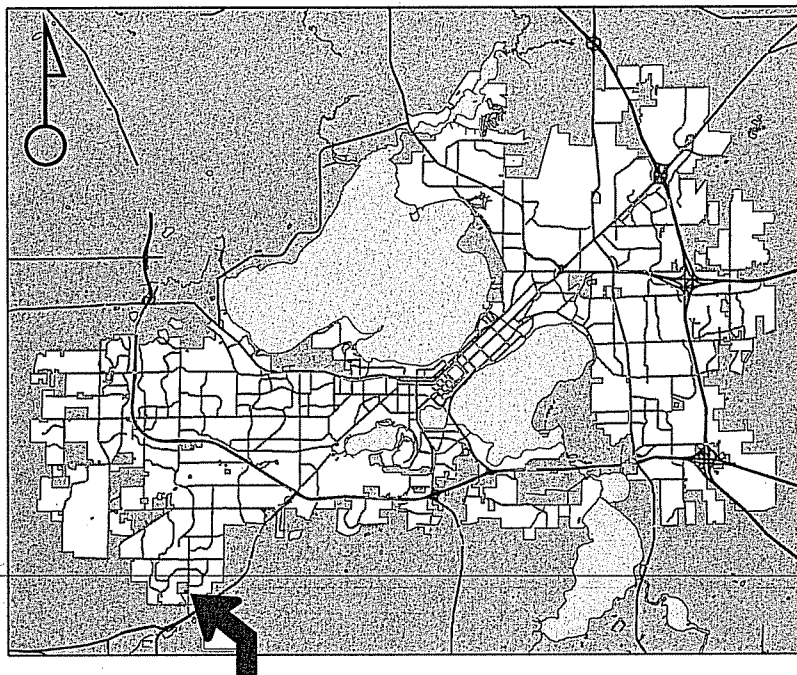




Location
3848 & 3864 Maple Grove Drive

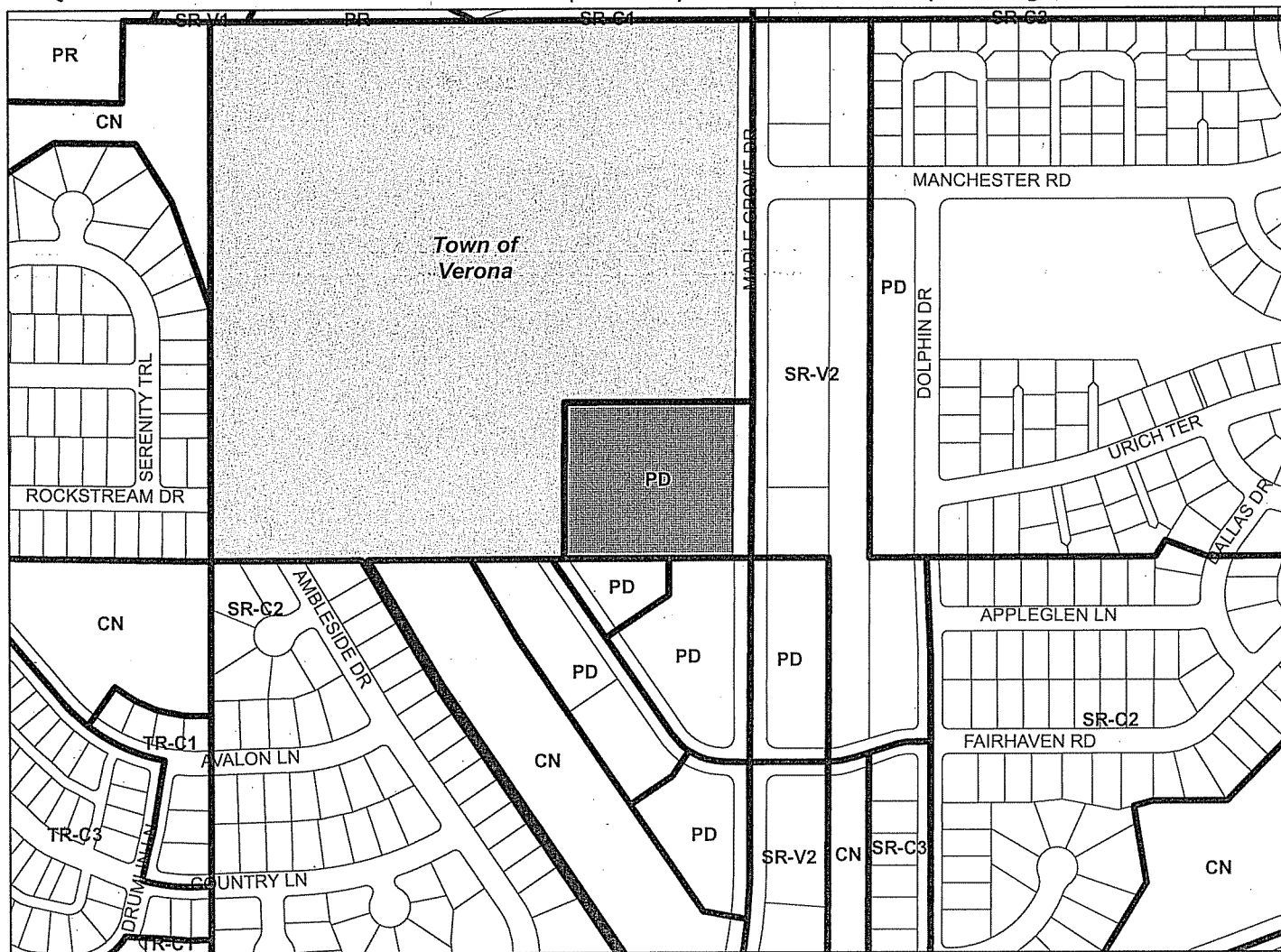
Applicant
Dan Schmidt-Copper Creek Apartments/
Randy Bruce-Knothe & Bruce Architects

Proposed Use
Revise planned development to
allow construction of a 42-unit
apartment building



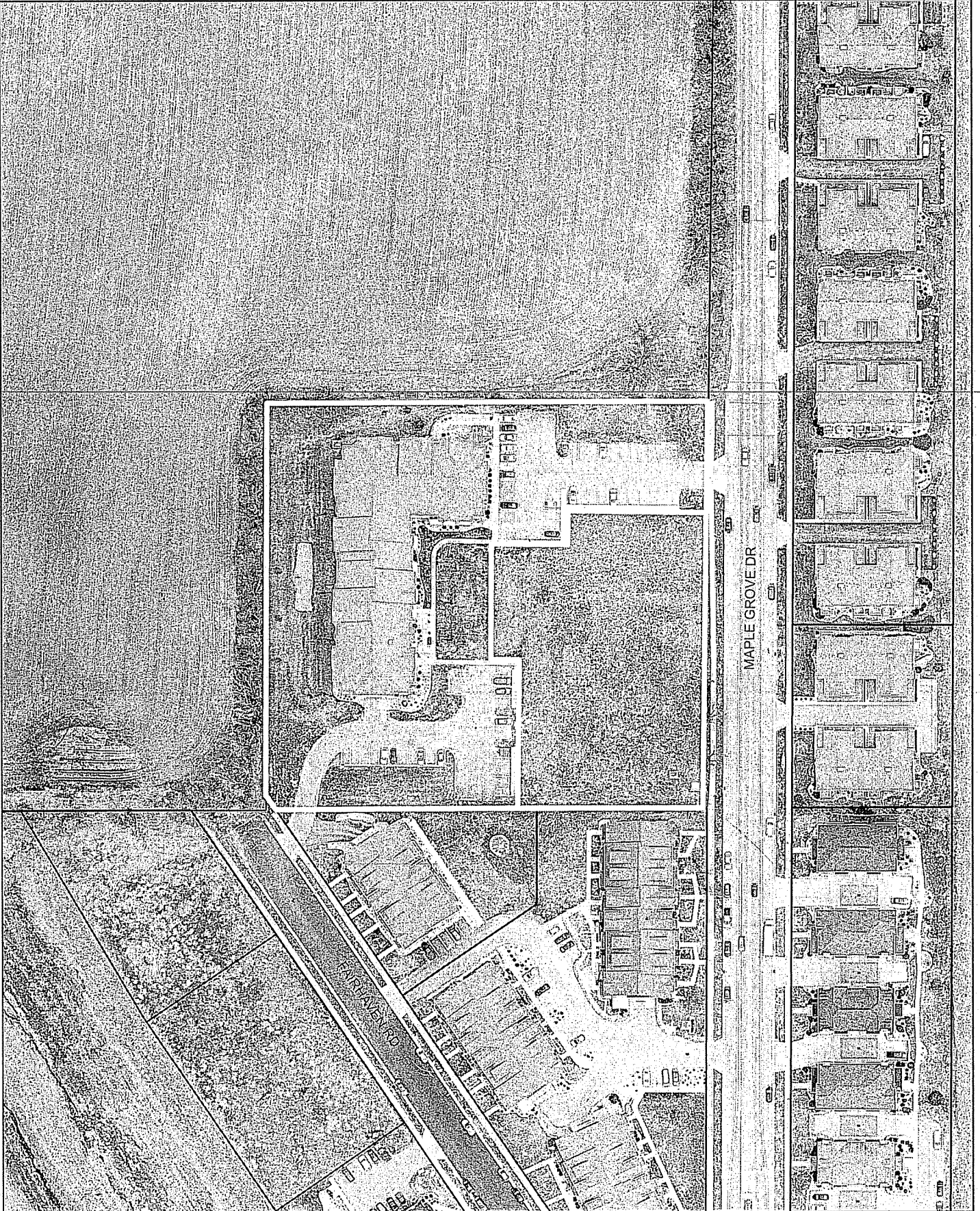
Public Hearing Date
Plan Commission
12 May 2014

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 May 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$500</u>	Receipt No. <u>151564</u>
Date Received <u>2/19/14</u>	
Received By <u>JJK</u>	
Parcel No. <u>0608-123-2005-4</u>	
Aldermanic District <u>7 - Steve King</u>	
Zoning District <u>PD</u>	
Special Requirements <u>Zoned PD</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 3848 1/2 3864 Maple Grove Drive

Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Dan Schmidt Company COPPER CREEK APARTMENTS LLC
 Street Address: 6417 Odana Road, Suite 10 City/State: Madison, WI Zip: 53719
 Telephone: (608) 441-6100 Fax: (608) 255-3387 Email: dans@rentfmi.com

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects LLC
 Street Address: 7601 University Avenue, Suite 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This is an alteration to the PD-SIP to specifically allow rental apartments in place of condominium ownership.

Development Schedule: Commencement May, 2014 Completion Summer, 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide *Fourteen (14) additional 11x17 copies* of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alder/person, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Steve King, January 31, 2014

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 1/29/14 Zoning Staff: Matt Tucker Date: 1/29/14

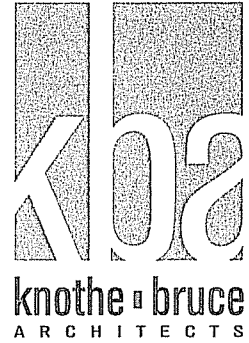
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant ANCHOR BANK, fsb Relationship to Property: OWNER
Authorizing Signature of Property Owner James R. Davis Date 2-19-14

James R. Davis – VP OREO Manager

February 17, 2014

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985



Re: Alteration to Previously Approved PD-SIP
3848 & 3864 Maple Grove Drive

Dear Ms. Cornwell:

The following is submitted together with the plans, application and zoning text for staff, plan commission consideration of approval.

Organizational Structure:

Owner: Dan Schmidt
Copper Creek Apartments LLC
6417 Odana Road, Suite 10
Madison, WI 53719
608-441-6100
dans@rentfmi.com

Landscape Design: The Bruce Company
2830 W. Beltline Hwy.
Middleton, WI 53562
608-836-7041
608-831-6266
Contact: Steve Short

Architect: Knothe & Bruce Architects, LLC
7601 University Ave. Suite 201
Middleton, WI 53562
608-836-3690
608-836-6934 (fax)
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
mcalkins@snyder-asociates.com
Contact: Mike Calkins

Introduction:

This project was originally approved in December 2005 as an 84 unit multifamily development intended for condominium ownership. The first 42 unit building was constructed in 2006 - 2007 and condominium units marketed and sold. Since that time the condominium market has faltered and the second building was never built. The current developer is proposing to complete the remainder of the development with very minor changes to the physical plans and market the second building as rental apartments.

Existing Condominium Association:

The developer has been communicating with the existing condominium association and there is general support for the proposed revision to allow the rental apartments. (Attached is an email from the the association member indicarting their support). It is anticipated that formal condominium association approval will be obtained by the end of March and that the required easement agreements for access, parking and the use of the exterior common elements will be a conditon of approval of the CSM and alteration.

Lot Subdivision:

The current property is subject to an expandable condominium plat with the future building being in the expansion area. To impliment the remaining development plan a one lot CSM is being submitted with lot boundaries that are coterminous with the expansion area of the condominium plat.

Alteration to the PD-SIP:

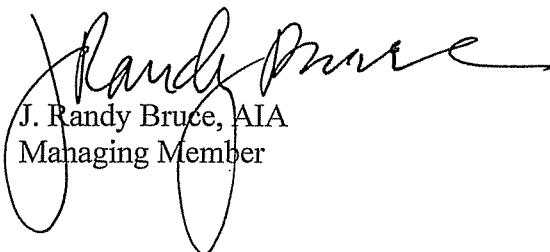
The alteration clarifies the ability to rent these housing units as rental apartments instead of for sale condominium units. In addition, the alteration will codify a couple of the items noted as non-compliant in the construction of the first phase of the project. Specifically, there are minor revisions to the parking area which result in two additional surface parking stalls, retaining walls are eliminated from the plans where they were not needed for construction of the buildings, and two HVAC louvers are added to the building elevations that were not indicated on the approved plans.

Project Schedule & Management:

Construction of the second building will begin as soon as development approvals are obtained and should be completed in summer of 2015.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

PUD-SIP

3848 & 3864 Maple Grove Drive

September 21, 2005

Revised: December 22, 2005

Revised: February 22, 2006

Revised: February 19, 2014

Legal Description: See attached

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of an 84-unit multifamily development.
- B. **Permitted Uses:** Following are permitted uses:
1. Multifamily residential buildings.
 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including recreational facilities and parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
-
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 4 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Subject: RE: Country Grove Condominiums - 3864 Maple Grove Drive
Date: Tuesday, February 18, 2014 2:48:23 PM Central Standard Time
From: Patrick N
To: Black, Angela AB (7128), 'Tim Maxon'
CC: Dan Schmidt, Randy Bruce, Devine, Jennifer M. JMD (7387), Jim Stopple

Angela,

The Board is aware that they will need to call a special meeting of the owners and hold an official vote, this is tentatively planned for mid to late March. The board members are in agreement with the front lot purchase contingent on the previous email concerning attorney's fees , PUD items and attorney Robert Kuehling 's recommendations with relation to easements. Also, we held an informal straw vote last year at the annual meeting and the members are in favor of the idea.

I do not anticipate any issues with a positive vote as long as the association and the owners original interests are protected.

Patrick

-----Original Message-----

From: Black, Angela AB (7128) [mailto:angela.black@countrygrovecondos.com]
Sent: Tuesday, February 18, 2014 1:32 PM
To: 'Tim Maxon'; Patrick N
Cc: Dan Schmidt; Randy Bruce; Devine, Jennifer M. JMD (7387); Jim Stopple
Subject: RE: Country Grove Condominiums - 3864 Maple Grove Drive

Patrick, following up on the below, per the Bylaws and the applicable condo statutes, we believe that formal action would need to be taken by all members of the Association per Section 2.10 of the Bylaws (not just the Board), and the vote would require a quorum and a majority. At this point we just need the Association to confirm that they'd like us to proceed with and application for City approvals related to a modification to zoning to allow the apartment use. There are details that would need to be worked out along the way with the Association including coming to an agreement on buyer's assistance with several items the prior developer failed to complete and terms of several cross access/use agreements including maintenance and cost sharing.

In order to meet our contingency timeline, our application must be submitted to the City tomorrow and we'd like some showing to provide the City indicating the condo owners are generally on board with our proposal, knowing that there are a number of details that will need to be worked out and agreed upon in the process by both my client and the condo owners (in other words, submission of the application and condo's general approval of that does not mean they don't get to approve other steps in the process).

Please let me know your thoughts on all of this and whether we can get something in writing for our application tomorrow.

Thanks,

Angie

Angie Black
Attorney

22

February, 18, 2014
FN: FMI06

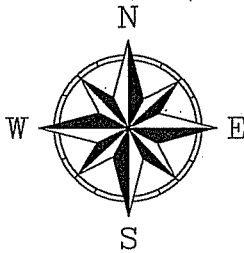
LEGAL DESCRIPTION

Lot 1, Certified Survey Map Number 12108, as recorded in Volume 74 of Certified Survey Maps, on Pages 321-325, as Document Number 4295323, Dane County Registry and Located in the Northwest Quarter of the Southwest Quarter of Section 12, Township 6 North, Range 8 East, City of Madison, Dane County, Wisconsin.

PROPOSED CSM

CERTIFIED SURVEY MAP No.

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12108, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY, AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

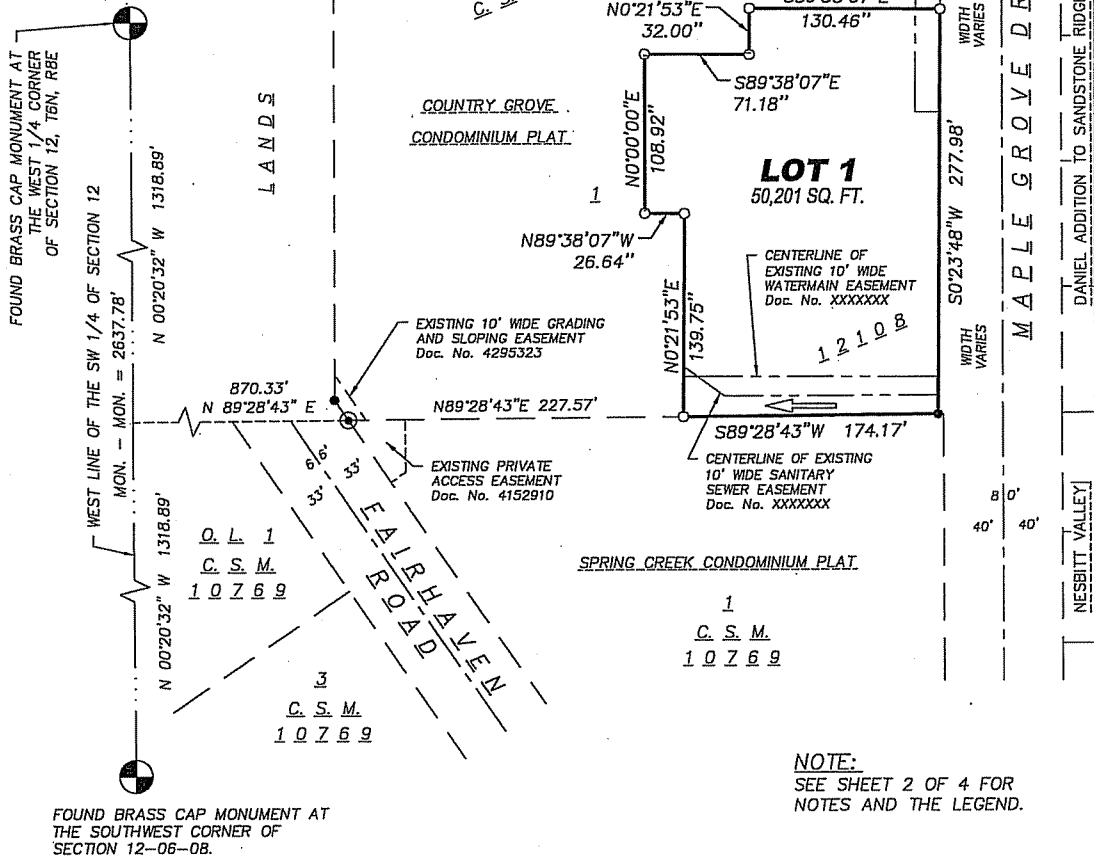


SCALE: ONE INCH = ONE HUNDRED FEET

TOTAL PLATTED AREA = 50,201 SQ. FT.
(1.1525 ACRES)

LANDS

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 12, RECORDED AS N 00°20'32" W PER C.S.M. 12108



NOTE:
SEE SHEET 2 OF 4 FOR NOTES AND THE LEGEND.

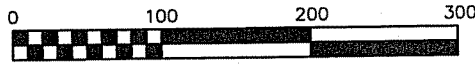
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

<p>SURVEYED FOR: Copper Creek Apartments, LLC 6417 Odana Road Suite 10 Madison, WI 53719</p>	<p>SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</p>	<p>SNYDER & ASSOCIATES Engineers and Planners</p>	<p>FM: FM06 DATE: 01-07-14 REVISIONS: DATE: 01-27-14 DATE: 02-14-14</p>	<p>SHEET 1 OF 4</p>
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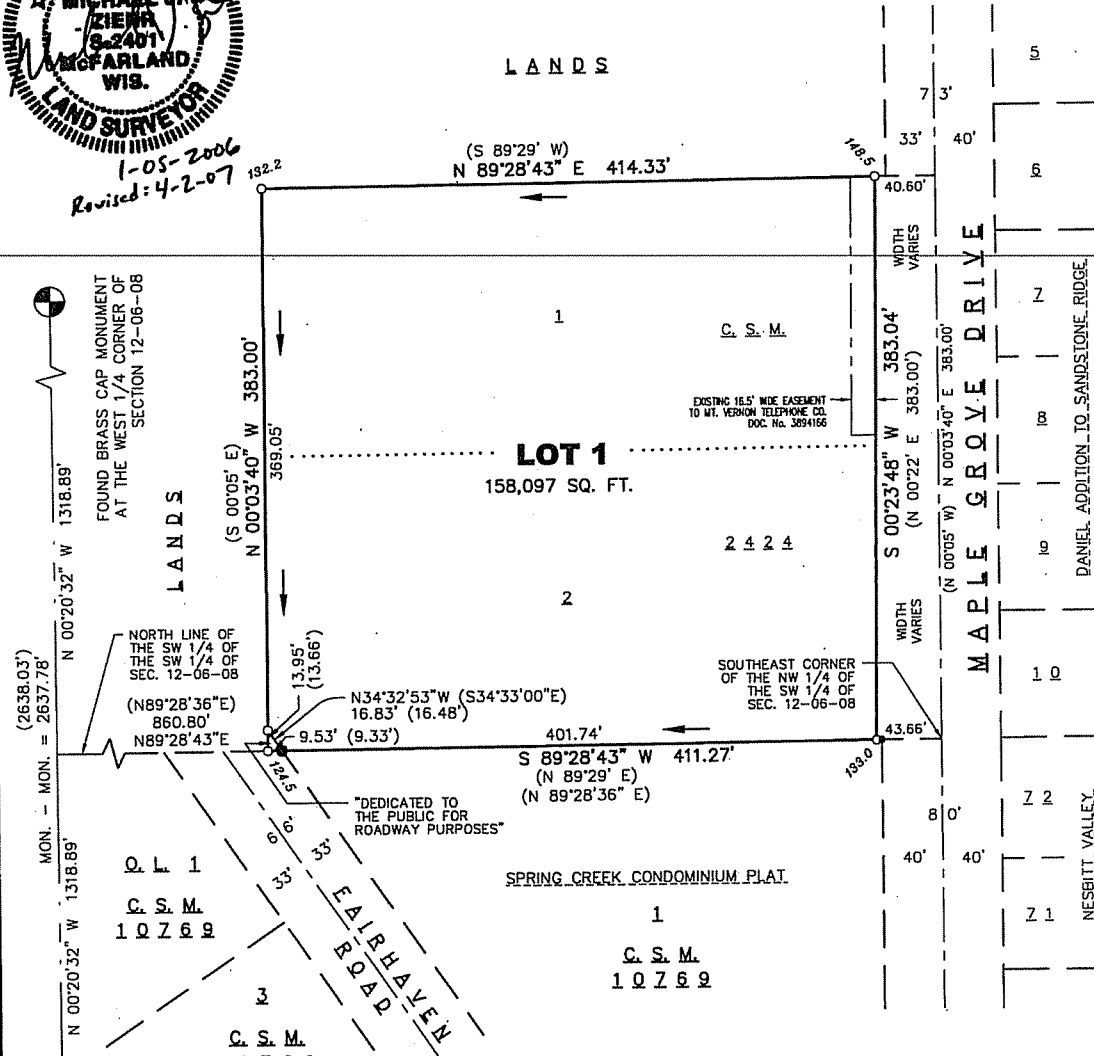


CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 2424, AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS, ON PGS. 320 & 321, AS DOC No. 1520556, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET



MON. - MON. = 2637.78'

MON. - MON. = 2638.03'

FOUND BRASS CAP MONUMENT AT THE WEST 1/4 CORNER OF SECTION 12-06-08

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 12-06-08. WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) ARE: N 365,315.50 E 2,132,735.40 AS PUBLISHED BY THE CITY OF MADISON.

GRID NORTH, WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) NAD 1927 BEARINGS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 12, RECORDED AS N 00'20'32" W, PER PLAT OF NESBITT VALLEY.

NOTE: SEE SHEET 2 OF 5 FOR EXISTING SITE DETAILS AND OTHER EASEMENTS AND SHEET 3 OF 5 FOR NOTES AND THE LEGEND.

SURVEYED FOR:
MILLER CONSTRUCTION, INC.
2318 VONDRON ROAD
MADISON, WI 53718

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

MAP NO. 12108
DOCUMENT NO. 4295323
VOLUME 74 PAGE 321

PLOT VIEW: PAGE1
\\projects\MIL06\csm\csm-MIL06.dwg

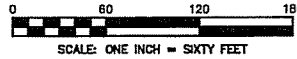
MIL06
SHEET 1 OF 5

5/19 22

COUNTRY GROVE CONDOMINIUMS, A CONDOMINIUM PLAT

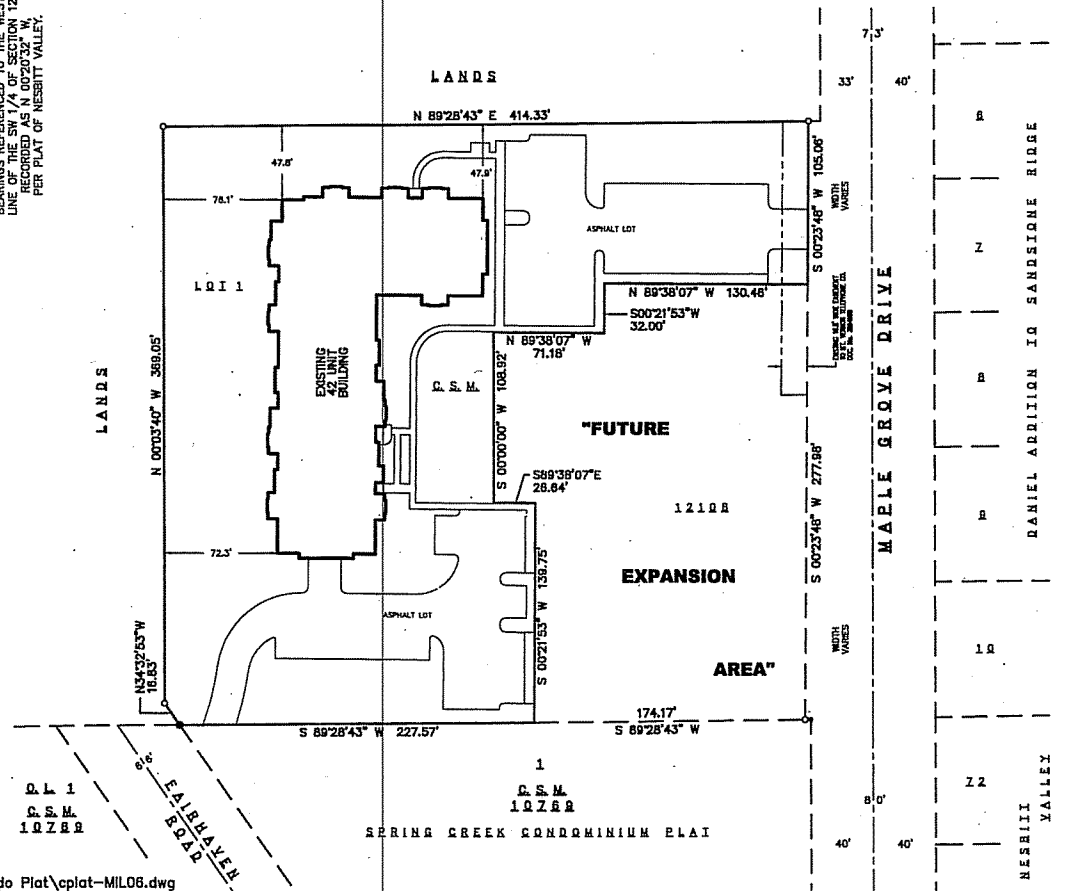
LOT 1, CERTIFIED SURVEY MAP NUMBER 12108, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Document #
4299253



GRID NORTH, WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE), NAD 1927 TRANSFORMED TO THE NAD 83 DATUM BY THE LINE OF THE SW 1/4 OF SECTION 12, RECORDED AS N 00°20'32" W, PER PLAT OF NESSITT VALLEY.

- LEGEND**
- 1-1/4" SOLID IRON ROD FOUND
 - 1" IRON PIPE FOUND
 - 3/4" SOLID IRON ROD FOUND
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



PREPARED FOR:
MILLER CONSTRUCTION, INC.
2318 VONDON ROAD
MADISON, WI 53718

PREPARED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

RECORDING DATA

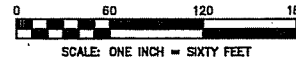
CERTIFICATE OF REGISTER OF DEEDS

Received for recording this 16th day of April, 2007, at 2:45 o'clock P. M. and recorded in Volume 6-027A of Condominium Plats, on pages 1-6

Kristi Chlebowski
Kristi Chlebowski, Dane County Register of Deeds
Cathy Schwach
Cathy Schwach, Deputy

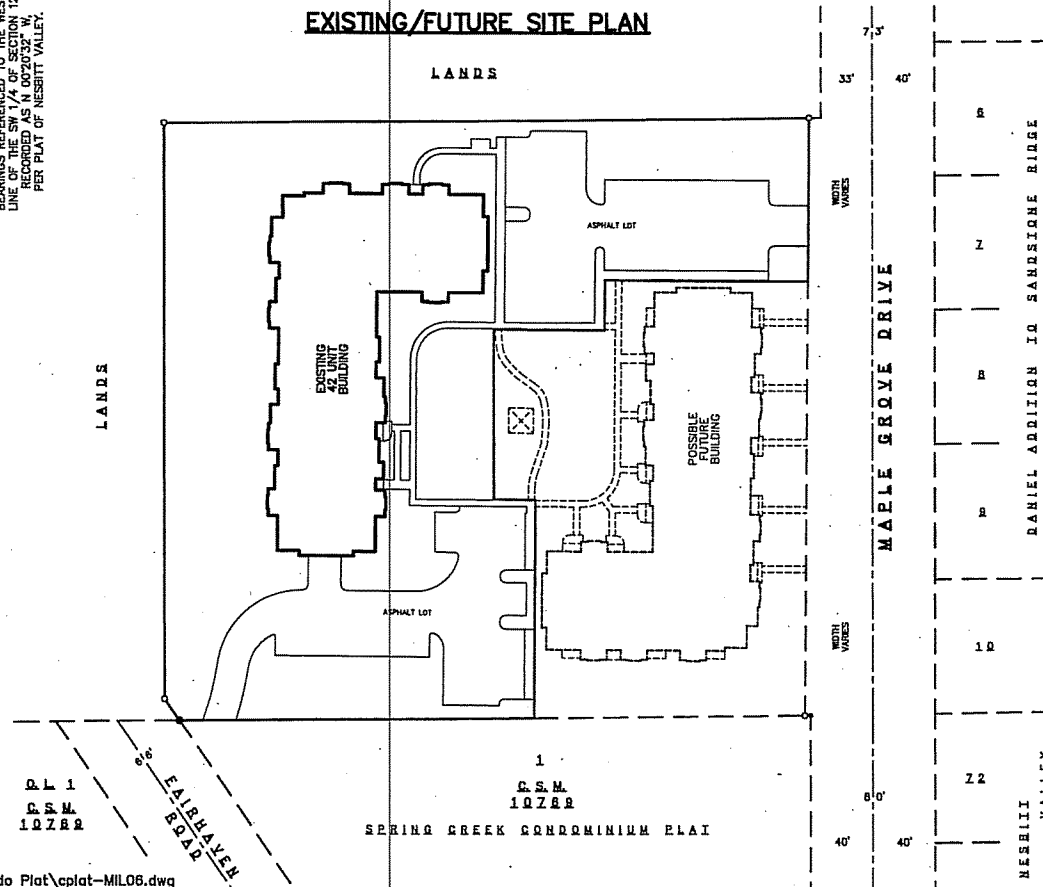
COUNTRY GROVE CONDOMINIUMS, A CONDOMINIUM PLAT

LOT 1, CERTIFIED SURVEY MAP NUMBER 12108, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRID NORTH, WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) HAD 1927 BEARINGS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 12, RECORDED AS N 00°20'32" W, PER PLAT OF NESSITT VALLEY.

EXISTING/FUTURE SITE PLAN



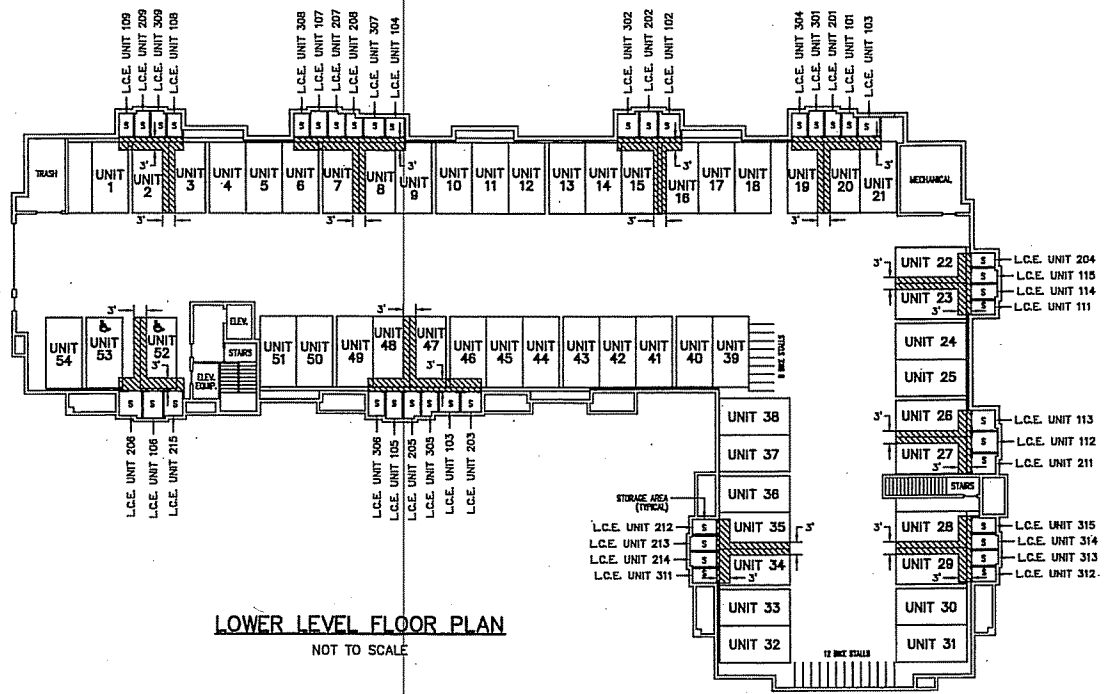
- LEGEND**
- 1-1/4" SOLID IRON ROD FOUND
 - 1" IRON PIPE FOUND
 - 3/4" SOLID IRON ROD FOUND
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



PREPARED BY:
 CALKINS ENGINEERING, LLC
 5010 VOEGES ROAD
 MADISON, WI 53718
 (608) 838-0444

COUNTRY GROVE CONDOMINIUMS, A CONDOMINIUM PLAT

LOT 1, CERTIFIED SURVEY MAP NUMBER 12T08, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

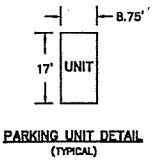


LOWER LEVEL FLOOR PLAN
NOT TO SCALE

NOTES:

- 1) UNITS 1-54 ARE PARKING UNITS.
- 2) EACH DWELLING UNIT WILL BE ASSIGNED THE CORRESPONDING STORAGE AREA.
- 3) EXTERIOR PATIOS AND DECKS ARE LIMITED COMMON ELEMENTS.
- 4) UNIT AREAS GIVEN ARE APPROXIMATE AND DO NOT INCLUDE THE DECK OR PATIO.
- 5) INTERIOR UNIT DIMENSIONS SHOWN ARE APPROXIMATE.

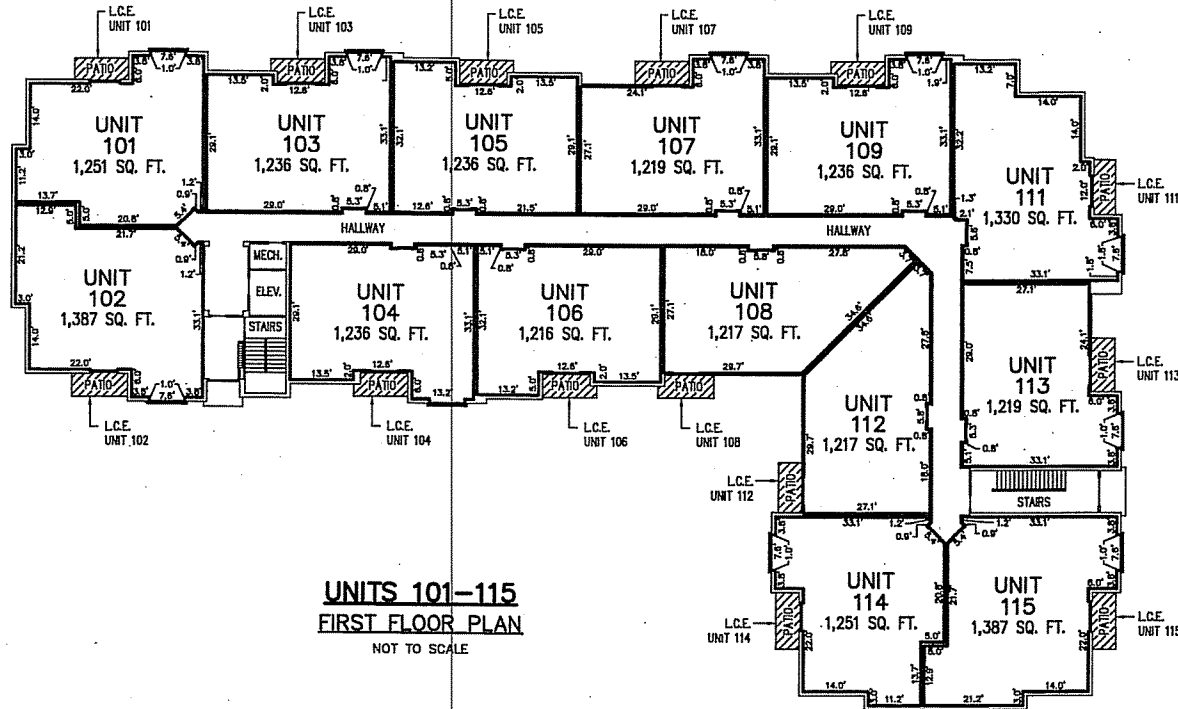
— UNIT BOUNDARY
 ACCESS EASEMENT
 L.C.E. = LIMITED COMMON ELEMENT



PREPARED BY:
 CALKINS ENGINEERING, LLC
 5010 VOEGES ROAD
 MADISON, WI 53718
 (608) 636-0444

COUNTRY GROVE CONDOMINIUMS, A CONDOMINIUM PLAT

LOT 1, CERTIFIED SURVEY MAP NUMBER 12108, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NOTES:

- 1) UNITS 101-115, 201-215, 301-315 ARE DWELLING UNITS.
- 2) EXTERIOR PATIOS AND DECKS ARE LIMITED COMMON ELEMENTS.
- 3) UNIT AREAS GIVEN ARE APPROXIMATE AND DO NOT INCLUDE THE DECK OR PATIO.
- 4) INTERIOR UNIT DIMENSIONS SHOWN ARE APPROXIMATE.

— UNIT BOUNDARY

L.C.E. = LIMITED COMMON ELEMENT

UNITS 101-115 FIRST FLOOR PLAN

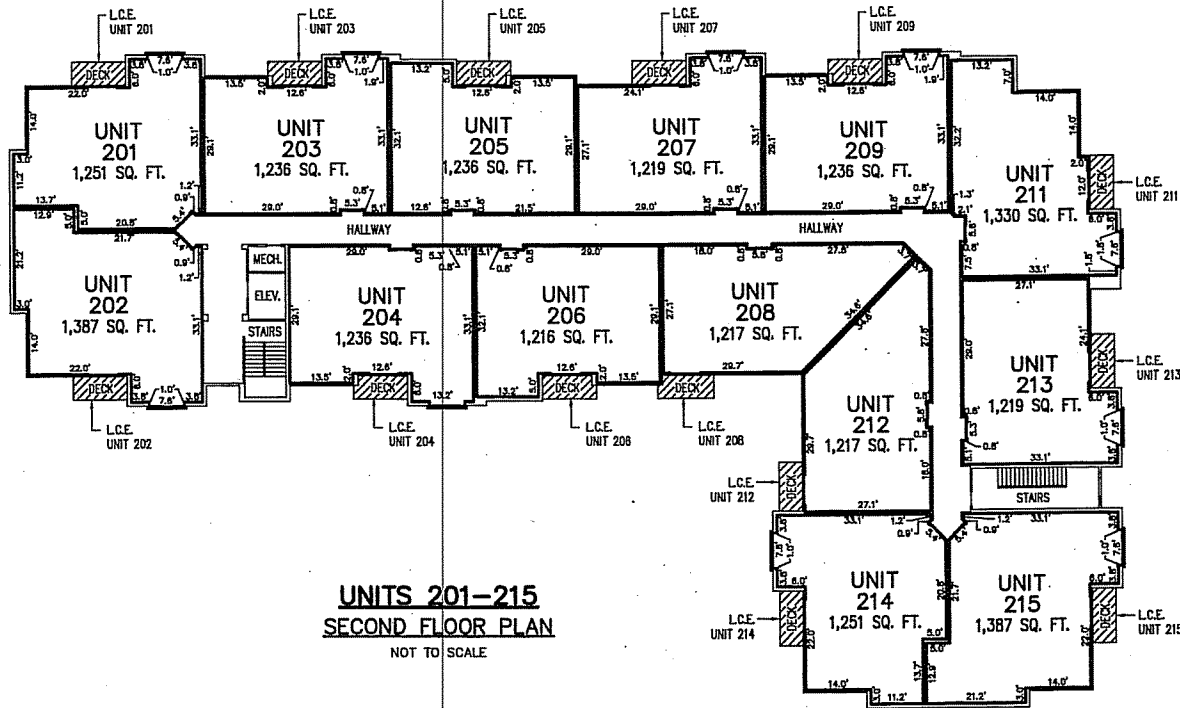
NOT TO SCALE



PREPARED BY:
 CALKINS ENGINEERING, LLC
 5010 VOGES ROAD
 MADISON, WI 53718
 (608) 836-0444

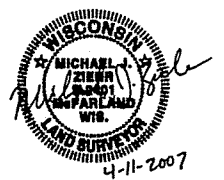
COUNTRY GROVE CONDOMINIUMS, A CONDOMINIUM PLAT

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UNITS 201-215
SECOND FLOOR PLAN
NOT TO SCALE

- NOTES:**
- 1) UNITS 101-115, 201-215, 301-315 ARE DWELLING UNITS.
 - 2) EXTERIOR PATIOS AND DECKS ARE LIMITED COMMON ELEMENTS.
 - 3) UNIT AREAS GIVEN ARE APPROXIMATE AND DO NOT INCLUDE THE DECK OR PATIO.
 - 4) INTERIOR UNIT DIMENSIONS SHOWN ARE APPROXIMATE.
- UNIT BOUNDARY
- L.C.E. = LIMITED COMMON ELEMENT



PREPARED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

22

COUNTRY GROVE CONDOMINIUMS, A CONDOMINIUM PLAT

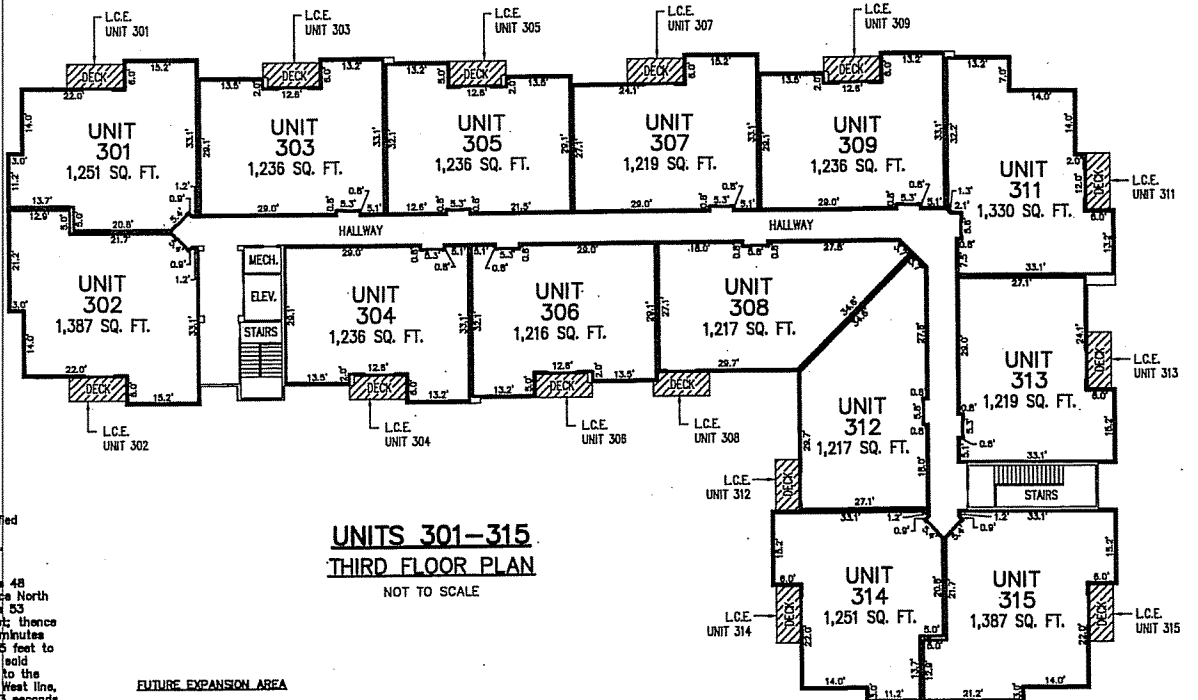
LOT 1, CERTIFIED SURVEY MAP NUMBER 12108, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) UNITS 101-115, 201-215, 301-315 ARE DWELLING UNITS.
- 2) EXTERIOR PATIOS AND DECKS ARE LIMITED COMMON ELEMENTS.
- 3) UNIT AREAS GIVEN ARE APPROXIMATE AND DO NOT INCLUDE THE DECK OR PATIO.
- 4) INTERIOR UNIT DIMENSIONS SHOWN ARE APPROXIMATE.

— UNIT BOUNDARY

L.C.E. = LIMITED COMMON ELEMENT



**UNITS 301-315
THIRD FLOOR PLAN**

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Registered Land Surveyor No. 2401, hereby certify that in full compliance with the provisions of Chapter 703 of the Wisconsin Statutes, I have surveyed and mapped the following described lands:

Part of Lot 1, Certified Survey Map Number 12108, as recorded in Volume 74 of Certified Survey Maps, on pages 321-325, as Document Number 4295323, Dane County Registry and located in the Northwest Quarter of the Southwest Quarter of Section 12, Township 6 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the Northeast corner of said Lot 1; thence South 00 degrees 23 minutes 48 seconds West, along the Westerly right-of-way line of Maple Grove Road, 105.08 feet; thence North 89 degrees 38 minutes 07 seconds West, 130.46 feet; thence South 00 degrees 21 minutes 53 seconds West, 32.00 feet; thence North 89 degrees 38 minutes 07 seconds West, 71.18 feet; thence South 00 degrees 00 minutes 00 seconds West, 108.92 feet; thence North 89 degrees 38 minutes 07 seconds East, 28.84 feet; thence South 00 degrees 21 minutes 53 seconds West, 139.75 feet to the South line of said Lot 1; thence South 89 degrees 29 minutes 43 seconds West, along said South line, 227.57 feet; thence North 34 degrees 32 minutes 53 seconds West, 18.83 feet to the West line of said Lot 1; thence North 00 degrees 03 minutes 40 seconds West, along said West line, 389.05 feet to the Northwest corner of said Lot 1; thence North 89 degrees 28 minutes 43 seconds East, along the North line of said Lot 1, 414.33 feet to the point of beginning. This description contains approximately 107,830 square feet or 2.475 acres.

I further certify that this condominium plat correctly represents the condominium described; that the floor plans are reproduced from plans furnished by the architect; and the location and identification of each unit and the common elements can be determined from the plat.

Signed this 11TH day of APRIL, 2007.
 Michael J. Ziehr
 Michael J. Ziehr, R.L.S. No. 2401

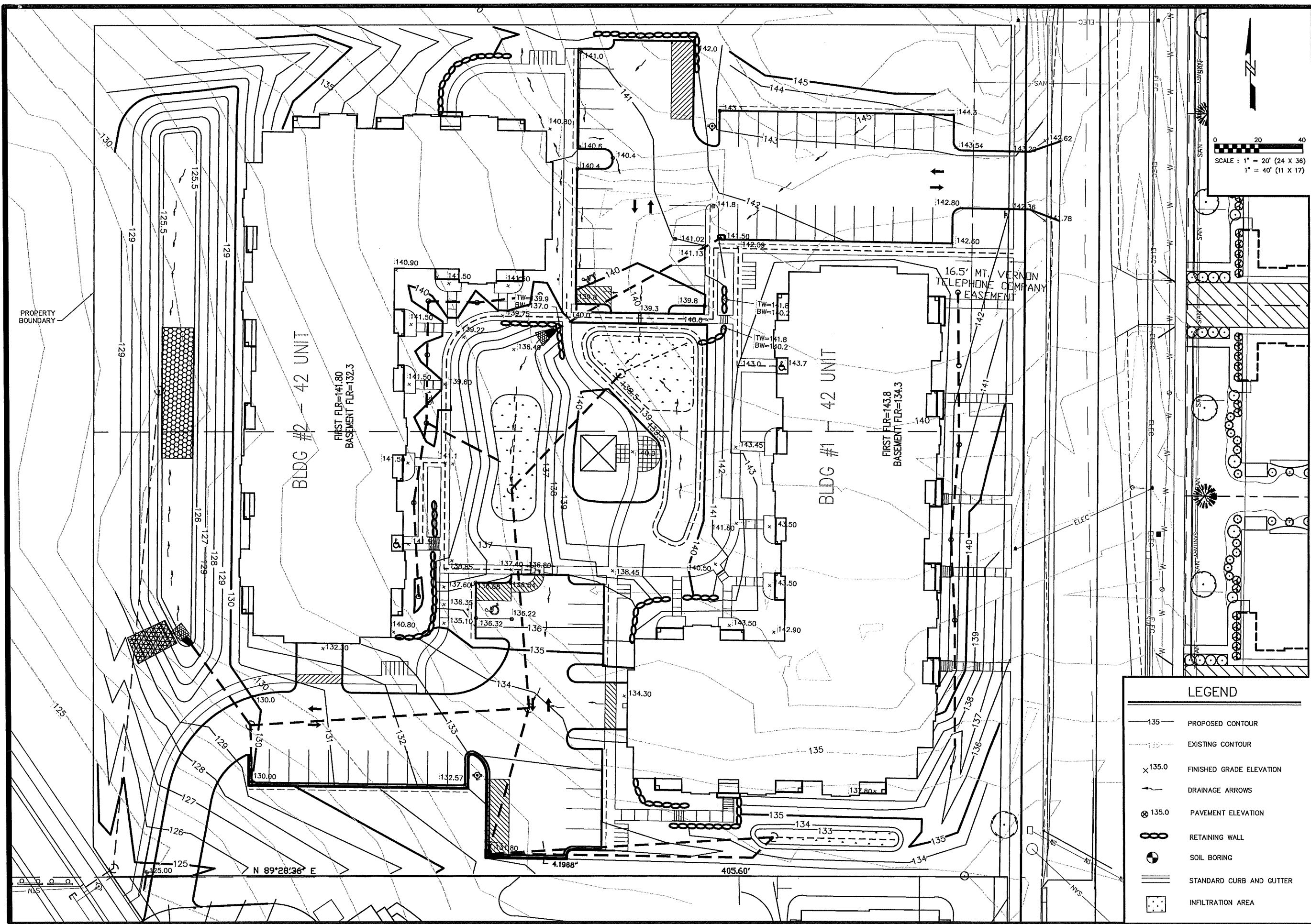


FUTURE EXPANSION AREA

Part of Lot 1, Certified Survey Map Number 12108, as recorded in Volume 74 of Certified Survey Maps, on pages 321-325, as Document Number 4295323, Dane County Registry and located in the Northwest Quarter of the Southwest Quarter of Section 12, Township 6 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said Lot 1; thence South 00 degrees 23 minutes 48 seconds West, along the Westerly right-of-way line of Maple Grove Road, 105.08 feet to the point of beginning; thence continuing along said Westerly right-of-way line, South 00 degrees 23 minutes 48 seconds West, 277.98 feet to the South line of said Lot 1; thence South 89 degrees 28 minutes 43 seconds West, along said South line, 174.17 feet; thence North 00 degrees 21 minutes 53 seconds East, 139.75 feet; thence North 89 degrees 38 minutes 07 seconds West, 28.84 feet; thence North 00 degrees 00 minutes 00 seconds East, 108.92 feet; thence South 89 degrees 38 minutes 07 seconds East, 71.18 feet; thence North 00 degrees 21 minutes 53 seconds East, 32.00 feet; thence South 89 degrees 38 minutes 07 seconds East, 130.46 feet to the point of beginning. This description contains approximately 50,201 square feet or 1.152 acres.

PREPARED BY:
 CALKINS ENGINEERING, LLC
 5010 VOGES ROAD
 MADISON, WI 53718
 (608) 638-0444



MARK	REVISION	DATE	BY
2-18-14	ARG		
Engineer:	M.L.C.	Checked By:	XXX
Technician:	XXX	Date:	2-12-2014
Project No:	114.0068.30	Field Bk.	
Sheet			C1.2
P:\PROJECTS\FMID6 - Maple Grove\Design\Draw2\122014.dwg			

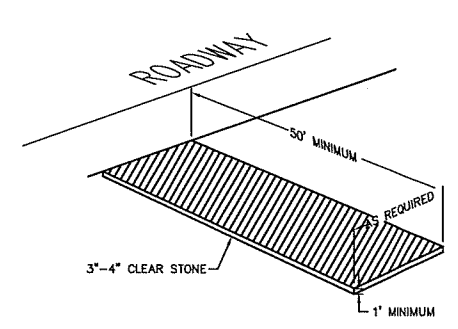
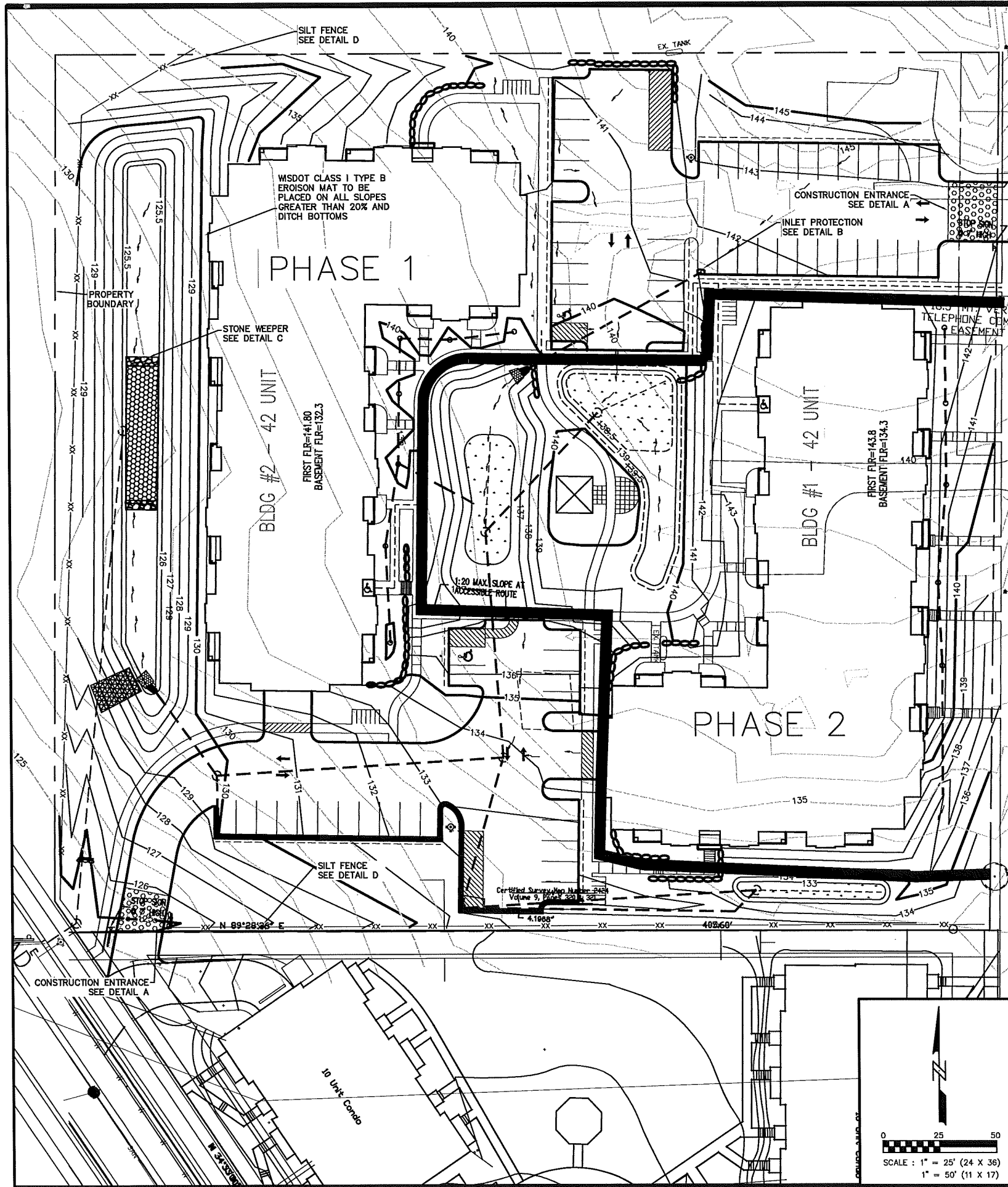
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3848 & 3864 MAPLE GROVE ROAD
 GRADING PLAN
SNYDER & ASSOCIATES, INC.

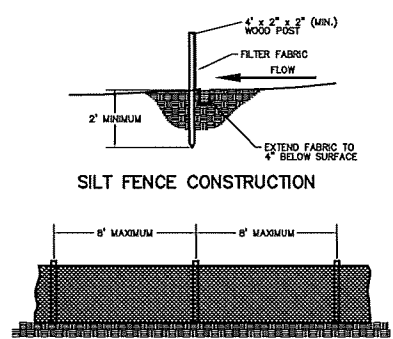
Project No: 114.0068.30
 Sheet C1.2

LEGEND

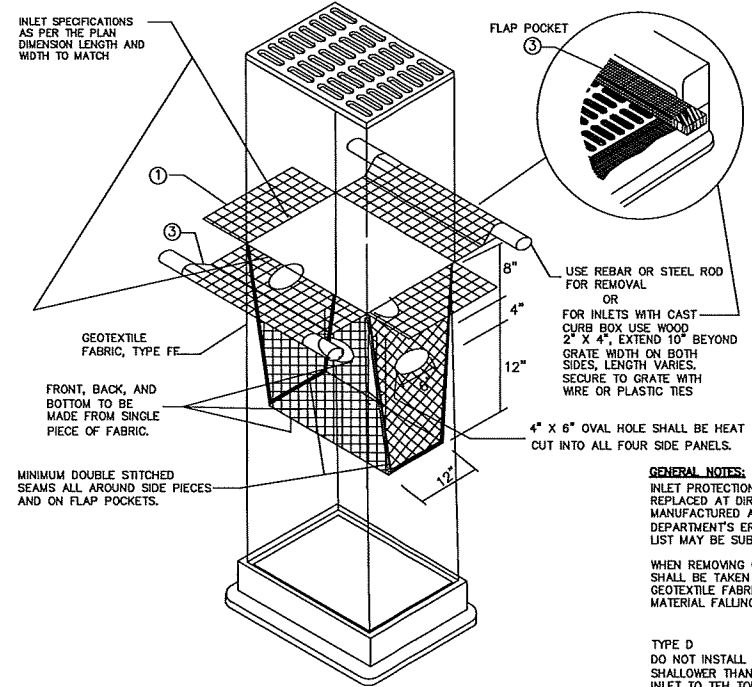
— 135 —	PROPOSED CONTOUR
- - - 135 - - -	EXISTING CONTOUR
x 135.0	FINISHED GRADE ELEVATION
↑	DRAINAGE ARROWS
⊙ 135.0	PAVEMENT ELEVATION
⊞	RETAINING WALL
⊙	SOIL BORING
≡	STANDARD CURB AND GUTTER
⊞	INFILTRATION AREA



A STONE CONSTRUCTION ENTRANCE
NOT TO SCALE



D SILT FENCE
NOT TO SCALE



B INLET PROTECTION, TYPE D
NOT TO SCALE

EROSION CONTROL NOTES:

THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR216 AT ALL TIMES.

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE VILLAGE.

ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4\"/>

WSDOT CLASS 1 TYPE B EROSION MAT SHALL BE PLACED ON ALL SLOPES GREATER THAN 20% AND DITCH BOTTOMS

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.

RAINGARDENS SHALL BE GRADED AND INSTALLED AFTER SITE IS SEEDED AND VEGETATION IS ESTABLISHED. RAINGARDEN BASINS SHALL BE PLANTED WITH WATER TOLERANT SPECIES.

IF CONSTRUCTION ACTIVITIES CANNOT BE COMPLETED BY THE DATES INDICATED, REVISED SOIL LOSS CALCULATIONS AND EROSION CONTROL MEASURES MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

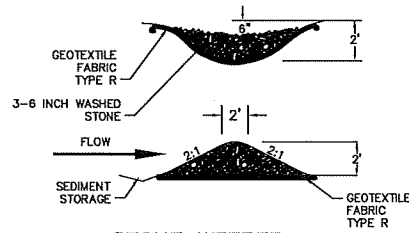
GENERAL NOTES:

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

TYPE D

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\"/>



C STONE WEEPER
NOT TO SCALE

PROJECT SCHEDULE:

INSTALL EROSION CONTROL MEASURES: JANUARY 20, 2006

PHASE I

BEGIN CONSTRUCTION ON BUILDING 2: JANUARY 23, 2006

SEED AND MULCH SITE: MAY 15, 2007

VEGETATION ESTABLISHED: JULY 15, 2007

PHASE II

BEGIN CONSTRUCTION ON BUILDING 1: OCTOBER 20, 2006

SEED AND MULCH SITE: AUGUST 9, 2007

VEGETATION ESTABLISHED: OCTOBER 10, 2007

INSTALL BIORETENTION AREA, INFILTRATION AREA AND ROCK CRIB FOR THERMAL CONTROL: MAY 15, 2008

REVISE PROJECT TITLE	MARK	DATE	BY
2-18-14 ARG			
REVISION	ENGINEER	CHECKED BY	DATE
	M.L.C.	XXX	2-12-2014
SCALE	FIG.	PROJECT NO.	
1" = XX'	C1.3	114.0068.30	
PROJECT: P:\PROJECTS\F\1406-Maple Grove Design\122014.dwg			

3848 & 3864 MAPLE GROVE ROAD

EROSION CONTROL PLAN

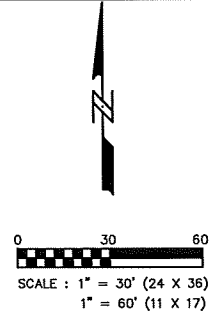
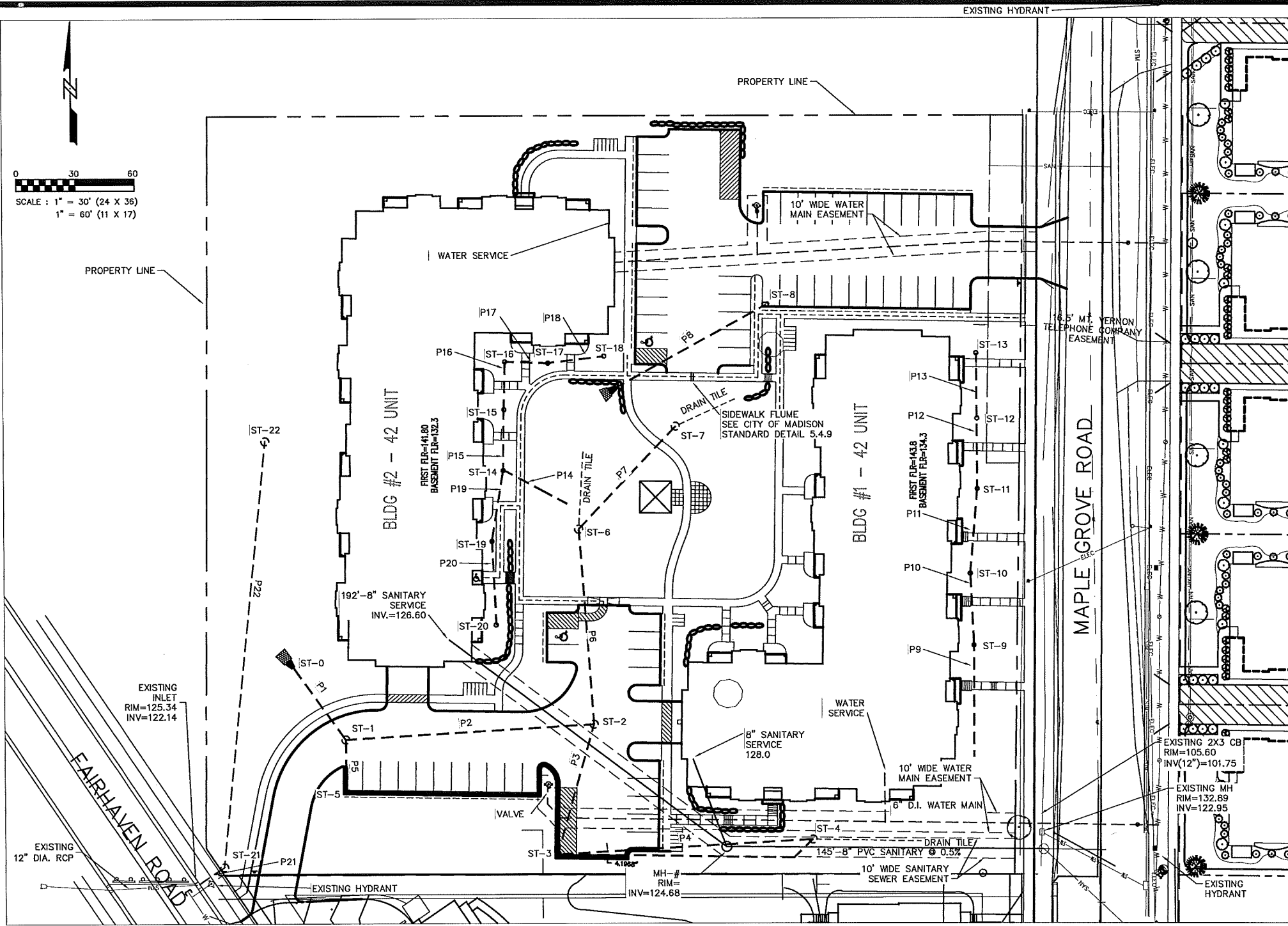
CITY OF MADISON, WISC

5010 VOGES ROAD
MADISON, WISCONSIN 53718
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SNYDER & ASSOCIATES, INC.

Project No: 114.0068.30

Sheet C1.3



STORM SEWER INLET DATA:				
#	TYPE	TOPOF CASTING	DISCHARGE INVERT ELEV.	STRUCTURE DEPTH (ft)
ST-1	4' CB w/ INLET	129.65	126.09	3.57
ST-2	4' CB w/ INLET	133.82	128.01	5.82
ST-3	H INLET	132.24	128.85	3.40
ST-4	3' CB w/ INLET	133.00	129.74	3.26
ST-5	H INLET	130.44	128.99	3.45
ST-6	3' CB w/ INLET	138.00	132.34	3.66
ST-7	3' CB w/ INLET	138.00	134.75	3.25
ST-8	3' CB w/ INLET	141.94	138.02	3.92
ST-9	6" Area Inlet	138.50	136.56	1.94
ST-10	8" Area Inlet	139.00	136.92	2.08
ST-11	8" Area Inlet	141.00	137.35	3.65
ST-12	8" Area Inlet	141.75	137.60	4.15
ST-13	6" Area Inlet	142.00	137.93	4.07
ST-14	6" Area Inlet	139.00	136.13	2.87
ST-15	6" Area Inlet	138.75	136.31	2.44
ST-16	8" Area Inlet	138.75	136.46	2.29
ST-17	6" Area Inlet	138.75	136.59	2.16
ST-18	6" Area Inlet	138.75	136.76	1.99
ST-19	6" Area Inlet	140.00	136.49	3.51
ST-20	6" Area Inlet	140.00	136.91	3.09
ST-21	3' CB w/ INLET	127.2	122.6	4.61
ST-22	3' CB w/ INLET	127.05	125.0	2.05

STORM SEWER PIPE DATA:									
Pipe #	From (upstream)	To (downstream)	Length (ft)	Slope (%)	Size (inches)	Type	Invert In	Invert Out	
P1	ST-1	ST-0	45	1.30	21	HDPE	126.09	125.50	
P2	ST-2	ST-1	160	1.20	21	HDPE	128.01	126.09	
P3	ST-3	ST-2	68	0.50	15	HDPE	128.85	128.51	
P4	ST-4	ST-3	129	0.50	12	HDPE	129.74	129.10	
P5	ST-5	ST-1	26	0.58	12	HDPE	126.99	126.84	
P6	ST-6	ST-2	99	3.87	15	HDPE	132.34	128.51	
P7	ST-7	ST-6	72	3.00	12	HDPE	134.75	132.59	
P8	ST-8	Apron Endwall	68	1.50	12	HDPE	138.02	137.00	
P9	ST-9	Apron Endwall	56	1.00	8	HDPE	136.56	136.00	
P10	ST-10	ST-9	36	1.00	8	HDPE	136.92	136.56	
P11	ST-11	ST-10	43	1.00	8	HDPE	137.35	136.92	
P12	ST-12	ST-11	35	1.00	6	HDPE	137.60	137.25	
P13	ST-13	ST-12	33	1.00	6	HDPE	137.93	137.60	
P14	ST-14	Apron Endwall	36	0.60	8	HDPE	136.13	136.00	
P15	ST-15	ST-14	30	0.60	6	HDPE	136.31	136.13	
P16	ST-16	ST-15	25	0.60	6	HDPE	136.46	136.31	
P17	ST-17	ST-16	22	0.60	6	HDPE	136.59	136.46	
P18	ST-18	ST-17	28	0.60	6	HDPE	136.76	136.59	
P19	ST-19	ST-18	36	1.00	6	HDPE	136.49	136.13	
P20	ST-20	ST-19	42	1.00	6	HDPE	136.91	136.49	
P21	Existing	ST-21	19	1.13	12	RCP	122.59	122.38	
P22	ST-21	ST-22	213	1.13	12	RCP	125.00	122.59	

GENERAL NOTES:
 CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM CITY ENGINEERING PRIOR TO WORK COMMENCING.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 182.0175(2) OF THE WISCONSIN STATUTES. ANY LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL PRIVATE UTILITY CONSTRUCTION WORK SHALL BE GOVERNED BY THESE SPECIFICATIONS, THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION, DATED DECEMBER 22, 2003, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION 2003 EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, OF D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION HEREINAFTER REFERRED TO AS "D.O.T. SPECIFICATIONS."

CATCH BASINS W/ INLETS INCLUDED IN THIS PLAN SHALL CONTAIN FLO-GARD "PLUS" CATCH BASIN INSERTS AS DISTRIBUTED BY KRISTAR OR EQUIVALENT. SAID INSERTS SHALL BE INSPECTED AND MAINTAINED AS DIRECTED IN THE RECORDED STORMWATER MAINTENANCE AGREEMENT.

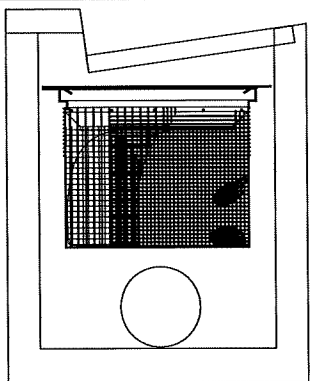
FLO-GARD INSERTS SHALL BE INSPECTED AND MAINTAINED AS DIRECTED IN THE RECORDED STORMWATER MAINTENANCE AGREEMENT.

ALL STORM SEWER PIPE TO BE RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS OR HDPE PIPE.

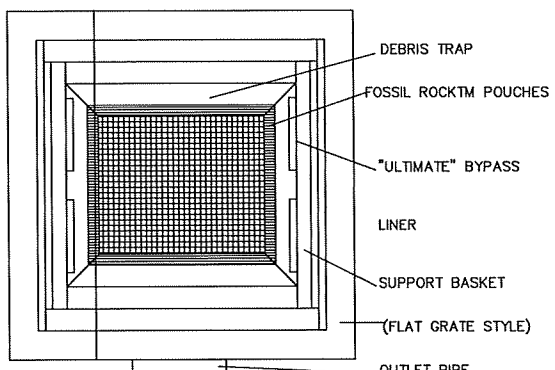
ALL AREA INLET CASTINGS TO BE NEENAH MODEL R2418. INLETS INCLUDED IN THIS PLAN SHALL CONTAIN FLO-GARD "PLUS" CATCH BASIN INSERT MODEL FGPRF-20F AS DISTRIBUTED BY KRISTAR OR EQUIVALENT.

UNLESS OTHERWISE INDICATED, WATER AND SANITARY SEWER LATERALS AND STORM SEWER ENDS SHALL EACH BE MARKED WITH A 4" X 4" POST EXTENDING FOUR FEET (4') BELOW GROUND AND THREE FEET (3') ABOVE GROUND. WHERE BOTH THE WATER SERVICE AND THE SEWER LATERAL END AT THE SAME LOCATION, A COMMON 4" X 4" POST MAY BE USED TO MARK THE ENDS.

- NOTES:**
- FLO-GARD PLUS MODEL FGP-1836W HIGH CAPACITY CATCH BASIN INSERTS ARE AVAILABLE TO FIT NON STANDARD OR COMBINATION CATCH BASIN SIZES AND STYLES (SEE SPECIFIER CHART). REFER TO THE FLO-GARD PLUS (FRAME MOUNT INSERT FOR DEVICES TO FIT INDUSTRY STANDARD SIZE FLAT GRATED CATCH BASIN INLETS.
 - FILTER INSERT SHALL HAVE BOTH AN "INITIAL" FILTERING BYPASS AND "ULTIMATE" HIGH-FLOW BYPASS FEATURE. FILTER MODEL FGP-1836W HAS A TOTAL BYPASS CAPACITY OF 6.7 CFS FILTER MODEL FGPRF-20F HAS A TOTAL BYPASS CAPACITY OF 4.7 CFS FILTER ASSEMBLY SHALL BE CONSTRUCTED FROM STAINLESS STEEL (TYPE 304).
 - ALLOW A MINIMUM OF 2'-0" OF CLEARANCE BETWEEN THE BOTTOM OF GRATE AND TOP OF INLET OR OUTLET PIPE(S). REFER TO THE FLO-GARD INSERT FOR "SHALLOW" INSTALLATIONS.
 - FILTER MEDIUM SHALL BE RUBBERIZER INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.



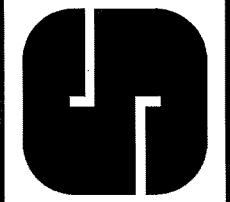
SIDE VIEW



TOP VIEW

(A) CATCH BASIN FILTER INSERT
NOT TO SCALE

3848 & 3864 MAPLE GROVE ROAD



Project No: 114.0068.30

Sheet C1.4

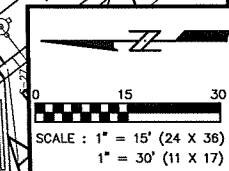
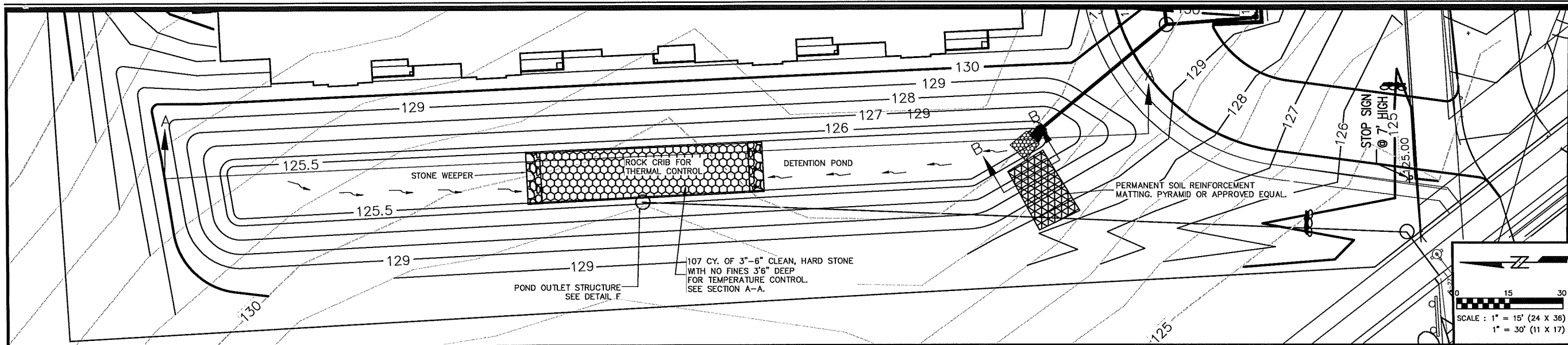
CITY OF MADISON, WISC

UTILITY PLAN

2-16-14	ARD	DATE	1" = XX'	Scale	Field Bk	Sheet C1.4
XXX	M.L.C.	Checked By	2-12-2014	Date	114.0068.30	Project No.
XXX	Technician	114.0068.30	Project No.	114.0068.30	Project No.	114.0068.30

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 MADISON, WISCONSIN 53718
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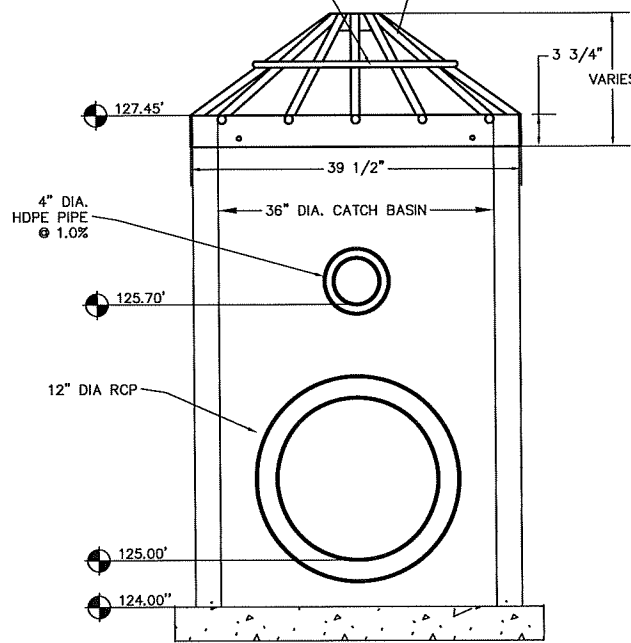
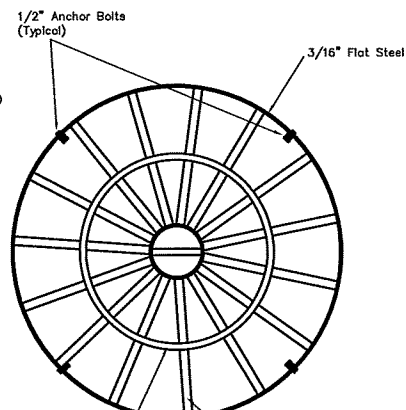
SNYDER & ASSOCIATES, INC.



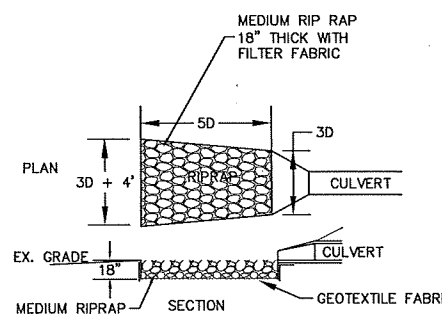
REVISION	DATE	BY
2-18-14	ARC	
MARK	REVISION	DATE
Engineer: M.L.C.	Created By: XXX	Scale: 1" = XX'
Technician: XXX	Date: 2-12-2014	Field Bk: Pj:
Project No: 114.0068.30		
Sheet C1.5		
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NOTES:

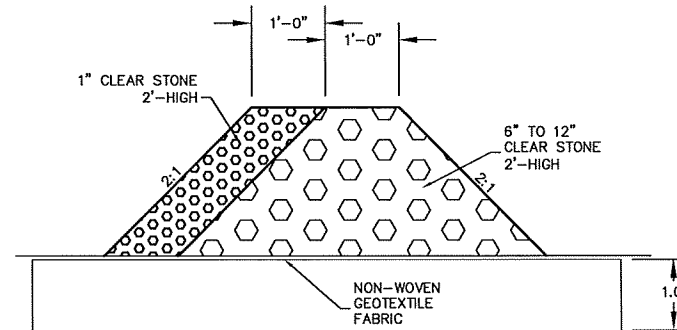
- EACH GATE IS WIRE BRUSHED AND CLEANED THOROUGHLY PRIOR TO PAINTING
- EACH COAT IS AN OVERALL COAT EACH COAT IS ALLOWED TO DRY FOR 24 HOURS MIN.
- FIRST COAT: RUST-OLEUM X-60 RED BARE METAL PRIMER OR EQUAL
- SECOND COAT: RUST-OLEUM 960 ZINC CHROMATE PRIMER OR EQUAL
- THIRD COAT: RUST-OLEUM 1282 HIGH GLOSS AND METALLIC FINISH OR EQUAL
- GALVANIZED AND EPOXY COATED GATES ALSO AVAILABLE AS SPECIFIED
- PIPE GATES ARE ALSO AVAILABLE FOR APRON ENDWALLS



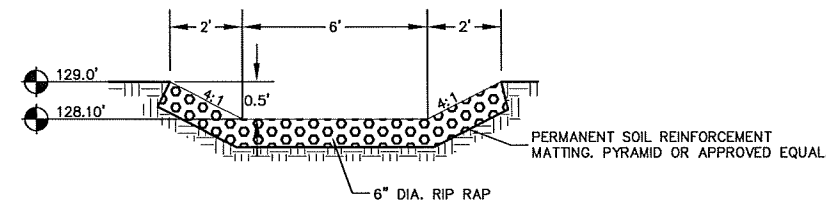
F POND 1 OUTLET DETAIL



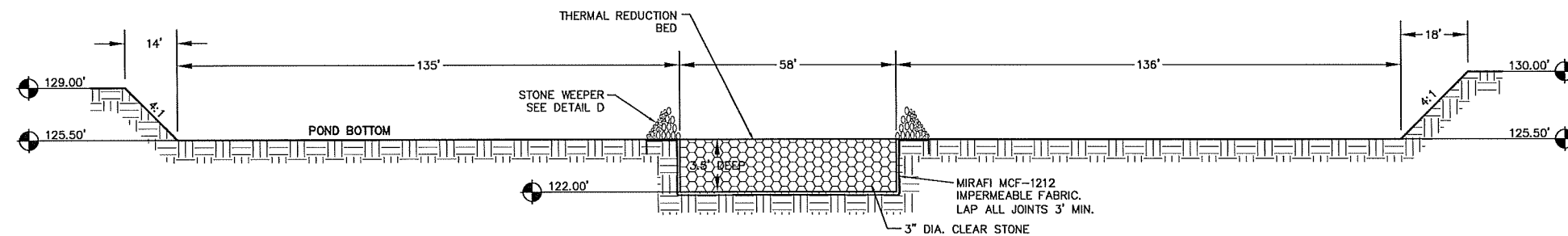
E APRON ENDWALL WITH RIPRAP
NOT TO SCALE



D STONE WEEPER
NOT TO SCALE



B SECTION B-B, OVERFLOW SPILLWAY
NOT TO SCALE



A POND SECTION A-A
SCALE: 1"=40'
VERTICAL EXAGGERATION: 4:1

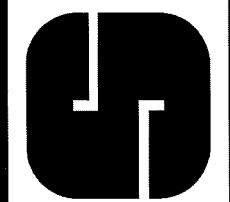
3848 & 3864 MAPLE GROVE ROAD

POND DETAILS

CITY OF MADISON, WISC

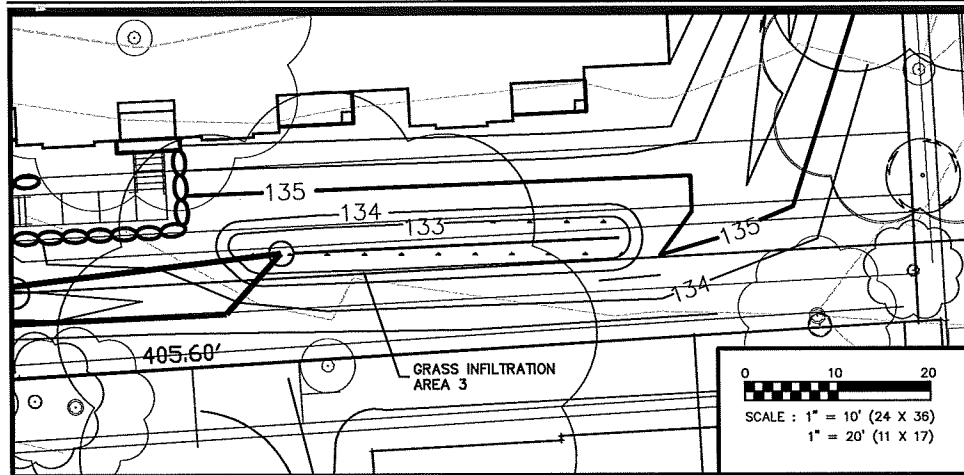
5010 VOGES ROAD
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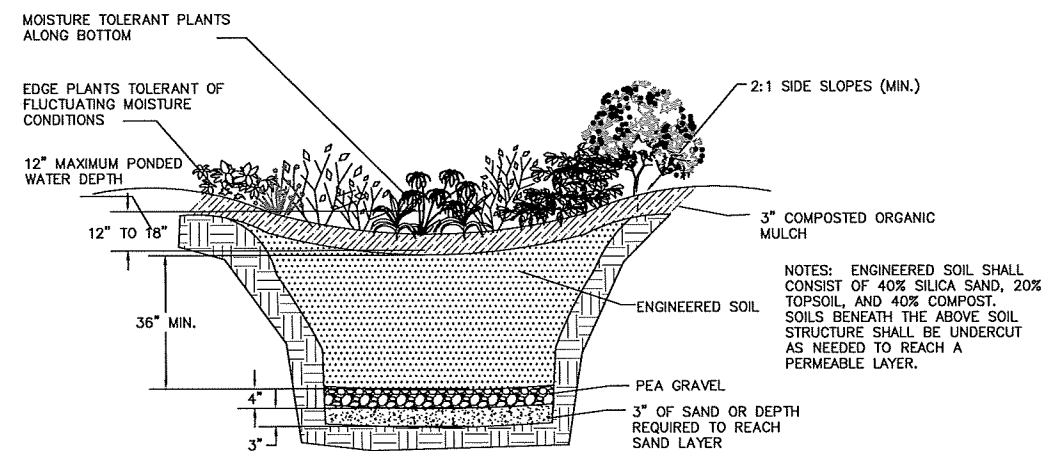


Project No: 114.0068.30

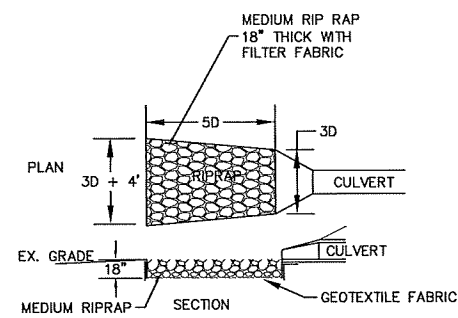
Sheet C1.5



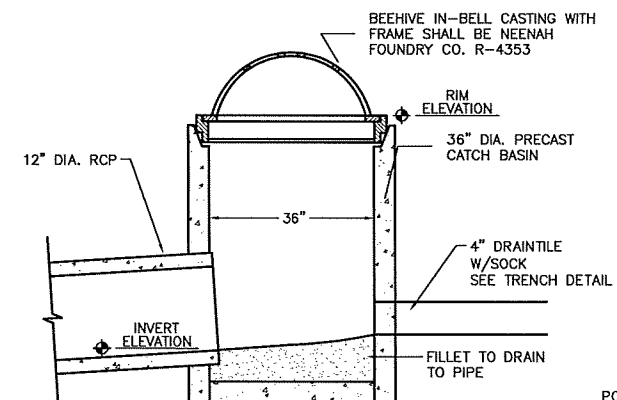
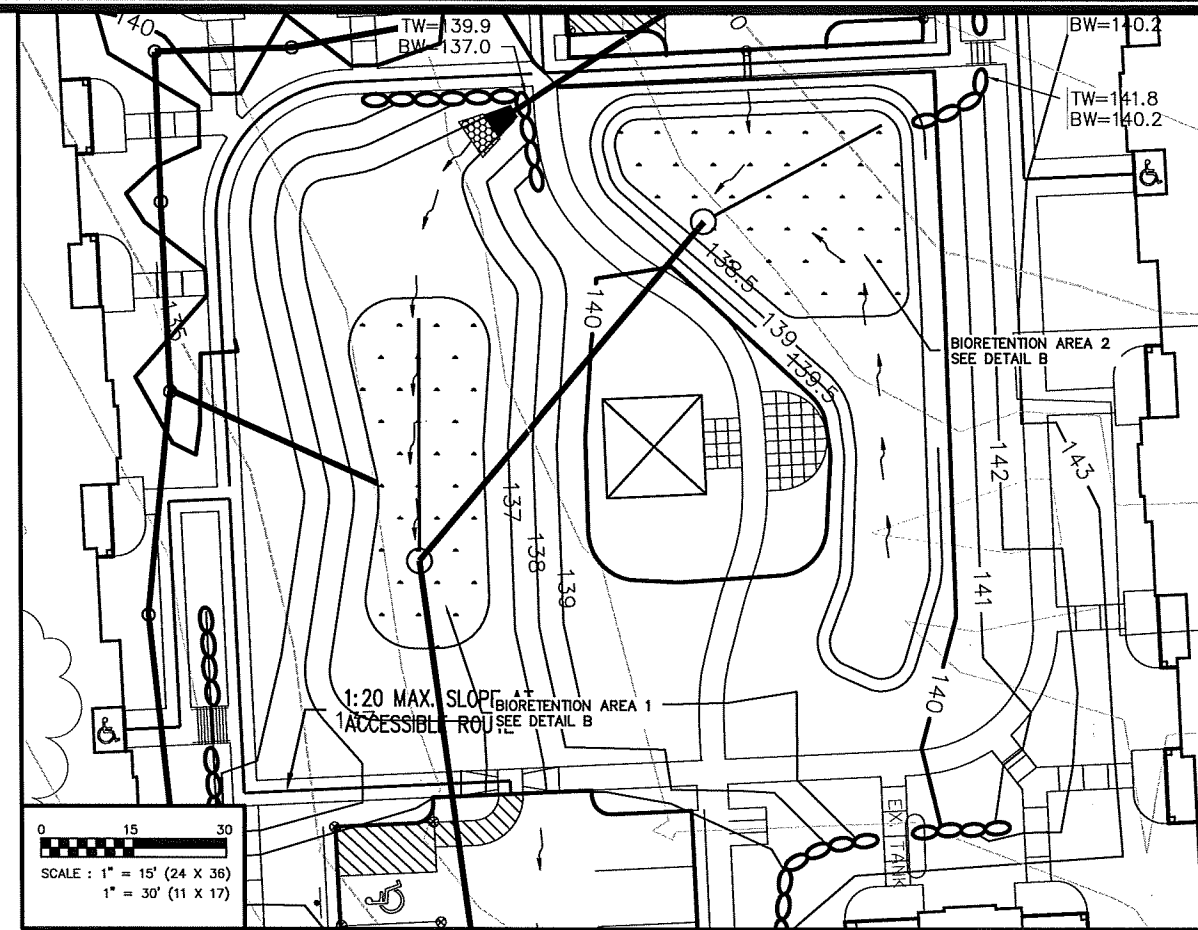
0 10 20
 SCALE : 1" = 10' (24 X 36)
 1" = 20' (11 X 17)



(B) BIORETENTION SECTION
 NOT TO SCALE



(C) APRON ENDWALL WITH RIPRAP
 NOT TO SCALE



POND NO.	RIM ELEV. (FEET)	INVERT ELEV. (FEET)
BIORETENTION AREA 1	138.50	132.00
BIORETENTION AREA 2	139.00	134.75
INFILTRATION AREA 3	133.75	129.49

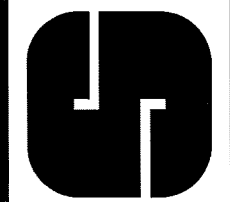
(A) POND/RAINGARDEN OUTLET DETAIL
 NOT TO SCALE

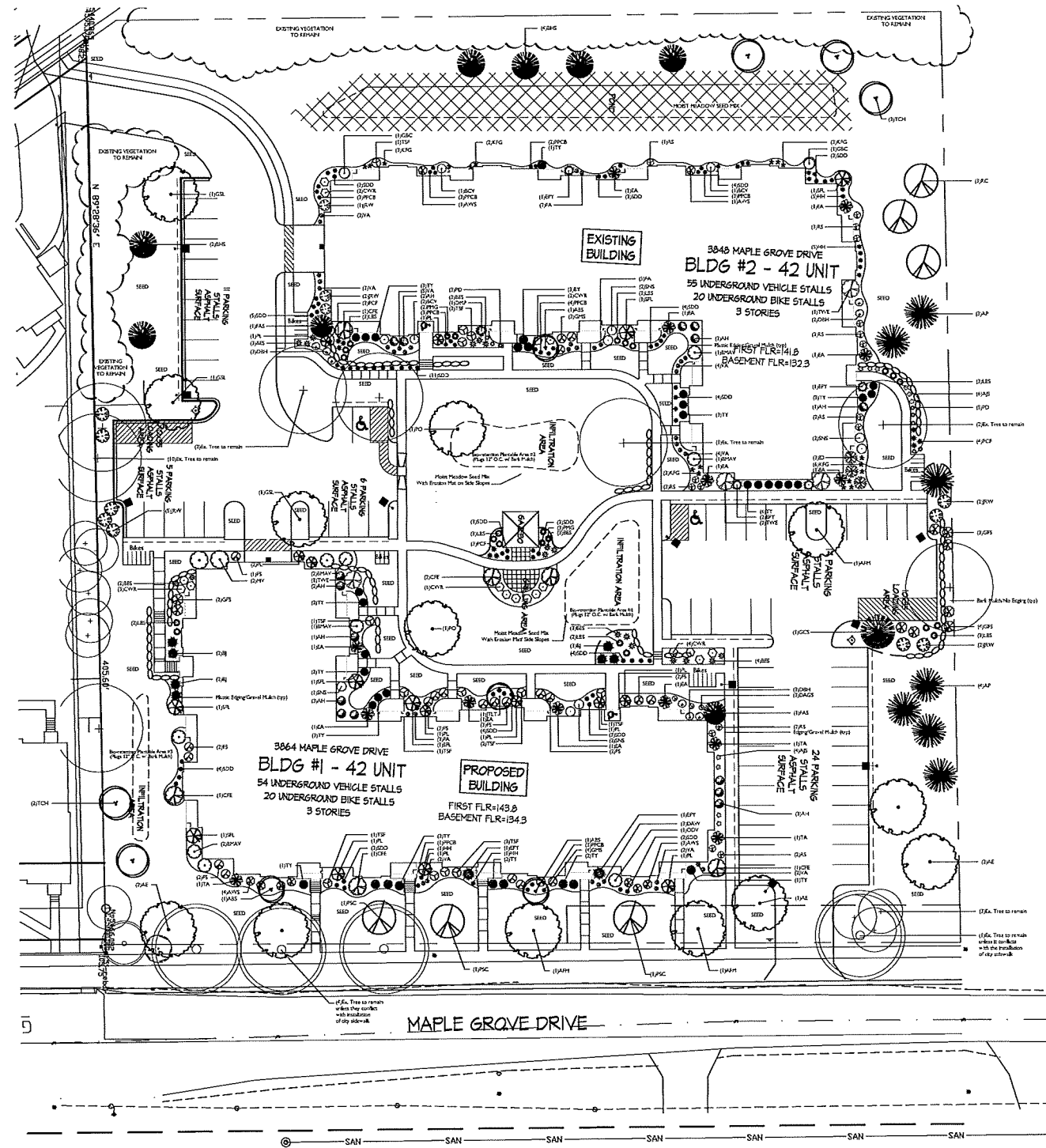
REVISE PROJECT TITLE	MARK	REVISION	DATE	BY
2-18-14 ARG <td></td> <td> <td> <td> </td></td></td>		<td> <td> </td></td>	<td> </td>	

Engineer: M.L.C. Checked By: XXX Scale: 1" = XX'
 Technician: XXX Date: 2-12-2014 Field Bk. Pg:
 Project No: 114.0068.30 Sheet C1.6
 P:\PROJECTS\F\PM06 - Maple Grove\Design\bas2122014.dwg

CITY OF MADISON, WISC
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

3848 & 3864 MAPLE GROVE ROAD
 BIORETENTION AREA DETAILS
SNYDER & ASSOCIATES, INC.





Plant Material List

Quantity	Code Name	Scientific Name	Planting Size
3	ABS	Autumn Brill Serviceberry	4' B&B
5	AE	Accolade Elm	2' B&B
3	GSL	Greenspire Littleleaf Linden	2' TS
3	AFM	Autumn Fantasy Maple	2' B&B
2	PO	Pin Oak	2' B&B
3	PSC	Pink Spire Crabapple	1 1/2' B&B
3	RC	Robinson Crabapple	1 1/2' B&B
5	TCH	Thick Cockspur Hawthorn	6' B&B

Quantity	Code Name	Scientific Name	Planting Size
7	AP	Austran Pine	5' B&B
6	BHS	Black Hills Spruce	5' B&B
7	BJ	Buffalo Juniper	#2 CONT.
1	DMP	Dwarf Mugo Pine	15' POT
11	EA	Emerald Arborvitae	3' B&B
6	EPY	Emerald Peak Japanese Yew	4' B&B
2	FAS	Fat Alberts Blue Spruce	5' B&B
1	GCS	Green Colorado Spruce	5' B&B
35	TY	Taunton Yew	15' B&B
3	TA	Teddy/Innison Arborvitae	4' B&B

Quantity	Code Name	Scientific Name	Planting Size
10	AJS	Autumn Joy Sedum (red 24")	#1 CONT.
18	BES	Black-eyed Susan	#1 CONT.
3	DAW	Deutschland Astilbe (white)	#1 CONT.
11	FA	Fanal Astilbe (red)	#1 CONT.
12	HH	Hakyon Hosta (blue 12-24")	#1 CONT.
17	KFG	Karl Foerster's Feather Reed Grass	#1 CONT.
19	LBS	Little Bluestem	#1 CONT.
22	PFCB	Palace Purple Coral Bells	#1 CONT.
8	PD	Prairie Droppseed	#1 CONT.
10	PCF	Purple Coneflower	#1 CONT.
5	PHG	Purple Maiden Grass	#1 CONT.
16	RS	Russtin Sage	#1 CONT.
63	SDO	Stella De Oro Daylily (gold 18" Re)	#1 CONT.
24	VA	Visiona Astilbe (raspberry)	#1 CONT.

Quantity	Code Name	Scientific Name	Planting Size
15	AH	Anabelle Hydrangea	#2 CONT.
9	AW5	Anthony Waterer Spirea	#2 CONT.
4	BCV	Baily Compact Arnd Crmby Viburnum	#5 CONT.
8	BMAY	Blue Muffs Arnd Viburnum	#5 CONT.
17	CWR	Carefree Wonder Rose	#2 CONT.
6	CPE	Chicago Fire Winged Euonymus	#5 CONT.
3	DAGS	Dakota Goldcharm Spirea	#2 CONT.
8	DBH	Dwarf Bush-honeysuckle	#2 CONT.
15	FS	Froebel Spirea	#2 CONT.
2	GBC	Glossy Black Chokeberry	#5 CONT.
7	GHS	Gold Mound Spirea	#2 CONT.
9	GFS	Goldflame Spirea	#2 CONT.
3	ID	Isard Dogwood	#2 CONT.
1	JTLT	Japanese Tree Lilac (H)	2' B&B
12	JRW	Java Red Weigela	#2 CONT.
2	MV	Mohican Viburnum	#5 CONT.
1	ODY	Onondaga Sargent Viburnum	4' B&B
11	PL	Palbin Lilac	#3 CONT.
6	SRL	Sensation Lilac	#5 CONT.
7	SNS	Snowmound Nippon Spirea	#2 CONT.
13	TSF	Texas Scarlet Floweringquince	#2 CONT.
4	TWE	Tures Winged Euonymus	#3 CONT.

BIORETENTION AREAS PLANT LIST:

- Plantable Area (3) Locations
- Bioretention Plants (Plugs) Spaced 12" O.C.

GRASSES - 40%	CAREX HYSTERICINA
130 BOTTLEBRUSH SEDGE	CAREX VULPINODEA
237 FOX SEDGE	SCIRPUS ATROVIRENS
237 DARK-GREEN BULRUSH	
FORBS - 60%	AGASTACHE FOENICULUM
65 LAVENDER HYSSOP	ASTER ERICOIDES
65 NEW ENGLAND ASTER	BAPTISTA AUSTRALIS
65 BLUE WILD INDIGO	ECHINACEA PALLIDA
65 PALE PURPLE CONEFLOWER	ECHINACEA PURPUREA
65 PURPLE CONEFLOWER	HELENUM AUTUMNALE
65 SNEEZWED	LOBELIA CARDINALIS
65 CARDINAL FLOWER	PENSTEMON DIGITALIS
65 SMOOTH PENSTEMON	RATIBIDA PINNATA
65 YELLOW CONEFLOWER	RUIDBECKIA SUBTOMENTOSA
65 SWEET BLACK-EYED SUSAN	SOLIDAGO OHIOENSIS
65 OHIO GOLDENROD	SOLIDAGO RIDDELLII
65 RIDDELLS GOLDENROD	SOLIDAGO RIGIDA
65 STIFF GOLDENROD	ZIZIA AUREA
65 GOLDEN ALEXANDER	

GENERAL NOTES

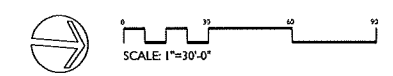
- A) Areas labeled "Bark Mulch" to receive a mixture of shredded wood mulch spread to a 3" depth over pre-emergent.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Plastic Edging" to be Valley View Black Diamond Edging or equivalent.
- D) Areas labeled "Gravel Mulch" to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be fresh-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Areas labeled "Seed" shall receive a mixture of the following types:
 - 40% Palmer Ryegrass
 - 20% Baron Bluegrass
 - 20% Nassau Bluegrass
 - 20% PennLawn Creeping Red Fescue
- G) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed gravel mulch spread to a 3"-4" depth over fabric weed barrier.
- H) Bio-retention areas to be constructed by others.

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS	60
Number of parking stalls	60
Number of 2' Min. Cal. Trees Required	5
Number of Landscape Points Required	283

SOLUTION	280
8 Canopy Trees (2'-2' 1/2") @ 35 pts.	280
Canopy Trees or Small Ornamental Trees (1 1/2"-2") @ 15 pts	120
14 Deciduous Shrubs @ 2 pts.	28
Evergreen Shrubs @ 3 pts.	42
Evergreen Trees (7' H) @ 15 pts.	105
Decorative Wall or Fence @ 5 pts. per 10 ft.	5
Earth Berm per 10 ft.	5
Average Ht. - 30' @ 5 pts.	5
Average Ht. - 15' @ 2 pts.	10
TOTAL POINTS	438

TREESCAPE AND TYPICAL FOUNDATION PLANTINGS



the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 W. BELTLINE HWY
 P.O. BOX 620330
 MADISON, WI 53760-0330
 TEL: (608) 836-7911
 FAX: (608) 831-6256

3848 AND 3864 MAPLE GROVE DRIVE
 MADISON, WISCONSIN

Checked By: MH/SS
 Drawn By: SVWS
 9/16/05
 Revised: 12/01/05 JD
 Revised: 12/22/05 JD
 Revised: 1/5/06 JD
 Revised: 2/19/14 RS
 Revised:
 Revised:

Job #
L1
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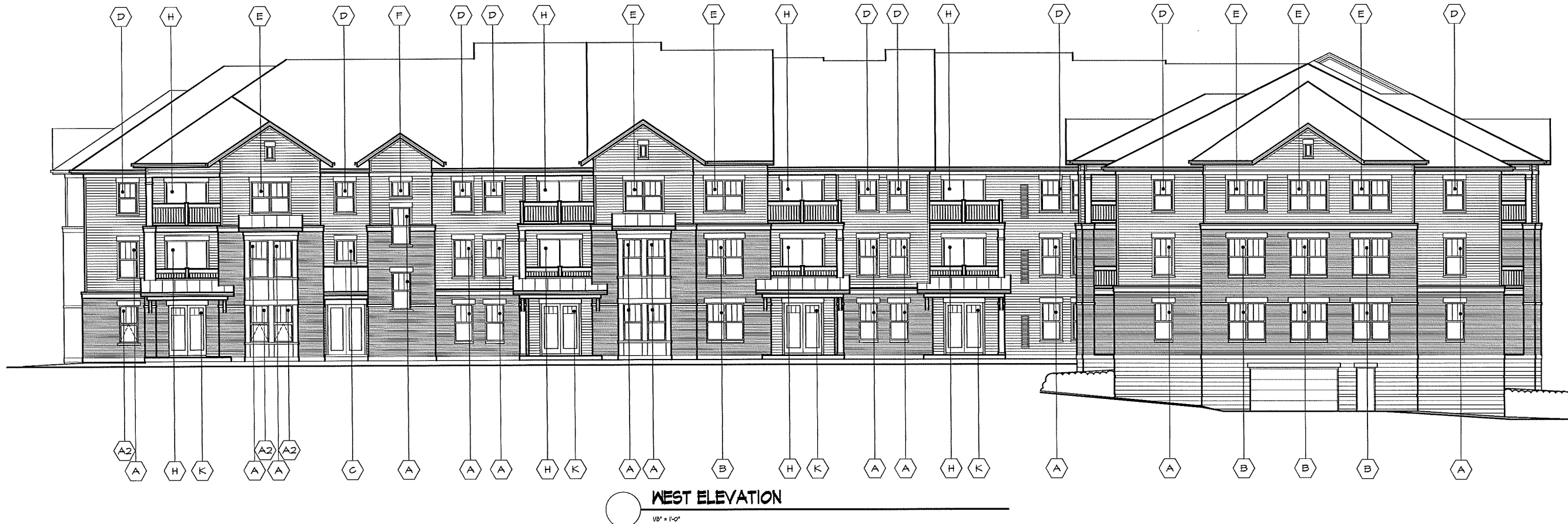
TYPICAL MATERIALS:

- Louvre - Sherrin Williams/SN2801 Rookwood Red
- Vinyl Siding - CertainTeed Monogram/Pacific Blue
- Metal Roof - Atas/2B Silversmith
- Asphalt Shingles - GAF Royal Sovereign/Nickel Grey
- Alum. Wrapped Fascia, Trim & Soffit - Rollex/Shell
- Fiber-cement Frieze Board - Match with window trim & Fiber-cement Band Board
- Fiber-cement wrapped columns - Match with window trim
- Vinyl Siding - CertainTeed Monogram/Silver Ash
- Aluminum Railings - Black
- Fiber-cement Board Panels - Match with Pacific Blue Siding
- Fiber-cement Board Trim - Match with Window Trim
- Precast Bands, Heads, Sills - Edwards Cost Stone/DC31
- Brick Veneer - Acme Brick/Queensborough
- Precast Base (split-face) - County Materials Corp./Warm Shadow
- Precast Banding (smooth) - County Materials Corp./Natural Gray

SOUTH ELEVATION
1/8" = 1'-0"

ID	WINDOW SIZE	TYPE	DAYLIGHT AREA	VENT AREA	REMARKS
A	36 x 12	DOUBLE HUNG	12.89 S.F.	6.5 S.F.	FEATHER SHIELD VISIONS 3000 OR APPROVED EQUAL
A2	36 x 12	ANNING / PICTURE	12.89 S.F.	6.5 S.F.	VINYL LOW - E
B	36 x 12-2	DOUBLE HUNG	25.16 S.F.	13.0 S.F.	
B2	36 x 12-2	ANNING / PICTURE	25.16 S.F.	13.0 S.F.	
C	36 x 42	CASEMENT	14.1 S.F.	2.17 S.F.	
D	36 x 60	DOUBLE HUNG	10.42 S.F.	5.22 S.F.	
E	36 x 60-2	DOUBLE HUNG	20.84 S.F.	10.44 S.F.	
F	36 x 30	FIXED	5.09 S.F.	N/A	
H	78 x 84	SLIDING PATIO	36.72 S.F.	18.64 S.F.	
K	72 x 48	SPINNAS PATIO	28.04 S.F.	20.87 S.F.	

NOTE: ALL PATIO DOORS MUST MEET ACCESSIBILITY REQUIREMENTS (32" WIDE CLEAR OPENING REQ'D)
GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF SUBSTITUTIONS OF WINDOW / DOOR MANUFACTURER PRIOR TO ORDERING PRODUCT.
PROVIDE SAFETY GLAZING IN PATIO DOORS & OTHER DOORS / WINDOWS AS REQUIRED BY CODE.



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

Revisions
Alteration To SIP - February 19, 2014

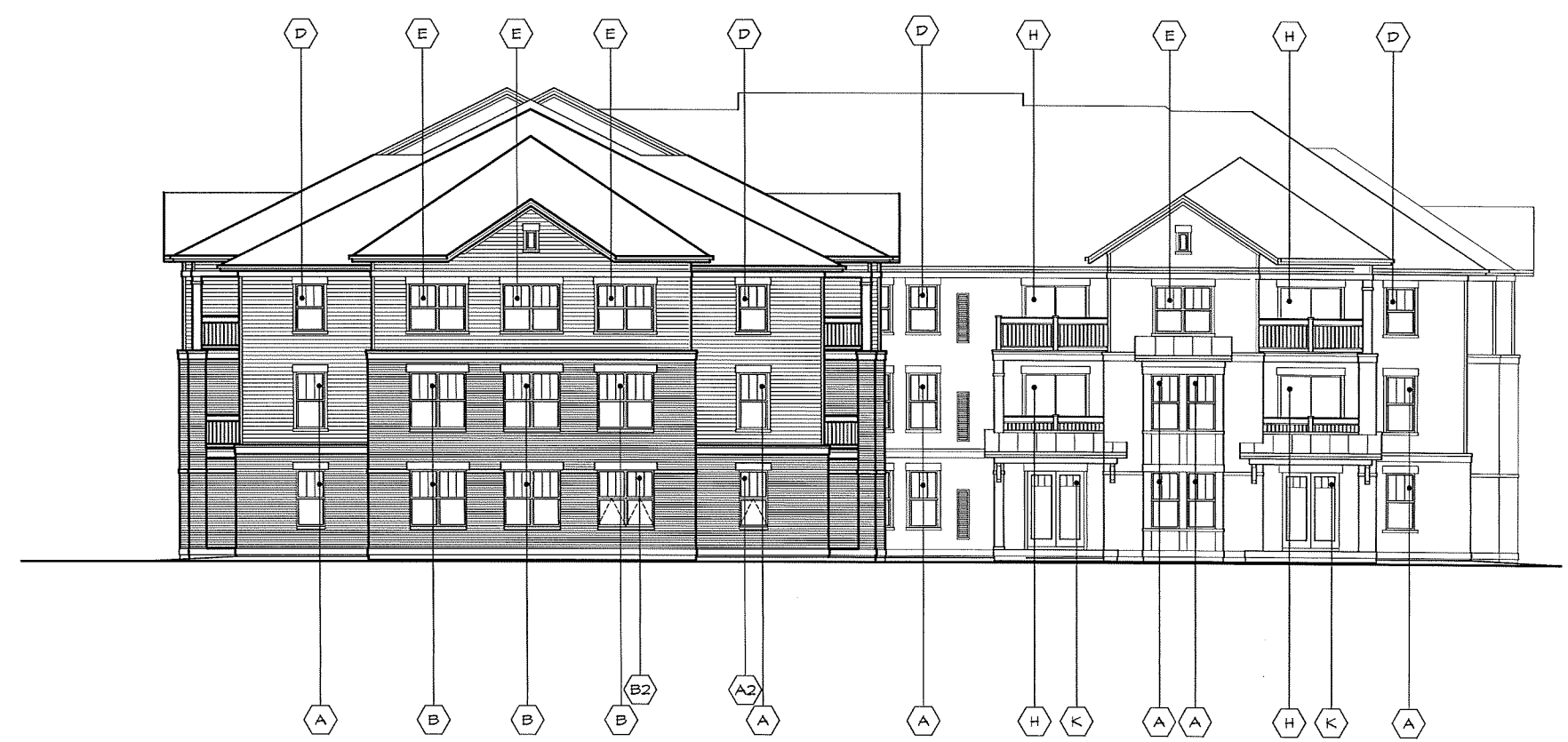
Project Title

3864 Maple Grove Drive
Drawing Title
Elevations
Building #1
Project No. _____ Drawing No. _____
0525 **A-2.1**

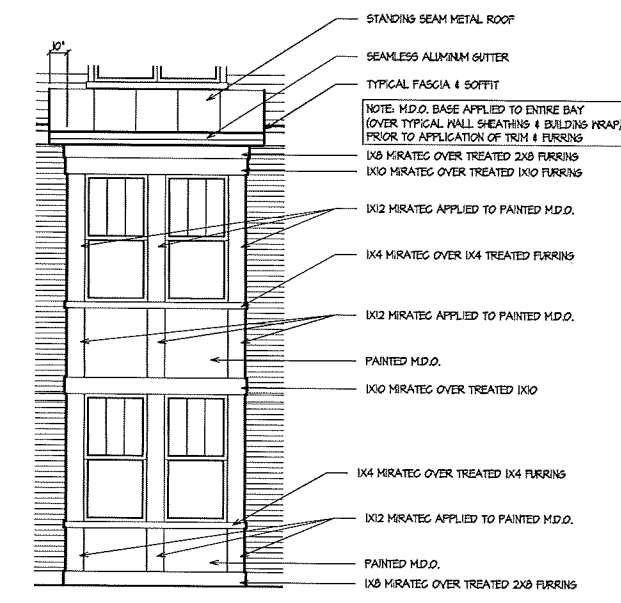
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Consultant _____

Notes _____



NORTH ELEVATION
 1/8" = 1'-0"



BAY FINISH DETAIL
 1/4" = 1'-0"

- STANDING SEAM METAL ROOF
- SEAMLESS ALUMINUM GUTTER
- TYPICAL FASCIA & SOFFIT
- NOTE: M.D.O. BASE APPLIED TO ENTIRE BAY (OVER TYPICAL WALL SHEATHING & BUILDING WRAP) PRIOR TO APPLICATION OF TRIM & FURRING
- 1X8 MIRATEC OVER TREATED 2X8 FURRING
- 1X10 MIRATEC OVER TREATED 1X10 FURRING
- 1X12 MIRATEC APPLIED TO PAINTED M.D.O.
- 1X4 MIRATEC OVER 1X4 TREATED FURRING
- 1X12 MIRATEC APPLIED TO PAINTED M.D.O.
- PAINTED M.D.O.
- 1X10 MIRATEC OVER TREATED 1X10
- 1X4 MIRATEC OVER TREATED 1X4 FURRING
- 1X12 MIRATEC APPLIED TO PAINTED M.D.O.
- PAINTED M.D.O.
- 1X8 MIRATEC OVER TREATED 2X8 FURRING

SEE WALL SECTION D/A-33 FOR ADDITIONAL INFORMATION



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

Revisions
 Alteration To SIP - February 19, 2014

Project Title _____

3864 Maple Grove Drive
 Drawing Title
Elevations

Building #1
 Project No. _____ Drawing No.

0525 **A-2.2**

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- TYPICAL MATERIALS:**
- 12X24 LOUVER- SHERWIN WILLIAMS ROCKWOOD RED SW2801
 - VINYL SIDING COLOR 1 - CERTAINTED MONOGRAM PACIFIC BLUE
 - METAL ROOF - ATAS #28 SILVERSMITH
 - DIMENSIONAL ASPHALT SHINGLES - GAF ROYAL SOVEREIGN NICKEL GREY
 - ALUM. WRAPPED FASCIA & SOFFIT - ROLLEX SHELL
 - MIRATEC FRIEZE BOARD - MATCH ROLLEX SHELL
 - MIRATEC WRAPPED COLUMNS - MATCH ROLLEX SHELL
 - VINYL SIDING COLOR 2 - CERTAINTED MONOGRAM SILVER ASH
 - MIRATEC WINDOW TRIM - MATCH ROLLEX SHELL
 - 5/4 X 10 HEAD
 - 1X4 JAMB & SILL
 - ALUMINUM RAILINGS - BLACK
 - M.D.O. PANELS - MATCH PACIFIC BLUE SIDING
 - MIRATEC BOARD TRIM - MATCH WINDOW TRIM
 - PRECAST BANDS, HEADS, SILLS - EDWARDS CAST STONE DC31
 - BRICK VENEER - ACME BRICK QUEENSBOROUGH
 - CMU BASE (SPLIT-FACE) - COUNTY MATERIALS CORP. WARM SHADOW
 - CMU BANDING (SMOOTH) - COUNTY MATERIALS CORP. NATURAL GRAY

NORTH ELEVATION

1/8" = 1'-0"

WINDOW SCHEDULE					
ID	WINDOW SIZE	TYPE	DAYLIGHT AREA	VENT AREA	REMARK
A	36 x 12	DOUBLE HUNG	12.80 SF.	6.5 SF.	WEATHER SHIELD VISIONS 2000 OR APPROVED EQUAL
B	36 x 12-2	DOUBLE HUNG	22.16 SF.	15.2 SF.	VINYL LCM - E
C	36 x 42	CASSETT	14 SF.	2 FT SF.	
D	36 x 60	DOUBLE HUNG	10.42 SF.	5.22 SF.	
E	36 x 60-2	DOUBLE HUNG	20.84	10.44 SF.	
F	36 x 30	FIXED	5.09 SF.	N/A	
H	10 x 84	SLIDING PATIO	36.13 SF.	18.64 SF.	
J	10 x 48	SLIDING PATIO	36.13 SF.	18.64 SF.	
K	12 x 48	SLIDING PATIO	28.04 SF.	20.81 SF.	

NOTE: ALL PATIO DOORS MUST MEET ACCESSIBILITY REQUIREMENTS (32" WIDE CLEAR OPENING REQ'D)
GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF SUBSTITUTIONS OF WINDOW / DOOR MANUFACTURER PRIOR TO ORDERING PRODUCT
PROVIDE SAFETY GLAZING IN PATIO DOORS & OTHER DOORS / WINDOWS AS REQUIRED BY CODE.



EAST ELEVATION

1/8" = 1'-0"

- Revisions
- Preliminary Set - January 26, 2006
 - Issued For Construction - March 1, 2006
 - Revised Construction Issue - March 23, 2006

Project Title

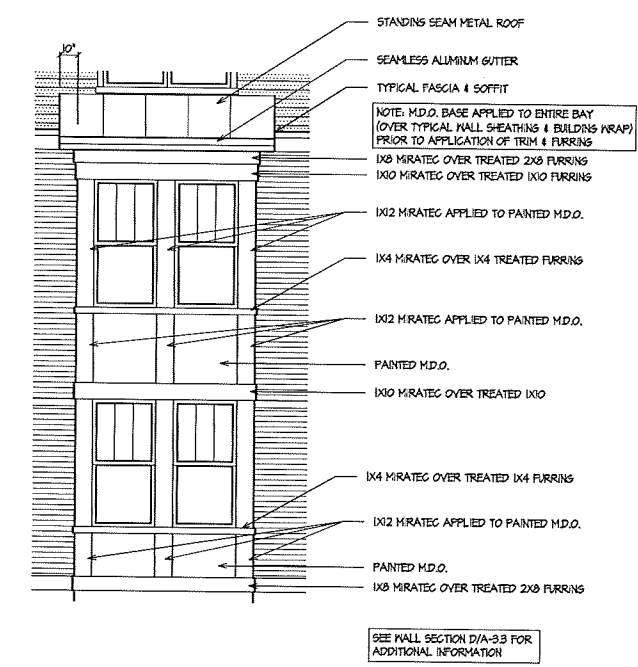
3848 Maple Grove Drive
Drawing Title
Elevations
Building #2
Project No. Drawing No.
0525 A-2.1

Consultant

Notes



SOUTH ELEVATION
1/8" = 1'-0"



BAY FINISH DETAIL
1/4" = 1'-0"

- STANDING SEAM METAL ROOF
- SEAMLESS ALUMINUM GUTTER
- TYPICAL FASCIA & SOFFIT
- NOTE: M.D.O. BASE APPLIED TO ENTIRE BAY (OVER TYPICAL WALL SHEATHING & BUILDING WRAP) PRIOR TO APPLICATION OF TRIM & FURRINS
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- PAINTED M.D.O.
- 1X10 MRATEC OVER TREATED 1X10
- 1X4 MRATEC OVER TREATED 1X4 FURRINS
- 1X12 MRATEC APPLIED TO PAINTED M.D.O.
- PAINTED M.D.O.
- 1X8 MRATEC OVER TREATED 2X8 FURRINS

SEE WALL SECTION D/A-B3 FOR ADDITIONAL INFORMATION



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

- Revisions
- Preliminary Set - January 26, 2006
 - Issued For Construction - March 7, 2006
 - Revised Construction Issue - March 23, 2006
 - Alteration To SIP - February 14, 2014

Project Title

3848 Maple Grove Drive
Drawing Title
Elevations
Building #2
Project No.
0525
Drawing No.
A-2.2

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