

Development Data

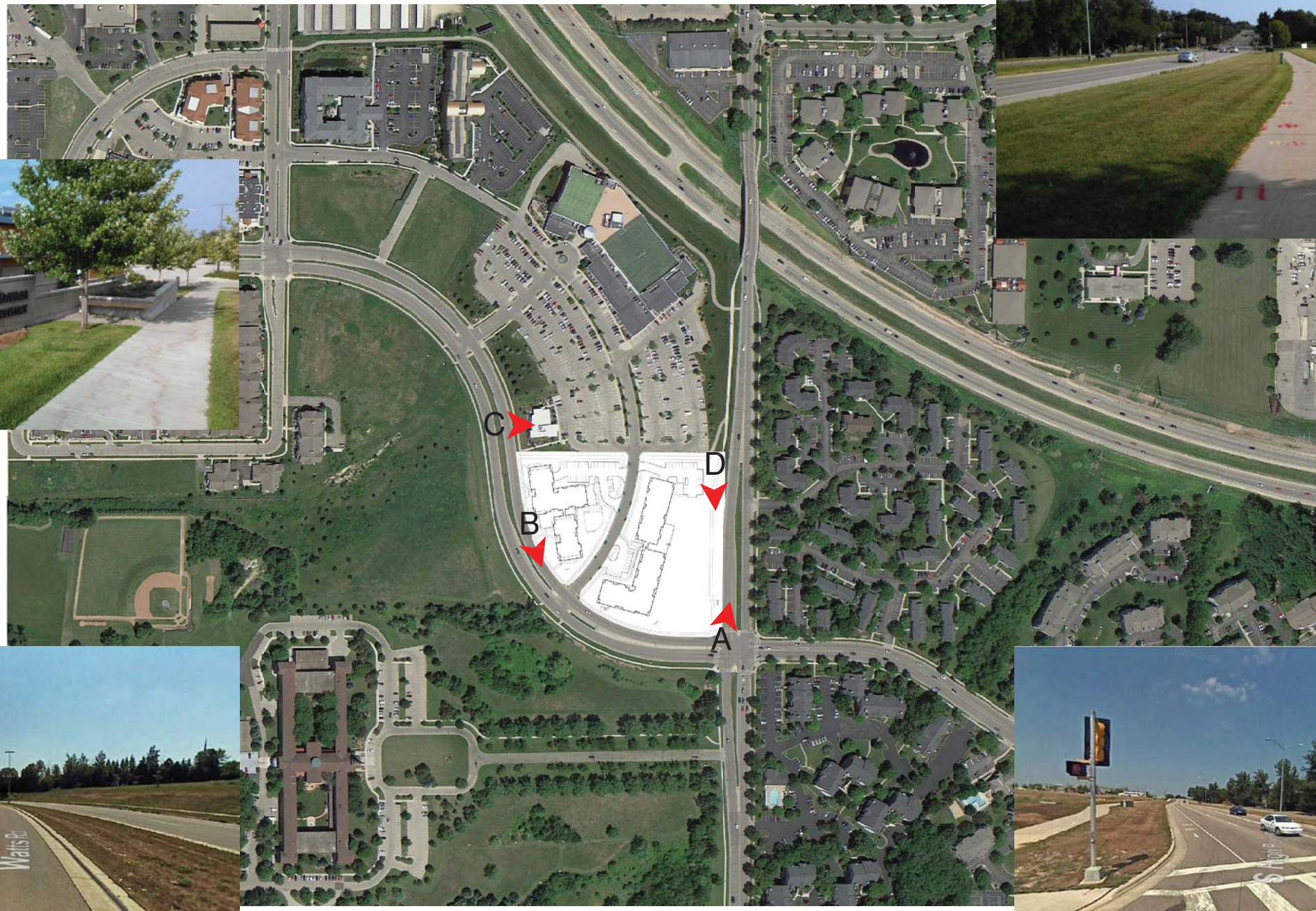
Site Data	Project		West	East
	Total			
Lot Area	± 244,595	± 88,819	± 155,776	
	± 5.62 ac	± 2.04 ac	± 3.58 ac	
Dwelling Units	156	66	90	
Lot Area / DU	1,568	1,346	1,731	
Density (DU/acre)	27.8	32.4	25.1	
Lot Coverage	117,217	51,550	65,667	
- Percentage	48.0	58.0	42.2	
Usable Open Space	52,105	21,725	30,380	

Building Data

Building Data	Project		West	East
	Total			
Dwelling Units	156	66	90	
Building Height	3 Stories	3 Stories	3 Stories	3 Stories
Gross Floor Area	166,909	76,900	90,009	
<small>(Excluding Garage Level Parking Areas)</small>				
FAR	.68	0.87	0.58	
Studio	572 sf - 624 sf	24	15	9
One Bedroom	701 sf - 802 sf	68	28	46
Two Bedroom	1066 sf - 1312 sf	64	23	35

Parking Data

Vehicle	Total		West	East
Total	220	94	126	
Internal	156	66	90	
Surface	64	28	36	
Ratio	1.4	1.4	1.4	
Bike				
Total	180	78	102	
Internal	156	66	90	
Surface	24	12	12	
Ratio	1.2	1.2	1.1	

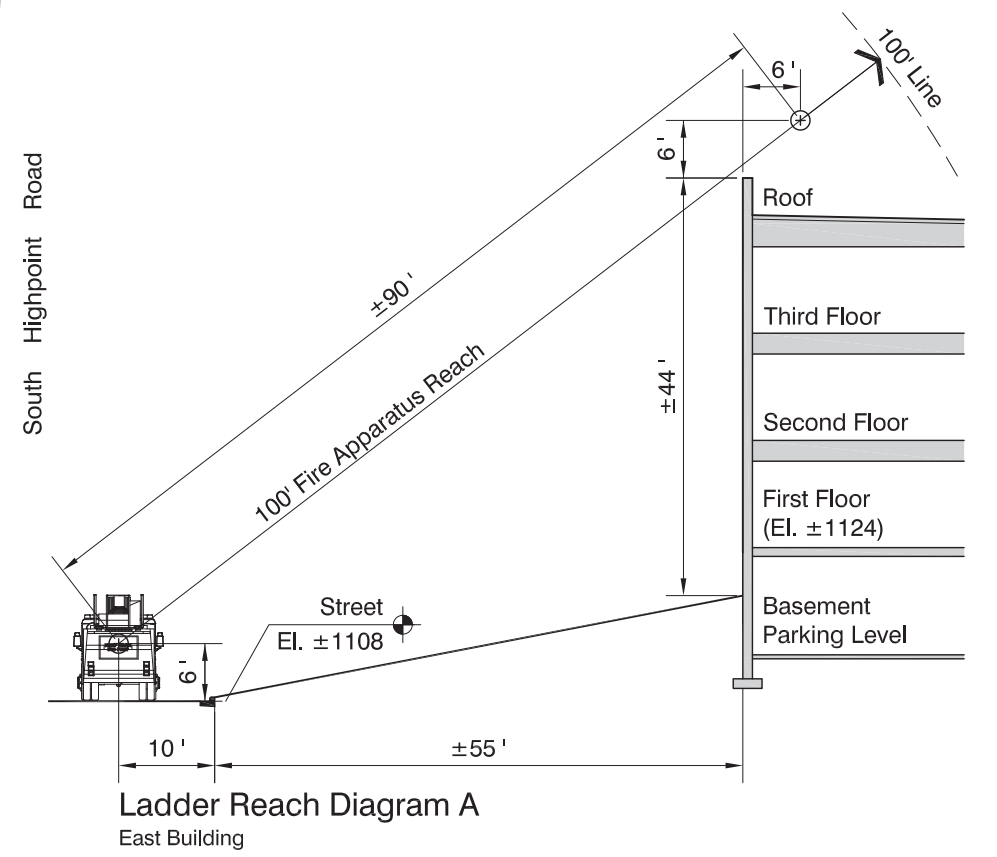
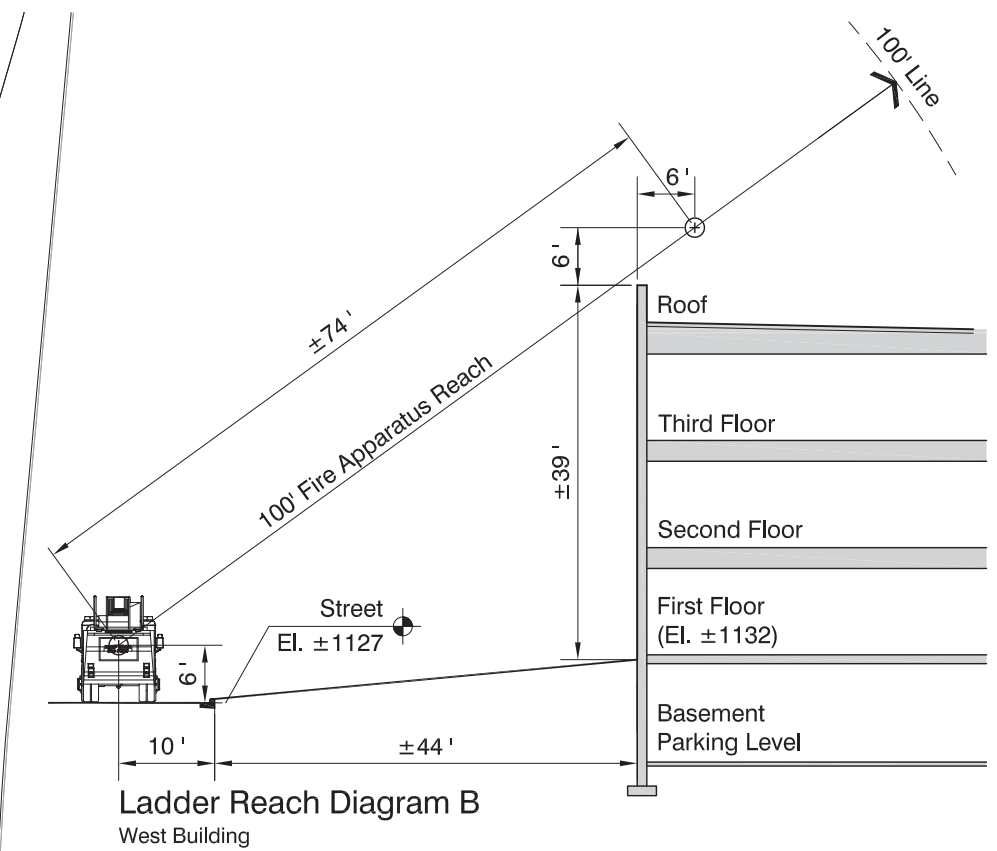
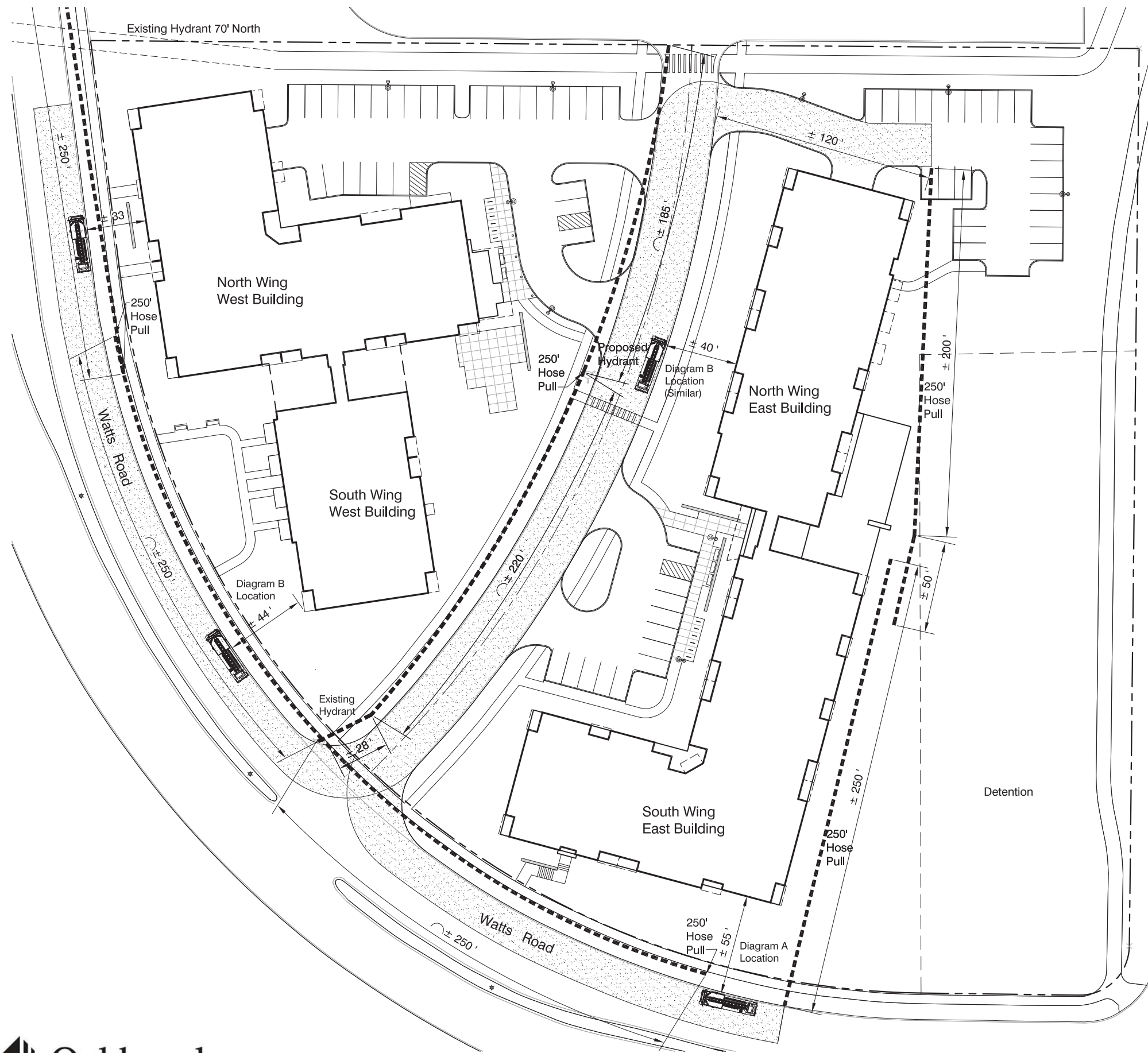


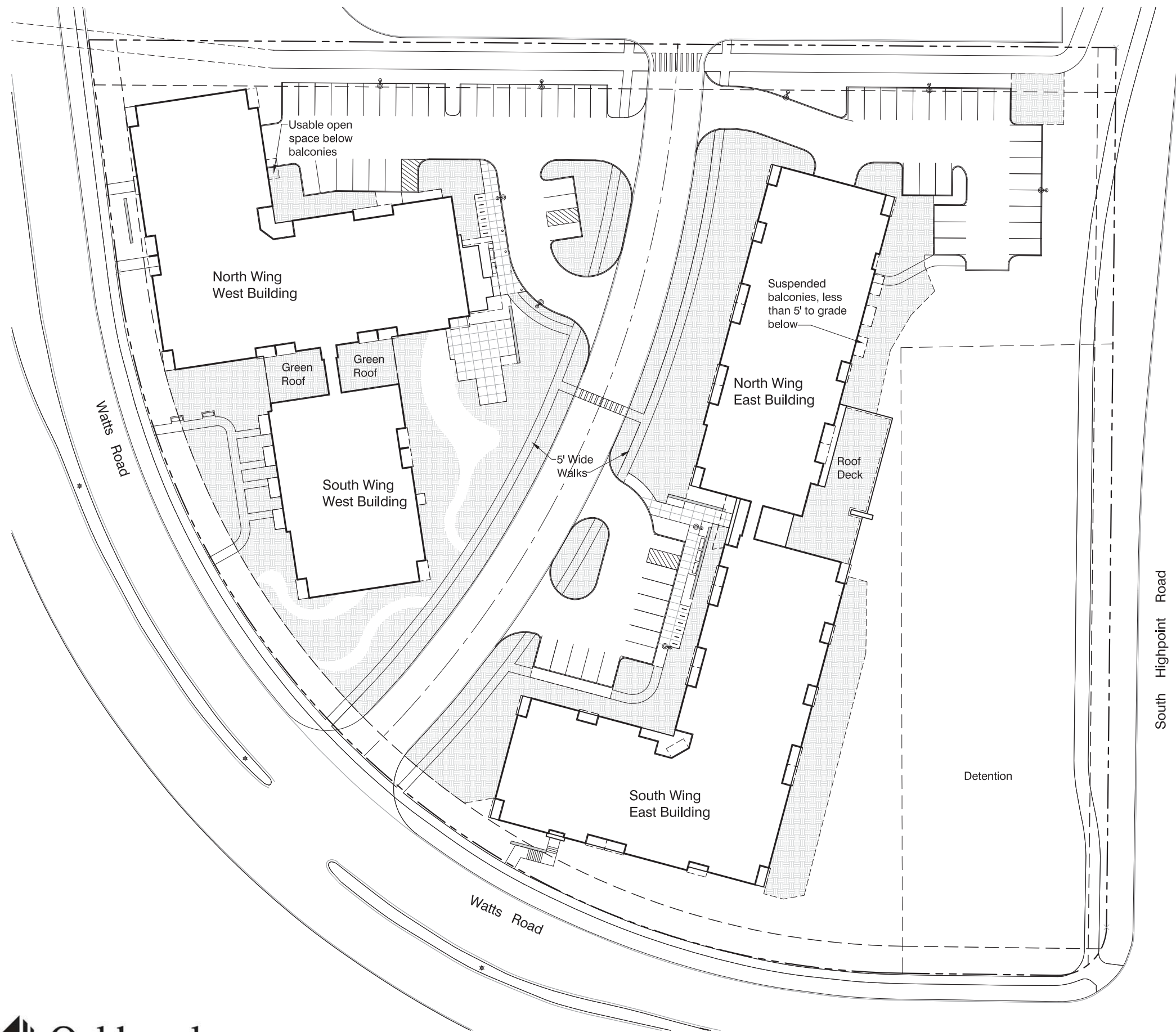
Location 'C' looking East

Location 'D' looking South

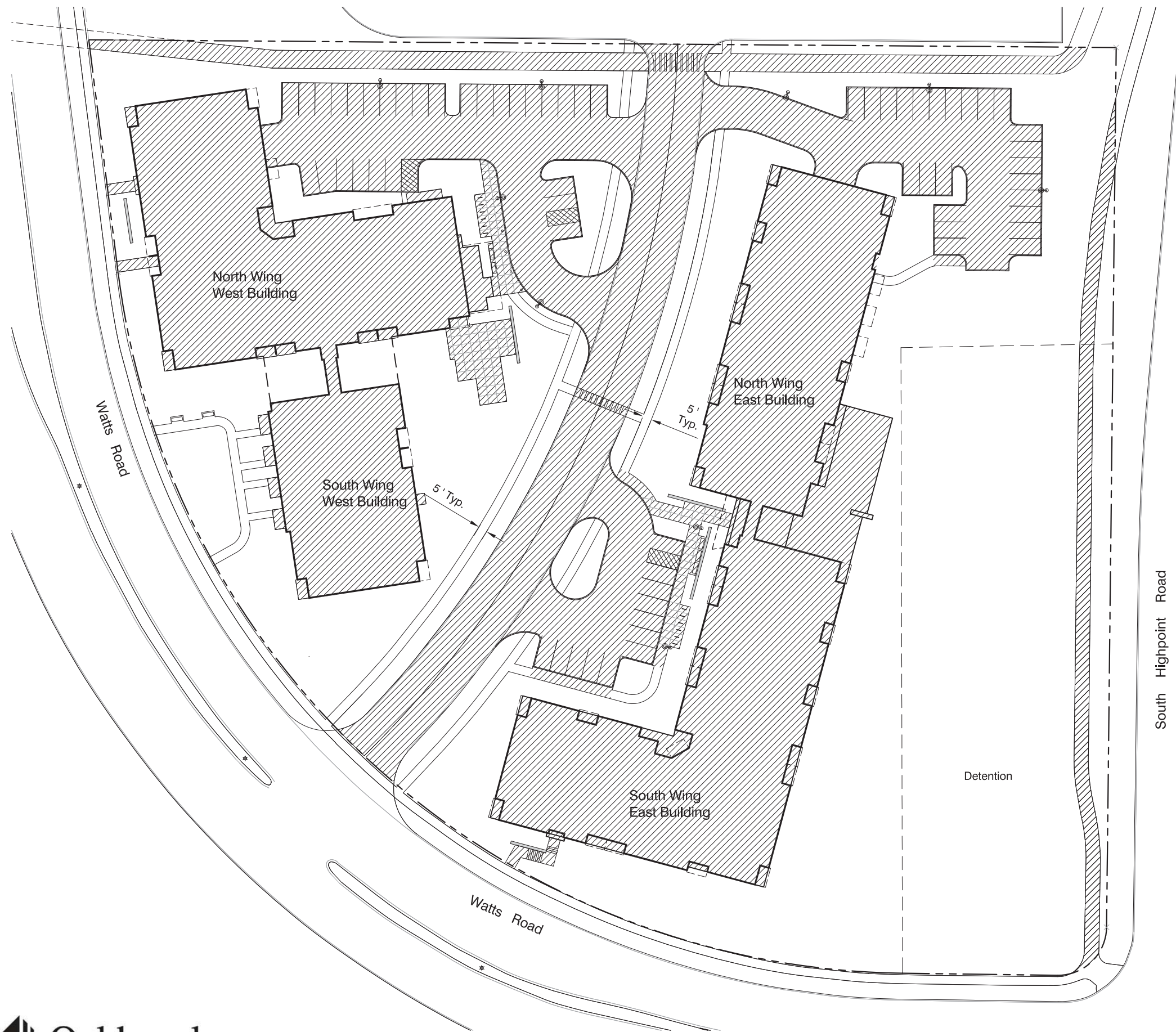
Location 'B' looking Southeast

Location 'A' looking Northeast

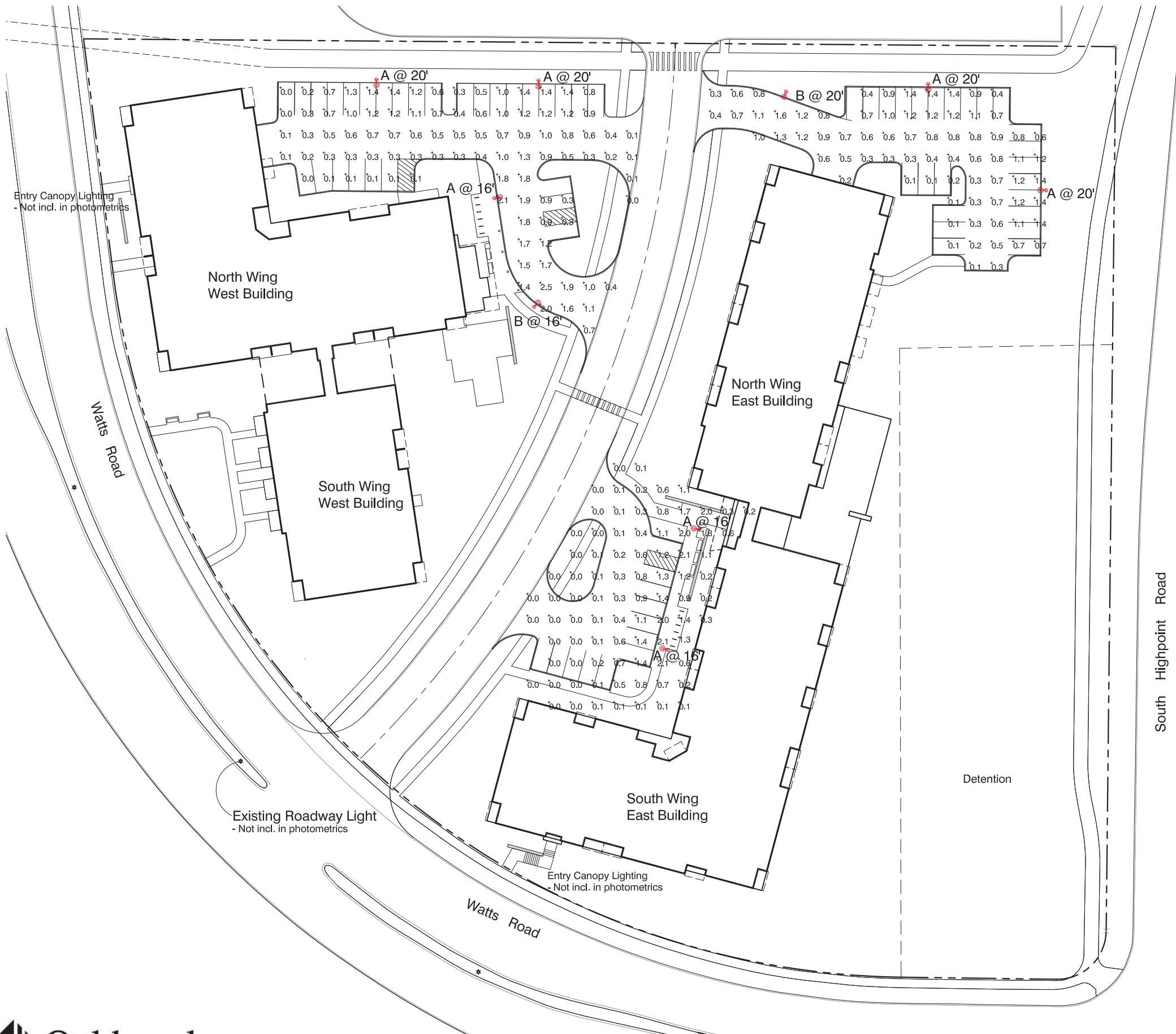




Usable Open Space	
	Project Total
Dwelling Units	156
Required (320 sf/Dwelling Unit)	49,920
Provided Total	52,105
Balconies & Roof Deck	4,695
At Grade	47,410



Lot Coverage	
Project Total	
Lot Area	± 244,595
Lot Coverage - Percentage	117,217 / 48.0
Max. % Allowed	75



Specifications

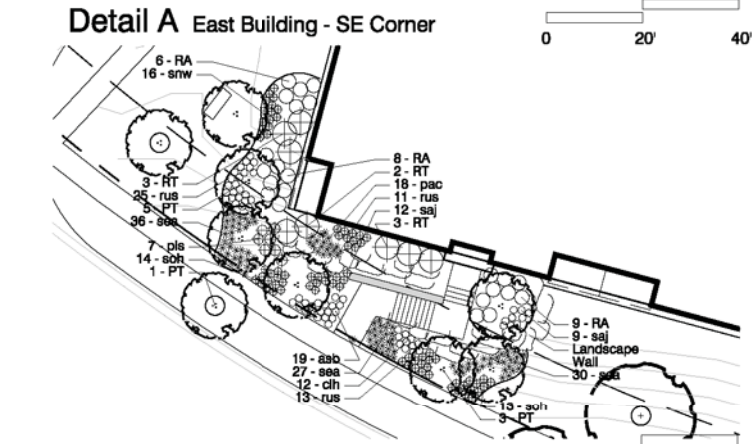
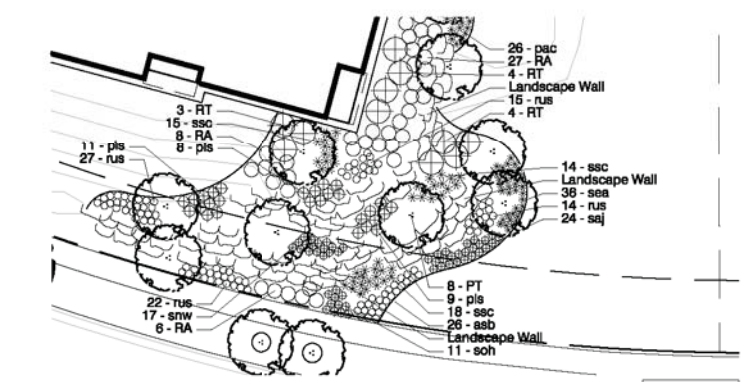
EPA:	0.54 ft ² (0.58 m ²)
Length:	24-1/2" (622 mm)
Width:	18-5/8" (473 mm)
Height:	6-3/8" (162 mm)
Weight (max):	31 lbs (14.1 kg)

Photometrics by KSA Lighting

Schedule						
Symbol	Label	Quantity	Manufacturer / Wattage	Catalog Number	Description	Mounting Height
⬆	A	7	Lithonia Lighting 49 w	MRT1 LED 42C 350 30K SR4 MVOLT	MRT1 AREA LIGHT 42 LEDs 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 4 DISTRIBUTION	20'
⬆	B	2	Lithonia Lighting 49 w	MRT1 LED 42C 350 30K SR3 MVOLT	MRT1 AREA LIGHT 42 LEDs 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 3 DISTRIBUTION	16'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING ARE NW	+	0.8 fc	2.7 fc	0.0 fc	N/A	N/A
PARKING AREA NE	+	0.7 fc	1.6 fc	0.0 fc	N/A	N/A
PARKING AREA S	+	0.5 fc	2.2 fc	0.0 fc	N/A	N/A

NOTES:
 1. CALCULATION POINTS ARE AT GRADE LEVEL.
 2. FIXTURE MOUNTING HEIGHTS ARE NOTED ON DRAWING.
 3. NON-TAPERED SQUARE POLE.

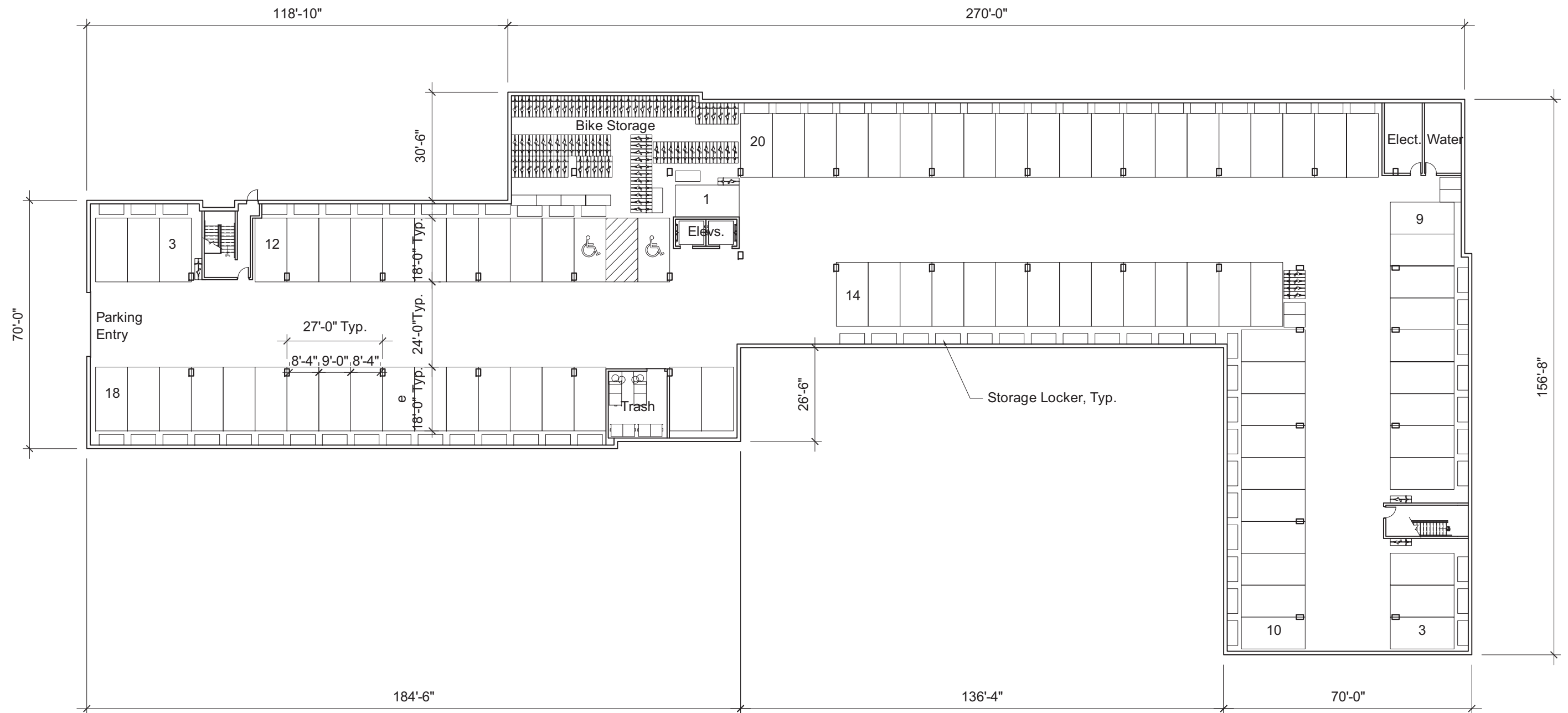


Development Area	Site Total		West		East		Development Frontage	West		East		
	Pts	Qty	Qty	Total	Qty	Total		(Watts Rd)	328 LF	(Watts Rd)	167 LF	
Overstory Decid. Tree	35	57	1995	20	700	37	1295	Trees	Shrubs	Trees	Shrubs	
Ornamental Tree	15	81	1215	41	615	40	600	Required	11	55	6	28
Evergreen Tree	15	8	120	-	-	8	120	(in points)	385	165	210	84
Deciduous Shrub	2	662	1324	272	544	390	780			(Highpoint Rd)	452	LF
Evergreen Shrub	3	34	102	18	54	16	48			Trees	Shrubs	
Perennial	2	2582	5164	1342	2684	1240	2480			15	75	
Ornamental Wall	4	-	-	-	-	-	-			525	225	
Total Points Provided			9,920		4,597		5,323			Req'd additional points	550	1,044
Total Points Required			2,709		1,050		1,659					
Development Area			(66,949)		(30,057)		(36,892)					
- 5 Points Req'd per 300 sf			1,115		500		615					
Frontage Points			1,594		550		1,044					

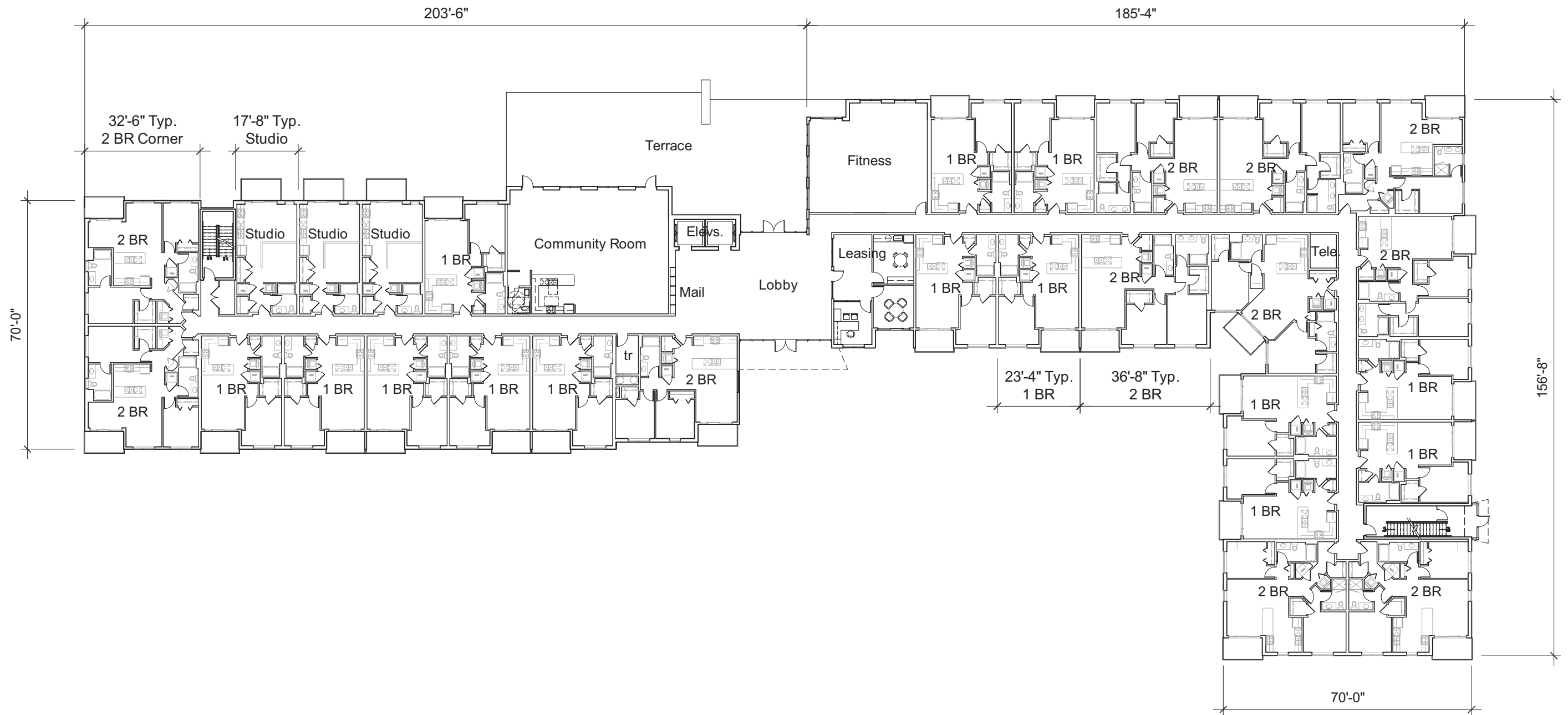
Trees		west	east	sym	Botanic Name	Common Name	Size	Notes
17	5	12	AM	Acer x fremanii 'Marmo'	Marmo Maple	2.5' BB	single leader	
17	11	6	BN	Betula nigra	River Birch	8' Ht. BB	multi-stem	
10	10	-	CI	Crataegus crus-galli 'Inermis'	Thornless Hawthorn	8' Ht. BB	multi-stem	
8	3	5	CO	Celtis occidentalis 'Windy City'	Windy City Hackberry	2.5' BB	single leader	
3	-	3	GA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5' BB	single leader	
5	5	-	MD	Malus 'David'	David Crabapple	8' Ht. BB	-	
8	-	8	PG	Picea glauca 'Black Hills'	Black Hills Spruce	8' Ht. BB	-	
39	15	34	PT	Populus tremuloides	Quaking Aspen	2.5' BB	multi-stem	
11	4	7	QB	Quercus bicolor	Swamp White Oak	2' BB	single leader	
18	8	10	UM	Ulmus x 'Morton'	Morton Elm	2.5' BB	single leader	

Shrubs		west	east	sym	Botanic Name	Common Name	Size	Notes
34	18	16	BG	Buxus x 'Glencoe'	Glencoe Boxwood	24" BB	-	
86	23	63	DS	Diervilla sessilifolia 'Butterfly'	Southern Bush Honeysuckle	24" BB	-	
18	13	5	EA	Euonymus alatus 'compactum'	Compact Burningbush	24" BB	-	
123	65	58	IV	Itea virginica 'Morton'	Morton Sweetpire	24" BB	-	
322	133	189	RA	Rhus aromatica 'Gro Low'	Gro Low Sumac	18" BB	-	
41	-	41	RG	Rhus typhina	Staghorn Sumac	3' BB	-	
39	15	24	RT	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	3' BB	-	
33	23	10	VJ	Viburnum x 'Juddii'	Judd Viburnum	3' BB	Specimen	

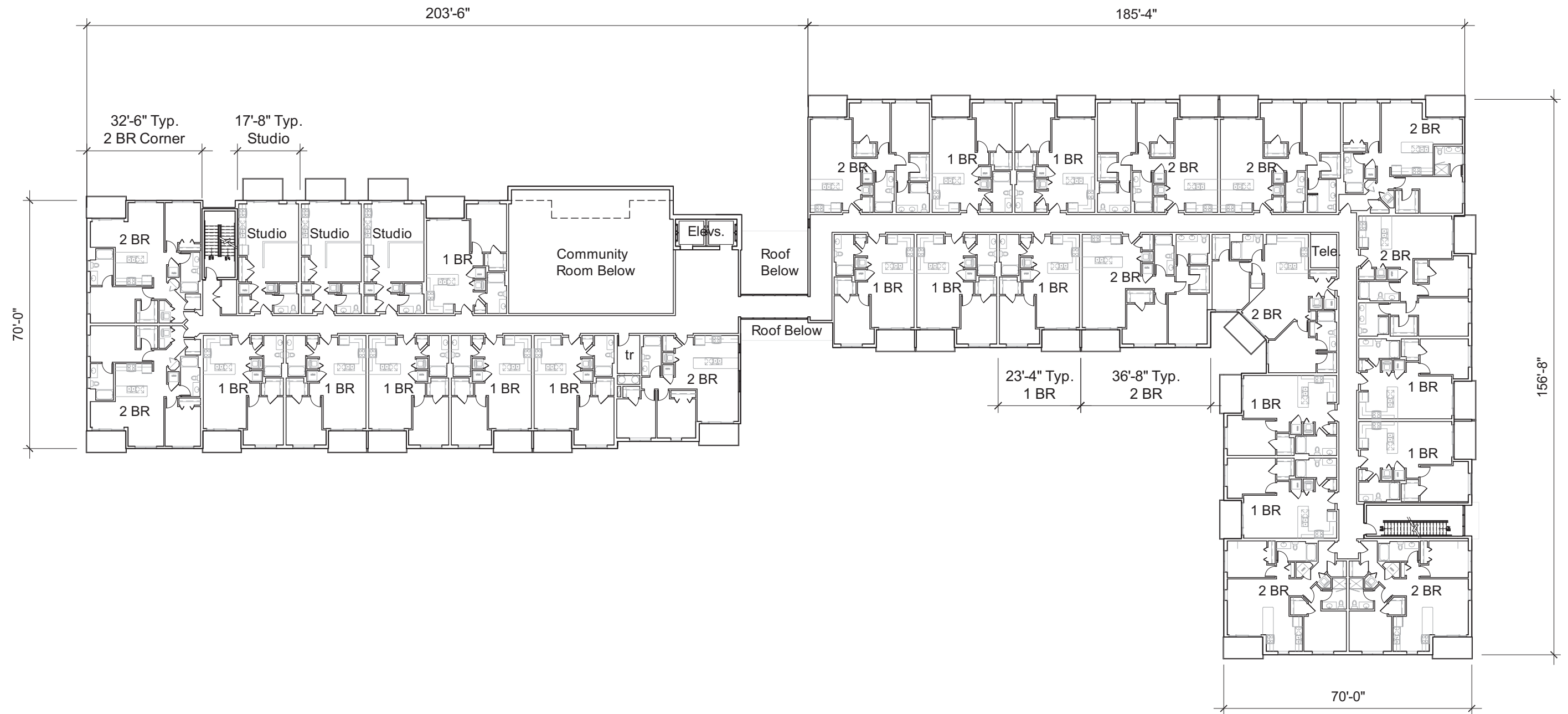
Perennials		west	east	sym	Botanic Name	Common Name	Size	Notes
244	133	111	asb	Allium 'Summer Beauty'	Summer Beauty Onion	#1 Cont.	16" on center	
72	32	40	ch	Chelone lyonii 'Hot Lips'	Pink Turtlehead	#1 Cont.	random	
28	28	-	mst	Mattdeucia struthiopteris	Ostrich Fern	#1 Cont.	random	
309	156	153	pac	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	#1 Cont.	18" on center	
119	47	72	pls	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 Cont.	18" on center	
-	-	-	ptg	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	4' pots	10" on center	
-	-	-	rus	Rudbeckia subtomentosa	Sweet Black-Eyed Susan	#1 Cont.	18" on center	
439	209	230	rus	Rudbeckia subtomentosa	Sweet Black-Eyed Susan	#1 Cont.	18" on center	
169	108	61	saj	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#1 Cont.	18" on center	
646	282	384	sea	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	18" on center	
188	125	63	soh	Stachys officinalis 'Hummelo'	Hummelo Betony	#1 Cont.	18" on center	
216	158	58	snw	Salvia nemorosa 'Wesuwe'	Wesuwe Meadow Sage	#1 Cont.	18" on center	
152	64	88	ssc	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#2 Cont.	24" on center	



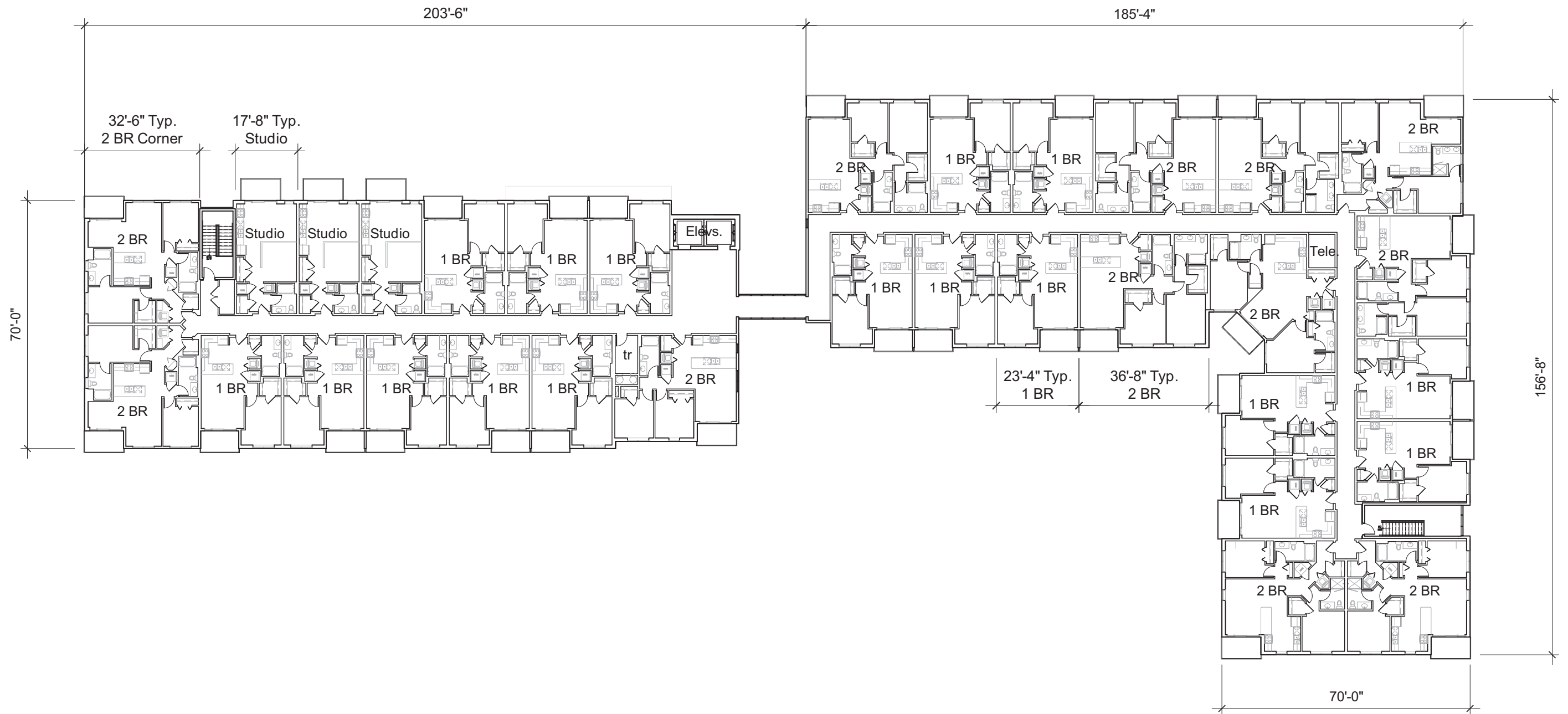
Parking	Count
Std Spaces	88
Accessible Spaces	2
Total	90
Bicycle Parking	90
Storage Units	90

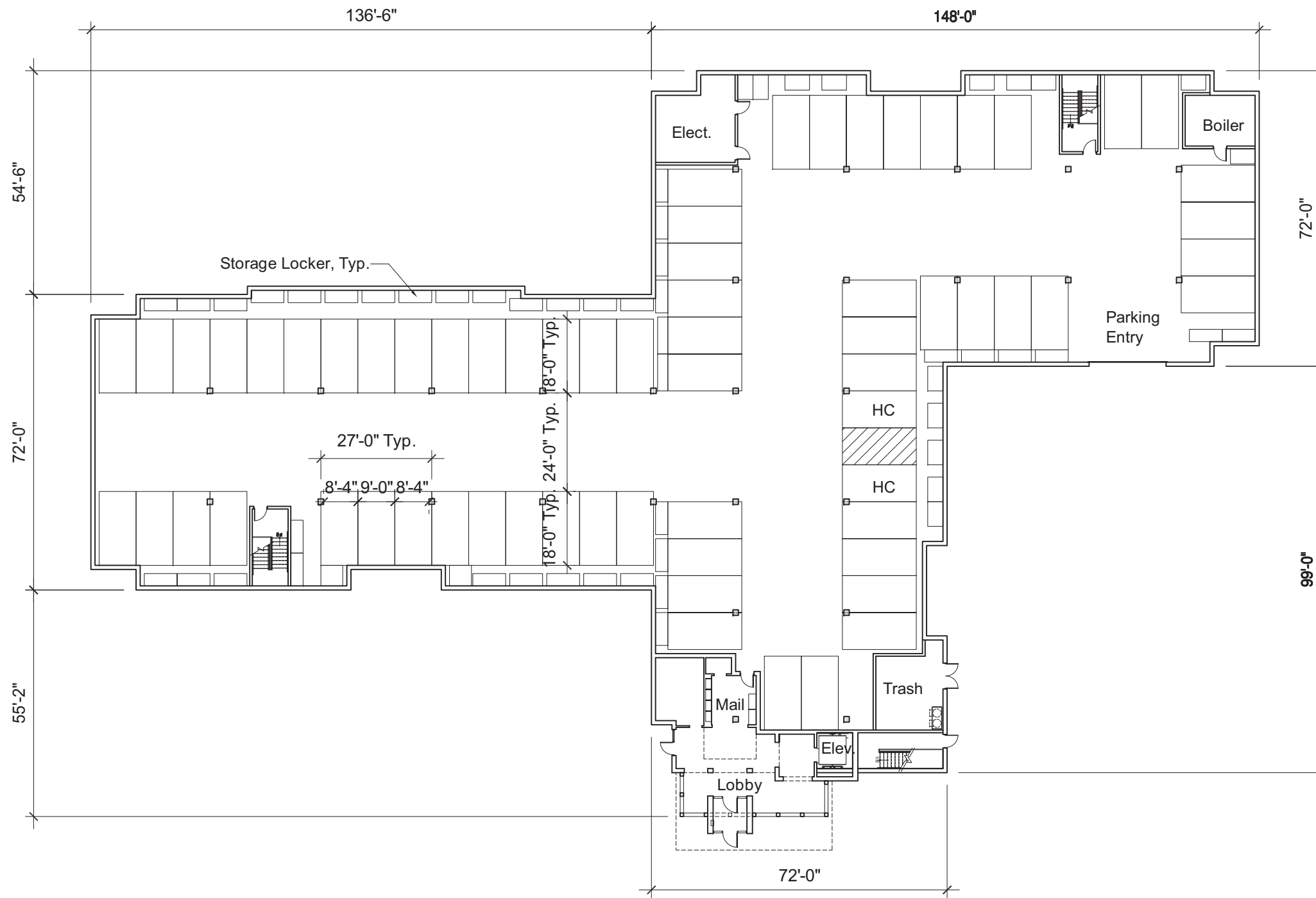


First Floor Plan



Second Floor Plan

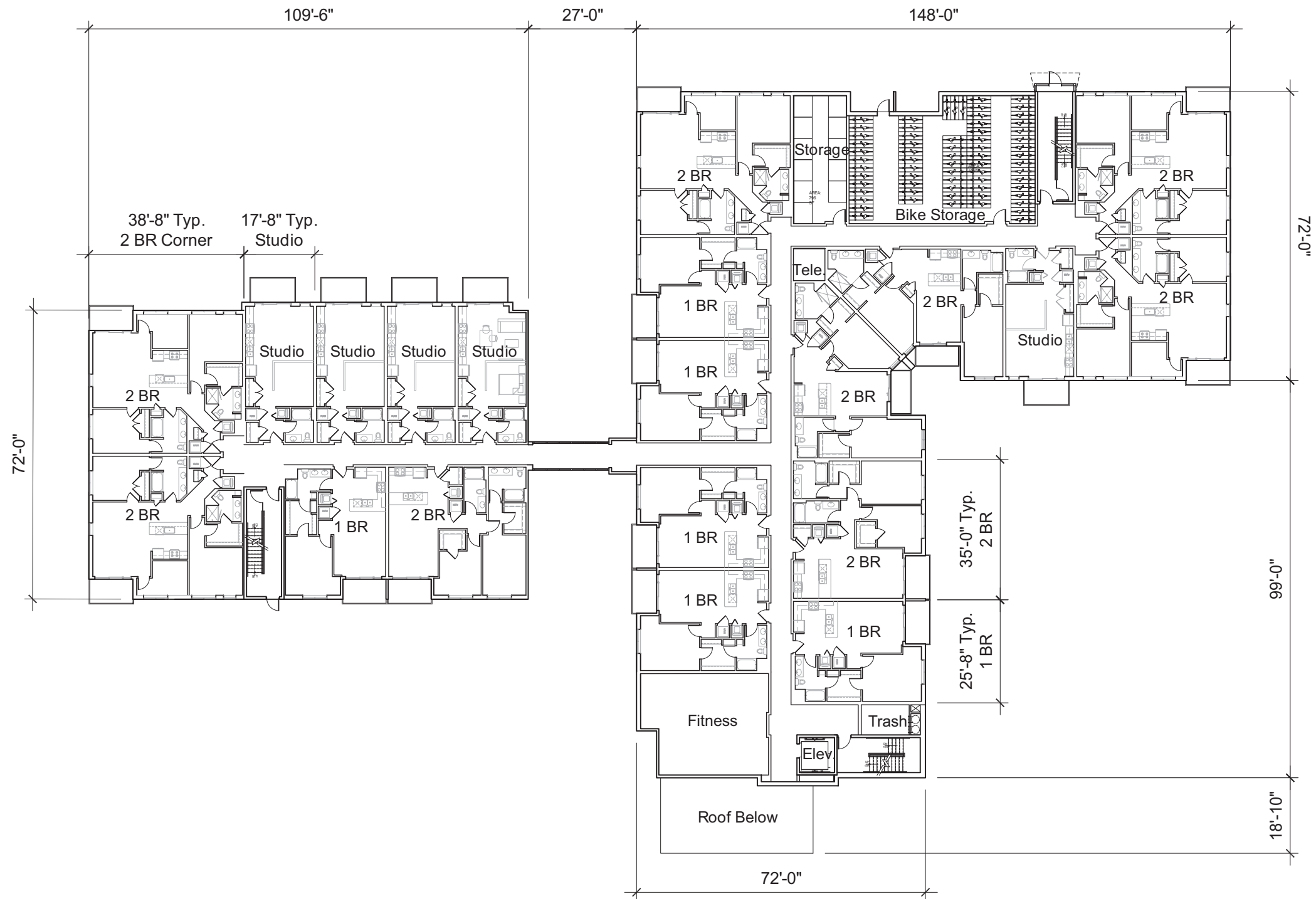




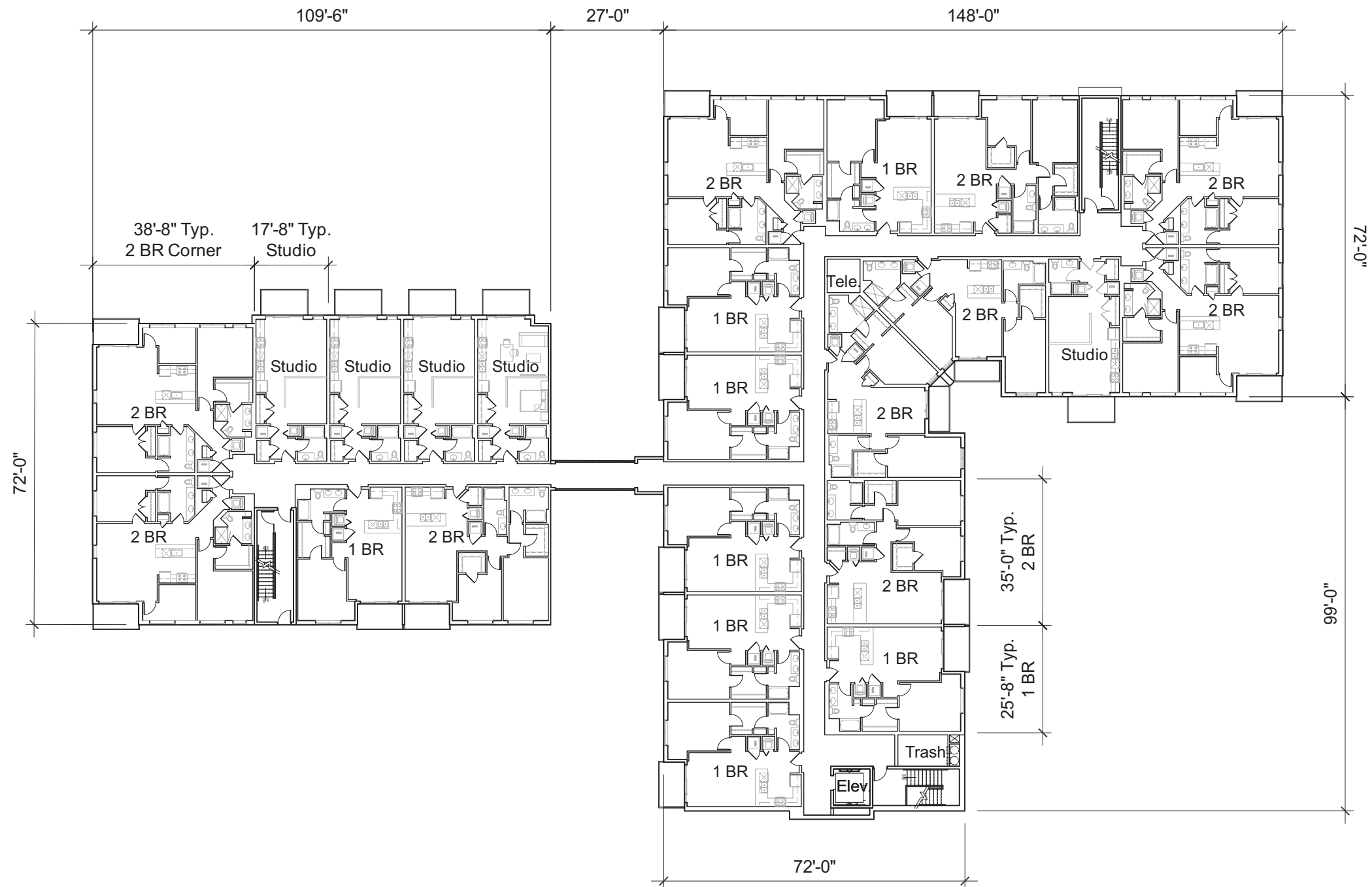
Parking	Count
Std Spaces	64
Accessible Spaces	2
Total	66

Bicycle Parking 66
 (all are on 1st Flr.)
 Storage Units 66
 (11 are on 1st Flr.)

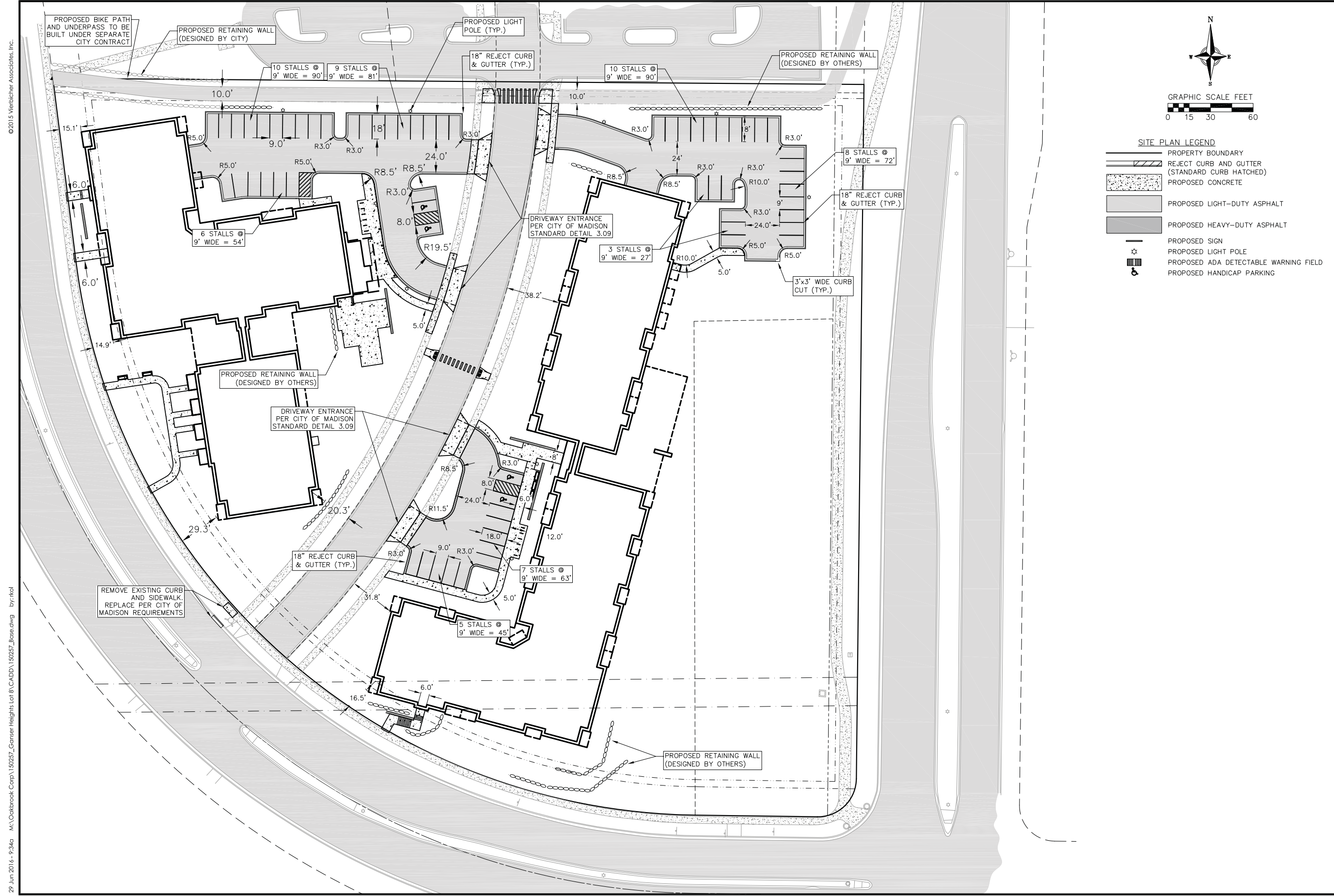
Basement Plan



First Floor Plan



Second and Third Floor Plans



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- REJECT CURB AND GUTTER (STANDARD CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

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Site Plan
 The Reserve at High Point
 City of Madison
 Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE 06/29/2016

DRAFTER CSHA

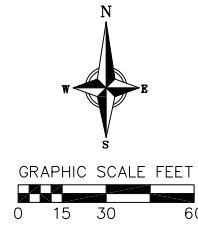
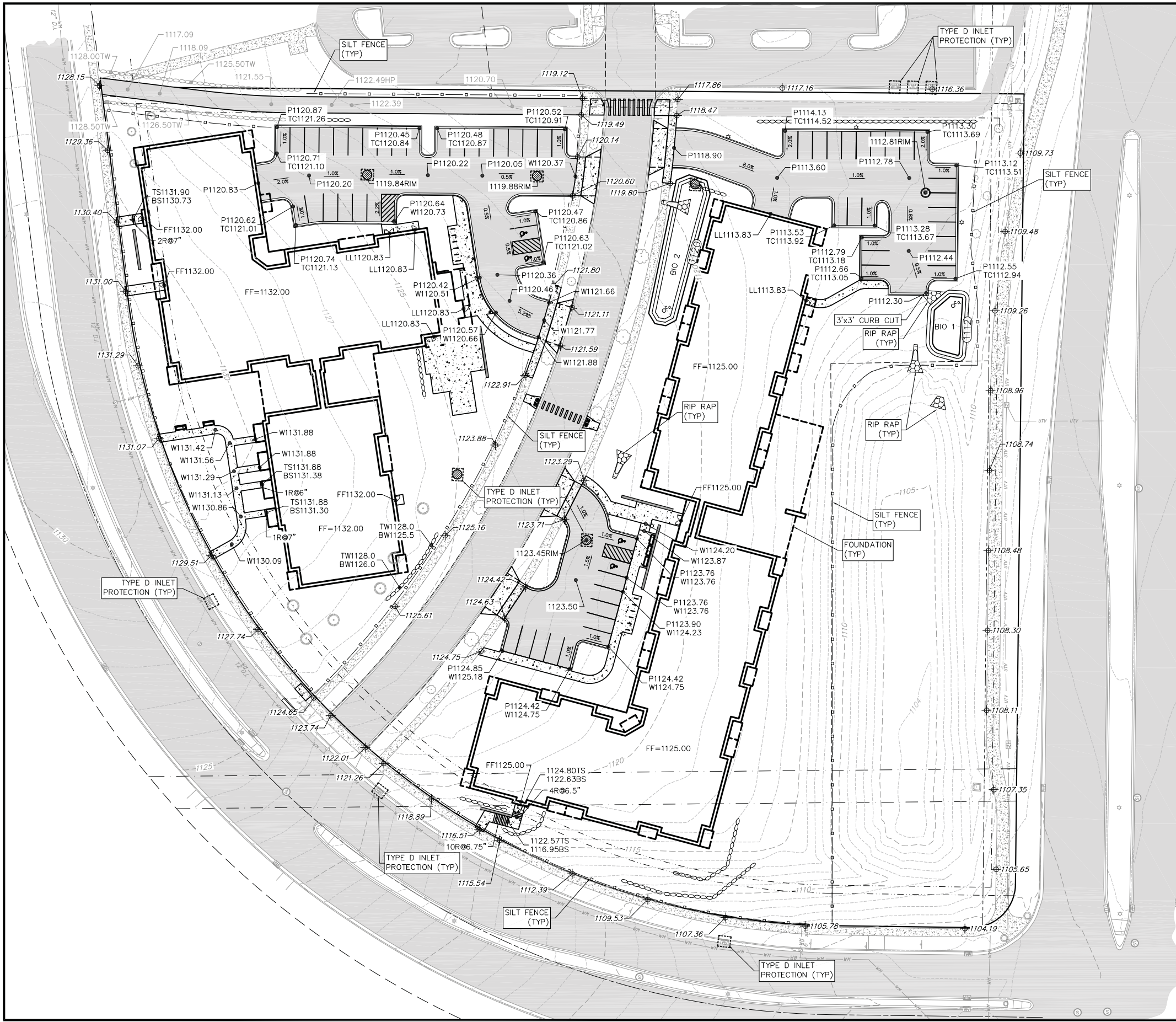
CHECKED RKOL

PROJECT NO. 150257

SHEET 2 OF 4

DWG. NO. C-2.0

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 29 Jun 2016 - 9:34a M:\Oakbrook Corp\150257_Gonsler Heights Lot 8\CADD\150257_Base.dwg by: rkol



- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - - - 820 - - - PROPOSED MAJOR CONTOURS
 - - - 818 - - - PROPOSED MINOR CONTOURS
 - - - - - DITCH CENTERLINE
 - - - - - SILT FENCE
 - - - - - DISTURBED LIMITS
 - - - - - BERM
 - DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - STONE WEEPER
 - VELOCITY CHECK
 - INLET PROTECTION
 - EROSION MAT CLASS _____
 - EROSION MAT CLASS _____
 - TRACKING PAD
 - RIP RAP
- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - FL - FLOW LINE
 - SW - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED WOOD FENCE
 - PROPOSED CONCRETE
 - PROPOSED LIGHT-DUTY ASPHALT
 - PROPOSED HEAVY-DUTY ASPHALT
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED ADA DETECTABLE WARNING FIELD
 - PROPOSED HANDICAP PARKING

Grading & Erosion Control
 The Reserve at High Point
 City of Madison
 Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 06/29/2016

DRAFTER CSHA

CHECKED RKOL

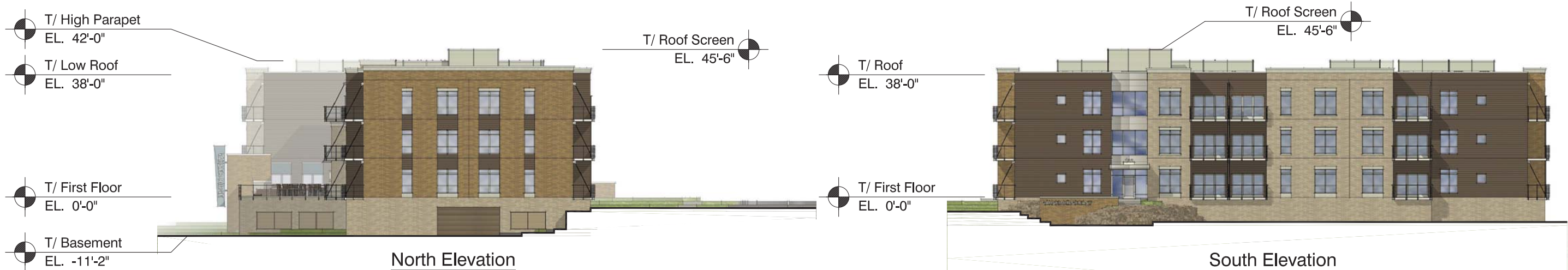
PROJECT NO. 150257

SHEET 3 OF 4

DWG. NO. C-3.0



West Elevation



North Elevation

South Elevation

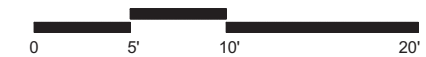


East Elevation

Elevations



Enlarged Elevation





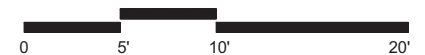
East Elevation



Elevations



Enlarged Elevation





Perspective



Perspective





