

EAGLE HARBOR APARTMENTS

1360 MACARTHUR ROAD
MADISON, WISCONSIN 53714

PLANNING COMMISSION SUBMITTAL

NOVEMBER 28, 2012

SHEET INDEX

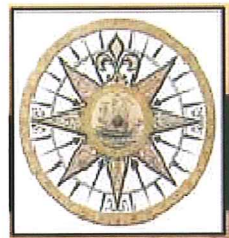
T1	COVER SHEET & PROJECT CONTACTS
A1.01	SITE PLAN
C-101	EXISTING SITE PLAN
C-102	GRADING, EROSION CONTROL, AND UTILITY PLAN
L1	LANDSCAPE PLAN
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN
A6.01	EXTERIOR ELEVATIONS
A6.02	EXTERIOR ELEVATIONS
R-1	CONCEPT RENDERING
R-2	CONCEPT RENDERING



OWNER:

CARE NET OF DANE COUNTY, INC.

1350 MACARTHUR RD.
MADISON, WISCONSIN 53714



DEVELOPER:

615 E. WASHINGTON AVE., SUITE 214
MADISON, WISCONSIN 53703
PHONE: 608-443-1963

KOTHE REAL ESTATE PARTNERS

PRIMARY CONTACT:
KEVIN PAGE
EMAIL: kevin@kotherep.com



CONTRACTOR:

5964 EXECUTIVE DRIVE
MADISON, WISCONSIN 53719
PHONE: 608-577-2047
FAX: 608-274-9470

LANDGRAF CONSTRUCTION

PRIMARY CONTACT:
MARK LANDGRAF
EMAIL: mark.landgraf@landgrafconstruction.com



GARY BRINK
& ASSOCIATES

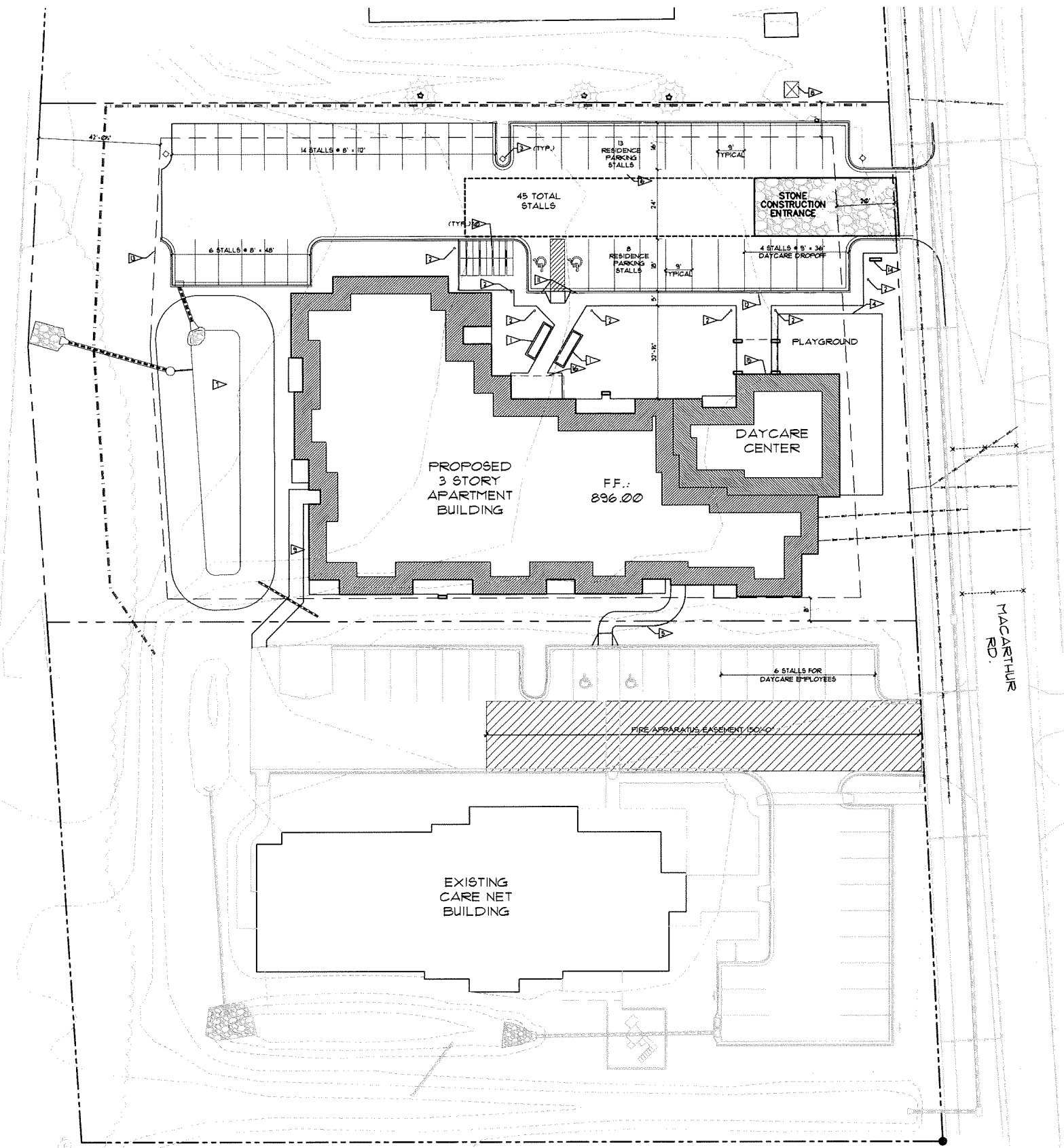
ARCHITECT :

8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
PHONE: 608-829-1750
FAX: 608-829-3056

GARY BRINK & ASSOCIATES, INC.

PRIMARY CONTACT:
JOSH WILCOX
EMAIL: josh.wilcox@garybrink.com





GENERAL NOTES

1. ANY DAMAGE TO EXISTING PAVEMENT AT MACARTHUR RD WILL REQUIRE RESTORATION IN ACCORDANCE WITH MADISON PAVING CRITERIA.
2. REPLACE ALL SIDEWALK, CURB AND GUTTER WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK, CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
4. CONTRACTOR SHALL POST A DEPOSIT AND REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH ANY MODIFICATIONS TO MACARTHUR RD, LIGHTING SIGNAGE AND PAVEMENT MARKING, CONDUIT AND HANDHOLES, INCLUDING LABOR, ENGINEERING AND MATERIALS FOR BOTH TEMPORARY AND PERMANENT INSTALLATIONS.
5. ANY DAMAGE ON ADJACENT PROPERTIES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER.

KEY NOTES

- ▲ RAISED PLANTER BEDS
- ▲ ILLUMINATED BOLLARD
- ▲ POLE LIGHT FIXTURE
- ▲ 6" TALL ALUMINUM FENCE
- ▲ NEW SIDEWALK AND CURBOUT CONNECTING TO CARENET PROPERTY
- ▲ 150' FIRE ACCESS LANE
- ▲ WET DETENTION POND PER CIVIL DRAWINGS
- ▲ EXISTING ELEC. TRANSFORMER
- ▲ NEW SIDEWALK FOR CARENET TRASH ENCLOSURE ACCESS
- ▲ BIKE DOCK
- ▲ HANDICAP PARKING SIGNAGE
- ▲ DAY CARE PARKING SIGNAGE
- ▲ EXISTING D.O.T. EASEMENT
- ▲ MONUMENT SIGN
- ▲ BUILDING MOUNTED SIGN FOR DAYCARE CENTER
- ▲ BUILDING MOUNTED SIGN FOR APARTMENTS

PARKING REQUIREMENT SUMMARY

DAYCARE:
 SHORT TERM (DROP-OFF/PICK-UP) PARKING STALLS - 4
 EMPLOYEE STALLS - 6 (4 ARE TO BE UTILIZED BY TENANTS AT NIGHT)
 TOTAL - 10 REQUIRED

APARTMENTS:
 14 - 1 BEDROOM X 1.25 = 17.5 STALLS
 14 - 2 BEDROOM X 1.5 = 21 STALLS
 2 - 3 BEDROOM X 1.75 = 14 STALLS
 TOTAL - 53 REQUIRED

TOTAL REQUIRED: 43 VEHICLE PARKING STALLS

PARKING PROVIDED SUMMARY:
 43 STALLS IN DEVELOPMENT (4 FOR DAYCARE - 4) FOR APARTMENT TENANTS
 6 STALLS AT EXISTING CARENET - DEDICATED TO DAYCARE EMPLOYEE PARKING ONLY

TOTAL PROVIDED: 51 VEHICLE PARKING STALLS (12 TENANT STALLS LESS)

BIKE PARKING:
 26 UNITS X 1 = 26 BIKE STALLS REQUIRED
 16 BIKE STALLS PROVIDED (20 LESS)

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address: 1360 MacArthur Road
 Site acreage (total): 1.23 Acres

Number of building stories (above grade): 3
 Building height: NA
 DELIR type of construction (new structures or additions): NA

Total square footage of building: 42,294 sq. ft.

Use of property: Rental Housing and Daycare Facility
 Gross square feet of office: 2105 sq. ft. (Daycare)
 Gross square feet of retail area: NA
 Number of employees in warehouse: NA
 Number of employees in production: NA
 Capacity of restaurant/food assembly: NA

Number of bicycle stalls shown: 16 Bicycle Stalls

Number of Parking stalls:

	SHOWN
Small Car	20
Large Car	23
Accessible	7
Total	43

Number of trees shown: (See Landscape Plan)

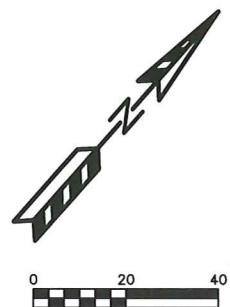
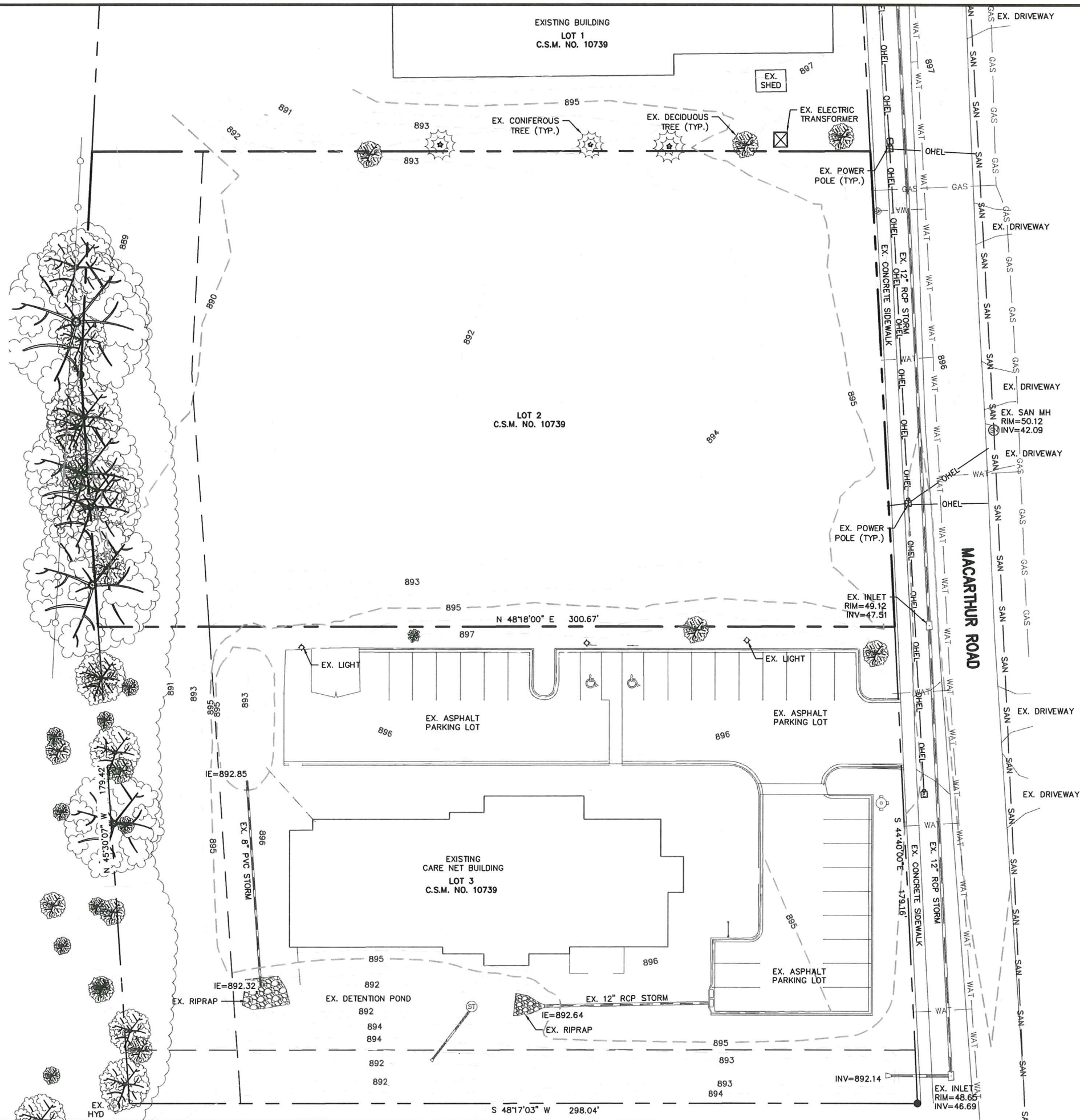
GARY BRINK & ASSOCIATES
 ARCHITECTS
 8401 EXCELSIOR DRIVE
 MADISON, WI 53717
 608-829-1750
 608-829-3056 (FAX)

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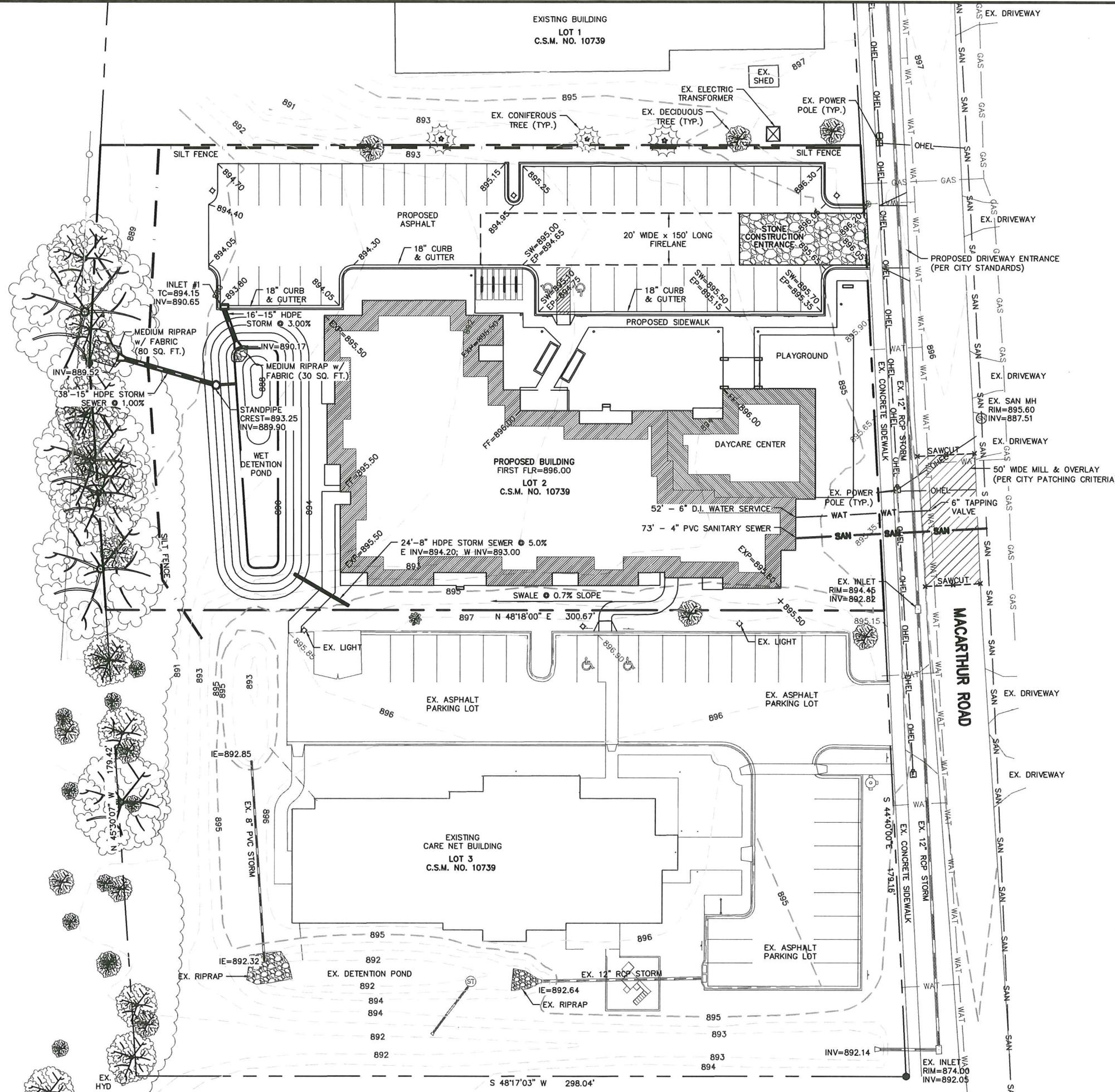
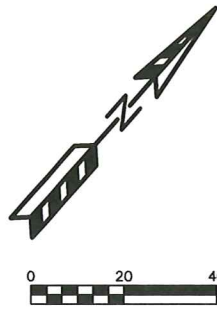
PROJECT: 201246
 DRAWN BY: KR
 DATE: 11.28.2012
 SCALE: AS NOTED

OVERALL SITE PLAN
 SCALE: 1" = 20'-0"



MACARTHUR ROAD APARTMENTS
 EXISTING SITE PLAN
 PAGE: 1 OF 3
 DATED: NOVEMBER 26, 2012

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ON THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.

TIME SCHEDULE:

JANUARY 3, 2013	INSTALL INITIAL EROSION CONTROL DEVICES AND DETENTION POND.
JANUARY 4, 2013 - SEPTEMBER 1, 2013	CONSTRUCT BUILDING AND PARKING LOT.
SEPTEMBER 2 - 15, 2013	COMPLETE FINAL LANDSCAPING AND RESTORE PERVIOUS DISTURBED AREAS.

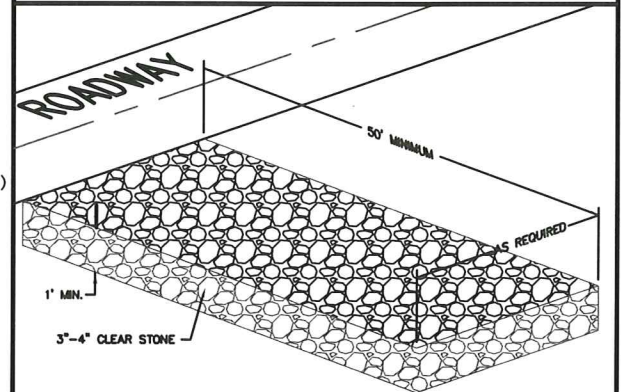
RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

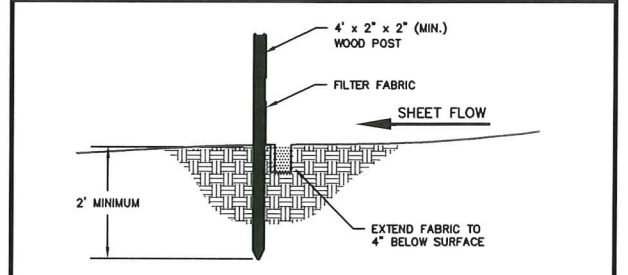
SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
MACARTHUR ROAD APARTMENTS
1360 MACARTHUR RD
MADISON, WI 53714

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE



SILT FENCE CONSTRUCTION (SHEET FLOW)

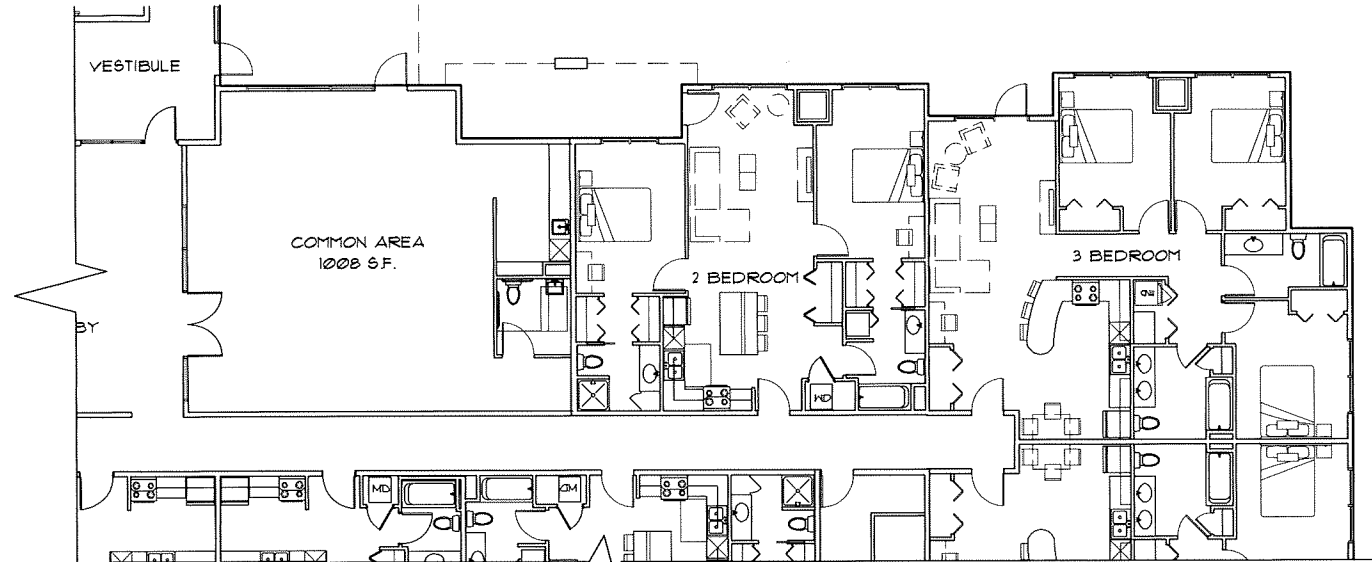
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD (FOR THE HEARING IMPAIRED) (800) 542-2289
 WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

MACARTHUR ROAD APARTMENTS
 PRELIM. GRADING, EROSION CONTROL & UTILITY PLAN
 PAGE: 2 OF 2
 DATED: NOVEMBER 28, 2012

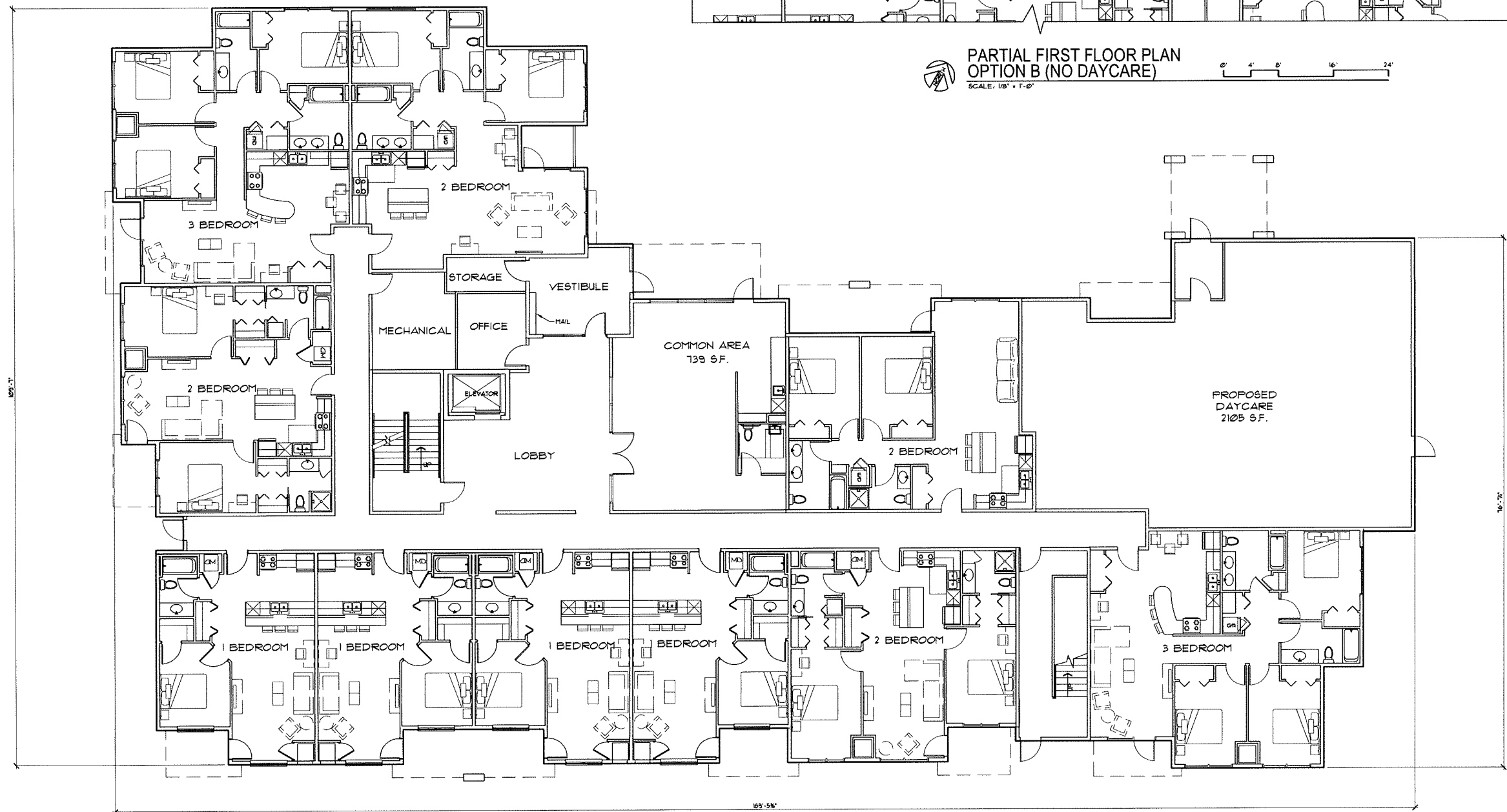
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Eagle Harbor Apartments - Option A				
Footprint:	14628	Lot Size:	53698	
Total Square Feet:	42170	FAR:	0.79	
Unit Type	1 Bedroom	2 Bedroom	3 Bedroom	Sub-total (floor)
First Floor	4	4	2	10
Second Floor	5	5	3	13
Third Floor	5	5	3	13
Sub-total (type)	14	14	8	
Total Units:				36

Eagle Harbor Apartments - Option B				
Footprint:	14030	Lot Size:	53698	
Total Square Feet:	41638	FAR:	0.78	
Unit Type	1 Bedroom	2 Bedroom	3 Bedroom	Sub-total (floor)
First Floor	4	4	3	11
Second Floor	5	5	3	13
Third Floor	5	5	3	13
Sub-total (type)	14	14	9	
Total Units:				37



PARTIAL FIRST FLOOR PLAN
 OPTION B (NO DAYCARE)
 SCALE: 1/8" = 1'-0"



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



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 MADISON, WI 53717
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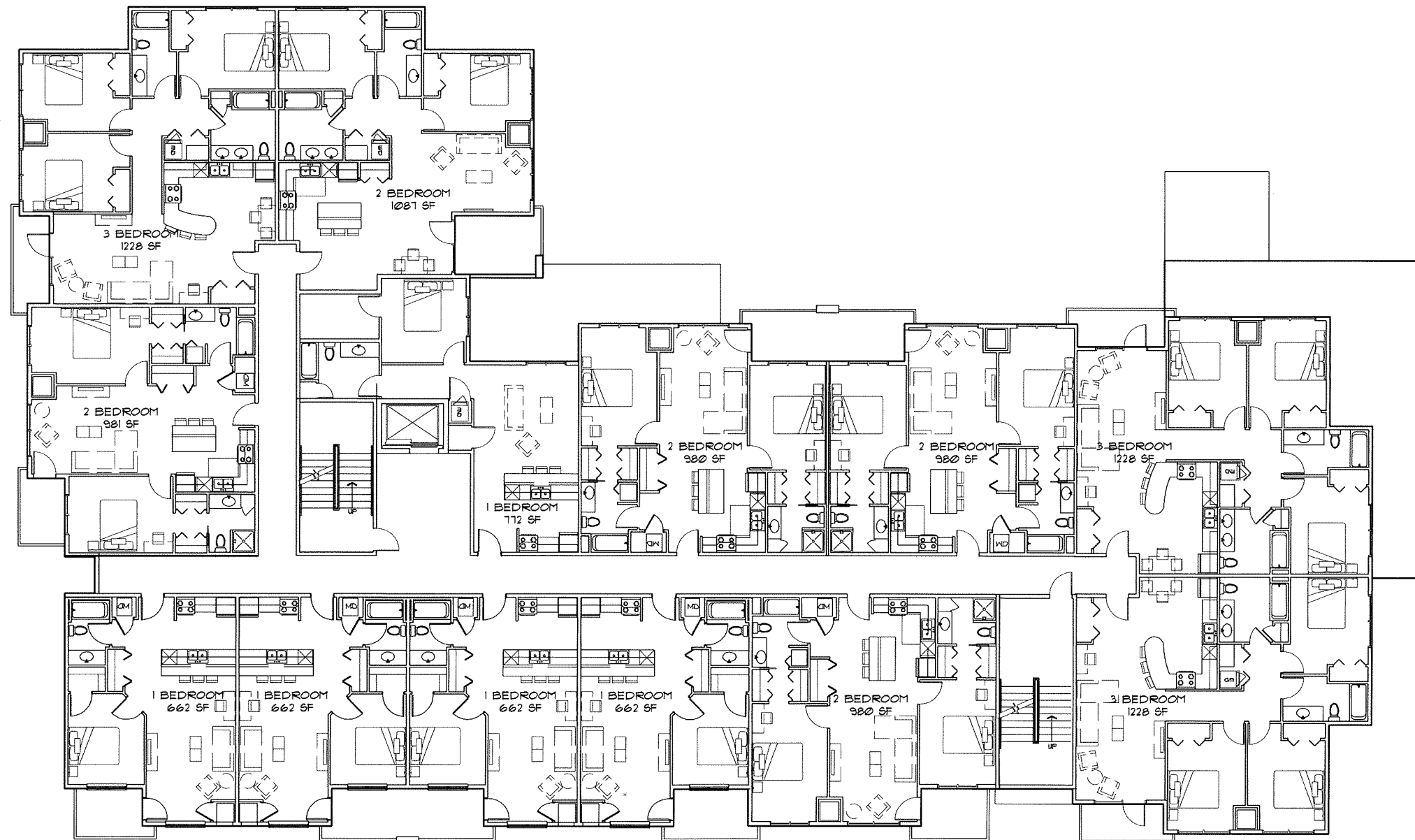
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FIRST FLOOR
 PLANS

A2.01



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SECOND FLOOR PLAN

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



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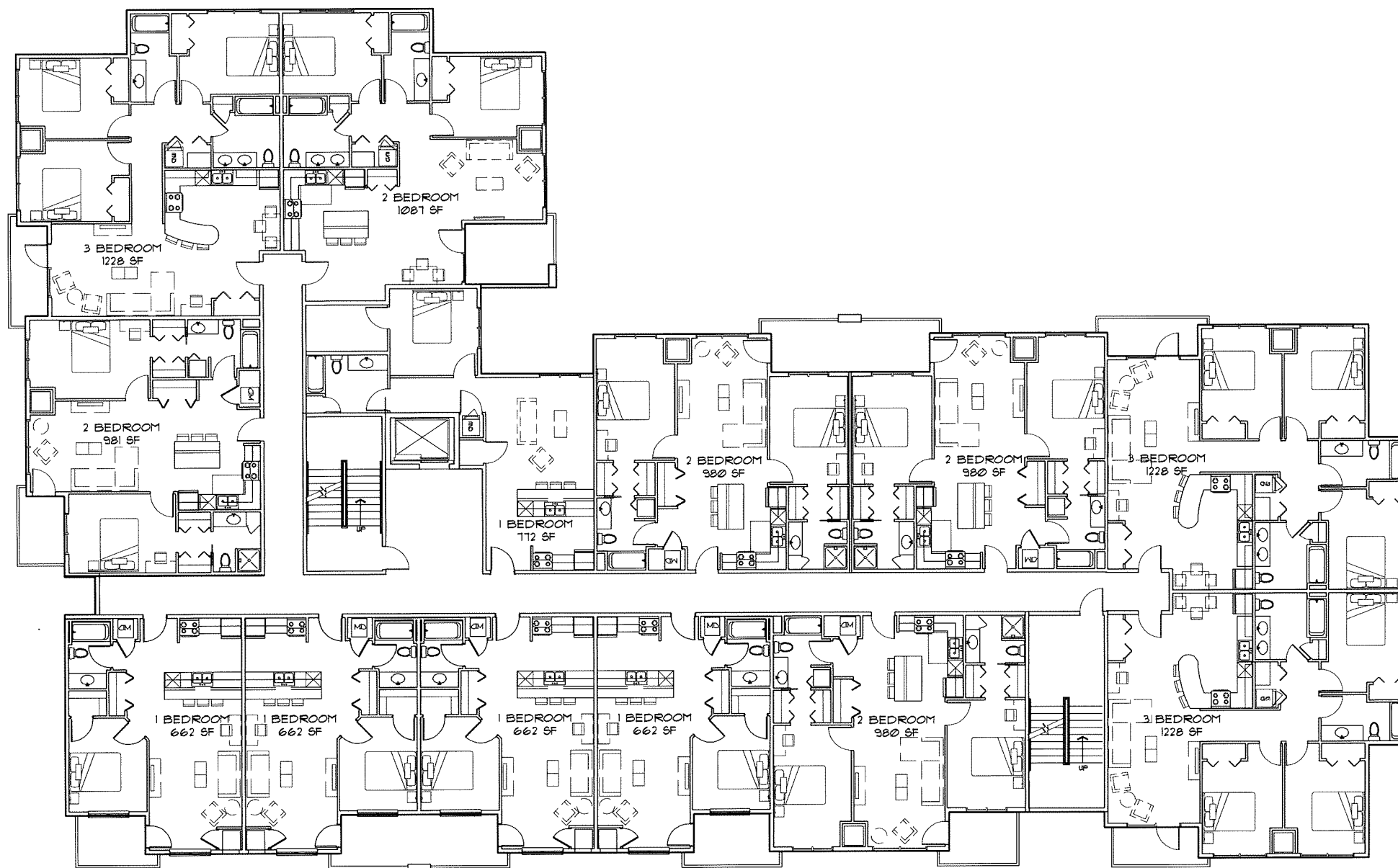
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SECOND FLOOR
PLAN

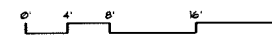
A2.02



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



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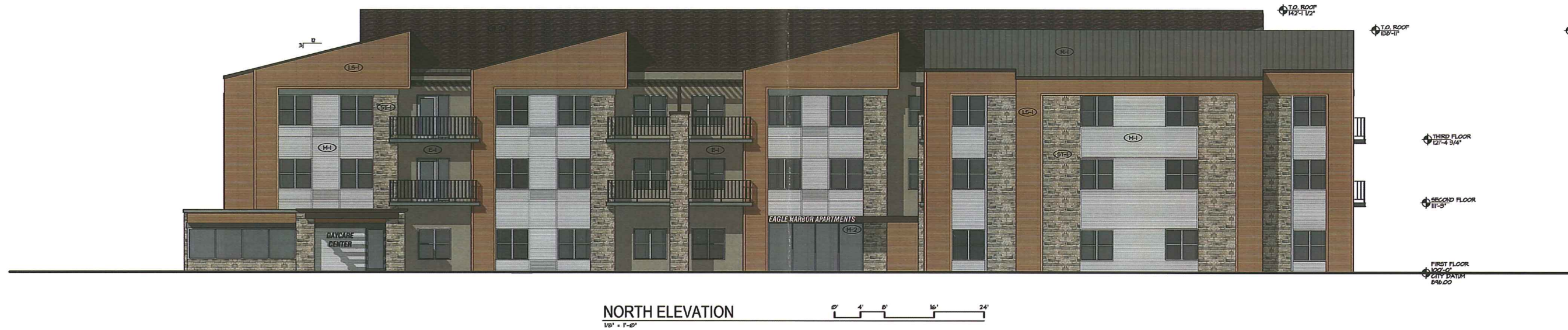
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THIRD FLOOR
PLAN

A2.03



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



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



GRAPHIC	EXTERIOR FINISH KEY
	(LS-1) 4" COMPOSITE LAP SIDING COLOR: CEDAR
	(E-1) E.I.F.S. NO. 1 FINISH: SAND PEBBLE COLOR: EQ. TO BENJAMIN MOORE 'GETTYSBURG GRAY'
	(ST-1) CULTURED STONE STYLE: EQUAL TO 'CHARDONNAY LEDGESTONE'
	(M-1) CORRUGATED METAL SIDING COLOR: EQUAL TO MORIN 'CHROMIUM GRAY'
	(M-2) METAL COLOR TO BE USED ON RAILINGS, WINDOWS, STOREFRONT, AND BROWS EQ. TO PAC-CLAD 'MUSKET GRAY'
	(R-1) STANDING SEAM METAL ROOF COLOR EQUAL TO MORIN 'ZINC GRAY'
	(R-2) COMPOSITION SHINGLE ROOF COLOR: EQUAL TO OWENS- CORNING 'BROWNWOOD'

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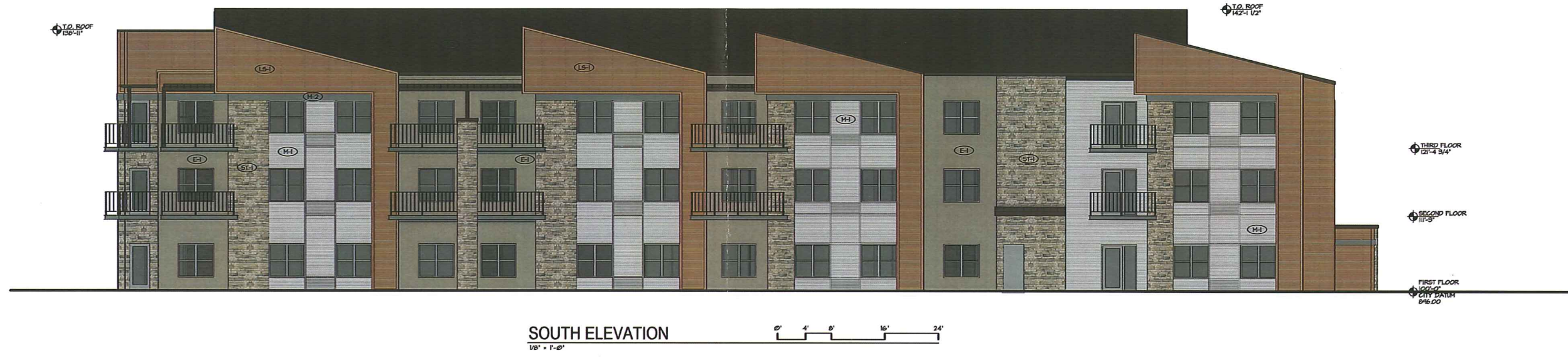
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EXTERIOR
ELEVATIONS

A6.01



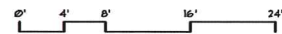
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MADISON, WI 53717
608-839-1750
608-839-3056 (FAX)



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



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



GRAPHIC	EXTERIOR FINISH KEY
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EXTERIOR
ELEVATIONS



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CONCEPTUAL RENDERING

CONCEPTUAL
RENDERING



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CONCEPTUAL
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