

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

| | |
|-----------------------------------|----------------------------------------------------------------------------|
| DATE SUBMITTED: <u>10/10/12</u> | Action Requested |
| UDC MEETING DATE: <u>10/17/12</u> | <input type="checkbox"/> Informational Presentation |
| | <input checked="" type="checkbox"/> Initial Approval and/or Recommendation |
| | <input type="checkbox"/> Final Approval and/or Recommendation |

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 638 HERCULES TRAIL
ALDERMANIC DISTRICT: #3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
DAN SCHMIDT BRIAN STODDARD
FORWARD MANAGEMENT, INC AVENUE ARCHITECTS, INC

CONTACT PERSON: BRIAN STODDARD
Address: 550 SUNRISE DR #201
SPRING GREEN, WI 53588
Phone: 608-588-3691
Fax: 608-588-3582
E-mail address: BSTOD@AVERAGEARCH.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

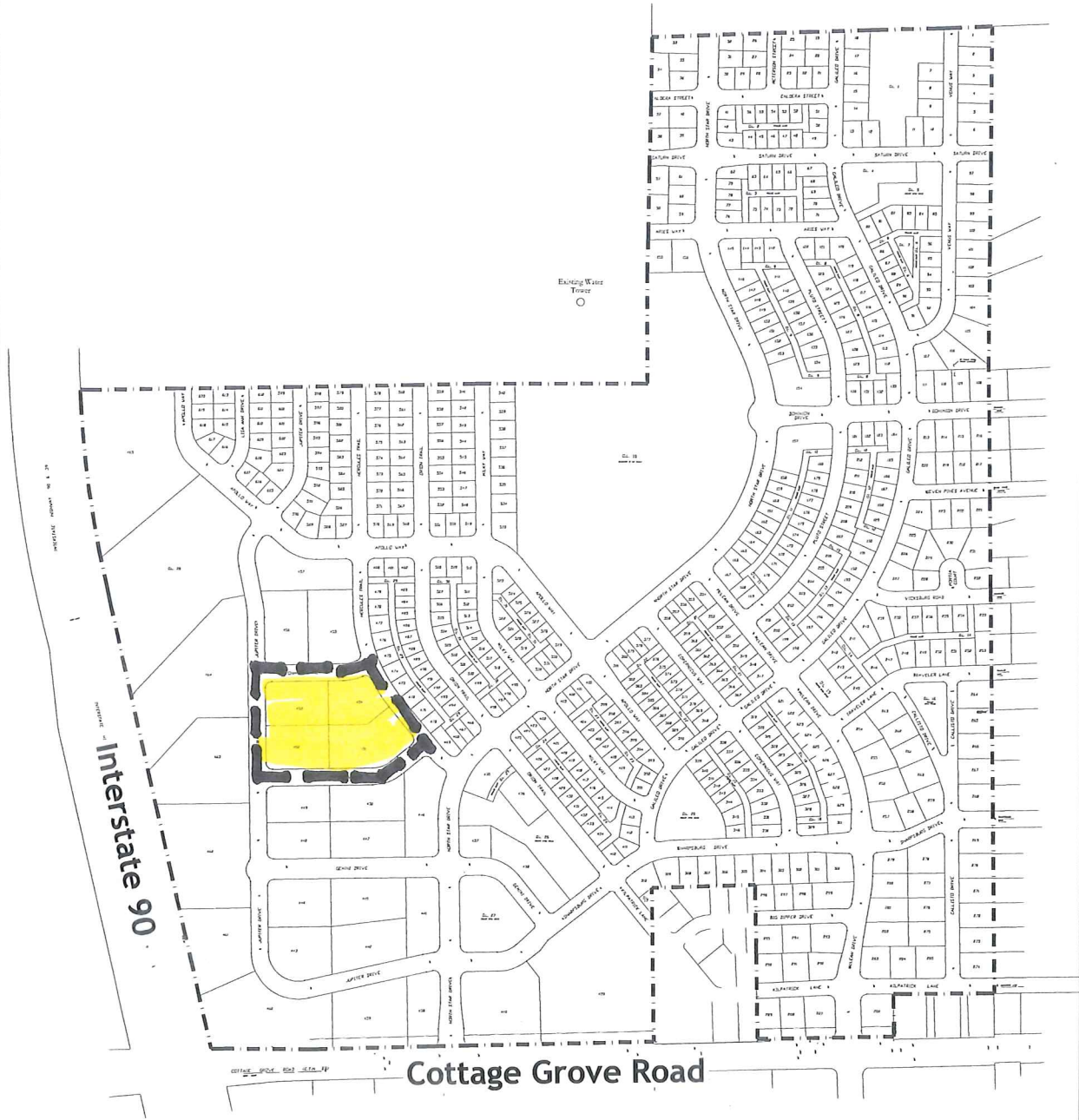
*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

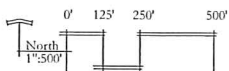
GRANDVIEW COMMONS

Madison, Wisconsin

LOCATION MAP



Note: See attached Final Plat Documents for full scale versions of neighborhood.



Submitted: September 29, 2004

Winkler & Associates
Madison, Wisconsin
Professional Land Surveyors



October 10, 2012

Mr. Al Martin
Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53701

Re: Narrative

Initial Approval and/or Recommendation
Lots 541 – 454 Grandview Commons
(701 Jupiter Drive, 638 Hercules Trail, 5802 Halley Way, and 5871 Charon Lane)
Madison, WI

Dear Mr. Martin:

This narrative, along with the attached application and plans, are submitted for UDC for the Commission consideration. The project was submitted on 10-3-12 for PUD/GDP/SIP rezoning. A meeting with the McClellan Park Neighborhood Board was held on 9-10-12 and a MPNA neighborhood meeting was held on 9-27-12, with alder Cnare present. The project has had multiple reviews by the Grandview Commons Architectural Review Committee.

Developer:

Forward Management, Inc.
Contact: Dan Schmidt
110 S. Brooks Street
Madison, WI 53715
608-441-6100
(fax) 608-255-3387
dans@rentfmi.com

Architect:

AVENUE Architects, Inc
Contact: Brian Stoddard
550 Sunrise Drive, Suite 201
Spring Green, WI 53588
608-588-3691
(fax) 608-588-3582
bstod@avearch.com

Project Description:

The project is located on the east side of Madison, north of Cottage Grove Road and east of Interstate 90, in the Grandview Commons planned development, in the McClellan Park Neighborhood.

The parcel to the north of this proposal is currently undeveloped and is planned for multifamily development with an approximately 36 units (15 du/ac). Across the street to the east is an existing development consisting of duplex units with rear alley access to garages. To the south is an undeveloped parcel, which is planned for 131 units (27.7 du/ac). To the west is Arbors senior living multifamily development, which was planned for 242 units (17.6 du/ac).

The proposed development parcel is approximately 4 acres in size. This development consists of two multifamily apartment buildings for a total of 95 dwelling unit (23.75 du/ac). Building A is on the east end of the site and is a combination of two story and three story building massing, and includes an underground parking garage. Building B is a three story building with underground parking. There is an existing cluster of trees along the north and west side of the property. The building is sited to preserve a large portion of the trees, which will have the invasive species, and understory plants removed (see attached letter). The buildings have been located with a setback of between 10' and 20' from Halley Way and Hercules Trail and the parking has surface parking has been internalized. There are multiple first floor units with direct access/entry from the street, onto a porch area, then into the unit, providing a direct pedestrian connection to the public walk and the street.

The building massing and pitched roofs provide an intended planned development transition from the more urban sites to the south into the lower densities to the north and east of the site. An architectural tower design element has been placed at the intersection of Hercules Trail and Halley Way to anchor the building to the corner.

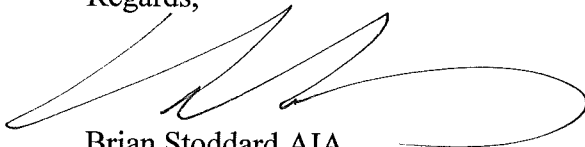
There is a mix of unit types and sizes offering a variety of living options. Exterior building materials consist of brick veneer, vinyl siding, composite corners and trim, dimensional asphalt shingles, and aluminum railings.

Site signage is will be submitted at a future date.

Additional site data is located on the site plan.

Thank you for your time and consideration of our proposal.

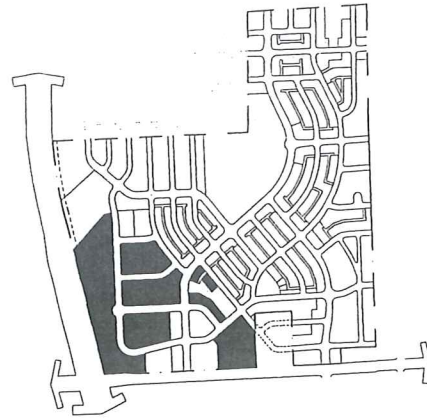
Regards,

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

Brian Stoddard AIA

NEIGHBORHOOD CENTER RESIDENTIAL

Final Plat Numbers 435-439, 442-454, 460-464



Neighborhood Center Residential
District Locations

Description

The Neighborhood Center Residential design and layout help capture the unique qualities of several of the sites found in Grandview Commons, creating a wide range of housing types and options to fit many differing life-styles. These units range from attached units to urban style apartments and townhomes, and may contain a mixture of rental and owner occupied housing.

Total District Averages

| | |
|-------------------------------------------------------------------------------------|---------------------------------|
| <u>Net Acreage</u> | <u>34.0 acres</u> |
| <u>Proposed Dwelling Units</u> | <u>798 units</u> |
| <u>Net Density</u> | <u>23.5 dwelling units/acre</u> |
| <u>Maximum Office/Retail Development</u> <u>Restricted to Village Green Area</u> | <u>30,000 square feet</u> |

Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- Front entries for units should be oriented towards the public street frontage.
- To ensure that the alley width, when alleys are utilized, does not become visually similar to the street width, alley-loaded garages should be set back no more than four feet from the rear property line for exterior lots, and eight feet from the rear property line for interior lots. The varied setback ensures that the entrances to the alley system are clearly defined as an alley and visually



NEIGHBORHOOD CENTER RESIDENTIAL DISTRICT

Description

The Neighborhood Center residential district includes a range of housing types from Townhomes and Four Unit homes to multifamily interior hallway residential buildings. These housing types are mixed to create a vibrant urban style residential core.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-4 district.

Definition of Flex Space

Several commercial/residential mixed use buildings within the town center will utilize flex space design and construction techniques. Flex space refer to building techniques that create temporary first floor residential units that will be constructed to allow for an eventual transition to retail or office spaces. Building design and construction will be employed that create spaces featuring residential units with floor-to-ceiling space, support structures, and utility placements that will allow the eventual transition to commercial uses. The transition of these spaces will be allowed at time of construction or at such time as market conditions will allow.

Permitted Uses

Multi Family Residential Homes
Retail with Multi-family Residential Above
Detached, Attached, & Underground Garages
Accessory Uses

District Breakdown

| | |
|--------------------------------|---------------------------------|
| <u>Maximum Number of Units</u> | <u>798 units</u> |
| <u>Net Acreage</u> | <u>34.0 acres</u> |
| <u>Average Net Density</u> | <u>23.5 dwelling units/acre</u> |
| <u>Maximum Office/Retail</u> | <u>30,000 square feet</u> |
| | |
| <u>Lots 435-436</u> | |
| <u>Maximum Number of Units</u> | <u>20 units</u> |
| <u>Net Acreage</u> | <u>.8 acres</u> |
| <u>Maximum Net Density</u> | <u>25.0 dwelling units/acre</u> |
| | |
| <u>Lots 437-438</u> | |
| <u>Maximum Number of Units</u> | <u>34 units</u> |
| <u>Net Acreage</u> | <u>1.2 acres</u> |
| <u>Maximum Net Density</u> | <u>27.6 dwelling units/acre</u> |
| | |
| <u>Lot 439</u> | |
| <u>Maximum Number of Units</u> | <u>150 units</u> |
| <u>Net Acreage</u> | <u>5.0 acres</u> |
| <u>Maximum Net Density</u> | <u>30.0 dwelling units/acre</u> |
| <u>Maximum Office/Retail</u> | <u>30,000 square feet</u> |

Lots 442-445

| | |
|--------------------------------|---------------------------------|
| <u>Maximum Number of Units</u> | <u>126 units</u> |
| <u>Net Acreage</u> | <u>4.4 acres</u> |
| <u>Maximum Net Density</u> | <u>28.5 dwelling units/acre</u> |

Lots 446-450

| | |
|--------------------------------|---------------------------------|
| <u>Maximum Number of Units</u> | <u>131 units</u> |
| <u>Net Acreage</u> | <u>4.7 acres</u> |
| <u>Maximum Net Density</u> | <u>27.7 dwelling units/acre</u> |

Lots 451-454

| | |
|--------------------------------|---------------------------------|
| <u>Maximum Number of Units</u> | <u>95 units</u> |
| <u>Net Acreage</u> | <u>4.0 acres</u> |
| <u>Maximum Net Density</u> | <u>23.7 dwelling units/acre</u> |

Lots 460-464

| | |
|--------------------------------|---------------------------------|
| <u>Maximum Number of Units</u> | <u>242 units</u> |
| <u>Net Acreage</u> | <u>13.8 acres</u> |
| <u>Maximum Net Density</u> | <u>17.6 dwelling units/acre</u> |

Lot Requirements

| | |
|-----------------------------------------|----------------------------------------------------------|
| Minimum Lot Area | varies (will be set in SIP) |
| Minimum Lot Width | varies (will be set in SIP) |
| Minimum Corner Lot Width | varies (will be set in SIP) |
| Minimum Front Yard Setback | 10 feet |
| Maximum Front Yard Setback | 20 feet |
| Minimum Side Yard Setback | varies (will be set in SIP) |
| Minimum Setback from Cottage Grove Road | 40 feet |
| Minimum Corner Lot Side Yard Setback | 10 feet from the street side right of way |
| Sum of Side Yard Setbacks | varies (will be set in SIP) |
| Minimum Building Separation | varies (will be set in SIP) |
| Minimum Garage Rear Yard Setback | 1 foot |
| Maximum Garage Rear Yard Setback | 4' on exterior lots 8' on interior lots |
| Minimum Garage Side Yard Setback | 5 feet |
| Minimum Paved Surface Setback | 4 feet |
| Maximum Building Height | 45 feet |
| Maximum Impervious Surface Ratio | 80% |
| Maximum Floor Area Ratio | varies (will be set in SIP) |
| Off-Street Parking and Loading | <u>varies (will be set in SIP)</u> |
| Accessory Building Regulations | accessory buildings not allowed, except detached garages |

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Trash Enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.

Additional Requirements

Building Breaks

- Breaks between buildings shall be carefully restricted to ensure that the intended urban character and continuous street enclosure. Breaks between buildings along public streets shall be limited to one double loaded parking drive, with landscaping and sidewalk connections.

Parking

- Parking will not be allowed between the public street right of way and building façade for any buildings within this district. Parking within the district shall be located at the rear of the buildings and screened from public rights-of way through landscaping or structural elements.
- Parking within the district will be accommodated by a mixture of surface, on-street, and underground parking.
- Shared parking arrangements will be utilized in an effort to eliminate unnecessary stalls.

Building Setbacks

- Buildings fronting along the public rights-of-way shall conform to the 10-20' setback requirement.
- Secondary building sites within the district that do not front onto a public street shall be connected to the public street network with a logical and interconnected system of driveways and sidewalks.

Building Heights

- Building heights and grading within the district will be carefully regulated to create the desired stepped viewshed in response to the changes in elevation along the length of the site.

Tree Protection

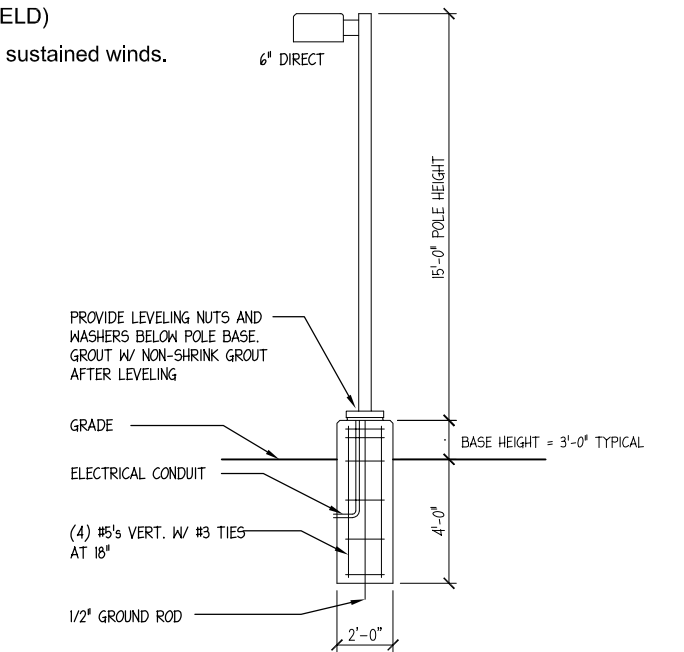
- Careful site layouts and grading will be required to minimize intrusions into the existing mature box of trees within the site.

| Luminaire Schedule | | | | | | | |
|--------------------|-----|-------|--------------|-------------|-------|-------------|------------------------------------------------|
| Symbol | Qty | Label | Arrangement | Lumens/Lamp | LLF | Total Watts | Description |
| ▶ | | C | SINGLE | 8100 | 0.650 | 762 | MPR2410-M 100W PSMH w/ BACK LIGHT SHIELD MH-20 |
| ■ | | B | SINGLE | 3100 | 0.650 | 136 | E8405-M 50W PSMH MH-8 |
| ◀▶ | | C2 | BACK-TO-BACK | 8100 | 0.650 | 508 | MPR2410-M 100W PSMH w/ BACK LIGHT SHIELD MH-20 |

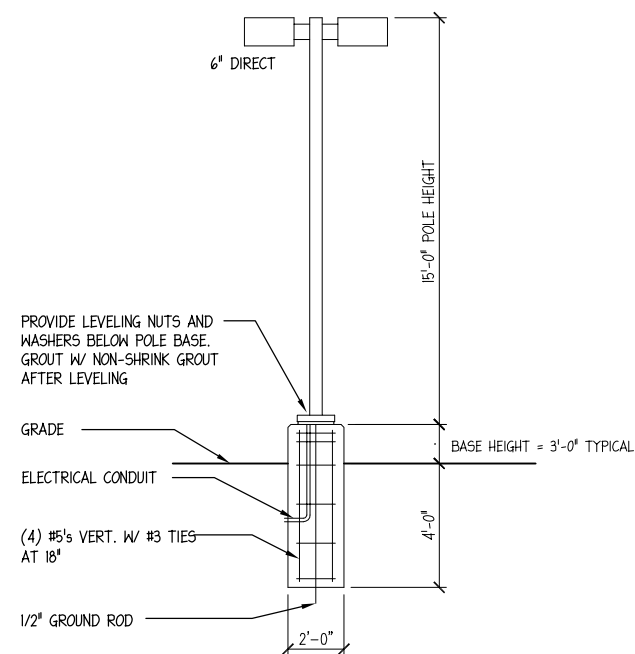
| Calculation Summary | | | | | |
|---------------------|-----|-----|-----|---------|---------|
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| CalcPts | | | | | |
| Parking Lot | | | | | |

Pole Schedule

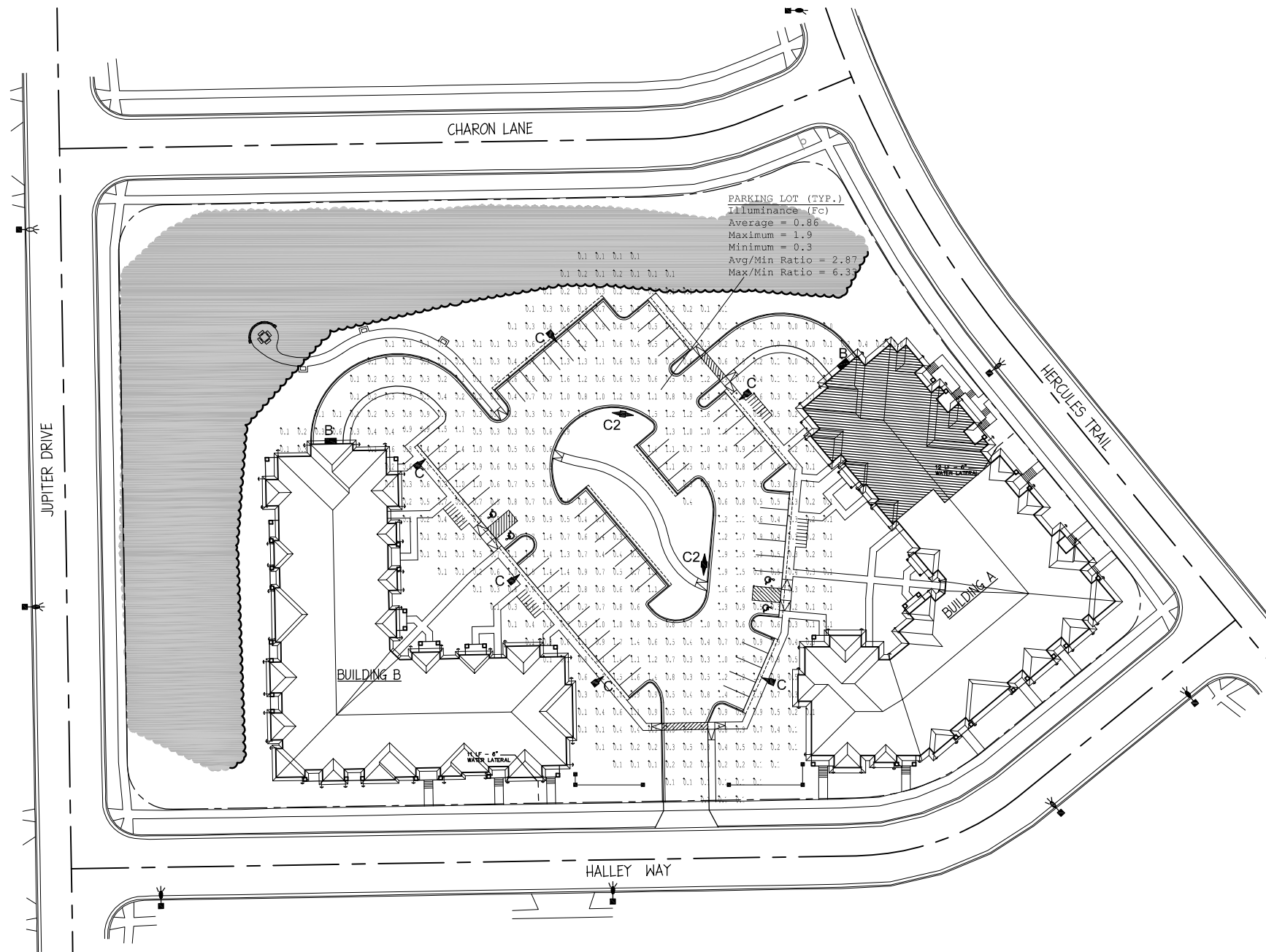
- (6) PS4S17C1BZ (17' X 4" STEEL SQUARE POLE)
 - (2) PS4S17C2BZ (17' X 4" STEEL SQUARE POLE 2@180)
 - (10) SBL-12 (BACKLIGHT SHIELD)
- Proposed poles meet 140 MPH sustained winds.



1 LIGHT POLE BASE
C-1.2



2 LIGHT POLE BASE
C-1.2



Site Lighting Plan
SCALE - 1" = 30' (1" = 60' @ 11x17)

0 30 60 90
SCALE: ONE INCH = FORTY FEET (24"x34")
SCALE: ONE INCH = EIGHTY FEET (11"x17")

**Hercules Trail Apartments
Lots 451-454
Madison, Wisconsin**

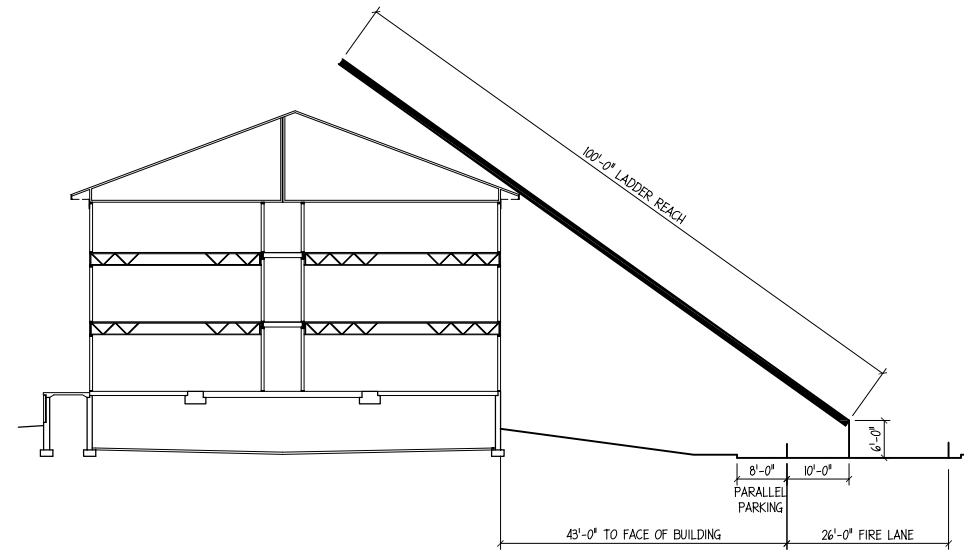
UDC Initial
10-10-2012

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF AVENUE ARCHITECTS, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN AUTHORIZATION OF AVENUE ARCHITECTS, INC.

Drawing Name
**Proposed
Fire Department
Access Plan**

Project Number
1206

Sheet No.
C-1.3



AERIAL APPARATUS LADDER REACH

NOTES

- 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
- 20' MIN. WIDE FIRE LANE.

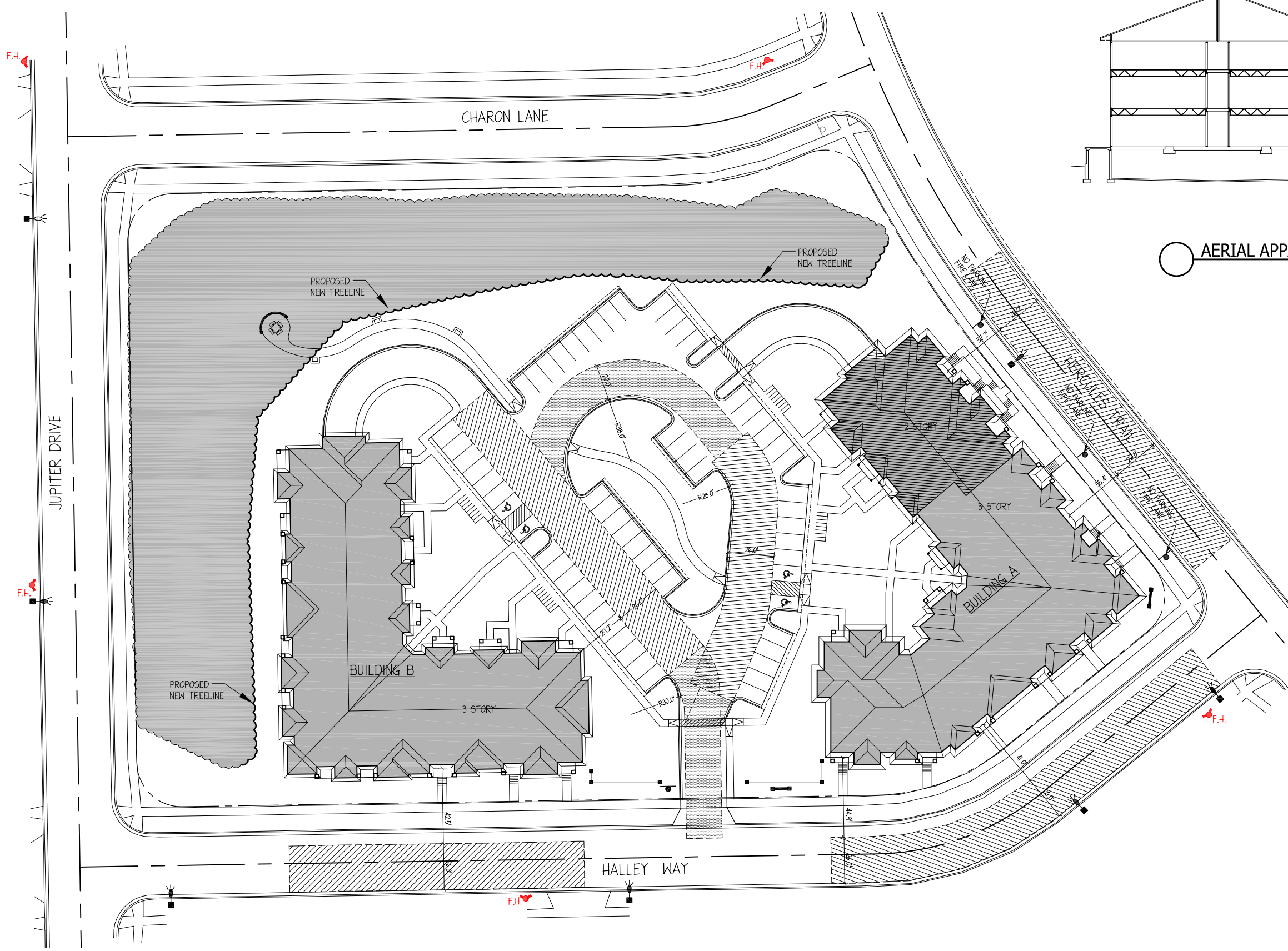
FIRE LANE SIGN SPECS:
SIZE: MINIMUM 12" WIDE BY 18" HIGH

VERBIAGE: NO PARKING
FIRE LANE
TOW AWAY ZONE

SIGNS SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH BLOCK RED LETTERS AND A RED BORDER.

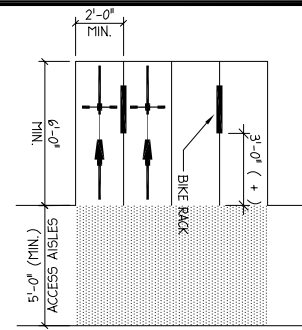
DIRECTION ARROWS MAY BE REQUIRED TO INDICATE THE SPECIFIC LOCATION, BEGINNING AND END OF THE FIRE LANE.

HEIGHT ABOVE GRADE: THE BOTTOM OF THE SIGN SHALL BE 7 FEET ABOVE GRADE.

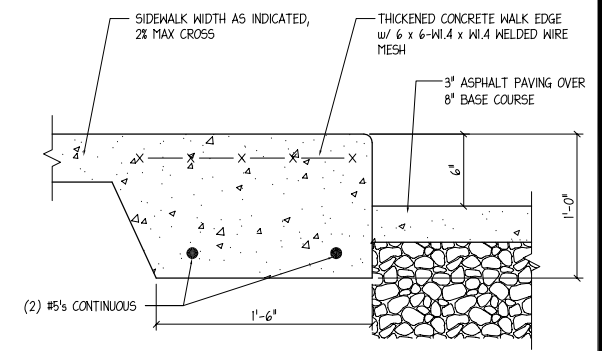


0 30 60 90
SCALE: ONE INCH = THIRTY FEET (24"x34")
SCALE: ONE INCH = SIXTY FEET (11"x17")

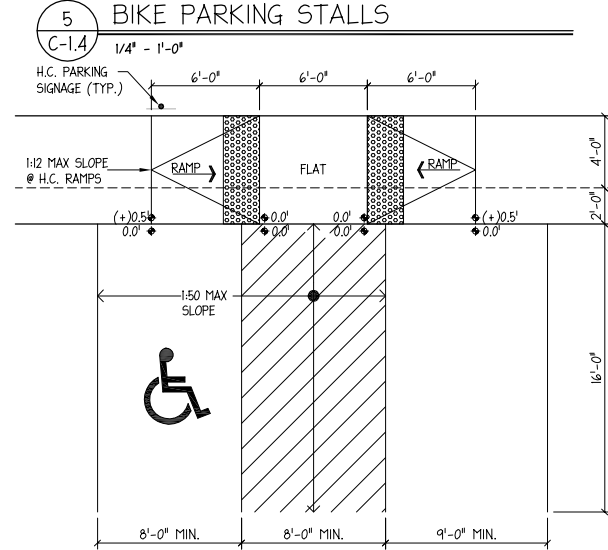
Fire Department Access Plan
SCALE - 1" = 30' (1" = 60' @ 11x17)



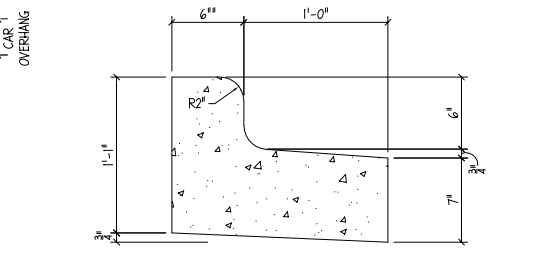
LAYOUT FOR INVERTED-U TYPE RACK INSTALLATION, TWO BICYCLES TO BE PARKED ON EACH INVERTED-U, PER CITY OF MADISON BIKE RACK REQUIREMENTS



1 SIDEWALK CURB DETAIL
C-1.4 1 1/2" - 1'-0"



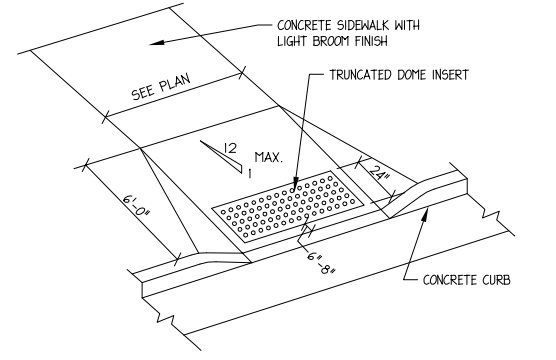
5 BIKE PARKING STALLS
C-1.4 1/4" - 1'-0"



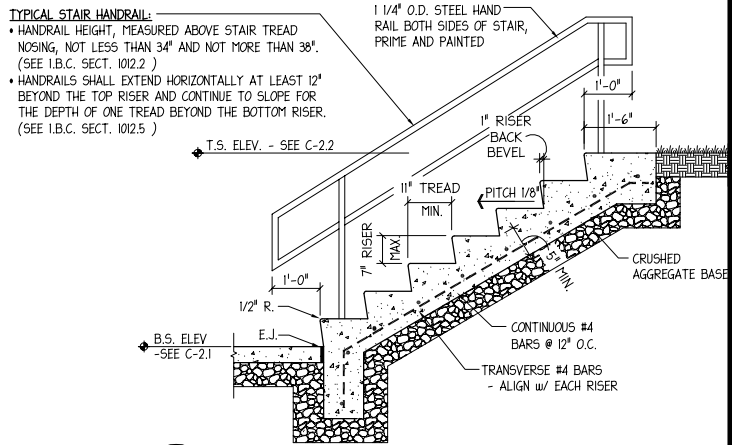
2 REJECT CURB DETAIL
C-1.4 1 1/2" - 1'-0"



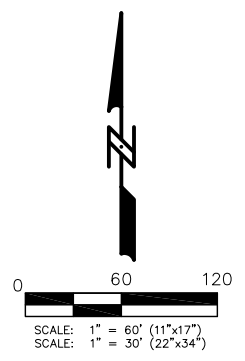
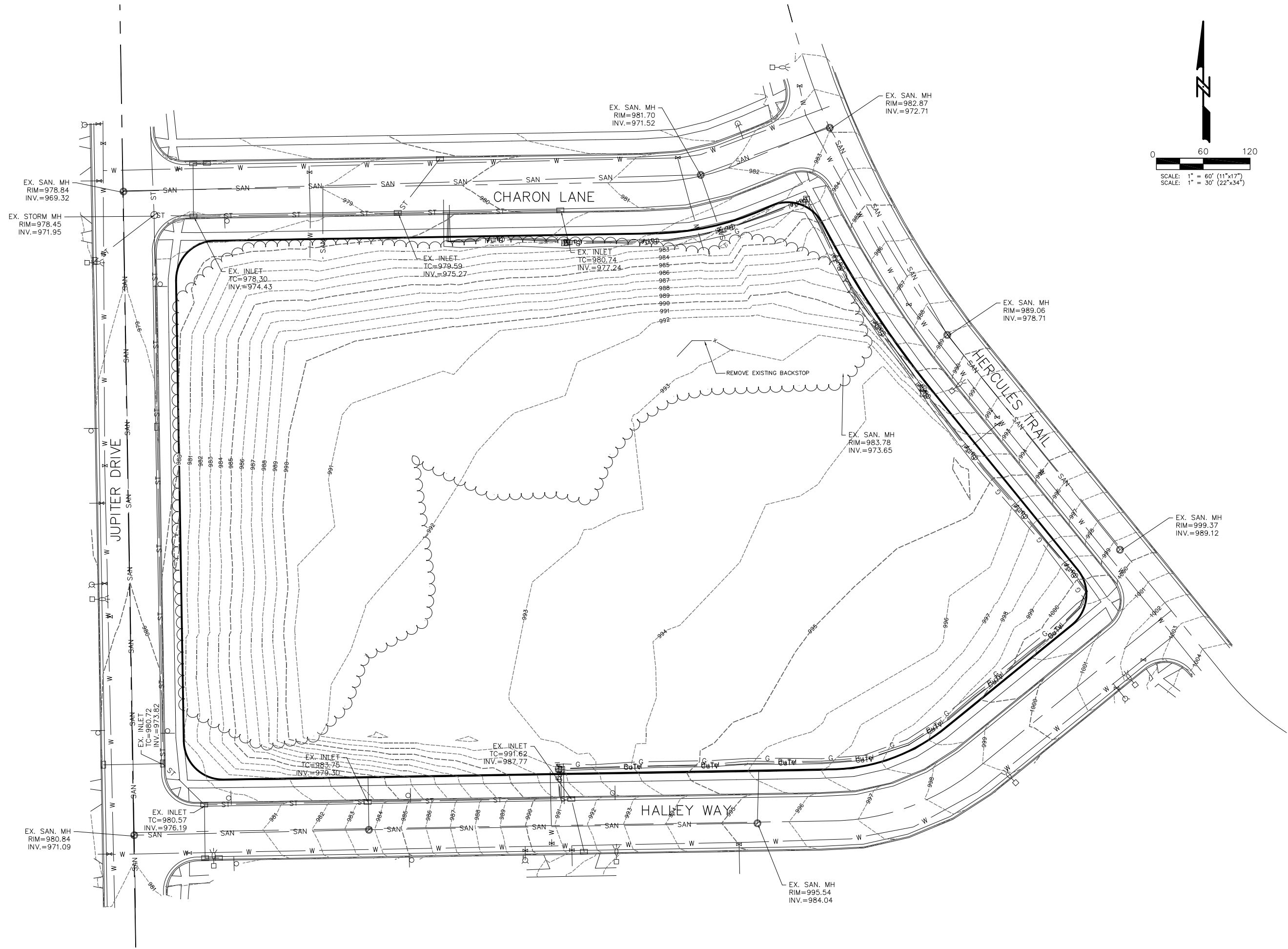
6 HANDICAP ACCESS RAMP
C-1.4 3/8" - 1'-0"



3 ACCESSIBLE SIDEWALK RAMP
C-1.4 1" - 1'-0"



4 CONCRETE STAIR @ RETAINING WALL
C-1.4 1/2" - 1'-0"



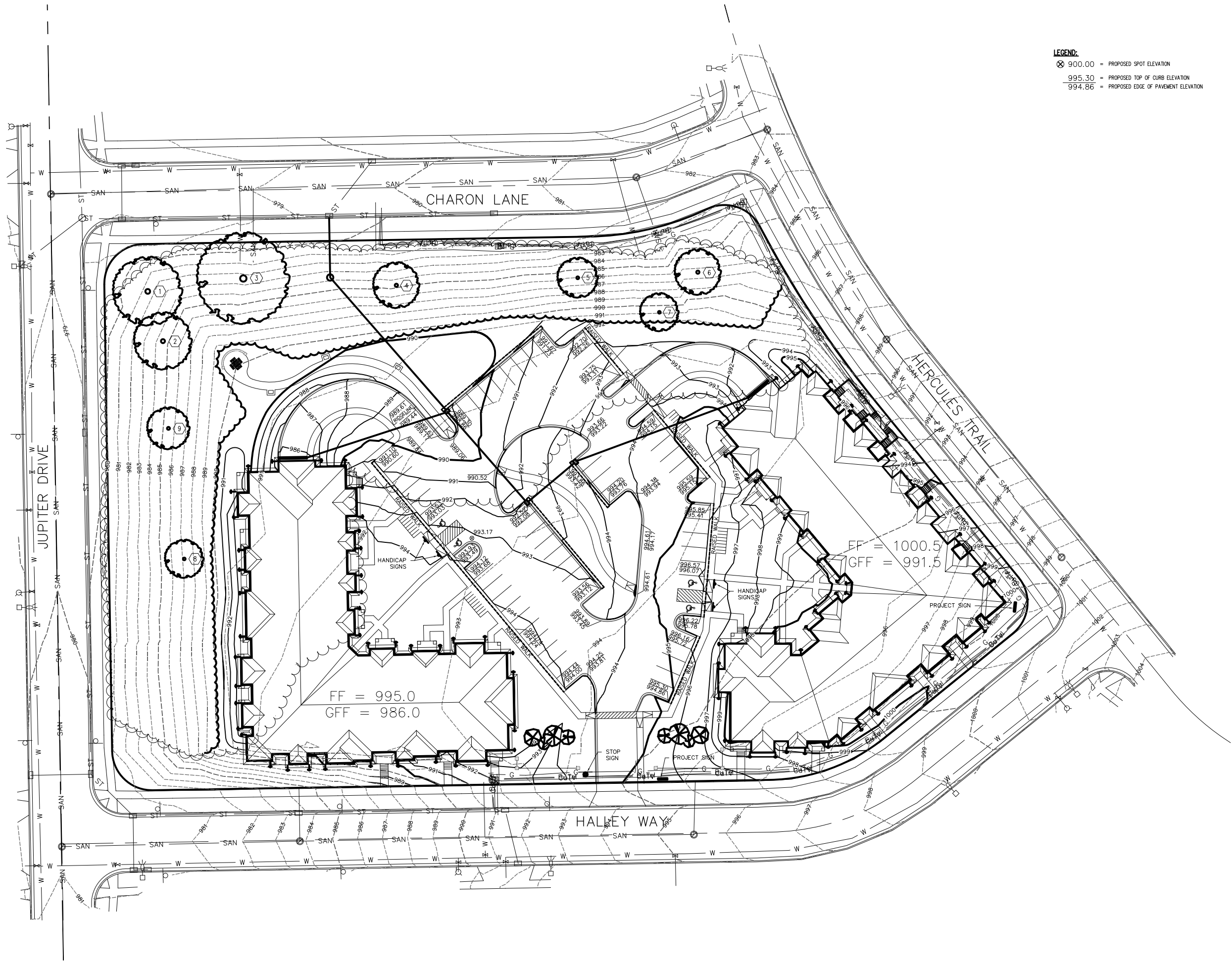
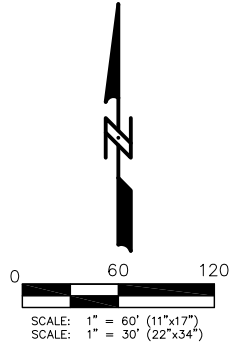
| MARK | REVISION | DATE | BY |
|------|------------------------|--------------|--------|
| XXX | L.A.O. Checked By: XXX | 12 SEPT 2012 | 1"=30' |
| XXX | Date: 12 SEPT 2012 | Field Bk: | Fig: |

Project No: 112.0652 Sheet C-2.0

HERCULES TRAIL APARTMENTS
 EXISTING SITE PLAN
SNYDER & ASSOCIATES, INC.
 CITY OF MADISON, WI
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



P:\PROJECTS\AA\09\Design\AA109 Design-Base.dwg



LEGEND:
 ⊗ 900.00 = PROPOSED SPOT ELEVATION
 995.30 = PROPOSED TOP OF CURB ELEVATION
 994.86 = PROPOSED EDGE OF PAVEMENT ELEVATION

P:\PROJECTS\AA\09\Design\AA109 Design-Base.dwg



Project No: 112.0652
 Sheet C-3.0

HERCULES TRAIL APARTMENTS

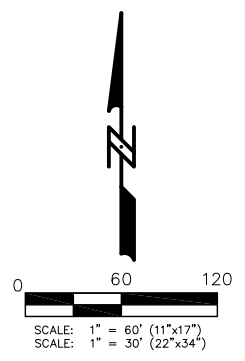
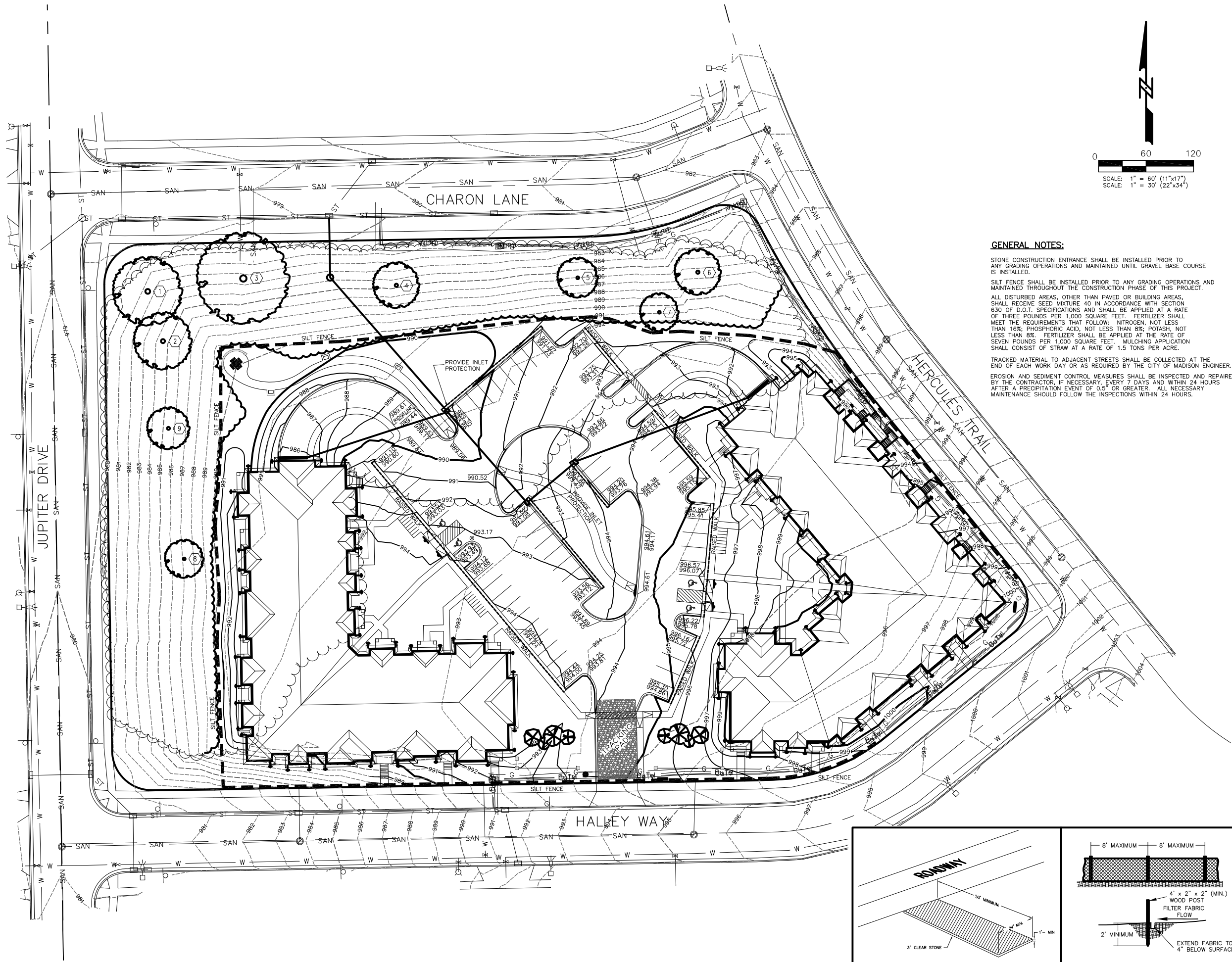
GRADING PLAN

SNYDER & ASSOCIATES, INC.

CITY OF MADISON, WI
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

| MARK | REVISION | DATE | BY |
|------|----------------------------------|--------------|---------------|
| XXX | REMOVED RETAINING WALLS | 10/25/12 | ARG |
| XXX | Engineer: L.A.O. Checked By: XXX | 11-30 | |
| XXX | Technician: XXX | 12 SEPT 2012 | Field Bk: Pgr |

Project No: 112.0652 Sheet C-3.0



GENERAL NOTES:

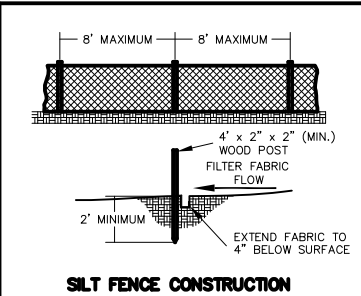
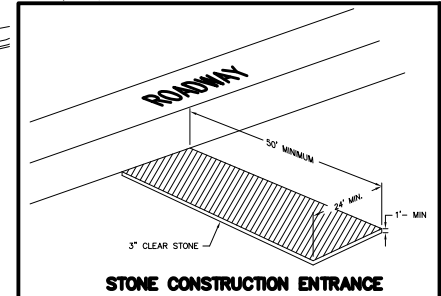
STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE IS INSTALLED.

SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

ALL DISTURBED AREAS, OTHER THAN PAVED OR BUILDING AREAS, SHALL RECEIVE SEED MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY OF MADISON ENGINEER.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED BY THE CONTRACTOR, IF NECESSARY, EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.



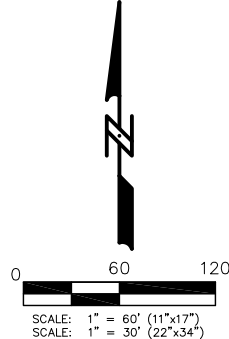
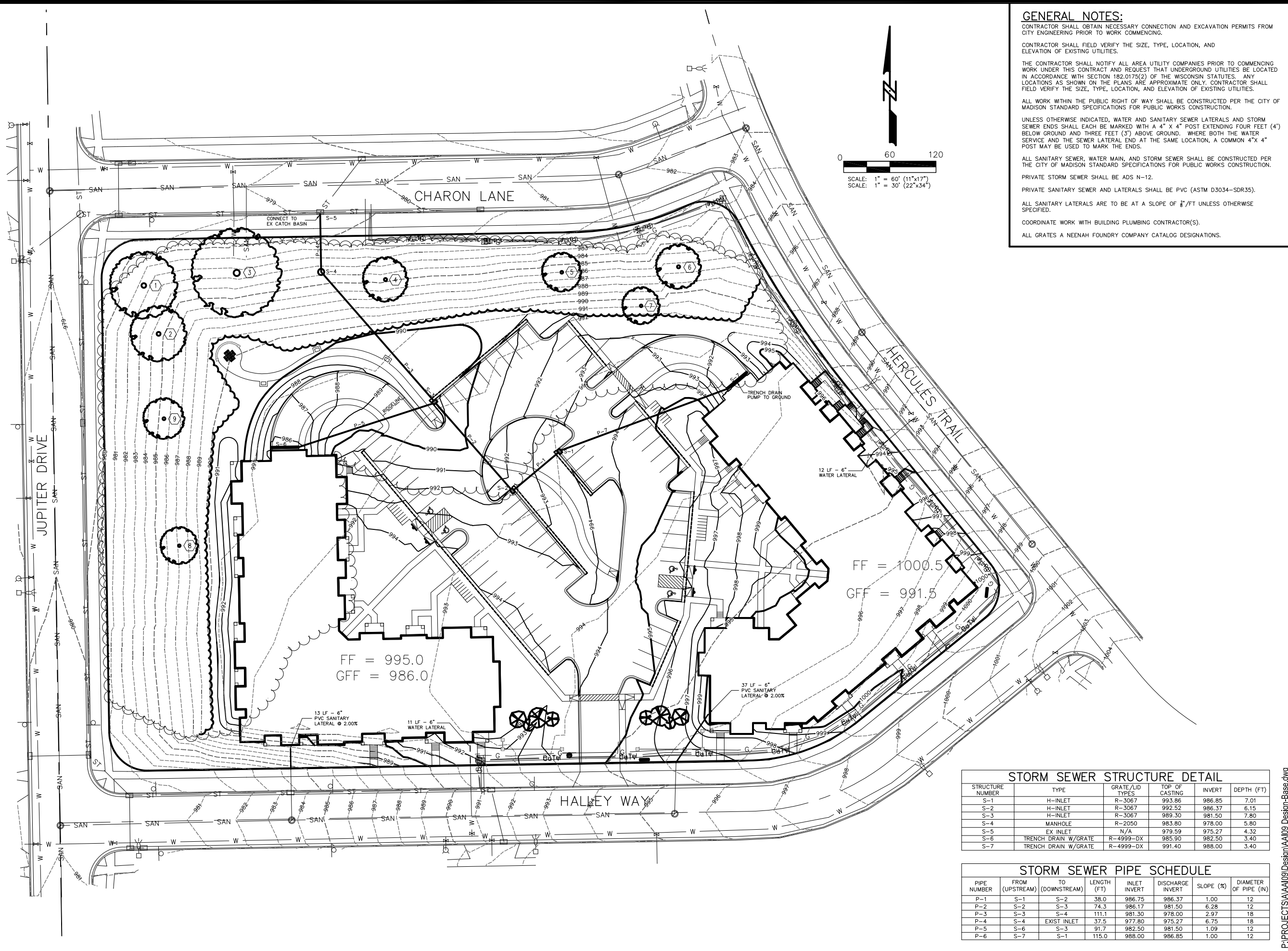
| | |
|----------------------------------|------------------------------|
| REMOVED RETAINING WALLS | 10/25/12 ARG |
| REVISION | DATE BY |
| Engineer: L.A.O. Checked By: XXX | Date: 11-30 |
| Technician: XXX | Date: 12 SEPT 2012 Field Bk: |
| Project No: 112.0652 | Sheet C-4.0 |

HERCULES TRAIL APARTMENTS
EROSION CONTROL PLAN
SNYDER & ASSOCIATES, INC.

CITY OF MADISON, WI
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

Project No: 112.0652
 Sheet C-4.0

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GENERAL NOTES:
 CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM CITY ENGINEERING PRIOR TO WORK COMMENCING.
 CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
 THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 182.0175(2) OF THE WISCONSIN STATUTES. ANY LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
 ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 UNLESS OTHERWISE INDICATED, WATER AND SANITARY SEWER LATERALS AND STORM SEWER ENDS SHALL EACH BE MARKED WITH A 4" X 4" POST EXTENDING FOUR FEET (4') BELOW GROUND AND THREE FEET (3') ABOVE GROUND. WHERE BOTH THE WATER SERVICE AND THE SEWER LATERAL END AT THE SAME LOCATION, A COMMON 4" X 4" POST MAY BE USED TO MARK THE ENDS.
 ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 PRIVATE STORM SEWER SHALL BE ADS N-12.
 PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).
 ALL SANITARY LATERALS ARE TO BE AT A SLOPE OF 1/8" / FT UNLESS OTHERWISE SPECIFIED.
 COORDINATE WORK WITH BUILDING PLUMBING CONTRACTOR(S).
 ALL GRATES A NEENAH FOUNDRY COMPANY CATALOG DESIGNATIONS.

STORM SEWER STRUCTURE DETAIL

| STRUCTURE NUMBER | TYPE | GRATE/LID TYPES | TOP OF CASTING | INVERT | DEPTH (FT) |
|------------------|----------------------|-----------------|----------------|--------|------------|
| S-1 | H-INLET | R-3067 | 993.86 | 986.85 | 7.01 |
| S-2 | H-INLET | R-3067 | 992.52 | 986.37 | 6.15 |
| S-3 | H-INLET | R-3067 | 989.30 | 981.50 | 7.80 |
| S-4 | MANHOLE | R-2050 | 983.80 | 978.00 | 5.80 |
| S-5 | EX INLET | N/A | 979.59 | 975.27 | 4.32 |
| S-6 | TRENCH DRAIN W/GRATE | R-4999-DX | 985.90 | 982.50 | 3.40 |
| S-7 | TRENCH DRAIN W/GRATE | R-4999-DX | 991.40 | 988.00 | 3.40 |

STORM SEWER PIPE SCHEDULE

| PIPE NUMBER | FROM (UPSTREAM) | TO (DOWNSTREAM) | LENGTH (FT) | INLET INVERT | DISCHARGE INVERT | SLOPE (%) | DIAMETER OF PIPE (IN) |
|-------------|-----------------|-----------------|-------------|--------------|------------------|-----------|-----------------------|
| P-1 | S-1 | S-2 | 38.0 | 986.75 | 986.37 | 1.00 | 12 |
| P-2 | S-2 | S-3 | 74.3 | 986.17 | 981.50 | 6.28 | 12 |
| P-3 | S-3 | S-4 | 111.1 | 981.30 | 978.00 | 2.97 | 18 |
| P-4 | S-4 | EXIST INLET | 37.5 | 977.80 | 975.27 | 6.75 | 18 |
| P-5 | S-6 | S-3 | 91.7 | 982.50 | 981.50 | 1.09 | 12 |
| P-6 | S-7 | S-1 | 115.0 | 988.00 | 986.85 | 1.00 | 12 |

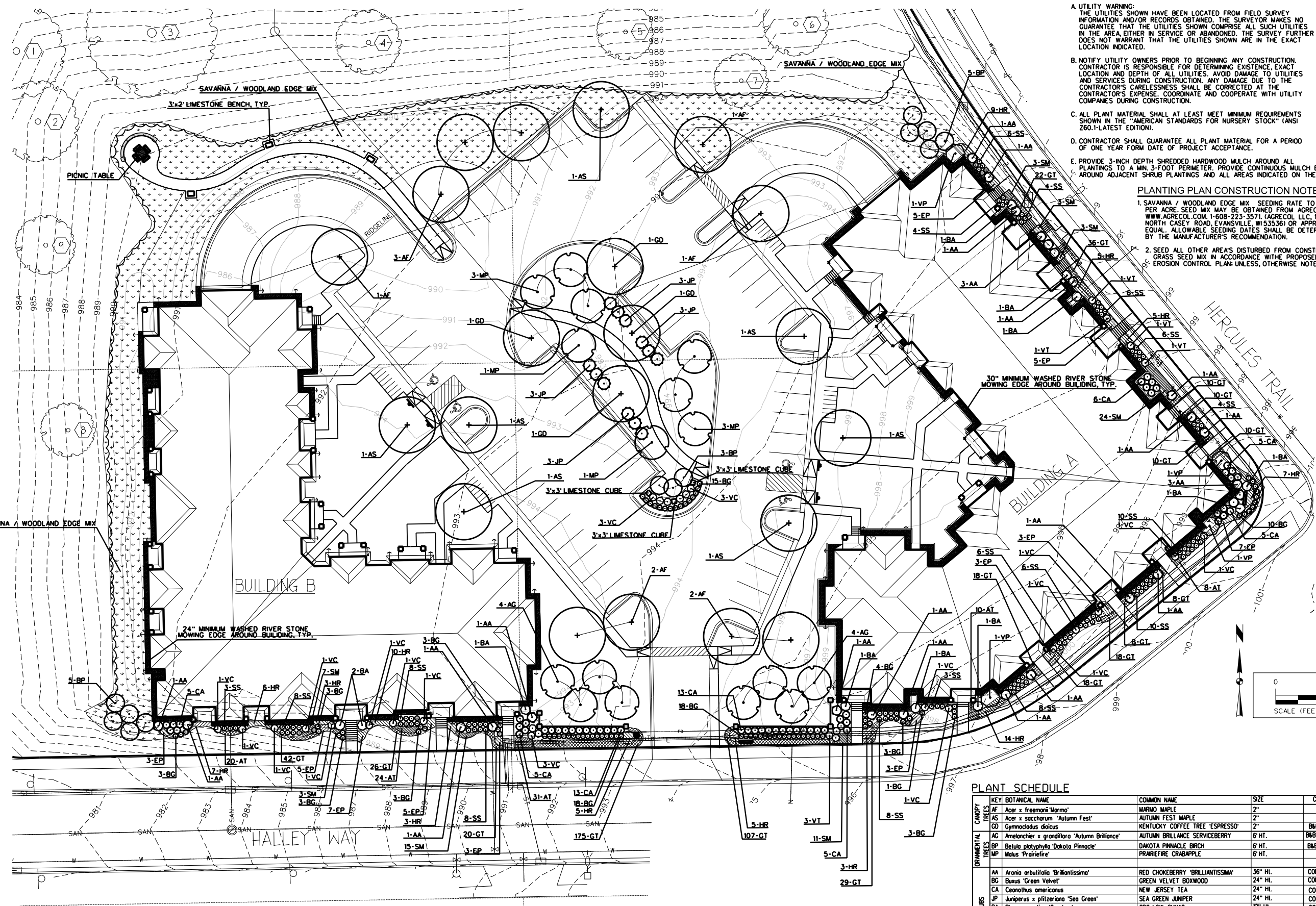
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|-------------------------|--------------------|---------------|
| REMOVED RETAINING WALLS | 10/26/12 | ARG |
| MARK | REVISION | DATE |
| Engineer: L.A.O. | Checked By: XXX | Scale: 1"=30' |
| Technician: XXX | Date: 12 SEPT 2012 | Field Bk: Pg: |
| Project No: 112.0652 | Sheet | C-5.0 |

HERCULES TRAIL APARTMENTS
 UTILITY PLAN
 CITY OF MADISON, WI
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



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12/19/2022 10:09:20 AM
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 Project: Hercules Trail Apartments, Inc. - 1120652_30
 12/19/2022 10:09:20 AM



PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT ACCEPTANCE.
- E. PROVIDE 3-INCH DEPTH SHREDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER. PROVIDE CONTINUOUS MULCH BEDS AROUND ADJACENT SHRUB PLANTINGS AND ALL AREAS INDICATED ON THE PLAN.

PLANTING PLAN CONSTRUCTION NOTES

1. SAVANNA / WOODLAND EDGE MIX SEEDING RATE TO BE 14.5 LBS. PER ACRE. SEED MIX MAY BE OBTAINED FROM AGRECOL LLC. WWW.AGRECOL.COM 1-808-223-3571. (AGRECOL, LLC, 10101 NORTH CASEY ROAD, EVANSVILLE, WI 53536) OR APPROVED EQUAL. ALLOWABLE SEEDING DATES SHALL BE DETERMINED BY THE MANUFACTURER'S RECOMMENDATION.
2. SEED ALL OTHER AREAS DISTURBED FROM CONSTRUCTION WITH GRASS SEED MIX IN ACCORDANCE WITH THE PROPOSED EROSION CONTROL PLAN UNLESS OTHERWISE NOTED.

PLANT SCHEDULE

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS | |
|------------------|-----------------------------------------------|--------------------------------------|----------------------------------|------------------|------------------|
| AF | Acer x freemanii 'Marmo' | MARMO MAPLE | 2" | B&B | |
| AS | Acer x saccharum 'Autumn Fest' | AUTUMN FEST MAPLE | 2" | B&B | |
| GD | Gymnocodium dioica | KENTUCKY COFFEE TREE 'ESPRESSO' | 2" | B&B, SEEDLESS | |
| AG | Amelanchier x grandiflora 'Autumn Brilliance' | AUTUMN BRILLIANCE SERVICEBERRY | 6" HT. | B&B, MULTI-STEM | |
| BP | Betula papyrifera 'Dakota Pinnacle' | DAKOTA PINNACLE BIRCH | 6" HT. | B&B, COLUMNAR | |
| MP | Morus 'Prairiefire' | PRAIRIEFIRE CRABAPPLE | 6" HT. | B&B | |
| ORNAMENTAL TREES | AA | Aronia arbutifolia 'Brilliantissima' | RED CHOKEBERRY 'BRILLIANTISSIMA' | 36" HL. | CONT. (14' O.C.) |
| | BG | Buxus 'Green Velvet' | GREEN VELVET BOXWOOD | 24" HL. | CONT. (12' O.C.) |
| | CA | Ceanothus americanus | NEW JERSEY TEA | 24" HL. | CONT. (13' O.C.) |
| | JP | Juniperus x pfitzeriana 'Sea Green' | SEA GREEN JUNIPER | 24" HL. | CONT. (15' O.C.) |
| | RA | Rhus aromatica 'Gro-Low' | GRO-LOW SUMAC | 12" HL. | CONT. (15' O.C.) |
| SHRUBS | VC | Viburnum carlesii 'Compactum' | COMPACT KOREAN SPICE VIBURNUM | 24" HL. | CONT. (13' O.C.) |
| | VP | Viburnum prunifolium | BLACKHAW VIBURNUM | 36" HL. | CONT. (18' O.C.) |
| PERENNIALS | AT | Asclepias tuberosa | BUTTERFLY MILKWEED | 1 GAL. | CONT. (1' O.C.) |
| | BA | Baptisia australis | FALSE INDIGO | 2 GAL. | CONT. (14' O.C.) |
| | EP | Echinacea purpurea | PURPLE CONEFLOWER | 1 GAL. | CONT. (12' O.C.) |
| | GT | Geum triflorum | PRAIRIE SMOKE | 1 GAL. | CONT. (17' O.C.) |
| | HR | Hemerocallis 'Rocket City' | ROCKET CITY DAYLILY | 1 GAL. | CONT. (12' O.C.) |
| SS | Schizochyrium scoparium 'Carousel' | LITTLE BLUESTEM 'CAROUSEL' | 1 GAL. | CONT. (12' O.C.) | |
| SM | Sedum 'Matrona' | MATRONA SEDUM | 1 GAL. | CONT. (18' O.C.) | |

HERCULES TRAIL APARTMENTS
 PROPOSED LANDSCAPE PLAN

CITY OF MADISON, WI

5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444/www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

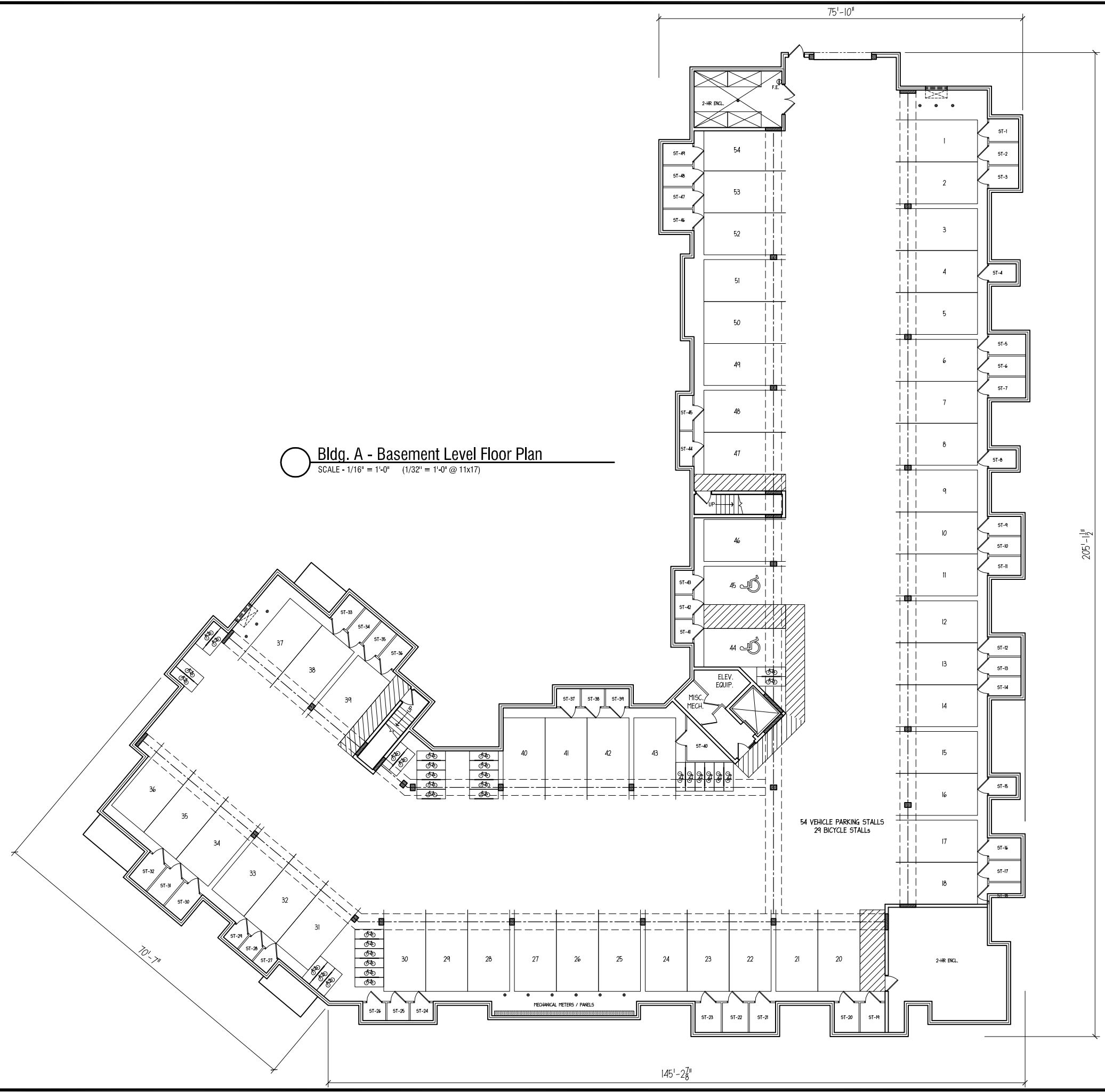
Project No: 112.065.30

Sheet L-1.1

| MARK | REVISION | DATE | BY |
|------|----------------------|---------|-----|
| 1 | PER COMMENT RECEIVED | 10-9-12 | DEC |

Engineer: MC
 Checked By: DPM
 Date: 10-01-12
 Scale: 1" = 20'
 Field Bk: P
 Project No: 112.0652.30
 Sheet L-1.1

Bldg. A - Basement Level Floor Plan
SCALE - 1/16" = 1'-0" (1/32" = 1'-0" @ 11x17)

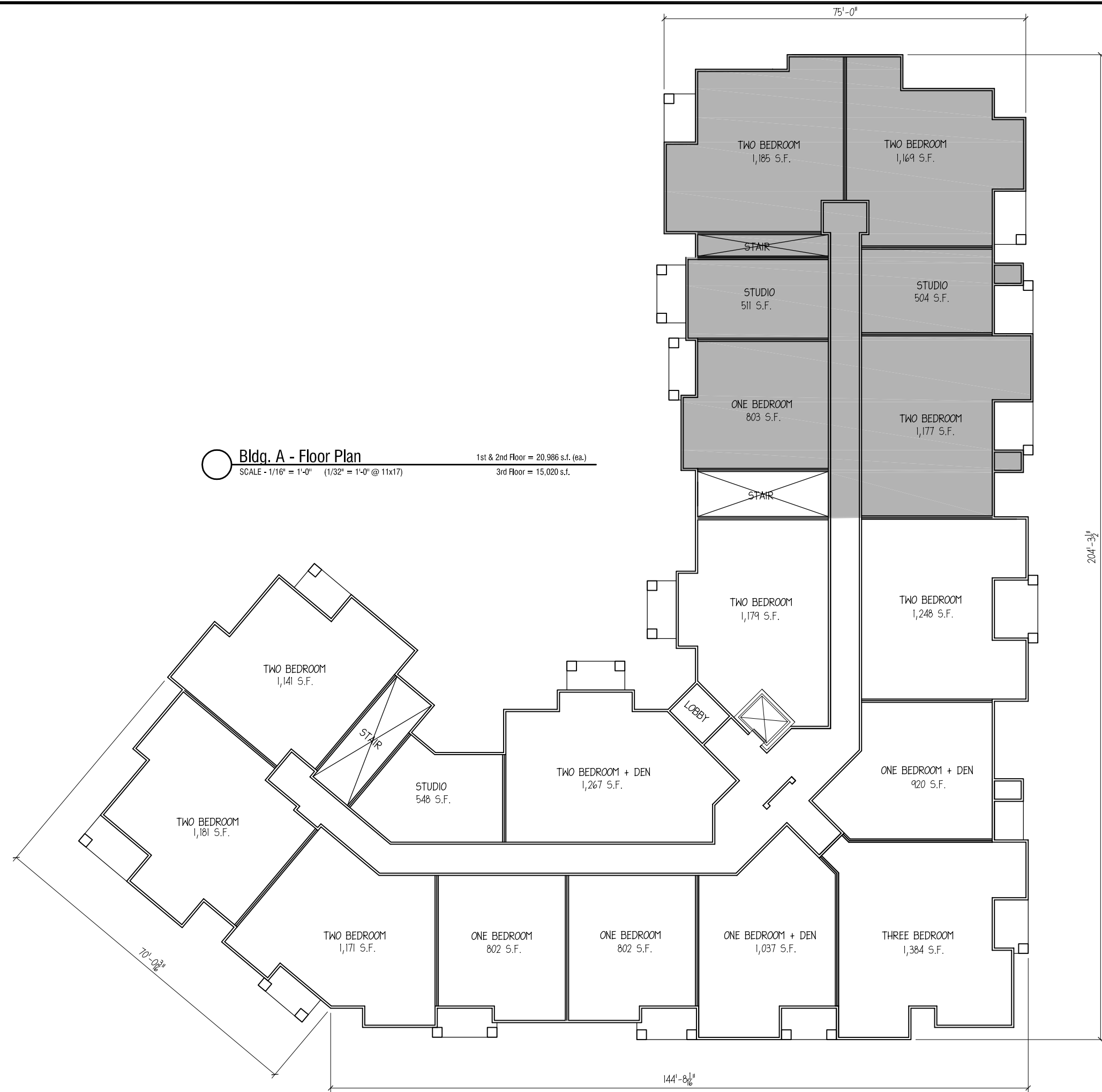


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| UDC Initial | 10-10-2012 |
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Drawing Name
**Bldg. A
Floor Plan**

| | | | |
|----------------|------|-----------|---|
| Project Number | 1206 | Sheet No. | 2 |
|----------------|------|-----------|---|



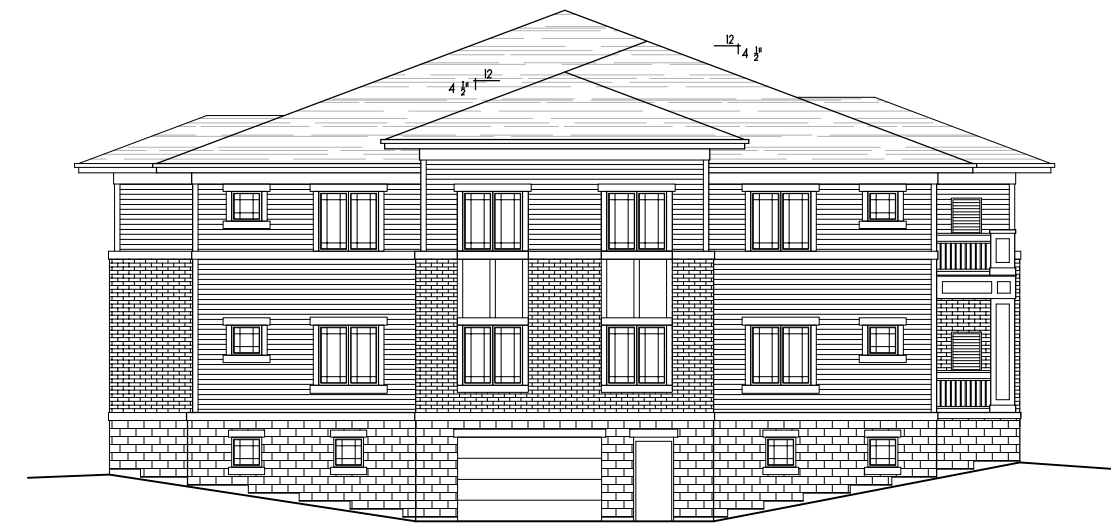
Bldg. A - Floor Plan
SCALE - 1/16" = 1'-0" (1/32" = 1'-0" @ 11x17)
1st & 2nd Floor = 20,986 s.f. (ea.)
3rd Floor = 15,020 s.f.

TYPICAL MATERIALS

- 30 YEAR ARCHITECTURAL GRADE SHINGLES
- 2x10 ALUMINUM WRAPPED FASCIA
3'-0" OVERHANG w/ ALUMINUM SOFFIT
- 1/2" x 12" COMPOSITE FRIEZE BOARD
- 1/2" x 6" COMPOSITE CORNER TRIM
- COMPOSITE WINDOW TRIM
• 3/4" x 8" HEADS & SILLS
• 3/4" x 6" JAMBS
- COMPOSITE TRIM & PANELS
- HORIZONTAL VINYL SIDING
- VINYL WINDOWS & PATIO DOORS
- PRECAST CONCRETE CAP
- BRICK VENEER
- PREFINISHED ALUMINUM RAILING SYSTEM
- COMPOSITE PANEL WRAPPED COLUMNS
w/ 3/4" x 6" COMPOSITE ACCENT TRIM



BUILDING A - NORTH ELEVATION (HERCULES TRAIL)
SCALE - 1/8" = 1'-0"



BUILDING A - NORTHWEST ELEVATION
SCALE - 1/8" = 1'-0"

Hercules Trail Apartments
Lots 451-454
Madison, Wisconsin

UDC Initial
10-10-2012

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Drawing Name
Bldg A - Elevation

Project Number
1206

Sheet No.
3



BUILDING A - SOUTH ELEVATION (HALLEY WAY)
SCALE - 1/8" = 1'-0"



BUILDING A - SOUTHEAST ELEVATION (HALLEY WAY)
SCALE - 1/8" = 1'-0"

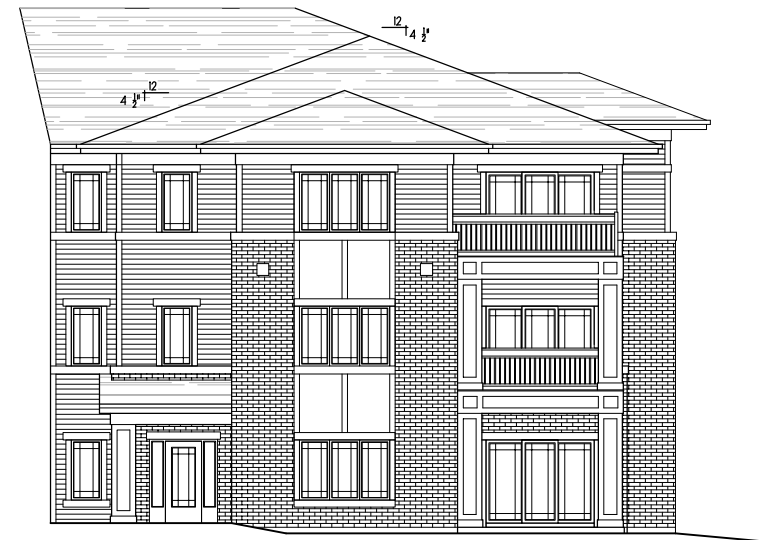


BUILDING A - WEST ELEVATION
SCALE - 1/8" = 1'-0"



○ BUILDING A - INSIDE SOUTHWEST ELEVATION
SCALE - 1/8" = 1'-0"

○ BUILDING A - INSIDE SOUTHWEST ELEVATION
SCALE - 1/8" = 1'-0"



○ BUILDING A - INSIDE NORTH ELEVATION
SCALE - 1/8" = 1'-0"

Hercules Trail Apartments
Lots 451-454
Madison, Wisconsin

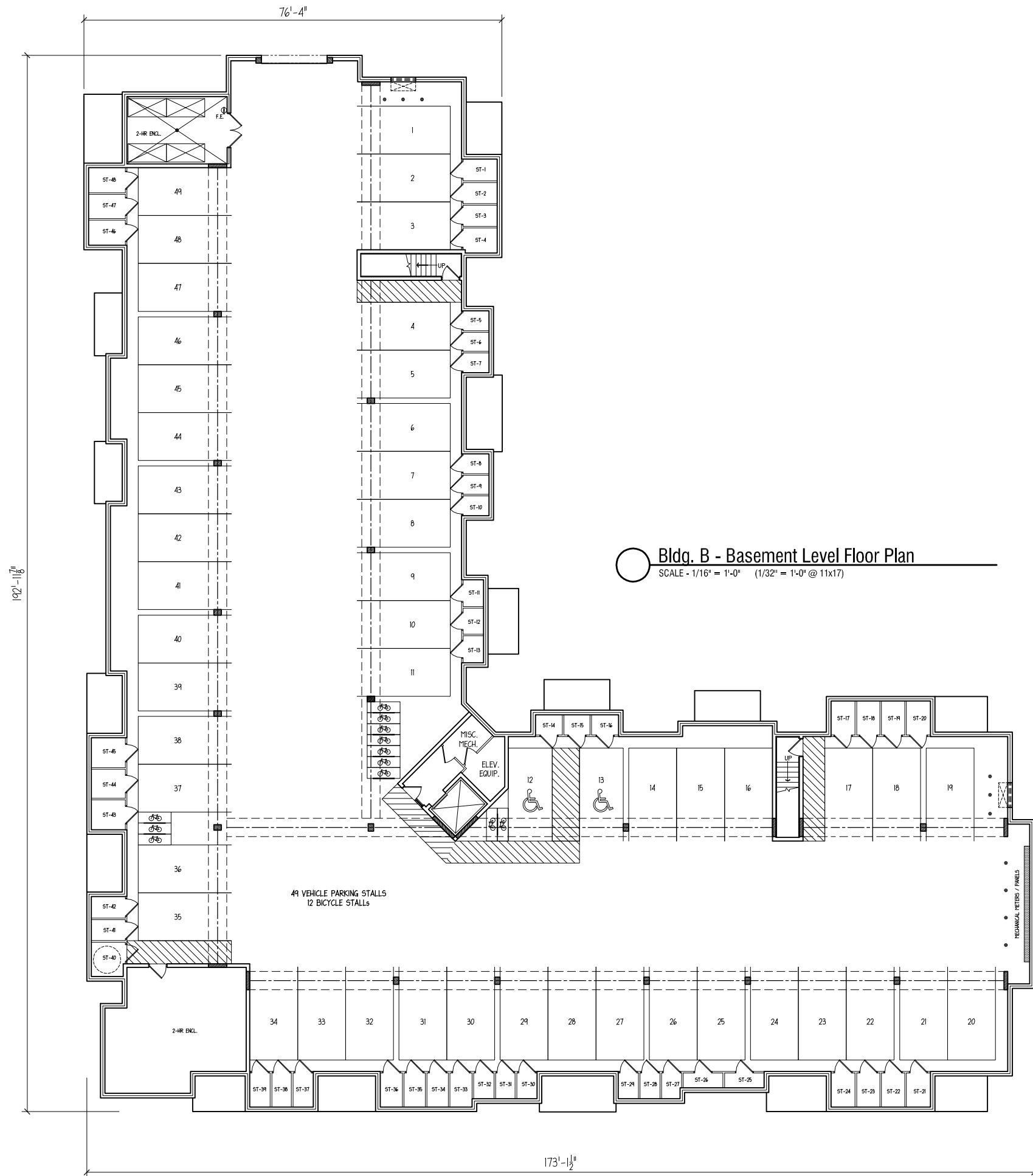
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Drawing Name
Bldg A - Elevation

Project Number
1206

Sheet No.
5



Hercules Trail Apartments
Lots 451-454
Madison, Wisconsin

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Drawing Name
Bldg. B
Basement Level
Floor Plan

Project Number
1206

Sheet No.
6



Bldg. B - Basement Level Floor Plan
 SCALE - 1/16" = 1'-0" (1/32" = 1'-0" @ 11x17) 1st, 2nd, & 3rd Floor = 19,215 s.f. (ea.)

192'-1 7/8"

75'-6"

172'-3 1/2"



550 Sunrise Drive, Suite 201
 Post Office Box 1024
 Spring Green, WI 53588
 Phone: 608-588-3691
 Fax: 608-588-3582

Hercules Trail Apartments
 Lots 451-454
 Madison, Wisconsin

| | |
|-------------|------------|
| UDC Initial | 10-10-2012 |
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Drawing Name
**Bldg. B
 Floor Plans**

| | | | |
|----------------|------|-----------|---|
| Project Number | 1206 | Sheet No. | 7 |
|----------------|------|-----------|---|

TYPICAL MATERIALS

- 30 YEAR ARCHITECTURAL GRADE SHINGLES
- 2x10 ALUMINUM WRAPPED FASCIA
3'-0" OVERHANG w/ ALUMINUM SOFFIT
- 3/4 x 12 COMPOSITE FRIEZE BOARD
- 3/4 x 6 COMPOSITE CORNER TRIM
- COMPOSITE WINDOW TRIM
• 3/4 x 8 HEADS & SILLS
• 3/4 x 6 JAMBES
- COMPOSITE TRIM & PANELS
- HORIZONTAL VINYL SIDING
- VINYL WINDOWS & PATIO DOORS
- PRECAST CONCRETE CAP
- BRICK VENEER
- PREFINISHED ALUMINUM RAILING SYSTEM
- COMPOSITE PANEL WRAPPED COLUMNS
w/ 3/4 x 6 COMPOSITE ACCENT TRIM



BUILDING B - SOUTH ELEVATION (HALLEY WAY)
SCALE - 1/8" = 1'-0"



BUILDING B - WEST ELEVATION (JUPITER DRIVE)
SCALE - 1/8" = 1'-0"



BUILDING B - INSIDE NORTH ELEVATION
SCALE - 1/8" = 1'-0"

BUILDING B - INSIDE EAST ELEVATION
SCALE - 1/8" = 1'-0"



BUILDING B- END ELEVATION
SCALE - 1/8" = 1'-0"

Hercules Trail Apartments
Lots 451-454
Madison, Wisconsin

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10-10-2012

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Drawing Name
Bldg B - Elevation

Project Number
1206

Sheet No.
9

September 7, 2012

To: Hercules Trail Apartments.

Topic: Condition and maintenance of existing tree lines.

The current tree line will be maintained at the site for Hercules Trail Apartments. There are several invasive species that will need to be removed. These are mostly understory plants: buckthorn, mulberry, honeysuckle, black cherry, grape vines, and small ash seedlings. There are also several dead/dying trees that will be removed. Once removed the site will look much better, and the desirable plantings will thrive.

The site has many large healthy desirable trees: Spruce, white pine, birch, green ash, black walnut, arborvitae, maples, and cottonwoods. We have identified and located the trees greater than 18 inches in diameter. There are some dead branches on the desirable trees that will be removed. The green ash trees will be treated to prevent emerald ash borer infestation.

The site will look better once the undesirable plants are removed. The remaining plants will be able to thrive without the competition from the "volunteer" plants.

This will be a very attractive green space for the residents of the neighborhood.

Dave Kunesh

Senior Service Manager and Horticulturist

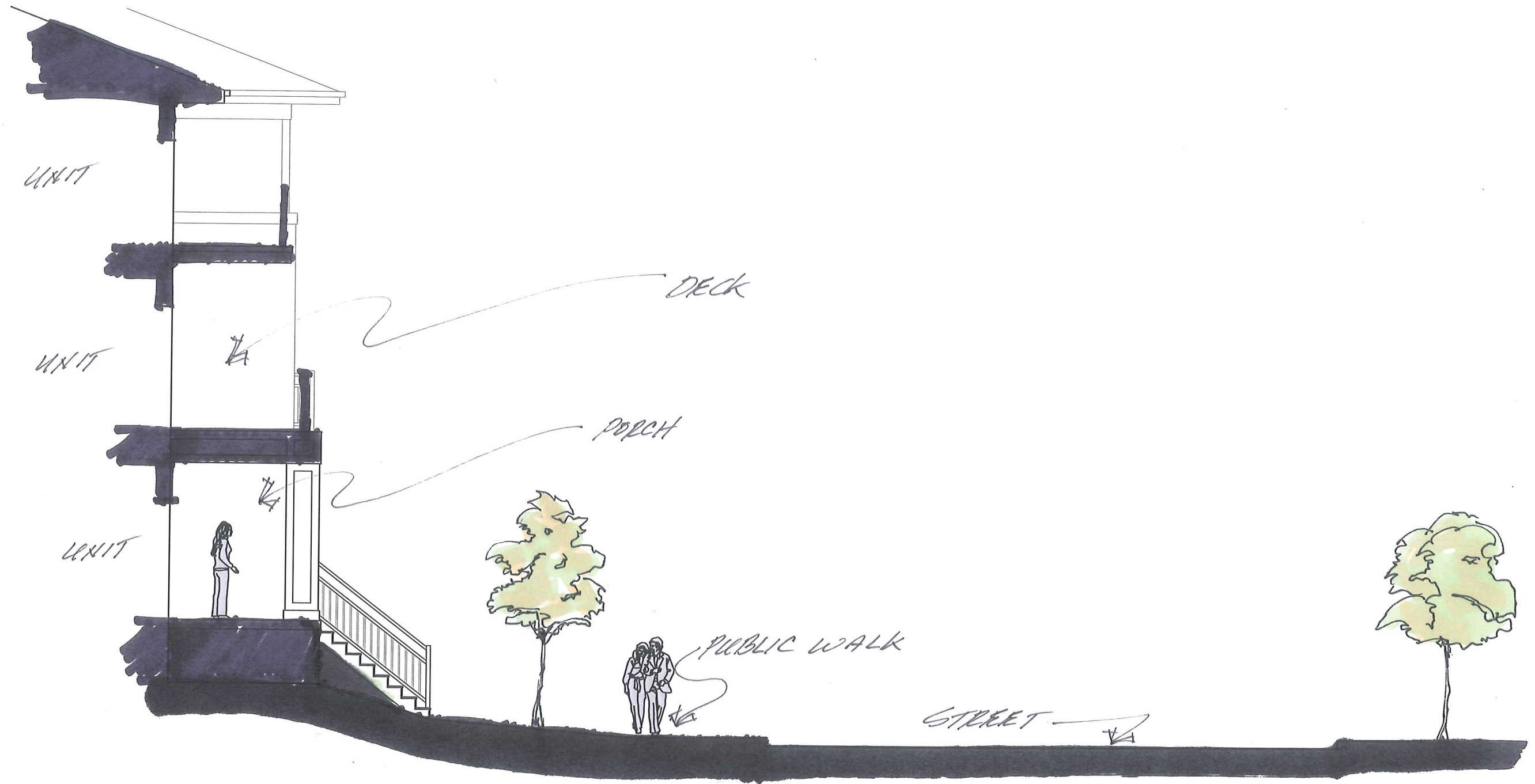
TruGreen – Madison

2251 Kilgust Rd,

Madison, WI 53713

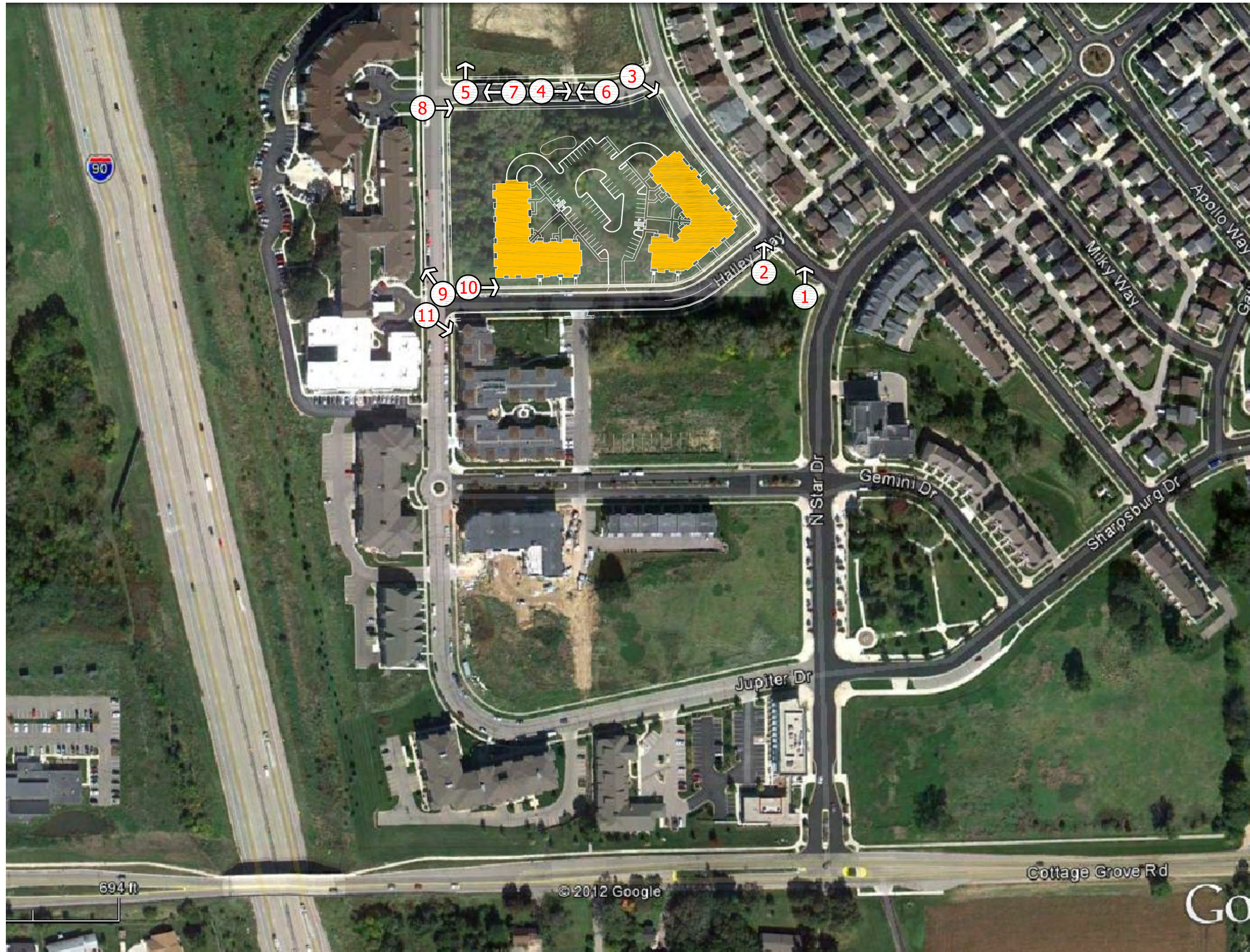
Office: 608-221-9200

Cell: 608-209-3261



Street Scale Section

SCALE - 1/8" = 1'-0"



Hercules Trail Apartments
Lots 451-454
Madison, Wisconsin

09-11-2012

Drawing Name
Context Aerial Site Plan

Project Number
1206

Sheet No.
C-1.0







3







6



7



8





10

