URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608)266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 515 Pinney Street

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested Nov 21, 2018

☐ New development ☒ Alteration to an existing or previously-approved development

☐ Informational ☐ Initial approval ☒ Final approval

3. Project Type

☐ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Carl Ruedebusch Company RDC Development, LLC

Street address 4605 Dovetail Drive City/State/Zip Madison, WI 53704

Telephone 608-249-2012 Email carl@ruedebusch.com

Project contact person Don Schroeder Company Knothe & Bruce Architects, LLC

Street address 7601 University Ave., Suite 201 City/State/Zip Middleton, WI 53562

Telephone (608) 836-3690 Email dschroeder@knothebruce.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

- ☒ **Application Form**
- ☒ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ **Development plans** (Refer to checklist provided below for plan details)
- ☐ **Filing fee**
- ☒ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with DAT Meeting on 8-29-2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Carl Ruedebusch Relationship to property Owner

Authorized signature of **Property Owner** _____ Date 11/6/2018

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO)*.
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

September 19, 2018

knothe • bruce
ARCHITECTS

Ms. Heather Stouder
Department of Planning & Development
City of Madison
126 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent – Conditional Use Application
515 Pinney Street
KBA Project # 1852

Ms. Heather Stouder:

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

Owner: RDC Development, LLC
4605 Dovetail Drive
Madison, WI 53704
(608) 249-2012
Contact: Dave Nelsen

Architect: Knothe & Bruce Architects, LLC
7601 University Ave., Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Don Schroeder
dschroeder@knothebruce.com

Engineer: Quam Engineering, LLC
44604 Siggelkow Rd, Ste A
McFarland, WI 53558
(608) 838-7750
Contact: Ryan Quam
rquam@quamengineering.com

Landscape Design: The Bruce Company
2830 Parmenter St.
P.O. Box 620330
Middleton, WI 53562
(608) 836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com

Introduction:
This proposal is a modification of a Conditional Use that was approved on December 16, 2013 that proposed two apartment buildings containing 80 units over a single underground parking garage. Although the Conditional Use was approved the project was never constructed and the owner has decided to prepare for a Spring 2019 construction start.

This proposal modifies the previously approved plan resulting in a unit count of 88 units. The building footprint (including the parking garage) has been reduced in size and the two above grade buildings have been connected providing a more efficient construction. The changes to the unit mix and count are summarized in the table below and indicate that although the unit count is increased, the bedroom count and the anticipated resident count is virtually identical to the originally approved plan. For these reasons we do not feel that the density of the project has changed in any material way from the originally approved plan.

In addition to the building changes, additional parking is added to the site plan on the east side of the building in response to concerns from the Library and nearby homeowners regarding adequate available parking.

The Royster Clark site was formerly occupied by a fertilizing manufacturing plant and was rezoned on May 24, 2013, from "A" to "TR-U2." The Royster-Clark Special Area Plan has guided the development of the overall site and construction of a mix of single-family housing, affordable multifamily housing, and a mixed-use development with multifamily housing over commercial space, including the new Pinney Library, has been completed or underway. This proposal will continue the implementation of the special area plan.

Project Description:

The proposed site is located at the southeast corner of Pinney Street and Royster Oaks Drive. The site plan was designed to provide an integrated medium-density housing environment and provide for a variety of vehicular and pedestrian connections to the surrounding public and private streets. The newly constructed building forms an articulated street edge and rear courtyard space. Individual apartment entries with generous porches are emphasized on the street façades.

The apartment building is three stories in height with underground vehicle and bike parking. Additional surface parking is provided to the east and the private drive on the south portion of the site. The buildings have been designed to fit within the neighborhood context and use a palette of attractive, low-maintenance exterior materials including masonry, horizontal composite siding and asphalt shingles. The building includes elevator access encouraging a wider age range of residents.

Site Development Data:	**Previously Approved**	**Proposed**
Densities:		
Lot Area		80,462 sf
Acres		1.84
Dwelling Units	80 units	88 units
Lot Area/D.U.		914.3 sf/unit
Density		47.8 units/acre
Dwelling Unit Mix:		
Efficiency	6	7
One Bedroom	48	59
One Bedroom + Den	0	6
Two Bedroom	26	16
Total Dwelling Units	80	88
Total Bedrooms	106	104
Building Height:	3 Stories	3 stories
Floor Area:		
Building Footprint	33,846 sf	30,062 sf
Gross Floor Area (Excludes Underground parking)	85,162 sf	88,606 sf

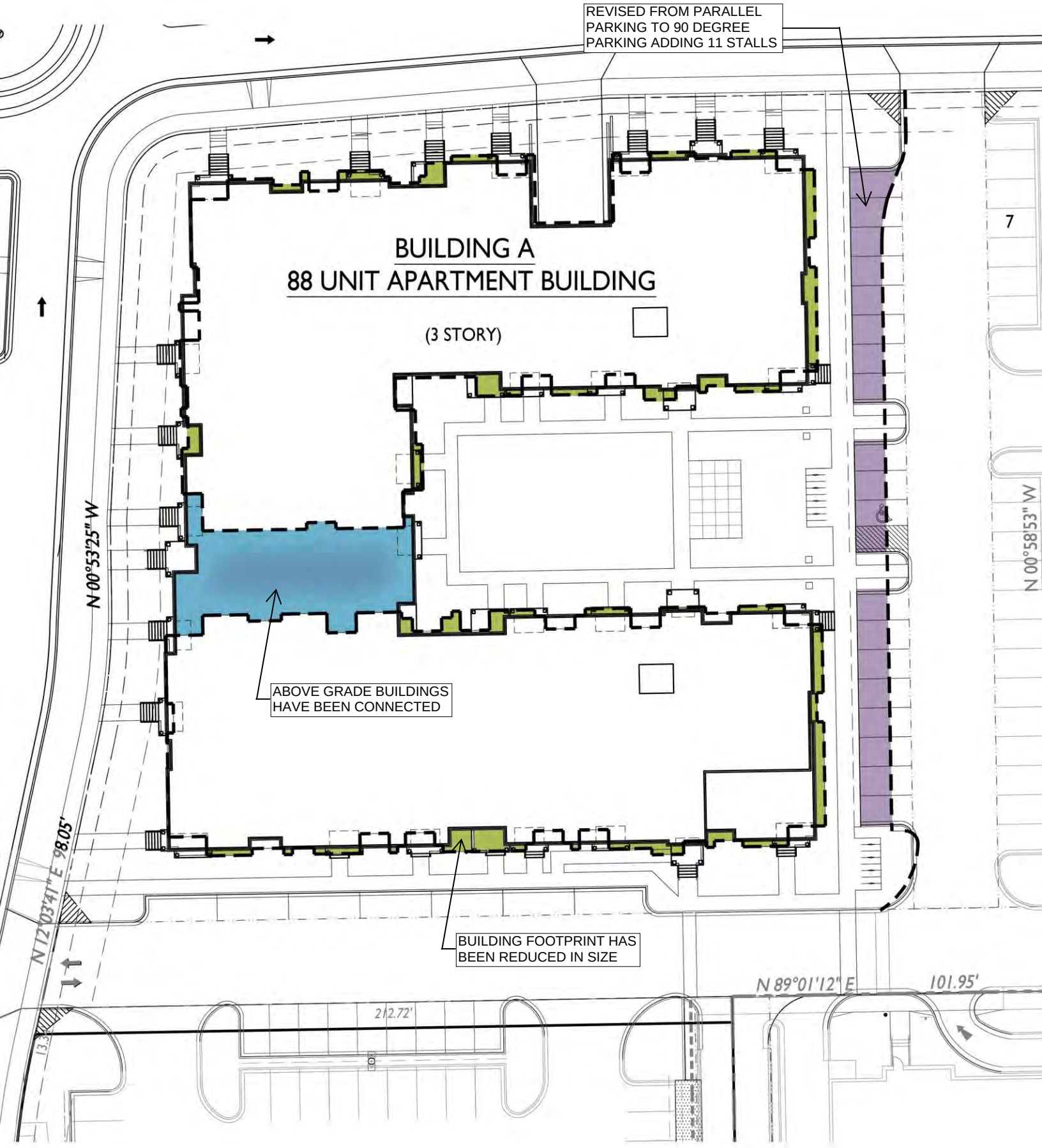
Vehicle Parking Stalls		
Surface	23	43
Underground	81	81
Total	104	124
Parking Ratio	1.3 stalls/unit	1.4 stall/unit
Bicycle Parking Stalls		
Surface	8	8
Surface Guest	8	9 (10% of 88 units)
Underground	74 (54 @ 2'x6')	80
Total	90 (88 required)	97 (97 required)
Usable Open Space		
Ground Level		13,762 sf
Balconies & Porches		6,549 sf
Total		20,311 sf (230 sf / unit)
Lot Coverage		57,561 sf (71.5%)

Project Schedule:
It is currently anticipated that construction will begin once the development approvals are in place in the Spring of 2019 and is anticipated to be completed in Fall of 2020.

Thank you for your time reviewing our proposal.

Sincerely,

Don Schroeder, AIA
Partner


REVISED FROM PARALLEL PARKING TO 90 DEGREE PARKING ADDING 11 STALLS
BUILDING A
88 UNIT APARTMENT BUILDING
(3 STORY)
ABOVE GRADE BUILDINGS HAVE BEEN CONNECTED
BUILDING FOOTPRINT HAS BEEN REDUCED IN SIZE
N 00°53'25" W
N 00°58'53" W
N 12°03'41" E 98.05'
N 89°01'12" E
101.95'
212.72'
7

VSX LED Specifications

Project Name:

515 Pinney Street

Catalog Number:

Type:

The VSX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Seven optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSX-1	**T1** **T2** **T3** **T4** **T4A** **T5** **T5W**	**16LC** **32LC** **48LC**	**3** 350mA **5** 530mA **7** 700mA **10** 1050mA	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** *120-277V **8** 347V **5** 480V	**AM** Arm Mount **WM** Wall Mount *Requires BAWP Round Pole Plate Adaptors (RPP) are to be ordered separately. BAWP to be ordered separately.	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** Photocell & Receptacle **PCR-208** Photocell & Receptacle **PCR-240** Photocell & Receptacle **PCR-277** Photocell & Receptacle **PCR-480** Photocell & Receptacle **PER** 3 Pin Photo Receptacle w/shorting cap **5PINPER** 5 Pin Photo Receptacle w/shorting cap Requires Dimming Driver **7PINPER** 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver **DIM** 0-10v Dimming Driver **WSC-8** Motion Sensor 8' Mounting Height **WSC-20** Motion Sensor 9-20' Mounting Height **WSC-40** Motion Sensor 21-40' Mounting Height This option will require (1) FSIR 100 remote for programing **VWC** Visionaire Wireless Controls *Consult Factory	**RPP3** For 3"Ø Pole - Round Pole Plate Adaptor **RPP4** For 4"Ø Pole - Round Pole Plate Adaptor **RPP5** For 5"Ø Pole - Round Pole Plate Adaptor **UPMA** Universal Pole Mount Adaptor **UPMA-R** Universal Round Pole Mount Adaptor **BAWP** Cast Wall Plate **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side **CLS** Back Side Cutoff Louver Shield **RCLS** Right Side Cutoff Louver Shield **LCLS** Left Side Cutoff Louver Shield

Housing
· Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
·Durable two-piece cast aluminum driver compartment utilizes a captive screw for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management
· The VSX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
· The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
· The highest lumen output LEDs are utilized in the VSX series. IES distribution Types I, II, III, IV, IV-A , V and V-W are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
· CRI values are 70.

Quali-Guard® Finish
· The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400º F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
· Finish is guaranteed for five (5) years.

Electrical Assembly
· The VSX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
· 10 kV surge protector supplied as standard.
· Terminal block supplied as standard.

Warranty
· Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
· Photocell & receptacle
· Photo receptacle
· 0-10v Dimming Driver
· Motion Sensor
· Wireless Control
· Round pole plate adapter
· Universal Pole Mount Adaptor
· Cast Wall Plate
· Cut-Off Louver Shield
· Rotated Optics

Listings
· The VSX Series is cUL Listed
· DLC Listed
· IP65 Rated
· IDA Certification
· Powder Coated Tough

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected for IDA certification.

19645 Rancho Way · Rancho Dominguez, CA 900220 · Phone: 310 512 6480 Fax 310 512 6486
www.visionairelighting.com

VSX LED Specifications

Photometric Optical Summary

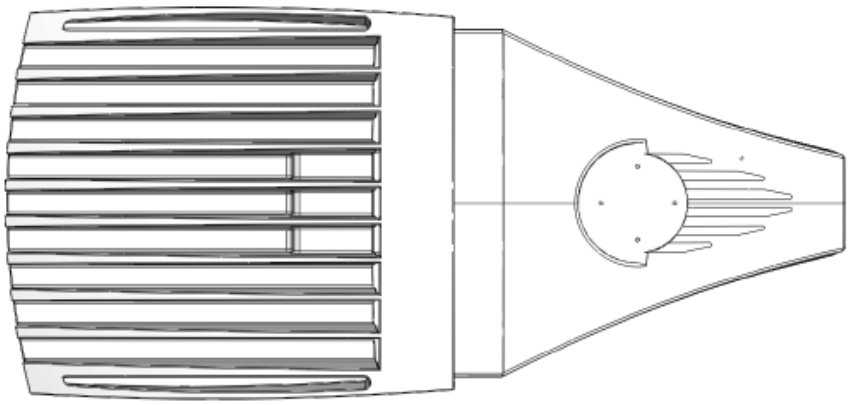
Not all optics are available on all fixtures. Check ordering chart for availability

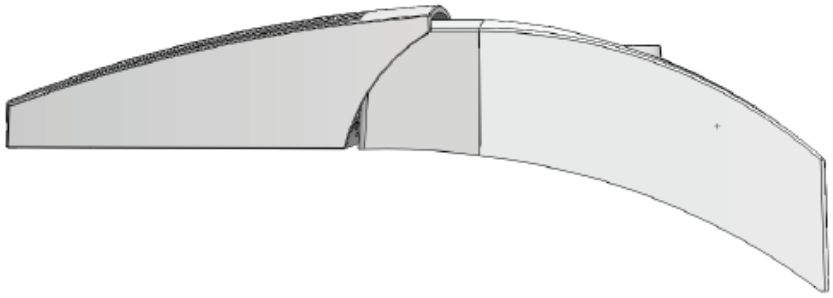
Type I (T1)	Type II (T2)	Type III (T3)	Type IV (T4)	Type IVA (T4A)	Type V (T5)	Type VW (T5W)
						

VSX EPA Data	
Front	Side
.45	.58

Dimensions

Width:	VSX-1	12.5”
Depth:	VSX-1	23”
Height:	VSX-1	4”
Overall Height:	VSX-1	8”
Weight:	25 LBS	





VSX 3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2413	2220	2238	2190	2422	2359	2231	2187	18
	530	3237	2978	3002	2938	3249	3165	2993	2935	26
	700	4273	3931	3963	3878	4289	4177	3950	3874	37
	1050	6049	5565	5610	5490	6071	5913	5592	5484	56
32	350	4859	4470	4506	4410	4876	4750	4492	4405	37
	530	6519	5997	6046	5917	6543	6373	6026	5910	52
	700	8604	7916	7980	7810	8636	8412	7955	7801	74
	1050	12097	11130	11219	10980	12141	11826	11184	10967	112
48	350	7288	6705	6759	6615	7315	7125	6738	6607	55
	530	9778	8996	9069	8875	9814	9559	9040	8865	78
	700	12906	11874	11970	11715	12954	12617	11932	11701	105
	1050	18146	16694	16829	16470	18212	17739	16775	16451	160
VSX 4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2540	2337	2355	2305	2549	2483	2348	2320	18
	530	3408	3135	3160	3093	3420	3331	3150	3113	26
	700	4498	4138	4171	4082	4514	4397	4158	4109	37
	1050	6367	5858	5905	5779	6390	6224	5886	5816	56
32	350	5114	4705	4743	4642	5133	5000	4728	4672	37
	530	6862	6313	6364	6228	6887	6708	6344	6268	52
	700	9057	8333	8400	8221	9090	8854	8373	8273	74
	1050	12734	11715	11810	11558	12781	12448	11772	11632	112
48	350	7671	7058	7115	6963	7700	7500	7092	7008	55
	530	10293	9470	9546	9342	10331	10062	9516	9402	78
	700	13586	12499	12600	12331	13636	13281	12560	12410	105
	1050	19101	17573	17715	17337	19171	18673	17658	17448	160
VSX 5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2437	2242	2260	2212	2446	2383	2253	2210	18
	530	3270	3008	3033	2968	3282	3197	3023	2965	26
	700	4316	3971	4003	3918	4332	4219	3990	3913	37
	1050	6110	5621	5666	5545	6132	5973	5648	5539	56
32	350	4908	4515	4552	4454	4926	4798	4537	4449	37
	530	6585	6058	6107	5977	6609	6437	6087	5970	52
	700	8691	7996	8061	7889	8723	8496	8035	7880	74
	1050	12219	11242	11333	11091	12264	11945	11297	11078	112
48	350	7362	6773	6827	6682	7389	7197	6806	6674	55
	530	9877	9087	9160	8965	9913	9656	9131	8954	78
	700	13037	11994	12091	11833	13085	12745	12052	11819	105
	1050	18329	16863	16999	16636	18396	17918	16945	16617	160

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configuration shown, within the tolerances allowed by Lighting Facts. Contact the factory for performance data on any configuration not shown here.

VSX LED Specifications

VSX 3K LPW Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	134	123	124	122	135	131	124	122
	530	125	115	115	113	125	122	115	113
	700	115	106	107	105	116	113	107	105
	1050	108	99	100	98	108	106	100	98
32	350	131	121	122	119	132	128	121	119
	530	125	115	116	114	126	123	116	114
	700	116	107	108	106	117	114	108	105
	1050	108	99	100	98	108	106	100	98
48	350	133	122	123	120	133	130	123	120
	530	125	115	116	114	126	123	116	114
	700	123	113	114	112	123	120	114	111
	1050	113	104	105	103	114	111	105	103
VSX 4K LPW Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	141	130	131	128	142	138	130	129
	530	131	121	122	119	132	128	121	120
	700	122	112	113	110	122	119	112	111
	1050	114	105	105	103	114	111	105	104
32	350	138	127	128	125	139	135	128	126
	530	132	121	122	120	132	129	122	121
	700	122	113	114	111	123	120	113	112
	1050	114	105	105	103	114	111	105	104
48	350	139	128	129	127	140	136	129	127
	530	132	121	122	120	132	129	122	121
	700	129	119	120	117	130	126	120	118
	1050	119	110	111	108	120	117	110	109
VSX 5K LPW Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	135	125	126	123	136	132	125	123
	530	126	116	117	114	126	123	116	114
	700	117	107	108	106	117	114	108	106
	1050	109	100	101	99	110	107	101	99
32	350	133	122	123	120	133	130	123	120
	530	127	117	117	115	127	124	117	115
	700	117	108	109	107	118	115	109	106
	1050	109	100	101	99	110	107	101	99
48	350	134	123	124	121	134	131	124	121
	530	127	117	117	115	127	124	117	115
	700	124	114	115	113	125	121	115	113
	1050	115	105	106	104	115	112	106	104

VSX 3K BUG Data

		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

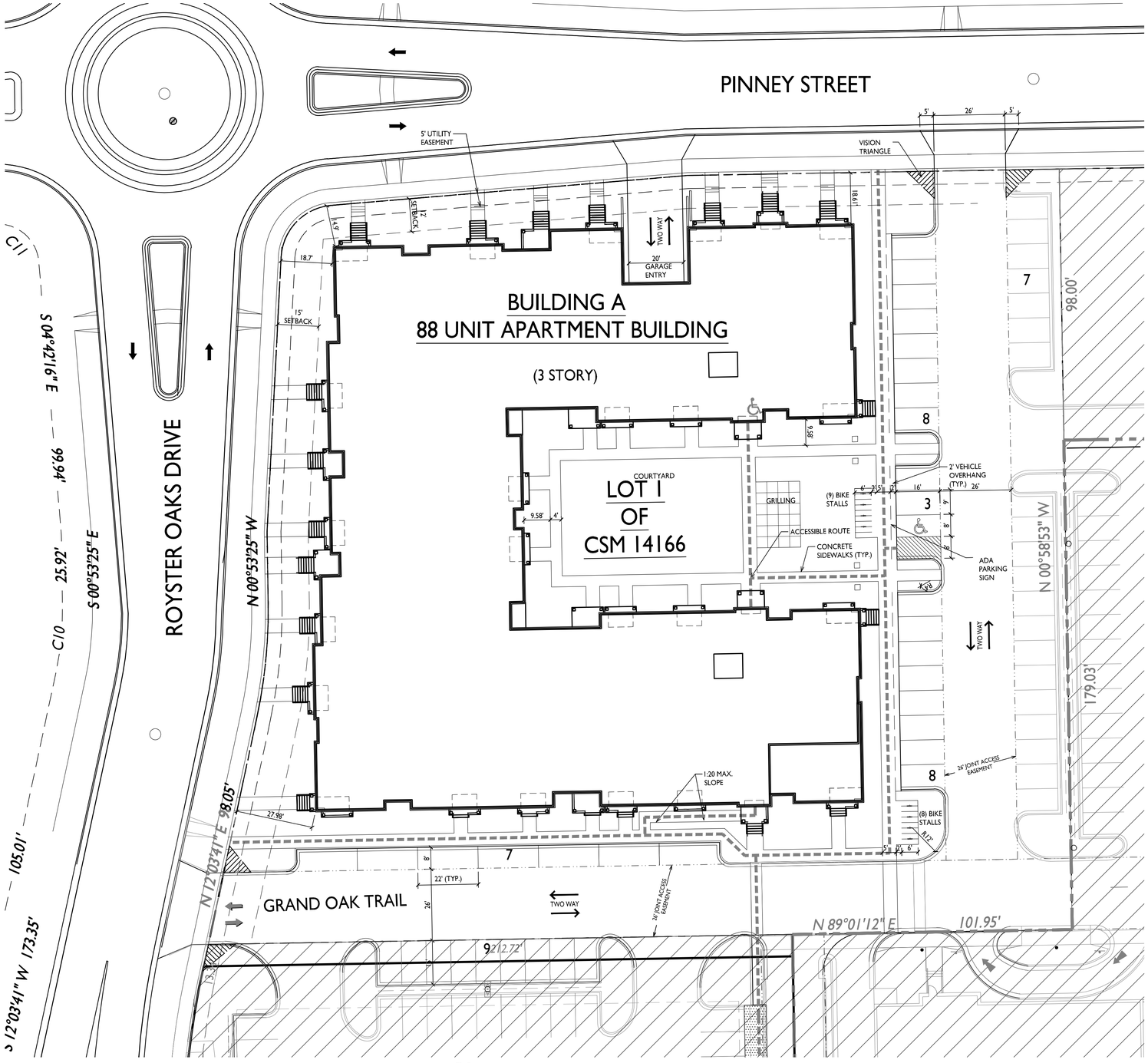
VSX 4K BUG Data

		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

VSX 5K BUG Data

		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

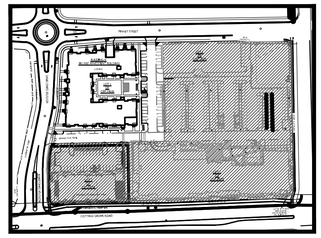
Looking from intersection of Royster Oaks Drive and Cottage Grove Road



I
C-1.1
SITE PLAN
1" = 20'-0"

N

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)



SITE LOCATOR MAP

SHEET INDEX

SITE DEVELOPMENT STATISTICS - LOT 1 of CSM 14166

LOT AREA	80,462 S.F./1.84 ACRES
DWELLING UNITS	88 D.U.
LOT AREA/ D.U.	914 S.F./D.U.
DENSITY	47.8 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
GROSS FLOOR AREA (excluding underground parking)	88,606 SF
FLOOR AREA RATIO	1.10

UNIT MIX

EFFICIENCY	7
ONE BEDROOM	59
ONE BEDROOM + DEN	6
TWO BEDROOM	16
TOTAL	88

VEHICLE PARKING

SURFACE	43
UNDERGROUND	81
TOTAL	124

BIKE PARKING

SURFACE STALLS	8
GUEST SURFACE STALLS	9
BASEMENT FLOOR MOUNT STALLS	66
BASEMENT WALL MOUNT STALLS	14
TOTAL	97

USABLE OPEN SPACE (SHOWN ON C-1.3)

GROUND LEVEL	13,762 S.F.
BALCONIES & PORCHES	6,549 S.F.
TOTAL	20,311 S.F. (230 S.F./ UNIT)

LOT COVERAGE: 57,561S.F. / 71.5%

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

BIKE RACKS:

EXTERIOR BIKE STALLS:
MADRAX POST AND RING

INTERIOR BIKE STALLS,
FLOOR-MOUNT:
MADRAX UX RACK

INTERIOR BIKE STALLS,
WALL-MOUNT:
MADRAX VERT. WALL MOUNT

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7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - Sept. 19, 2018

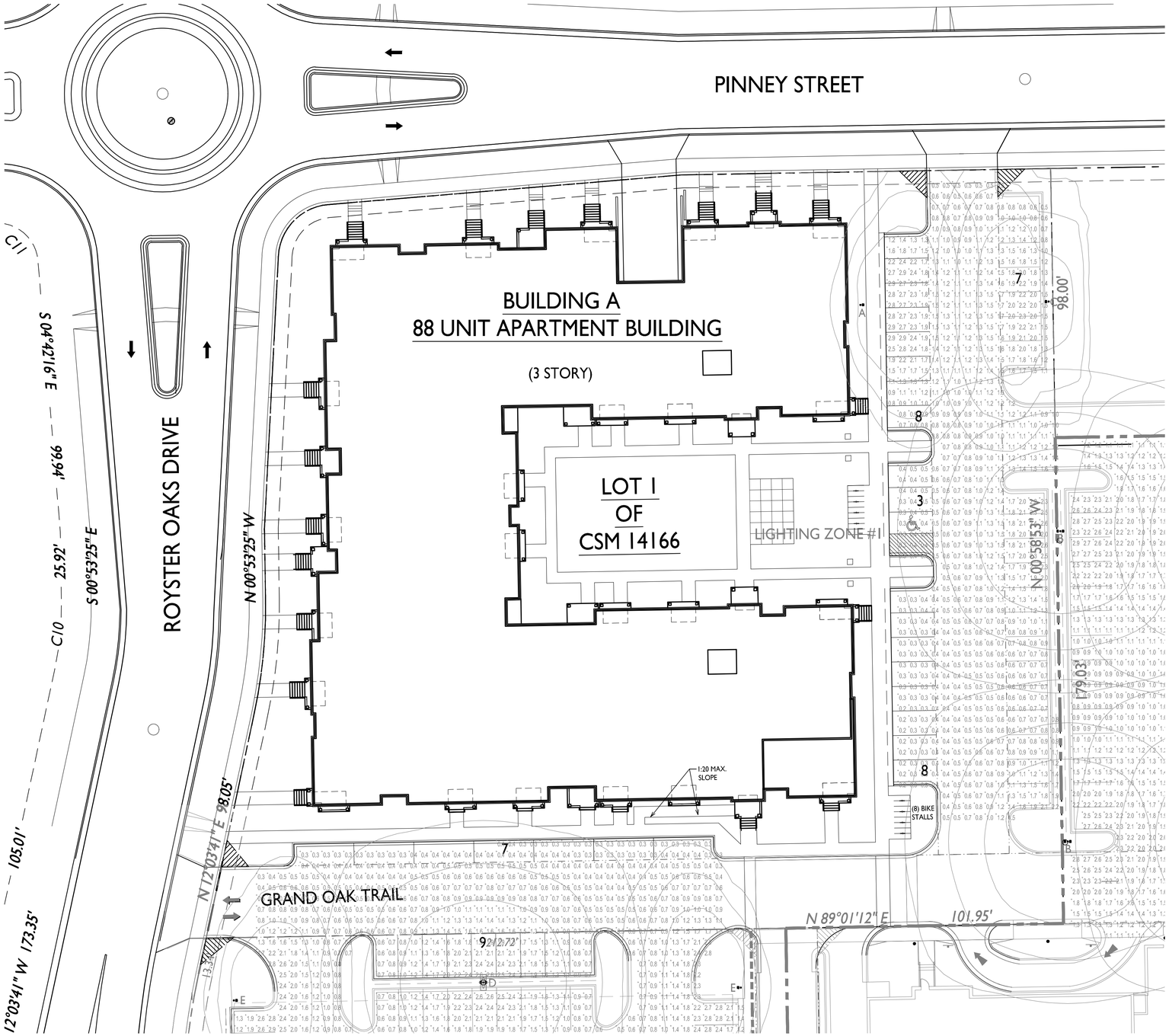
PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1852



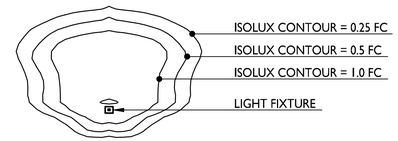
STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
East Parking Area Lighting	+	1.5 fc	3.2 fc	0.4 fc	8.0:1	3.8:1
South Parking Area Lighting	+	1.1 fc	3.1 fc	0.3 fc	10.3:1	3.7:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭ ▫	A	6	VISIONAIRE LIGHTING, LLC	VSX-1-T3-16LC-10-4K-UNV_CLS	23" L x 12.5" W x 8" H	VSX-1_T3_16LC_10_4K_UNV_CLS.ies	20'-0" POLE ON FLUSH CONC. BASE
▭ ▫	B	2	VISIONAIRE LIGHTING, LLC	VSX-1-T3-16LC-10-4K-UNV_CLS	23" L x 12.5" W x 8" H	VSX-1_T3_16LC_10_4K_UNV_CLS.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 / C-1.2 SITE PLAN - SITE LIGHTING

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

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PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

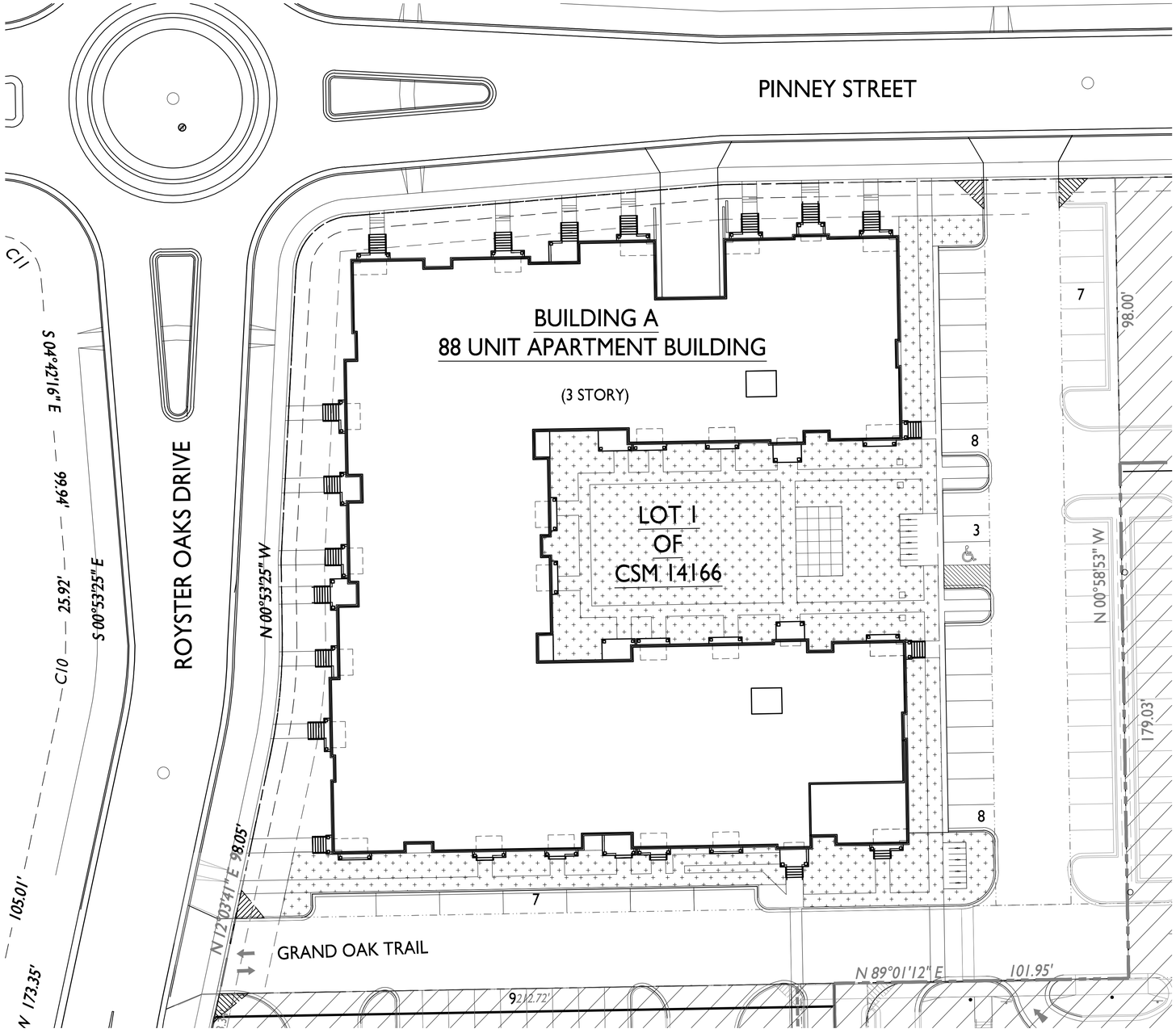
SHEET TITLE

Site Lighting Plan

SHEET NUMBER

C-1.2

PROJECT NO. 1852



1 / C-1.3 SITE PLAN - USABLE OPEN SPACE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

USABLE OPEN SPACE

ZONING: TR-U2

REQUIRED OPEN SPACE: 140 S.F. / D.U.

DWELLING UNITS: 88

88 X 140 = 12,320 S.F. OPEN SPACE REQUIRED

OPEN SPACE PROVIDED:

PRIVATE BALCONIES & PORCHES:	6,549 S.F.
SURFACE:	13,762 S.F.
TOTAL:	20,311 S.F.

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PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

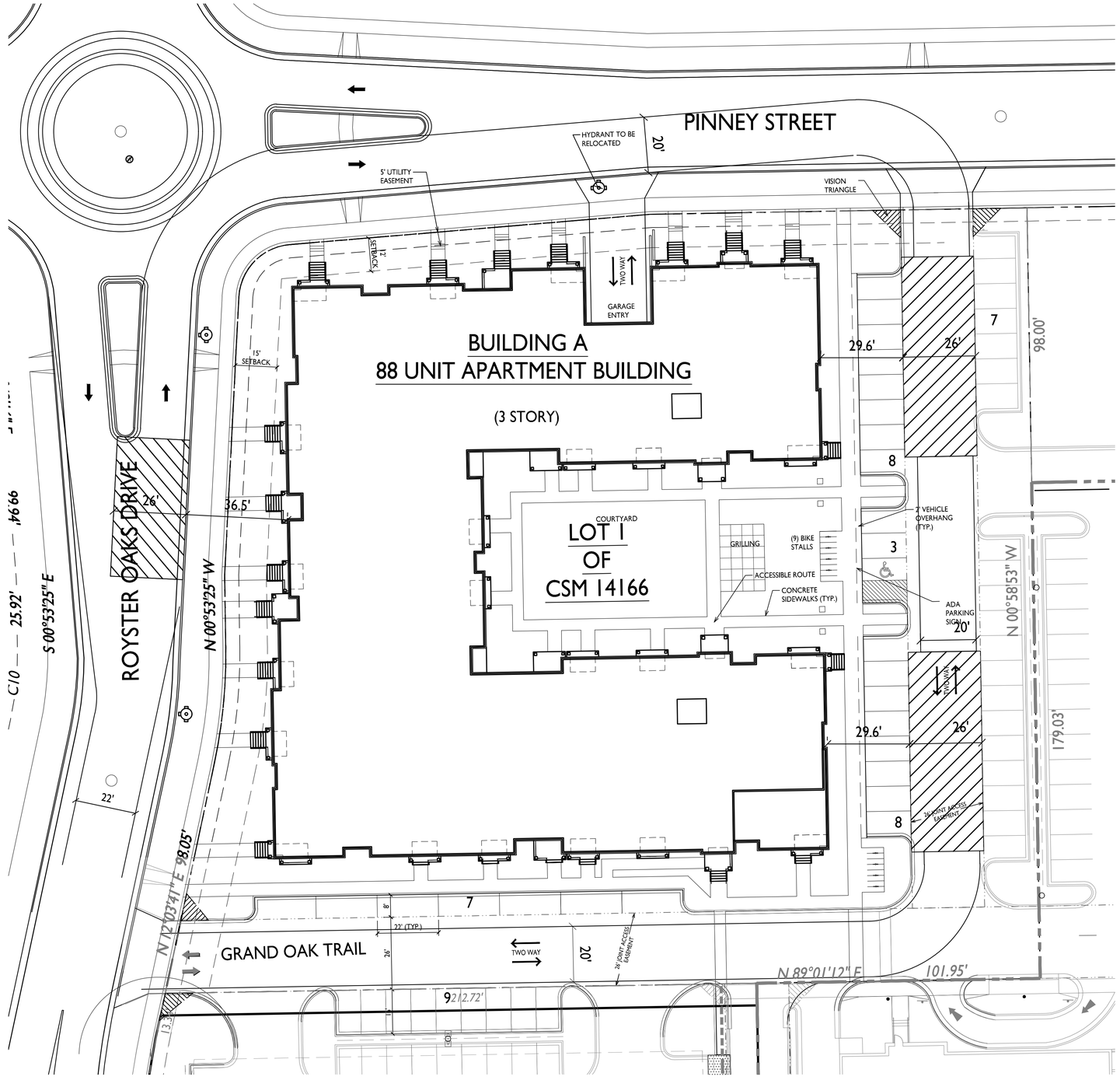
SHEET TITLE

Usable Open
Space Plan

SHEET NUMBER

C-1.3

PROJECT NO. 1852



1 / C-1.4 FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND COVERING AT LEAST 25% OF PERIMETER AND WITHIN 30'.

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PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

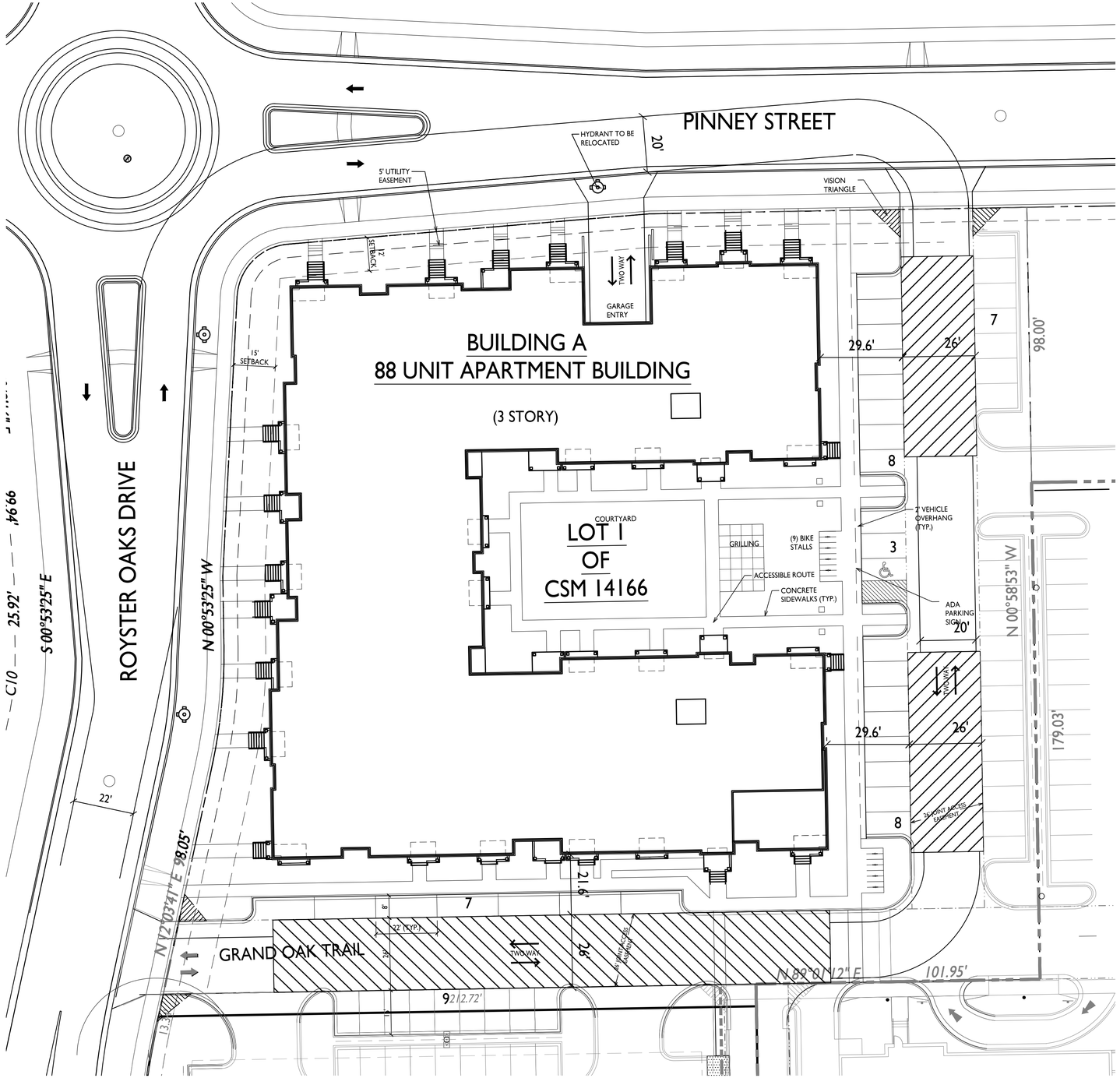
SHEET TITLE

Fire Department
Access Plan

SHEET NUMBER

C-1.4

PROJECT NO. 1852



1 / C-1.4 FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND COVERING AT LEAST 25% OF PERIMETER AND WITHIN 30'.

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ISSUED

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PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

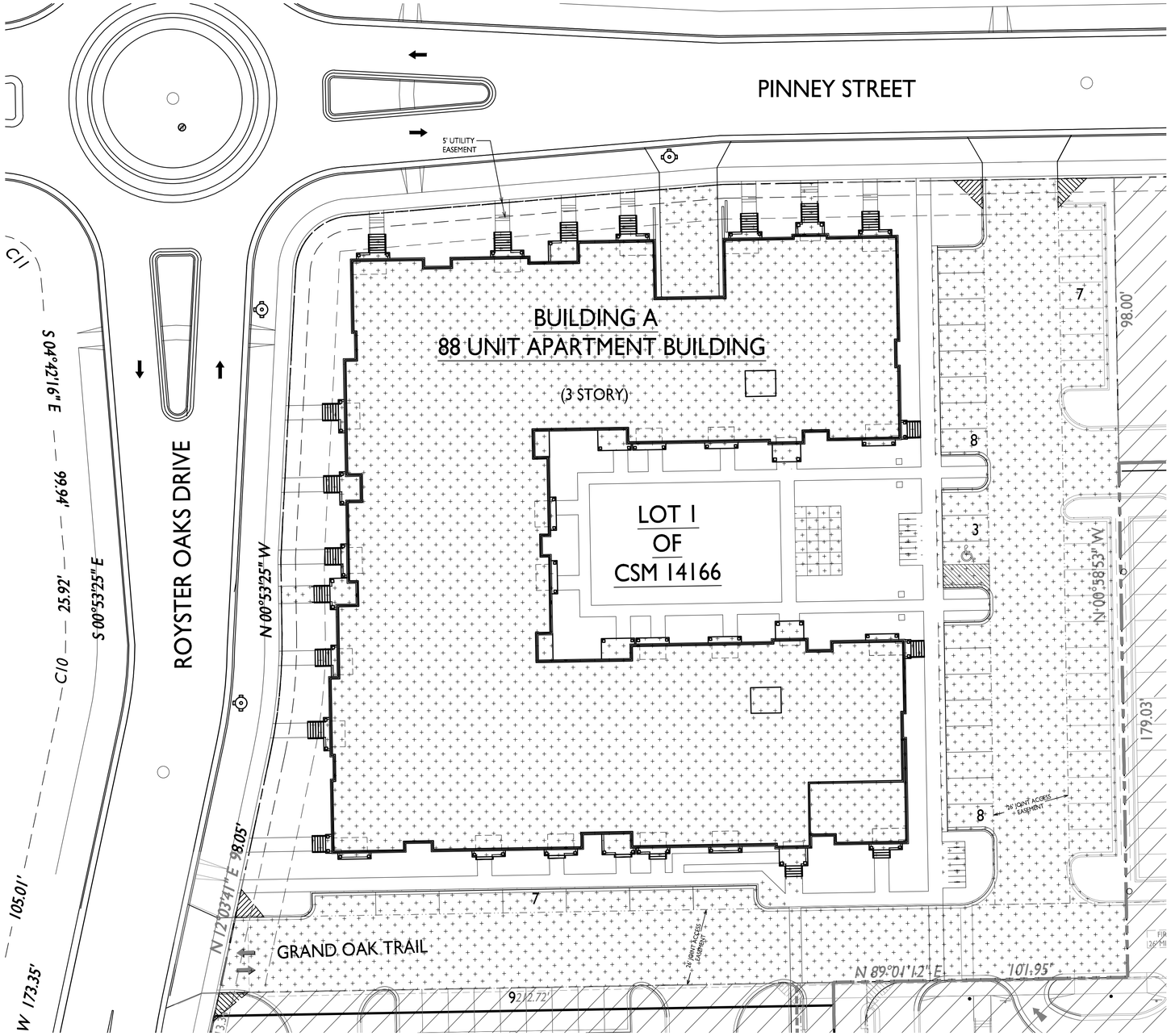
SHEET TITLE

Fire Department
Access Plan

SHEET NUMBER

C-1.4

PROJECT NO. 1852



1 C-1.5 SITE PLAN - LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

LOT COVERAGE

ZONING: TR-U2
MAXIMUM LOT COVERAGE: 80%
TOTAL LOT AREA: 80,462 S.F.
ALLOWED COVERAGE: 64,369 S.F.
PROPOSED COVERAGE: 57,561 S.F. / 71.5%

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ISSUED
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PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Lot Coverage Plan

SHEET NUMBER
C-1.5

PROJECT NO. 1852

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750

\RD-07-12\RD07BASE.DWG

PINNEY STREET

SILT FENCE OR SOCK

ROYSTER OAKS DRIVE

PROPOSED BUILDING
FIRST FLOOR=867.60
BASEMENT=857.60

TRENCH DRAIN
(DRAINS TO SUMP CROCK)
RIM=857.40
(TO BE DESIGNED BY OTHERS)

STONE CONSTRUCTION ENTRANCE

1:20 MAX SLOPE

STHM #6
RIM=864.10

STHM #6.1
RIM=866.50

CSM
LOT 1

CSM
LOT 3

CSM
LOT 2

EX. CB #4
RIM=861.65

EX. INLET #4.1
TC=861.80

EX. 24" STORM SEWER

SAWCUT

EX. CB #5
TC=863.95

EX. 12" STORM SEWER

EX. INLET #5.1
TC=864.20

EX. INLET #5.2
TC=865.15

EX. 18" STORM SEWER

CONCRETE WASHOUT AREA

EX. INLET #11.2
TC=865.30

EX. INLET #8
TC=865.35

EX. CB #7
TC=864.75

EX. STMH #7.1
RIM=865.50

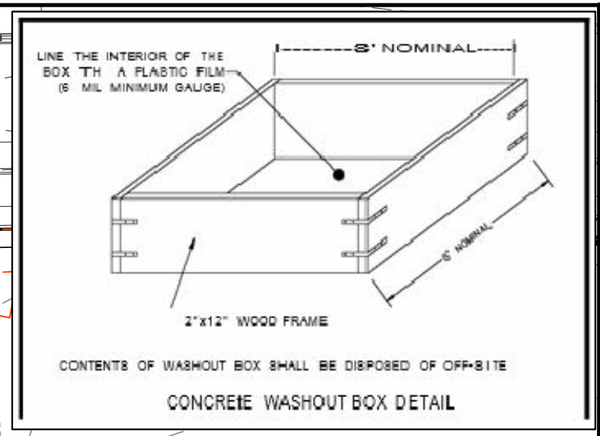
EX. STMH #11
RIM=865.25

EX. 12" HDPE STORM SEWER
INFALL INV=860.89

LEGEND:

- 861 — EXISTING MINOR CONTOUR.
- 860 — EXISTING MAJOR CONTOUR.
- 861 — PROPOSED MAJOR CONTOUR.
- 860 — PROPOSED MAJOR CONTOUR.
- INSTALL WDOT TYPE D INLET PROTECTION.
- 860.00 – PROPOSED SPOT ELEVATION

0 20 40



CONCRETE WASHOUT BOX DETAIL

EROSION NOTES:

1. STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. 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.
3. INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE CITY HAS ACCEPTED THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.
4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
5. THE EROSION CONTROL MEASURES, METHODS AND STRUCTURES SHOWN IN THE PLANS SHALL BE CONSIDERED THE MINIMUM EROSION CONTROL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES UNTIL THE DISTURBED AREA IS STABILIZED. THE SITE WILL BE CONSIDERED STABLE WHEN NO SOIL LEAVES THE SITE AS A RESULT OF STORM EVENTS OR CONSTRUCTION DEWATERING ACTIVITIES. ADJUSTMENTS SHALL BE MADE TO THE EROSION CONTROL MEASURES AS REQUIRED. ANY COMMENTS OR CONDITIONS OF THE STATE NR 216 PERMIT, OR CITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER OF THIS PROJECT INCLUDING REQUIRED EROSION CONTROL INSPECTION LOGS.
6. ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY ENGINEER.

TIME SCHEDULE:

MARCH 1, 2019	INSTALL SILT FENCE AND EROSION CONTROL DEVICES.
MARCH 8, 2019 – APRIL 30, 2020	CONSTRUCT BUILDING AND PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEED AND MULCH. 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 6%; POTASH, NOT LESS THAN 6%.

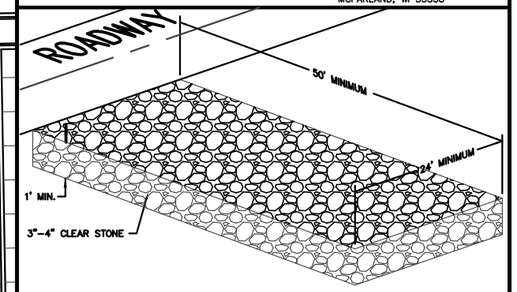
DEWATERING NOTES:

DEWATERING SHALL CONFORM TO DNR TECHNICAL STANDARD 1061. SILT LOAM SOILS ARE EXPECTED TO BE FOUND AT THE SITE ACCORDING TO THE NRCS WEB SOIL SURVEY.

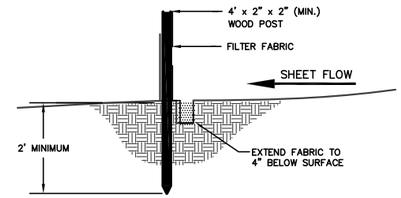
WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A GEO-TEXTILE TYPE 2 BAG SECURELY ATTACHED TO THE DISCHARGE PIPE PRIOR TO ENTERING EXISTING STORM SEWER SYSTEM.

OWNER:
RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

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



STONE CONSTRUCTION ENTRANCE

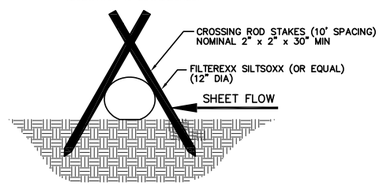


SILT FENCE DETAIL

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

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

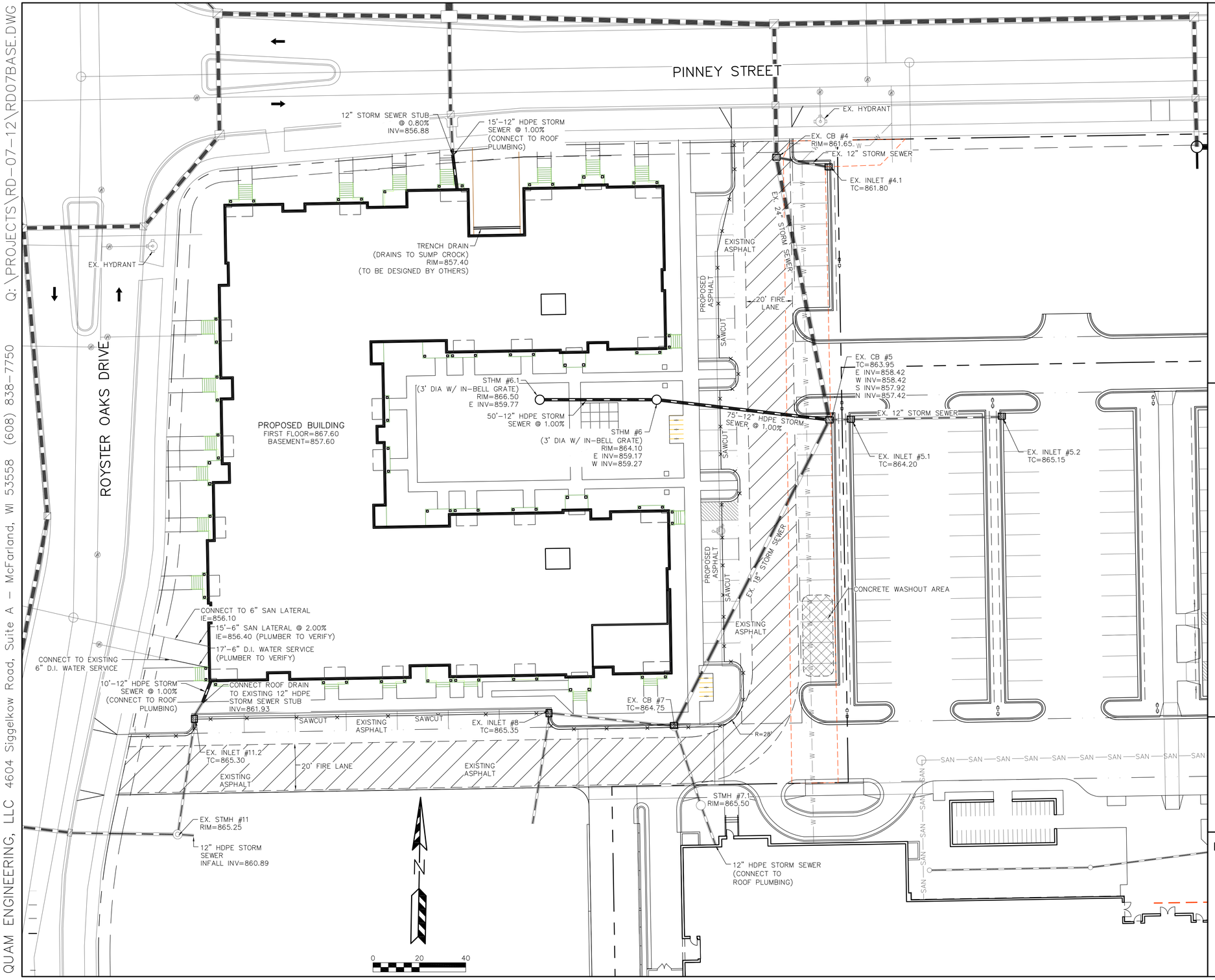


SILT SOCK DETAIL

ROYSTER CORNERS DEVELOPMENT – LOT 1
GRADING AND EROSION CONTROL PLAN
DATED: SEPTEMBER 18, 2018

C-2.1

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



QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 Q:\PROJECTS\RD-07-12\RD07BASE.DWG

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ANY DAMAGE TO THE PUBLIC INFRASTRUCTURE INCLUDING SIDEWALK, CURB AND GUTTER, STREET, PAVEMENT, AND PUBLIC UTILITIES RESULTING FROM CONSTRUCTION OF THIS DEVELOPMENT SHALL BE THE APPLICANT'S RESPONSIBILITY TO REPAIR.

UTILITY NOTES:

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DESCREPANCIES SHALL BE REPORTED TO ENGINEER.

THIS PROPERTY IS NOT IN A WELLHEAD PROTECTION DISTRICT. ALL WELLS ON PROPERTY SHALL BE ABANDONED IF NO VALID WELL OPERATION PERMIT HAS BEEN OBTAINED FROM MADISON WATER UTILITY.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECS.

CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK. THE PERMIT APPLICATION IS AVAILABLE ON LINE AT HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM.

CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING STORM SEWER CONSTRUCTION MGO 37.05(7). PERMIT APPLICATION IS AVAILABLE ON LINE AT HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

CONTRACTOR SHALL FIELD VERIFY SANITARY, WATER, & STORM SEWER LATERALS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL PROVIDE A CONCRETE MANAGEMENT AND WASHOUT AREA, AS SHOWN ON PLAN, TO PREVENT CONCRETE WASTE FROM ENTERING THE CITY RIGHT-OF-WAY.

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

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

ROYSTER CORNERS DEVELOPMENT – LOT 1

UTILITY AND FIRE LANE PLAN

DATED: SEPTEMBER 18, 2018

C-2.2

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

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
5	MAM	Marmo Maple	Acer X Freemanii 'marmo'	2 1/2" B&B
6	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
3	TCHT	Thnls Cockspur Hawthorn (tf)	Crataegus Crus-Galli Var Iner (tf)	2" B&B
3	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycole'	2 1/2" B&B
6	PFCC	Prairifire Crabapple (clp)	Malus 'prairifire' (clp)	6' B&B
2	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2" B&B
2	AE	Accolade Elm	Ulmus Japonica X Wilsoniana 'morton'	2 1/2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
15	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
30	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
24	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
29	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
10	MG	Maiden Grass	Miscanthus Sinensis 'gracillimus'	#1 CONT.
37	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
24	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
23	CAB	Cabernet Barberry	Berberis Thunb Atrop 'moretti Select'	#2 CONT.
28	TSH	Twist-N-Shout Hydrangea	Hydrangea Macro 'piihm-I'	#5 CONT.
34	GFS	Goldflame Spirea	Spiraea Japonica 'goldflame'	#3 CONT.
19	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3' B&B
16	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.
3	JV	Judd Viburnum	Viburnum X Juddii	24" B&B

GENERAL NOTES

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).

B) "Aluminum Edging" to be Curv-rite aluminum edging colored black or equivalent.

C) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:
- 10% Palmer IV Perennial Ryegrass
- 20% Dragon Kentucky Bluegrass
- 20% Diva Kentucky Bluegrass
- 20% Foxy II Creeping Red Fescue
- 15% Vail II Perennial Ryegrass
- 15% Ginney Kentucky Bluegrass

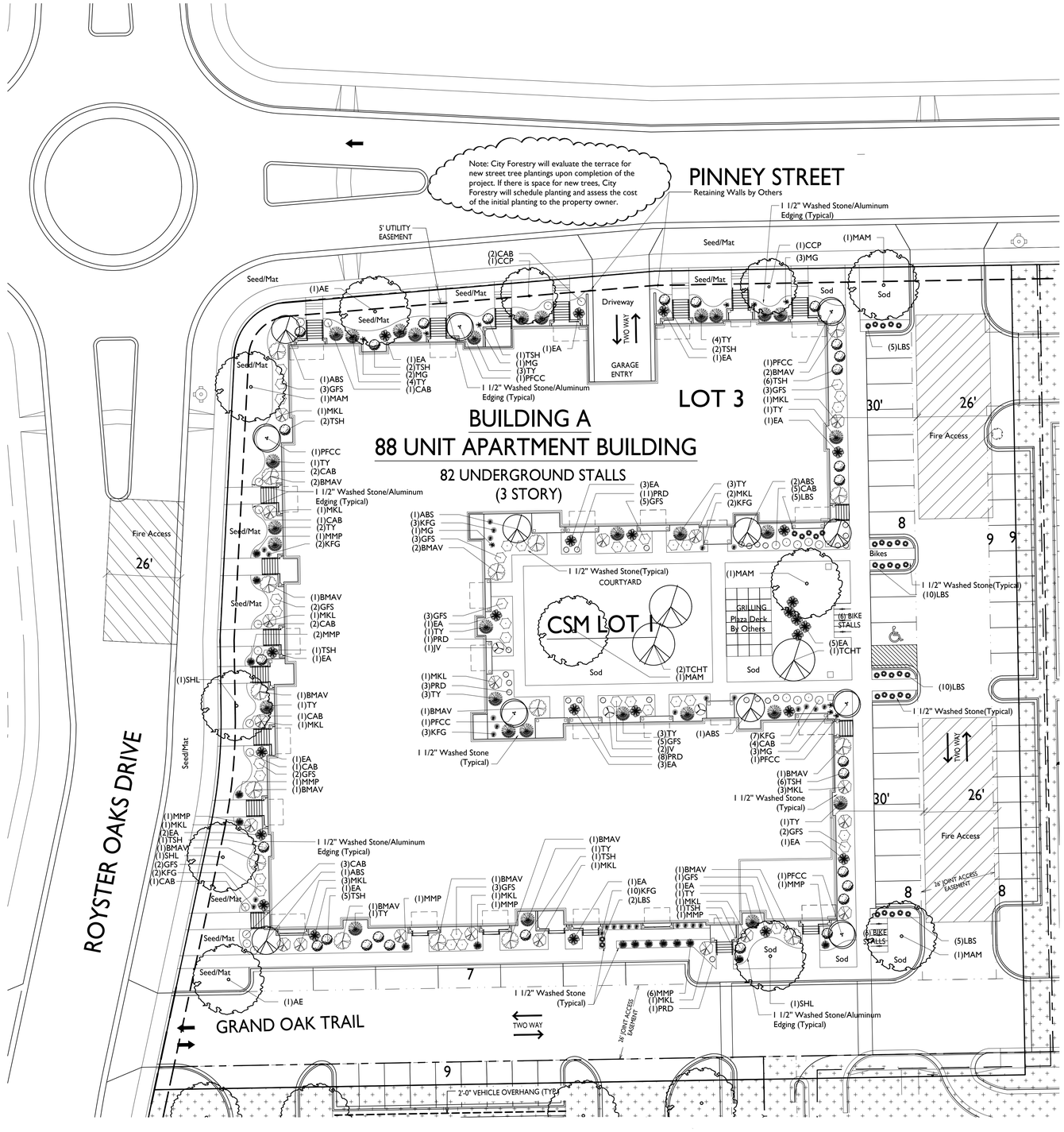
F) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

I) There are no existing street trees at this time. City Forestry will evaluate for new street trees upon completion of the project. If there is space for new trees, City Forestry will schedule and assess the cost of the initial planting to the property owner.

J) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



SCALE: 1"=20'-0"

the bruce company OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

ROYSTER CROSSING LOT 3

ROYSTER OAKS DRIVE and PINNEY STREET
MADISON, WISCONSIN 53714

Checked By: SS
Drawn By: 9/17/18 RS

Revised:
Revised:
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Revised:
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Revised:

L-1.1

I:\2018 CAD\STEVE SHORT\ROYSTER LOT 3\ROYSTER LOT 3 18C1.DWG Created: 8/27/2018, Saved: 9/17/2018, Printed: 9/17/2018

MADISON LANDSCAPE WORKSHEET

Zoning district is CC-T
Total square footage of developed area .....43,368 SF
Total square footage of first 5 acres of developed area ÷ 300 square feet = ...145 Landscape Units
Total square footage of 0 additional acres of developed area ÷ 100 square feet = ...0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
145 Landscape Units x 5 landscape points for first 5 acres..... 725 points
0 Landscpe Units x 1 landscape point for additional 0 acres.....0 points
TOTAL LANDSCAPE POINTS REQURED.....725 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	12	420			
Tall Evergreen Tree : 5-6 feet tall	35					
Ornamental Tree : 1-1/2" Caliper (dbh)	15	15	225			
Upright Evergreen Shrub : 3-4 feet tall	10	24	240			
Shrub, deciduous : 3 gallon / 12"-24"	3	123	369			
Shrub, evergreen : 3 gallon / 12"-24"	4	45	180			
Ornamental grass/perennial :1gallon / 8"-18"	2	100	200			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					TOTAL POINTS PROVIDED
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
		Sub Totals	1,634	+		= 1,634

Street Frontage Landscape Required

Street Frontage = 562 LF
Canopy Trees Required: 1 per 30 LF Frontage = ...19
Shrubs Required : 5 per 30 LF Frontage = ... 95

Street Frontage Landscape Supplied

Proposed Canopy Trees.... .....19.5
Proposed Shrubs = ...168

WISCONSIN
RICHARD J. STROHMENGER
LA-85
OREGON, WI
LANDSCAPE ARCHITECT

the bruce company
OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
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ROYSTER CROSSING LOT 3
ROYSTER OAKS DRIVE and PINNEY STREET
MADISON, WISCONSIN 53714

Checked By: SS
Drawn By: 9/17/18 RS

Revised:
Revised:
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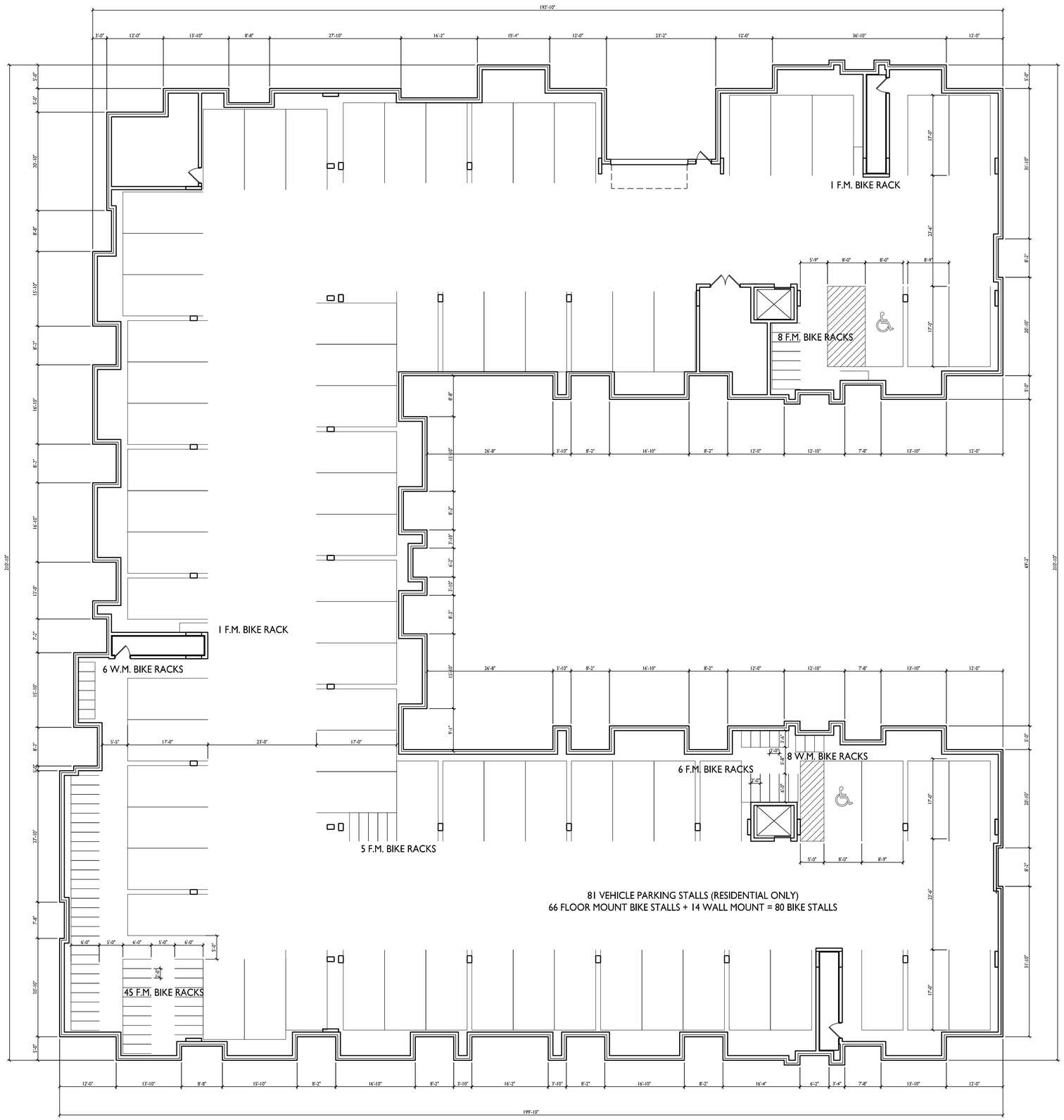


BASEMENT FLOOR PLAN

1 / A-1.0A — 1/16"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN

ISSUED

Issued for Land Use - Sept. 19, 2018

PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

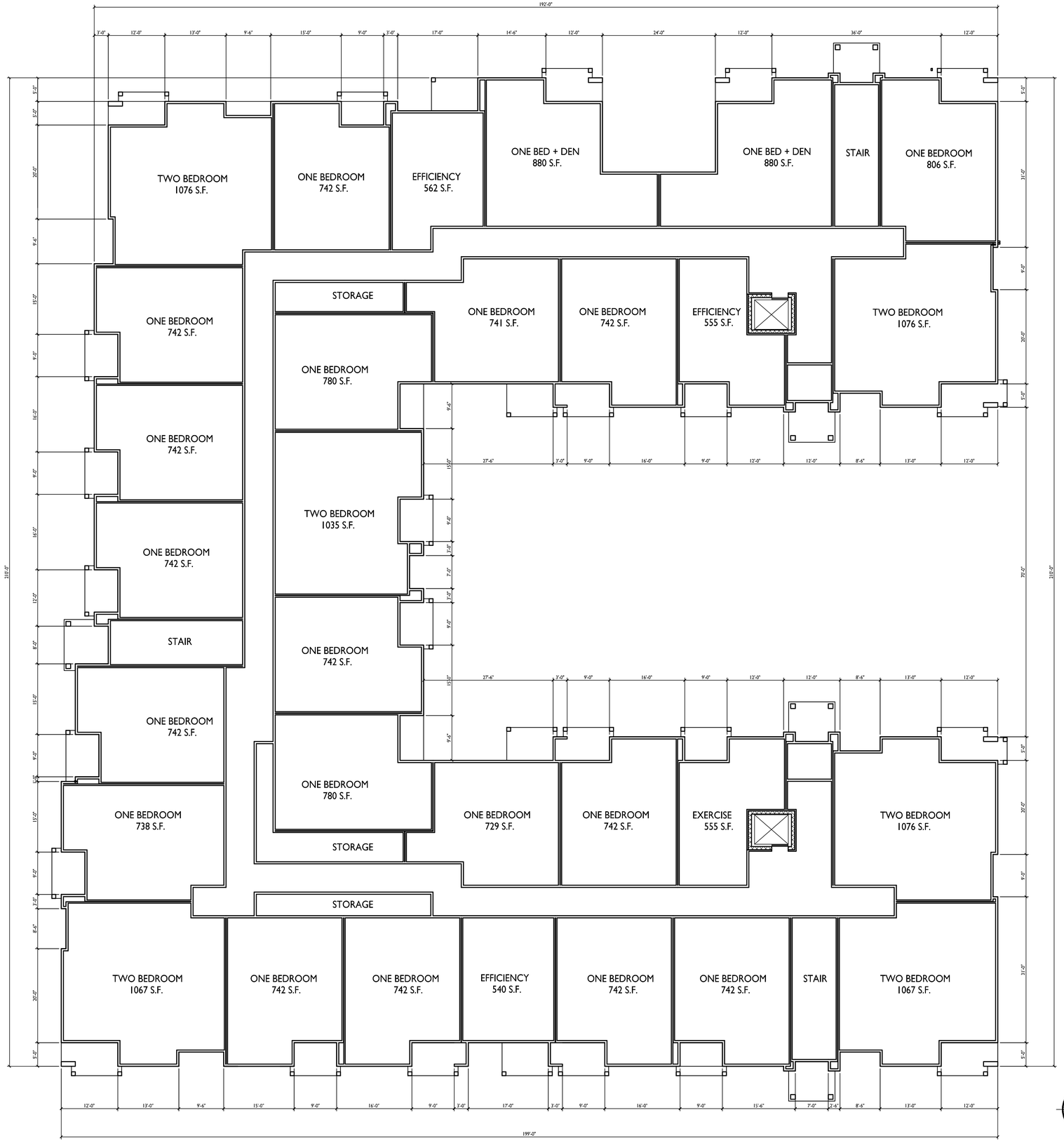
SHEET TITLE

Basement Floor Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1852



1 A-1.1A FIRST FLOOR PLAN

1/16"=1'-0"

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN

ISSUED

Issued for Land Use - Sept. 19, 2018

PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

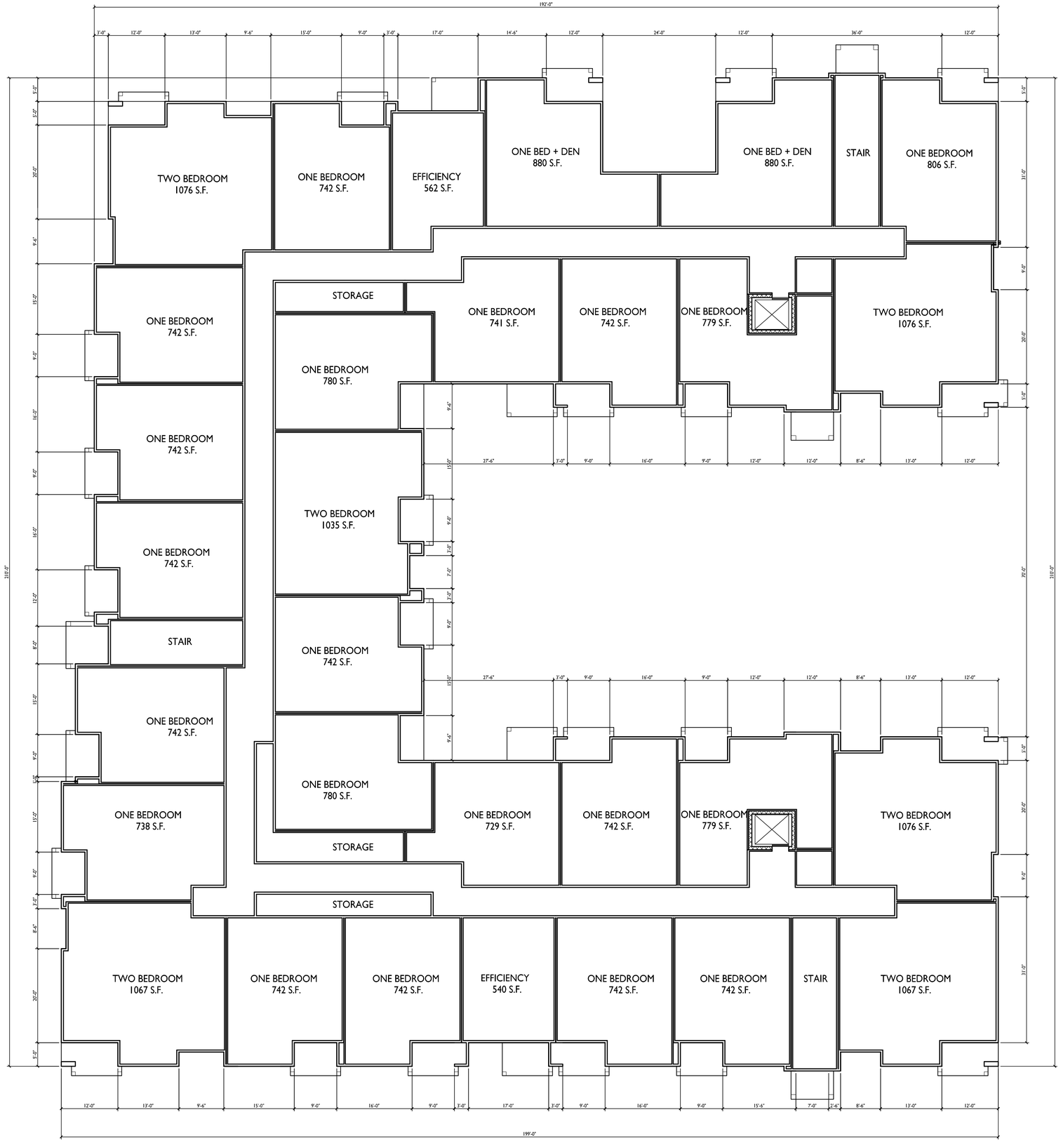
SHEET TITLE

First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 1852



SECOND FLOOR PLAN

1 / A-1.2

1/16"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN

ISSUED

Issued for Land Use - Sept. 19, 2018

PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

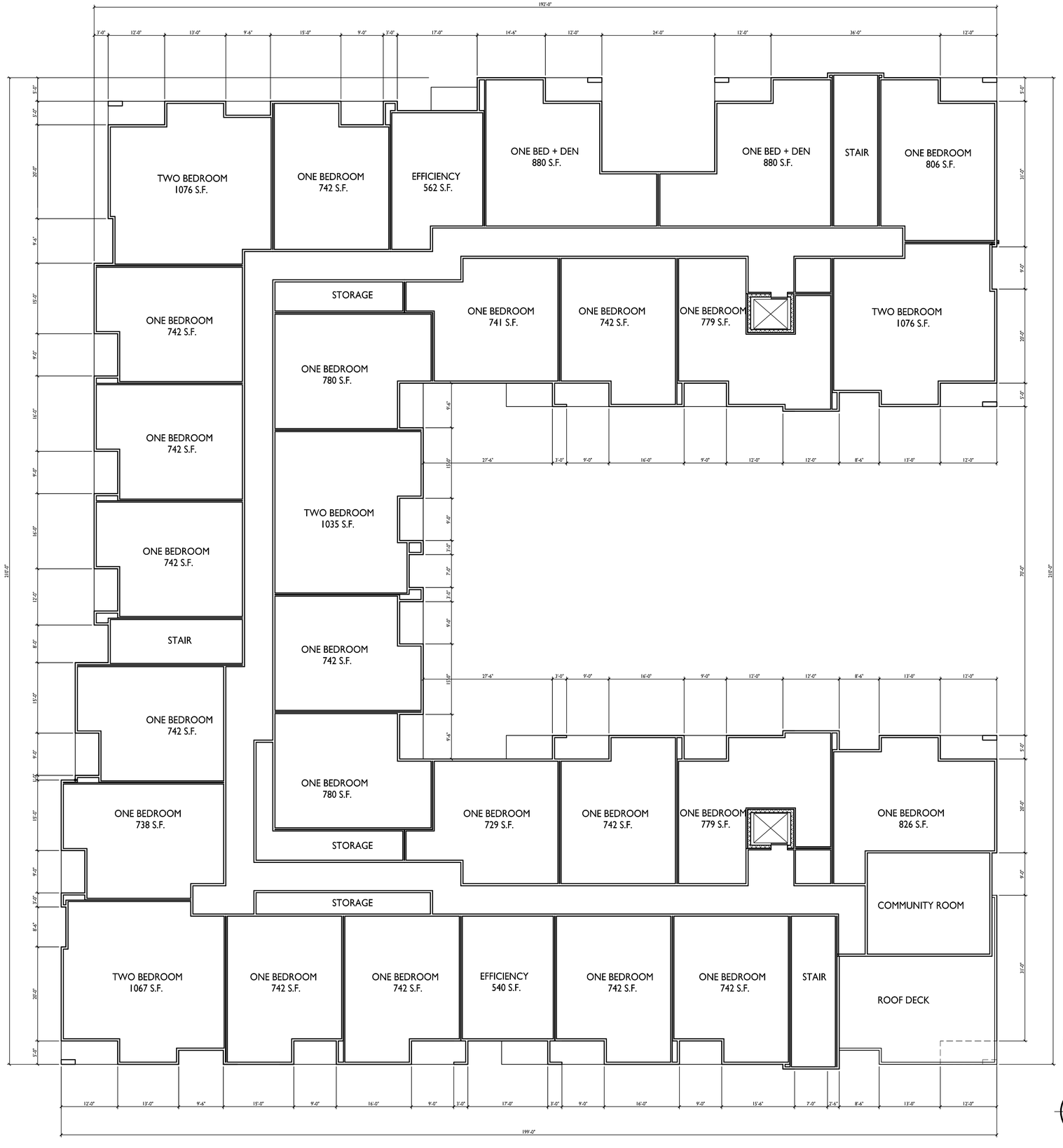
SHEET TITLE

Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1852



1 A-1.3 THIRD FLOOR PLAN

1/16"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN

ISSUED

Issued for Land Use - Sept. 19, 2018

PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE

Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 1852

1 / A-2.1 SOUTH ELEVATION

1/8"=1'-0"

2 / A-2.1 WEST ELEVATION

1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MANUFACTURER	COLOR
COMPOSITE SIDING & TRIM - A	HARDIE	SW 6123 BAGUETTE
COMPOSITE TRIM - B	HARDIE	COBBLESTONE
COMPOSITE TRIM - C	HARDIE	PAINT TO MATCH CORRUGATED METAL
CORRUGATED METAL SIDING	FLYNN	PREWEATHERED GALVALUME 24 GA.
RAILING	ALUMINUM	BLACK
WINDOWS	VINYL	TAN
BRICK VENEER	BORAL	CAGLES MILL KING
PRECAST	ROCKCAST	WHEATSTONE

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use - September 19, 2018

PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1852

1 / A-2.1 NORTH ELEVATION

1/8"=1'-0"

2 / A-2.1 EAST ELEVATION

1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MANUFACTURER	COLOR
COMPOSITE SIDING & TRIM - A	HARDIE	SW 6123 BAGUETTE
COMPOSITE TRIM - B	HARDIE	COBBLESTONE
COMPOSITE TRIM - C	HARDIE	PAINT TO MATCH CORRUGATED METAL
CORRUGATED METAL SIDING	FLYNN	PREWEATHERED GALVALUME 24 GA.
RAILING	ALUMINUM	BLACK
WINDOWS	VINYL	TAN
BRICK VENEER	BORAL	CAGLES MILL KING
PRECAST	ROCKCAST	WHEATSTONE

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Middleton, WI 53562

KEY PLAN

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Issued for Land Use - September 19, 2018

PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Elevations

SHEET NUMBER
A-2.2

PROJECT NO. 1852

1 / A-2.1 COURTYARD ELEVATION - SOUTH

1/8"=1'-0"

2 / A-2.1 COURTYARD ELEVATION- NORTH

1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MANUFACTURER	COLOR
COMPOSITE SIDING & TRIM - A	HARDIE	SW 6123 BAGUETTE
COMPOSITE TRIM - B	HARDIE	COBBLESTONE
COMPOSITE TRIM - C	HARDIE	PAINT TO MATCH CORRUGATED METAL
CORRUGATED METAL SIDING	FLYNN	PREWEATHERED GALVALUME 24 GA.
RAILING	ALUMINUM	BLACK
WINDOWS	VINYL	TAN
BRICK VENEER	BORAL	CAGLES MILL KING
PRECAST	ROCKCAST	WHEATSTONE

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KEY PLAN

ISSUED
Issued for Land Use - September 19, 2018

PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

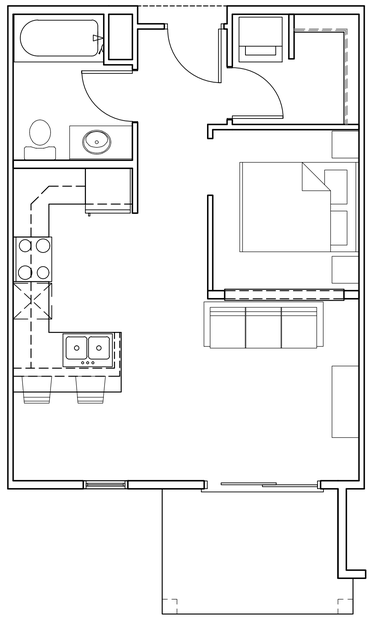
SHEET TITLE
Elevations

SHEET NUMBER
A-2.3

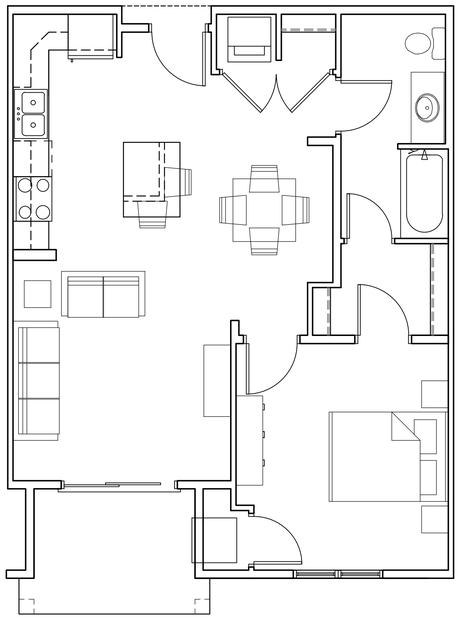
PROJECT NO. 1852

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

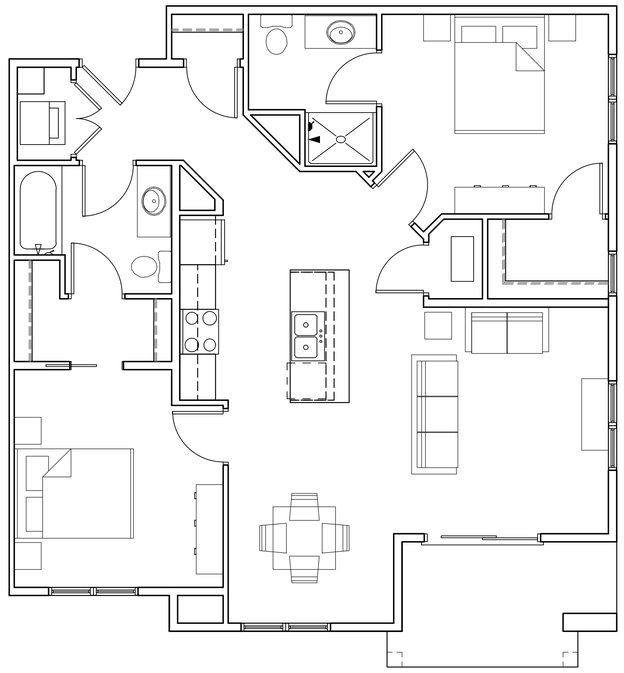
KEY PLAN



1 A-5.1 EFFICIENCY
1/4"=1'-0"



2 A-5.1 TYPICAL ONE BEDROOM
1/4"=1'-0"



3 A-5.1 TYPICAL TWO BEDROOM
1/4"=1'-0"

ISSUED
Issued for Land Use - Sept. 19, 2018

PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Typical Unit Plans

SHEET NUMBER
A-5.1

PROJECT NO. 1852

knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Major Alt. to CU - September 19, 2018

PROJECT TITLE
Royster Crossing Lot 1 of CSM 14166

515 Pinney Street

SHEET TITLE
Render

SHEET NUMBER

A-2.4

PROJECT NUMBER 1852

1 / A-2.1 NORTH ELEVATION

1/8"=1'-0"

2 / A-2.1 EAST ELEVATION

1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MANUFACTURER	COLOR
COMPOSITE SIDING & TRIM - A	HARDIE	SW 6123 BAGUETTE
COMPOSITE TRIM - B	HARDIE	COBBLESTONE
COMPOSITE TRIM - C	HARDIE	PAINT TO MATCH CORRUGATED METAL
CORRUGATED METAL SIDING	FLYNN	PREWEATHERED GALVALUME 24 GA.
RAILING	ALUMINUM	BLACK
WINDOWS	VINYL	TAN
BRICK VENEER	BORAL	CAGLES MILL KING
PRECAST	ROCKCAST	WHEATSTONE

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use - September 19, 2018

PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Elevations
Rendered

SHEET NUMBER
A-2.5

PROJECT NO. 1852