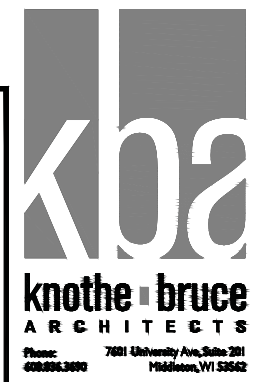


SITE INDEX SHEET

SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-2.0	
C-2.0	GRADING & EROSION CONTROL PLAN
C-3.0	UTILITY PLAN
L1	
L1	LANDSCAPE PLAN
ARCHITECTURAL	
1	BASEMENT PLAN - 32 UNIT BUILDING #2
2	FIRST FLOOR PLAN - 32 UNIT BUILDING #2
3	SECOND FLOOR PLAN - 32 UNIT BUILDING #2
4	THIRD FLOOR PLAN - 32 UNIT BUILDING #2
5	LOFT PLAN - 32 UNIT BUILDING #2
6	BASEMENT PLAN - 32 UNIT BUILDING #4 & #7
7	FIRST FLOOR PLAN - 32 UNIT BUILDING #4 & #7
8	SECOND FLOOR PLAN - 32 UNIT BUILDING #4 & #7
9	THIRD FLOOR PLAN - 32 UNIT BUILDING #4 & #7
10	LOFT PLAN - 32 UNIT BUILDING #4 & #7
11	BASEMENT PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
12	FIRST FLOOR PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
13	SECOND FLOOR PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
14	THIRD FLOOR PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
15	LOFT PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
16	ELEVATIONS - BUILDING #2
17	ELEVATIONS - BUILDING #4
18	ELEVATIONS - BUILDING #7
19	ELEVATIONS - BUILDING #5 AND #8
20	ELEVATIONS - BUILDING #3
21	ELEVATIONS - BUILDING #1 AND #6

SITE DEVELOPMENT STATISTICS

LOT AREA	436,263 S.F./9.95 ACRES
DWELLING UNITS	286 D.U.
LOT AREA/ D.U.	1,525 S.F./D.U.
DENSITY	28.7 UNITS/ACRE
BUILDING HEIGHT	3 STORIES + LOFT
GROSS FLOOR AREA	
38 UNIT	45,951 S.F.
32 UNIT	38,473 S.F.
32 UNIT W/ CLUBHOUSE	41,794 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	1.25
UNIT MIX	
38 UNIT	
STUDIO	4
ONE BEDROOM	18
TWO BEDROOM	8
STUDIO LOFT	2
TWO BEDROOM LOFT	6
TOTAL	38
32 UNIT AND 32 UNIT WITH CLUBHOUSE	
STUDIO	4
ONE BEDROOM	14
TWO BEDROOM	8
STUDIO LOFT	2
TWO BEDROOM LOFT	4
TOTAL	32
VEHICLE PARKING	
SURFACE	143
UNDERGROUND	280
TOTAL	423
BIKE PARKING	
FLOOR STALL, SURFACE	64
WALL HUNG, UNDERGROUND	64
FLOOR STALL, UNDERGROUND	207
TOTAL	335
USABLE OPEN SPACE	
GROUND LEVEL	131,110 S.F.
DECKS/PATIOS	12,870 S.F.



CONSULTANT

REVISIONS
Conditional Use Submittal - November 6, 2013

PROJECT TITLE
CARDINAL PRAIRIE

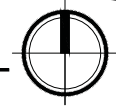
SHEET TITLE
SITE PLAN

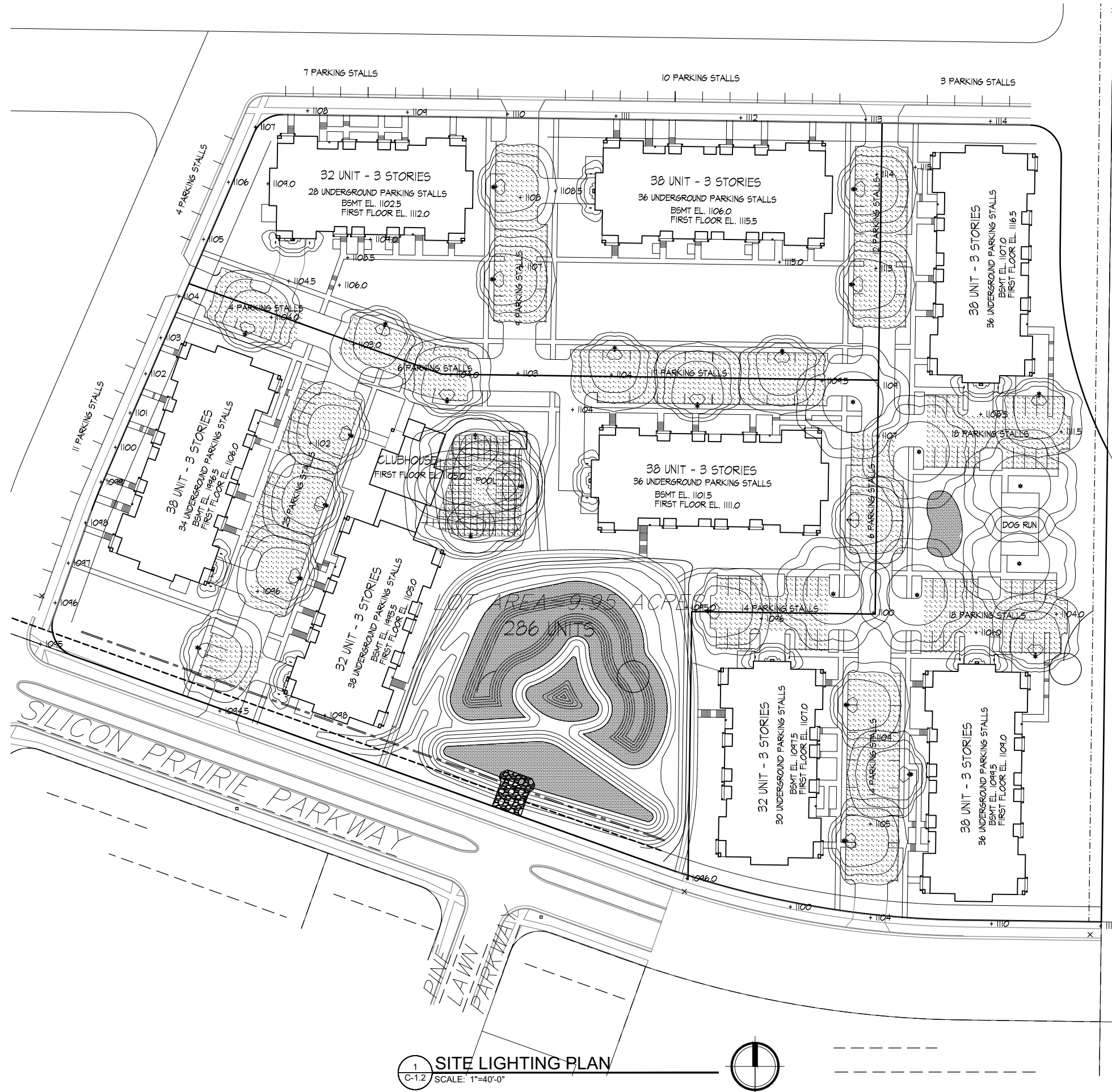
SHEET NUMBER

C-1.1

PROJECT NO. 1302
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1 SITE PLAN
C-1.1 SCALE: 1"=40'-0"





LIGHTING SCHEDULE

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	Mounting
□	A	8	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	E8507.IES	3060	8'-0" ABOVE GRADE ON SIDE OF BUILDING
↑	B	21	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBL.i	9500	16'-0" POLE ON 2'-0" TALL CONC. BASE
⊙	C	6	RUUD LIGHTING	QV410	16" QUADRATE VERTICAL / TYPE V	100 WATT MH	QV417.i	9500	16'-0" POLE ON 2'-0" TALL CONC. BASE
↑	D	3	RUUD LIGHTING	AC440SBL	16" AREA CUTOFF / W/BACK LT. SHIELD	400 WATT MH, REDUCED ENVELOPE LAMP	MAC417SBL.i	36000	20'-0" POLE ON ON 2'-0" CONC. BASE, ENSURE LAMP IS WITHIN PERIMETER POOL FENCING

LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.2 fc	9.7 fc	0.3 fc	32.3:1	4.0:1
POOL	+	9.0 fc	17.1 fc	3.0 fc	5.7:1	3.0:1

REVISIONS
Conditional Use Submittal - November 6, 2013

PROJECT TITLE
CARDINAL PRAIRIE

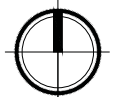
SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER

C-1.2

PROJECT NO. **1302**
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1 SITE LIGHTING PLAN
C-1.2 SCALE: 1"=40'-0"



SILICON PRAIRIE PARKWAY

PINE LAWN PARKWAY

AREA 0.95 ACP
286 UNITS

DOG RUN

CLUBHOUSE
FIRST FLOOR EL. 1102.0

32 UNIT - 3 STORIES
30 UNDERGROUND PARKING STALLS
BSMT EL. 1041.5
FIRST FLOOR EL. 1101.0

38 UNIT - 3 STORIES
36 UNDERGROUND PARKING STALLS
BSMT EL. 1101.5
FIRST FLOOR EL. 1111.0

38 UNIT - 3 STORIES
36 UNDERGROUND PARKING STALLS
BSMT EL. 1106.0
FIRST FLOOR EL. 1115.5

32 UNIT - 3 STORIES
28 UNDERGROUND PARKING STALLS
BSMT EL. 1102.5
FIRST FLOOR EL. 1112.0

38 UNIT - 3 STORIES
36 UNDERGROUND PARKING STALLS
BSMT EL. 1070
FIRST FLOOR EL. 116.5

34 UNIT - 3 STORIES
34 UNDERGROUND PARKING STALLS
BSMT EL. 1046.5
FIRST FLOOR EL. 1106.0

11 PARKING STALLS

4 PARKING STALLS

7 PARKING STALLS

10 PARKING STALLS

3 PARKING STALLS

11 PARKING STALLS

10 PARKING STALLS

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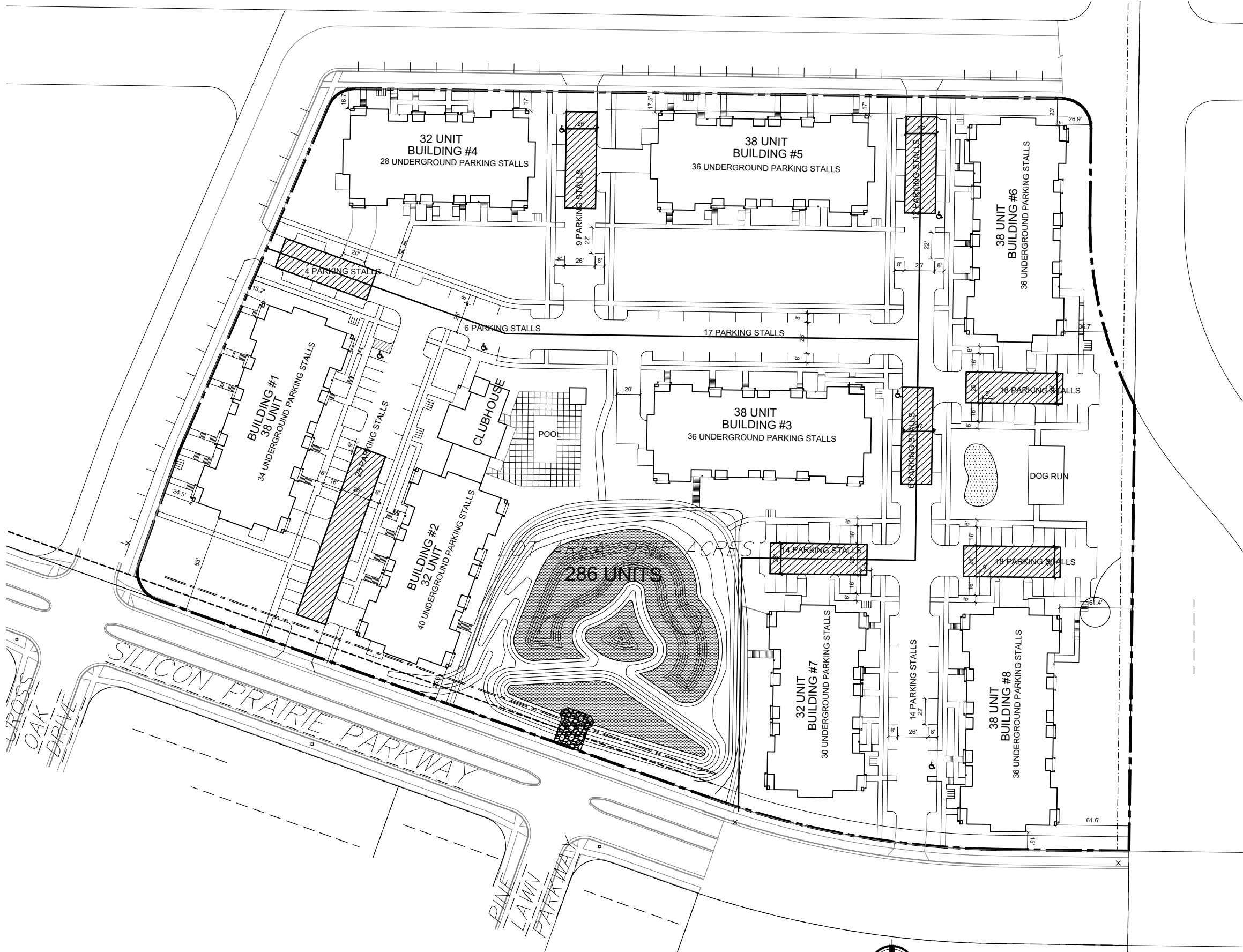
6 PARKING STALLS

6 PARKING STALLS

6 PARKING STALLS

6 PARKING STALLS

6 PARKING STALLS



1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.

CONSULTANT

REVISIONS
 Conditional Use Submittal - November 6, 2013

PROJECT TITLE
CARDINAL PRAIRIE

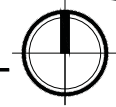
SHEET TITLE
FIRE DEPARTMENT ACCESS PLAN

SHEET NUMBER

C-1.3

PROJECT NO. 1302
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1 SITE PLAN
 C-1.1 SCALE: 1"=40'-0"





TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
- ⊕ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MAIN VALVE

TOPOGRAPHIC LINEWORK LEGEND

- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- B20 — B20 — EXISTING MAJOR CONTOUR
- B18 — B18 — EXISTING MINOR CONTOUR
- G — G — EXISTING GAS LINE

Existing Conditions Plan
 Silicon Prairie Apartments
 City of Madison
 Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	11/06/13		

SCALE
 1" = 50' (24x36)
 1" = 100' (11x17)

DATE
 9/13

DRAFTER
 JDOY

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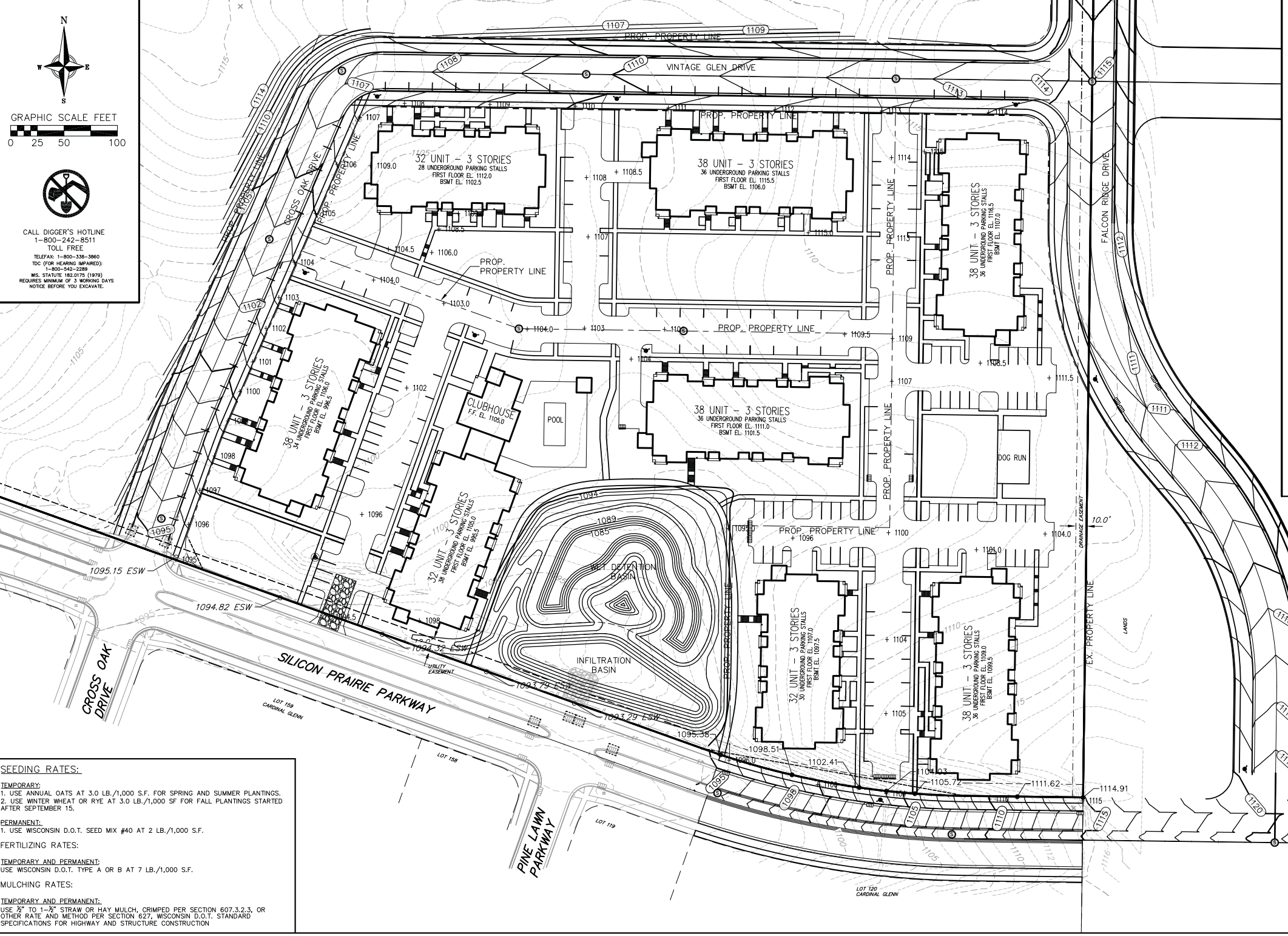
PROJECT NO.
 130114

SHEET
 1 OF 3

DWG. NO.
 C-2.0

vierbicher
 planners | engineers | advisors
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 999 Foulter Drive, Suite 201 | Madison, Wisconsin 53717
 Phone: (608) 626-0332 Fax: (608) 626-0330

06 Nov 2013 - 9:01 a.m. M:\McKenzie Apt Co V13011\Silicon Prairie Apts\Engineering\Civil 3D\Bose Eng - 0114.dwg by: jdoj



GRAPHIC SCALE FEET
0 25 50 100

CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2285
WIS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

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

- EROSION CONTROL MEASURE NOTES:**
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
 - CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wisconsin.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
 - INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 - A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE

- ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO 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.
- 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 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

- WASHED STONE WEEDERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.

- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
- THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.
- PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 53B2364).

GRADING & EROSION CONTROL LEGEND

- 820- EXISTING MAJOR CONTOURS
- 818- EXISTING MINOR CONTOURS
- 820- PROPOSED MAJOR CONTOURS
- 818- PROPOSED MINOR CONTOURS
- ○ ○ SILT SOCK
- LIMITS OF DISTURBANCE/ SAWCUT LINE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED STORM CATCH BASIN
- ○ ○ EXISTING SPOT ELEVATIONS
- ○ ○ PROPOSED SPOT ELEVATIONS
- ○ ○ INLET PROTECTION
- TRACKING PAD
- PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT

ABBREVIATIONS

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

SITE CONSTRUCTION NOTES:

- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-2.3 FOR DETAILS.
- CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 53B2364).
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

CONSTRUCTION SEQUENCE:

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

vierbichler
engineers | architects
planners | interior designers
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foyale Drive, Suite 201 - Madison, Wisconsin 53717
Phone: (608) 824-0302 Fax: (608) 824-0300

GRADING AND EROSION CONTROL PLAN

SILICON PRAIRIE APARTMENTS
CITY OF MADISON
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS
1	11/06/13	CITY SUBMITTAL	

SCALE:
1" = 50' (24x36)
1" = 100' (11x17)

DATE: 11/05/13

DRAFTER: jdoj

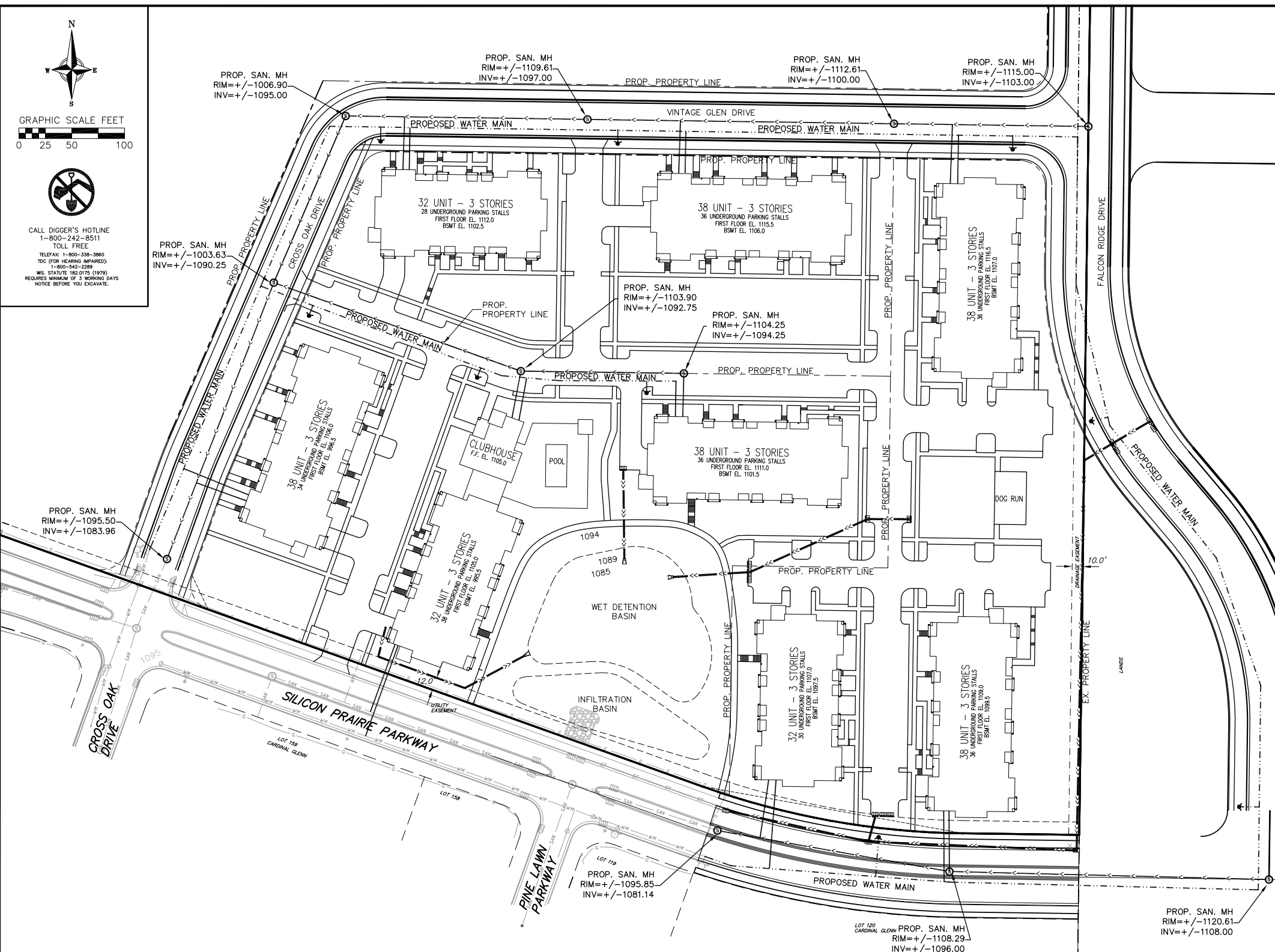
CHECKED:

PROJECT NO.: 130114

SHEET: 2 OF 3

DWG. NO.: C-3.0

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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
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- FM --- FM SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ CURB STOP
- ⊕ WATER VALVE MANHOLE
- ▨ PROPOSED PIPE INSULATION
- G --- G GAS MAIN
- UE --- UE ELECTRIC SERVICE

ABBREVIATIONS

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

- UTILITY NOTES:**
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(1)(h) AND COMM 82.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
 - NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL

- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITH THESE PLANS.
- PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITH THESE PLANS.

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M[™] ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS--WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 53B2364).
- ALL DAMAGE TO THE PAVEMENT ON MONROE STREET AND KNICKERBOCKER STREET ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
- CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT 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.

vierbicher engineers | architects
planners |
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foyler Drive, Suite 201 - Madison, Wisconsin 53717
Phone: (608) 824-0302 Fax: (608) 824-0300

UTILITY PLAN
SILICON PRAIRIE APARTMENTS
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	11/06/13		

SCALE
AS SHOWN
1" = 100' (11X17)

DATE
11/05/13

DRAWN
JDOY

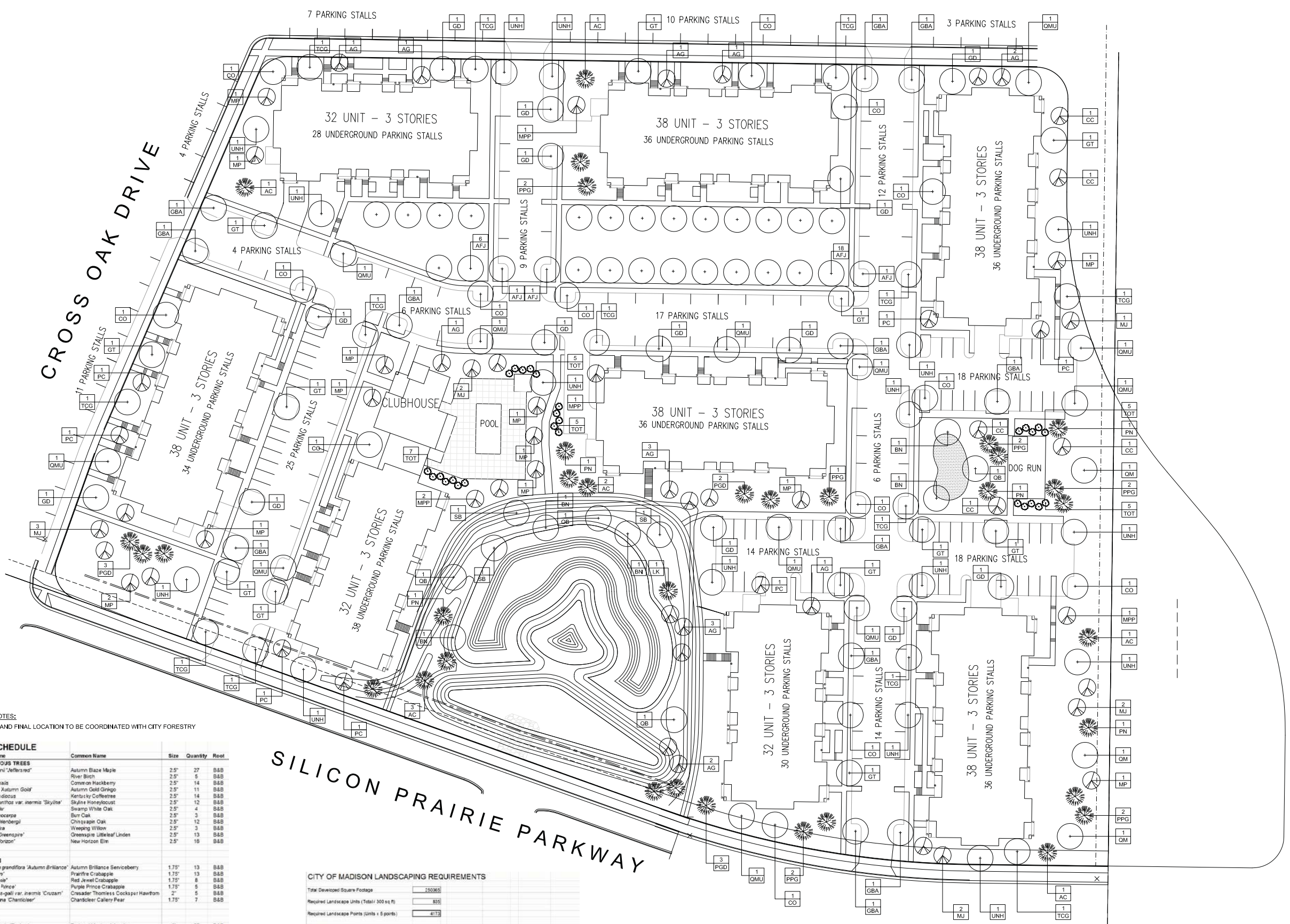
CHECKED

PROJECT NO.
130114

SHEET
3 OF 3

DWG. NO.
C-4.0

SILICON PRAIRIE APARTMENTS
Preliminary Landscape Plan
Madison, Wisconsin



STREET TREE NOTES:
• TREE SPECIES AND FINAL LOCATION TO BE COORDINATED WITH CITY FORESTRY

PLANTING SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Root
OVERSTORY DECIDUOUS TREES					
AFJ	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2.5"	27	B&B
BN	<i>Betula nigra</i>	River Birch	2.5"	5	B&B
CO	<i>Celtis occidentalis</i>	Common Hackberry	2.5"	14	B&B
GBA	<i>Quercus laevis</i> 'Autumn Gold'	Autumn Gold Gringo	2.5"	11	B&B
GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2.5"	14	B&B
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	2.5"	12	B&B
OB	<i>Quercus bicolor</i>	Swamp White Oak	2.5"	4	B&B
OM	<i>Quercus macrocarpa</i>	Burr Oak	2.5"	3	B&B
OMU	<i>Quercus muhlenbergii</i>	Chickasaw Oak	2.5"	12	B&B
SB	<i>Salix babingtonii</i>	Weeping Willow	2.5"	3	B&B
TCG	<i>Tilia cordata</i> 'Virescens'	Greenstriped Linden	2.5"	13	B&B
UNH	<i>Ulmus 'New Horizon'</i>	New Horizon Elm	2.5"	10	B&B
ORNAMENTAL TREES					
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.75"	13	B&B
MP	<i>Malus 'Prairifire'</i>	Prairifire Crabapple	1.75"	13	B&B
MJ	<i>Malus 'Jewelburg'</i>	Jewelburg Crabapple	1.75"	8	B&B
MFP	<i>Malus 'Purple Prince'</i>	Purple Prince Crabapple	1.75"	5	B&B
CC	<i>Cornus crataegifolia</i> var. <i>inermis</i> 'Cruzant'	Crossader Thornless Cockspear Hawthorn	2"	5	B&B
PC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Callery Pear	1.75"	7	B&B
EVERGREEN TREES					
TOT	<i>Thuja occidentalis</i> 'Techny'	Techny / Mission Arborvitae	6"	27	B&B
PGD	<i>Picea glauca</i> var. <i>densata</i>	Blue Spruce	6"	8	B&B
PPG	<i>Picea pungens</i> forma <i>glauca</i>	Blue Colorado Spruce	6"	11	B&B
AC	<i>Abies concolor</i>	White Fir	6"	9	B&B
PN	<i>Pinus nigra</i>	Asian Pine	6"	6	B&B
LK	<i>Larix laricina</i>	Japanese Larch	6"	1	B&B

SILICON PRAIRIE PARKWAY

CITY OF MADISON LANDSCAPING REQUIREMENTS

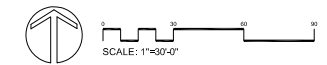
Total Developed Square Footage: 250,000
 Required Landscape Units (Total: 300 sq ft): 825
 Required Landscape Points (Units x 5 points): 4125

PLANT TYPE (MINIMUM SIZE)	POINTS VALUE	CREDITS FOR EXISTING LANDSCAPING		PROPOSED LANDSCAPING	
		QUANTITY	POINTS	QUANTITY	POINTS
Overstory deciduous tree (2.5" caliper)	35	0	0	135	4725
Ornamental Tree (1.5" caliper)	15	0	0	51	765
Emergreen Tree (3 gal. tall)	10	0	0	61	610
Shrub, deciduous (18" or 3 gal. container)	2	0	0	2	2
Shrub, evergreen (18" or 3 gal. container)	3	0	0	0	0
Ornamental Grasses (18" or 3 gal. container)	2	0	0	0	0
Ornamental / decorative lighting or wall (per 10 sq. ft.)	4	0	0	0	0
SUBTOTAL		0	0	253	6402
TOTAL OF PROVIDED POINTS					6402

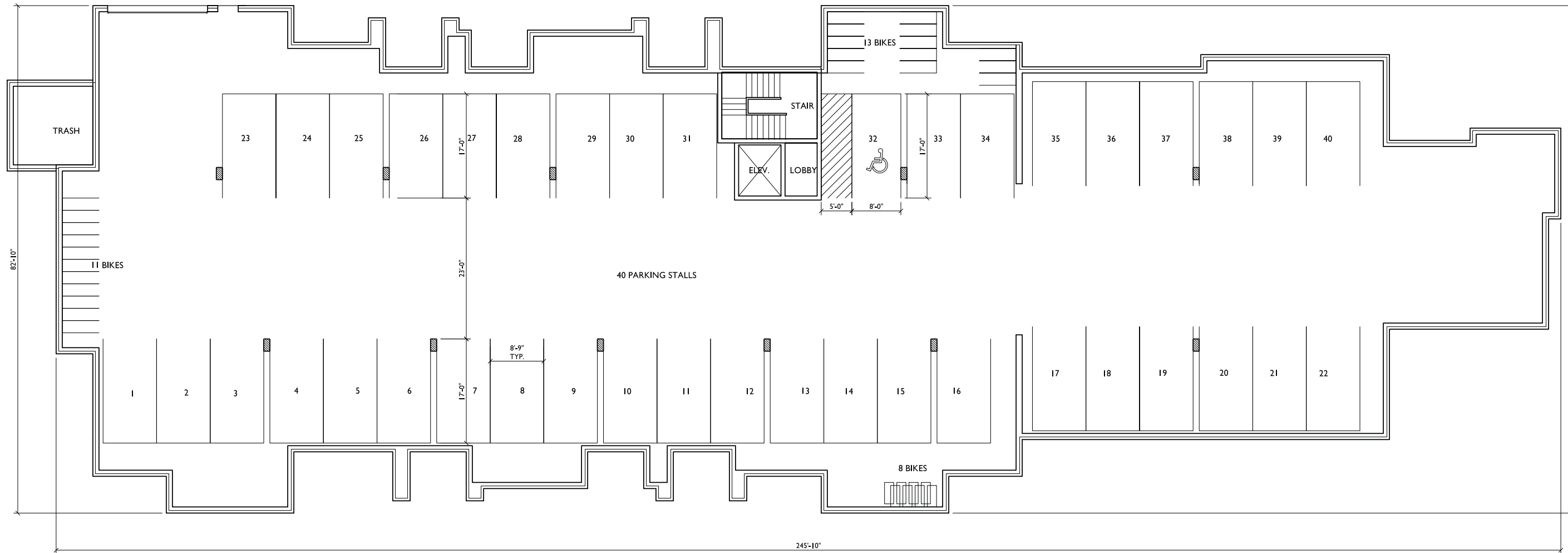
Date: 11/6/13
 Scale: 1" = 30'-0"
 Designer: mm

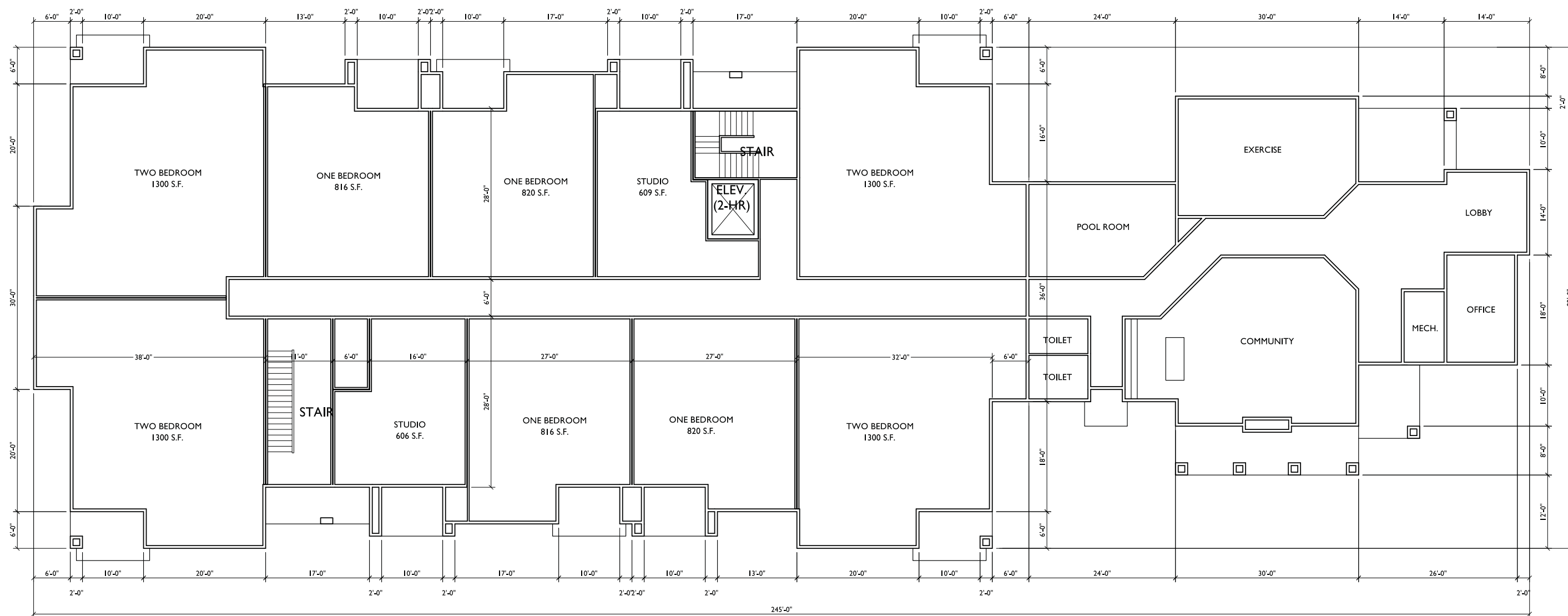
Seal:
 I warrant against legal liability that the plans presented herein are "schematic," and should not be construed as "bidtable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:



Reference Name:
 Silicon Prairie Apartments





REVISIONS
Conditional Use Submittal - November 6, 2013

PROJECT TITLE
**CARDINAL
PRAIRIE**

SHEET TITLE
**FIRST FLOOR
PLAN
BUILDING #2**

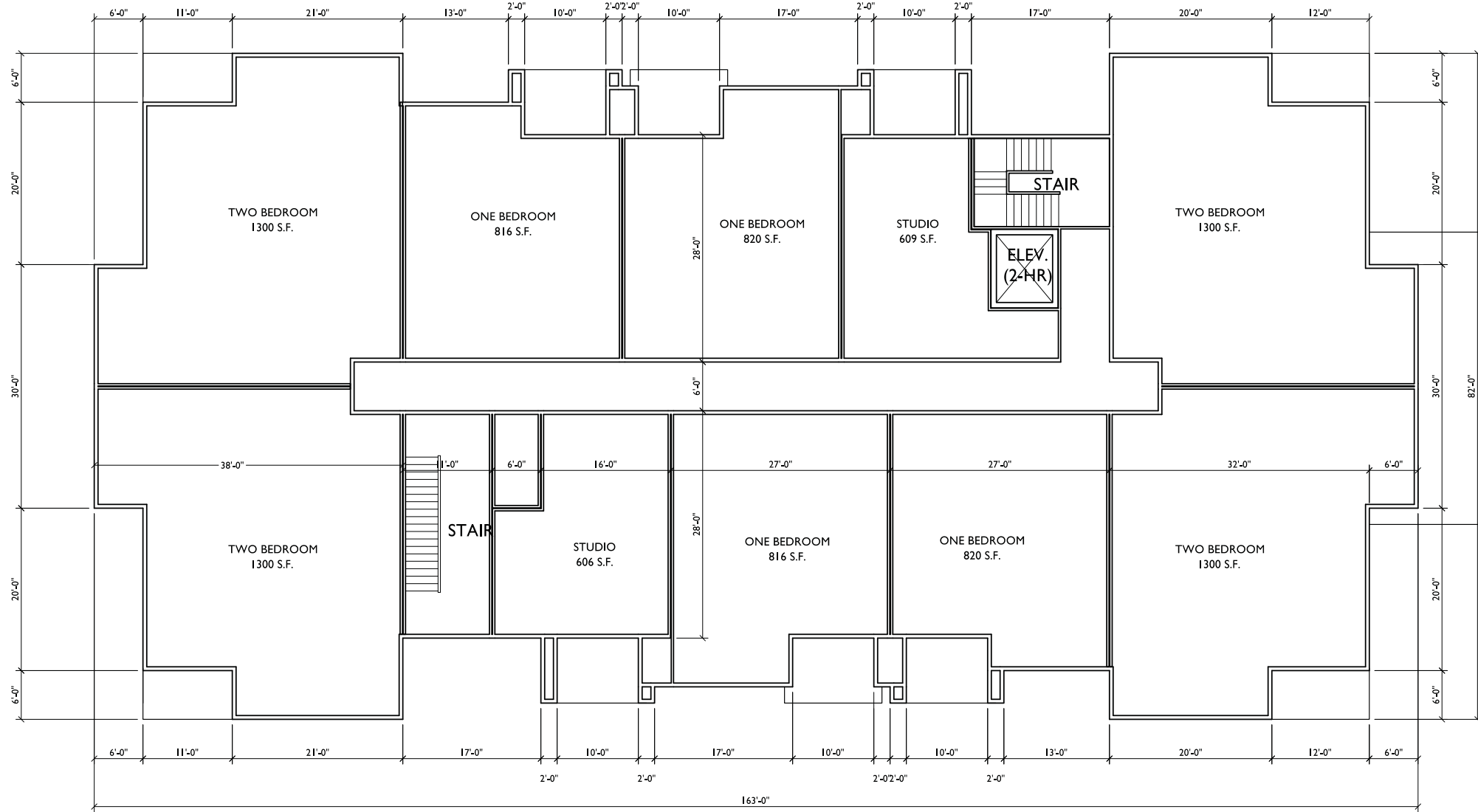
SHEET NUMBER

2

PROJECT NO. **1302**

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FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



REVISIONS
 Conditional Use Submittal - November 6, 2013

PROJECT TITLE
**CARDINAL
 PRAIRIE**

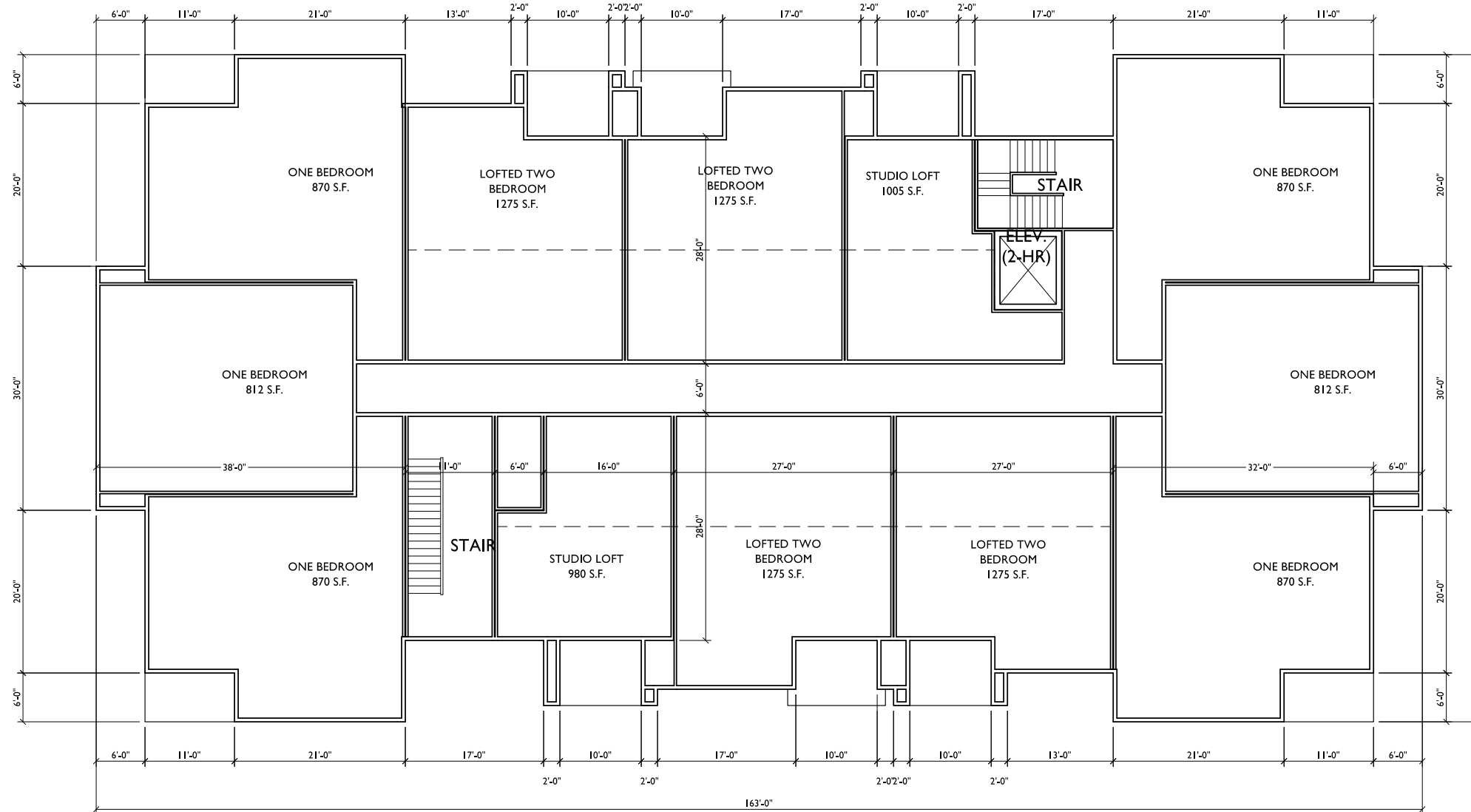
SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

SHEET TITLE
**SECOND FLOOR
 PLAN
 BUILDING #2**

SHEET NUMBER

3

PROJECT NO. **1302**



THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"

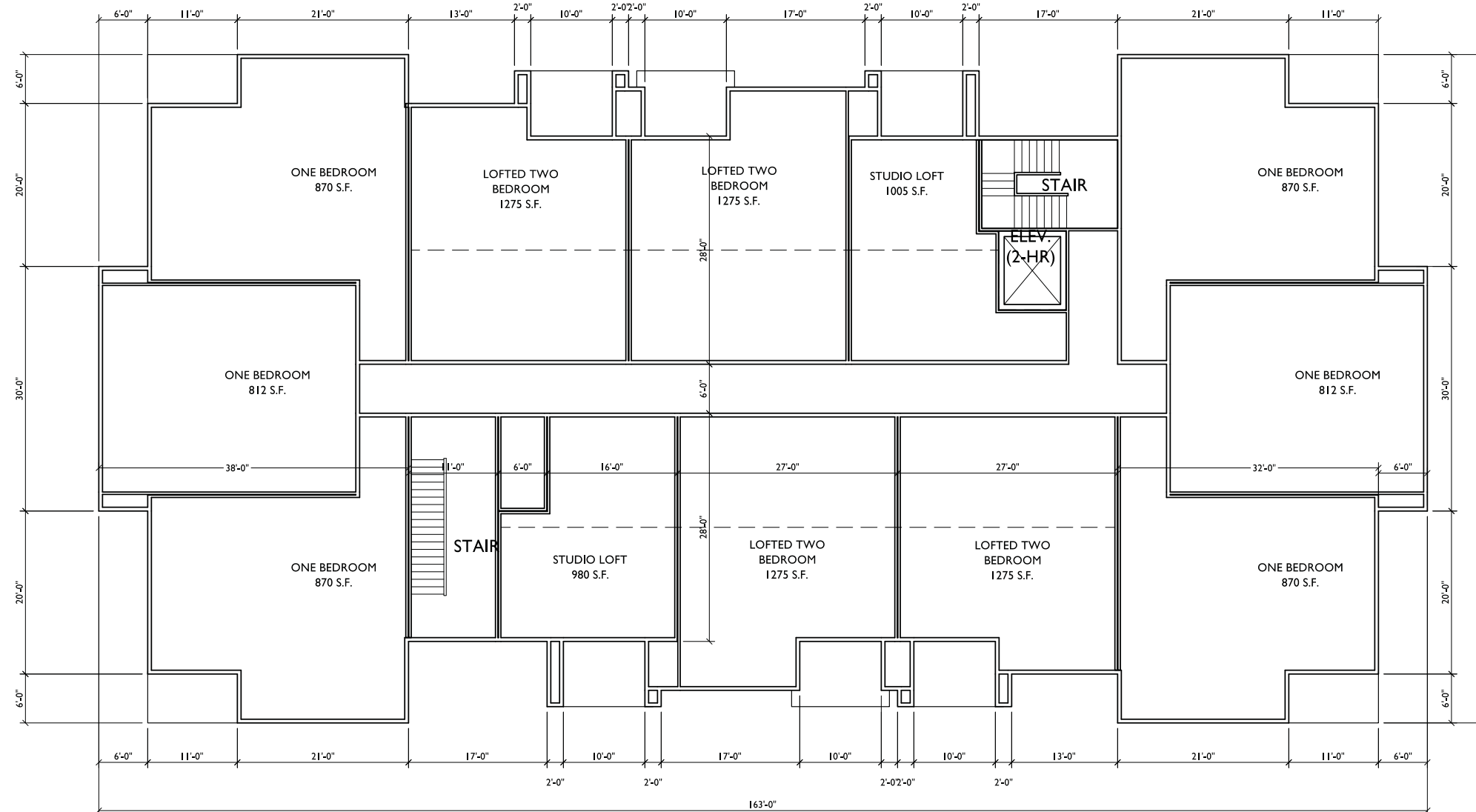
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 Conditional Use Submittal - November 6, 2013

PROJECT TITLE
CARDINAL PRAIRIE

SHEET TITLE
THIRD FLOOR PLAN BUILDING #2

SHEET NUMBER

4



REVISIONS
 Conditional Use Submittal - November 6, 2013

PROJECT TITLE
**CARDINAL
 PRAIRIE**

SHEET TITLE
**LOFT FLOOR
 PLAN
 BUILDING #2**

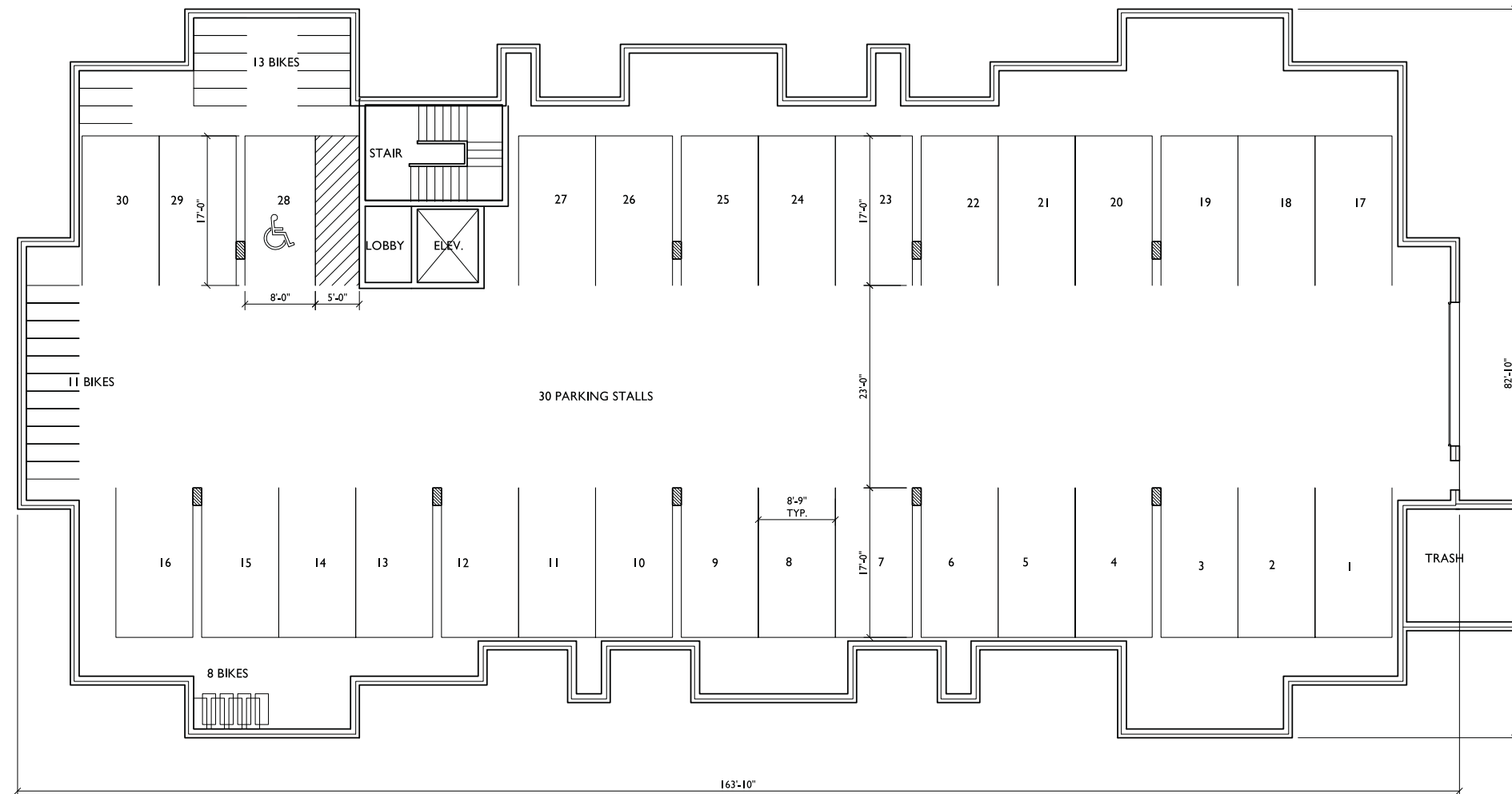
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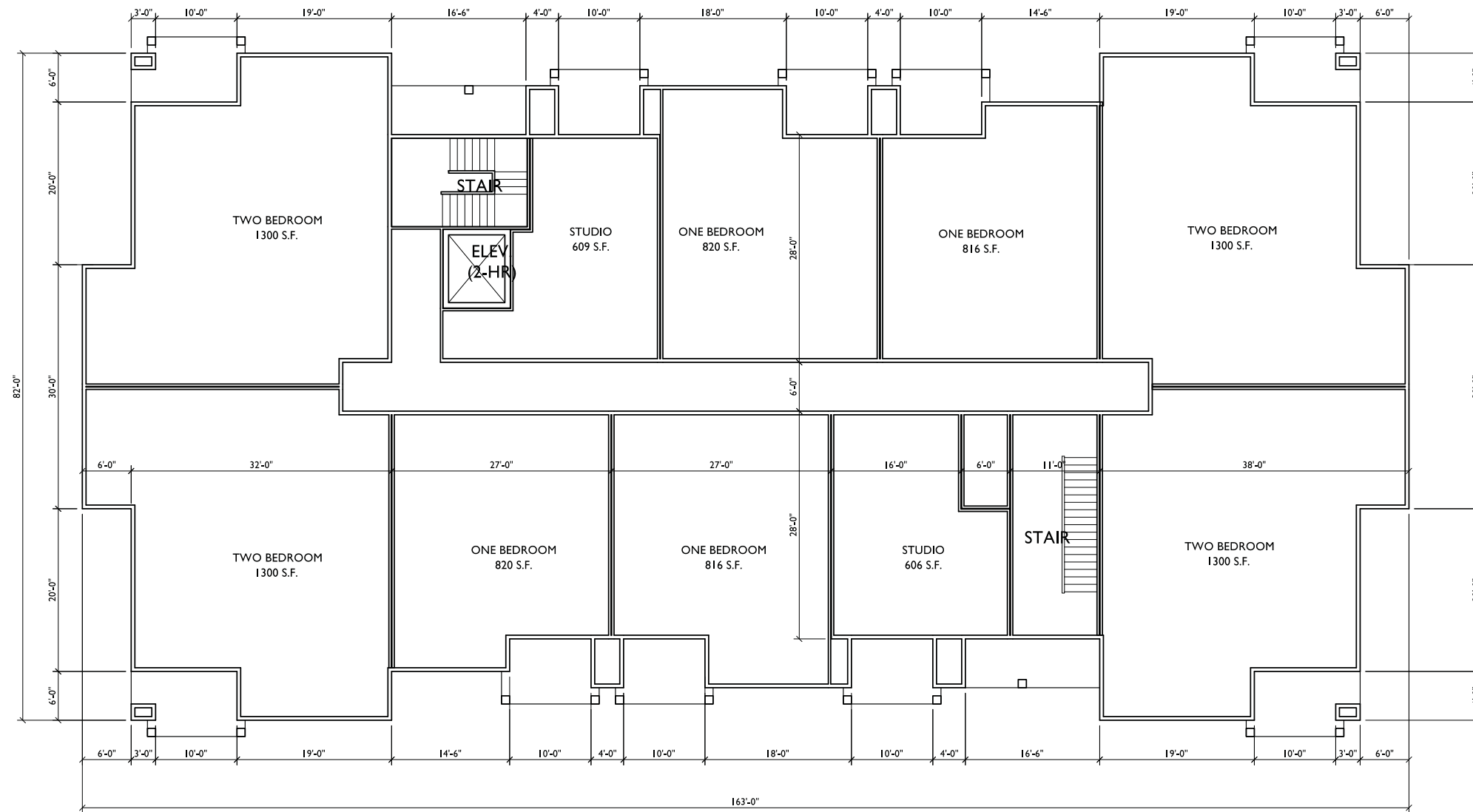
PROJECT NO. **1302**

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LOFT FLOOR PLAN
 SCALE: 1/8"=1'-0"



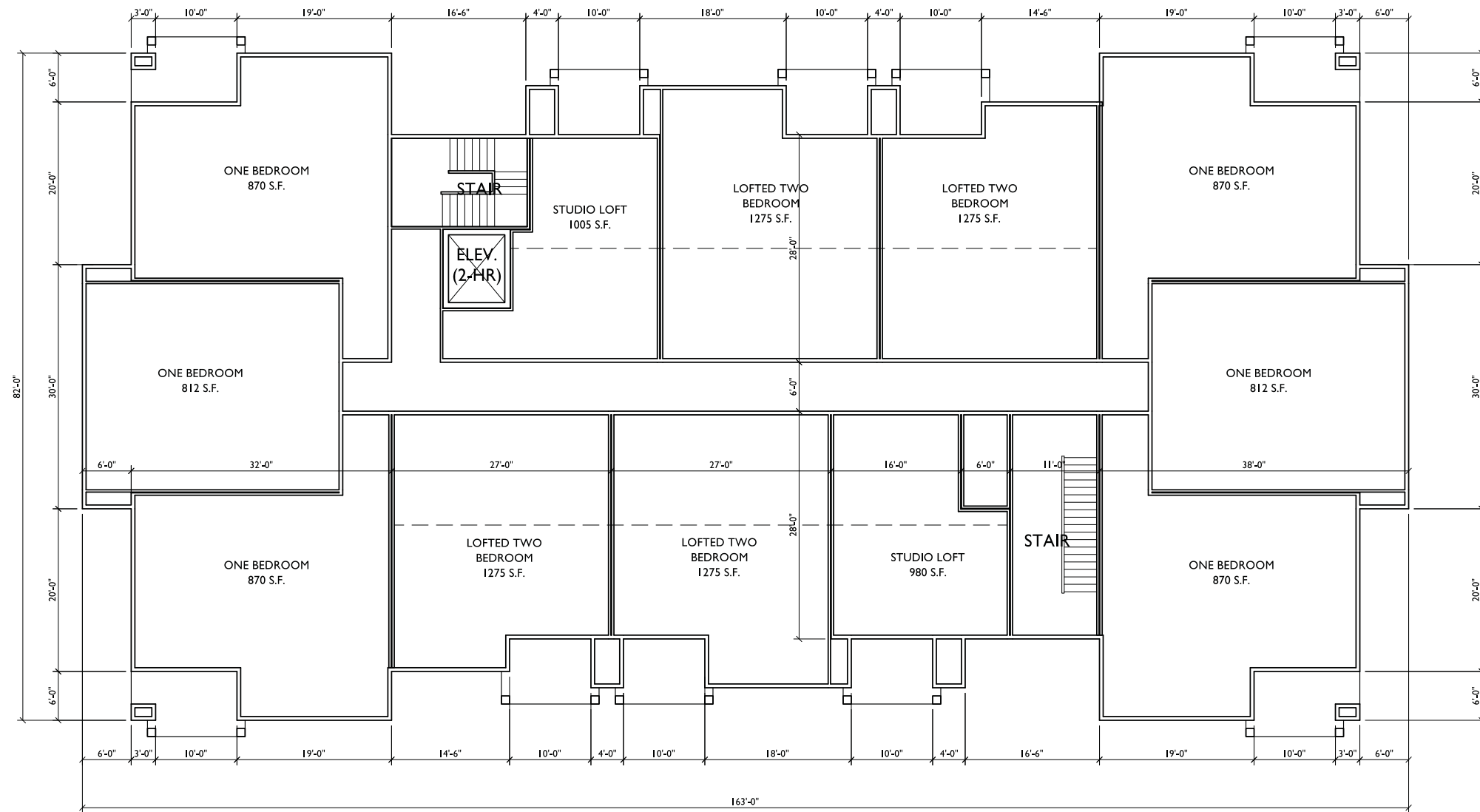
BASEMENT PLAN
 SCALE: 1/8"=1'-0"



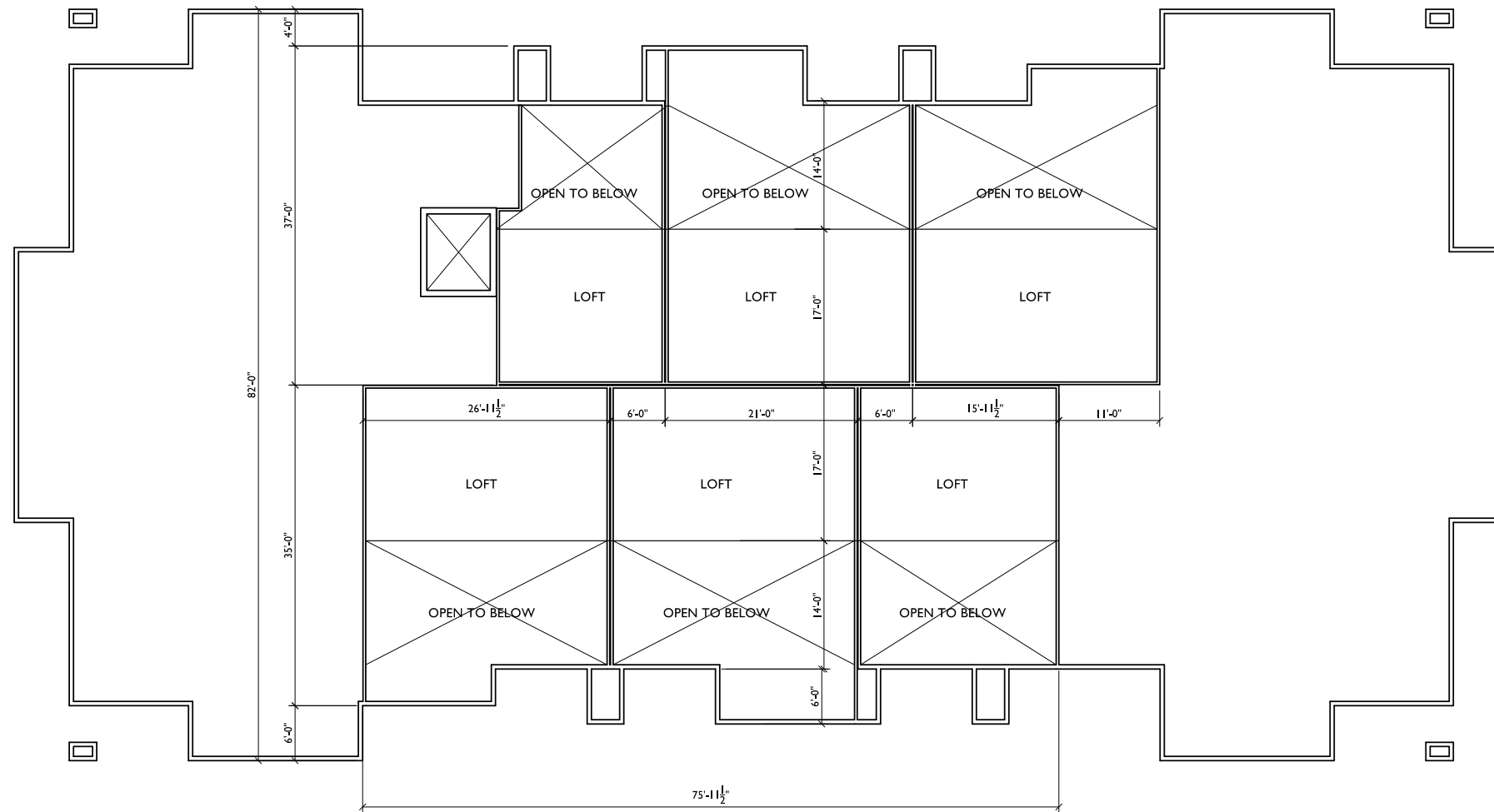
FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



1
THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"



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PROJECT TITLE
**CARDINAL
 PRAIRIE**

SHEET TITLE
**LOFT FLOOR
 PLAN
 32 UNIT
 BLDG #4 & #7**

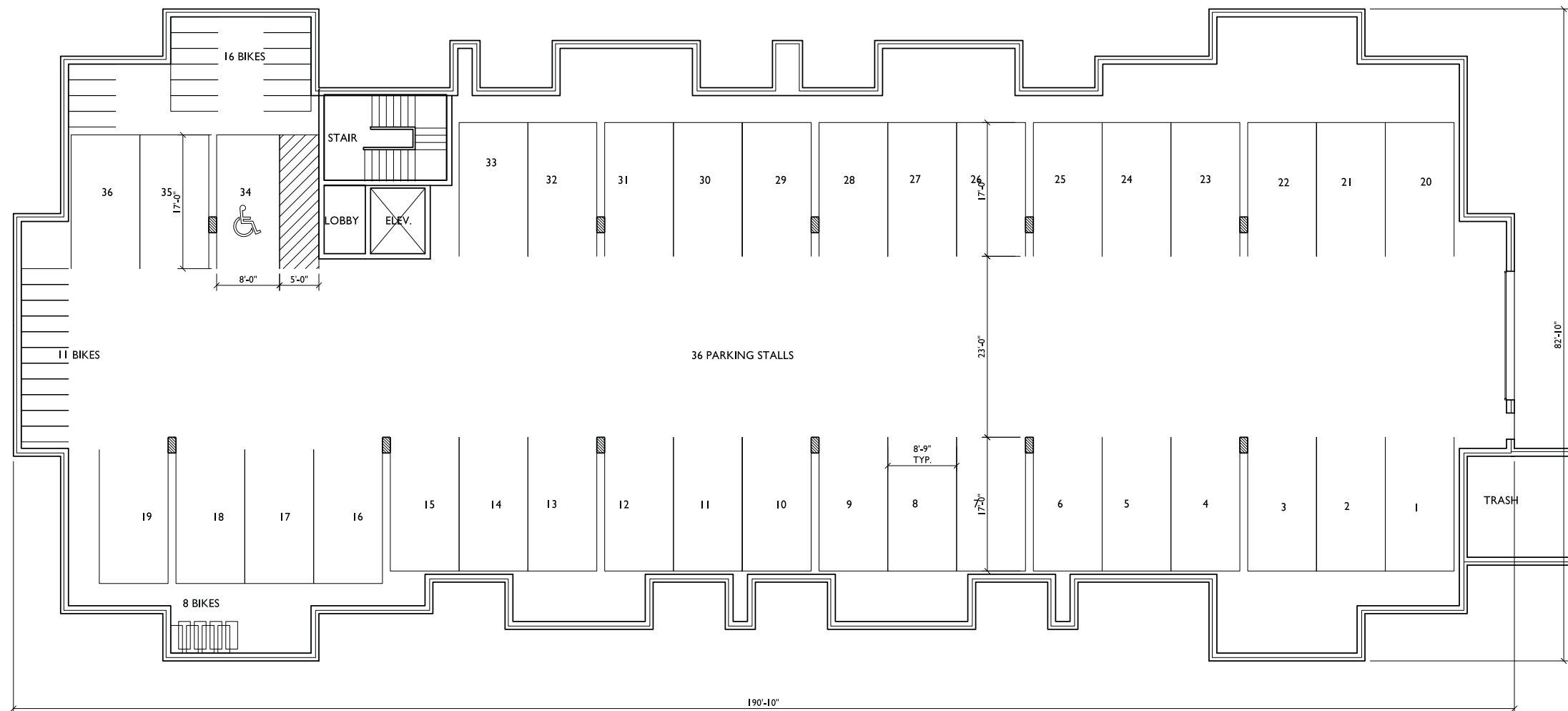
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10

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LOFT FLOOR PLAN
 SCALE: 1/8"=1'-0"



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PROJECT TITLE
**CARDINAL
 PRAIRIE**

SHEET TITLE
**BASEMENT
 PLAN
 38 UNIT
 BLDG #1,3,5,6,8**

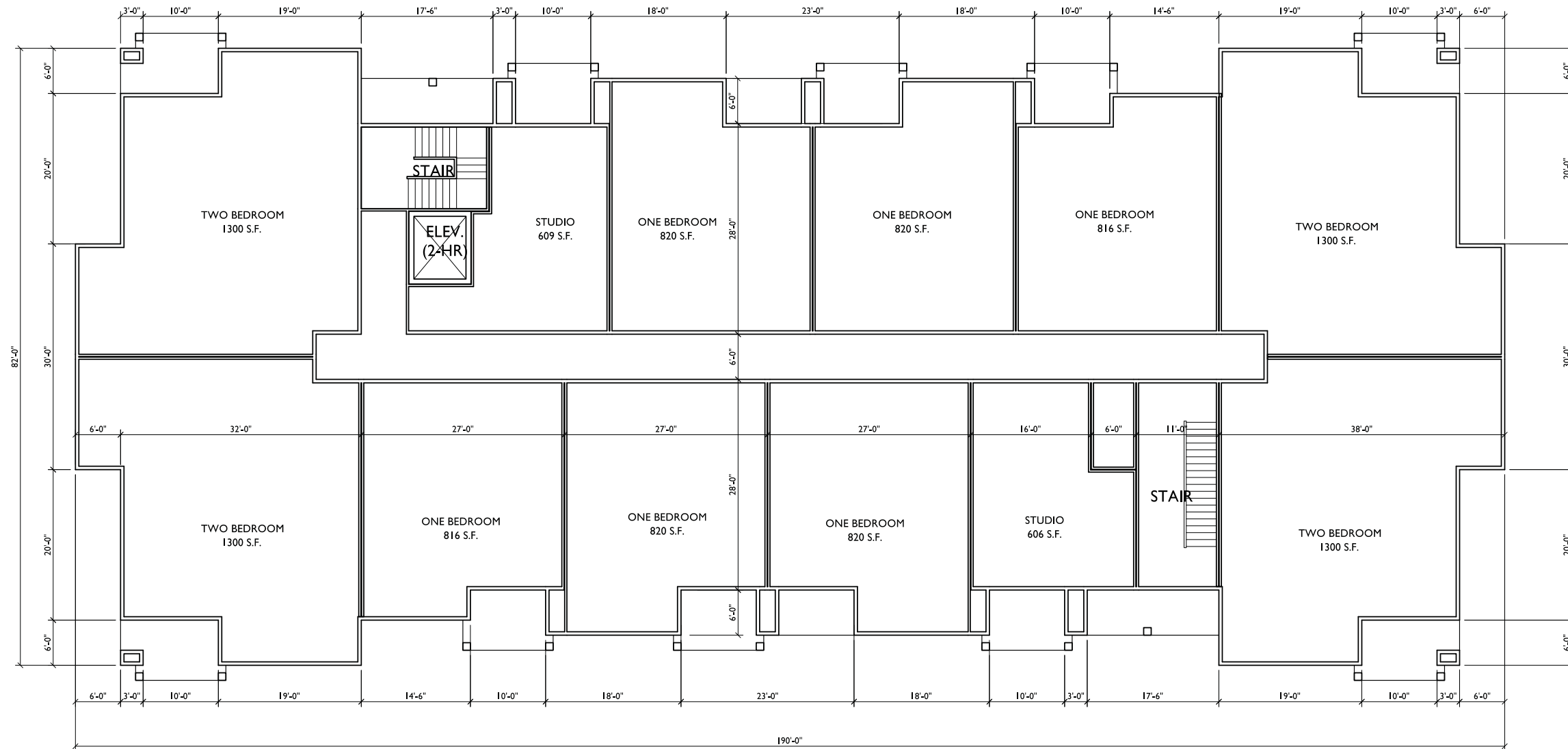
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11

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BASEMENT PLAN
 SCALE: 1/8"=1'-0"



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PROJECT TITLE
**CARDINAL
 PRAIRIE**

SHEET TITLE
**FIRST FLOOR
 PLAN
 38 UNIT
 BLDG #1,3,5,6,8**

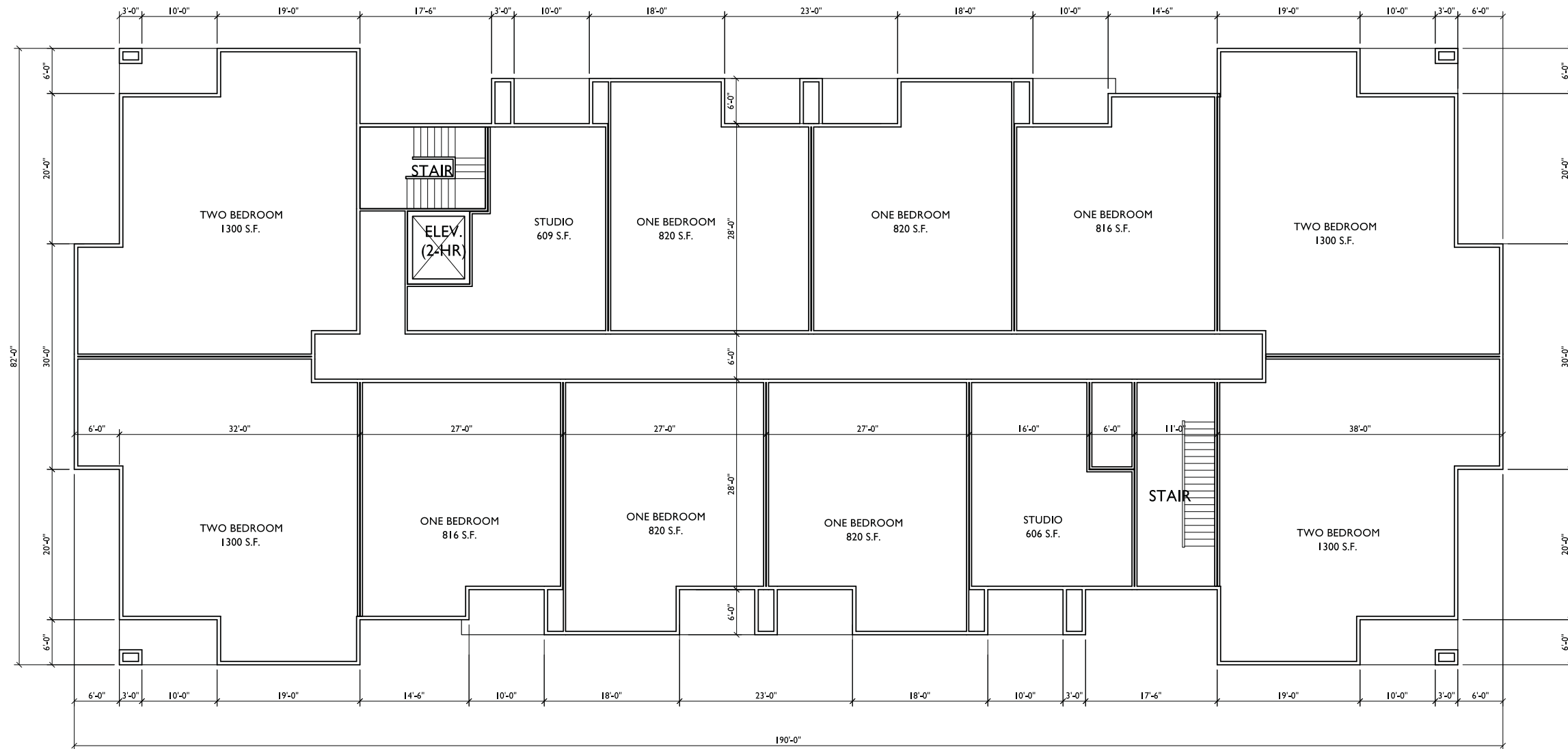
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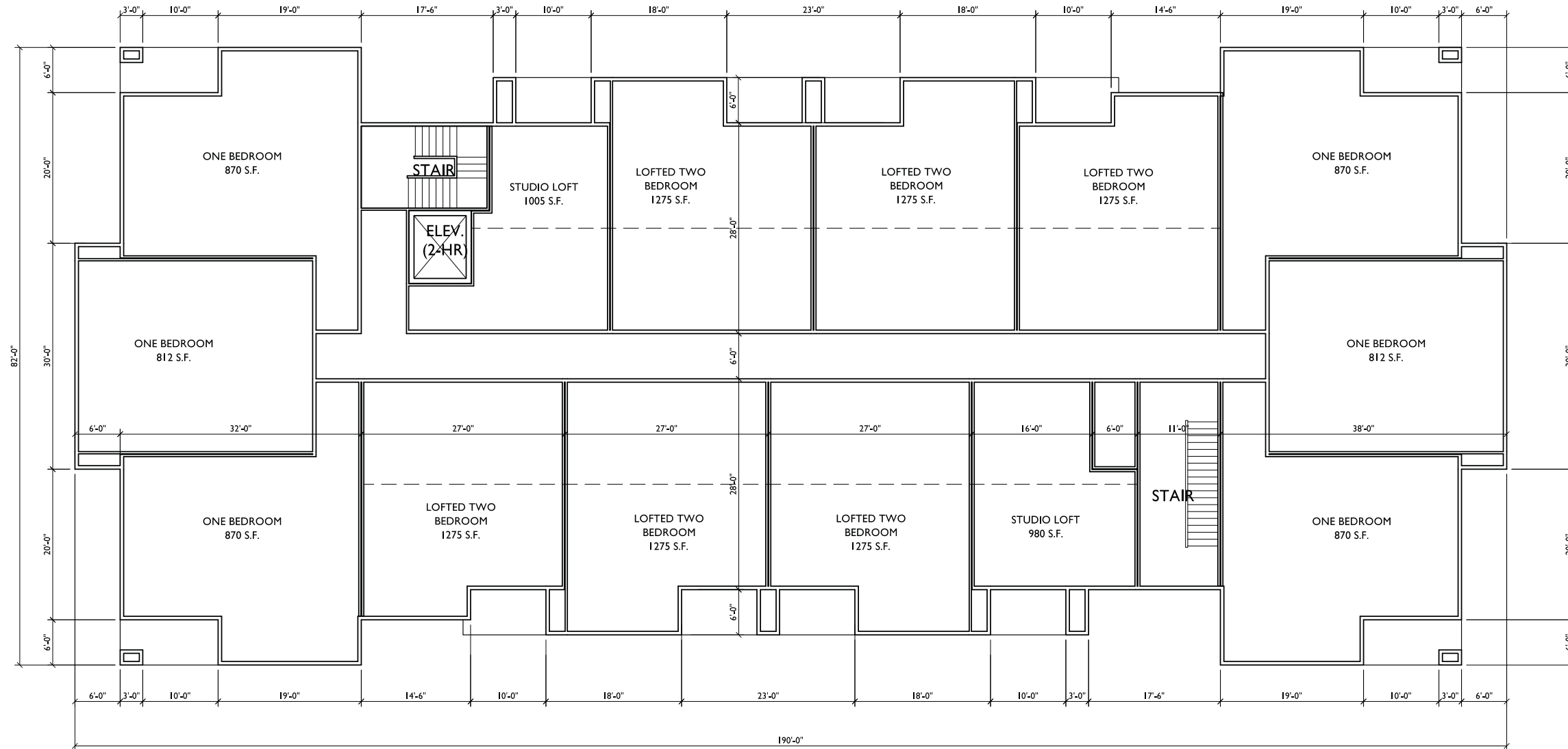
PROJECT NO. **1302**

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1
FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



1
SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



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 Conditional Use Submittal - November 6, 2013

PROJECT TITLE
**CARDINAL
 PRAIRIE**

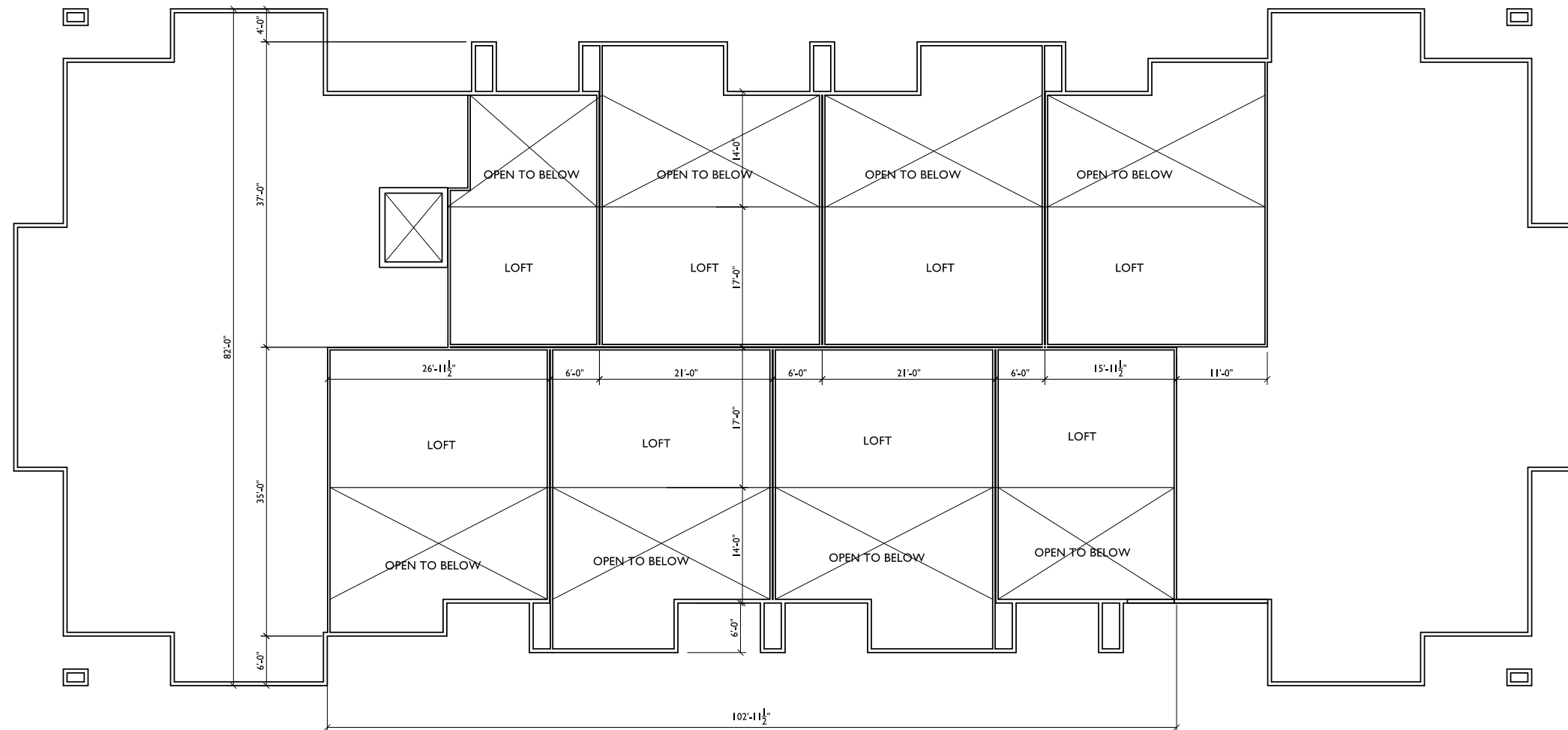
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THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"

SHEET TITLE
**THIRD FLOOR
 PLAN**
 38 UNIT
 BLDG #1,3,5,6,8

SHEET NUMBER

14

PROJECT NO. **1302**



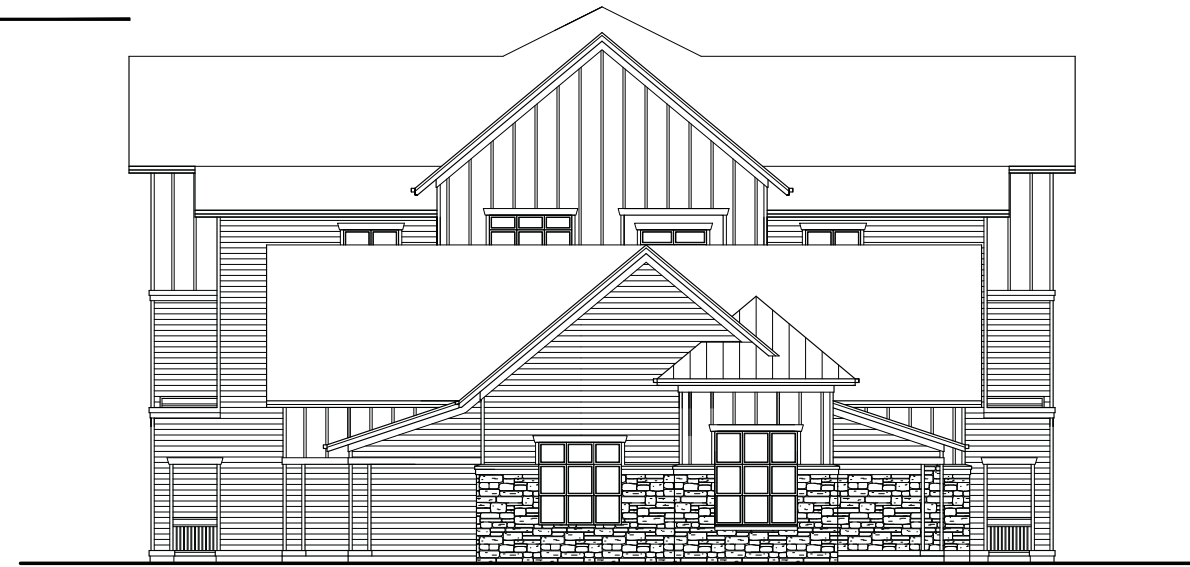
LOFT FLOOR PLAN
 SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

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Conditional Use Submittal - November 6, 2013

PROJECT TITLE
CARDINAL PRAIRIE

SHEET TITLE
ELEVATIONS BUILDING #2

SHEET NUMBER

16

PROJECT NO. **1302**

TYPICAL MATERIALS
ASPHALT SHINGLES

ALUMINUM RAILING

COMPOSITE SIDING

PRECAST SILL

STONE VENEER



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 REAR ELEVATION
SCALE: 1/8"=1'-0"

TYPICAL MATERIALS

ASPHALT SHINGLES

ALUMINUM RAILING

COMPOSITE SIDING

COMPOSITE PANELS AND TRIM

PRECAST SILL

STONE VENEER



1
 18 **FRONT ELEVATION**
 SCALE: 1/8"=1'-0"



2
 18 **SIDE ELEVATION**
 SCALE: 1/8"=1'-0"



3
 18 **SIDE ELEVATION**
 SCALE: 1/8"=1'-0"



4
 18 **REAR ELEVATION**
 SCALE: 1/8"=1'-0"



- TYPICAL MATERIALS
- ASPHALT SHINGLES
- COMPOSITE BOARD AND BATTEN
- ALUMINUM RAILING
- COMPOSITE SIDING
- STANDING SEAM METAL ROOF
- PRECAST SILL
- STONE VENEER

1
 19 **FRONT ELEVATION**
 SCALE: 1/8"=1'-0"



2
 19 **SIDE ELEVATION**
 SCALE: 1/8"=1'-0"



3
 19 **SIDE ELEVATION**
 SCALE: 1/8"=1'-0"



4
 19 **REAR ELEVATION**
 SCALE: 1/8"=1'-0"

TYPICAL MATERIALS
ASPHALT SHINGLES

ALUMINUM RAILING

COMPOSITE SIDING

PRECAST SILL

STONE VENEER



1
20 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2
20 SIDE ELEVATION
SCALE: 1/8"=1'-0"



3
20 SIDE ELEVATION
SCALE: 1/8"=1'-0"



4
20 REAR ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS
Conditional Use Submittal - November 6, 2013

PROJECT TITLE
**CARDINAL
PRAIRIE**

SHEET TITLE
**ELEVATIONS
BUILDING #3**

SHEET NUMBER

20

PROJECT NO. **1302**

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TYPICAL MATERIALS
ASPHALT SHINGLES

ALUMINUM RAILING

COMPOSITE SIDING

COMPOSITE PANELS AND TRIM

PRECAST SILL

STONE VENEER



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 REAR ELEVATION
SCALE: 1/8"=1'-0"