PROJECT:

SIGNATURE POINTE APARTMENTS

2101-2115 EAST SPRINGS DR., MADISON, WI

OWNER:

SIGNATURE POINTE APARTMENTS, LLC

826 NORTH STAR DRIVE
MADISON, WISCONSIN 53718
CONTACT: DAN SCHMIDT
PHONE: 608-285-8680
FAX: 608-255-3387
email: dans@rentfmi.com

ARCHITECT:

ULIAN KISSIOV

476 PRESIDENTIAL LANE
MADISON, WISCONSIN 53711
PHONE: 608-320-3151
email: ukissiov@gmail.com

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT:

D'ONOFRIO KOTTKE & ASSOC., INC.

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
CONTACT: DAN DAY
PHONE: 608-833-7530
email: dday@donofrio.cc

LOCATION MAP
NO SCALE

UNIT MIX

unit / bldg.	A	B	C	D	TOTAL	%
STUDIO	11	8	10	12	41	9%
1 BR	56	56	70	40	222	48%
2 BR	32	45	44	65	186	40%
3 BR	4	3	4	3	14	3%
TOTAL	103	112	128	120	463	100%

PARKING STALLS

park / bldg.	A	B	C	D	TOTAL
UNDERGR. PARKING	78	94	87	91	350
SURFACE PARKING					347
TOTAL PARKING	1.50 STALLS/UNIT				697

BICYCLE STALLS

stall / bldg.	A	B	C	D	TOTAL
UNDERGR. BIKE ST.	105	122	130	122	479
SURFACE BIKE ST.	12	12	14	12	50
TOTAL BIKE ST.	117	134	144	134	529

SHEET INDEX

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CONTEXT MAP
C 1.0 OVERALL EXISTING TOPO
C 1.1 EXISTING NORTH TOPO
C 1.2 EXISTING SOUTH TOPO
C 2.0 OVERALL SITE PLAN
C 2.1 NORTH SITE PLAN
C 2.2 SOUTH SITE PLAN
C 3.0 OVERALL GRADING & EROSION CONTROL
C 3.1 NORTH GRADING & EROSION CONTROL
C 3.2 SOUTH GRADING & EROSION CONTROL
C 4.0 OVERALL UTILITY PLAN
C 4.1 NORTH UTILITY PLAN
C 4.2 SOUTH UTILITY PLAN
C 5.0 FIRE ACCESS PLAN
L 1.0 LANDSCAPE PLAN
L 1.1 NORTH LANDSCAPE PLAN
L 1.2 SOUTH LANDSCAPE PLAN
M LIGHTING PLAN
CLUBHOUSE 3D PESPECTIVE

BUILDING - A
A-1, A-2 FLOOR PLANS - BLDG. A
A-3, A-4 EXTERIOR ELEVATIONS - BLDG. A

BUILDING - B
B-0, B-1, B-2, B-3 FLOOR PLANS - BLDG. B
B-4, B-5 EXTERIOR ELEVATIONS - BLDG. B

BUILDING. C
C-0, C-1, C-2, C-3 FLOOR PLANS - BLDG. C
C-4, C-5, C-6 EXTERIOR ELEVATIONS - BLDG. C

BUILDING. D
D-0, D-1, D-2, D-3 FLOOR PLANS - BLDG. D
D-4, 5-5 EXTERIOR ELEVATIONS - BLDG. D

MAY 02, 2022 T

Signature Pointe Apartments
CONTEXT MAP

Madison, Wisconsin

DRAFT

- Site Boundary
- Municipal Boundary *(Dane County)*
- Parcels *(Dane County)*
- Statewide Electric Line *(PSC)*
- Exisitng Bike Path *(Dane County)*
- 2ft Contour *(City of Madison)*
- Water/Pond *(Dane County)*
- Stream *(Dane County)*
- Wetland *(DNR)*
- 100 Year Floodplain *(FEMA)*
- 500 Year Floodplain *(FEMA)*
- Environmental Corridor *(CARPC)*

HIGH CROSSING BLVD
E SPRINGS DR
CROSSROADS DR
CITY VIEW DR
39
90
94
E TOWNE BLVD
ZEIER RD
SIGNATURE POINTE APARTMENTS
EAST TOWNE MALL
LIEN RD
CITY OF MADISON
TOWN OF BURKE

0' 500'

na

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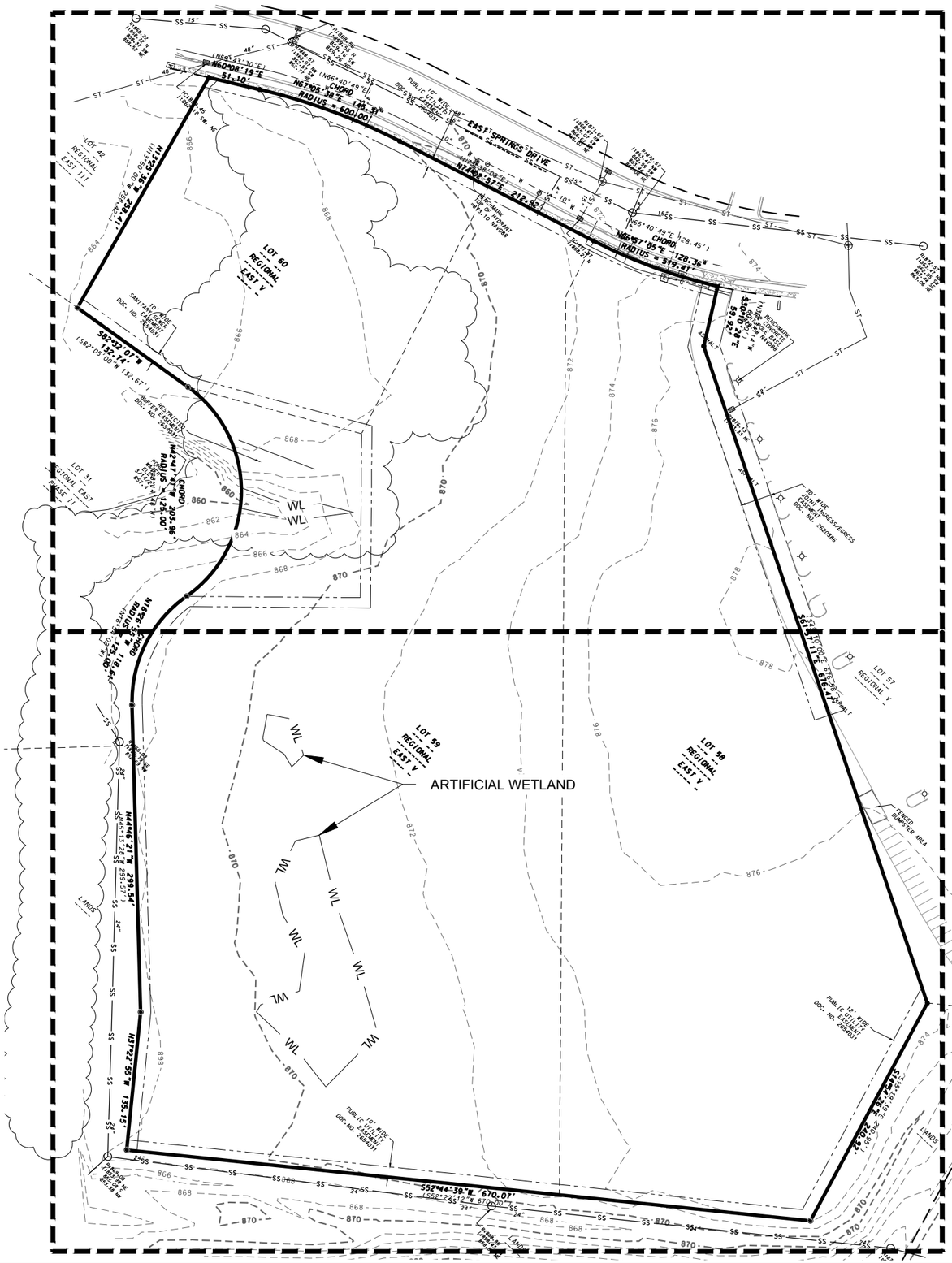

LEGEND

- FOUND 1" IRON PIPE
- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- W — WATER MAIN
- ST — ST — STORM SEWER
- SS — SS — SANITARY SEWER
- POWER POLE
- HYDRANT
- WELL
- CONCRETE
- CONCRETE CURB AND GUTTER

& INC.
59717
5.1089
OPMENT

OVERALL EXISTING TOPOGRAPHY

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 120'
11"X17"
0 60'

DATE: 05-02-22
REVISED:

FN: 21-03-103

Sheet Number:
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D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

NORTH EXISTING TOPOGRAPHY

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 60'
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SOUTH EXISTING TOPOGRAPHY

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

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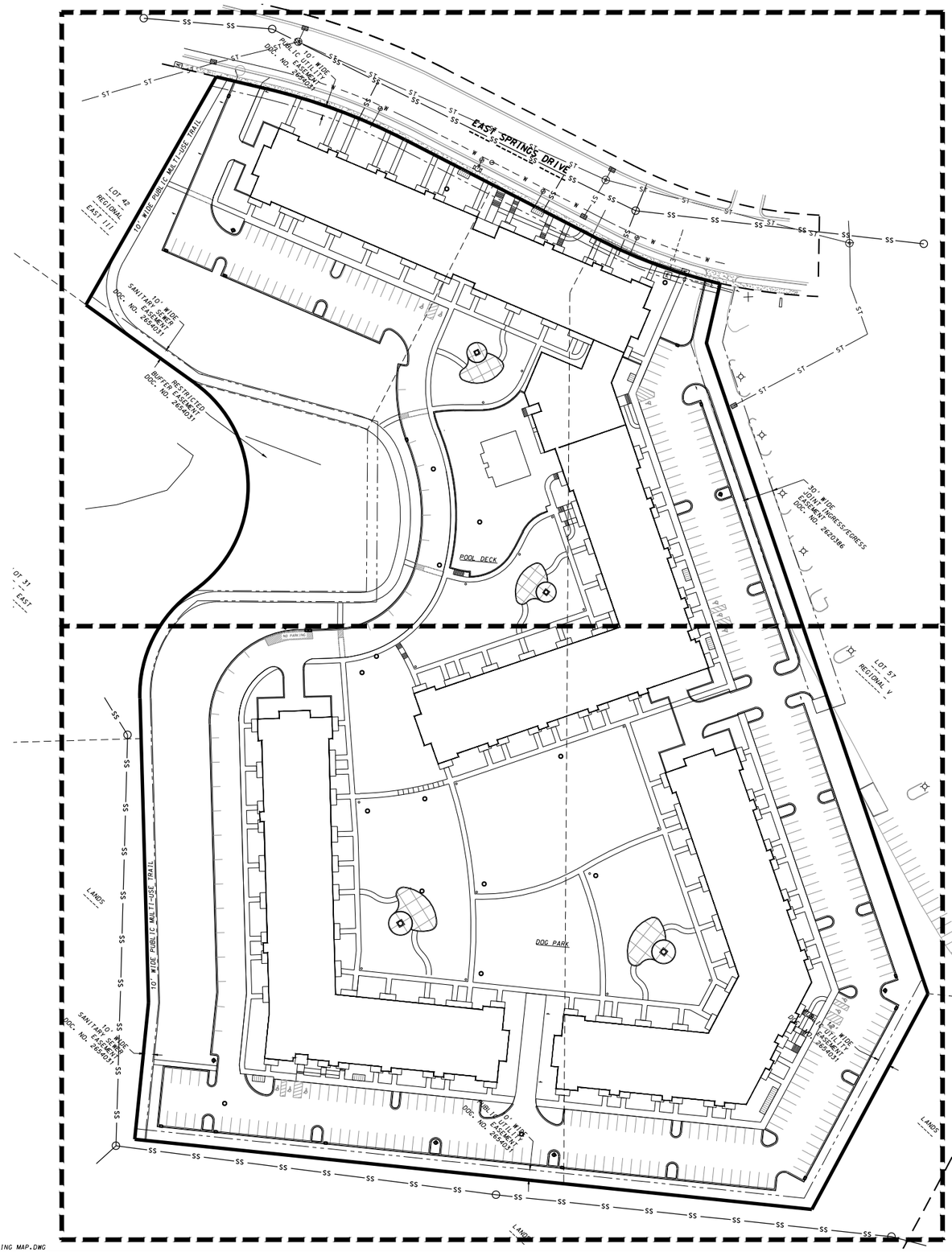

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LEGEND

RETAINING WALL (DESIGN BY OTHERS)

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. 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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
9. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY 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
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

SITE PLAN INFORMATION BLOCK SIGNATURE POINT APARTMENTS 2101, 2109, 2115 EAST SPRINGS DRIVE	
TOTAL PROJECT AREA	633,531 SF
TOTAL UNITS	463
LOT AREA PER UNIT	1,368 SF
TOTAL IMPERVIOUS	321,862 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	347
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS	350
NUMBER OF SURFACE ACCESSIBLE STALLS	12
NUMBER OF UNDERGROUND ACCESSIBLE STALLS	11
TOTAL NUMBER OF STALLS	697
NUMBER OF SURFACE BICYCLE STALLS	50
NUMBER OF UNDERGROUND BICYCLE STALLS	479
TOTAL NUMBER OF BICYCLE STALLS	531
BLDG COVERAGE	22%
TOTAL USABLE OPEN SPACE	130,939 SF

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OVERALL SITE PLAN

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 120'
11"x17"
0 60'

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30" STOP SIGN SHALL BE INSTALLED AT A HEIGHT OF 7' FROM BOTTOM

PROPERTY LINE

FIRE LANE, NO PARKING SIGN TO BE INSTALLED AT A HEIGHT OF 7' FROM BOTTOM

JT 42 REGIONAL EAST III

10' WIDE PUBLIC MULTI-USE TRAIL

10' WIDE PUBLIC UTILITY EASEMENT DOC. NO. 2654031

EAST SPRINGS DRIVE

RETAINING WALL (DESIGNED BY OTHERS)

6 BIKE STALLS

THICKENED EDGE SIDEWALK

PROPOSED BUILDING A
878.0 FFE

PUBLIC SIDEWALK (TYP.)

30" STOP SIGN SHALL BE INSTALLED AT A HEIGHT OF 7' FROM BOTTOM

THICKENED EDGE SIDEWALK

PROPERTY LINE

18" CURB & GUTTER (TYP.)

10' WIDE SANITARY SEWER EASEMENT DOC. NO. 2654031

RESTRICTED BUFFER EASEMENT DOC. NO. 2654031

CONCRETE WALK (TYP.)

PROPOSED CLUBHOUSE
881.0 FFE

4 BIKE STALLS

30" STOP SIGN SHALL BE INSTALLED AT A HEIGHT OF 7' FROM BOTTOM

RETAINING WALL (DESIGNED BY OTHERS)

18" CURB & GUTTER (TYP.)

POOL AREA

PROPOSED BUILDING B
881.0 FFE

30' WIDE JOINT INGRESS/EGRESS EASEMENT DOC. NO. 2620386

POOL DECK

6 BIKE STALLS

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SITE PLAN NORTH

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 60'
11"x17"
0 30'

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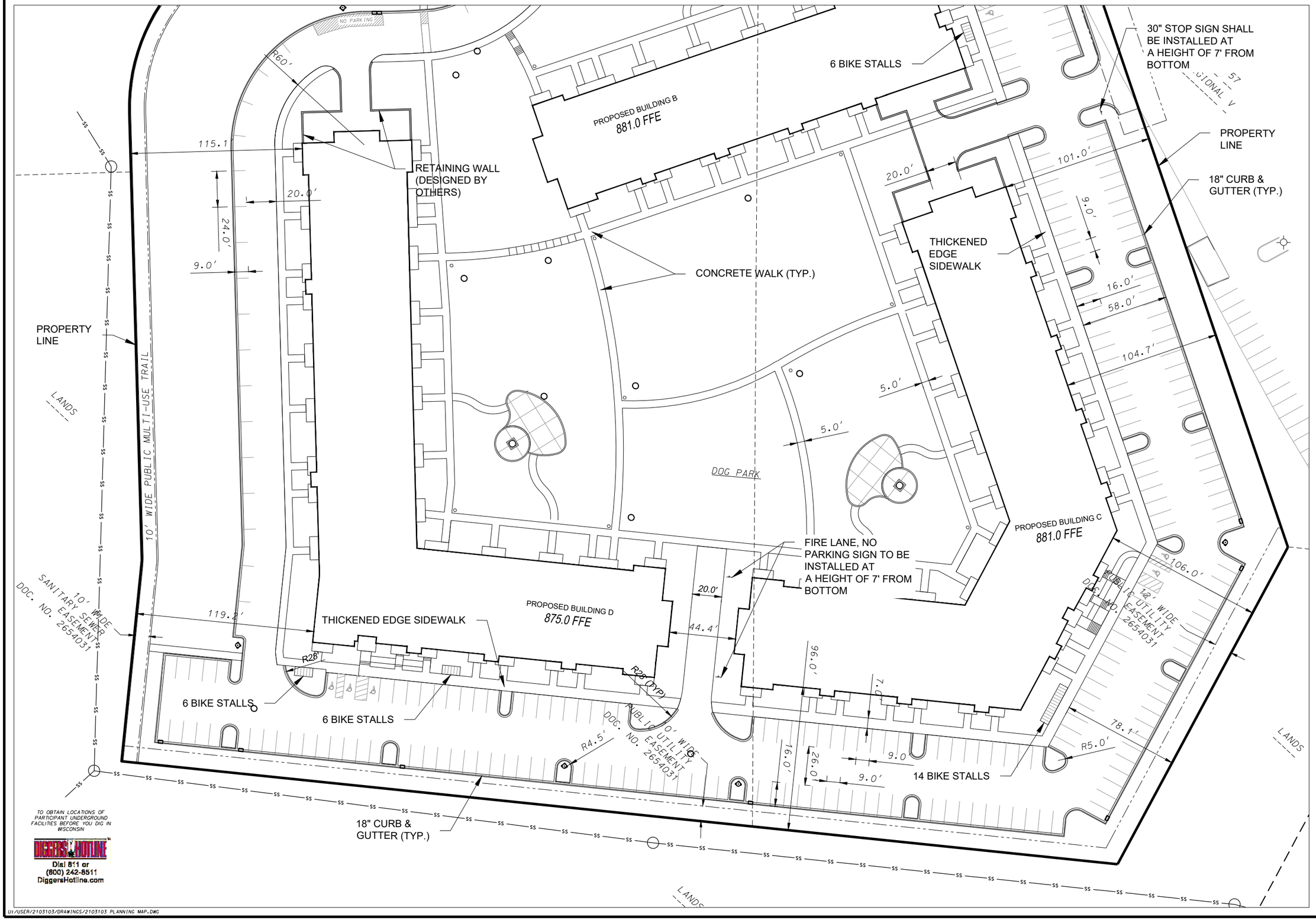

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SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

SITE PLAN SOUTH

SCALE: 1"= 60'
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0 30'

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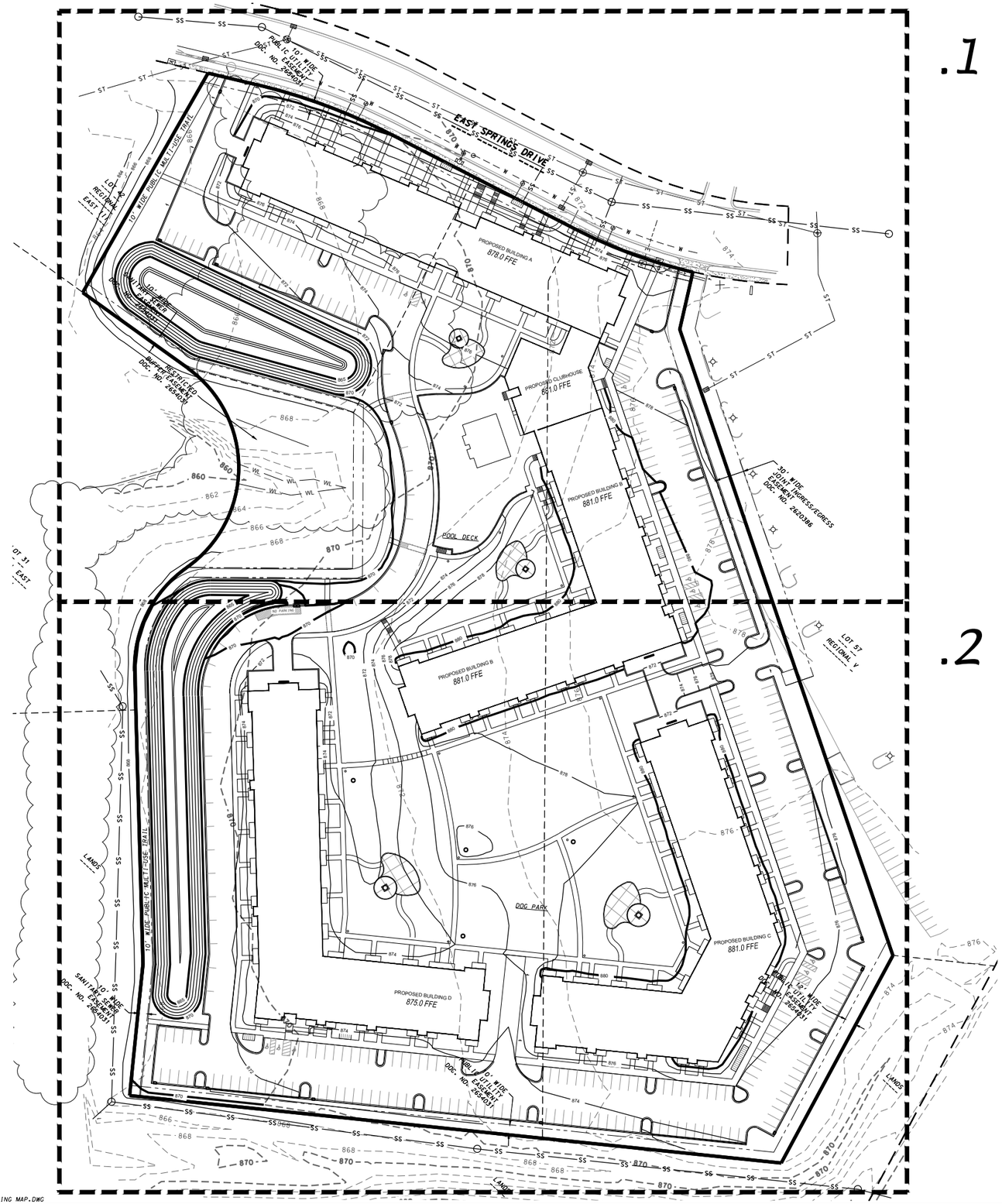

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
  - EP - EDGE OF PAVEMENT
  - FFE - FINISHED FLOOR ELEVATION
  - TC - TOP OF CURB
  - TW - TOP OF WALL (GROUND ELEVATION)
  - BW - BOTTOM OF WALL (GROUND ELEVATION)
  - HP - HIGHPOINT
- SILT FENCE/SILT SOCK
- FLOW ARROW
- RETAINING WALL (DESIGN BY OTHERS)
- 18" REJECT CONCRETE CURB & GUTTER

GENERAL NOTES

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10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL TYPE D INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 ½ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OVERALL SITE GRADING & EROSION CONTROL

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 120'
11"x17" 0 60'

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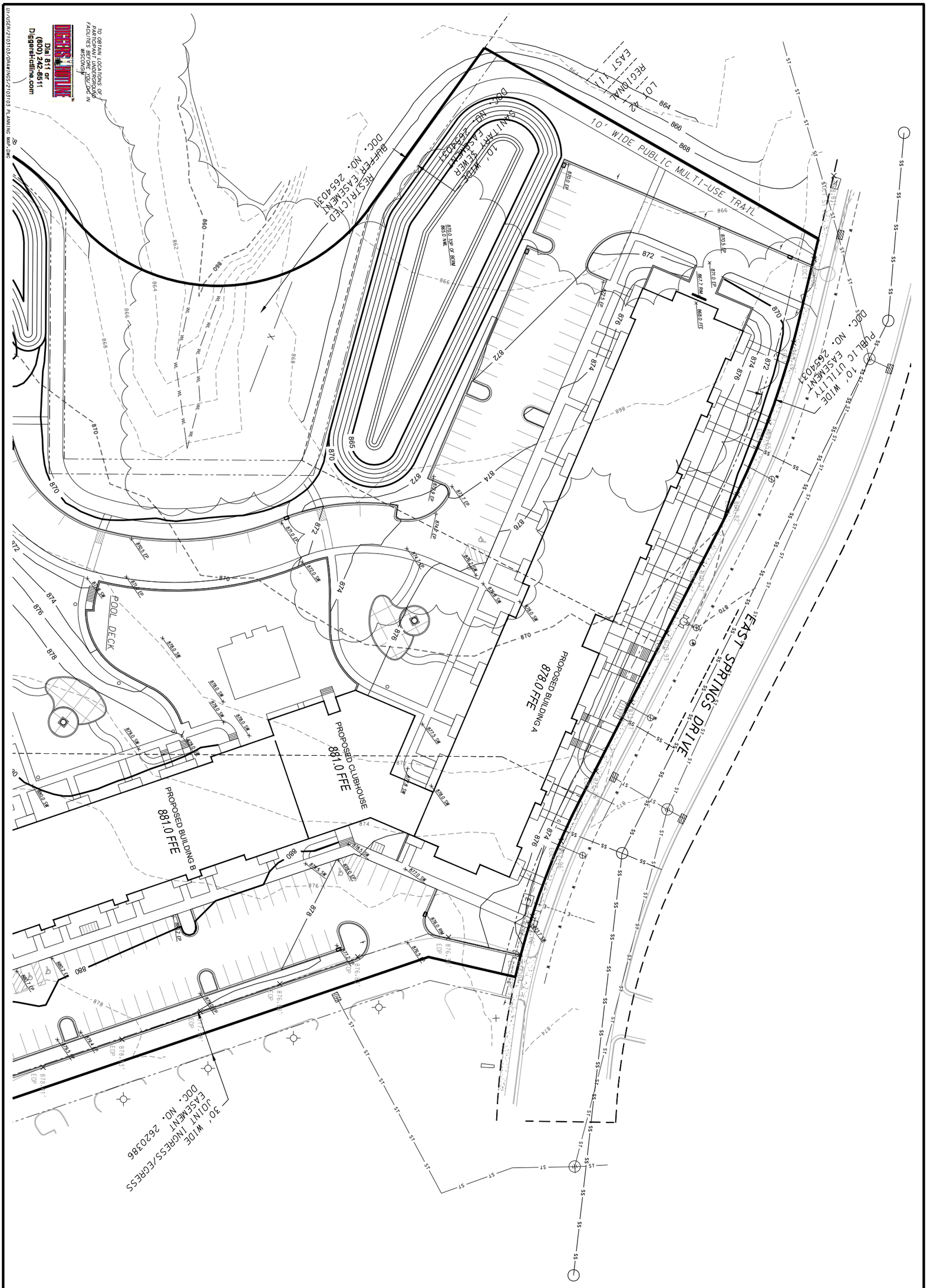

SITE GRADING & EROSION CONTROL - NORTH

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

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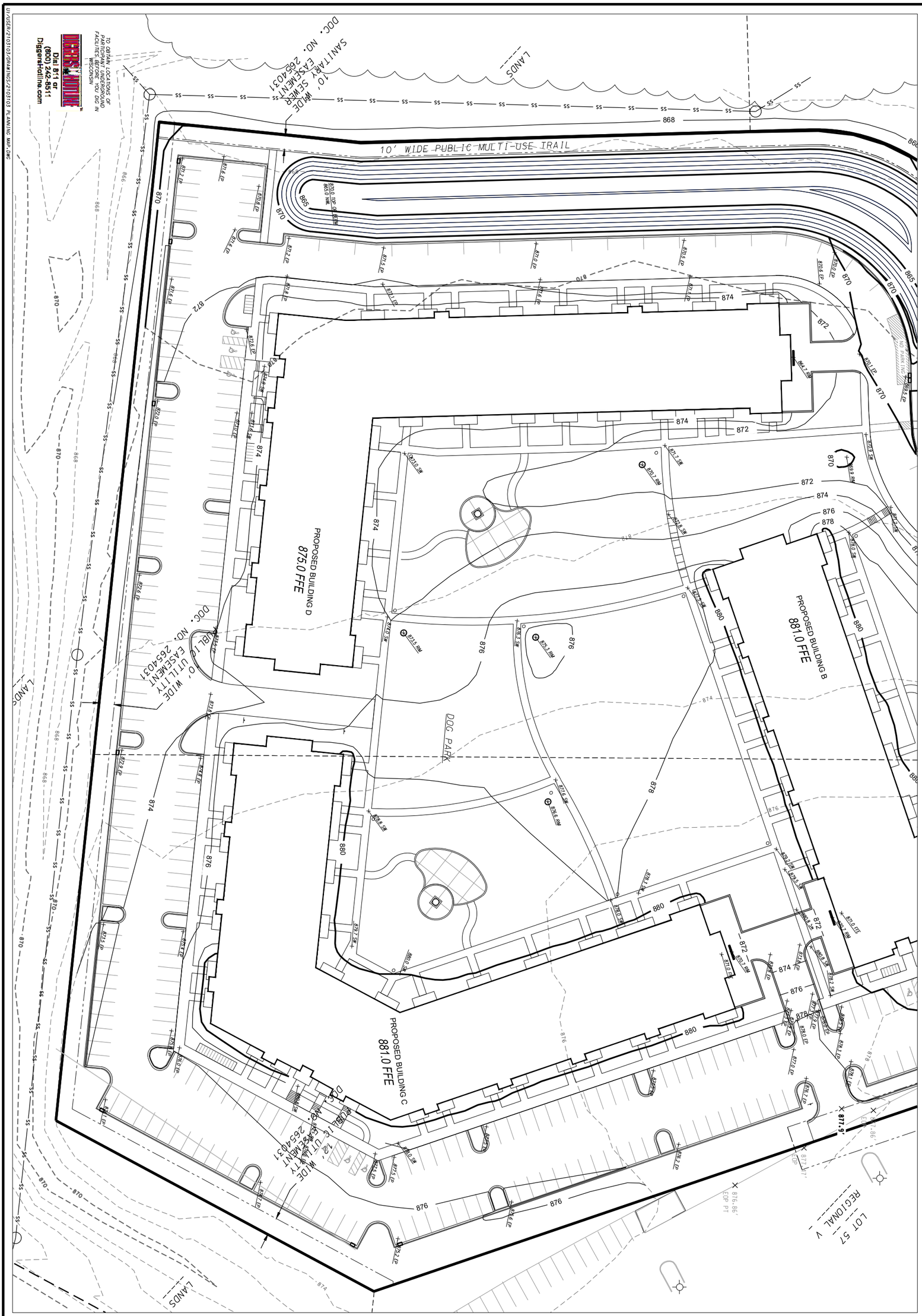

SITE GRADING & EROSION CONTROL - SOUTH

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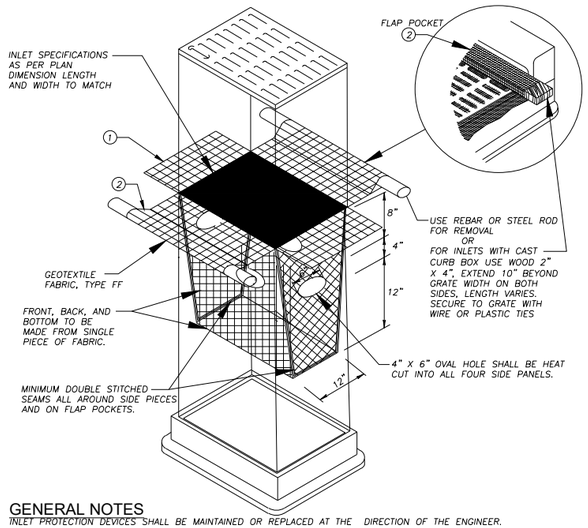


GENERAL NOTES

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

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

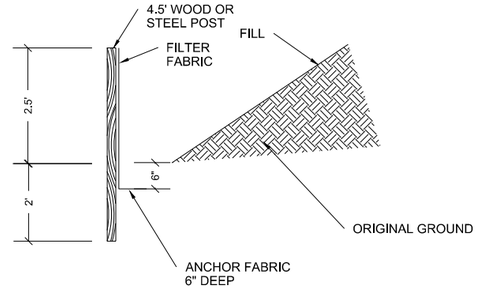
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

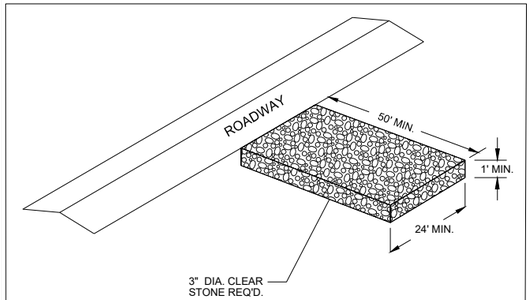
INLET PROTECTION, TYPE D

N.T.S.



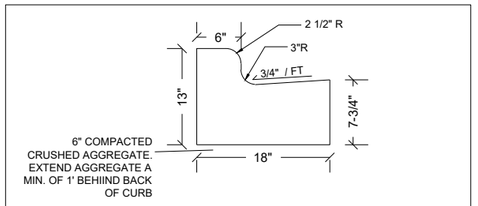
SILT FENCE DETAIL

NOT TO SCALE



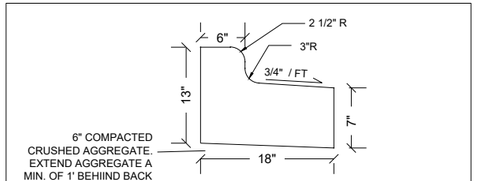
STONE TRACKING PAD DETAIL

NOT TO SCALE



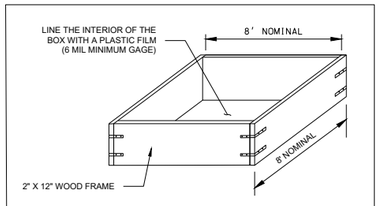
18" CURB & GUTTER DETAIL

NOT TO SCALE



18" REJECT CURB & GUTTER DETAIL

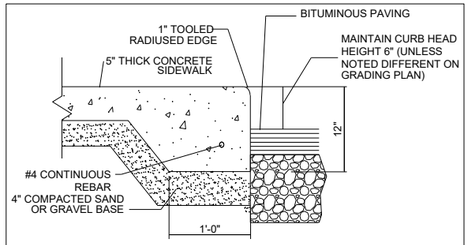
NOT TO SCALE



NOTE: CONTENTS OF WASHOUT BOX SHALL BE DISPOSED OF OFF-SITE

CONCRETE WASHOUT BOX DETAIL

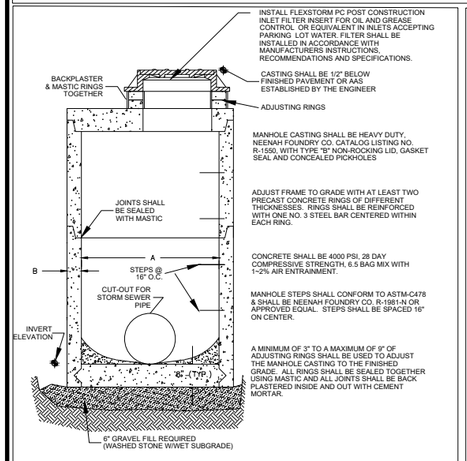
NOT TO SCALE



GENERAL NOTES:
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.

THICKENED EDGE WALK DETAIL

NOT TO SCALE

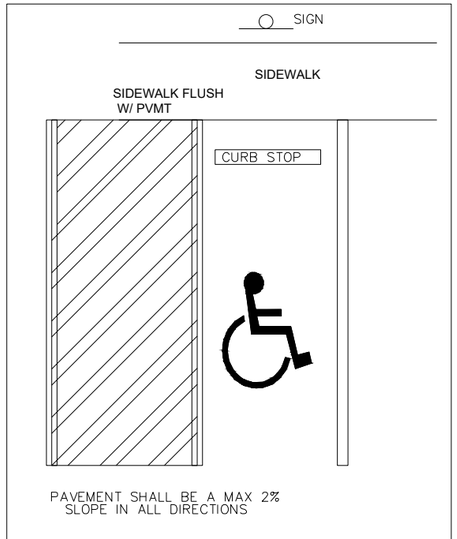


STORM MANHOLE DIMENSIONS

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

STORM SEWER MANHOLE DETAIL

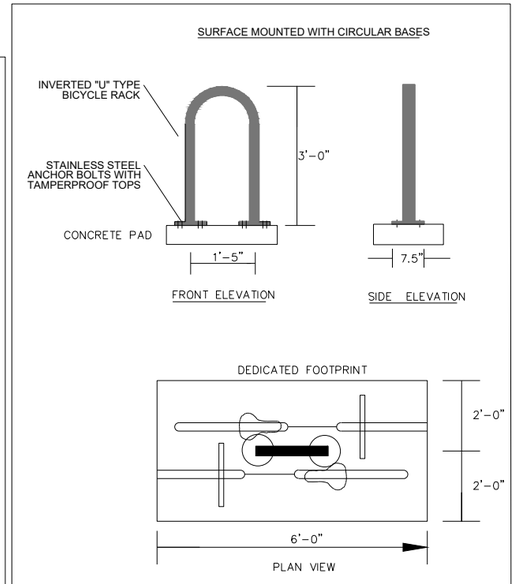
NOT TO SCALE



PAVEMENT SHALL BE A MAX 2% SLOPE IN ALL DIRECTIONS

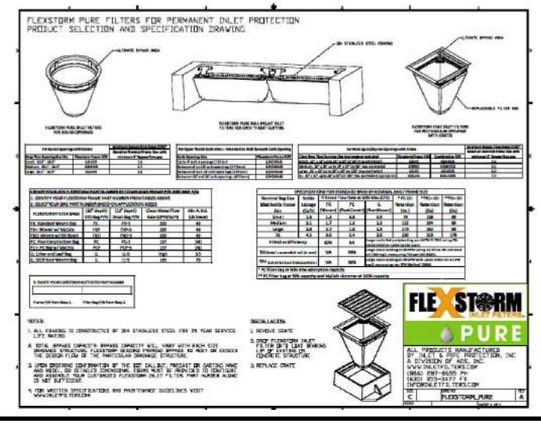
ACCESSIBLE PARKING DETAIL

N.T.S.



EXISTING BIKE RACK DETAIL

NOT TO SCALE



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Phone: 608.833.7530 • Fax: 608.833.1089
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DETAILS

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

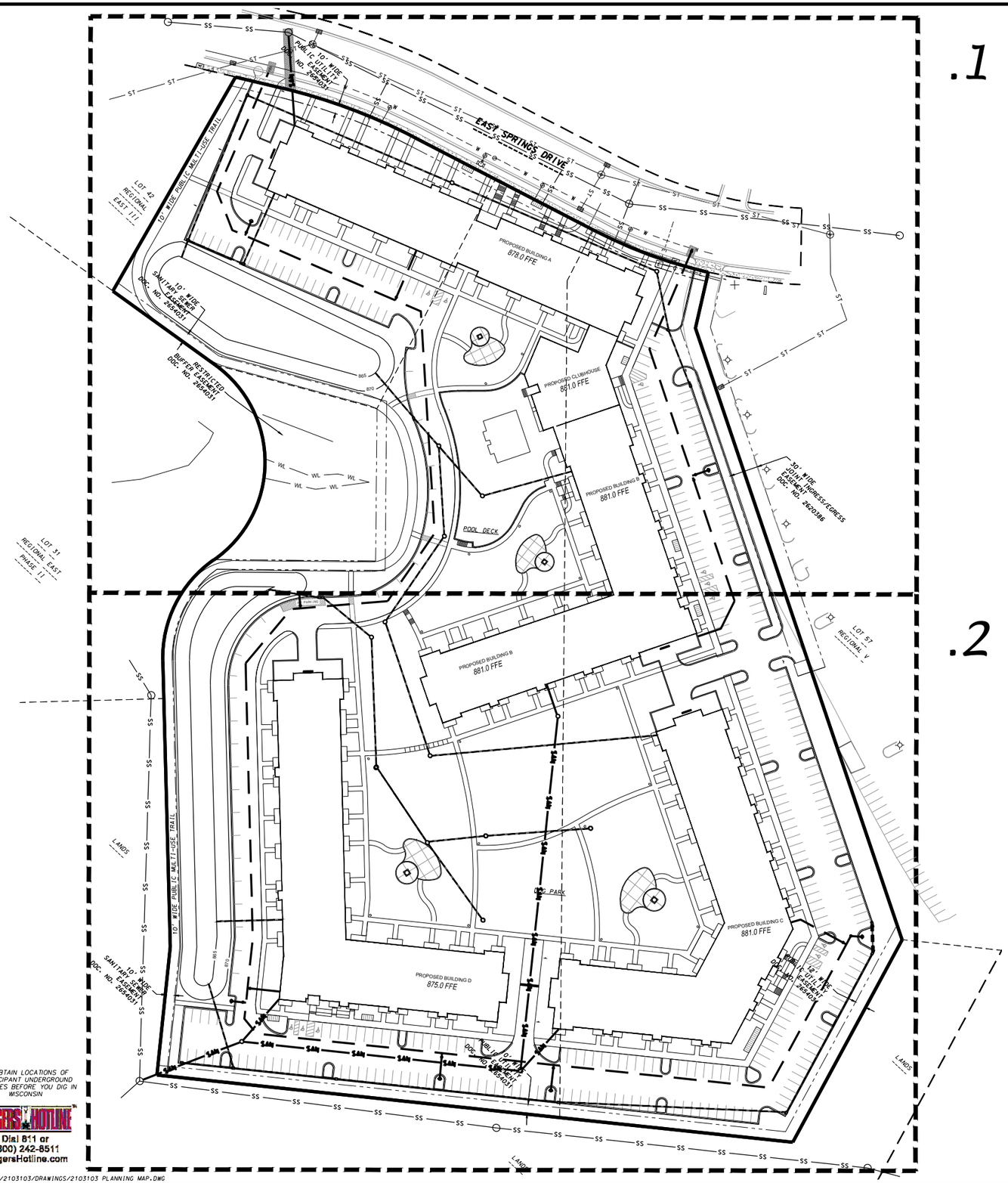
CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: NTS
11"x17"

DATE: 05-02-22
REVISED:

FN: 21-03-103

Sheet Number:
C-3.3



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GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. 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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
9. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY 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
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR TO VERIFY LOCATION DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER BUILDING SERVICE CONNECTION LOCATION, SIZES, & DEPTHS WITH ARCHITECTURAL PLUMBING PLAN PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
5. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.
6. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
7. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
8. PLACE 8' X 4' X 2" WATERMAIN INSULATION AT ALL STORM SEWER CROSSINGS
9. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SANITARY AND STORM SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS SPS 382.30 (11)(h), SPS 382.36(7)(d)10.a, AND SPS 382.40(8)(k) AS PER 182.0715(2r) OF THE STATUTES.
10. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SUD. 2 TO 7 NR 811.68
11. ALL INLETS RECEIVING RUNOFF FROM PARKING LOTS SHALL BE INSTALLED WITH POST CONSTRUCTION FLEXSTORM INLET INSERTS TO REMOVE OIL AND GREASE OR EQUIVALENT.

.2

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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Dial 811 or
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U:/USER/2103103/DRAWINGS/2103103 PLANNING MAP.DWG

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OVERALL UTILITY PLAN

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

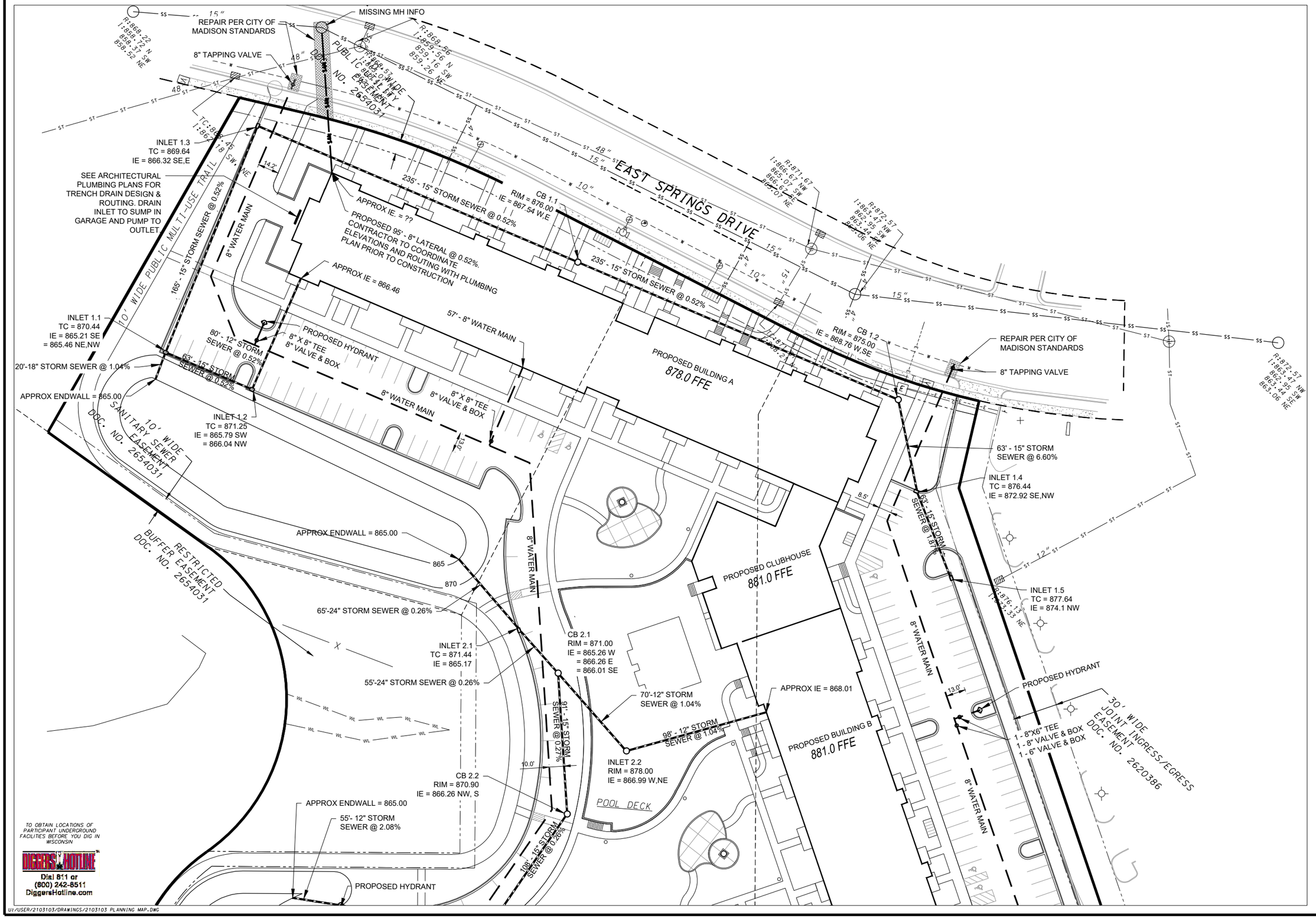
CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 120'
11"x17"
0 60'

DATE: 05-02-22
REVISED:

FN: 21-03-103

Sheet Number:
C-4.0



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SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

UTILITY PLAN - NORTH

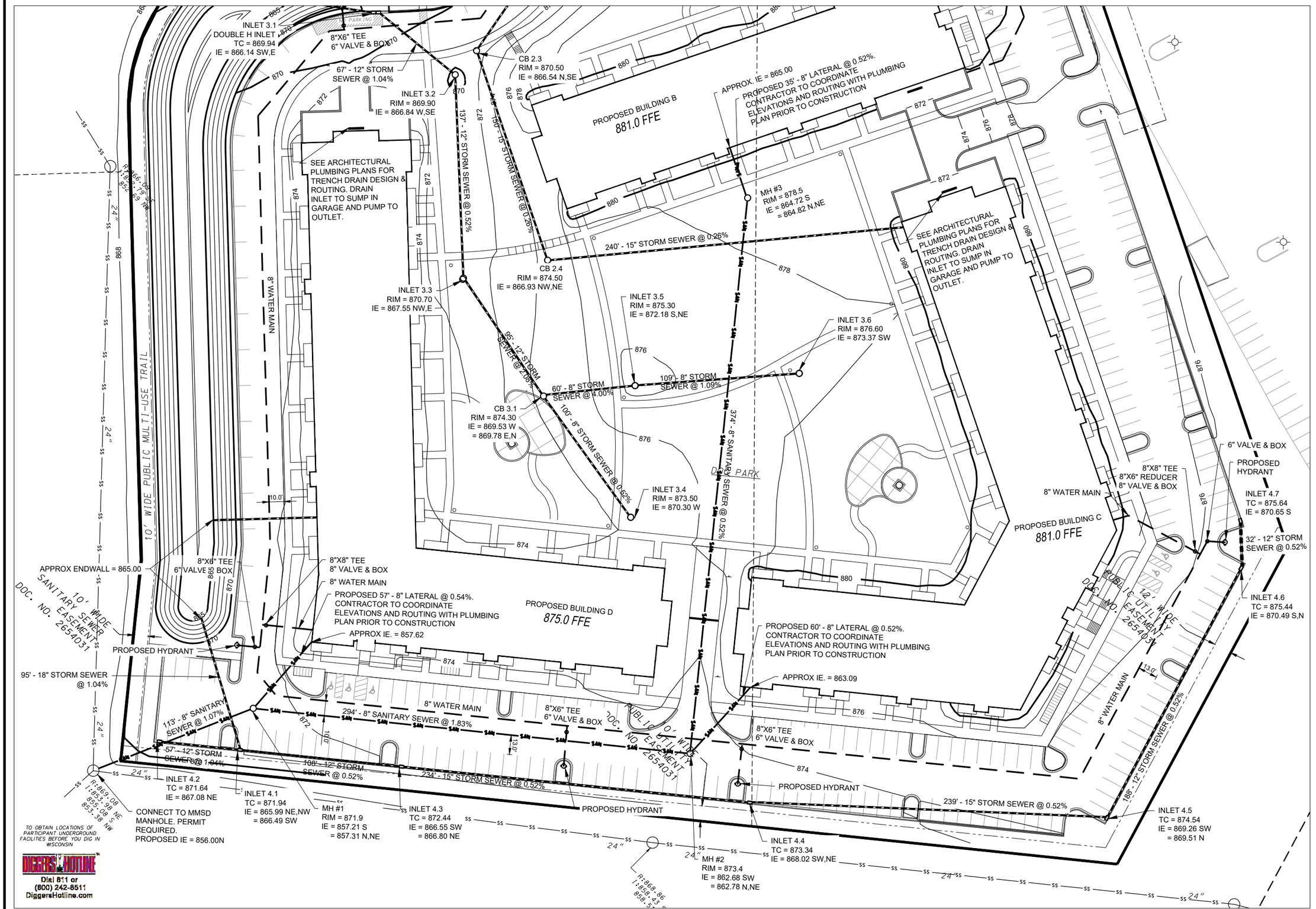
CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 60'
11"X17"
0 30'

DATE: 05-02-22
REVISED:

FN: 21-03-103

Sheet Number:
C-4.1



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SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

UTILITY PLAN - SOUTH

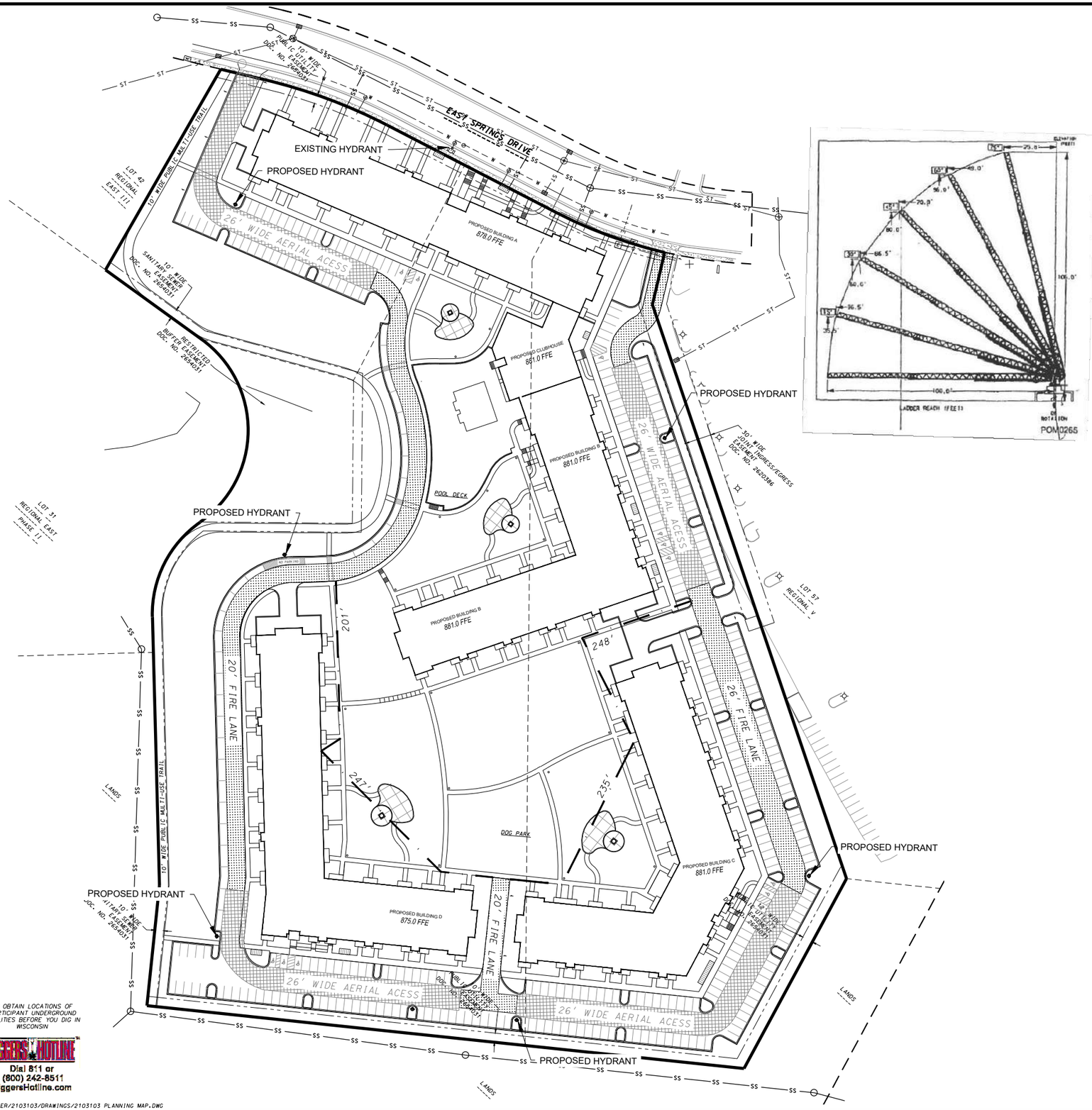
CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 60'
11"X17"
0 30'

DATE: 05-02-22
REVISED:

FN: 21-03-103

Sheet Number:
C-4.2

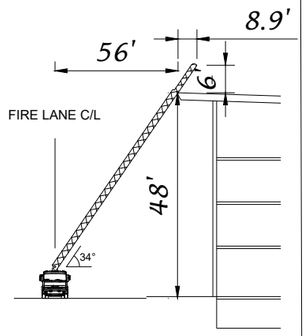


LEGEND

FIRE LANE ACCESS (20' WIDE LANE AT ALL POINTS & ALL INSIDE TURNING RADII ARE 28' AS REQUIRED)

AERIAL APPARATUS FIRE LANE

AERIAL LADDER DETAIL
BUILDING A OFF OF EAST SPRINGS DRIVE



AERIAL LADDER REACH DIAGRAM

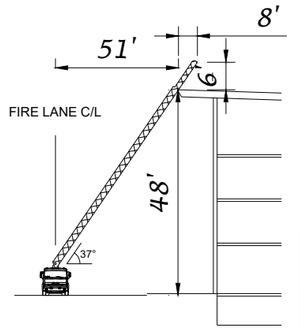
APPROXIMATE GROUND ELEVATION @ AREIAL APPERATIOUS ACCESS AREA = 872.0±

BUILDING PARAPET ELEVATION = 926.0

HEIGHT OF LADDER REACH = 926.0 - 872.0 = 54'

Building Roof Eave Height	48'
Truck C/L Rotation Point Height	10'
Rise:	38'
Aerial Fire Lane C/L to Eave	56'
Run:	56'

AERIAL LADDER DETAIL
BUILDING B OFF OF PRIVATE DRIVEWAY



AERIAL LADDER REACH DIAGRAM

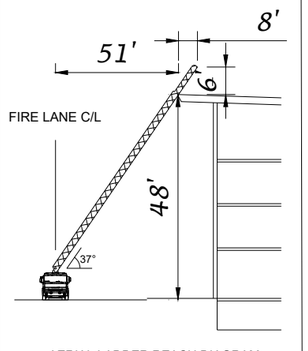
APPROXIMATE GROUND ELEVATION @ AREIAL APPERATIOUS ACCESS AREA = 880.0±

BUILDING PARAPET ELEVATION = 929.0

HEIGHT OF LADDER REACH = 929.0 - 880.0 = 49'

Building Roof Eave Height	48'
Truck C/L Rotation Point Height	10'
Rise:	38'
Aerial Fire Lane C/L to Eave	51'
Run:	51'

AERIAL LADDER DETAIL
BUILDING C OFF OF PRIVATE DRIVEWAY



AERIAL LADDER REACH DIAGRAM

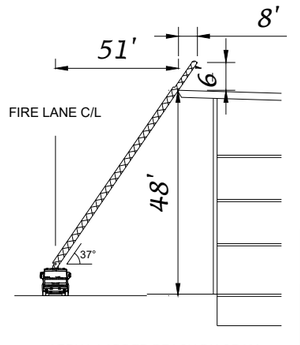
APPROXIMATE GROUND ELEVATION @ AREIAL APPERATIOUS ACCESS AREA = 874.0±

BUILDING PARAPET ELEVATION = 929.0

HEIGHT OF LADDER REACH = 929.0 - 874.0 = 55'

Building Roof Eave Height	48'
Truck C/L Rotation Point Height	10'
Rise:	38'
Aerial Fire Lane C/L to Eave	51'
Run:	51'

AERIAL LADDER DETAIL
BUILDING D OFF OF PRIVATE DRIVEWAY



AERIAL LADDER REACH DIAGRAM

APPROXIMATE GROUND ELEVATION @ AREIAL APPERATIOUS ACCESS AREA = 872.0±

BUILDING PARAPET ELEVATION = 923.0

HEIGHT OF LADDER REACH = 923.0 - 872.0 = 51'

Building Roof Eave Height	48'
Truck C/L Rotation Point Height	10'
Rise:	38'
Aerial Fire Lane C/L to Eave	51'
Run:	51'

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FIRE PLAN

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 120'
11"x17"
0 60'

DATE: 05-02-22
REVISED:

FN: 21-03-103

Sheet Number:
C-5.0

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

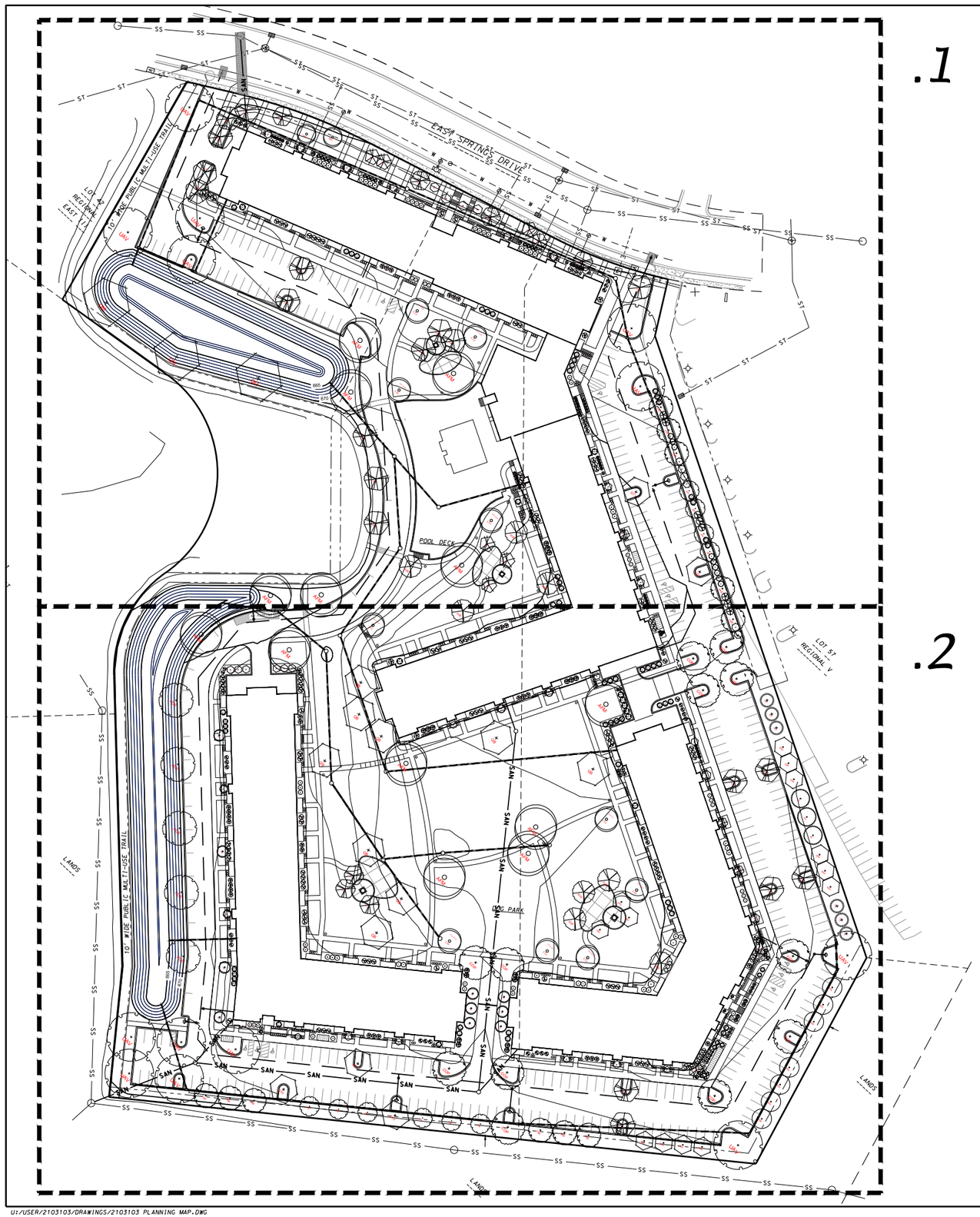
Project Address:	2101, 2109, 2115 East Springs Drive
Contact Name & Phone #:	David Heinen - (608) 833-7530

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-able 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? *see fire plan for details	☒ 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 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



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PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFM	Acer x freemanii 'Marmo'	Marmo Maple	13	35	455	2.5"	B&B	
AGE	Aesculus glabra 'Early Glow'	Early Glow Buckeye	8	35	280	2.5"	B&B	
ARG	Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	10	35	350	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	7	35	245	2.5"	B&B	
BN	Betula nigra	River Birch	5	35	175	2.5"	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	12	35	420	2.5"	B&B	
GBP	Ginkgo biloga 'Princeton Sentry'	Princeton Sentry Ginkgo	2	35	70	2.5"	B&B	
GTY	Gledistia triacanthos 'Skyline'	Skyline Honeylocust	5	35	175	2.5"	B&B	
LTJ	Liriodendron tulipifera 'JFS-Oz'	Emerald City Tulip Poplar	10	35	350	2.5"	B&B	
PDS	Populus deltoides 'Souixland'	Souixland Cottonwood	5	35	175	2.5"	B&B	Seedless
QB	Quercus bicolor	Swamp White Oak	9	35	315	2.5"	B&B	
QM	Quercus macrocarpa	Burr Oak	3	35	105	2.5"	B&B	
QRP	Quercus 'Regal Prince'	Regal Prince Oak	10	35	350	2.5"	B&B	
QXS	Quercus 'Skinny Genes'	Skinny Genes Oak	2	35	70	2.5"	B&B	
TAB	Tilia americana 'Boulevard'	Boulevard Linden	11	35	385	2.5"	B&B	
UAV	Ulmus americana 'Valley Forge'	Valley Forge Elm	13	35	455	2.5"	B&B	
TALL EVERGREEN TREES								
AC	Abies concolor	White Fir	3	35	105	6' TALL	B&B	
PGD	Picea glauca 'Densata'	Black Hills Spruce	6	35	210	6' TALL	B&B	
ORNAMENTAL TREE								
ACG	Amelanchier canadensis 'Glennform'	Rainbow Pillar Serviceberry	15	15	225	1.5"	B&B	
AXG	Amelanchier 'Grandiflora'	Autumn Brilliance Serviceberry	3	15	45	1.5"	B&B	
CCC	Cercis canadensis - Columbus Strain	Columnbus Strain Red Bud	7	15	105	1.5"	B&B	
CCJ	Carpinus caroliniana 'JN Strain'	JN Strain Musclewood	4	15	60	1.5"	B&B	
CCF	Carpinus caroliniana 'Firespire'	JN Strain Musclewood	4	15	60	6' TALL	B&B	Multi Stem
CJ	Cercidipyllum japonica	Katsura Tree	14	15	210	1.5"	B&B	
CKP	Cladrastis kentuckea 'Perkins Pink'	Perkins Pink Yellowwood	6	15	90	1.5"	B&B	
MIS	Malus 'Ivory Spear'	Ivory Spear Crabapple	9	15	135	1.5"	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4	15	60	1.5"	B&B	
MRS	Malus 'Raspberry Spear'	Raspberry Spear Crabapple	7	15	105	1.5"	B&B	
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	10	15	150	1.5"	B&B	
UPRIGHT EVERGREEN SHRUB								
JSWE	Juniperus scopulorum 'Welch'	Welch Juniper	17	10	170	4' TALL	POT	
JSS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5	10	50	4' TALL	POT	
TOP	Thuja occidentalis 'Pyramidalis'	Pyramidal Arborvitase	9	10	90	4' TALL	POT	
DECIDUOUS SHRUB								
CAN	Cornus alba 'Neon Burst'	Neon Burst Dogwood	20	3	60	24" TALL	POT	
CARB	Clethra alnafolia 'Ruby Spice'	Ruby Spice Clethra	4	3	12	24" TALL	POT	
CCW	Cotinus coggygria 'Winecraft Black'	Winecraft Black Smoke Bush	33	3	99	24" TALL	POT	
CR	Cornus racemosa	Grey Dogwood	3	3	9	24" TALL	POT	
DXB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	7	3	21	18" TALL	POT	
FBS	Fothergilla 'Blue Shadow'	Blue Shadow Fothergilla	12	3	36	18" TALL	POT	
HAI	Hydrangea arborescens 'Incrediball Blush'	Incrediball Blush Hydrangea	27	3	81	18" TALL	POT	
HMM	Hibiscus 'Midnight Marvel'	Midnight Marvel Hibiscus	9	3	27	18" TALL	POT	
IVH	Itea virginica 'Henry's Garnet'	Henrey's Garnet Sweetspire	4	3	12	18" TALL	POT	
IVL	Itea virginica 'Little Henry'	Little Henry Sweetspire	11	3	33	18" TALL	POT	
POD	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	6	3	18	24" TALL	POT	
RK	Rosa 'Knockout'	Knockout Rose	9	3	27	24" TALL	POT	
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	16	3	48	24" TALL	POT	
RTL	Rhus typhina 'Lacinata"	Cutleaf Staghorn Sumac	6	3	18	24" TALL	POT	
SBP	Syringa 'Bloomerang Purple'	Bloomerang Purple Lilac	6	3	18	12" TALL	POT	
SBDP	Syringa 'Bloomerang Dark Purple'	Dark Purple Bloomerang Lilac	12	3	36	12" TALL	POT	
SBPP	Syringa 'Bloomerang Pink Perfume'	Pink Perfume Bloomerang Lilac	16	3	48	12" TALL	POT	
SJA	Spiraea 'Anthony Waterer'	Anthony Waterer Spirea	4	3	12	12" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	48	3	144	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	6	3	18	24" TALL	POT	
VDB	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	6	3	18	24" TALL	POT	
VPF	Viburnum prunifolium 'Forest Rouge'	Forest Rouge Viburnum	5	3	15	24" TALL	POT	
WFD	Weigela florida 'Dark Horse'	Dark Horse Weigela	18	3	54	12" TALL	POT	
WFW	Weigela florida 'Wine and Roses'	Wine and Roses Weigela	25	3	75	12" TALL	POT	
EVERGREEN SHRUB								
CPG	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	20	4	80	6" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Juniper	8	4	32	6" TALL	POT	
JMG	Juniperus 'Sea of Gold	Sea of Gold Juniper	12	4	48	6" TALL	POT	
JSB	Juniperus squamata 'Blue Star'	Blue Star Juniper	10	4	40	6" TALL	POT	
JVG	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	32	4	128	18" TALL	POT	
MD	Microbiota dicussata	Russian arborvitae	6	4	24	6" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	13	4	52	24" TALL	POT	
TCB	Tsuga canadensis 'Bennett'	Bennett Hemlock	17	4	68	24" TALL	POT	
TMT	Taxus x media 'Taunton'	Taunton Yew	38	4	152	24" TALL	POT	
ORNAMENTAL GRASSES								
OG	Ornamental Grass - TBD	Ornamental Grass - TBD	567	2	1134	18" TALL	POT	
				TOTAL:	8942	POINTS		

LANDSCAPE REQUIREMENTS

DEVELOPED AREA REQUIREMENT:
5 POINTS PER 300 SF OF DEVELOPED AREA
GROSS DEVELOPED AREA = 492,235 SQ FT
BUILDING FOOTPRINTS = 133,655 SQ FT
NET DEVELOPED AREA = 358,580 SQ FT (8.23 ACRE)

TOTAL POINTS REQUIRED = 5,038 POINTS

POINTS PROVIDED = 8,942 POINTS

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OVERALL LANDSCAPE PLAN

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 120'
11"X17" 0 60'

DATE: 05-02-22
REVISED:

FN: 21-03-103

Sheet Number:
L-100

U:/USER/2103103/DRAWINGS/2103103 PLANNING MAP.DWG

EAST SPRINGS DRIVE

10' WIDE PUBLIC MULTI-USE TRAIL

LOT 42
REGIONAL
EAST

PROPOSED
BLDG A

PROPOSED
CLUBHOUSE

PROPOSED
BLDG B

POOL DECK

865

870

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE™
Dial 811 or
(800) 242-8511
DiggersHotline.com

U:/USER/2103103/DRAWINGS/2103103 PLANNING MAP.DWG

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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN NORTH

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 60'
11"x17"
0 30'

DATE: 05-02-22
REVISED:

FN: 21-03-103

Sheet Number:
L-101

PROPOSED BUILDING B

LOT 57
REGIONAL V

DOG PARK

PROPOSED BUILDING C

PROPOSED
BUILDING D

10' WIDE PUBLIC MULTI-USE TRAIL

LANDS

LANDS

LANDS

865

870

18" CURB &
GUTTER (TYP.)

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PARTICIPANT UNDERGROUND
FACILITIES BEFORE YOU DIG IN
WISCONSIN

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U:/USER/2103103/DRAWINGS/2103103 PLANNING MAP.DWG

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SIGNATURE POINTE APARTMENTS - 2101, 2109, 2115 EAST SPRINGS DR

CITY OF MADISON, DANE COUNTY, WISCONSIN

LANDSCAPE PLAN SOUTH

SCALE: 1"= 60'
11"x17"
0 30'

DATE: 05-02-22
REVISED:

FN: 21-03-103

Sheet Number:
L-102

CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 2101 / 2109 / 2115 East Springs Drive

Name of Project Signature Point Apartments

Owner / Contact Matt Saltzberry, PLA

Contact Phone 608-833-7530 Contact Email msaltzberry@donofrio.cc

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

(b) **For lots larger than five (5) acres**, 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 358,580

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area 140,780 sq ft (1,408 points)

Total landscape points required 5,038

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

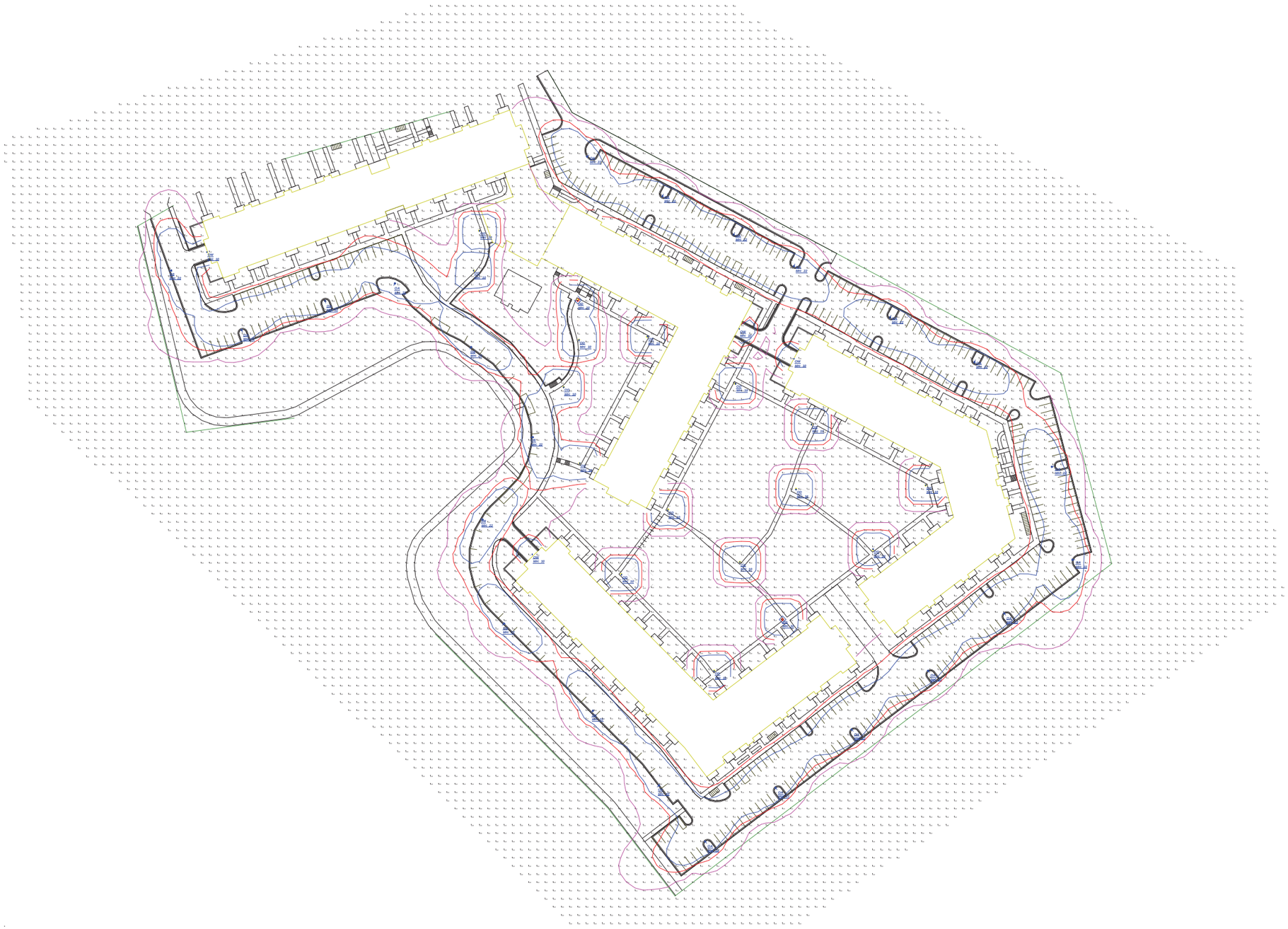
Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			125	4,375
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			9	315
Ornamental tree	1 1/2 inch caliper	15			83	1,245
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			31	310
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			313	939
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			156	624
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			576	1,134
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
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				
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”				
Sub Totals						8,942

Total Number of Points Provided 8,942

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.29	8.8	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	16	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T3-BZ	Single	13183	96	0.900
	7	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T2-BZ	Single	13205	96	0.900
	17	OD	Pemco Lighting Products Inc	BOCAXNLXX40W4KU5	Single	4035	40	0.900
	4	OW	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS2A	Single	2561	20.7	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
16350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

#	Date	Comments

Revisions

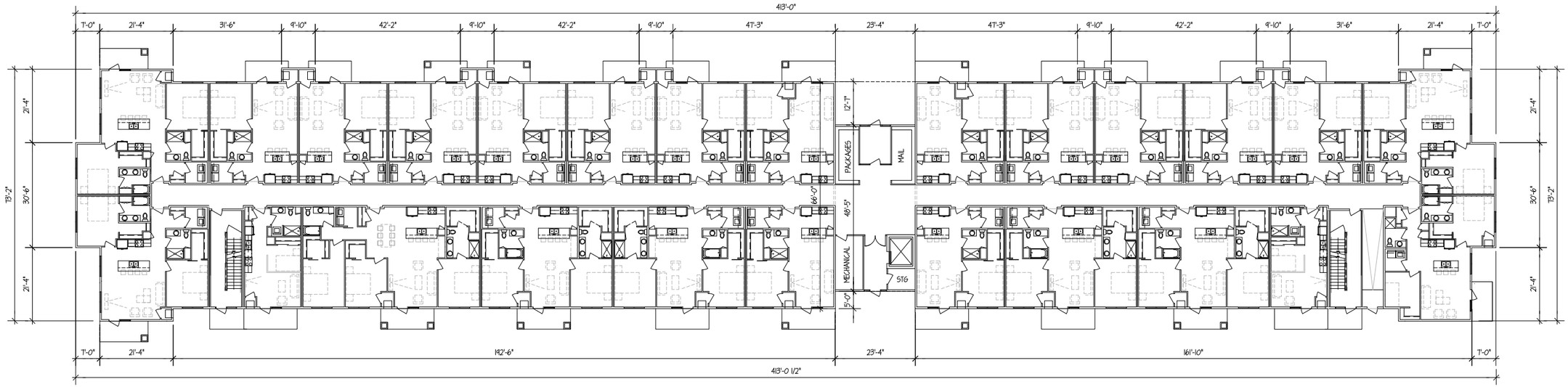
RLMA Project #:127464
Drawn By:MB
Date:4/29/2022
Scale:1"=60'-0"

PHOTOMETRIC SITE PLAN

SIGNATURE POINTE APARTMENTS
MADISON, WI

OFFICE/CLUBHOUSE

BUILDING - A

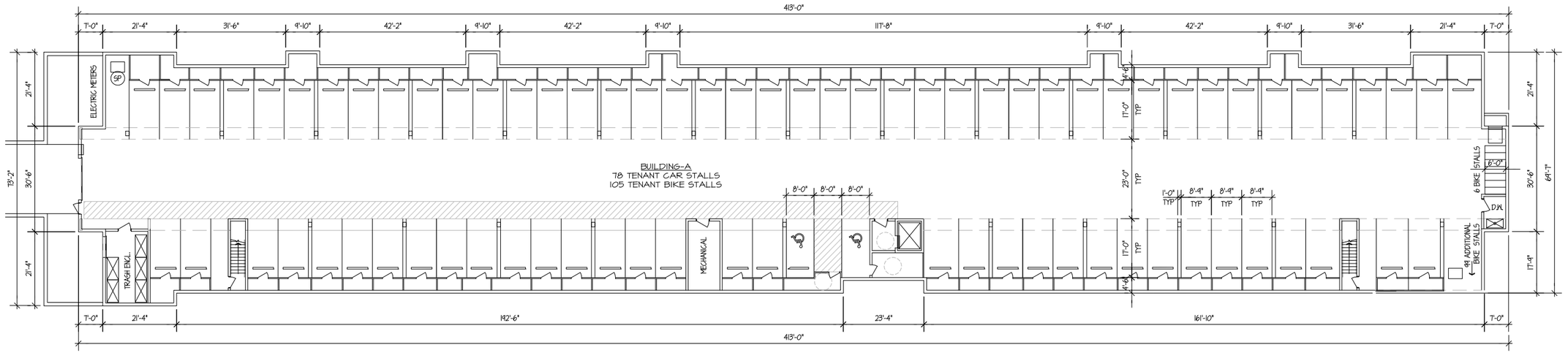


FIRST FLOOR PLAN - BLDG.A

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

NORTH



UNDERGROUND PARKING - BLDG.A

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

NORTH

ULIAN KISSIOV
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476 PRESIDENTIAL LN
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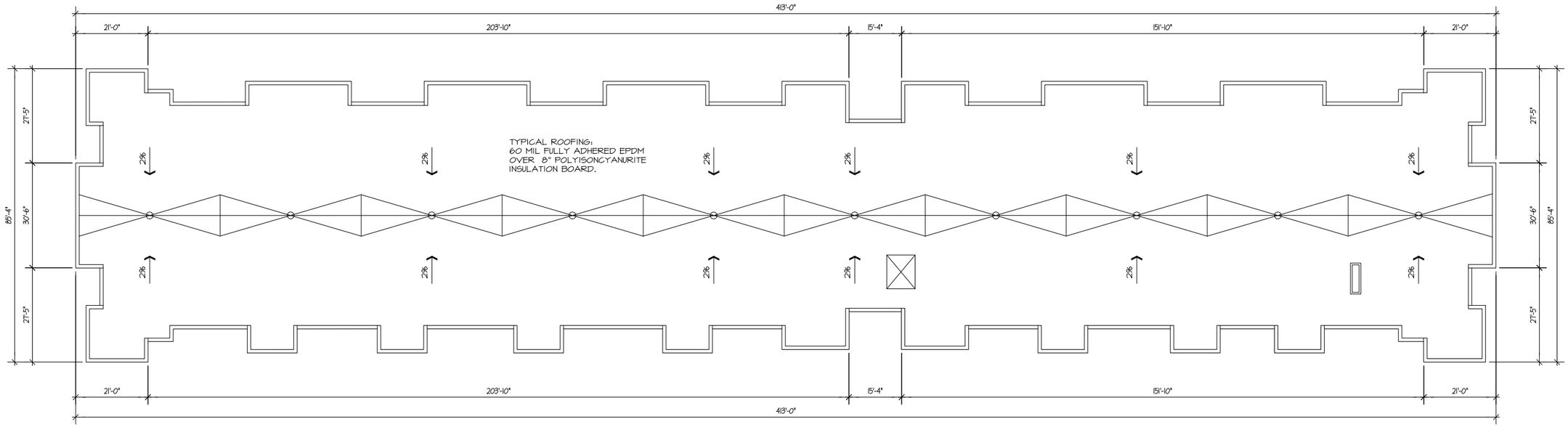
PHONE: 608-320-3151
ukissiov@gmail.com

PROJECT:
SIGNATURE POINTE APARTMENTS
2101-2115 EAST SPRINGS DRIVE, MADISON, WI
CLIENT:
SIGNATURE POINTE APARTMENTS, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2022-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/02/22

A-1

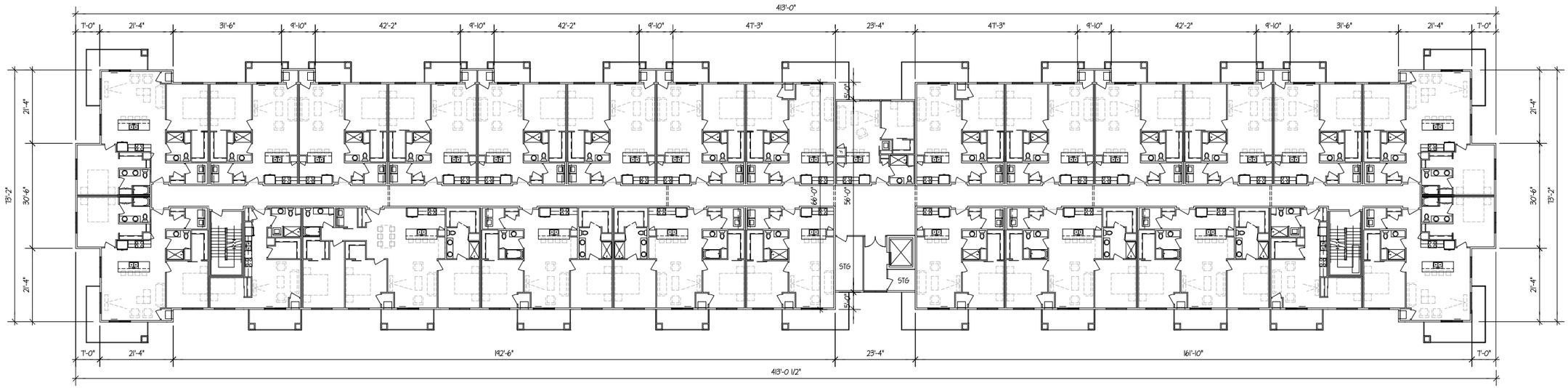


ROOF PLAN - BLDG.A

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

NORTH



UPPER FLOORS PLAN - BLDG.A

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

NORTH

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826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2022-03
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DATE: 05/02/22

A-2

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NORTH ELEVATION - BLDG.A

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

EAST ELEVATION - BLDG.A

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

WEST ELEVATION - BLDG.A

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

PROJECT:
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2101-2115 EAST SPRINGS DRIVE, MADISON, WI
CLIENT:
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A-3

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SOUTH ELEVATION - BLDG.A

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

STREET ENTRANCE - BLDG.A

1/8" = 1'-0" (22x34) 1/16" = 1'-0" (11X17)

10' 20' 40' 60'

"NICHIHA" PANELS
COLOR: SW 6254

FIBERCEMENT SIDING
COLOR: SW 6254

"NICHIHA" PANELS
COLOR: SW 6244

FIBERCEMENT SIDING
COLOR: SW 6244

VINYL WINDOWS
COLOR: WHITE

ALUMINUM RAILING
COLOR: SW 6244

MATERIALS & COLORS

PROJECT:
SIGNATURE POINTE APARTMENTS
2101-2115 EAST SPRINGS DRIVE, MADISON, WI
CLIENT:
SIGNATURE POINTE APARTMENTS, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

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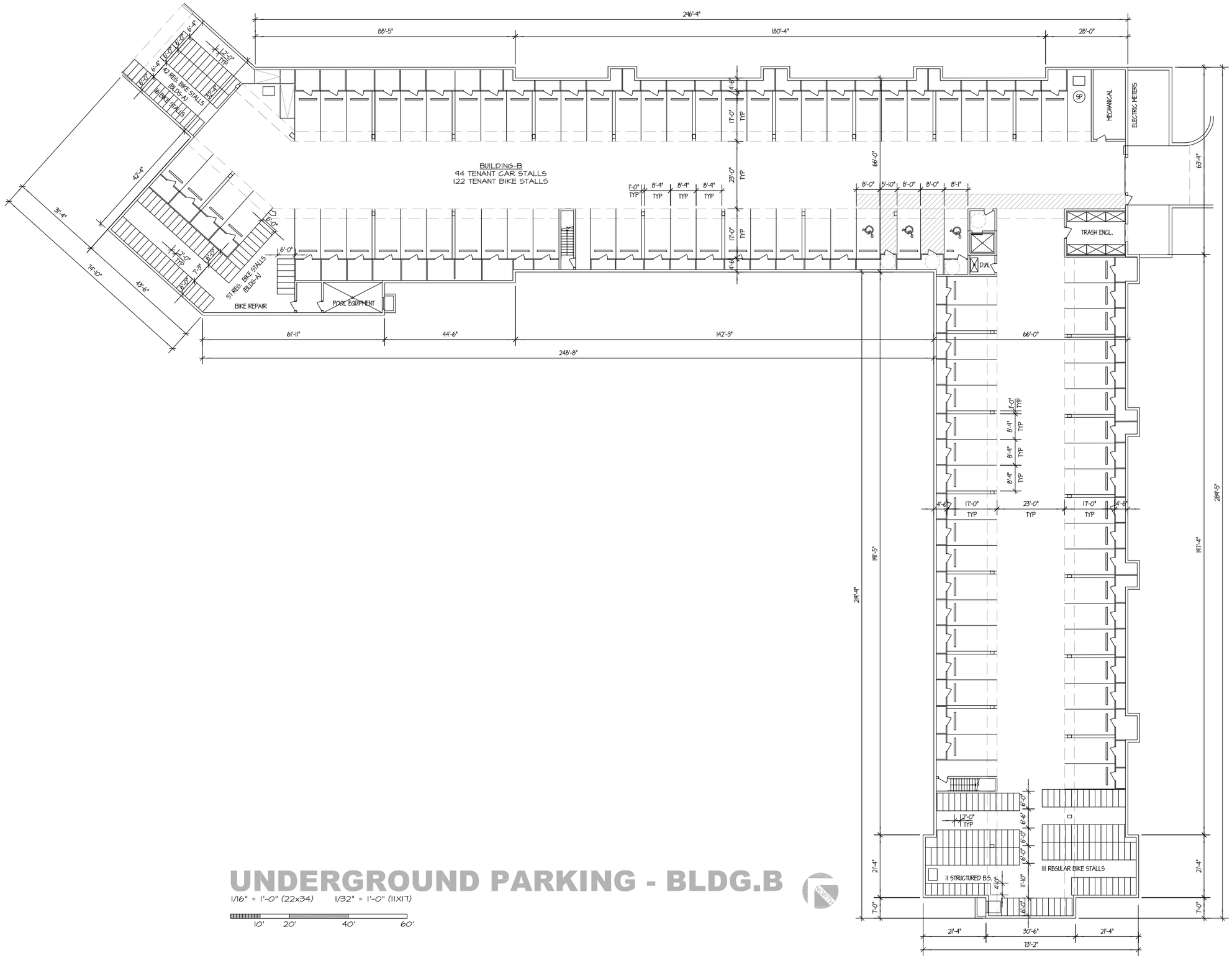
DATE: 05/02/22

A-4

BUILDING - B



UNDERGROUND PARKING - BLDG.B

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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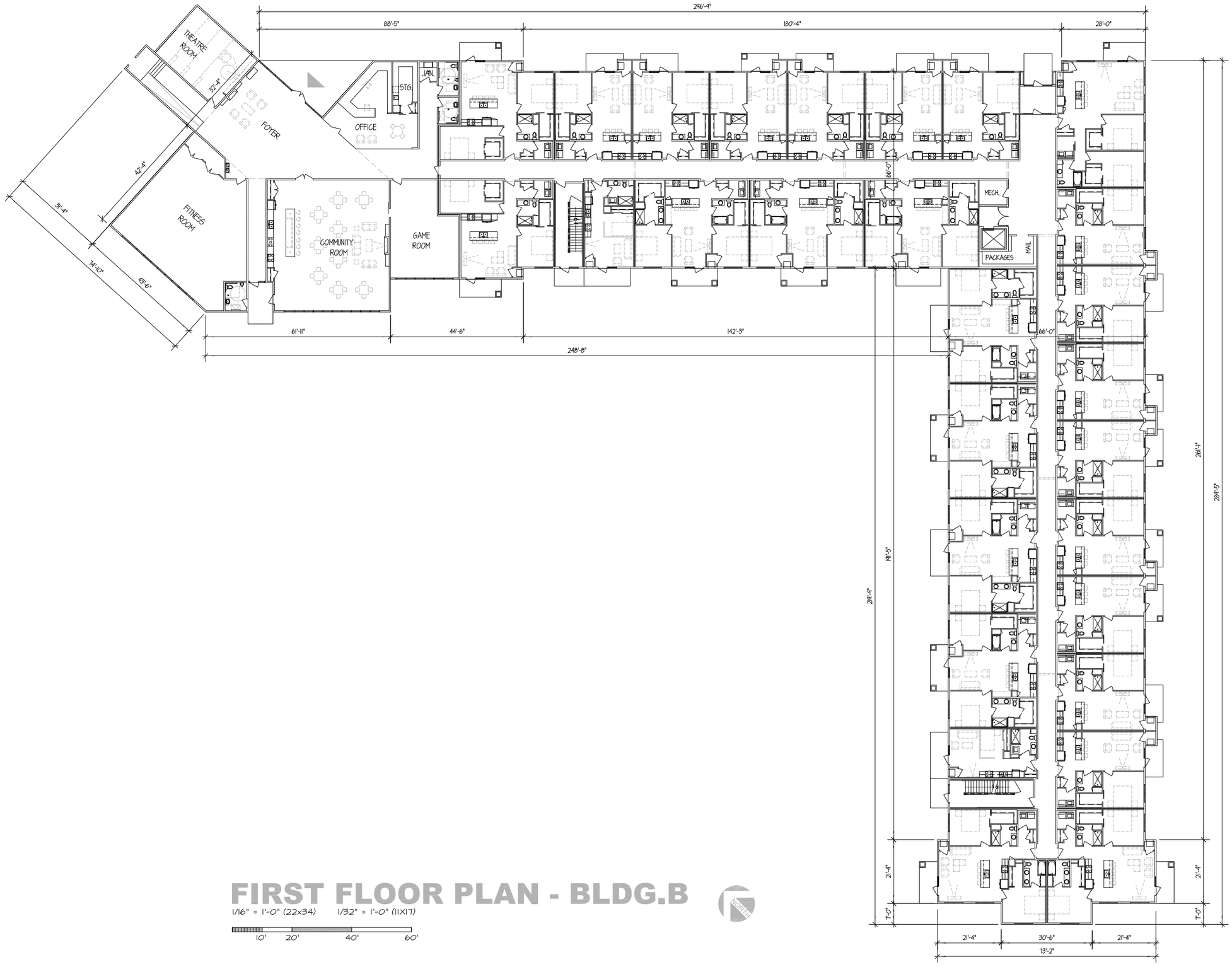
B-0



FIRST FLOOR PLAN - BLDG.B

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

NORTH

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CLIENT:
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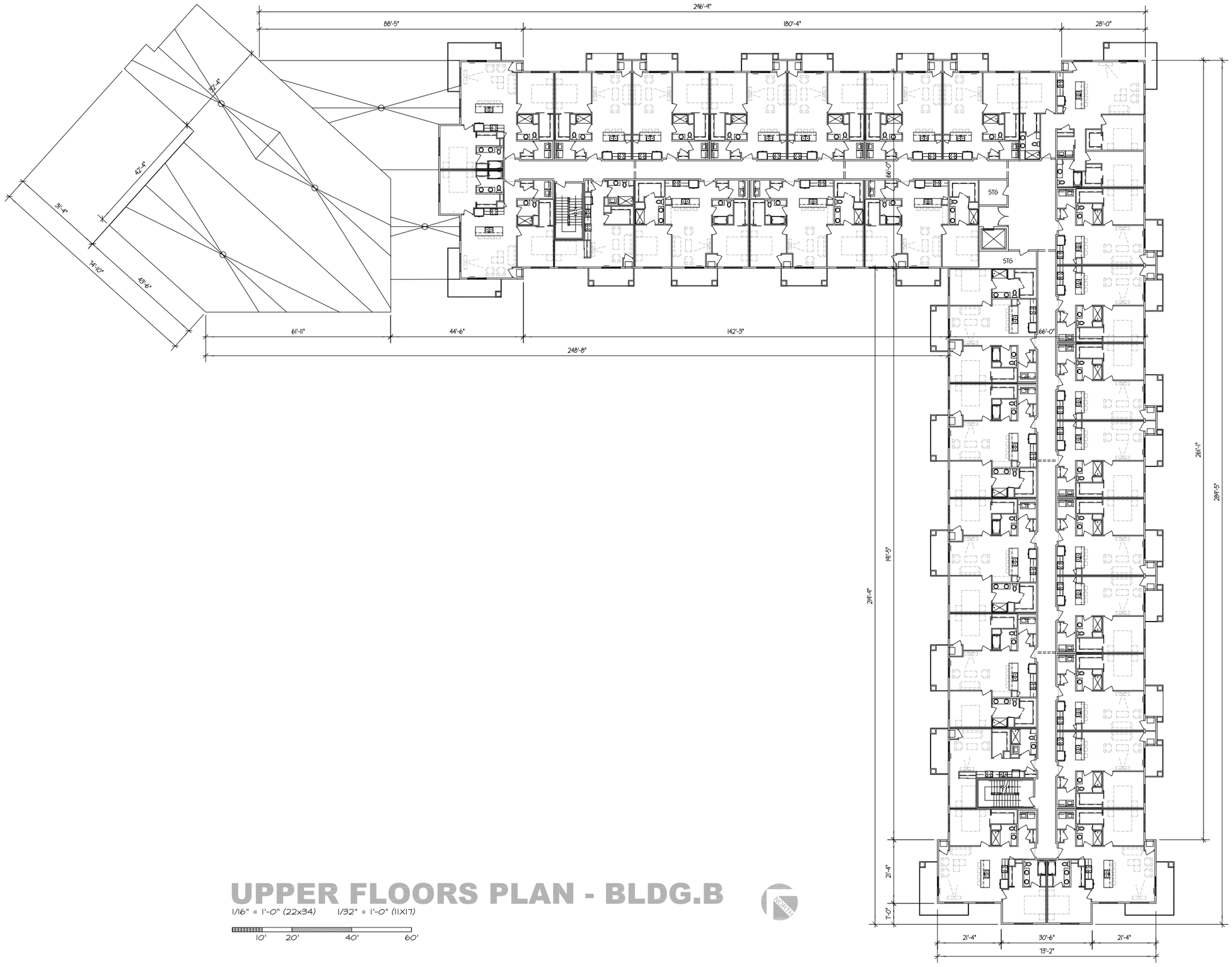
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2022-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/02/22

B-1



UPPER FLOORS PLAN - BLDG.B

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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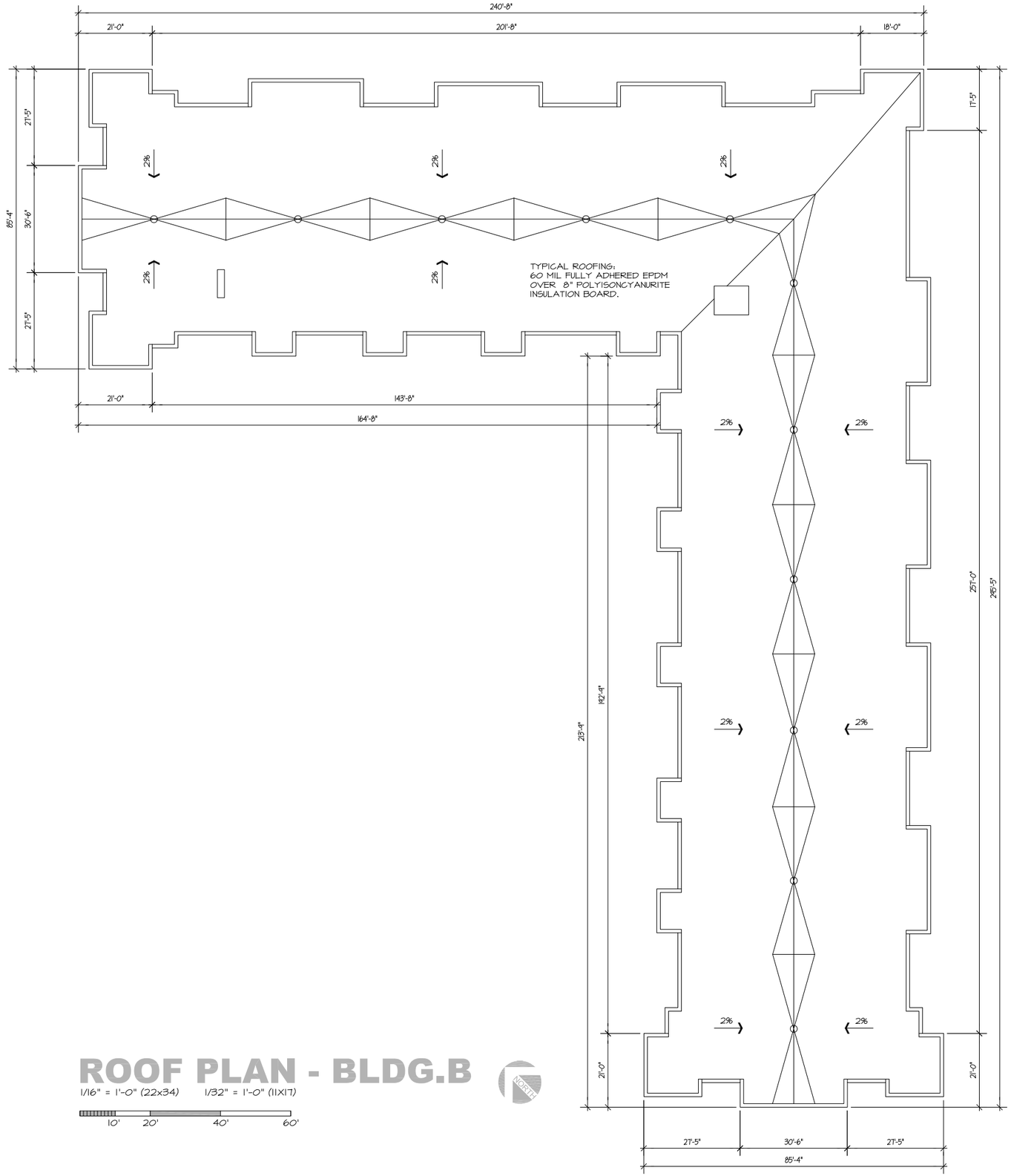
B-2



ROOF PLAN - BLDG.B

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

NORTH

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PROJECT: 2022-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/02/22

B-3

NORTHEAST ELEVATION - BLDG.B & CLUBHOUSE

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

SOUTHWEST ELEVATION - BLDG.B & CLUBHOUSE

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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PROJECT:
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2101-2115 EAST SPRINGS DRIVE, MADISON, WI
CLIENT:
SIGNATURE POINTE APARTMENTS, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2022-03
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ukissiov@gmail.com

SOUTHEAST ELEVATION - BLDG.B

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

NORTHWEST ELEVATION - BLDG.B

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

PROJECT: SIGNATURE POINTE APARTMENTS
2101-2115 EAST SPRINGS DRIVE, MADISON, WI
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826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2022-03
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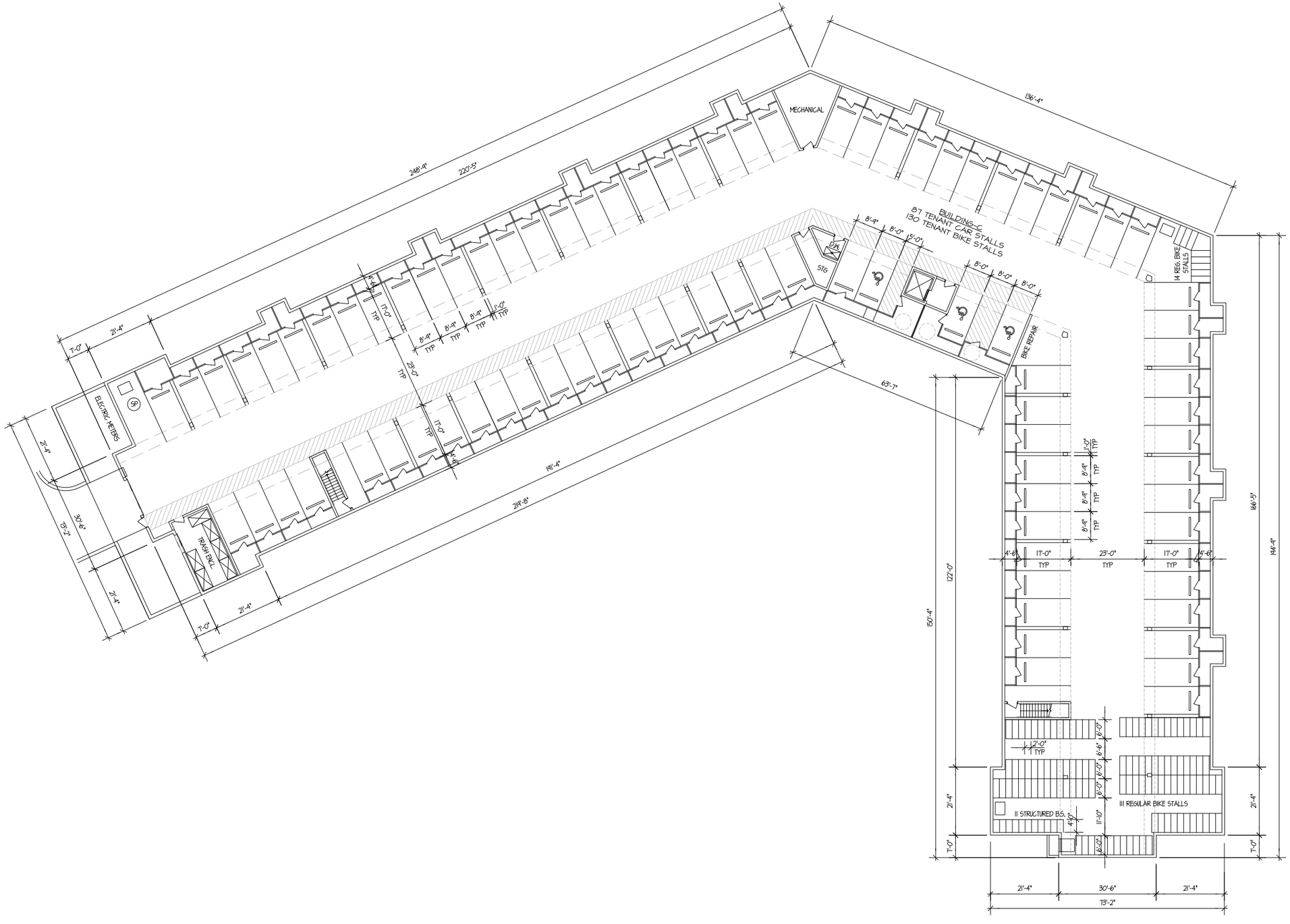
BUILDING - C



UNDERGROUND PARKING - BLDG.C

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

NORTH

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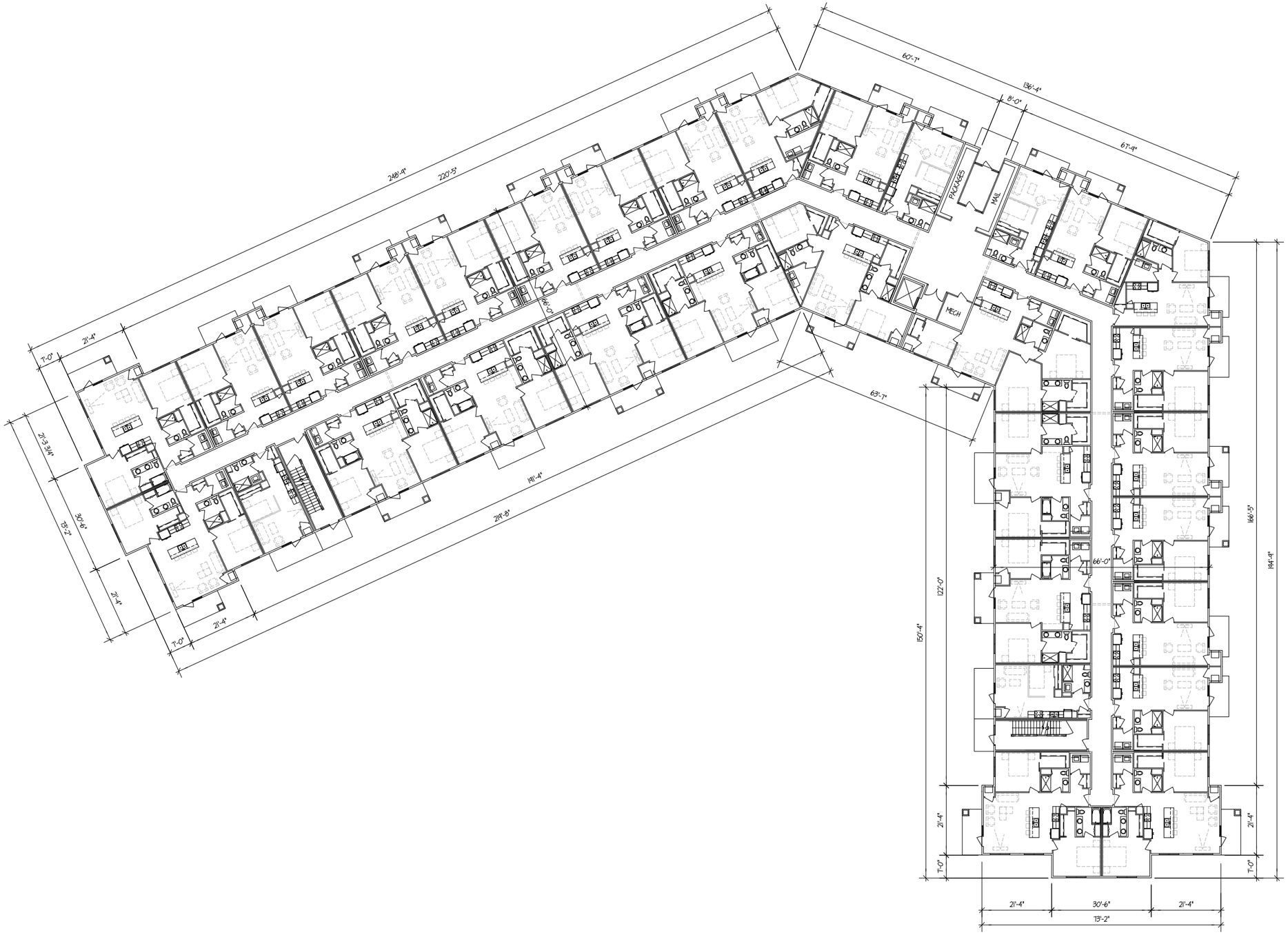
PROJECT:
SIGNATURE POINTE APARTMENTS
2101-2115 EAST SPRINGS DRIVE, MADISON, WI
CLIENT:
SIGNATURE POINTE APARTMENTS, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2022-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/02/22

C-0



FIRST FLOOR PLAN - BLDG.C

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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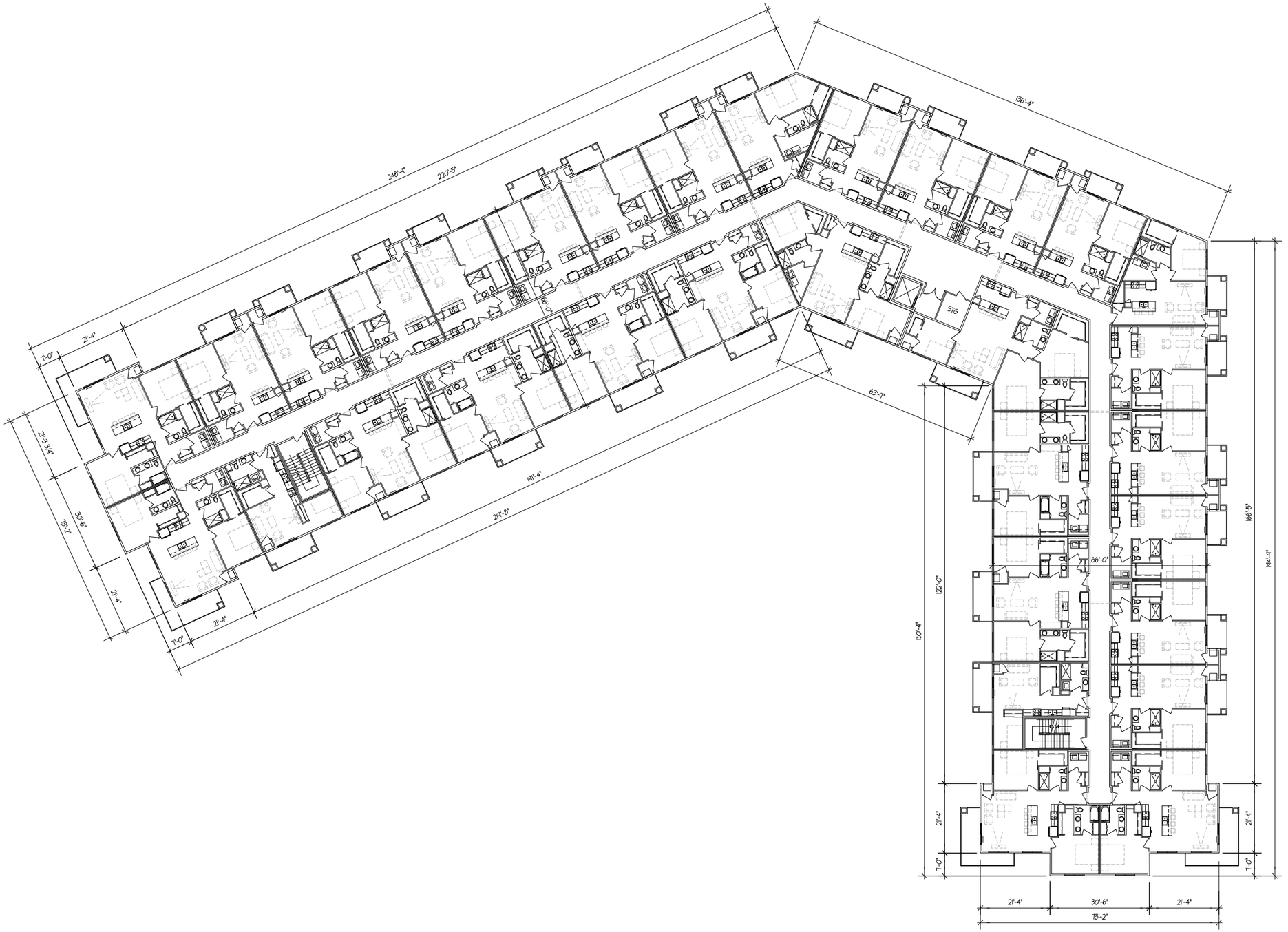
C-1



UPPER FLOORS PLAN - BLDG.C

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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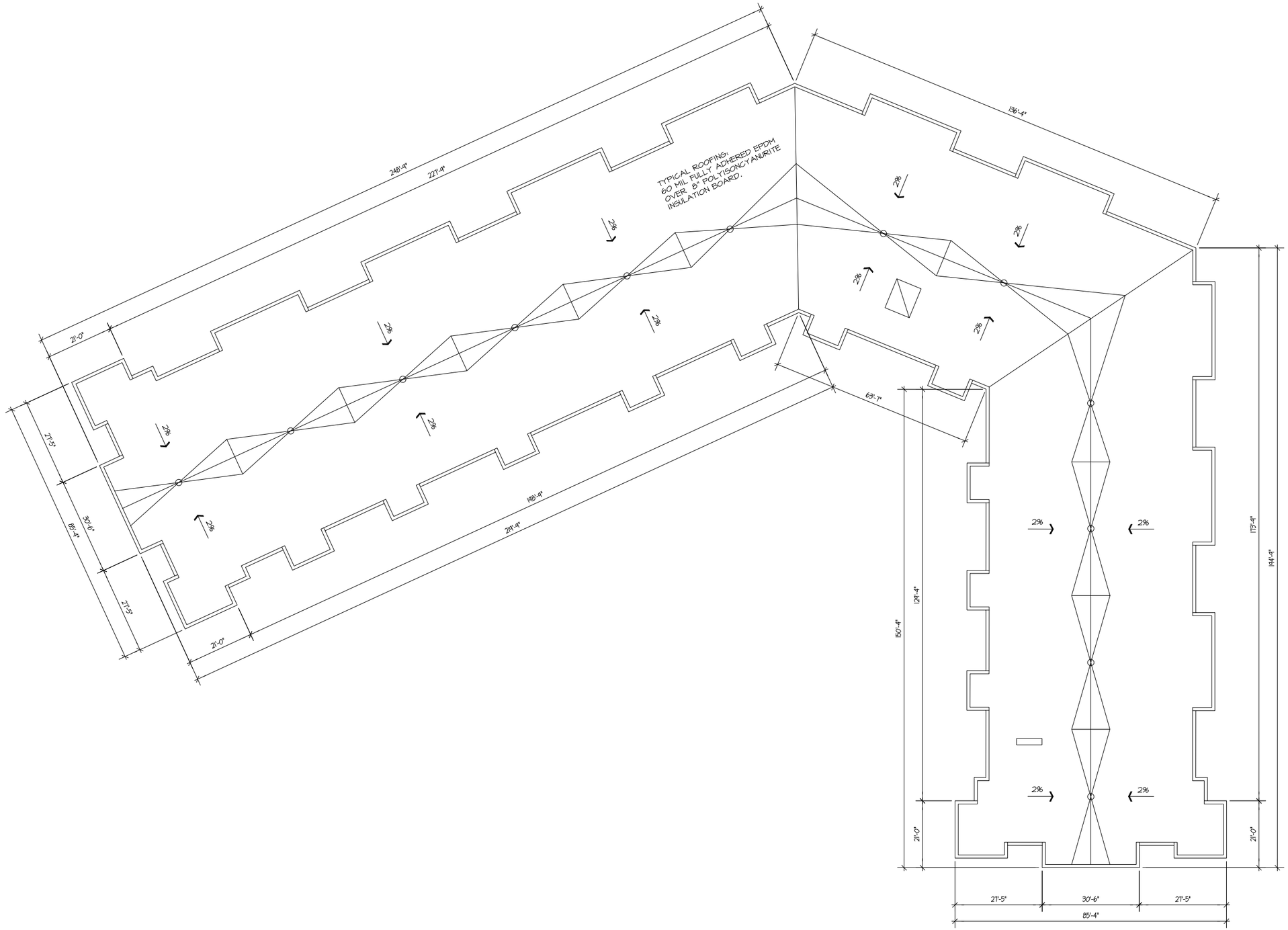
C-2



ROOF PLAN - BLDG.C

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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C-3

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NORTHEAST ELEVATION - BLDG.C

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

EAST ELEVATION - BLDG.C

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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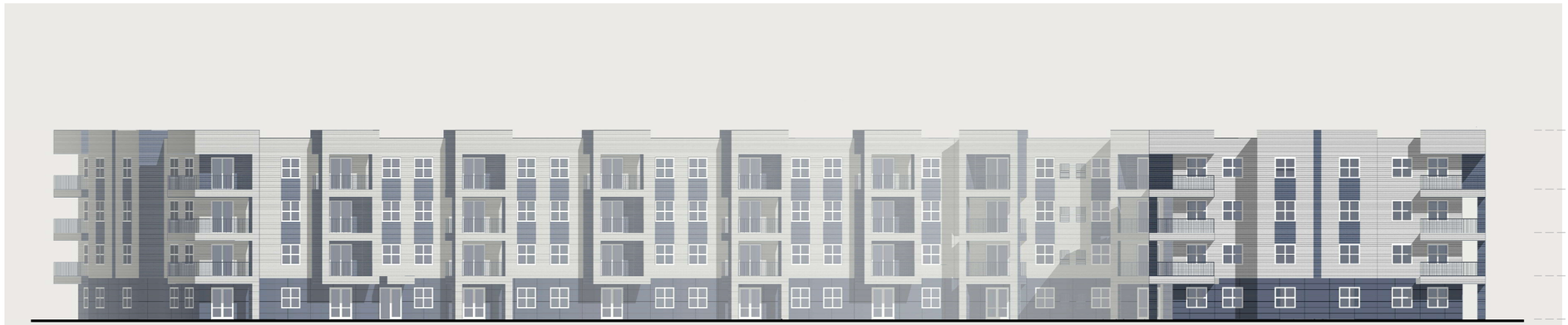
C-4

SOUTHEAST ELEVATION - BLDG.C

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'



SOUTHWEST ELEVATION - BLDG.C

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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NORTHWEST ELEVATION - BLDG.C

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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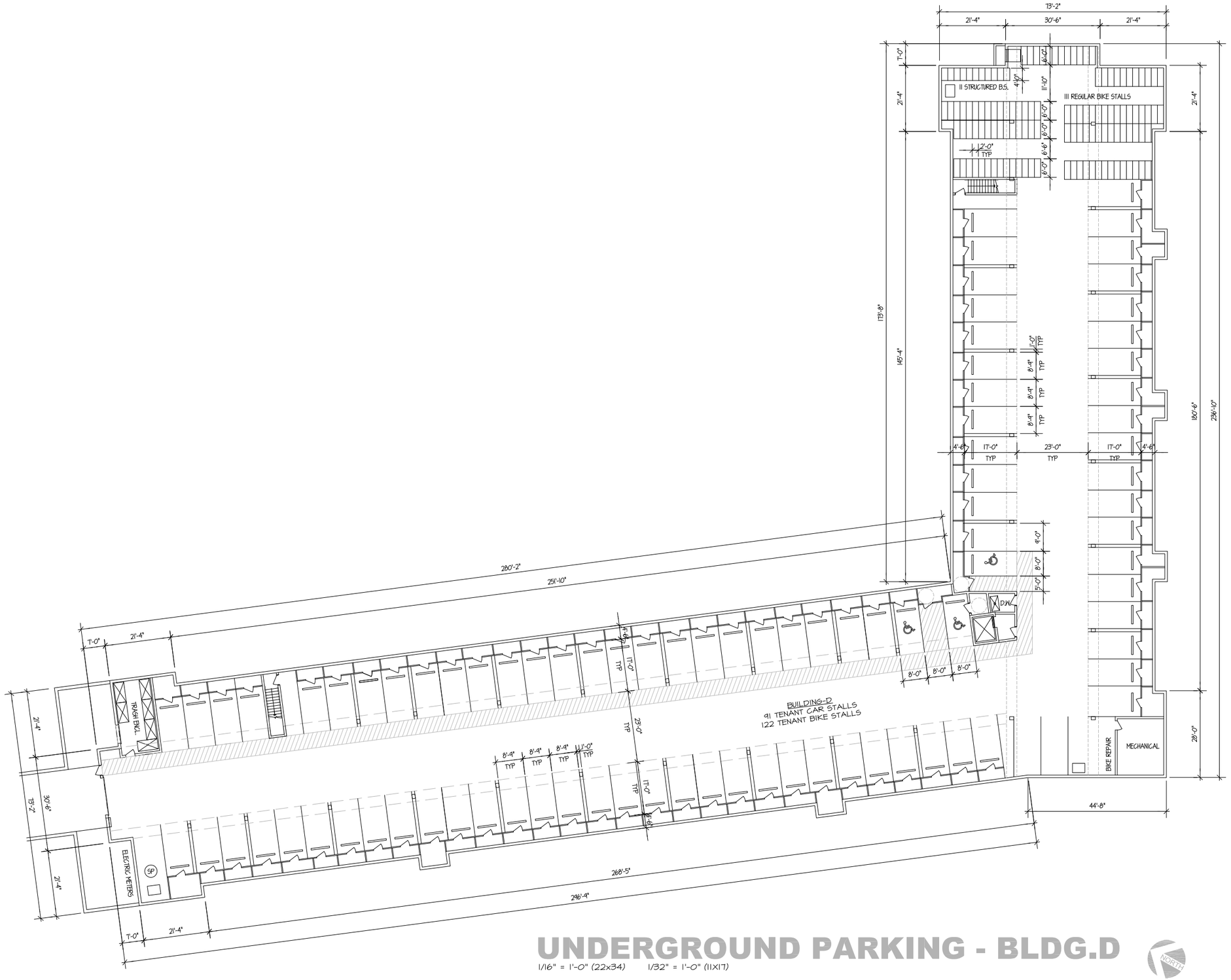
C-6

BUILDING - D



UNDERGROUND PARKING - BLDG.D

1/16" = 1'-0" (22x34) 1/32" = 1'-0" (11X17)

10' 20' 40' 60'

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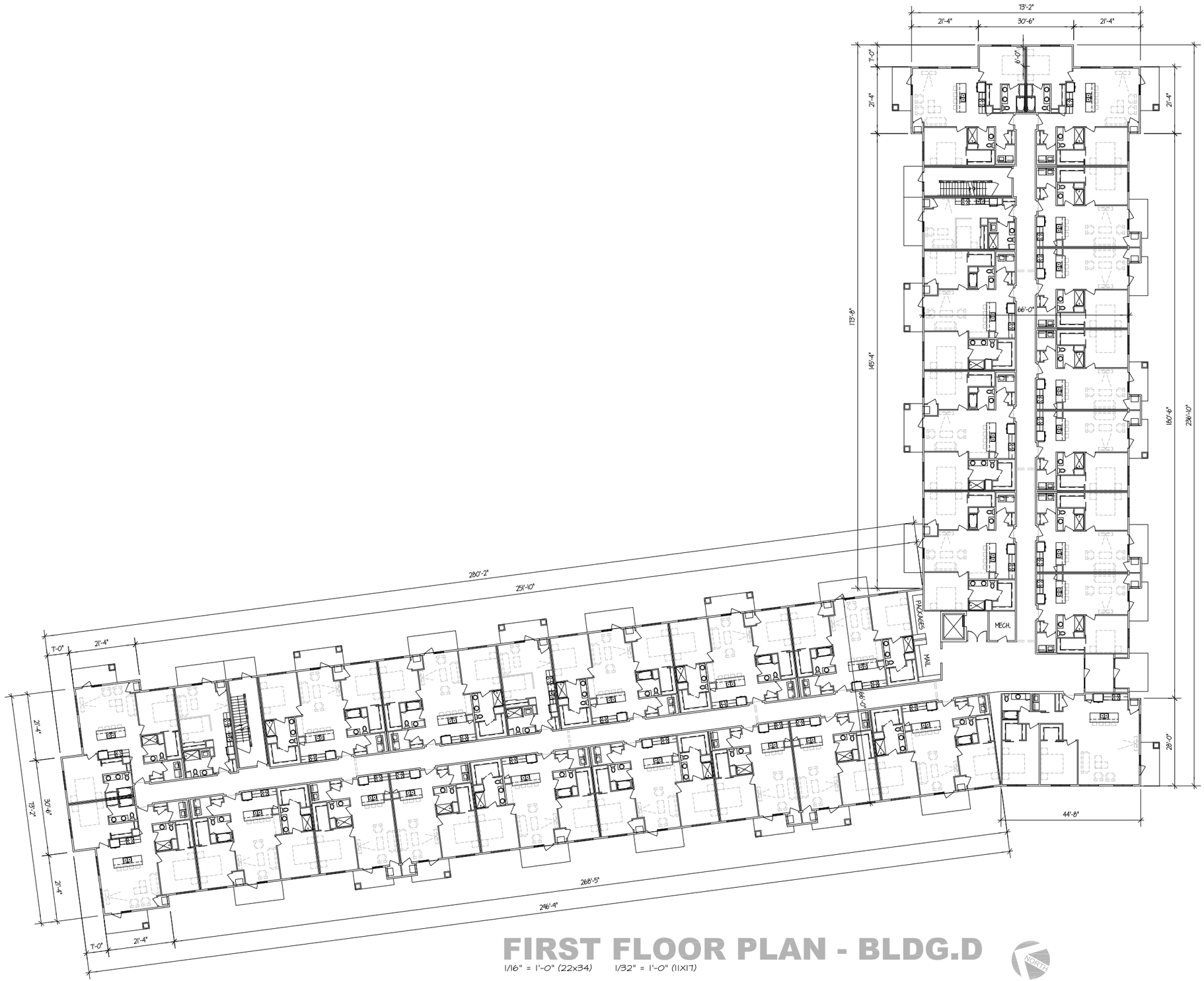
D-0



FIRST FLOOR PLAN - BLDG.D

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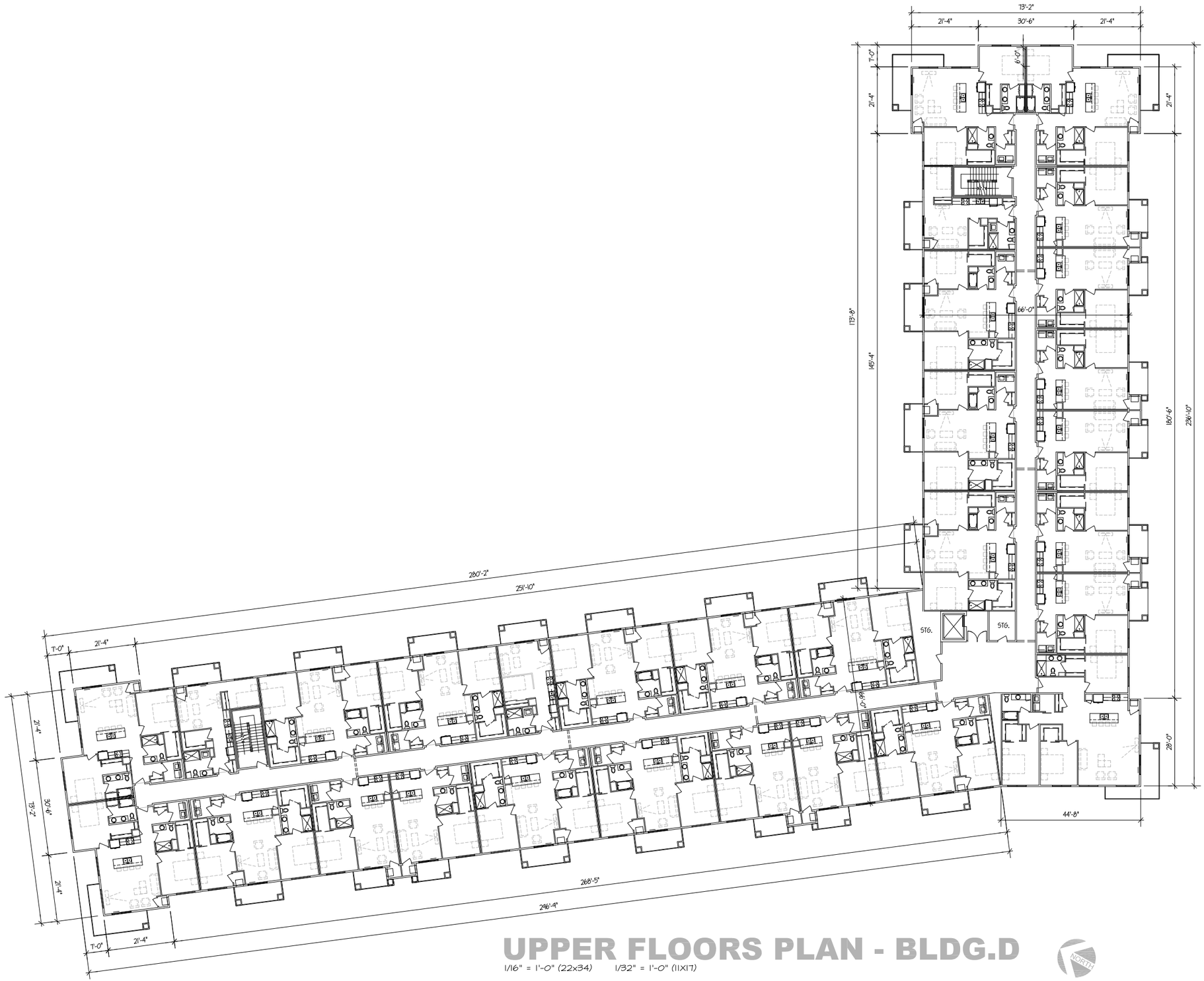

UPPER FLOORS PLAN - BLDG.D

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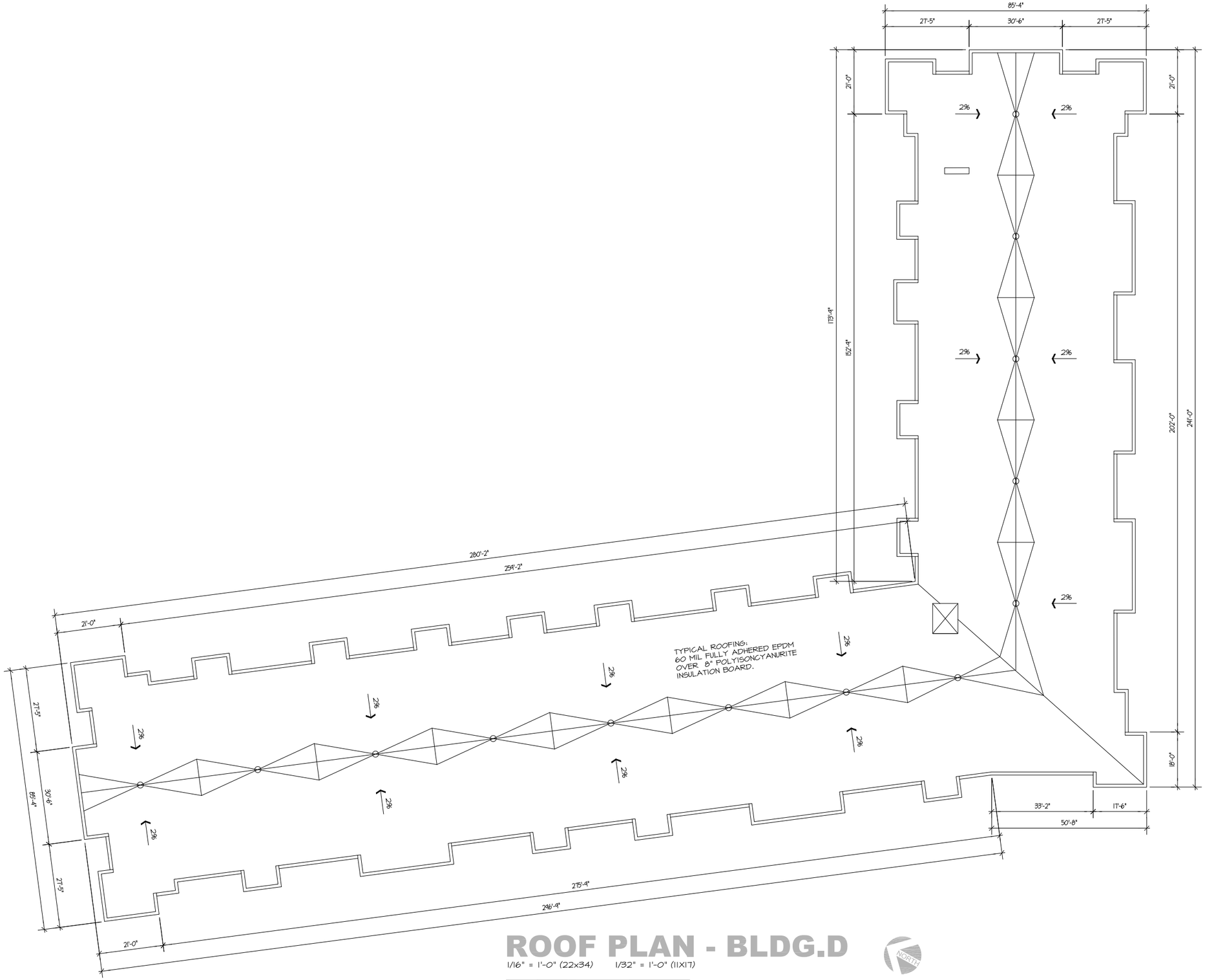

ROOF PLAN - BLDG.D

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D-3

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SOUTHEAST ELEVATION - BLDG.D

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SOUTHWEST ELEVATION - BLDG.D

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D-4

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NORTHWEST ELEVATION - BLDG.D

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NORTHEAST ELEVATION - BLDG.D

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D-5