

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

| | |
|--|--|
| DATE SUBMITTED: <u>August 25, 2010</u> | Action Requested |
| UDC MEETING DATE: <u>September 1, 2010</u> | <input type="checkbox"/> Informational Presentation |
| | <input type="checkbox"/> Initial Approval and/or Recommendation |
| | <input checked="" type="checkbox"/> Final Approval and/or Recommendation |

PROJECT ADDRESS: 4620 Frey Street (formerly 709 N. Segoe Road)

ALDERMANIC DISTRICT: District #11, Chris Schmidt

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Stone House Development, Inc.

Knothe & Bruce Architects, LLC

321 E. Main Street

7601 University Avenue, Suite 201

Madison, WI 53703

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

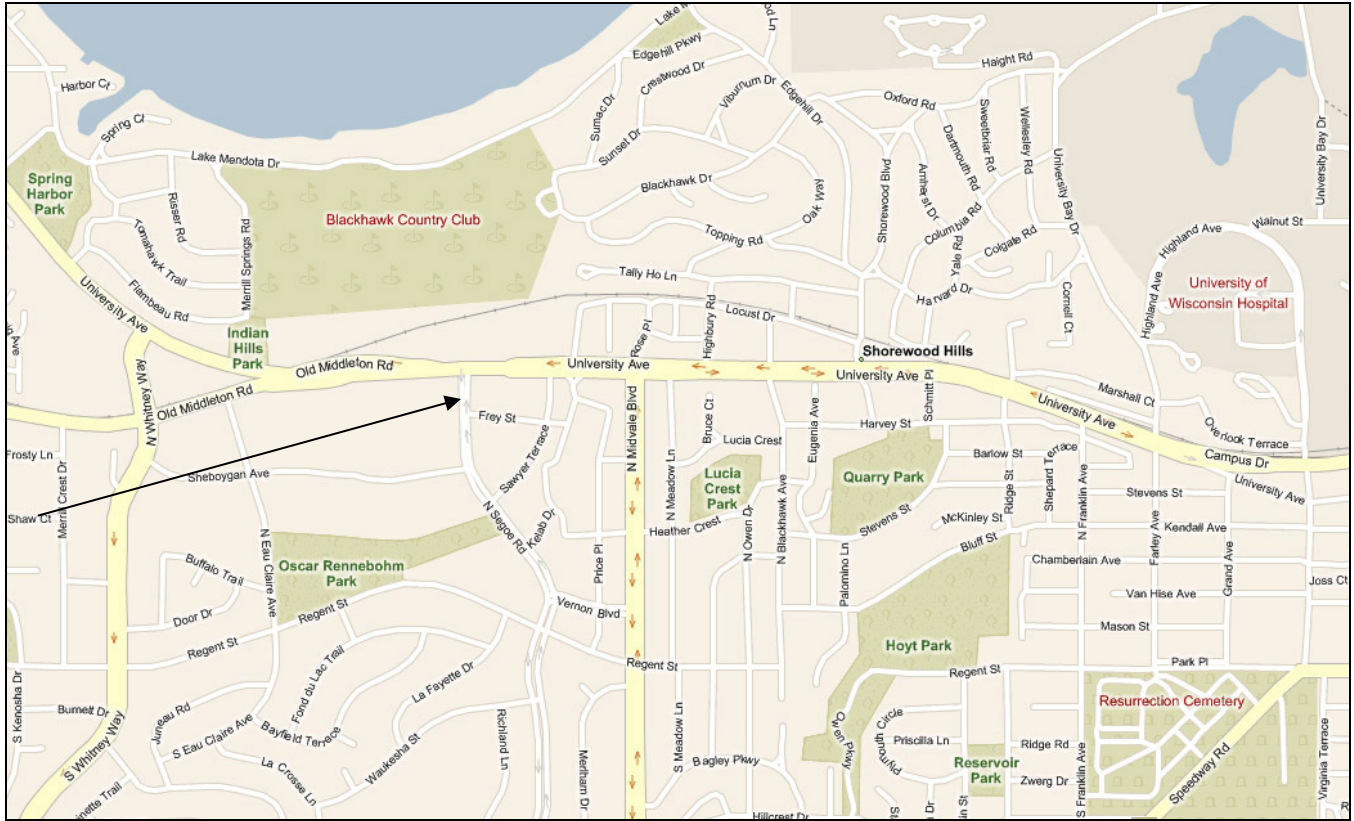
(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Re: 4620 Frey Street (formerly 709 N. Segoe Road)

Locator Map



August 25, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Amended PUD-GDP-SIP
4620 Frey Street (formerly 709 N. Segoe Road)
Madison, WI

Dear Mr. Murphy:

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

Organizational structure:

Owner: Stone House Development, Inc.
321 East Main Street
Madison, WI 53703
608-251-6000
608-251-6077 fax
Contact: Rich Arnesen
rarnesen@stonehousedevelopment.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

Engineer: Vierbicher Associates, Inc
999 Fourier Drive , Suite 201
Madison, Wisconsin 53717
(608) 826-0532
Contact: Dave Glusick
dglu@vierbicher.com

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Mike Sturm
msturm@ksd-la.com

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

Introduction:

The proposed site is located on the east side of North Segoe Road on the remaining parcel of land adjacent to the recently approved Target. Other surrounding uses include Weston Place Condominiums to the south along Frey Road: the Pyare Square building and McDonalds to the north along University Avenue and the State office buildings to the west and North. The development team has been meeting with the alderperson and the neighbors while putting together this development proposal.

The apartments will be developed using WHEDA's Section 42 tax credit housing program. WHEDA recently announced that this project was successful in obtaining the tax-credit allocation. While the apartments will be affordably priced, they will also provide a high-quality living environment and the amenities that are consistent with the neighborhood.

The current Target lot, which will be created by a soon to be recorded CSM, will be further subdivided to create the subject parcel. That subdivision will be approved concurrently with this proposed PUD-SIP.

Project Description:

The project consists of two linked 4-story apartment buildings with 96 units. The buildings step down the sloped site and are four stories in height with a flat roof. The high-quality exterior materials will be a combination of masonry, fiber-cement board siding and metal panels. The exterior materials were chosen to be compatible with the adjacent Westin Place and Target buildings while maintaining a modern residential aesthetic. The street-side elevations of the buildings are well detailed and landscaped, and are punctuated with individual entries to the dwelling units. Many of the first floor units are townhomes with entry porches along Frey Street and N. Segoe Road.

The buildings are placed close to the site perimeter to enhance the public streetscapes. Pedestrian access is planned throughout the site connecting the buildings and users to the perimeter streets and surrounding retail and office uses. Vehicular access is accommodated from Frey Street with access to both the parking areas. Parking is largely accommodated below the buildings with a two level underground parking garage. Convenient bicycle parking is provided in the courtyard area, entrances and basement parking. The trash collection will be accommodated from the University Avenue entry through a cross-access easement with Target.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. A ground level plaza opens onto the landscaped lawns and provides an area for informal social gatherings. A generous Commons Room is provided on the upper floor which opens onto a roof terrace for additional usable open space. The Commons and roof deck will afford the opportunity to have a multitude of planned functions for the residents as well as extensive views to the north and east. In addition to the common open spaces, the overwhelming majority of the apartments will have a porch or balcony for private open space.

The new construction will be environmentally conscious and meet the standards of Wisconsin Green Built Homes.

Site Development Data:

Dwelling Unit Mix:

| | |
|--------------------------------|-----------|
| One-Bedroom | 44 |
| Two-Bedroom | 42 |
| <u>Three-Bedroom Townhomes</u> | <u>10</u> |
| Total Dwelling Units | 96 |

Densities:

| | |
|-----------------|----------------------|
| Lot Area | 58,909 or 1.35 Acres |
| Lot Area / D.U. | 613.6 SF/unit |
| Density | 71 units/acre |

Building Height:

Four Stories

Vehicle Parking:

| | |
|----------------|--------------------------------|
| Underground | 120 stalls |
| <u>Surface</u> | <u>20 stalls</u> |
| Total | 140 stalls or 1.45 stalls/unit |

Bicycle Parking:

| | |
|--------------------------------|-------------------------------------|
| Underground | 59 stalls |
| <u>Surface- standard 2'x6'</u> | <u>28 stalls</u> |
| Total | 87 stalls (50 + .5(46)=73 required) |

Project Schedule:

It is anticipated that the new construction phase will start in the fall of 2010 and be completed in summer 2011.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the City tax base with minimal, if any, increased costs to the City. The development will enhance the Hilldale area and provide new workforce housing while promoting pedestrian, bicycle and mass-transit circulation.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA
Managing Member

EXHIBIT A
DESCRIPTION

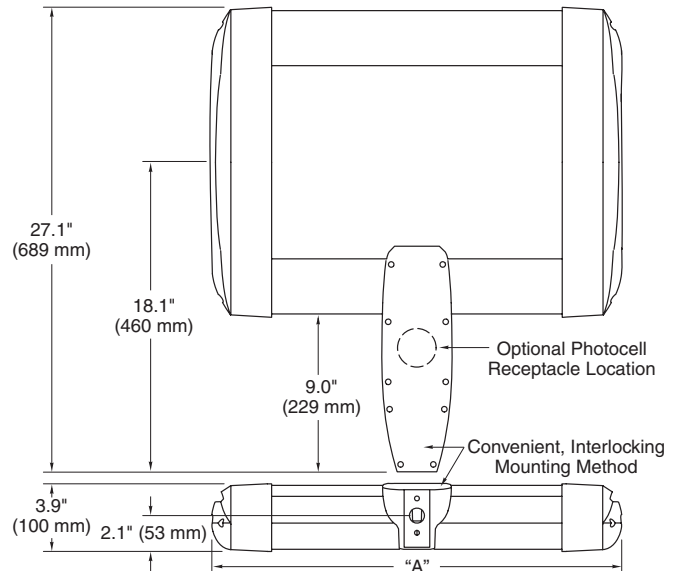
A parcel of land being part of Lot 2, Certified Survey Map Number 12930, as recorded in Volume 82 of Certified Survey Maps, on Pages 160-180, as Document Number 4667665, Dane County Registry, also located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 20, Township 07 North, Range 09 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said Lot 2, said point also lying on the southerly right-of-way line of University Avenue; thence along the boundary line of said Lot 2 for the next thirteen (13) courses; 1-thence South 00 degrees 28 minutes 48 seconds East, 226.39 feet to a point of non-tangential curvature; 2-thence Southeasterly along a curve to the right, having a radius of 9.00 feet and a chord bearing South 09 degrees 42 minutes 37seconds East, 7.83 feet; 3-thence South 16 degrees 05 minutes 17 seconds West, 156.52 feet; 4- thence North 80 degrees 14 minutes 35 seconds West, 107.38 feet; 5-thence North 82 degrees 01 minute 33 seconds West, 246.77 feet to a point of non-tangential curvature; 6-thence Northwesterly along the arc of a curve to the left which has a radius of 2865.00 feet and a chord bearing North 85 degrees 05 minutes 22 seconds West, 303.04 feet to the point of beginning; 7-thence continuing Northwesterly along the arc of a curve to the left which has a radius of 2865.00 feet and a chord which bears North 88 degrees 11 minutes 28 seconds West, 7.01 feet; 8-thence North 83 degrees 23 minutes 34 seconds West, 80.93 feet to a point of non-tangential curvature; 9-thence Northwesterly along the arc of a curve to the left which has a radius of 2873.00 feet and a chord which bears South 89 degrees 10 minutes 56 seconds West, 95.10 feet to a point of reverse curve; 10-thence Northwesterly along the arc of a curve to the right which has a radius of 15.00 feet and a chord which bears North 46 degrees 55 minutes 14 seconds West, 21.16 feet to the Easterly right-of-way line of North Segoe Road; 11-thence along said Easterly right-of-way line, North 02 degrees 04 minutes 30 seconds West, 260.70 feet to a point of curve; 12-thence Northeasterly along the arc of a curve to the right which has a radius of 15.00 feet and a chord which bears North 43 degrees 43 minutes 20.5 seconds East, 21.51 feet to the aforementioned southerly right-of-way line of University Avenue; 13-thence along said Southerly right-of-way line, North 89 degrees 31 minutes 11 seconds East, 190.75 feet; thence South 00 degrees 20 minutes 17 seconds East, 300.31 feet to the point of beginning. Said description contains 58,909 square feet or 1.35 acres.

Beta Catalog Number:



Notes:



| Product Family | Housing Indicator | Optics | Mounting | Initial Delivered Lumens (00's) | LED Performance | Voltage | Color Options | Factory-Installed Options |
|----------------|-------------------|-----------------|-----------------|---------------------------------|-----------------|------------|---------------|--|
| BLD | ARE | T3 ¹ | DA ³ | 017 | LED-B | UL | SV | If choosing more than one option, please type in manually on the lines provided above. EM-Emergency ⁴ F-Fuse HL-Hi/Low (175/350/525, dual circuit input) ⁵⁻⁸ P-Photocell ⁶ R-NEMA Photocell Receptacle TL-2-Level (175/525 w/ integrated sensor control) ^{5,7} TL1-2-Level (350/700 w/ integrated sensor control) ^{5,7} TL2-2-Level (0/350 w/ integrated sensor control) ^{7,9,10} TL3-2-Level (0/525 w/ integrated sensor control) ^{5,7} TL4-2-Level (0/700 w/ integrated sensor control) ^{5,7} 35K-3500k Color Temperature ¹¹ 43K-4300k Color Temperature ¹¹ 525-525mA Drive Current ¹² |
| | | | | 034 | | (120-277V) | BZ | |
| | | 051 | | Universal) | | BK | | |
| | | 068 | | UH | | WH | | |
| | | 085 | | (347-480V) | | PB | | |
| | | 102 | | Universal) | | | | |
| | | 119 | | 12 | | | | |
| | | 136 | | 27 | | | | |
| | | 153 | | 34 | | | | |
| | | 170 | | | | | | |
| | | 187 | | | | | | |
| | | 204 | | | | | | |

Footnotes

- 1-IESNA Type III distribution
- 2-IESNA Type III distribution with backlight control
- 3-Direct mounting arm
- 4-Emergency mode delivers 1 light bar 350mA lumen output, consult LED Emergency Spec Sheet for further details
- 5-Available for 1-6 light bar fixtures
- 6-Must specify voltage other than UL or UH
- 7-Refer to multi level spec sheet for more information
- 8-Sensor not included
- 9-May be ordered with 525mA drive current
- 10-Available for 1-12 light bar fixtures
- 11-Color temperature per fixture
- 12-Driver operates at 525mA instead of the standard 350mA providing a higher lumen output and a shorter life

| Output Multipliers | | | |
|--------------------------|------------------|------------------|-------------------------------|
| Color Temperature | | Lumen Multiplier | |
| 6000K (Standard) | | 1.00 | |
| 4300K | | 0.80 | |
| 3500K | | 0.75 | |
| Ambient Temperature (°C) | | Lumen Multiplier | |
| -20 | | 1.11 | |
| 10 | | 1.04 | |
| 25 | | 1.00 | |
| 40 | | 0.96 | |
| Drive Current | Lumen Multiplier | Power Multiplier | L ₇₀ Life* (hours) |
| 175mA | 0.6 | 0.5 | > 150,000 |
| 350mA (Standard) | 1.0 | 1.0 | > 150,000 |
| 525mA | 1.3 | 1.5 | 70,000 |

* Based on fixture operating at 15° C. Refer to LED Ambient spec sheet.

| LED Performance Generation B Specs* | | | | | |
|-------------------------------------|---|---|-----------------------|-----------------------|--------------|
| Light Bars | Initial Delivered Lumens – Type III Optic | Initial Delivered Lumens – Type III Optic w/ Backlight Shield | System Watts 120-277V | System Watts 347-480V | Dim. "A"/in. |
| 1 | 1,750 (017) | 1,160 (017) | 28 | 30 | 11.75 |
| 2 | 3,500 (034) | 2,320 (034) | 55 | 59 | 11.75 |
| 3 | 5,250 (051) | 3,480 (051) | 79 | 84 | 13.75 |
| 4 | 7,000 (068) | 4,640 (068) | 104 | 109 | 15.75 |
| 5 | 8,750 (085) | 5,800 (085) | 128 | 133 | 17.75 |
| 6 | 10,500 (102) | 6,960 (102) | 153 | 156 | 19.75 |
| 7 | 12,250 (119) | 8,120 (119) | 183 | 194 | 21.75 |
| 8 | 14,000 (136) | 9,280 (136) | 207 | 218 | 23.75 |
| 9 | 15,750 (153) | 10,440 (153) | 232 | 242 | 25.75 |
| 10 | 17,500 (170) | 11,600 (170) | 257 | 266 | 27.75 |
| 11 | 19,250 (187) | 12,760 (187) | 281 | 290 | 29.75 |
| 12 | 21,000 (204) | 13,920 (204) | 306 | 313 | 31.75 |

* Based on 6000k color temperature fixture operating at 350mA and 25C Ambient.



General Description

Slim, low profile design minimizes wind load requirements. Fixture sides are rugged cast aluminum with integral, weather-tight LED driver compartments and high performance aluminum heatsinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3 – 6" square or round pole. Fixture is secured by two (2) 5/16-18 UNC bolts spaced on 2" centers. Includes leaf/debris guard. Five year limited warranty on fixture.

Electrical

Modular design accommodates varied lighting output from high brightness, white, 6000K (+/- 500k per full fixture), minimum 75 CRI, long life LED sources. 120-277V 50/60 Hz, Class 1 LED drivers are standard. 347-480V 50/60 Hz driver is optional. LED drivers have power factor >90% and THD <20% of full load. Integral weather-tight electrical box with terminal strip for easy power hook-up.

Finish

Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white and platinum bronze powder topcoats are also available. The finish is covered by our 10 year limited warranty.

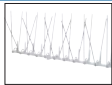
Labels

UL listed in the U.S. and Canada for wet locations and enclosure classified IP66 per IEC 529. Fixture also available with CE listing. RoHS compliant.

Patents

US Pat. D576,330; EC000693924; AU314711; AU314710; NZ408891; NZ408892; MX25801, CA Pat. Pend. German 20 2007 013 623.4. US and international patents pending. Design patents/regs. granted and pending.

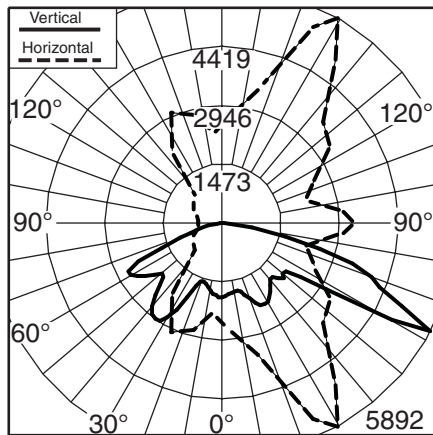
Field-Installed Accessories



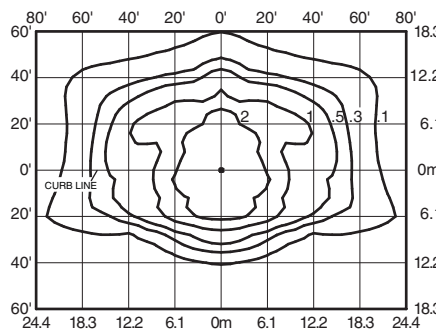
Bird Spikes
XA-BRDSPK

No
Photo
Available

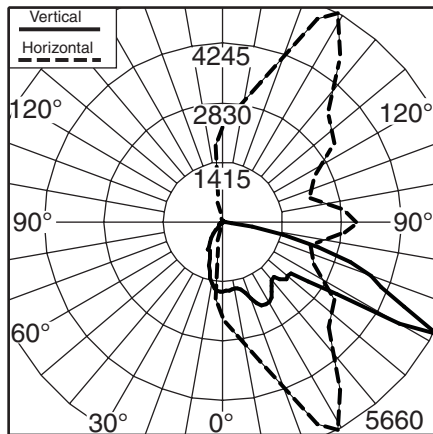
NEMA Kit w/ Cover
XA-NEMA1



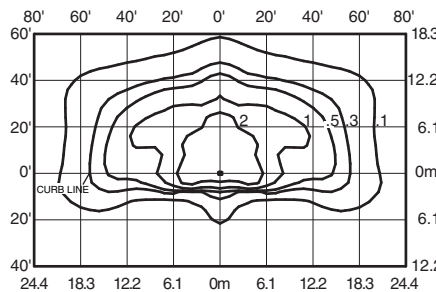
Independent Testing Laboratories certified test. Report No. ITL61147. Candlepower distribution curve of 6 light bar Type III LED luminaire with 10,500 initial delivered lumens operating at 350mA.



Isofootcandle plot of 6 light bar Type III LED luminaire at 20' A.F.G. Luminaire with 10,500 initial delivered lumens operating at 350mA. Initial FC at grade.



Independent Testing Laboratories certified test. Report No. ITL61148. Candlepower distribution curve of 6 light bar Type III LED luminaire with backlight control and 6,960 initial delivered lumens operating at 350mA.



Isofootcandle plot of 6 light bar Type III LED luminaire with backlight control at 20' A.F.G. Luminaire with 6,960 initial delivered lumens operating at 350mA. Initial FC at grade.

LED Area Light EPA Calculations

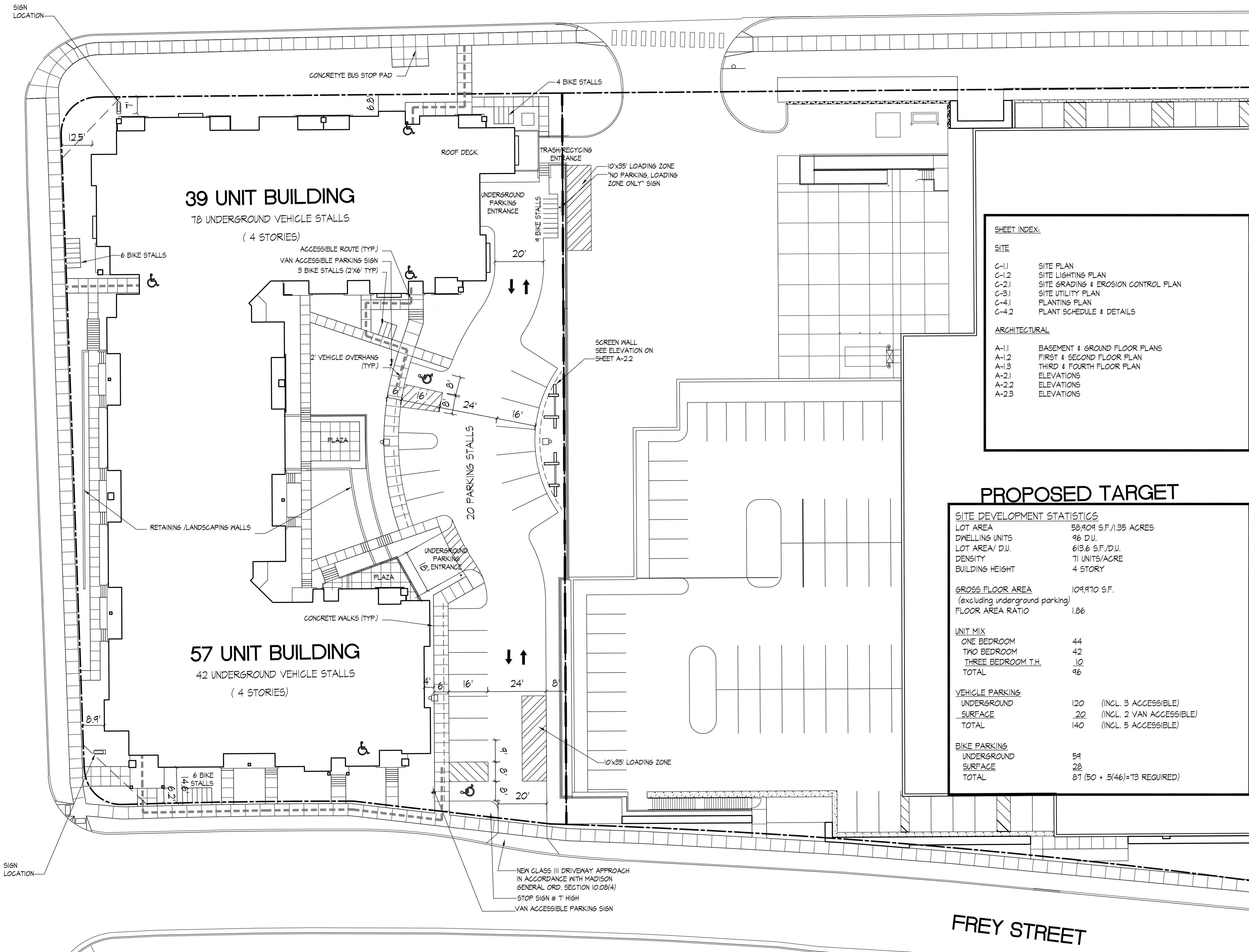
| | LIGHT BARS | | | | | | | | | | |
|------------------------|------------|------|------|------|------|------|------|------|------|------|------|
| | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Fixed Arm Mount | | | | | | | | | | | |
| 1 fixture | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.61 | 0.65 | 0.69 |
| 2 fixtures (180°) | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.21 | 1.29 | 1.38 |
| 2 fixtures (90°) | 0.87 | 0.92 | 0.96 | 1.00 | 1.04 | 1.08 | 1.12 | n/a | n/a | n/a | n/a |
| 3 fixtures (90°) | 1.47 | 1.51 | 1.55 | 1.60 | 1.64 | 1.68 | 1.72 | n/a | n/a | n/a | n/a |
| 4 fixtures (90°) | 1.75 | 1.83 | 1.91 | 2.00 | 2.08 | 2.16 | 2.24 | n/a | n/a | n/a | n/a |



UNIVERSITY AVENUE

SEGOE ROAD

FREY STREET



SHEET INDEX:

| SITE | |
|---------------|-------------------------------------|
| C-1.1 | SITE PLAN |
| C-1.2 | SITE LIGHTING PLAN |
| C-2.1 | SITE GRADING & EROSION CONTROL PLAN |
| C-3.1 | SITE UTILITY PLAN |
| C-4.1 | PLANTING PLAN |
| C-4.2 | PLANT SCHEDULE & DETAILS |
| ARCHITECTURAL | |
| A-1.1 | BASEMENT & GROUND FLOOR PLANS |
| A-1.2 | FIRST & SECOND FLOOR PLAN |
| A-1.3 | THIRD & FOURTH FLOOR PLAN |
| A-2.1 | ELEVATIONS |
| A-2.2 | ELEVATIONS |
| A-2.3 | ELEVATIONS |

PROPOSED TARGET

| SITE DEVELOPMENT STATISTICS | |
|---------------------------------|-----------------------------|
| LOT AREA | 58,909 S.F./1.35 ACRES |
| DWELLING UNITS | 96 D.U. |
| LOT AREA/ D.U. | 613.6 S.F./D.U. |
| DENSITY | 71 UNITS/ACRE |
| BUILDING HEIGHT | 4 STORY |
| GROSS FLOOR AREA | |
| (excluding underground parking) | 109,970 S.F. |
| FLOOR AREA RATIO | 1.86 |
| UNIT MIX | |
| ONE BEDROOM | 44 |
| TWO BEDROOM | 42 |
| THREE BEDROOM T.H. | 10 |
| TOTAL | 96 |
| VEHICLE PARKING | |
| UNDERGROUND | 120 (INCL. 3 ACCESSIBLE) |
| SURFACE | 20 (INCL. 2 VAN ACCESSIBLE) |
| TOTAL | 140 (INCL. 5 ACCESSIBLE) |
| BIKE PARKING | |
| UNDERGROUND | 54 |
| SURFACE | 28 |
| TOTAL | 82 (50 + 5(46)=73 REQUIRED) |

Notes

- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMP OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
- ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11. (SEE SUBSECTIONS (B)(e) AND (B)(h)(2d))
- ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
- SIGNAGE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE URBAN DESIGN COMMISSION OR STAFF. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.

Revisions

- Neighborhood Meeting - May 1, 2010
- Informational UDC Submittal - May 26, 2010
- Plan Com. Submittal - June 23, 2010
- Final UDC Sign Submittal - August 11, 2010
- Final UDC Submittal - August 25, 2010

Project Title
Hilldale Place

4620 Frey Street
(formerly 709 N. Segoe Road)

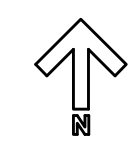
Drawing Title
Site Plan

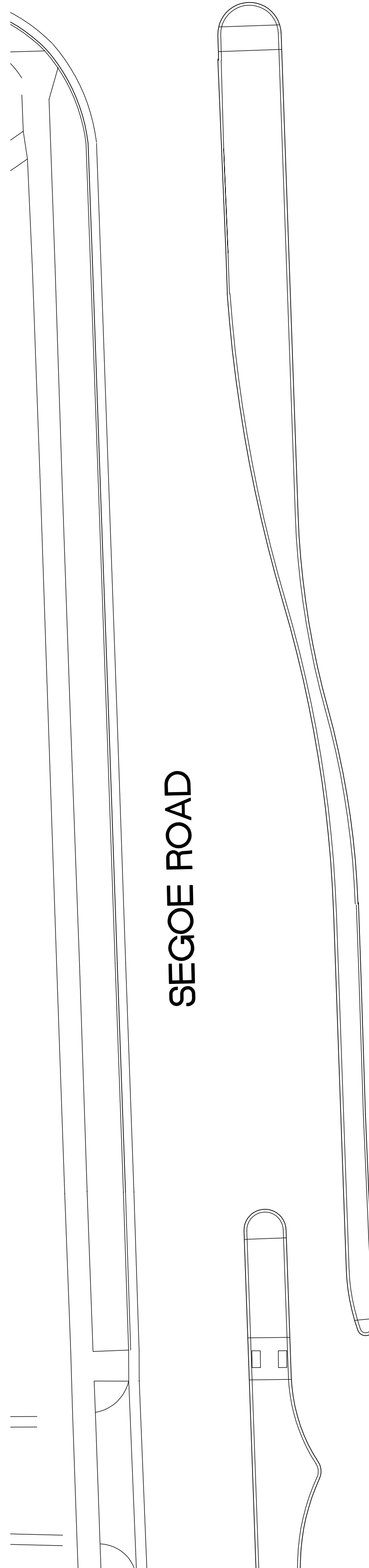
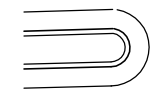
Project No. Drawing No.

1007

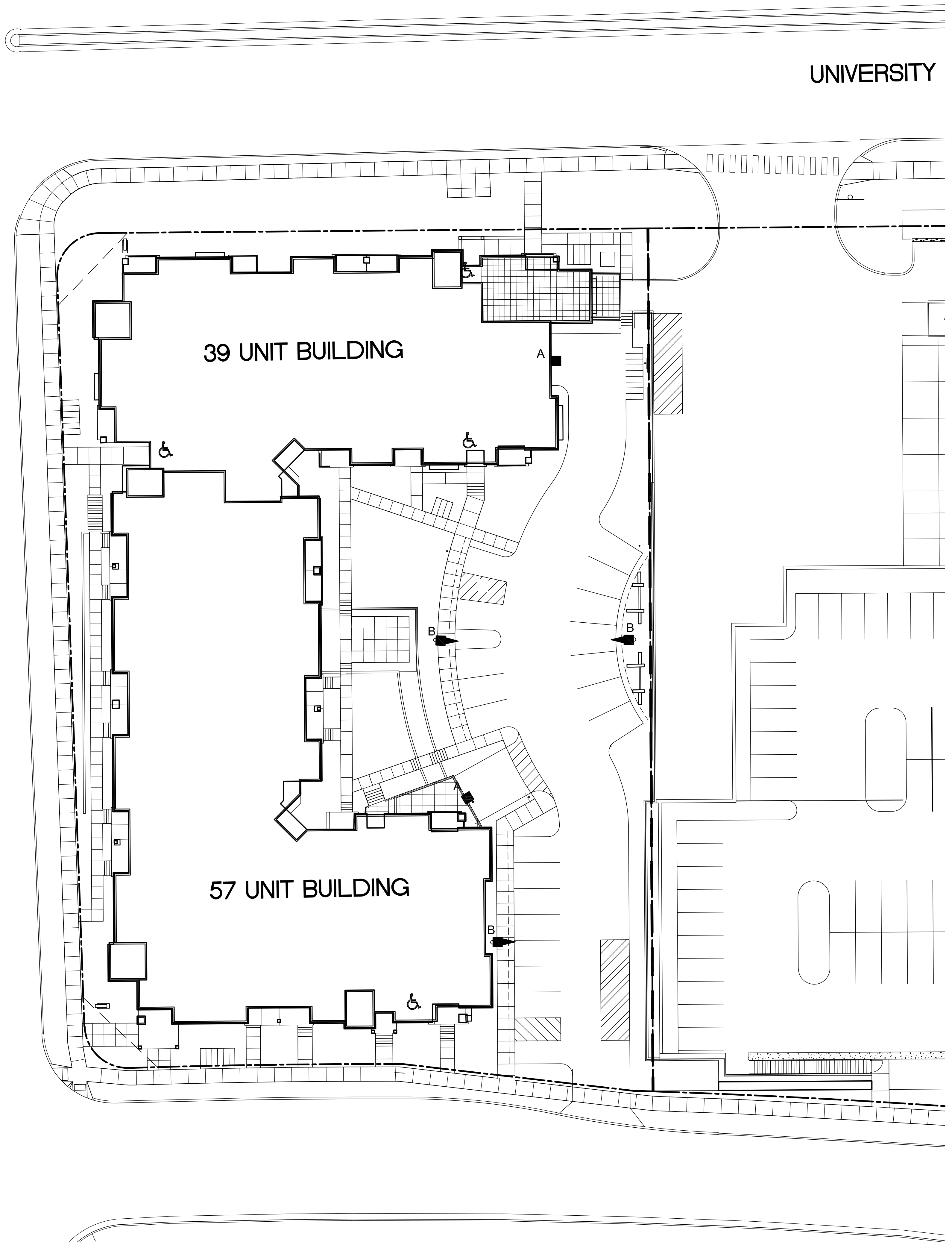
C-1.1

Site Plan
1" = 20'





SEGOE ROAD



UNIVERSITY

| LUMINAIRE SCHEDULE | | | |
|--------------------|-------|---|-------------|
| Symbol | Label | Description | Lamp |
| | A | RECTANGULAR SECURITY / DEEP SHIELDED | 50 WATT HPS |
| | B | FOUR LIGHT BAR GEN B TYPE IV AREA LIGHT WITH BACKLIGHT SHIELD | LED-B |

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608-836-3690 Fax 836-6934

Consultant

Notes

Revisions
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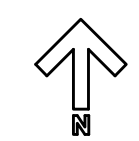
4620 Frey Street
 (formerly 709 N. Segoe Road)

Drawing Title
Site Lighting Plan

Project No.
1007

Drawing No.
C-1.2

Site Lighting Plan
 1" = 20'



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22 Jun 2010 - 5:31p M:\Stone House Development\33107281_Hilldale Place\ENGINEERING\Civil_3D\33107281-Base.dwg by: jdoj

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. 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.
5. 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.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF, FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREA.
8. STABILIZED DISTURBED GROUND, ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. 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.
13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
14. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
15. 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.
16. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
17. 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.
18. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
19. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
20. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
21. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
22. 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.
23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
24. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
25. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY
3. STRIP TOPSOIL
4. ROUGH GRADE FOR DRIVEWAYS/BUILDING PADS
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION ON NEW INLETS
7. CONSTRUCT ROADS (STONE BASE, CURB AND GUTTER)
8. CONSTRUCT BIORETENTION BASIN AND SEED LOT AREAS
9. REMOVE TRACKING PAD AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

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

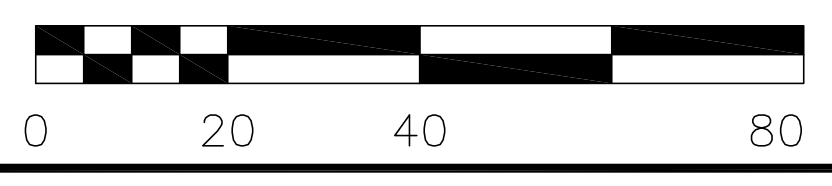
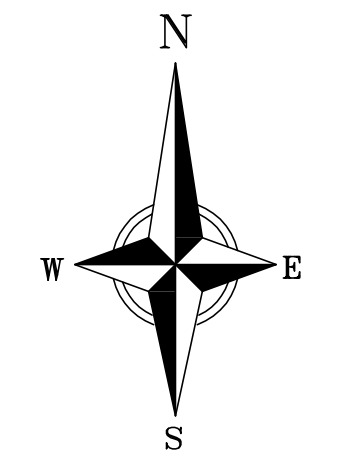
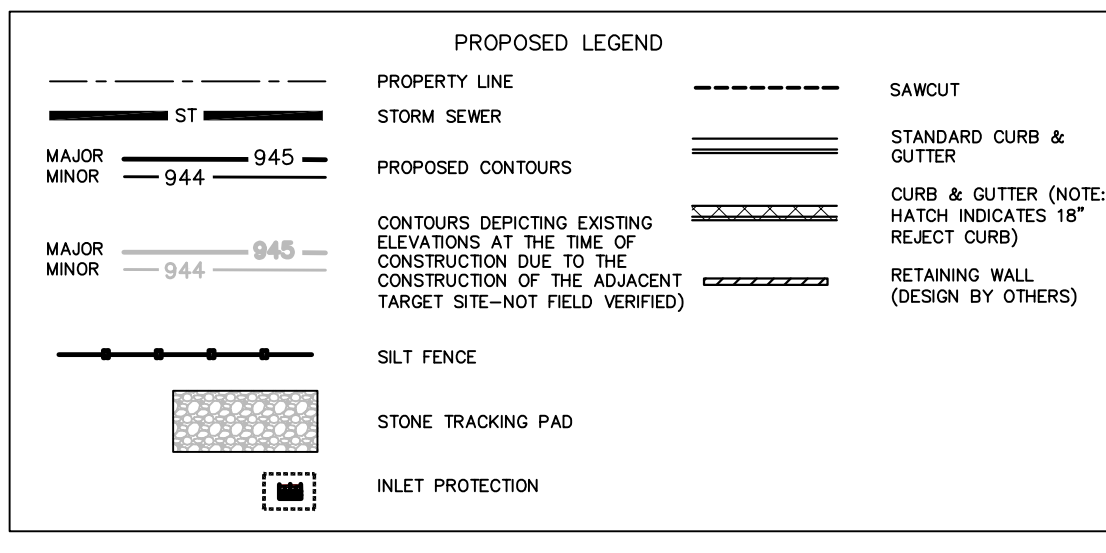
PERMANENT:
 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

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

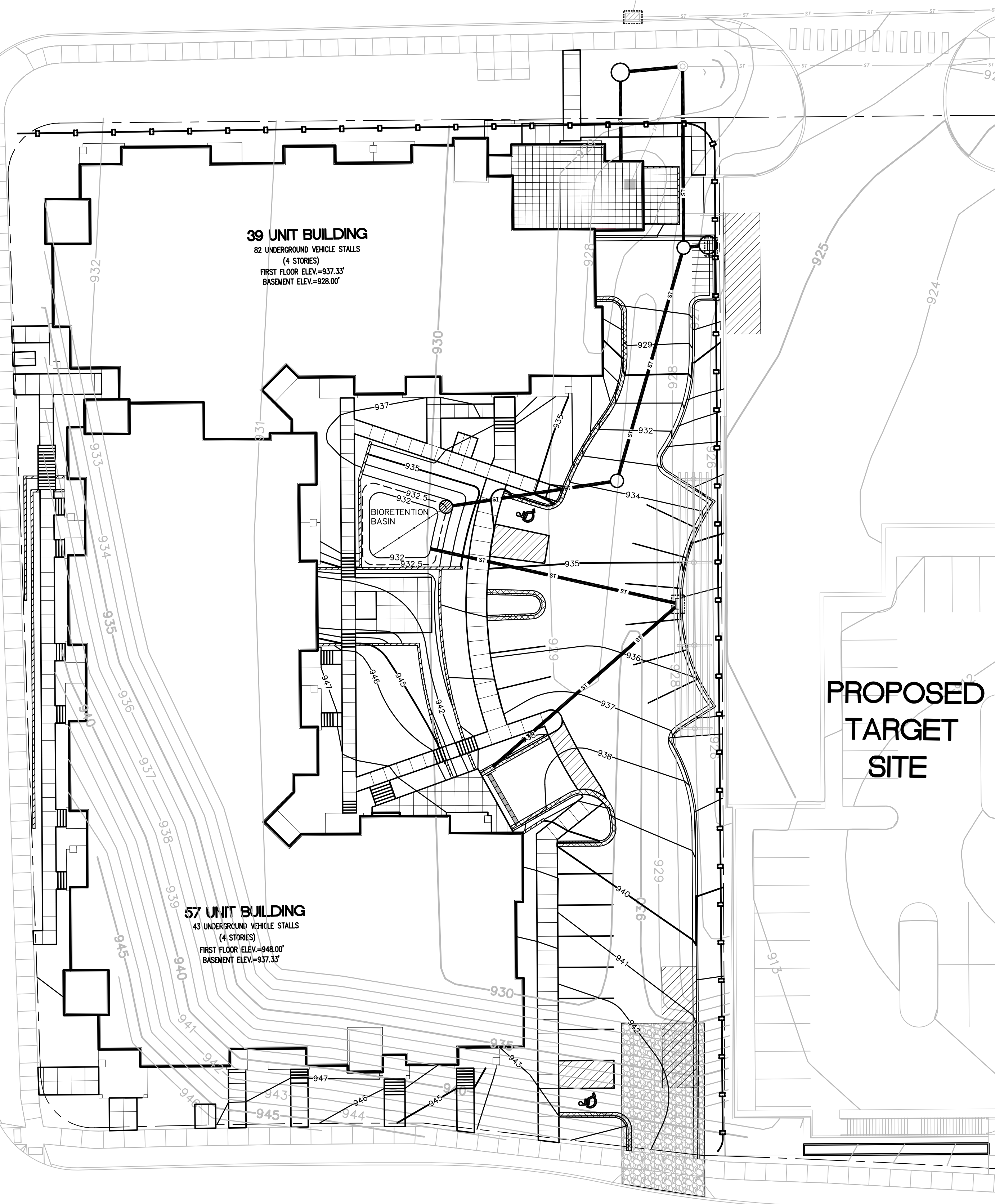
MULCHING RATES:

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



SEGOE ROAD

UNIVERSITY AVENUE



PROPOSED TARGET SITE

FREY STREET

vierbicher
 planners | engineers | advisors
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourth Drive, Suite 700 - Madison, Wisconsin 53717
 Phone: (608) 833-6322 Fax: (608) 833-6330

GRADING AND EROSION CONTROL PLAN
 700 BLOCK OF SEGOE ROAD
 HILLDALE PLACE
 MADISON, WI

| REVISIONS | NO. | DATE | REMARKS |
|-----------|-----|------|---------|
| | | | |
| | | | |
| | | | |
| | | | |

SCALE
 1"=40' (11X17)
 1"=20' (24X36)

DATE
 06/23/10

DRAFTER
 JOEY

CHECKED

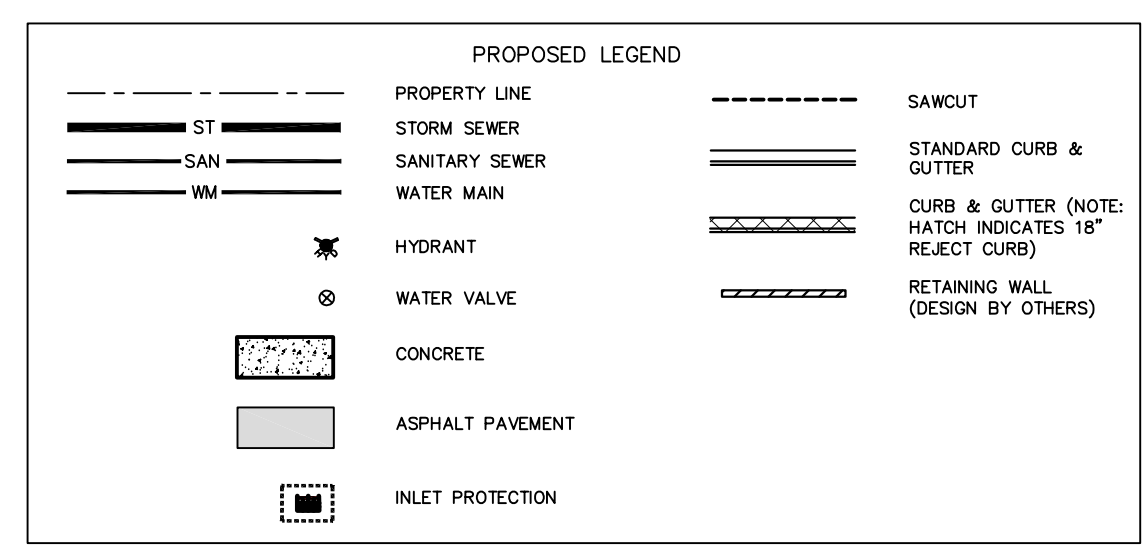
PROJECT NO.
 33107281

SHEET
 1 OF 3

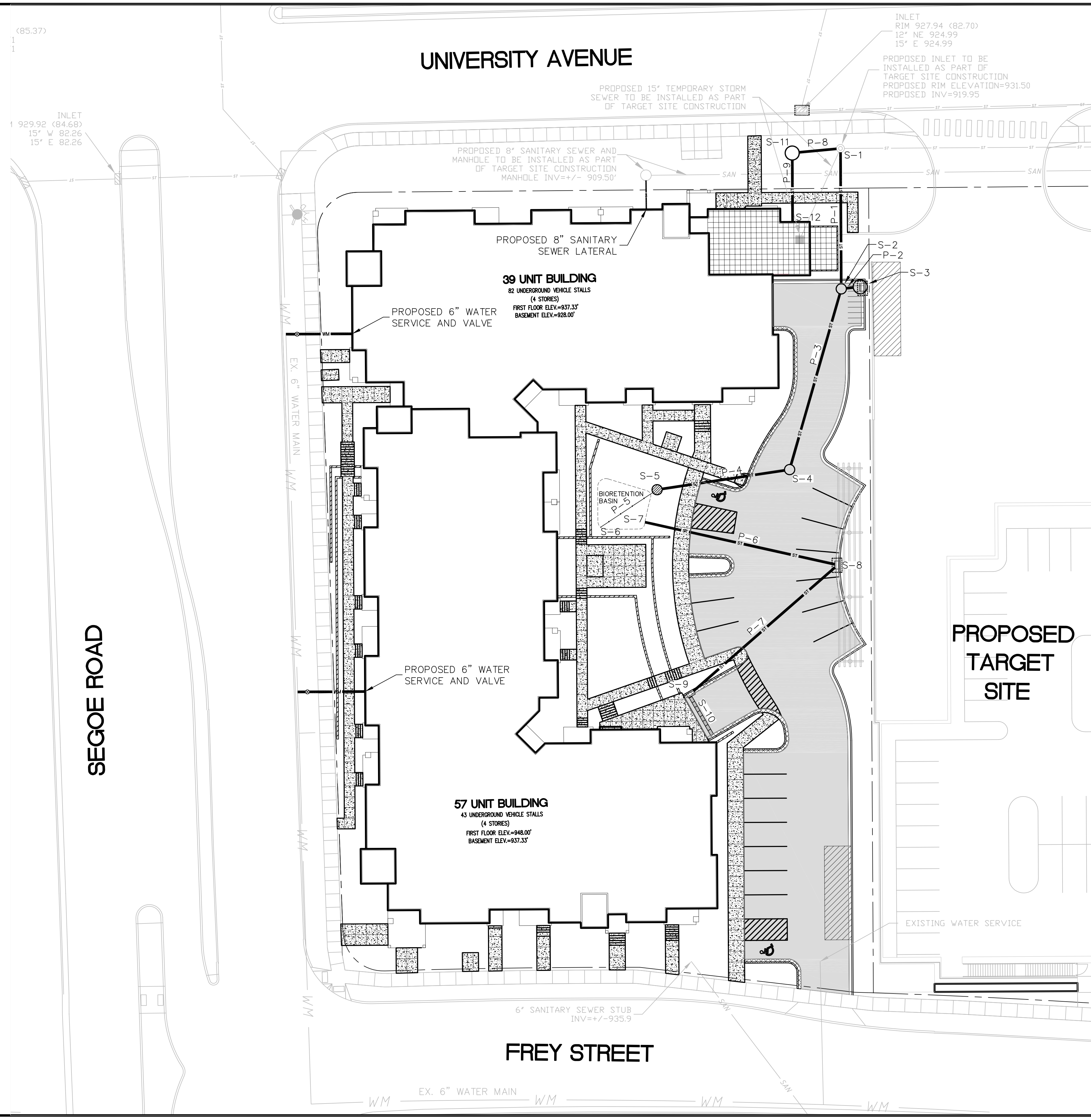
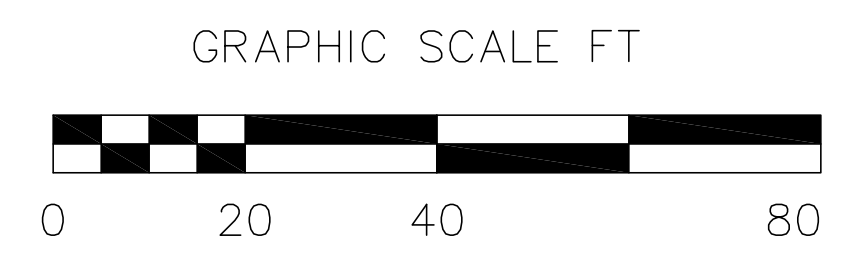
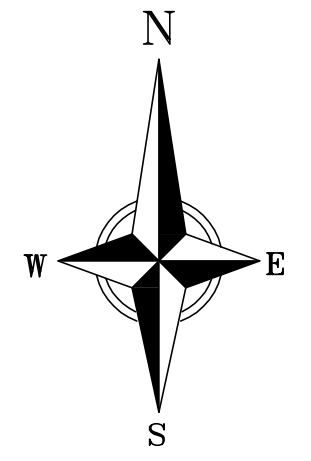
DWG. NO.
 C2.1

22 Jun 2010 - 5:23p M:\Stone House Development\33107281_Hilldale Place\ENGINEERING\Civil_3D\33107281-Base.dwg by: jdoj

- NOTES**
- 1) ALL STORM SEWER IS PRIVATE AND SHALL BE ADS N-12 (OR EQUIVALENT) MATERIAL.
 - 2) CONTRACTOR TO VERIFY ALL CONNECTION INVERTS PRIOR TO UNDERGROUND INSTALLATION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY INVERTS ARE FOUND TO DIFFER FROM THOSE SHOWN ON THE PLANS.
 - 3) EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



CALL DIGGER'S HOTLINE
 1-800-242-8511
 TOLL FREE
 TELEFAX: 1-800-338-3860
 TDC (FOR HEARING IMPAIRED):
 1-800-542-2289
 WS. STATUTE 182.0175 (1979)
 REQUIRES MINIMUM OF 3 WORKING DAYS
 NOTICE BEFORE YOU EXCAVATE.



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REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Foster Drive, Suite 201 - Madison, Wisconsin 53717
 Phone: (608) 826-6332 Fax: (608) 826-6333

SITE UTILITY PLAN
 700 BLOCK OF SEGOE ROAD
 HILLDALE PLACE
 MADISON, WI

| REVISIONS | NO. | DATE | REMARKS |
|-----------|-----|------|---------|
| | | | |
| | | | |
| | | | |
| | | | |

SCALE
 1"=40' (11x17)
 1"=20' (24x36)

DATE
 06/23/10

DRAFTER
 JDOJ

CHECKED

PROJECT NO.
 33107281

SHEET
 3 OF 3

DWG. NO.
 C3.1

Consultant

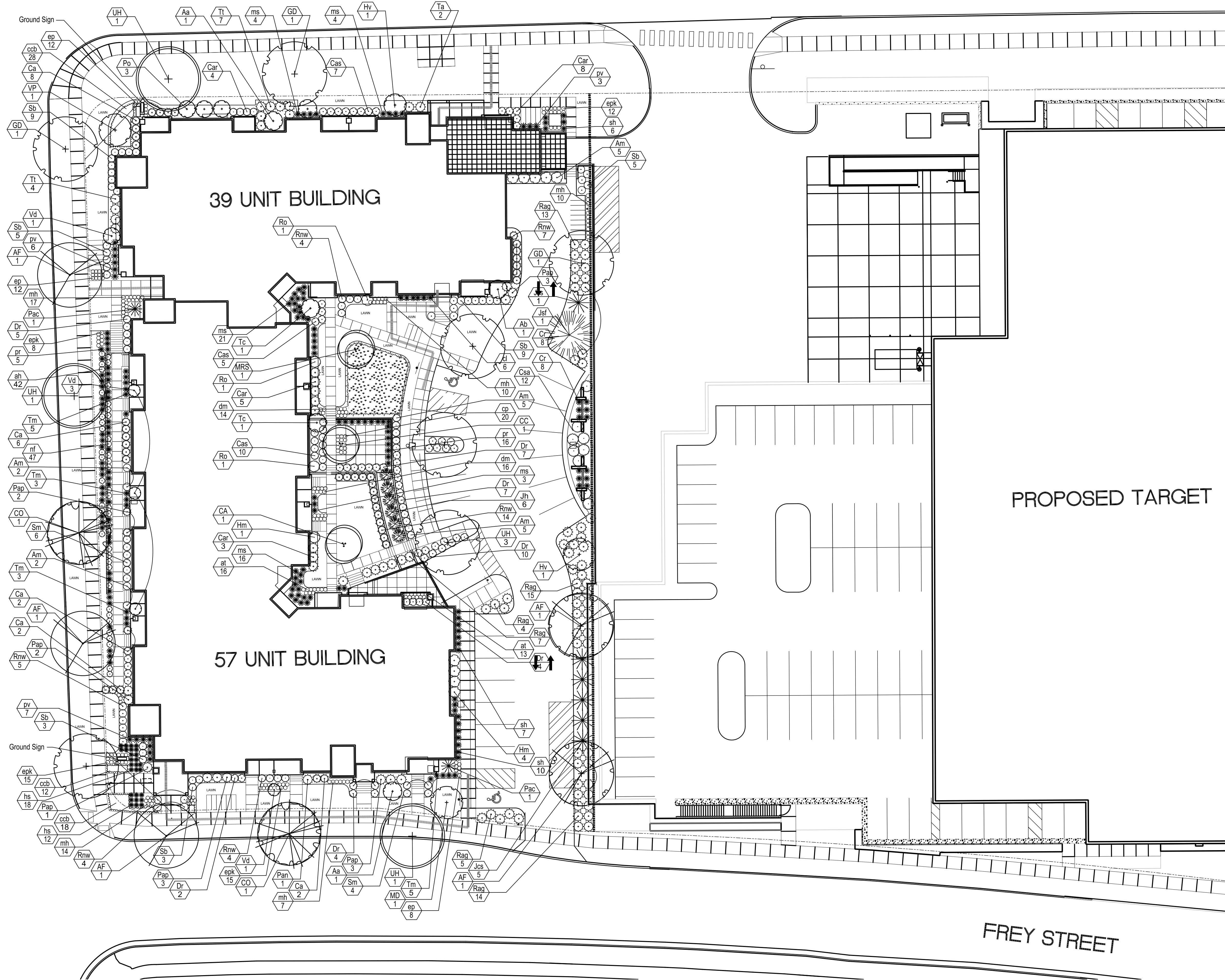
Notes

KEN SAIKI
DESIGN INC

LANDSCAPE
ARCHITECTS

303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600
Fax: 608 251-2330
www.ksd-la.com

SEGOE ROAD



PROPOSED TARGET

FREY STREET

Revisions
PUD-SIP Submittal - August 25, 2010

Project Title
Hilldale Place
700 Block
N. Segoe Road

Drawing Title
Planting Plan

Project No. Drawing No.

 **PLANTING PLAN**
1" = 20'

C-4.1

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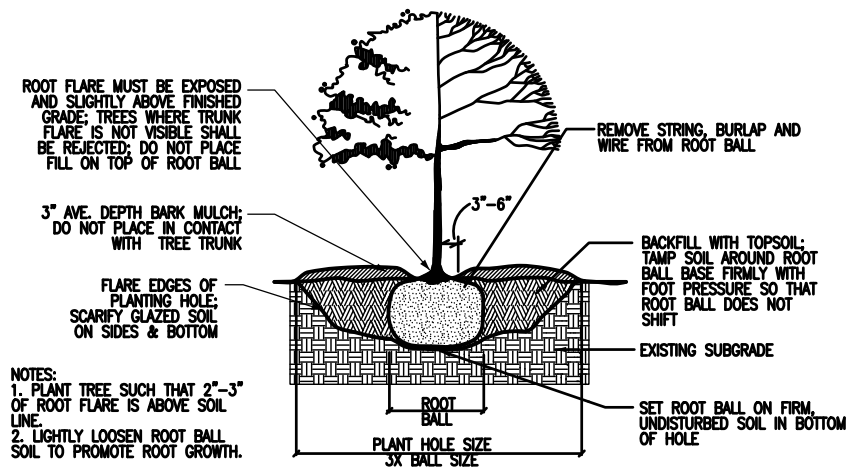
Consultant

Notes

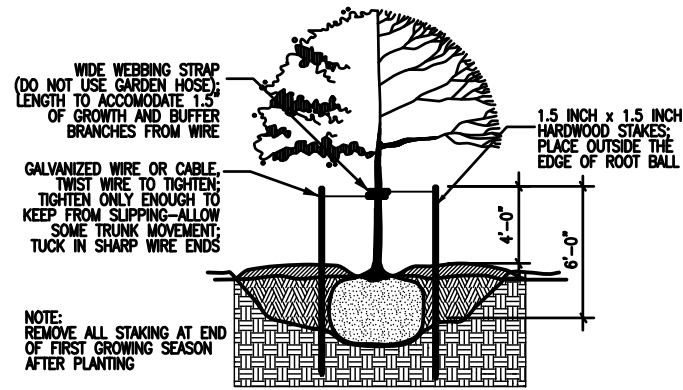


LANDSCAPE ARCHITECTS

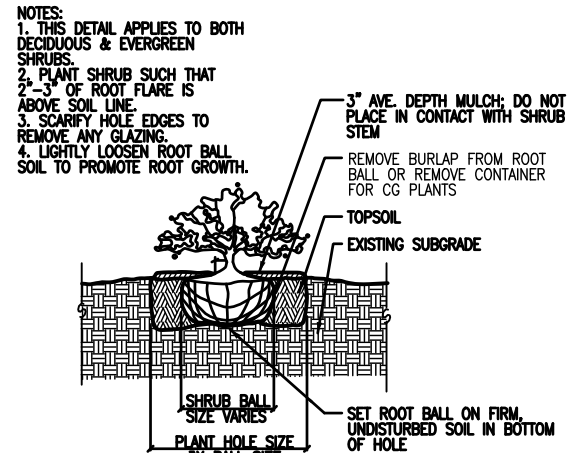
303 S. PATERSON SUITE ONE
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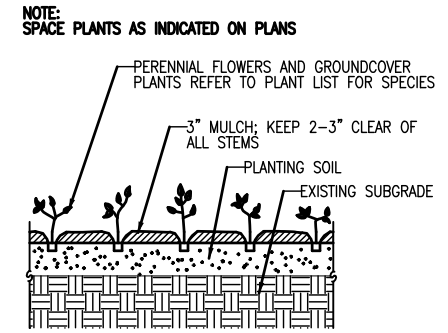
1 TREE PLANTING DETAIL



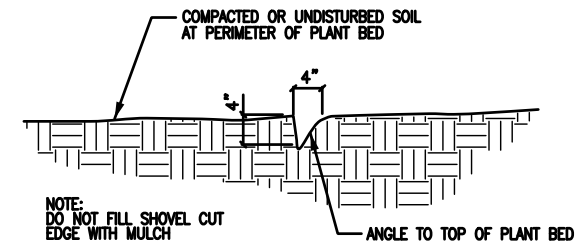
2 TREE STAKING DETAIL



3 SHRUB PLANTING DETAIL



4 PERENNIAL PLANTING DETAIL



5 SHOVEL-CUT EDGE

| City of Madison - Landscape Worksheet | | | | | |
|--|-------------|------------|-----------------|----------|--------|
| Element | Point Value | Quantity | Points Achieved | Quantity | Points |
| Number of Parking Stalls | | | | | 20 |
| Total Sq. Footage of Storage Area | | | | | - |
| Number of Canopy Shade Trees | | | | | - |
| Required - 2' - 2 1/2" cal. | | | | | 2 |
| No. of Landscape Points Required | | | | | 98 |
| Points for Loading Area Required | | | | | 75 |
| Number of Points Required | | | | | 173 |
| Credits | | | | | |
| Canopy Tree: 2' - 21/2" | 35 | 4 | 140 | | 0 |
| Deciduous Shrub | 2 | 49 | 98 | | 0 |
| Evergreen Shrub | 3 | 6 | 18 | | 0 |
| Decorative Wall or Fence (per 10 L.F.) | 5 | | 0 | | 0 |
| Earth Berm (per 10 L.F.) | | | | | 0 |
| Avg. Height 30" | 5 | | 0 | | 0 |
| Avg. Height 15" | 2 | | 0 | | 0 |
| Evergreen Trees | 15 | 1 | 15 | | 0 |
| 3' height minimum | | | | | |
| Canopy Tree or Small Tree | 15 | 1 | 15 | | 0 |
| 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn) | | | | | |
| | | Sub-Totals | 286 | | 0 |
| | | | Total Points | | 286 |

PLANT SCHEDULE AND DETAILS

| Suggested Plant List | | | | | | |
|--|--|----------------------------------|----------|-----------|-------|--|
| Key | Botanical Name | Common Name | Quantity | Size | Spec | Comments |
| Deciduous Trees | | | | | | |
| AF | <i>Acer x freemanii</i> 'Sienna' | Sienna Glen Maple | 5 | 3" cal. | B&B | |
| CO | <i>Celtis occidentalis</i> 'Windy City' | Windy City Hackberry | 2 | 3" cal. | B&B | |
| GD | <i>Gymnocladus dioica</i> 'Espresso' | Espresso Kentucky Coffeetree | 2 | 2.5" cal. | B&B | |
| UH | <i>Ulmus</i> 'Homestead' | Homestead Elm | 6 | 2.5" cal. | B&B | |
| Ornamental Trees | | | | | | |
| CA | <i>Cornus alternifolia</i> | Pagoda Dogwood | 1 | 6' ht. | B&B | Multi-stem; min. 3 leaders |
| CC | <i>Carpinus caroliniana</i> | Muscle Wood | 1 | 6' ht. | B&B | Multi-stem; min. 3 leaders |
| MD | <i>Malus x. David</i> | David Crabapple | 2 | 5' ht. | B&B | Multi-stem; min. 3 leaders |
| MRS | <i>Magnolia sella</i> 'Royal Star' | Royal Star Magnolia | 1 | 6' | B&B | |
| VP | <i>Viburnum prunifolium</i> | Blackhaw Viburnum | 1 | 6' ht. | B&B | Multi-stem; min. 3 leaders |
| Deciduous Shrubs/Vines | | | | | | |
| Aa | <i>Amelanchier alnifolia</i> 'Regent' | Regent Serviceberry | 7 | #5 | cont. | |
| Ab | <i>Aronia arbutifolia</i> 'Brilliantissima' | Red Chokeberry | 1 | #5 | cont. | |
| Am | <i>Aronia melanocarpa</i> 'Morton' | Iroquois Beauty Black Chokeberry | 19 | 2' ht. | cont. | |
| Ca | <i>Ceanothus americanus</i> | New Jersey Tea | 24 | #1 | cont. | |
| Car | <i>Clethra alnifolia</i> 'Ruby Spice' | Rubey Spice Clethra | 21 | #2 | cont. | |
| Cas | <i>Clethra alnifolia</i> 'Sixteen Candles' | Sixteen Candles Clethra | 22 | #2 | cont. | |
| Cr | <i>Campsis Radicans</i> | Common Trumpet Vine | 8 | #2 | cont. | |
| Csa | <i>Cornus sericea</i> 'Allemans compact' | Allemans Compact Dogwood | 17 | #2 | cont. | |
| Dr | <i>Diervilla rivularis</i> 'Morton' | Summer Stars Diervilla | 39 | 18" ht. | cont. | |
| Hm | <i>Hydrangea macro</i> 'All Summer Beauty' | All summer Beauty Hydrangea | 11 | #3 | cont. | |
| Hv | <i>Hamamelis virginiana</i> | Common Witchazel | 2 | 5' ht. | B&B | |
| Po | <i>Physocarpus opulifolius</i> 'Seward' | Summer Wine Eastern Ninebark | 3 | 2' ht. | cont. | |
| Rnw | <i>Rosa</i> 'Nearly Wild' | Nearly Wild Rose | 26 | #2 | cont. | |
| Sb | <i>Spirea betulifolia</i> 'Tor' | Birchleaf Spirea | 33 | #2 | cont. | |
| Sm | <i>Syringa meyeri</i> 'Palibin' | Dwarf Korean Lilac | 4 | #5 | cont. | |
| Vd | <i>Viburnum dentatum</i> 'Christom' | Blue Muffin Viburnum | 4 | 3' ht. | cont. | |
| Evergreen Shrubs | | | | | | |
| Jcs | <i>Juniperus chinensis</i> 'Sea Green' | Sea Green Juniper | 5 | #5 | cont. | |
| Jh | <i>Juniperus horizontalis</i> 'Pulmosa Compacta' | Andorra Compact Juniper | 6 | #5 | cont. | |
| Jsf | <i>Juniperus scopulorum</i> 'Fairview' | Fairview Juniper | 1 | 5' ht. | B&B | |
| Pac | <i>Picea clauca</i> 'Conica' | Dwarf Alberta Spruce | 2 | #5 | cont. | |
| Pan | <i>Picea abies</i> 'Nidiformis' | Bird's Nest Spruce | 1 | #5 | cont. | |
| Pap | <i>Picea abies</i> 'Pumila' | Compact Norway Spruce | 14 | #3 | cont. | |
| Ro | <i>Rhododendron</i> 'PJM' | PJM Rhododendron | 2 | #5 | cont. | |
| Tc | <i>Taxus cuspidata</i> 'Dwarf Bright Gold' | Dwarf Bright Gold Yew | 2 | #5 | cont. | |
| Tm | <i>Thuja occidentalis</i> 'Mr. Bowling Ball' | Mr. Bowling Ball Arborvitae | 16 | 18" ht. | cont. | |
| Tt | <i>Taxus x media</i> 'Tauntonii' | Taunton Yew | 19 | 2' ht. | cont. | |
| Perennials/Grasses/Groundcovers | | | | | | |
| ah | <i>Achillea hybrida</i> 'Dwarf Gold' | Dwarf Gold Yarrow | 36 | 1 qt. | cont. | |
| at | <i>Astilbechinensis taquetii</i> 'Purpurkerze' | Purple Candles Astilbe | 29 | 1 qt. | cont. | |
| ccb | <i>Campanula carpatica</i> 'Blue Chips' | Blue Chips Campanula | 58 | 1 qt. | cont. | |
| cl | <i>Chasmanthium latifolium</i> | Northern Sea Oats | 6 | 1 qt. | cont. | |
| cp | <i>Carex pensylvanica</i> | Pennsylvania Sedge | 20 | 1 qt. | cont. | |
| dm | <i>Digitalis mertonensis</i> | Perennial Foxglove | 30 | 1 qt. | cont. | |
| ep | <i>Echinacea purpurea</i> 'Magnus' | Magnus Purple Coneflower | 32 | 1 qt. | cont. | |
| epk | <i>Echinacea purpurea</i> 'Kim's Mophead' | Mophead Coneflower | 36 | 1 qt. | cont. | |
| hs | <i>Helictotrichon sempervirens</i> 'Saphirsprudel' | Blue Oat Grass | 30 | 1 qt. | cont. | |
| mh | <i>Monarda hybrid</i> 'Jacob Kline' | Jacob Kline Monarda | 53 | 1 qt. | cont. | |
| ms | <i>Matteuccia struthiopteris</i> | Ostrich Fern | 48 | 1 qt. | cont. | |
| nf | <i>Nepata faassenii</i> 'Walkers Low' | Walkers Low Catmint | 33 | 1 qt. | cont. | |
| pr | <i>Panicum virgatum</i> 'Rotstrahlbusch' | Red Switch Grass | 21 | 1 qt. | cont. | |
| pv | <i>Panicum virgatum</i> 'Northwind' | Northwind Switch Grass | 13 | 1 qt. | cont. | |
| sh | <i>Sporobolus heterolepis</i> | Prairie Dropseed | 14 | 1 qt. | cont. | |
| Bioretention Mix | | | | | | |
| | <i>Carex vulpinoidea</i> | Fox sedge | 225 | 2.5" | cont. | Include equal quantities of each species and arrange randomly throughout the planting area. Plant 1'-0" O.C. |
| | <i>Elymus canadensis</i> | Canada wild rye | 225 | 2.5" | cont. | |
| | <i>Panicum virgatum</i> | switchgrass | 225 | 2.5" | cont. | |

Revisions

FUD-SIP Submittal - August 25, 2010

Project Title

Hilldale Place
700 Block
N. Segoe Road

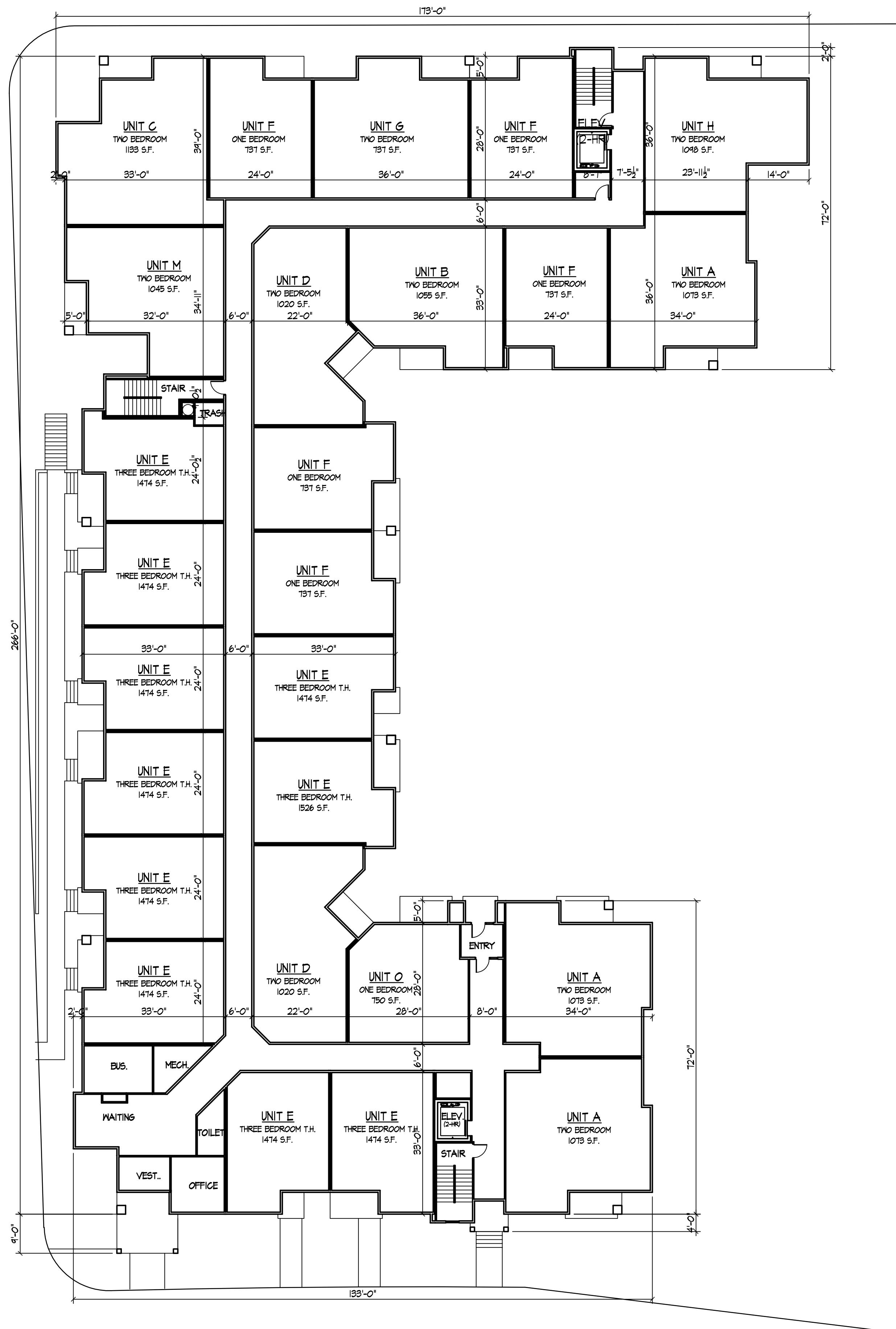
Drawing Title

Plant Schedule
and Details

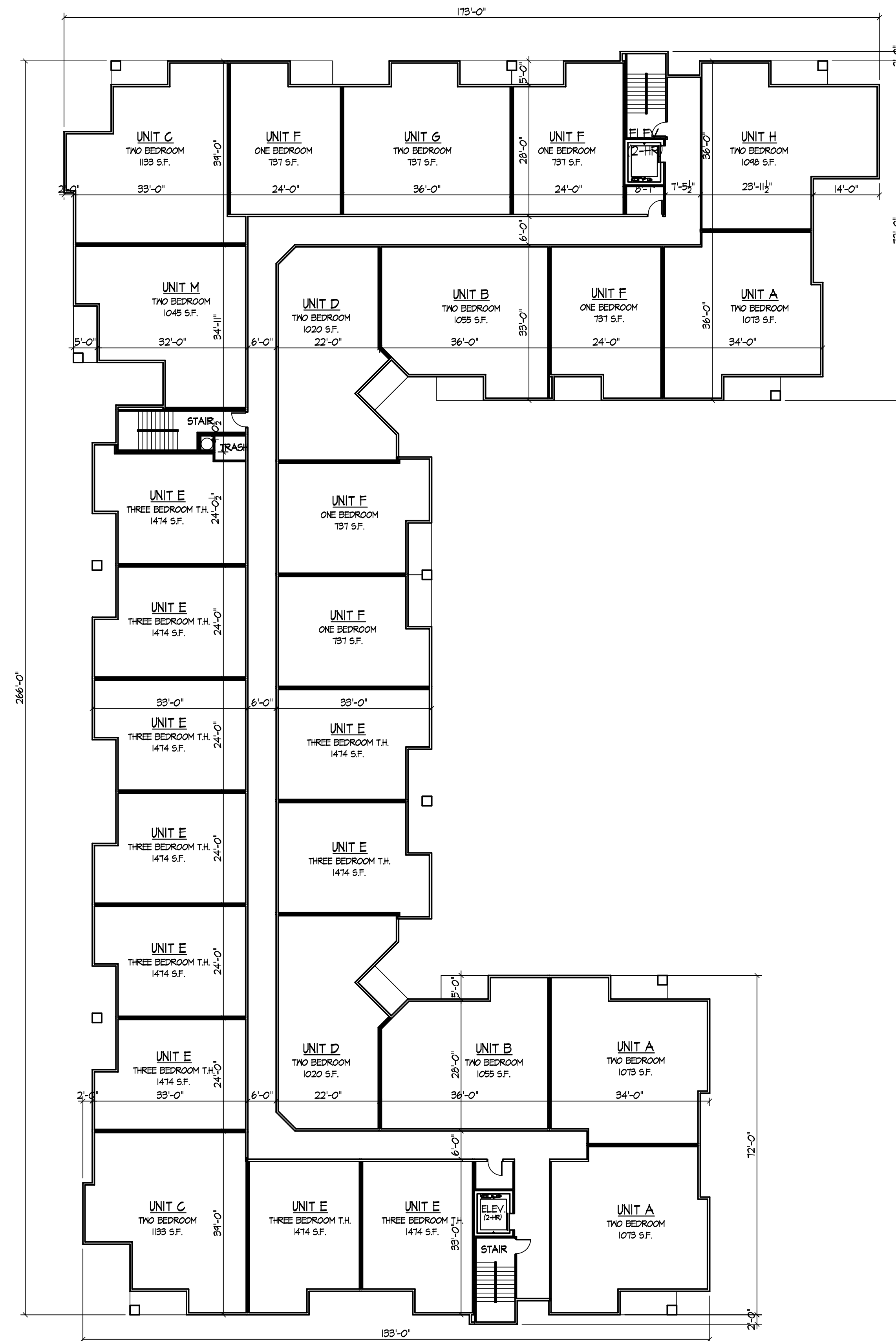
Project No.

Drawing No.

C-4.2



FIRST FLOOR PLAN
1/16" = 1'-0" 27,420 S.F.



SECOND FLOOR PLAN
1/16" = 1'-0" 27,420 S.F.

Revisions
 Issued - April 23, 2010
 Informational UDC Submittal - May 26, 2010
 Plan Com Submittal - June 23, 2010
 Final UDC Submittal - August 25, 2010

Project Title
Hilldale Place

4620 Frey Street
 (formerly 709 N. Segoe Road)
 Drawing Title
First & Second Floor Plans
 Project No. Drawing No.

1007 A-1.2

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Consultant

Notes



SOUTH ELEVATION ALONG FREY STREET
3/32" = 1'-0"



NORTH ELEVATION INSIDE COURTYARD
3/32" = 1'-0"



WEST ELEVATION ALONG SEGOE ROAD
3/32" = 1'-0"

Revisions

- Issued - April 23, 2010
- Informational UDC Submittal - May 26, 2010
- Plan Com Submittal - June 23, 2010
- Initial UDC Submittal - July 21, 2010
- Final UDC Submittal - August 25, 2010

Project Title
Hilldale Place

4620 Frey Street
(formerly 709 N. Segoe Road)

Drawing Title
Elevations

Project No. Drawing No.

1007

A-2.1

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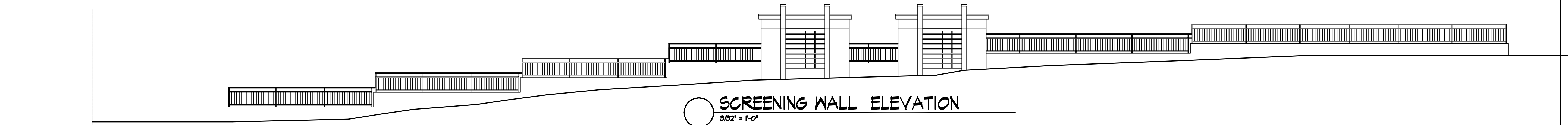
NORTH ELEVATION ALONG UNIVERSITY AVENUE
3/8" = 1'-0"



NORTH ELEVATION INSIDE COURTYARD
3/8" = 1'-0"



EAST ELEVATION
3/8" = 1'-0"



SCREENING WALL ELEVATION
3/8" = 1'-0"

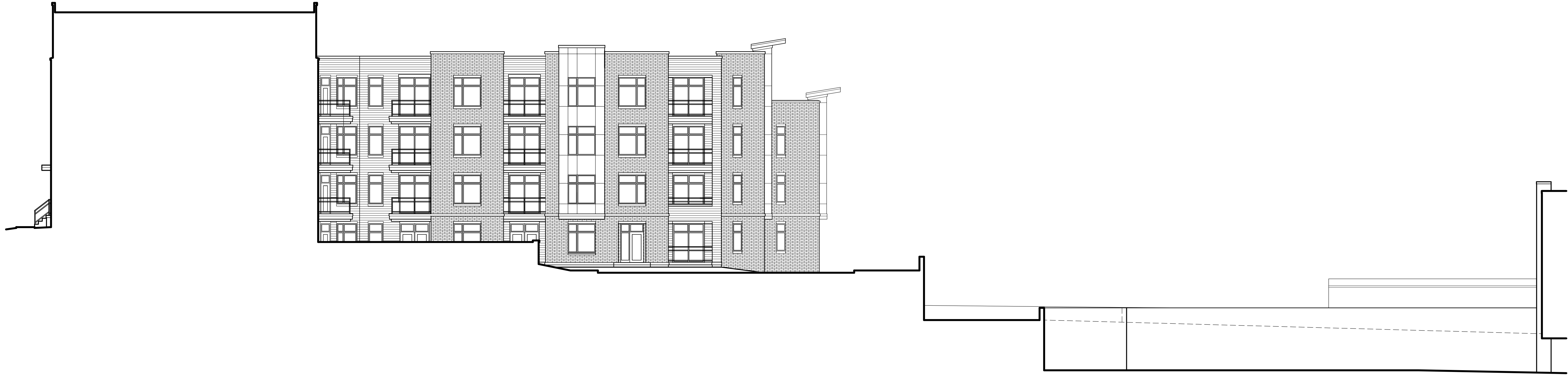
Revisions
 Issued - April 23, 2010
 Informational UDC Submittal - May 26, 2010
 Plan Com Submittal - June 23, 2010
 Initial UDC Submittal - July 21, 2010
 Final UDC Submittal - August 25, 2010

Project Title
Hilldale Place

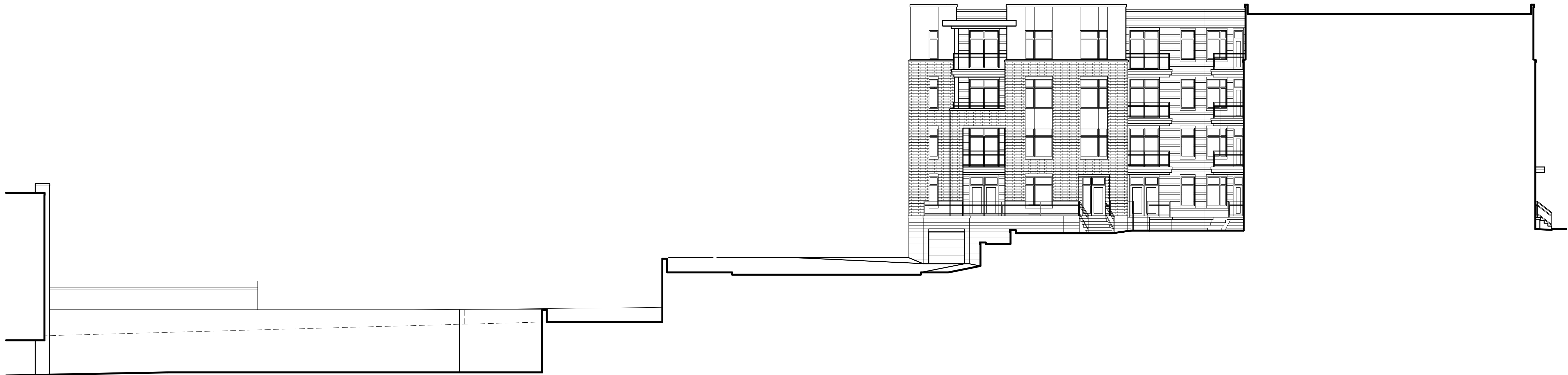
4620 Frey Street
 (formerly 709 N. Segoe Road)

Drawing Title
Elevations

Project No. **1007** Drawing No. **A-2.2**



COURTYARD ELEVATION
9/32" = 1'-0"



COURTYARD ELEVATION
9/32" = 1'-0"

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Elevations

Project No. Drawing No.

1007

A-2.3



Lamp Included!

E5 Series
(shown with Gold Shroud option)



E8 Series
(shown with Bronze Shroud option)

Up/Down Cutoff & Deep Shielded

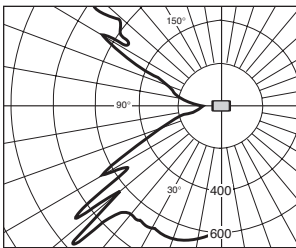
E5 Series Up/Down Cutoff

The optics provide controlled uplight and downlight with side cutoff. The E5 Series optics are also available for vertical mounting; add suffix "R" to catalog number.

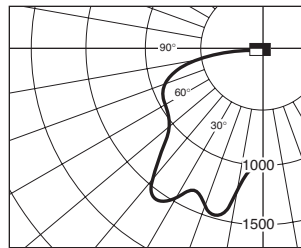
NOTE: 50-watt MH with suffix "G" is supplied with a glass insert to allow operation in the wall-mounted position.

E8 Series Deep Shielded

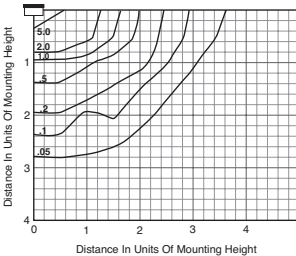
Front brightness shielding without sacrificing wide light distribution. The E8 works ideally over entrances.



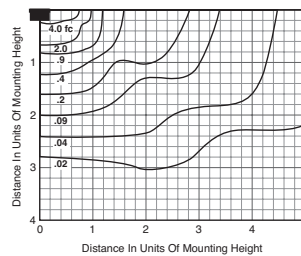
Candlepower Distribution Curve of 50W HPS E5 Up/Down Cutoff Light.



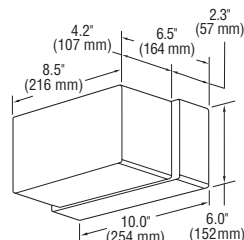
Candlepower Distribution Curve of 70W HPS E8 Deep Shielded Light.



Isofootcandle plot of one 50W HPS E5 Up/Down Cutoff Light at 10' (3.0 m) mounting height (plan view).



Isofootcandle plot of one 70W HPS E8 Deep Shielded Light at 15' (4.6 m) mounting height (plan view).



For 50, 70 and 100W HPS with quad-volt or tri-volt, and all MH fixtures, the housing depth is 3" (76 mm), and the overall fixture depth is 7.2" (183 mm).

Order Information

| Description | Wattage/ Lamp Type | Catalog Number | Mounting Position |
|----------------|-----------------------|-------------------|----------------------|
| Up/Down Cutoff | 50W MH | E5405-MG | Wall |
| | 35W HPS | E5503-1 | Any |
| | 50W HPS | E5505-1 | Any |
| Deep Shielded | 50W MH | E8405-M | Wall Downlight only |
| | 70W MH | E8407-M | Wall Downlight only |
| | 35W HPS | E8503-1 | Any |
| | 50W HPS | E8505-1 | Any |
| | 70W HPS | E8507-1 | Wall Downlight only |
| | 100W HPS | E8510-1 | Wall Downlight only |

NOTE: Suffix "G" indicates glass insert is supplied.

| Options: (Factory-installed) | Change Suffix To | Add After Suffix |
|---|---------------------|---------------------|
| 277V ballast (35-50W HPS only) | 2 | |
| 347V ballast (50W HPS only) | 6 | |
| Quad-volt ballast (70-100W HPS only) | M | |
| Tri-volt ballast (50 & 70W MH only) | T | |
| Tri-volt ballast (70 & 100W HPS only) | T | |
| Photocell (120V, 277V, 208V, 240V or 347V) | 1, 2, 3, 4 or 6 | P |
| Bronze Color Shroud | | BS |
| Gold Color Shroud (not available on 100W HPS) | | GS |
| High Power Factor ballast | | H |
| Tamperproof Lens Fasteners | | J |
| Vertical Mounting (E5 Series only) | | R |
| Polycarbonate Lens | | V |

Accessories: (Field-installed)

| Description | Catalog Number |
|-------------------------|----------------|
| Surface Mounting Box | ESB-7 |
| Pole Mounting Bracket | PAS-7 |
| Tamperproof Screwdriver | TPS-1 |

Catalog Number Logic/Voltage Suffix Key Page 9

Ballard Panel Page 31

Accessories Page 39

E5 Series Mounting Multipliers

| Height | Multiplier |
|-------------|------------|
| 7' (2.1 m) | 2.04 |
| 8' (2.4 m) | 1.56 |
| 9' (2.7 m) | 1.23 |
| 10' (3.0 m) | 1.00 |
| 12' (3.7 m) | 0.69 |
| 15' (4.6 m) | 0.44 |
| 20' (6.1 m) | 0.25 |

E8 Series Mounting Multipliers

| Height | Multiplier |
|-------------|------------|
| 8' (2.4 m) | 3.52 |
| 10' (3.0 m) | 2.25 |
| 12' (3.7 m) | 1.56 |
| 15' (4.6 m) | 1.00 |
| 20' (6.1 m) | 0.56 |
| 25' (7.6 m) | 0.36 |

The E5 Series photometric data was developed in testing Ruud fixtures with clear, 50W HPS 4,000 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

| Lamp/Wattages | Multiplier |
|---------------|------------|
| 50W MH | 0.85 |
| 35W HPS | 0.56 |

The E Series photometric data in this section was developed in testing Ruud fixtures with clear, 70W HPS 6,400 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

| Lamp/Wattages | Multiplier |
|---------------|------------|
| 50W MH | 0.53 |
| 70W MH | 0.86 |
| 35W HPS | 0.35 |
| 50W HPS | 0.63 |
| 100W HPS | 1.48 |

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