

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>December 28, 2011</u>	Action Requested
UDC MEETING DATE: <u>January 4, 2012</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: 3210 Maple Grove Drive

ALDERMANIC DISTRICT: Steve King- District #7

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Tim McKenzie

Knothe & Bruce Architects, LLC

1902 Hawks Ridge Drive Ste 322

7601 University Avenue, Suite 201

Verona, WI 53593

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)

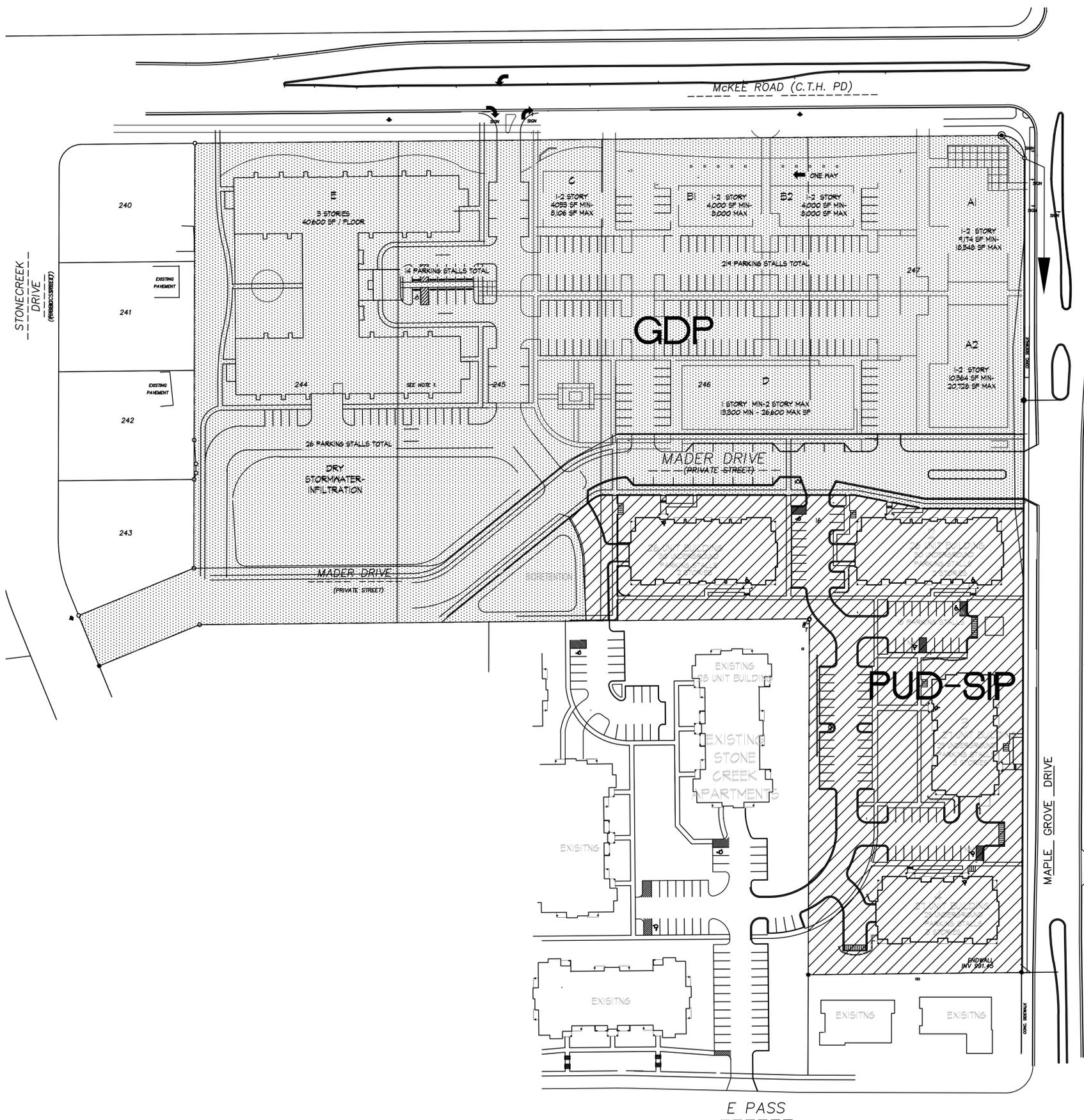
(See Section C for:)

- 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)



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ARCHITECTURAL

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SITE DEVELOPMENT STATISTICS

LOT AREA	15,058 S.F./3.41 ACRES
DWELLING UNITS	106 DU.
LOT AREA/ DU.	1425 S.F./DU.
DENSITY	30 UNITS/ACRE
BUILDING HEIGHT	2-3 STORIES
GROSS FLOOR AREA (excluding underground parking)	108,316 S.F.
FLOOR AREA RATIO	1.4
UNIT MIX	
EFFICIENCY	10
ONE BEDROOM	46
TWO BEDROOM	20
STUDIO LOFT	20
LOFTED 2 BED	10
TOTAL	106
VEHICLE PARKING	
SURFACE	78 (INCL. 3 VAN ACCESSIBLE)
UNDERGROUND	80 (INCL. 3 ACCESSIBLE)
TOTAL	158 (INCL. 6 ACCESSIBLE)
BIKE PARKING	
SURFACE	56
UNDERGROUND	22
TOTAL	78 (50 + 5/56)=78 REQUIRED

Revisions
SIP Submittal - Oct. 8, 2011

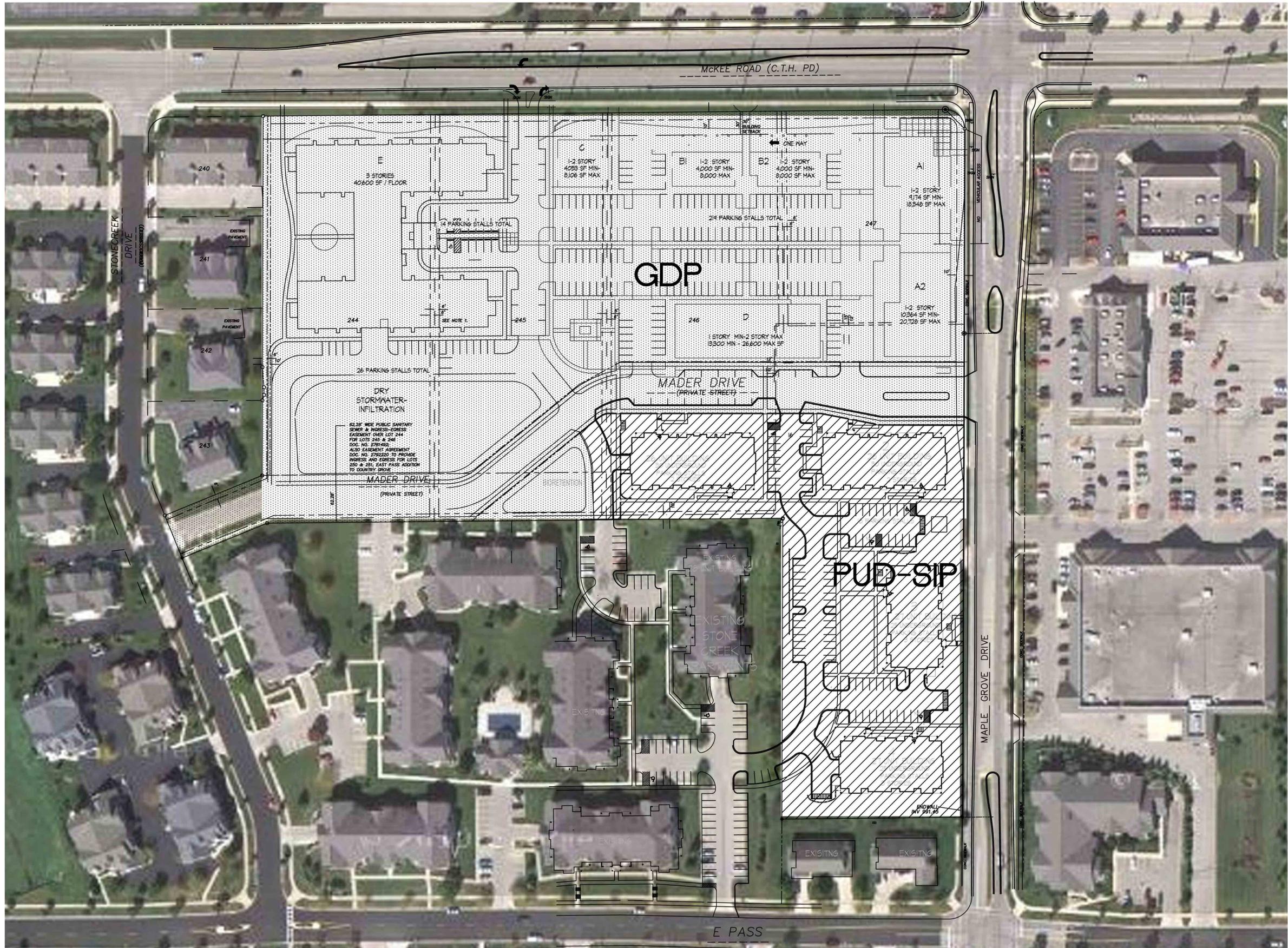
Project Title
Stone Creek Apartments II

Address
Drawing Title
Overall Site Plan

Project No. Drawing No.
0852 C-1.0



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Revisions
 SIP Submittal - Oct. 8, 2011

Project Title
**Stone Creek
 Apartments II**

Address
 Drawing Title
Overall Site Plan

Project No. **0852** Drawing No. **C-1.0**

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NEW CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH MADISON GENERAL ORD. SECTION 10.02(4)
STOP SIGN @ 7' HIGH

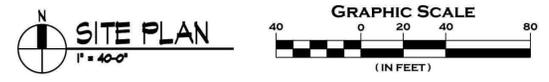
NOTE:
1. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR
2. ALL DAMAGE TO THE PAVEMENT ON MAPLE GROVE DRIVE ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA

Revisions
SIP Submittal - Oct. 8, 2011

Project Title
Stone Creek Apartments II

Address
Drawing Title
Site Plan

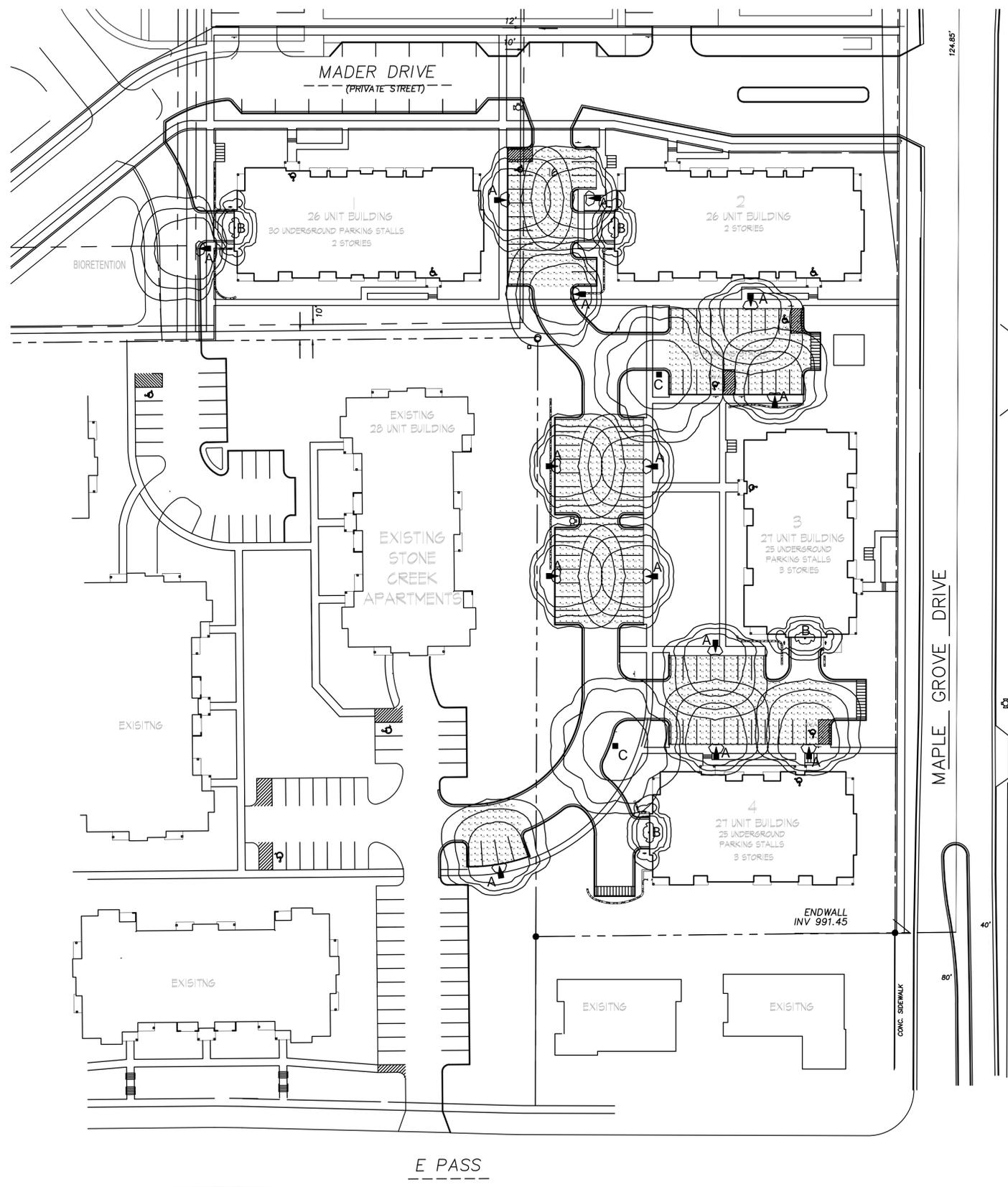
Project No. **0852** Drawing No. **C-1.1**



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Notes



LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
▲	A	14	RUUD LIGHTING	MAC410SBL	12' AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBL.iex	16' ABOVE GRADE ON POLE AND CONC. BASE
□	B	4	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT MH	E8507.IES	8' ABOVE GRADE ON SIDE OF BUILDING
■	C	2	RUUD LIGHTING	QV410	16' QUADRATE VERTICAL / TYPE V	100 WATT MH	QV410.iex	16' ABOVE GRADE ON POLE AND CONC. BASE

ARROW INDICATES DIRECTION OF LIGHT TYP.

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lots	+	1.5 fc	5.4 fc	0.4 fc	13.5:1	3.8:1

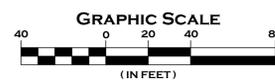
Revisions
SIP Submittal - Oct. 8, 2011

Project Title
Stone Creek Apartments II

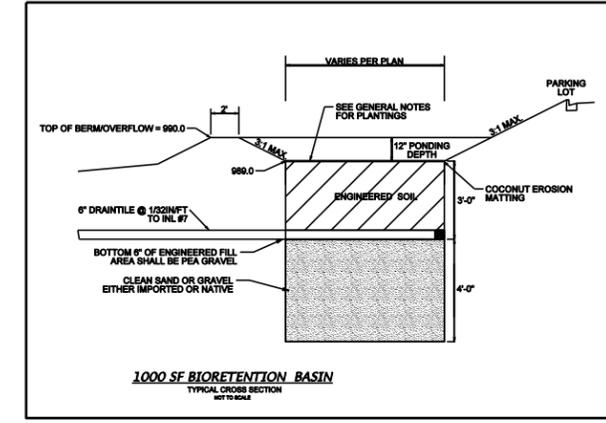
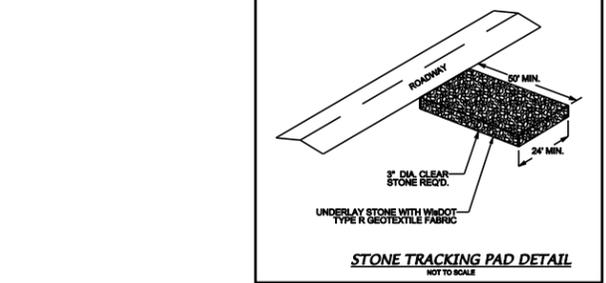
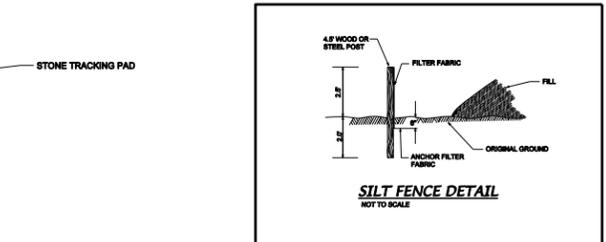
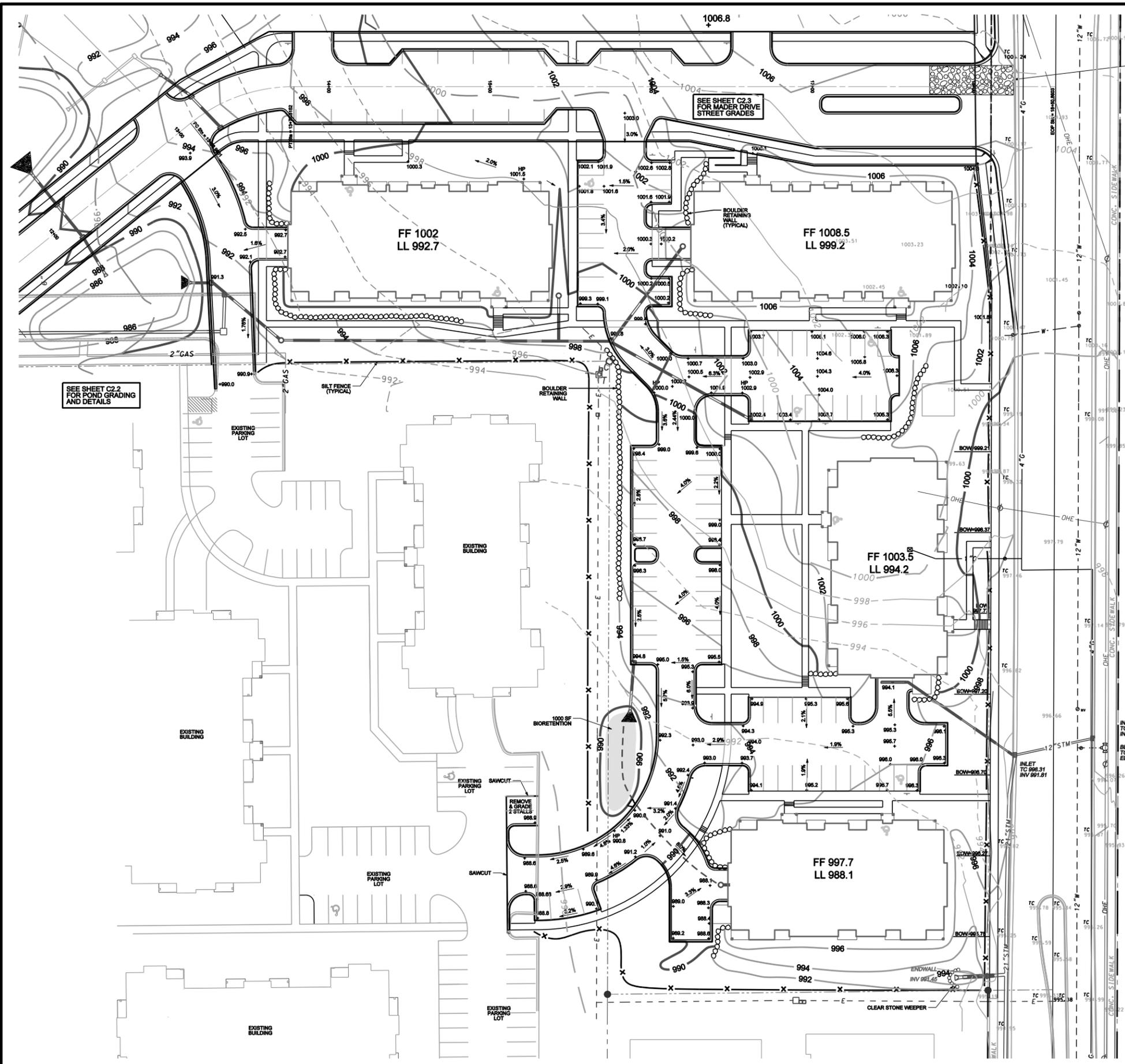
Address
Drawing Title
Site Plan - Lighting

Project No. **0852** Drawing No. **C-1.2**

SITE LIGHTING PLAN
1" = 40'-0"



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- SITE GRADING AND EROSION CONTROL NOTES**
- All site grading and erosion control shall conform with the City of Madison Chapter 37 Ordinance, and any addendums issued prior to the contract bid date.
 - Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
 - Area disturbed within any street right-of-way shall be restored with 4" topsoil, fertilizer, seed, and mulch.
 - Disturbed areas outside the street right-of-way shall be restored with seed, fertilizer and mulch or in accordance with an approved landscape plan.
 - Public streets shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
 - Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum measures that will be acceptable.
 - The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
 - Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
 - Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned/maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
- BIORETENTION NOTES**
- The basin shall be constructed per the Wisconsin DNR Conservation Practice Standard 1004.
 - The basin shall be installed after the parking lots and drives are paved and a satisfactory stand of vegetation on the road berms and site has occurred.
 - The basins shall be excavated to within 1 foot of final grade at the time the site is rough graded to allow sediment to be captured during site work. Once the site is paved and being restored, the basin shall be excavated to finished grade and the engineered soil placed at that time.
 - During construction, basin area shall be kept free of compaction by heavy equipment and materials.
 - The engineered fill shall be a mixture of 70-85% coarse sand and 15-30% compost meeting the following requirements:
Sand - USDA coarse sand 0.02 to 0.04 inch diameter pre-washed and well drained or dry prior to mixing
Compost - shall meet the requirements of Wisconsin DNR S100
 - The engineered soil mix shall be free of rock, roots, and debris over 1" in diameter.
 - Contractor shall place engineered fill in a manner that minimizes compaction of fill and subgrade and allows for natural settlement of the fill.
 - Restoration of the bioretention basin shall include placement of a layer of coconut fabric followed by the planting of native grasses plug spaced 18" on center. Landscape architect shall provide the appropriate plug types that will provide optimum survivability and blend in well with adjoining fens.

GRADING & EROSION CONTROL PLAN

STONE CREEK II

3210 MAPLE GROVE DR
MADISON, WISCONSIN

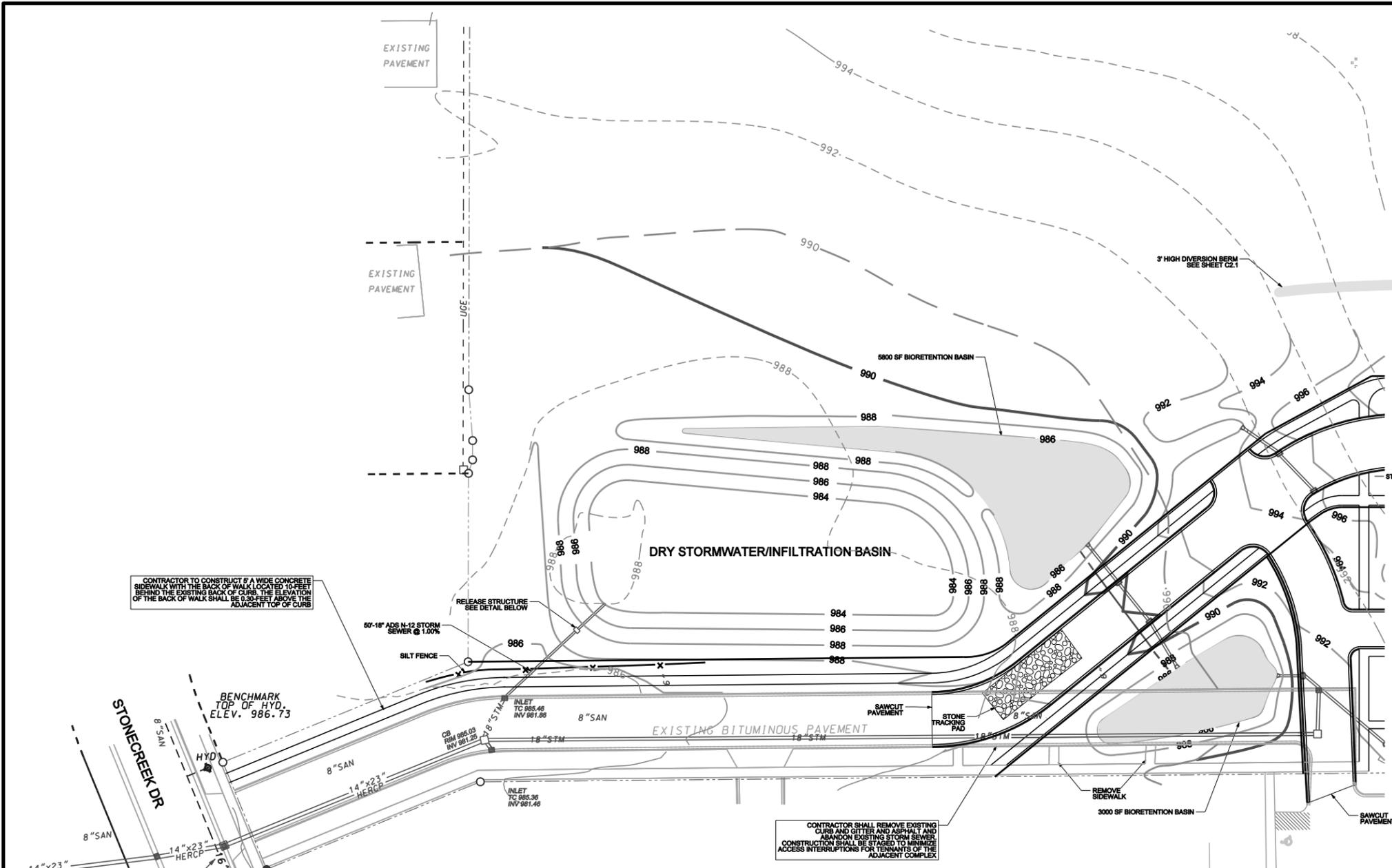
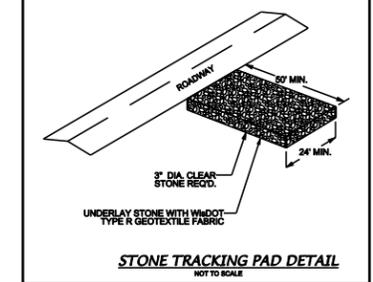
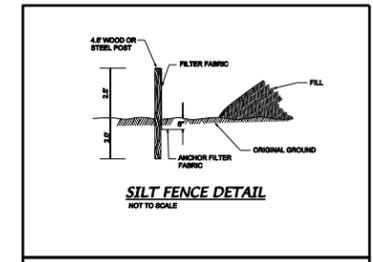


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DRAWN BY: BJH
FN: 11-03-105
Sheet Number:
C2.1

- SITE GRADING AND EROSION CONTROL NOTES**
- All site grading and erosion control shall conform with the City of Madison Chapter 37 Ordinance, and any addendums issued prior to the contract bid date.
 - Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
 - Area disturbed within any street right-of-way shall be restored with 4" topsoil, fertilizer, seed, and mulch.
 - Disturbed areas outside the street right-of-way shall be restored with seed, fertilizer and mulch or in accordance with an approved landscape plan.
 - Public streets shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
 - Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum measures that will be acceptable.
 - The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
 - Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
 - Type D silt filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned/maintained throughout construction and removed after a satisfactory stand of grass has been achieved.

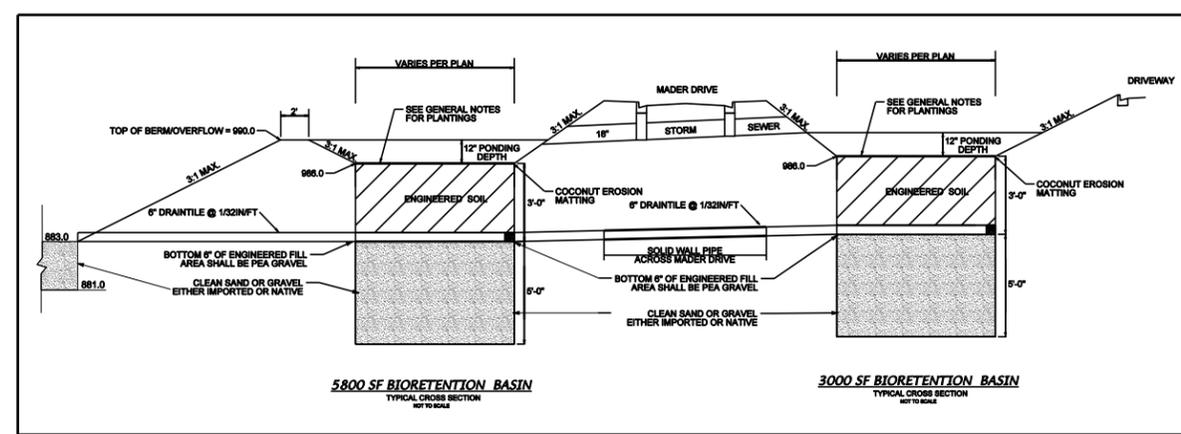
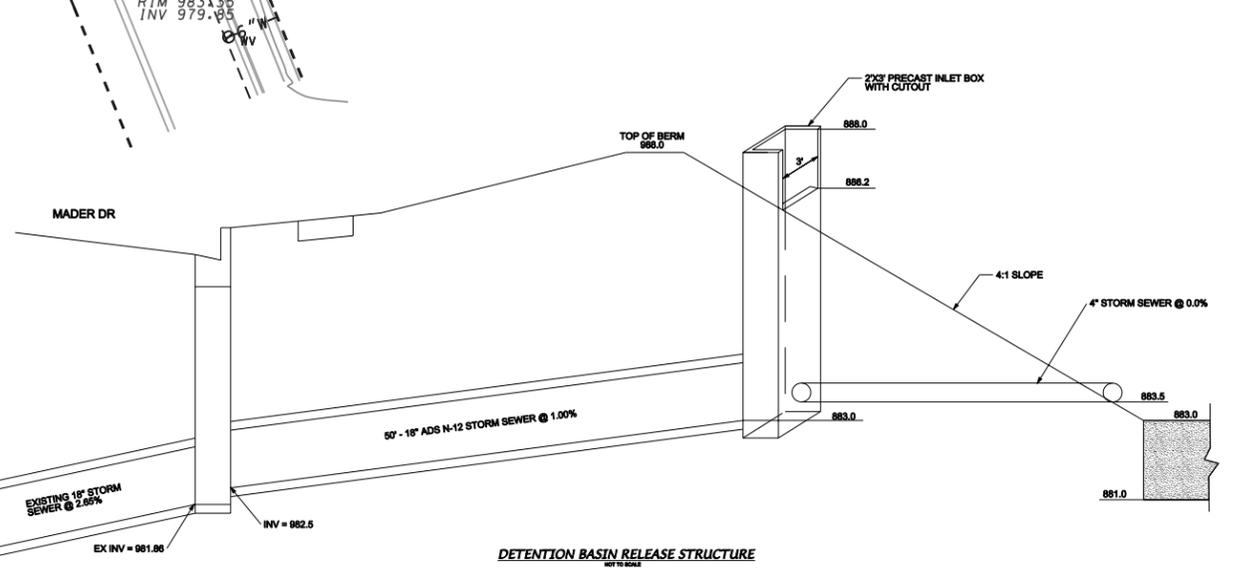
- BIORETENTION NOTES**
- The basin shall be constructed per the Wisconsin DNR Conservation Practice Standard 1004.
 - The basin shall be installed after the parking lots and drives are paved and a satisfactory stand of vegetation on the pond banks and site has occurred.
 - The basins shall be excavated to within 1 foot of final grade at the time the site is rough graded to allow sediment to be captured during site work. Once the site is paved and being restored, the basin shall be excavated to finished grade and the engineered soil placed at that time.
 - During construction, basin area shall be kept free of compaction by heavy equipment and materials.
 - The engineered fill shall be a mixture of 70-85% coarse sand and 15-30% compost meeting the following requirements:
 Sand - USDA coarse sand 0.02 to 0.04 inch diameter pre-washed and well drained or dry prior to mixing
 Compost - shall meet the requirements of Wisconsin DNR S100
 - The engineered soil mix shall be free of rock, roots, and debris over 1" in diameter.
 - Contractor shall place engineered fill in a manner that minimizes compaction of fill and subgrade and allows for natural settlement of the fill.
 - Restoration of the bioretention basin shall include placement of a layer of coconut fabric followed by the planting of native prairie plugs spaced 18" on center. Landscape architect shall provide the appropriate plug types that will provide optimum survivability and blend in well with adjoining flora.



CONTRACTOR TO CONSTRUCT A WIDE CONCRETE SIDEWALK WITH THE BACK OF WALK LOCATED 10 FEET BEHIND THE EXISTING BACK OF CURB. THE ELEVATION OF THE BACK OF WALK SHALL BE 0.30 FEET ABOVE THE ADJACENT TOP OF CURB

RELEASE STRUCTURE SEE DETAIL BELOW

CONTRACTOR SHALL REMOVE EXISTING CURB AND GUTTER AND ASPHALT AND ABANDON EXISTING STORM SEWER. CONSTRUCTION SHALL BE STAGED TO MINIMIZE ACCESS INTERRUPTIONS FOR TENANTS OF THE ADJACENT COMPLEX



DETENTION POND GRADING & EROSION CONTROL PLAN

STONE CREEK II

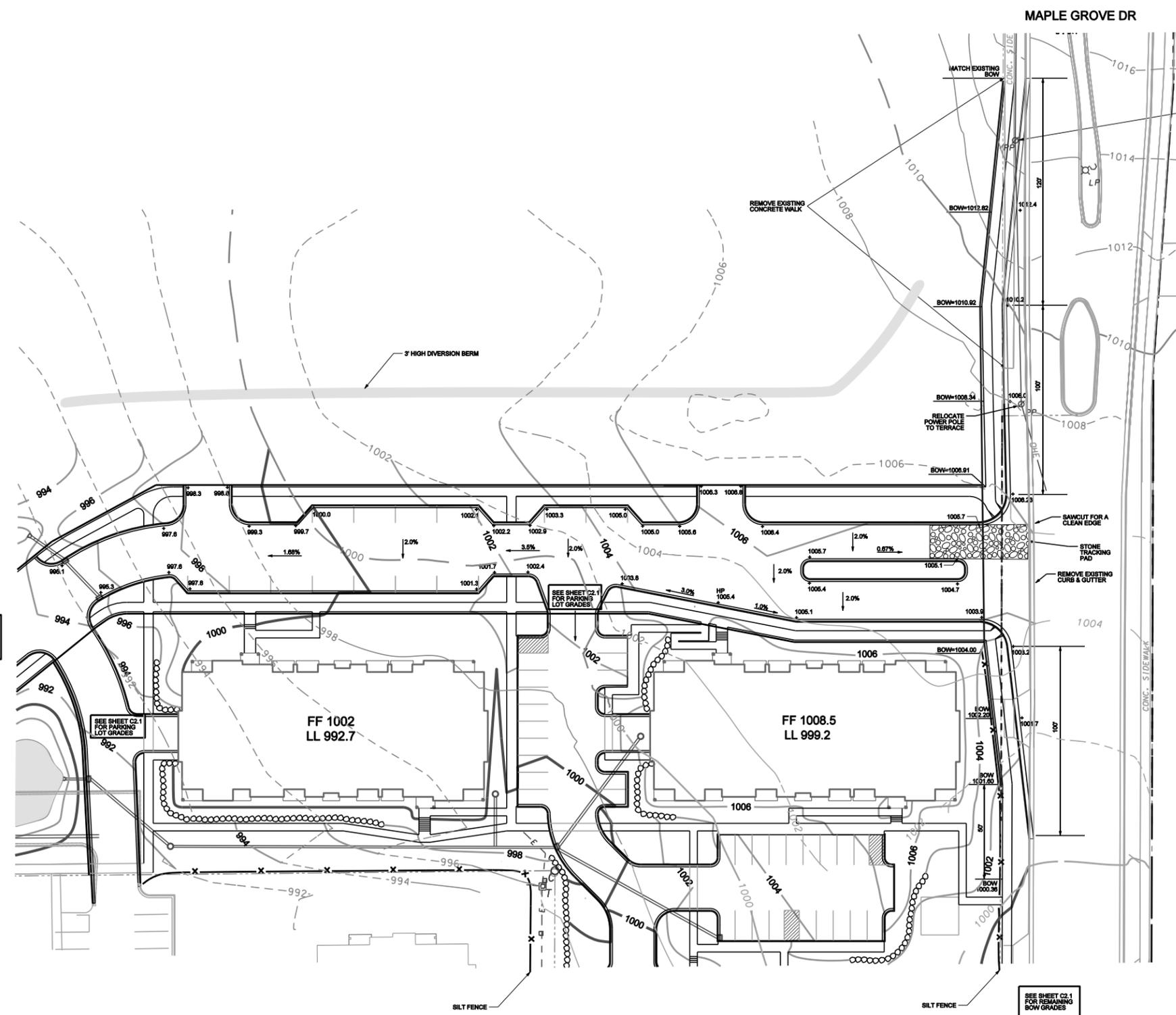
MADER DRIVE
MADISON, WISCONSIN



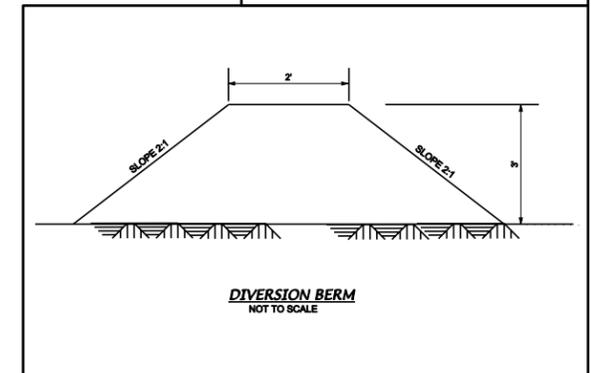
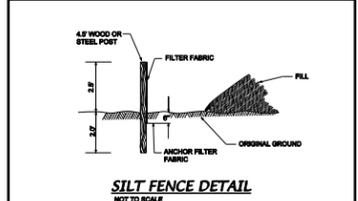
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C2.2

STONE CREEK II

MADER DRIVE
 MADISON, WISCONSIN



ADJUST LOCATION OF TAPER AS NECESSARY TO PROVIDE 2' SEPARATION BETWEEN BACK OF WALK AND FRONT OF POWER POLE



- SITE GRADING AND EROSION CONTROL NOTES**
- 1) All site grading and erosion control shall conform with the City of Madison Chapter 37 Ordinance, and any addendums issued prior to the contract bid date.
 - 2) Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
 - 3) Area disturbed within any street right-of-way shall be restored with 4" topsoil, fertilizer, seed, and mulch.
 - 4) Disturbed areas outside the street right-of-way shall be restored with seed, fertilizer and mulch or in accordance with an approved landscape plan.
 - 5) Public streets shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
 - 6) Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum measures that will be acceptable.
 - 7) The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
 - 8) Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
 - 9) Type D burl filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned/maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
 - 10) Diversion berm to be created using the topsoil stripped from the site and may be larger than 3' high. Diversion berm to remain in place after site restoration for post construction erosion control and runoff diversion.

SEE SHEET C2.2 FOR CONTINUATION OF POND AND STREET GRADES

SEE SHEET C2.1 FOR PARKING LOT GRADES

SEE SHEET C2.1 FOR PARKING LOT GRADES

SEE SHEET C2.1 FOR REMAINING BOW GRADES



DATE: 10-04-11
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DRAWN BY: BJH

FN: 11-05-131

Sheet Number:
C2.3

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Notes



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



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

Revisions
SIP Submittal - October 5, 2011

Project Title
**Stone Creek
Apartments II**

Drawing Title
Elevations
Building 1 & 2 - 26 Unit

Project No. Drawing No.

0852

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Notes



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



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

Revisions

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Project Title

*Stone Creek
Apartments II*

Drawing Title

Elevations
Building 1 & 2 - 26 Unit

Project No.

0852

Drawing No.

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Notes



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



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

Revisions
 SIP Submittal - October 5, 2011

Project Title
**Stone Creek
 Apartments II**

Drawing Title
**Elevations
 Building 3 - 27 Unit**

Project No. Drawing No.

0852

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Notes



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



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

Revisions
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Project Title
 Stone Creek
 Apartments II

Drawing Title
 Elevations
 Building 3 - 27 Unit

Project No. Drawing No.

0852 II



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



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

Revisions
SIP Submittal - October 5, 2011

Project Title
**Stone Creek
Apartments II**

Drawing Title
**Elevations
Building 4 - 27 Unit**

Project No. Drawing No.

0852

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Notes



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



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

Revisions

SIP Submittal - October 5, 2011

Project Title

Stone Creek
Apartments II

Drawing Title

Elevations
Building 4 - 27 Unit

Project No.

0852

Drawing No.

17

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Notes
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○ MAPLE GROVE DRIVE STREET ELEVATION
 1/16" = 1'-0"



○ MADER DRIVE STREET ELEVATION
 1/16" = 1'-0"

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Project Title
**Stone Creek
 Apartments II**

Drawing Title
Street Elevation

Project No. **0852** Drawing No. **18**

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