

THE EDISON-phase II

MADISON, WISCONSIN

SCALE : 1"= 200'

EXHIBIT C:
LOCATION
MAP



PROJECT:

THE EDISON - PHASE II

3614 SOUTH POINT ROAD, MADISON, WI

OWNER:

THE EDISON, LLC

826 NORTH STAR DRIVE
MADISON, WISCONSIN 53718
CONTACT: DAN SCHMIDT
PHONE: 608-285-8680
FAX: 608-255-3387
email: dans@rentfmi.com

ARCHITECT:

ULIAN KISSIOV

476 PRESIDENTIAL LANE
MADISON, WISCONSIN 53711
PHONE: 608-320-3151
email: ukissiov@gmail.com

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT:

D'ONOFRIO KOTTKE & ASSOC., INC.

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
CONTACT: DAN DAY
PHONE: 608-833-7530
email: dday@donofrio.cc

STRUCTURAL ENGINEER:

ENNOVATION ENG. SERV., INC.

4729 DALE CURTIN DRIVE
McFARLAND, WISCONSIN 53558
CONTACT: KURT D. FREY
PHONE: 608-212-6998
email: kfrey@ennovationbuilt.com



UNIT MIX

	UNIT TYPE	NUMBER UNITS	%
APARTMENT BUILDING	STUDIOS	17	18.48
	1 BEDROOM	37	40.22
	1 BR+LOFT	6	6.52
	2 BEDROOM	28	30.43
	3 BEDROOM	4	4.35
	SUBTOTAL	92	100
TWINS	3 BEDROOM	2	
	4 BEDROOM	2	
	TOTAL	96	

LOCATION MAP
NO SCALE

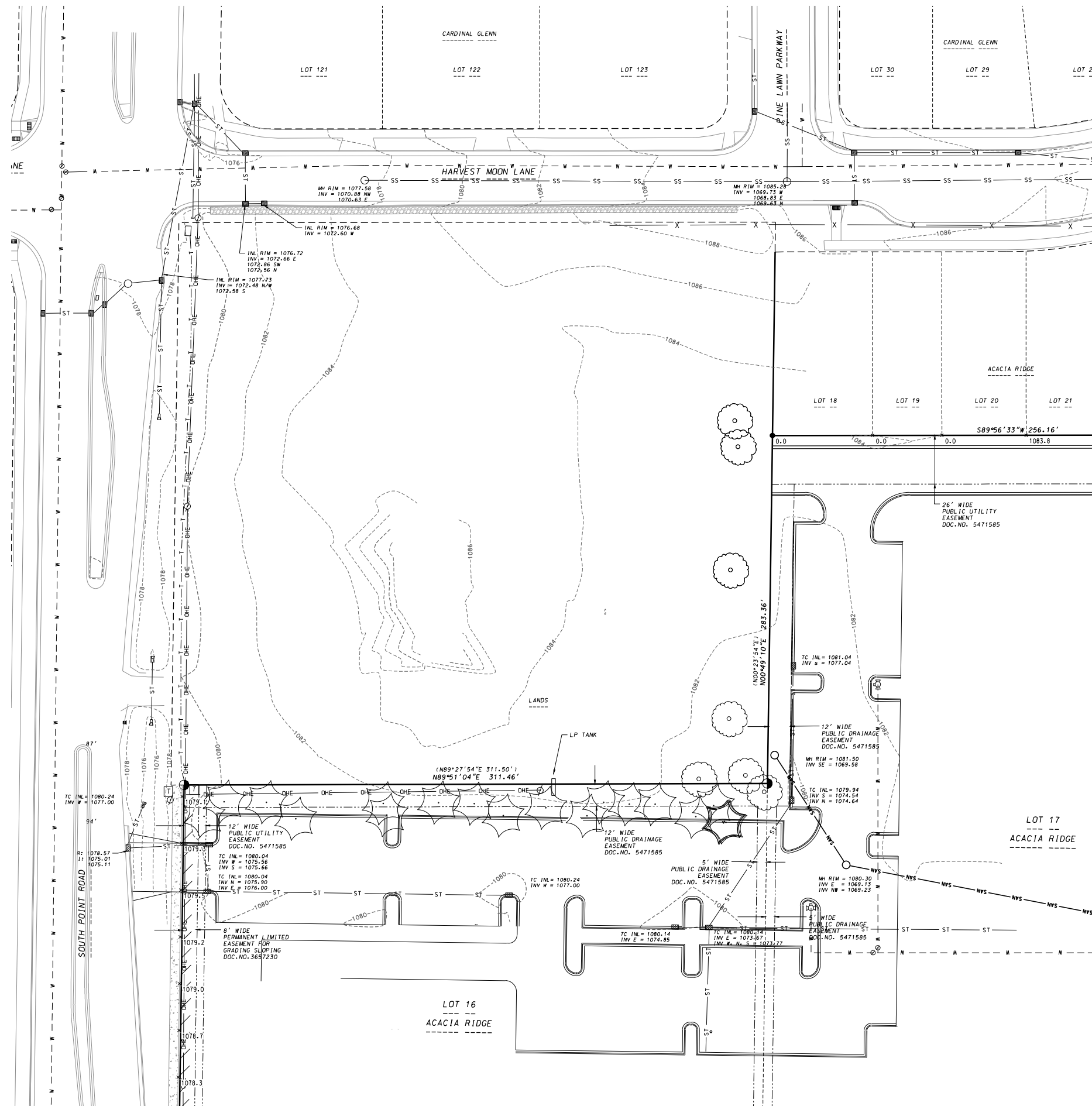


SHEET INDEX

T	TITLE SHEET	CSI	CONTEXTUAL SITE INFORMATION
C-100	EXISTING CONDITIONS	A-0D	UNDERGROUND PARKING - BLDG. D
C-101	SITE PLAN	A-1D	FIRST FLOOR PLAN - BLDG. D
C-102	GRADING & EROSION CONTROL PLAN	A-2D	SECOND/THIRD FLOOR PLAN - BLDG. D
C-103	UTILITY PLAN	A-3D	FOURTH FLOOR PLAN - BLDG. D
C-104	OVERALL SITE PLAN	A-4D	LOFT FLOOR PLAN - BLDG. D
C-105	DETAILS	A-5D	ROOF PLAN - BLDG. D
C-106	FIRE PLAN	A-6.1D	EXTERIOR ELEVATIONS - BLDG. D
L-101	LANDSCAPE PLAN	A-6.2D	EXTERIOR ELEVATIONS - BLDG. D
1 OF 1	LIGHTING PLAN	A-1TW	FLOOR PLANS - TWINS
		A-2TW	EXTERIOR ELEVATIONS - TWINS

MAY 06, 2020

T



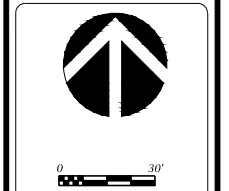
LEGEND

	FOUND 1" IRON PIPE
	FOUND 1-1/4" REBAR
	FOUND 3/4" REBAR
	WATER MAIN
	STORM SEWER
	OVERHEAD ELECTRIC
	POWER POLE
	HYDRANT
	WELL
	CONCRETE
	CONCRETE CURB AND GUTTER
	"RECORDED AS" INFORMATION

D'ONOFRIO NOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.823.7530 • Fax: 608.823.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXISTING CONDITIONS

THE EDILSON - PHASE II
 3614 SOUTH POINT ROAD
 CITY OF MADISON, DANE COUNTY, WI



DATE: 05/05/20
 REVISED:

DRAWN BY:

FN: 20-03-103

Sheet Number:
C-100

LEGEND

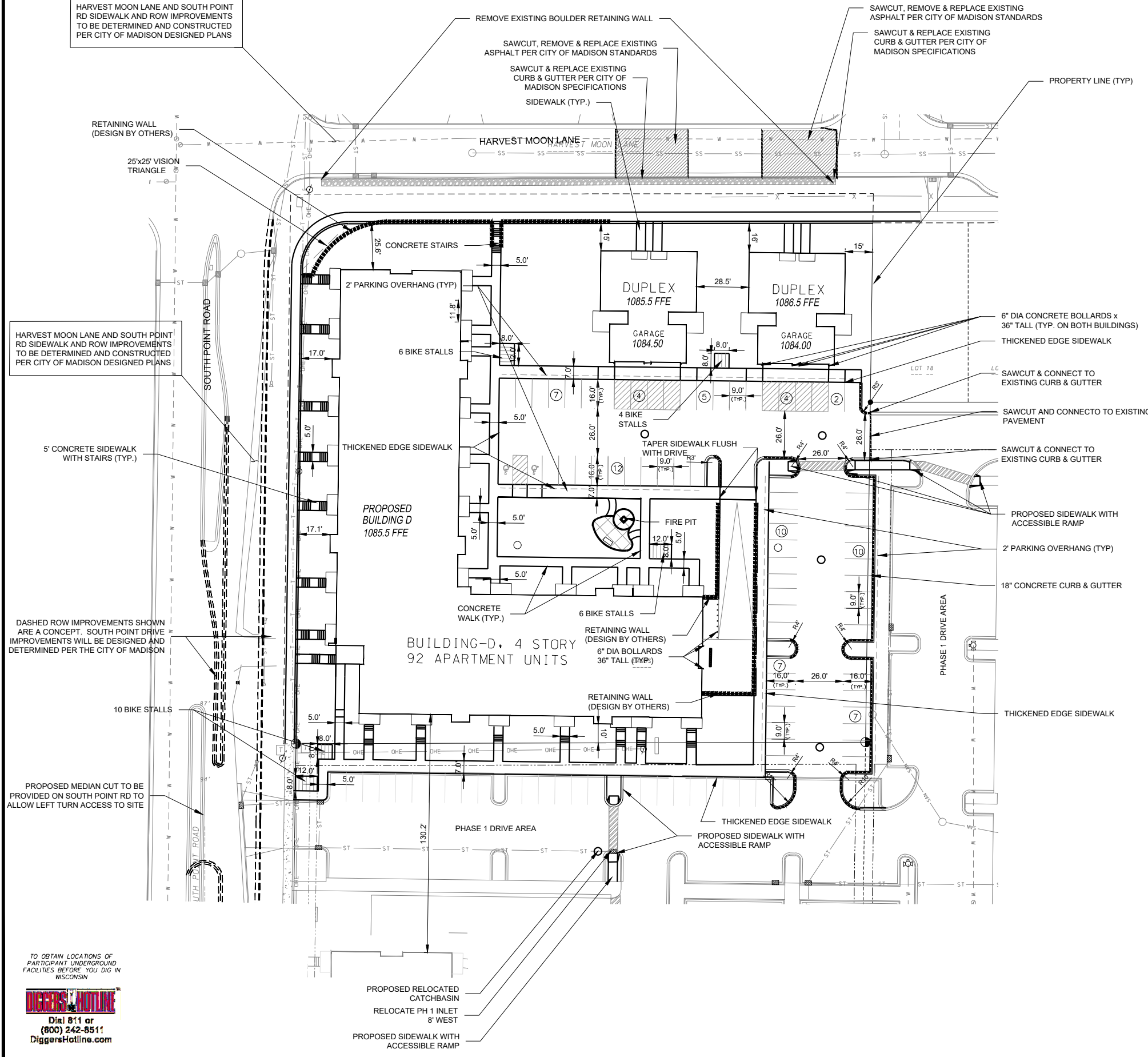
- RETAINING WALL (DESIGN BY OTHERS)
- 18" REJECT CONCRETE CURB & GUTTER

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
9. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY 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
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

SITE PLAN INFORMATION BLOCK THE EDISON-PH 2 3614 SOUTH POINT ROAD	
TOTAL PROJECT AREA	88,307 SF
LOT AREA PER UNIT (BLD. D)	816 SF/DU +1200 SF FOR 1200 SF (4) BEDROOMS (>2)
LOT AREA PER UNIT (TWINS)	3,100 SF
TOTAL IMPERVIOUS	61,825 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	68
NUMBER OF PROPOSED STRUCTURED PARKING STALLS	68
NUMBER OF ACCESSIBLE STALLS	4
TOTAL NUMBER OF STALLS	136
NUMBER OF SURFACE BICYCLE STALLS	26
NUMBER OF UNDERGROUND BICYCLE STALLS	85
TOTAL NUMBER OF BICYCLE STALLS	111
BLDG D COVERAGE	69%
TWINS COVERAGE	49%
BLDG D USABLE SPACE/UNIT	289 SF
TWINS USABLE SPACE/UNIT	1050 SF
PROPOSED MAXIMUM LOT COVERAGE	66.47%

PARKING BREAKDOWN	
BUILDING D	
VEHICLE PARKING	64
TOTAL INDOOR STALLS	64
TOTAL OUTDOOR STALLS	60
OUTDOOR ACCESSIBLE STALLS	2
DUPLEXES	
VEHICLE PARKING	4
TOTAL INDOOR STALLS	4
TOTAL OUTDOOR STALLS	8
SITE BICYCLE PARKING	
INDOOR STALLS	85
TENANT OUTDOOR STALLS	16
GUEST STALLS	10



HARVEST MOON LANE AND SOUTH POINT RD SIDEWALK AND ROW IMPROVEMENTS TO BE DETERMINED AND CONSTRUCTED PER CITY OF MADISON DESIGNED PLANS

HARVEST MOON LANE AND SOUTH POINT RD SIDEWALK AND ROW IMPROVEMENTS TO BE DETERMINED AND CONSTRUCTED PER CITY OF MADISON DESIGNED PLANS

DASHED ROW IMPROVEMENTS SHOWN ARE A CONCEPT. SOUTH POINT DRIVE IMPROVEMENTS WILL BE DESIGNED AND DETERMINED PER THE CITY OF MADISON

PROPOSED MEDIAN CUT TO BE PROVIDED ON SOUTH POINT RD TO ALLOW LEFT TURN ACCESS TO SITE

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 DiggersHotline.com

SITE PLAN

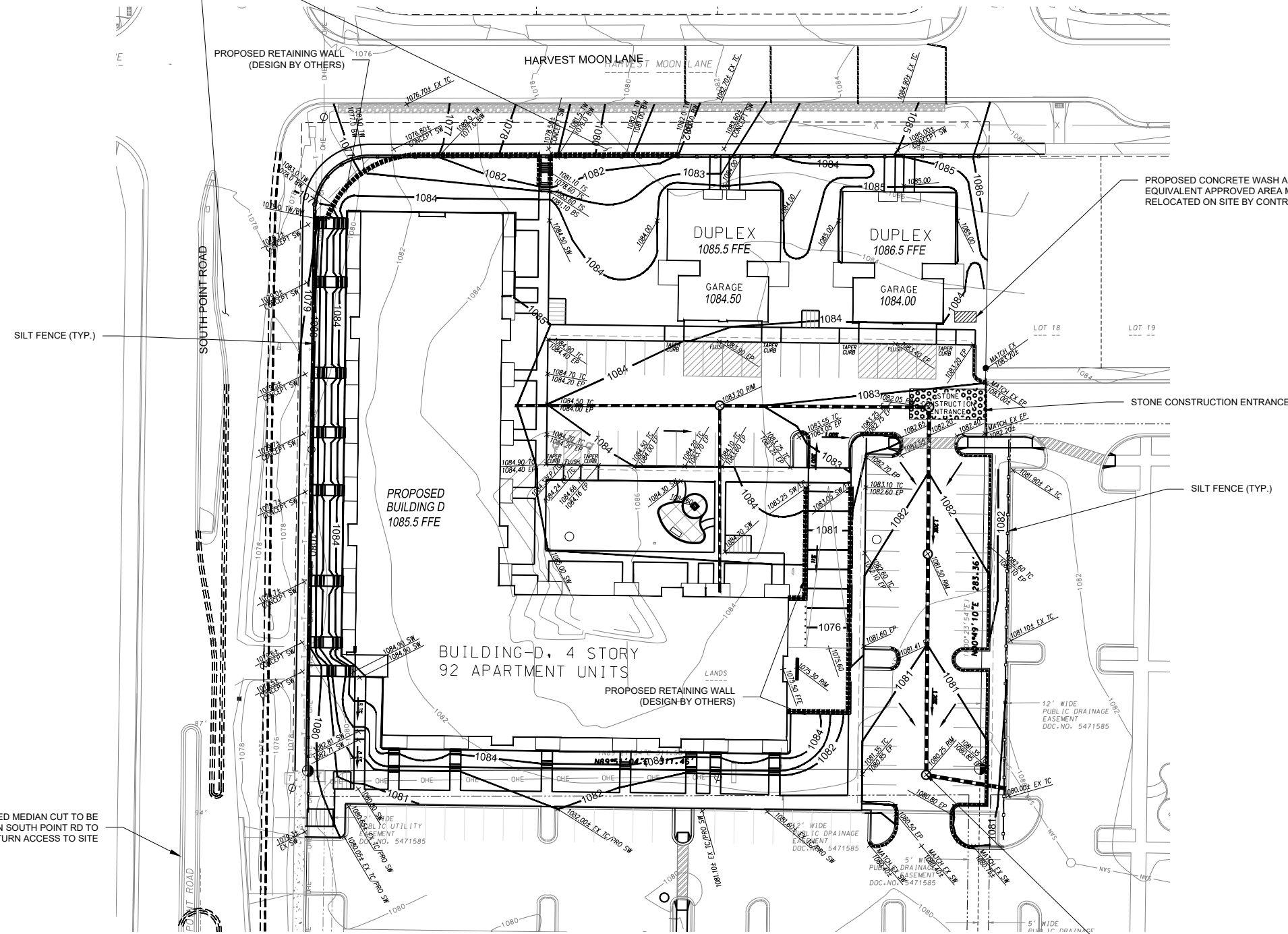


0 30'

DATE: 05/05/20
 REVISED:

DRAWN BY:
 FN: 20-03-103
 Sheet Number:
 C-101

HARVEST MOON LANE AND SOUTH POINT RD SIDEWALK AND ROW IMPROVEMENTS TO BE DETERMINED AND CONSTRUCTED PER CITY OF MADISON DESIGNED PLANS



PROPOSED MEDIAN CUT TO BE PROVIDED ON SOUTH POINT RD TO ALLOW LEFT TURN ACCESS TO SITE

PLACE TYPE D INLET PROTECTION DURING CONSTRUCTION IN ALL INLETS ACCEPTING RUNOFF FROM DISTURBED AREAS (TYP)

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 DiggersHotline.com

LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	SPOT ELEVATION
	EP - EDGE OF PAVEMENT
	FFE - FINISHED FLOOR ELEVATION
	TC - TOP OF CURB
	TW - TOP OF WALL (GROUND ELEVATION)
	BW - BOTTOM OF WALL (GROUND ELEVATION)
	SW - SIDEWALK
	SILT FENCE/SILT SOCK
	FLOW ARROW
	RETAINING WALL (DESIGN BY OTHERS)
	18" REJECT CONCRETE CURB & GUTTER

GENERAL NOTES

- ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
- BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
- IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
- 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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
- CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY 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
- ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

GRADING AND EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
- INSTALL TYPE D INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
- CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
- SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
- ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
- ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
- PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
- DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westwood Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCES FOR LAND DEVELOPMENT

GRADING AND EROSION CONTROL PLAN
THE EDISON - PHASE II
 3614 SOUTH POINT ROAD
 CITY OF MADISON, DANE COUNTY, WI



DATE: 05/05/20
 REVISED:

DRAWN BY:
 FN: 20-03-103
 Sheet Number:
 C-102



0 30'

DATE: 05/05/20
 REVISED:

DRAWN BY:
 FN: 20-03-103

Sheet Number:
 C-103

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
9. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY 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
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

SITE UTILITY NOTES

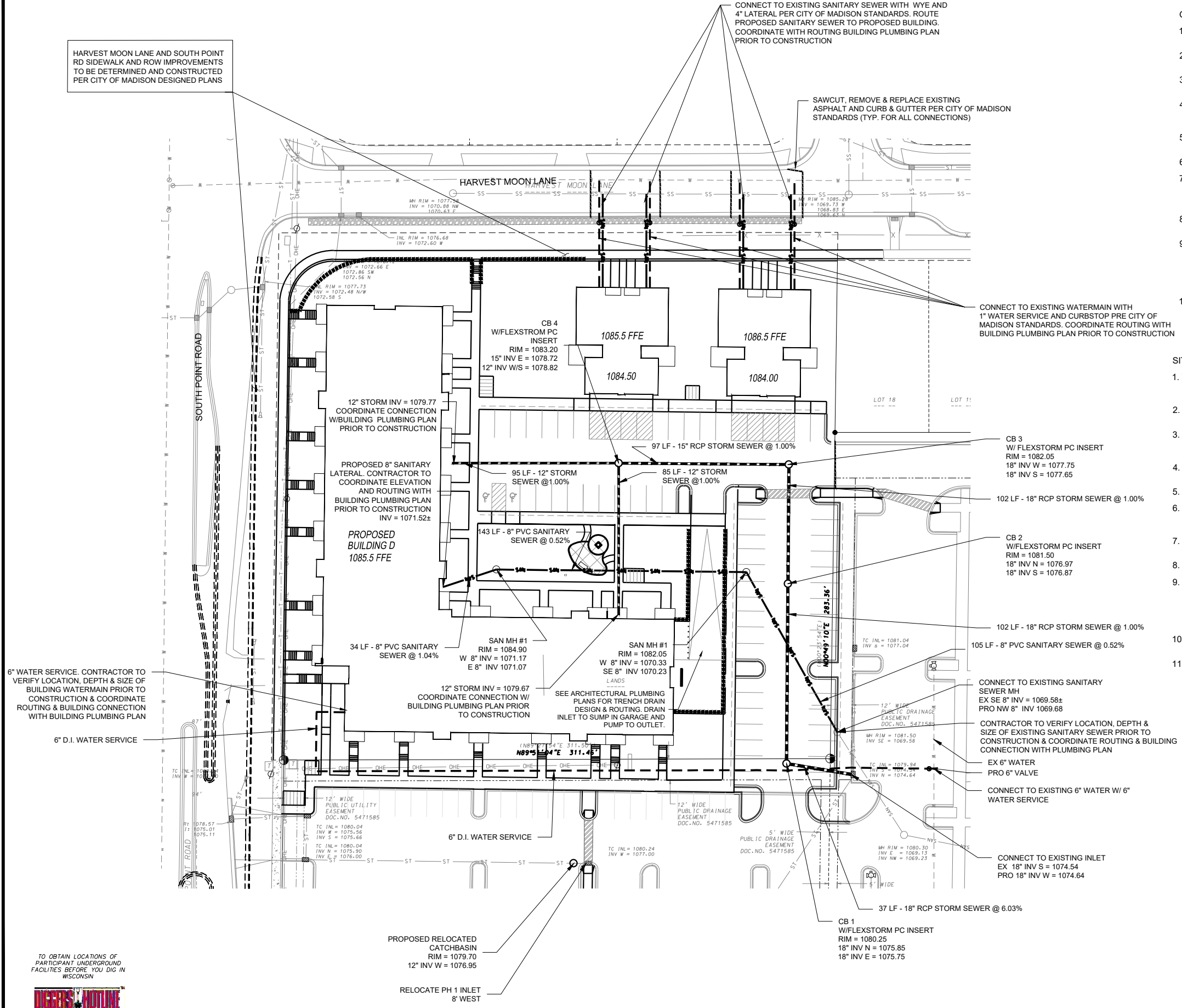
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR TO VERIFY LOCATION, DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER BUILDING SERVICE CONNECTION LOCATION, SIZES, & DEPTHS WITH ARCHITECTURAL PLUMBING PLAN PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
5. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.
6. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
7. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
8. PLACE 8' X 4' X 2" WATERMAIN INSULATION AT ALL STORM SEWER CROSSINGS
9. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SANITARY AND STORM SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS SPS 382.30 (11)(h), SPS 382.36(7)(d)10.a, AND SPS 382.40(8)(k) AS PER 182.0715(2r) OF THE STATUTES.
10. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SUD. 2 TO 7 NR 811.68
11. ALL INLETS RECEIVING RUNOFF FROM PARKING LOTS SHALL BE INSTALLED WITH POST CONSTRUCTION FLEXSTORM INLET INSERTS TO REMOVE OIL AND GREASE OR EQUIVALENT.

HARVEST MOON LANE AND SOUTH POINT RD SIDEWALK AND ROW IMPROVEMENTS TO BE DETERMINED AND CONSTRUCTED PER CITY OF MADISON DESIGNED PLANS

CONNECT TO EXISTING SANITARY SEWER WITH WYE AND 4" LATERAL PER CITY OF MADISON STANDARDS. ROUTE PROPOSED SANITARY SEWER TO PROPOSED BUILDING. COORDINATE WITH ROUTING BUILDING PLUMBING PLAN PRIOR TO CONSTRUCTION

SAWCUT, REMOVE & REPLACE EXISTING ASPHALT AND CURB & GUTTER PER CITY OF MADISON STANDARDS (TYP. FOR ALL CONNECTIONS)

CONNECT TO EXISTING WATERMAIN WITH 1" WATER SERVICE AND CURBSTOP PRE CITY OF MADISON STANDARDS. COORDINATE ROUTING WITH BUILDING PLUMBING PLAN PRIOR TO CONSTRUCTION



6" WATER SERVICE. CONTRACTOR TO VERIFY LOCATION, DEPTH & SIZE OF BUILDING WATERMAIN PRIOR TO CONSTRUCTION & COORDINATE ROUTING & BUILDING CONNECTION WITH BUILDING PLUMBING PLAN

6" D.I. WATER SERVICE

12" STORM INV = 1079.77
 COORDINATE CONNECTION W/BUILDING PLUMBING PLAN PRIOR TO CONSTRUCTION

PROPOSED 8" SANITARY LATERAL. CONTRACTOR TO COORDINATE ELEVATION AND ROUTING WITH BUILDING PLUMBING PLAN PRIOR TO CONSTRUCTION
 INV = 1071.52±

PROPOSED BUILDING D
 1085.5 FFE

12" STORM INV = 1079.67
 COORDINATE CONNECTION W/BUILDING PLUMBING PLAN PRIOR TO CONSTRUCTION

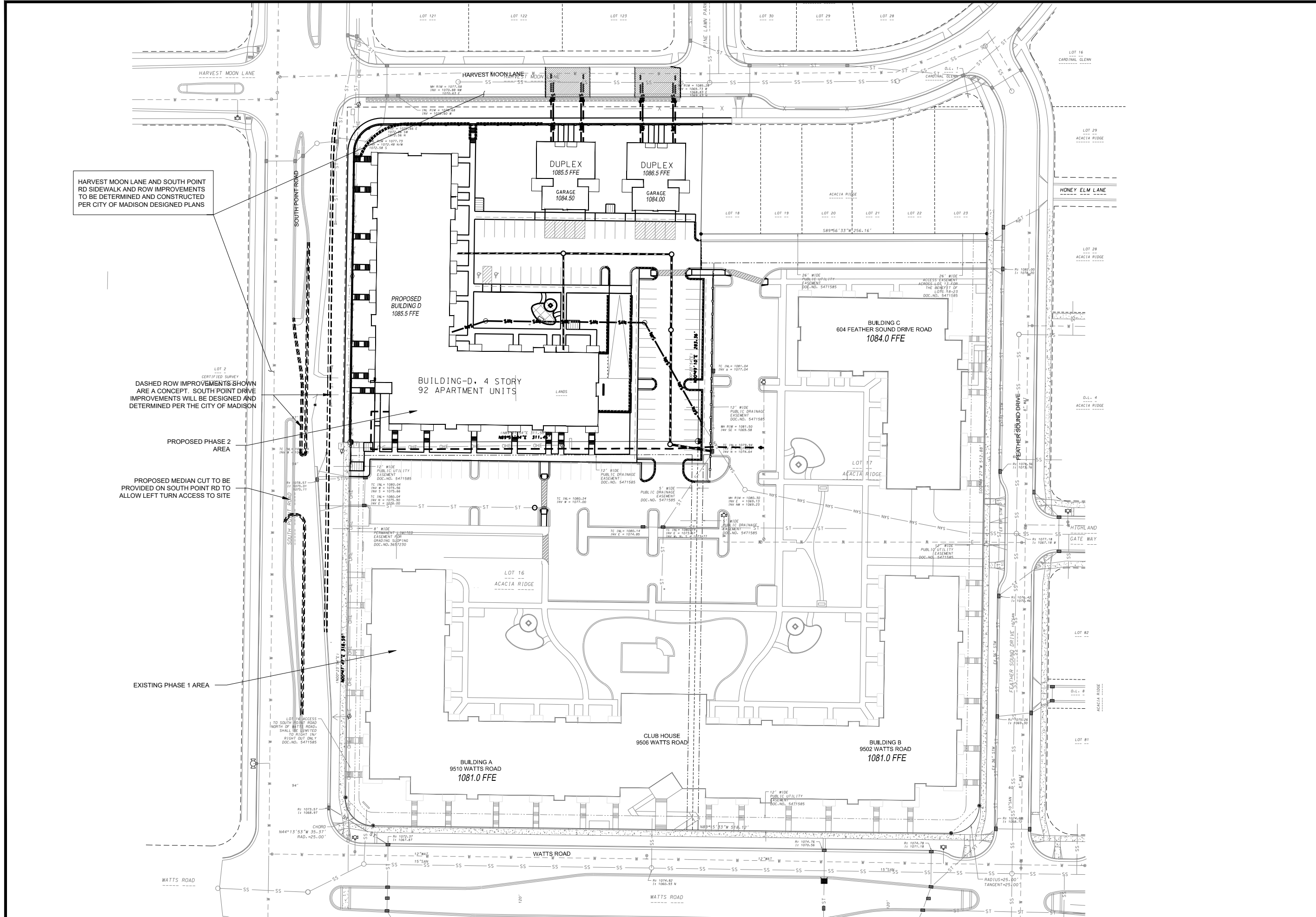
SEE ARCHITECTURAL PLUMBING PLANS FOR TRENCH DRAIN DESIGN & ROUTING. DRAIN INLET TO SUMP IN GARAGE AND PUMP TO OUTLET.

6" D.I. WATER SERVICE

PROPOSED RELOCATED CATCHBASIN
 RIM = 1079.70
 12" INV W = 1076.95

RELOCATE PH 1 INLET
 8" WEST

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE
 Dial 811 or
 (800) 242-8511
 DiggersHotline.com



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

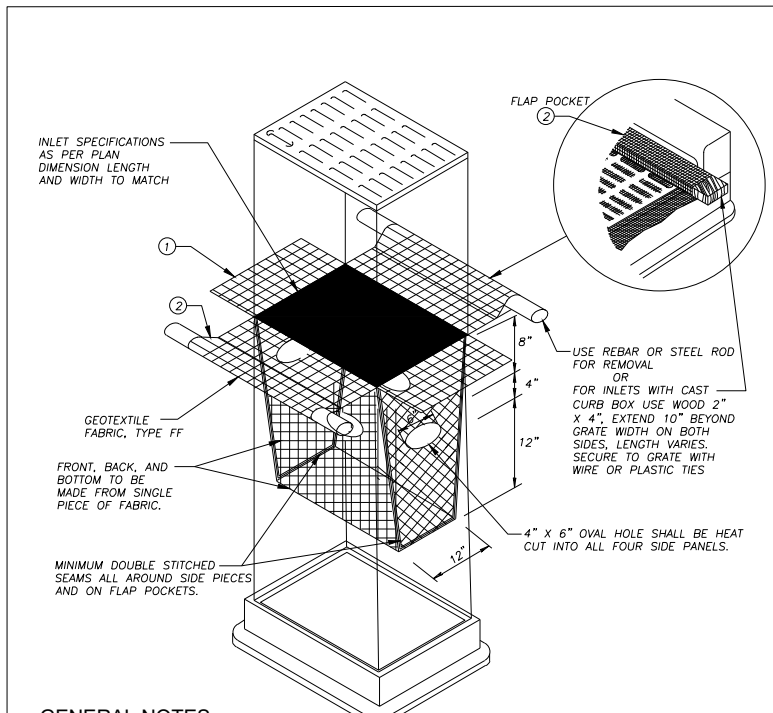
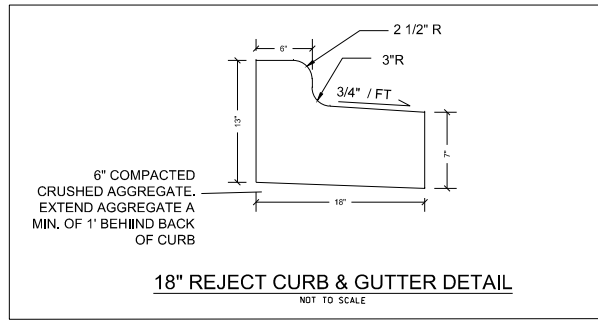
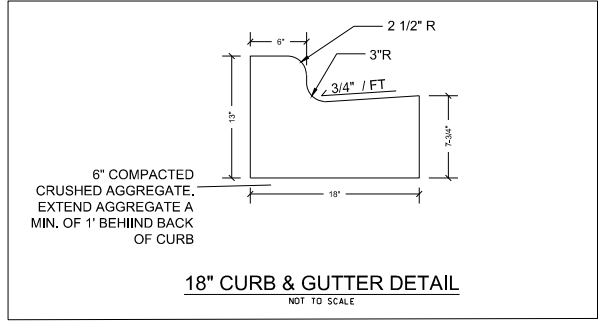
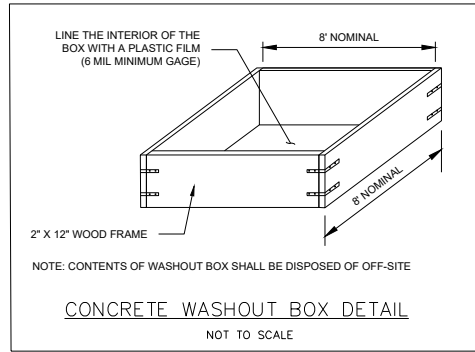
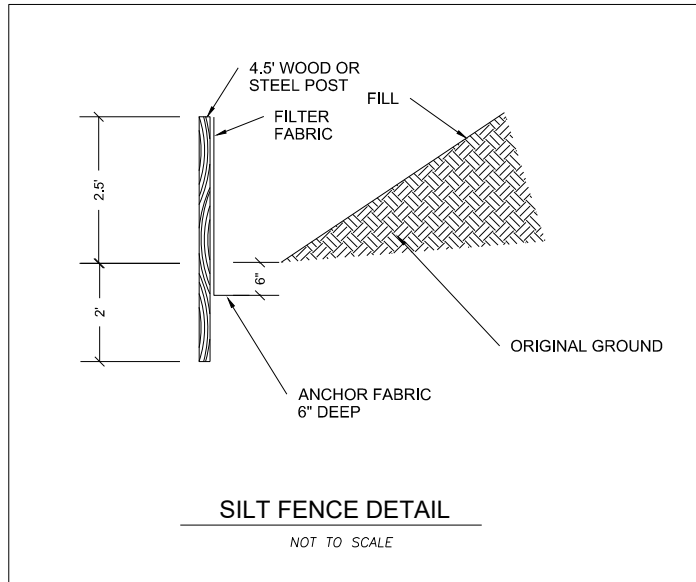
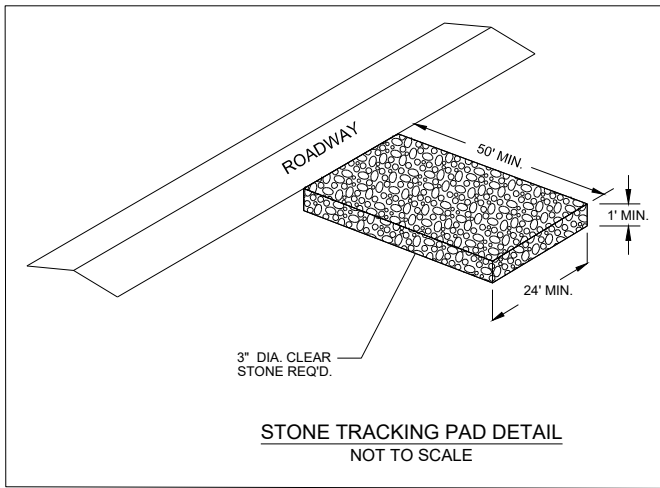
OVERALL SITE LAYOUT

THE EDISON - PHASE II
 3614 SOUTH POINT ROAD
 CITY OF MADISON, DANE COUNTY, WI



DATE: 05/05/20
 REVISED:

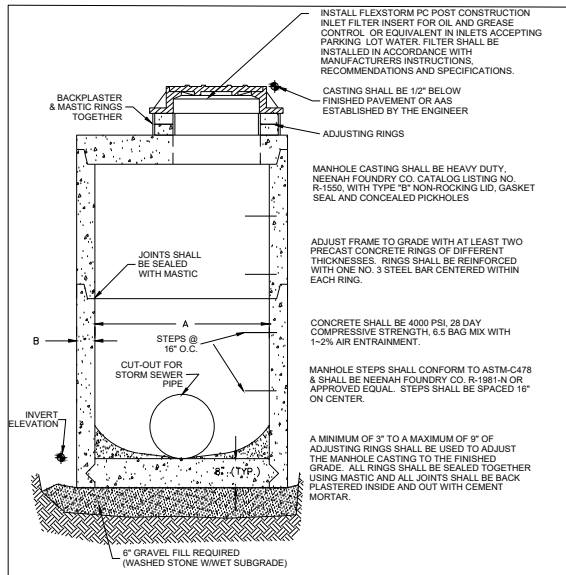
DRAWN BY:
 FN: 20-03-103
 Sheet Number:
 C-104



GENERAL NOTES
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

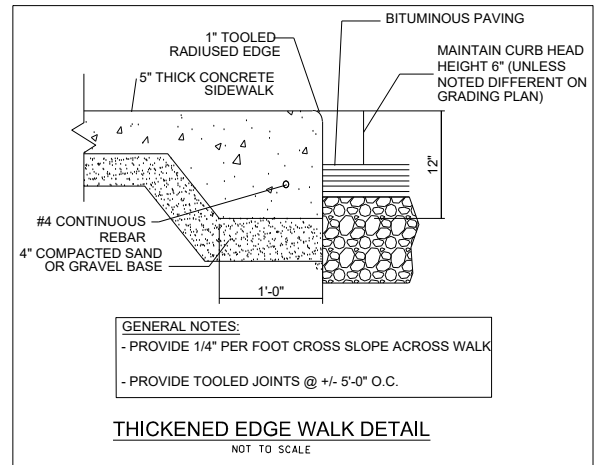
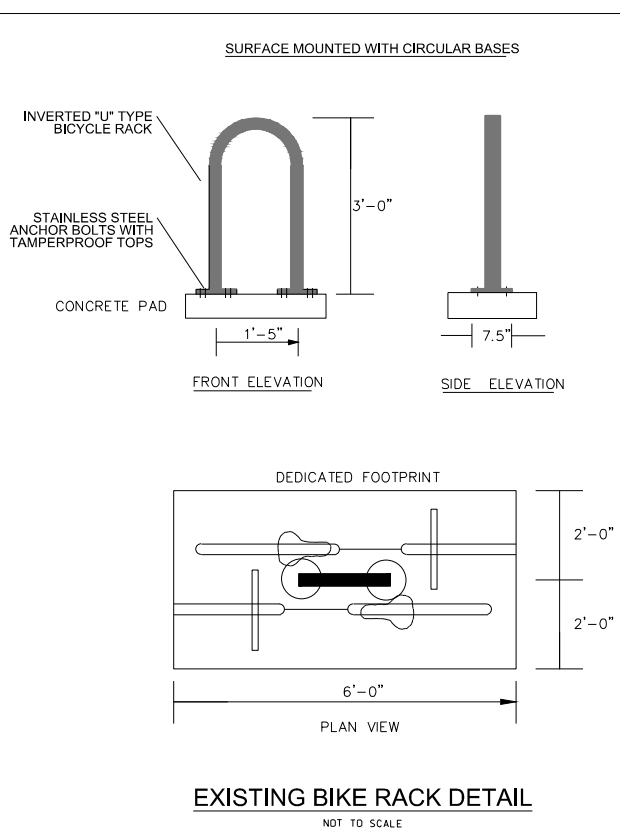
① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"



FLEXSTORM PURE FILTERS FOR PERMANENT INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

Product Description	Material	Dimensions	Weight	Volume	Notes
1.0' x 1.0' x 1.0' (1.0' x 1.0' x 1.0')	100% Virgin Polypropylene	1.0' x 1.0' x 1.0'	1.0' x 1.0' x 1.0'	1.0' x 1.0' x 1.0'	
2.0' x 2.0' x 2.0' (2.0' x 2.0' x 2.0')	100% Virgin Polypropylene	2.0' x 2.0' x 2.0'	2.0' x 2.0' x 2.0'	2.0' x 2.0' x 2.0'	

NOTES:
1. ALL FRAMES TO BE CONSTRUCTED OF 304 STAINLESS STEEL FOR 20 YEAR SERVICE LIFE PERIOD.
2. TOTAL SPANSE CAPACITY: SPANSE CAPACITY WILL VARY WITH EACH SIZE OF SPANSE. SPANSE CAPACITY SHALL BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
3. SPANSE CAPACITY: SPANSE CAPACITY SHALL BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
4. SPANSE CAPACITY: SPANSE CAPACITY SHALL BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
5. SPANSE CAPACITY: SPANSE CAPACITY SHALL BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
6. SPANSE CAPACITY: SPANSE CAPACITY SHALL BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
7. SPANSE CAPACITY: SPANSE CAPACITY SHALL BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
8. SPANSE CAPACITY: SPANSE CAPACITY SHALL BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
9. SPANSE CAPACITY: SPANSE CAPACITY SHALL BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
10. SPANSE CAPACITY: SPANSE CAPACITY SHALL BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.

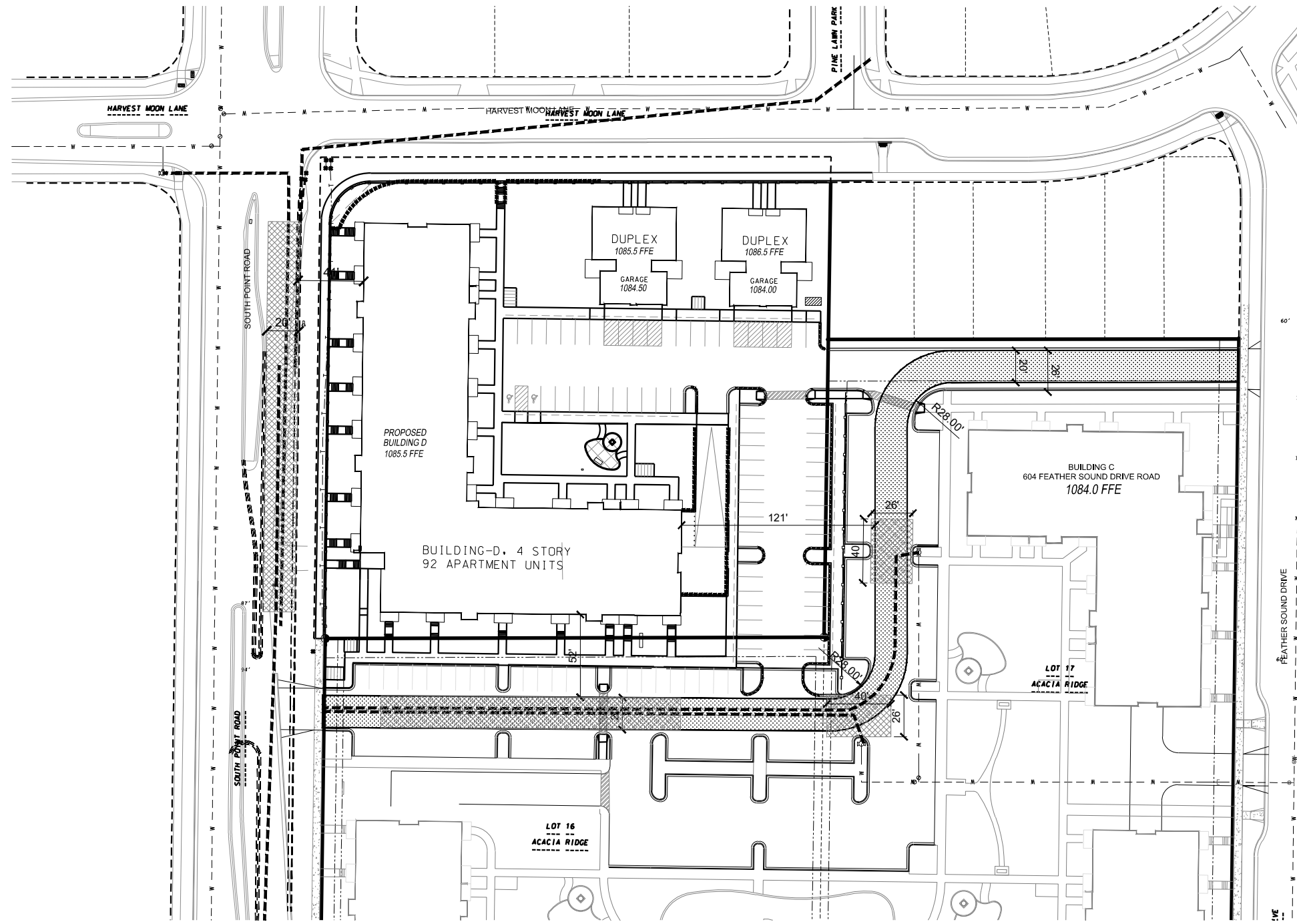
FLEXSTORM PURE

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCES FOR LAND DEVELOPMENT

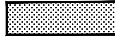


THE EDISON - PHASE II
3614 SOUTH POINT ROAD
CITY OF MADISON, DANE COUNTY, WI

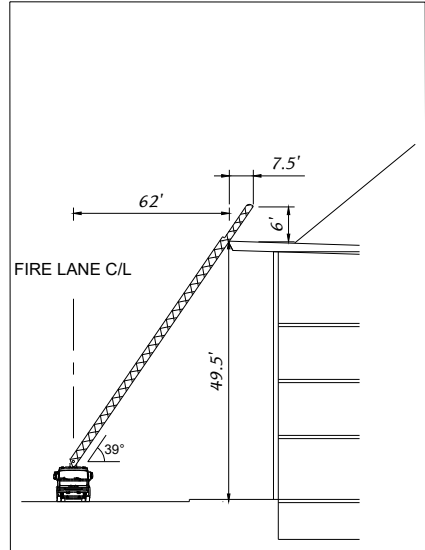
DATE: 05/05/20
REVISED:

DRAWN BY:
FN: 20-03-103
Sheet Number:
C-105



LEGEND

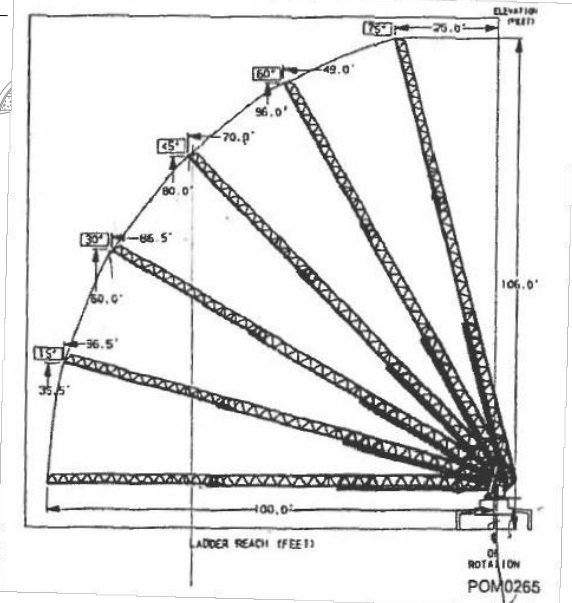
-  FIRE LANE ACCESS (20' WIDE LANE AT ALL POINTS & ALL INSIDE TURNING RADII ARE 28' AS REQUIRED)
-  HOSELAY (ALL HOSELAYS SHOWN ARE 500' OR LESS) (2 HYDRANTS WITHIN 500' OF ALL FIRE LANES)
-  AERIAL APPARATUS FIRE LANE



AERIAL LADDER REACH DIAGRAM

APPROXIMATE GROUND ELEVATION @ AREAL APPERATIOUS ACCESS AREA = 1081.0±
 BUILDING PARAPET ELEVATION = 1131.0
 HEIGHT OF LADDER REACH = 1131.0 - 1081.0 = 50'

Building Roof Eave Height	50'
Truck C/L Rotation Point Height	10'
Rise:	40'
Aerial Fire Lane C/L to Eave	62'
Run:	62'



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FIRE PLAN

THE EDISON - PHASE II
 3614 SOUTH POINT ROAD
 CITY OF MADISON, DANE COUNTY, WI



DATE: 05/05/20
 REVISED:

DRAWN BY:
 FN: 20-03-103
 Sheet Number:
 C-106



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 3614 South Point Rd

Contact Name & Phone #: D'Onofrio Kottke & Assoc., Inc. Attn: Grant Pokos, 608-833-7530

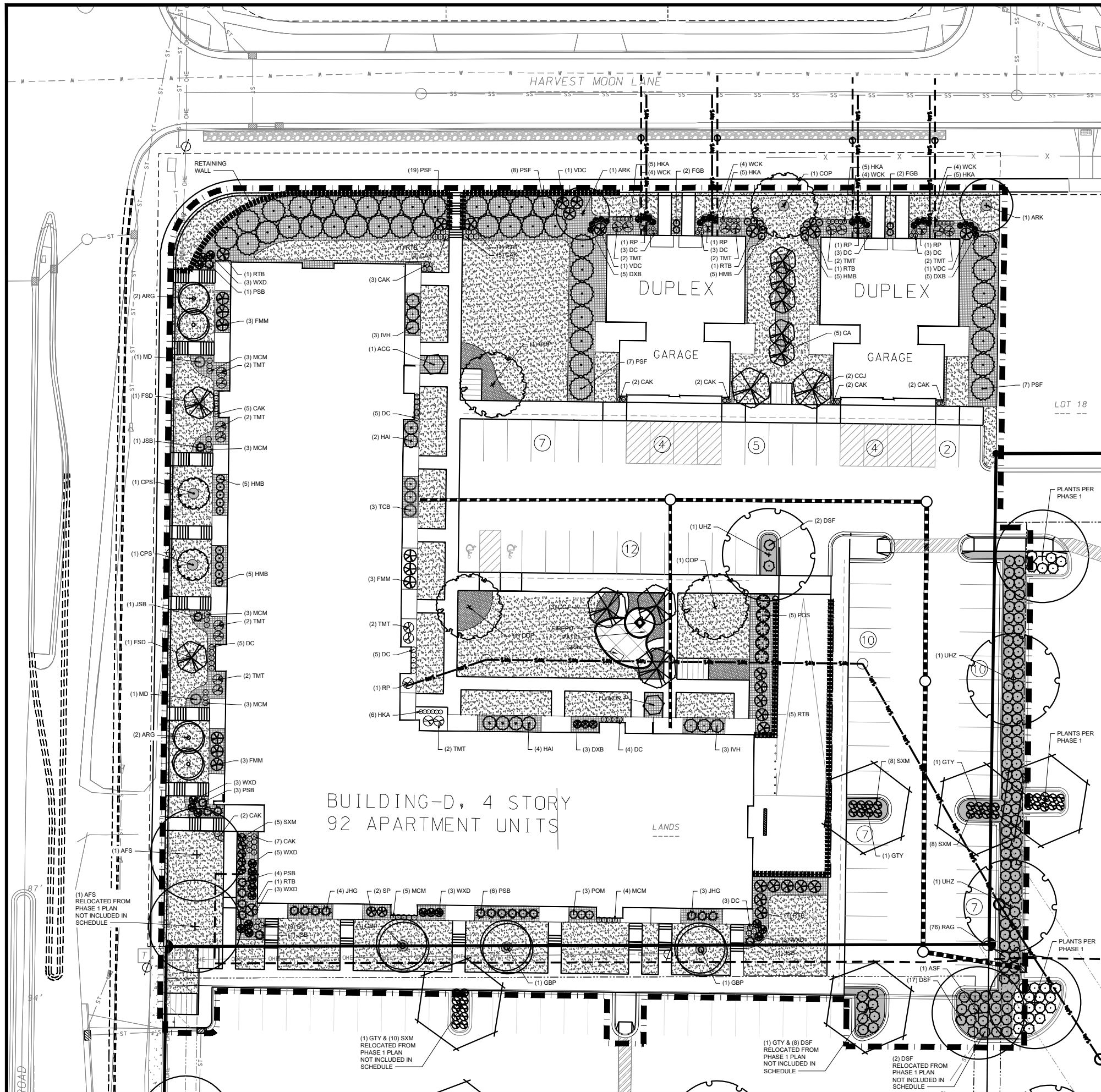
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 GROSS DEVELOPED AREA = 77,270 SQ FT
 BUILDING FOOTPRINTS = 31,310 SQ FT
 NET DEVELOPED AREA = 45,960 SQ FT (1.05 ACRE)

TOTAL POINTS REQUIRED = 766 POINTS
 POINTS PROVIDED = 3,554 POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

SOUTH POINT ROAD FRONTAGE = 275 FT
 PLANTS REQUIRED = 9 OVERSTORY TREES OR
 18 EVERGREEN / ORNAMENTAL TREES
 46 SHRUBS
 PLANTS PROVIDED = 9 OVERSTORY TREES
 46 SHRUBS

HARVEST MOON LANE FRONTAGE = 285 FT
 PLANTS REQUIRED = 10 OVERSTORY TREES OR
 20 EVERGREEN / ORNAMENTAL TREES
 49 SHRUBS
 PLANTS PROVIDED = 3 OVERSTORY TREES
 27 EVERGREEN TREES
 49 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 21,960 SQ FT
 REQUIRED LANDSCAPED AREA = 1,757 SQ FT (8% TOTAL PARKING LOT AREA)
 LANDSCAPED AREA PROVIDED = 2,145 SQ FT
 OVERSTORY TREES REQUIRED = 11 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 11 OVERSTORY TREES

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	3	35	105	2.5"	B&B	
ARG	Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	4	35	140	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	2	35	70	2.5"	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	
CSP	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	2	35	70	2.5"	B&B	
FSD	Fagus sylvatica 'Dawycck Purple'	Dawycck Purple Beech	2	35	70	2.5"	B&B	
GTY	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	2	35	70	2.5"	B&B	
UHZ	Ulmus 'New Horizon'	New Horizon Elm	3	35	105	2.5"	B&B	
TALL EVERGREEN TREES								
PSF	Pinus strobus 'Fastigata'	Columnar Eastern White Pine	41	35	1435	6" TALL	B&B	
ORNAMENTAL TREE								
CA	Cornus alternifolia	Pagoda Dogwood	5	15	75	1.5"	B&B	MULTI-STEM
CCJ	Carpinus caroliniana 'JN Strain'	JN Strain Musclegood	5	15	75	1.5"	B&B	MULTI-STEM
DECIDUOUS SHRUB								
ACG	Amelanchier canadensis 'Glenn Form'	Rainbow Pillar Serviceberry	2	3	6	48" TALL	B&B	
DSF	Diervilla splendens 'Firefly Nightglow'	Firefly Nightglow Dwarf Bush Honeysuckle	21	3	63	12" TALL	POT	
DXB	Daphne x burkwoodii 'Carol Macke'	Carol Macke Daphne	13	3	39	12" TALL	POT	
FGB	Fothergilla gardenii 'Beaver Creek'	Beaver Creek Fothergilla	4	3	12	18" TALL	POT	
FMM	Fothergilla 'M. Amy'	Mt. Amy Fothergilla	9	3	27	18" TALL	POT	
HAI	Hydrangea arborescens 'Incrediball Blush'	Incrediball Blush Hydrangea	6	3	18	18" TALL	POT	
HMB	Hydrangea 'Balmier'	Endless Summer Hydrangea	20	3	60	18" TALL	POT	
INH	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetpire	6	3	18	18" TALL	POT	
POM	Philadelphus occidentalis 'Mini Snowflake'	Miniature Snowflake Mockorange	3	3	9	18" TALL	POT	
POS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	5	3	15	24" TALL	POT	
RAG	Rhus aromatica 'Grow Low'	Grow Low Sumac	76	3	228	12" TALL	POT	
RTB	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	18	3	54	24" TALL	POT	
SP	Salix 'Penda'	Penda Lilac	2	3	6	18" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	21	3	63	12" TALL	POT	
VDC	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5	3	15	24" TALL	POT	
WCK	Weigela 'Coco Krunch'	Coco Krunch Weigela	16	3	48	12" TALL	POT	
WXD	Weigela 'Dark Horse'	Dark Horse Weigela	20	3	60	18" TALL	POT	
EVERGREEN SHRUB								
JHG	Juniperus horizontalis 'Gold Strike'	Gold Strike Juniper	7	4	28	6" TALL	POT	
JSB	Juniperus squamata 'Blue Star'	Blue Star Juniper	4	4	16	6" TALL	POT	
MD	Microbiota decussata	Russian Arborvitae	2	4	8	12" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag White Pine	14	4	56	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	5	4	20	24" TALL	POT	
TCB	Tsuga canadensis 'Bennett'	Bennett Hemlock	3	4	12	24" TALL	POT	
TMT	Taxus 'taunton'	Taunton Yew	20	4	80	24" TALL	POT	
ORNAMENTAL GRASSES								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	35	2	70	1 GAL	POT	
DC	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	37	2	74	1 GAL	POT	
HKA	Hakonechloa macro 'Al Gold'	All Gold Japanese Forest Grass	26	2	52	1 GAL	POT	
MCM	Molinia caerulea 'Moorflamme'	Flaming Moor Grass	21	2	42	1 GAL	POT	
			TOTAL:	3,554	POINTS			

GROUND COVER LEGEND

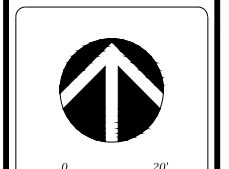
- SOD
- LOW GROWING MEADOW FOR DRY SOILS SEED MIX AS MANUFACTURED BY PRAIRIE NURSERY**
- 3" DEPTH BARK MULCH
- 3" DEPTH WASHED STONE MULCH OVER FILTER FABRIC

SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF LOCAL WASHED STONE MULCH OVER LANDSCAPE FABRIC CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE **BLACK DIAMOND** VINYL EDGING AS MANUFACTURED BY **VALLEY VIEW INDUSTRIES** (www.valleyviewind.com)
5. LANDSCAPE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUA
6. ALL DECIDUOUS TREES OUTSIDE PLANTING BEDS SHALL HAVE A 4" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY A 4" DEEP TRENCH CUT EDGE.
7. ALL EVERGREEN TREES OUTSIDE PLANTING BEDS SHALL HAVE A 8" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY A 4" DEEP TRENCH CUT EDGE.
8. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
9. LAWN AREAS SHALL BE SODED WITH A PREMIUM KENTUCKY BLUEGRASS MIX AS GROWN & SOLD BY A LICENSED SOD FARM.
10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westwood Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCES FOR LAND DEVELOPMENT

LANDSCAPE PLAN
THE EDISON - PHASE II
 3614 SOUTH POINT ROAD
 CITY OF MADISON, DANE COUNTY, WI



DATE: 05/05/2020
 REVISED:
 DRAWN BY:
 FN: 20-03-103
 Sheet Number:
 L-101



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 3614 South Point Road

Name of Project The Edison - Phase 2

Owner / Contact Forward Management (Developer) / Matt Saltzberry, PLA - D'Onofrio Kottke (Landscape Architect)

Contact Phone 608-833-7530 Contact Email msaltzberry@donofrio.cc

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 45,960 SF

Total landscape points required 766

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

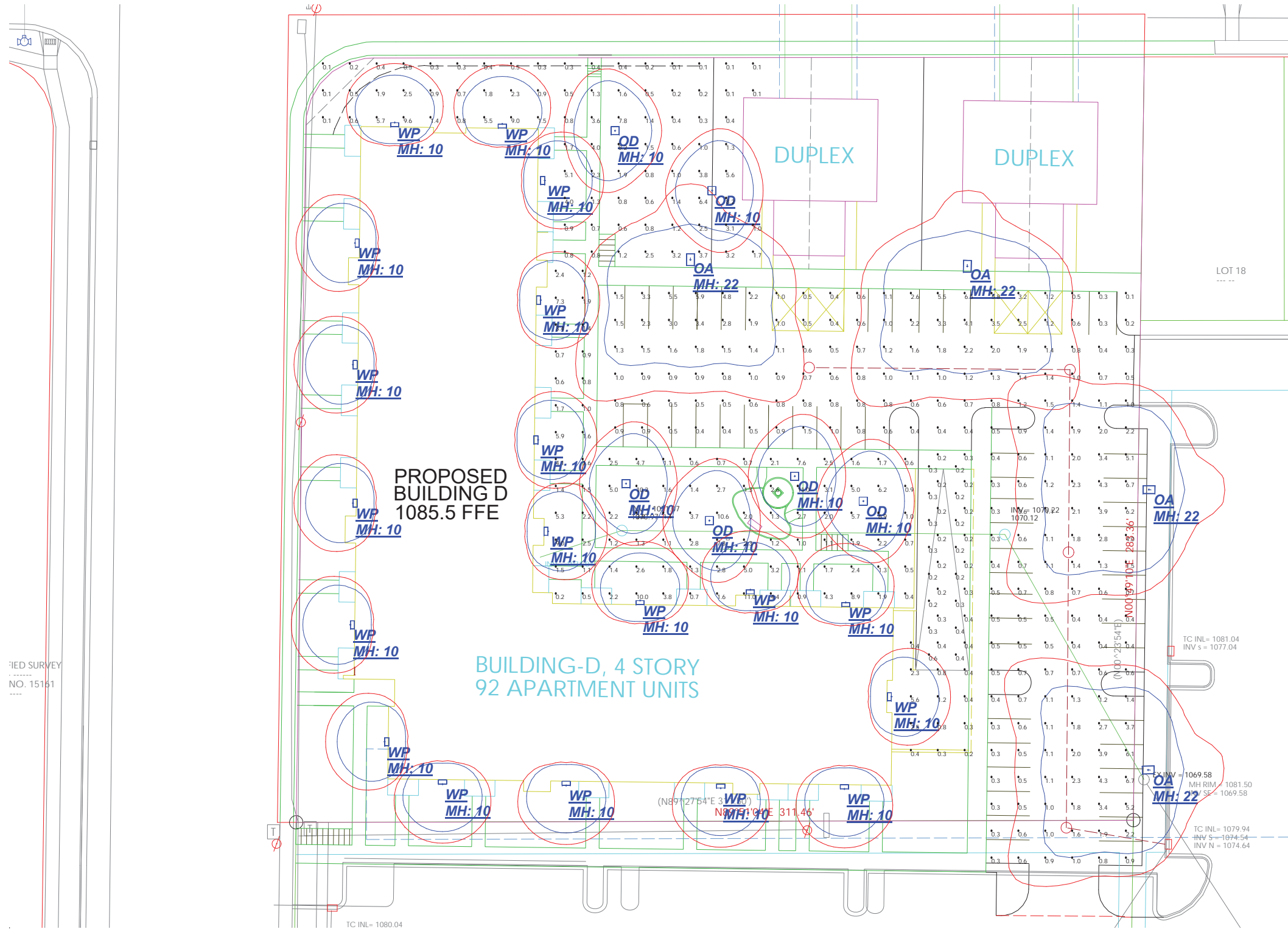
Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			22	770
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			41	1,435
Ornamental tree	1 1/2 inch caliper	15			10	150
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			247	741
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			55	220
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			119	238
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						3,554

Total Number of Points Provided 3,554

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.



FIELD SURVEY
NO. 15161

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAY	Illuminance	Fc	0.29	0.6	0.2	1.45	3.00
NORTH SIDE WALK	Illuminance	Fc	1.10	9.6	0.0	N.A.	N.A.
PARK AREA	Illuminance	Fc	2.87	11.0	0.2	14.35	55.00
PARKING	Illuminance	Fc	1.35	6.7	0.1	13.50	67.00

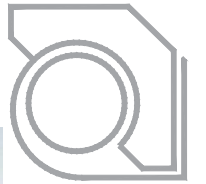
Luminaire Schedule											
Symbol	Qty	Label	Description	Arrangement	Total Lamp Lumens	Lum. Lumens	Lum. Watts	LLF			
+	4	OA	ASL-16L-4K-210-4	SINGLE	13104	13104	115	0.900			
□	6	OD	PKWM-ANG-Y2HD-32LED-4K-700	SINGLE	N.A.	4311	71	0.900			
□	19	WP	SG1-30-4K-PCU	SINGLE	N.A.	3060	29.1	0.900			

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 0" A.F.F.
- Standard outdoor calc points @ Grade unless noted otherwise
- Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

#	Date	Comments
Revisions		

RLMA Project # 82983
Drawn By: MB
Date: 5/5/2020
Scale: 1"=20'-0"

SITE PLAN
EDISON APARTMENTS, BUILDING 4
MADISON, WI



The EDISON (bldg.A) - phase 1



The EDISON (bldg.B) - phase 1



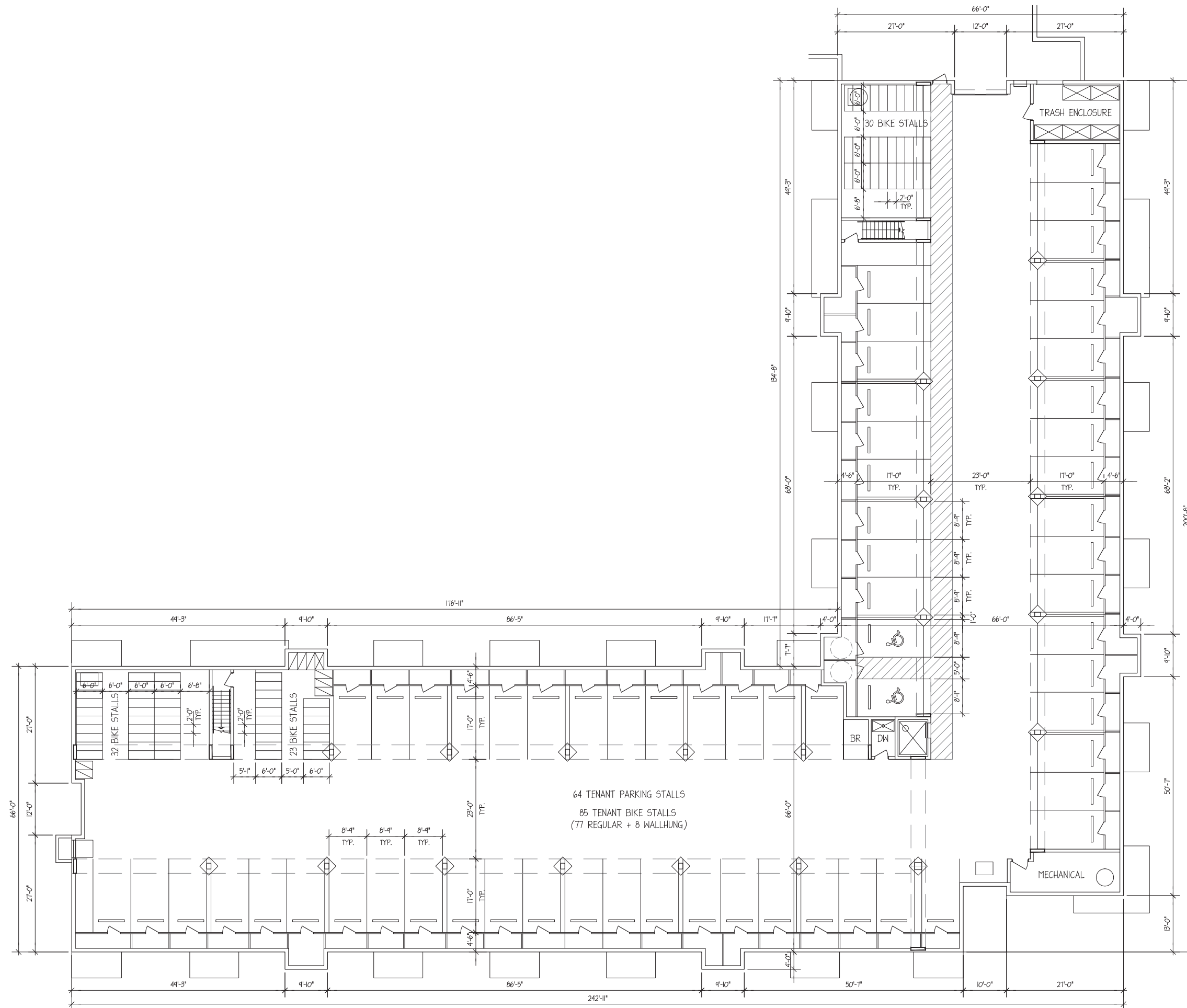
Harvest Moon Ln



Timber Valley Apartments



ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@gmail.com



UNDERGROUND PARKING - BLDG.D

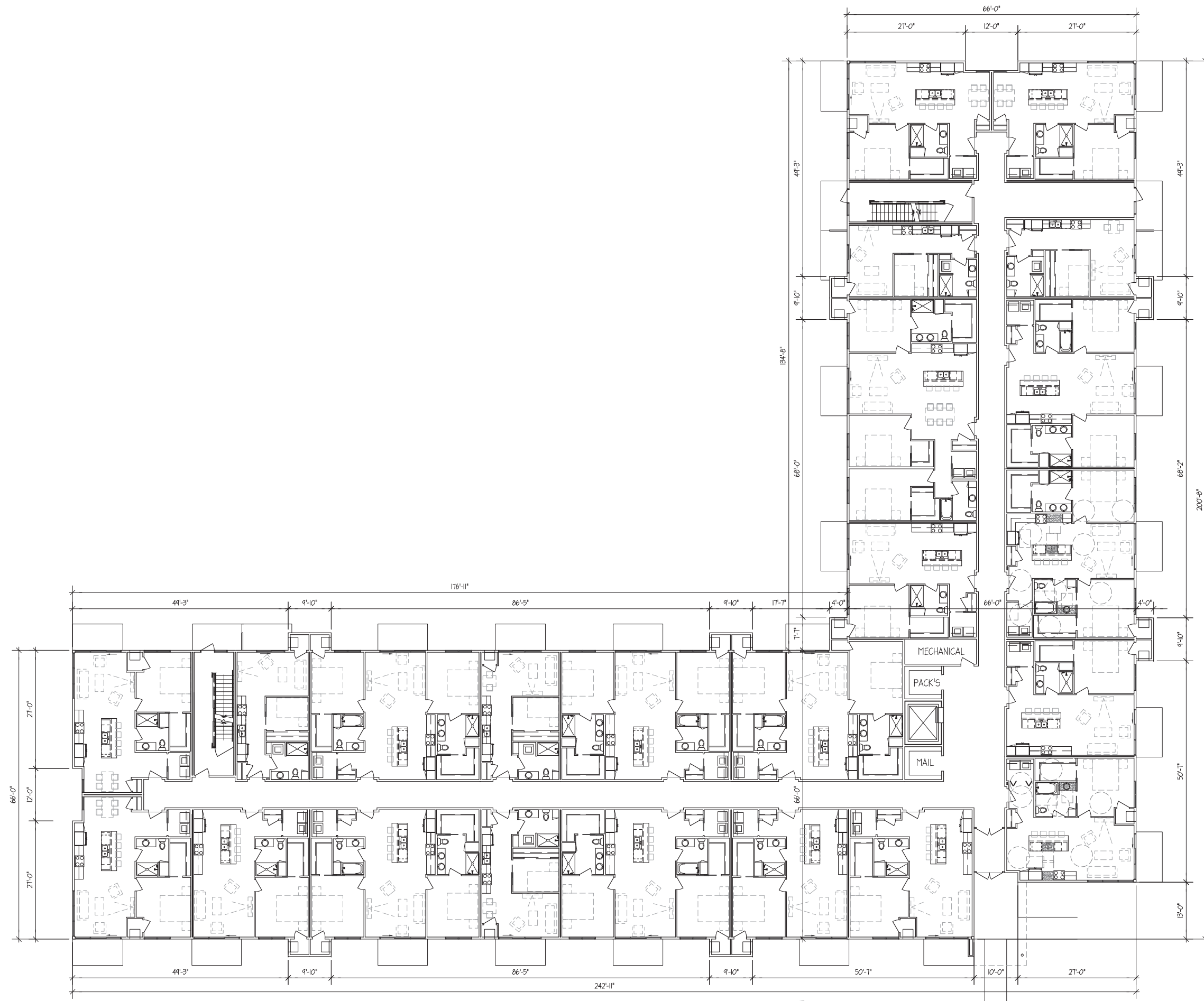
3/32" = 1'-0" (24x36)



PROJECT:
THE EDISON - PHASE II
3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

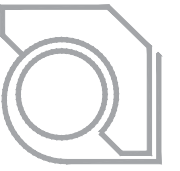
PROJECT: 2020-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/06/20

A-0D



FIRST FLOOR PLAN - BLDG.D

3/32" = 1'-0" (24x36)

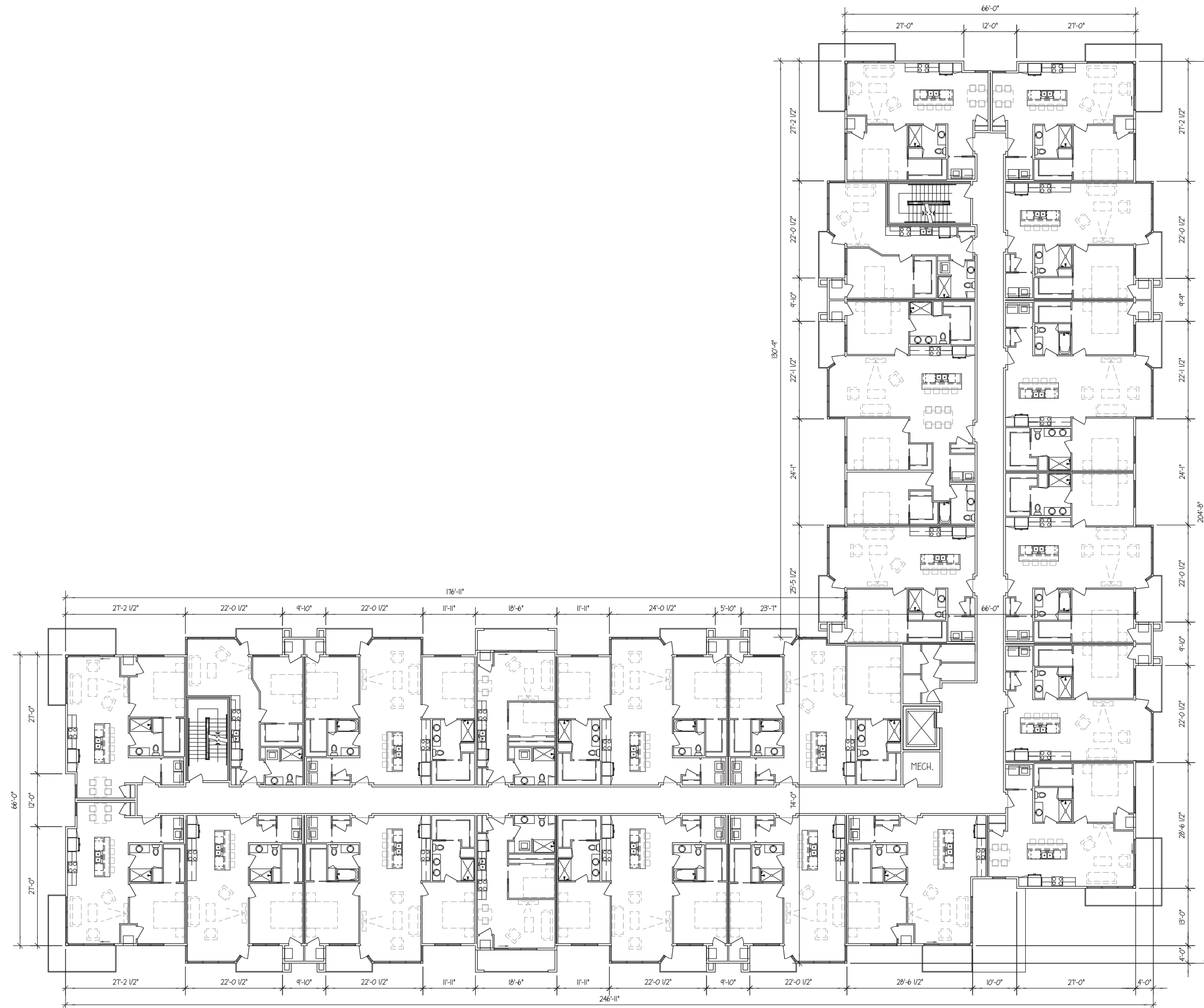


ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@gmail.com

PROJECT:
THE EDISON - PHASE II
3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

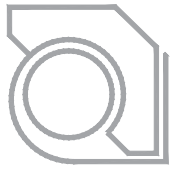
PROJECT: 2020-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/06/20

A-1D



SECOND/THIRD FLOOR PLAN - BLDG.D

3/32" = 1'-0" (24x36)

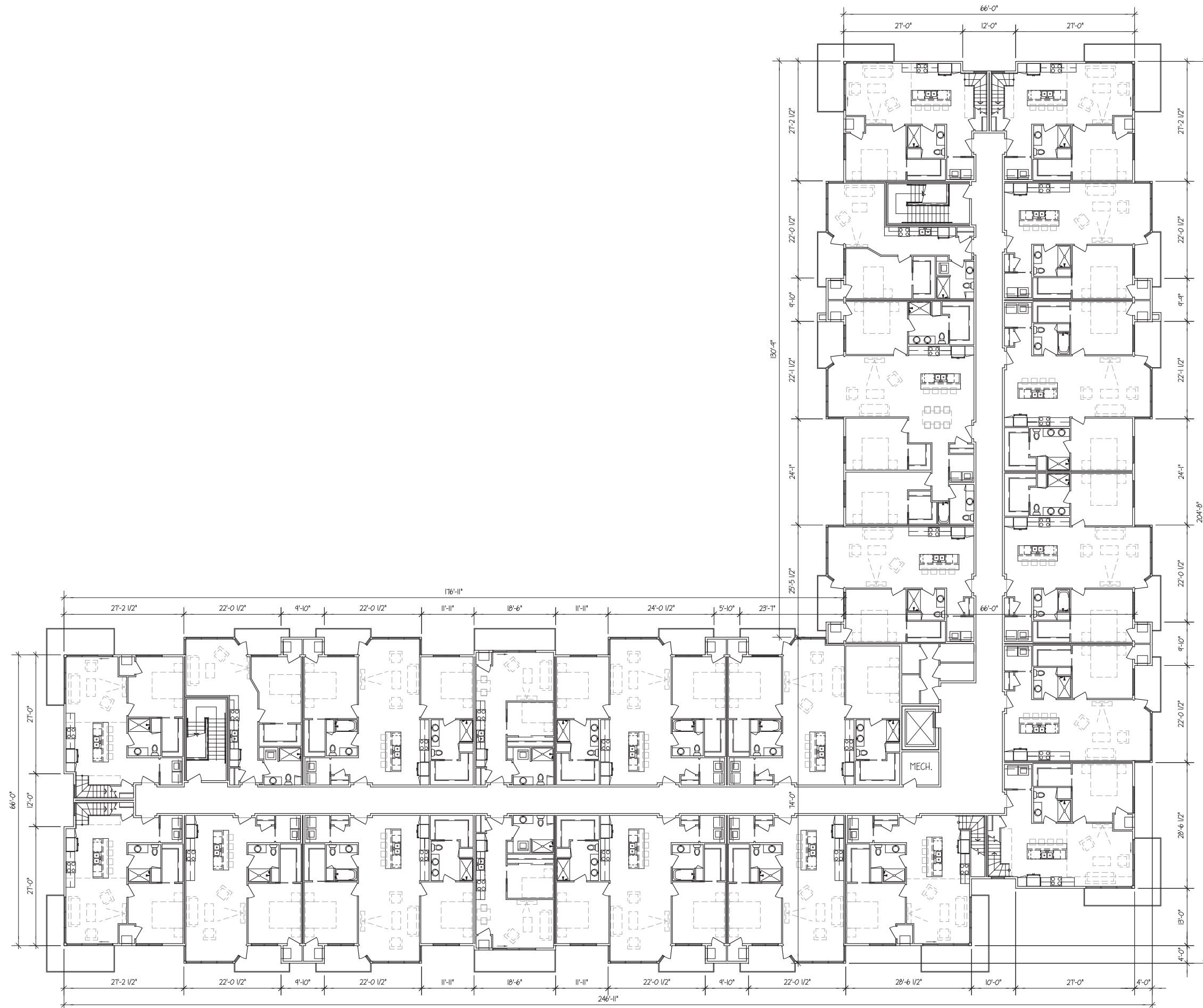


ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@gmail.com

PROJECT:
THE EDISON - PHASE II
3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

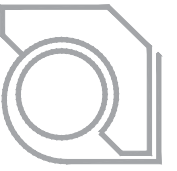
PROJECT: 2020-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/06/20

A-2D



FOURTH FLOOR PLAN - BLDG.D

3/32" = 1'-0" (24x36)



ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@gmail.com

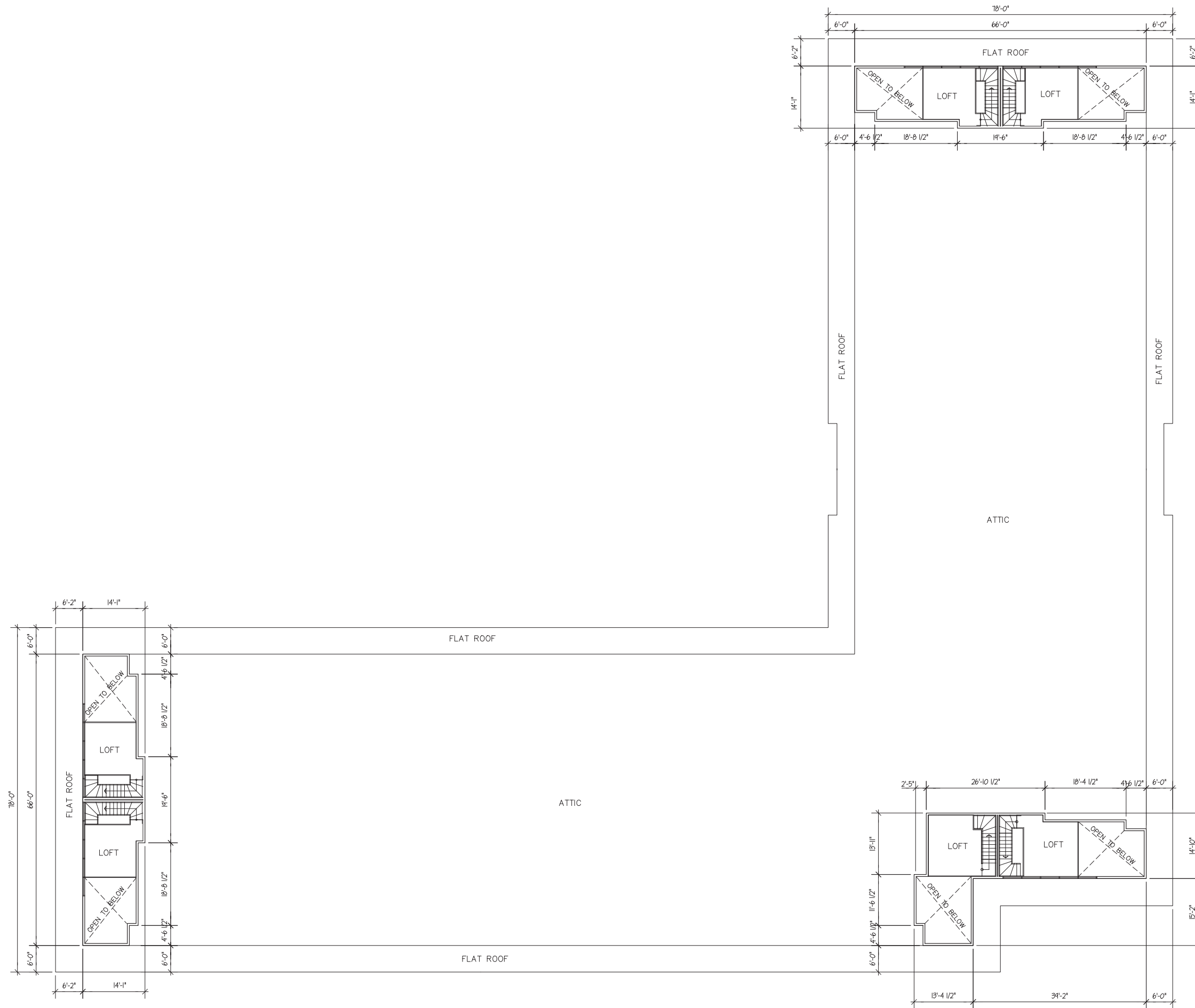
PROJECT:
THE EDISON - PHASE II
3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2020-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/06/20

A-3D



ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@gmail.com



LOFT FLOOR PLAN - BLDG.D

3/32" = 1'-0" (24x36)



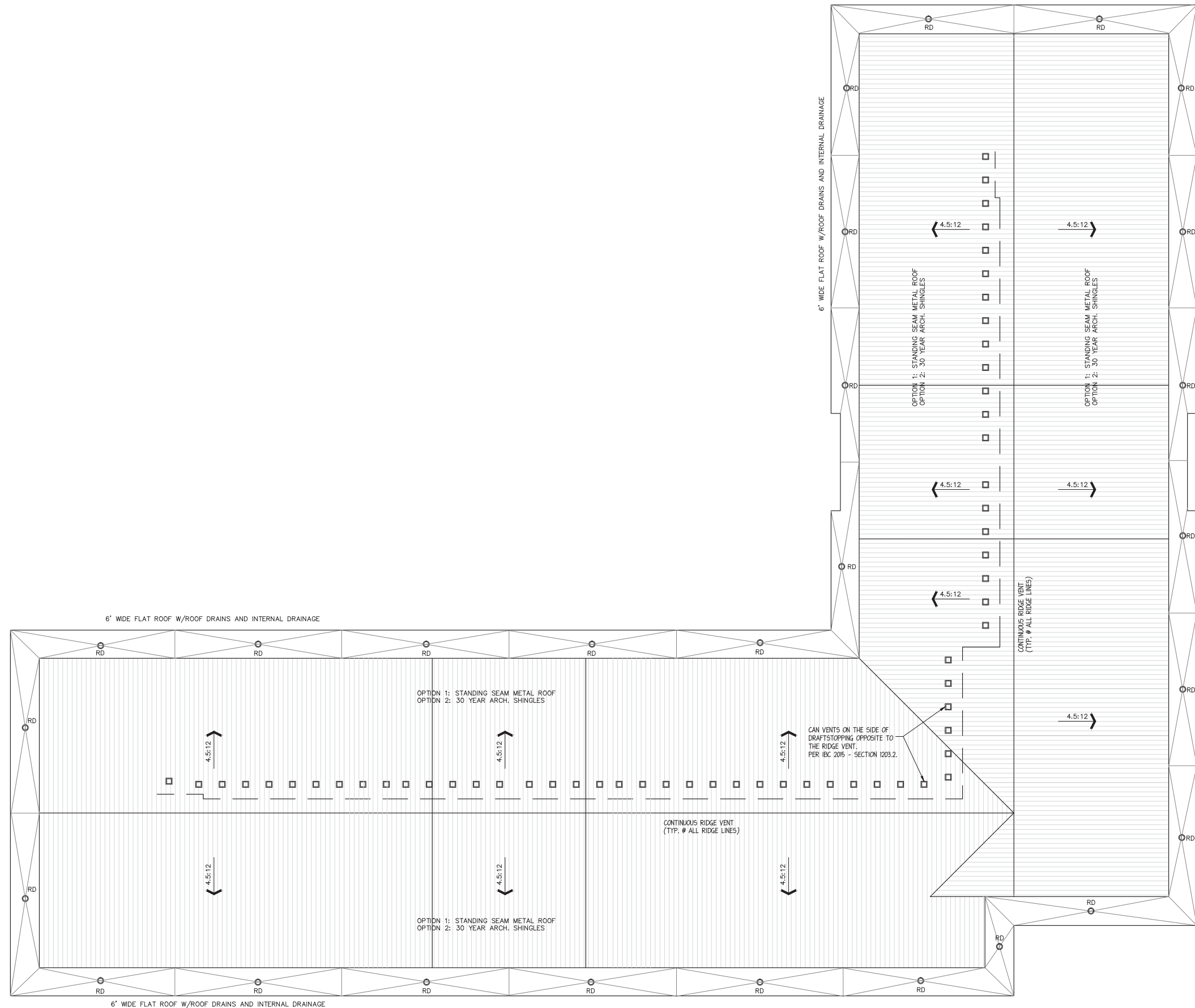
PROJECT:
THE EDISON - PHASE II
3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2020-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/06/20

A-4D



ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@gmail.com



PROJECT:
THE EDISON - PHASE II
3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2020-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/06/20

ROOF PLAN - BLDG.D

3/32" = 1'-0" (24x36)



A-5D



ULIAN KISSIOV
 ARCHITECT
 476 PRESIDENTIAL LN
 MADISON, WI 53711
 PHONE: 608-320-3151
 ukissiov@gmail.com

MATERIALS AND COLORS

- ① OPTION-1: STANDING SEAM METAL ROOF
 COLOR: MATCH SKT515
 OPTION-2: 30 YEAR ARCH. SHINGLES
 COLOR: MATCH SKT515
- ② METAL SIDING PANELS
 COLOR: MATCH SKT515
- ③ LP SMART SIDE PANELS
 COLOR: SW6369, TASSEL
- ④ LP SMART SIDE LAP SIDING
 COLOR: SW6369, TASSEL
- ⑤ JH FIBERCEMENT SMOOTH PANELS
 COLOR: SKT515, HOMESTEAD BROWN
- ⑥ LIMESTONE VENEER
 COLOR: LIGHT BEIGE
- ⑦ VINYL WINDOWS
 COLOR: MATCH SKT515
- ⑧ ALUMINUM RAILING
 COLOR: MATCH SKT515



SOUTH FACADE - BLDG. D

3/32" = 1'-0" (24x36) 0 10' 20' 30' 40'



EAST FACADE - BLDG. D

3/32" = 1'-0" (24x36) 0 10' 20' 30' 40'

PROJECT:
THE EDISON - PHASE II
 3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
 826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2020-03
 CAD FILE:
 DRAWN BY: U.K.
 DATE: 05/06/20



ULIAN KISSIOV
 ARCHITECT
 476 PRESIDENTIAL LN
 MADISON, WI 53711
 PHONE: 608-320-3151
 ukissiov@gmail.com



WEST FACADE - BLDG. D

3/32" = 1'-0" (24x36) 0 10' 20' 30' 40'

MATERIALS AND COLORS

- ① OPTION-1: STANDING SEAM METAL ROOF
 COLOR: MATCH SW7515
 OPTION-2: 30 YEAR ARCH. SHINGLES
 COLOR: MATCH SW7515
- ② METAL SIDING PANELS
 COLOR: MATCH SW7515
- ③ LP SMART SIDE PANELS
 COLOR: SW6369, TASSEL
- ④ LP SMART SIDE LAP SIDING
 COLOR: SW6369, TASSEL
- ⑤ JH FIBERCEMENT SMOOTH PANELS
 COLOR: SW7515, HOMESTEAD BROWN
- ⑥ LIMESTONE VENEER
 COLOR: LIGHT BEIGE
- ⑦ VINYL WINDOWS
 COLOR: MATCH SW7515
- ⑧ ALUMINUM RAILING
 COLOR: MATCH SW7515



NORTH FACADE - BLDG. D

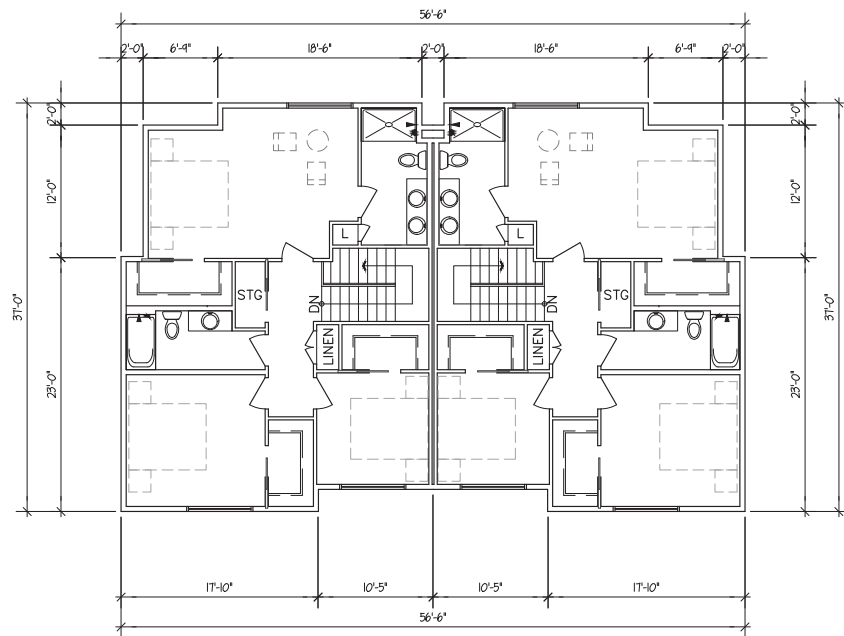
3/32" = 1'-0" (24x36) 0 10' 20' 30' 40'

PROJECT:
THE EDISON - PHASE II
 3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
 826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2020-03
 CAD FILE:
 DRAWN BY: U.K.
 DATE: 05/06/20

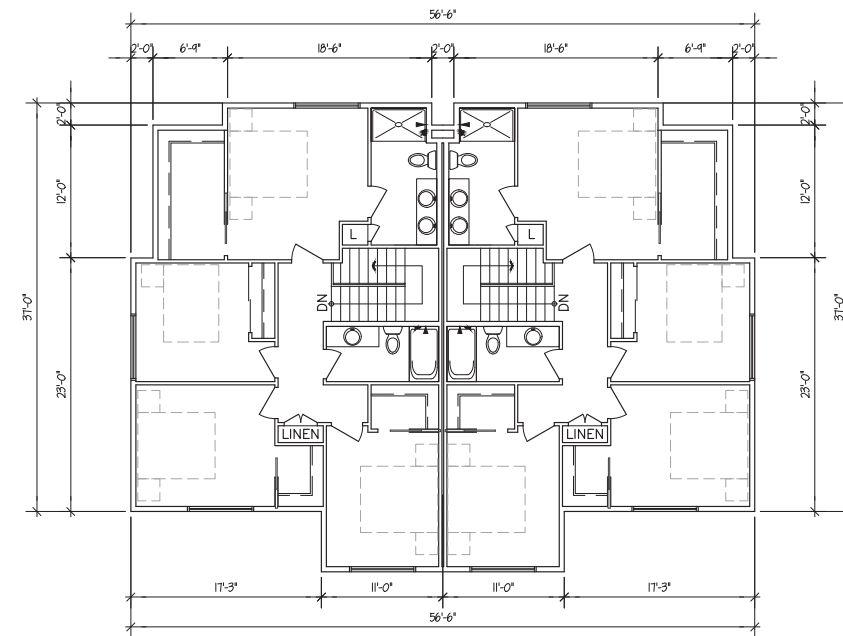


ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@gmail.com



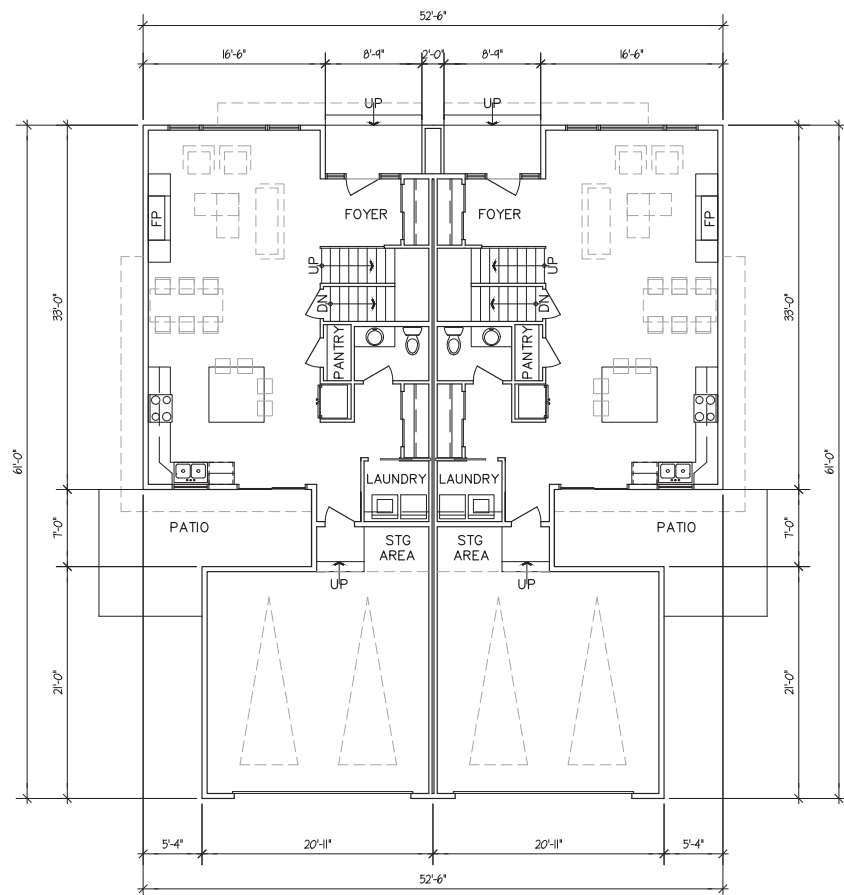
SECOND FLOOR PLAN - 3BR TWIN

1/8" = 1'-0" (24x36)



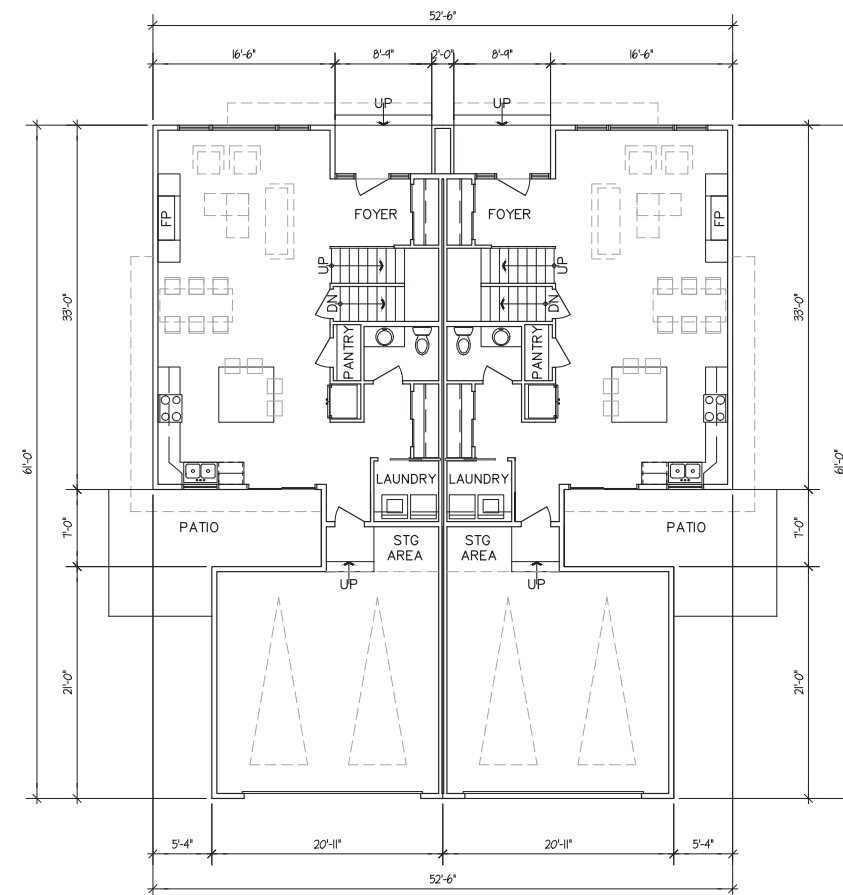
SECOND FLOOR PLAN - 4BR TWIN

1/8" = 1'-0" (24x36)



FIRST FLOOR PLAN - 3BR TWIN

1/8" = 1'-0" (24x36)



FIRST FLOOR PLAN - 4BR TWIN

1/8" = 1'-0" (24x36)



PROJECT:
THE EDISON - PHASE II
3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2020-03
CAD FILE:
DRAWN BY: U.K.
DATE: 05/06/20

A-1TW



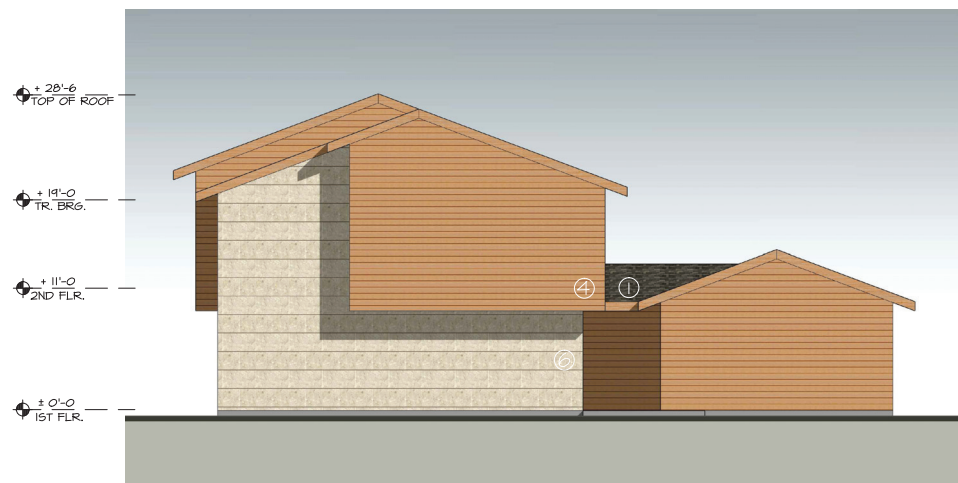
ULIAN KISSIOV
 ARCHITECT
 476 PRESIDENTIAL LN
 MADISON, WI 53711
 PHONE: 608-320-3151
 ukissiov@gmail.com



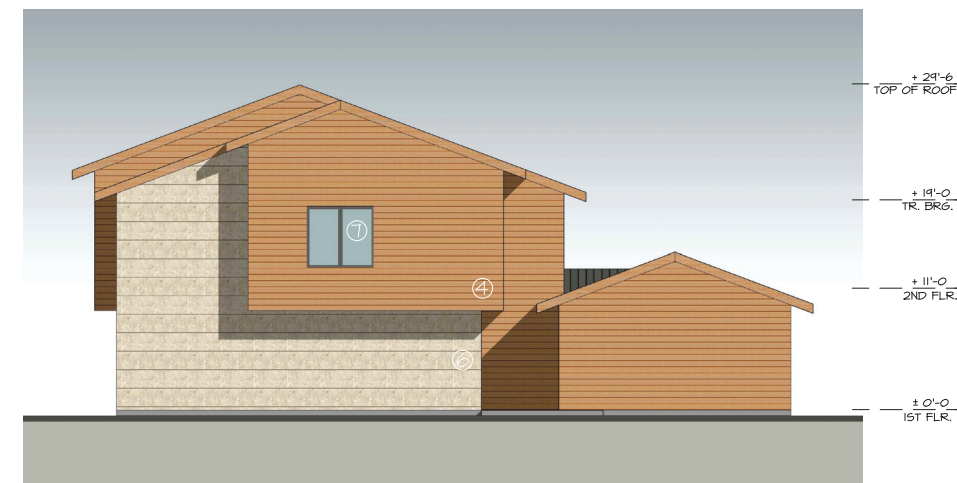
FRONT



FRONT



SIDE



SIDE



REAR

MATERIALS AND COLORS

- ① 30 YEAR ARCH. SHINGLES
COLOR: MATCH SW7515
- ④ LP SMART SIDE LAP SIDING
COLOR: SW6369, TASSEL
- ⑥ LIMESTONE VENEER
COLOR: LIGHT BEIGE
- ⑦ VINYL WINDOWS
COLOR: MATCH SW7515



REAR

EXTERIOR ELEVATIONS - 3BR TWIN

1/8" = 1'-0" (24x36) 0 5' 10' 15' 20'

EXTERIOR ELEVATIONS - 4BR TWIN

1/8" = 1'-0" (24x36) 0 5' 10' 15' 20'

PROJECT:
THE EDISON - PHASE II
 3614 SOUTH POINT RD, MADISON, WI
CLIENT:
THE EDISON, LLC
 826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2020-03
 CAD FILE:
 DRAWN BY: U.K.
 DATE: 05/06/20