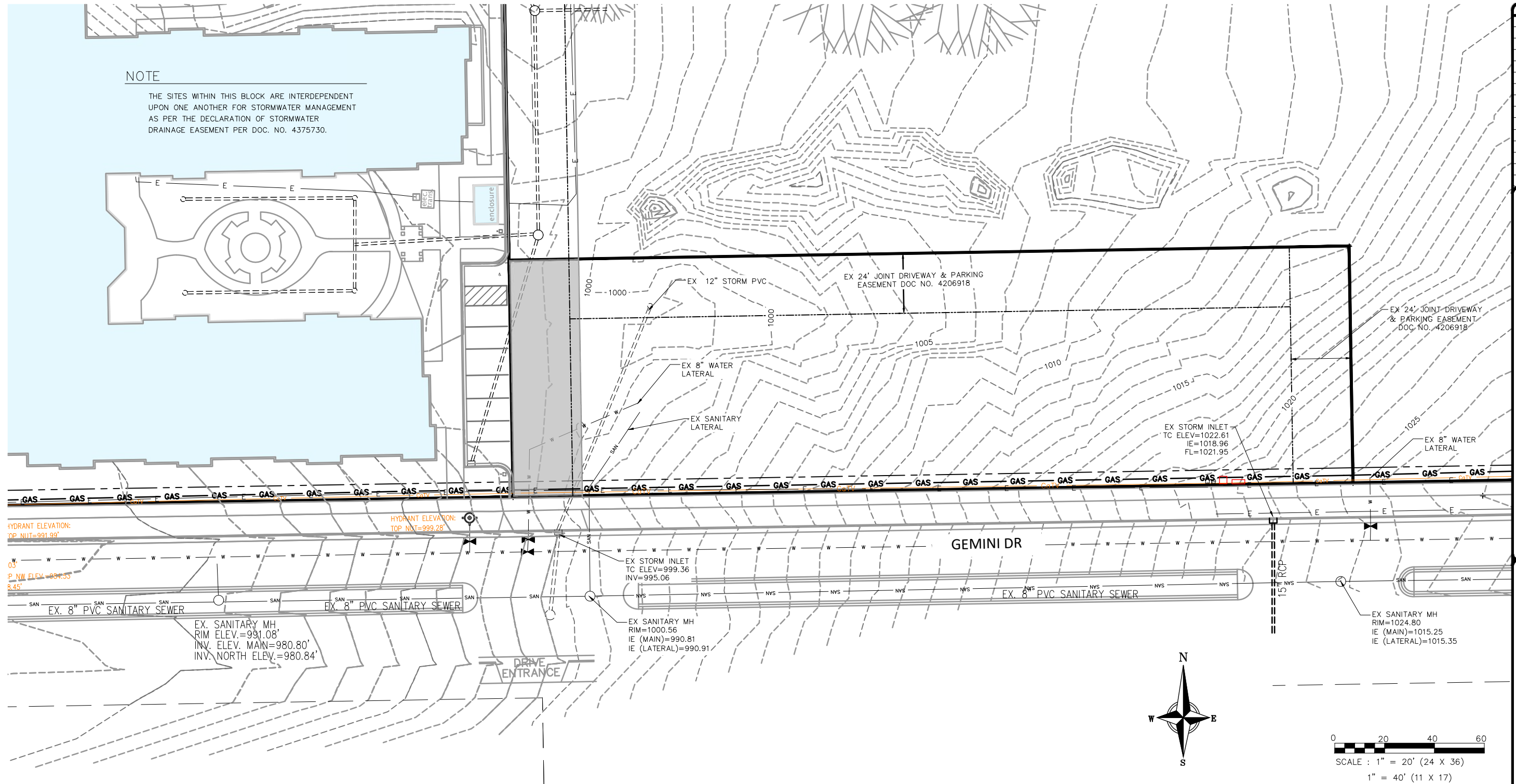


NOTE

THE SITES WITHIN THIS BLOCK ARE INTERDEPENDENT UPON ONE ANOTHER FOR STORMWATER MANAGEMENT AS PER THE DECLARATION OF STORMWATER DRAINAGE EASEMENT PER DOC. NO. 4375730.



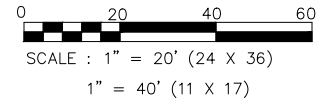
HYDRANT ELEVATION:
TOP NUT=991.99'
0.3
P NW ELEV.=887.53
8.45'

HYDRANT ELEVATION:
TOP NUT=999.28'

EX. SANITARY MH
RIM ELEV.=991.08'
INV. ELEV. MAIN=980.80'
INV. NORTH ELEV.=980.84'

EX STORM INLET
TC ELEV=999.36
INV=995.06

EX SANITARY MH
RIM=1000.56
IE (MAIN)=990.81
IE (LATERAL)=990.91



PAVEMENT KEY

ASPHALT PAVEMENT

REVISION table with columns for revision number and description.

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EXISTING CONDITIONS

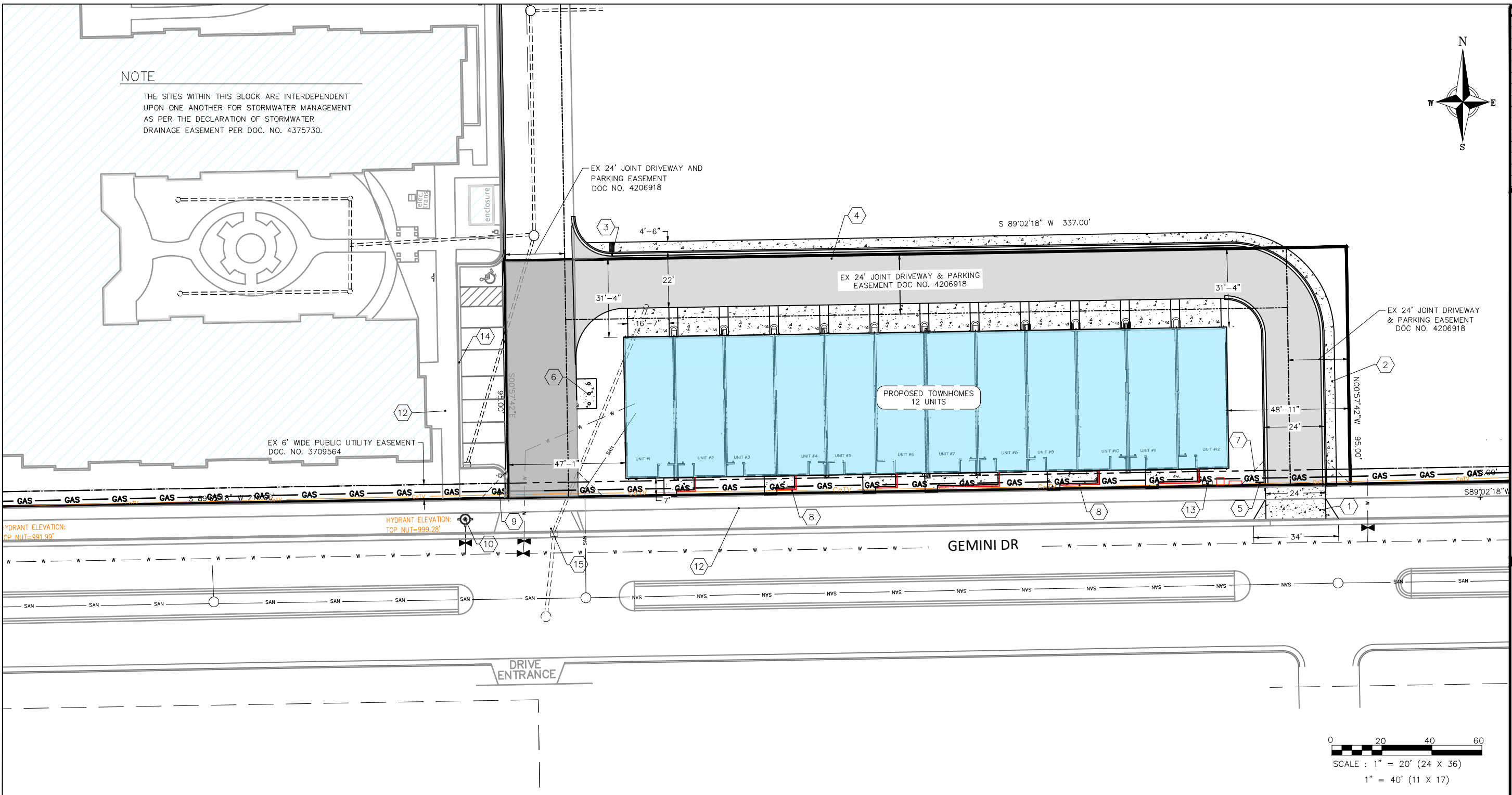
Project information table with fields for Drawn By, Checked By, Date, Scale, and Job Number.

SHEET NUMBER
C100



PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
Phone: (608) 849-9378

REVISION:



NOTE

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HYDRANT ELEVATION: TOP NUT=991.99'

HYDRANT ELEVATION: TOP NUT=999.28'

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CAPITOL VIEW TOWNHOUSES
 WISCONSIN

Drawn By: K. JOHNSON
 Checked By: R. JOHNSON
 Date: 10-6-2021
 Scale: AS NOTED
 Job Number: 21-051

SHEET NUMBER
C200

PLAN KEY

- | | |
|--|---|
| 1 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH M.G.O. 10.08 (F). CONTRACTOR TO OBTAIN PERMIT FROM CITY TO WORK IN THE RIGHT-OF-WAY | 8 CONCRETE RETAINING WALL, TYP. - SEE ARCH. PLANS |
| 2 SIDEWALK | 9 EX 7' HIGH STOP SIGN |
| 3 DETECTABLE WARNING STRIP | 10 EX HYDRANT |
| 4 18" DRIVEWAY CURB AND GUTTER | 11 EX UTILITY PEDESTALS |
| 5 7' HIGH STOP SIGN | 12 EXISTING SIDEWALK |
| 6 BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH | 13 EXISTING TRANSFORMER PAD |
| 7 VISION TRIANGLE | 14 EXISTING CURB AND GUTTER |
| | 15 EXISTING DRIVEWAY APRON |

PAVEMENT KEY

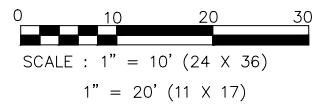
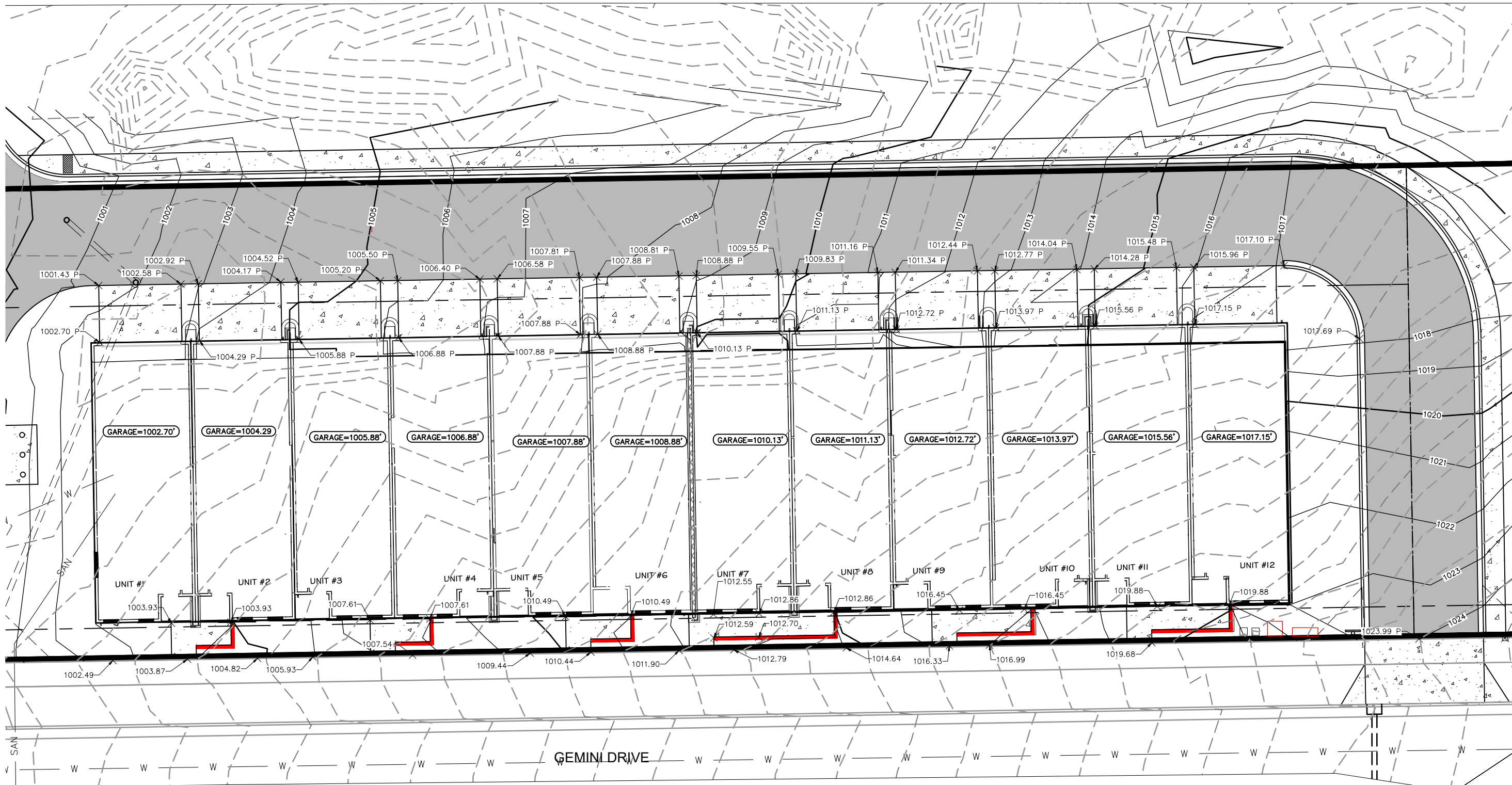
- | | |
|--|------------------|
| | ASPHALT PAVEMENT |
| | CONCRETE |

SITE INFORMATION

SITE ADDRESS: 5830 GEMINI DRIVE
 LOT AREA: 32,015 SF
 EXISTING IMPERVIOUS: 2,643 SF
 PROPOSED IMPERVIOUS: 27,593 SF
 IMPERVIOUS SURFACE RATIO: 86.2%



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GRADING LEGEND

---	EXISTING CONTOUR
—	PROPOSED CONTOUR

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

BENCHMARKS

No.	ELEVATION	LOCATION
BENCHMARK 1	991.99'	TOP NUT OF HYDRANT, N.W. CORNER OF GEMINI DRIVE AT JUPITER DRIVE
BENCHMARK 2	999.28'	TOP NUT OF HYDRANT, NORTH SIDE OF GEMINI DRIVE, 230' EAST OF JUPITER DRIVE
BENCHMARK 3	1004.69'	TOP NUT OF HYDRANT N.E. CORNER OF HALLEY WAY AT HERCULES DRIVE



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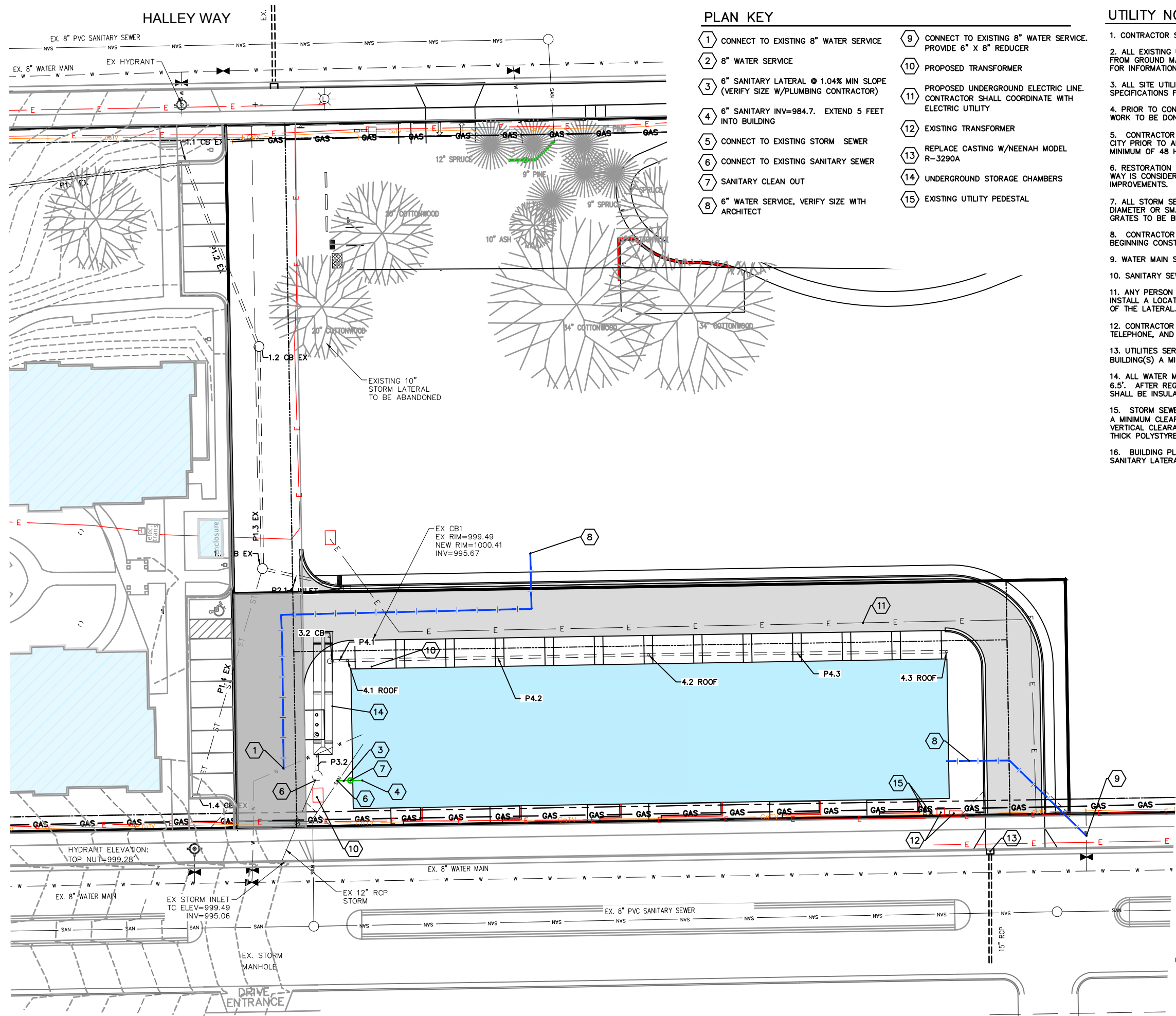
CAPITOL VIEW TOWNHOUSES

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GRADING PLAN

Drawn By: K. JOHNSON
 Checked By: R. JOHNSON
 Date: 10-6-2021
 Scale: AS NOTED
 Job Number: 21-051

SHEET NUMBER
C300

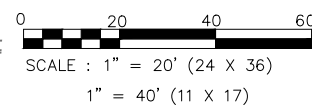
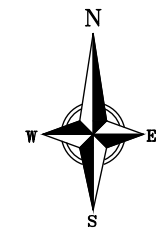


PLAN KEY

- 1 CONNECT TO EXISTING 8" WATER SERVICE
- 2 8" WATER SERVICE
- 3 6" SANITARY LATERAL @ 1.04% MIN SLOPE (VERIFY SIZE W/PLUMBING CONTRACTOR)
- 4 6" SANITARY INV=984.7. EXTEND 5 FEET INTO BUILDING
- 5 CONNECT TO EXISTING STORM SEWER
- 6 CONNECT TO EXISTING SANITARY SEWER
- 7 SANITARY CLEAN OUT
- 8 6" WATER SERVICE, VERIFY SIZE WITH ARCHITECT
- 9 CONNECT TO EXISTING 8" WATER SERVICE. PROVIDE 6" X 8" REDUCER
- 10 PROPOSED TRANSFORMER
- 11 PROPOSED UNDERGROUND ELECTRIC LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY
- 12 EXISTING TRANSFORMER
- 13 REPLACE CASTING W/NEENAH MODEL R-3290A
- 14 UNDERGROUND STORAGE CHAMBERS
- 15 EXISTING UTILITY PEDESTAL

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE ADS N-12 PIPE OR APPROVED EQUAL. DRAIN BASINS 18" IN DIAMETER OR SMALLER TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.



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CAPITOL VIEW TOWNHOUSES

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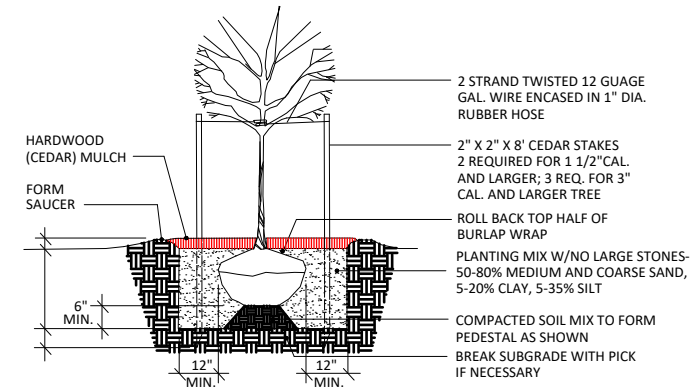
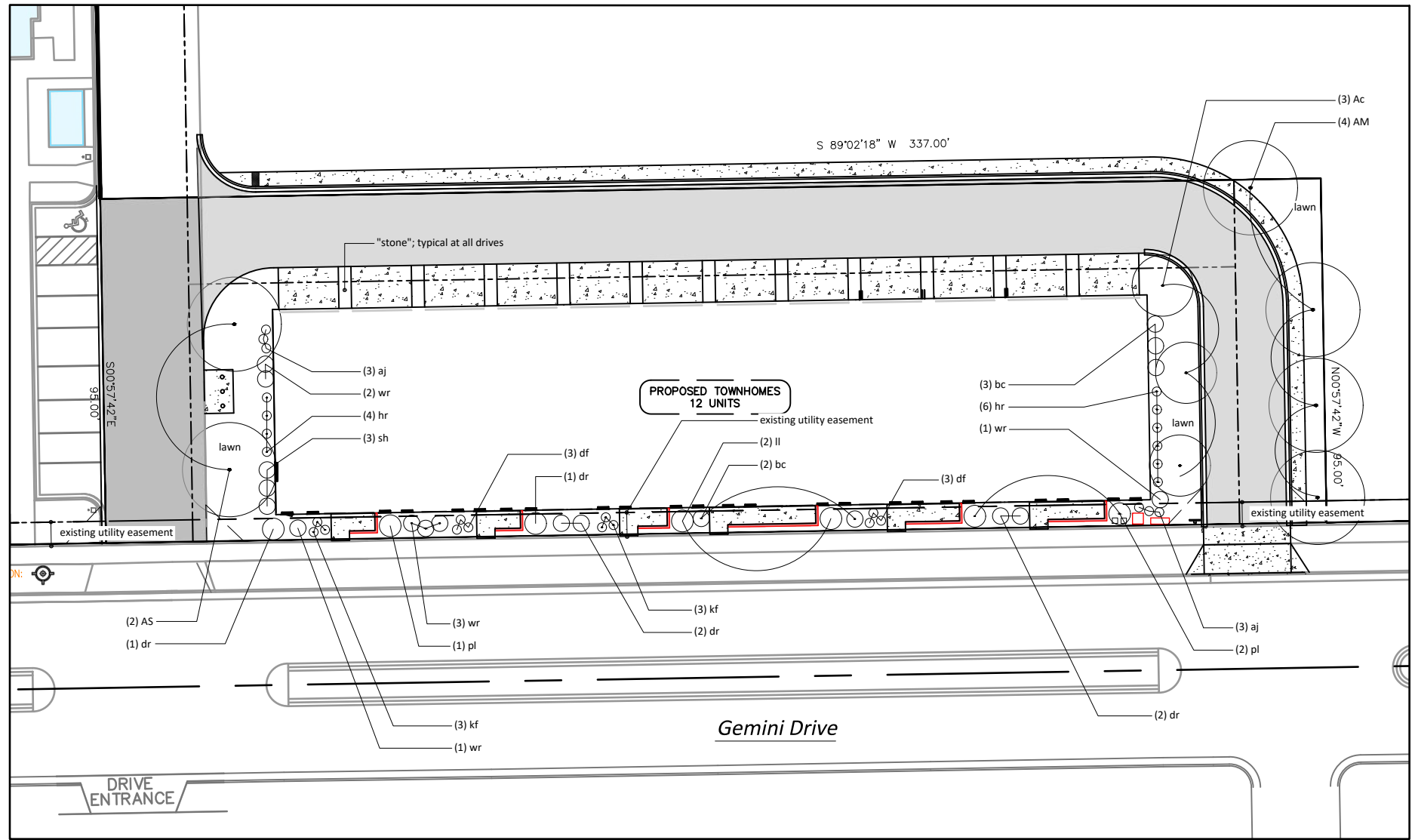
UTILITY PLAN

Drawn By: K. JOHNSON
Checked By: R. JOHNSON
Date: 10-6-2021
Scale: AS NOTED
Job Number: 21-051

SHEET NUMBER
C400

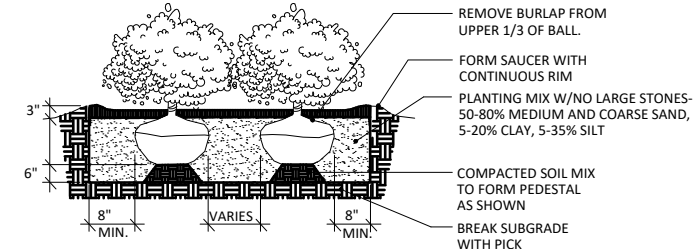
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LLC

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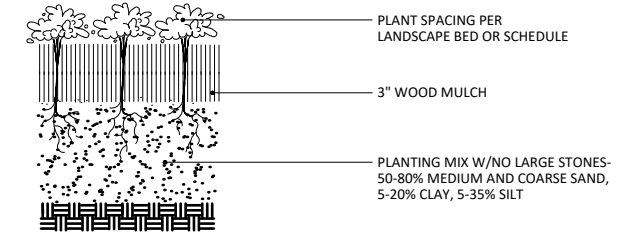
2 TREE PLANTING

NTS



3 SHRUB PLANTING

NTS



4 PERENNIAL PLANTING

NTS

1 LANDSCAPE PLAN

- GENERAL NOTES:**
- Trees and shrub groupings are to receive wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
 - Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.
 - Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.
 - "Stone" to be clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.

Landscape Calculations and Distribution:
 Five (5) landscape points shall be provided per each (300) sf of developed area.
 Total sf of developed area = 14,280 sf
 Developed area divided by (300) x 5 = 238 Points Required

Development Frontage Landscaping
 Total lf of lot frontage = 309
 Required Trees = 10 Provided Trees = *0
 Required Shrubs = 50 Provided Shrubs = *18

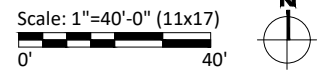
*Note: See Landscape Plan above for utility easement along entire lot frontage. Due to this easement, potential for buried lines, and limited building setback space, Owner requests Zoning Administrator allow for a reduction of required plants to plants shown/provided.

Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Existing Qty.	Pts.	Proposed Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35	-	-	6	210
Ornamental tree	1 1/2" cal.	15	-	-	3	45
Upright evergreen shrub	3-4 feet tall	10	-	-	-	-
Shrub, deciduous	18" or 3 gal.	3	-	-	28	84
Shrub, evergreen	18" or 3 gal.	4	-	-	2	8
Ornamental grasses	18" or 3 gal.	2	-	-	-	-
Ornamental fence or wall	na	4 per 10 lf	-	-	-	-
Total						347

347 Total Points Provided (238 Required)

Key	Common Name	Size
PLANTING LIST:		
Overstory Deciduous Tree		
AS	Autumn Spire Maple	2 1/2" cal.
AM	Autumn Blaze Maple	2 1/2" cal.
Ornamental Trees		
Ac	Adirondack Crab	1 1/2" cal.
Shrubs		
Il	Little Lime Hydrangea	24" ht.
bc	Black Chokeberry	24" ht.
pl	Palabim Lilac	24" ht.
sh	Snowpump Spirea	18" ht.
wr	Wine and Roses Weigela	18" ht.
dr	Frau Dagmar Rose	18" ht.
Perennials		
hr	Happy Returns Daylily	1 gal.
aj	Autumn Joy Sedum	1 gal.
kf	Karl Foerster Feather Reed Grass	1 gal.
df	Dwarf Fountaingrass	1 gal.



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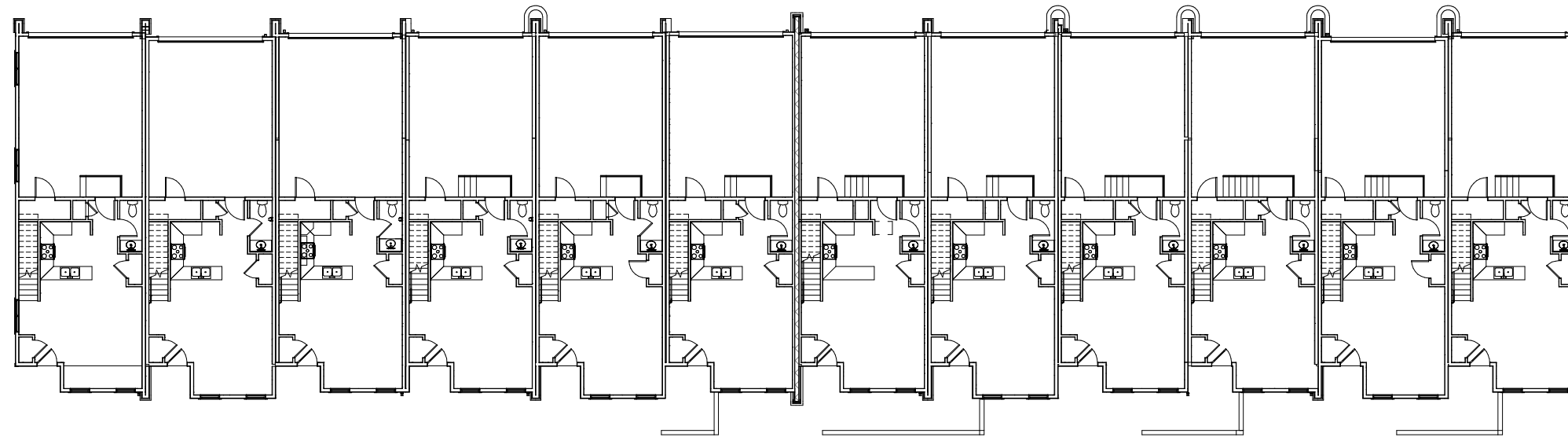
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CAPITOL VIEW TOWNHOUSES
LANDSCAPE PLAN

Drawn By: K. JOHNSON
 Checked By: R. JOHNSON
 Date: 10-6-2021
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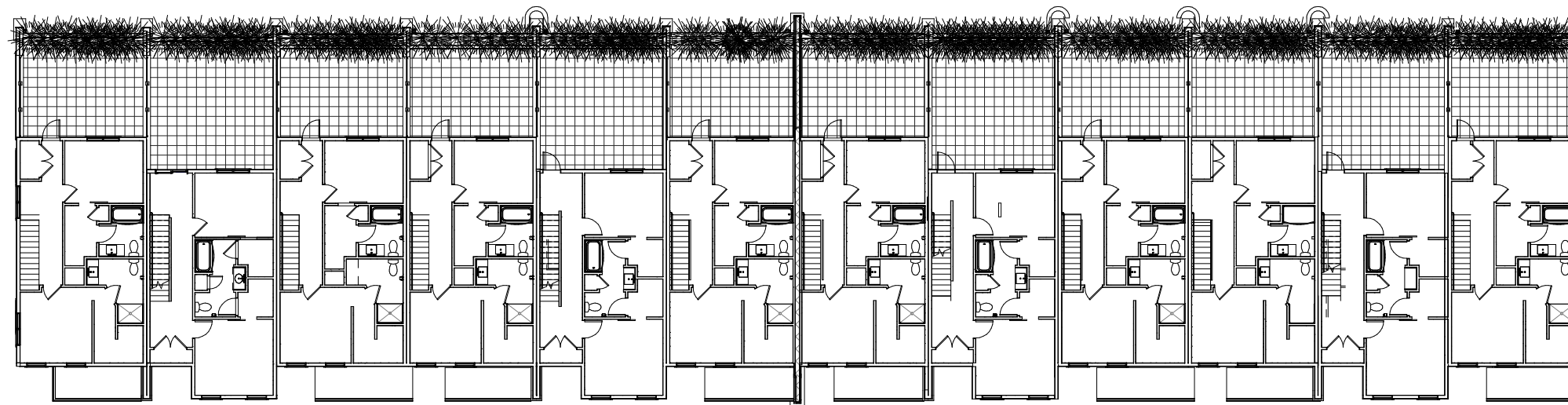
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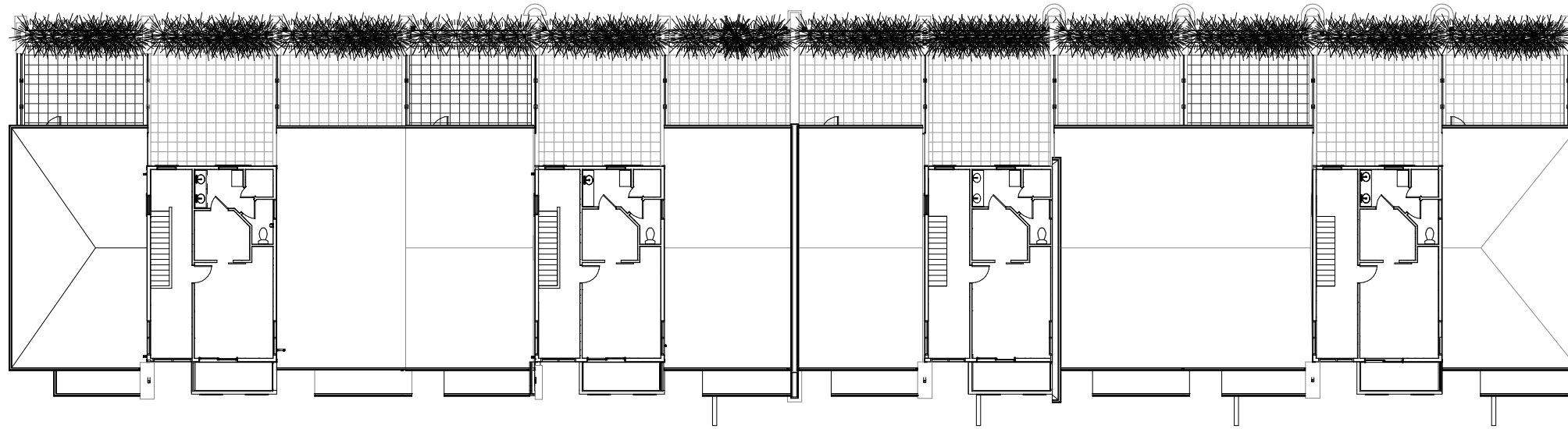
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CAPITOL VIEW TOWNHOUSES
OAK PARK PLACE



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OAK PARK PLACE



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE			
BOX	MATERIAL / MANUFACTURER	DESCRIPTION / COLOR	NOTES
1	6" COMPOSITE LAP SIDING / LP SMARTSIDE	QUARRY GRAY	-
2	6" COMPOSITE BOARD AND BATTEN SIDING / LP SMARTSIDE	CUSTOM COLOR - JASPER STONE	-
3	ALUMINUM SIDING / LONGBOARD SOFFIT	DARK CHERRY	-
4	STONE VENEER / FOND DU LAC STONE	HAMILTON DIMENSIONAL	-
5	MANUF STONE CAP / FOND DU LAC STONE	HAMILTON DIMENSIONAL	-
6	COMPOSITE WOOD TRIM / LP SMARTSIDE	SNOWSCAPE WHITE	-
7	PREFIN ALUMINUM GUTTER	---	-
8	PREFIN ALUMINUM DOWNSPOUT	---	-



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



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OAK PARK PLACE