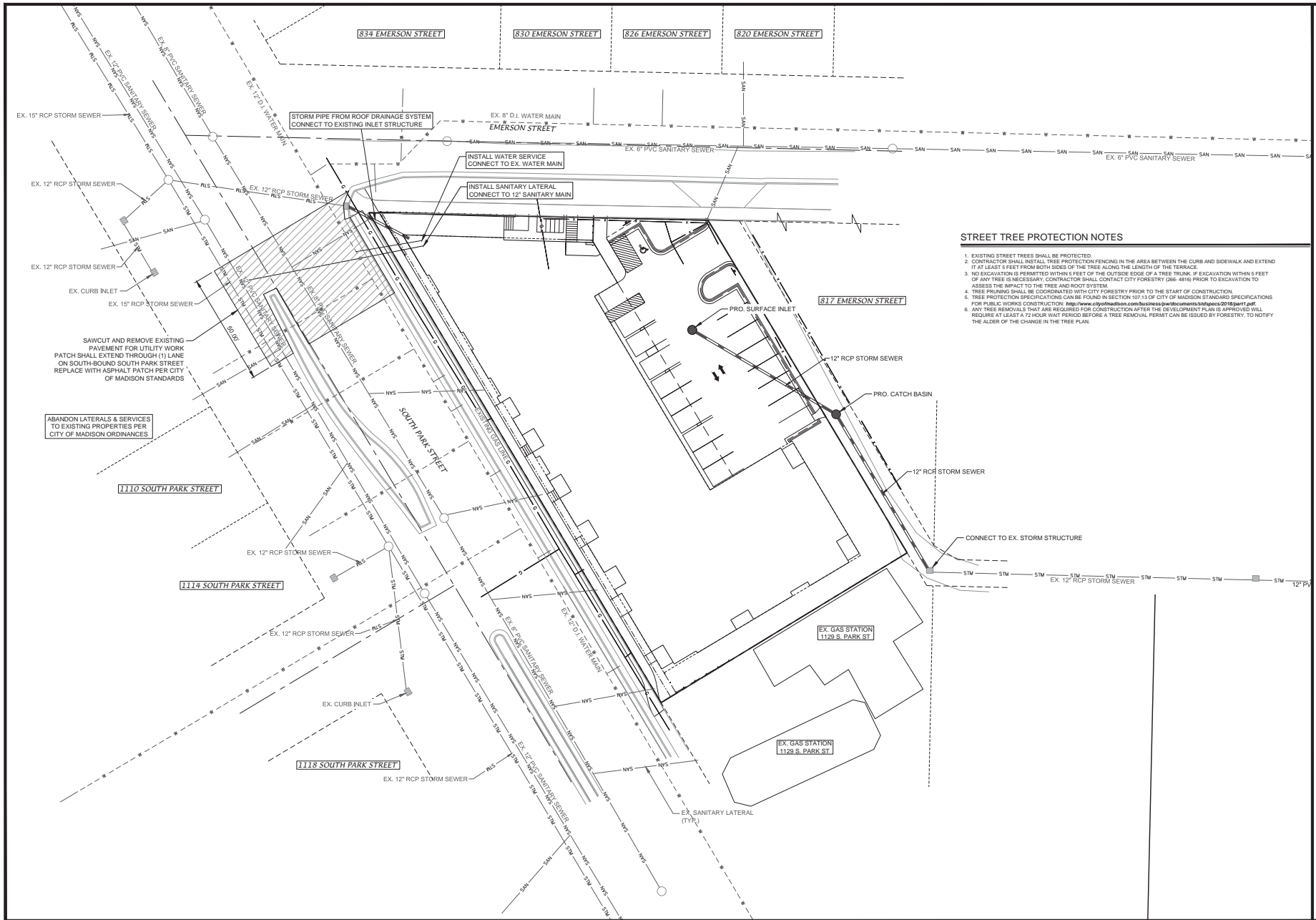
SCALE: 1" = 20'
(PAGE SIZE: 22x34)

DATE: 02/04/2020
REVISED:

DRAWN BY: JLM

FN: 20-03-101

Sheet Number:
3 OF 4



STREET TREE PROTECTION NOTES

1. EXISTING STREET TREES SHALL BE PROTECTED.
2. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE.
3. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.
4. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION.
5. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 0713 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: <http://www.cityofmadison.com/business/pwdocuments/stpspecs0713part1.pdf>.
6. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



SITE UTILITY PLAN
SOUTH PARK STREET APARTMENT COMPLEX
PRELIMINARY ENGINEERING PLANS

CITY OF MADISON, DANE COUNTY, WISCONSIN



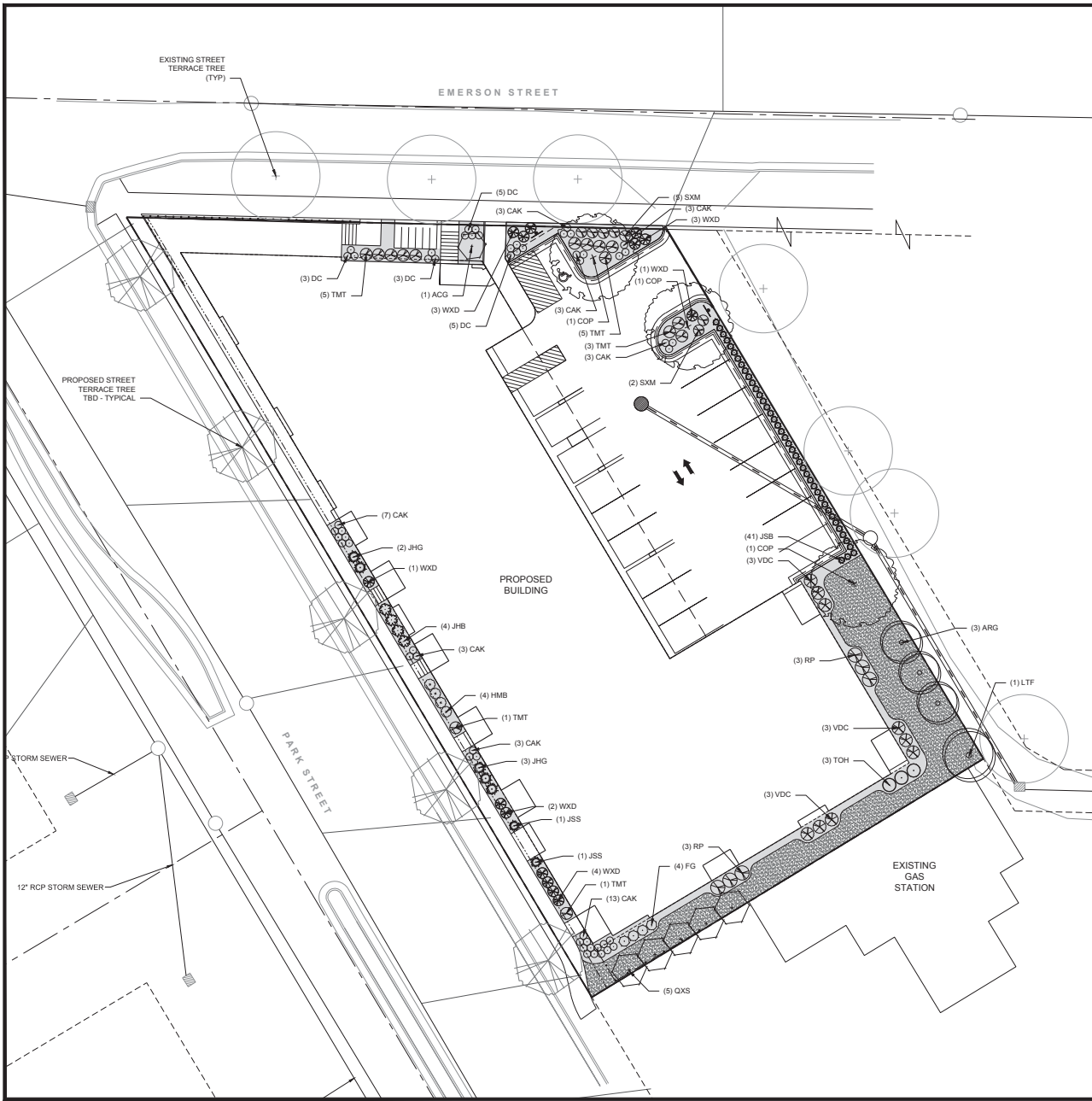
SCALE: 1" = 20'
 (PAGE SIZE: 22x34)
 0 20

DATE: 02/04/2020
 REVISED:

DRAWN BY: JLM

FN: 20-03-101

Sheet Number:
4 OF 4



LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 DEVELOPED AREA = 6,220 SQ FT
 TOTAL POINTS REQUIRED = 104 POINTS
 POINTS PROVIDED = XXX POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF
PARK STREET FRONTAGE = 230 FT
 PLANTS REQUIRED = 8 OVERSTORY TREES OR
 15 EVERGREEN / ORNAMENTAL TREES
 38 SHRUBS
 PLANTS PROVIDED = 0 OVERSTORY TREES
 24 SHRUBS

EMERSON STREET FRONTAGE = 137 FT
 PLANTS REQUIRED = 5 OVERSTORY TREES OR
 9 EVERGREEN / ORNAMENTAL TREES
 PLANTS PROVIDED = 1 OVERSTORY TREE
 1 ORNAMENTAL TREE
 21 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA
 TOTAL PARKING LOT AREA = 8,220 SQ FT
 REQUIRED LANDSCAPED AREA = 498 SQ FT (8% TOTAL PARKING LOT AREA)
 OVERSTORY TREES REQUIRED = 3 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 3 OVERSTORY TREES

SITE LANDSCAPE PLAN - GENERAL NOTES

- CONTACT DIGGERS HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
- GENERAL LANDSCAPE AREAS SHALL BE SEEDDED WITH **SHADY PLACE** SEED MIX AS MANUFACTURED BY LA GROESSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
- ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
- LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
- ALL DECIDUOUS TREES OUTSIDE PLANTING BEDS SHALL HAVE A 4" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY A 4" DEEP TRENCH CUT EDGE.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

GROUND COVER LEGEND

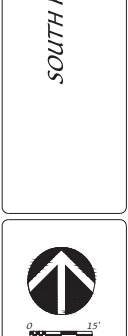


PLANTING SCHEDULE

CODE/SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	TOTAL	SIZE	ROOT	COMD	NOTES
OVERSTORY DECIDUOUS TREES								
AP10 Acer glabrum 'Armstrong Gold'	Armstrong Gold Maple	3	35	105	4\"/>			



LANDSCAPE PLAN
SOUTH PARK STREET APARTMENT COMPLEX
 PRELIMINARY ENGINEERING PLANS
 CITY OF MADISON, DANE COUNTY, WISCONSIN



DATE: 02/04/2020
 REVISED:

 DRAWN BY: MS
 FN: 20-03-101
 Sheet Number:
 L-1