



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: _____	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: _____	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 4525 Secret Garden Dr.
Project Title (if any): Catalina Crossing

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Daniel Krisher Company: JLA Architects
 Street Address: 2418 Crossroads Dr. City/State: Madison, WI Zip: 53718
 Telephone: (608) 241-9500 Fax: () Email: dkrisher@jla-ap.com

Project Contact Person: Joseph Lee Company: JLA Architects
 Street Address: 2418 Crossroads Dr. City/State: Madison, WI Zip: 53718
 Telephone: (608) 241-9500 Fax: () Email: jlee@jla-ap.com

Project Owner (if not applicant): David J. Decker
 Street Address: 15850 W. Bluemound Rd. Suite 60 City/State: Brookfield, WI Zip: 53005
 Telephone: (262) 785-0840 Fax: () Email: deckerproperties@sbcglobal.net

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on Various.
(name of staff person) (date of meeting)

B. 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.

Name of Applicant Daniel Krisher Relationship to Property Architectural Technician
 Authorized Signature Date 03/24/2016



VANDEWALLE & ASSOCIATES INC.

February 17, 2016

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Catalina Crossing
TR-P Plan

Dear Katherine,

The following document and illustrative graphics outline the TR-P Plans for the Catalina Crossing project within the Secret Places Neighborhood. This 12.84 acre project creates 113 units of apartments in 17 buildings featuring townhomes and stacked flat buildings in three different configurations.

TR-P Requirements

- Four residential housing types (Single Family Street Accessed adjoining to site, Single Family Alley Accessed adjoining to site, Townhomes, Stacked flat Multi-Family)
- All units within 1/4 acre of a combination of public parks & private open spaces
- Multi-Family dispersed throughout the TR-P area
- Project will be constructed in two phases

TR-P Site Design Standards

Open Space

The project is built around a central green which serves as a vibrant open space amenity for the neighborhood. This open space spans the site and features connected walkways, a playground in the center, and a passive gathering area to the north.

Street Layout

The neighborhood is surrounded by a strong grid of neighborhood scaled streets, sidewalks, and off street connections and is served by an internal network of sidewalks and private streets within the project.

Building Design

The building design will be per the adopted plans and will feature a variety of materials and configurations. Building shall front onto either the interior private drives or adjoining streets.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

Neighborhood Objectives

The goal of the neighborhood is to create a diverse range of housing options, configurations, and price points set within a framework of walk able private streets and neighborhood scaled open space.

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Munson', with a long horizontal flourish extending to the right.

Brian Munson
Principal

CATALINA CROSSING APARTMENTS

4525 Secret Garden Drive
Madison, Wisconsin 53558



TR-P REZONING SUBMITTAL

JLA
architects

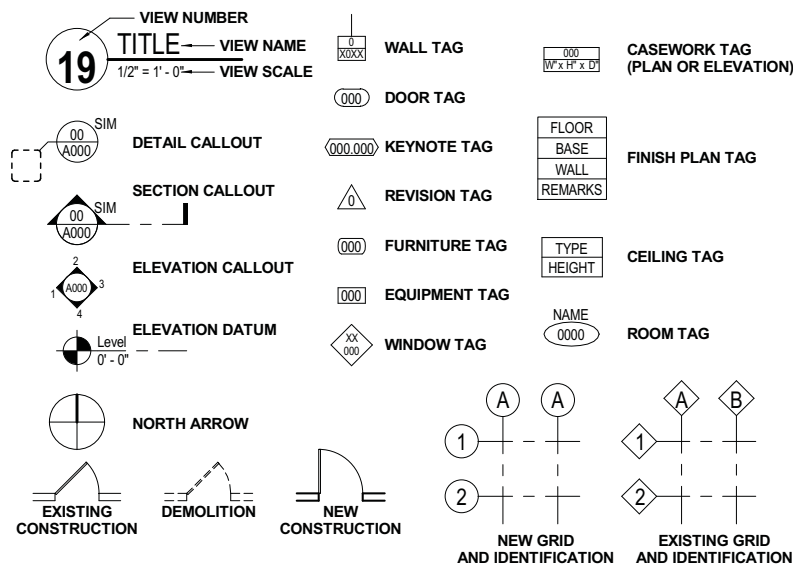
JLA PROJECT NUMBER: 14-1103

17 FEBRUARY 2016

ABBREVIATIONS

A A/C air condition A/E Architect/Engineer ACT acoustical ceiling tile ADL additional ADDM addendum AFC above finished counter AFF above finished floor AFG above finished grade AFS above finished slab ALT alternate ALUM aluminum APRD approved APT apartment ASC above suspended ceiling	D DEMPT demolition department DFS Door and Frame Schedule DH double hung DIA diameter DR door DR FR door frame DRL detail DW dishwasher DWG drawing EWE east exterior insulation EIFS east exterior insulation & finish system EL electric, electrical ELEV elevator EP epoxy EPB epoxy base EPS expanded polystyrene board EQ equal EXIST existing EXP expansion EXT exterior	G GALV galvanized GB grab bar GC general contractor GL glass GLT glass tile GLU LAM glued laminated wood GR grade, grading GRAN granite GT grout GWT glazed wall tile GYR RD gypsum board	N north NA not applicable NIC not in contract NO number NOM nominal NS no scale NTS not to scale	T TAM time & materials TEMP temperature TER terrazzo TERB terrazzo base TFF top of finish floor TK BO top of TOB top of beam TOC top of concrete TOJ top of joint TOPO topography TOS top of slab TOS top of steel TV television TYP typical
B baseboard BB bulletin board BL building BL blinds (window) BLT borrowed light BLW below BPL base plate BO bottom of steel BOS bottom of steel	F F female FI filter FA fire alarm FAB fabric FAX facsimile FD file cabinet FD floor drain FEC fire extinguisher cabinet FHC fire hose cabinet FG food grille FLR floor FM factory mutual FM floor mat FP fire protection FP fireproof FPL fire place FRP fiber reinforced panel FT feet FTG footing FWP fabric wrapped panel	H HB hose bibb HC hollow core HCP handcarpenter HM hollow metal HORIZ horizontal HSPKPS housekeeping HT height HVAC heating, ventilating & air conditioning HW hot water HWF hardwood floor HWY highway	Q quarry tile QTBS quarry tile base R resilient base RCP reflected ceiling plan RD roof drain REBAR reinforcing steel bars RESF resilient flooring RFS room finish schedule RO rough opening	U UNO unless noted otherwise UON unless otherwise note
C CB catch basin CB contractor furnished CFI contractor furnished, contractor installed CFI contractor furnished, owner installed CFM contractor furnished, vendor installed CG corner guard CHD chalkboard CIP cast-in-place CJ control joint CJ construction joint CL centerline CLG ceiling CLR clear CM construction management CMU concrete masonry unit CO column COL column CONC concrete CORR corroded CONT continuous CPT cast CSWK casework CT ceramic tile base CTB ceramic tile base	J INSUL insulation INT interior JBS janitor sink LAM laminate LW live load M maximum MC modular carpet tile MECH mechanical MFR manufacturer MIN minute MSC miscellaneous MO masonry opening MS marble base MRB marble base MRF marble floor MTL metal	P PLM plastic laminate PLYWD plywood PREFAB prefabricated PREFIN prefinished PSI pounds per square inch PT painted PTN partition	S SAN sanitary SC sealed concrete SC solid core SF square foot SH shades SIM similar SS solid surface SST stainless steel ST stair STN stone STNB stone base STRUCT structure SV sheet vinyl	V V vinyl composition tile VFI vendor furnished, contractor installed VFI vendor furnished, owner installed VFI vendor furnished, vendor installed VFI verify in field VWC vinyl wall covering
W west W with WO without WC water closet WC wall covering WD wood WEB wood base WDV wood veneer WH water heater WP wall protection WPK work product	X XPS extruded polystyrene board (mau)	Y	Z	

SYMBOL LEGEND



VICINITY MAP



PROJECT ADDRESS

CATALINA CROSSING APARTMENTS
4525 Secret Garden Drive
Madison, Wisconsin 53558

OWNER INFORMATION

DECKER PROPERTIES, INC.

15850 W. BLUEMOUND RD. #60
BROOKFIELD, WISCONSIN 53005
CONTACT: MR. DAVID J. DECKER
DECKERPROPERTIES@SBCGLOBAL.NET
262.785.0840

PROJECT TEAM

GENERAL CONTRACTOR

T.B.D.
STREET ADDRESS
CITY, STATE ZIP CODE
PHONE NUMBER

ARCHITECTURAL

JOSEPH LEE & ASSOCIATES, LLC
2418 CROSSROADS DR. - SUITE 2300
MADISON, WISCONSIN 53718
CONTACT: MR. DANIEL KRISHER
DKRISHER@JLA-AP.COM
608.241.9500

CIVIL ENGINEERING

D'ONOFRIO, KOTTKE & ASSOCIATES, INC.
7530 WESTWARD WAY
MADISON, WISCONSIN 53717
CONTACT: MR. BRUCE HOLLAR
BHOLLAR@DONOFRIO.CC
608.833.7530

STRUCTURAL ENGINEERING

MP-SQUARED STRUCTURAL ENGINEERS LLC
583 D'ONOFRIO DR. SUITE 201
MADISON, WISCONSIN 53538
CONTACT: MARK LINDLOFF, P.E.
MLINDLOFF@MPSQRD.COM
608.821.4770

SITE LIGHTING

T.B.D.
STREET ADDRESS
CITY, STATE ZIP CODE
PHONE NUMBER

SET ISSUE

TR-P REZONING SUBMITTAL
24 JUNE 2015

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A201-F	EXTERIOR ELEVATIONS



JOSEPH LEE & ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
608.241.9500



DECKER PROPERTIES, INC.

CATALINA CROSSING APARTMENTS

DATE OF ISSUANCE 17 FEBRUARY 2016

Revision Schedule		
Mark	Description	Date

SHEET TITLE

INDEX

SHEET NUMBER

G001

NOTE:
LANDSCAPE & SITE LIGHTING ELEMENTS
SHOWN FOR GRAPHIC PURPOSES ONLY.
REFER TO CIVIL, LANDSCAPE, AND SITE
LIGHTING DRAWINGS FOR MORE
INFORMATION.

JLA
JOSEPH LEE + ASSOCIATES

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
608.241.3000

JLA PROJECT NUMBER: 14-1103

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 17 FEBRUARY 2016

Revision Schedule		
Mark	Description	Date

SHEET TITLE

OVERALL
MASTERPLAN

SHEET NUMBER

ASP-101

CONCEPTUAL DATA														12.84 ACRES - 8.80 UNITS/ACRE			
BUILDING	UNITS								BIKE PARKING		PARKING						
	TYPE	QTY	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	TOTAL	RATIO	COVERED	SURFACE	TOTAL	RATIO		
A	3	0	0	0	18	0	18	36				24	15	39	2.17 / UNIT		
B	4	0	0	0	8	16	24	64				32	20	52	2.17 / UNIT		
C	1	0	0	0	12	0	12	24				16	10	26	2.17 / UNIT		
D	2	0	0	0	8	0	8	16				16	2	18	2.25 / UNIT		
E	4	0	0	0	24	0	24	48				48	5	53	2.21 / UNIT		
F	3	0	0	0	27	0	27	54				54	5	59	2.18 / UNIT		
TOTALS	0	0	0	0	97	16	113	242				190	57	247	2.18 / UNIT		
					0%	0%	0%	86%	14%								



JLA

CATALINA CROSSING
MASTERPLAN

17 FEBRUARY, 2016

SCALE: 1"=70'

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

DATE OF ISSUANCE 17 FEBRUARY 2016

Revision Schedule		
Mark	Description	Date

SHEET TITLE

VICINITY MAP

SHEET NUMBER

ASP-100



CONCEPTUAL DATA 12.84 ACRES - 8.80 UNITS/ACRE

BUILDING	UNITS						BIKE PARKING		PARKING						
	TYPE	QTY	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	TOTAL	RATIO	COVERED	SURFACE	TOTAL	RATIO
A	3	0	0	0	18	0	18	36				24	15	39	2.17 / UNIT
B	4	0	0	0	8	16	24	64				32	20	52	2.17 / UNIT
C	1	0	0	0	12	0	12	24				16	10	26	2.17 / UNIT
D	2	0	0	0	8	0	8	16				16	2	18	2.25 / UNIT
E	4	0	0	0	24	0	24	48				48	5	53	2.21 / UNIT
F	3	0	0	0	27	0	27	54				54	5	59	2.18 / UNIT
TOTALS	0	0	0	0	97	16	113	242				190	57	247	2.18 / UNIT
	0%	0%	0%	0%	88%	14%									

CATALINA CROSSING

VICINITY MAP

13 JANUARY, 2016

SCALE: 1" = 200'

Marsh Road Neighborhood Development Plan

As Adopted October 1999 and *implemented through subdivision and zoning approvals

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: 17 FEBRUARY 2016

Revision Schedule		
Mark	Description	Date














SHEET TITLE

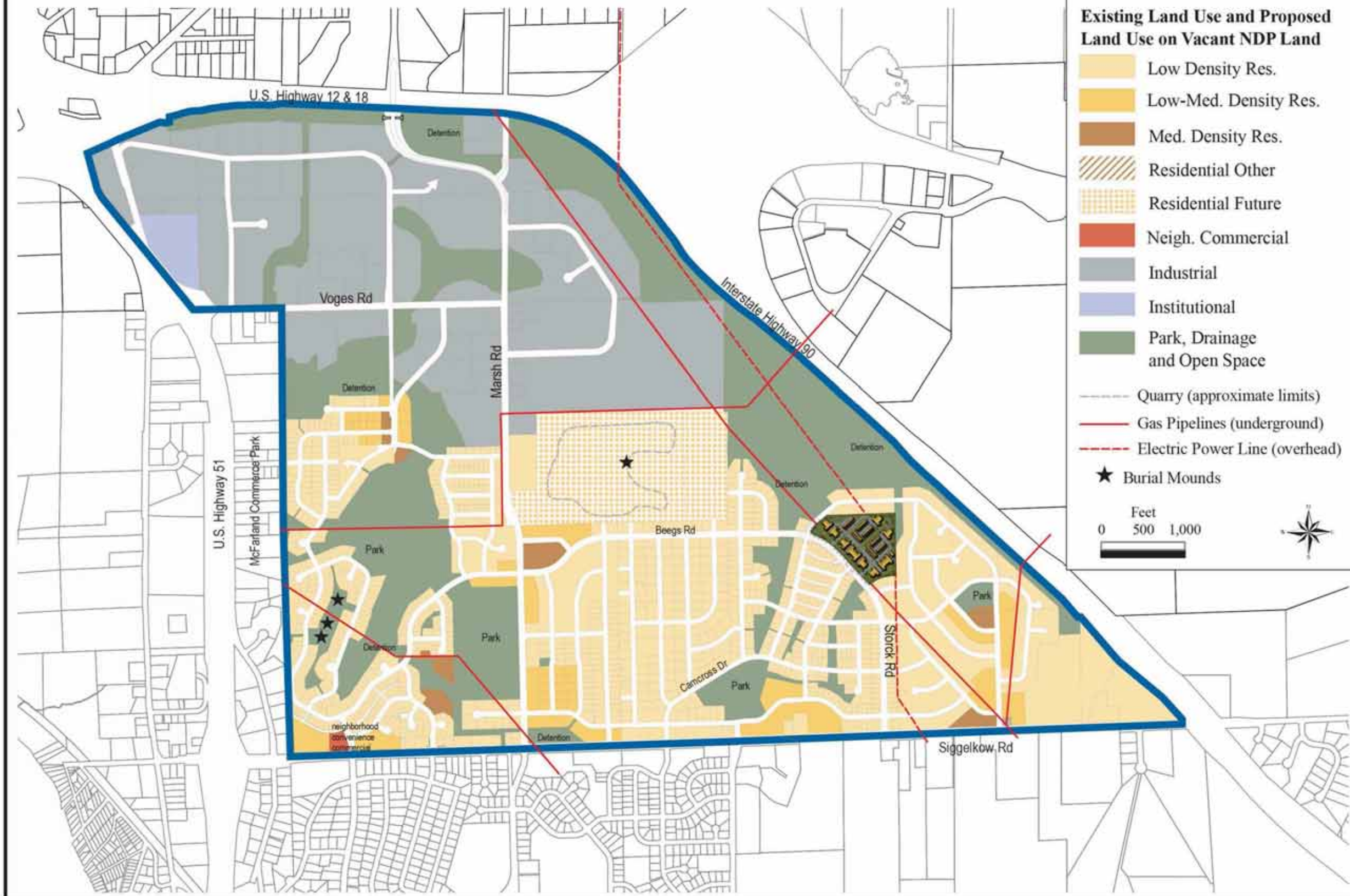
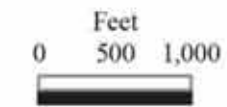
NEIGHBORHOOD
DEVELOPMENT PLAN

SHEET NUMBER

ASP-102

Existing Land Use and Proposed Land Use on Vacant NDP Land

-  Low Density Res.
-  Low-Med. Density Res.
-  Med. Density Res.
-  Residential Other
-  Residential Future
-  Neigh. Commercial
-  Industrial
-  Institutional
-  Park, Drainage and Open Space
-  Quarry (approximate limits)
-  Gas Pipelines (underground)
-  Electric Power Line (overhead)
-  Burial Mounds





JLA PROJECT NUMBER: 14-1103

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 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
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CATALINA CROSSING TRP REZONING SUBMITTAL

DATE OF ISSUANCE 17 FEBRUARY 2016

Revision Schedule		
Mark	Description	Date

SHEET TITLE

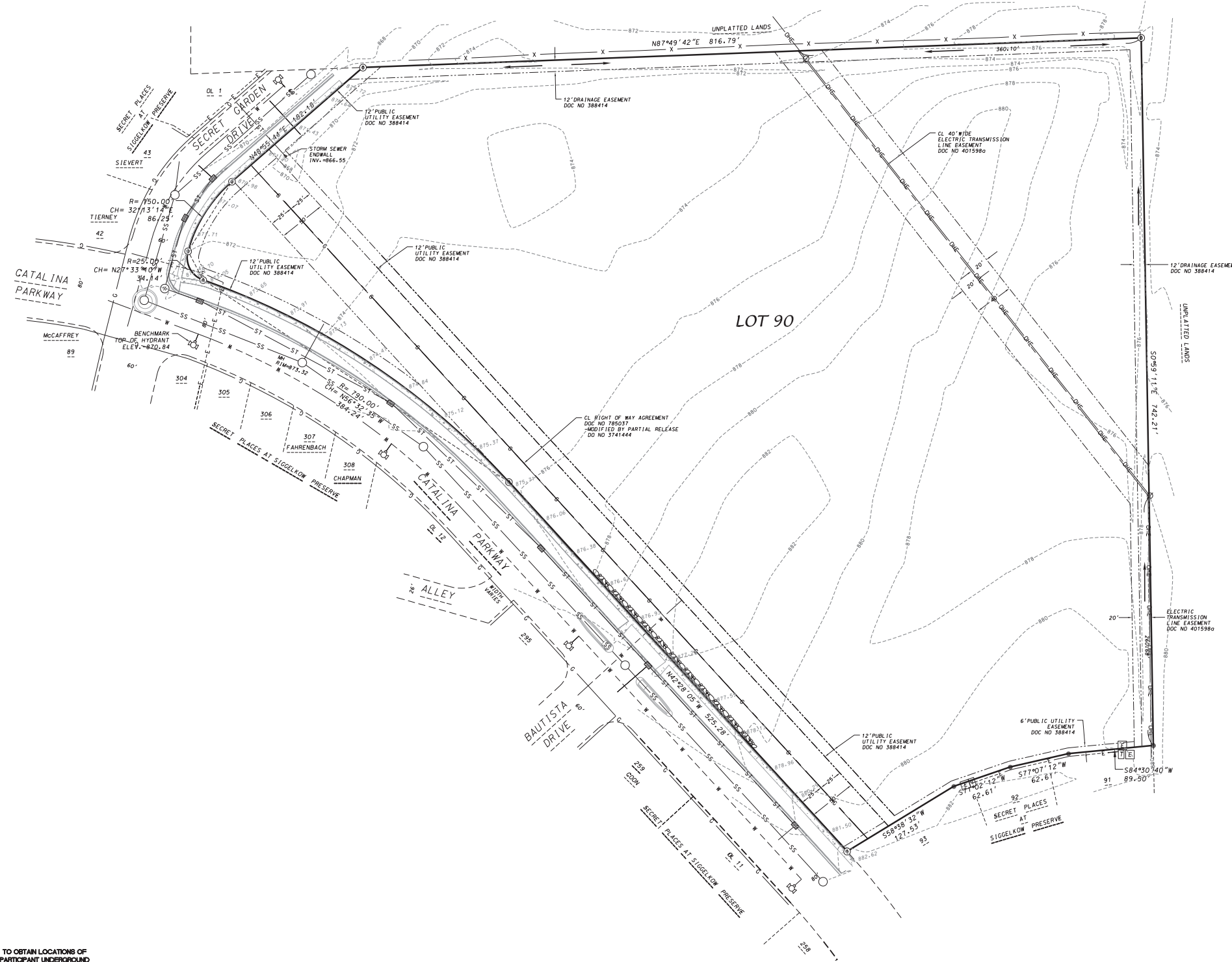
EXISTING CONDITIONS

SHEET NUMBER

C100

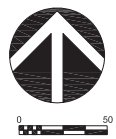
LEGEND

⊙	FOUND 1-1/4" IRON REBAR
●	FOUND 3/4" IRON REBAR
---	UNDERGROUND ELECTRIC
SS	SANITARY SEWER
W	WATER MAIN
G	GAS MAIN
OHE	OVERHEAD ELECTRIC
ST	STORM SEWER
E	ELECTRIC TRANSFORMER
□	TELEPHONE PEDESTAL
○	MANHOLE
⊙	CATCH BASIN/INLET
⊙	POWER POLE
⊙	HYDRANT
■	CONCRETE
▨	BOULDER RETAINING WALL
▬	CONC. CURB
→	DRAINAGE DIRECTION (SEE NOTE 9)
- - -	EXISTING CONTOUR



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE

EXISTING CONDITONS



LEGEND

CONCRETE PAVEMENT

- 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

EXISTING CONDITIONS LEGEND

	FOUND 3/4" SOLID ROUND IRON STAKE
	UNDERGROUND ELECTRIC
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	OVERHEAD ELECTRIC
	TELECOMMUNICATION LINE
	STORM SEWER
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	MANHOLE
	CATCH BASIN/INLET
	POWER POLE
	LIGHT POLE
	GAS METER
	VALVE
	HYDRANT
	GUY WIRE
	CONCRETE
	BOULDER RETAINING WALL
	CHAIN-LINK FENCE
	CONC. CURB
	EXISTING CONTOUR
	TOP OF CURB SPOT ELEVATION (@ DECIMAL PT.)
	SPOT ELEVATION (@ DECIMAL PT.)
	"RECORDED AS" INFORMATION

SITE PLAN INFORMATION BLOCK
CATALINA CROSSING

LOT AREA	12.84 AC ±
EXISTING TOTAL IMPERVIOUS AREA	0 SF±
PROPOSED TOTAL IMPERVIOUS AREA	272,120 SF±
TOTAL BUILDING ROOF AREA	119,040 SF±
NUMBER OF PROPOSED SURFACE PARKING STALLS	53



JLA PROJECT NUMBER: 14-1103

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CATALINA CROSSING TRP REZONING SUBMITTAL

DATE OF ISSUANCE 17 FEBRUARY 2016

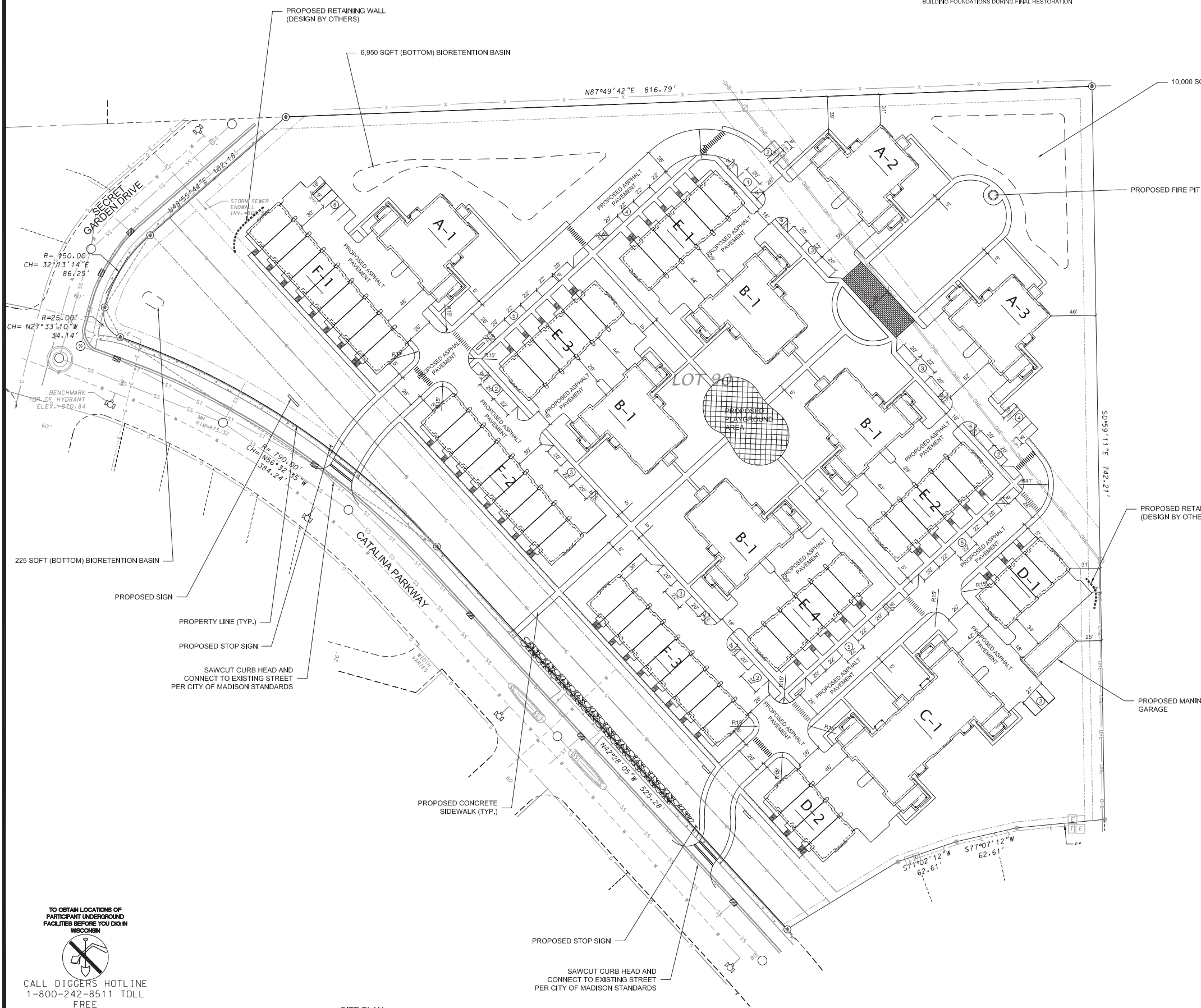
Revision Schedule		
Mark	Description	Date

SHEET TITLE

SITE PLAN

SHEET NUMBER

C101

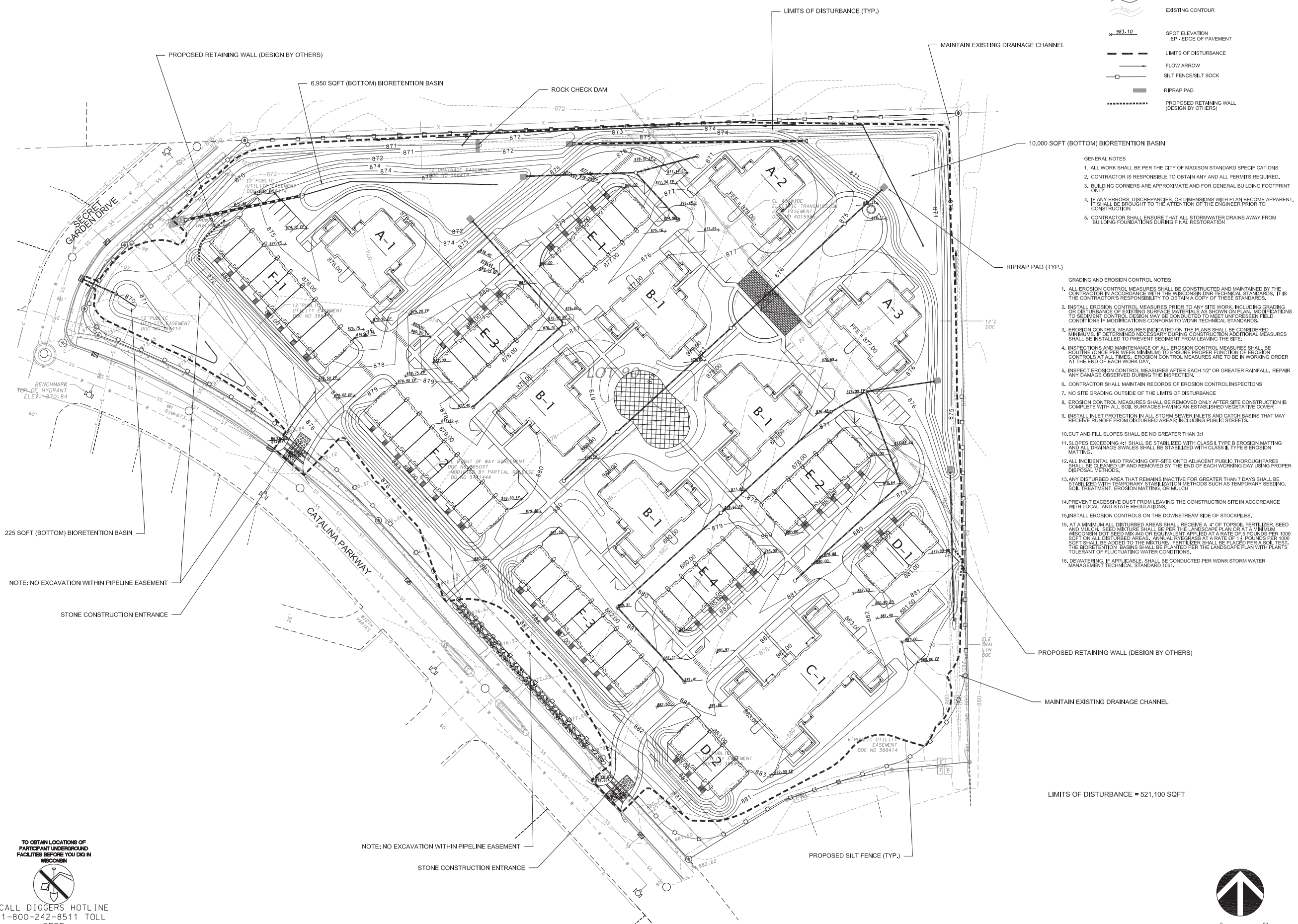


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CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

SITE PLAN

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
EP - EDGE OF PAVEMENT
- LIMITS OF DISTURBANCE
- FLOW ARROW
- SILT FENCE/SILT SOCK
- RIPRAP PAD
- PROPOSED RETAINING WALL
(DESIGN BY OTHERS)



- 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.

- 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 CONTROL MEASURES 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.
 - CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS.
 - 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 INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS INCLUDING PUBLIC STREETS.
 - 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 THROUGHFARES 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 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE PER THE LANDSCAPE PLAN OR AT A MINIMUM WISCONSIN DOT SEED MIXTURE OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 14 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE BIORETENTION BASINS SHALL BE PLANTED PER THE LANDSCAPE PLAN WITH PLANTS TOLERANT OF FLUCTUATING WATER CONDITIONS.
 - DEWATERING IF APPLICABLE SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1091.



JLA PROJECT NUMBER: 14-1103

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 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

DATE OF ISSUANCE 17 FEBRUARY 2016

Revision Schedule		
Mark	Description	Date

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER

C102

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

 CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE

GRADING AND EROSION CONTROL PLAN

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
 7550 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1059
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

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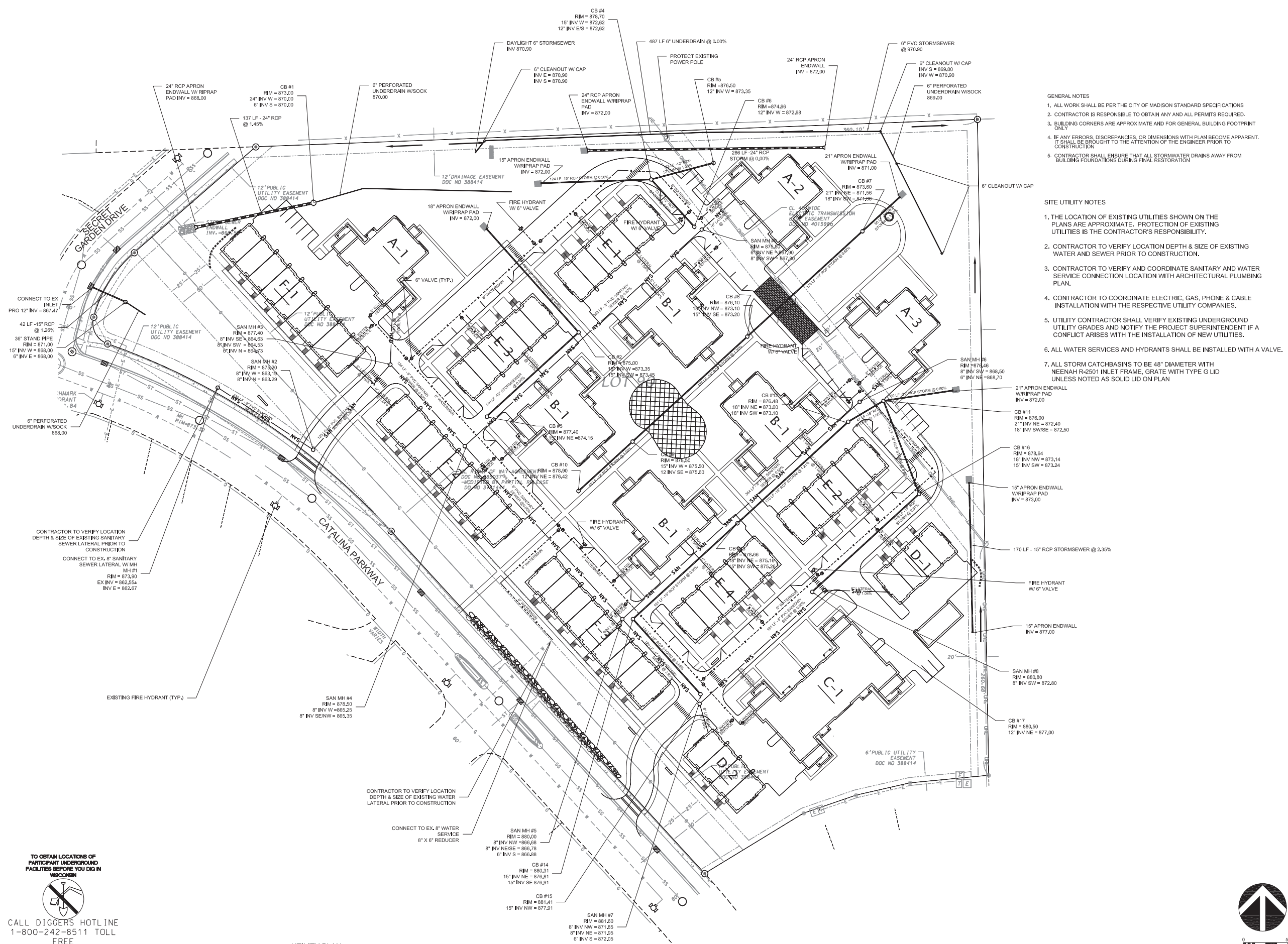
Revision Schedule		
Mark	Description	Date

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C103

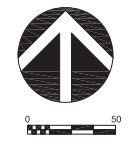


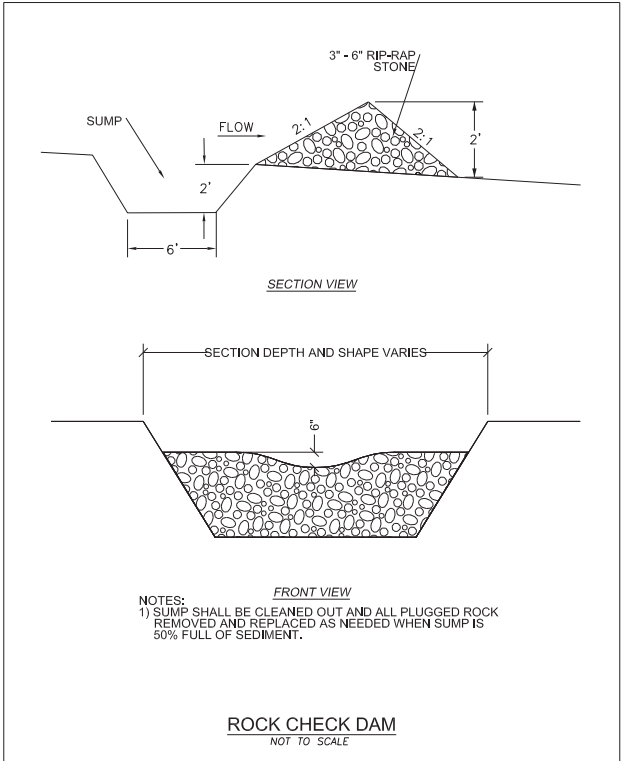
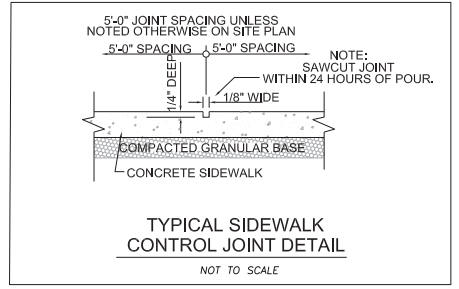
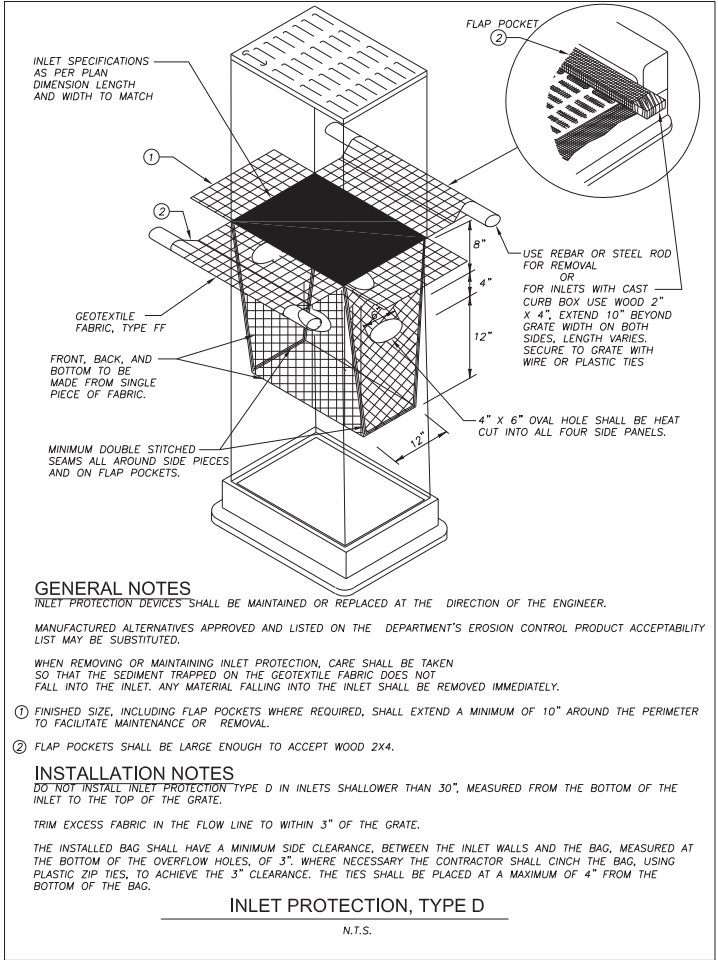
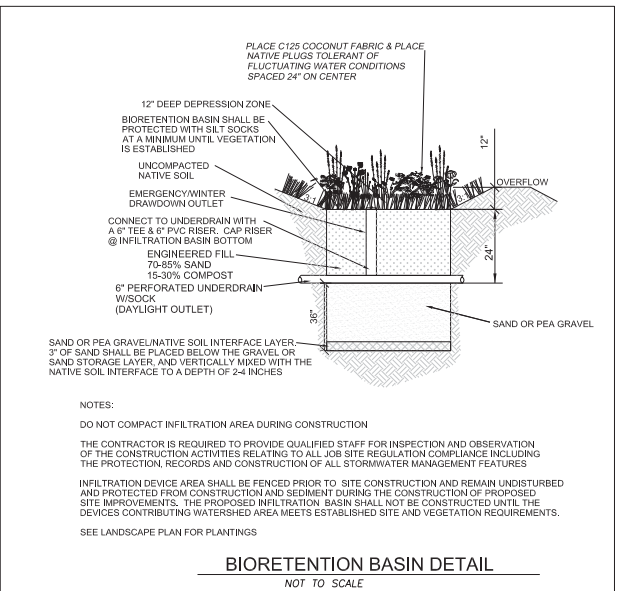
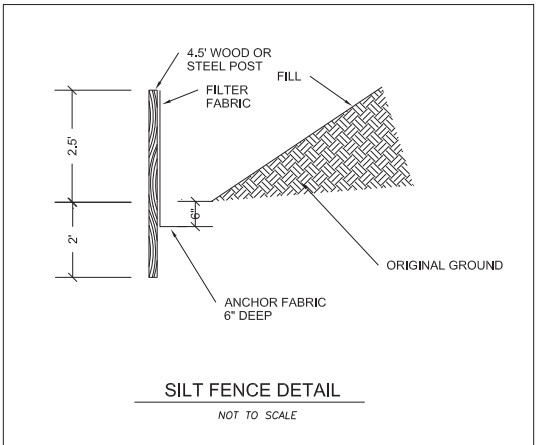
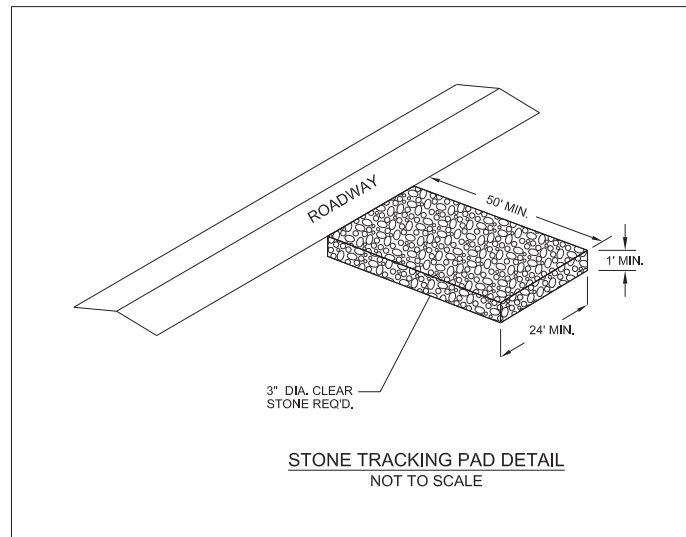
- GENERAL NOTES
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
 4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, 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

- 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 AND SEWER PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY AND WATER SERVICE CONNECTION LOCATION WITH ARCHITECTURAL PLUMBING PLAN.
 4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 5. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 6. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.
 7. 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

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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UTILITY PLAN





JLA PROJECT NUMBER: 14-1103

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

DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

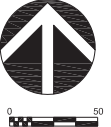
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Revision Schedule



Mark	Description	Date

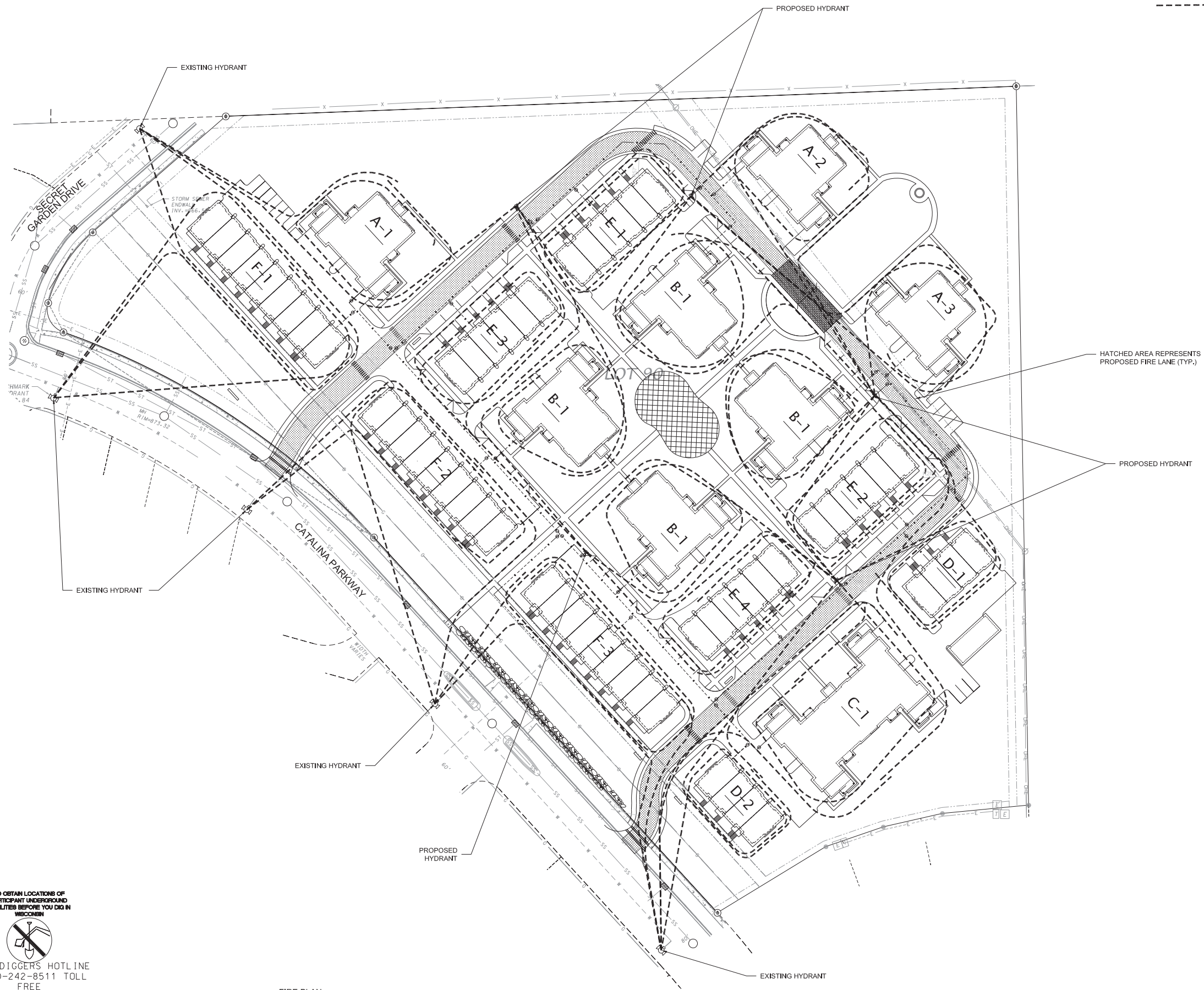
SHEET TITLE
DETAIL SHEET

SHEET NUMBER
C104



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 SIDES OF THE BUILDING)



HATCHED AREA REPRESENTS PROPOSED FIRE LANE (TYP.)

PROPOSED HYDRANT



JLA PROJECT NUMBER: 14-1103

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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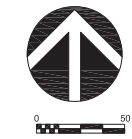
SHEET TITLE
FIRE PLAN

SHEET NUMBER
C105

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FIRE PLAN





LANDSCAPE REQUIREMENTS SUMMARY

- BUILDING TYPE A - (3)**
AREA = 5,550 SF (16,650 SF)
- BUILDING TYPE B - (4)**
AREA = 6,146 SF (24,584 SF)
- BUILDING TYPE C - (1)**
AREA = 10,995 SF (10,995 SF)
- BUILDING TYPE D - (2)**
AREA = 3,425 SF (6,850 SF)
- BUILDING TYPE E - (4)**
AREA = 5,128 SF (20,512 SF)
- BUILDING TYPE F - (3)**
AREA = 7,681 SF (23,043 SF)

MAINTENANCE GARAGE
AREA = 1,000 SF

TOTAL BUILDING FOOTPRINT
AREA = 103,634 SF

DEVELOPED AREA REQUIREMENT:
GROSS DEVELOPED AREA = 366,611 SQ FT
BUILDING FOOTPRINTS = 103,634 SQ FT
NET DEVELOPED AREA = 262,977 SQ FT (6.04 ACRE)

5 POINTS / 300 SF = 3,630 POINTS (FOR FIRST 5 ACRE)
1 POINT / 100 SF = 452 POINTS (FOR DEVELOPED AREA OVER 5 ACRE)

TOTAL POINTS REQUIRED = 4,082 POINTS
POINTS PROVIDED = 6,465 POINTS

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

CATALINA PARKWAY FRONTAGE = 935 FT
PLANTS REQUIRED = 31 OVERSTORY TREES OR
62 EVERGREEN / ORNAMENTAL TREES
156 SHRUBS
PLANTS PROVIDED = 20 OVERSTORY TREES
19 ORNAMENTAL TREES
106 SHRUBS
***DEFICIENCIES DUE TO GAS PIPELINE EASEMENT**

SECRET GARDEN DRIVE FRONTAGE = 115 FT
PLANTS REQUIRED = 4 OVERSTORY TREES OR
8 EVERGREEN / ORNAMENTAL TREES
19 SHRUBS
PLANTS PROVIDED = 2 OVERSTORY TREES
4 EVERGREEN / ORNAMENTAL TREES
21 SHRUBS

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

TOTAL PARKING LOT AREA = 116,940 SQ FT
REQUIRED LANDSCAPED AREA = 9,355 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 16,130 SQ FT

OVERSTORY TREES REQUIRED = 58 OVERSTORY TREES
ORNAMENTAL TREES ALLOWED = 29 ORNAMENTAL TREES MAX
OVERSTORY TREES PROVIDED = 46 OVERSTORY TREES
ORNAMENTAL TREES PROVIDED = 29 ORNAMENTAL TREES

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 SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS BE SEEDED WITH LAWN SEED PER PER THE PROJECT MANUAL.
7. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
9. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
ASF	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	4	35	140	2.5'	B&B	
AFA	Acer x freemianii 'Autumn Fantasy'	Autumn Fantasy Maple	3	35	105	2.5'	B&B	
AFS	Acer x freemianii 'Scarson'	Scarlet Sentinel Maple	4	35	140	2.5'	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	10	35	350	2.5'	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2	35	70	2.5'	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	6	35	210	2.5'	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3	35	105	2.5'	B&B	
GDE	Gymnocladia dioica 'Espresso'	Espresso Kentucky Tree	3	35	105	2.5'	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	4	35	140	2.5'	B&B	
LTJ	Liriodendron tulocifera 'JFS-Oz'	Emerald City Tulip Poplar	6	35	210	2.5'	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	35	140	2.5'	B&B	
PCQ	Pinus callyanina 'Chanticleer'	Cleveland Select Pear	14	35	490	2.5'	B&B	
PT	Populus tremuloides	Quaking Aspen	3	35	105	2.5'	B&B	
QB	Quercus bicolor	Swamp White Oak	3	35	105	2.5'	B&B	
QCS	Quercus 'Crimschmidt'	Crimson Spire Oak	12	35	420	2.5'	B&B	
TAR	Tilia americana 'Redmond'	Redmond Linden	4	35	140	2.5'	B&B	
TD	Taxodium distichum	Bald Cypress	9	35	315	2.5'	B&B	
LUXA	Linum 'Accolade'	Accolade Elm	4	35	140	2.5'	B&B	
TALL EVERGREEN TREE								
AC	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	17	35	595	6' TALL	B&B	
PS	Pinus strobus	Eastern White Pine	6	35	210	6' TALL	B&B	
ORNAMENTAL TREE								
AXS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8	15	120	1.5'	B&B	
CCJ	Carpinus caroliniana 'JN Strain'	JN Strain Muscadine	9	15	135	1.5'	B&B	
CO	Cotinus obovatus	American Smoketree	4	15	60	1.5'	B&B	
MA	Malus 'Adirondack'	Adirondack Crabapple	3	15	45	1.5'	B&B	
MF	Malus 'Firebird'	Firebird Crabapple	6	15	90	1.5'	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4	15	60	1.5'	B&B	
PCJ	Pyrus calleryana 'Jazzam'	Jack Pear	5	15	75	1.5'	B&B	
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	9	15	135	1.5'	B&B	
UPRIGHT EVERGREEN SHRUB								
JSC	Juniperus communis 'Gold Cone'	Gold Cone Juniper	14	10	140	3' TALL	B&B	
JSM	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	17	10	170	4' TALL	B&B	
JSW	Juniperus scopulorum 'Welchii'	Welch Juniper	8	10	80	4' TALL	B&B	
DECIDUOUS SHRUB								
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	11	3	33	24" TALL	POT	
CSI	Cornus sericea 'Ivory Halo'	Ivory Halo Dogwood	16	3	48	24" TALL	POT	
POD	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	16	3	48	24" TALL	POT	
POG	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	14	3	42	24" TALL	POT	
RB	Rosa 'Buck'	Carefree Beauty Rose	4	3	12	24" TALL	POT	
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	23	3	69	36" TALL	POT	
SM	Syringa 'Penda'	Penda Lilac	2	3	6	36" TALL	POT	
SM	Spiraea 'Magic Carpet'	Magic Carpet Spiraea	19	3	57	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	9	3	27	24" TALL	POT	
WDX	Wegelia 'Dark Horse'	Dark Horse Weigela	19	3	57	12" TALL	POT	
EVERGREEN SHRUB								
PSB	Pinus strobus 'Blue Shag'	Blue Shag Dwarf White Pine	6	4	24	24" TALL	POT	
ORNAMENTAL GRASSES								
EH	Elymus hystrix	Bottle Brush Grass	98	2	196	1 GAL	POT	
SH	Sporobolus heterolepis	Prairie Dropseed	93	2	186	1 GAL	POT	
			TOTAL:		6465	POINTS		



JLA PROJECT NUMBER: 14-1103



DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

DATE OF ISSUANCE 17 FEBRUARY 2016

Mark	Revision Schedule	Date
	Description	

SHEET TITLE **OVERALL LANDSCAPE PLAN**

SHEET NUMBER **L100**



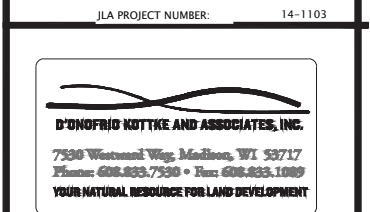


SITE LANDSCAPE PLAN - GENERAL NOTES

- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
- LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
- ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
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PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
ASF	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	4	35	140	2.5'	B&B	
AFA	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3	35	105	2.5'	B&B	
AFS	Acer x freemanii 'Scarson'	Scarlet Sentinel Maple	4	35	140	2.5'	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	10	35	350	2.5'	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2	35	70	2.5'	B&B	
GSA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	6	35	210	2.5'	B&B	
GSP	Ginkgo biloba 'Privation Sentry'	Privation Sentry Ginkgo	3	35	105	2.5'	B&B	
GQE	Gymnocladus dioica 'Espresso'	Espresso Kentucky Tree	3	35	105	2.5'	B&B	
GTS	Gleditsia inacanthos 'Shademaster'	Shademaster Honeylocust	4	35	140	2.5'	B&B	
LTJ	Liriodendron tulipifera 'JPS Oz'	Emerald City Tulip Poplar	6	35	210	2.5'	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	35	140	2.5'	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	14	35	490	2.5'	B&B	
PT	Prunus pennsylvanica	Quaking Aspen	3	35	105	2.5'	B&B	
QB	Quercus bicolor	Swamp White Oak	3	35	105	2.5'	B&B	
QCS	Quercus 'Crimschmidt'	Crimson Spire Oak	12	35	420	2.5'	B&B	
TAR	Tilia americana 'Redmond'	Redmond Linden	4	35	140	2.5'	B&B	
TD	Taxodium distichum	Bald Cypress	9	35	315	2.5'	B&B	
LXA	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5'	B&B	
TALL EVERGREEN TREE								
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ORNAMENTAL TREE								
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MF	Malus 'Firebird'	Firebird Crabapple	6	15	90	1.5'	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4	15	60	1.5'	B&B	
PCJ	Pyrus calleryana 'Jazzam'	Jack Pear	5	15	75	1.5'	B&B	
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	9	15	135	1.5'	B&B	
UPRIGHT EVERGREEN SHRUB								
JSC	Juniperus communis 'Gold Cone'	Gold Cone Juniper	14	10	140	3' TALL	B&B	
JSM	Juniperus scopulorum 'Moon Glow'	Moon Glow Juniper	17	10	170	4' TALL	B&B	
JSW	Juniperus scopulorum 'Welch'	Welch Juniper	8	10	80	4' TALL	B&B	
DECIDUOUS SHRUB								
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	11	3	33	24" TALL	POT	
CSI	Cornus sericea 'Ivory Halo'	Ivory Halo Dogwood	16	3	48	24" TALL	POT	
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PGD	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	14	3	42	24" TALL	POT	
RB	Rosa 'Buckri'	Carefree Beauty Rose	4	3	12	24" TALL	POT	
RTB	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	23	3	69	36" TALL	POT	
SM	Syringa 'Penda'	Penda Lilac	2	3	6	36" TALL	POT	
SWM	Sorbus Magic Carpet'	Magic Carpet Spirea	19	3	57	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	9	3	27	24" TALL	POT	
WDX	Weigela 'Dark Horse'	Dark Horse Weigela	19	3	57	12" TALL	POT	
EVERGREEN SHRUB								
PSB	Pinus strobus 'Blue Star'	Blue Star Dwarf White Pine	6	4	24	24" TALL	POT	
ORNAMENTAL GRASSES								
EH	Elymus hystrix	Bottle Brush Grass	98	2	196	1 GAL	POT	
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			TOTAL:	6465	POINTS			



DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

DATE OF ISSUANCE 17 FEBRUARY 2016

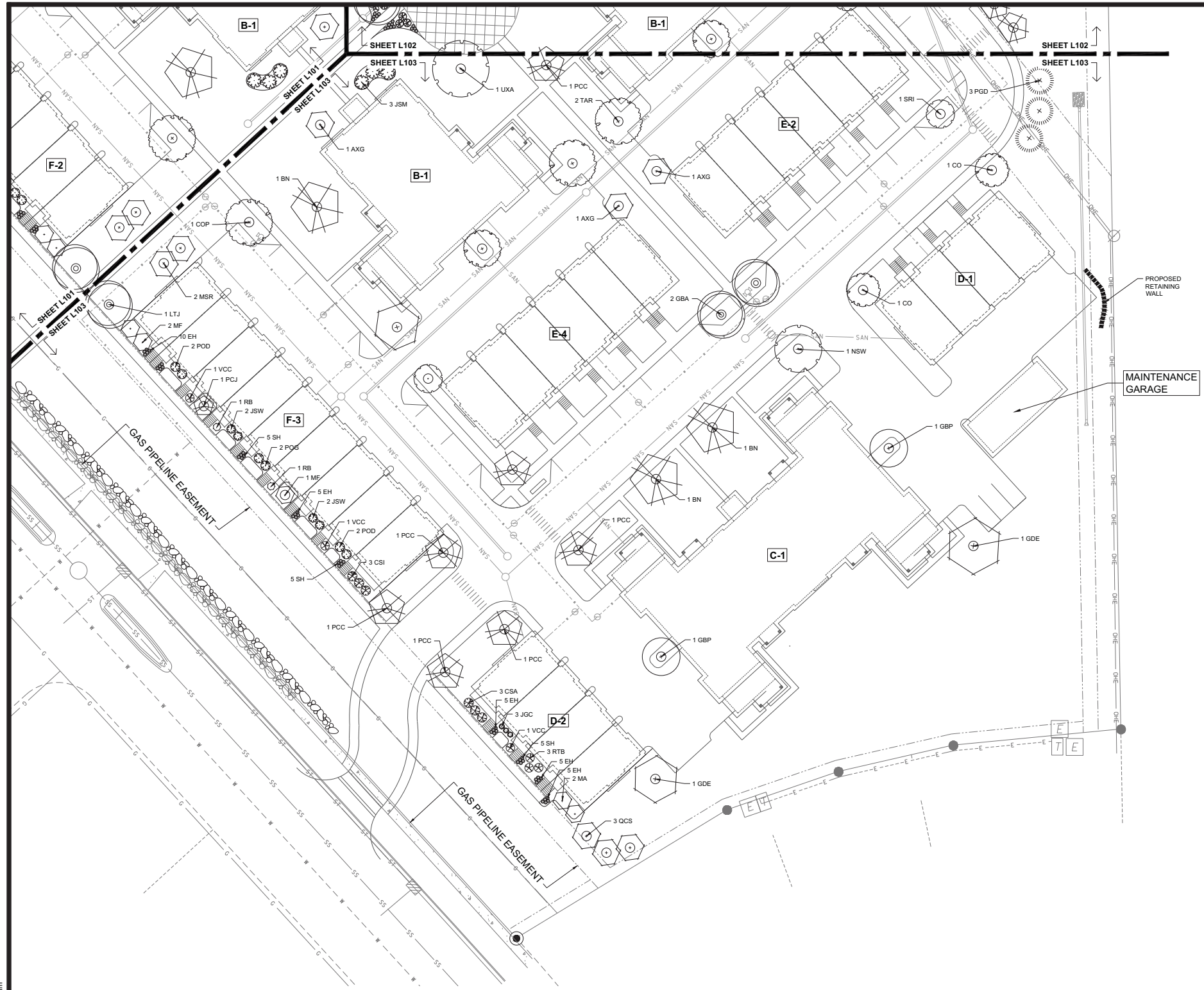
Mark	Revision Schedule	Description	Date

SHEET TITLE LANDSCAPE PLAN

SHEET NUMBER L101



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SITE LANDSCAPE PLAN - GENERAL NOTES

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- ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
- LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
- BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL. NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
ASF	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	4	35	140	2.5'	B&B	
AFA	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3	35	105	2.5'	B&B	
AFS	Acer x freemanii 'Scarsen'	Scarlet Sentinel Maple	4	35	140	2.5'	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	10	35	350	2.5'	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2	35	70	2.5'	B&B	
GSA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	6	35	210	2.5'	B&B	
GGP	Ginkgo biloba 'Privation Sentry'	Privation Sentry Ginkgo	3	35	105	2.5'	B&B	
GQE	Gymnocladus dioica 'Espresso'	Espresso Kentucky Tree	3	35	105	2.5'	B&B	
GTS	Glodisia inacanthos 'Shademaster'	Shademaster Honeylocust	4	35	140	2.5'	B&B	
LJT	Liriodendron tulipifera 'JFS-Oz'	Emerald City Tulip Poplar	6	35	210	2.5'	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	35	140	2.5'	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	14	35	490	2.5'	B&B	
PT	Pteris tremuloides	Quaking Aspen	3	35	105	2.5'	B&B	
OB	Quercus bicolor	Swamp White Oak	3	35	105	2.5'	B&B	
QCS	Quercus 'Crimschmidt'	Crimson Spire Oak	12	35	420	2.5'	B&B	
TAR	Tilia americana 'Redmond'	Redmond Linden	4	35	140	2.5'	B&B	
TD	Taxodium distichum	Bald Cypress	9	35	315	2.5'	B&B	
LXA	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5'	B&B	
TALL EVERGREEN TREE								
AC	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	17	35	595	6' TALL	B&B	
PS	Pinus strobus	Eastern White Pine	6	35	210	6' TALL	B&B	
ORNAMENTAL TREE								
AXG	Ameiandier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8	15	120	1.5'	B&B	
CCJ	Carpinus caroliniana 'JN Strain'	JN Strain Musclewood	9	15	135	1.5'	B&B	
CO	Cotinus sibiricus	American Smoketree	4	15	60	1.5'	B&B	
MA	Malus 'Adirondack'	Adirondack Crabapple	3	15	45	1.5'	B&B	
MF	Malus 'Firebird'	Firebird Crabapple	6	15	90	1.5'	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4	15	60	1.5'	B&B	
PCJ	Pyrus calleryana 'Jazzam'	Jack Pear	5	15	75	1.5'	B&B	
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	9	15	135	1.5'	B&B	
UPRIGHT EVERGREEN SHRUB								
JSC	Juniperus communis 'Gold Cone'	Gold Cone Juniper	14	10	140	3' TALL	B&B	
JSM	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	17	10	170	4' TALL	B&B	
JSW	Juniperus scopulorum 'Welch'	Welch Juniper	8	10	80	4' TALL	B&B	
DECIDUOUS SHRUB								
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	11	3	33	24" TALL	POT	
CSI	Cornus sericea 'Ivory Halo'	Ivory Halo Dogwood	16	3	48	24" TALL	POT	
POD	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	16	3	48	24" TALL	POT	
PGD	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	14	3	42	24" TALL	POT	
RB	Rosa 'Bucbr'	Carefree Beauty Rose	4	3	12	24" TALL	POT	
RTB	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	23	3	69	36" TALL	POT	
SM	Syringa 'Penda'	Penda Lilac	2	3	6	36" TALL	POT	
SM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	19	3	57	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	9	3	27	24" TALL	POT	
WDX	Weigela 'Dark Horse'	Dark Horse Weigela	19	3	57	12" TALL	POT	
EVERGREEN SHRUB								
FSB	Pinus strobus 'Blue Star'	Blue Star Dwarf White Pine	6	4	24	24" TALL	POT	
ORNAMENTAL GRASSES								
EH	Elymus hystrix	Bottle Brush Grass	98	2	196	1 GAL	POT	
SH	Sporobolus heterolepis	Prairie Dropseed	93	2	186	1 GAL	POT	
			TOTAL:	6465	POINTS			



JLA PROJECT NUMBER: 14-1103



DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

DATE OF ISSUANCE 17 FEBRUARY 2016

Mark	Revision Schedule Description	Date

SHEET TITLE **LANDSCAPE PLAN**

SHEET NUMBER **L103**



DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

PROGRESS DOCUMENTS

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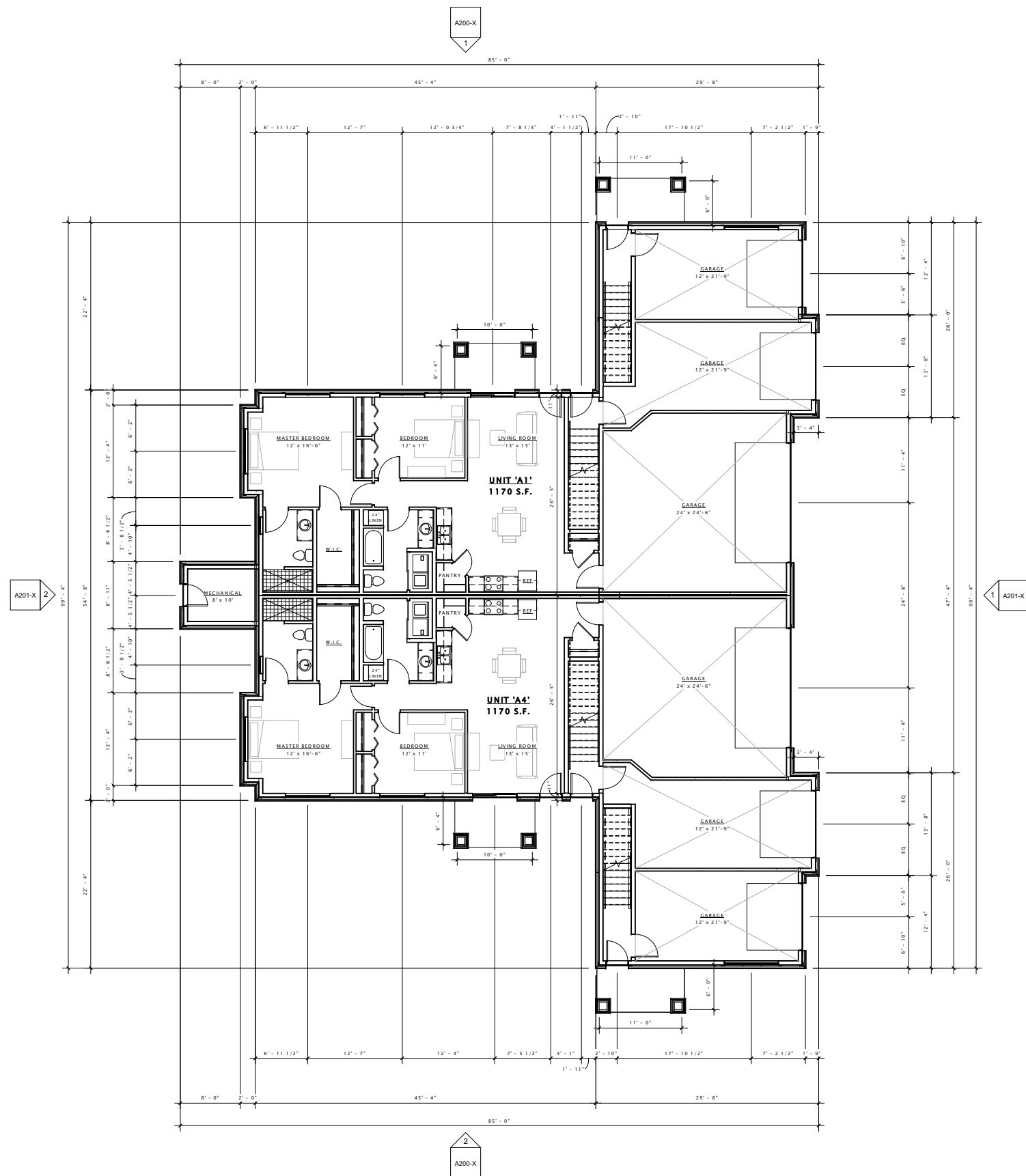
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
BUILDING TYPE 'A'

SHEET NUMBER

A101-A



DECKER PROPERTIES,
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CATALINA CROSSING
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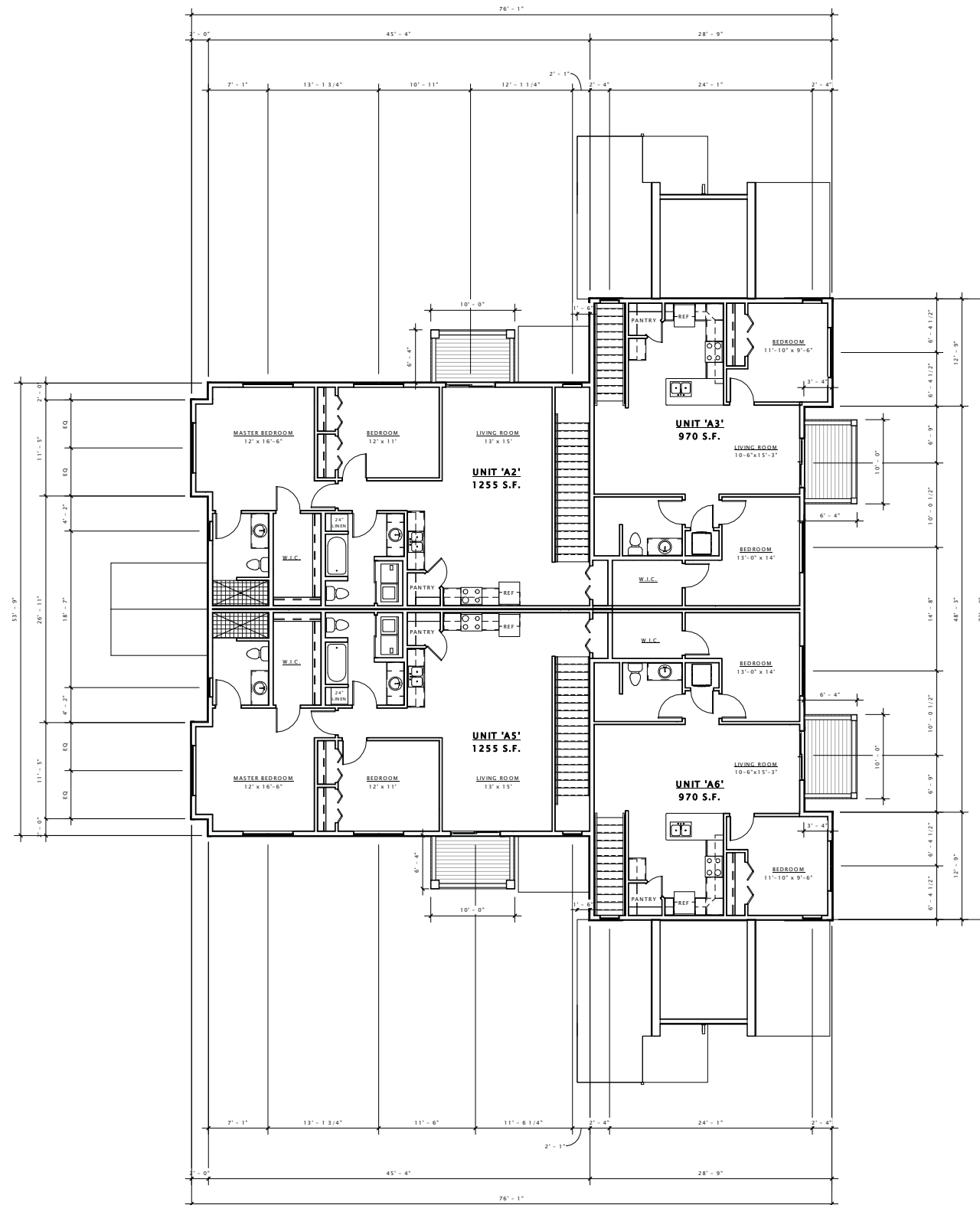
Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN
- BUILDING TYPE 'A'

SHEET NUMBER

A102-A



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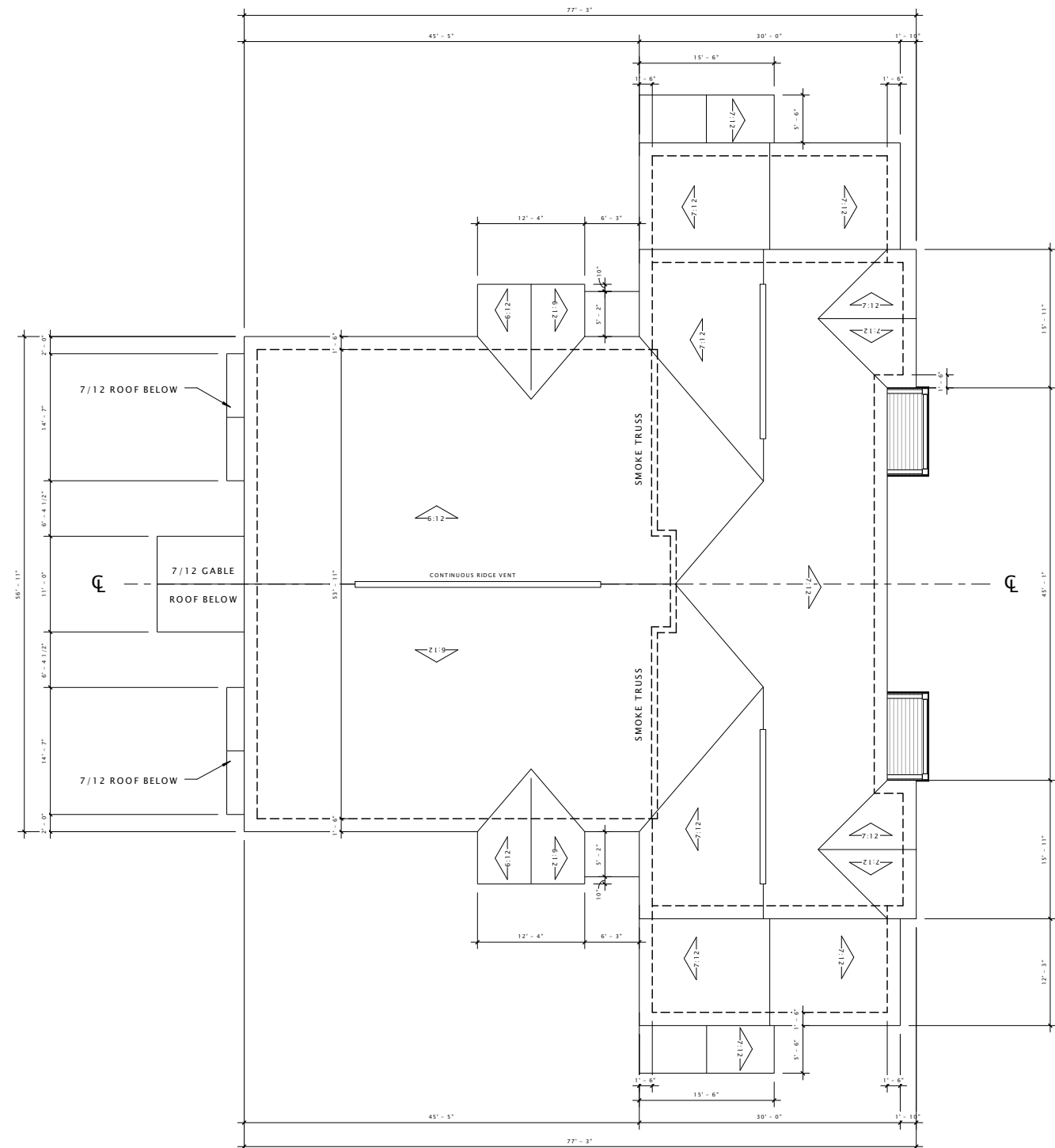
Revision Schedule		
Mark	Description	Date

SHEET TITLE

ROOF PLAN -
BUILDING TYPE 'A'

SHEET NUMBER

A109-A



18 ROOF PLAN - BUILDING TYPE 'A'
1/8" = 1'-0"

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Revision Schedule		
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-A



- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 6' X 8' VINYL SLIDING PATIO DOOR
- 3' X 6' SINGLE VINYL WINDOW
- 2'-6" X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 9" VINYL SHAKES (SABLE BROWN)
- 6" COMPOSITE TRIM
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

⑥ BUILDING 'A' - SIDE ELEVATION 1
3/16" = 1'-0"



⑩ BUILDING 'A' - SIDE ELEVATION 2
3/16" = 1'-0"

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Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-A



- DECORATIVE BRACKET
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM
- 9" VINYL SHAKES (SABLE BROWN)
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 6" COMPOSITE TRIM
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

⑥ BUILDING 'A' - FRONT ELEVATION
3/16" = 1'-0"



⑩ BUILDING 'A' - REAR ELEVATION
3/16" = 1'-0"

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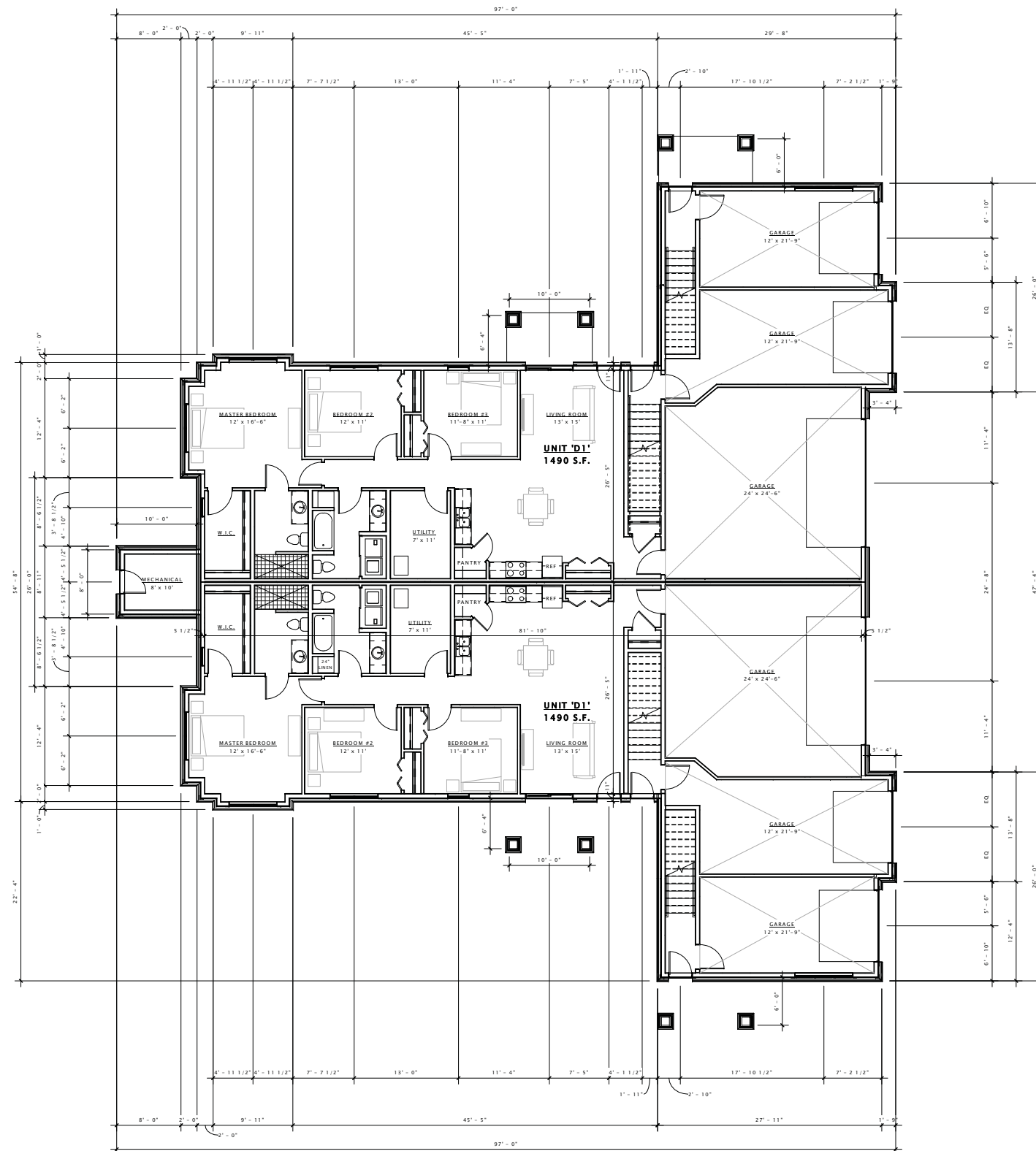
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
BUILDING TYPE 'B'

SHEET NUMBER

A101-B



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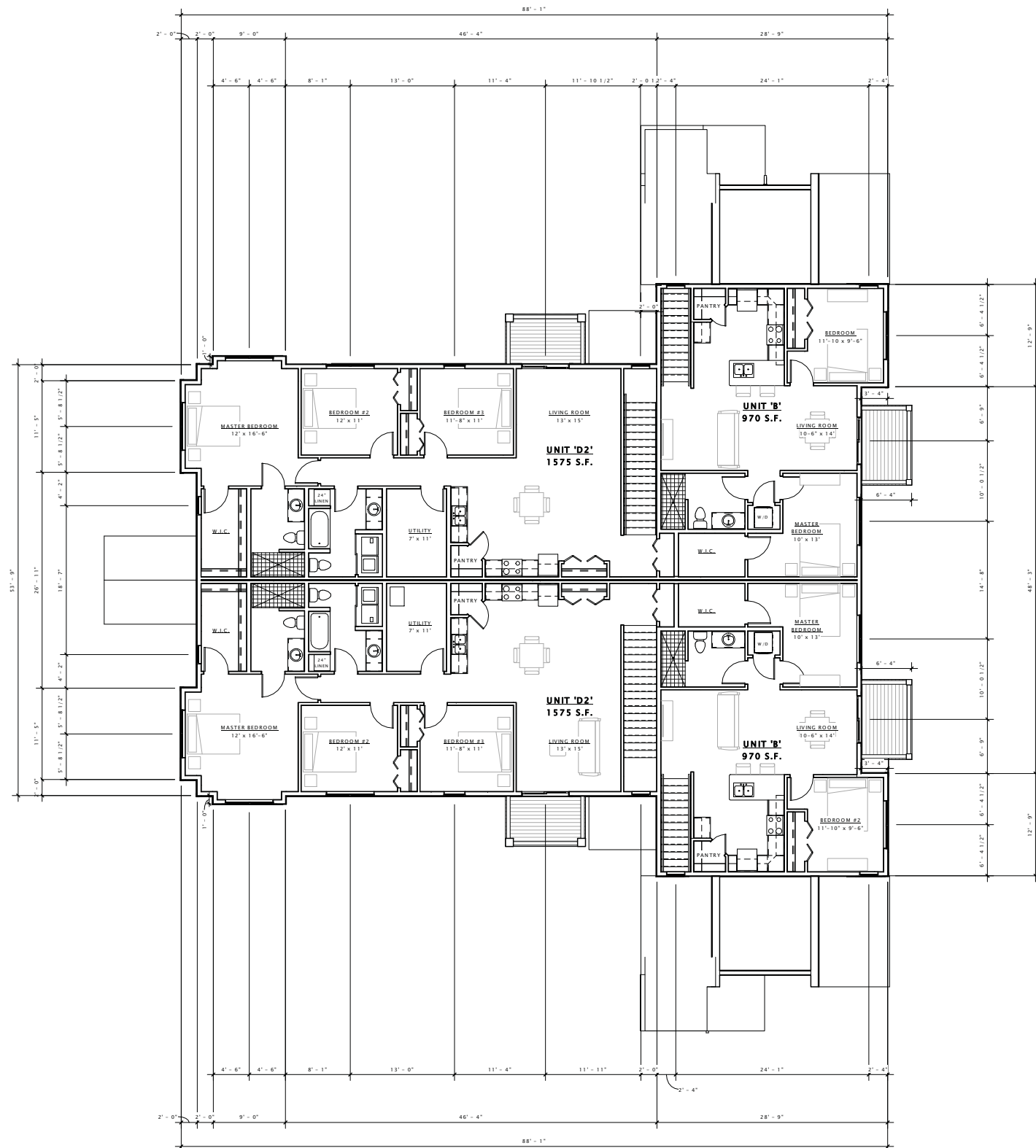
Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN
- BUILDING TYPE 'B'

SHEET NUMBER

A102-B



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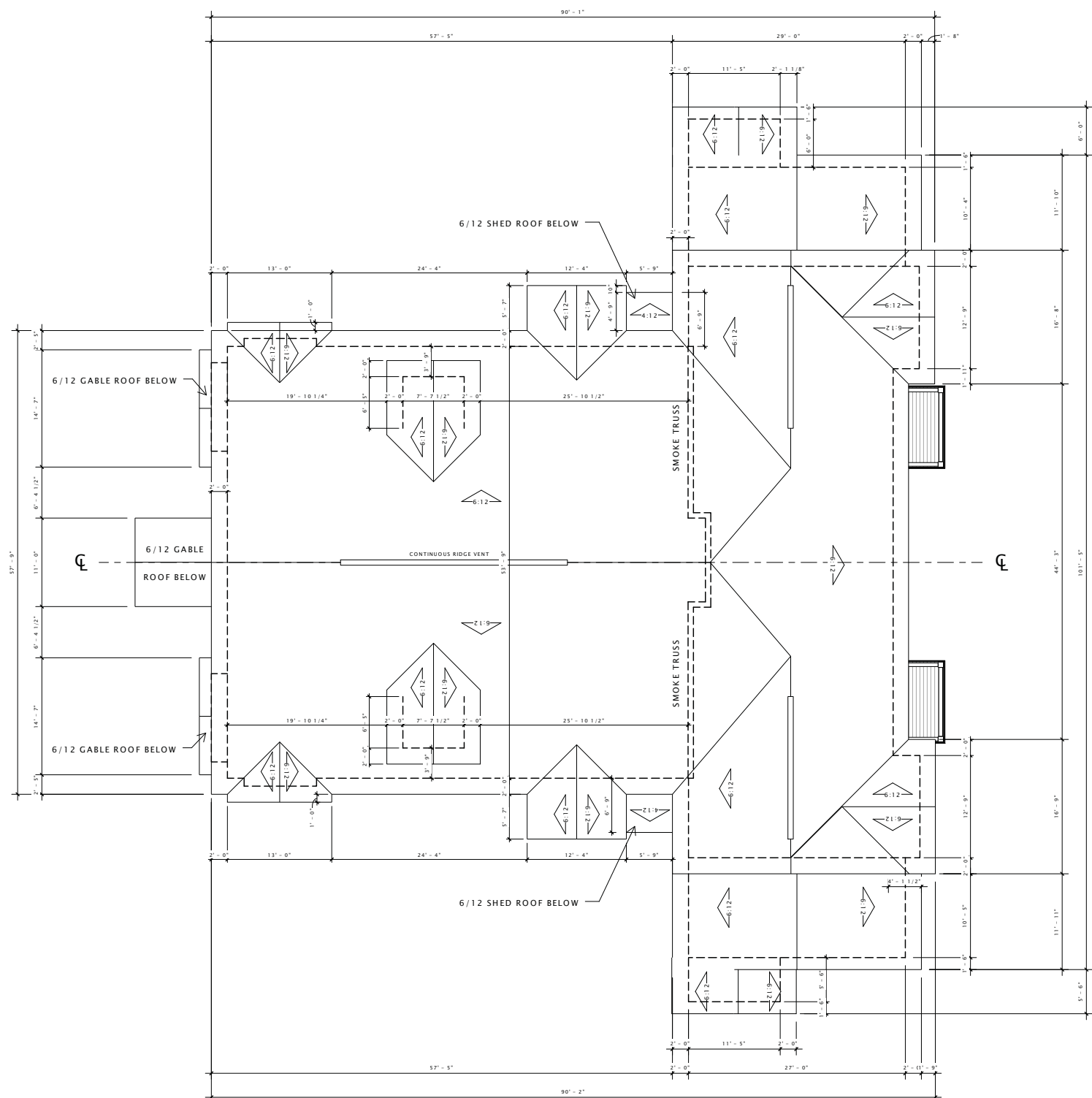
Revision Schedule		
Mark	Description	Date

SHEET TITLE

ROOF PLAN -
BUILDING TYPE 'B'

SHEET NUMBER

A109-B



① ROOF PLAN - BUILDING 'B'
1/8" = 1'-0"

DECKER PROPERTIES,
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APARTMENTS

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Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B



- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 6' X 8' VINYL SLIDING PATIO DOOR
- 3' X 6' SINGLE VINYL WINDOW
- DECORATIVE BRACKET
- 2'-6" X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 9" VINYL SHAKES (SABLE BROWN)
- 6" COMPOSITE TRIM
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

⑥ BUILDING 'B' - SIDE ELEVATION 1
3/16" = 1'-0"



⑩ BUILDING 'B' - SIDE ELEVATION 2
3/16" = 1'-0"

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Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B



- DECORATIVE BRACKET
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM
- 9" VINYL SHAKES (SABLE BROWN)
- 6" HORIZONTAL VINYL SIDING (MOUNTAIN CEDAR)
- 6" COMPOSITE TRIM
- 9" HORIZONTAL VINYL SIDING (HEARTHSTONE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

⑥ BUILDING 'B' - FRONT ELEVATION
3/16" = 1'-0"



⑩ BUILDING 'B' - REAR ELEVATION
3/16" = 1'-0"

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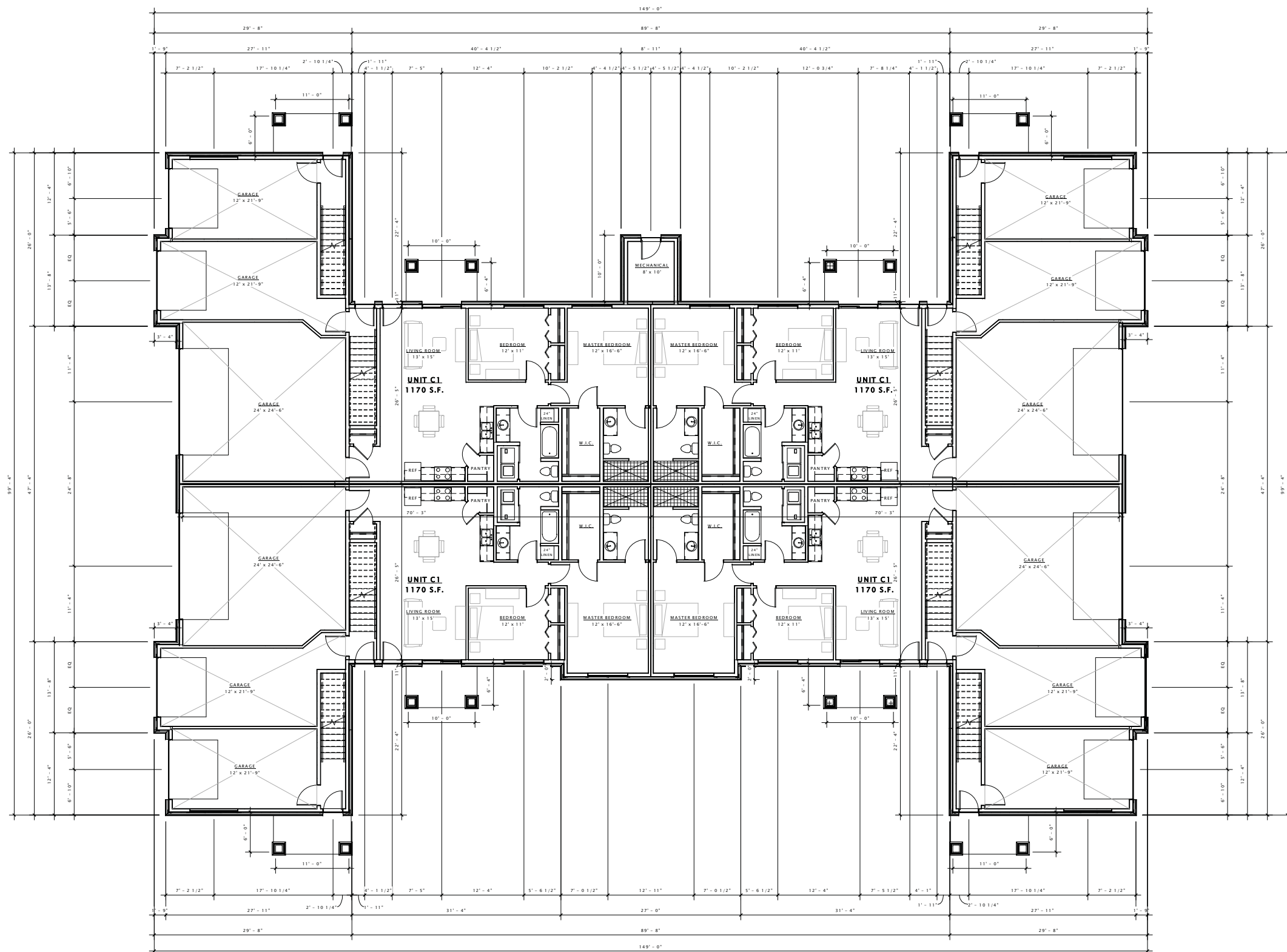
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
BUILDING TYPE 'C'

SHEET NUMBER

A101-C



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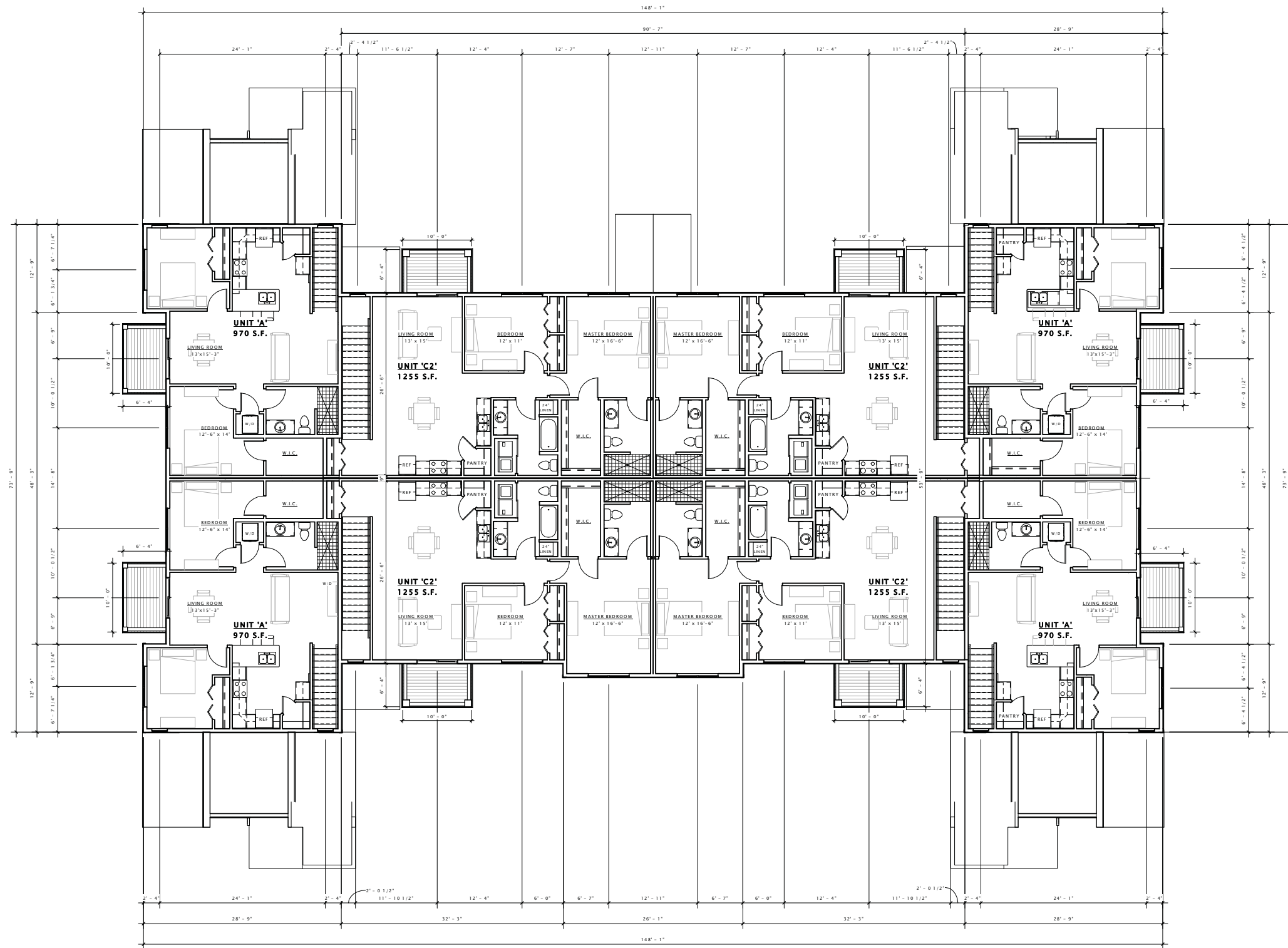
Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN
- BUILDING TYPE 'C'

SHEET NUMBER

A102-C



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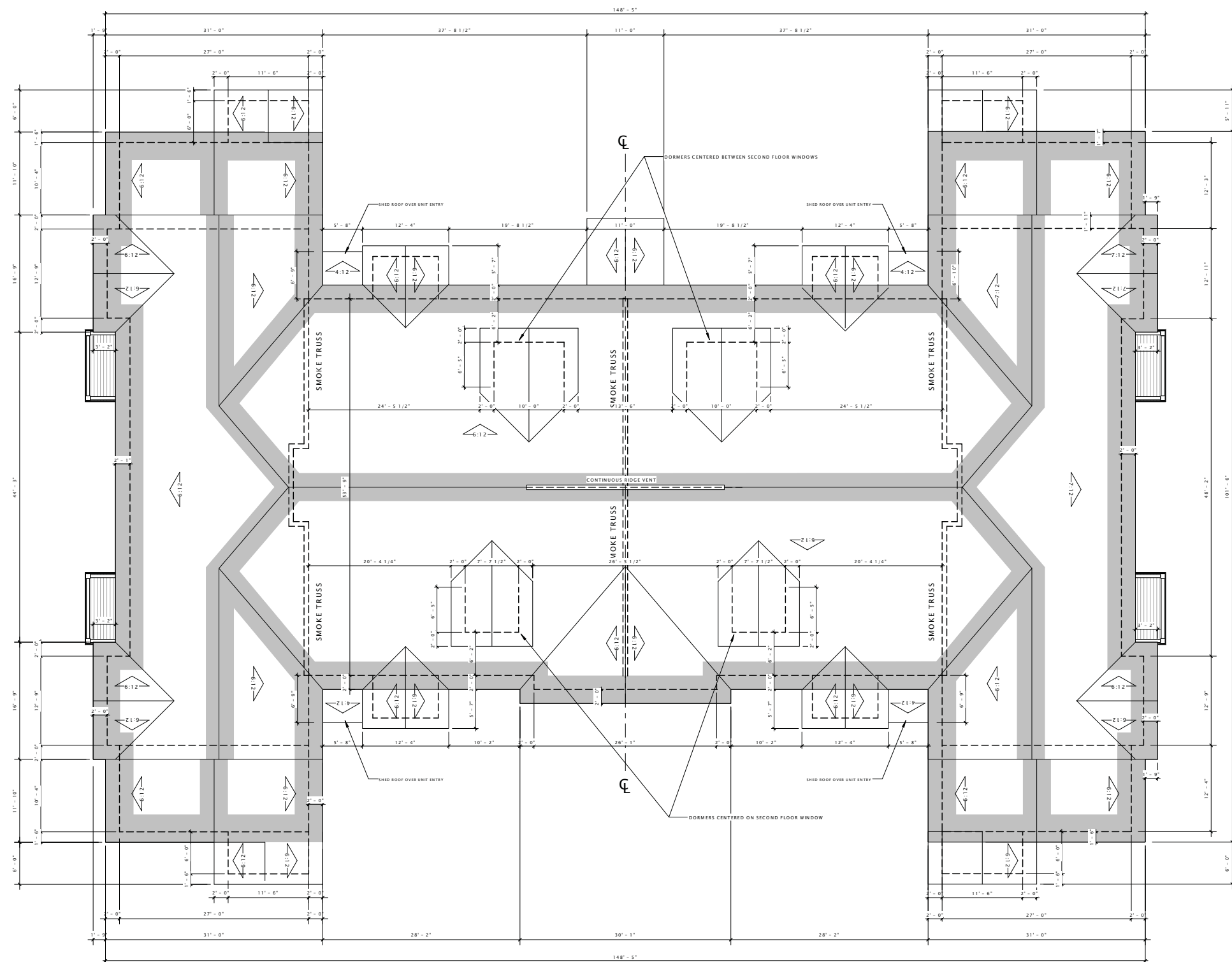
Revision Schedule		
Mark	Description	Date

SHEET TITLE

ROOF PLAN -
BUILDING TYPE 'C'

SHEET NUMBER

A109-C



DECKER PROPERTIES,
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DATE OF ISSUANCE 17 FEBRUARY 2016

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-C



- 3' X 6' DOUBLE VINYL WINDOW
- 6' X 8' VINYL PATIO DOOR
- 2'-6" X 4' VINYL SINGLE WINDOW
- 2'-6" X 2'-6" SINGLE VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (SUEDE)
- 9" VINYL SHAKES (SABLE BROWN)
- 6" COMPOSITE TRIM (WHITE)
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

⑥ BUILDING 'C' - FRONT ELEVATION
1/8" = 1'-0"



⑩ BUILDING 'C' - REAR ELEVATION
1/8" = 1'-0"

DECKER PROPERTIES,
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APARTMENTS

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Revision Schedule		
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-C



- 3' X 6' DOUBLE VINYL WINDOW
- 6' X 8' VINYL PATIO DOOR
- 6" COMPOSITE TRIM
- DECORATIVE BRACKET
- 9" VINYL SHAKES (SABLE BROWN)
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM
- 6" HORIZONTAL COMPOSITE SIDING (SUEDE)
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- 6" COMPOSITE TRIM
- STONE VENEER
- 7' X 16' OVERHEAD DOOR (HEARTHSTONE)

⑥ BUILDING 'C' - SIDE ELEVATION 1
3/16" = 1'-0"



⑩ BUILDING 'C' - SIDE ELEVATION 2
3/16" = 1'-0"

DECKER PROPERTIES,
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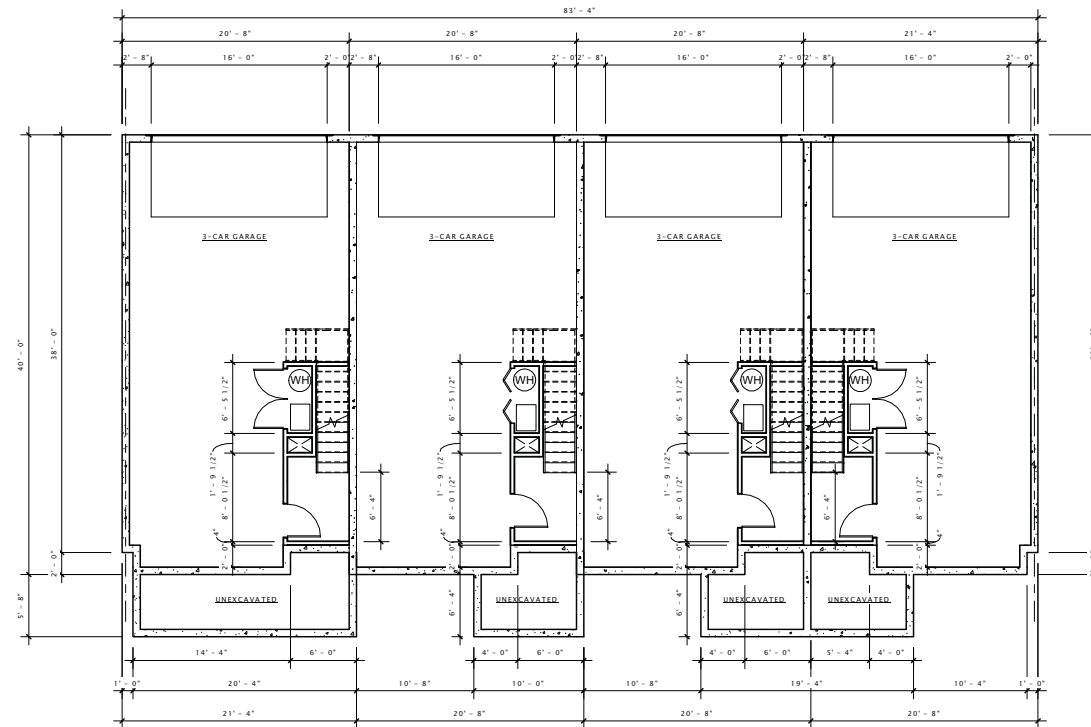
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SHEET TITLE

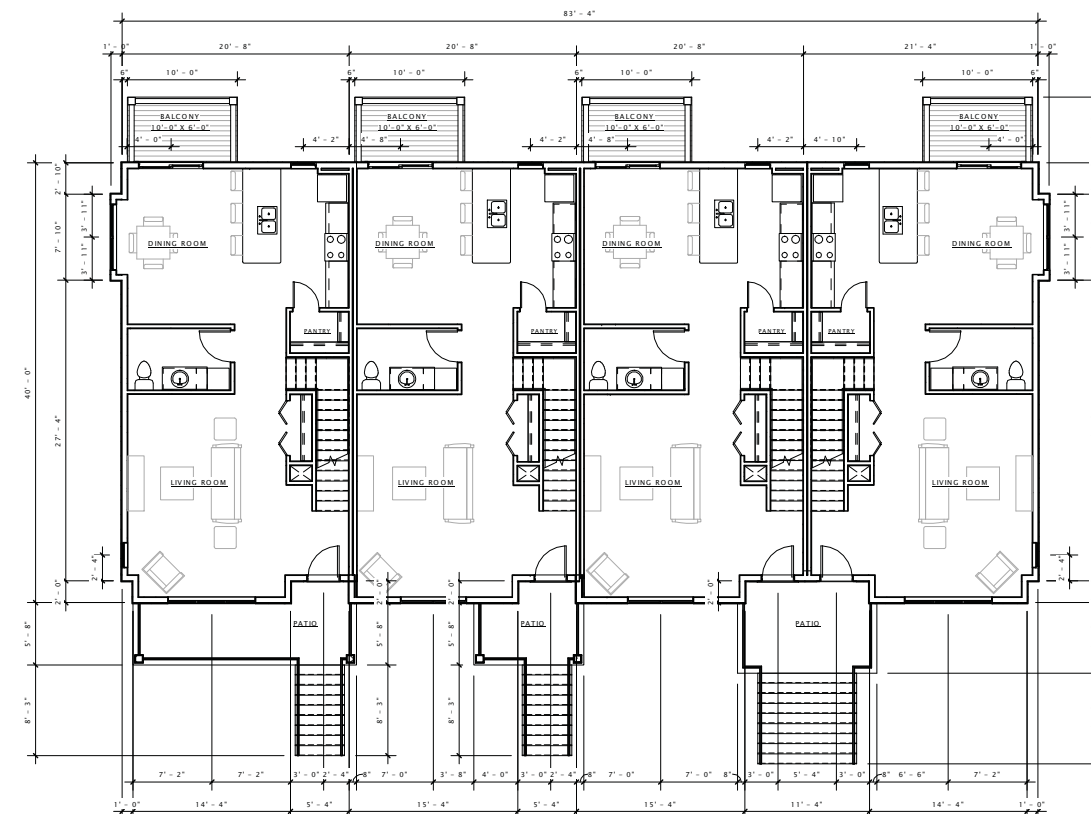
LOWER LEVEL & FIRST
FLOOR PLAN -
BUILDING TYPE 'D'

SHEET NUMBER

A101-D



16 LOWER LEVEL PLAN - BUILDING 'D'
1/8" = 1'-0"



17 FIRST FLOOR PLAN - BUILDING 'D'
1/8" = 1'-0"

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

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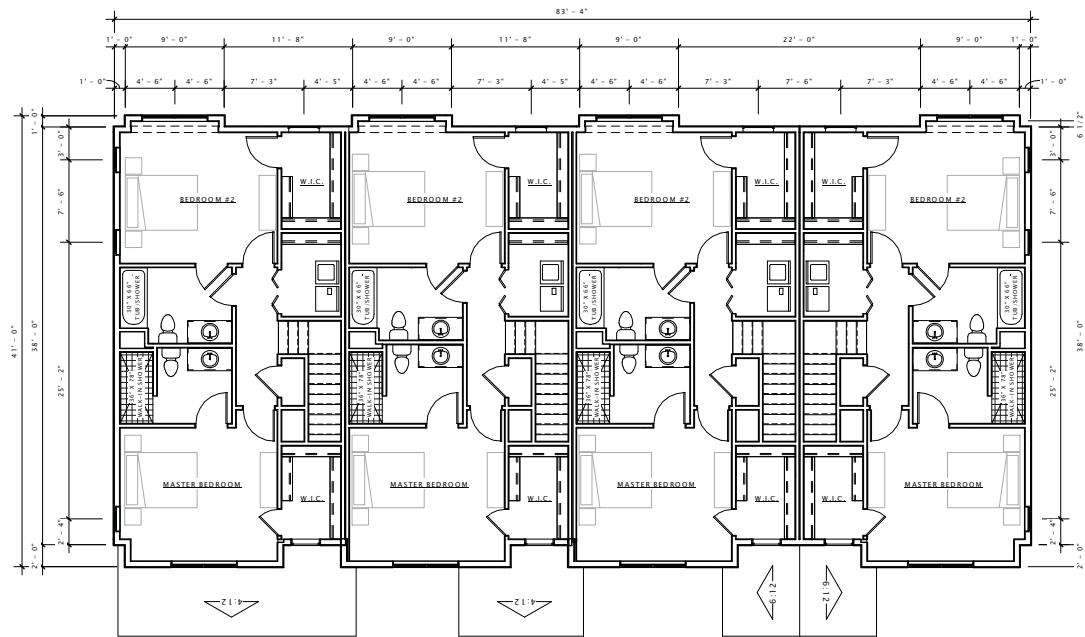
Revision Schedule		
Mark	Description	Date

SHEET TITLE

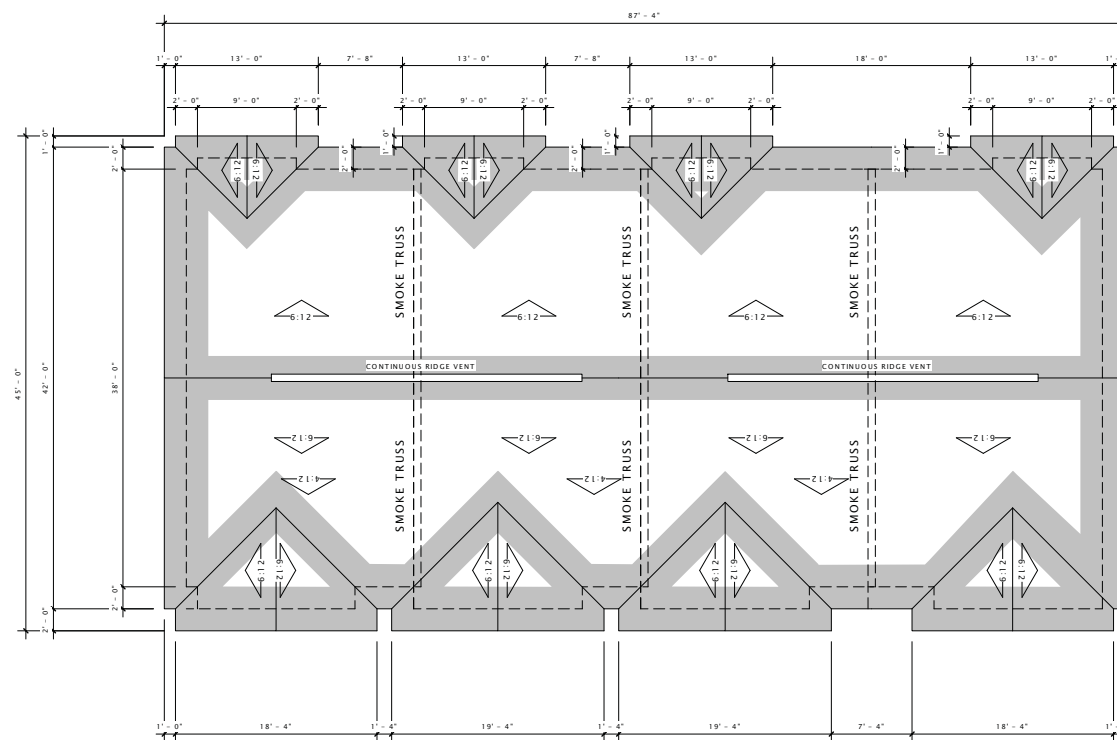
SECOND FLOOR &
ROOF PLAN -
BUILDING TYPE 'D'

SHEET NUMBER

A102-D



18 SECOND FLOOR PLAN - BUILDING 'D'
1/8" = 1'-0"



18 03 - ROOF PLAN - BUILDING 'D'
1/8" = 1'-0"

DECKER PROPERTIES,
INC.

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Revision Schedule		
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-D



- 6" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- 6" HORIZONTAL SIDING (MOUNTAIN CEDAR)
- DECORATIVE BRACKET
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 3' X 6" DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' TRIPLE VINYL WINDOW
- STONE VENEER
- 2'-6" X 2'-6" VINYL WINDOW
- 3' X 6'-8" ENTRY DOOR (WOOD)
- 3' X 6" DOUBLE VINYL WINDOW

⑥ BUILDING 'D' - FRONT ELEVATION
3/16" = 1'-0"



①⑥ BUILDING 'D' - REAR ELEVATION
3/16" = 1'-0"



- DECORATIVE BRACKET
- 2' X 2'-6" VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 2' X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 2'-6" X 4' VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER

⑥ BUILDING 'D' - SIDE ELEVATION 1
3/16" = 1'-0"



⑩ BUILDING 'D' - SIDE ELEVATION 2
3/16" = 1'-0"

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

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Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-D

DECKER PROPERTIES,
INC.

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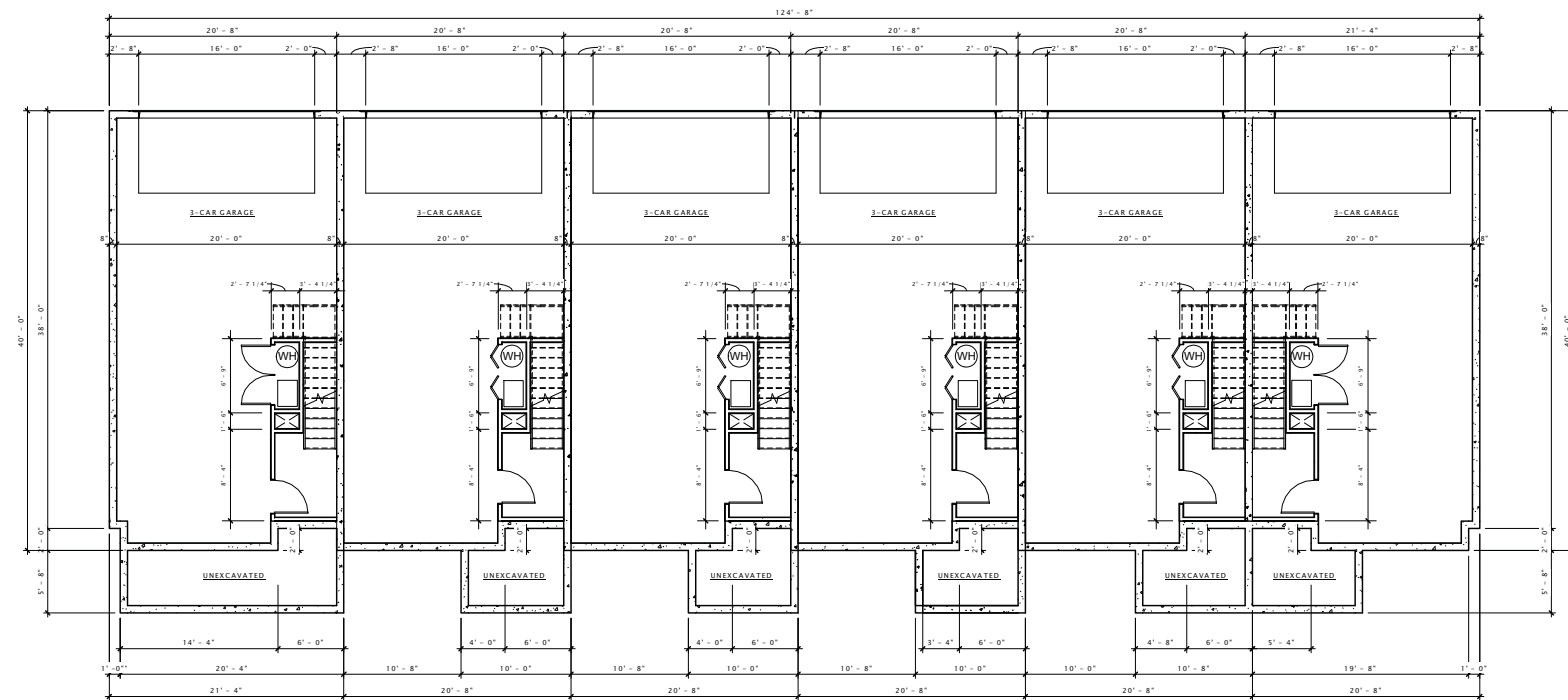
Revision Schedule		
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SHEET TITLE

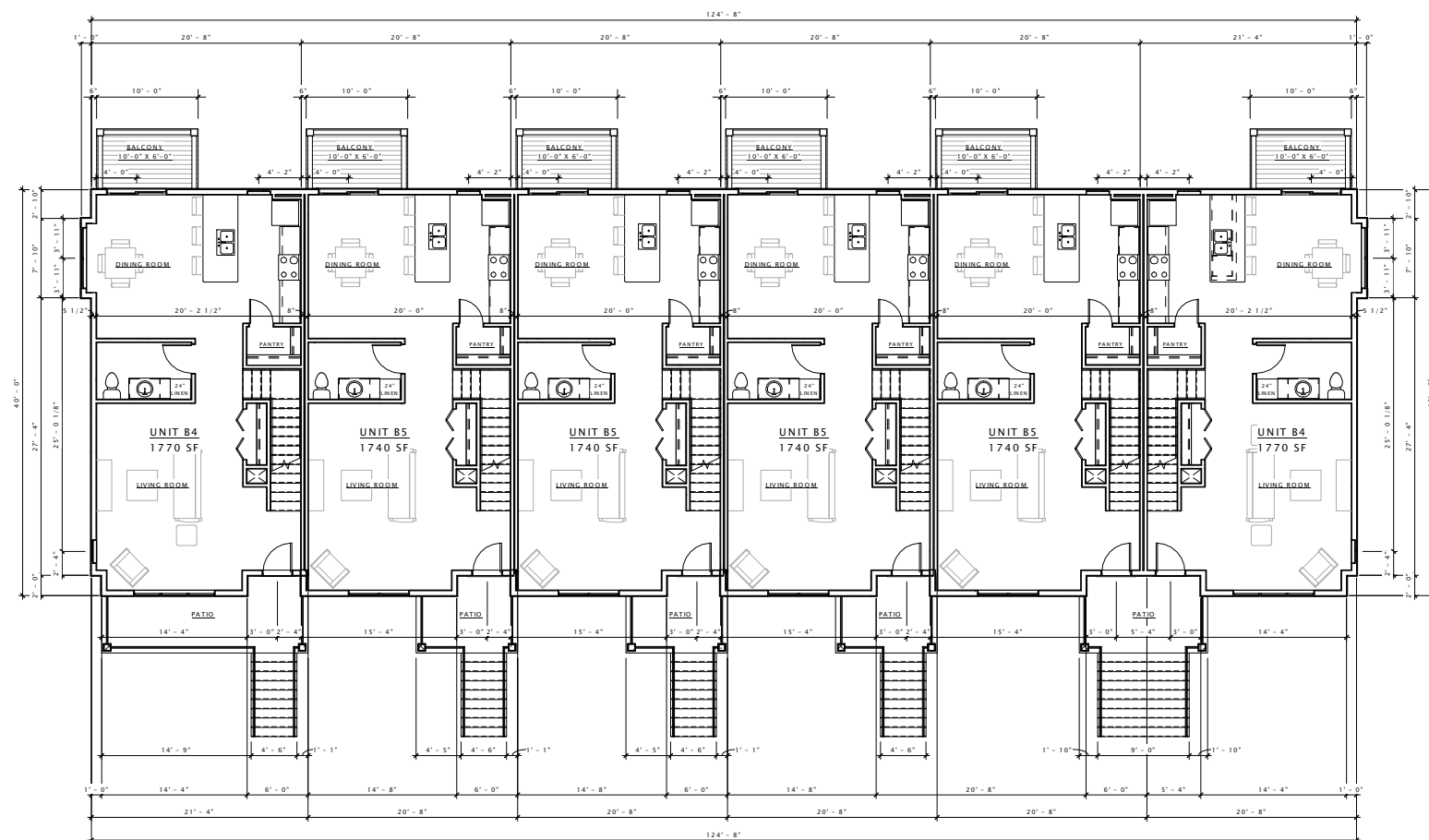
LOWER LEVEL & FIRST
FLOOR PLAN -
BUILDING TYPE 'E'

SHEET NUMBER

A101-E



⑦ 00 - LOWER LEVEL PLAN - BUILDING 'E'
1/8" = 1'-0"



⑦ FIRST FLOOR PLAN - BUILDING 'D'
1/8" = 1'-0"

DECKER PROPERTIES,
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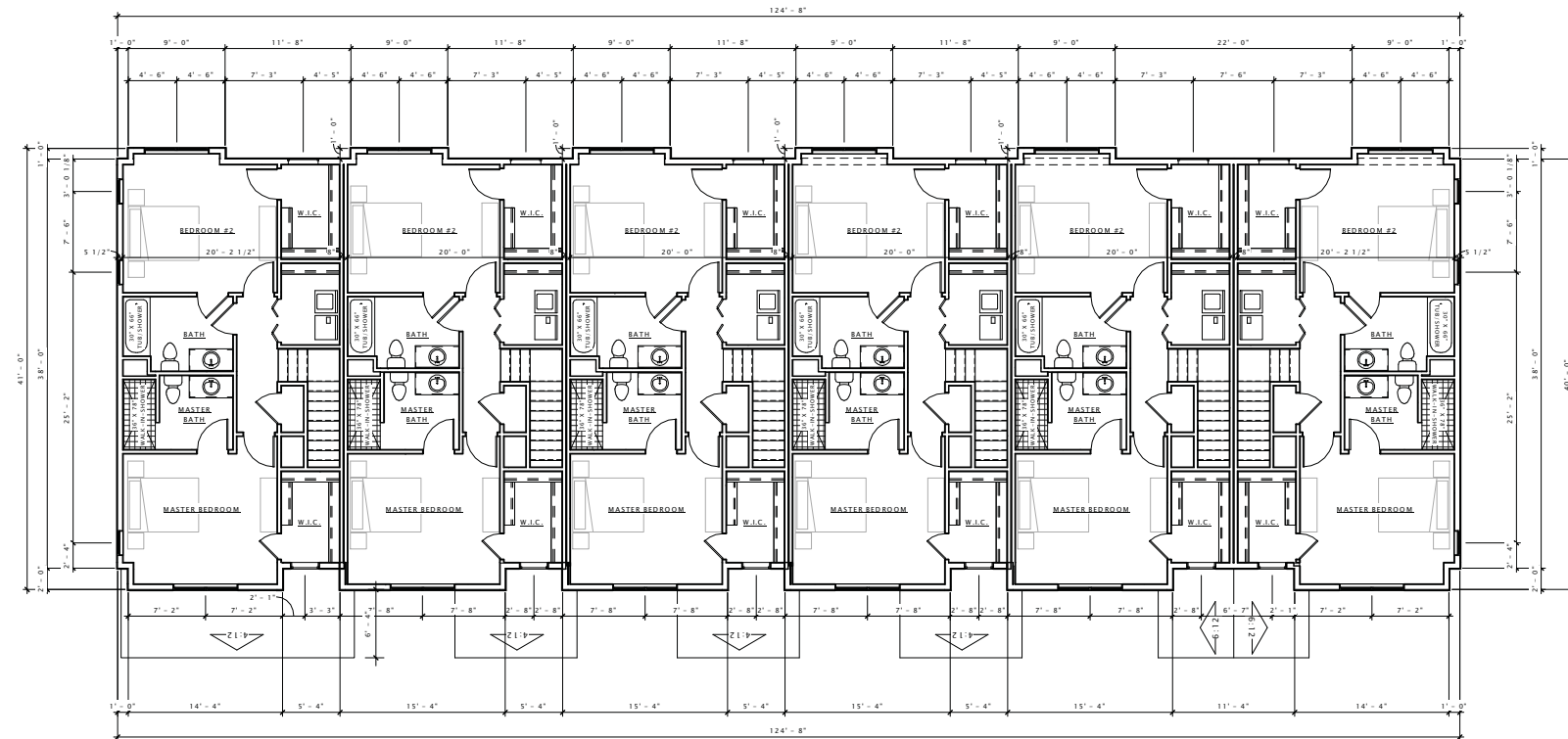
Revision Schedule		
Mark	Description	Date

SHEET TITLE

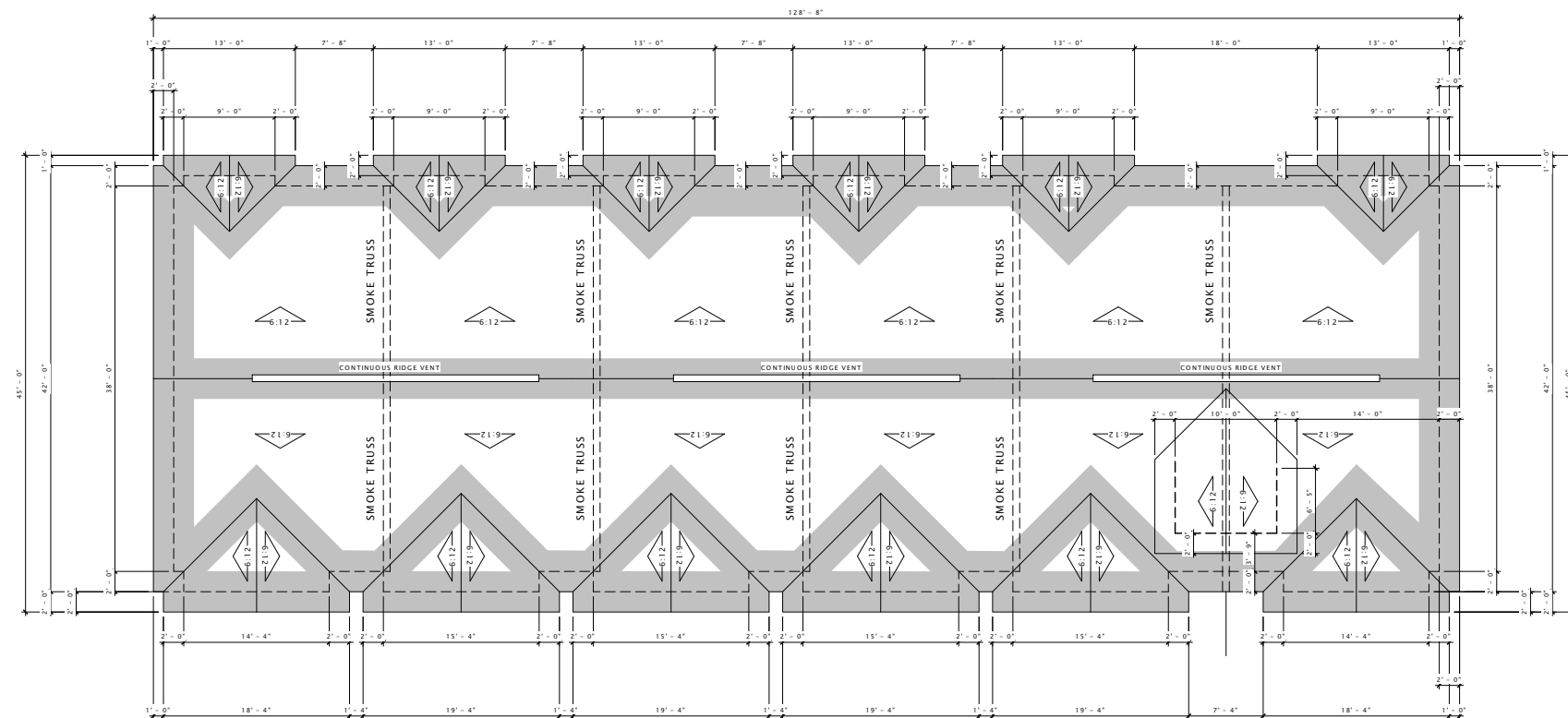
SECOND FLOOR &
ROOF PLAN -
BUILDING TYPE 'E'

SHEET NUMBER

A102-E



⑦ SECOND FLOOR PLAN - BUILDING 'E'
1/8" = 1'-0"



⑩ 03 - ROOF PLAN - BUILDING 'E'
1/8" = 1'-0"

DECKER PROPERTIES,
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CATALINA CROSSING
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PROGRESS DOCUMENTS

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Revision Schedule		
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-E



- 6" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- 6" HORIZONTAL SIDING (MOUNTAIN CEDAR)
- DECORATIVE BRACKET
- 9" VINYL SHAKES (SABLE BROWN)
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' TRIPLE VINYL WINDOW
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)
- 2'-6" X 2'-6" VINYL WINDOW
- 3' X 6' DOUBLE VINYL WINDOW

⑥ BUILDING 'E' - FRONT ELEVATION
1/8" = 1'-0"



⑩ BUILDING 'E' - REAR ELEVATION
1/8" = 1'-0"



- DECORATIVE BRACKET
- 2' X 2'-6" VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 2' X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 2'-6" X 4' VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER

⑥ BUILDING 'E' - SIDE ELEVATION 1
3/16" = 1'-0"



⑩ BUILDING 'E' - SIDE ELEVATION 2
3/16" = 1'-0"

DECKER PROPERTIES,
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Revision Schedule		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201-E

DECKER PROPERTIES,
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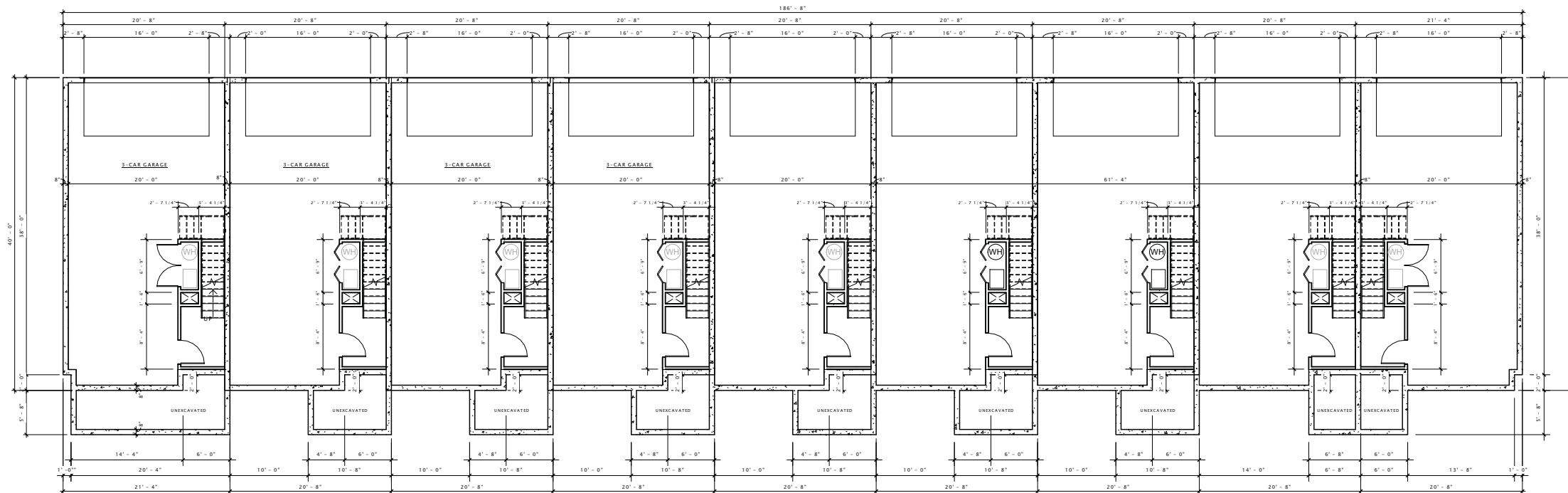
Revision Schedule		
Mark	Description	Date

SHEET TITLE

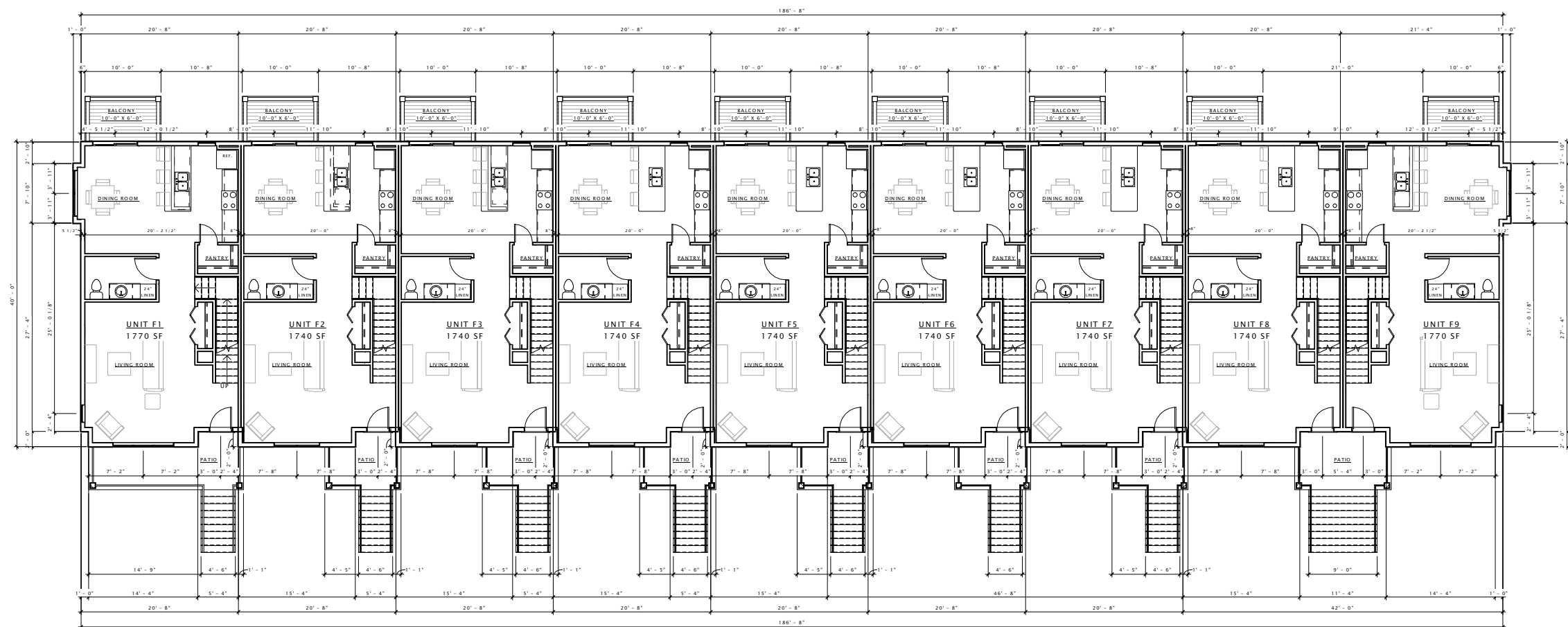
LOWER LEVEL & FIRST
FLOOR PLAN -
BUILDING TYPE 'F'

SHEET NUMBER

A101-F



7 LOWER LEVEL PLAN - BUILDING 'F'
1/8" = 1'-0"



7 FIRST FLOOR PLAN - BUILDING 'F'
1/8" = 1'-0"

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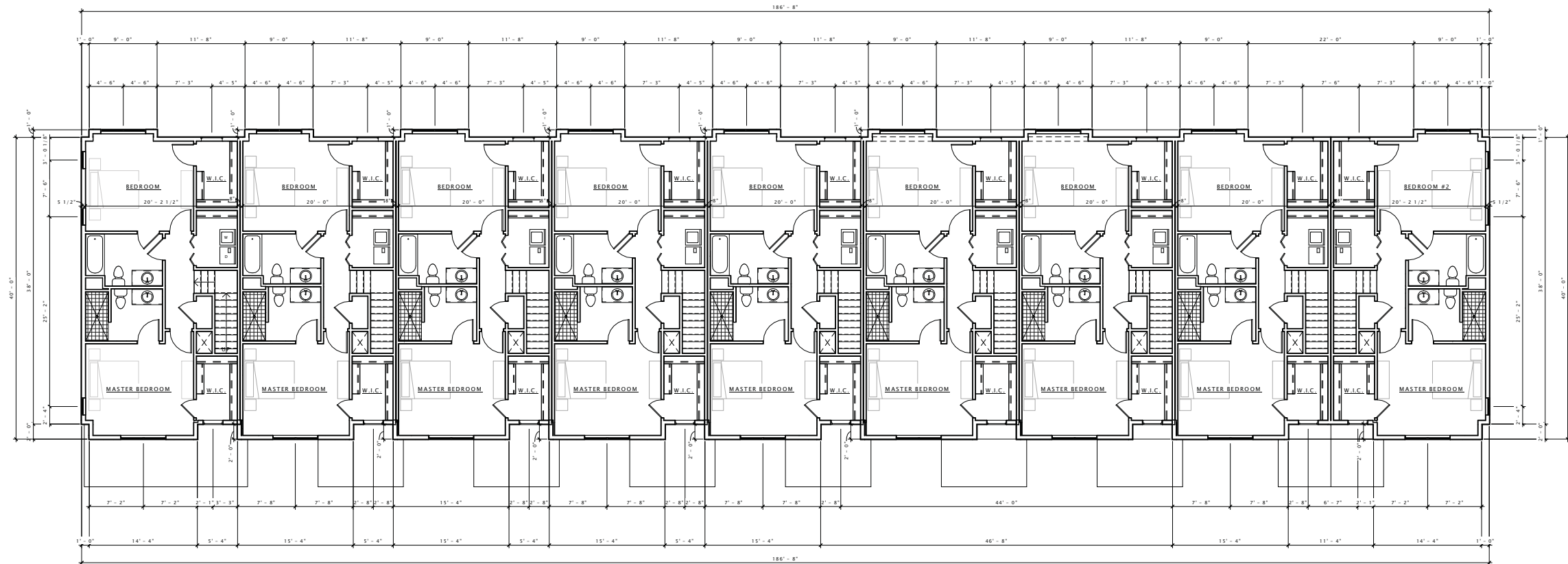
Revision Schedule		
Mark	Description	Date

SHEET TITLE

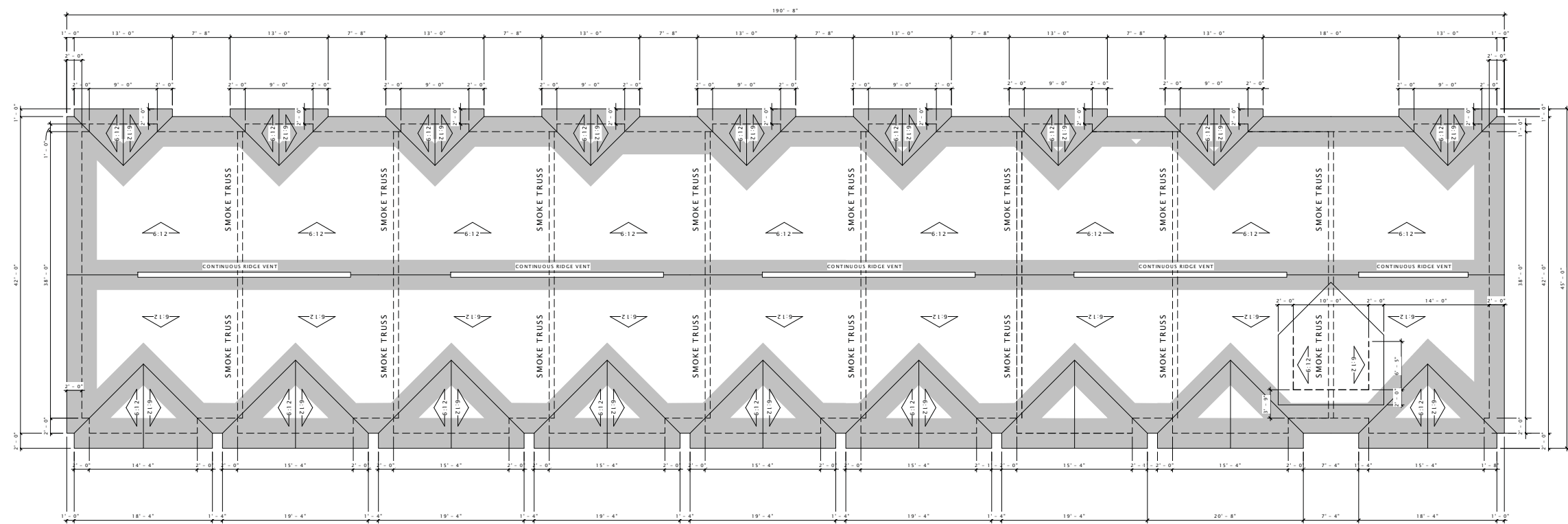
SECOND FLOOR &
ROOF PLAN -
BUILDING TYPE 'F'

SHEET NUMBER

A102-F



⑦ SECOND FLOOR PLAN - BUILDING 'C'
1/8" = 1'-0"



⑩ 03 - ROOF PLAN - BUILDING 'F'
1/8" = 1'-0"

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Revision Schedule		
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-F



- 6" HORIZONTAL VINYL SIDING (HEARTHSTONE)
- 6" HORIZONTAL SIDING (MOUNTAIN CEDAR)
- 9" VINYL SHAKES (SABLE BROWN)
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' TRIPLE VINYL WINDOW
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)
- 2'-6" X 2'-6" VINYL WINDOW
- 3' X 6' DOUBLE VINYL WINDOW

⑥ BUILDING 'F' - FRONT ELEVATION
1/8" = 1'-0"



⑩ BUILDING 'F' - REAR ELEVATION
1/8" = 1'-0"



- DECORATIVE BRACKET
- 2' X 2'-6" VINYL WINDOW
- 9" VINYL SHAKES (SABLE BROWN)
- 2' X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 2'-6" X 4' VINYL WINDOW
- 6" COMPOSITE TRIM (WHITE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER

⑥ BUILDING 'F' - SIDE ELEVATION 1
3/16" = 1'-0"



⑩ BUILDING 'F' - SIDE ELEVATION 2
3/16" = 1'-0"

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A201-F