



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: 2902 Dryden Drive

Contact Name & Phone #: Kevin Burow, 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

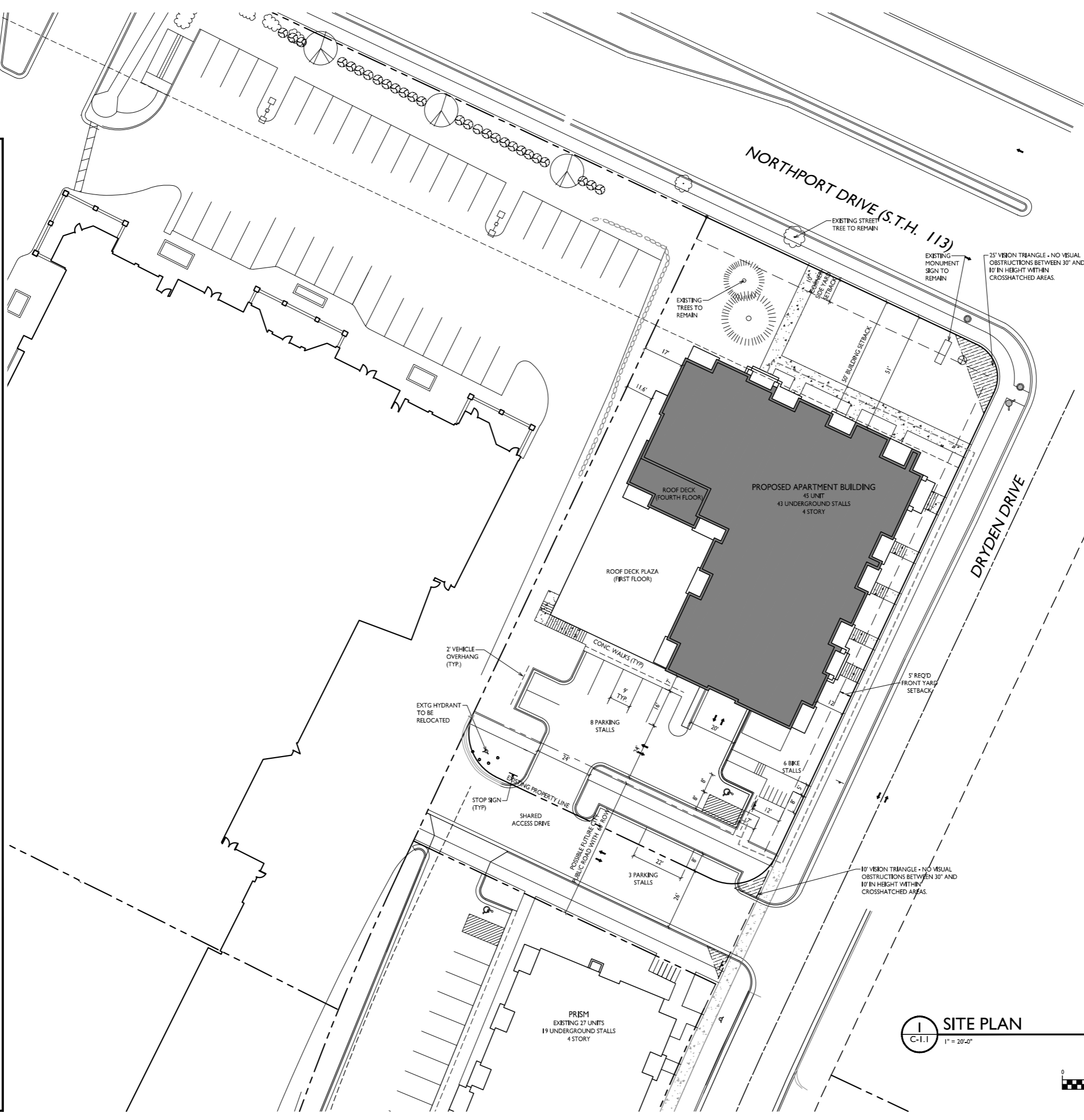
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/>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

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.

GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT 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.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- 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).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.



SHEET INDEX	
SITE	
C-1.0	OVERALL PLAN
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
EXISTING CONDITIONS	
C-1.0	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-3.0	GRADING & EROSION CONTROL PLAN
C-4.0	UTILITY PLAN
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A-1.4	FOURTH FLOOR PLAN
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A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS - RENDERED
A-2.4	ELEVATIONS - RENDERED

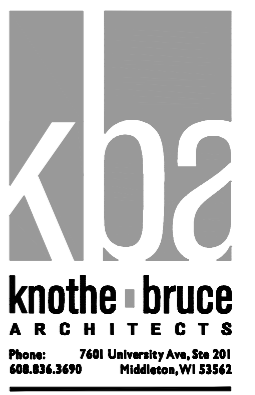
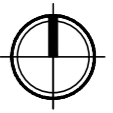
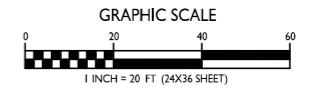
SITE DEVELOPMENT DATA:	
ZONING DISTRICT = CC-T	
DENSITIES:	
LOT AREA	34,920 SF / 0.8 ACRES
DWELLING UNITS	45 DU
LOT AREA / D.U.	776 SF / UNIT
DENSITY	56 UNITS/ACRE
USABLE OPEN SPACE	
USABLE OPEN SPACE	15,557 S.F.
LOT COVERAGE	20,991 S.F. = 61%
BUILDING HEIGHT	
BUILDING HEIGHT	4 STORIES
DWELLING UNIT MIX:	
ONE BEDROOM (HYBRID)	9
ONE BEDROOM	25
ONE BEDROOM + DEN	4
TWO BEDROOM	7
TOTAL DWELLING UNITS	45
VEHICLE PARKING:	
UNDERGROUND/ COVERED	43 STALLS
SURFACE	11 STALLS
TOTAL	54 STALLS
BICYCLE PARKING:	
UNDERGROUND GARAGE - WALL	11 STALLS (COVERED)
UNDERGROUND/STD. 2'x6'	34 STALLS (COVERED)
SURFACE GUEST	6 STALLS (MIN. 10% OF D.U.)
TOTAL	51 STALLS

BIKE RACKS:

EXTERIOR & INTERIOR: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK. PROVIDE ONE RACK BETWEEN EVERY TWO STALLS.

INTERIOR: MADRAX VERTICAL WALL MOUNT

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



ISSUED
Issued for UDC Informational - March 3, 2021
Land Use & UDC Submittal - January 10, 2022

PROJECT TITLE
PRISM II
APARTMENTS

2902 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

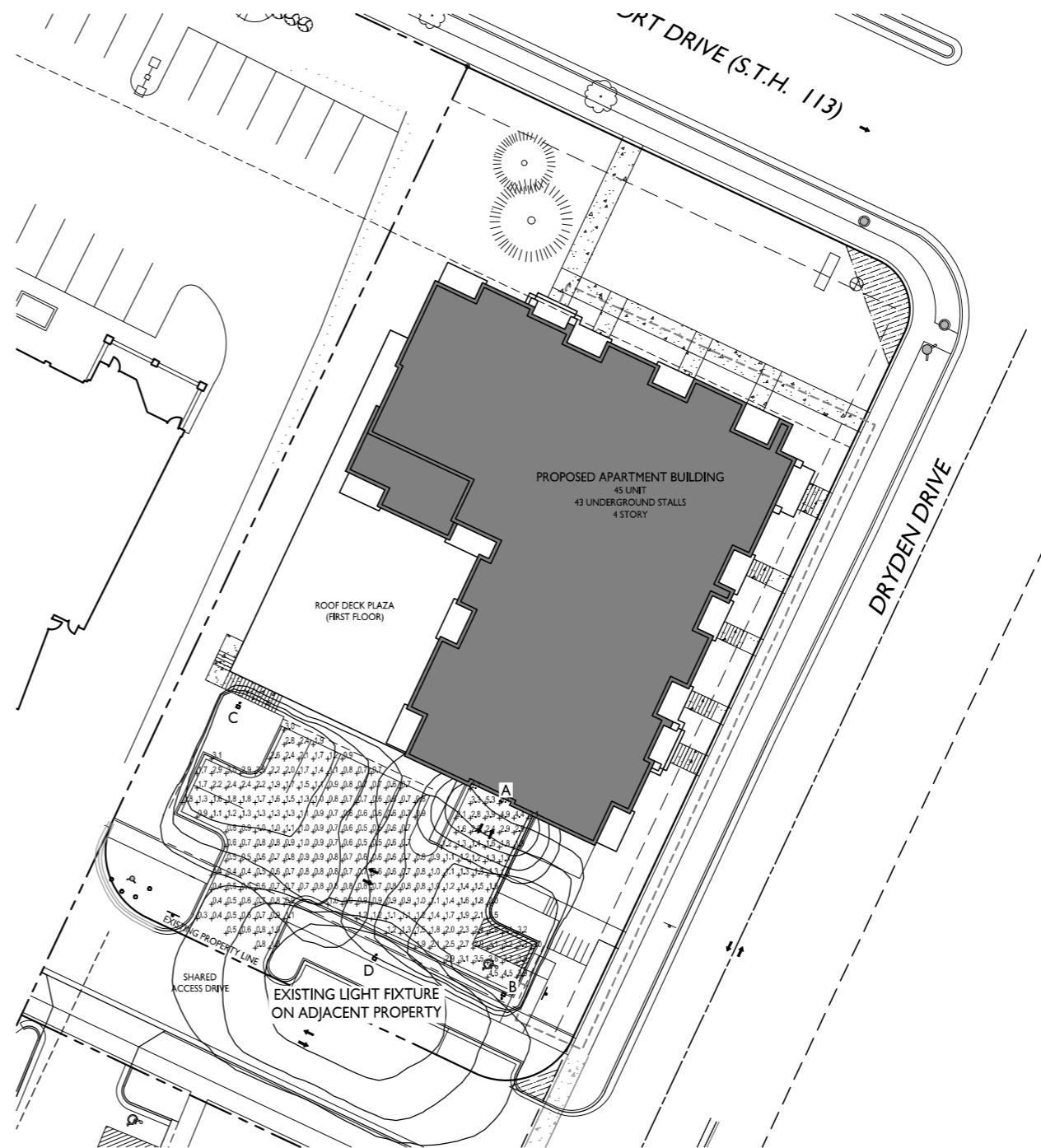
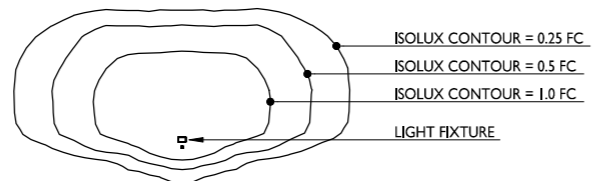
C-1.1

PROJECT NO. **2103**
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LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Lot and Drive Aisle Lighting	+	1.3 fc	4.5 fc	0.3 fc	15.0:1	4.3:1
Parking Garage Entry Security Lighting	+	2.5 fc	6.4 fc	1.2 fc	5.3:1	2.1:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	I	LITHONIA LIGHTING	WPXI LED P1 30K MVOLT	WPXI LED WALLPACK, 1500LM, 3000K COLOR TEMP., 120-277 VOLTS	WPXI_LED_P1_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
□	B	I	LITHONIA LIGHTING	DSX1 LED P1 30K RCCO MVOLT	DSX1 LED P1 30K RCCO MVOLT	DSX1_LED_P1_30K_RCCO_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	I	LITHONIA LIGHTING	DSX1 LED P1 30K RCCO MVOLT	DSX1 LED P1 30K RCCO MVOLT	DSX1_LED_P1_30K_RCCO_MVOLT.ies	18'-0" POLE ON FLUSH CONC. BASE
□	D		EXISTING LIGHT FIXTURE ON ADJACENT PROPERTY				

EXAMPLE LIGHT FIXTURE DISTRIBUTION



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PROJECT TITLE
PRISM II
APARTMENTS

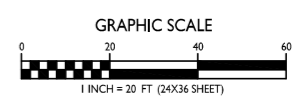
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Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

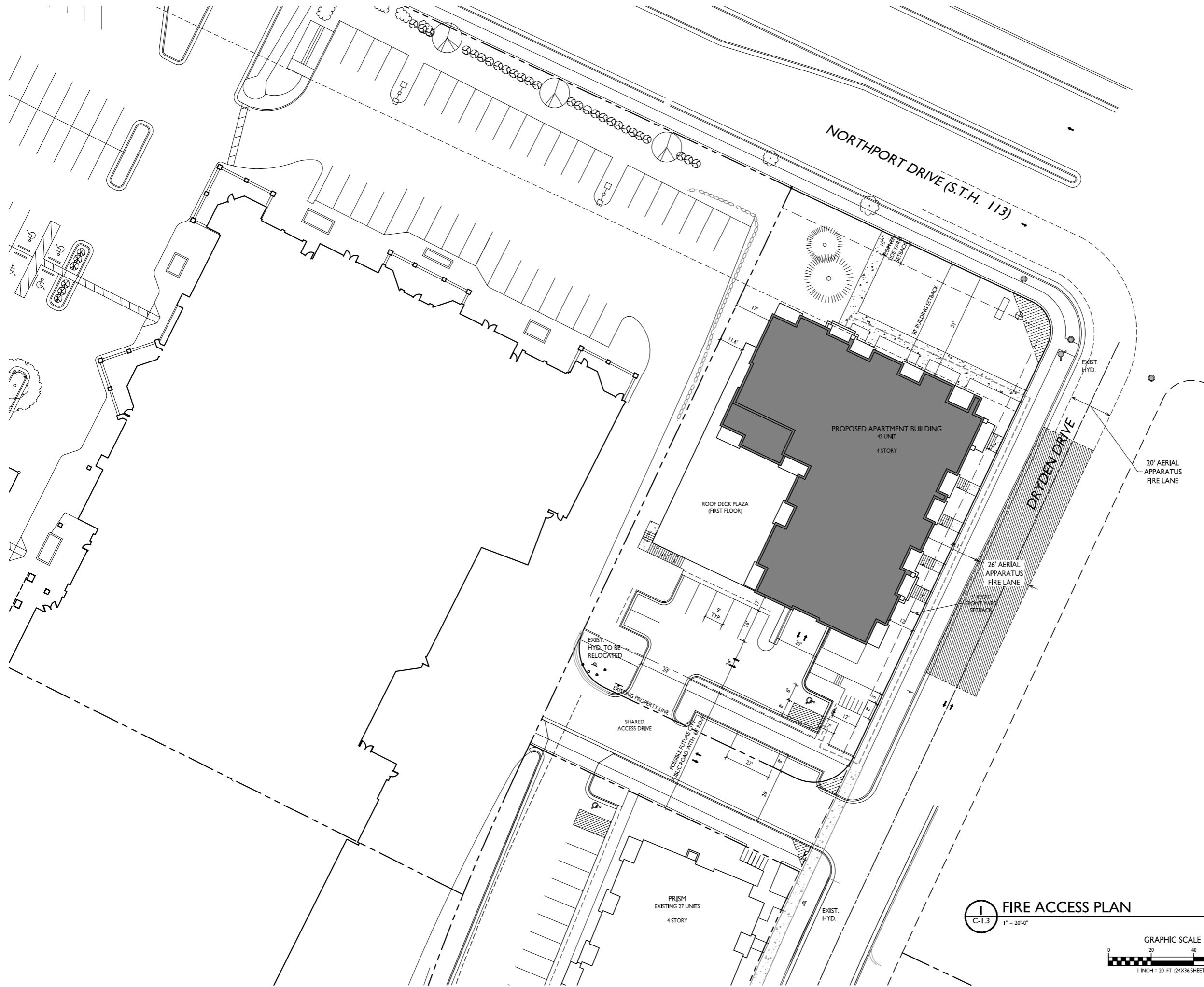
SHEET NUMBER

C-1.2

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1 SITE LIGHTING PLAN
C-1.2 1" = 20'-0"





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PROJECT TITLE
PRISM II
APARTMENTS

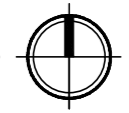
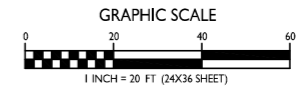
2902 Dryden Drive
 Madison, Wisconsin
 SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER


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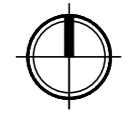
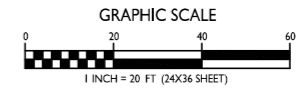
1 FIRE ACCESS PLAN
 C-1.3 1" = 20'-0"





LOT COVERAGE		
ZONING:	CC-T	
MAXIMUM LOT COVERAGE:	85%	
LOT AREA	34,920 S.F.	
PROPOSED COVERAGE	20,991 S.F. / 61%	

LOT COVERAGE
C-1.4 1" = 20'-0"



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Land Use & UDC Submittal - January 10, 2022

PROJECT TITLE
PRISM II
APARTMENTS

2902 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Lot Coverage

SHEET NUMBER

C-1.4

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 Land Use & UDC Submittal - January 10, 2022

PROJECT TITLE
PRISM II
APARTMENTS

2902 Dryden Drive
 Madison, Wisconsin
 SHEET TITLE
Usable Open
Space Plan

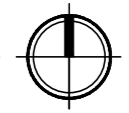
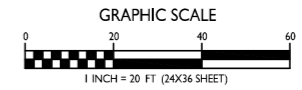
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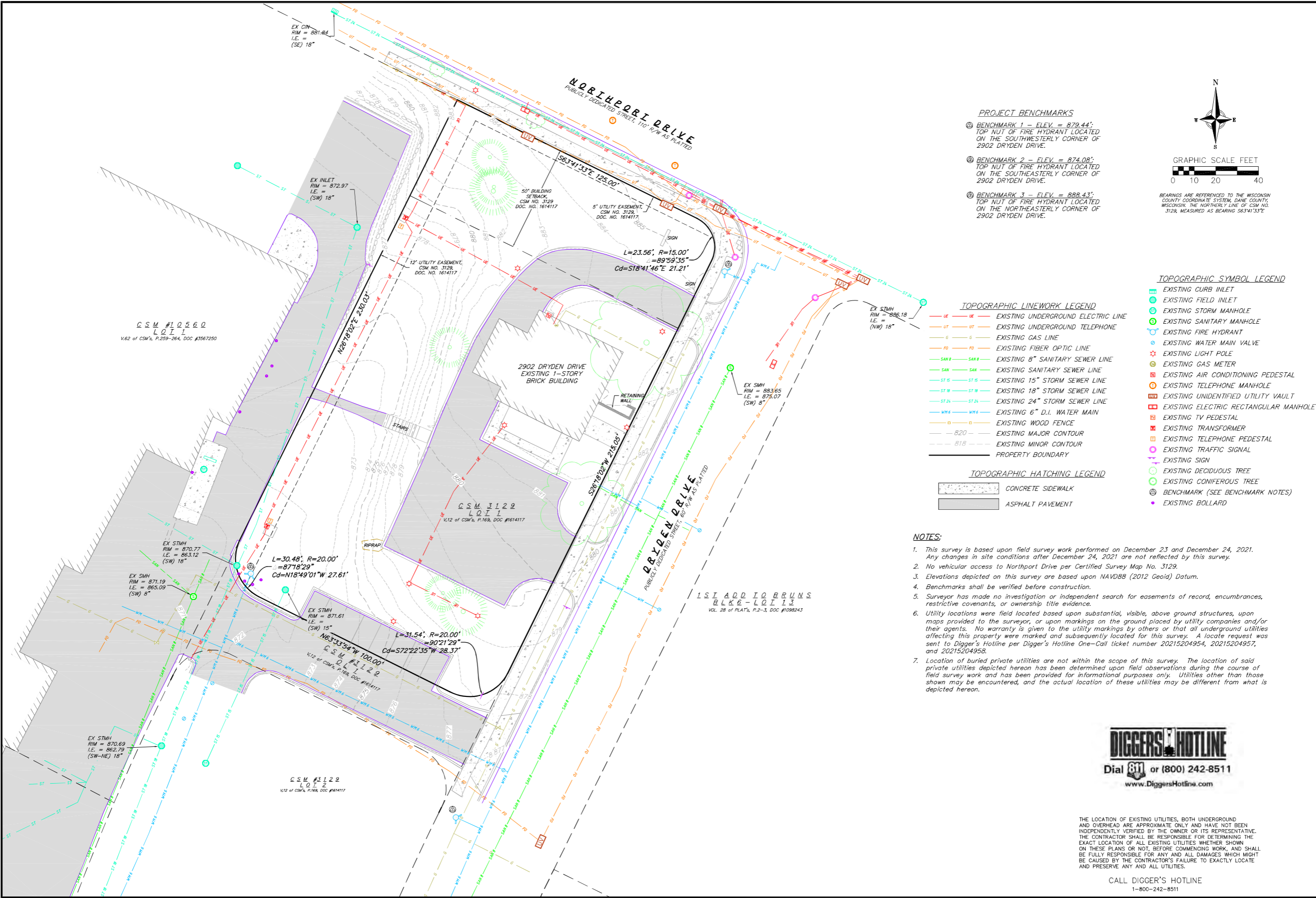
C-1.5

PROJECT NO. **2103**
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USABLE OPEN SPACE	
ZONING: CC-T	
REQUIRED OPEN SPACE	40 S.F. / D.U.
DWELLING UNITS	45
	1,800 S.F. REQUIRED
OPEN SPACE PROVIDED	
BALCONIES (45 DU x 60 S.F.)	2,700 S.F.
COMMUNITY ROOF DECKS	3,215 S.F.
SURFACE	9,642 S.F.
TOTAL	15,557 S.F. PROVIDED
	346 S.F. / D.U.

USABLE OPEN SPACE PLAN
 C-1.5 1" = 20'-0"





PROJECT BENCHMARKS

- ① BENCHMARK 1 - ELEV. = 879.44'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHWESTERLY CORNER OF 2902 DRYDEN DRIVE.
- ② BENCHMARK 2 - ELEV. = 874.08'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHEASTERLY CORNER OF 2902 DRYDEN DRIVE.
- ③ BENCHMARK 3 - ELEV. = 888.43'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTHEASTERLY CORNER OF 2902 DRYDEN DRIVE.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTHERLY LINE OF CSM NO. 3129, MEASURED AS BEARING S63°41'33"E

TOPOGRAPHIC LINEWORK LEGEND

- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- G — G — EXISTING GAS LINE
- FO — FO — EXISTING FIBER OPTIC LINE
- SAN 8" — SAN 8" — EXISTING 8" SANITARY SEWER LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST 6" — ST 6" — EXISTING 6" STORM SEWER LINE
- ST 15" — ST 15" — EXISTING 15" STORM SEWER LINE
- ST 18" — ST 18" — EXISTING 18" STORM SEWER LINE
- ST 24" — ST 24" — EXISTING 24" STORM SEWER LINE
- WM 6" — WM 6" — EXISTING 6" D.I. WATER MAIN
- W — W — EXISTING WOOD FENCE
- B20 — — EXISTING MAJOR CONTOUR
- B18 — — EXISTING MINOR CONTOUR
- — — — — PROPERTY BOUNDARY

TOPOGRAPHIC HATCHING LEGEND

- [Hatched Box] CONCRETE SIDEWALK
- [Hatched Box] ASPHALT PAVEMENT

TOPOGRAPHIC SYMBOL LEGEND

- [Symbol] EXISTING CURB INLET
- [Symbol] EXISTING FIELD INLET
- [Symbol] EXISTING STORM MANHOLE
- [Symbol] EXISTING SANITARY MANHOLE
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] EXISTING WATER MAIN VALVE
- [Symbol] EXISTING LIGHT POLE
- [Symbol] EXISTING GAS METER
- [Symbol] EXISTING AIR CONDITIONING PEDESTAL
- [Symbol] EXISTING TELEPHONE MANHOLE
- [Symbol] EXISTING UNIDENTIFIED UTILITY VAULT
- [Symbol] EXISTING ELECTRIC RECTANGULAR MANHOLE
- [Symbol] EXISTING TV PEDESTAL
- [Symbol] EXISTING TRANSFORMER
- [Symbol] EXISTING TELEPHONE PEDESTAL
- [Symbol] EXISTING TRAFFIC SIGNAL
- [Symbol] EXISTING SIGN
- [Symbol] EXISTING DECIDUOUS TREE
- [Symbol] EXISTING CONIFEROUS TREE
- [Symbol] BENCHMARK (SEE BENCHMARK NOTES)
- [Symbol] EXISTING BOLLARD

NOTES:

1. This survey is based upon field survey work performed on December 23 and December 24, 2021. Any changes in site conditions after December 24, 2021 are not reflected by this survey.
2. No vehicular access to Northport Drive per Certified Survey Map No. 3129.
3. Elevations depicted on this survey are based upon NAVD88 (2012 Geoid) Datum.
4. Benchmarks shall be verified before construction.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
6. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket number 20215204954, 20215204957, and 20215204958.
7. Location of buried private utilities are not within the scope of this survey. The location of said private utilities depicted hereon has been determined upon field observations during the course of field survey work and has been provided for informational purposes only. Utilities other than those shown may be encountered, and the actual location of these utilities may be different from what is depicted hereon.



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

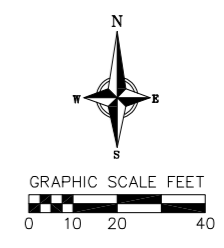
CALL DIGGER'S HOTLINE
1-800-242-8511

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	JAN. 4, 2022
DRAFTER	DGUL
CHECKED	KJEN
PROJECT NO.	210078
SHEET	1 OF 1

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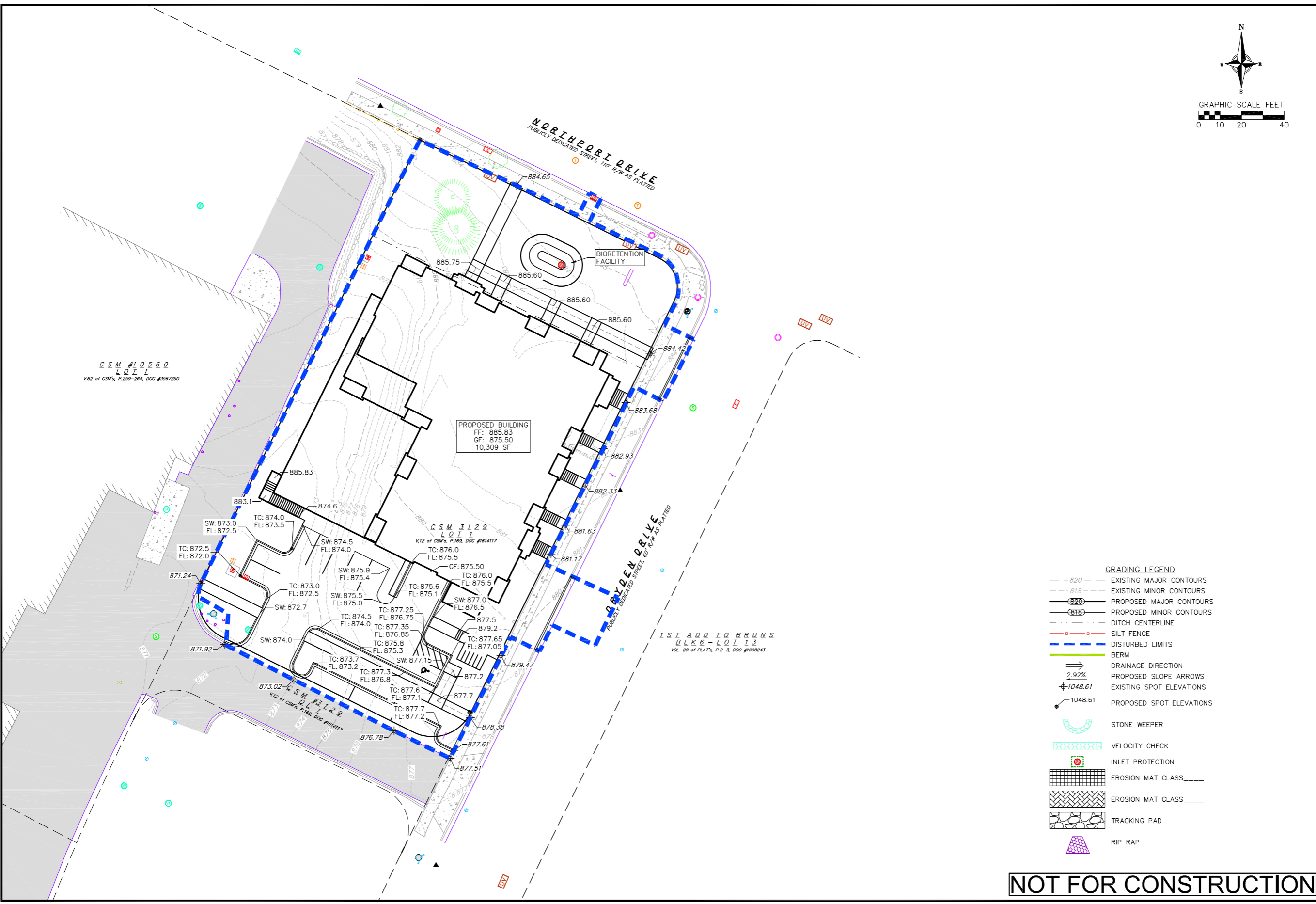
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Grading Plan
PRISM II APARTMENTS
2902 Dryden Drive
City of Madison, Wisconsin

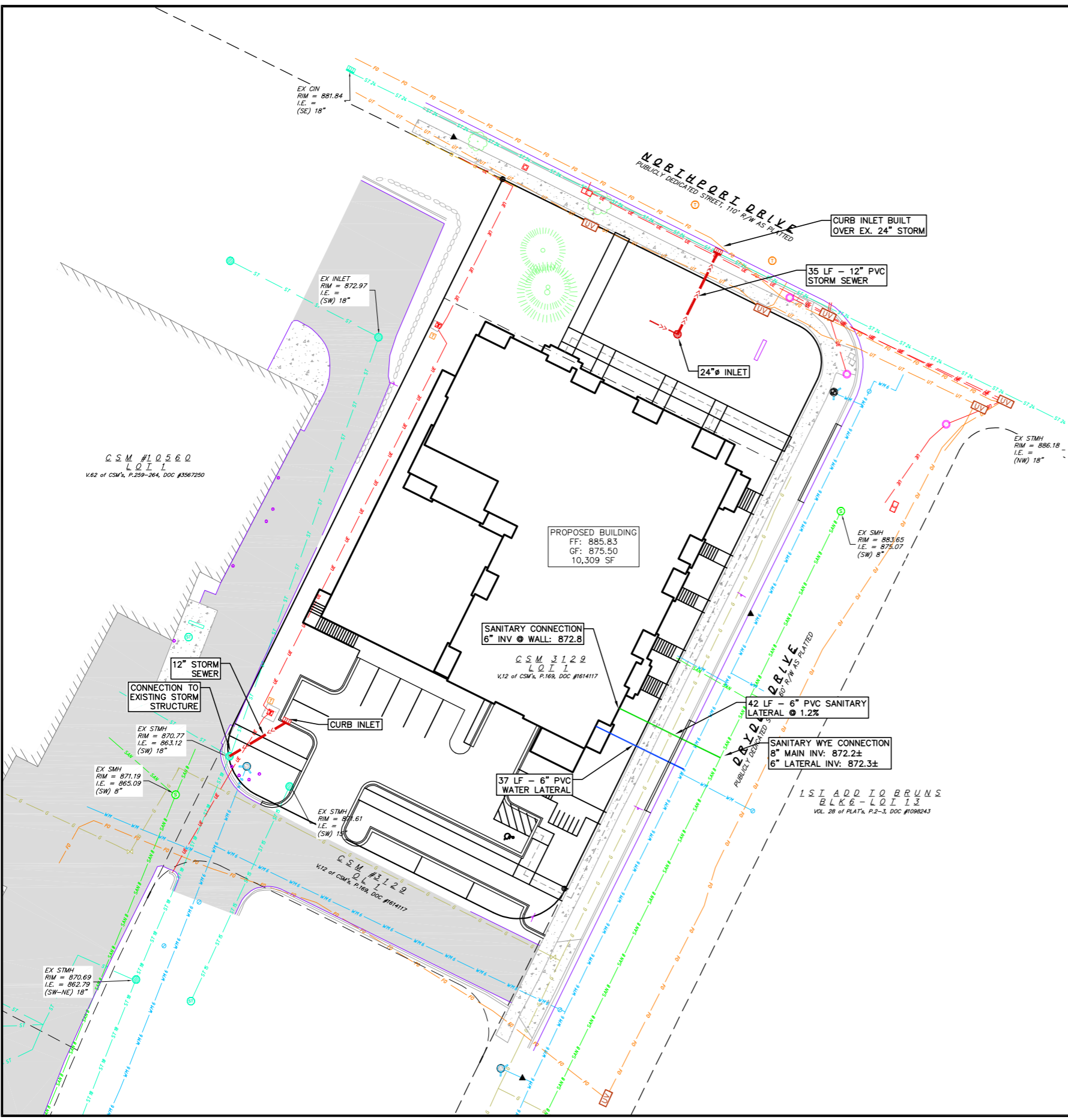
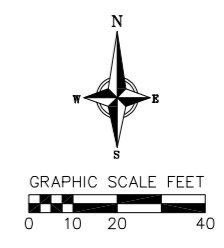
REVISIONS	NO.	DATE	REMARKS

DATE	01/10/2022
DRAFTER	KJEN
CHECKED	JKAS
PROJECT NO.	210078



- GRADING LEGEND**
- - 820 - - EXISTING MAJOR CONTOURS
 - - 818 - - EXISTING MINOR CONTOURS
 - (820) - PROPOSED MAJOR CONTOURS
 - (818) - PROPOSED MINOR CONTOURS
 - - - - - DITCH CENTERLINE
 - - - - - SILT FENCE
 - - - - - DISTURBED LIMITS
 - - - - - BERM
 - > DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
 - STONE WEEPER
 - VELOCITY CHECK
 - INLET PROTECTION
 - EROSION MAT CLASS _____
 - EROSION MAT CLASS _____
 - TRACKING PAD
 - RIP RAP

NOT FOR CONSTRUCTION C-2.0



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

REVISIONS	NO.	DATE	REMARKS

DATE: 01/10/2022
 DRAFTER: KJEN
 CHECKED: JKAS
 PROJECT NO.: 210078

NOT FOR CONSTRUCTION

C-3.0

LANDSCAPE WORKSHEET
2902 Dryden Drive

Landscape Points Required

Developed Area = 6,042 SF
Landscape Points: 6,042/300 x 5 = **101 points**

Total Landscape Points Required 101 points

Landscape Points Supplied

Existing canopy trees - 0 @ 35 = 35 points
Proposed canopy trees - 17 @ 35 = 560 points
Existing evergreen trees - 2 @ 35 = 70 points
Proposed evergreen trees - 0 @ 35 = 0 points
Existing ornamental trees - 0 @ 15 = 0 points
Proposed ornamental trees - 6 @ 15 = 90 points
Existing upright evergreen shrubs - 0 @ 10 = 0 points
Proposed upright evergreen shrubs - 8 @ 10 = 80 points
Existing deciduous shrubs - 0 @ 3 = 0 points
Proposed deciduous shrubs - 71 @ 3 = 213 points
Existing evergreen shrubs - 0 @ 4 = 0 points
Proposed evergreen shrubs - 20 @ 4 = 80 points
Existing perennials & grasses 0 @ 2 = 0 points
Proposed perennials & grasses 50 @ 2 = 100 points

Total landscape points supplied = 1,228 points

Lot Frontage Landscape Required
(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Northport Drive and Dryden Drive = 370 LF

Overstory trees required 370/30' = 12.3 **12 trees**
Shrubs required (370/30') x 5 = 61.6 **62 shrubs**

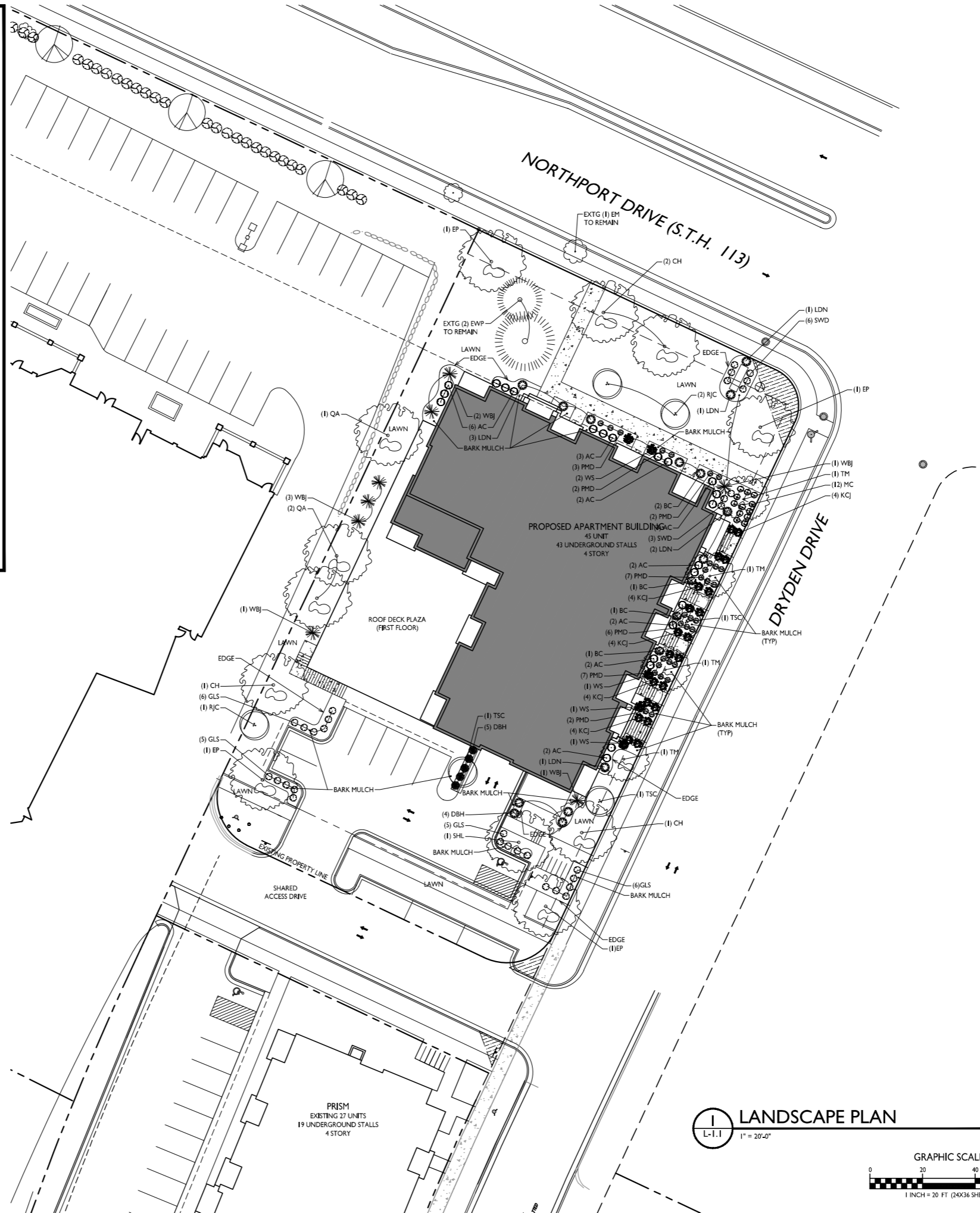
Over story trees supplied **10 trees**
Ornamental/Evergreen trees supplied **6 trees**
Shrubs supplied **68 shrubs**

PLANT LIST

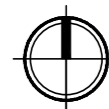
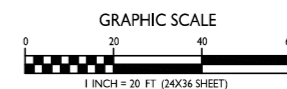
KEY	QUAN	SIZE	COMMON NAME	ROOT
17 Canopy trees				
CH	4	2 1/2"	Hackberry	BB
EM	1	3" +	Existing Maple (Northport Drive Street tree)	EX
EP	4	2 1/2"	Exclamation Planetree	BB
QA	3	2"	Quaking Aspen	BB
SHL	1	2"	Skyline Honeylocust	BB
TM	4	2 1/2"	Tatarian Maple	BB
2 Evergreen trees				
EWP	2	12" +	Existing White Pine	EX
6 Ornamental trees				
RJC	3	1 1/2"	Red Jade Crab	BB
TSC	3	1 1/2"	Tina Sergeant Crab	BB
71 Deciduous shrubs				
AC	22	24"	Alpine Currant	Pot
BC	5	24"	Black Chokeberry	Pot
DBH	9	24"	Dwarf Bush Honeysuckle	Pot
LDN	8	24"	Little Devil Ninebark	Pot
GLS	22	18"	Gro Low Sumac	Pot
WS	5	24"	White Snowberry	Pot
28 Evergreen shrubs				
KCJ	20	18"	Kallay Compact Juniper	Con
WBJ	8	5"	Wichita Blue Juniper	BB
50 Perennials				
MC	12	1 G	Moonbeam Coreopsis	Con
PMD	29	1 G	Pardon Me Day Lily	Con
SWD	9	1 G	Summer Wine Day Lily	Con

NOTES:

- 1) Designated lawn areas to be seeded (Madison Parks seed mix), fertilized, and mulched with straw mat.
- 2) Drainage swales and lawns with slopes steeper than 3/1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- 3) Foundation planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 5) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.
- 6) Owner will be responsible for landscape maintenance after completion.



LANDSCAPE PLAN
L-1.1 1" = 20'-0"



ISSUED
Land Use & UDC Submittal - January 10, 2022

PROJECT TITLE
PRISM II
APARTMENTS



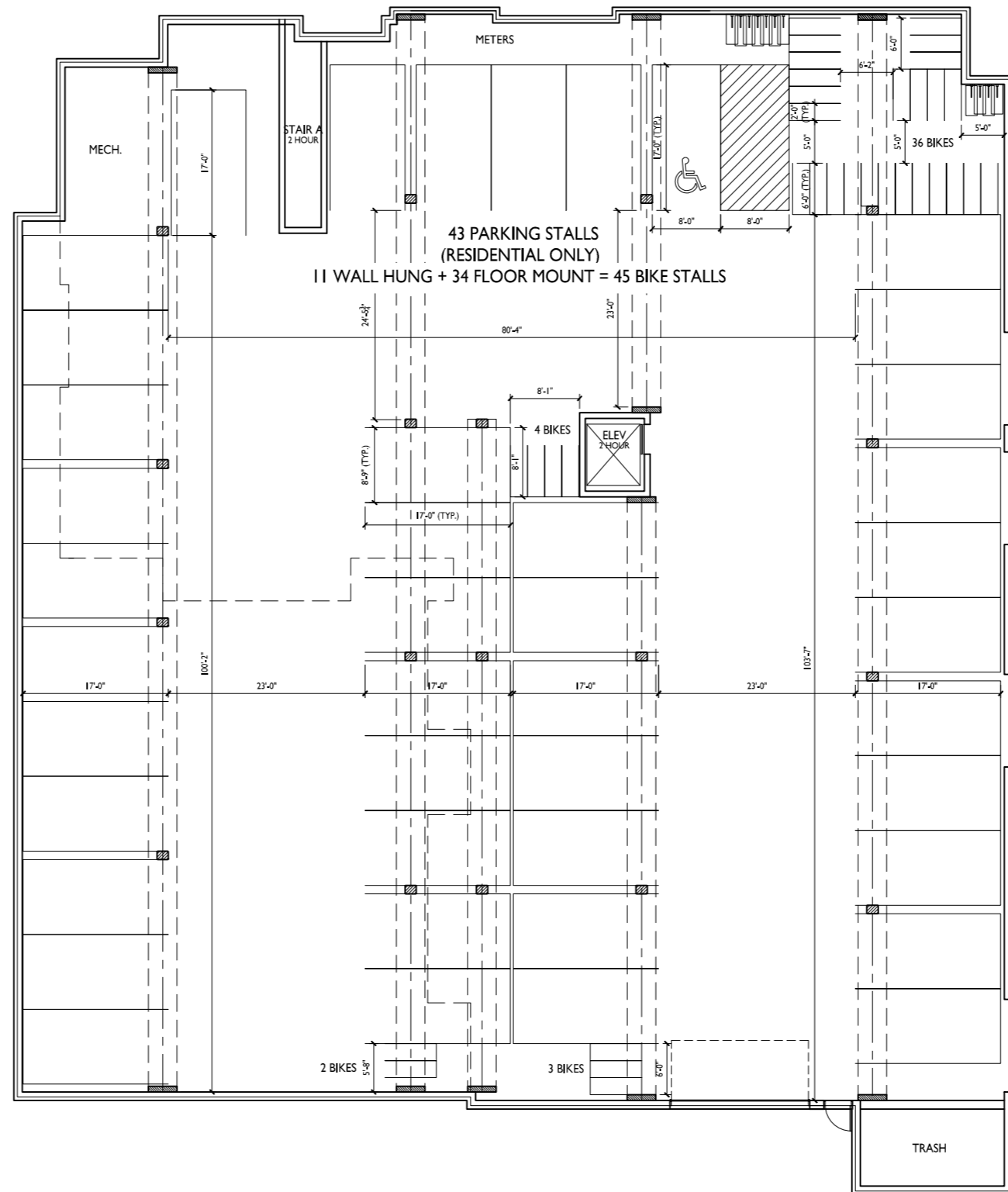
2902 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Landscape Plan

SHEET NUMBER

L-1.1

PROJECT NO. **2103**

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ISSUED
 Issued for UDC Informational - March 3, 2021
 Issued for UDC & LUA - Jan. 10, 2022

PROJECT TITLE
PRISM II
APARTMENTS

2902 Dryden Drive
 Madison, Wisconsin
 SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

A-1.0

PROJECT NO. **2103**

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1 BASEMENT FLOOR PLAN
 A-1.0 1/8" = 1'-0"



ISSUED
 Issued for UDC Informational - March 3, 2021
 Issued for UDC & LUA - Jan. 10, 2022

PROJECT TITLE
PRISM II
APARTMENTS

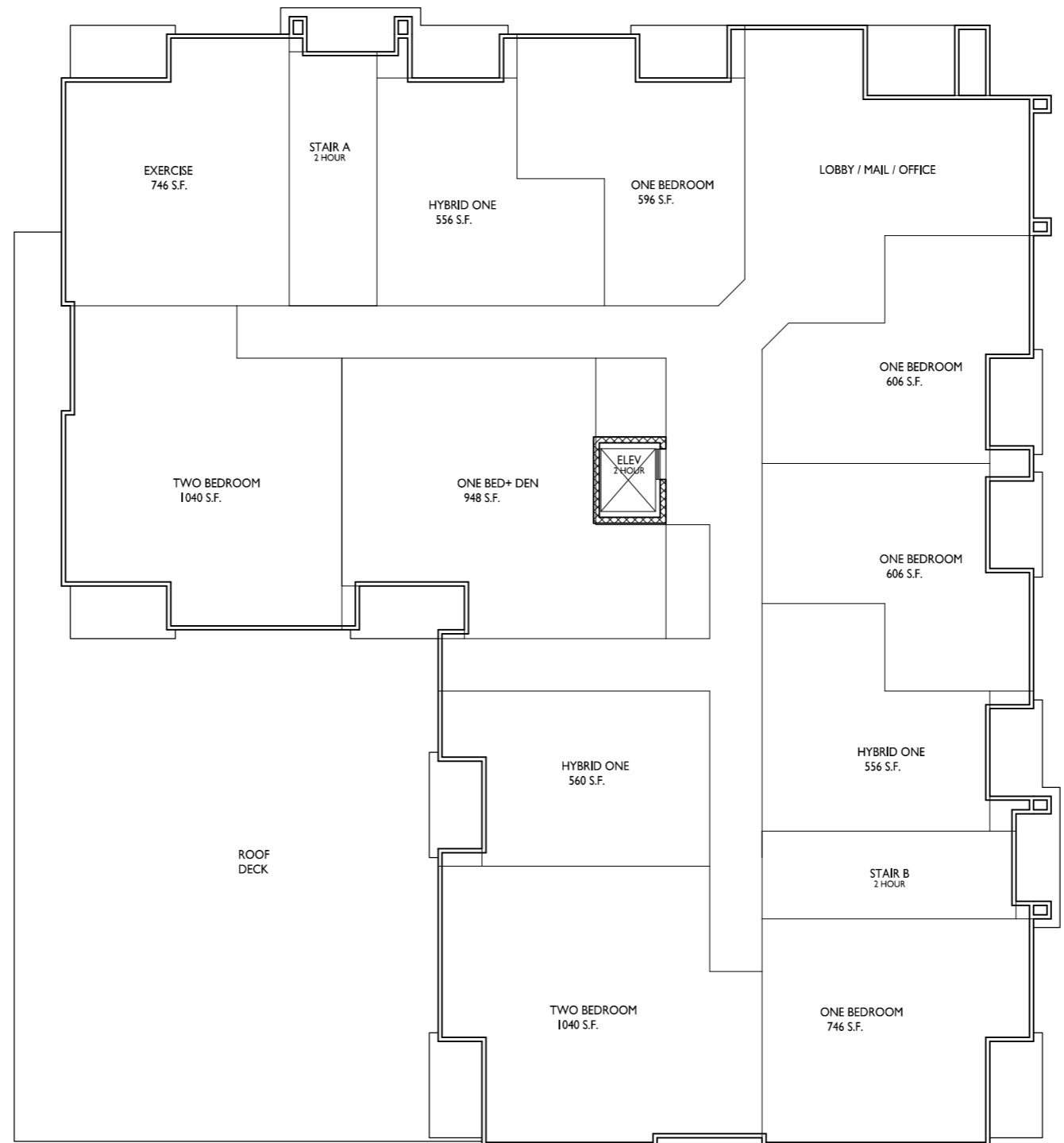
2902 Dryden Drive
 Madison, Wisconsin

SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

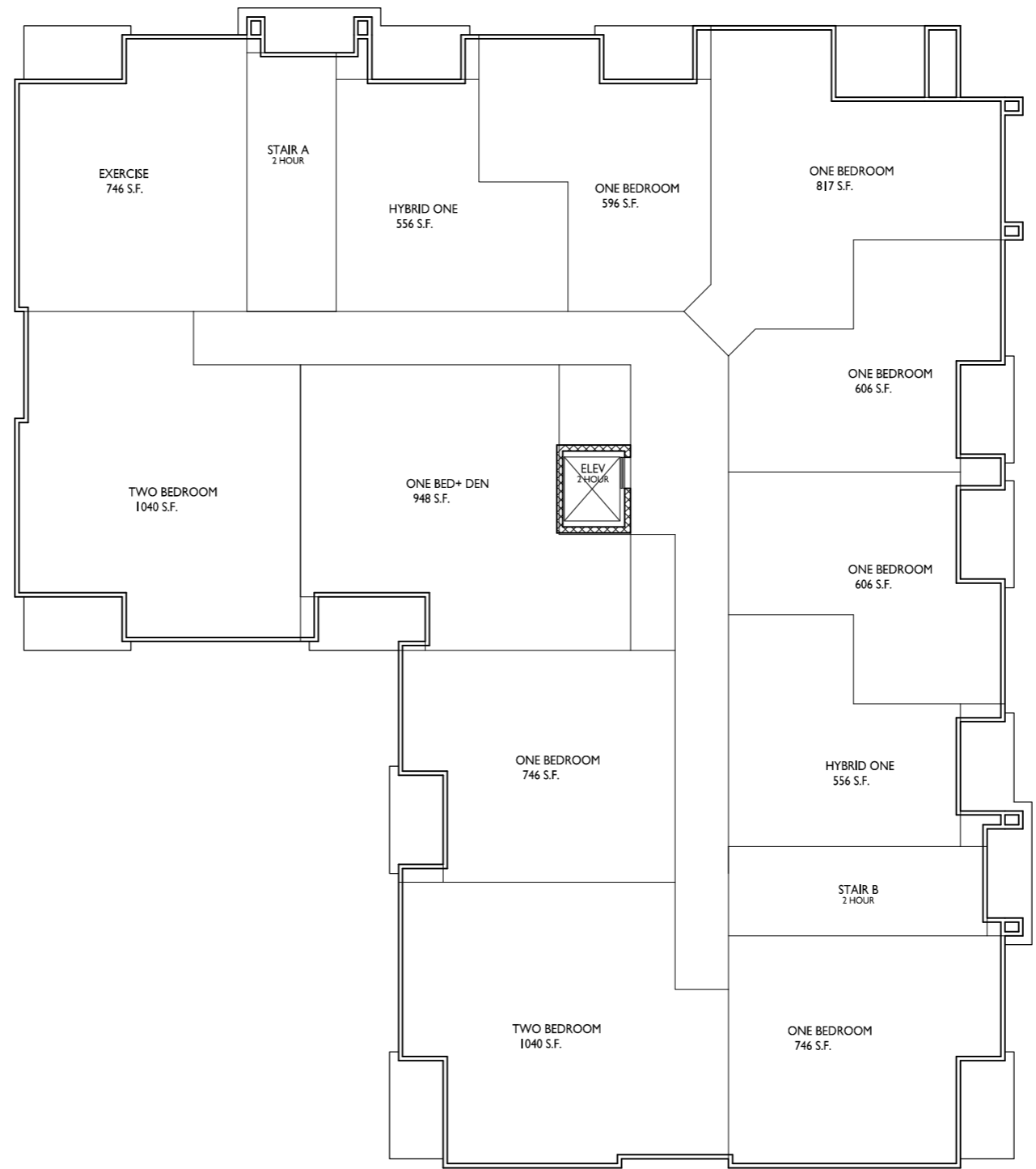
PROJECT NO. **2103**
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1 FIRST FLOOR PLAN
 A-1.1 1/8" = 1'-0"



1 BED (HYBRID)	9
1 BEDROOM	25
1 BED + DEN	4
2 BEDROOM	7
	45



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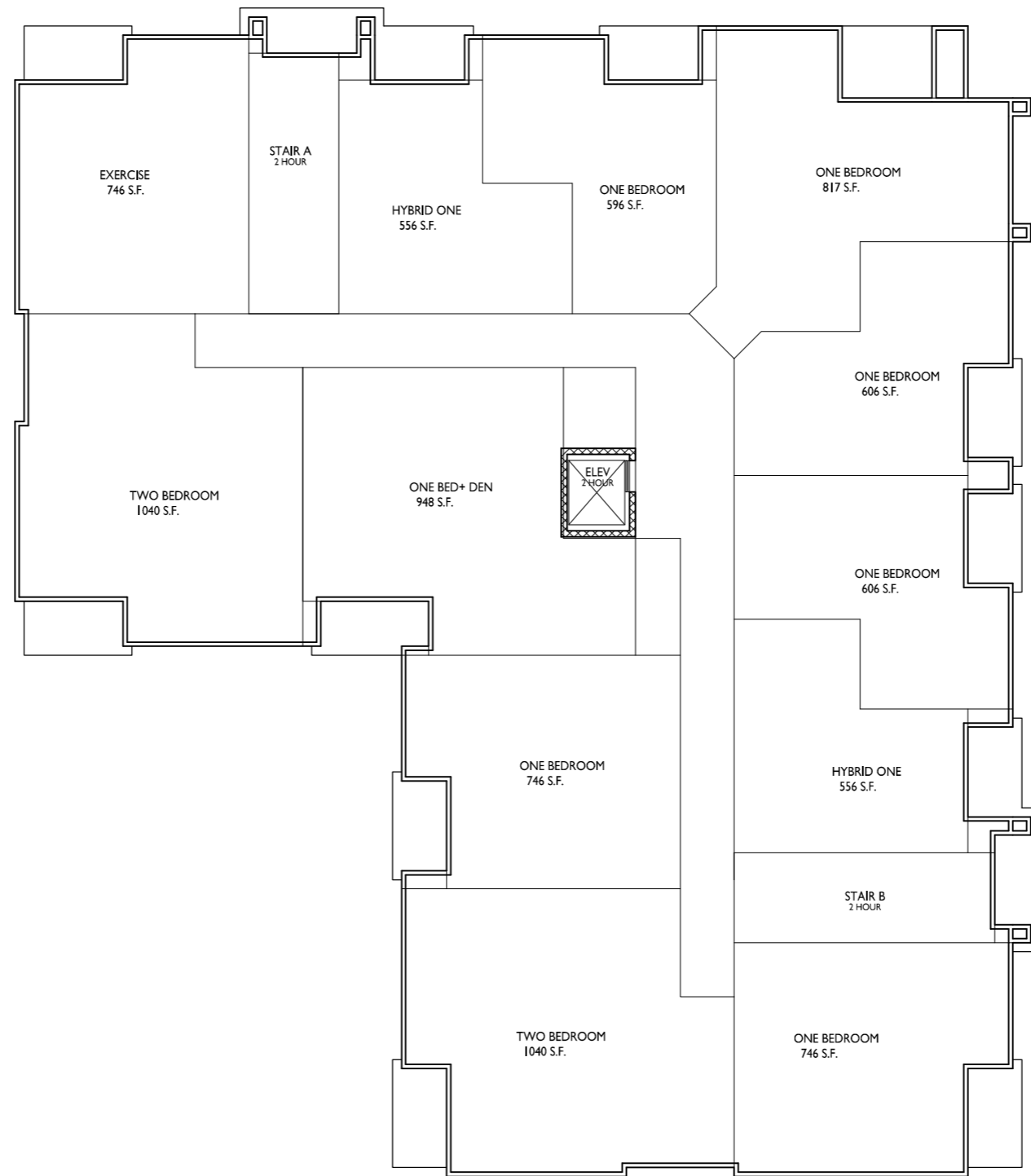
PROJECT TITLE
PRISM II
APARTMENTS

2902 Dryden Drive
 Madison, Wisconsin
 SHEET TITLE
Second Floor Plan

1 SECOND FLOOR PLAN
 A-1.2 1/8" = 1'-0"



SHEET NUMBER
A-1.2
 PROJECT NO. **2103**
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PROJECT TITLE
PRISM II
APARTMENTS

2902 Dryden Drive
 Madison, Wisconsin
 SHEET TITLE
Third Floor Plan

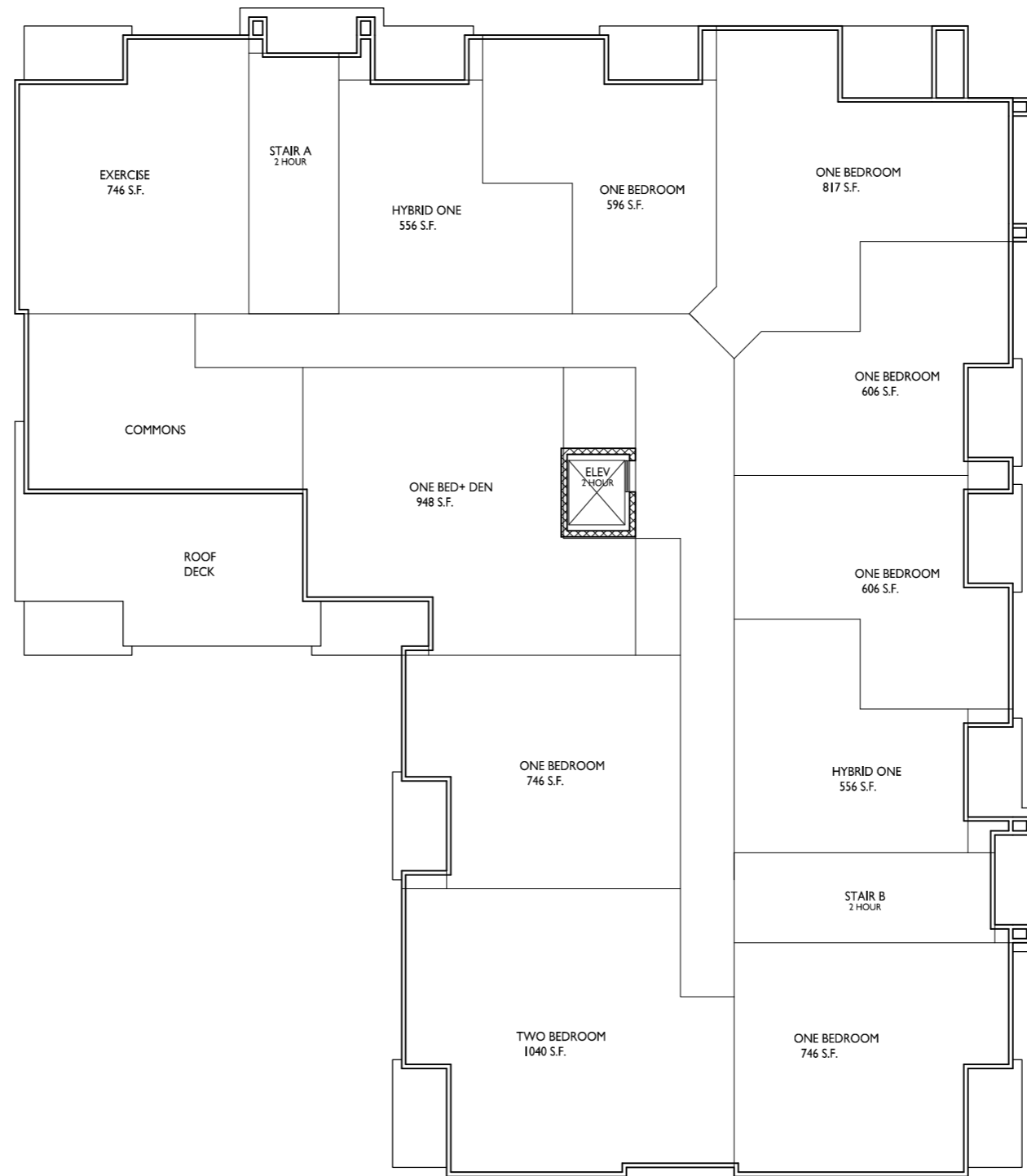
1 THIRD FLOOR PLAN
 A-1.3 1/8" = 1'-0"



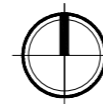
SHEET NUMBER

A-1.3

PROJECT NO. **2103**
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1 FOURTH FLOOR PLAN
A-1.4 1/8" = 1'-0"



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Issued for UDC & LUA - Jan. 10, 2022

PROJECT TITLE
PRISM II
APARTMENTS

2902 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. **2103**
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1 ELEVATION - NORTH
A-2.1 1/8" = 1'-0"



2 ELEVATION - EAST
A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - REVEAL COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
(#2) - 6" COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#3) - 6" COMPOSITE LAP SIDING	JAMES HARDIE	WOODTONE SUMMER WHEAT
(#4) - REVEAL COMPOSITE PANELS	JAMES HARDIE	HL - 0599 FLORIDA WATERS
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#5) - STONE VENEER	ROCKCAST	SLATE
(#6) - CAST STONE BANDS & SILLS	ROCKCAST	SLATE
(#7) - COMPOSITE WINDOWS	ANDERSEN 100	DARK BRONZE
(#8) - ALUM. STOREFRONT	N/A	DARK BRONZE INODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - RAILINGS & HANDRAILS	SUPERIOR	DARK BRONZE

ISSUED
Issued for UDC Info. - March 3, 2021
Issued for UDC & LUA - Jan. 10, 2022

PROJECT TITLE
PRISM II
APARTMENTS

2902 DRYDEN DRIVE
MADISON, WI
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-2.1

PROJECT NUMBER **2103**

© Knothe & Bruce Architects, LLC



1 ELEVATION - SOUTH
 1/8" = 1'-0"



2 ELEVATION - WEST
 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - REVEAL COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
(#2) - 6" COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#3) - 6" COMPOSITE LAP SIDING	JAMES HARDIE	WOODTONE SUMMER WHEAT
(#4) - REVEAL COMPOSITE PANELS	JAMES HARDIE	HL - 0599 FLORIDA WATERS
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#5) - STONE VENEER	ROCKCAST	SLATE
(#6) - CAST STONE BANDS & SILLS	ROCKCAST	SLATE
(#7) - COMPOSITE WINDOWS	ANDERSEN 100	DARK BRONZE
(#8) - ALUM. STOREFRONT	N/A	DARK BRONZE INODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - RAILINGS & HANDRAILS	SUPERIOR	DARK BRONZE



1 ELEVATION - NORTH COLOR
 A-2.3 1/8" = 1'-0"



2 ELEVATION - SOUTH COLOR
 A-2.3 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - REVEAL COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
(#2) - 6" COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#3) - 6" COMPOSITE LAP SIDING	JAMES HARDIE	WOODTONE SUMMER WHEAT
(#4) - REVEAL COMPOSITE PANELS	JAMES HARDIE	HL - 0599 FLORIDA WATERS
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#5) - STONE VENEER	ROCKCAST	SLATE
(#6) - CAST STONE BANDS & SILLS	ROCKCAST	SLATE
(#7) - COMPOSITE WINDOWS	ANDERSEN 100	DARK BRONZE
(#8) - ALUM. STOREFRONT	N/A	DARK BRONZE INODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - RAILINGS & HANDRAILS	SUPERIOR	DARK BRONZE



1 ELEVATION - EAST COLOR
 A-2.4 1/8" = 1'-0"



2 ELEVATION - WEST COLOR
 A-2.4 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - REVEAL COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
(#2) - 6" COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#3) - 6" COMPOSITE LAP SIDING	JAMES HARDIE	WOODTONE SUMMER WHEAT
(#4) - REVEAL COMPOSITE PANELS	JAMES HARDIE	HL - 0599 FLORIDA WATERS
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#5) - STONE VENEER	ROCKCAST	SLATE
(#6) - CAST STONE BANDS & SILLS	ROCKCAST	SLATE
(#7) - COMPOSITE WINDOWS	ANDERSEN 100	DARK BRONZE
(#8) - ALUM. STOREFRONT	N/A	DARK BRONZE INODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - RAILINGS & HANDRAILS	SUPERIOR	DARK BRONZE





PRISM II

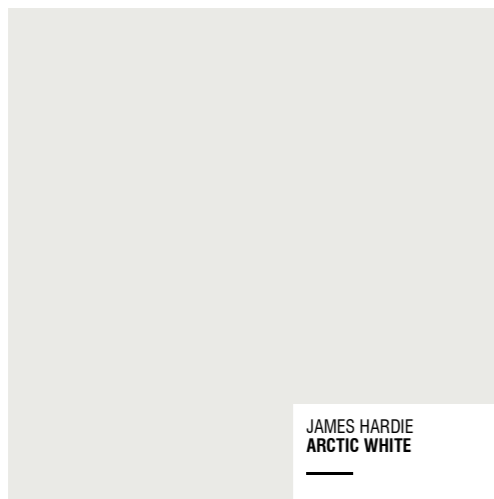


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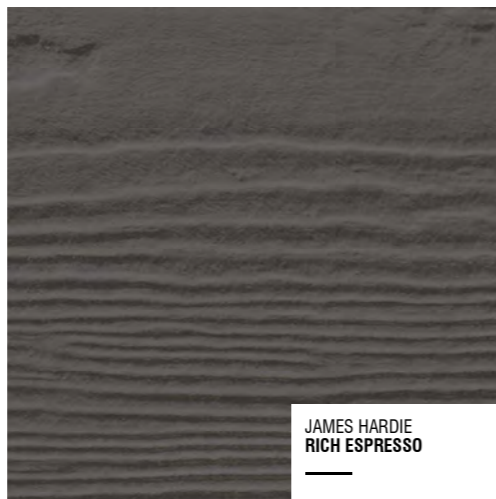






JAMES HARDIE
ARCTIC WHITE

#1 - REVEAL COMPOSITE PANELS



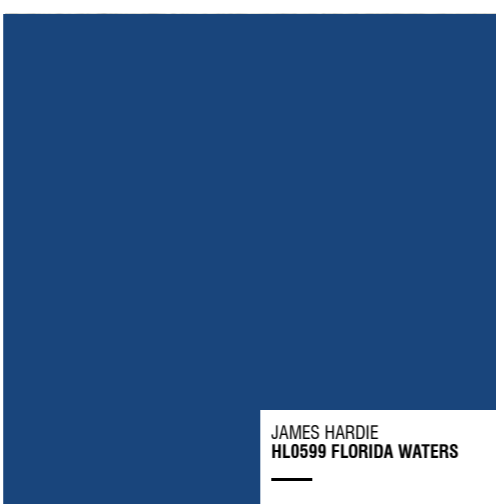
JAMES HARDIE
RICH ESPRESSO

#2 - COMPOSITE LAP SIDING



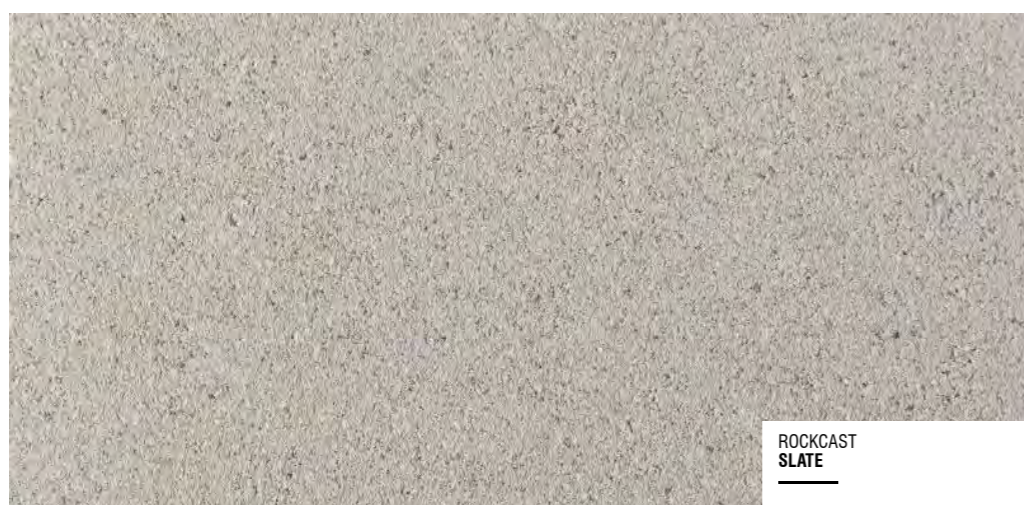
JAMES HARDIE
WOODTONE SUMMER WHEAT

#3 - COMPOSITE LAP SIDING



JAMES HARDIE
HL0599 FLORIDA WATERS

#4 - REVEAL COMPOSITE PANELS



ROCKCAST
SLATE

CAST STONE VENEER, SILLS & BANDS



MANUFACTURER
DARK BRONZE

**ALUM. STOREFRONT
COMPOSITE WINDOWS
ALUM. RAILINGS**

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - REVEAL COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
(#2) - 6" COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
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(#6) - CAST STONE BANDS & SILLS	ROCKCAST	SLATE
(#7) - COMPOSITE WINDOWS	ANDERSEN 100	DARK BRONZE
(#8) - ALUM. STOREFRONT	N/A	DARK BRONZE INODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - RAILINGS & HANDRAILS	SUPERIOR	DARK BRONZE