



City of Madison

Proposed Certified Survey Map & Conditional Use

Location
9414 Silicon Prairie Parkway

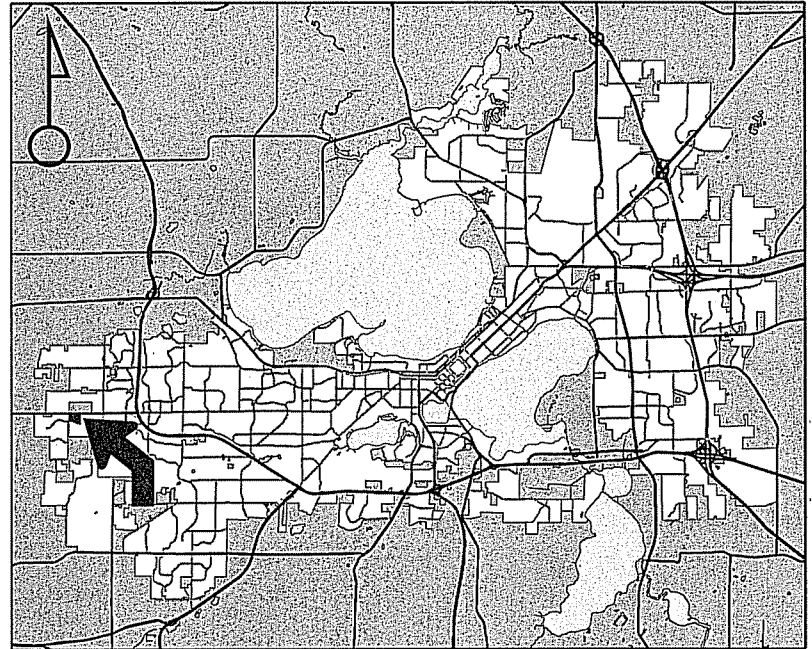
Project Name
McKenzie Multi-Family

Applicant
John McKenzie/J. Randy Bruce -
Knothe Bruce Architects, LLC

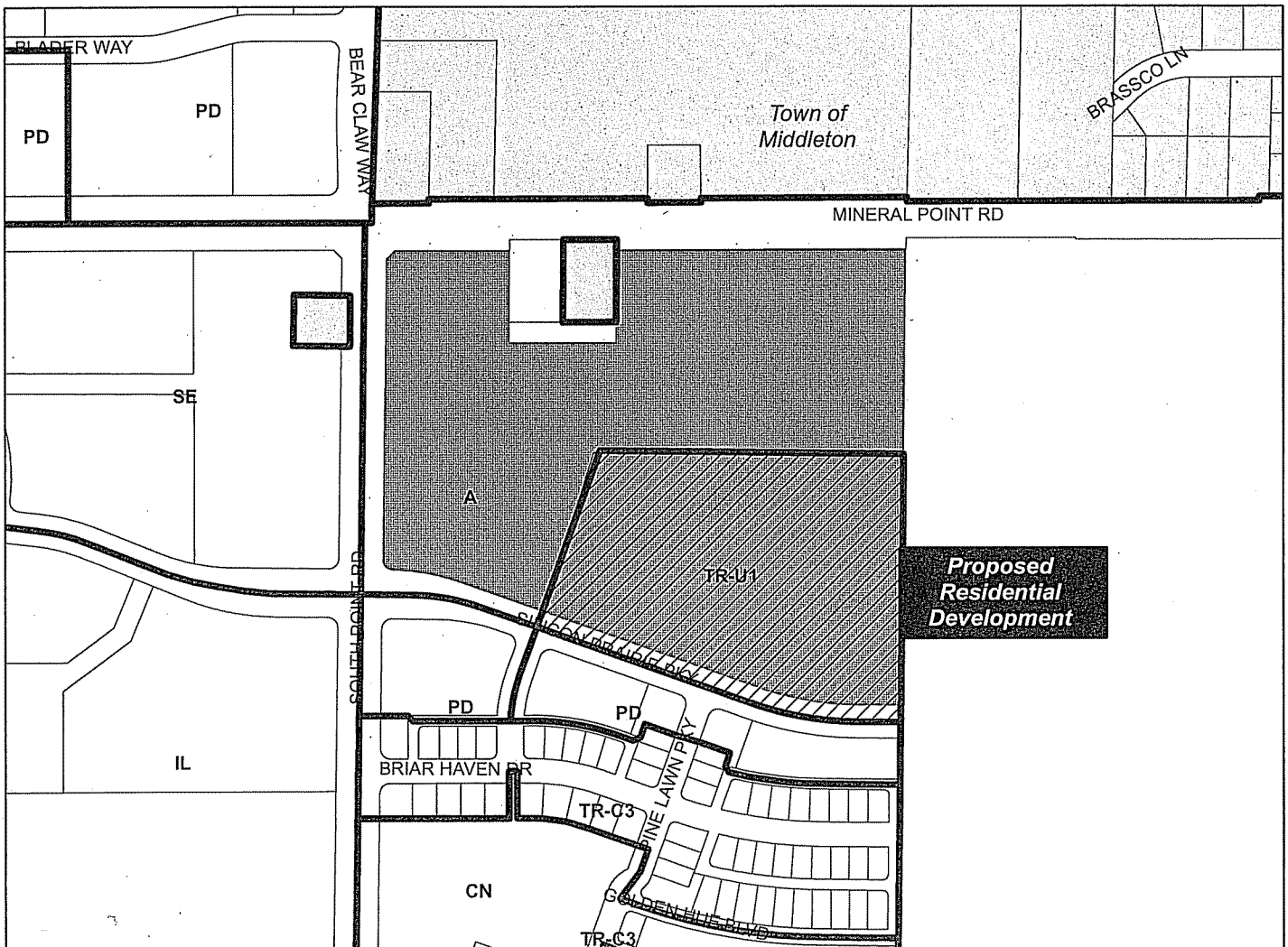
Existing Use
Vacant lands

Proposed Use
Create 3 lots for multi-family development
and 1 outlot for future development and
construct residential building complex
containing 286 apartment units in 8
buildings

Public Hearing Date
Plan Commission
13 January 2014



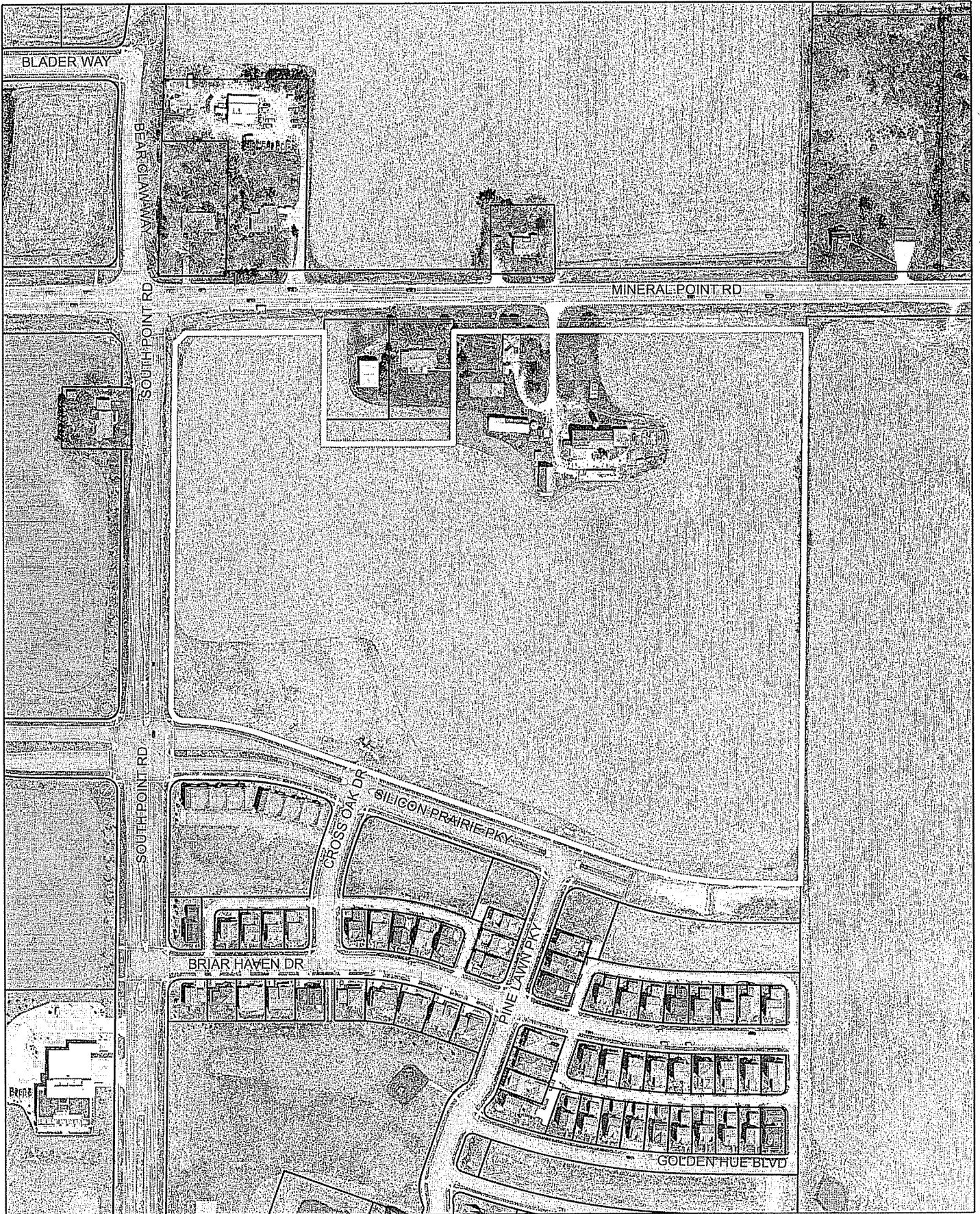
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 January 2013

24-25





LAND USE APPLICATION Madison Plan Commission

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

- 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.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 9414 Silicon Prairie Parkway **Project Area in Acres:** 10 acres
Project Title (if any): 9414 Silicon Prairie Parkway

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: John McKenzie **Company:** _____
Street Address: 723 Bear Claw Way **City/State:** Madison, WI **Zip:** 53705
Telephone: (608) 836-7600 **Fax:** () **Email:** johnmc300@yahoo.com

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

Property Owner (if not applicant): New Wei, LLC
Street Address: 702 N. Blackhawk Ave. #109 **City/State:** Madison **Zip:** 53705

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____

A Multi-Family development consisting of 286 units in 8 buildings

Development Schedule: Commencement Spring 2014 Completion Spring 2015

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the Urban Design Commission, provide **twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

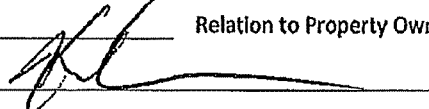
In Addition, The Following Items May Also Be Required With Your Application:

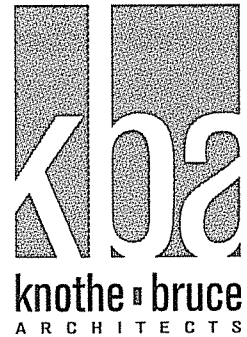
- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Pioneer Neighborhood Development Plan, which recommends with zoning amendment to residential for this property.
- Pre-application Notification:** Section 28.12 of 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 alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
District 9, Paul Skidmore 5/17/13, Cardinal Glen 10/24/13
→ 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, Steve Cover Date: 5/20/13, 10/10/13 Zoning Staff: DAT Mig Date: 3/21/13

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

Name of Applicant John McKenzie Relation to Property Owner _____
Authorizing Signature of Property Owner  Date 11-5-13



November 6, 2013

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

Re: Letter of Intent - Conditional Use

Madison, Wisconsin

KBA Project # 1302

Ms. Katherine Cornwell:

The following is submitted together with the plans application and zoning text for staff and Plan Commission consideration of approval.

Organizational Structure:

Owner/Developer: The McKenzie Company
9201 Waterside Drive
Middleton, WI 53562
Phone: 608-829-3800
Fax: 608-831-8556
Contact: Jack McKenzie
jack@mckenzie-apartments.com

Engineer: Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
Contact: Joe Doyle
jdoyle@vierbicher.com

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

Landscape Design: Olson Toon Landscaping
4387 Schwartz Rd.
Middleton, WI 53562
Phone: 608.827.9401
Fax: 608.827.9402
Contact: Paul Bickett
<mailto:paul@olsontoon.com>

Introduction:

The proposed site is located on the north of Silicon Prairie Parkway and Cross Oaks Drive. The site was rezoned July 22, 2013, from “A” to “TR-UI.”

The proposed development plan will create a high end apartment community that will feature attractive architecture, extensive landscaping and amenities that will appeal to a broad range of residents. Amenities including a business center, fitness facility and community room will help attract the high end resident that demands such services.

Project Description:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. The project consists of 8 three story buildings and includes 286 apartments. The building façade includes changes in color, texture and material with high-quality façade materials. The exterior materials will be a combination of masonry and horizontal and vertical fiber-cement siding with an architectural cast or simulated stone base. Standing seam metal roofs located at select unit entrances and multiple setbacks of the façade break up the massing while creating visual interest.

Vehicular access to the site is achieved from Silicon Prairie Parkway and a new public street created to service the neighborhood. Underground parking at each building is provided and includes 280 resident parking stalls. An additional 143 parking spaces on grade is provided. Bicycle parking is dispersed

throughout the site.

Conditional Use

A 286 unit multi-family development is an allowed use in TR-UI and requires a Conditional Use Application according to Chapter 28, Madison Zoning Code Ordinance 28.050, Table 28C-1.

Site Development Data:

Densities:

Lot Area	436,263 sf / 9.95 acres
Dwelling Units	286 D.U.
Lot Area / D.U.	1,525 SF/unit
Density	28.7 Units/Acre

Building Height: Three Stories + Loft

Gross Floor Areas:

38 Unit	45,951 S.F.
32 Unit	38,473 S.F.
32 Unit with Clubhouse	41,794 S.F.
Development Total	348,495 S.F.
FAR	.8

Dwelling Unit Mix:

38 Unit

Studio	4
Studio Loft	2
One Bedroom	18
Two Bedroom	8
<u>Two Bedroom Loft</u>	<u>6</u>
Total Dwelling Units	38

32 Unit & 32 Unit with Clubhouse

Studio	4
Studio Loft	2
One Bedroom	14
Two Bedroom	8
<u>Two Bedroom Loft</u>	<u>4</u>
Total Dwelling Units	32

Development Total

Studio	32
Studio Loft	16
One Bedroom	132
Two Bedroom	64
<u>Two Bedroom Loft</u>	<u>42</u>
Total Dwelling Units	286

Vehicle Parking:

Surface:	143
<u>Underground:</u>	<u>280 stalls</u>
Total	423 stalls

Bicycle Parking:

Garage - wall hung	64 stalls
Garage - standard 2'x6'	207 stalls
<u>Exterior - standard 2'x6'</u>	<u>64 stalls</u>
Total	335 stalls

Project Schedule:

It is anticipated that the new construction phase will start in Spring 2014 and be completed in Spring 2015.

Thank you for your time reviewing our proposal.

Sincerely,


J. Randy Bruce, AIA
Managing Member



knothe & bruce
ARCHITECTS

Phone: 608.834.3490 7401 University Ave., Suite 201
Madison, WI 53706

CONSULTANT

REVISIONS
Conditional Use Submittal - November 6, 2013

PROJECT TITLE
CARDINAL
PRAIRIE

SHEET TITLE
SITE PLAN

SHEET NUMBER

C-1.1

PROJECT NO. 1302

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SITE INDEX SHEET

SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-3.0 GRADING & EROSION CONTROL PLAN	
C-4.0	UTILITY PLAN
L1 LANDSCAPE PLAN	

ARCHITECTURAL

1	BASEMENT PLAN - 32 UNIT BUILDING #2
2	FIRST FLOOR PLAN - 32 UNIT BUILDING #2
3	SECOND FLOOR PLAN - 32 UNIT BUILDING #2
4	THIRD FLOOR PLAN - 32 UNIT BUILDING #2
5	LOFT PLAN - 32 UNIT BUILDING #2
6	BASEMENT PLAN - 32 UNIT BUILDING #4 & #7
7	FIRST FLOOR PLAN - 32 UNIT BUILDING #4 & #7
8	SECOND FLOOR PLAN - 32 UNIT BUILDING #4 & #7
9	THIRD FLOOR PLAN - 32 UNIT BUILDING #4 & #7
10	LOFT PLAN - 32 UNIT BUILDING #4 & #7
11	BASEMENT PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
12	FIRST FLOOR PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
13	SECOND FLOOR PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
14	THIRD FLOOR PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
15	LOFT PLAN - 38 UNIT BUILDING #1, 3, 5, 6, & 8
16	ELEVATIONS - BUILDING #2
17	ELEVATIONS - BUILDING #4
18	ELEVATIONS - BUILDING #7
19	ELEVATIONS - BUILDING #5 AND #8
20	ELEVATIONS - BUILDING #3
21	ELEVATIONS - BUILDING #1 AND #6

SITE DEVELOPMENT STATISTICS

LOT AREA	438,283 S.F./9.95 ACRES
DWELLING UNITS	286 D.U.
LOT AREA/D.U.	1,525 S.F./D.U.
DENSITY	28.7 UNITS/ACRE
BUILDING HEIGHT	3 STORIES + LOFT

GROSS FLOOR AREA

38 UNIT	45,951 S.F.
32 UNIT	38,473 S.F.
32 UNIT W/ CLUBHOUSE	41,794 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	0.8

UNIT MIX

38 UNIT	
STUDIO	4
ONE BEDROOM	18
TWO BEDROOM	8
STUDIO LOFT	2
TWO BEDROOM LOFT	6
TOTAL	38

32 UNIT AND 32 UNIT WITH CLUBHOUSE

STUDIO	4
ONE BEDROOM	14
TWO BEDROOM	8
STUDIO LOFT	2
TWO BEDROOM LOFT	4
TOTAL	32

VEHICLE PARKING

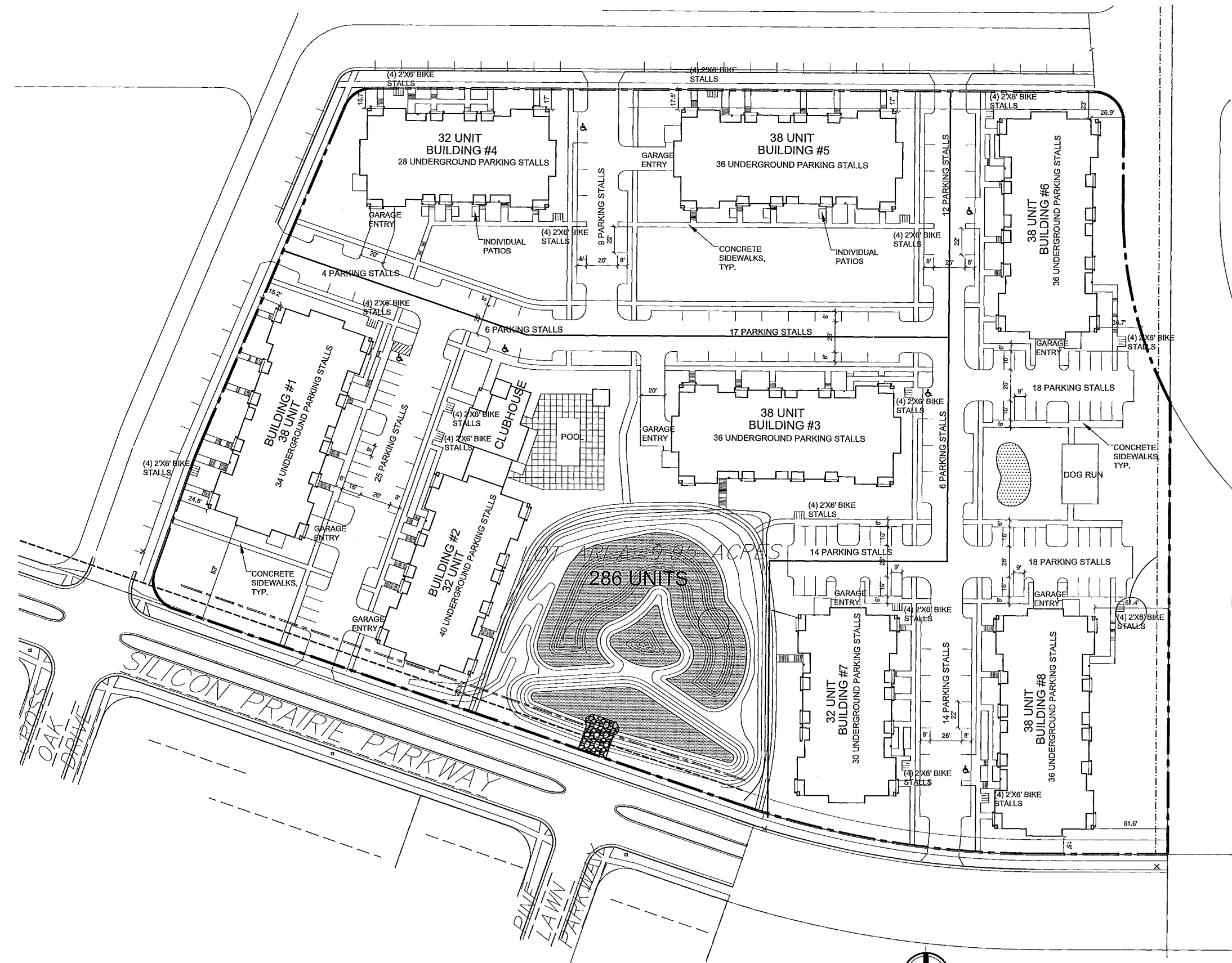
SURFACE	143
UNDERGROUND	280
TOTAL	423

BIKE PARKING

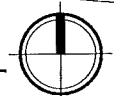
FLOOR STALL, SURFACE	64
WALL HUNG, UNDERGROUND	64
FLOOR STALL, UNDERGROUND	207
TOTAL	335

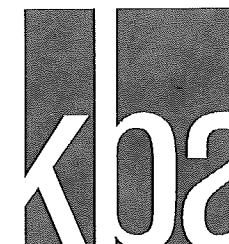
USABLE OPEN SPACE

GROUND LEVEL	131,110 S.F.
DECKS/PATIOS	12,870 S.F.



1 SITE PLAN
C-1.1 SCALE: 1"=40'-0"





knothe + bruce
ARCHITECTS

Phone: 7601 University Ave., Suite 201
608.834.3690 Middleton, WI 53562

CONSULTANT

LIGHTING SCHEDULE

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Fte	Lumens	Mounting
□	A	8	RUID LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	60WATT M81	E8507 IES	3000	8'-0" ABOVE GRADE ON SIDE OF BUILDING
⊙	B	21	RUID LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT M81	MAC417SBL Je	9500	10'-0" POLE ON 2'-0" TALL CONC. BASE
⊙	C	6	RUID LIGHTING	QV410	18" QUADRATE VERTICAL / TYPE V	100 WATT M81	QV417.Je	9500	10'-0" POLE ON 2'-0" TALL CONC. BASE
⊙	D	3	RUID LIGHTING	AC440SBL	18" AREA CUTOFF / W/BACK LT. SHIELD	400 WATT ILM, REDUCED ENVELOPE LAMP	MAC417SBL Je	30000	20'-0" POLE ON ON 2'-0" CONC. BASE, ENSURE LAMP IS WITHIN PERIMETER POOL FENCING

LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.2 f	0.7 f	0.3 f	32.3:1	4.0:1
POOL	+	9.0 f	17.1 f	3.0 f	5.7:1	3.0:1

REVISIONS

Conditional Use Submittal - November 8, 2013

PROJECT TITLE

CARDINAL PRAIRIE

SHEET TITLE

SITE LIGHTING PLAN

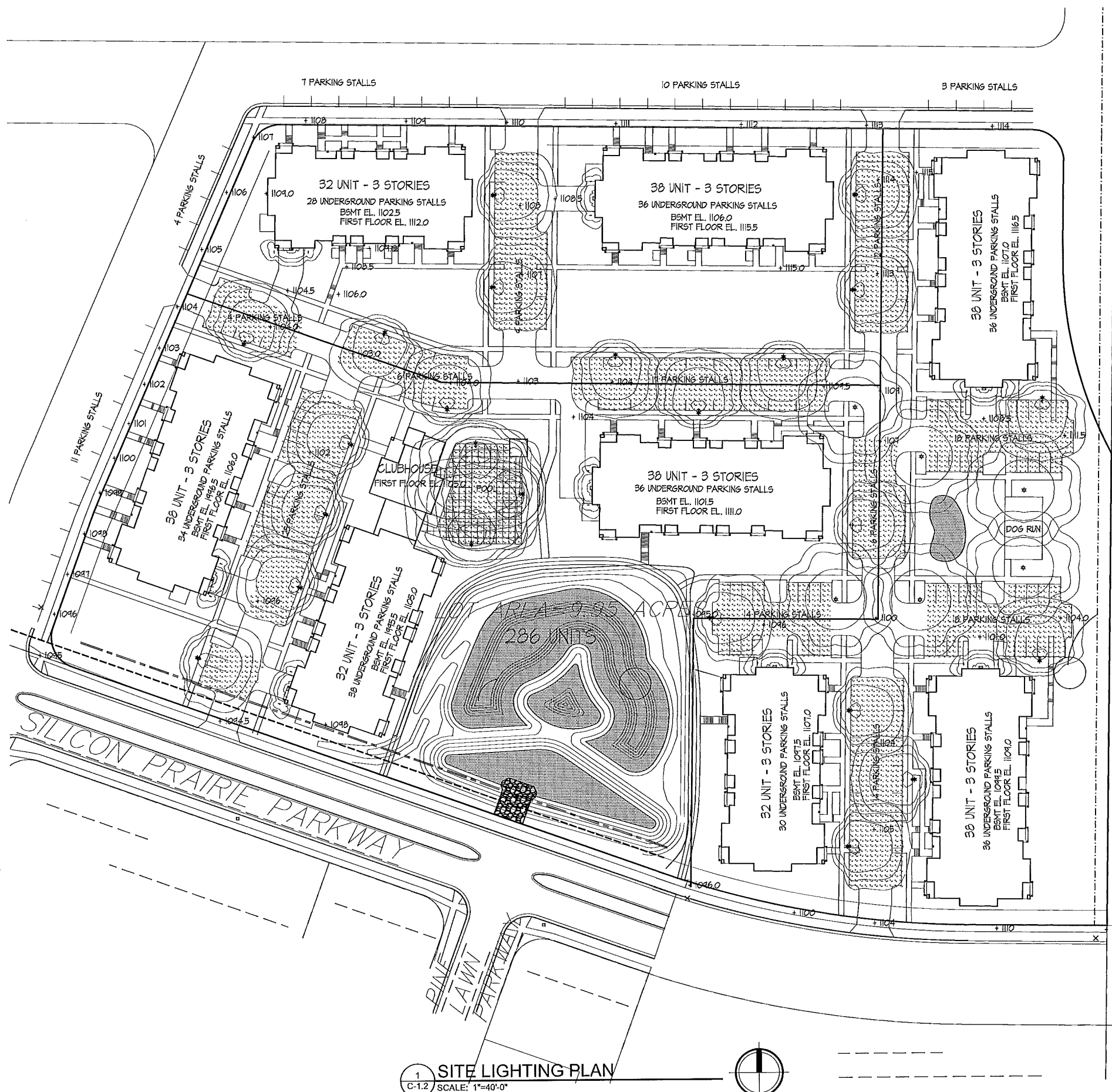
SHEET NUMBER

C-1.2

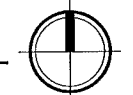
PROJECT NO.

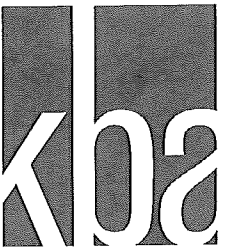
1302

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1 SITE LIGHTING PLAN
C-1.2 SCALE: 1"=40'-0"





knothe | bruce
ARCHITECTS

Phone: 7401 University Ave, Suite 201
608.836.3690 Middleton, WI 53562

CONSULTANT

REVISIONS
Conditional Use Submittal - November 6, 2013

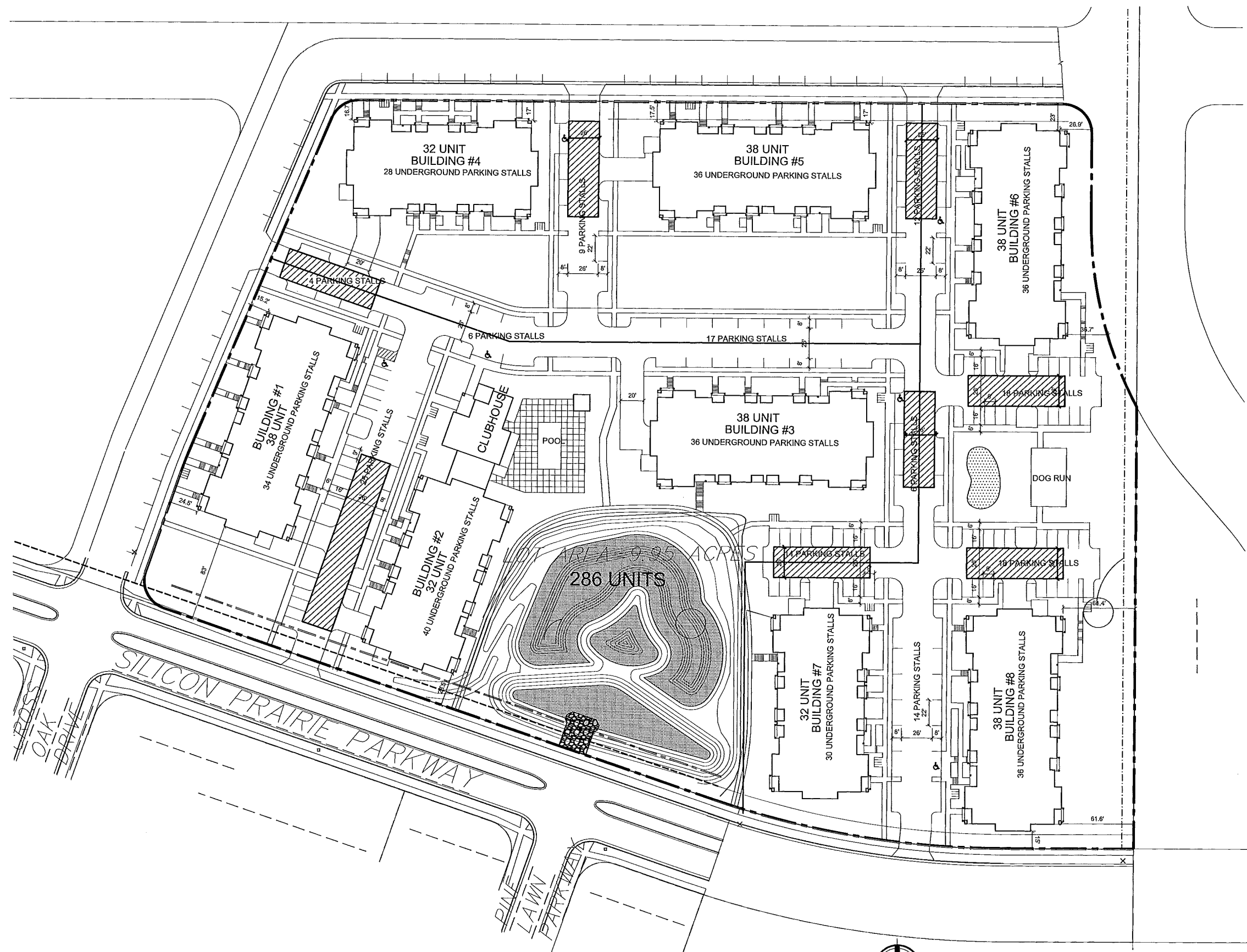
PROJECT TITLE
CARDINAL
PRAIRIE

SHEET TITLE
FIRE
DEPARTMENT
ACCESS PLAN

SHEET NUMBER

C-1.3

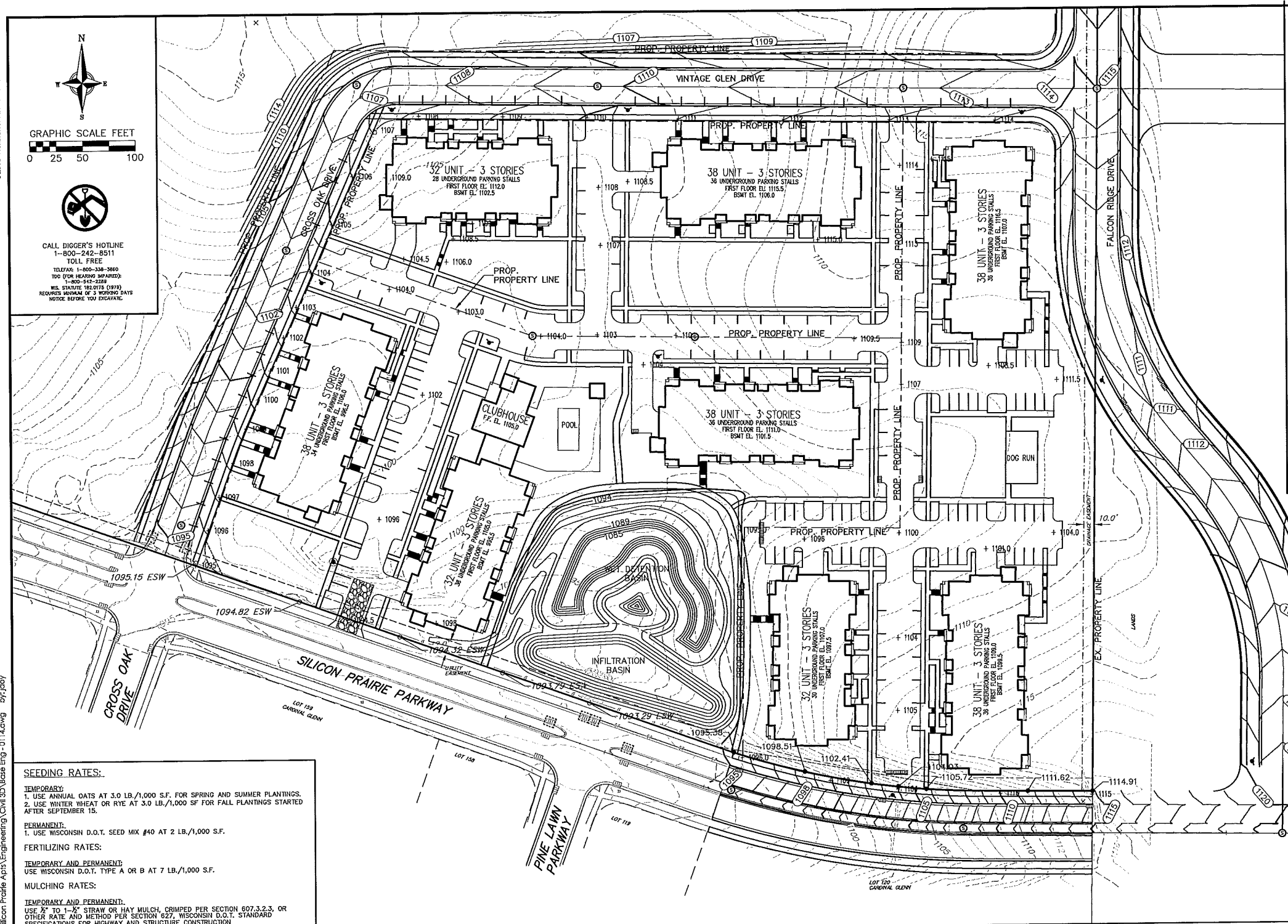
PROJECT NO. 1302
© 2013 Knothe & Bruce Architects



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

1 SITE PLAN
C-1.1 SCALE: 1"=40'-0"





GRADING & EROSION CONTROL LEGEND

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

ABBREVIATIONS

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

GRAPHIC SCALE FEET

0 25 50 100

CALL DIGGER'S HOTLINE
 1-800-242-8511
 TOLL FREE
 TELEFAX: 1-800-338-2860
 TDD (FOR HEARING IMPAIRED): 1-800-242-8511
 WIS. STATUTE 182.0175 (1979)
 REQUIRES MINIMUM OF 3 WORKING DAYS
 NOTICE BEFORE YOU DIG ANYTHING

SEEDING RATES:

TEMPORARY:

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

PERMANENT:

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

FERTILIZING RATES:

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

MULCHING RATES:

TEMPORARY AND PERMANENT:
 USE 2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

EROSION CONTROL MEASURE NOTES:

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

ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.

- STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TAMPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DENATURING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1051 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

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

- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10X AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
- THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- IF THE TRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.
- PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 5382364).

SITE CONSTRUCTION NOTES:

- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-2.3 FOR DETAILS.
- CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ANY SIDEWALK AND CURB & GUTTER ADJUTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 5382364).
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

CONSTRUCTION SEQUENCE:

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

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 Madison, Wisconsin 53717
 Phone: (608) 824-0532 Fax: (608) 824-0530

GRADING AND EROSION CONTROL PLAN
 SILICON PRAIRIE APARTMENTS
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
	1	11/05/13	CITY SUBMITTAL

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

DATE: 11/05/13

DRAWER: JDJOY

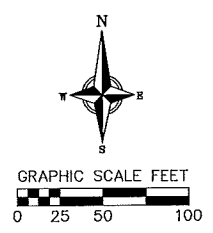
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PROJECT NO.: 130114

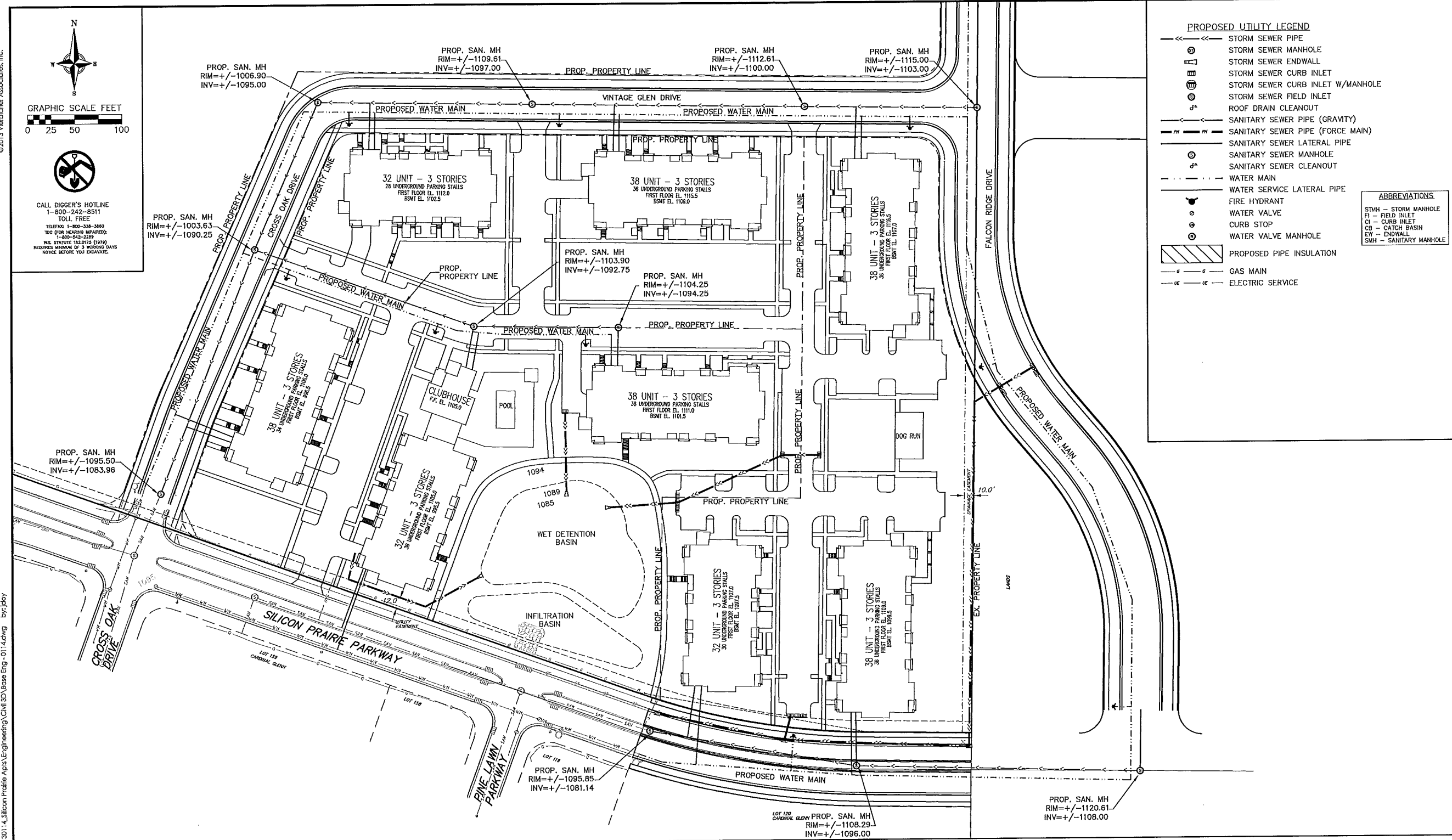
SHEET: 2 OF 3

DWG. NO.: C-3.0

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TELEPHONE: 1-800-238-3860
TDC (TOW BEARING IMPAIRED):
1-800-542-2319
MS. STAFF: 155.0112 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU LOCATE.



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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

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999 PPK
Phone: (608) 824-0332 Fax: (608) 824-0333

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

NO.	DATE	REVISIONS	REMARKS
1	11/05/13	CITY SUBMITTAL	

SCALE
AS SHOWN
1" = 100' (11x17)
DATE
11/05/13

DRAFTER	JOJOY
CHECKED	
PROJECT NO.	130114
SHEET	3 OF 3
DWG. NO.	C-4.0

UTILITY NOTES:

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

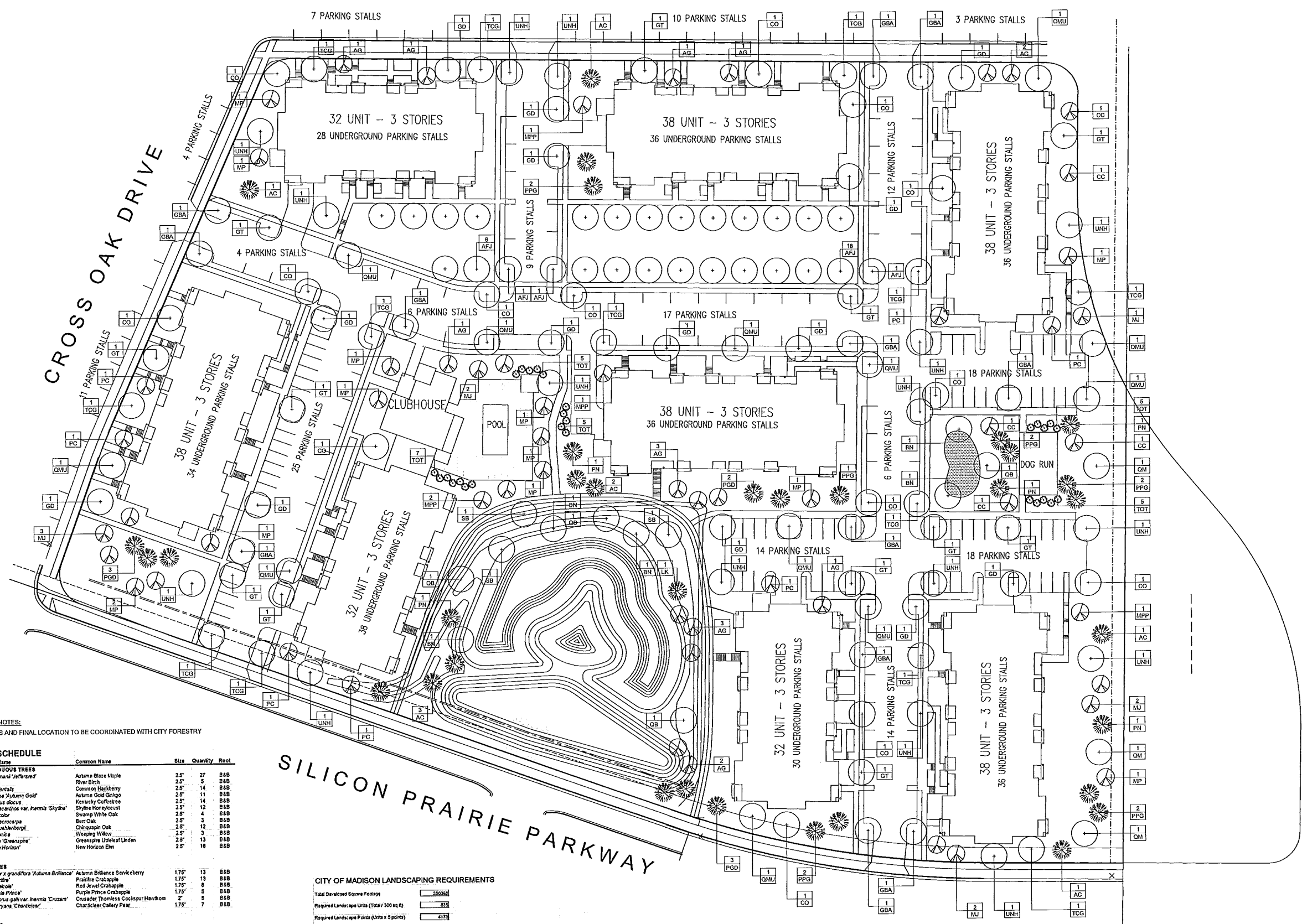
VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.

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

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M™ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 5382384).
- ALL DAMAGE TO THE PAVEMENT ON MONROE STREET AND KNICKERBOCKER STREET ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
- CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ADJUTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

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SILICON PRAIRIE APARTMENTS
Preliminary Treescape Plan
Madison, Wisconsin



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

PLANTING SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Root
OVERSTORY DECIDUOUS TREES					
AFJ	<i>Acer fraxinifolium</i>	Autumn Blaze Maple	2.5'	27	B&B
BN	<i>Betula nigra</i>	River Birch	2.5'	5	B&B
CO	<i>Celtis occidentalis</i>	Common Hackberry	2.5'	14	B&B
GBA	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	2.5'	11	B&B
GO	<i>Gymnocladia dioica</i>	Kentucky Coffeetree	2.5'	14	B&B
GT	<i>Gladiolus iridaceus</i> var. <i>hermii</i>	Skylark Moraylocust	2.5'	12	B&B
OB	<i>Quercus bicolor</i>	Swamp White Oak	2.5'	4	B&B
OM	<i>Quercus macrocarpa</i>	Burr Oak	2.5'	3	B&B
QMU	<i>Quercus muhlenbergii</i>	Chinquapin Oak	2.5'	12	B&B
SB	<i>Salix babingtonia</i>	Weeping Willow	2.5'	3	B&B
TCG	<i>Tilia cordata 'Greenopsis'</i>	Creasapine Littleleaf Linden	2.5'	13	B&B
UNH	<i>Ulmus 'NewHorizon'</i>	NewHorizon Elm	2.5'	10	B&B
ORNAMENTAL TREES					
AG	<i>Ampelocera x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Senkiberry	1.75'	13	B&B
MP	<i>Malus 'Prizedra'</i>	Prairie Crabapple	1.75'	13	B&B
MU	<i>Malus 'Unicomb'</i>	Red Jewel Crabapple	1.75'	8	B&B
MFP	<i>Malus 'Purple Prince'</i>	Purple Prince Crabapple	1.75'	5	B&B
CC	<i>Crataegus crus-galli</i> var. <i>iramii</i>	Crusader Thornless Cockspur Hawthorn	2'	5	B&B
PC	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Galaxy Pear	1.75'	7	B&B
EVERGREEN TREES					
TOT	<i>Thuja occidentalis 'Teechny'</i>	Teechny / Mission Arborvitae	6'	27	B&B
PGD	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	6'	8	B&B
PPG	<i>Picea pungens</i> forma <i>glauca</i>	Blue Colorado Spruce	6'	11	B&B
AC	<i>Abies Concolor</i>	White Fir	6'	9	B&B
PN	<i>Pinus rigida</i>	Austrian Pine	6'	5	B&B
LK	<i>Larix kaempferi</i>	Japanese Larch	6'	1	B&B

CITY OF MADISON LANDSCAPING REQUIREMENTS

Total Developed Square Footage: 200,000
Required Landscape Units (Total / 500 sq ft): 400
Required Landscape Points (Units x 5 points): 2,000

LANDSCAPE POINTS CALCULATION

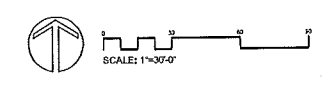
PLANT TYPE (MINIMUM SIZE)	POINTS VALUE	CREDITS FOR EXISTING LANDSCAPING		PROPOSED LANDSCAPING	
		QUANTITY	POINTS	QUANTITY	POINTS
Overstory deciduous tree (2.5' caliper)	35	0	0	138	4725
Overstory tree (1.5' caliper)	15	0	0	51	765
Evergreen Tree (3' height)	15	0	0	61	915
Shrub, deciduous (18" or 3 gal. container)	2	0	0	0	0
Shrub, evergreen (18" or 3 gal. container)	2	0	0	0	0
Ornamental Grass 18" or 3 gallon container	2	0	0	0	0
Ornamental (decorative) wall (per 10 ft. h.)	4	0	0	0	0
SUBTOTAL		0	0	250	5605
TOTAL OF PROVIDED POINTS					5605

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

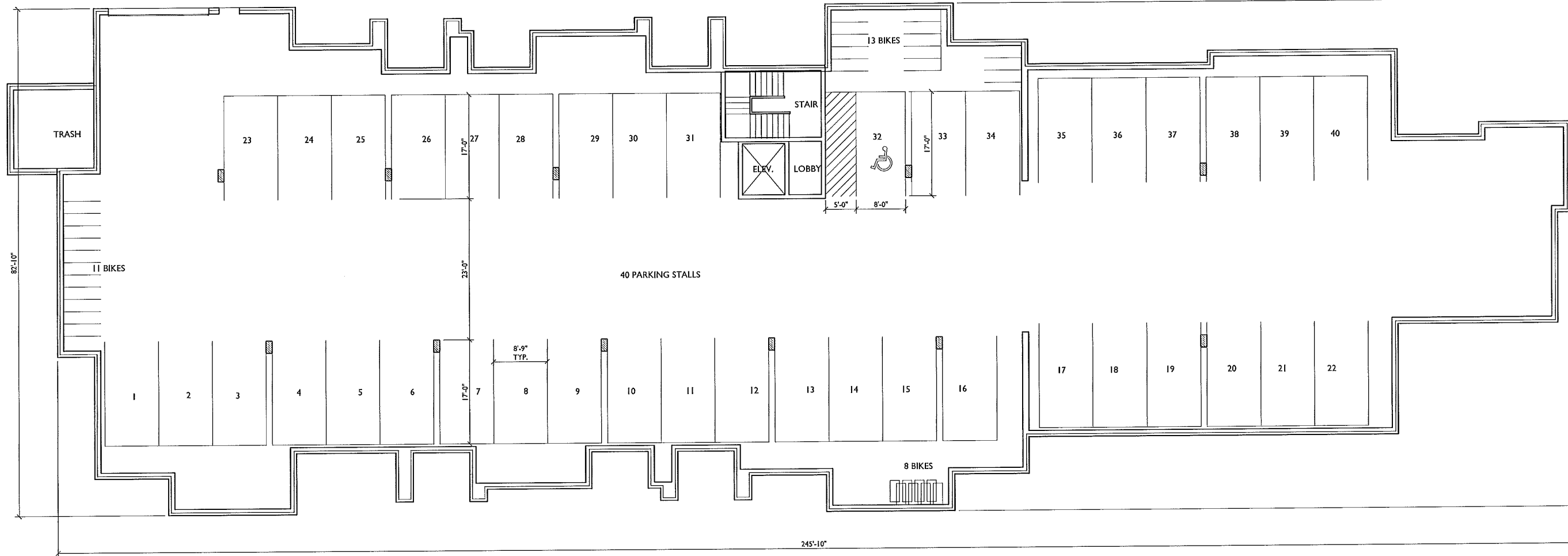
Seal:

Revisions:

Reference Name:
Silicon Prairie Apartments



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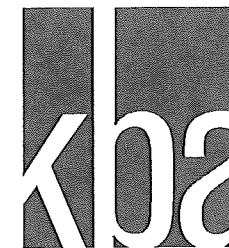
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CARDINAL PRAIRIE

SHEET TITLE
**BASEMENT PLAN
 BUILDING #2**

SHEET NUMBER

1

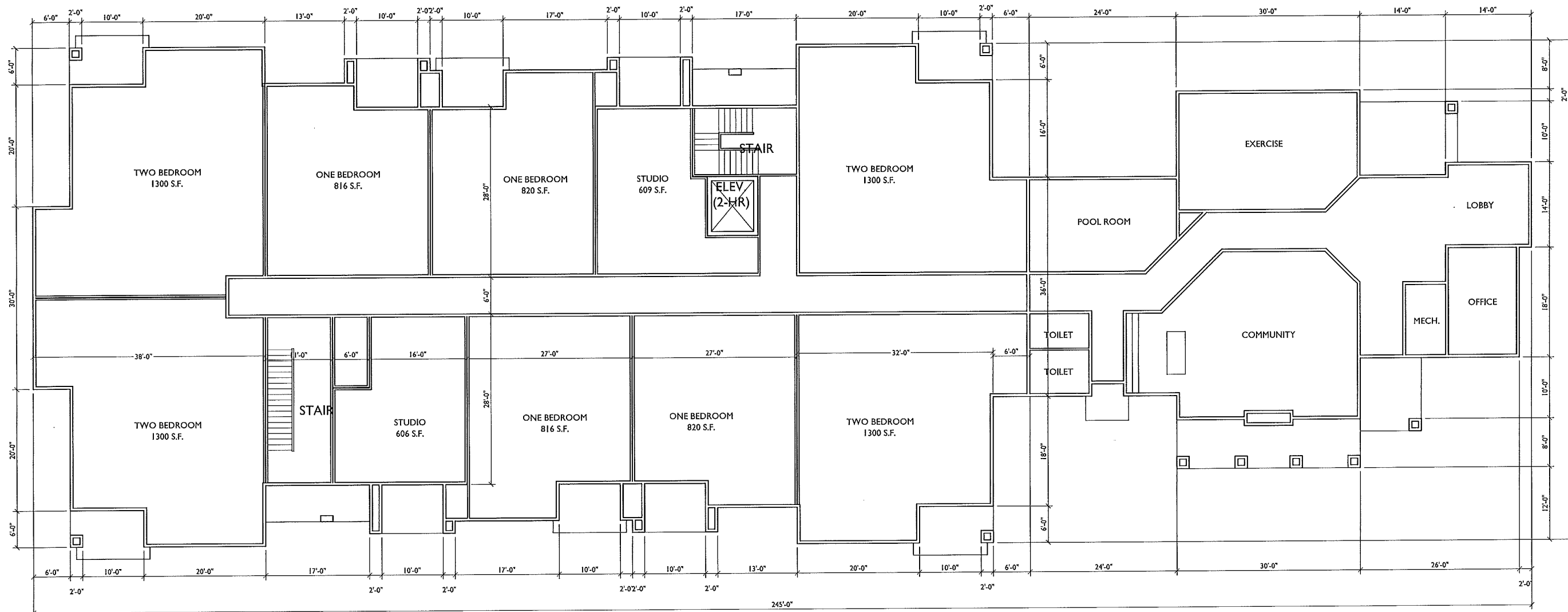
BASEMENT PLAN
 SCALE: 1/8"=1'-0"



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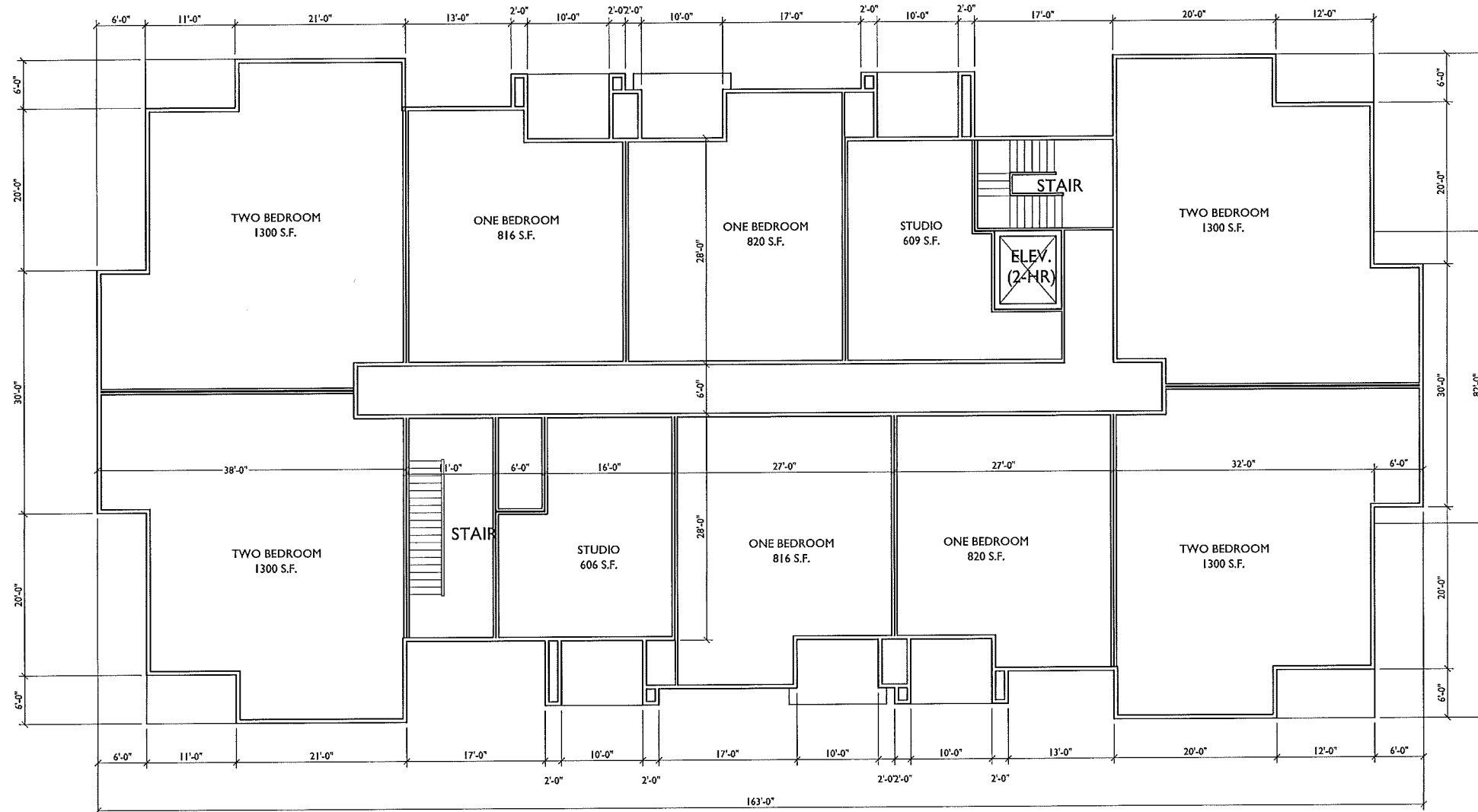
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**FIRST FLOOR PLAN
BUILDING #2**

SHEET NUMBER

2

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



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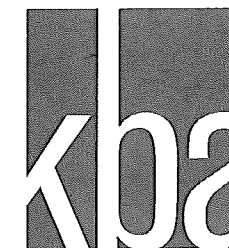
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**SECOND FLOOR
 PLAN
 BUILDING #2**

SHEET NUMBER

3

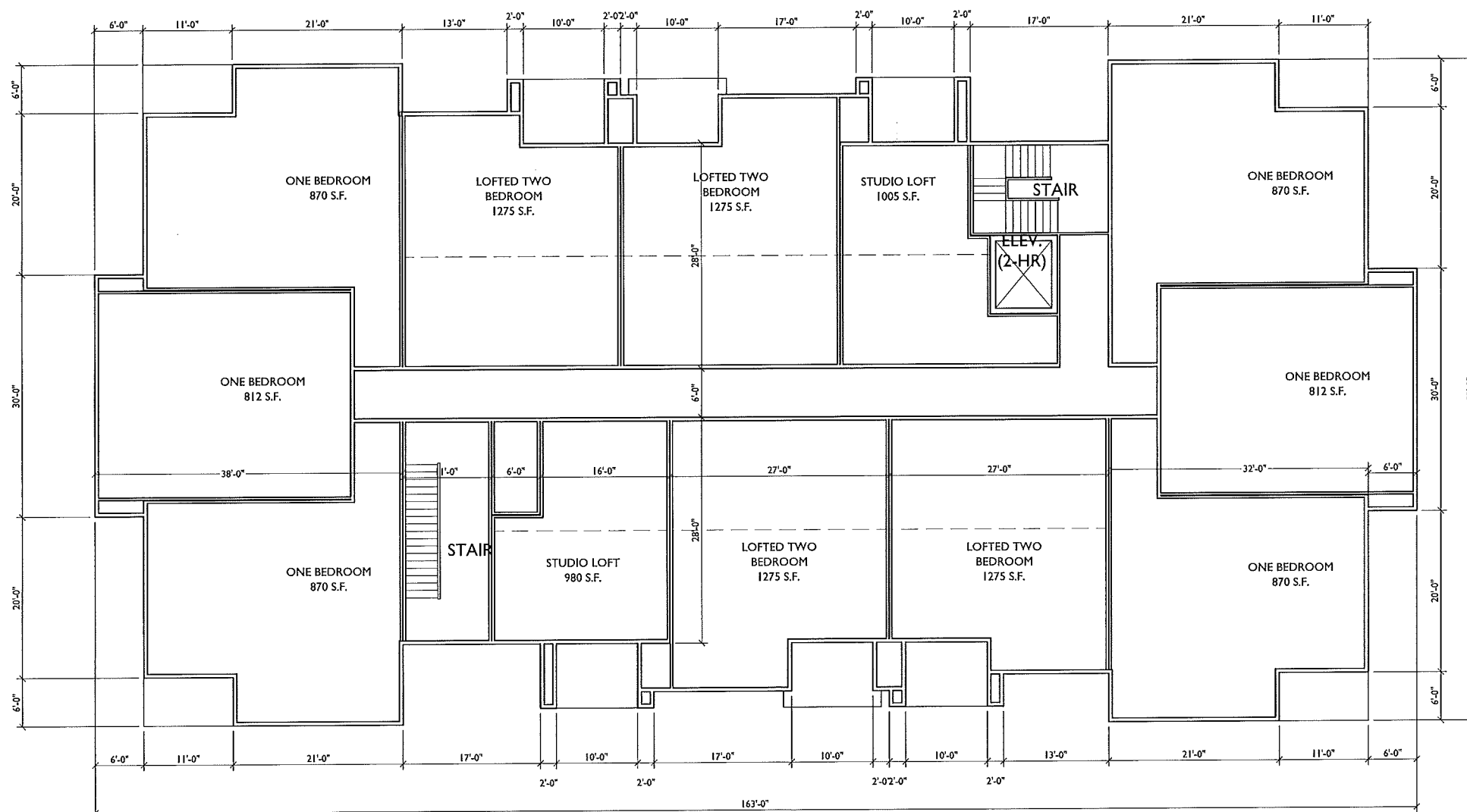
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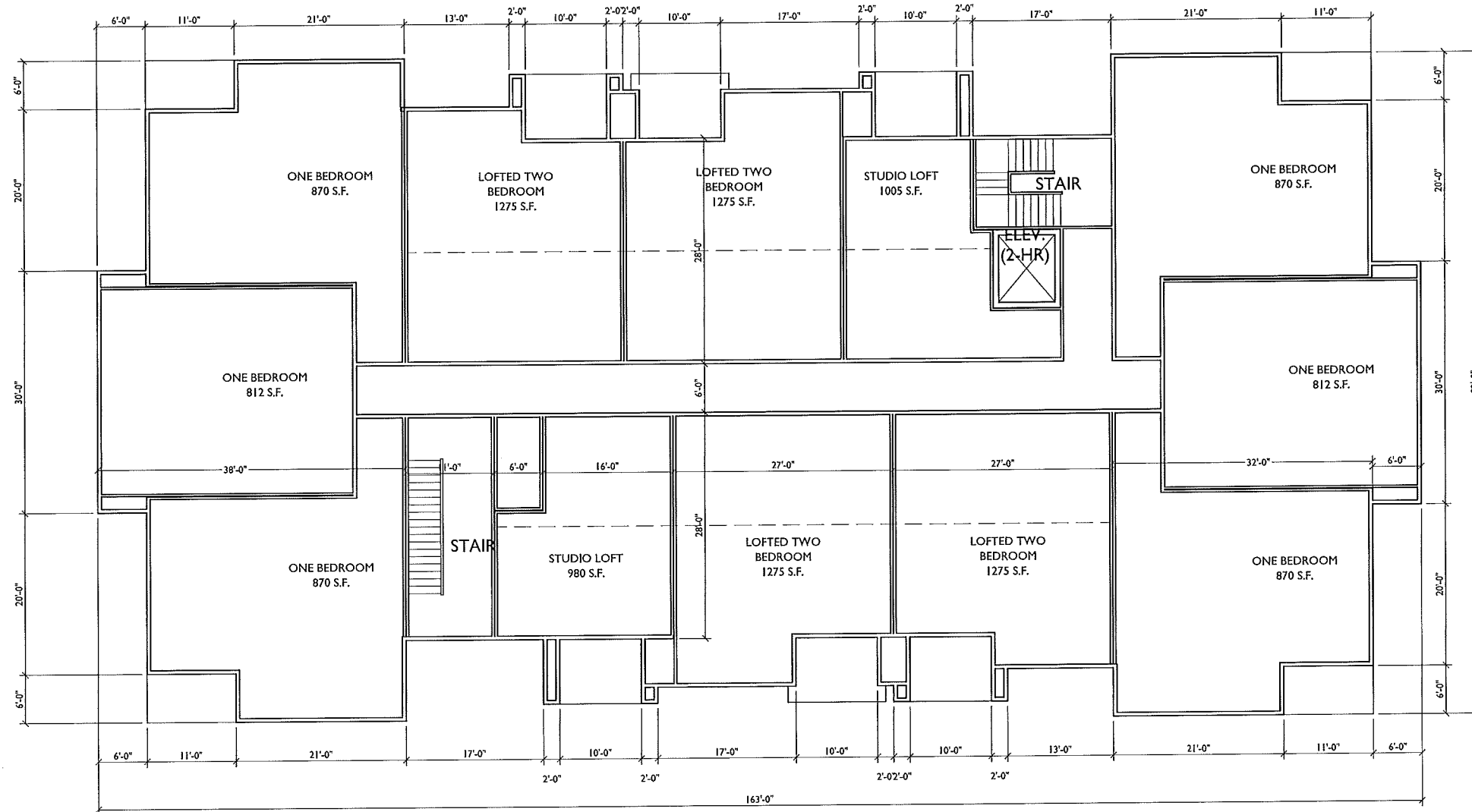
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THIRD FLOOR
PLAN
BUILDING #2

SHEET NUMBER

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



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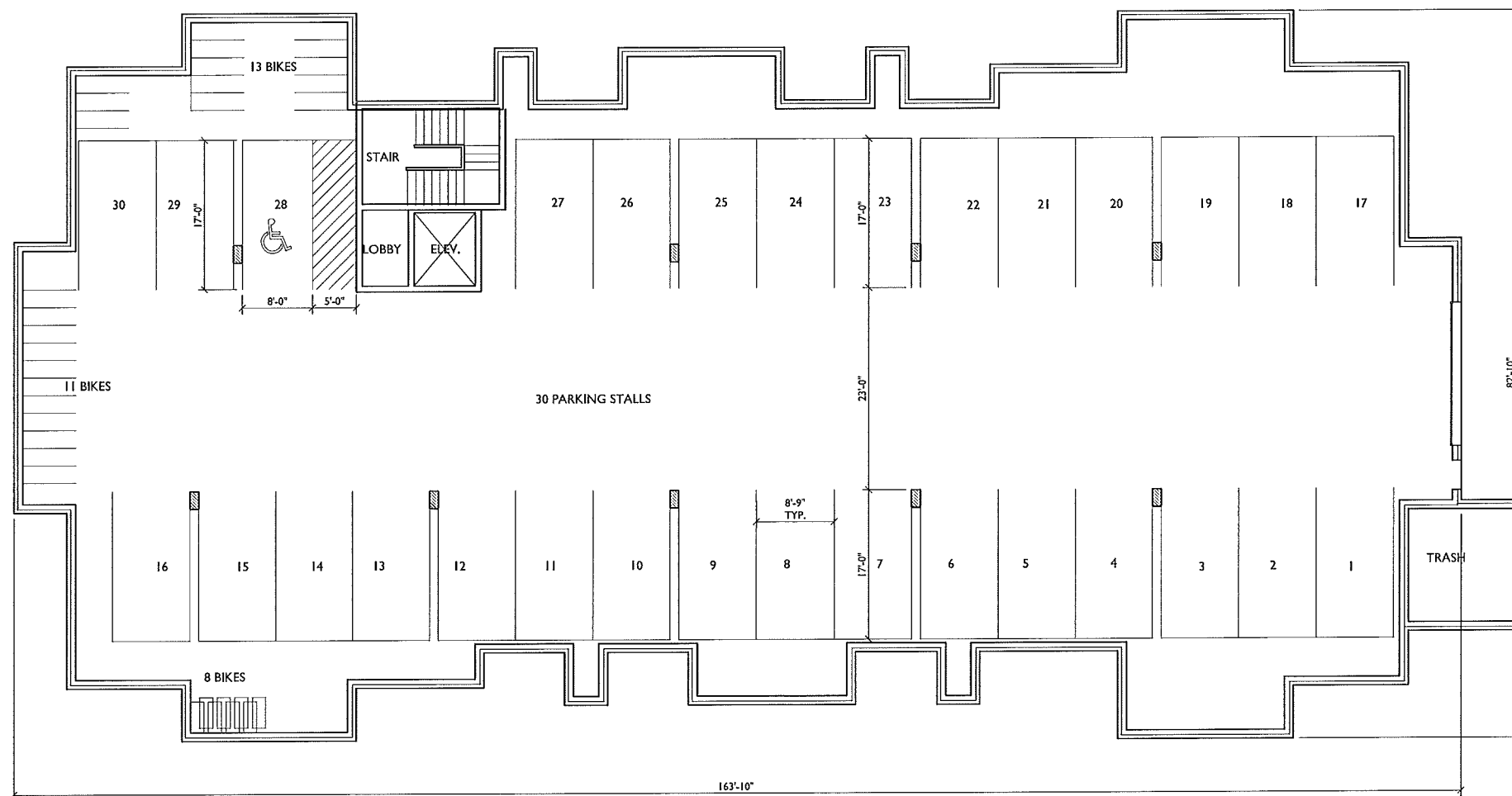
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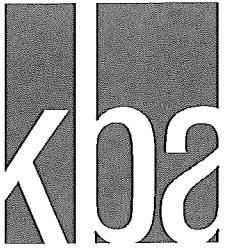
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1 LOFT FLOOR PLAN
 5 SCALE: 1/8"=1'-0"



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



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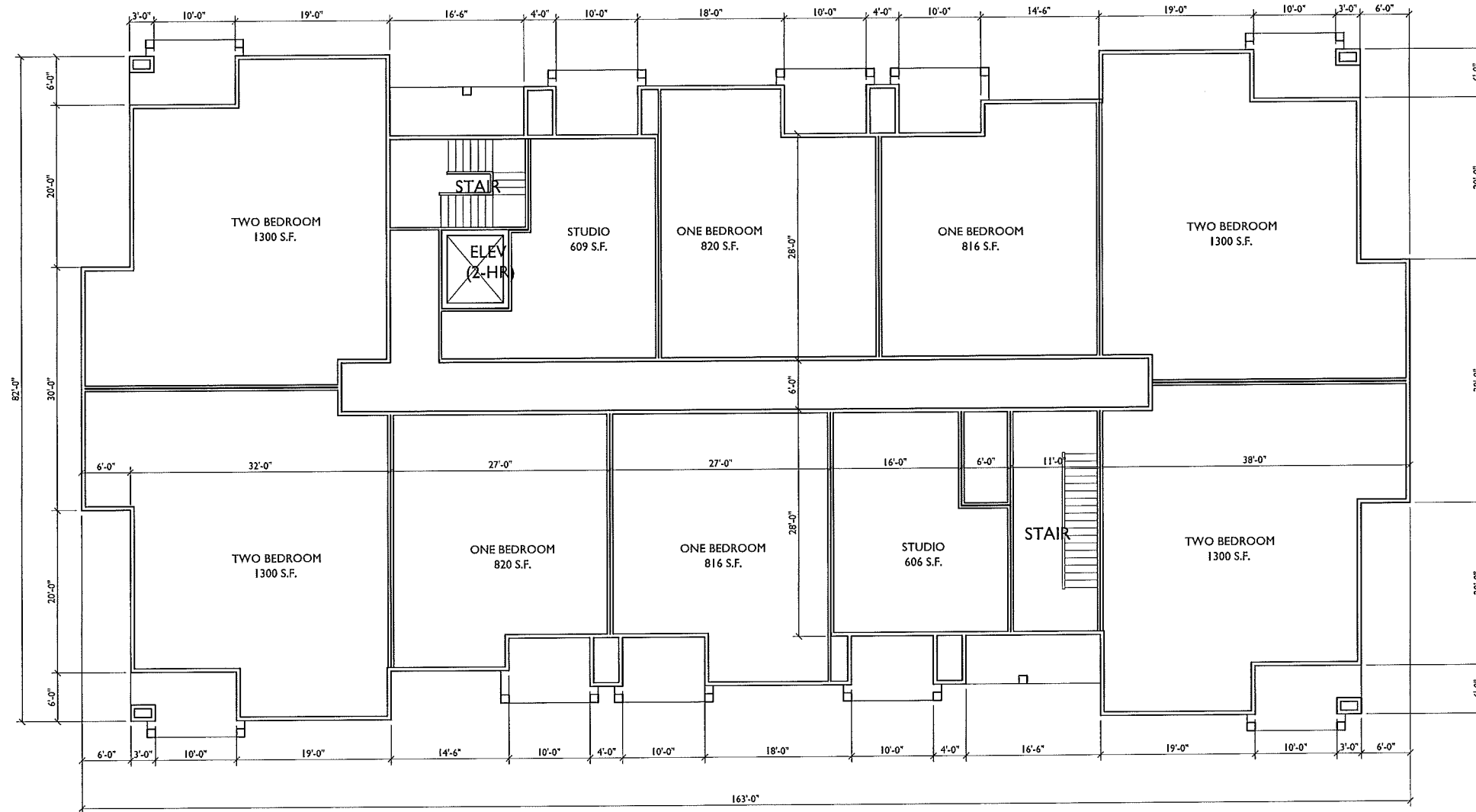
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PRAIRIE

SHEET TITLE
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PLAN
32 UNIT
BLDG #4 & #7

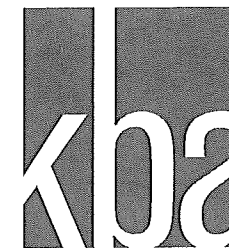
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1 FIRST FLOOR PLAN
7 SCALE: 1/8"=1'-0"



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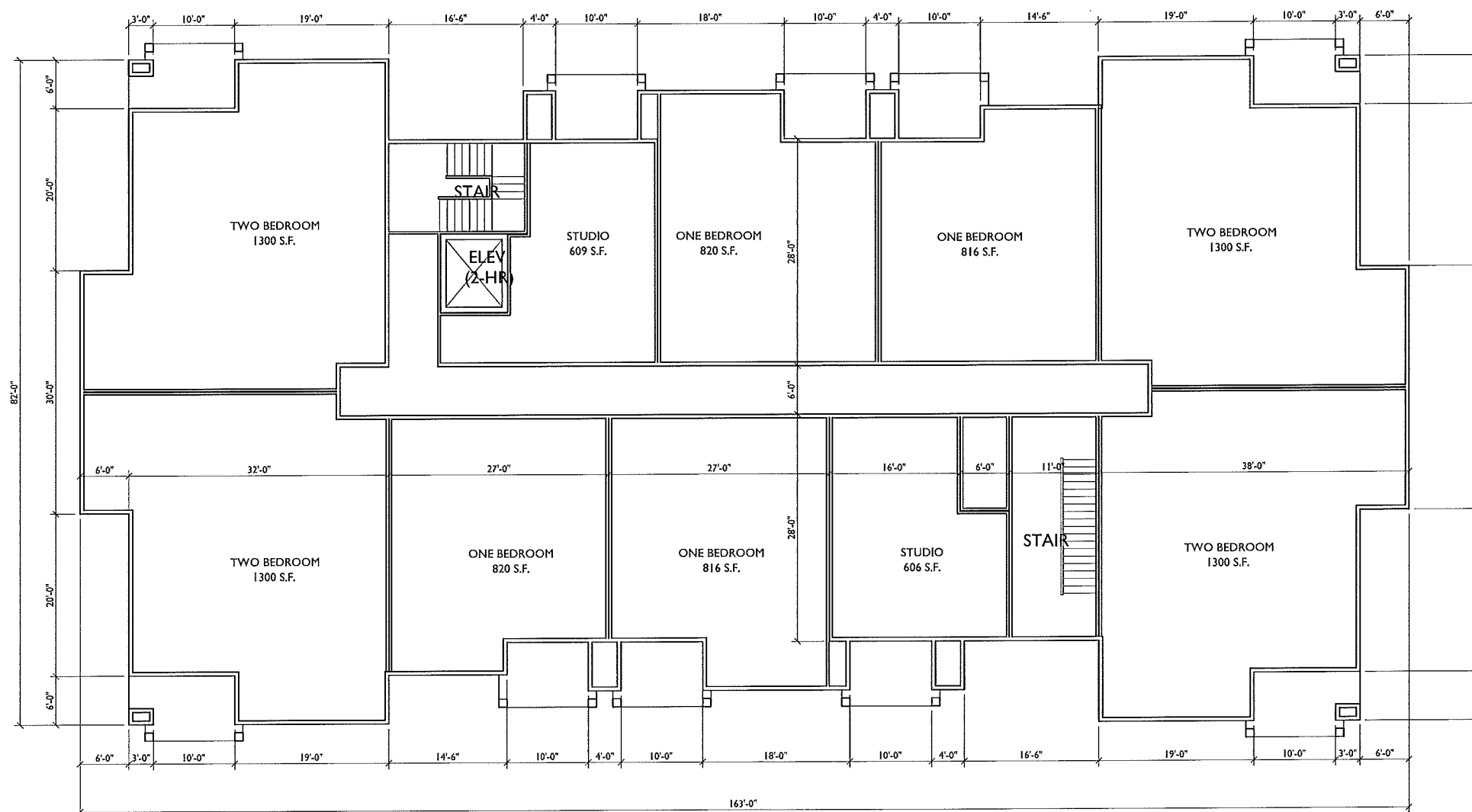
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SECOND FLOOR
PLAN
32 UNIT
BLDG #4 & #7

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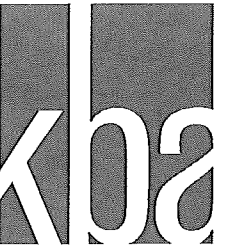
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1 SECOND FLOOR PLAN
8 SCALE: 1/8"=1'-0"



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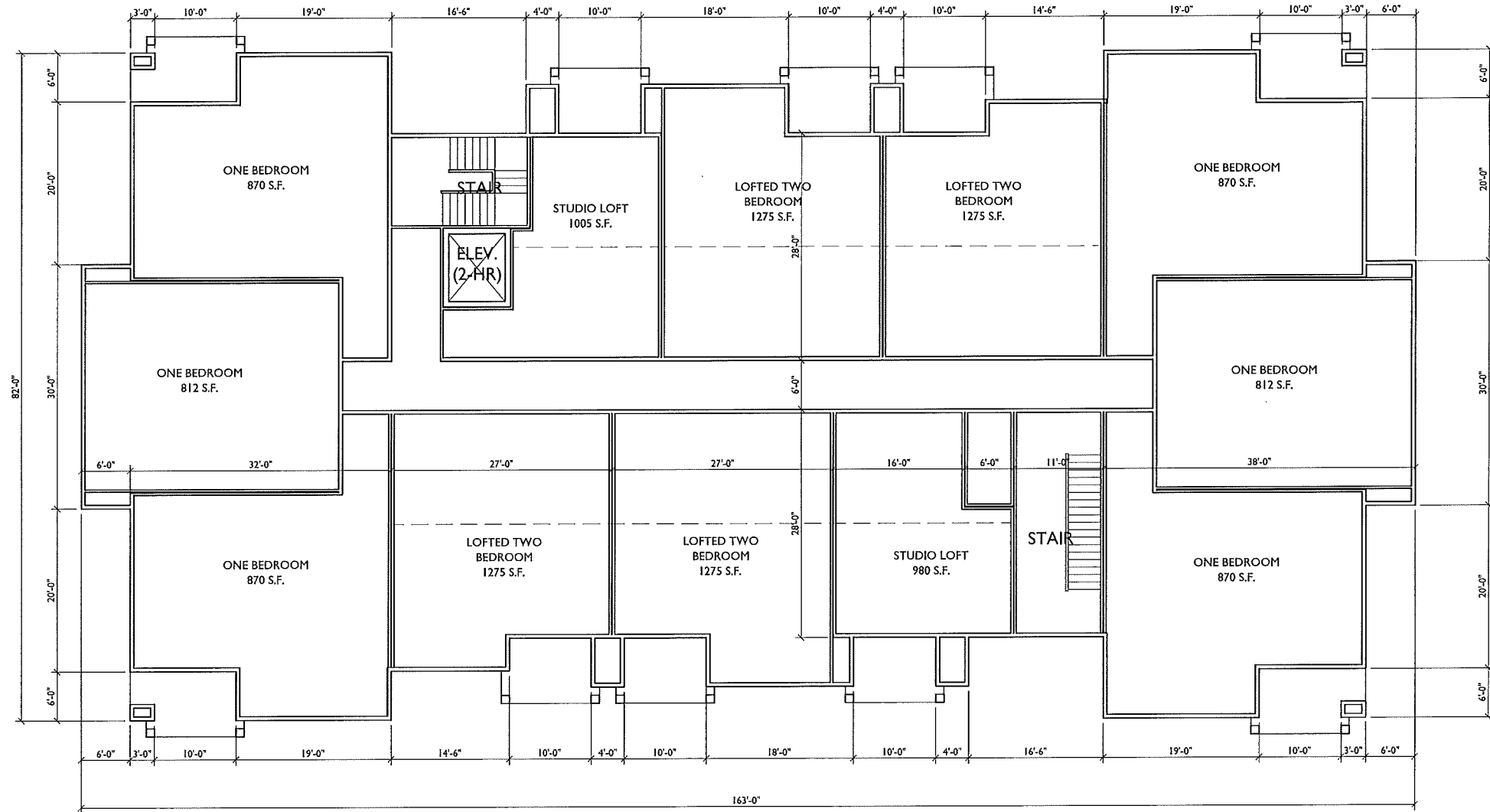
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PRAIRIE

SHEET TITLE
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PLAN
32 UNIT
BLDG #4 & #7

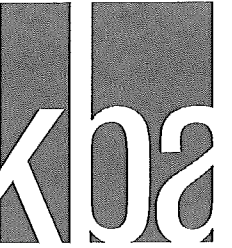
SHEET NUMBER

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



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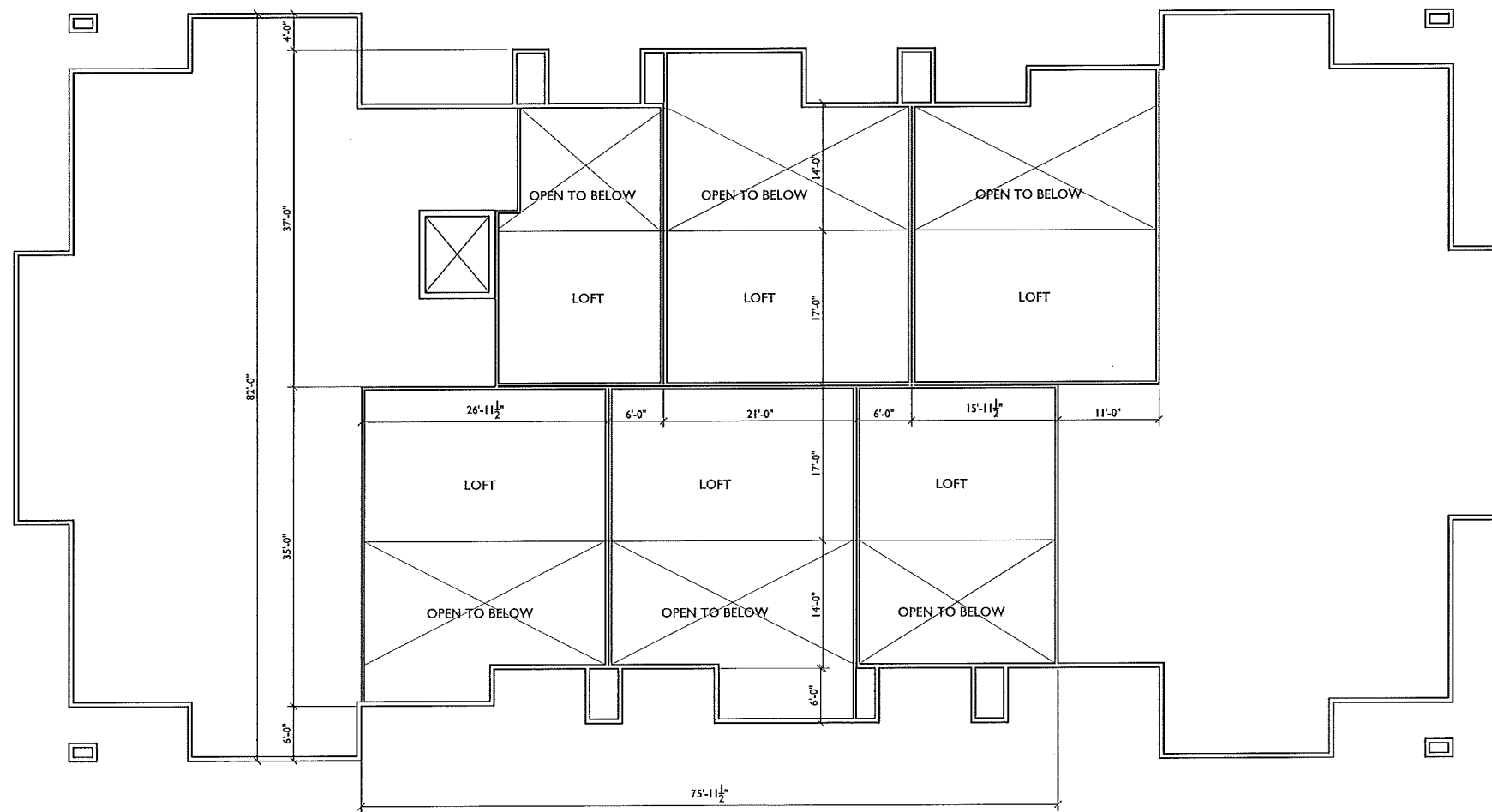
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PRAIRIE

SHEET TITLE
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PLAN
32 UNIT
BLDG #4 & #7

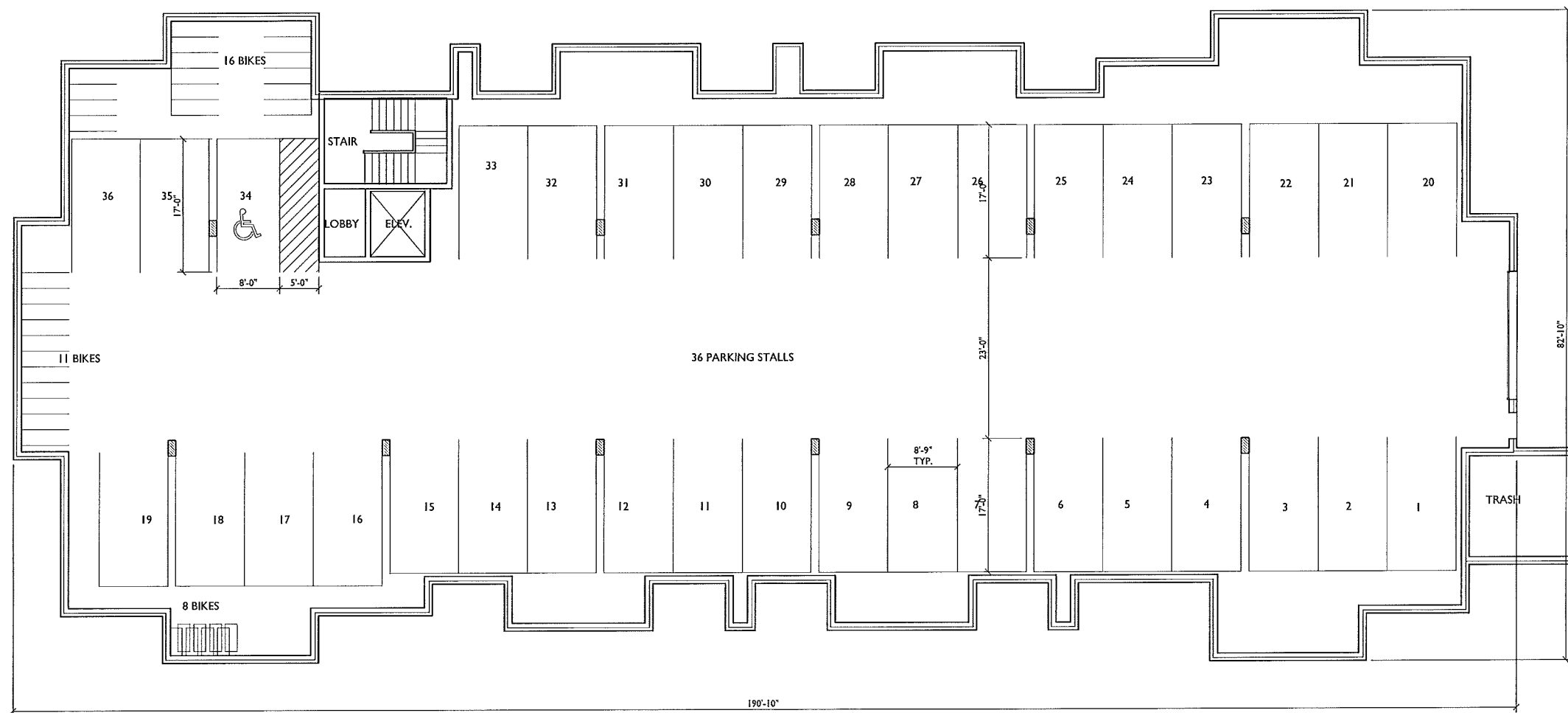
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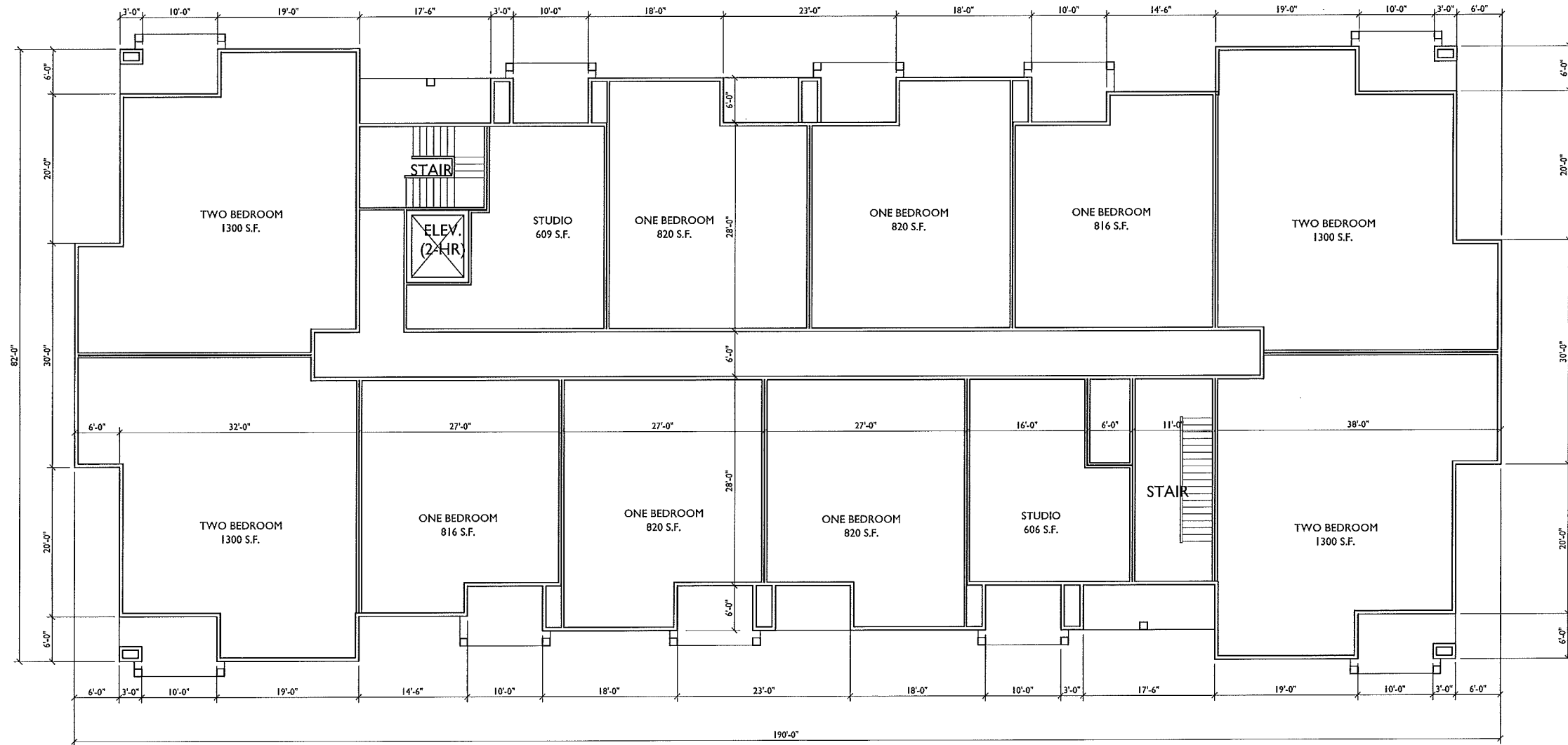
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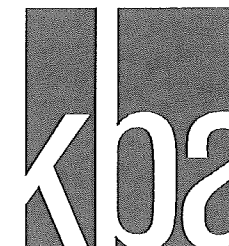
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10 SCALE: 1/8"=1'-0"



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



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



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PRAIRIE**

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

SHEET NUMBER

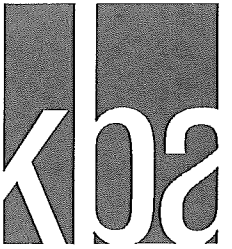
13

PROJECT NO. **1302**

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



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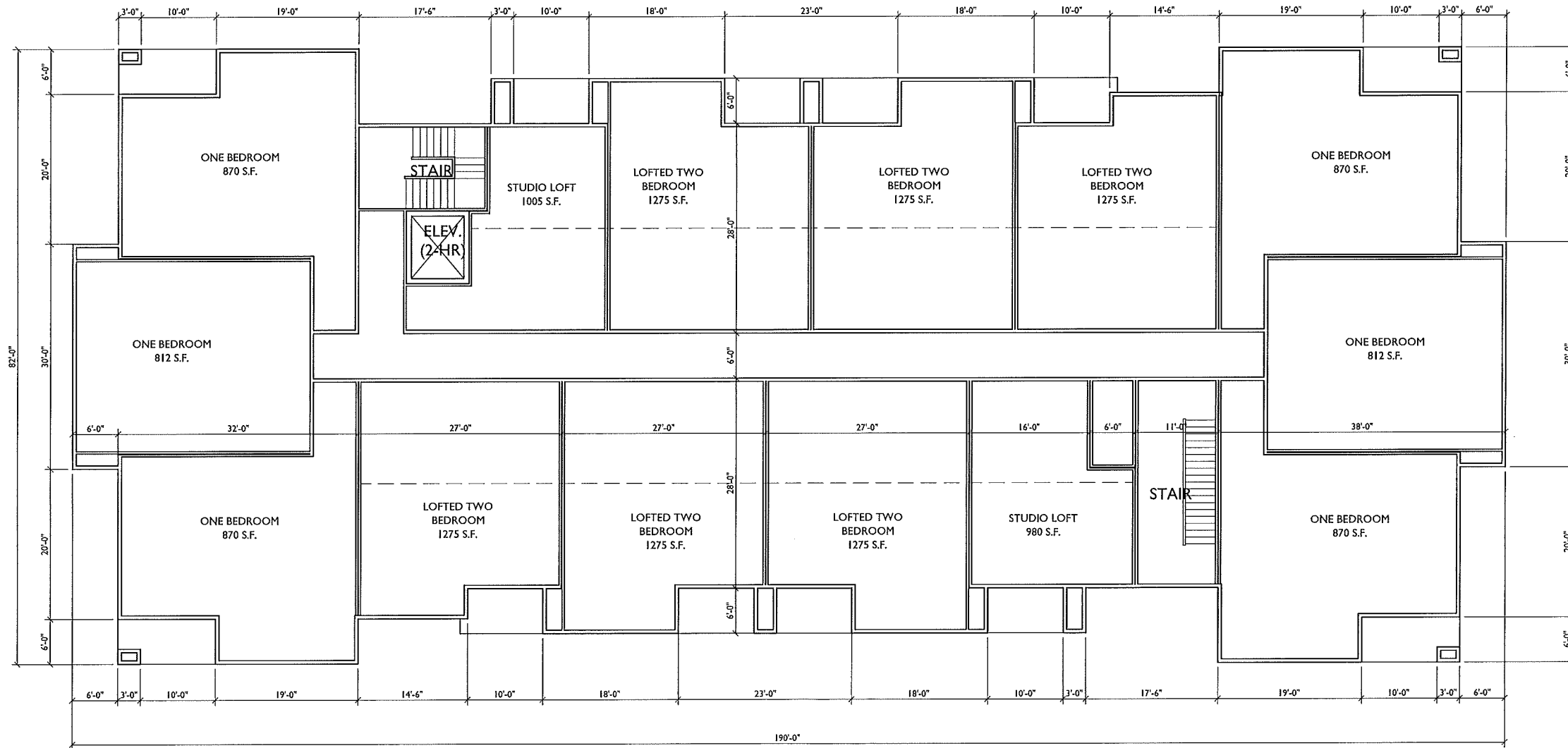
PROJECT TITLE
CARDINAL
PRAIRIE

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

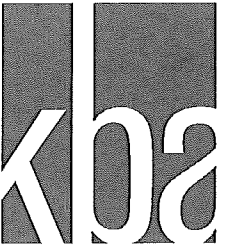
SHEET NUMBER

14

PROJECT NO. 1302
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1 THIRD FLOOR PLAN
14 SCALE: 1/8"=1'-0"



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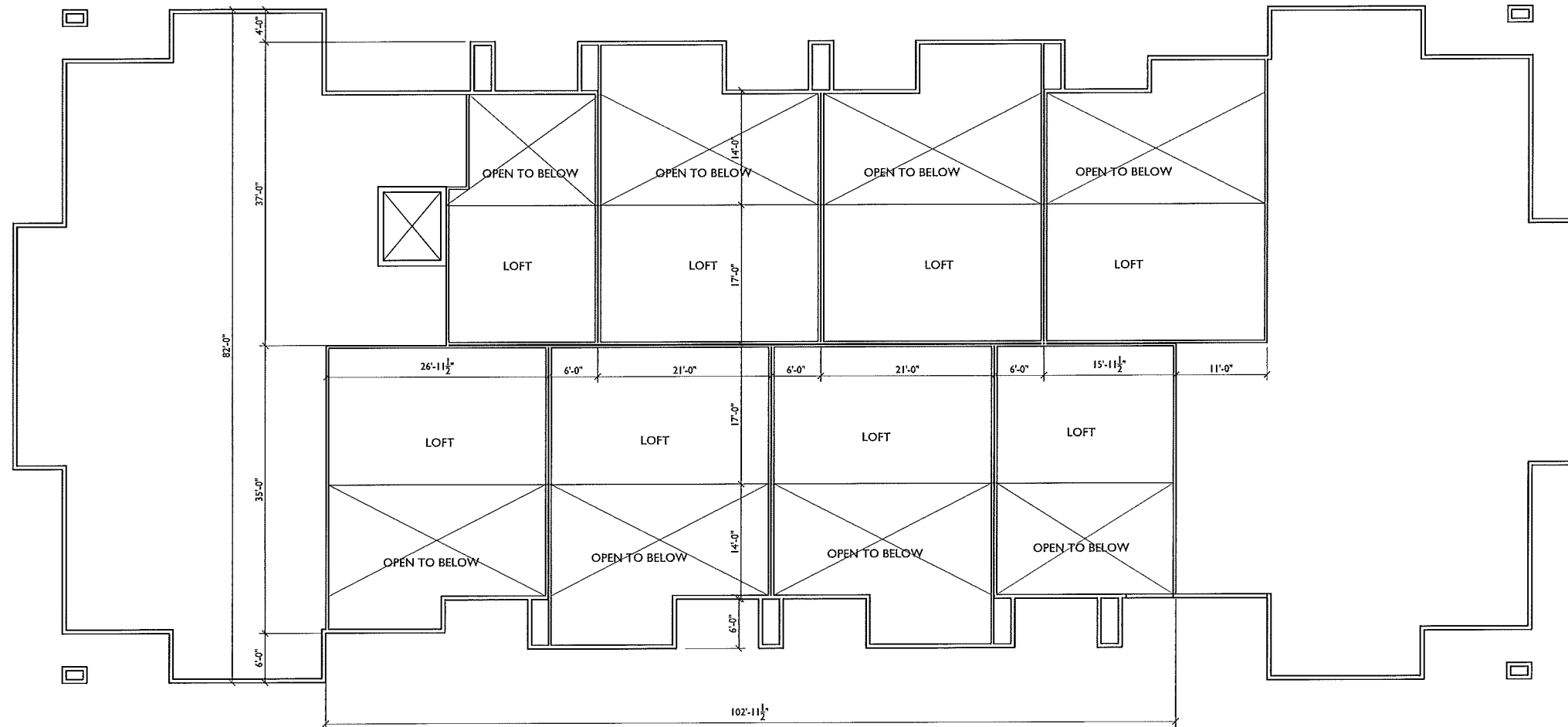
PROJECT TITLE
CARDINAL
PRAIRIE

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

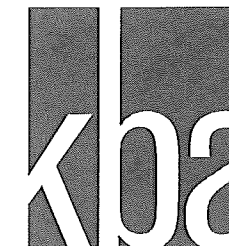
SHEET NUMBER

15

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



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PROJECT TITLE
**CARDINAL
PRAIRIE**

SHEET TITLE
**ELEVATIONS
BUILDING #2**

SHEET NUMBER

16

PROJECT NO. **1302**

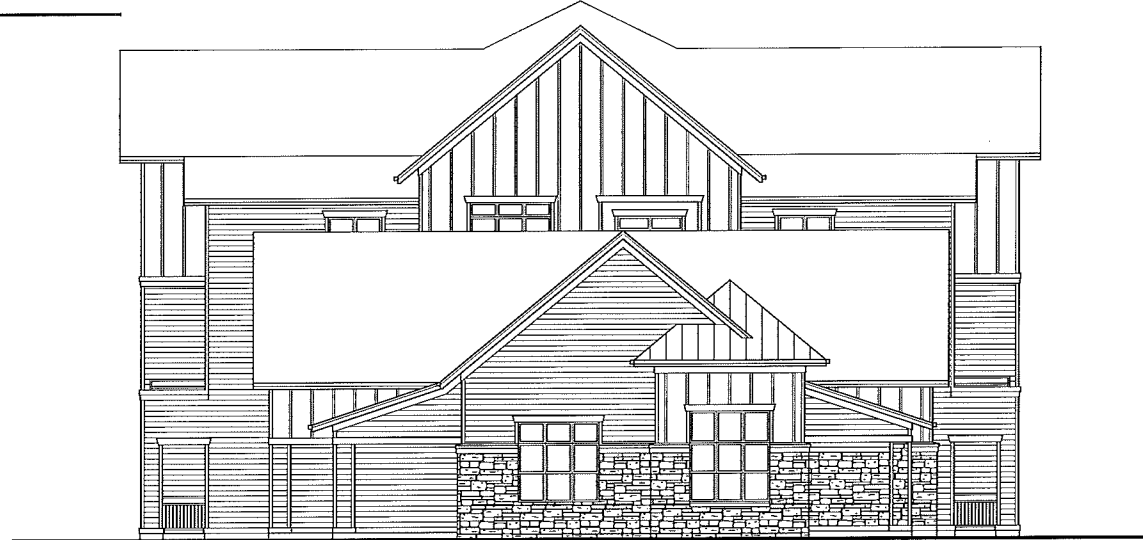
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1
16 **EAST ELEVATION**
SCALE: 1/8"=1'-0"



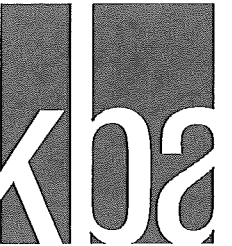
2
16 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"



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



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



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PROJECT TITLE
CARDINAL
PRAIRIE

SHEET TITLE
ELEVATIONS
BUILDING #4

SHEET NUMBER

17

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



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



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



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



TYPICAL MATERIALS

ASPHALT SHINGLES

ALUMINUM RAILING

COMPOSITE SIDING

COMPOSITE PANELS AND TRIM

PRECAST SILL

STONE VENEER

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



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



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



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

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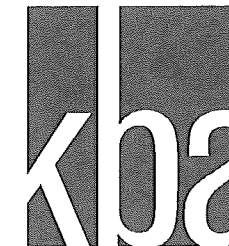
PROJECT TITLE
CARDINAL PRAIRIE

SHEET TITLE
ELEVATIONS BUILDING #7

SHEET NUMBER

18

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PROJECT TITLE
**CARDINAL
PRAIRIE**

SHEET TITLE
**ELEVATIONS
BUILDING #5
AND #8**

SHEET NUMBER

19

PROJECT NO. **1302**

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TYPICAL MATERIALS

ASPHALT SHINGLES

COMPOSITE BOARD
AND BATTEN

ALUMINUM RAILING
COMPOSITE SIDING

STANDING SEAM METAL
ROOF

PRECAST SILL

STONE VENEER

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



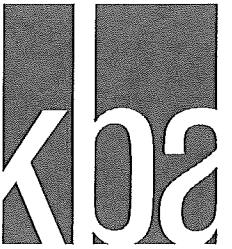
2
19 SIDE ELEVATION
SCALE: 1/8"=1'-0"



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



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



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PROJECT TITLE
**CARDINAL
PRAIRIE**

SHEET TITLE
**ELEVATIONS
BUILDING #3**

SHEET NUMBER

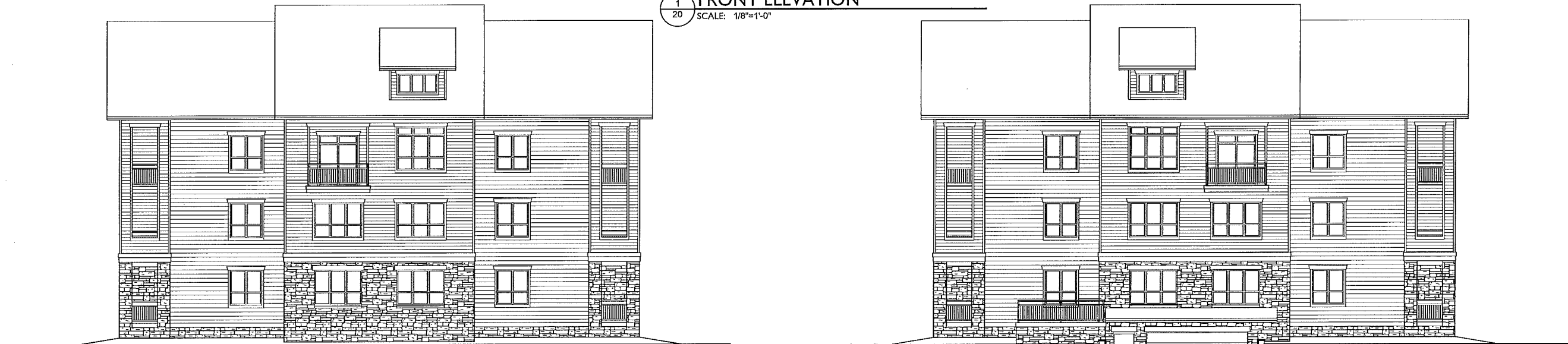
20

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

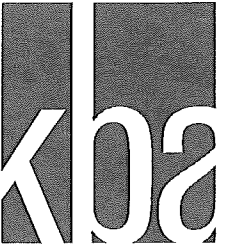


2 SIDE ELEVATION
SCALE: 1/8"=1'-0"

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



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



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PROJECT TITLE
**CARDINAL
PRAIRIE**

SHEET TITLE
**ELEVATIONS
BUILDING #1
AND #6**

SHEET NUMBER

21

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TYPICAL MATERIALS
ASPHALT SHINGLES

ALUMINUM RAILING

COMPOSITE SIDING

COMPOSITE PANELS AND
TRIM

PRECAST SILL

STONE VENEER



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



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



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



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