

Development Data

Site Data	Project Total	West	East
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	114,550	49,580	64,970
- Percentage	46.8	55.8	41.7
Usable Open Space	52,230	22,735	29,495

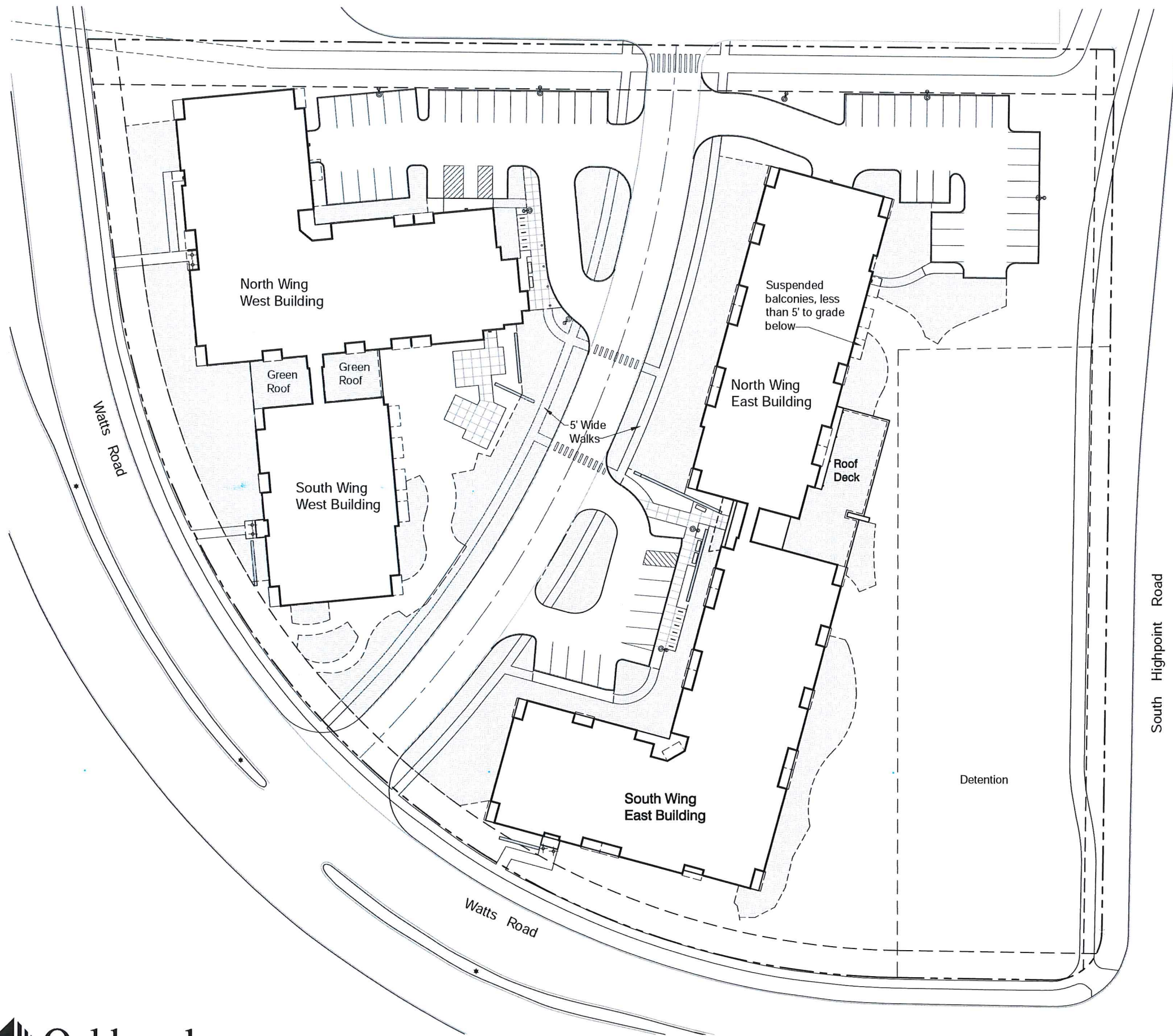
Building Data

	156	66	90
Dwelling Units	156	66	90
Building Height	3 Stories	3 Stories	3 Stories
Gross Floor Area	166,909	76,900	90,009
<small>(Excluding Garage Level Parking Areas)</small>			
FAR	0.68	0.87	0.58
Studio	572 sf - 625 sf 24	15	9
One Bedroom	701 sf - 802 sf 68	22	46
Two Bedroom	906 sf - 1306 sf 64	29	35

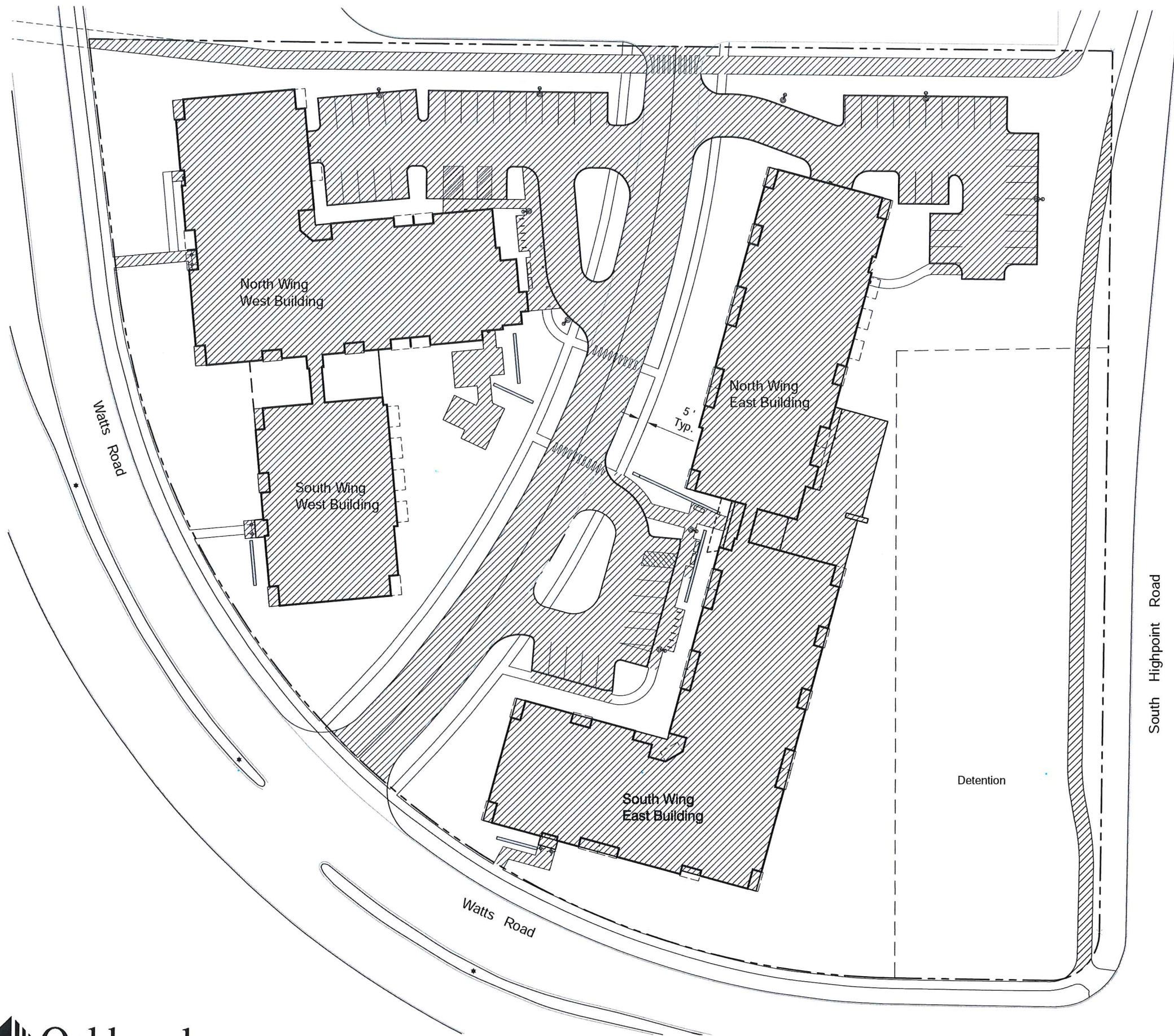
Parking Data

Vehicle	Total	91	126
Internal	217	91	126
Surface	156	66	90
Ratio	61	25	36
	1.4	1.4	1.4

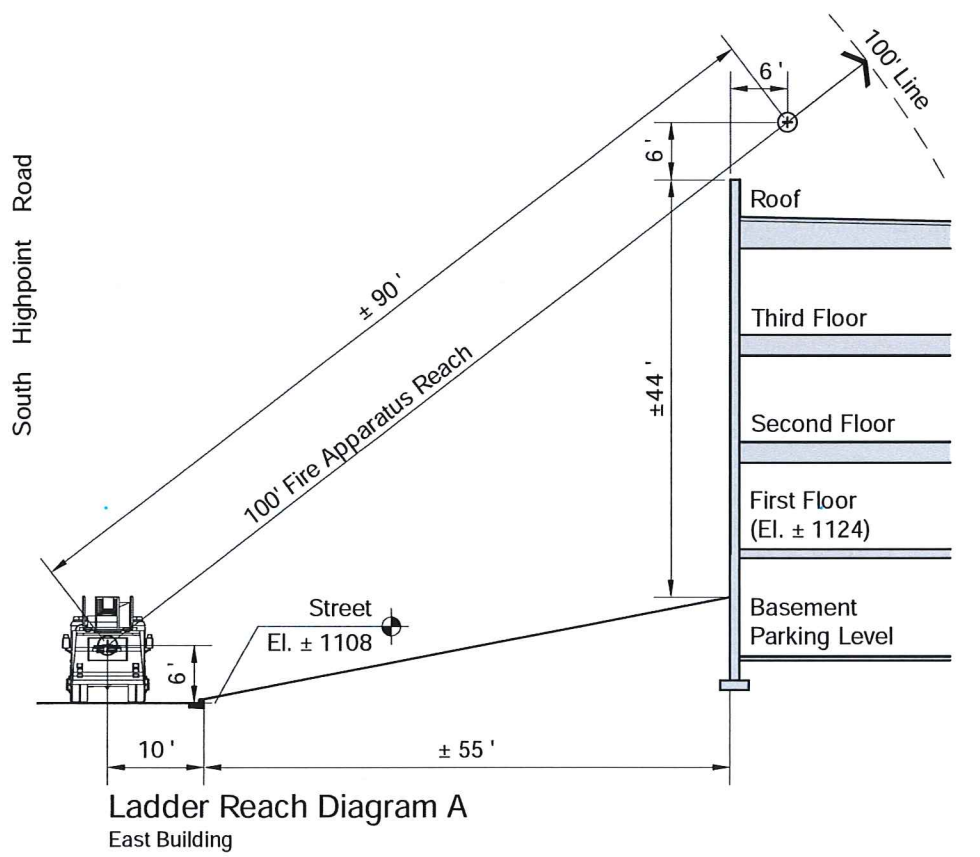
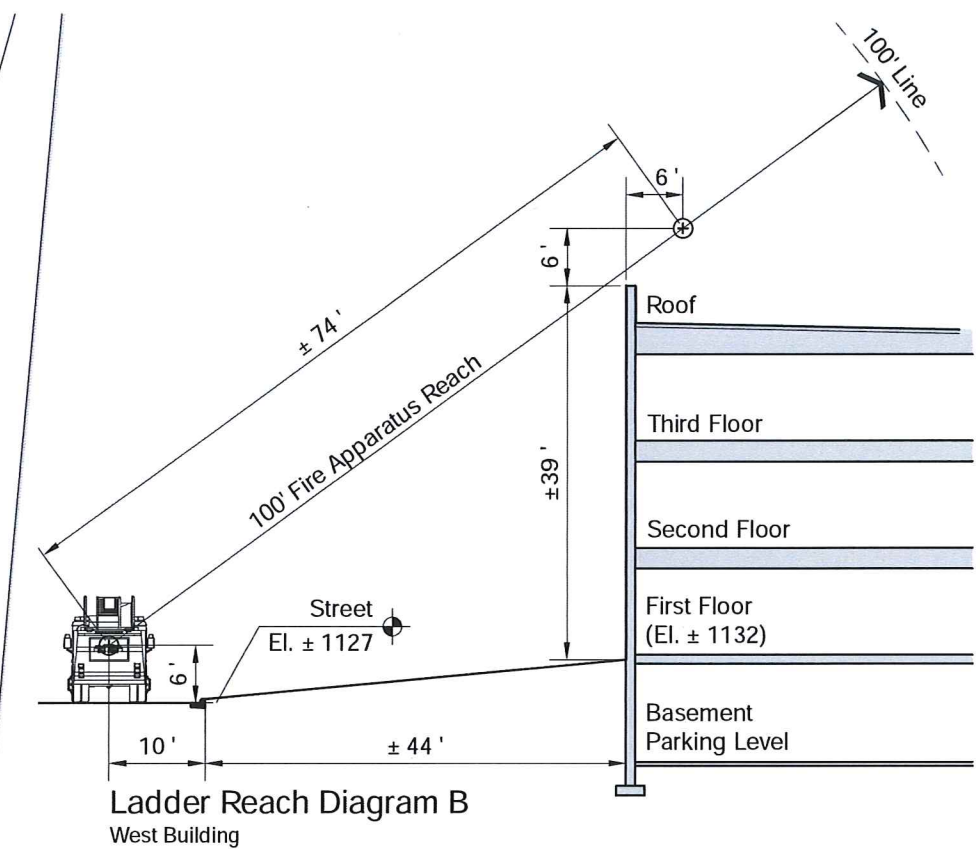
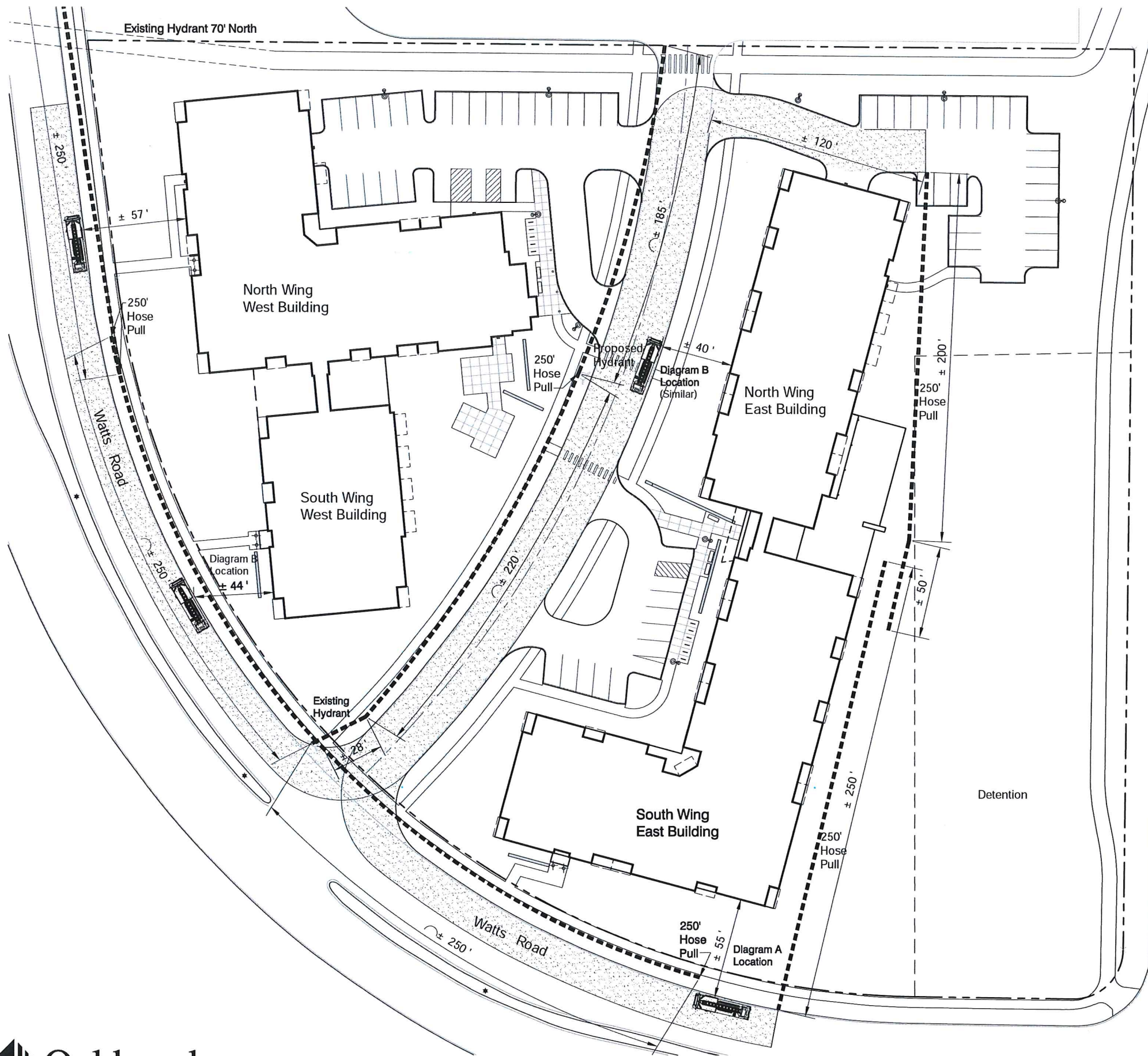
Bike	Total	76	102
Internal	178	76	102
Surface	156	66	90
Ratio	22	10	12
	1.1	1.2	1.1



Usable Open Space	
	Project Total
Dwelling Units	156
Required (320 sff/Dwelling Unit)	49,920
Provided Total	52,230
Balconies & Roof Deck	11,880
At Grade	40,350




Lot Coverage	
	Project Total
Lot Area	± 244,595
Lot Coverage - Percentage	114,550 / 46.8
Max. % Allowed	75






WST LED
Architectural Wall Sconce



MRT1 LED
LED Area Luminaire



Specifications
EPA: 0.51 ft
Length: 24-1/2"
Width: 18-1/8"
Height: 6-5/8"
Weight (max): 21 lbs

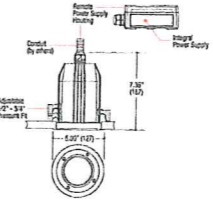
Specifications Luminaire
Height: 7-1/4"
Width: 16-1/4"
Depth: 9-1/8"
Weight: 17 lbs

Optional Back Box (BBW)
Height: 4"
Width: 5-1/2"
Depth: 1-1/2"

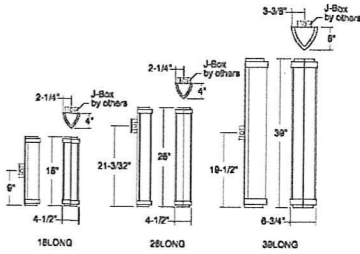
Light - A & B

Light - C

ILLUMINATION **BULLET**
OUTDOOR RECESSED FIXED DOWNLIGHT
WET LOCATION - IP66 LED



Specifications
4913
ETRUSCAN



Light - D

Light - E

Photometrics by KSA Lighting

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Mounting Height
⊙	A	7	Lithonia Lighting	MRT1 LED 42C 350 30K SR4	MRT1 AREA LIGHT 42 LEDs 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 4 DISTRIBUTION	20'
⊙	B	2	Lithonia Lighting	MRT1 LED 42C 350 30K SR3	MRT1 AREA LIGHT 42 LEDs 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 3 DISTRIBUTION	16'
⊙	C	6	Lithonia Lighting	WST LED P1 30K VF MVOLT	WST LED, Performance package 1, 3000 K, visual comfort forward throw, MVOLT	See Pts
⊙	D	6	FORMA	3513UL Engineering Sample	Mini Bullet Recessed	See Pts
⊙	E	4	Generic Sconce	4/25T10 120 OA	WFE4913 39LONG 4/25T10 120 OA	7'

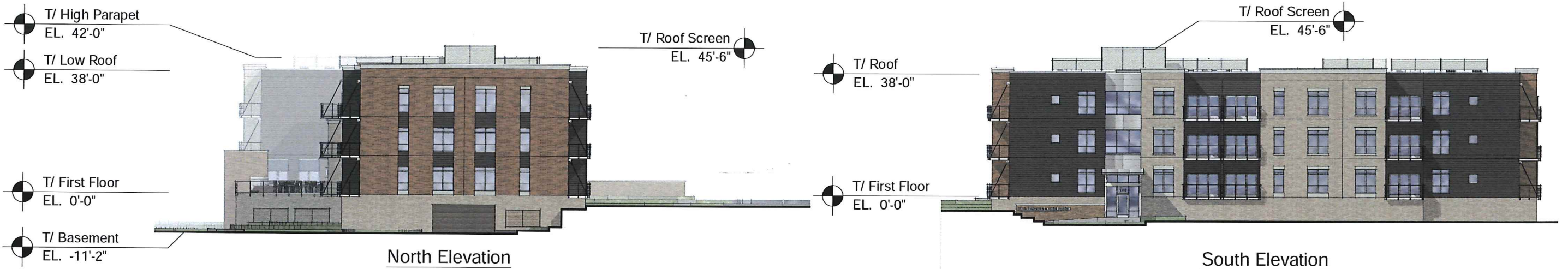
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GRADE LEVEL CALC POINTS	+	0.2 fc	4.7 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.



West Elevation



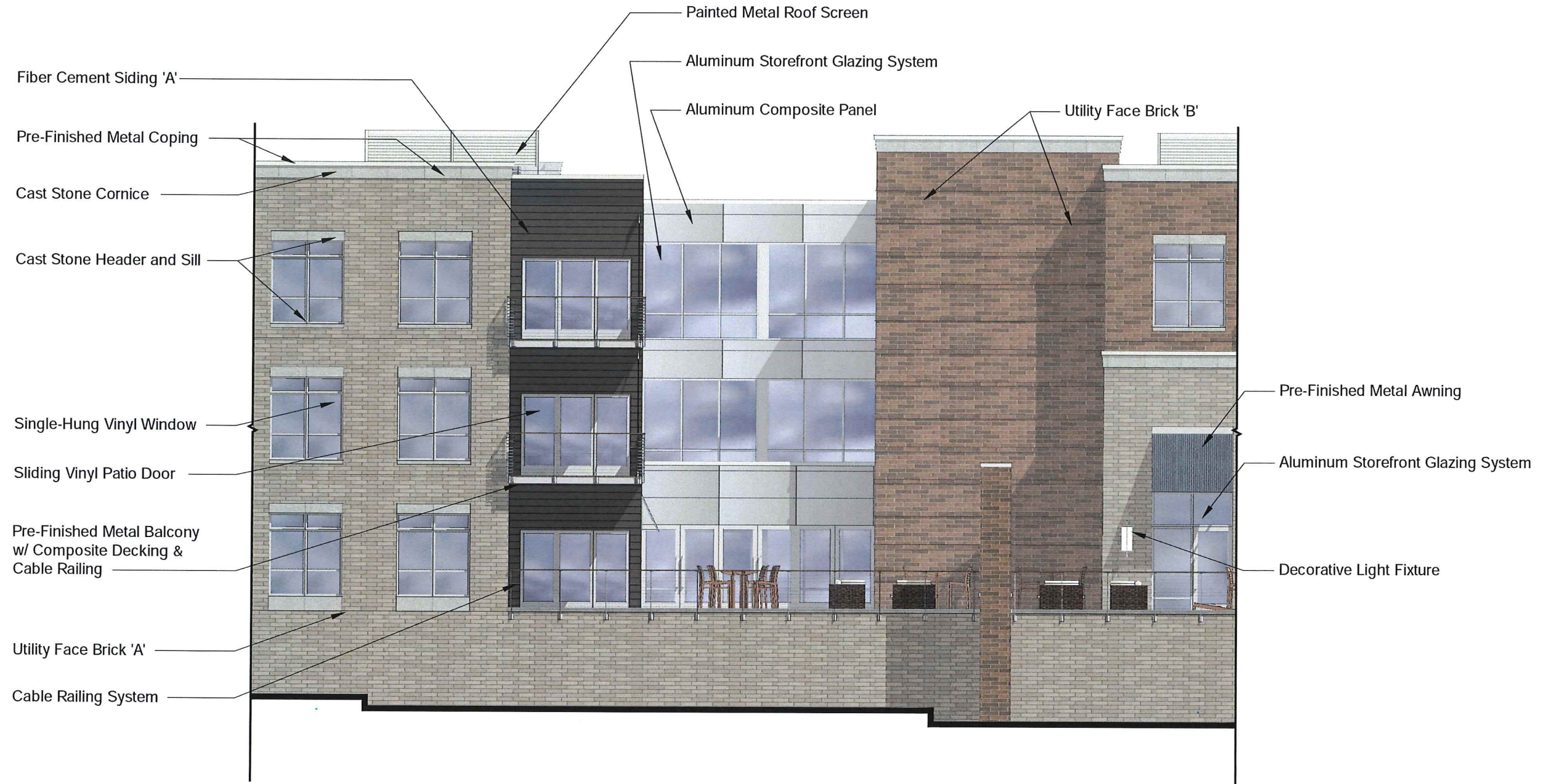
North Elevation

South Elevation



East Elevation

Elevations





East Elevation



South Elevation

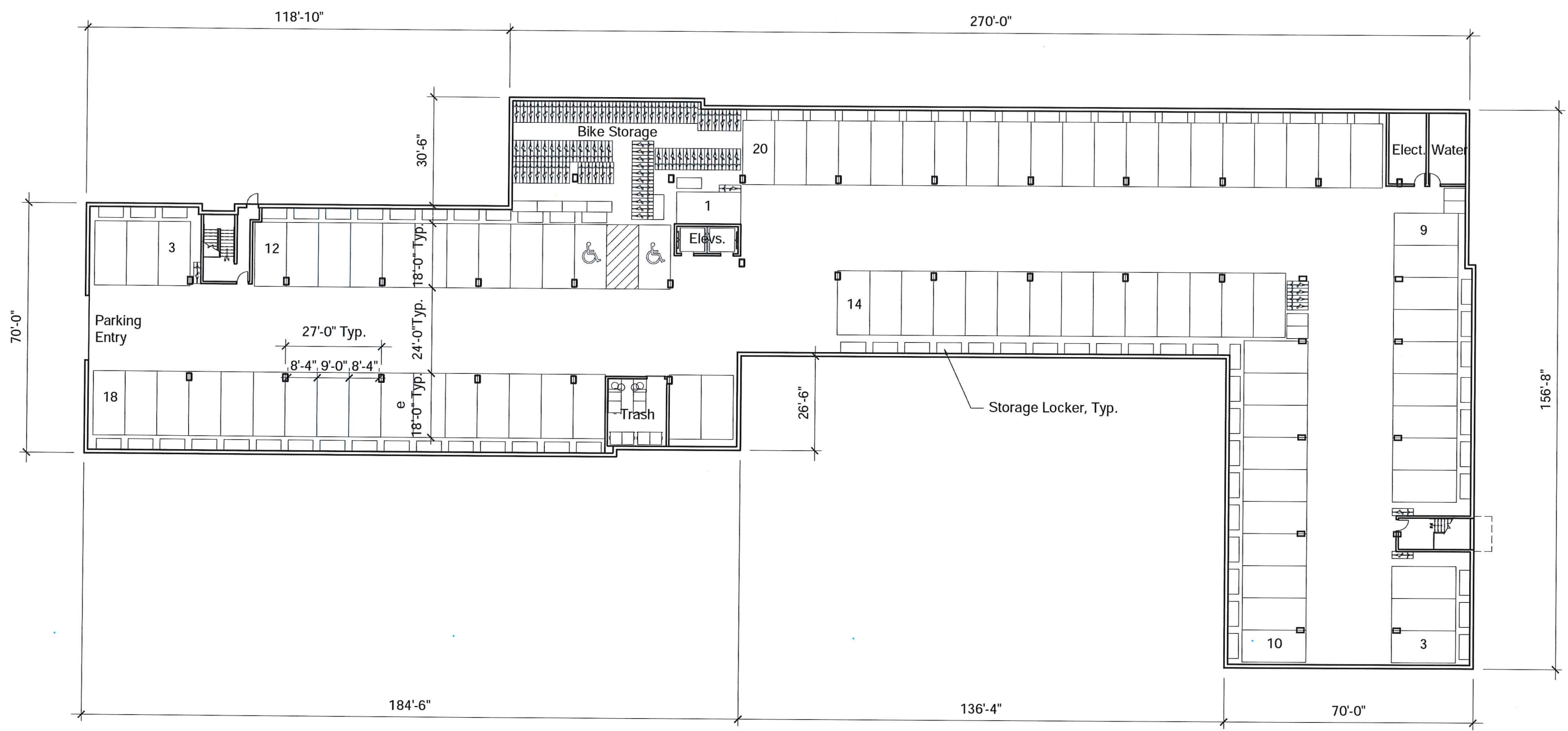
North Elevation



West Elevation

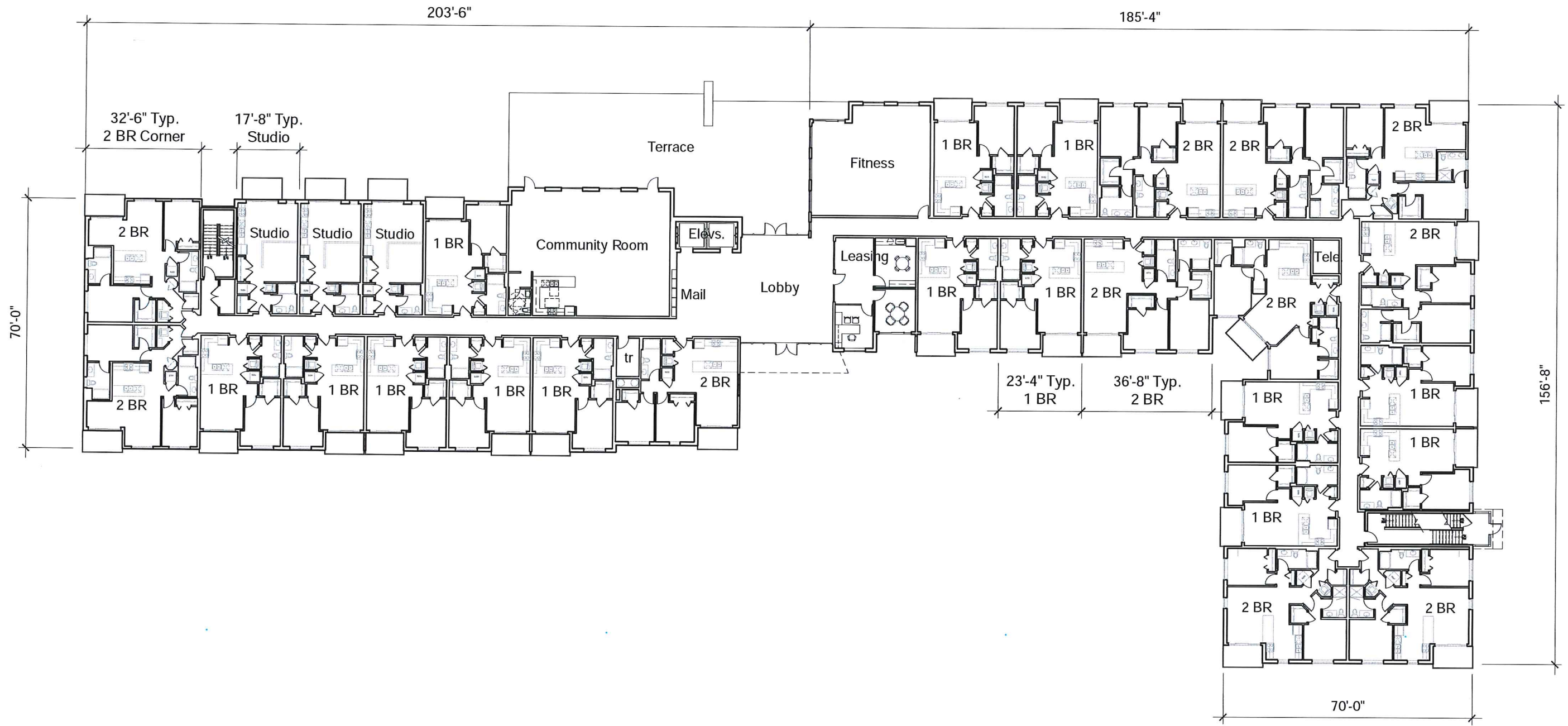
Elevations

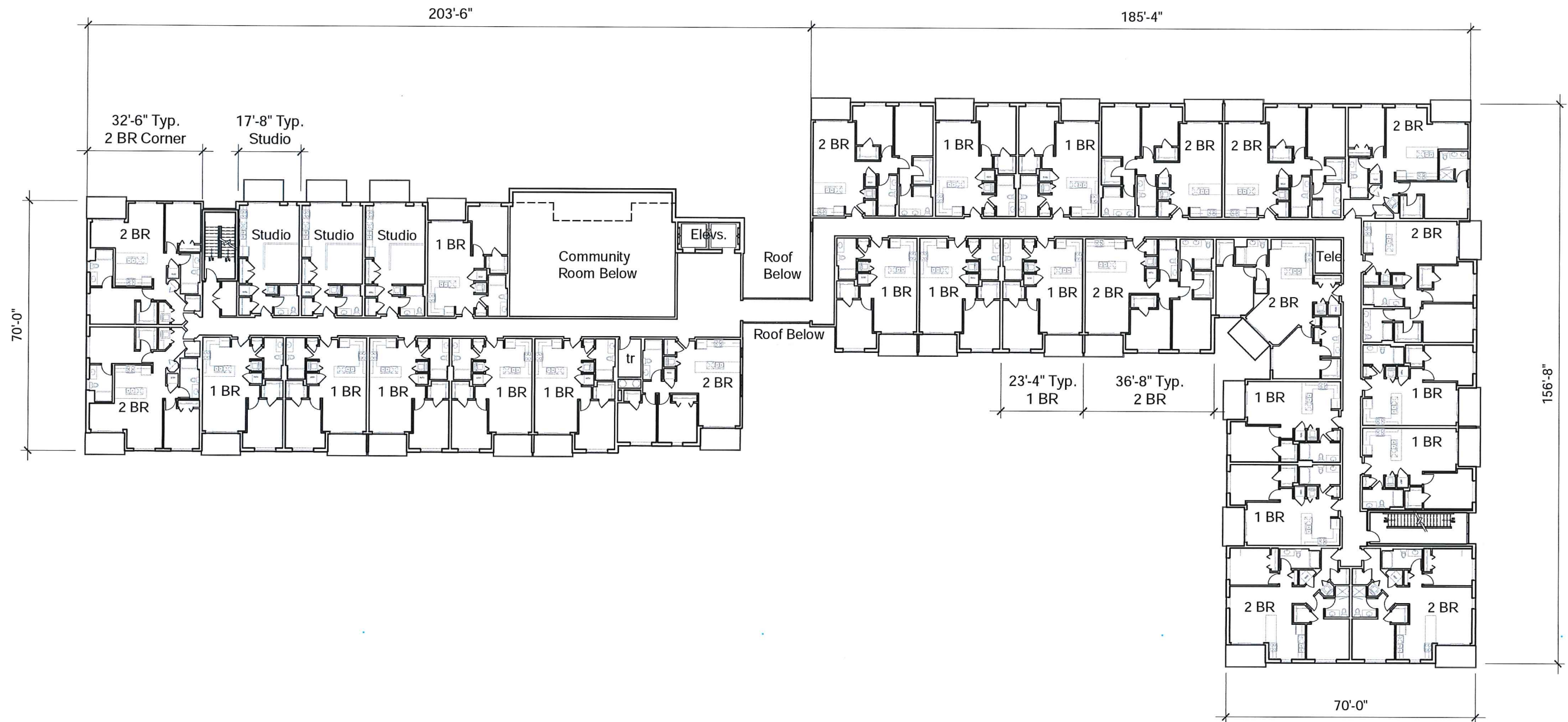


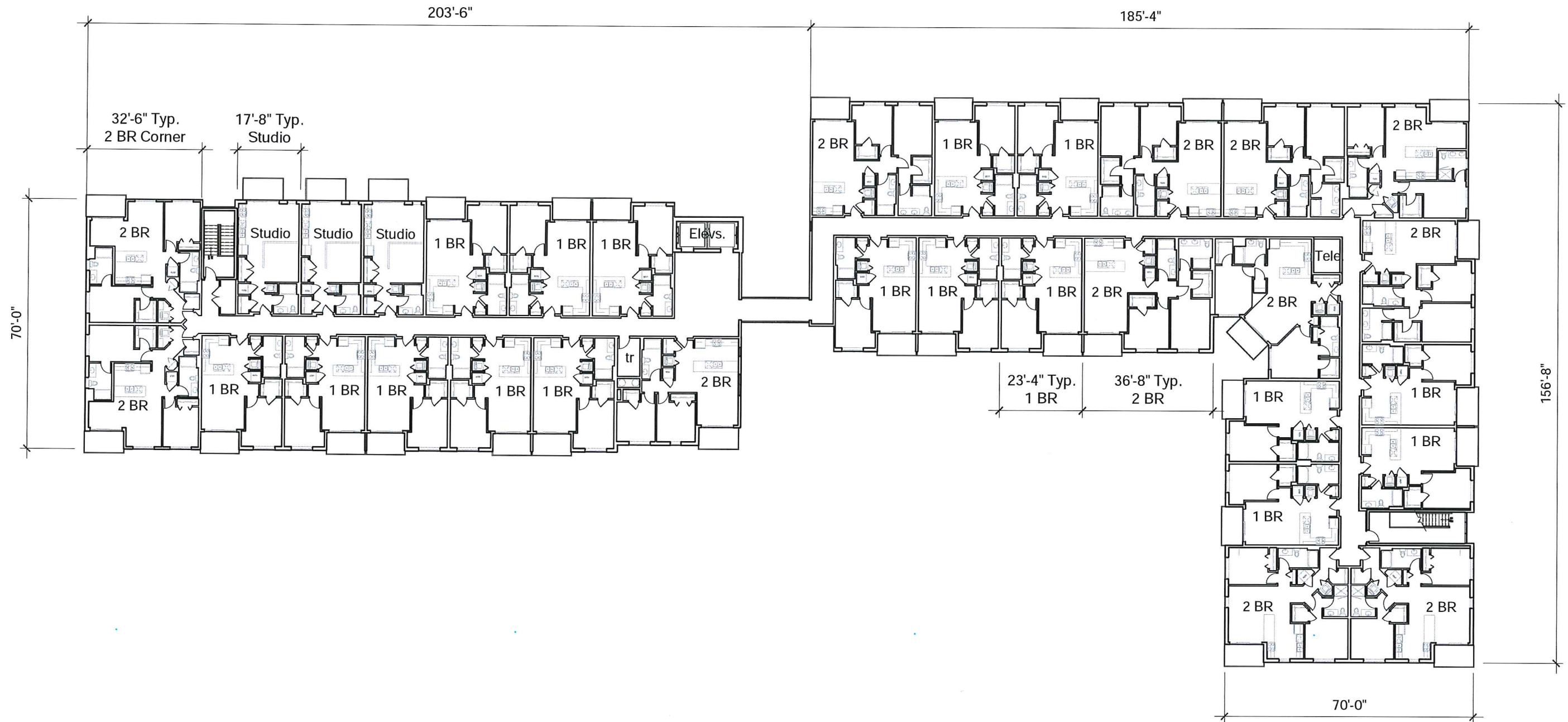


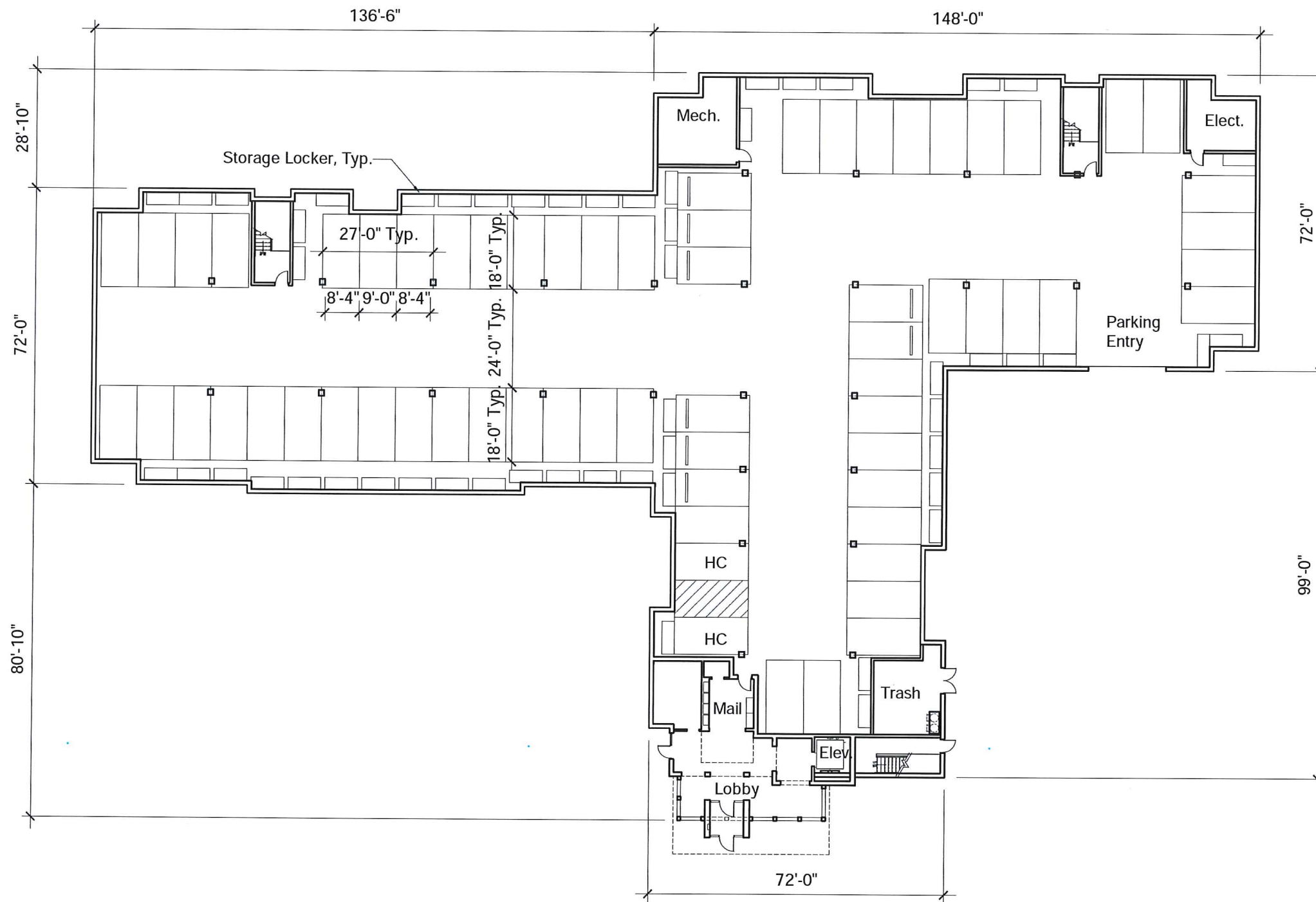
Parking	Count
Std Spaces	88
Accessible Spaces	2
Total	90

Bicycle Parking	90
Storage Units	90



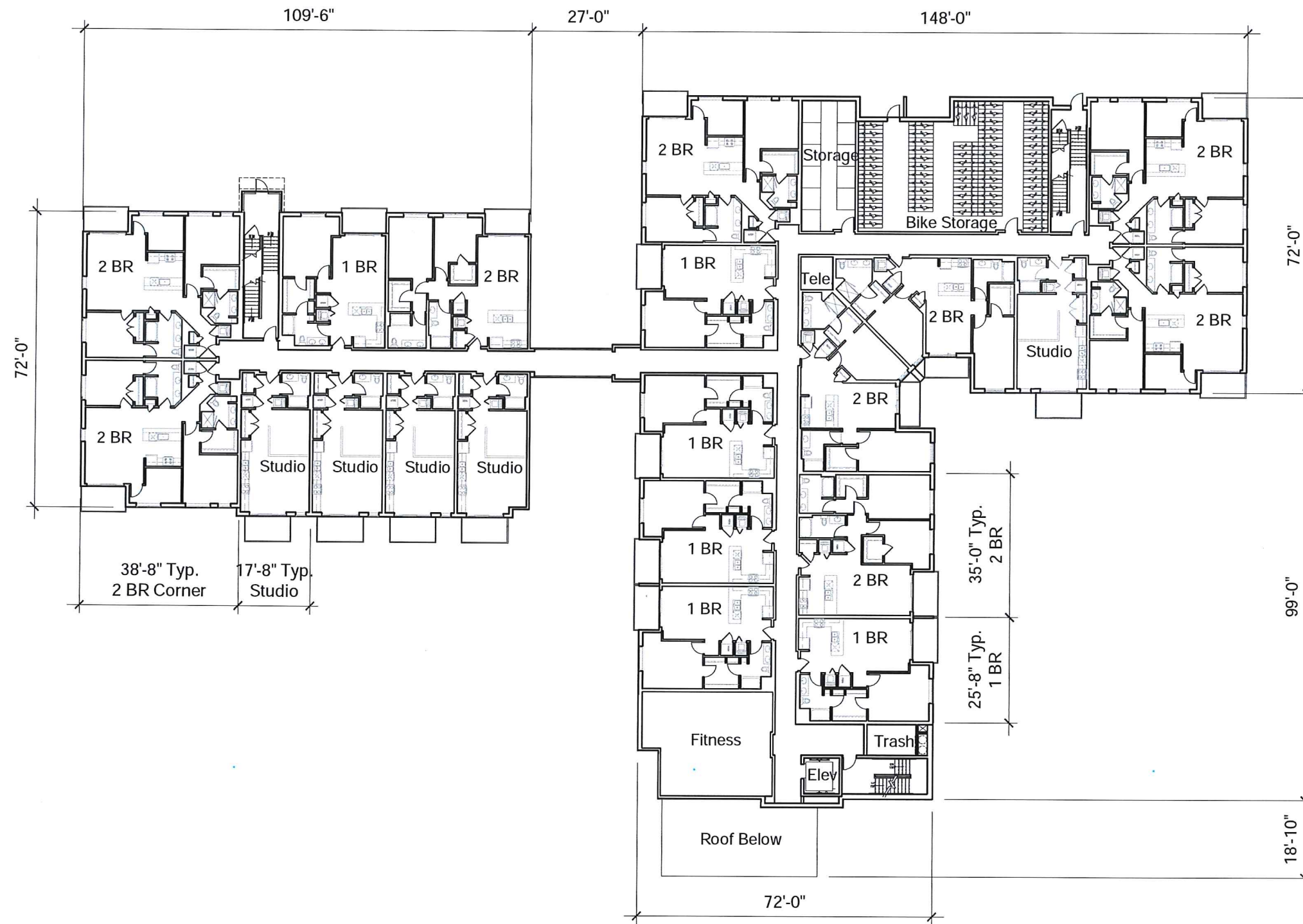




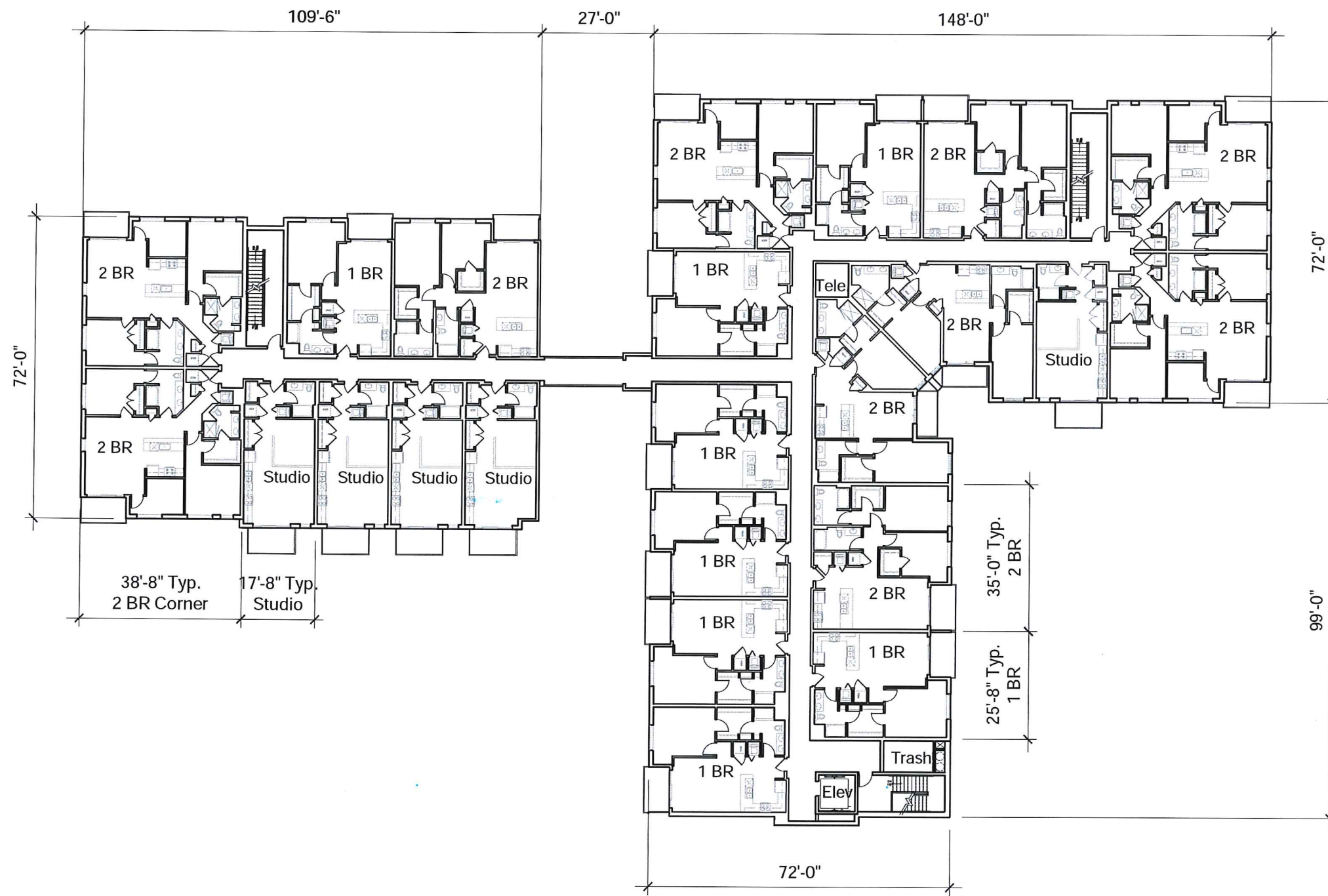


Parking	Count
Std Spaces	64
Accessible Spaces	2
Total	66

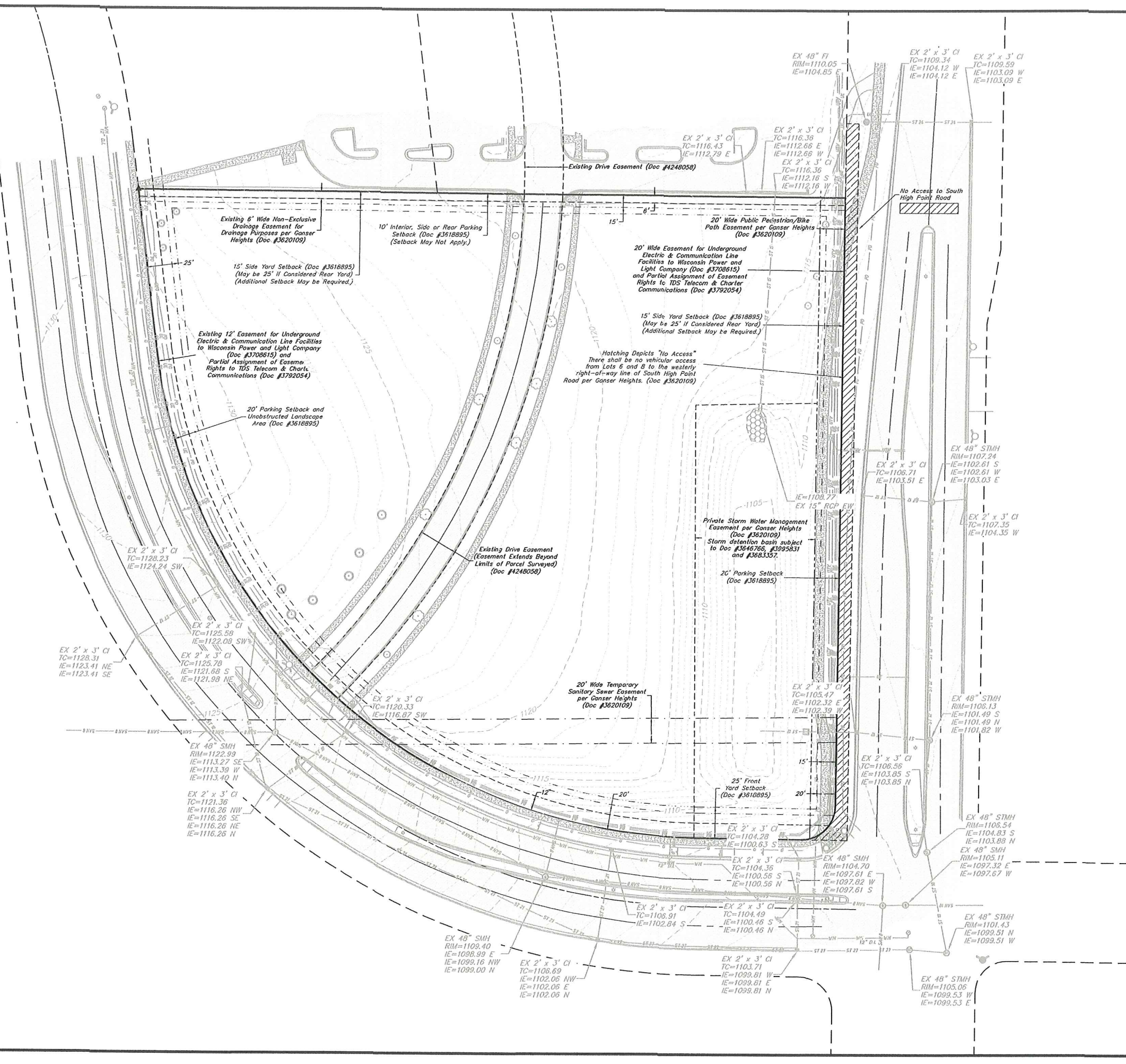
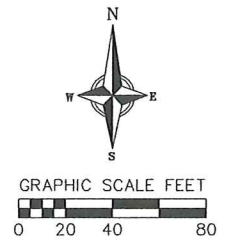
Bicycle Parking	66
(all are on 1st Flr.)	
Storage Units	53
(11 are on 1st Flr.)	



First Floor Plan



Second and Third Floor Plans



- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING SIGN (TYPE NOTED)
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING GAS VALVE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TRANSFORMER
 - EXISTING LIGHT POLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING TRAFFIC SIGNAL
 - EXISTING SHRUB
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
-
- TOPOGRAPHIC LINework LEGEND**
- UTV---UTV--- EXISTING UNDERGROUND CABLE TV
 - FO---FO--- EXISTING FIBER OPTIC LINE
 - UT---UT--- EXISTING UNDERGROUND TELEPHONE
 - G---G--- EXISTING GAS LINE
 - UE---UE--- EXISTING UNDERGROUND ELECTRIC LINE
 - SAW---SAW--- EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST---ST--- EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM---WM--- EXISTING WATER MAIN (SIZE NOTED)
 - 820--- EXISTING MAJOR CONTOUR
 - 812--- EXISTING MINOR CONTOUR

Existing Conditions
The Reserve at High Point
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	
		REMARKS	NO.

SCALE
1"=40' (22"x34")
1"=80' (11"x17")

DATE
09/21/2016

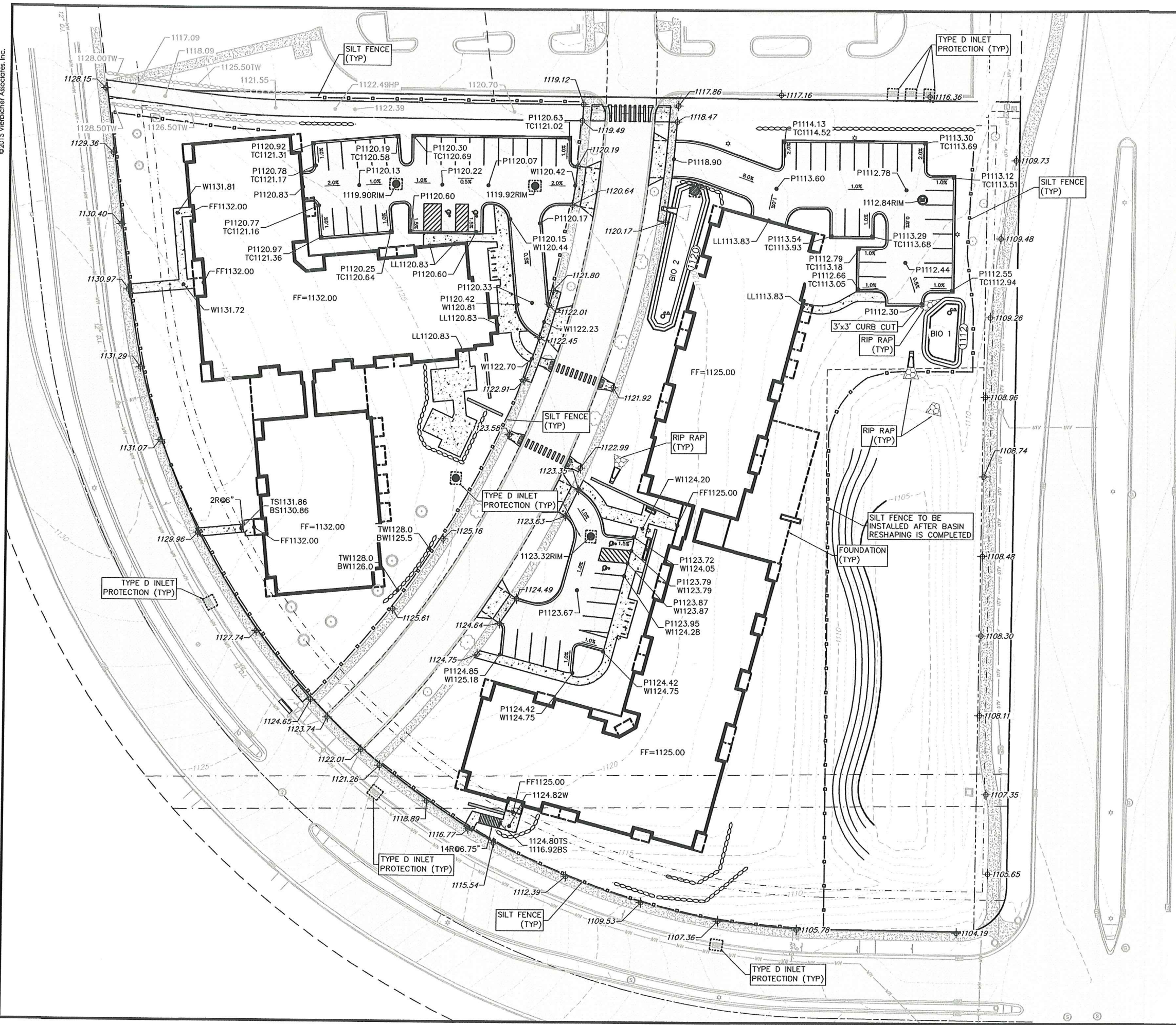
DRAFTER
CSHA

CHECKED
RKOL

PROJECT NO.
150257

SHEET
1 OF 4

DWG. NO.
C-1.0



GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
- 3/5 --- 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 09/21/2016

DRAFTER CSHA

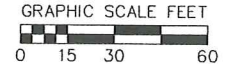
CHECKED RKOL

PROJECT NO. 150257

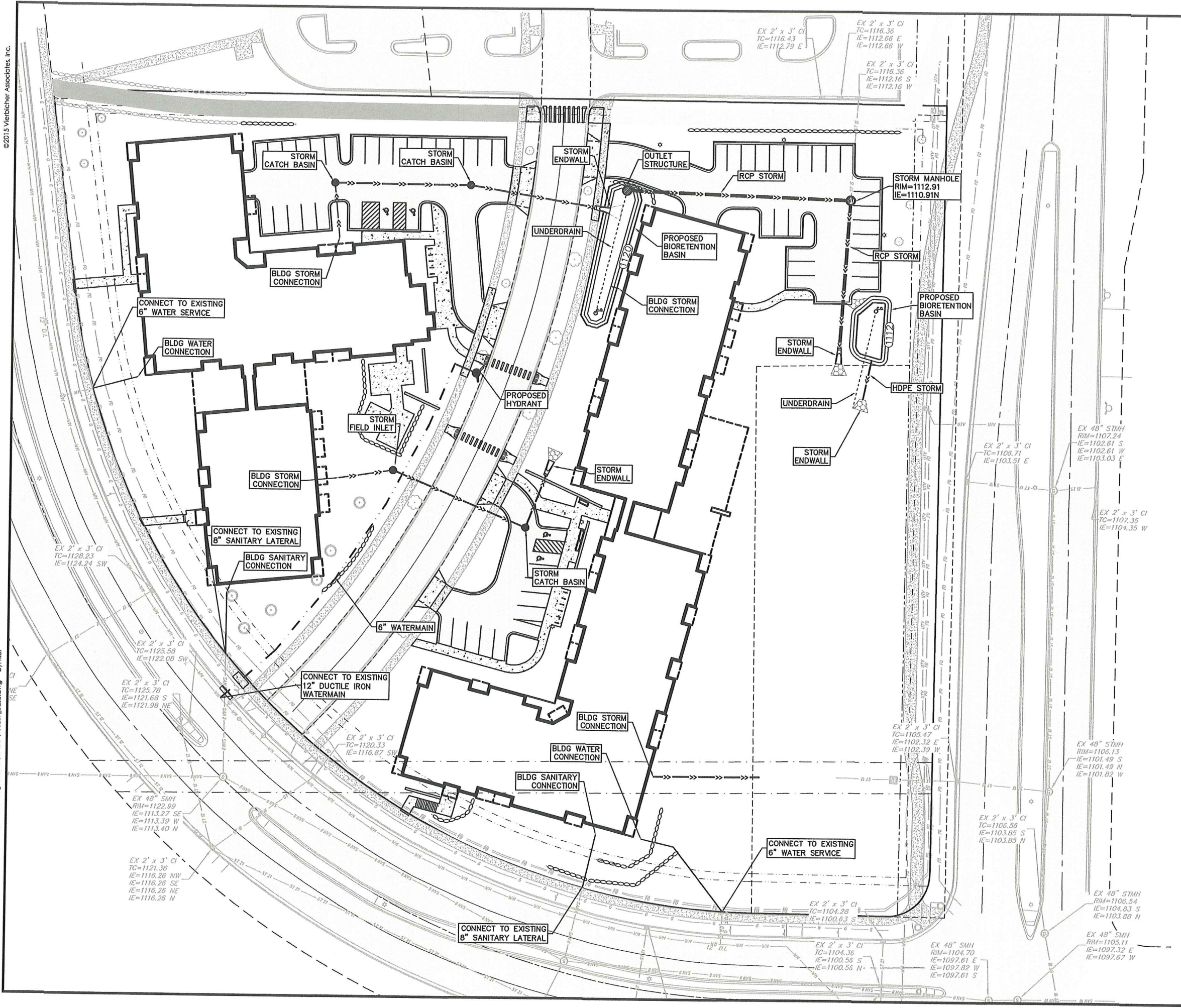
SHEET 3 OF 4

DWG. NO. C-3.0

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



- PROPOSED UTILITY LEGEND**
- > STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER PIPE (FORCE MAIN)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - CURB STOP
 - WATER VALVE MANHOLE
 - PROPOSED PIPE INSULATION
 - GAS MAIN
 - ELECTRIC SERVICE
- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE



SCALE	REVISIONS		NO.	DATE	REMARKS
	AS SHOWN	NO.			
DATE	09/21/2016				
DRAFTER	CSHA				
CHECKED	RKOL				
PROJECT NO.	150257				
SHEET	4 OF 4				
DWG. NO.	C-4.0				