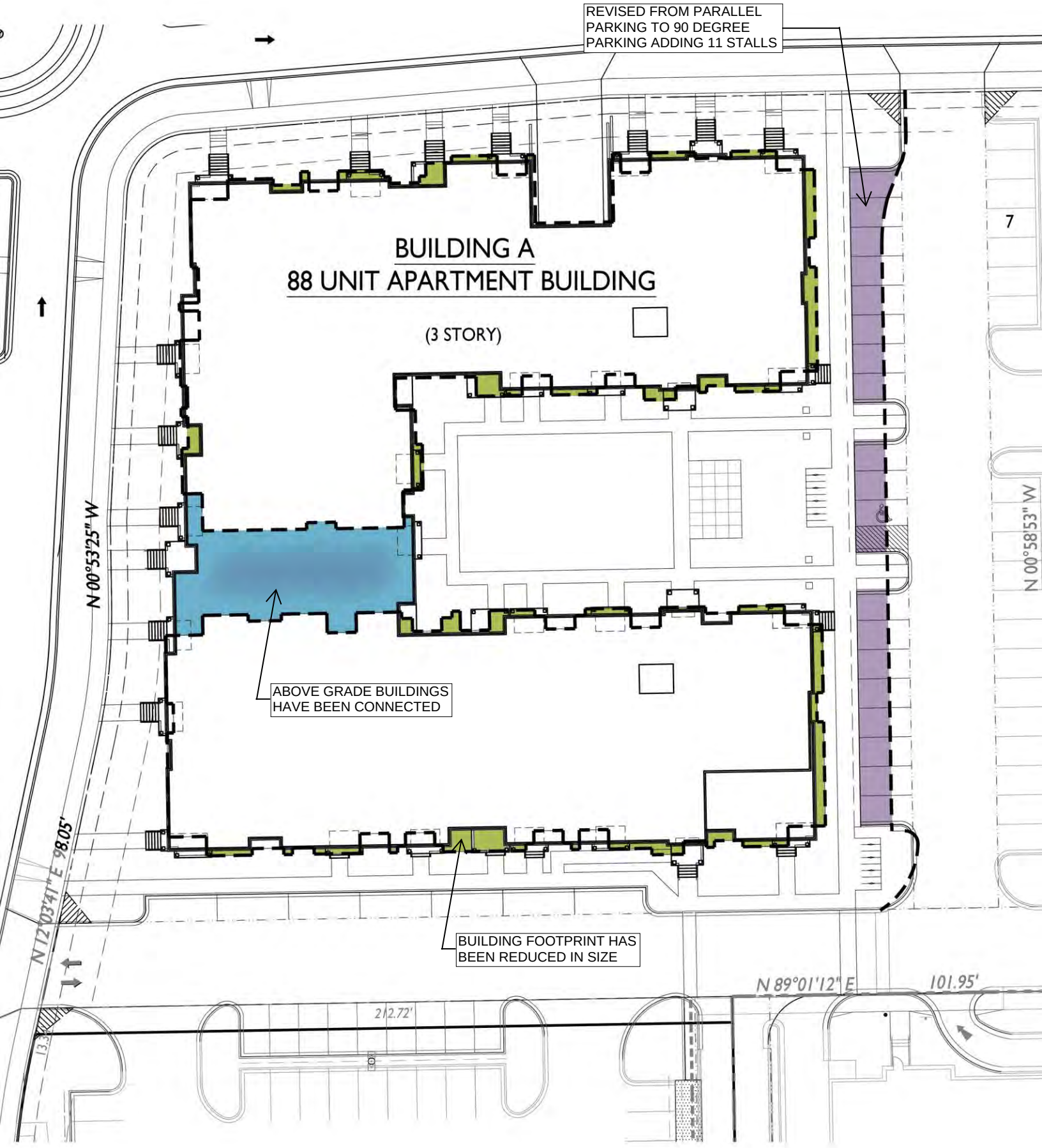

REVISED FROM PARALLEL PARKING TO 90 DEGREE PARKING ADDING 11 STALLS
BUILDING A
88 UNIT APARTMENT BUILDING
(3 STORY)
ABOVE GRADE BUILDINGS HAVE BEEN CONNECTED
BUILDING FOOTPRINT HAS BEEN REDUCED IN SIZE
N 00°53'25" W
N 00°58'53" W
N 12°03'41" E 98.05'
N 89°01'12" E
101.95'
212.72'
7

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:	515 Pinney Street
Contact Name & Phone #:	Don Schroeder 836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ] Yes	[ ] No	[ ] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X] Yes	[ ] No	[ ] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	[ ] Yes	[ ] No	[X] N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ] Yes	[X] No	[ ] N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ] Yes	[X] No	[ ] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[X] No	[ ] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[ ] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[ ] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	[ ] Yes	[X] No	[ ] N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	[ ] Yes	[ ] No	[ ] 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.	[ ] Yes	[X] No	[ ] N/A
6. Is any part of the building greater than 30-feet above the grade plane?	[X] Yes	[ ] No	[ ] N/A
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?	[X] Yes	[ ] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[X] Yes	[ ] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[ ] Yes	[X] No	[ ] N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	[ ] Yes	[X] No	[ ] N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	[X] Yes	[ ] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	[X] Yes	[ ] No	[ ] N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	[X] Yes	[ ] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building?	[X] Yes	[ ] No	[ ] N/A
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?	[X] Yes	[ ] No	[ ] N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	[ ] Yes	[X] No	[ ] N/A
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?	[X] Yes	[ ] No	[ ] 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.

VSX LED Specifications

Project Name:

515 Pinney Street

Catalog Number:

Type:

The VSX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Seven optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSX-1	**T1** **T2** **T3** **T4** **T4A** **T5** **T5W**	**16LC** **32LC** **48LC**	**3** 350mA **5** 530mA **7** 700mA **10** 1050mA	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** *120-277V **8** 347V **5** 480V	**AM** Arm Mount **WM** Wall Mount *Requires BAWP Round Pole Plate Adaptors (RPP) are to be ordered separately. BAWP to be ordered separately.	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** Photocell & Receptacle **PCR-208** Photocell & Receptacle **PCR-240** Photocell & Receptacle **PCR-277** Photocell & Receptacle **PCR-480** Photocell & Receptacle **PER** 3 Pin Photo Receptacle w/shorting cap **5PINPER** 5 Pin Photo Receptacle w/shorting cap Requires Dimming Driver **7PINPER** 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver **DIM** 0-10v Dimming Driver **WSC-8** Motion Sensor 8' Mounting Height **WSC-20** Motion Sensor 9-20' Mounting Height **WSC-40** Motion Sensor 21-40' Mounting Height This option will require (1) FSIR 100 remote for programing **VWC** Visionaire Wireless Controls *Consult Factory	**RPP3** For 3"Ø Pole - Round Pole Plate Adaptor **RPP4** For 4"Ø Pole - Round Pole Plate Adaptor **RPP5** For 5"Ø Pole - Round Pole Plate Adaptor **UPMA** Universal Pole Mount Adaptor **UPMA-R** Universal Round Pole Mount Adaptor **BAWP** Cast Wall Plate **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side **CLS** Back Side Cutoff Louver Shield **RCLS** Right Side Cutoff Louver Shield **LCLS** Left Side Cutoff Louver Shield

Housing
· Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
·Durable two-piece cast aluminum driver compartment utilizes a captive screw for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management
· The VSX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
· The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
· The highest lumen output LEDs are utilized in the VSX series. IES distribution Types I, II, III, IV, IV-A , V and V-W are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
· CRI values are 70.

Quali-Guard® Finish
· The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400º F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
· Finish is guaranteed for five (5) years.

Electrical Assembly
· The VSX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
· 10 kV surge protector supplied as standard.
· Terminal block supplied as standard.

Warranty
· Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
· Photocell & receptacle
· Photo receptacle
· 0-10v Dimming Driver
· Motion Sensor
· Wireless Control
· Round pole plate adapter
· Universal Pole Mount Adaptor
· Cast Wall Plate
· Cut-Off Louver Shield
· Rotated Optics

Listings
· The VSX Series is cUL Listed
· DLC Listed
· IP65 Rated
· IDA Certification
· Powder Coated Tough

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected for IDA certification.

19645 Rancho Way · Rancho Dominguez, CA 900220 · Phone: 310 512 6480 Fax 310 512 6486
www.visionairelighting.com

VSX LED Specifications

Photometric Optical Summary

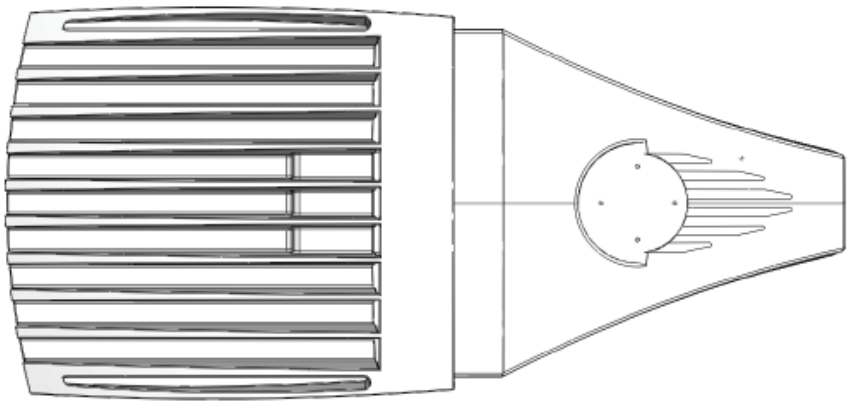
Not all optics are available on all fixtures. Check ordering chart for availability

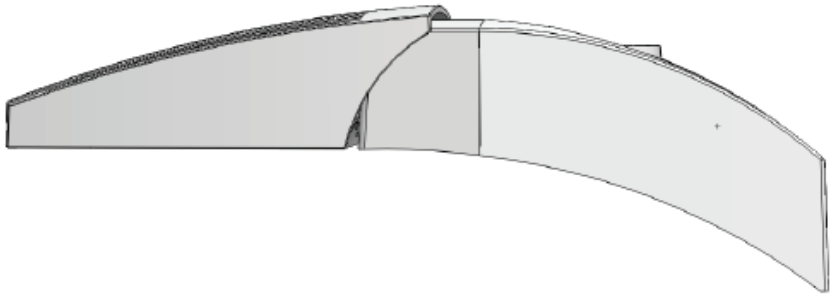
Type I (T1)	Type II (T2)	Type III (T3)	Type IV (T4)	Type IVA (T4A)	Type V (T5)	Type VW (T5W)
						

VSX EPA Data	
Front	Side
.45	.58

Dimensions

Width:	VSX-1	12.5”
Depth:	VSX-1	23”
Height:	VSX-1	4”
Overall Height:	VSX-1	8”
Weight:	25 LBS	





VSX 3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2413	2220	2238	2190	2422	2359	2231	2187	18
	530	3237	2978	3002	2938	3249	3165	2993	2935	26
	700	4273	3931	3963	3878	4289	4177	3950	3874	37
	1050	6049	5565	5610	5490	6071	5913	5592	5484	56
32	350	4859	4470	4506	4410	4876	4750	4492	4405	37
	530	6519	5997	6046	5917	6543	6373	6026	5910	52
	700	8604	7916	7980	7810	8636	8412	7955	7801	74
	1050	12097	11130	11219	10980	12141	11826	11184	10967	112
48	350	7288	6705	6759	6615	7315	7125	6738	6607	55
	530	9778	8996	9069	8875	9814	9559	9040	8865	78
	700	12906	11874	11970	11715	12954	12617	11932	11701	105
	1050	18146	16694	16829	16470	18212	17739	16775	16451	160
VSX 4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2540	2337	2355	2305	2549	2483	2348	2320	18
	530	3408	3135	3160	3093	3420	3331	3150	3113	26
	700	4498	4138	4171	4082	4514	4397	4158	4109	37
	1050	6367	5858	5905	5779	6390	6224	5886	5816	56
32	350	5114	4705	4743	4642	5133	5000	4728	4672	37
	530	6862	6313	6364	6228	6887	6708	6344	6268	52
	700	9057	8333	8400	8221	9090	8854	8373	8273	74
	1050	12734	11715	11810	11558	12781	12448	11772	11632	112
48	350	7671	7058	7115	6963	7700	7500	7092	7008	55
	530	10293	9470	9546	9342	10331	10062	9516	9402	78
	700	13586	12499	12600	12331	13636	13281	12560	12410	105
	1050	19101	17573	17715	17337	19171	18673	17658	17448	160
VSX 5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2437	2242	2260	2212	2446	2383	2253	2210	18
	530	3270	3008	3033	2968	3282	3197	3023	2965	26
	700	4316	3971	4003	3918	4332	4219	3990	3913	37
	1050	6110	5621	5666	5545	6132	5973	5648	5539	56
32	350	4908	4515	4552	4454	4926	4798	4537	4449	37
	530	6585	6058	6107	5977	6609	6437	6087	5970	52
	700	8691	7996	8061	7889	8723	8496	8035	7880	74
	1050	12219	11242	11333	11091	12264	11945	11297	11078	112
48	350	7362	6773	6827	6682	7389	7197	6806	6674	55
	530	9877	9087	9160	8965	9913	9656	9131	8954	78
	700	13037	11994	12091	11833	13085	12745	12052	11819	105
	1050	18329	16863	16999	16636	18396	17918	16945	16617	160

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configuration shown, within the tolerances allowed by Lighting Facts. Contact the factory for performance data on any configuration not shown here.

VSX LED Specifications

VSX 3K LPW Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	134	123	124	122	135	131	124	122
	530	125	115	115	113	125	122	115	113
	700	115	106	107	105	116	113	107	105
	1050	108	99	100	98	108	106	100	98
32	350	131	121	122	119	132	128	121	119
	530	125	115	116	114	126	123	116	114
	700	116	107	108	106	117	114	108	105
	1050	108	99	100	98	108	106	100	98
48	350	133	122	123	120	133	130	123	120
	530	125	115	116	114	126	123	116	114
	700	123	113	114	112	123	120	114	111
	1050	113	104	105	103	114	111	105	103
VSX 4K LPW Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	141	130	131	128	142	138	130	129
	530	131	121	122	119	132	128	121	120
	700	122	112	113	110	122	119	112	111
	1050	114	105	105	103	114	111	105	104
32	350	138	127	128	125	139	135	128	126
	530	132	121	122	120	132	129	122	121
	700	122	113	114	111	123	120	113	112
	1050	114	105	105	103	114	111	105	104
48	350	139	128	129	127	140	136	129	127
	530	132	121	122	120	132	129	122	121
	700	129	119	120	117	130	126	120	118
	1050	119	110	111	108	120	117	110	109
VSX 5K LPW Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	135	125	126	123	136	132	125	123
	530	126	116	117	114	126	123	116	114
	700	117	107	108	106	117	114	108	106
	1050	109	100	101	99	110	107	101	99
32	350	133	122	123	120	133	130	123	120
	530	127	117	117	115	127	124	117	115
	700	117	108	109	107	118	115	109	106
	1050	109	100	101	99	110	107	101	99
48	350	134	123	124	121	134	131	124	121
	530	127	117	117	115	127	124	117	115
	700	124	114	115	113	125	121	115	113
	1050	115	105	106	104	115	112	106	104

VSX 3K BUG Data

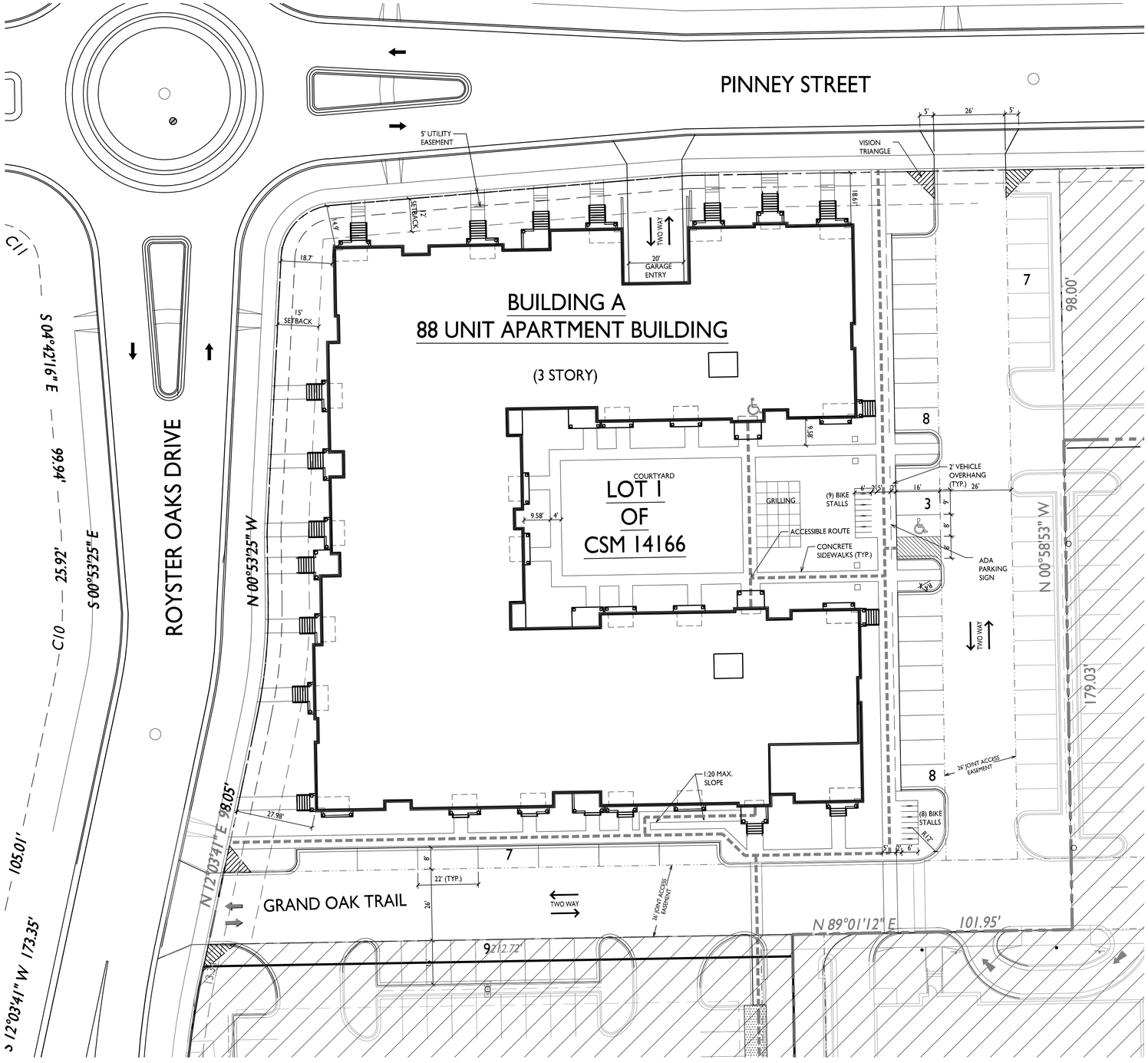
		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

VSX 4K BUG Data

		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

VSX 5K BUG Data

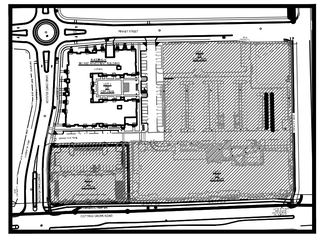
		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2



I
C-1.1
SITE PLAN
1" = 20'-0"

N

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)



SITE LOCATOR MAP

SHEET INDEX

SITE DEVELOPMENT STATISTICS - LOT 1 of CSM 14166

LOT AREA	80,462 S.F./1.84 ACRES
DWELLING UNITS	88 D.U.
LOT AREA/ D.U.	914 S.F./D.U.
DENSITY	47.8 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
GROSS FLOOR AREA (excluding underground parking)	88,606 SF
FLOOR AREA RATIO	1.10

UNIT MIX

EFFICIENCY	7
ONE BEDROOM	59
ONE BEDROOM + DEN	6
TWO BEDROOM	16
TOTAL	88

VEHICLE PARKING

SURFACE	43
UNDERGROUND	81
TOTAL	124

BIKE PARKING

SURFACE STALLS	8
GUEST SURFACE STALLS	9
BASEMENT FLOOR MOUNT STALLS	66
BASEMENT WALL MOUNT STALLS	14
TOTAL	97

USABLE OPEN SPACE (SHOWN ON C-1.3)

GROUND LEVEL	13,762 S.F.
BALCONIES & PORCHES	6,549 S.F.
TOTAL	20,311 S.F. (230 S.F./ UNIT)

LOT COVERAGE: 57,561S.F. / 71.5%

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE 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.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
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 TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

BIKE RACKS:

EXTERIOR BIKE STALLS:
MADRAX POST AND RING

INTERIOR BIKE STALLS,
FLOOR-MOUNT:
MADRAX UX RACK

INTERIOR BIKE STALLS,
WALL-MOUNT:
MADRAX VERT. WALL MOUNT

kba
knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - Sept. 19, 2018

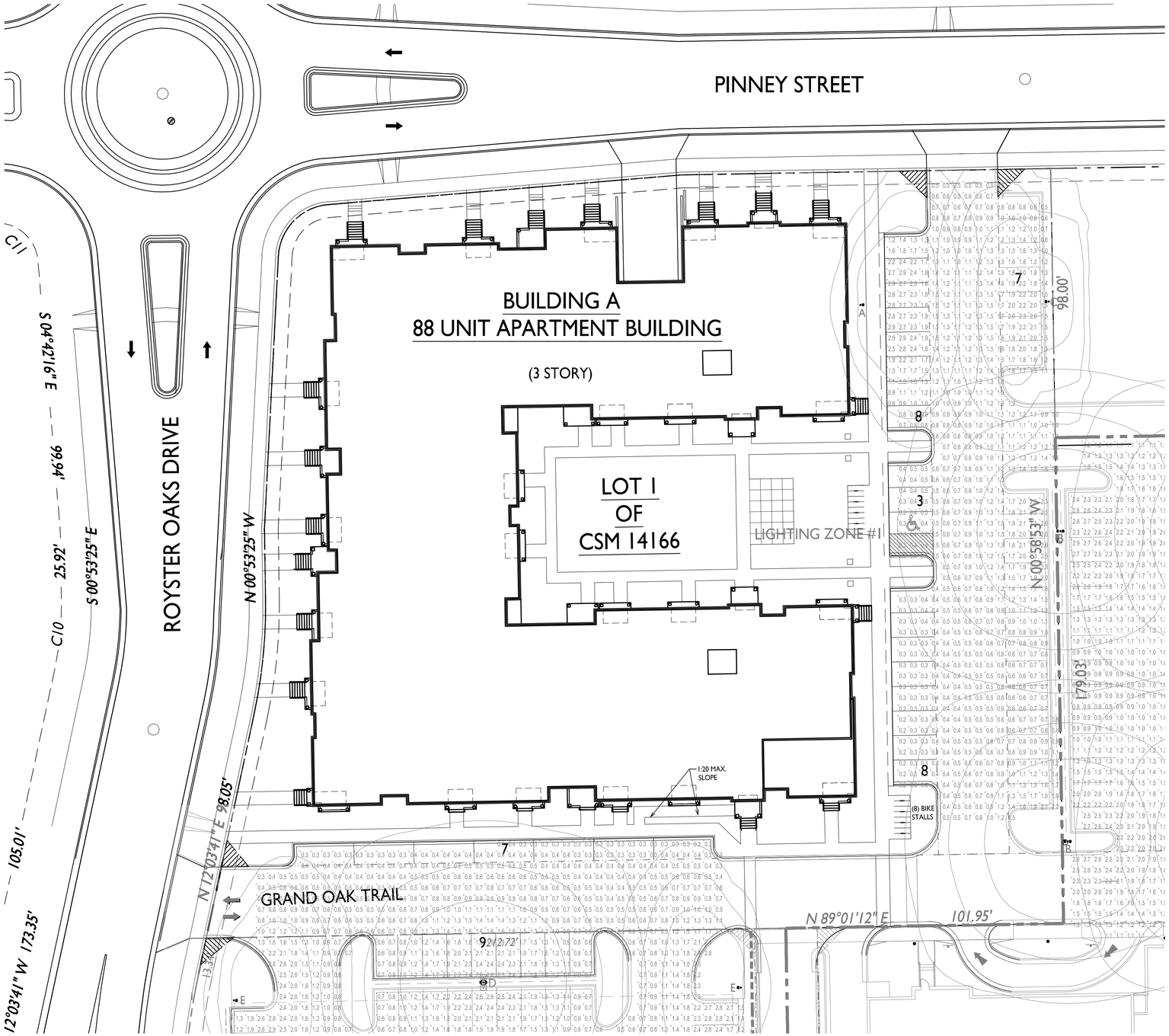
PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1852



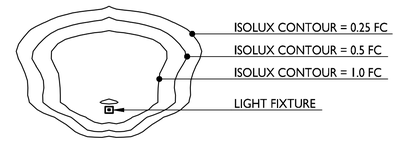
STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
East Parking Area Lighting	+	1.5 fc	3.2 fc	0.4 fc	8.0:1	3.8:1
South Parking Area Lighting	+	1.1 fc	3.1 fc	0.3 fc	10.3:1	3.7:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭ ▫	A	6	VISIONAIRE LIGHTING, LLC	VSX-1-T3-16LC-10-4K-UNV_CLS	23" L x 12.5" W x 8" H	VSX-1_T3_16LC_10_4K_UNV_CLS.ies	20'-0" POLE ON FLUSH CONC. BASE
▭ ▫	B	2	VISIONAIRE LIGHTING, LLC	VSX-1-T3-16LC-10-4K-UNV_CLS	23" L x 12.5" W x 8" H	VSX-1_T3_16LC_10_4K_UNV_CLS.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 / C-1.2 SITE PLAN - SITE LIGHTING

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

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Middleton, WI 53562

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Issued for Land Use - Sept. 19, 2018

PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

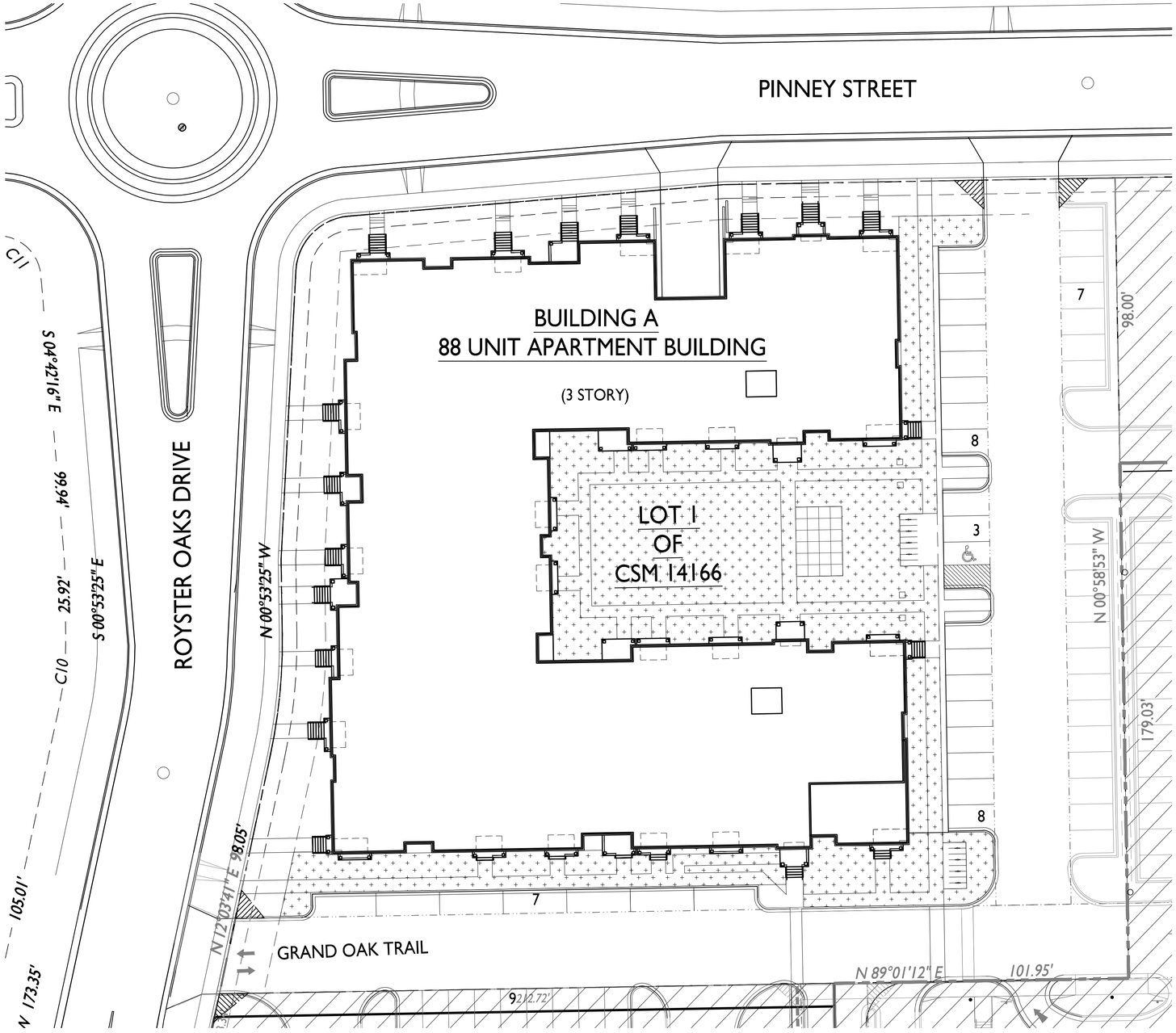
SHEET TITLE

Site Lighting Plan

SHEET NUMBER

C-1.2

PROJECT NO. 1852



1 / C-1.3 SITE PLAN - USABLE OPEN SPACE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

USABLE OPEN SPACE

ZONING: TR-U2

REQUIRED OPEN SPACE: 140 S.F. / D.U.

DWELLING UNITS: 88

88 X 140 = 12,320 S.F. OPEN SPACE REQUIRED

OPEN SPACE PROVIDED:

PRIVATE BALCONIES & PORCHES:	6,549 S.F.
SURFACE:	13,762 S.F.
TOTAL:	20,311 S.F.

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PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

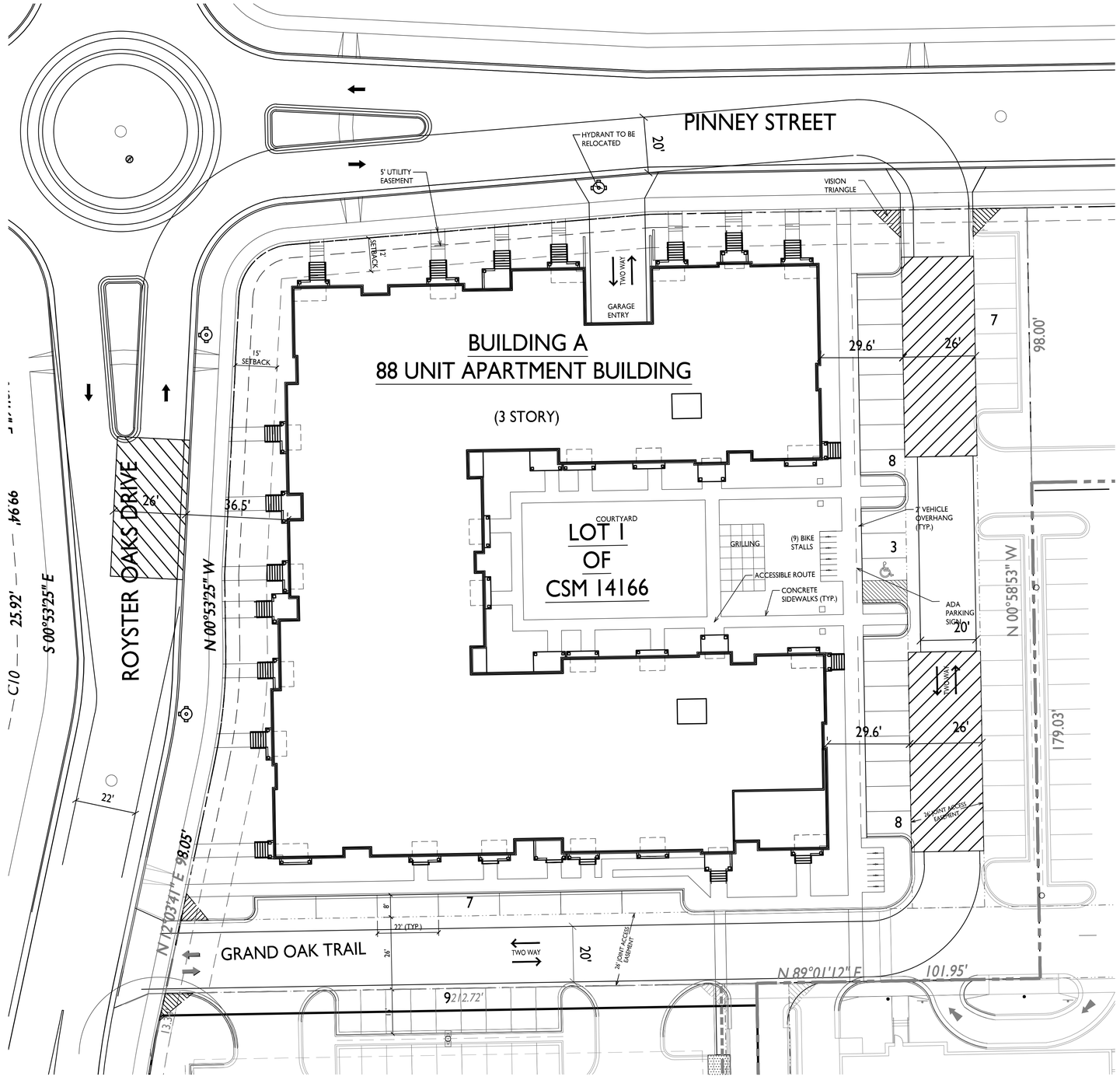
SHEET TITLE

Usable Open
Space Plan

SHEET NUMBER

C-1.3

PROJECT NO. 1852



1 / C-1.4 FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND COVERING AT LEAST 25% OF PERIMETER AND WITHIN 30'.

kba
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ARCHITECTS
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Middleton, WI 53562

ISSUED

Issued for Land Use - Sept. 19, 2018

PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

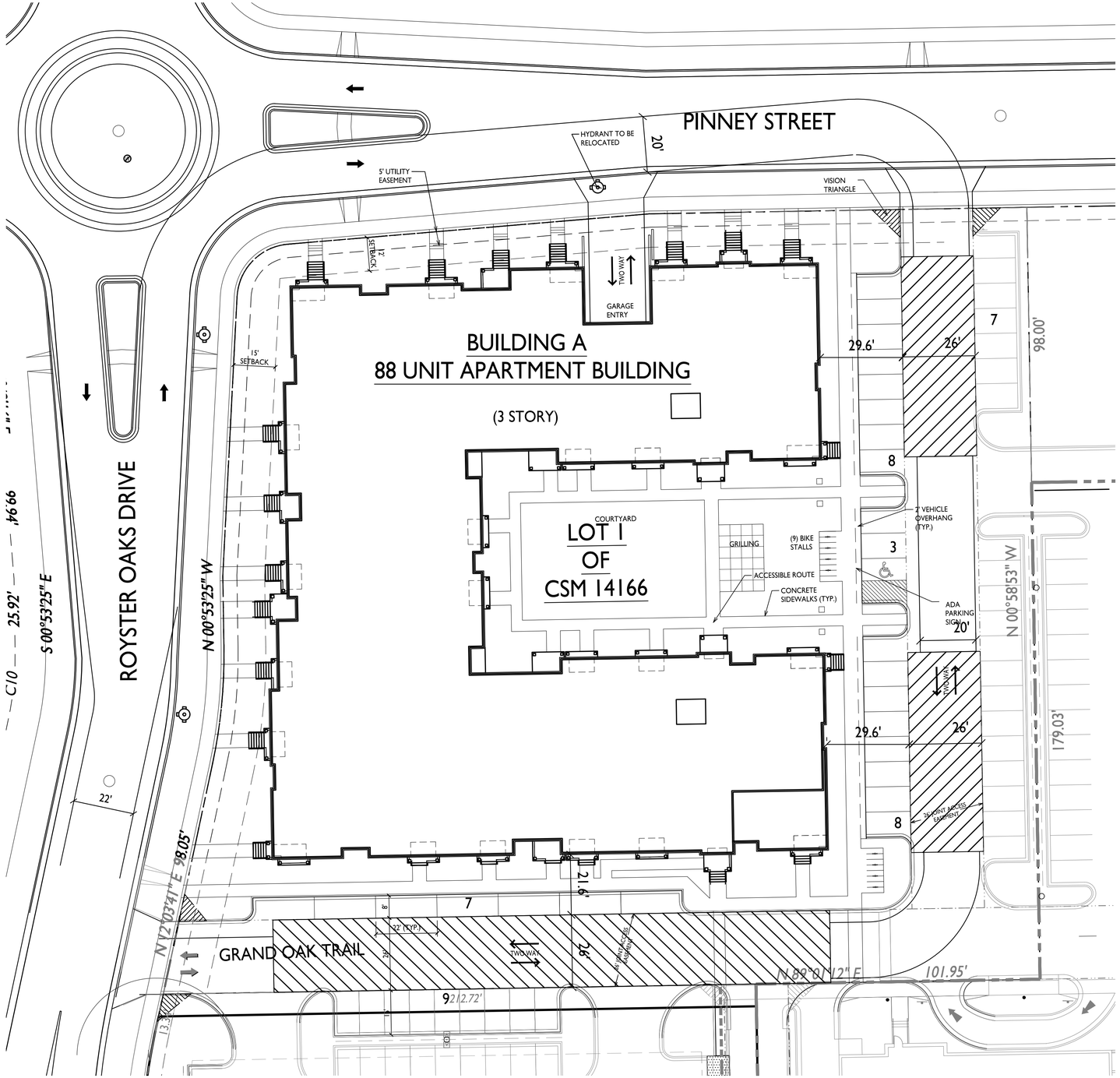
SHEET TITLE

Fire Department
Access Plan

SHEET NUMBER

C-1.4

PROJECT NO. 1852



1 / C-1.4 FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND COVERING AT LEAST 25% OF PERIMETER AND WITHIN 30'.

knothe bruce ARCHITECTS

Phone: 608.836.3690

7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use - September 19, 2018

PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

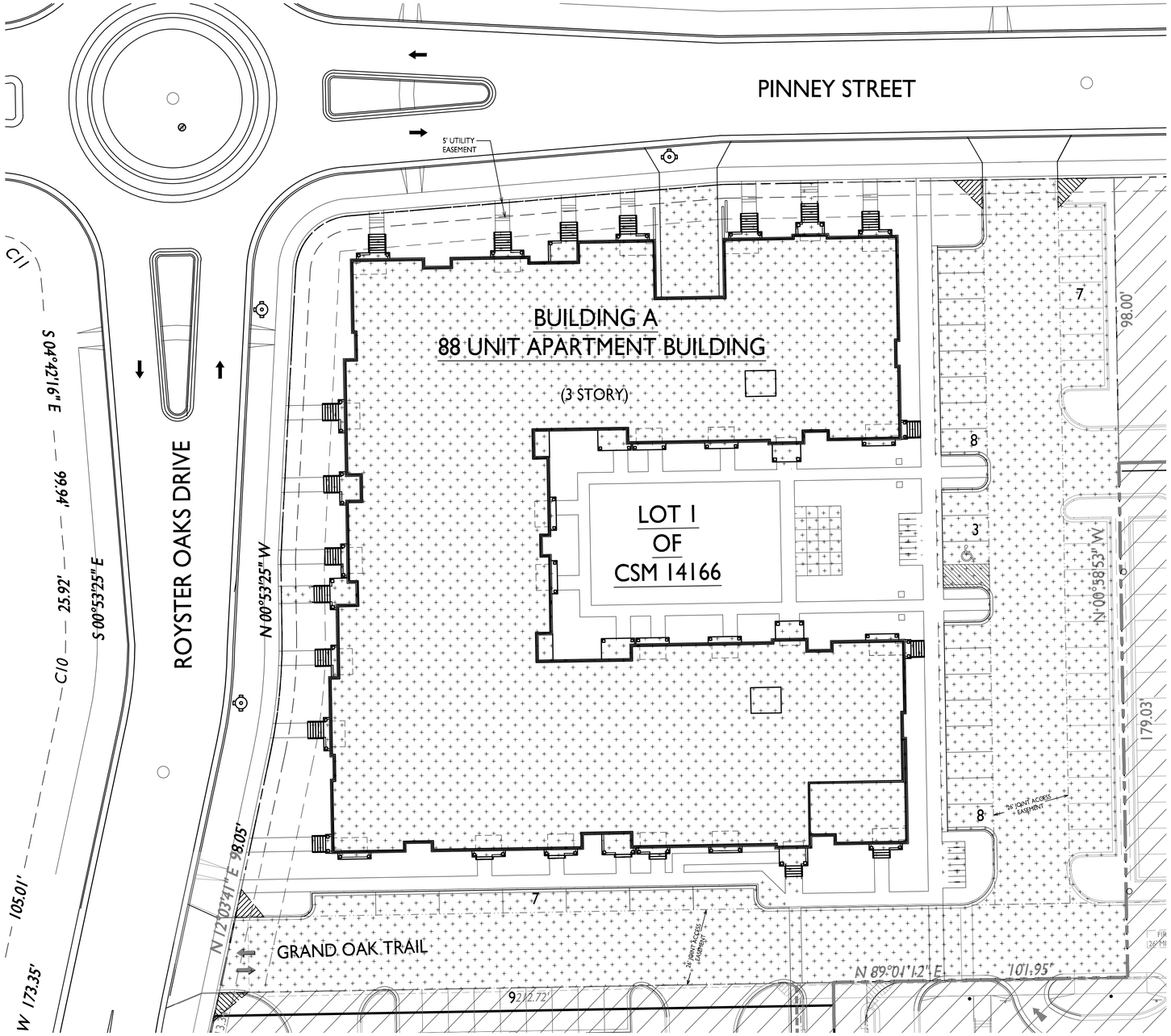
SHEET TITLE

Fire Department
Access Plan

SHEET NUMBER

C-1.4

PROJECT NO. 1852



1 C-1.5 SITE PLAN - LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

LOT COVERAGE

ZONING: TR-U2
MAXIMUM LOT COVERAGE: 80%
TOTAL LOT AREA: 80,462 S.F.
ALLOWED COVERAGE: 64,369 S.F.
PROPOSED COVERAGE: 57,561 S.F. / 71.5%

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Middleton, WI 53562

ISSUED
Issued for Land Use - Sept. 19, 2018

PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Lot Coverage Plan

SHEET NUMBER
C-1.5

PROJECT NO. 1852

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750

\RD-07-12\RD07BASE.DWG

PINNEY STREET

SILT FENCE OR SOCK

ROYSTER OAKS DRIVE

PROPOSED BUILDING
FIRST FLOOR=867.60
BASEMENT=857.60

TRENCH DRAIN
(DRAINS TO SUMP CROCK)
RIM=857.40
(TO BE DESIGNED BY OTHERS)

STONE CONSTRUCTION ENTRANCE

1:20 MAX SLOPE

STHM #6
RIM=864.10

STHM #6.1
RIM=866.50

CSM
LOT 1

CSM
LOT 3

CSM
LOT 2

EX. CB #4
RIM=861.65

EX. INLET #4.1
TC=861.80

EX. 24" STORM SEWER

SAWCUT

EX. CB #5
TC=863.95

EX. 12" STORM SEWER

EX. INLET #5.1
TC=864.20

EX. INLET #5.2
TC=865.15

EX. 18" STORM SEWER

CONCRETE WASHOUT AREA

EX. INLET #11.2
TC=865.30

EX. INLET #8
TC=865.35

EX. CB #7
TC=864.75

EX. STMH #7.1
RIM=865.50

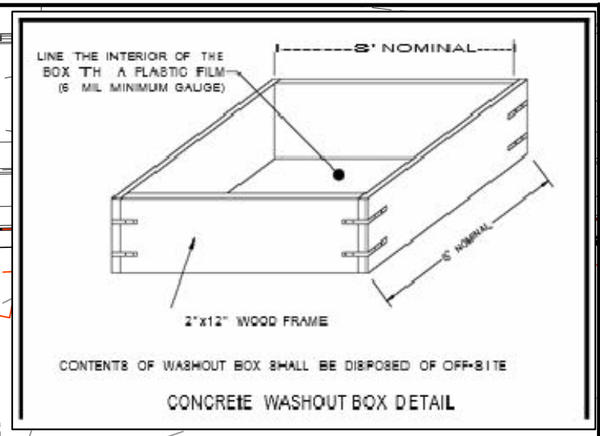
EX. STMH #11
RIM=865.25

EX. 12" HDPE STORM SEWER
INFALL INV=860.89

LEGEND:

- 861 — EXISTING MINOR CONTOUR.
- 860 — EXISTING MAJOR CONTOUR.
- 861 — PROPOSED MAJOR CONTOUR.
- 860 — PROPOSED MAJOR CONTOUR.
- INSTALL WDOT TYPE D INLET PROTECTION.
- 860.00 – PROPOSED SPOT ELEVATION

0 20 40



CONCRETE WASHOUT BOX DETAIL

EROSION NOTES:

1. STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
3. INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE CITY HAS ACCEPTED THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.
4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
5. THE EROSION CONTROL MEASURES, METHODS AND STRUCTURES SHOWN IN THE PLANS SHALL BE CONSIDERED THE MINIMUM EROSION CONTROL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES UNTIL THE DISTURBED AREA IS STABILIZED. THE SITE WILL BE CONSIDERED STABLE WHEN NO SOIL LEAVES THE SITE AS A RESULT OF STORM EVENTS OR CONSTRUCTION DEWATERING ACTIVITIES. ADJUSTMENTS SHALL BE MADE TO THE EROSION CONTROL MEASURES AS REQUIRED. ANY COMMENTS OR CONDITIONS OF THE STATE NR 216 PERMIT, OR CITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER OF THIS PROJECT INCLUDING REQUIRED EROSION CONTROL INSPECTION LOGS.
6. ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY ENGINEER.

TIME SCHEDULE:

MARCH 1, 2019	INSTALL SILT FENCE AND EROSION CONTROL DEVICES.
MARCH 8, 2019 – APRIL 30, 2020	CONSTRUCT BUILDING AND PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

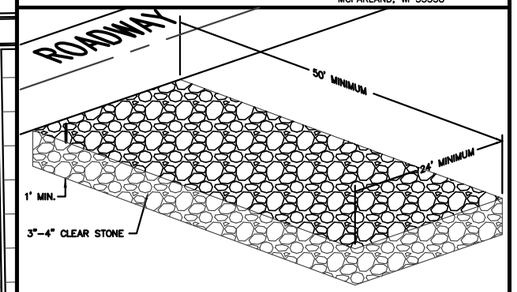
DEWATERING NOTES:

DEWATERING SHALL CONFORM TO DNR TECHNICAL STANDARD 1061. SILT LOAM SOILS ARE EXPECTED TO BE FOUND AT THE SITE ACCORDING TO THE NRCS WEB SOIL SURVEY.

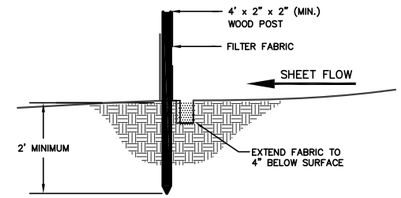
WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A GEO-TEXTILE TYPE 2 BAG SECURELY ATTACHED TO THE DISCHARGE PIPE PRIOR TO ENTERING EXISTING STORM SEWER SYSTEM.

OWNER:
RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE

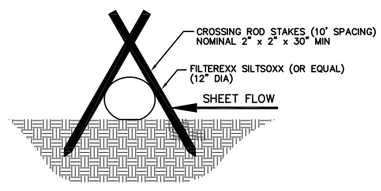


SILT FENCE DETAIL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

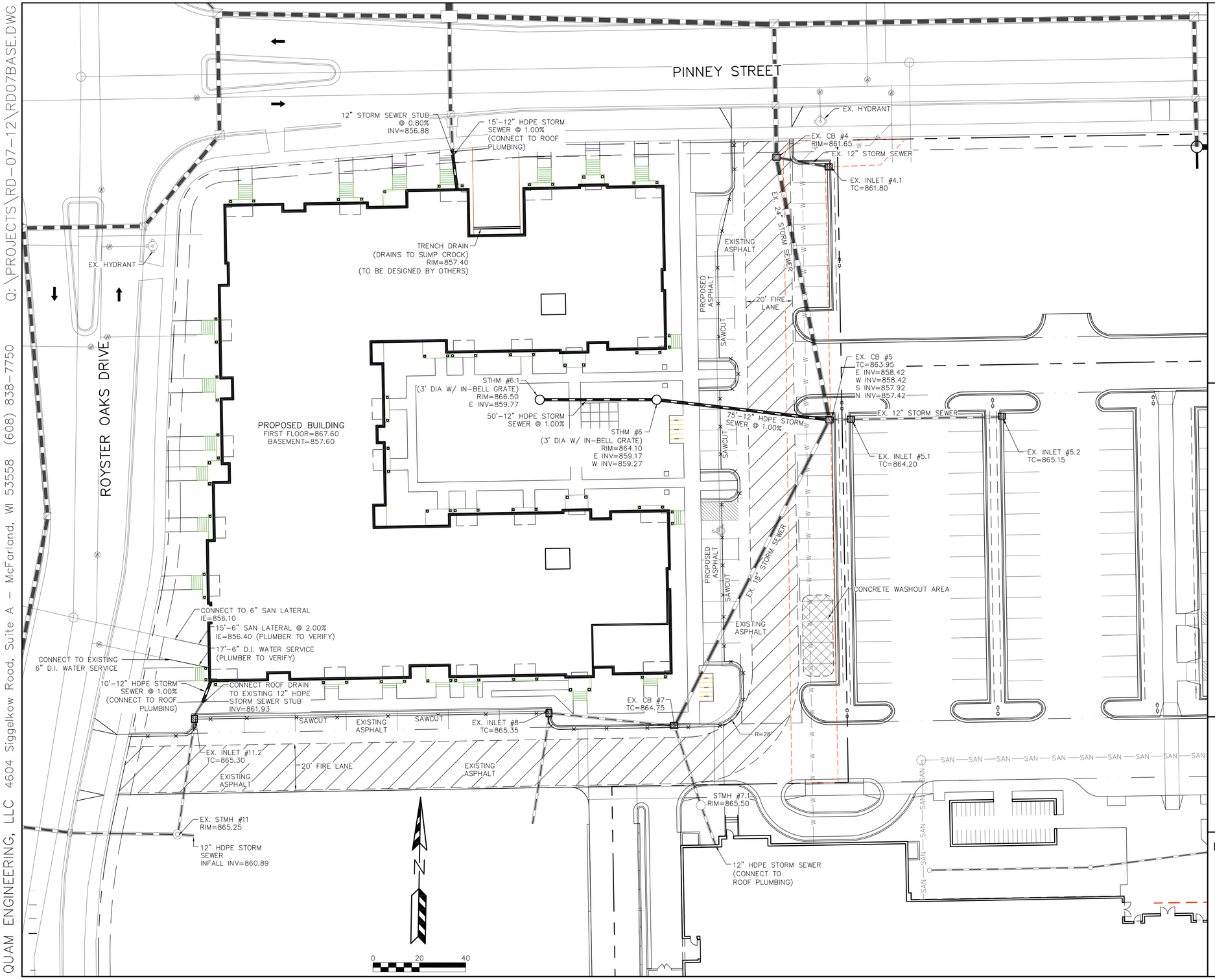


SILT SOCK DETAIL

ROYSTER CORNERS DEVELOPMENT – LOT 1
GRADING AND EROSION CONTROL PLAN
DATED: SEPTEMBER 18, 2018

C-2.1

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 Q:\PROJECTS\RD-07-12\RD07BASE.DWG

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ANY DAMAGE TO THE PUBLIC INFRASTRUCTURE INCLUDING SIDEWALK, CURB AND GUTTER, STREET, PAVEMENT, AND PUBLIC UTILITIES RESULTING FROM CONSTRUCTION OF THIS DEVELOPMENT SHALL BE THE APPLICANT'S RESPONSIBILITY TO REPAIR.

UTILITY NOTES:

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DESCREPANCIES SHALL BE REPORTED TO ENGINEER.

THIS PROPERTY IS NOT IN A WELLHEAD PROTECTION DISTRICT. ALL WELLS ON PROPERTY SHALL BE ABANDONED IF NO VALID WELL OPERATION PERMIT HAS BEEN OBTAINED FROM MADISON WATER UTILITY.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECS.

CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK. THE PERMIT APPLICATION IS AVAILABLE ON LINE AT HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM.

CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING STORM SEWER CONSTRUCTION MGO 37.05(7). PERMIT APPLICATION IS AVAILABLE ON LINE AT HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

CONTRACTOR SHALL FIELD VERIFY SANITARY, WATER, & STORM SEWER LATERALS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL PROVIDE A CONCRETE MANAGEMENT AND WASHOUT AREA, AS SHOWN ON PLAN, TO PREVENT CONCRETE WASTE FROM ENTERING THE CITY RIGHT-OF-WAY.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

ROYSTER CORNERS DEVELOPMENT – LOT 1

UTILITY AND FIRE LANE PLAN

DATED: SEPTEMBER 18, 2018

C-2.2

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
5	MAM	Marmo Maple	Acer X Freemanii 'marmo'	2 1/2" B&B
6	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
3	TCHT	Thnls Cockspur Hawthorn (tf)	Crataegus Crus-Galli Var Iner (tf)	2" B&B
3	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycole'	2 1/2" B&B
6	PFCC	Prairifire Crabapple (clp)	Malus 'prairifire' (clp)	6' B&B
2	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2" B&B
2	AE	Accolade Elm	Ulmus Japonica X Wilsoniana 'morton'	2 1/2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
15	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
30	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
24	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
29	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
10	MG	Maiden Grass	Miscanthus Sinensis 'gracillimus'	#1 CONT.
37	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
24	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
23	CAB	Cabernet Barberry	Berberis Thunb Atrop 'moretti Select'	#2 CONT.
28	TSH	Twist-N-Shout Hydrangea	Hydrangea Macro 'piihm-I'	#5 CONT.
34	GFS	Goldflame Spirea	Spiraea Japonica 'goldflame'	#3 CONT.
19	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3' B&B
16	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.
3	JV	Judd Viburnum	Viburnum X Juddii	24" B&B

GENERAL NOTES

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).

B) "Aluminum Edging" to be Curv-rite aluminum edging colored black or equivalent.

C) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:
- 10% Palmer IV Perennial Ryegrass
- 20% Dragon Kentucky Bluegrass
- 20% Diva Kentucky Bluegrass
- 20% Foxy II Creeping Red Fescue
- 15% Vail II Perennial Ryegrass
- 15% Ginney Kentucky Bluegrass

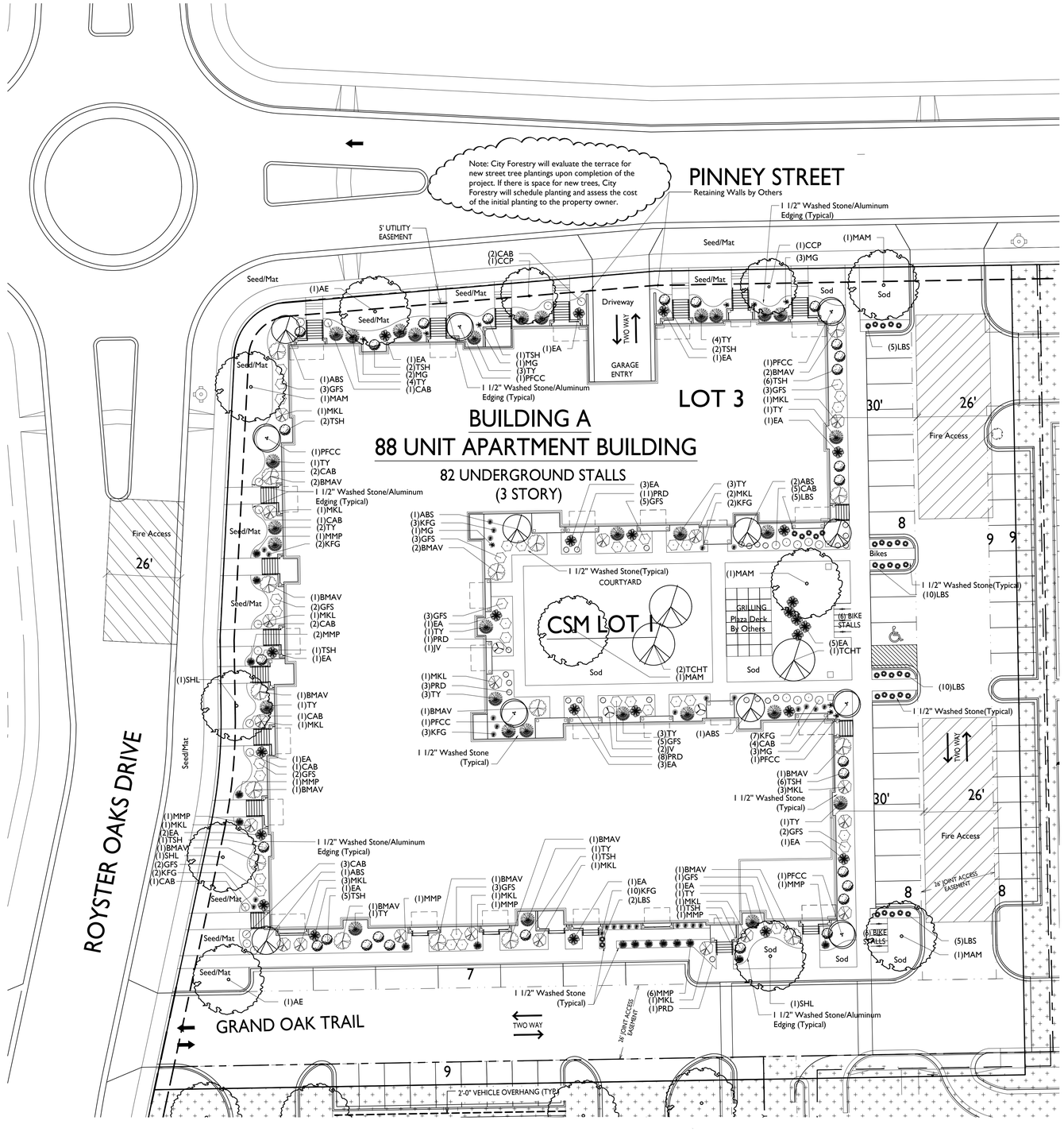
F) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

I) There are no existing street trees at this time. City Forestry will evaluate for new street trees upon completion of the project. If there is space for new trees, City Forestry will schedule and assess the cost of the initial planting to the property owner.

J) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



SCALE: 1"=20'-0"

the bruce company OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

ROYSTER CROSSING LOT 3

ROYSTER OAKS DRIVE and PINNEY STREET
MADISON, WISCONSIN 53714

Checked By: SS
Drawn By: 9/17/18 RS

Revised:
Revised:
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Revised:

L-1.1

I:\2018 CAD\STEVE SHORT\ROYSTER LOT 3\ROYSTER LOT 3 18C1.DWG Created: 8/27/2018, Saved: 9/17/2018, Printed: 9/17/2018

MADISON LANDSCAPE WORKSHEET

Zoning district is CC-T
Total square footage of developed area .....43,368 SF
Total square footage of first 5 acres of developed area ÷ 300 square feet = ...145 Landscape Units
Total square footage of 0 additional acres of developed area ÷ 100 square feet = ...0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
145 Landscape Units x 5 landscape points for first 5 acres..... 725 points
0 Landscpe Units x 1 landscape point for additional 0 acres.....0 points
TOTAL LANDSCAPE POINTS REQURED.....725 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	12	420			
Tall Evergreen Tree : 5-6 feet tall	35					
Ornamental Tree : 1-1/2" Caliper (dbh)	15	15	225			
Upright Evergreen Shrub : 3-4 feet tall	10	24	240			
Shrub, deciduous : 3 gallon / 12"-24"	3	123	369			
Shrub, evergreen : 3 gallon / 12"-24"	4	45	180			
Ornamental grass/perennial :1gallon / 8"-18"	2	100	200			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					TOTAL POINTS PROVIDED
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
		Sub Totals	1,634	+		= 1,634

Street Frontage Landscape Required

Street Frontage = 562 LF
Canopy Trees Required: 1 per 30 LF Frontage = ...19
Shrubs Required : 5 per 30 LF Frontage = ... 95

Street Frontage Landscape Supplied

Proposed Canopy Trees.... .....19.5
Proposed Shrubs = ...168

WISCONSIN
RICHARD J. STROHMENGER
LA-85
OREGON, WI
LANDSCAPE ARCHITECT

the bruce company
OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
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ROYSTER CROSSING LOT 3
ROYSTER OAKS DRIVE and PINNEY STREET
MADISON, WISCONSIN 53714

Checked By: SS
Drawn By: 9/17/18 RS

Revised:
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L-2.1

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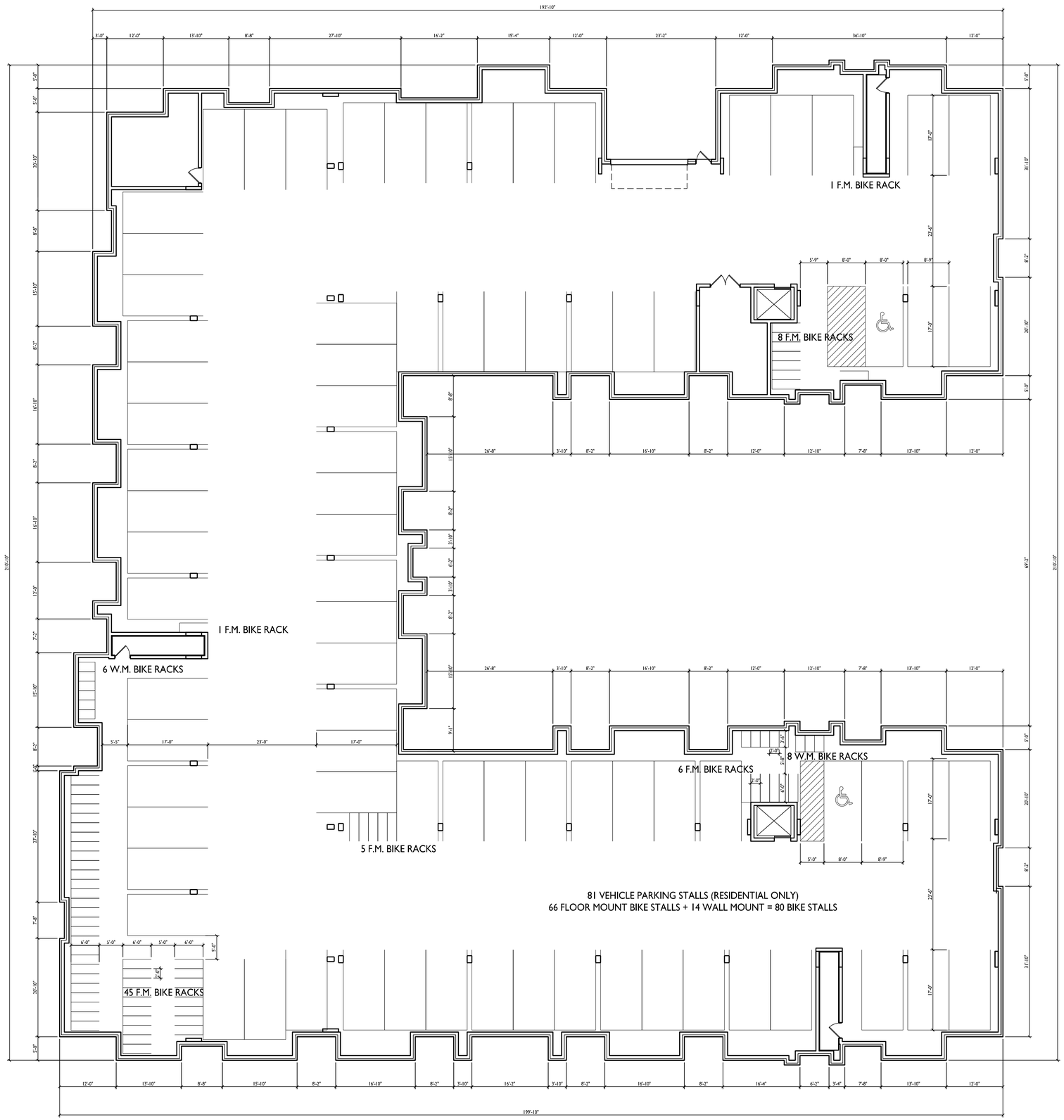


BASEMENT FLOOR PLAN

1 / A-1.0A — 1/16"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEY PLAN

ISSUED

Issued for Land Use - Sept. 19, 2018

PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

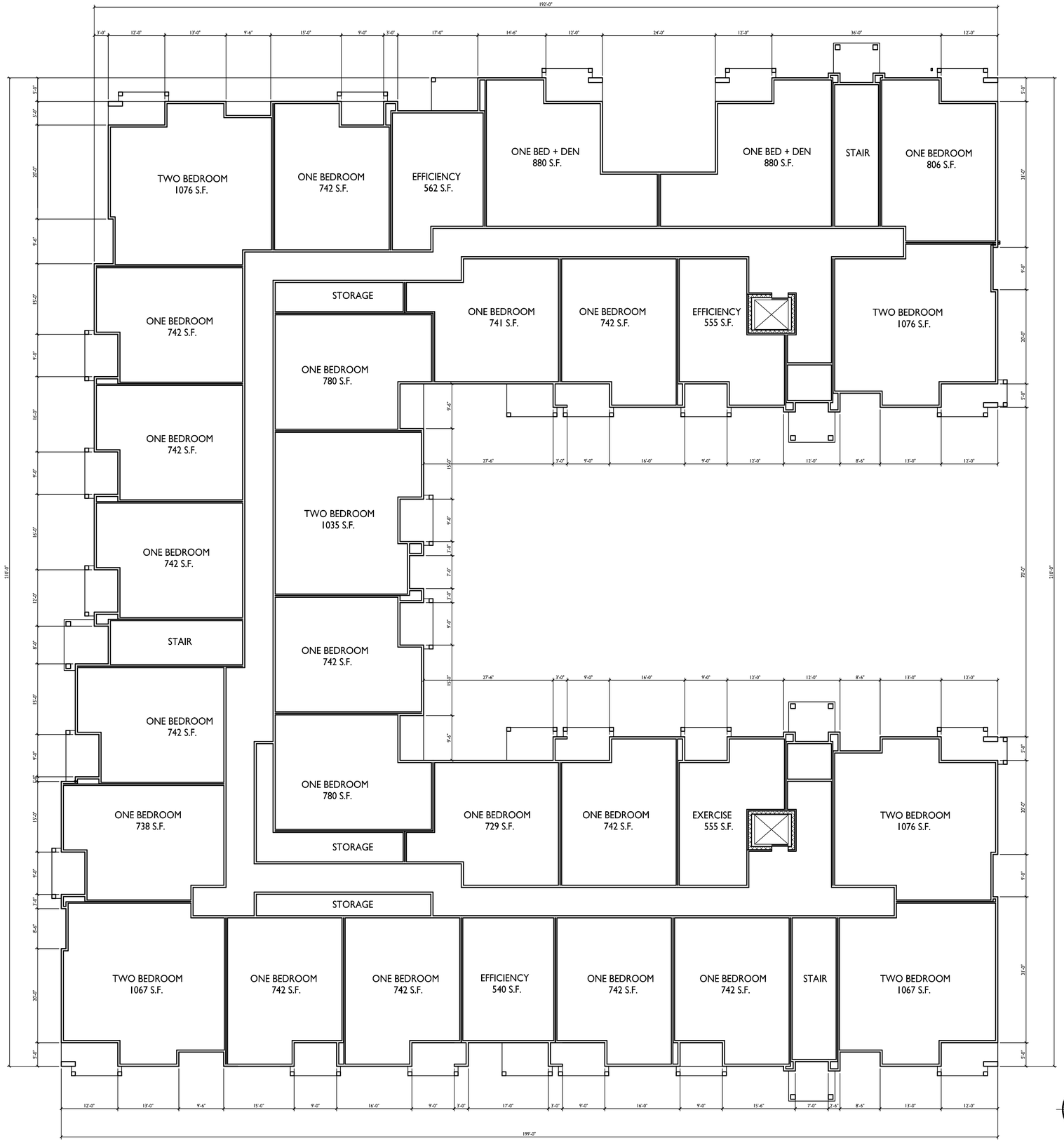
SHEET TITLE

Basement Floor Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1852



1 A-1.1A FIRST FLOOR PLAN

1/16"=1'-0"

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PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

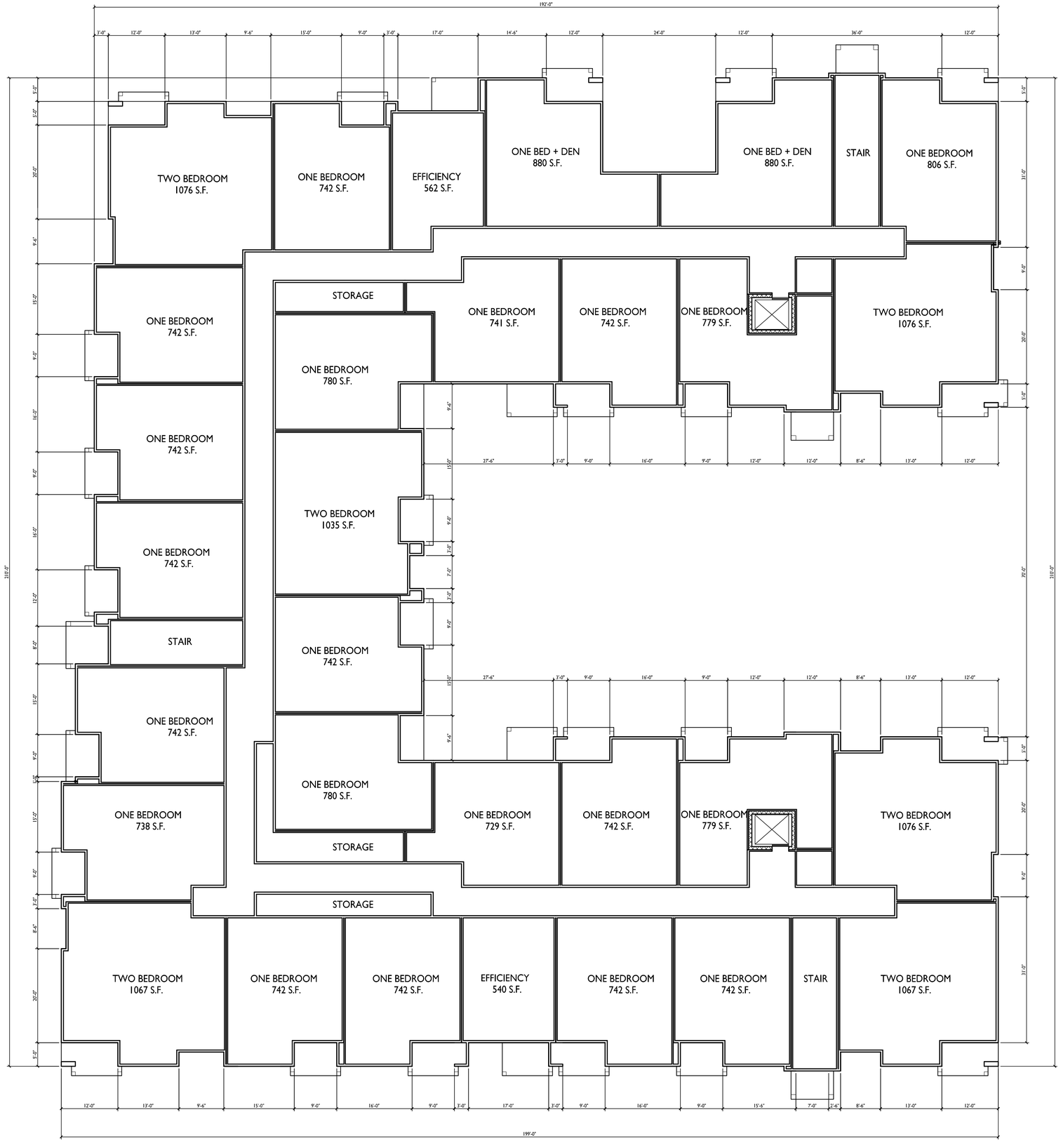
SHEET TITLE

First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 1852



SECOND FLOOR PLAN

1 / A-1.2

1/16"=1'-0"

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PROJECT TITLE

Royster Crossing
Lot 1 of CSM
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515 Pinney Street

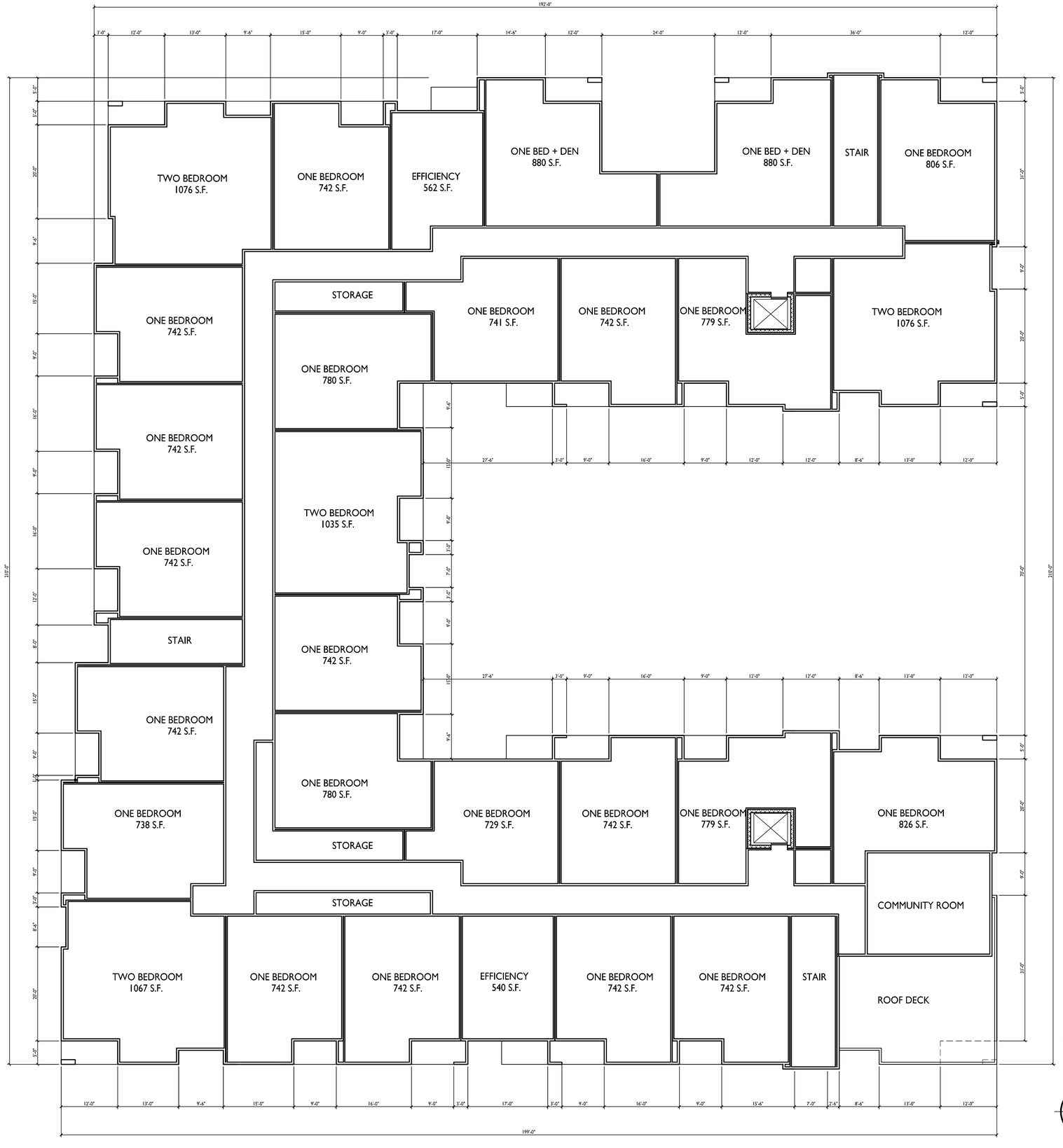
SHEET TITLE

Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1852



1 A-1.3 THIRD FLOOR PLAN

1/16"=1'-0"

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PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE

Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 1852

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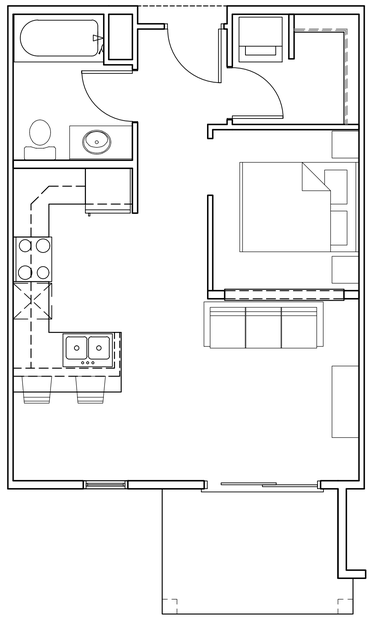
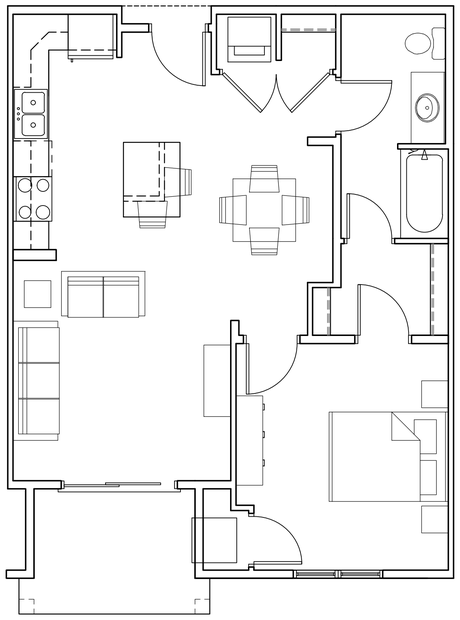
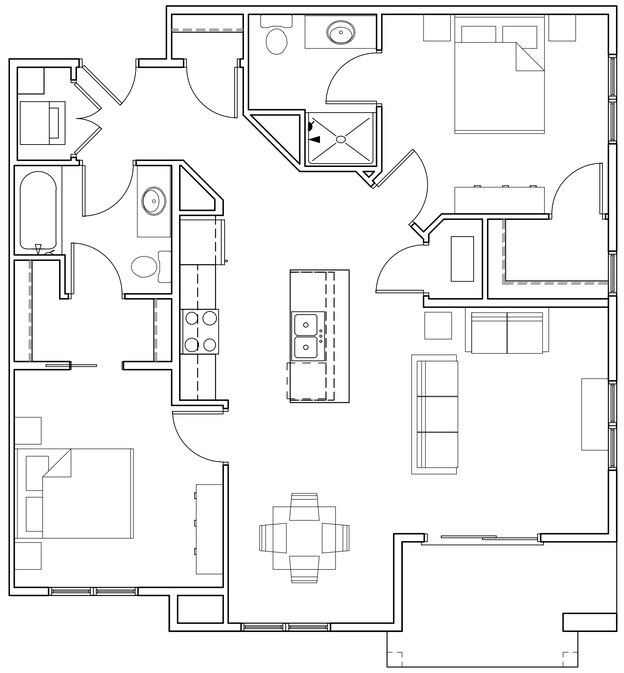
KEY PLAN



1 A-5.1 EFFICIENCY
1/4"=1'-0"



2 A-5.1 TYPICAL ONE BEDROOM
1/4"=1'-0"



3 A-5.1 TYPICAL TWO BEDROOM
1/4"=1'-0"

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PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Typical Unit Plans

SHEET NUMBER
A-5.1

PROJECT NO. 1852

1 / A-2.1 SOUTH ELEVATION

1/8"=1'-0"

2 / A-2.1 WEST ELEVATION

1/8"=1'-0"

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515 Pinney Street

SHEET TITLE

Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1852

1 / A-2.1 NORTH ELEVATION

1/8"=1'-0"

2 / A-2.1 EAST ELEVATION

1/8"=1'-0"

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PROJECT TITLE

Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE

Elevations

SHEET NUMBER

A-2.2

PROJECT NO. 1852

1
A-2.1

COURTYARD ELEVATION - SOUTH

1/8"=1'-0"

2
A-2.1

COURTYARD ELEVATION- NORTH

1/8"=1'-0"

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PROJECT TITLE

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Lot 1 of CSM
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SHEET TITLE

Elevations

SHEET NUMBER

A-2.3

PROJECT NO. 1852

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KEY PLAN

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PROJECT TITLE
Royster Crossing Lot 1 of CSM 14166

515 Pinney Street

SHEET TITLE
Render

SHEET NUMBER

A-2.4

PROJECT NUMBE 1852

1 / A-2.1 NORTH ELEVATION

1/8"=1'-0"

2 / A-2.1 EAST ELEVATION

1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MANUFACTURER	COLOR
COMPOSITE SIDING & TRIM - A	HARDIE	SW 6123 BAGUETTE
COMPOSITE TRIM - B	HARDIE	COBBLESTONE
COMPOSITE TRIM - C	HARDIE	PAINT TO MATCH CORRUGATED METAL
CORRUGATED METAL SIDING	FLYNN	PREWEATHERED GALVALUME 24 GA.
RAILING	ALUMINUM	BLACK
WINDOWS	VINYL	TAN
BRICK VENEER	BORAL	CAGLES MILL KING
PRECAST	ROCKCAST	WHEATSTONE

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Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use - September 19, 2018

PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Elevations
Rendered

SHEET NUMBER
A-2.5

PROJECT NO. 1852

1 A-2.1 SOUTH ELEVATION

2 A-2.1 WEST ELEVATION

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MANUFACTURER	COLOR
COMPOSITE SIDING & TRIM - A	HARDIE	SW 6123 BAGUETTE
COMPOSITE TRIM - B	HARDIE	COBBLESTONE
COMPOSITE TRIM - C	HARDIE	PAINT TO MATCH CORRUGATED METAL
CORRUGATED METAL SIDING	FLYNN	PREWEATHERED GALVALUME 24 GA.
RAILING	ALUMINUM	BLACK
WINDOWS	VINYL	TAN
BRICK VENEER	BORAL	CAGLES MILL KING
PRECAST	ROCKCAST	WHEATSTONE

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KEY PLAN

ISSUED
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PROJECT TITLE
Royster Crossing
Lot 1 of CSM
14166

515 Pinney Street

SHEET TITLE
Elevations
Rendered

SHEET NUMBER
A-2.6

PROJECT NO. 1852