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**SITE STATISTICS**

Dwelling Unit Mix:	
Efficiency	4
Studio/Loft	4
One Bedroom	6
One Bedroom + Loft	1
One Bedroom + Den	3
Two Bedroom	3
<b>Total Dwelling Units</b>	<b>21</b>

Areas:	
Total Gross Floor Area	21,532 S.F.

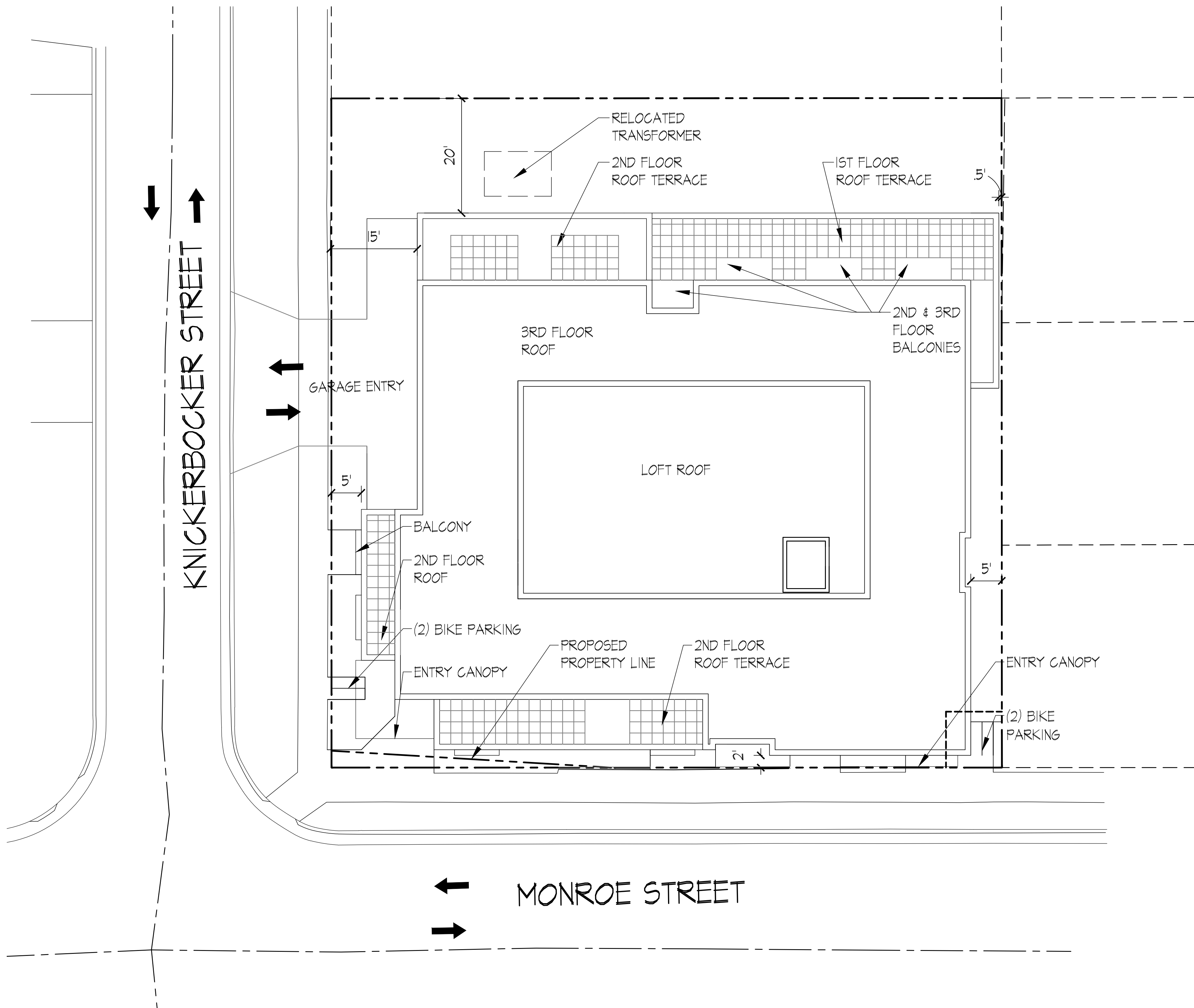
Densities:	
Lot Area	14,349 or .33 acres

Building Height:	
	Three Stories + Loft

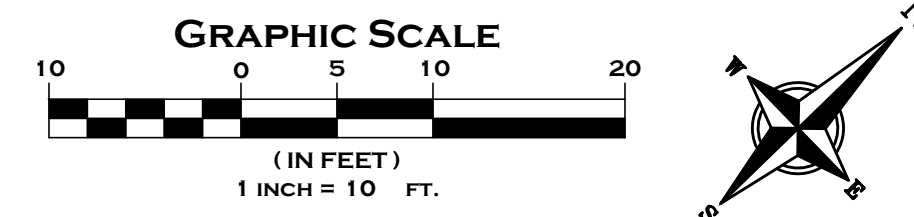
Vehicle Parking:	
On-Site	21 stalls (including 1 accessible stall and 1 van accessible stall)

Bike Parking:	
2'x6'	14 stalls
Wall Hung	6 stalls
On site-2'x6'	4 stalls
<b>Total</b>	<b>24 stalls</b>

Revisions  
Conditional Use Submittal - May 21, 2019



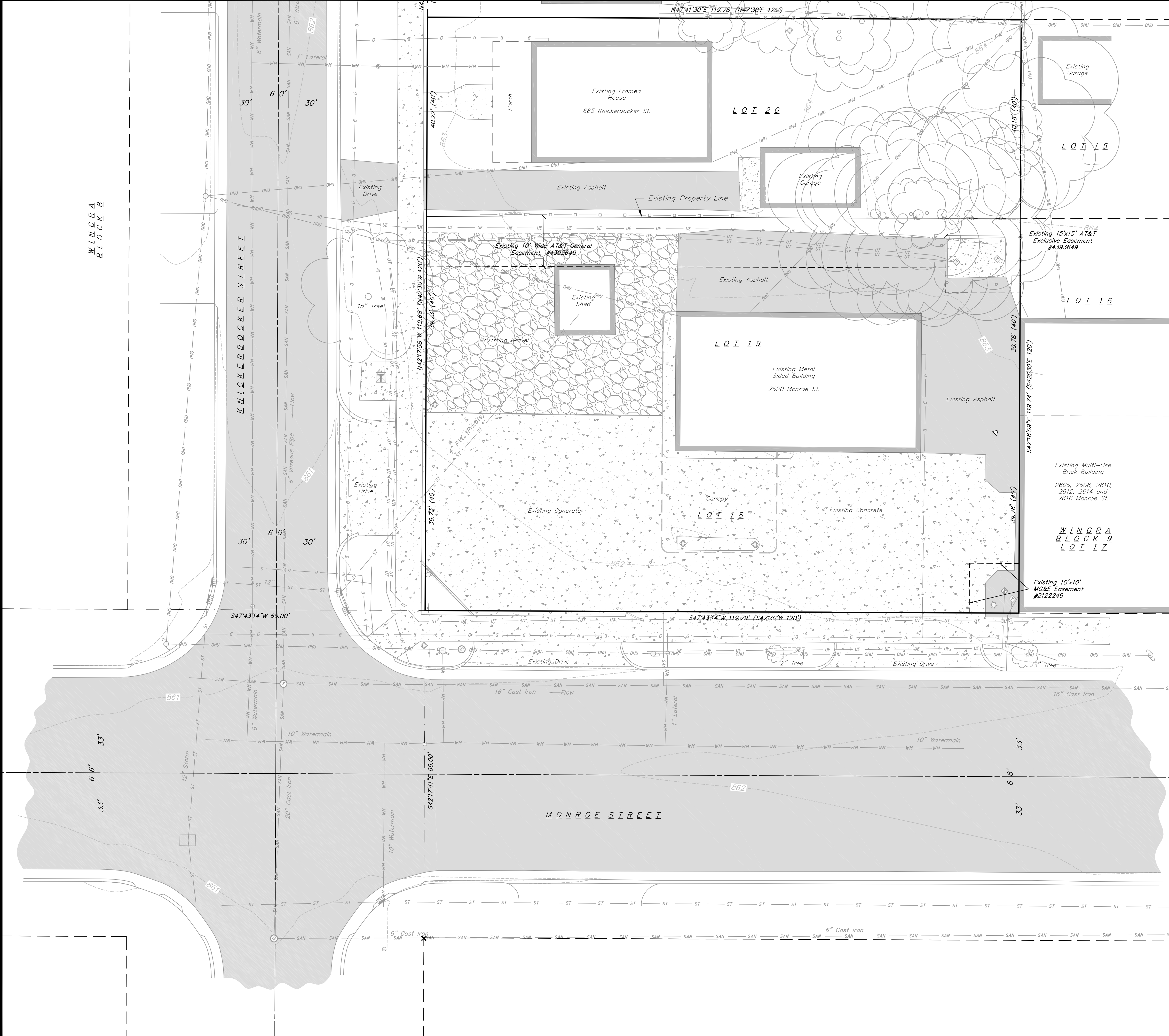
**A SITE PLAN**  
1"=10'-0"



Project Title  
**2620 MONROE STREET**

Drawing Title  
**Site Plan**

Project No. **1320** Drawing No. **C-1.1**



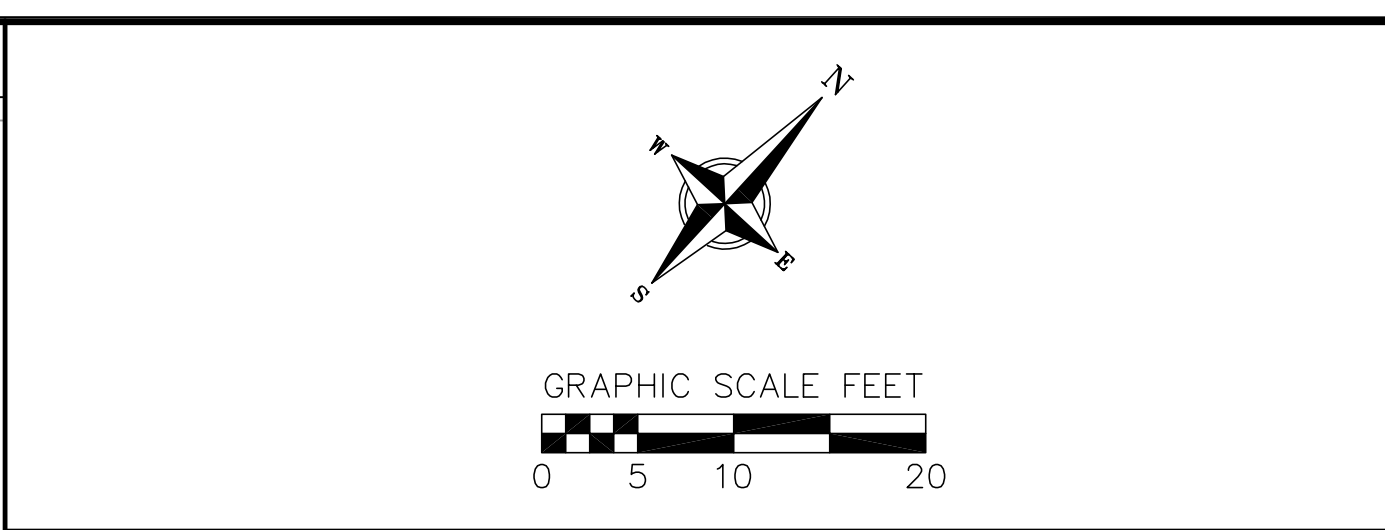
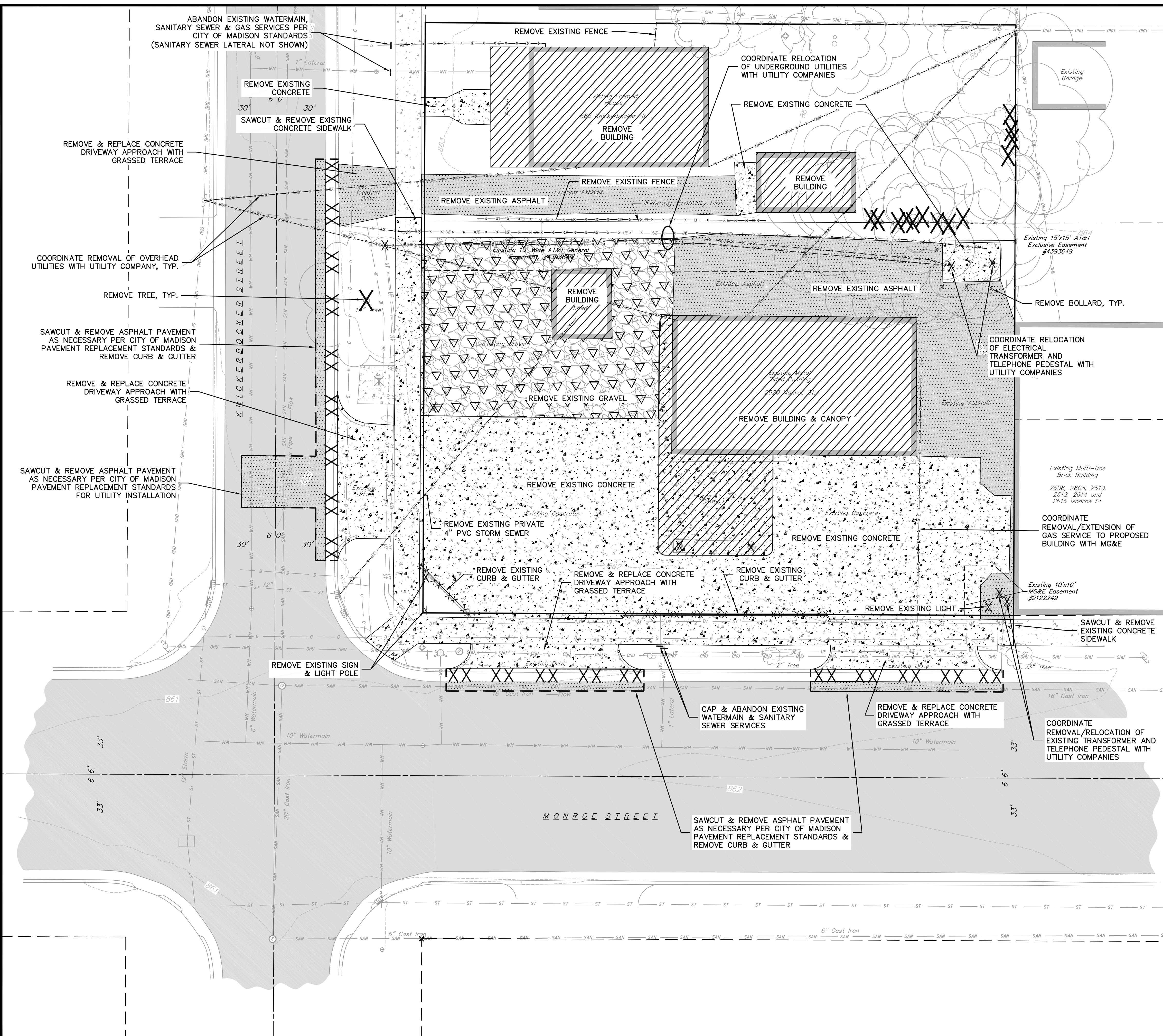
- EXISTING CONDITIONS LEGEND**
- EXISTING BOLLARD
  - EXISTING POST
  - EXISTING SIGN (TYPE NOTED)
  - EXISTING CURB INLET
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER MAIN VALVE
  - EXISTING CURB STOP
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  - EXISTING TRANSFORMER
  - EXISTING LIGHT POLE
  - EXISTING UTILITY POLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING DECIDUOUS TREE
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING CHAIN LINK FENCE
  - EXISTING GENERAL FENCE
  - EXISTING WOOD FENCE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD GENERAL UTILITIES
  - EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - EXISTING STORM SEWER LINE (SIZE NOTED)
  - EXISTING WATER MAIN (SIZE NOTED)
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING ASPHALT PAVEMENT
  - EXISTING CONCRETE
  - EXISTING GRAVEL

**EXISTING CONDITIONS PLAN**  
 2620 MONROE STREET  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN  
 DATE: 5-22-13  
 DRAFTER: ACAR  
 CHECKED: JDOY  
 PROJECT NO.: 130058  
 SHEET: 1 OF 4  
 DWG. NO.: C1.0

21 May 2013 - 5:40p M:\Rouse Management\130058\_2620 Monroe Street\Civil\3D\Base\_130058.dwg by: jdy



**DEMOLITION PLAN LEGEND**

X	EXISTING BOLLARD REMOVAL
X	EXISTING POST REMOVAL
X	EXISTING SIGN REMOVAL
X	EXISTING TRANSFORMER REMOVAL/RELOCATION
X	EXISTING LIGHT POLE REMOVAL
X	EXISTING TELEPHONE PEDESTAL REMOVAL/RELOCATION
X	EXISTING DECIDUOUS TREE REMOVAL
X	EXISTING UNDERGROUND TELEPHONE REMOVAL/RELOCATION
X	EXISTING CHAIN LINK FENCE REMOVAL
X	EXISTING GENERAL FENCE REMOVAL
X	EXISTING WOOD FENCE REMOVAL
X	EXISTING GAS LINE REMOVAL/RELOCATION
X	EXISTING UNDERGROUND ELECTRIC LINE REMOVAL/RELOCATION
X	EXISTING OVERHEAD GENERAL UTILITIES REMOVAL/RELOCATION
X	EXISTING SANITARY SEWER LINE REMOVAL/ABANDONEMENT
X	EXISTING STORM SEWER LINE REMOVAL
X	EXISTING WATER MAIN REMOVAL/ABANDONEMENT
XX XX	EXISTING CURB AND GUTTER REMOVAL
---	SAWCUT LINE
[Stippled Box]	EXISTING ASPHALT PAVEMENT REMOVAL
[Stippled Box]	EXISTING CONCRETE REMOVAL
[Triangle Box]	EXISTING GRAVEL REMOVAL
[Diagonal Box]	EXISTING BUILDING REMOVAL

- GENERAL NOTES:**
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
  2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
  3. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
  4. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
  5. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.

- DEMOLITION NOTES:**
1. COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
  2. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
  3. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
  4. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
  5. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
  6. CONTRACTOR TO COORDINATE REMOVAL OR RELOCATION OF OVERHEAD LINE AND UTILITY POLE.

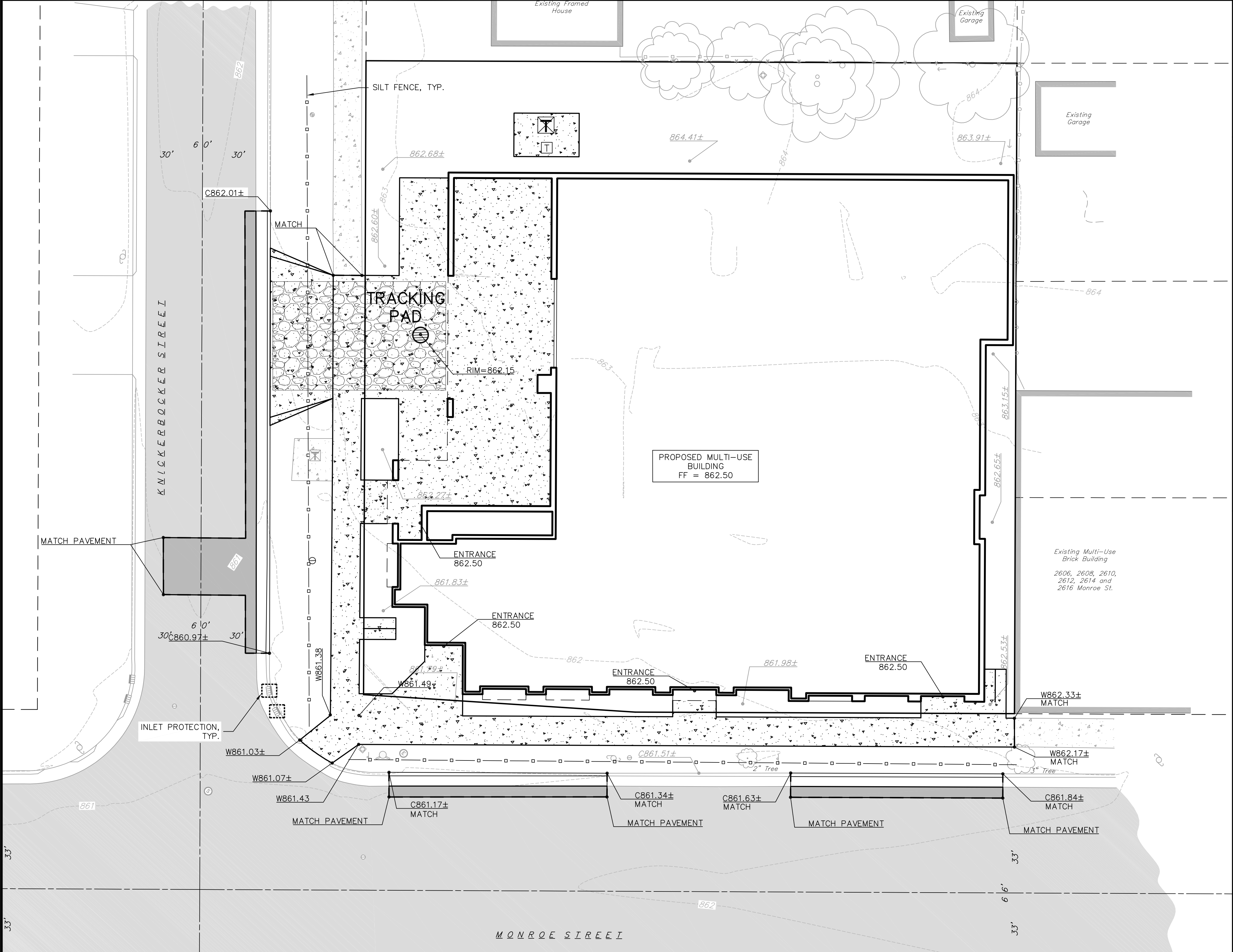
**vierbicher** engineers | architects  
 REEDSBURG - MADISON - PRABHU DU CHEN  
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**DEMOLITION PLAN**  
 2620 MONROE STREET  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN  
 DATE: 5-22-13  
 DRAFTER: ACAR  
 CHECKED: JDOY  
 PROJECT NO.: 130058  
 SHEET: 2 OF 4  
 DWG. NO.: C2.0

21 May 2013 - 5:40p M:\House Management\130058\_2620 Monroe Street\Engineering\Civil\3D\Bose\_130058.dwg by: jdoj



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 TDC (FOR HEARING IMPAIRED):  
 1-800-942-2289  
 WIS. STATUTE 182.0175 (1879)  
 REQUIRES MINIMUM OF 3 WORKING DAYS  
 NOTICE BEFORE YOU LOCATE.

**GRAPHIC SCALE FEET**  
 0 5 10 20

**GRADING & EROSION CONTROL LEGEND**

- 820- EXISTING MAJOR CONTOURS
- 818- EXISTING MINOR CONTOURS
- (820) PROPOSED MAJOR CONTOURS
- (818) PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- ↗ PROPOSED SLOPE ARROWS
- 862.33 EXISTING SPOT ELEVATIONS
- 863.13 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- ▨ TRACKING PAD
- ▬ PROPERTY BOUNDARY
- ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED ASPHALT PAVEMENT
- ▨ EXISTING CONCRETE
- ▨ EXISTING ASPHALT PAVEMENT

**ABBREVIATIONS**

C - BACK OF CURB  
 P - EDGE OF PAVEMENT  
 W - EDGE OF SIDEWALK  
 FF - FINISHED FLOOR

**EROSION CONTROL MEASURE NOTES**

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 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. 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.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FOOT OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). 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.
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
- THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

- SITE CONSTRUCTION NOTES**
- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-2.3 FOR DETAILS.
  - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
  - CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
  - CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
  - ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
  - CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
  - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  - PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 53B2303).

- CONSTRUCTION SEQUENCE:**
- INSTALL SILT FENCE AND TRACKING PAD.
  - INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
  - PERFORM SITE DEMOLITION AND REMOVE PAVEMENT.
  - STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
  - ROUGH GRADE FOR FOR BUILDING PADS AND WALKS.
  - CONSTRUCT UNDERGROUND UTILITIES.
  - INSTALL INLET PROTECTION ON NEW INLETS.
  - CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA.
  - FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH.
  - REMOVE SILT FENCE AFTER DISTURBED AREAS ARE RESTORED.

- SEEDING RATES:**
- TEMPORARY:**  
 1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.  
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**  
 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
- FERTILIZING RATES:**
- TEMPORARY AND PERMANENT:**  
 USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- MULCHING RATES:**
- TEMPORARY AND PERMANENT:**  
 USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

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**GRADING AND EROSION CONTROL PLAN**

2620 MONROE STREET  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 5-22-13

DRAWN BY: ACAR

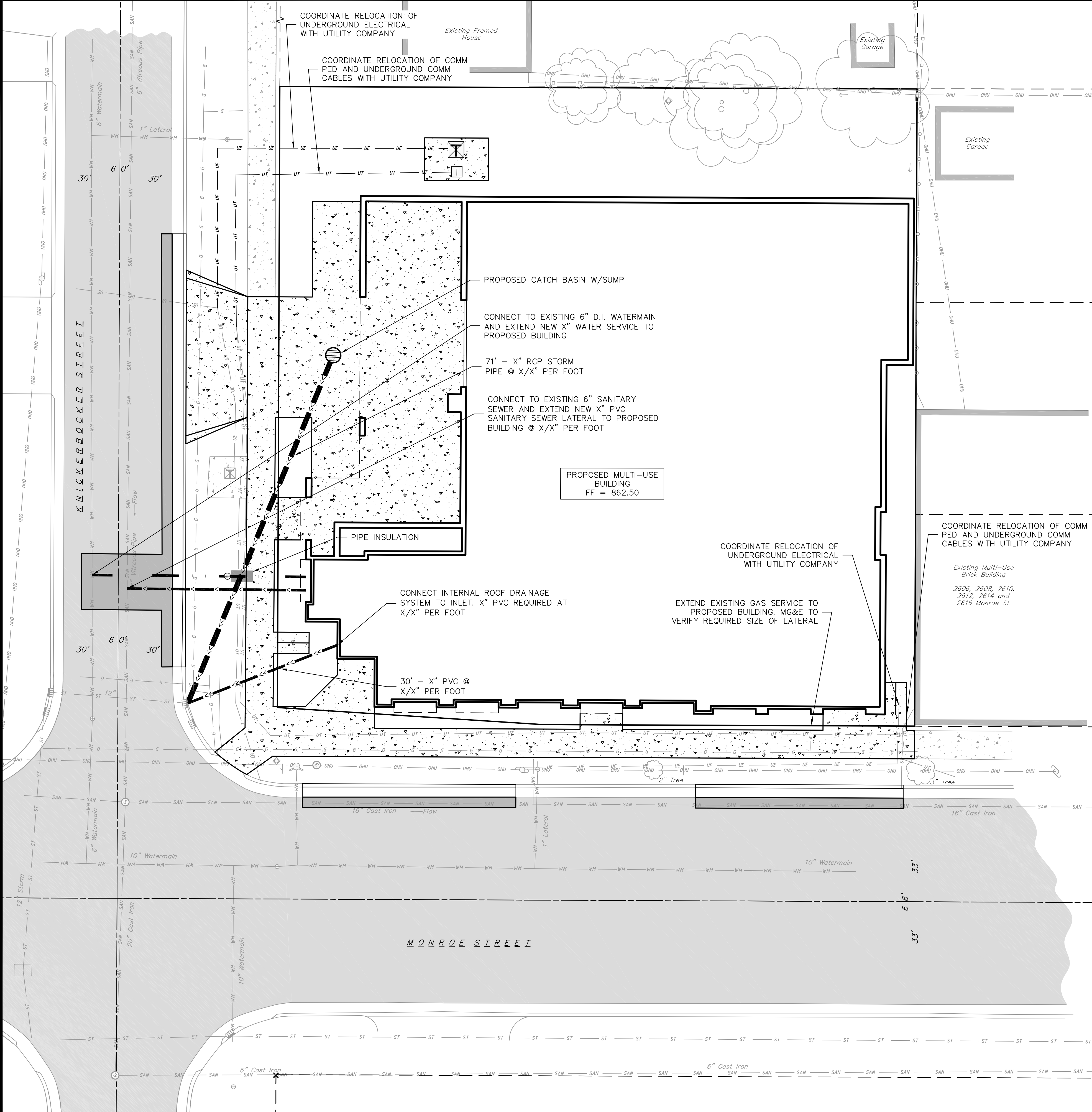
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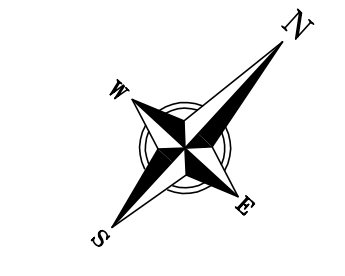
SHEET: 3 OF 4

DWG. NO.: C3.0

21 May 2013 - 5:41p M:\Rouse Management\130058\_2620 Monroe Street\Engineering\Civil\3D\Bose\_130058.dwg by: jdoj



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WIS. STATUTE 182.0175 (1979)  
REQUIRES MINIMUM OF 3 WORKING DAYS  
NOTICE BEFORE YOU EXCAVATE.



**EXISTING CONDITIONS LEGEND**

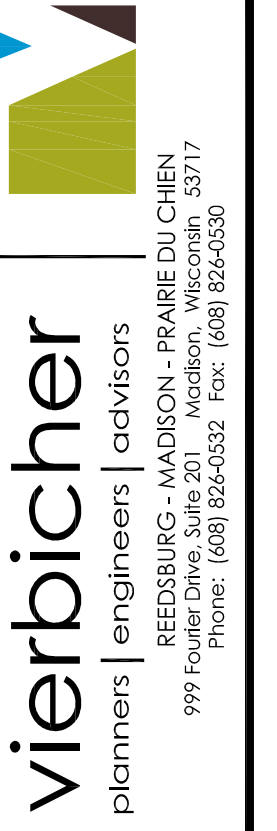
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- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE

**UTILITY NOTES:**

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(c).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(1)(b) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
13. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
14. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.

**PROPOSED UTILITY LEGEND**

- STORM SEWER PIPE
- SANITARY SEWER PIPE (GRAVITY)
- WATER MAIN
- WATER VALVE
- GAS MAIN
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE



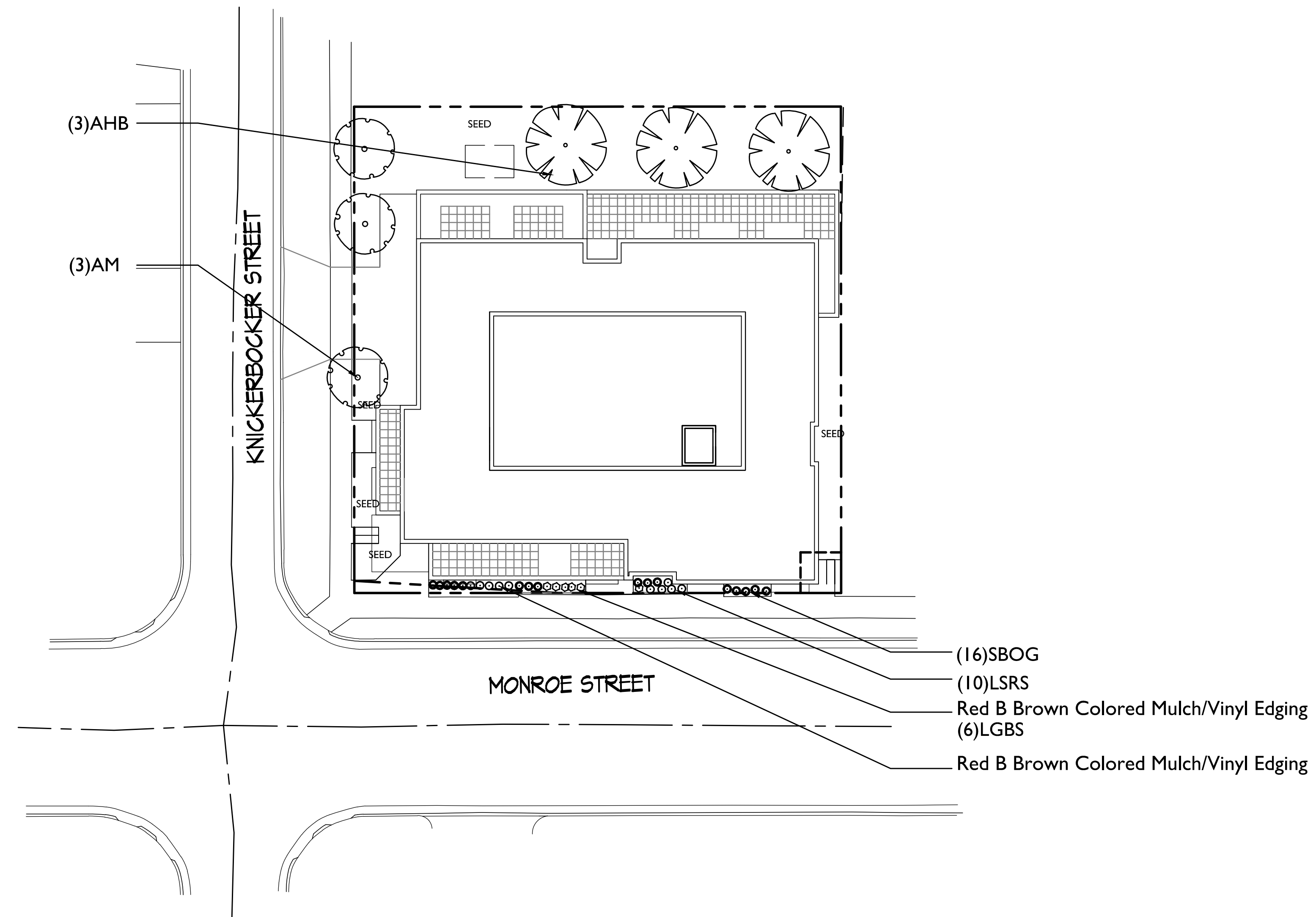
**UTILITY PLAN**  
2620 MONROE STREET  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN  
DATE: 5-22-13  
DRAFTER: ACAR  
CHECKED: JDOJ  
PROJECT NO.: 130058  
SHEET: 4 OF 4  
DWG. NO.: C4.0

**GENERAL NOTES**

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) Areas labeled "Compost Blanket Seed" shall receive the following:
  1. Grade area to approximately 4" below finish grade.
  2. Spread topsoil to within 1" of finish grade.
  3. Compost is applied uniformly to entire area at 1" depth. Seed, water-holding polymer and starter fertilizer are incorporated into compost layer.
- F) "Compost Blanket Seed" areas shall be seeded at a rate of 4 lbs. per 1,000 sq. ft., polymer applied at 3 lbs. per 1,000 sq. ft. and starter fertilizer applied at 4 lbs. per 1,000 sq. ft.
- G) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- H) Seed shall consist of the following mixture:
  - 40% Palmer Ryegrass
  - 20% Baron Bluegrass
  - 20% Nassau Bluegrass
  - 20% Pennlawn Creeping Red Fescue
- I) Areas labeled "Seed with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with D575 straw erosion control netting that is then pegged into the soil with metal staples.
- J) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- K) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.



**Plant Material List**

Broadleaf Deciduous				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
3	AHB	Carpinus caroliniana	Amer Hornbeam	2 1/2" B&B
3	AM	Acer x Freemanii 'Armstrong'	Armstrong Maple	2 1/2" B&B
Perennial				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
16	SBOG	Helictotrichon sempervivens 'Saphirsprudel'	Sapphire Blue Oat Grass	#1 CONT.
10	LSRS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 CONT.
6	LGBS	Rudbeckia fulgida var. sullivanti 'Little Goldstar'	Little Goldstar Black-Eyed Susa	#1 CONT.

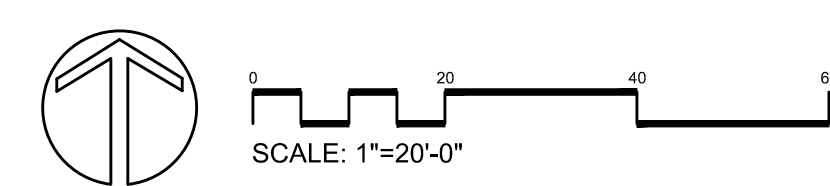
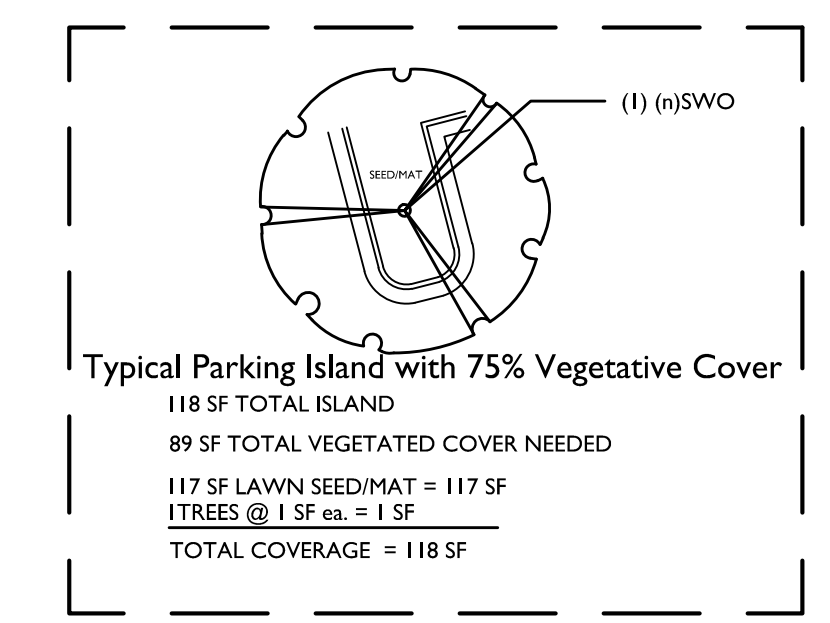
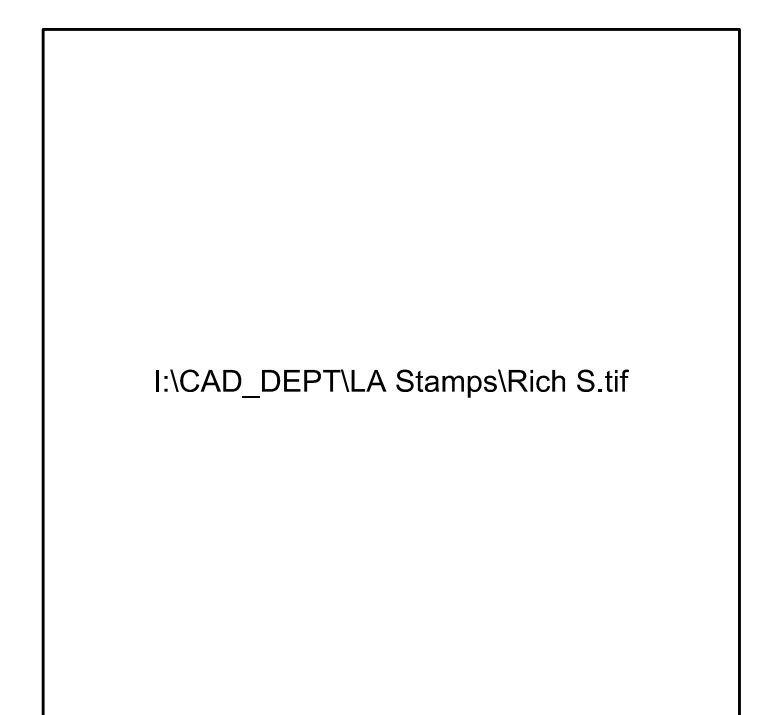
Revisions  
Conditional Use Submittal - May 21, 2019

**LANDSCAPE WORKSHEET**

Total square footage of developed area..... 10,900s.f.  
Total square footage of developed area divided by 300 square feet..... 36 Landscape Units  
NUMBER OF LANDSCAPE POINT REQUIRED  
Landscape Units multiplied by 5 landscape points..... 180 pts.

ELEMENT	Point Value	Credits / Existing		New / Proposed	
		Quantity	Points Achieved	Quantity	Points
Overstory deciduous Tree 2"- 2-1/2"	35			6	210
Ornamental Tree 1-1/2"-2" Caliper	15				
Evergreen Trees - 3 feet tall	15				
Shrub, deciduous - 18" or 3 gallon	2				
Shrub, evergreen - 18" or 3 gallon	3				
Ornamental grasses - 18" or 1 gallon	2			16	32
Ornamental/ decorative fencing or wall 4 per 10 lf.				120	48
Sub Totals				+	290

TOTAL POINTS PROVIDED  
= 290



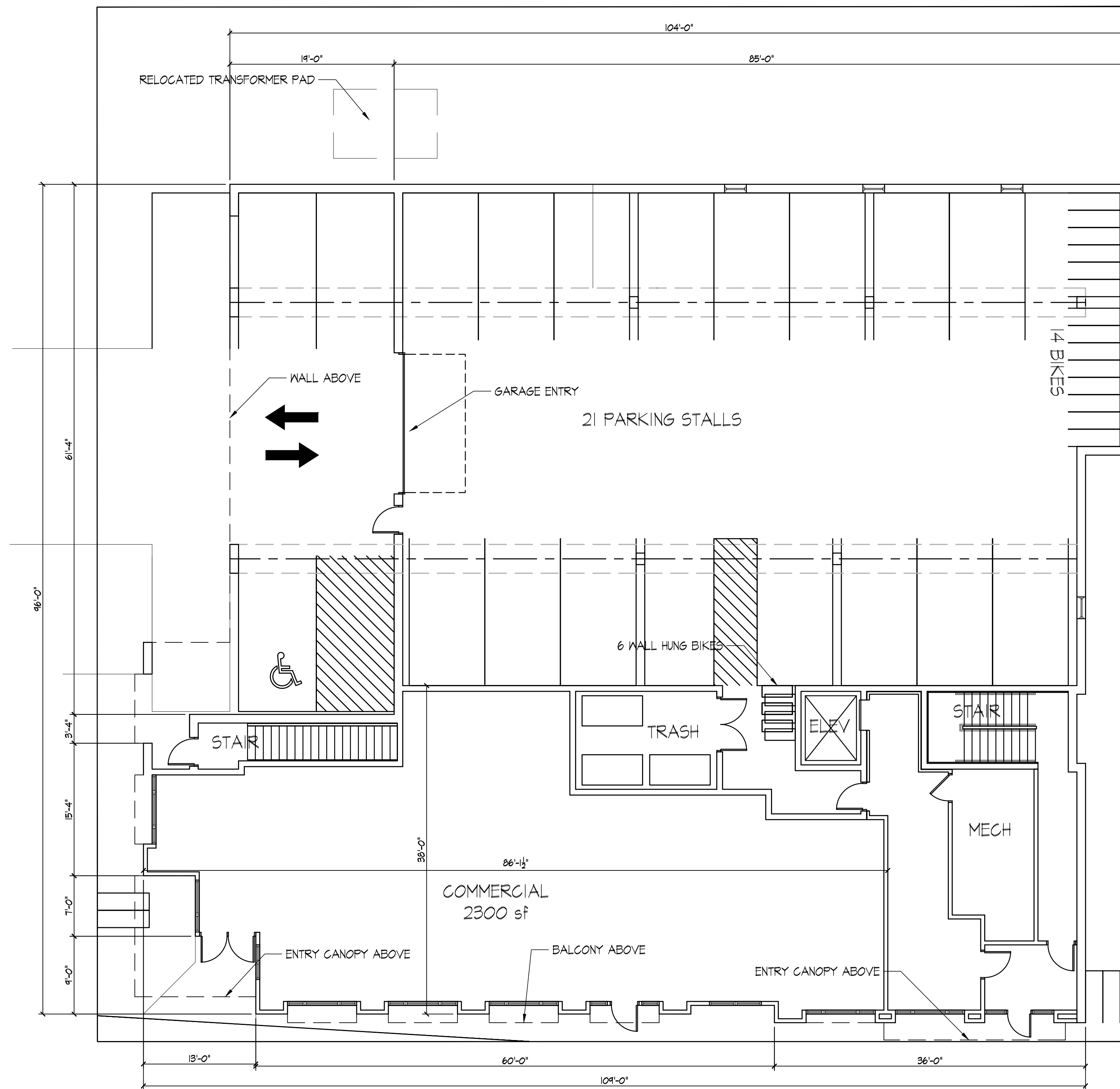
Project Title  
**2620 MONROE STREET**

Drawing Title  
**Landscape Plan**

Project No. **1320** Drawing No. **L-1.1**

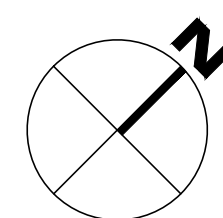
Consultant

Notes



Revisions  
 Conditional Use - May 22, 2013

Project Title  
**2620 Monroe Street**



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

Drawing Title  
**First Floor Plan**

Project No.

**1320**

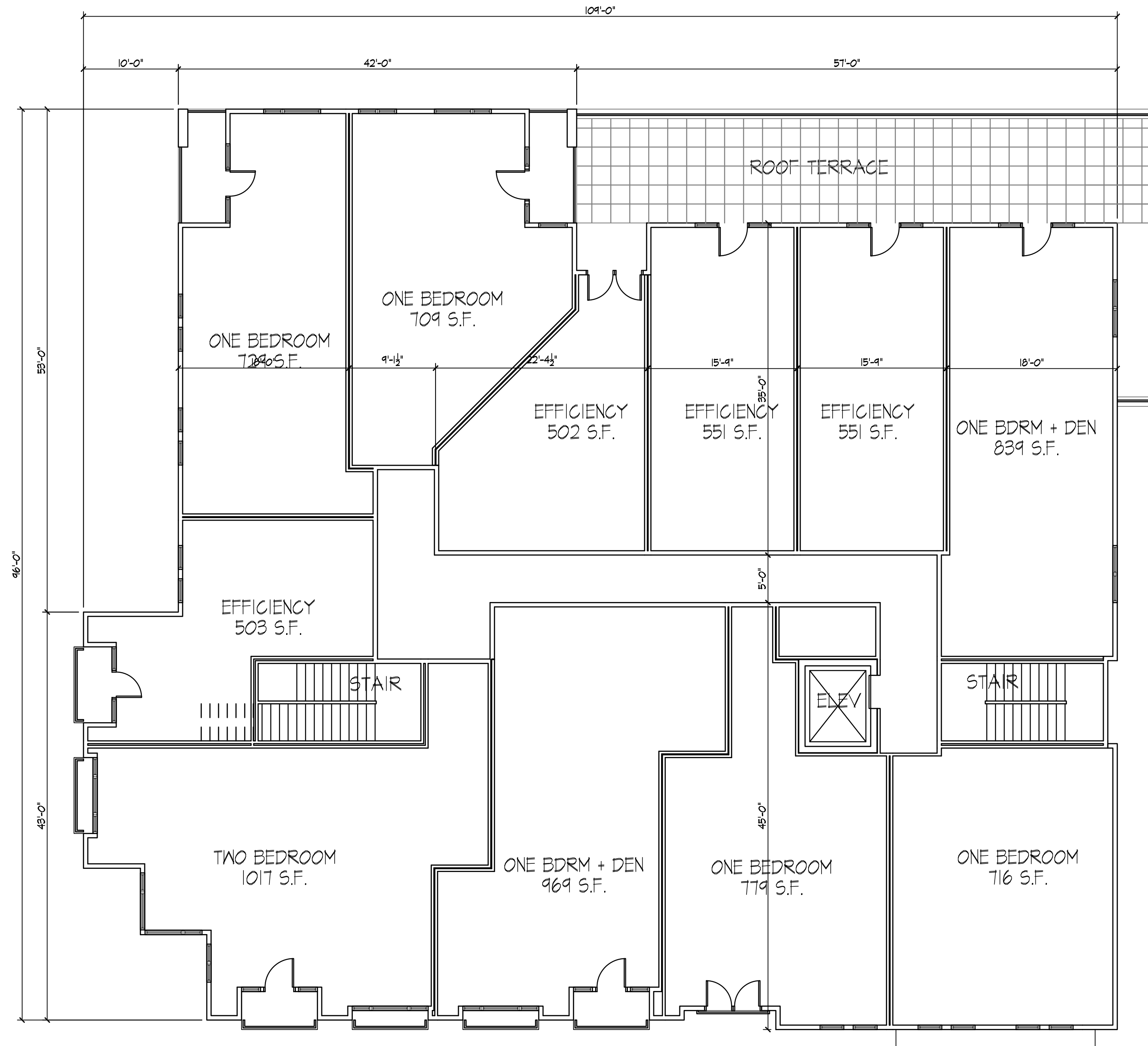
Drawing No.

**A-1.1**

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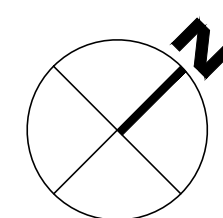


Revisions  
 Conditional Use - May 22, 2013

Project Title  
**2620 Monroe Street**

Drawing Title  
**Second Floor Plan**

Project No. **1320** Drawing No. **A-1.2**

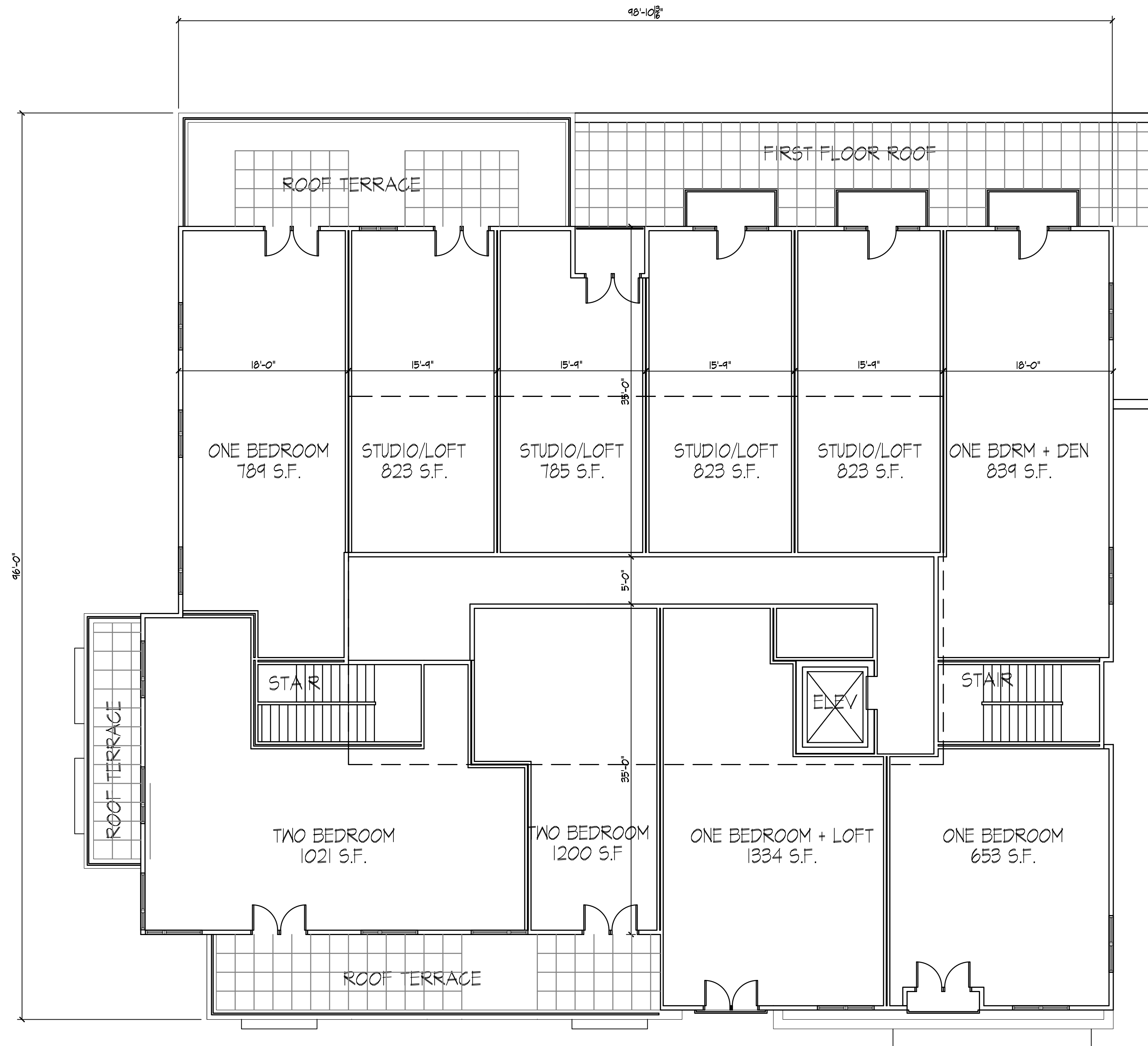


**SECOND FLOOR PLAN**  
 1/8" = 1'-0"



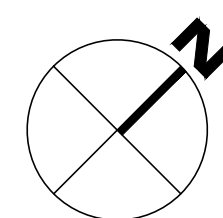
Consultant

Notes



Revisions  
 Conditional Use - May 22, 2013

Project Title  
**2620 Monroe Street**

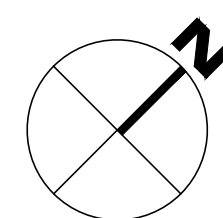


**THIRD FLOOR PLAN**  
 1/8" = 1'-0"

Drawing Title  
**Third Floor Plan**

Project No.  
**1320**

Drawing No.  
**A-1.3**



LOFT PLAN  
1/8" = 1'-0"

Consultant

Notes



○ **MONROE STREET ELEVATION**  
1/8" = 1'-0"



○ **SIDE ELEVATION**  
1/8" = 1'-0"

○ **REAR ELEVATION**  
1/8" = 1'-0"

Revisions  
Conditional Use - May 22, 2013



○ **KNICKERBOCKER STREET ELEVATION**  
1/8" = 1'-0"

Project Title  
**2620 Monroe Street**

Drawing Title  
**EXTERIOR ELEVATIONS**

Project No.

**1320**

Drawing No.

**A-2.1**

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