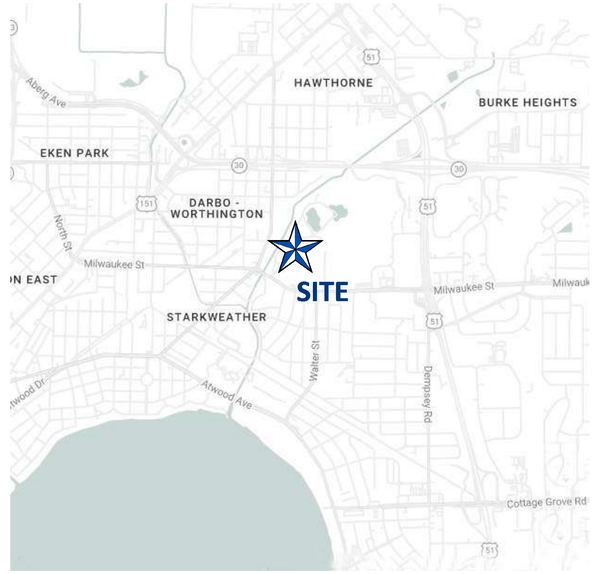


LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET MADISON, WI

4 STORY, 124 UNIT APARTMENT BUILDING; 1 LEVEL UNDERGROUND PARKING



SHEET INDEX

G000	COVER SHEET
CA101	SITE PLAN - ARCHITECTURAL
CA102	SITE PLAN - LIGHTING
CA103	SITE PLAN - FIRE ACCESS
CA104	SITE PLAN - LOT COVERAGE
CA105	SITE PLAN - USABLE OPEN SPACE
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING & EROSION CONTROL PLAN
C302	GRADING DETAIL - NORTH
C303	GRADING DETAIL - SOUTH
C401	UTILITY PLAN
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS
C504	CONSTRUCTION DETAILS
L001	PLANT SCHEDULE & LANDSCAPE POINTS
L100	LANDSCAPE PLAN
L101	ENLARGED LANDSCAPE PLAN
L102	LANDSCAPE FEATURES PLAN
L103	ROOF PLAZA SITE PLAN
AC100	BASEMENT PLAN
AC101	FIRST FLOOR PLAN
AC102	SECOND FLOOR PLAN
AC103	THIRD FLOOR PLAN
AC104	FOURTH FLOOR PLAN
AC105	ROOF PLAN
AC201	EXTERIOR ELEVATIONS
AC202	EXTERIOR ELEVATIONS
AC203	EXTERIOR ELEVATIONS
AC204	EXTERIOR ELEVATIONS
AC205	EXTERIOR ELEVATIONS - COLORED
AC206	EXTERIOR ELEVATIONS - COLORED
AC207	EXTERIOR ELEVATIONS - COLORED
AC208	EXTERIOR ELEVATIONS - COLORED
	CONCEPT IMAGES

PROJECT NUMBER 2609

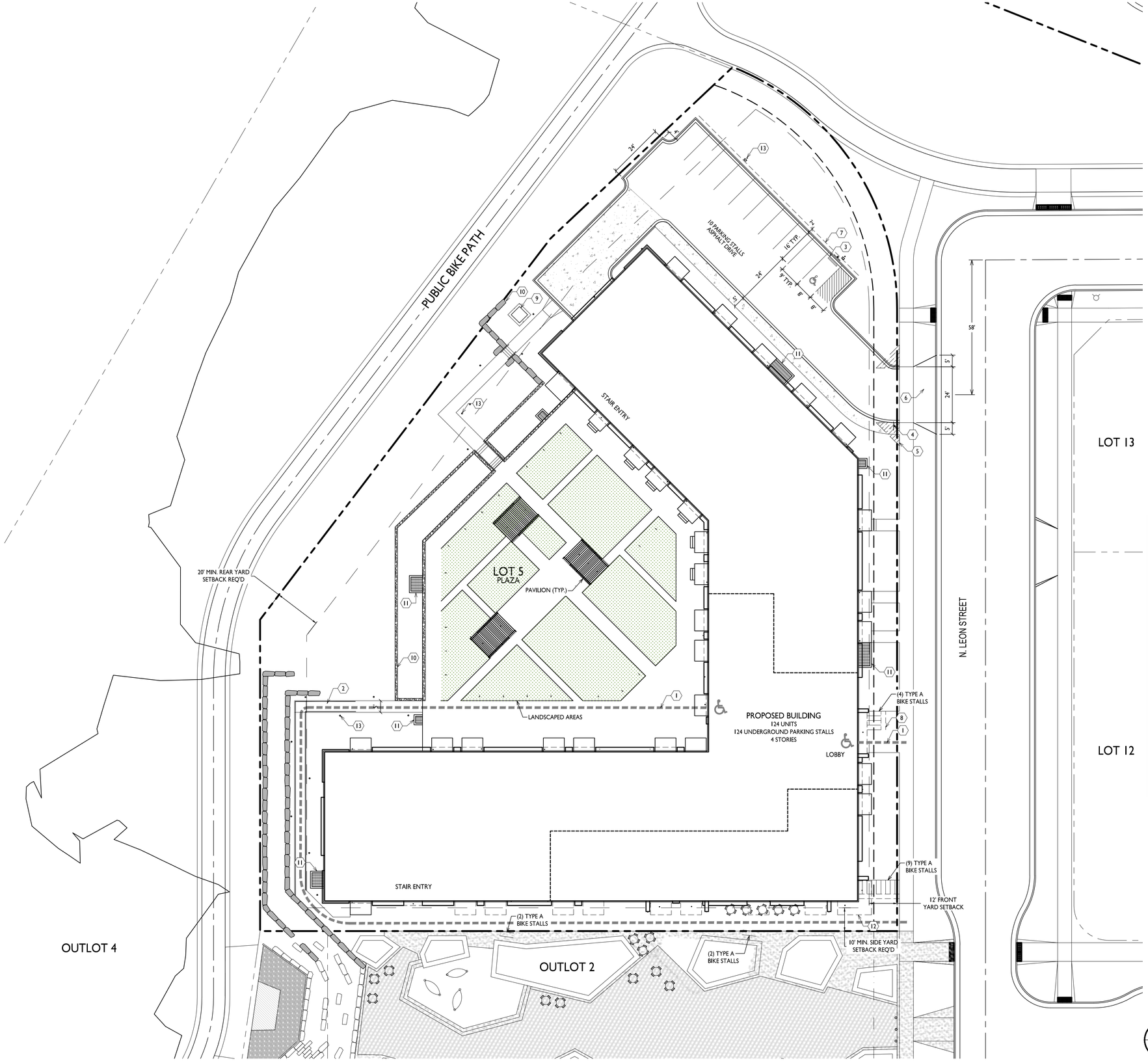
ISSUED FOR:

2026-06-15 - LAND USE SUBMITTAL

G000
SHEET NUMBER

knothe bruce ARCHITECTS

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Site Development Data:

ZONING	CC-T COMMERCIAL CORRIDOR - TRANSITIONAL
Densities:	
LOT AREA	77,315 S.F. / 1.77 ACRES
DWELLING UNITS	124 UNITS
LOT AREA / D.U.	624 S.F. / D.U.
DENSITY	70 UNITS / ACRE
LOT COVERAGE	55,620 S.F. (72%)
BUILDING HEIGHT	4 STORIES
COMMERCIAL AREA	4,500 S.F.
DWELLING UNIT MIX:	
STUDIO	38
ONE BEDROOM	63
TWO BEDROOM	23
TOTAL D.U.	124
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	125 (INCL. 4 ADA)
SURFACE	10 (INCL. 1 ADA)
TOTAL	135
BICYCLE PARKING:	
GARAGE - RESIDENTS	127
SURFACE - GUEST/COMM.	17
TOTAL	144

BIKE RACKS



TYPE A
INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK



TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK



TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
2	ACCESSIBLE RAMP: 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE.
3	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
4	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
5	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
6	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
7	2' VEHICLE OVERHANG
8	2' BICYCLE OVERHANG
9	TRANSFORMER ON CONCRETE PAD
10	RETAINING WALL - SEE CIVIL PLANS FOR HEIGHTS
11	AREA WELL
12	ROOF OVERHANG ABOVE (TYP.)
13	LIGHT POLE - SEE CA102 FOR FIXTURE SCHEDULE

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. 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.

5. 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/PW/SPECS.CFM

6. 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 TREE(S). 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.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 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.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED 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.

9. 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.

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.

11. 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).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

GRAPHIC SCALE

0 20' 40' 60'

1 INCH = 20 FEET

1 / CA101 ARCHITECTURAL SITE PLAN

1" = 20'

knothe bruce ARCHITECTS

NORTH

ISSUED FOR:
LAND USE SUBMITTAL 2026-06-15

PROJECT TITLE
LOT 5 OF STARKWEATHER PLAT

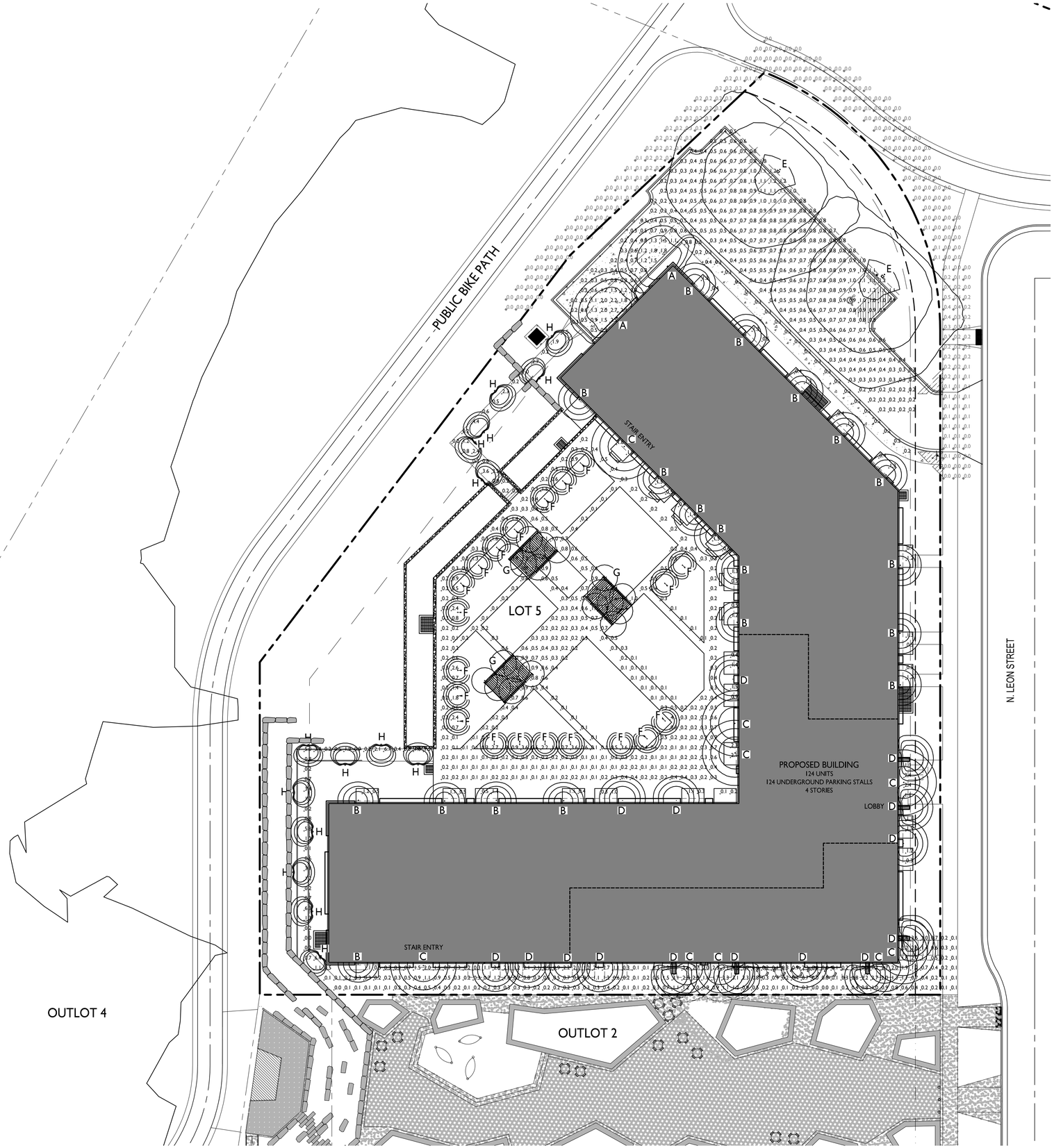
108 N. LEON STREET, MADISON, WI

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
CA101

PROJECT NUMBER 2609

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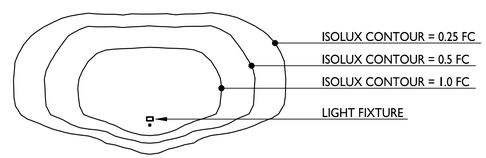
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	0.7 fc	2.9 fc	0.2 fc	14.5:1	3.5:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WDGE1 LED P0 27K 80CRI VF	LED WALLPACK, 2700K, 80CRI, BLACK FINISH	WDGE1 LED P0 27K 80CRI VF.ies	10'-0" ABOVE GRADE ON BUILDING
	B	19	KUZCO LIGHTING	AT33407-BK	LED WALL SCONCE, 2700K, BLACK FINISH	AT33407-BK.ies	7'-0" ABOVE GRADE ON BUILDING
	C	9	LITHONIA LIGHTING	WF3 LED 27K	3" RECESSED WAFER DOWNLIGHT, 2700K, MATTE BLACK FINISH	WF3 LED 27K.ies	10'-0" ABOVE GRADE ON BUILDING
	D	15	WAC LIGHTING	WS-W54620-BK	LED WALL SCONCE, 2700K, BLACK FINISH	WS-W54620-BK.ies	7'-0" ABOVE GRADE ON BUILDING
	E	2	LITHONIA LIGHTING	DSX0 LED P1 27K T5W MVOLT HS	LED POLE LIGHT, 2700K, BLACK FINISH W/ HOUSESIDE SHEILD	DSX0 LED P1 27K T5W MVOLT HS.ies	16'-0" POLE ON 2'-0" CONC. BASE
	F	20	AURORA-LIGHT INC.	LPL1-27 (2700K)	24" LANDSCAPE LIGHT IN SOIL, 2700K, DARK BRONZE FINISH	LPL1-27 (2700K).ies	2'-6" ABOVE GRADE ON PLANTER
	G	19	CALI ACCENT LIGHTING	ML2000-3-3.7W -LED-2.7K-R	LED STRING LIGHTS, SWAYED RUN, 2700K, W/ CANOPIES	ML2000-3-3.7W -LED-2.7K-R.ies	8'-0" ABOVE GRADE ON PAVILION
	H	15	LUMINIS	LN601B-L1LK2A -LD3-AMB	__" BOLLARD, AMBER CCT, BLACK FINISH	LN601B-L1LK2A -LD3-AMB.ies	__" BOLLARD ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



GRAPHIC SCALE

0 20' 40' 60'

1 INCH = 20 FEET

1 / CA102 SITE LIGHTING PLAN

1" = 20'

NORTH

ISSUED FOR:
LAND USE SUBMITTAL 2026-06-15

PROJECT TITLE
LOT 5 OF STARKWEATHER PLAT

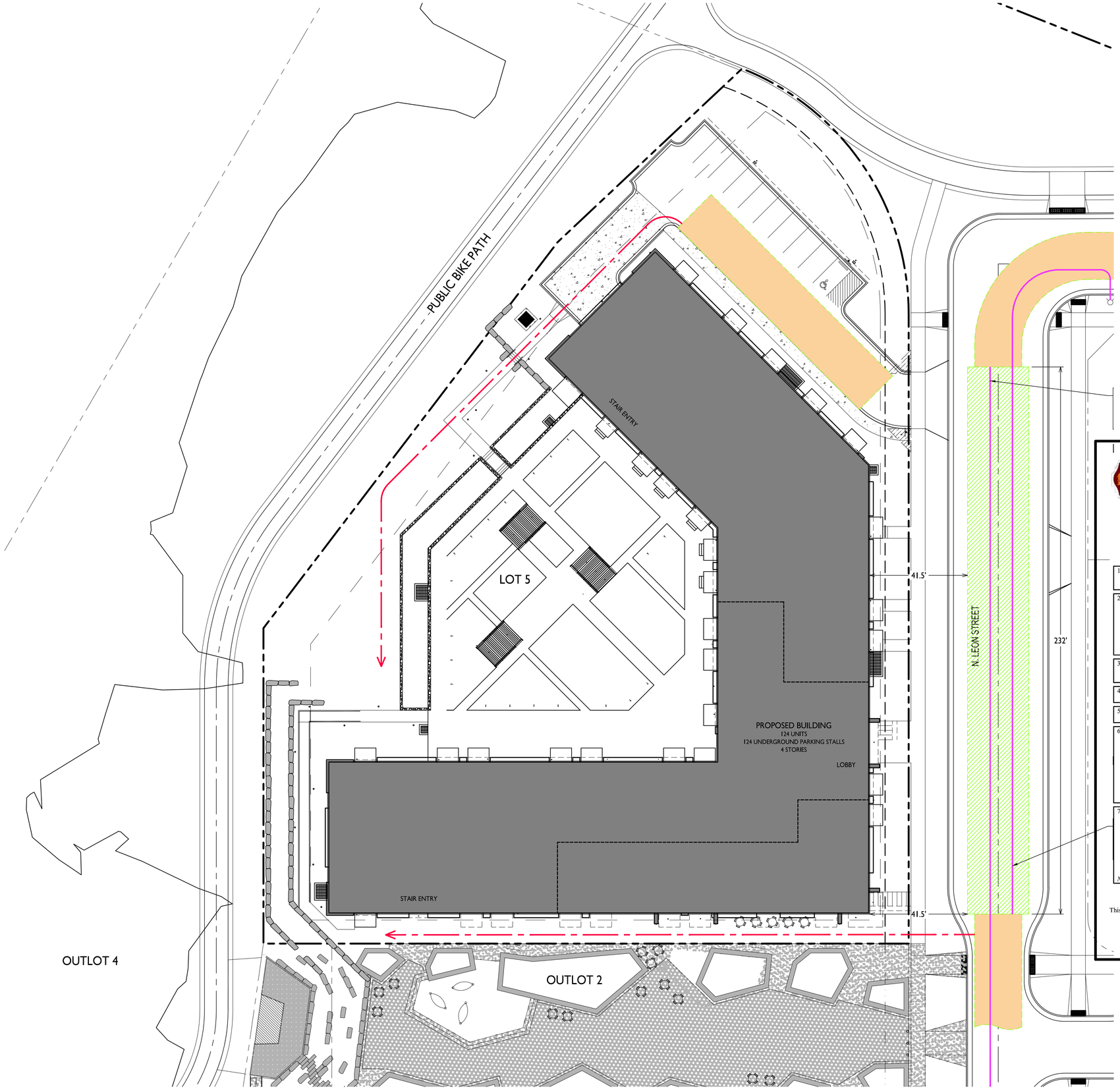
108 N. LEON STREET, MADISON, WI

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
CA102

PROJECT NUMBER 2609

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FIRE ACCESS DATA

	BUILDING #1
BUILDING PERIMETER	926 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	232 LR. FT. REQUIRED (25%) 190.5 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	

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: 108 N Leon Street

Contact Name & Phone #: Kevin Burow, 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☐ Yes	☒ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. 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.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☒ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☒ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☒ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

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

GRAPHIC SCALE
0 20' 40' 60'
1 INCH = 20 FEET

1 / CA1013 FIRE DEPARTMENT ACCESS PLAN
1" = 20'

NORTH

ISSUED FOR:
LAND USE SUBMITTAL 2026-06-15

PROJECT TITLE
LOT 5 OF STARKWEATHER PLAT

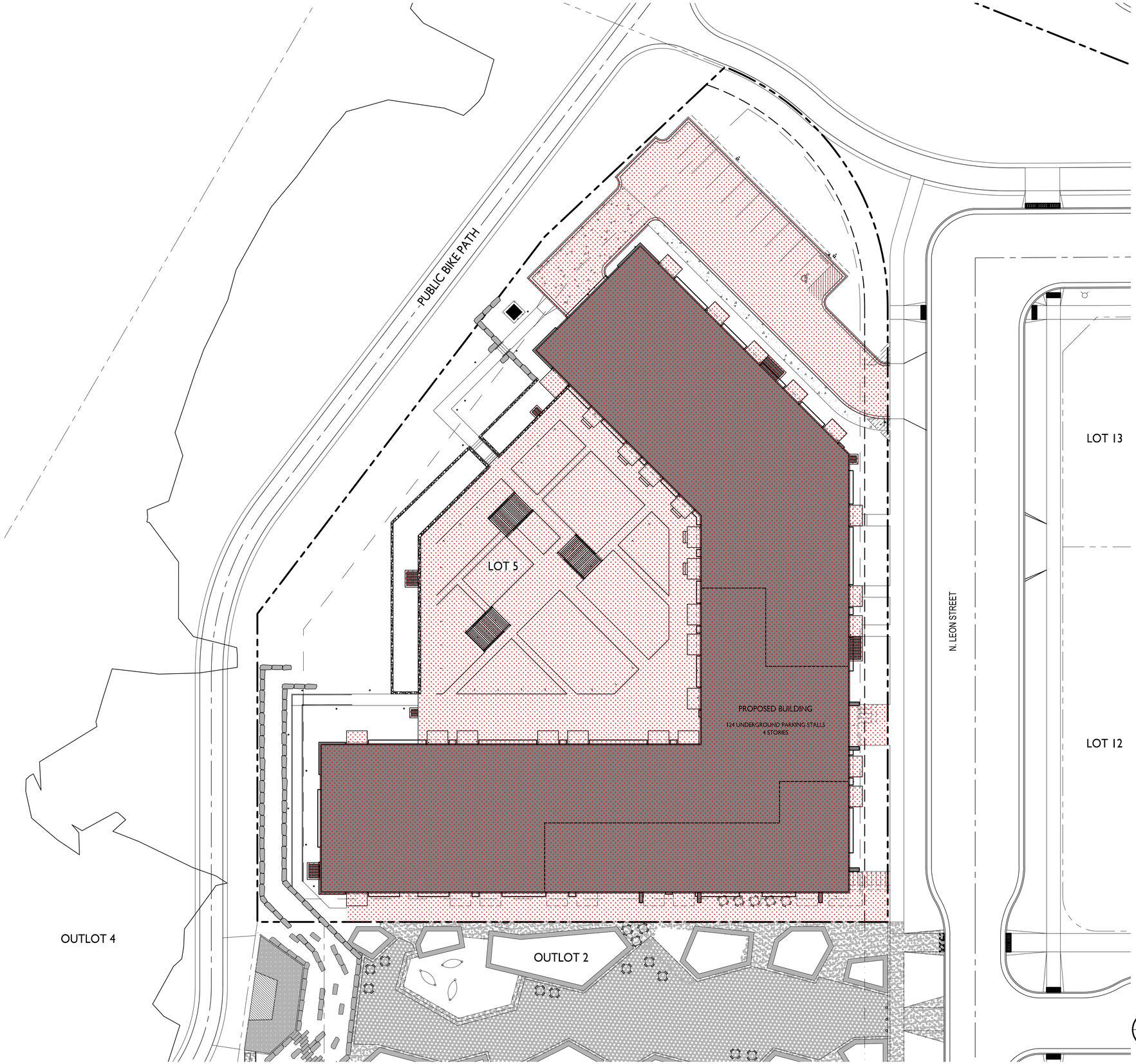
108 N. LEON STREET, MADISON, WI

SHEET TITLE
FIRE DEPARTMENT ACCESS PLAN

SHEET NUMBER
CA103

PROJECT NUMBER 2609

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LOT COVERAGE

ZONING	CC-T
MAXIMUM LOT COVERAGE	65,718 S.F. / 85%
LOT AREA	77,315 S.F.
PROPOSED LOT COVERAGE	55,620 S.F. / 72%

GRAPHIC SCALE
0 20' 40' 60'
1 INCH = 20 FEET

1 / CA104 LOT COVERAGE PLAN
1" = 20'

knothe bruce ARCHITECTS

NORTH

ISSUED FOR:
LAND USE SUBMITTAL 2026-06-15

PROJECT TITLE
LOT 5 OF STARKWEATHER PLAT

108 N. LEON STREET, MADISON, WI

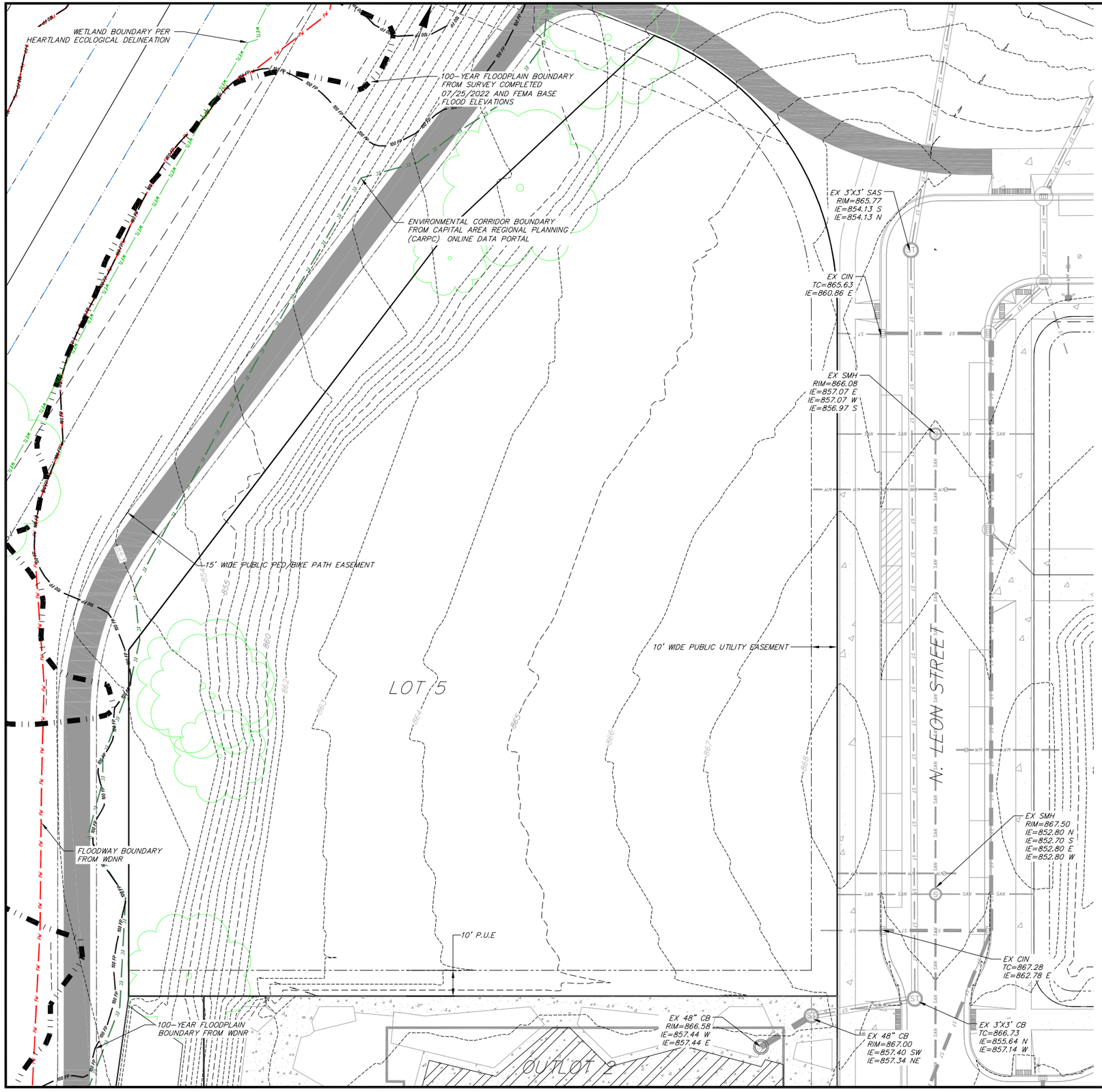
SHEET TITLE
LOT COVERAGE PLAN

SHEET NUMBER
CA104

PROJECT NUMBER 2609

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© Vierbicher Associates, Inc.



SURVEYED FOR:
VOIT LAND, LLC
3450 MILWAUKEE STREET
MADISON, WI 53714

SURVEYED BY:
Vierbicher Associates, Inc.
525 JUNCTION RD,
Suite 3200
Madison, WI 53717
(608) 826-0532

N
W E
S

GRAPHIC SCALE, FEET
0 10 20 40

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW ¼ OF SEC 04-07-10 MEASURED AS BEARING S01°36'15"W

SYMBOL LEGEND

- EXISTING POST
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING RECTANGULAR FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING TV MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING LIGHT POLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING TRAFFIC SIGNAL
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL

FLOOD MANAGEMENT

- 100 FP — 100 FP — 100-YR FLOODPLAIN BOUNDARY
- EC — EC — ENVIRONMENTAL CORRIDOR
- FW — FW — FLOODWAY BOUNDARY

LINEWORK LEGEND

- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- GUY — GUY — EXISTING GUY LINE
- EXISTING RETAINING WALL
- EXISTING GENERAL FENCE
- X — X — EXISTING WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING CORPORATE BOUNDARY LINE
- 100 FP — 100 FP — 100-YEAR FLOODPLAIN BOUNDARY FROM WDNR
- EXISTING EDGE OF WATER AS SURVEYED ON 7/20/2022
- WETL — WETL — EXISTING WETLAND DELINEATION
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING ASPHALT
- EXISTING GRAVEL
- DETECTABLE WARNING PAVER

GENERAL NOTES:

1. This survey was prepared based upon information provided in Commitment for Title Insurance, Commitment No. NCS-1107413-MAD, dated January 13, 2022 at 7:30 a.m. from First American Title Insurance Company, 25 West Main Street, Suite 400, Madison, WI 53703.
   - 1.1. Exception #11: There are no easements referenced, only an option to purchase.
   - 1.2. Exception #12: The Document references an easement for spur track. There are no spur tracks located within or immediately adjacent to the limits of the Parcels Surveyed. There is a spur track located on the North side of the mainline track and within the existing Railroad Right-of-Way. This Document also references the relocation of Starkweather Creek. The limits of Starkweather Creek have been shown.
   - 1.3. Exception #13: Pertains to a sewage drainfield located on 3450 Milwaukee Street, (Parcel 008/0710-051-8251-0) for the benefit of the house located on 3510 Milwaukee Street, (Parcel 008/0710-051-9860-6). The easement for said drainfield is blanket in nature and not plottable. It is possible that this house is served by City Sewer & Water. If that is the case, the Owner should have bills indicating such. Further, Section C of this Document indicates that "In the event the residence on parcel 1 shall be served by a municipal sewerage system, this easement shall cease and be null and void.", so this exception could be removed without the benefit of a survey.
   - 1.4. Exception #14: There are multiple Parcels referenced in this Quit Claim Deed. Some of the Parcels are located outside of the limits of the Survey and are within the Town of Sun Prairie (Parcels 058/0811-221-9685-9 & 058/0811-224-8000-5). Easements referenced in these Parcels do not pertain to the Parcels Surveyed. There are no easements referenced in the Parcels included in this Survey, only exceptions for conveyance for highway purposes.
2. This plan is based upon field survey work performed on May 04, May 16, July 20, and July 25, 2022. Any changes in site conditions after July 25, 2022 are not reflected on this plan.
3. This plan is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS. Benchmarks shall be field verified prior to construction.
4. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20221824117, and 20221824143. Location of buried private utilities are not within the scope of this survey.
5. No attempt has been made as a part of this plan to obtain or show data concerning condition,or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal.
7. Wetland boundary shown per Heartland Ecological Group, Inc Delineation.
8. 100-year floodplain boundary shown per WDNR GIS data. 100-year floodplain elevation cross-sections shown per LOMR 16-05-1781P eff. 9/14/2016 and FIRMette panel 55025C427H eff. 9/17/2014.
9. Trees depicted on this survey have been located by Heartland Ecological Inc. on 06/03/2022 using GPS and are accurate to within ±3'.
10. Environmental corridor boundary shown per Capital Area Regional Planning Commission (CARPC) Open Data Portal (updated May 9, 2022).

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Existing Conditions (After Plat Construction)

Lot 5 of Starkweather Plat
City of Madiosn
Dane County, WI

REVISIONS NO.	DATE	REMARKS

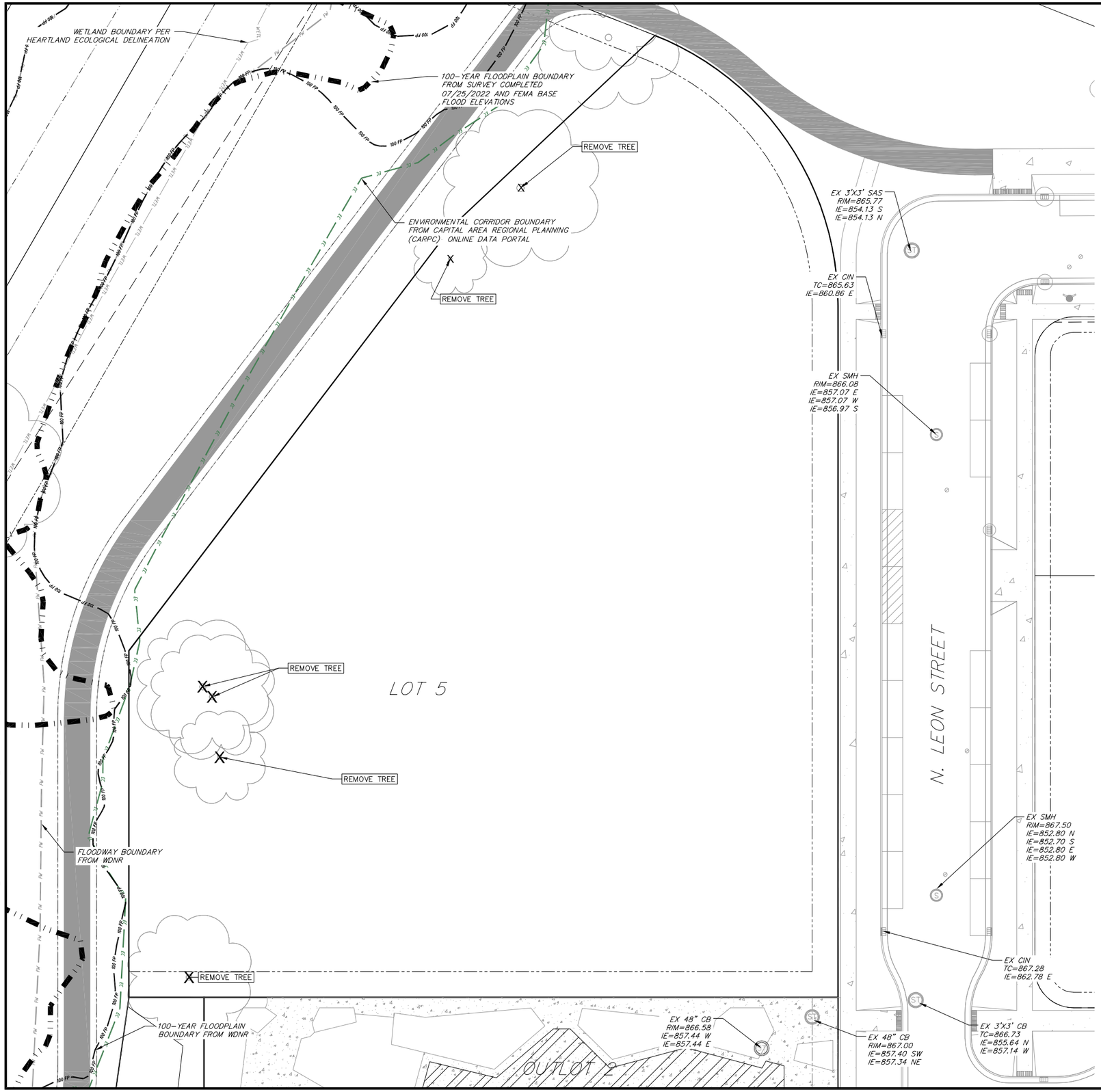
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PROJECT NO. 260240

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DEMOLITION PLAN LEGEND

X TREE REMOVAL

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING WETLAND DELINEATION
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- 100-YR FLOODPLAIN BOUNDARY
- ENVIRONMENTAL CORRIDOR
- FLOODWAY BOUNDARY

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GRAPHIC SCALE, FEET

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DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. 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.
4. 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.
5. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
6. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

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Demolition Plan

Lot 5 of Starkweather Plat
City of Madiosn
Dane County, WI

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DATE 6/15/2026

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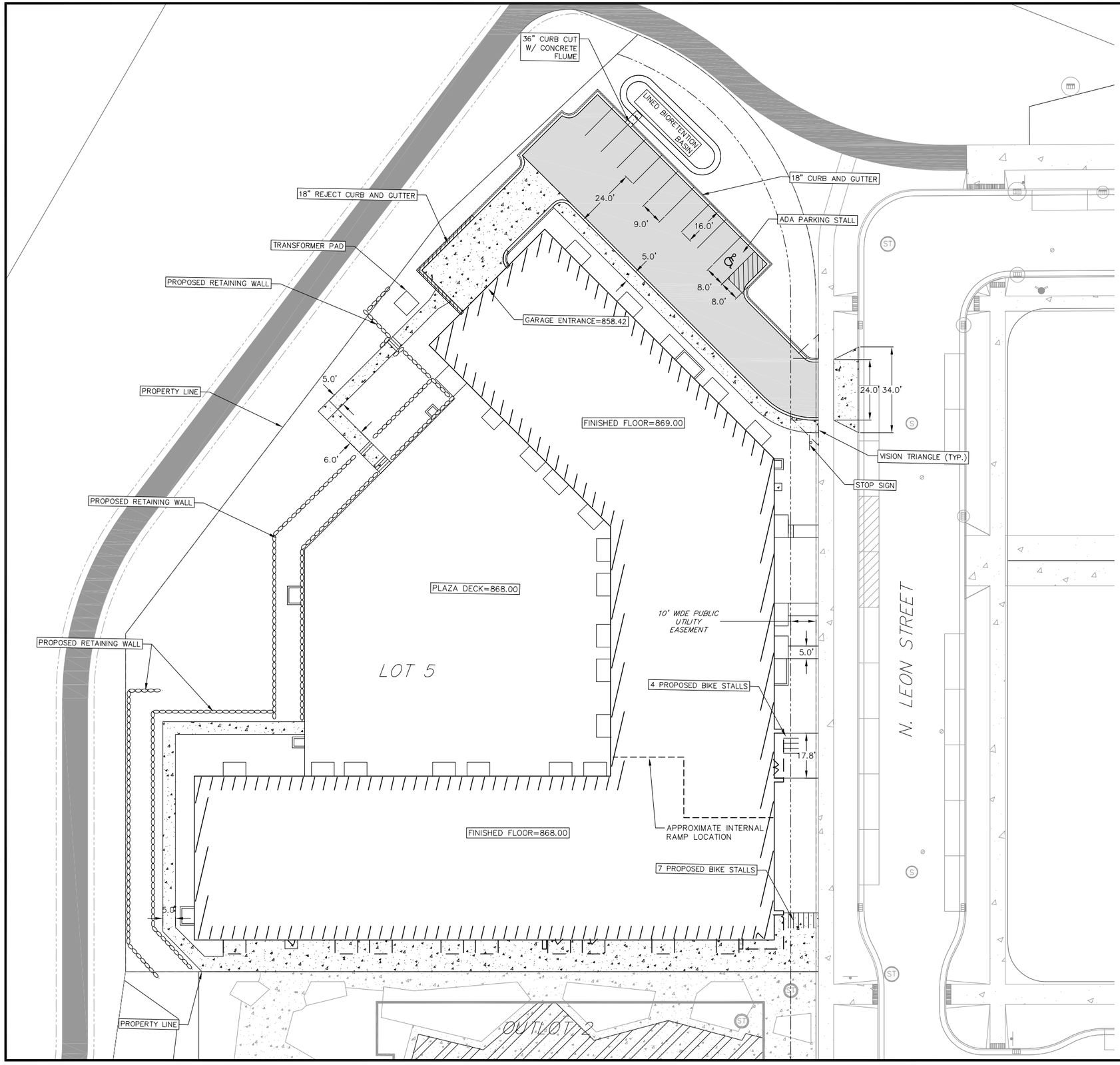
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SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

FLOOD MANAGEMENT

- FP FP 100–YR FLOODPLAIN BOUNDARY
- EC EC ENVIRONMENTAL CORRIDOR
- FW FW FLOODWAY BOUNDARY

RIGHT–OF–WAY WORK:

1. ALL WORK WITHIN THE PUBLIC RIGHT–OF–WAY (INCLUDING SERVICE LATERAL STUBS) AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS, PROJECT #15389, CONTRACT #9559.
2. THE RIGHT–OF–WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

SITE PLAN NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. 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.

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Site Plan

Lot 5 of Starkweather Plat
City of Madison
Dane County, WI

REVISIONS		
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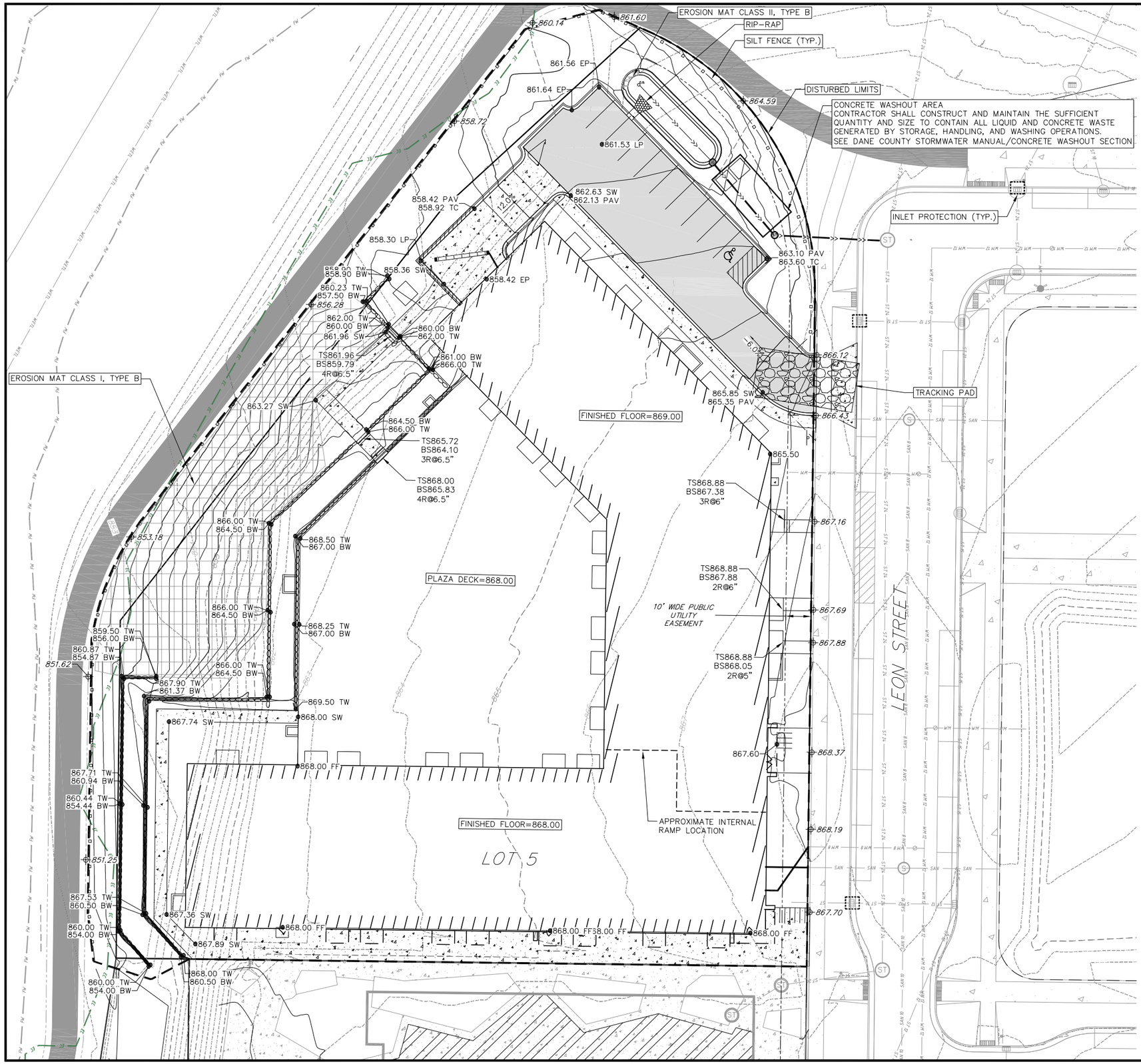
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PROJECT NO. 260240

C201

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GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS (2.92%)
- EXISTING SPOT ELEVATIONS (1048.61)
- PROPOSED SPOT ELEVATIONS (1048.61)
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE B URBAN
- EROSION MAT CLASS II, TYPE B
- TRACKING PAD
- RIP RAP

GRAPHIC SCALE, FEET
0 10 20 40

FLOOD MANAGEMENT

- 100-YR FLOODPLAIN BOUNDARY
- ENVIRONMENTAL CORRIDOR
- FLOODWAY BOUNDARY

RIGHT-OF-WAY WORK:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY (INCLUDING SERVICE LATERAL STUBS) AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS, PROJECT #15389, CONTRACT #9559.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
3. 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.
4. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
5. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
6. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
7. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
8. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
9. 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.
10. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
11. BASED ON HISTORICAL DOCUMENTS (BRRTS# 09-13-296938), THE PROPERTY MAY CONTAIN RESIDUAL CONTAMINATION. IF CONTAMINATION IS ENCOUNTERED, FOLLOW ALL WDNR AND DSPS REGULATIONS FOR PROPER HANDLING AND DISPOSAL.
12. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

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Grading & Erosion Control Plan

Lot 5 of Starkweather Plat
City of Madiosn
Dane County, WI

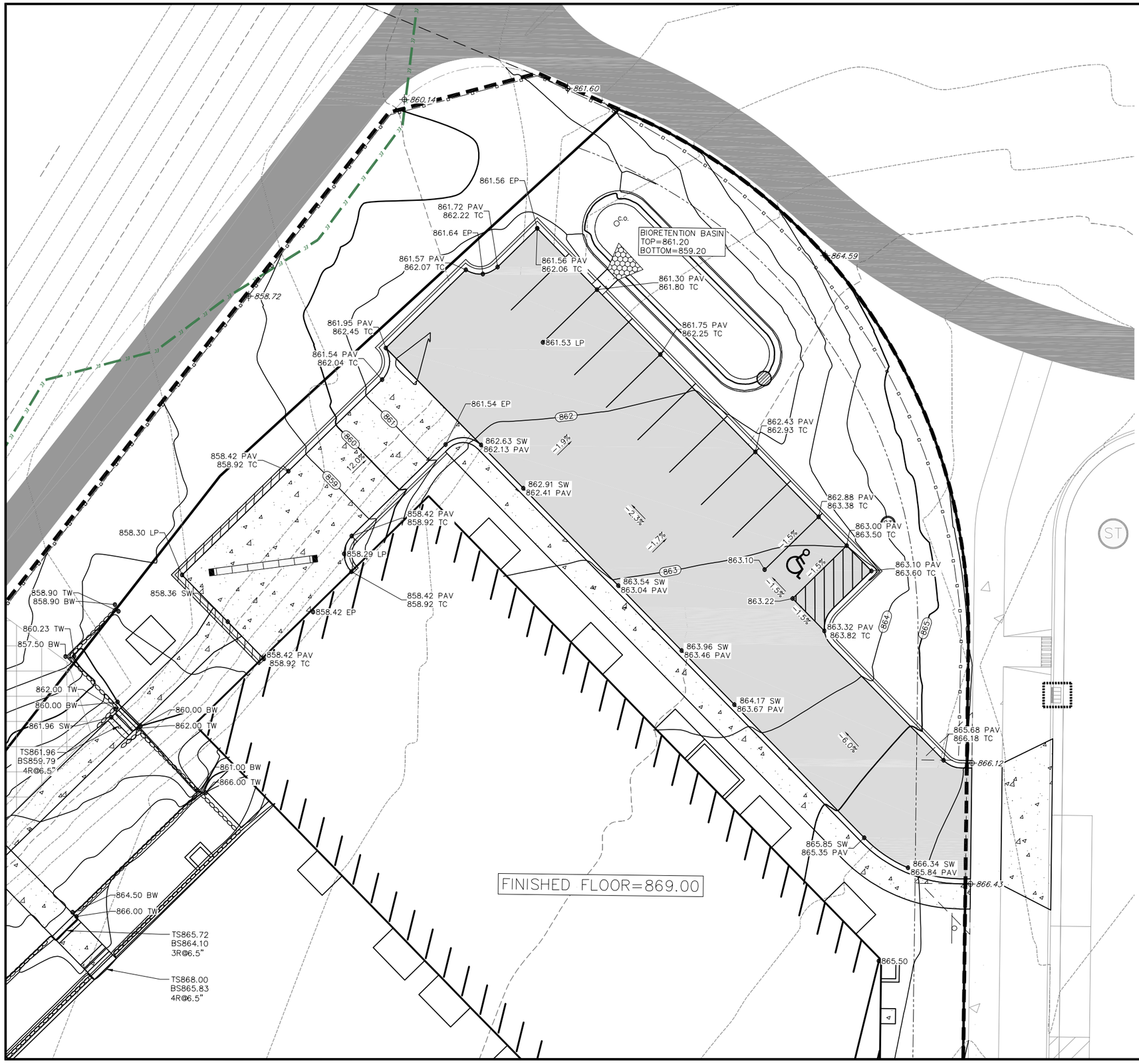
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DATE 6/15/2026
DRAFTER JDEL
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PROJECT NO. 260240

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GRAPHIC SCALE, FEET
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GRADING LEGEND

- 820 EXISTING MAJOR CONTOURS
- 818 EXISTING MINOR CONTOURS
- 820 PROPOSED MAJOR CONTOURS
- 818 PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE B URBAN
- EROSION MAT CLASS II, TYPE B
- TRACKING PAD
- RIP RAP

FLOOD MANAGEMENT

- FP 100-YR FLOODPLAIN BOUNDARY
- EC ENVIRONMENTAL CORRIDOR
- FW FLOODWAY BOUNDARY

RIGHT-OF-WAY WORK:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY (INCLUDING SERVICE LATERAL STUBS) AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS, PROJECT #15389, CONTRACT #9559.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
3. 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.
4. 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.
5. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
6. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
7. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
8. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
9. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
10. 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.
11. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
12. BASED ON HISTORICAL DOCUMENTS (BRRTS# 09-13-296938), THE PROPERTY MAY CONTAIN RESIDUAL CONTAMINATION. IF CONTAMINATION IS ENCOUNTERED, FOLLOW ALL WDNR AND DSPS REGULATIONS FOR PROPER HANDLING AND DISPOSAL.
13. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

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Grading Detail - North

Lot 5 of Starkweather Plat
City of Madiosn
Dane County, WI

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DATE 6/15/2026
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PROJECT NO. 260240

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FINISHED FLOOR=868.00

LOT 5

OUTLOT 2

GRAPHIC SCALE, FEET
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860.44 TW
854.44 BW
851.25
867.53 TW
860.50 BW
860.00 TW
854.00 BW
867.36 SW
867.44 SW
867.54 SW
868.00 TW
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854.00 BW
867.06 SW
866.46 SW
867.00 SW
866.42 SW
867.52 SW
867.70 SW
867.50 SW
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867.50 SW
867.67 SW
867.74 SW
867.77 SW
867.65 SW
867.70
868.00 FF
867.93 SW
867.89 SW
867.89 SW
867.83 SW
867.91 SW
867.92 SW
867.90 SW
867.87 SW
867.88 SW
867.90 SW
867.91 SW
867.77 SW
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Grading Detail - South
Lot 5 of Starkweather Plat
City of Madiosn
Dane County, WI

REVISIONS			
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NO.	DATE	REMARKS	

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6/15/2026

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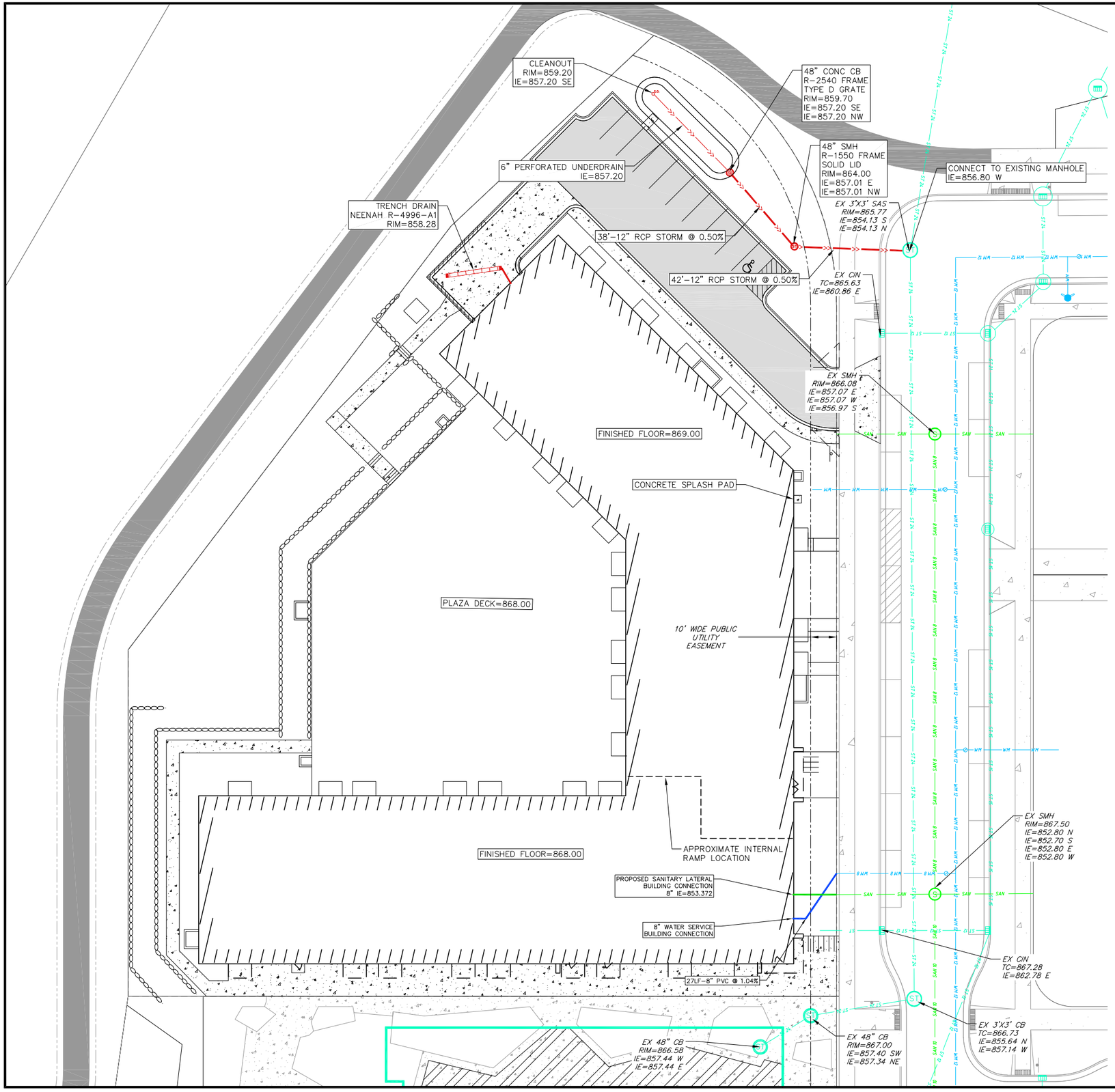
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ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- OUTLET CONTROL STRUCTURE
- CLEANOUT
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER SERVICE LATERAL PIPE
- WATER VALVE

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. 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.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. 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.
8. 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.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. 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).
12. 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).
13. 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 382.30(11)(H) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. 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.
16. 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.
17. 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.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. 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.
22. 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.

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REVISIONS

NO.	DATE	REMARKS

REVISIONS

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Utility Plan

Lot 5 of Starkweather Plat
City of Madison
Dane County, WI

DATE 6/15/2026
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PROJECT NO. 260240

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (HTTPS: //DNR.WISCONSIN.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, INLET PROTECTION) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. 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.
5. 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.
6. 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 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.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. 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.
9. 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).
10. SEE DETAIL SHEETS FOR RIP–RAP SIZING. IN NO CASE WILL RIP–RAP BE SMALLER THAN 3" TO 6".
11. 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 SITE IS AT LEAST 75% RESTORED.
12. 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.
13. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
14. 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.
15. 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.
16. 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.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
20. 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.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY CITY OF MADISON OR PERMITTING MUNICIPALITY.
22. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE, TRACKING PAD AND INLET PROTECTION ON EXISTING INLETS
2. STRIP TOPSOIL AND ROUGH GRADE SITE
2. EXCAVATE AND CONSTRUCT BUILDING FOUNDATIONS
3. CONSTRUCT UNDERGROUND UTILITIES
4. INSTALL INLET PROTECTION ON NEW INLETS
5. CONSTRUCT BUILDING
6. CONSTRUCT PAVEMENT (STONE BASE, CURB & GUTTER, AND SIDEWALK).
7. RESTORE TERRACES AND STABILIZE AREAS UPSTREAM OF BIORETENTION BASINS
8. CONSTRUCT BIORETENTION BASINS
9. REMOVE TRACKING PAD, SILT FENCE AND INLET PROTECTION AFTER ALL 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.

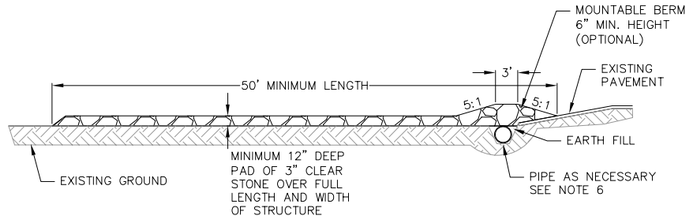
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

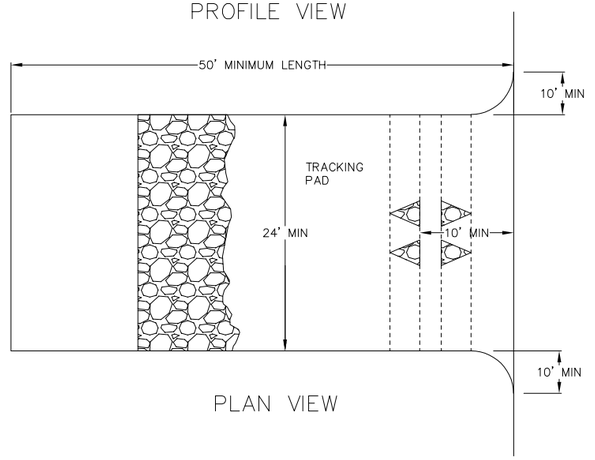
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1–½" 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



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. 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 WISDOT TYPE–HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. 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.
7. 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.

1 / C501 TRACKING PAD
NOT TO SCALE

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Construction Details
Lot 5 of Starkweather Plat
City of Madiosn
Dane County, WI

REVISIONS
NO. | DATE | REMARKS

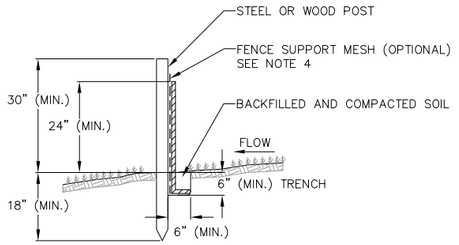
REVISIONS
NO. | DATE | REMARKS

DATE 6/15/2026
DRAFTER JDEL
CHECKED RKOL
PROJECT NO. 260240

C501

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NOTES:

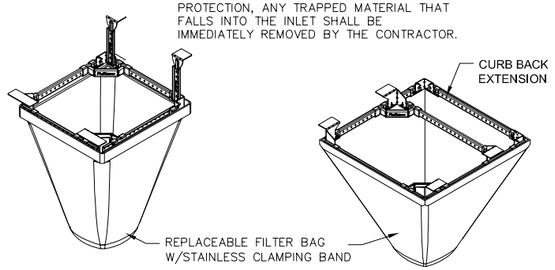
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. 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 C502 SILT FENCE
NOT TO SCALE

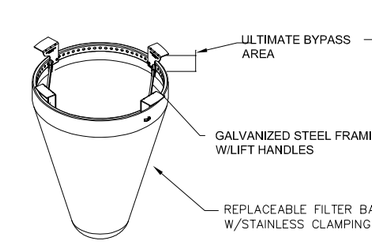
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

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

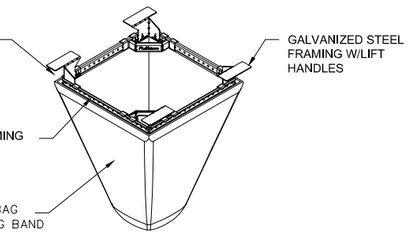


FLEXSTORM CATCH-IT INLET FITLERS FOR ROLLED CURB

FLEXSTORM CATCH-IT INLET FITLERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)



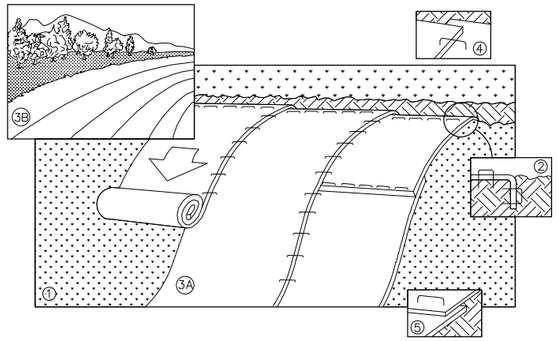
FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS



FLEXSTORM CATCH-IT INLET FITLERS FOR SQUARE/RECTANGULAR OPENINGS

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

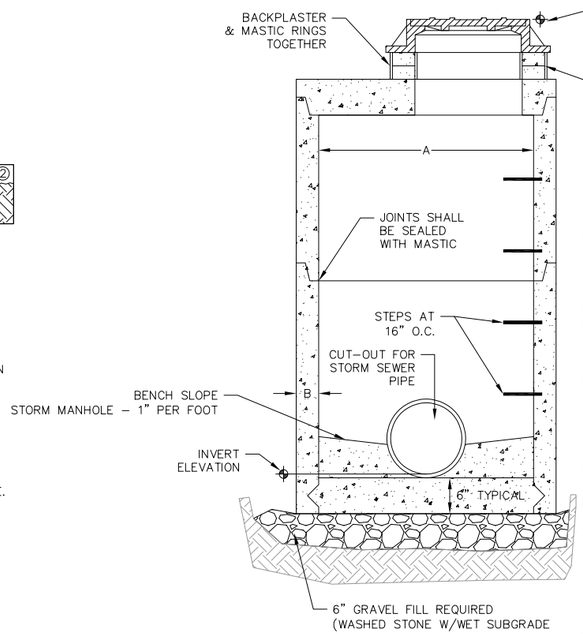
2 C502 FRAMED INLET PROTECTION
NOT TO SCALE



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 <B.> 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.

3 C502 EROSION MAT
NOT TO SCALE



MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R-1550, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

2x3 OPENING IS REQUIRED FOR STORM INLET MANHOLES WITH CASTING AND RINGS AS SPECIFIED IN DETAIL 02721-A.

STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

4 C502 STORM SEWER MANHOLE
NOT TO SCALE

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Construction Details

Lot 5 of Starkweather Plat
City of Madison
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 6/15/2026

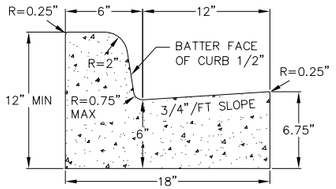
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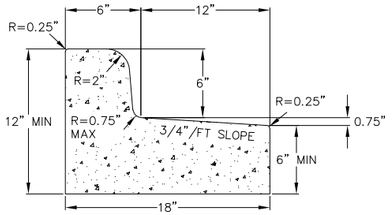
PROJECT NO. 260240

C502

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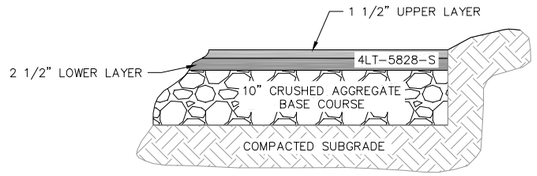


CURB AND GUTTER
CROSS SECTION

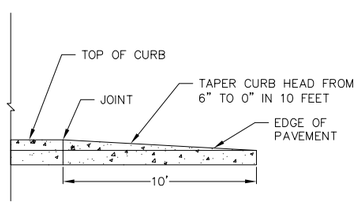


CURB AND GUTTER
REJECT SECTION

1 / C503 — 18" CONCRETE CURB AND GUTTER
NOT TO SCALE

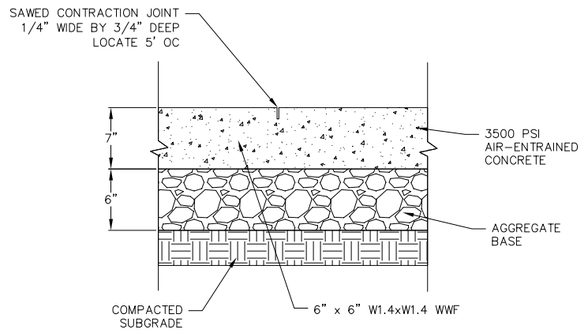


2 / C503 — SITE PAVEMENT
NOT TO SCALE

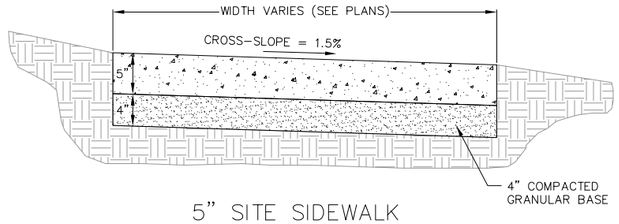


PROFILE VIEW

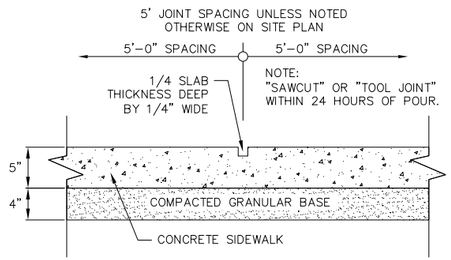
3 / C503 — CURB & GUTTER TERMINATION
NOT TO SCALE



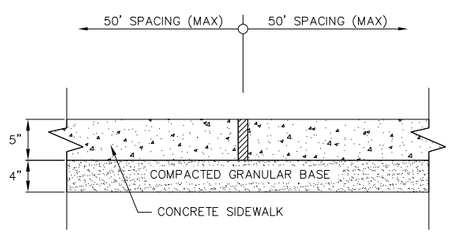
4 / C503 — CONCRETE PAD
NOT TO SCALE



5" SITE SIDEWALK



SIDEWALK CONTROL JOINT

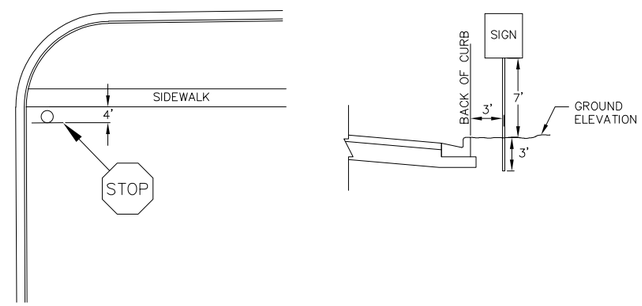


SIDEWALK EXPANSION JOINT

5 / C503 — 5" SIDEWALK
NOT TO SCALE

SIGNAGE NOTES:

1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
3. STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
4. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.



6 / C503 — STOP SIGN
NOT TO SCALE

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Construction Details

Lot 5 of Starkweather Plat
City of Madison
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 6/15/2026
DRAFTER JDEL
CHECKED RKOL
PROJECT NO. 260240

C503

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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. PLANT PLUGS TO BE INSTALLED AT 12-INCH ON CENTER SPACING.
4. 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). PROVIDE BILL OF SALE FOR PLANT PLUGS INSTALLED.

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

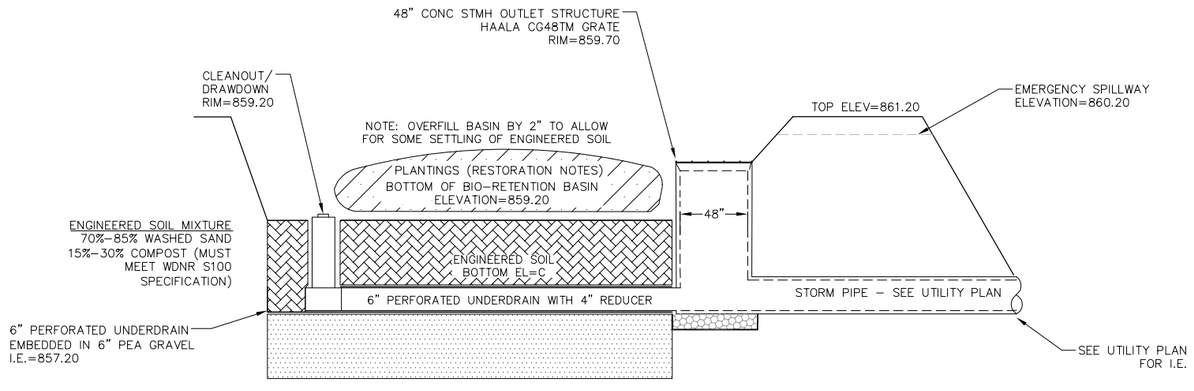
1. PLANTING IS RECOMMENDED TO TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER 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.
4. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY CERTIFIED SOIL TESTER OR PROFESSIONAL SOIL SCIENTIST (CST/PSS) IN THE FIELD AFTER THE AREA IS EXCAVATED. THE CST / PSS SHALL PROVIDE A WRITTEN REPORT OF NATIVE SOIL CONDITIONS INCLUDING: TEXTURAL CLASSIFICATION (USDA), ESTIMATED INFILTRATION RATE, AND PHOTOGRAPHS OF NATIVE SOIL LAYER.
5. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
6. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
7. 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)
   CONTRACTOR TO PROVIDE ENGINEER WITH LOAD TICKETS OF ALL ENGINEERED SOIL MATERIALS INSTALLED.
8. 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



1 / C504 BIO-RETENTION BASIN
NOT TO SCALE

vierbicher
advisors / engineers / surveyors

Construction Details

Lot 5 of Starkweather Plat
City of Madiosn
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 6/15/2026
DRAFTER JDEL
CHECKED RKOL
PROJECT NO. 260240

C504

15 Jun 2026 - 9:54a M:\Threshold Development\260240_Voit Farm Lot 5\CADD\260240_Title & Details.dwg by: jdel

LANDSCAPE CALCULATIONS AND DISTRIBUTION

Points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:	70,706	SF
Building Footprints	30,025	SF
Development Area Minus Building Footprints	**40,681**	**SF**
Five (5) acres:	217,800	SF
First five (5) developed acres:	**678**	**points**
Remainder of developed area over 5 acres:	-177,119.00	SF
Total landscape points required:	**678**	**points**

General Site, Foundation, Screening

Plant Type/Element	Min. Size at Installation	Points	Exist. Credits QTY.	New/Proposed Landscape QTY.	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35		3	105
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0
Ornamental tree	1 1/2 inch caliper	15		9	135
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			0
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3		47	141
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			0
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2		336	672
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft			0
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200			0
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"			
Subtotals			0		
				General Site/Foundation Total	**1054**

Interior Parking Lots	SF	Overstory Trees Required	
N/A - Parking lot less than 20 stalls	0		0

Development Frontage - LEON ST	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	384	13	64

Element	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved
Overstory Deciduous Tree	35		3	105
Evergreen Tree	35			0
Ornamental Tree	15		11	165
Upright Evergreen Shrub	10			0
Shrub, deciduous	3			30
Shrub, evergreen	4			0
			Development Frontage Points Total	**300**

* 2 Evergreen or 2 Ornamental equal 1 deciduous overstory tree. In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
*Due to constraints of MG&E utility easement along the street frontage, the applicant requests that frontage requirements be waived.

TOTAL LANDSCAPE POINTS	**1354**

PRAIRIE NURSERY SHORT PRAIRIE FOR MEDIUM SOILS

- *Agastache foeniculum* - Lavender Hyssop
- *Allium cernuum* - Nodding Pink Onion
- *Aster azureus* - Sky Blue Aster
- *Aster laevis* - Smooth Aster
- *Astragalus canadensis* - Canada Milk Vetch,
- *Coreopsis lanceolata* - Lanceleaf Coreopsis
- *Dalea candida* - White Prairie Clover
- *Dalea purpurea* - Purple Prairie Clover
- *Dodecatheon meadia* - Shootingstar
- *Echinacea pallida* - Pale Purple Coneflower
- *Echinacea purpurea* - Purple Coneflower
- *Eryngium yuccifolium* - Rattlesnake Master
- *Lespedeza capitata* - Roundhead Bushclover
- *Liatris pycnostachya* - Prairie Blazing Star
- *Parthenium integrifolium* - Wild Quinine
- *Penstemon digitalis* - Smooth Penstemon
- *Rudbeckia hirta* - Black Eyed Susan
- *Rudbeckia triloba* - Brown Eyed Susan
- *Solidago rigida* - Stiff Goldenrod
- *Tradescantia ohiensis* - Ohio Spiderwort
- *Zizia aurea* - Golden Alexanders

Grasses

- *Bouteloua curtipendula* - Sideoats Grama
- *Schizachyrium scoparium* - Little Bluestem
- *Sporobolus heterolepis* - Prairie Dropseed

PLANT MATERIALS SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY	COMMENTS	PT VALUE
	SHADE TREES						
CS	*Catalpa speciosa*	Northern Catalpa	2" Cal. BB	SEE PLAN	5		35
QB	*Quercus bicolor*	Swamp White Oak	2" Cal. BB	SEE PLAN	1		35
QH	*Quercus macrocarpa x robur 'Clemons'*	Heritage Oak	2" Cal. BB	SEE PLAN	1		35
QM	*Quercus macrocarpa*	Bur Oak	2-1/2" Cal. BB	SEE PLAN	2		35
QM-1.5	*Quercus macrocarpa*	Bur Oak	1-1/2" Cal. BB	SEE PLAN	2		35
QR	*Quercus robur 'Crimschmidt'*	Crimson Spire English Oak	2" Cal. BB	SEE PLAN	1		35
	ORNAMENTAL TREES						
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	8' HT BB	SEE PLAN	3	Multi-stem; prune lower limbs to 4' ht clear	15
CV	*Crataegus viridis 'Winter King'*	Winter King Hawthorn	1-1/2" Cal. BB	SEE PLAN	3	Matching forms	15
MC	*Malus 'Cortland'*	Cortland Apple	1-1/2" Cal. BB	SEE PLAN	3	Single stem	15
MPM	*Malus 'Prairie Maid'*	Prairie Maid Crabapple	1-1/2" Cal. BB	SEE PLAN	3	Single stem	15
MH	*Malus 'Honeycrisp'*	Honeycrisp Apple	1-1/2" Cal. BB	SEE PLAN	3	Single stem	15
OV	*Ostrya virginiana*	Ironwood	1-1/2" Cal. BB	SEE PLAN	9	Prune lower limbs up to 6' clear from paving	15
	DECIDUOUS SHRUBS						
Csf	*Cornus sericea 'Farrow' ARCTIC FIRE*	Redtwig Dogwood	#5 Container	SEE PLAN	9		3
Ra	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrand Sumac	#5 Container	SEE PLAN	21		3
Rt	*Rhus typhina 'Bailtiger'*	Tiger Eyes Staghorn Sumac	#5 Container	SEE PLAN	17	includes 3 on oof plaza raised planters	3
Vc	*Viburnum cassinoides 'J.N. Select'*	Freedom Witherod Viburnum	36" Ht. BB/Cont	SEE PLAN	30		3
	ORNAMENTAL GRASSES						
pvh	*Panicum virgatum 'Heavy Metal'*	Heavy Metal Switch Grass	#1 Container	36" O.C.	44		2
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	#1 Container	30" O.C.	5		2
sa	*Sesleria autumnalis*	Autumn Moor Grass	#1 Container	24" O.C.	33		2
sh	*Sporobolus heterolepis*	Prairie Dropseed	#1 Container	24" O.C.	44		2
ss	*Schizachyrium scoparium*	Little Bluestem	#1 Container	24" O.C.	56		2
	PERENNIALS & GROUNDCOVERS						
ats	*Amsonia tabernaemontana 'Starstruck'*	Starstruck Blue Star	#1 Container	24" O.C.	46		2
ba	*Baptisia australis*	Blue False Indigo	#1 Container	36" O.C.	3		2
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	#1 Container	24" O.C.	5		2
epm	*Echinacea 'Pixie Meadowbrite'*	Pixie Meadowbrite Coneflower	#1 Container	18" O.C.	7		2
hh	*Hellobrous x hybridus*	Lenten Rose	#1 Container	18" O.C.	7	or other zone 4 helleborus cultivar	2
ls	*Liatris spicata 'Kobold'*	Kobold Spike Gayfeather	#1 Container	18" O.C.	17		2
rs	*Rudbeckia subtomentosa*	Sweet Black Eyed Susan	3-1/4" Container	12" O.C.	64		2
smh	*Stachys monieri 'Hummelo'*	Hummelo Betony	#1 Container	18" O.C.	5		2
	GREEN ROOF PERENNIALS & GRASSES						
af	*Agastache foeniculum*	Anise hyssop	3-1/4" Container	12" O.C.	71	plant in alternating rows between sedum mat	
as	*Allium tanguticum 'Summer Beauty'*	Summer Beauty Ornamental Chive	3-1/4" Container	12" O.C.	231	plant in alternating rows between sedum mat	
ba	*Baptisia australis*	Blue False Indigo	3-1/4" Container	SEE PLAN	8		
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	3-1/4" Container	24" O.C.	87		
cb	*Calamagrostis brachytricha*	Korean Feather Reed Grass	3-1/4" Container	24" O.C.	65		
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	3-1/4" Container	12" O.C.	98	plant in alternating rows, see plan	
cl	*Coreopsis lanceolata*	Lance Leaf Coreopsis	3-1/4" Container	12" O.C.	70	plant in alternating rows between sedum mat	
dp	*Dalea purpurea*	Purple Prairie Clover	3-1/4" Container	12" O.C.	198	plant in alternating rows, see plan	
pa	*Perovskia atriplicifolia 'Little Spire'*	Little Spire Russian Sage	3-1/4" Container	24" O.C.	16		
pvh	*Panicum virgatum 'Heavy Metal'*	Heavy Metal Switch Grass	3-1/4" Container	24" O.C.	42		
ph	*Penstemon 'Dark Towers'*	Dark Towers Beardtongue	3-1/4" Container	12" O.C.	70	plant in alternating rows between sedum mat	
saf	*Sedum 'Autumn Fire'*	Autumn Fire Sedum	3-1/4" Container	12" O.C.	141	plant in alternating rows between sedum mat	
sh	*Sporobolus heterolepis*	Prairie Dropseed	3-1/4" Container	12" O.C.	223		
ss	*Schizachyrium scoparium*	Little Bluestem	3-1/4" Container	18" O.C.	74		
	GREEN ROOF - 8" INTENSIVE SEDUM MAT						
	Columbia Green Pre-Grown Sedum Mat or approved equal						
	PLANT MIX 1						
	Bouteloua curtipendula	Side Oats Grama	3-1/4" Container	12" O.C.	340	interplant randomly within mix	
	Echinacea pallida	Pale Purple Coneflower	3-1/4" Container	12" O.C.	340	interplant randomly within mix	
	Koeleria macrantha	Prairie Junegrass	3-1/4" Container	12" O.C.	340	interplant randomly within mix	
	Liatris spicata 'Kobold Original'	Kobold Original Spike Gayfeather	3-1/4" Container	12" O.C.	340	plant in alternating rows between sedum mat	
	Sporobolus heterolepis	Prairie Dropseed	3-1/4" Container	12" O.C.	345	interplant randomly within mix	
	Schizachyrium scoparium	Little Bluestem	3-1/4" Container	12" O.C.	345	interplant randomly within mix	
	SEDGE MIX 2						
	Carex bromoides	Common Brome Sedge	3-1/4" Container	12" O.C.	500	interplant randomly within mix	
	Carex cherokeensis	Cherokee Sedge	3-1/4" Container	12" O.C.	500	interplant randomly within mix	
	Carex pensylvanica	Pennsylvania Sedge	3-1/4" Container	12" O.C.	500	interplant randomly within mix	
	Carex stricta	Upright Sedge	3-1/4" Container	12" O.C.	500	interplant randomly within mix	
	Carex woodii	Woods Sedge	3-1/4" Container	12" O.C.	500	interplant randomly within mix	
	Heuchera richardsonii	Prairie alumroot	3-1/4" Container	12" O.C.	70	interplant randomly within mix	
	BIORETENTION VEGETATED MAT						
	'Short & Showy' Native Vegetated Mat with biodegradable jute core, as supplied by Agrecol, LLC, 10101 North Casey Rd, Evansville, WI 53536. 608.226.2573, ecosolutions@agrecol.com, Follow manufacturer's specifications, installation, & maintenance instructions.						

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KEY PLAN

WISCONSIN
SHANE A. BERNAU
LA- 651
MADISON WIS.
06/15/2026
LANDSCAPE ARCHITECT

PROJECT TITLE

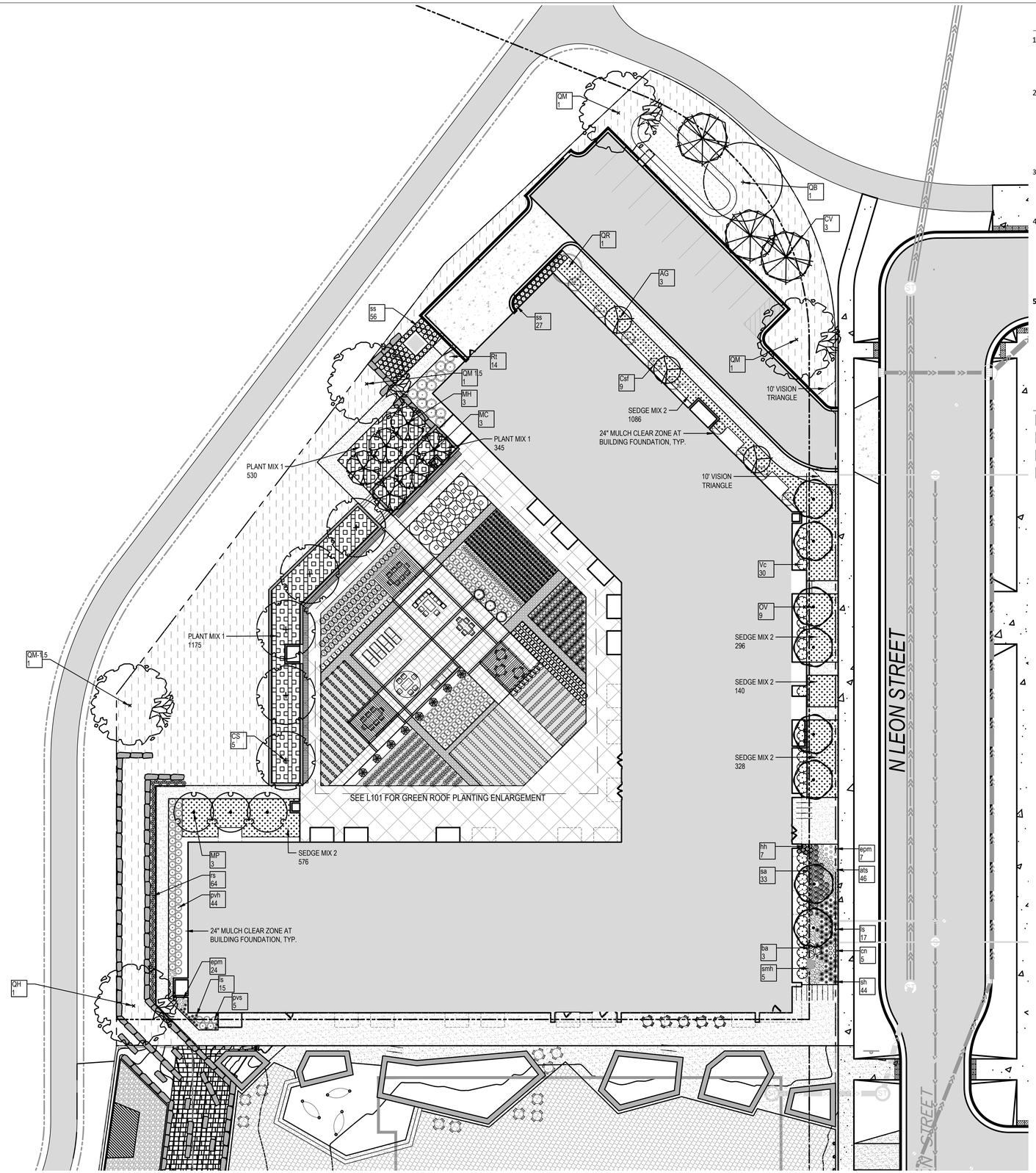
LOT 5 OF STARKWEATHER PLAT

108 N. LEON ST.
MADISON, WI

Issuances / Revisions:

No.	Date:	Description:
1	2026-06-15	LAND USE SUBMITTAL

Set Type	LAND USE SUBMITTAL
Date Issued	06/15/2026
Sheet Name	PLANT SCHEDULE & LANDSCAPE POINTS
Sheet Number	L001



1 LANDSCAPE PLAN

0' 10' 20' 40' N

SCALE: 1" = 20' @ (24"X36" SHEET)

SHEET NOTES

1. ALL PLANTING BEDS TO RECEIVE 3" DEPTH SHREDDED HARDWOOD BARK MULCH. SEE SPECIFICATIONS. VOIDS IN PLANTINGS AROUND BUILDING FOUNDATIONS SHALL RECEIVE 3" MIN. DEPTH MULCH.
2. ALL PLANTING AREAS SHALL RECEIVE 12" PLANTING SOIL. LAWN AND OTHER NATIVE SEEDED AREAS SHALL RECEIVE 6" MIN. PLANTING SOIL. SEE SPECIFICATIONS FOR PREPARING THE SITE PRIOR TO PLANTING. FRACTURE & DEEP-TILL SUBGRADE IN PLANTING AREAS PRIOR TO FINAL GRADING AND PLANTING.
3. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
4. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE 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 TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
5. **ADD-ALTERNATE BID: PROVIDE DESIGN-BUILD IRRIGATION PLAN FOR ROOF PLAZA PLANTINGS.**

LEGEND

- BIORETENTION PRE-VEGETATED MAT
- PLANT MIX 1
- SEDGE PLANT MIX 2
- SHORT GRASS PRAIRIE SEED MIX

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KEY PLAN

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MADISON
WIS
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LANDSCAPE ARCHITECT

PROJECT TITLE

LOT 5 OF STARKWEATHER PLAT

108 N. LEON ST.
MADISON, WI

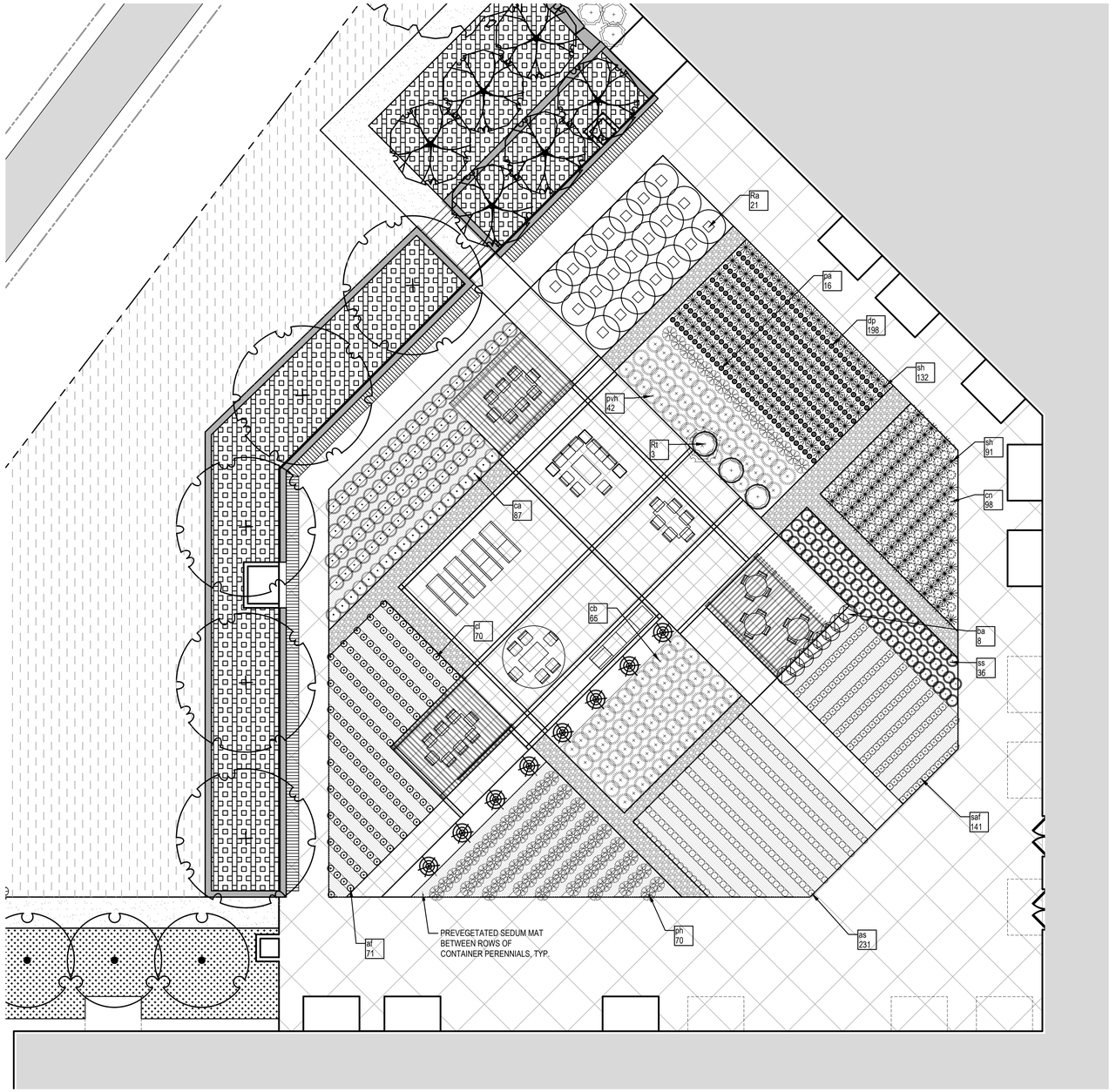
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1	2026-06-15	LAND USE SUBMITTAL

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Date Issued	06/15/2026
Sheet Name	LANDSCAPE PLAN
Sheet Number	L100

LEGEND

- PLANT MIX 1
- SEDGE PLANT MIX 2
- SHORT GRASS PRAIRIE SEED MIX
- GREEN ROOF PRE-VEGETATED SEDUM MAT



	GREEN ROOF PERENNIALS & GRASSES			
af	*Agastache foeniculum*	Anise hyssop	3-1/4" Container	12" O.C.
as	*Allium tanguticum 'Summer Beauty'*	Summer Beauty Ornamental Chive	3-1/4" Container	12" O.C.
ba	*Baptisia australis*	Blue False Indigo	#1 Container	SEE PLAN
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	#1 Container	24" O.C.
cb	*Calamagrostis brachytricha*	Korean Feather Reed Grass	#1 Container	24" O.C.
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	3-1/4" Container	12" O.C.
cl	*Coreopsis lanceolata*	Lance Leaf Coreopsis	3-1/4" Container	12" O.C.
dp	*Dalea purpurea*	Purple Prairie Clover	3-1/4" Container	12" O.C.
pa	*Perovskia atriplicifolia 'Little Spire'*	Little Spire Russian Sage	#1 Container	24" O.C.
pvh	*Panicum virgatum 'Heavy Metal'*	Heavy Metal Switch Grass	#1 Container	24" O.C.
ph	*Penstemon 'Dark Towers'*	Dark Towers Beardtongue	3-1/4" Container	12" O.C.
saf	*Sedum 'Autumn Fire'*	Autumn Fire Sedum	3-1/4" Container	12" O.C.
sh	*Sporobolus heterolepis*	Prairie Dropseed	3-1/4" Container	12" O.C.
ss	*Schizachyrium scoparium*	Little Bluestem	3-1/4" Container	18" O.C.
	GREEN ROOF - 8" INTENSIVE SEDUM MAT			
	Columbia Green Pre-Grown Sedum Mat or approved equal			

SEE L001 FOR PLANT SCHEDULE & QUANTITIES

1 LANDSCAPE PLAN ENLARGEMENT - ROOF PLAZA

0' 5' 10' 20'

SCALE: 1" = 10' @ (24"X36" SHEET)

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KEY PLAN

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LA- 651
MADISON WIS
06/15/2026
LANDSCAPE ARCHITECT

PROJECT TITLE

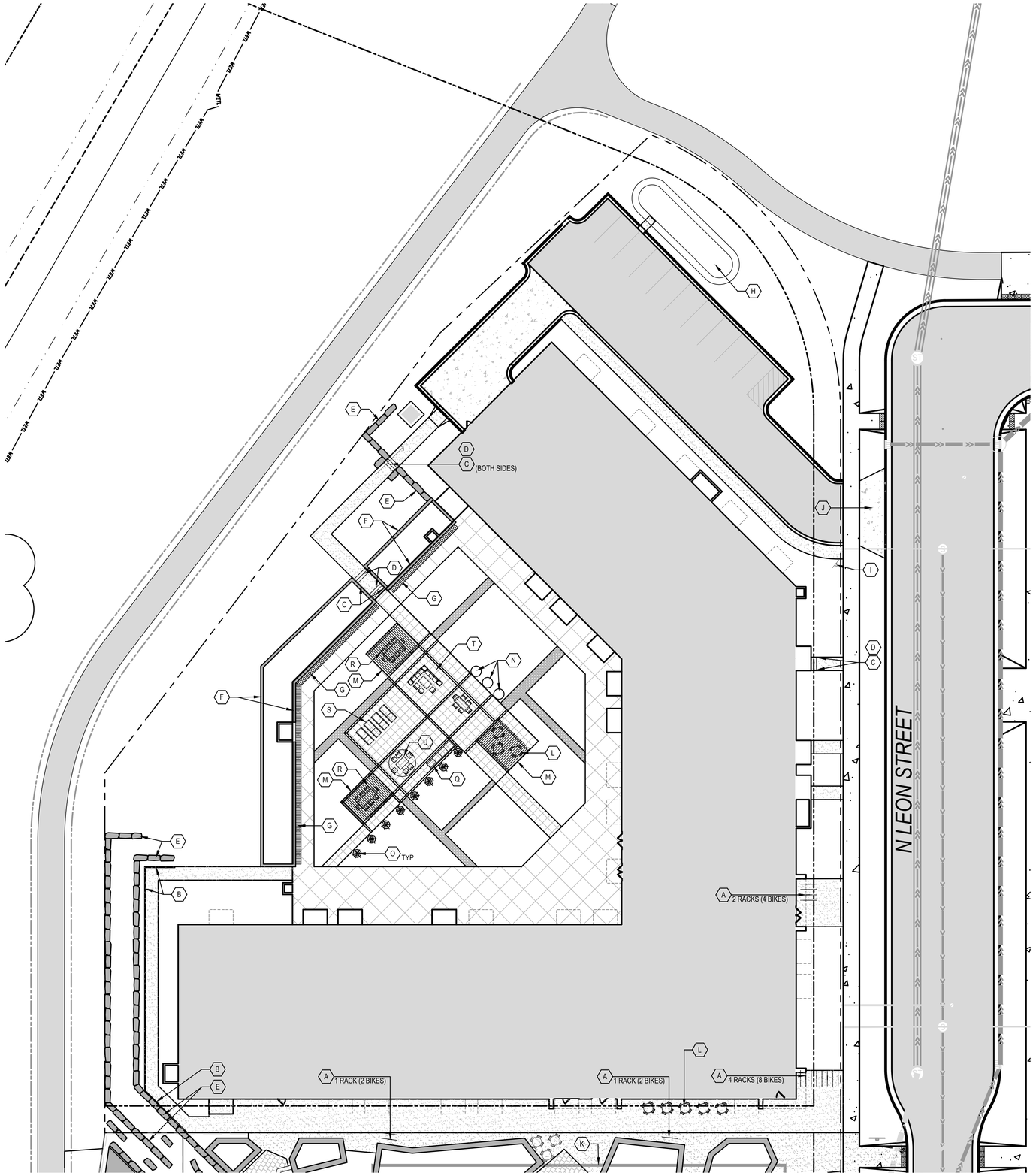
LOT 5 OF STARKWEATHER PLAT

108 N. LEON ST.
MADISON, WI

Issuances / Revisions:

No.	Date:	Description:
1	2026-06-15	LAND USE SUBMITTAL

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Date Issued	06/15/2026
Sheet Name	ENLARGED LANDSCAPE PLANS
Sheet Number	L101



1 LANDSCAPE FEATURES PLAN

SCALE: 1" = 20' @ (24"X36" SHEET)

SHEET NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR LANDUSE SUMMARY TABLE, SETBACKS, BICYCLE PARKING, AND REFUSE AREAS.
2. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE 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 TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
3. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN DRIVEWAY & INTERSECTION VISION TRIANGLES.
4. LAYOUT INFORMATION WILL BE PROVIDED TO CONTRACTOR IN ELECTRONIC CAD FORMAT FOR CONSTRUCTION LAYOUT. ALL DIMENSIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN AND CAD FILE SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.

LEGEND

- CONCRETE PAVING, SEE CIVIL
- HD CONCRETE PAVING, SEE CIVIL
- ASPHALT PAVING, SEE CIVIL
- GRAVEL PATH

KEY NOTES

- A BIKE RACKS
- B GUARDRAIL
- C HANDRAIL
- D CONCRETE STEPS
- E LIMESTONE BOULDER RETAINING WALL
- F MASONRY RETAINING WALL
- G CANTILEVER SEAT
- H BIORETENTION BASIN, SEE CIVIL
- I STOP SIGN
- J HD CONCRETE DRIVE APRON, SEE CIVIL
- K SUBSURFACE STORMWATER DETENTION, SEE PLAT CIVIL PLANS
- L CAFE TABLE & CHAIRS
- M PERGOLA
- N 60" DIAMETER ROUND x 30" GALVANIZED STEEL RAISED GARDEN BED, POWDERCOAT MIST GREEN
- O WOOD TRIPOD PLANT CAGE
- P METAL EDGING
- Q EXTERIOR GRILL STATION + COUNTERTOP
- R EXTERIOR DINING TABLE + CHAIRS
- S RECLINING LOUNGE CHAIRS
- T OUTDOOR SECTIONAL FURNITURE
- U COFFEE TABLE + CHAIRS+ EXTERIOR RUG

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KEY PLAN

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PROJECT TITLE

LOT 5 OF STARKWEATHER PLAT

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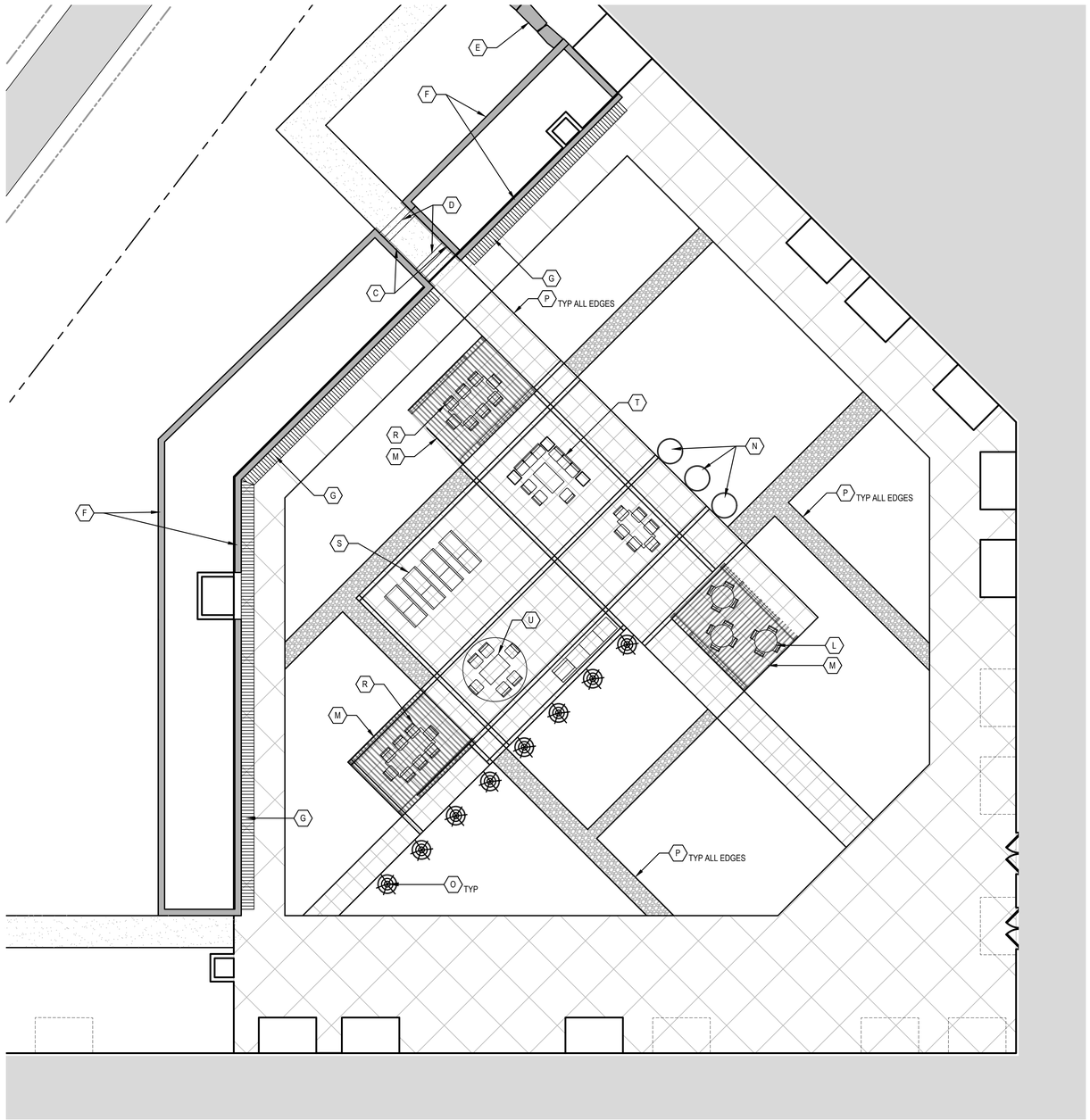
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No.	Date:	Description:
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Set Type	LAND USE SUBMITTAL
Date Issued	06/15/2026
Sheet Name	LANDSCAPE FEATURES PLAN
Sheet Number	L102

SHEET NOTES

1. SEE L001 FOR PLANT SCHEDULE & QUANTITIES.
2. **ADD-ALTERNATE BID DESIGN-BUILD ROOF IRRIGATION SYSTEM.**
3. CONTRACTOR SHALL VERIFY ROOF TERRACE INITIAL STAKING/ LAYOUT WITH LANDSCAPE ARCHITECT WITH 7 DAYS NOTICE PRIOR TO PROCEEDING WITH PLANTERS AND PEDESTAL PAVER INSTALLATION.



1 ROOF PLAZA SITE PLAN

SCALE: 1" = 10' @ (24"X36" SHEET)

LEGEND

GRAVEL PATH

KEY NOTES

- A BIKE RACKS
- B GUARDRAIL
- C HANDRAIL
- D CONCRETE STEPS
- E LIMESTONE BOULDER RETAINING WALL
- F MASONRY RETAINING WALL
- G CANTILEVER SEAT
- H BIORETENTION BASIN, SEE CIVIL
- I STOP SIGN
- J HD CONCRETE DRIVE APRON, SEE CIVIL
- K SUBSURFACE STORMWATER DETENTION, SEE PLAT CIVIL PLANS
- L CAFE TABLE & CHAIRS
- M PERGOLA
- N 60" DIAMETER ROUND x 30" GALVANIZED STEEL RAISED GARDEN BED, POWDERCOAT MIST GREEN
- O WOOD TRIPOD PLANT CAGE
- P METAL EDGING
- Q EXTERIOR GRILL STATION + COUNTERTOP
- R EXTERIOR DINING TABLE + CHAIRS
- S RECLINING LOUNGE CHAIRS
- T OUTDOOR SECTIONAL FURNITURE
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LANDSCAPE ARCHITECT

PROJECT TITLE

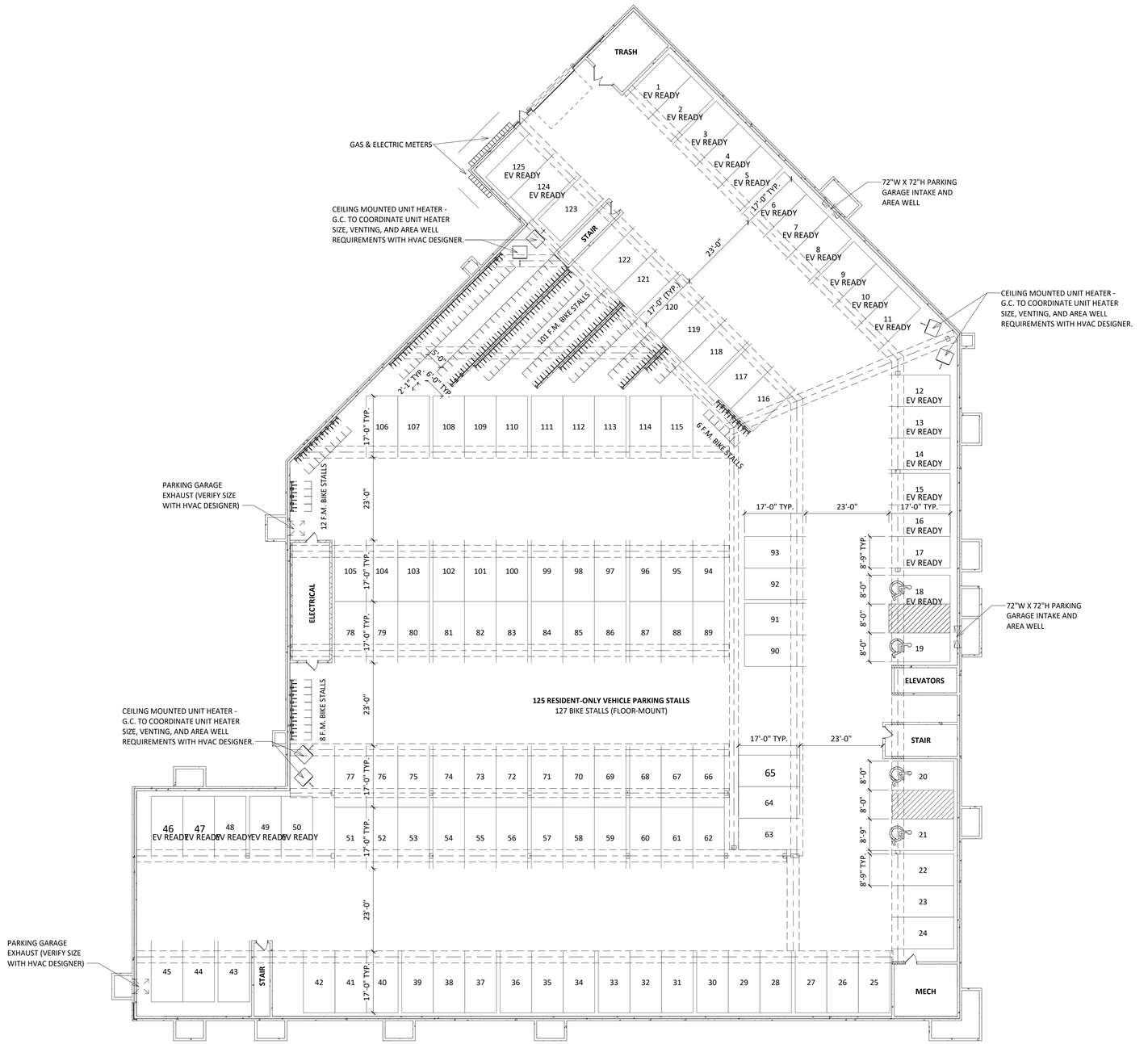
LOT 5 OF STARKWEATHER PLAT

108 N. LEON ST.
MADISON, WI

Issuances / Revisions:

No.	Date:	Description:
1	2026-06-15	LAND USE SUBMITTAL

Set Type	LAND USE SUBMITTAL
Date Issued	06/15/2026
Sheet Name	ROOF PLAZA SITE PLAN
Sheet Number	L103



1 AC100 BASEMENT PLAN
1/16" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLA

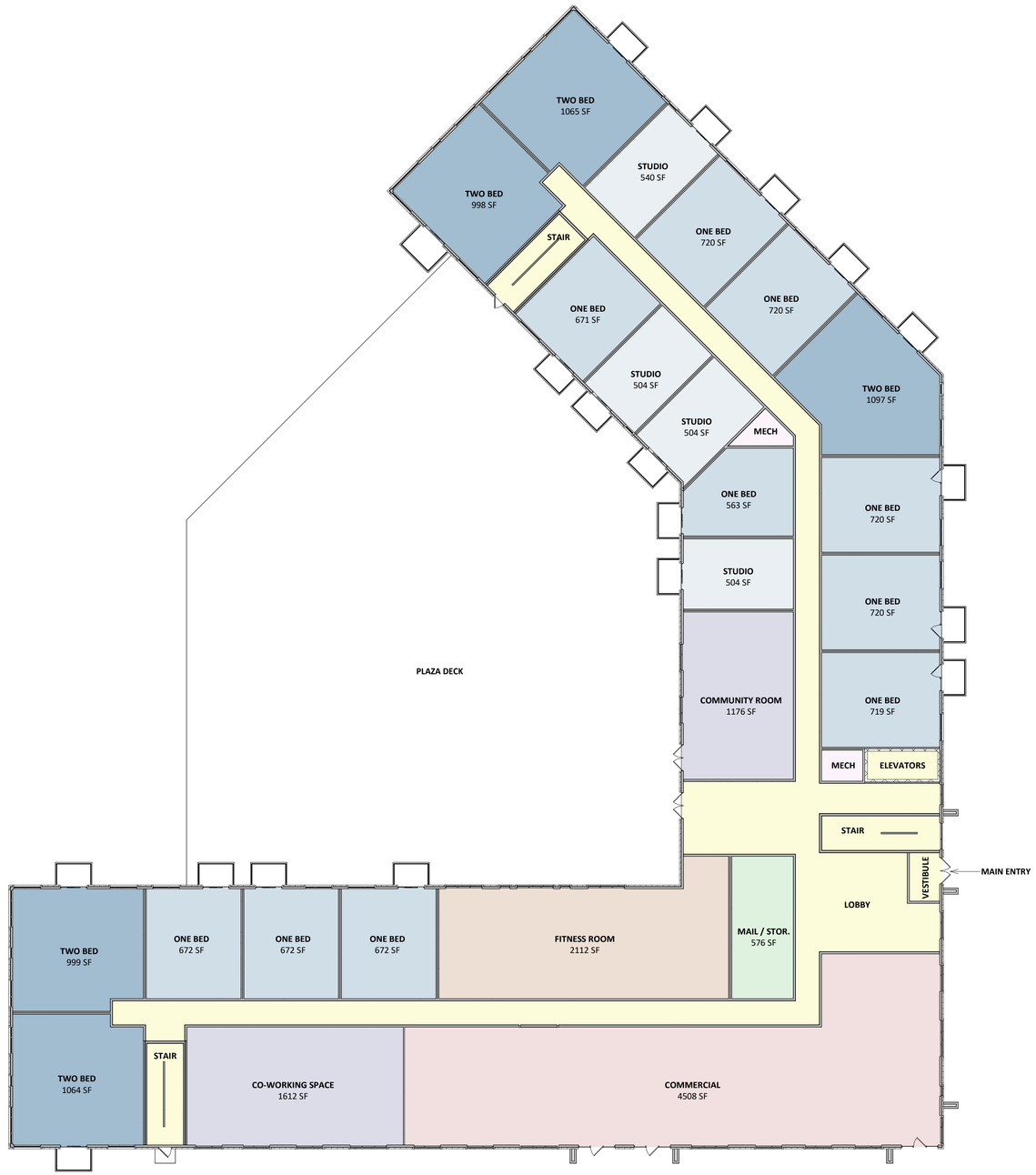
108 N. LEON STREET
MADISON, WI

SHEET TITLE
BASEMENT PLAN

SHEET NUMBER
AC100

PROJECT NUMBER 2609

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1 AC101 FIRST FLOOR PLAN
1/16" = 1'-0"

LEGEND

- Studio
- 1 Bed
- 2 Bed
- Amenity - Leasure
- Amenity - Active
- Circulation
- Commercial
- Storage
- Utility

knothe bruce ARCHITECTS

N

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
AC101

PROJECT NUMBER 2609

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1 / AC102 CITY - 02 - SECOND FLOOR
1/16" = 1'-0"

LEGEND

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Storage
- Utility

knothe bruce ARCHITECTS

N

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
AC102

PROJECT NUMBER 2609

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1 / AC103 CITY - 03 - THIRD FLOOR
1/16" = 1'-0"

LEGEND

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Storage
- Utility

knothe bruce ARCHITECTS

N

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

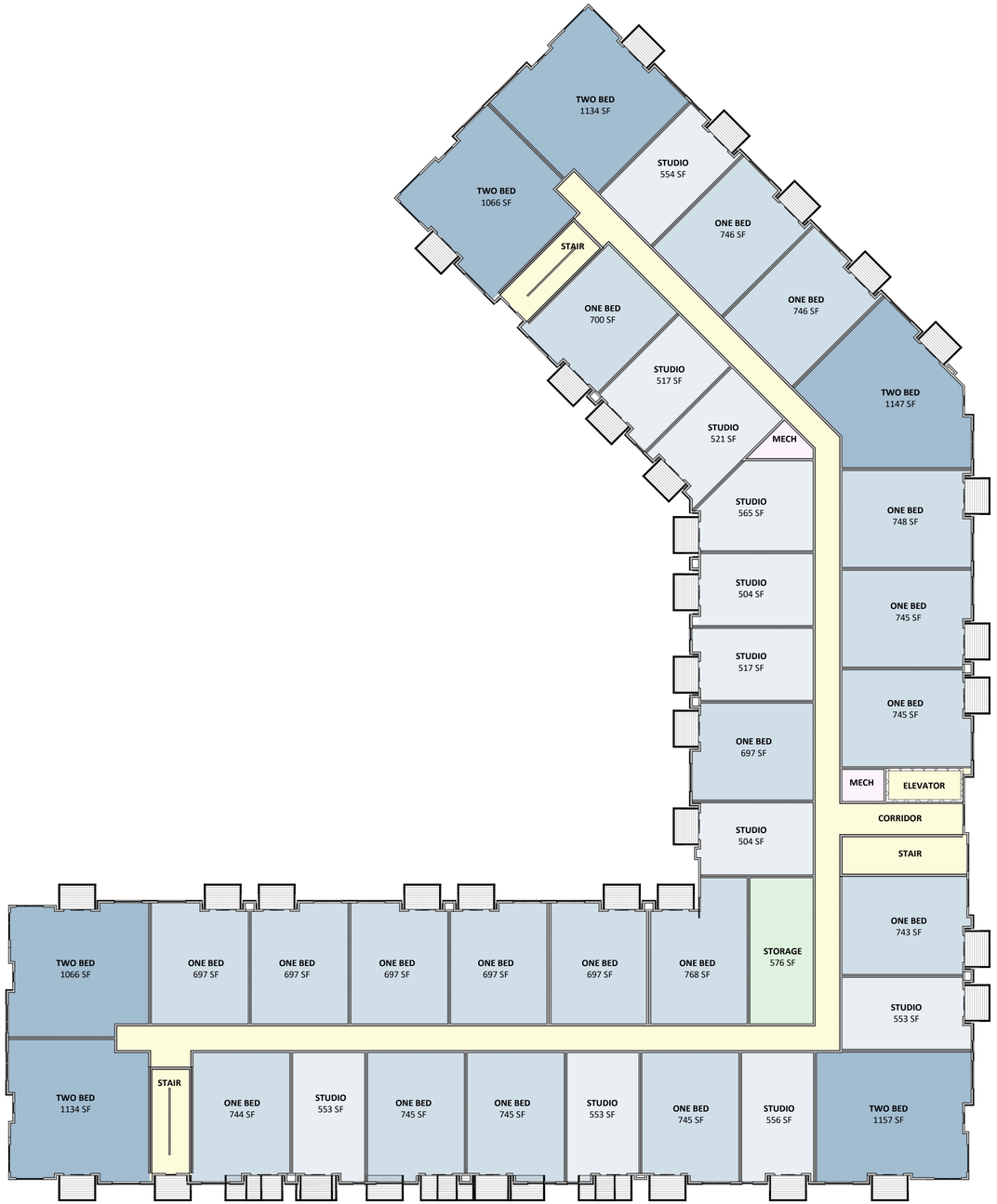
108 N. LEON STREET
MADISON, WI

SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
AC103

PROJECT NUMBER 2609

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1 / AC104 CITY - 04 - FOURTH FLOOR
1/16" = 1'-0"

LEGEND

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Storage
- Utility

knothe bruce ARCHITECTS

N

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

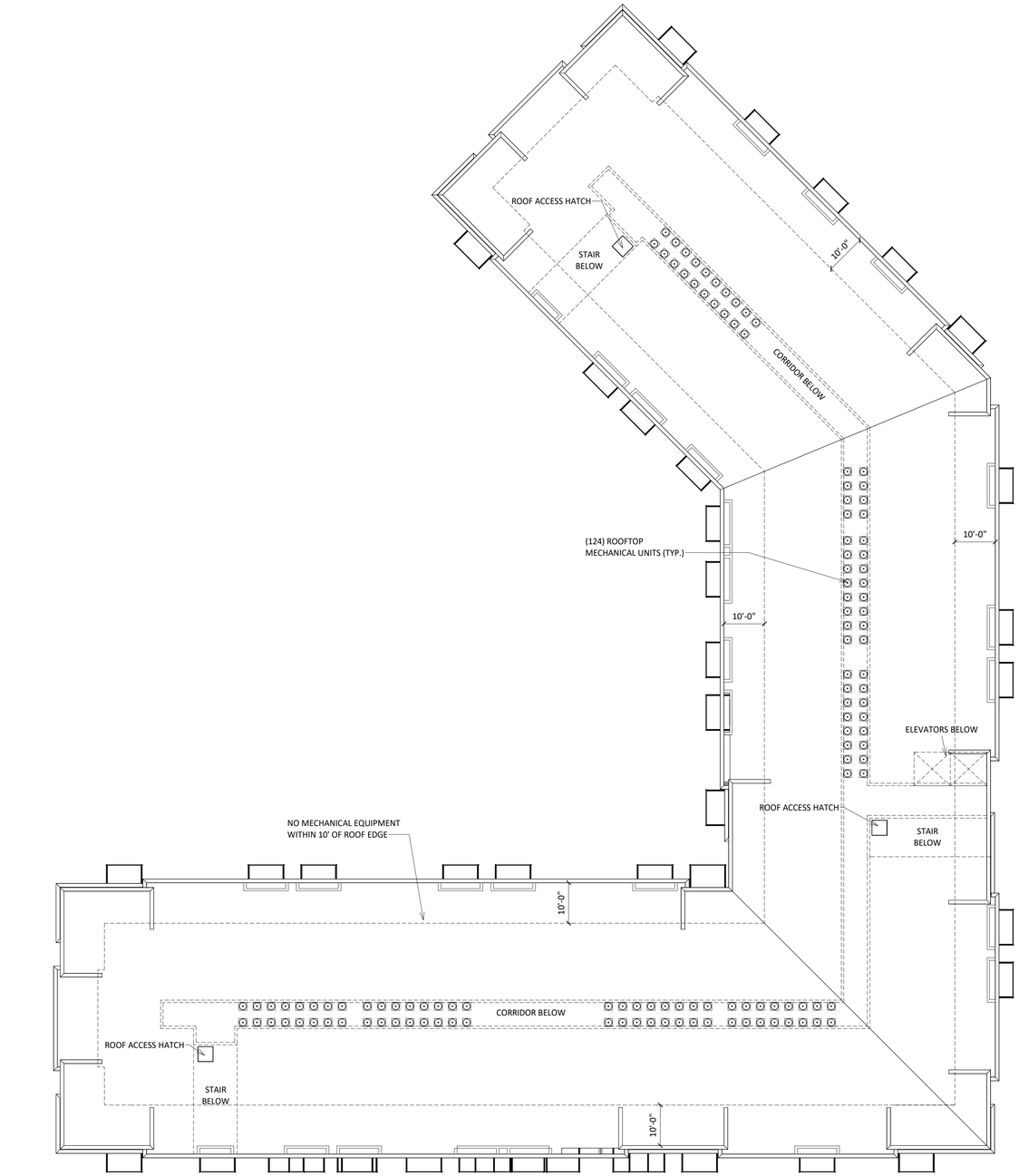
108 N. LEON STREET
MADISON, WI

SHEET TITLE
FOURTH FLOOR PLAN

SHEET NUMBER
AC104

PROJECT NUMBER 2609

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1 / AC105 CITY - 05 - ROOF
1/16" = 1'-0"

knothe bruce ARCHITECTS

N

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
ROOF PLAN

SHEET NUMBER
AC105

PROJECT NUMBER 2609

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	COMPOSITE PANEL	MORIN	DRIFTWOOD
03	CORRUGATED METAL PANEL	TBD	CHARCOAL GREY
04	BRICK VENEER MASONRY	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
05	METAL TRIM	MORIN	DRIFTWOOD
06	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
07	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
08	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED



1 AC201 CITY ELEVATION - EAST
1/8" = 1'-0"



2 AC201 CITY ELEVATION - SOUTH
1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201

PROJECT NUMBER 2609

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	COMPOSITE PANEL	MORIN	DRIFTWOOD
03	CORRUGATED METAL PANEL	TBD	CHARCOAL GREY
04	BRICK VENEER MASONRY	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
05	METAL TRIM	MORIN	DRIFTWOOD
06	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
07	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
08	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED



1 AC202 CITY ELEVATION - WEST
1/8" = 1'-0"



2 AC202 CITY ELEVATION - NORTH COURTYARD
1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC202

PROJECT NUMBER 2609

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EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	COMPOSITE PANEL	MORIN	DRIFTWOOD
03	CORRUGATED METAL PANEL	TBD	CHARCOAL GREY
04	BRICK VENEER MASONRY	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
05	METAL TRIM	MORIN	DRIFTWOOD
06	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
07	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
08	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED



1 AC203 CITY ELEVATION - WEST COURTYARD
1/8" = 1'-0"



2 AC203 CITY ELEVATION - SOUTH WEST COURTYARD
1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC203

PROJECT NUMBER 2609

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EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	COMPOSITE PANEL	MORIN	DRIFTWOOD
03	CORRUGATED METAL PANEL	TBD	CHARCOAL GREY
04	BRICK VENEER MASONRY	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
05	METAL TRIM	MORIN	DRIFTWOOD
06	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
07	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
08	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED



1 / AC204 CITY ELEVATION - NORTH WEST
1/8" = 1'-0"



2 / AC204 CITY ELEVATION - NORTH EAST
1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC204

PROJECT NUMBER 2609

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	COMPOSITE PANEL	MORIN	DRIFTWOOD
03	CORRUGATED METAL PANEL	TBD	CHARCOAL GREY
04	BRICK VENEER MASONRY	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
05	METAL TRIM	MORIN	DRIFTWOOD
06	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
07	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
08	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED



1 AC205 CITY COLORED ELEVATION - EAST
1/8" = 1'-0"



2 AC205 CITY COLORED ELEVATION - SOUTH
1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER
AC205

PROJECT NUMBER 2609

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1 AC206 CITY COLORED ELEVATION - WEST
1/8" = 1'-0"



2 AC206 CITY COLORED ELEVATION - NORTH COURTYARD
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	COMPOSITE PANEL	MORIN	DRIFTWOOD
03	CORRUGATED METAL PANEL	TBD	CHARCOAL GREY
04	BRICK VENEER MASONRY	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
05	METAL TRIM	MORIN	DRIFTWOOD
06	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
07	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
08	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED

knothe bruce ARCHITECTS

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER
AC206

PROJECT NUMBER 2609

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EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	COMPOSITE PANEL	MORIN	DRIFTWOOD
03	CORRUGATED METAL PANEL	TBD	CHARCOAL GREY
04	BRICK VENEER MASONRY	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
05	METAL TRIM	MORIN	DRIFTWOOD
06	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
07	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
08	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED



1 AC207 CITY COLORED ELEVATION - WEST COURTYARD
1/8" = 1'-0"



2 AC207 CITY COLORED ELEVATION - SOUTH WEST COURTYARD
1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER
AC207

PROJECT NUMBER 2609

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EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	COMPOSITE PANEL	MORIN	DRIFTWOOD
03	CORRUGATED METAL PANEL	TBD	CHARCOAL GREY
04	BRICK VENEER MASONRY	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
05	METAL TRIM	MORIN	DRIFTWOOD
06	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK - UTILITY SIZE	OBSIDIAN
07	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
08	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED



1 / AC208 CITY COLORED ELEVATION - NORTH WEST
1/8" = 1'-0"



2 / AC208 CITY COLORED ELEVATION - NORTH EAST
1/8" = 1'-0"

knothe bruce ARCHITECTS

ISSUED FOR
2026-06-15 - LAND USE SUBMITTAL

PROJECT
LOT 5 OF STARKWATHER PLAT

108 N. LEON STREET
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER
AC208

PROJECT NUMBER 2609

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PERSPECTIVE TOWARD NORTHWEST

LOT 5 OF STARKWATHER PLAT
108 N. LEON STREET MADISON, WI

PERSPECTIVE TOWARD WEST



PERSPECTIVE TOWARD SOUTHWEST