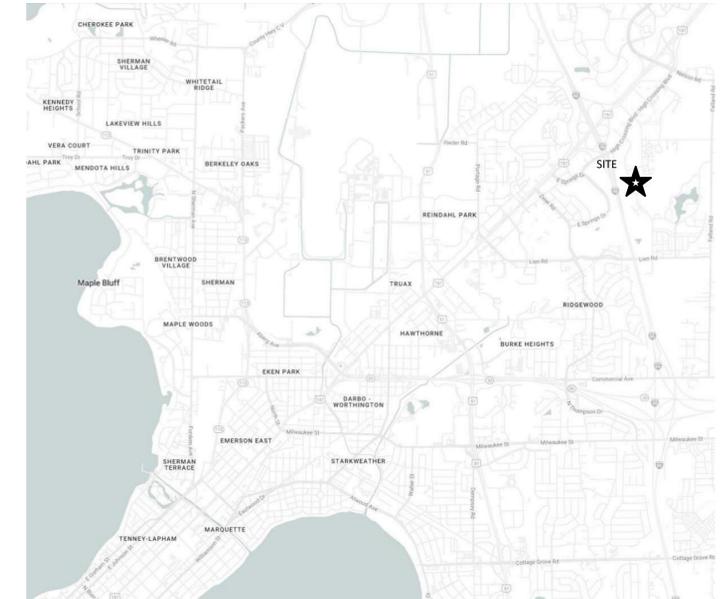


Investors Associated City View Development

City View Drive, Madison, Wisconsin

4 Story, 60 Unit APT Building & 4 Story, 47 Unit APT Building with 1 Level, 110 Underground Parking; 5 Story, 39 Unit APT with 2 Levels, 40 Underground Parking; 5 Story, 40 Unit APT with 2 Levels, 39 Underground Parking



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C200	OVERALL UTILITY PLAN	AC101.2 BUILDING 2 – FIRST FLOOR PLAN
C201	UTILITY PLAN – BUILDING 1 & 2	AC102.2 BUILDING 2 – SECOND FLOOR PLAN
C202	UTILITY PLAN – BUILDING 3 & 4	AC103.2 BUILDING 2 – THIRD FLOOR PLAN
C300	OVERALL GRADING PLAN AND EROSION CONTROL PLAN	AC104.2 BUILDING 2 – FOURTH FLOOR PLAN
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C500	CONSTRUCTION DETAILS	AC104.3 BUILDING 3 – THIRD FLOOR PLAN
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AC104.1	BUILDING 1 – FOURTH FLOOR PLAN	AC202.4 BUILDING 4 – EXTERIOR ELEVATION
AC105.1	BUILDING 1 – ROOF PLAN	AC203.4 BUILDING 4 – EXTERIOR ELEVATION COLORED
		AC204.4 BUILDING 4 – EXTERIOR ELEVATION COLORED

CONCEPT IMAGES

PROJECT DATE: 2025.05.27

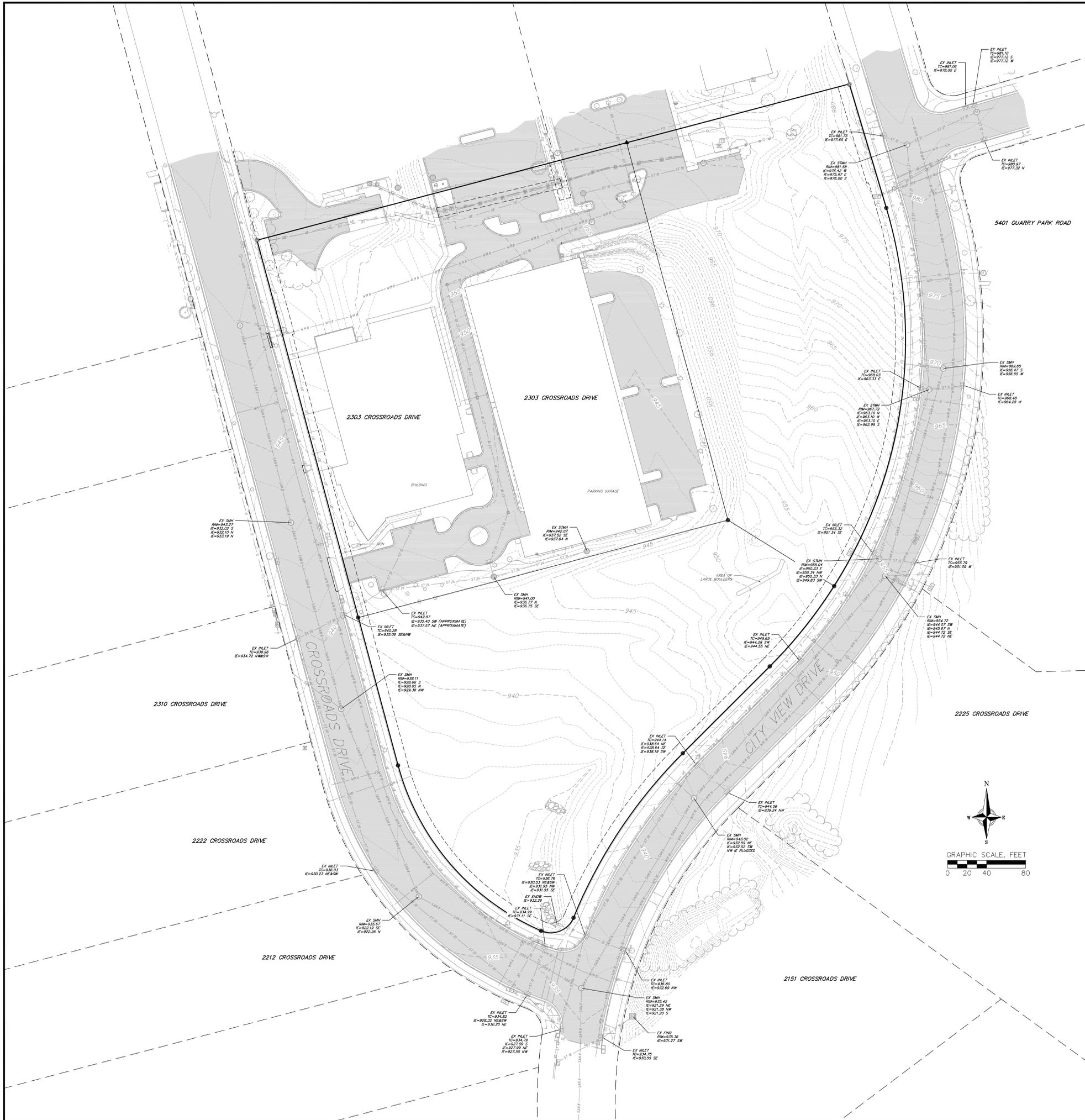
ISSUED FOR:

Land Use Submittal - 2025.05.27

PROJECT NUMBER 2046



G 000 | knothe | bruce
SHEET NUMBER | ARCHITECTS



TOPOGRAPHIC SYMBOL LEGEND

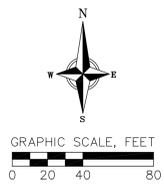
- ◊ EXISTING BOLLARD
- ⚡ EXISTING FLAG POLE
- ✉ EXISTING MAILBOX
- ⊠ EXISTING MONITORING WELL
- ⊙ EXISTING POST
- ⊙ EXISTING SIGN (TYPE NOTED)
- ⊙ EXISTING PARKING METER
- ⊙ EXISTING CURB INLET
- ⊙ EXISTING ENDWALL
- ⊙ EXISTING FIELD INLET RECTANGULAR
- ⊙ EXISTING FIELD INLET
- ⊙ EXISTING ROOF DRAIN CLEANOUT
- ⊙ EXISTING ROOF DRAIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM MANHOLE RECTANGULAR
- ⊙ EXISTING STORM TRACER WIRE BOX
- ⊙ EXISTING SANITARY CLEANOUT
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING SEPTIC VENT
- ⊙ EXISTING SANITARY TRACER WIRE BOX
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING FIRE DEPARTMENT CONNECTION
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING CURB STOP
- ⊙ EXISTING WELL
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING WATER TRACER WIRE BOX
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING AIR CONDITIONING PEDESTAL
- ⊙ EXISTING DOWN GUY
- ⊙ EXISTING ELECTRIC MANHOLE
- ⊙ EXISTING ELECTRIC RECTANGULAR MANHOLE
- ⊙ EXISTING ELECTRIC PEDESTAL
- ⊙ EXISTING TRANSFORMER
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING GUY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING GENERIC LIGHT
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING TV MANHOLE
- ⊙ EXISTING TV RECTANGULAR MANHOLE
- ⊙ EXISTING TV PEDESTAL
- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING UNIDENTIFIED MANHOLE
- ⊙ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊙ EXISTING HANDICAP PARKING
- ⊙ EXISTING TRAFFIC SIGNAL
- ⊙ EXISTING SHRUB
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING TREE STUMP
- ▨ EXISTING ADA DETECTABLE WARNING FIELD

SURVEY LEGEND

- ⊕ BENCHMARK
- ✕ FOUND CHISELED "X"
- ⊠ PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND NAIL
- ⊙ FOUND 1" Ø IRON PIPE
- ⊙ FOUND 2" Ø IRON PIPE
- ⊙ FOUND 3" Ø IRON PIPE
- ⊙ FOUND 4" Ø IRON PIPE
- ⊙ FOUND 1-1/4" Ø IRON ROD
- ⊙ FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1/2" Ø IRON ROD
- ⊙ FOUND RAILROAD SPIKE
- ⊙ SET CHISELED "X"
- ⊙ SET NAIL
- ⊙ SET P.K. NAIL
- ⊙ SET 1-1/4" X 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
- ⊙ SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- ⊙ SET RAILROAD SPIKE
- ⊙ SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS./LIN FT
- ⊙ SET 2.38" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS./LIN FT
- ⊙ GENERAL CONTROL POINT

TOPOGRAPHIC LINework LEGEND

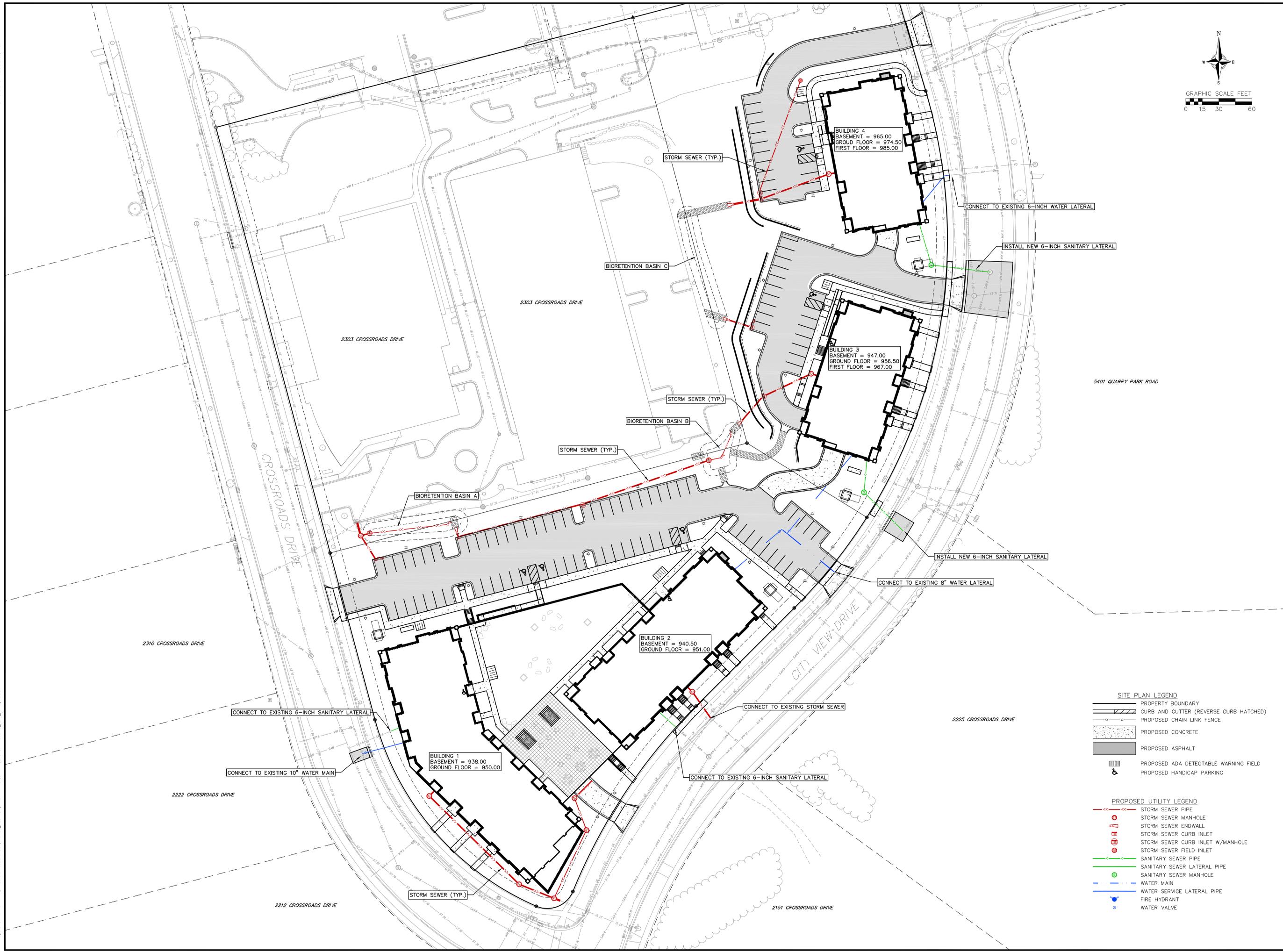
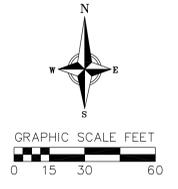
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- DTV — DTV — EXISTING OVERHEAD CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- DHT — DHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- ⊙ — ⊙ — EXISTING RETAINING WALL
- * — * — EXISTING CHAIN LINK FENCE
- x — x — EXISTING GENERAL FENCE
- x — x — EXISTING WIRE FENCE
- □ — □ — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- GUY — GUY — EXISTING GUY LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- OGU — OGU — EXISTING OVERHEAD GENERAL UTILITIES
- SAW — SAW — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- — — EXISTING EDGE OF TREES
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- B20 — B20 — EXISTING MAJOR CONTOUR
- B18 — B18 — EXISTING MINOR CONTOUR
- — — EXISTING EDGE OF PAVEMENT
- — — EXISTING EDGE OF GRAVEL
- ▨ — ▨ — EXISTING GRAVEL SURFACE
- ▨ — ▨ — EXISTING CONCRETE SURFACE
- ▨ — ▨ — EXISTING ASPHALT SURFACE



Existing Conditions and Demolition Plan
 2304 City View Drive
 City of Madison
 Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

DATE: 5/27/25
 DRAFTER: BBAR
 CHECKED: ---
 PROJECT NO.: 210169
C100



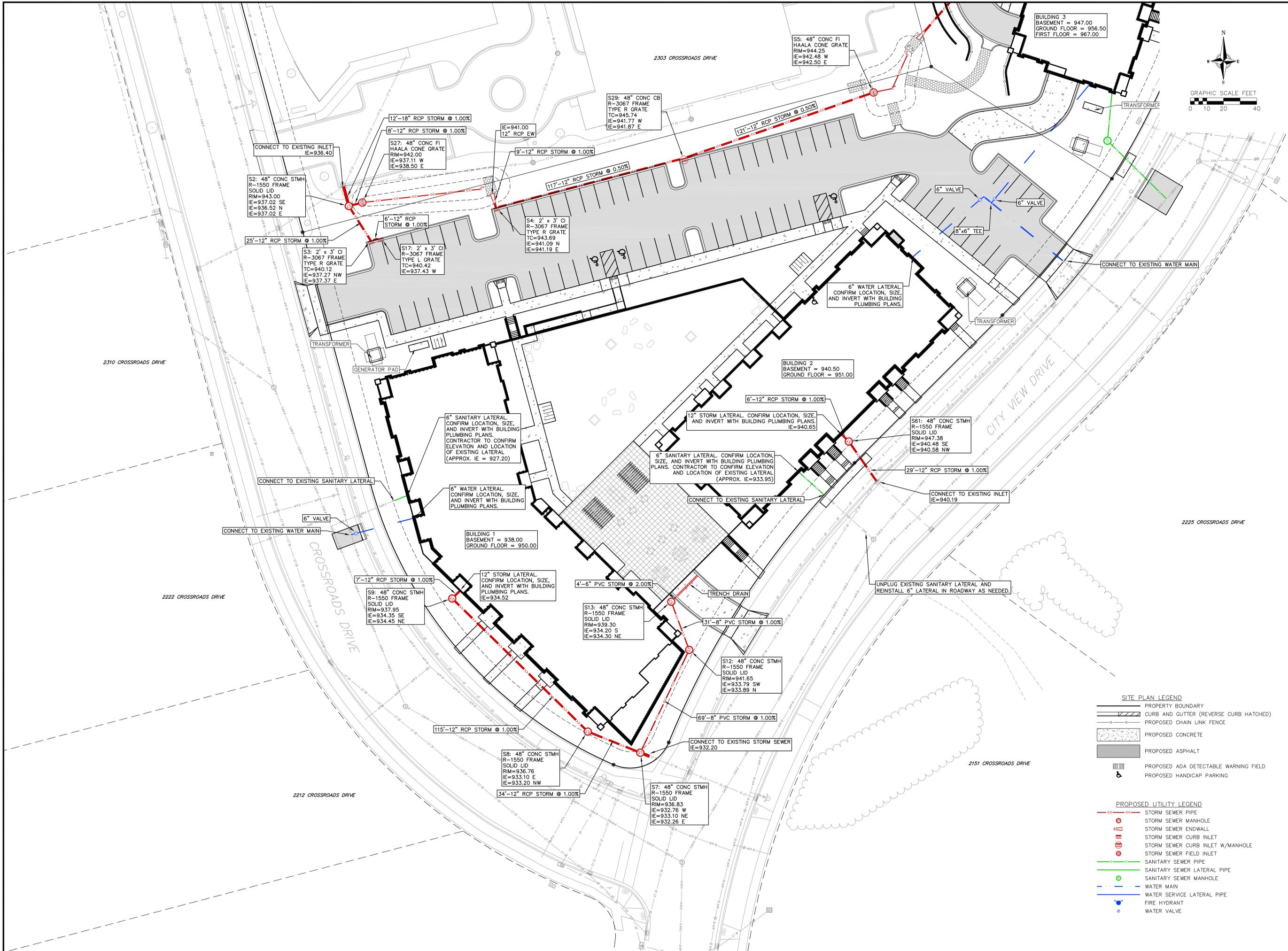
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED ADA DETECTABLE WARNING FIELD
 - PROPOSED HANDICAP PARKING

- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - SANITARY SEWER PIPE
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE

Overall Utility Plan
2304 City View Drive
City of Madison
Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

DATE: 5/27/25
DRAFTER: BBAR
CHECKED: ---
PROJECT NO.: 210169



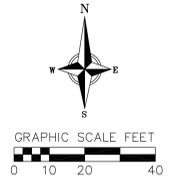
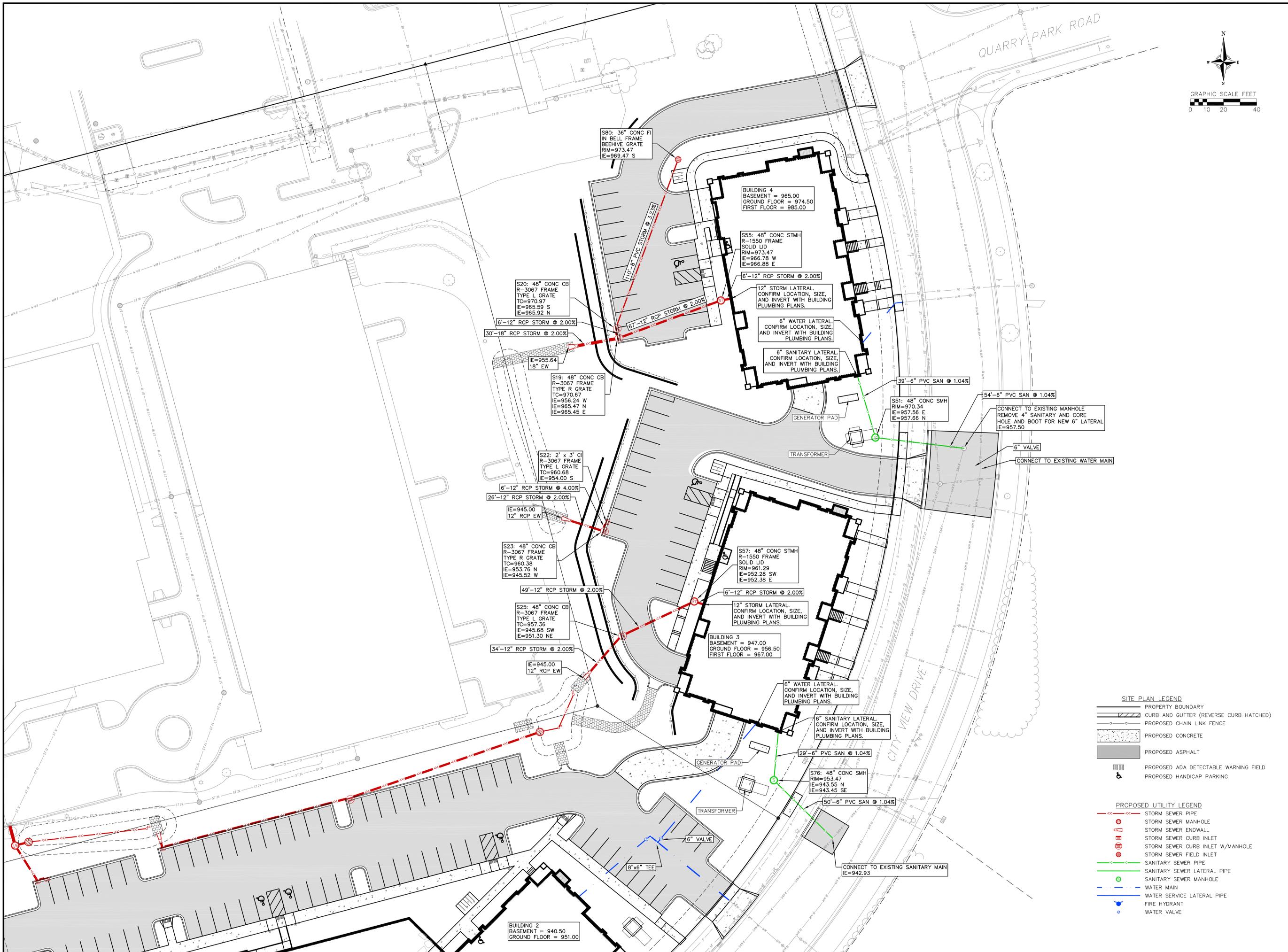
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 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE

Utility Plan - Building 1 & 2
 2304 City View Drive
 City of Madison
 Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

DATE	5/27/25
DRAFTER	BBAR
CHECKED	---
PROJECT NO.	210169



Utility Plan - Building 3 & 4
2304 City View Drive
City of Madison
Dane County, Wisconsin

SITE PLAN LEGEND

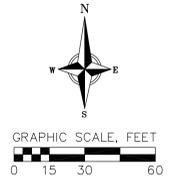
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CHAIN LINK FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

PROPOSED UTILITY LEGEND

	STORM SEWER PIPE
	STORM SEWER MANHOLE
	STORM SEWER ENDWALL
	STORM SEWER CURB INLET
	STORM SEWER CURB INLET W/MANHOLE
	STORM SEWER FIELD INLET
	SANITARY SEWER PIPE
	SANITARY SEWER LATERAL PIPE
	SANITARY SEWER MANHOLE
	WATER MAIN
	WATER SERVICE LATERAL PIPE
	FIRE HYDRANT
	WATER VALVE

REVISIONS		NO.	DATE	REMARKS

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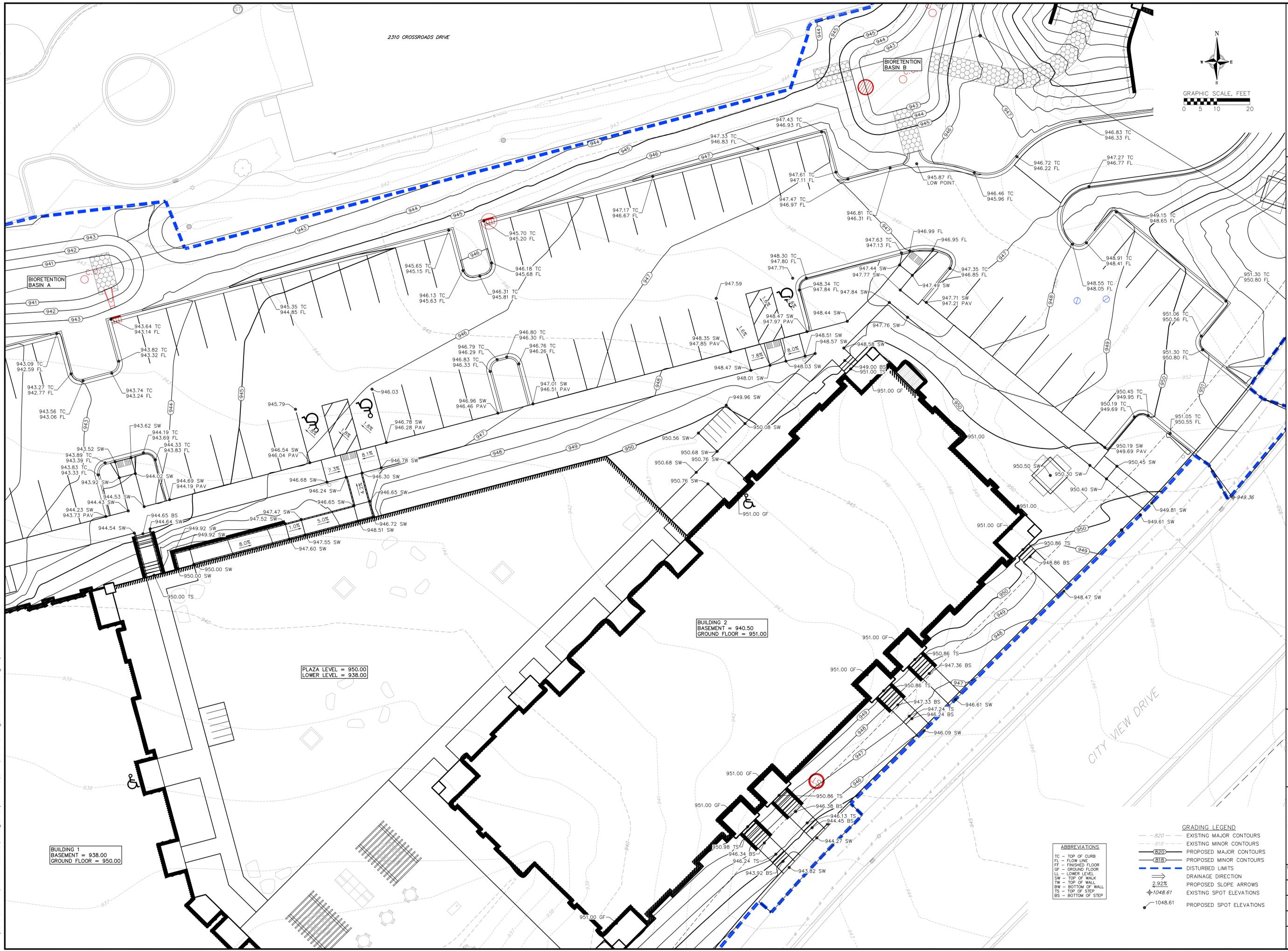
Overall Grading And Erosion Control Plan
2304 City View Drive
City of Madison
Dane County, Wisconsin

- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - - - 820 - - - PROPOSED MAJOR CONTOURS
 - - - 818 - - - PROPOSED MINOR CONTOURS
 - - - 818 - - - SILT FENCE
 - - - 818 - - - DISTURBED LIMITS
 - - - 818 - - - STONE WEEPER
 - - - 818 - - - INLET PROTECTION
 - - - 818 - - - EROSION MAT CLASS I, TYPE B
 - - - 818 - - - EROSION MAT CLASS II, TYPE B
 - - - 818 - - - TRACKING PAD
 - - - 818 - - - RIP RAP

REVISIONS		NO.	DATE	REMARKS

DATE	5/27/25
DRAFTER	BBAR
CHECKED	---
PROJECT NO.	210169

2310 CROSSROADS DRIVE



BUILDING 2
BASEMENT = 940.50
GROUND FLOOR = 951.00

PLAZA LEVEL = 950.00
LOWER LEVEL = 938.00

BUILDING 1
BASEMENT = 938.00
GROUND FLOOR = 950.00

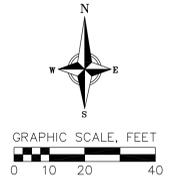
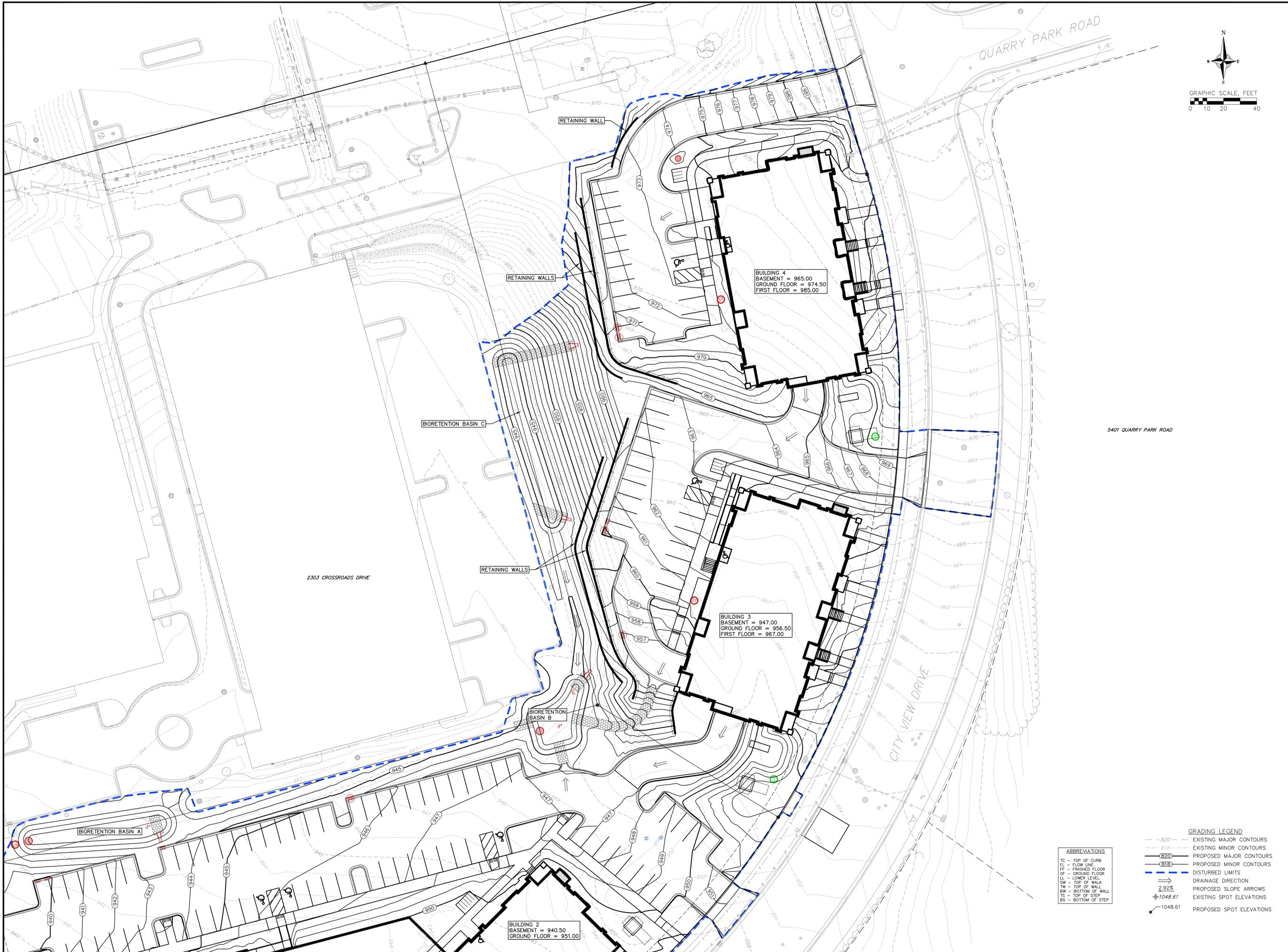
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 - - - 818 - - - EXISTING MINOR CONTOURS
 - - - 820 - - - PROPOSED MAJOR CONTOURS
 - - - 818 - - - PROPOSED MINOR CONTOURS
 - - - - - DISTURBED LIMITS
 - DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS

- ABBREVIATIONS**
- TC - TOP OF CURB
 - FL - FLOW LINE
 - FF - FINISHED FLOOR
 - GF - GROUND FLOOR
 - LL - LOWER LEVEL
 - SW - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL
 - TS - TOP OF STEP
 - BS - BOTTOM OF STEP

Grading Plan - Building 1 & 2 Detail
2304 City View Drive
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

DATE: 5/27/25
DRAFTER: bbar
CHECKED: ---
PROJECT NO.: 210169
C302



BUILDING 4
 BASEMENT = 965.00
 GROUND FLOOR = 974.50
 FIRST FLOOR = 985.00

BUILDING 3
 BASEMENT = 947.00
 GROUND FLOOR = 956.50
 FIRST FLOOR = 967.00

BUILDING 2
 BASEMENT = 940.50
 GROUND FLOOR = 951.00

ABBREVIATIONS

TC	TOP OF CURB
FL	FLOW LINE
FF	FINISHED FLOOR OF GROUND FLOOR
LL	LOWER LEVEL
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
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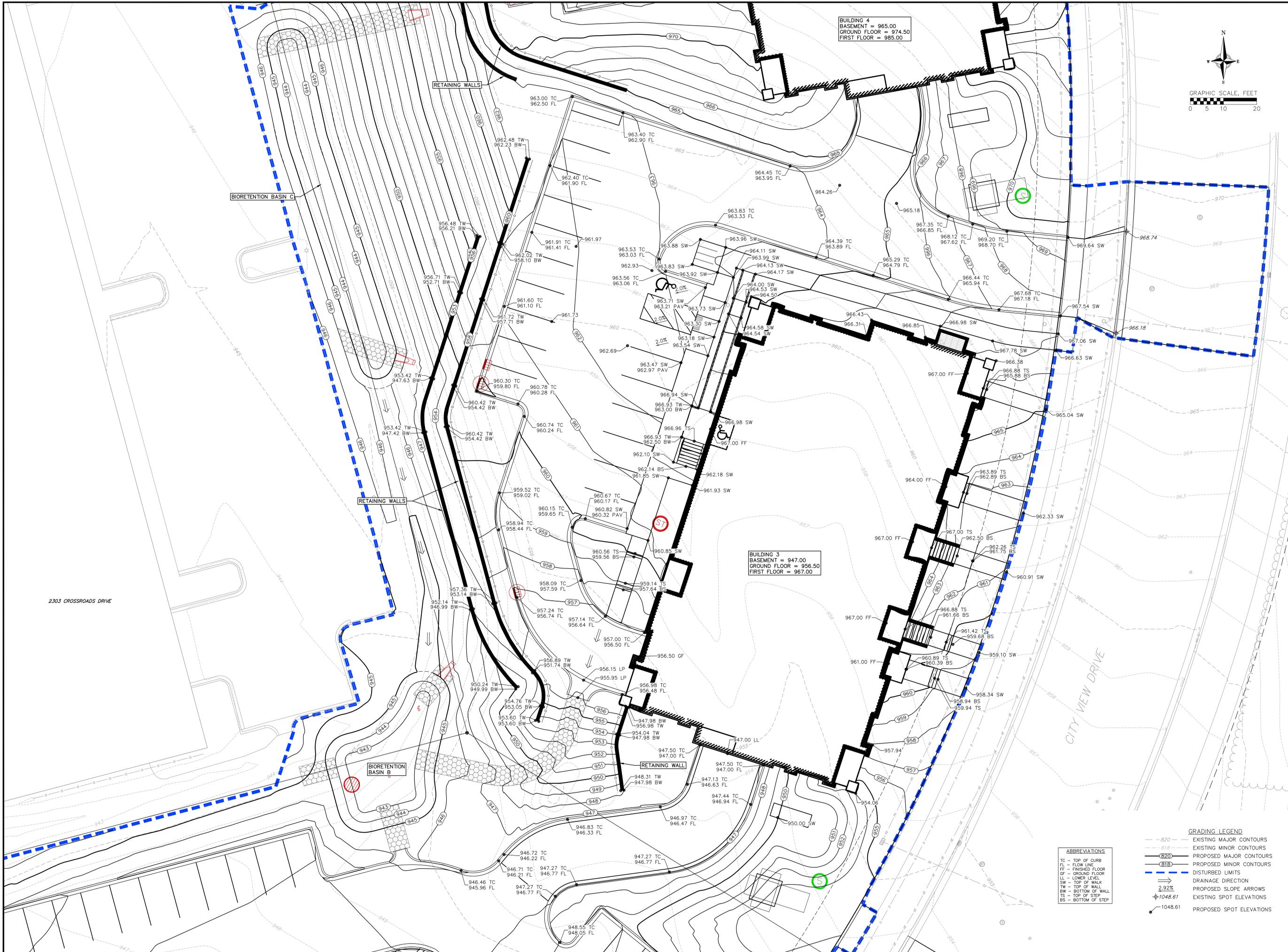
GRADING LEGEND

--- 820 ---	EXISTING MAJOR CONTOURS
--- 818 ---	EXISTING MINOR CONTOURS
--- 820 ---	PROPOSED MAJOR CONTOURS
--- 818 ---	PROPOSED MINOR CONTOURS
---	DISTURBED LIMITS
→	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS

Grading Plan - North
 2304 City View Drive
 City of Madison
 Dane County, Wisconsin

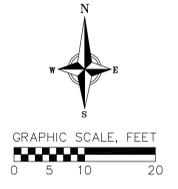
NO.	DATE	REVISIONS	REMARKS

DATE: 5/27/25
 DRAFTER: BBAR
 CHECKED: ---
 PROJECT NO.: 210169
C303



BUILDING 4
 BASEMENT = 965.00
 GROUND FLOOR = 974.50
 FIRST FLOOR = 985.00

BUILDING 3
 BASEMENT = 947.00
 GROUND FLOOR = 956.50
 FIRST FLOOR = 967.00



GRADING LEGEND

- - - - - EXISTING MAJOR CONTOURS
- - - - - EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- - - - - DISTURBED LIMITS
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- 2.92% PROPOSED SLOPE ARROWS
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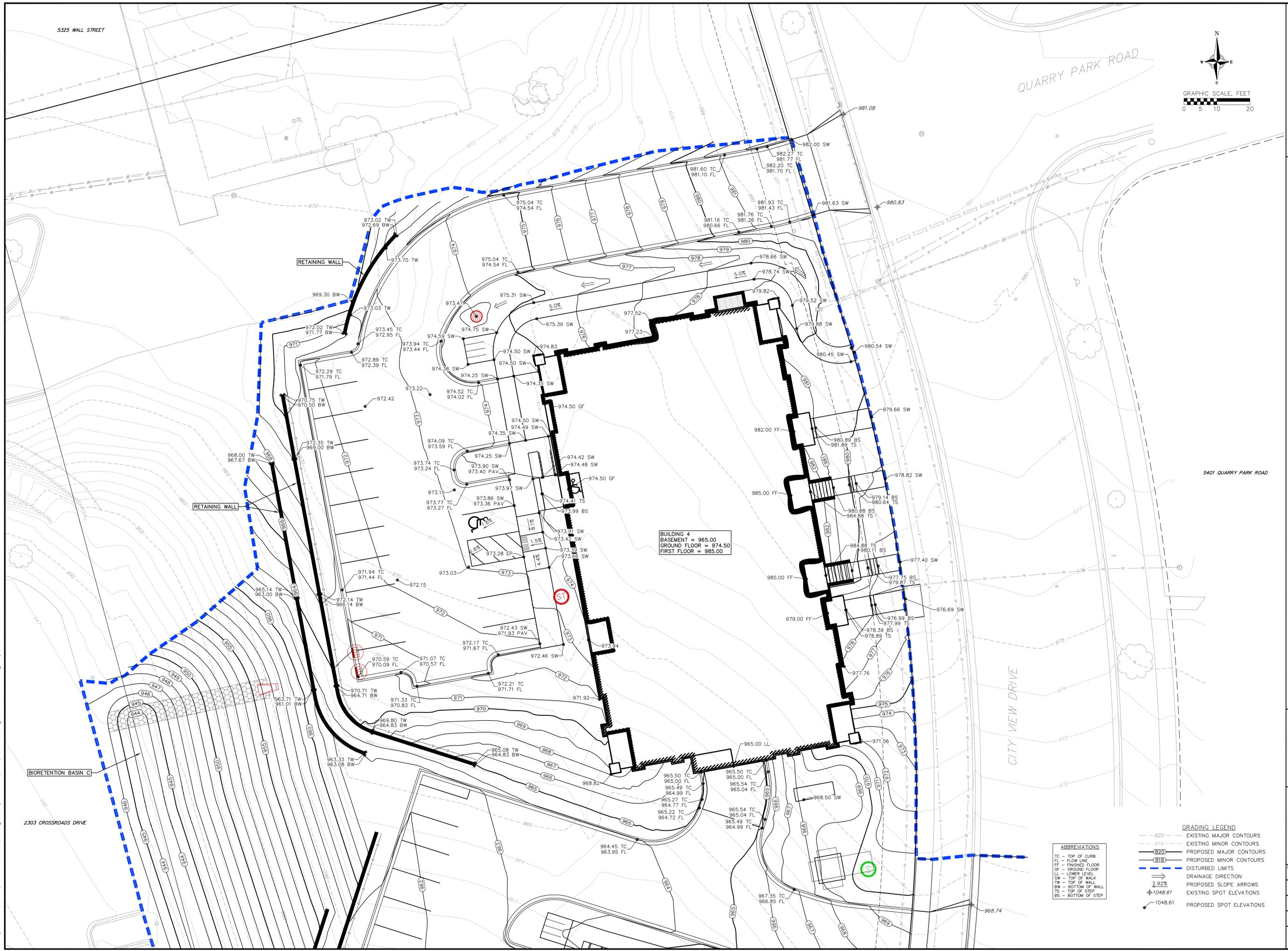
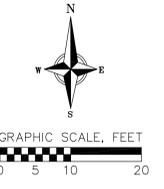
Grading Plan - Building 3 Detail
 2304 City View Drive
 City of Madison
 Dane County, Wisconsin

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

DATE: 5/27/25
 DRAFTER: bbar
 CHECKED: ---
 PROJECT NO.: 210169
C304

5325 WALL STREET

QUARRY PARK ROAD



BUILDING 4
BASEMENT = 965.00
GROUND FLOOR = 974.50
FIRST FLOOR = 985.00

GRADING LEGEND

- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- - - 820 - - - PROPOSED MAJOR CONTOURS
- - - 818 - - - PROPOSED MINOR CONTOURS
- - - - - - - - - DISTURBED LIMITS
- - - - - - - - - DRAINAGE DIRECTION
- - - - - - - - - 2.92% PROPOSED SLOPE ARROWS
- - - - - - - - - 1048.61 EXISTING SPOT ELEVATIONS
- - - - - - - - - 1048.61 PROPOSED SPOT ELEVATIONS

ABBREVIATIONS

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- BW - BOTTOM OF WALL
- TS - TOP OF STEP
- BS - BOTTOM OF STEP

Grading Plan - Building 4 Detail

2304 City View Drive
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

DATE: 5/27/25
DRAFTER: BBAR
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PROJECT NO.: 210169

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY 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, SEDIMENT BASINS, 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 COUNTY. 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 AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- 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-FEET 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 7-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).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- 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 TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
- 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.
- CHANNEL EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- 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 DANE COUNTY LAND CONSERVATION.
- THE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

DEMOLITION NOTES:

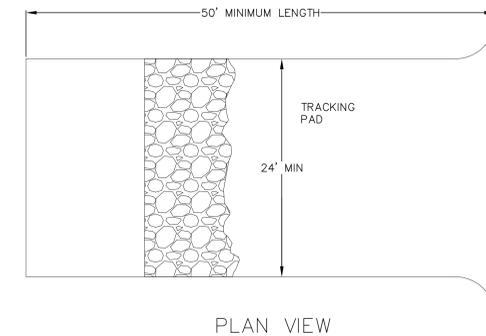
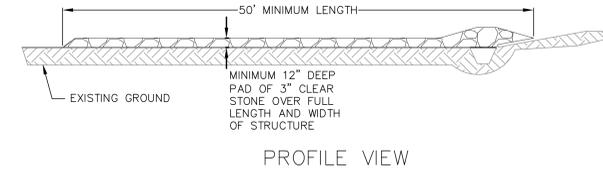
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. 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.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

GRADING NOTES:

- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
- CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
- LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
- ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
- NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS, COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- 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 SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

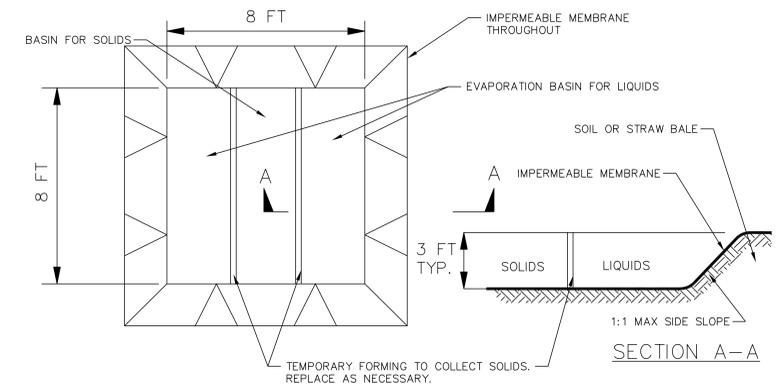


- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WSDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

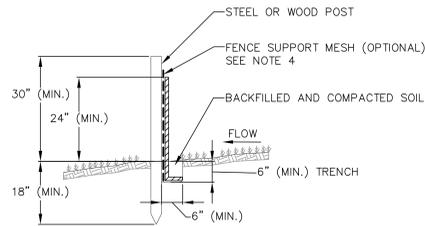
2 TRACKING PAD
500 NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



3 TEMPORARY CONCRETE WASHOUT
500 NOT TO SCALE



NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1 SILT FENCE
500 NOT TO SCALE

SEEDING RATES:

- TEMPORARY:**
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

- PERMANENT:**
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

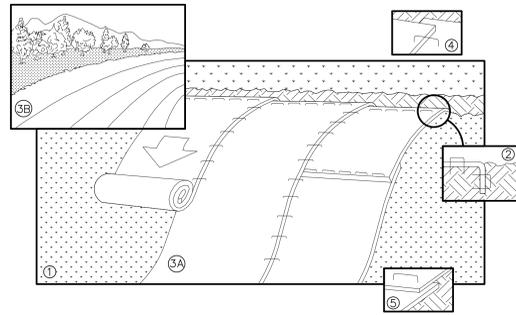
FERTILIZING RATES:

- 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

NO.	DATE	REVISIONS	REMARKS



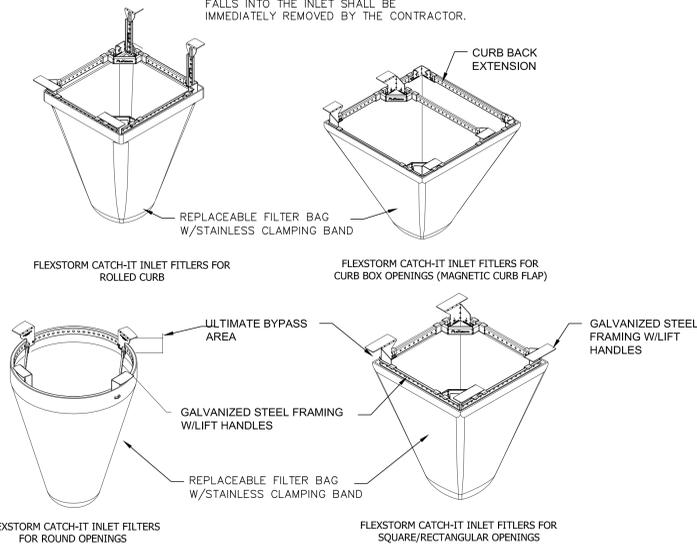
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
NOT TO SCALE

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

2 FRAMED INLET PROTECTION
NOT TO SCALE

BIORETENTION AREA SPECIFICATIONS:

1. BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
2. HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
3. USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE), OR OTHER QUALITY, DEEP-ROOTED PLANTS FROM A LICENSED LOCAL NURSERY, AS APPROVED BY ENGINEER OR OWNER.
4. PLUGS TO BE PLANTED 1-FOOT ON CENTER.
5. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

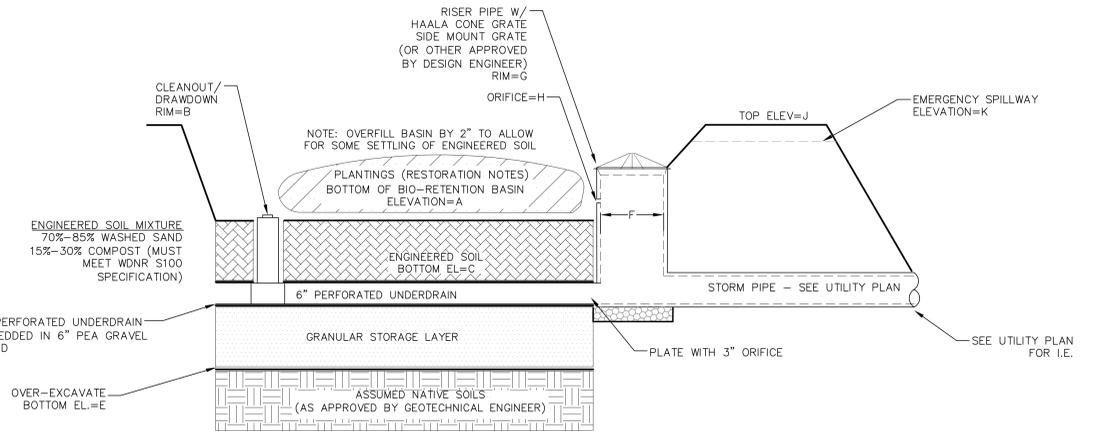
1. PLANTING IS RECOMMENDED TO TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT SHOULD BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY).
2. EROSION MAT CLASS II SHALL CONFORM TO THE CRITERIA LOCATED IN DNR TECHNICAL STANDARD 1052 (NON-CHANNEL EROSION MAT). DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
3. DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
4. WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

1. LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
2. EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
3. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
4. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
5. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
6. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
7. PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF BIORETENTION AREA:

1. REFER TO DNR TECHNICAL STANDARD 1004



STORAGE LAYER
SAND OR GRAVEL

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:

- USDA COARSE SAND (0.02 - 0.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND)
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY

GRAVEL SHALL MEET:

- COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

3 BIO-RETENTION BASIN
NOT TO SCALE

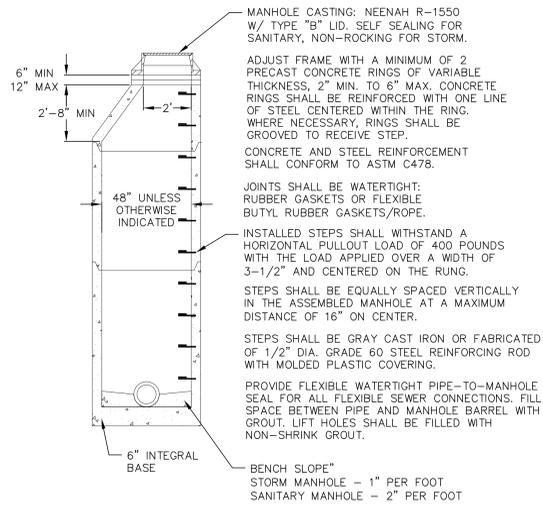
NO.	DATE	REVISIONS

DATE: 5/27/25

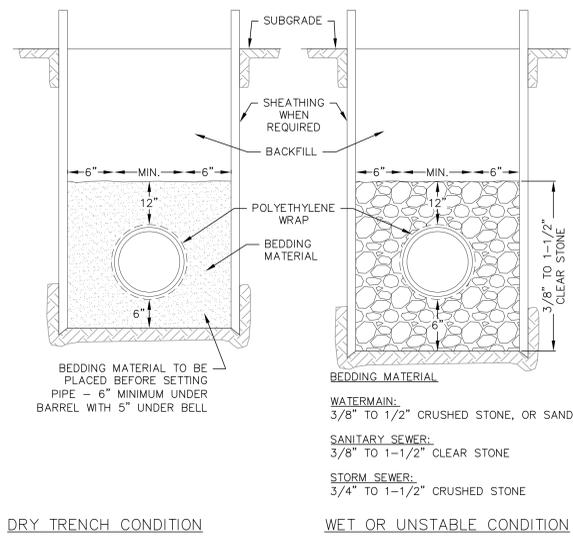
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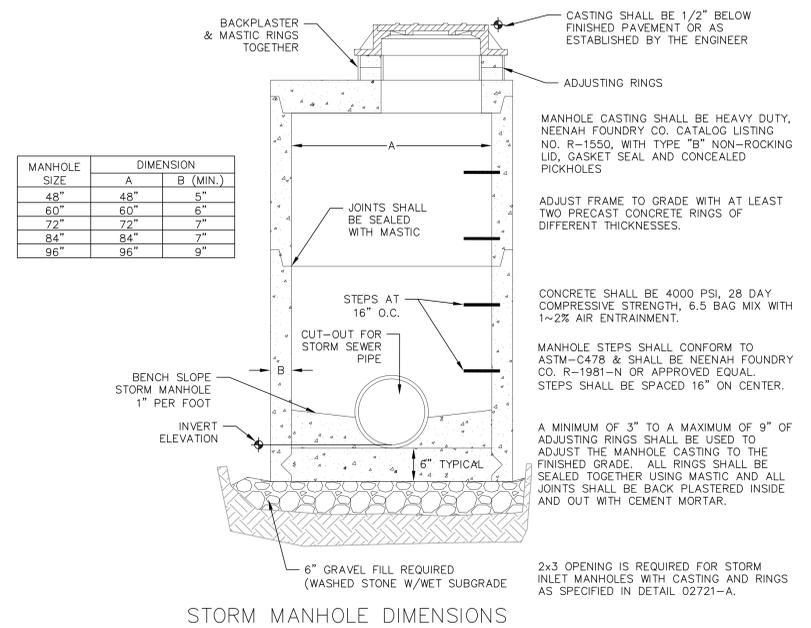
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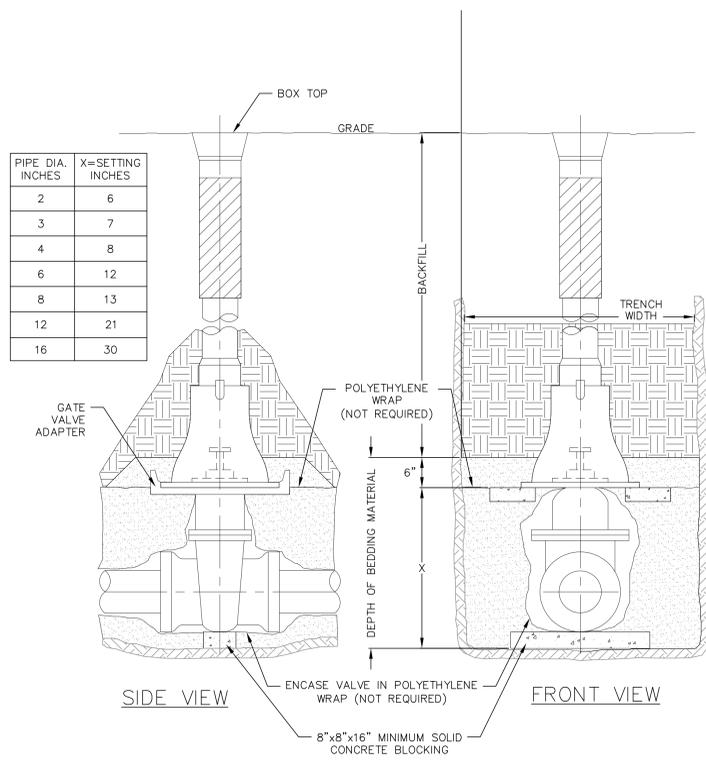
1 PRECAST CONCRETE MANHOLE
1 NOT TO SCALE



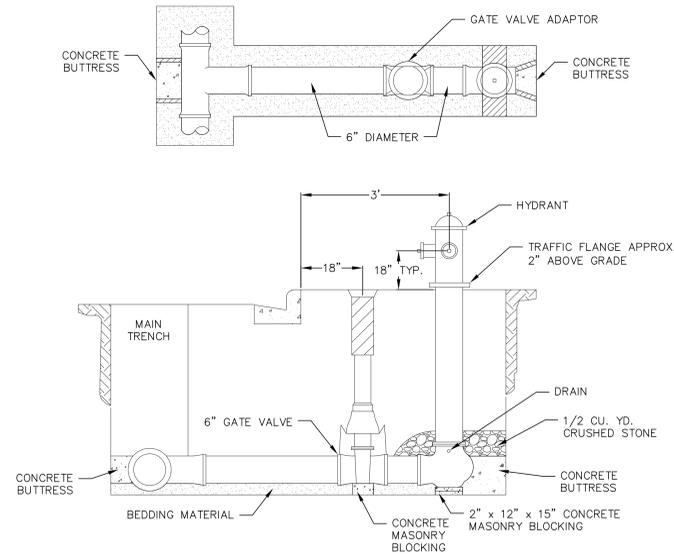
3 STANDARD TRENCH SECTION
501 NOT TO SCALE



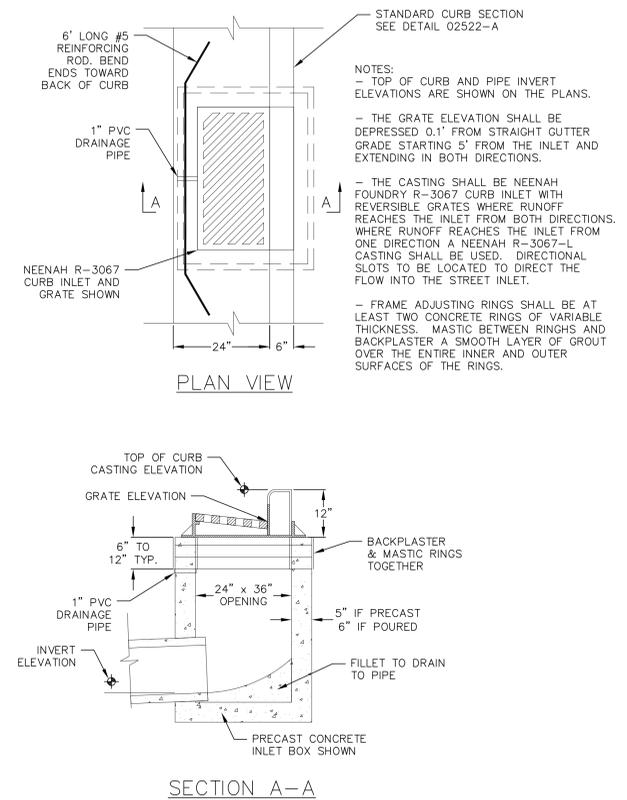
1 STORM SEWER MANHOLE
1 NOT TO SCALE



1 STANDARD GATE VALVE BOX SETTING
1 NOT TO SCALE



1 STANDARD HYDRANT SETTING
1 NOT TO SCALE



1 RECTANGULAR STREET INLET
1 NOT TO SCALE

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
AS	Acer saccharum / Sugar Maple	B & B	2.5' Cal		3
FG	Fagus grandifolia / American Beech	B & B	2.5' Cal		5
GT	Gleditsia triacanthos inermis / Shademaster / Shademaster Honey Locust	B & B	2.5' Cal		8
QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal		5
QM	Quercus macrocarpa / Burr Oak	B & B	2.5' Cal		8
QR	Quercus rubra / Red Oak	B & B	2.5' Cal		2
UNDERSTORY TREES					
AL	Ametanther laevis / Allegheny Serviceberry	B & B	4" ht.	Multi-Stem	20
CP	Carpinus caroliniana / American Hornbeam	B & B	7" ht.		2
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5' Cal		16
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5' Cal		9
DECIDUOUS SHRUBS					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		25
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		25
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		42
Ld	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.		1
Cb	Cephalanthus occidentalis 'Bailoplics' / Fiber Optics® Buttonbush	Cont.	7 Gal.		20
Co-2	Cornus sericea 'Allemani's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		17
Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.		21
Ld	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.		9
Po-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		17
Vc	Viburnum cassinoides / Withered Viburnum	Cont.	5 Gal.		3
EVERGREEN SHRUBS					
Bx	Buxus 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		7
lx-2	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	Cont.	3 Gal.		21
Jc	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.		3

CONCEPT PLANT SCHEDULE

GROUND COVER #1		6,285 sf
Allium cernuum / Nodding Onion		526
Asclepias tuberosa / Butterfly Milkweed		526
Carex albicans / White-tinged Sedge		1,049
Carex bromoides / Bromo-like Sedge		1,305
Carex palmetto / Sliff Tickseed		526
Carex rosea / Rosy Sedge		181
Koeleria macrantha / Prairie Junegrass		655
Sporobolus heterolepis / Prairie Dropseed		1,962
GROUND COVER #2		1,739 sf
Asclepias tuberosa / Butterfly Milkweed		145
Callitriche involucrata / Purple Paspalum		145
Carex albicans / White-tinged Sedge		270
Carex rosea / Rosy Sedge		181
Carex palmetto / Sliff Tickseed		145
Koeleria macrantha / Prairie Junegrass		270
Liatris pycnostachya / Prairie Gayfeather		145
Phlox pilosa / Downy Phlox		145
Sporobolus heterolepis / Prairie Dropseed		362
INFILTRATION PLUGS - SMALL SCALE (PER PLUG)		5,151 sf
Asclepias incarnata / Swamp Milkweed		321
Carex annectens / Yellow-fruited Sedge		642
Carex baboi / Bets's Sedge		535
Carex bicinctella / Prairie Sedge		321
Carex bromoides / Bromo-like Sedge		214
Carex cristifolia / Crested Oval Sedge		321
Carex hystericina / Porcupine Sedge		321
Carex scoparia / Bloom Sedge		321
Carex vulpinoidea / Fox Sedge		428
Elymus virginicus / Virginia Wild Rye		107
Iris versicolor / Blue Flag		321
Liatris pycnostachya / Gayfeather		214
Liatris spicata / Blazing Star		214
Lobelia siphilitica / Great Lobelia		107
Monarda fistulosa / Bergamot		107
Panicum virgatum / Switch Grass		428
Pycnanthemum virginianum / Mountain Mint		107
Rudbeckia subtomentosa / Sweet Black-eyed Susan		107
Solidago rigida / Rattles Goldenrod		107
Veronicastrum virginicum / Culver's Root		107

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
- EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- LANDSCAPE BEDS AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/2"x4" OR EQUAL, COLOR BLACK ANODIZED.
- ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6" DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.
- LIMESTONE BOULDERS TO BE NATIVE NATIVE LIMESTONE SHELF ROCK. HEIGHT VARIES FROM 16"-20". WIDTH/DEPTH VARIES FROM 2'-5". STONES TO BE SET ON 6" BASE OF 1/2" CRUSHED TRAFFIC BOND LIMESTONE SAND HAND COMPACTED.

SEEDING AND PLUG PLANTING NOTES:

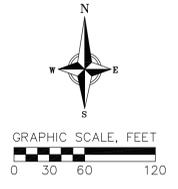
- ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH "MADISON PARKS" SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6") PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
- INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS. PATTERN ACCORDING TO WHERE PLANTINGS ABOUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY NON-WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCREASE GAPS IN FABRIC FOR EACH PLUG. APPLY 3" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING.

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
- ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

City of Madison Landscape Worksheet					
Address:	2304 City View Drive	Date:	5/27/2025		
Total Square Footage of Developed Area:	(Site Area)	-	(Building Footprint at Grade)	=	141189 sf
Total Landscape Points Required (<5 ac):	141,189	/ 300 =	471	x 5 =	2,353
Landscape Points Required >5 ac:		/ 100 =	0	x 1 =	-
		Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity / Points Achieved
Overstory deciduous tree	2.5" cal	35	0	31	1085
Tall Evergreen Tree	5-6 feet tall	35	0	0	0
Ornamental tree	1.5" cal	15	0	46	690
Upright evergreen shrub	3-4 feet tall	10	0	0	0
Shrub, deciduous	#3 gallon	3	0	154	462
Shrub, evergreen	#3 gallon	4	0	31	124
Ornamental grasses/perennials	#1 gallon	2	0	0	0
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.	0	0	0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"	0	0	0
Sub Totals			0		2361
Total Points Provided:				2361	

WE REQUEST A WAIVER OF THE FRONTAGE TREE AND SHRUB DEVELOPMENT REQUIREMENT DUE TO THE PRESENCE OF A UTILITY EASEMENT THAT PROHIBITS PLANTING OF THESE TYPES OF PLANT MATERIALS.



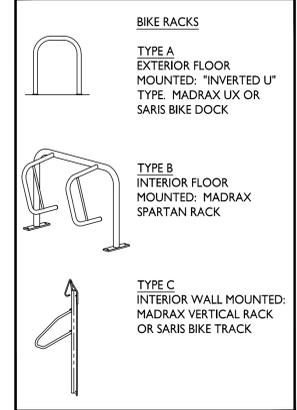
Landscape Schedule
2304 City View Drive
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

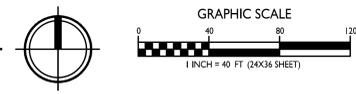
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CHECKED: ---
PROJECT NO.: 210169
L100

SITE DEVELOPMENT DATA:	
ZONING	SUBURBAN EMPLOYMENT (SE)
DENSITIES:	
LOT AREA	210,667 S.F. / 4.84 ACRES
DWELLING UNITS	186 UNITS
LOT AREA / D.U.	1,132.62 S.F./D.U.
DENSITY	38.43 UNITS/ACRE
LOT COVERAGE	106,705 S.F. (51%)
BUILDING HEIGHT	4-5 STORIES
COMMERCIAL AREA	4,606 S.F.
GROSS BUILDING AREA (INCLUDES GARAGE)	301,026 S.F.
DWELLING UNIT MIX:	
STUDIO	20
ONE BEDROOM	90
ONE BED + DEN	4
TWO BEDROOM	68
THREE BEDROOM	4
TOTAL	186 D.U.
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE SURFACE	189 (INCL 5 ADA)
TOTAL	105 (INCL 5 ADA)
10% EV READY (30)	294 VEHICLE STALLS
BICYCLE PARKING:	
GARAGE LONG-TERM RESIDENT SURFACE SHORT-TERM GUEST SURFACE - COMMERCIAL	189
TOTAL	20
	4
	213 BICYCLE STALLS

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 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - 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.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PWSPECS.CFM
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 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PWSPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - 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 (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS 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.



1 OVERALL SITE PLAN
1" = 40'-0"



ISSUED
Land Use Submittal - May 27, 2025

PROJECT TITLE
**Investors
Associated
City View
Development**

City View Drive
Madison, Wisconsin
SHEET TITLE
Overall Site Plan

SHEET NUMBER

CA101
PROJECT NO. 2046
© Knothe & Bruce Architects, LLC

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 10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
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 12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS 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.

ISSUED
Land Use Submittal - May 27, 2025

PROJECT TITLE
**Investors
Associated
City View
Development**

City View Drive
Madison, Wisconsin
SHEET TITLE
Partial Site Plan

SHEET NUMBER

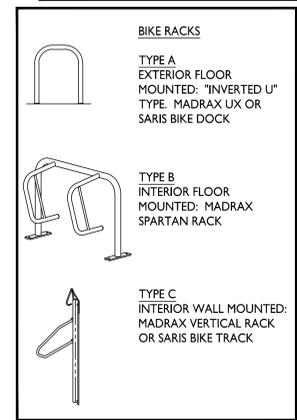
CA101a

PROJECT NO. **2046**
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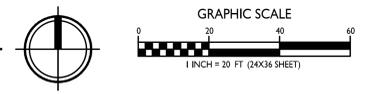


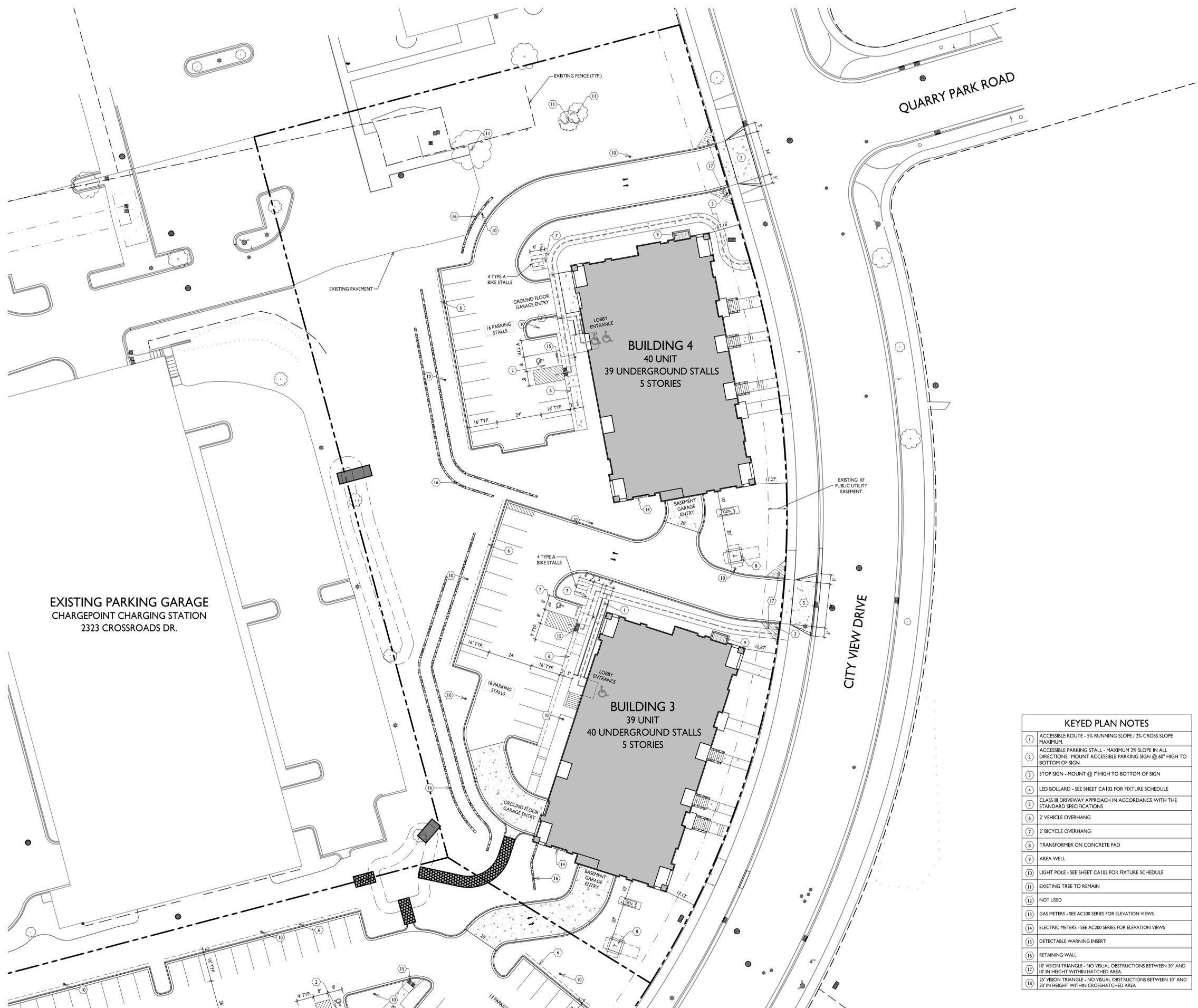
KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
2	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
3	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
4	LED BOLLARD - SEE SHEET CA102 FOR FIXTURE SCHEDULE
5	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
6	2' VEHICLE OVERHANG
7	2' BICYCLE OVERHANG
8	TRANSFORMER ON CONCRETE PAD
9	AREA WELL
10	LIGHT POLE - SEE SHEET CA102 FOR FIXTURE SCHEDULE
11	EXISTING TREE TO REMAIN
12	NOT USED
13	GAS METERS - SEE AC200 SERIES FOR ELEVATION VIEWS
14	ELECTRIC METERS - SEE AC200 SERIES FOR ELEVATION VIEWS
15	DETECTABLE WARNING INSERT
16	RETAINING WALL
17	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
18	25' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 10' AND 30' IN HEIGHT WITHIN CROSS-HATCHED AREA.



1 PARTIAL SITE PLAN
CA101a 1" = 20'-0"



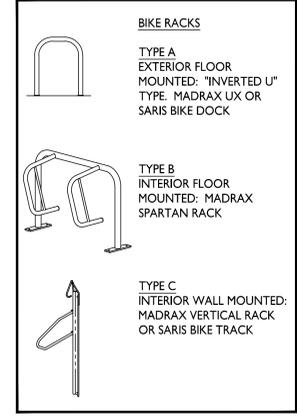


EXISTING PARKING GARAGE
CHARGEPOINT CHARGING STATION
2323 CROSSROADS DR.

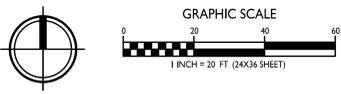
- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - 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.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PWSPECS.CFM
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PWSPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
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KEYED PLAN NOTES

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1 PARTIAL SITE PLAN
CA101b 1" = 20'-0"



ISSUED
X Submittal - Month, Day, Year

PROJECT TITLE
Investors
Associated
City View
Development

City View Drive
Madison, Wisconsin
SHEET TITLE
Partial Site Plan

SHEET NUMBER

CA101b

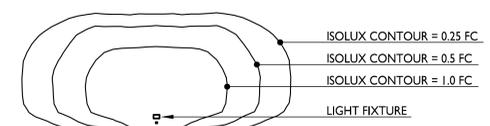
PROJECT NO. 2046
© Knothe & Bruce Architects, LLC



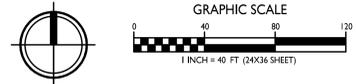
LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Buildings 1 & 2 - Surface Parking & Drive Aisle	+	1.4 fc	3.5 fc	0.2 fc	17.5:1	7.0:1
Buildings 1 & 2 - Underground Driveway Entrance	+	1.1 fc	3.1 fc	0.3 fc	10.3:1	3.7:1
Building 3 - Surface Parking & Drive Aisle	+	1.5 fc	3.3 fc	0.2 fc	16.5:1	7.5:1
Building 3 - Underground Driveway Entrance	+	0.7 fc	3.1 fc	0.2 fc	15.5:1	3.5:1
Building 3 - Ground Level Parking Entrance	+	1.0 fc	3.4 fc	0.2 fc	17.0:1	5.0:1
Building 4 - Surface Parking & Drive Aisle	+	1.2 fc	3.3 fc	0.2 fc	16.5:1	6.0:1
Building 4 - Underground Driveway Entrance	+	1.6 fc	3.0 fc	0.9 fc	3.3:1	1.8:1
Building 4 - Ground Level Parking Entrance	+	1.4 fc	3.1 fc	0.4 fc	7.8:1	3.5:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	5	LITHONIA LIGHTING	WDGEI LED P1 30K 80CRI VF	LED WALLPACK, 1500lm, 3000K COLOR TEMP., 120-277 VOLTS	WDGEI_LED_P1_30K_80CRI_VF.ies	10'-0" ABOVE GRADE ON BUILDING
□	B	15	ANP LIGHTING	EQ113E070-LDT227K	LED POLE MOUNT LIGHT, TYPE T2, 2700K, MATTE BLACK FINISH	EQ1131E070LDLT227K.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	9	ANP LIGHTING	LC0123FRA010-LD2T527K	12" LED POLE LIGHT, ARRAY SOURCE, 2700K, MATTE BLACK FINISH	LC0123FRA010_LD2T527K.ies	12'-0" POLE ON FLUSH CONC. BASE
○	D	11	ANP LIGHTING	BL0121-CL-A010LD2-T2-27K	LED BOLLARD, 2700K, MATTE BLACK FINISH	BL0121CLA010_LD2T227K.ies	3'-6" BOLLARD ON FLUSH CONC. BASE
○	E	8	ANP LIGHTING	BL0121-CL-A010-LD2-T1-27K	LED BOLLARD, 2700K, MATTE BLACK FINISH	BL0121CLA010_LD2T127K.ies	3'-6" BOLLARD ON FLUSH CONC. BASE
○	F	20	CALI ACCENT LIGHTING	ML2000-27K-GSF-1W	CABLE MOUNTED STRING LIGHTS, LAMP ONLY, BLACK FINISH	ML2000-27K-GSF-1W.ies	8'-0" ABOVE GRADE ON CABLE
□	G	37	KUZCO LIGHTING	EW60308-BK	LED WALL SCONCE, 3000K, 90CRI, BLACK	EW60308-BK - LENOX.ies	7'-0" ABOVE GRADE ON BUILDING
○	H	12	LITHONIA LIGHTING	WF3 LED 30K	LED CANOPY MOUNT LIGHT, 2700K, BRUSHED NICKEL FINISH	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
○	J	11	ZANEEN EXTERIOR	EYES 17 IP67 3000K CRI90 ASYM	LED RECESSED HANDRAIL LIGHT, 2700K, 90CRI, PSS FINISH	PHOTOMETRIC_L12R0008.ies	3'-6" ABOVE GRADE ON RAILING
□	K	3	AURORA-LIGHT INC.	LWW-3-30 (3000K)	LED TREE UPLIGHT, 2700K, 80 CRI, BRONZE LIVING PATINA FINISH	LWW-3-27(2700K).ies	4'-0" ABOVE GRADE IN PLANTER SOIL
□	L	8	KUZCO LIGHTING	EW22109-BK	LED WALL SCONCE, 2700K, 80CRI, BLACK FINISH	EW22109-BK - VISTA.ies	7'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 OVERALL SITE LIGHTING PLAN
CA102 1" = 40'-0"



ISSUED
Land Use Submittal - May 27, 2025

PROJECT TITLE
Investors
Associated
City View
Development

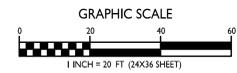
City View Drive
Madison, Wisconsin
SHEET TITLE
Overall Site
Lighting Plan

SHEET NUMBER

CA102
PROJECT NO. 2046
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PARTIAL SITE LIGHTING PLAN
CA102a 1" = 20'-0"



ISSUED
Land Use Submittal - May 27, 2025

PROJECT TITLE
**Investors
Associated
City View
Development**

City View Drive
Madison, Wisconsin
SHEET TITLE
**Partial Site
Lighting Plan**

SHEET NUMBER

CA102a

PROJECT NO. **2046**
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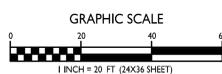


EXISTING PARKING GARAGE
 CHARGEPOINT CHARGING STATION
 2323 CROSSROADS DR.

BUILDING 4
 40 UNIT
 39 UNDERGROUND STALLS
 5 STORIES

BUILDING 3
 39 UNIT
 40 UNDERGROUND STALLS
 5 STORIES

1
PARTIAL
SITE LIGHTING PLAN
 CA102b 1" = 20'



ISSUED
 Land Use Submittal - May 27, 2025

PROJECT TITLE
 Investors
 Associated
 City View
 Development

City View Drive
 Madison, Wisconsin
 SHEET TITLE
 Partial Site
 Lighting Plan

SHEET NUMBER

CA102b

PROJECT NO. 2046
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City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 2222 City View Dr.
Contact Name & Phone #: Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

- Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?
 If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?
 If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?
- Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?
 a) Is the fire lane a minimum unobstructed width of at least 20-feet?
 b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet?
 c) Is the minimum inside turning radius of the fire lane at least 28-feet?
 d) Is the grade of the fire lane not more than a slope of 8%?
 e) Is the fire lane posted as fire lane? (Provide detail of signage.)
 f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)
 g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)
- Is the fire lane obstructed by security gates or barricades? If yes:
 a) Is the gate a minimum of 20-feet clear opening?
 b) Is an approved means of emergency operations installed, key vault, padlock or key switch?
- Is the Fire lane dead-ended with a length greater than 150-feet?
 If yes, does the area for turning around fire apparatus comply with IFC D103?
- Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6
 If yes, see IFC 3206.6 for further requirements.
- Is any part of the building greater than 30-feet above the grade plane?
 If yes, answer the following questions:
 a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?
 b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?
 c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?
 d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)
 e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?
 f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?
- Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?
 Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.
 a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?
 b) Is there at least 40' between a hydrant and the building?
 c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?
 d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb?
 e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant?

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

FIRE ACCESS DATA	BUILDING #1	BUILDING #2	BUILDING #3	BUILDING #4
BUILDING PERIMETER	825 LINEAR FEET	664 LINEAR FEET	500 LINEAR FEET	504 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	206 LR. FT. REQUIRED (25%) 287 LR. FT. PROVIDED	166 LR. FT. REQUIRED (25%) 182 LR. FT. PROVIDED	125 LR. FT. REQUIRED (25%) 138 LR. FT. PROVIDED	126 LR. FT. REQUIRED (25%) 138 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE				
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE				
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE				



1 FIRE DEPARTMENT ACCESS PLAN
CA103 1" = 40'-0"

ISSUED
Land Use Submittal - May 27, 2025

PROJECT TITLE
**Investors
Associated
City View
Development**

City View Drive
Madison, Wisconsin
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER

CA103
PROJECT NO. 2046
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ISSUED
 Land Use Submittal - May 27, 2025

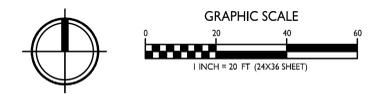
PROJECT TITLE
**Investors
 Associated
 City View
 Development**

City View Drive
 Madison, Wisconsin
 SHEET TITLE
Lot Coverage

LOT COVERAGE	
ZONING	SUBURBAN EMPLOYMENT (SE)
MAXIMUM LOT COVERAGE	158,000 S.F. / 75%
LOT AREA	210,667 S.F.
PROPOSED LOT COVERAGE	106,705 S.F. / 51%

SHEET NUMBER

1
 CA104
LOT COVERAGE
 1" = 40'-0"



CA104
 PROJECT NO. **2046**
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