

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: SEPT 28, 2011

UDC MEETING DATE: OCT 5, 2011

Action Requested

Informational Presentation

☒ Initial Approval and/or Recommendation

Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 6854 STOCKBRIDGE DRIVE

ALDERMANIC DISTRICT: #3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

STOCKBRIDGE TRAILS, LLC

AVENUE ARCHITECTS, INC

DAN SCHMIOT

BRIAN STODDARD - ARCHITECT

CONTACT PERSON: BRIAN STODDARD

Address: 550 SUNRISE DRIVE #201

SPRING GREEN, WI 53588

Phone: 608-588-3091

Fax: 608-588-3582

E-mail address: BSTOD@AUEARCH.COM

PLEASE PRINT!

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.



September 28, 2011

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

LETTER OF INTENT

Lot 262
Second Addition to Reston Heights
6854 Stockbridge Drive

The attached application and plans are submitted for Initial Approval/Recommendation for the rezoning from PUD/GDP to PUD/GDP/SIP for Lot 262, Second Addition to Reston Heights. This project has previously been before the Commission for an Informational review and an Initial review. The Initial review occurred on September 21, 2011 and was 'referred'.

Developer:

Stockbridge Trails, LLC
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

Site Engineer:

Vierbicher Associates, Inc.
Contact: Dave Glusick
999 Fourier Drive, Suite 201
Madison, WI 53717
608-826-0532
(fax) 608-826-0530
dglu@vierbicher.com

Landscape Design:

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Contact: Dave Glusick
999 Fourier Drive, Suite 201
Madison, WI 53717
608-826-0532
(fax) 608-826-0530
dglu@vierbicher.com

Development Description

Lot 262 Reston Heights is located on the far east side of Madison, south of Interstate 94 and east of Sprecher Road, and falls within the Sprecher Neighborhood Development Plan. To the north of Lot 262 is a green space/drainage corridor/public trail with a 158 unit multifamily development north of that. To the northwest and to the west is also medium density multifamily development. Single-family residences exist to the south, across Stockbridge Drive. To the east is single-family homes and park land.

The GDP for Reston Heights was developed to provide a variety of living options in a neighborhood setting. The Plat and GDP were originally approved and recorded in 1999 and has been amended over the past twelve years. The majority of the Reston Heights GDP has been constructed with Lot 262 remaining as one of the last undeveloped multifamily lots.

The property will be developed in phases with construction commencing in the late 2011, pending City approvals. The development will proceed as market conditions allow.

Project Data

Building Summary

Building Height: 2 and 3 stories (< 50')

Apartment Unit Summary

<u>Building</u>	<u>3 Bedroom</u>	<u>2 Bedroom</u>	<u>1 Bedroom</u>	<u>Studio</u>	<u>Total</u>
#1		12	8	4	24
#2		12	8	4	24
#3	1	15	16	6	38
Totals	1	39	32	14	86

Site Summary

Total Site Acreage	5.15
Total Site Square Footage	224,286
Lot Area/D.U.	2,608 sf/du
Density	16.69 du/acre
Site Coverage	
Building	47,418 sf (21.3%)
Pavement	28,667 sf (10.9%)
Sidewalks	12,861 sf (4.1%)
Open Space	135,330 sf (63.7%)
Usable Open Space (23.1% of Lot Area)	51,426 SF

Parking Summary

Provided: Vehicle

Underground	104 Spaces
Surface	<u>38 Spaces</u>
Total	142 Spaces

Ratio: 1.6 stalls/unit

Provide: Bicycle

Surface	14
Underground	<u>72</u>
Total	86

Site and Building Architecture

The project consists of two 24-unit two-story buildings and one 38-unit three-story building, all with underground parking. Unit styles are a variety of studio, one bedroom, two bedroom, and three bedroom units. Site amenities include substantial open spaces with a pergola 'gathering' structure and common patio space, which are connected by a pedestrian link. A dedicated public bike/pedestrian pathway is located on the north side of the green space and is accessed via the sidewalk along East Hill Parkway.

Site and building architecture adopt neighborhood design elements such as siting the buildings close to the street, connecting walks from the street to the unit, and neighborhood scale street facades. The two-story buildings are located at the perimeter of the property to aid in the transition of scale from the single-family homes back toward the three-story building along the green space. Abundant open spaces are provided for active and passive recreation and social activity.

The majority of the parking is underground with the surface parking located internally on the site, minimizing the automobile's impact on the neighborhood.

Building materials are a mix of brick and horizontal siding with architectural asphalt shingles providing compatibility with the surrounding neighborhood.

Trash removal will be done privately. Trash storage for the apartments will be located in the underground parking garages. Snow removal and maintenance will be private.

Social and Economic Impact

The development will have a positive social and economic impact. It is the next phase of the progression of the Neighborhood Development Plan and complies with the previously approved zoning standards. The project will offer a variety of living choices in this mixed-use neighborhood.

Thank you for your time and consideration of our proposal.

Regards,

Brian Stoddard AIA

MULTI-FAMILY DISTRICT

Lot numbers included in district:

Lots P191, P192, P209 to 213

Zoning Standards:

a) STATEMENT OF PURPOSE

The Multi-Family Residence District is being established to promote and encourage a suitable living environment for family life where children are members of most families.

This Multi-Family Residence District is being created to allow the design flexibility needed to reduce front yard and side yard setbacks, ensure garages are set back from house façades, and encourage the architecture and landscaping needed to help create a human scale environment and attractive neighborhood street facade.

b) DEFINITION OF FAMILY

The definition of family is pursuant to that definition which is found in Section 28.03(2) Family of the City of Madison's Chapter 28 Zoning Code. The definition for the Multi-Family District would be compared to the family definition as it refers to the R-4 district.

c) PERMITTED USE

Condominium Homes

Apartment Homes

Accessory Uses

d) NUMBER OF UNITS & DENSITY STANDARDS

<i>Number of Units:</i>	384 Dwelling Units
<i>Maximum Gross Density:</i>	± 14 Dwelling Units per Acre
<i>Maximum Net Density:</i>	± 16.7 Dwelling Units per Acre

e) LOT AREA

<i>Minimum Lot Area:</i>	Efficiency	700 Square Feet per Dwelling Unit
	One Bedroom	1,000 Square Feet per Dwelling Unit
	Two Bedroom or More	1,300 Square Feet per Dwelling Unit

f) LOT WIDTH (AT MINIMUM BUILD TO LINE)

Minimum Lot width: 50' Wide

g) HEIGHT REGULATION

Maximum Height:

In the Multi-Family Residence District, no building or structure shall exceed three and one-half (3 ½) stories and fifty (50) feet in height.

h) LOT SETBACKS

In the Multi-Family Residence District a front, side and rear yard shall be provided, each of which shall be subject to the following standards.

1) Front Yard

Minimum Setback:

Twenty (20) feet from the public right of way line. A front porch, entry bay, or front stoop may encroach into the front yard area up to five (5) feet. In no case shall any structural elements of the house be any closer than fifteen (15) feet to the public right of way.

Maximum Setback:

Twenty-five (25) feet from the public right of way line.

In the case of Lots P191, P192, P209, P210 & P211 there may be multiple principle buildings on one lot. Those principle buildings not located directly facing onto the public street right of way will not be included in the maximum 25' setback.

2) Side Yard

Minimum setback:

One Story	Minimum of 5' and a combined total of 12'
Two Story	Minimum of 6' and a combined total of 15'
Three Story	Minimum of 8' and a combined total of 20'

Reversed corner lot minimum setback:

2 ½ Stories or Less - A minimum fifteen (15) foot setback shall be provided for a side yard directly adjacent to a public street right of way.

2 ½ Stories or More - A minimum twenty (20) foot setback shall be provided for a side yard directly adjacent to a public street right of way.

3) Rear Yard

Minimum setback:

Thirty (30) feet from the rear property line.

- 4) State building codes may be more restrictive. All building codes and accessibility codes, as required, shall be met.

i) USABLE OPEN SPACE

Minimum amount per lot:

A minimum of one hundred sixty (160) square feet of usable open space shall be provided per dwelling unit.

*note: The 160 square feet per dwelling unit is intended, as opposed to the 160 square feet per bedroom in Chapter 28.

j) ACCESSORY BUILDING REGULATIONS

1. *Time of construction.* No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory
2. *Percentage of Required Rear Yard Occupied.* No detached accessory building or buildings shall occupy more than fifty (50) percent of the area of the required rear yard. Any accessory building which exceeds four (4) automobile stalls or eight hundred (800) square feet of floor area shall first obtain a minor alteration or major alteration of the PUD at the discretion of the Alderman and Planning Director.
3. *Height of Accessory Buildings in Required Rear Yards.* No detached accessory building located in a required rear yard shall exceed 15 feet in height.
4. *Location.* No accessory building shall be erected in any yard except the rear yard, and all accessory buildings shall be located not less than three (3) feet from all lot lines and from any other building or structure on the same lot.

k) PARKING REQUIREMENTS

Minimum number of Off-Street parking:

A minimum of one (1) stall per dwelling unit shall be provided.

Location of Off-Street Parking:

Parking shall be located behind or along the side of the structures it is serving and in no case shall it be put in front of the building it is serving. If any portion of a parking lot is located adjacent to a public street right of way the following will apply:

1. Vegetative or structural screening shall be provided
2. Screen walls shall relate to the building it is serving in terms of material and proportion.
3. If refuse bins are proposed in the parking lots, their location shall be designated on the plan and adequate screening shall be provided.
4. Driveway openings shall be a minimum of sixteen (16) feet wide and a maximum of twenty (20) feet wide.

5. Screen walls shall be set back a minimum of five (5) feet adjacent to the driveway opening. Screening walls within 10' of a driveway opening shall be limited to a maximum of 2' in screening height
6. Areas shall be provided in and around parking areas for landscaping which will included at least two canopy shade tree 1 ½" to 2" caliper. (Caliper: diameter of tree)

Architecture and Landscape Standards & Guidelines

a) General

1. All architectural and landscape plans for new construction within this district shall be reviewed and approved by the Architectural Review Committee prior to the issuance of building permits. The Architectural Review Committee shall use the following design standards under "residential building", "garage", and "landscape" and the context of each individual construction site to make appropriate approval decisions.

b) Residential Building

1. At least fifty (50) percent of the front building façade located directly adjacent to the public street façade must fall within the twenty (20) to twenty-five (25) foot front yard minimum/maximum setback area. A garage façade is not included in this calculation. This ensures the mass of the building façade will address the public street. Refer to the "definitions" at the end of this zoning text for building façade clarification.
2. For buildings facing directly onto a public street right of way at least two (2) ground floor entries shall be oriented to the front of the lot on a public or private street.
3. Balconies, entry bays and front porches are recommended to help enhance the human scale of the public street façade.

c) Garages

1. It is important the garage door does not dominate the architectural presence of the public street façade. To ensure the garage door is set back from the façade of the building the following standards have been written.

The garages may be located in the rear yard, either attached to the rear of the building or detached from the building, or they can be attached to the side of the building with the following exceptions:

Under no condition shall the garages extend closer to the street than the front structural wall of the building façade it is serving. In this case the building façade excludes porches, entry bays, stoops, decks and any other similar elements.

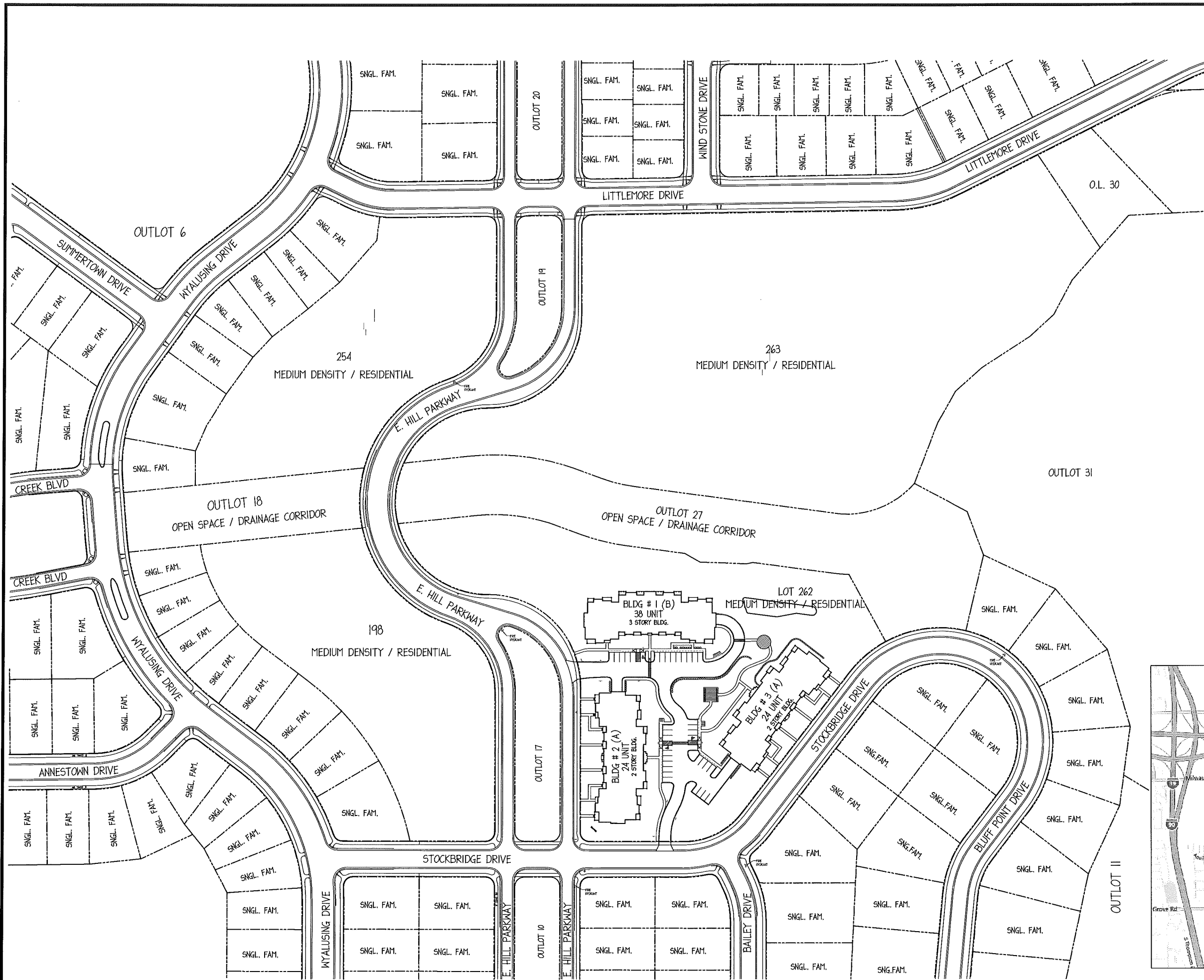
2. Underground parking is encouraged for this area.

d) Open Space

1. Plans shall include the design and treatment of all usable open space. Rear yards shall be developed and landscaped to encourage their use by the building residents and guests.
2. Whenever possible contiguous rear yard areas shall be consolidated by agreement of the owners and should be developed as a unit.
3. Fences shall not be permitted between contiguous rear yard areas developed under the zero-lot-line concept except when required to enclose swimming pools. Small privacy fences next to a patio area would be acceptable.

e) Landscape

1. Plans shall show the location, size and species of all existing trees on the site. Wherever, possible, healthy trees shall be saved.
2. Plans should use a good mix of plant species.
3. All proposed plans shall show the location and species of plants being used.
4. A minimum of thirty (30) percent of the front yard shall consist of planting beds with ground covers, shrubs or trees.



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C-1.2	SITE SURVEY
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C-3.1	UTILITY & STORM WATER MANAGEMENT PLAN
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2	BLDG A - FIRST LEVEL FLOOR PLAN
3	BLDG A - SECOND LEVEL FLOOR PLAN
4	BLDG A - ELEVATIONS
5	BLDG B - BASEMENT LEVEL FLOOR PLAN
6	BLDG B - FIRST LEVEL FLOOR PLAN
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8	BLDG B - THIRD LEVEL FLOOR PLAN
9	BLDG B - ELEVATIONS
10	BLDG B - ELEVATIONS

PROJECT DATA	
SITE DEVELOPMENT DATA:	
DENSITIES:	
LOT AREA:	224,286 Sq.Ft. / 5.15 ACRE
DWELLING UNITS	86 UNITS
LOT AREA / D.U.	2,608 sq.ft. / UNIT
DENSITY	16.69 UNITS / ACRE
DWELLING UNIT MIX:	
STUDIO	4 x 2 = 8
ONE BEDROOM:	8 x 2 = 16
TWO BEDROOM:	12 x 2 = 24
THREE BEDROOM:	1
TOTAL	24 x 2 = 48
GROSS BUILDING AREA:	
BUILDING HEIGHT:	2 & 3 STORIES
SITE COVERAGE:	
BUILDING:	47,771 sq.ft. (21.3%)
PAVEMENT:	24,373 sq.ft. (10.9%)
SIDEWALKS:	9,210 sq.ft. (4.1%)
OPEN SPACE:	142,932 sq.ft. (63.7%)
USEABLE OPEN SPACE:	51,426 sq.ft. (22.9%)
VEHICLE PARKING STALLS:	
SURFACE:	38
UNDERGROUND:	104
TOTAL:	142
PARKING RATIO:	1.65 / D.U.
BICYCLE PARKING STALLS:	
SURFACE:	14
UNDERGROUND:	72
TOTAL:	86



 **Overall Development Site Plan**
SCALE - 1" = 80' (1" = 160' @ 11x17)

 **Site Plan Locator Map**



550 Sunrise Drive, Suite 101
Post Office Box 1024
Spring Green, WI 53588

Phone: 608-588-3691
Fax: 608-588-3582

Reston Heights - Lot 262
6854 Stockbridge Drive
Madison, Wisconsin

Issued for UDC Initial Referral
09-28-2011

09-14-2011	UDC Initial
08-17-2011	Plan Commission
07-27-2011	UDC Informational

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Drawing Name

Overall Development Site Plan

Project Number	Sheet No.
1114	C-1.0



Context Aerial Site Plan

SCALE - 1" = 80' (1" = 160' @ 11x17)



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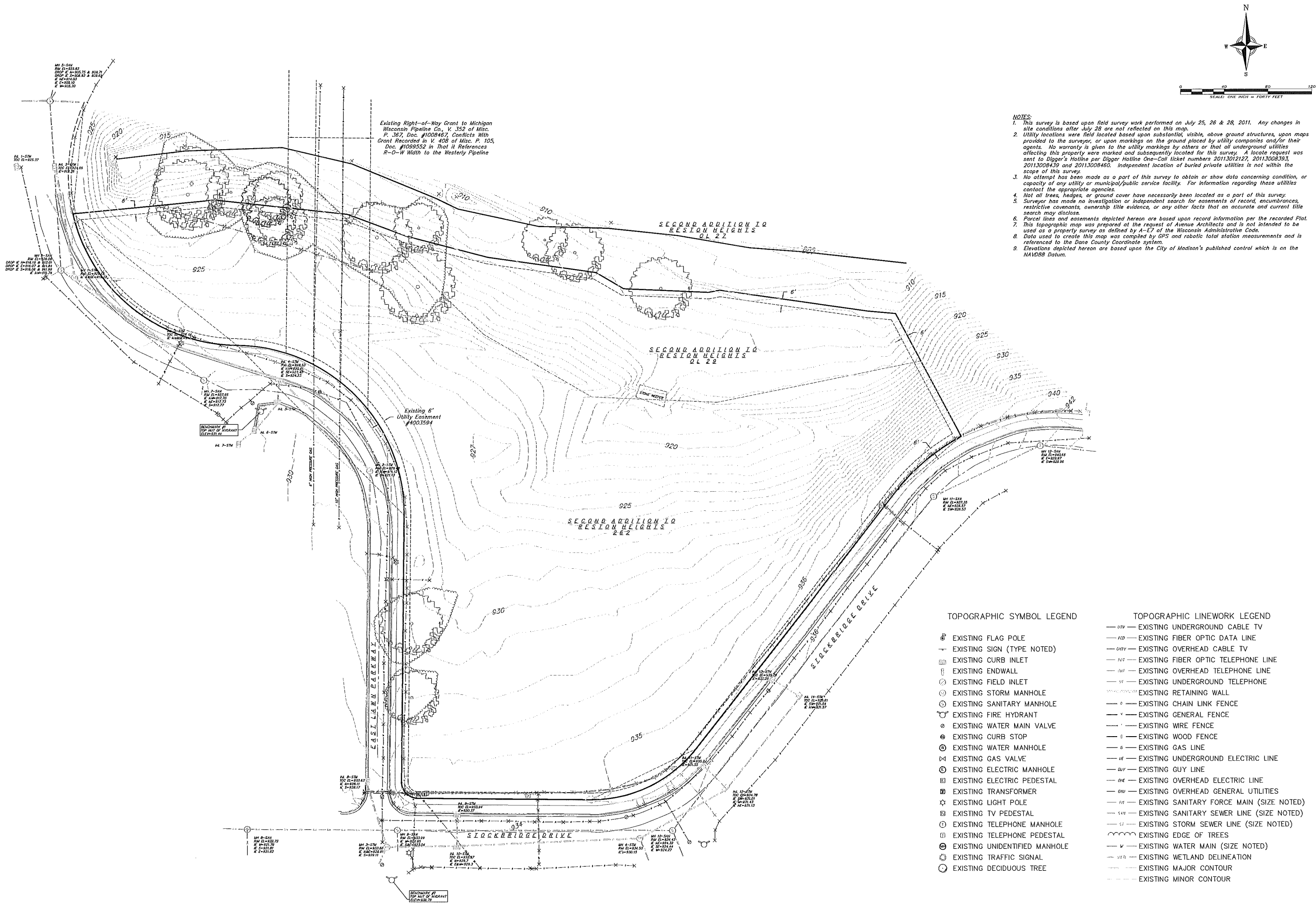
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Drawing Name

Context Aerial Site Plan

Project Number	Sheet No.
1114	C-1.1



- NOTES:
1. This survey is based upon field survey work performed on July 25, 26 & 28, 2011. Any changes in site conditions after July 28 are not reflected on this map.
 2. 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 Hotline One-Call ticket numbers 20113012127, 20113008393, 20113008439 and 20113008460. Independent location of buried private utilities is not within the scope of this survey.
 3. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
 4. Not all trees, hedges, or ground cover have necessarily been located as a part of this survey.
 5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 6. Parcel lines and easements depicted hereon are based upon record information per the recorded Plat.
 7. This topographic map was prepared at the request of Avenue Architects and is not intended to be used as a property survey as defined by A-E7 of the Wisconsin Administrative Code.
 8. Data used to create this map was compiled by GPS and robotic total station measurements and is referenced to the Dane County Coordinate system.
 9. Elevations depicted hereon are based upon the City of Madison's published control which is on the NAVD83 Datum.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING FLAG POLE
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC DATA LINE
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC TELEPHONE LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

vierbicher

planners | engineers | advisors

REESBURG - MADISON - PRAIRIE DU CHIEN

999 Prairie Drive, Suite 201 Madison, Wisconsin 53717

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SITE SURVEY

LOT 262 & O.L. 29 SECOND ADDITION TO RESTON HEIGHTS

CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

REVISIONS	NO.	DATE	REMARKS

SCALE

1"=40' (22x34)

1"=80' (11x17)

DATE

9/14/2011

DRAFTER

MMAR/MKRI

CHECKED

MKRI/JQUA

PROJECT NO.

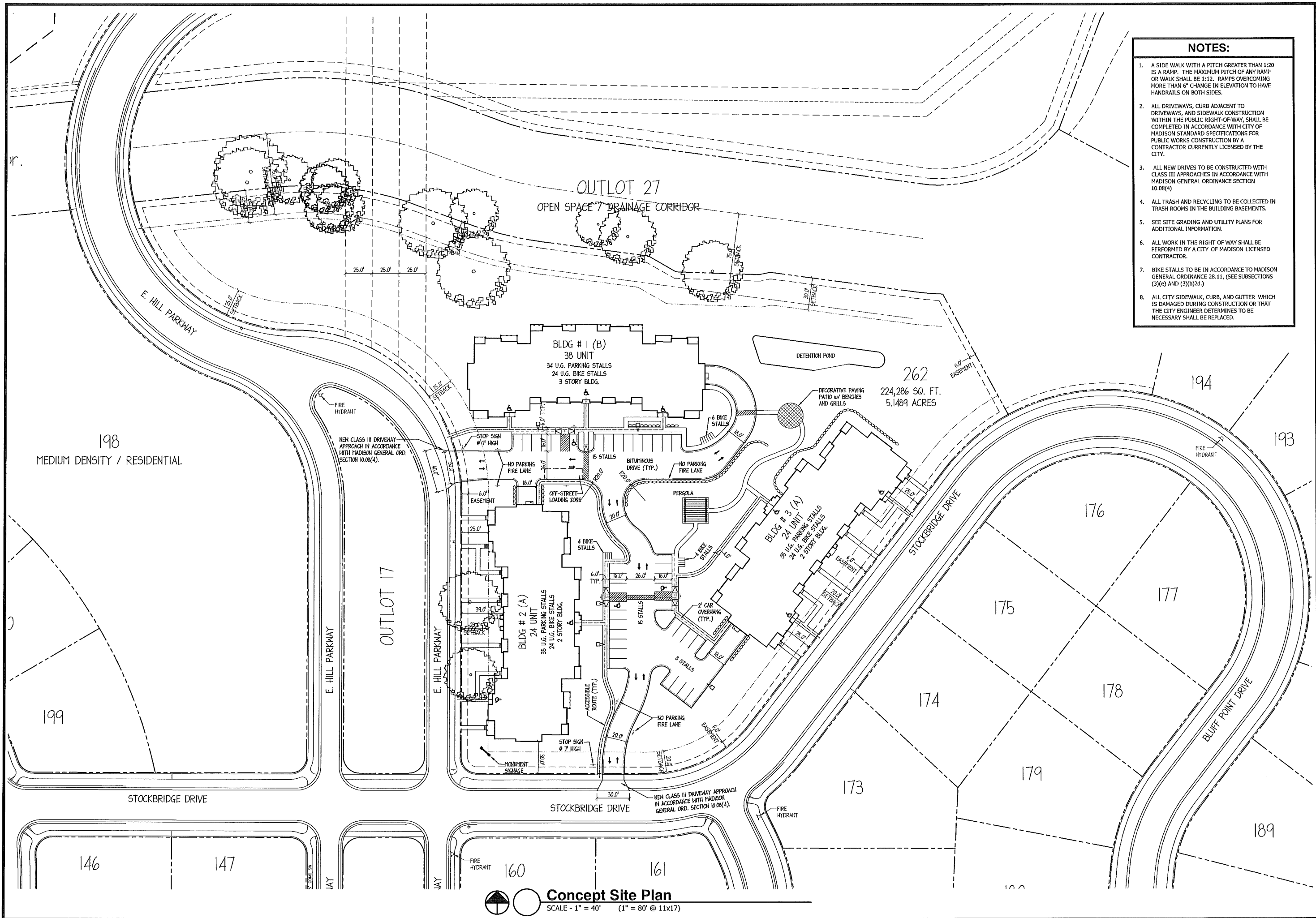
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SHEET

C-1.2

DWG. NO.

S-371



NOTES:

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMP OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
7. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (3)(e) AND (3)(h)(2d).)
8. ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.



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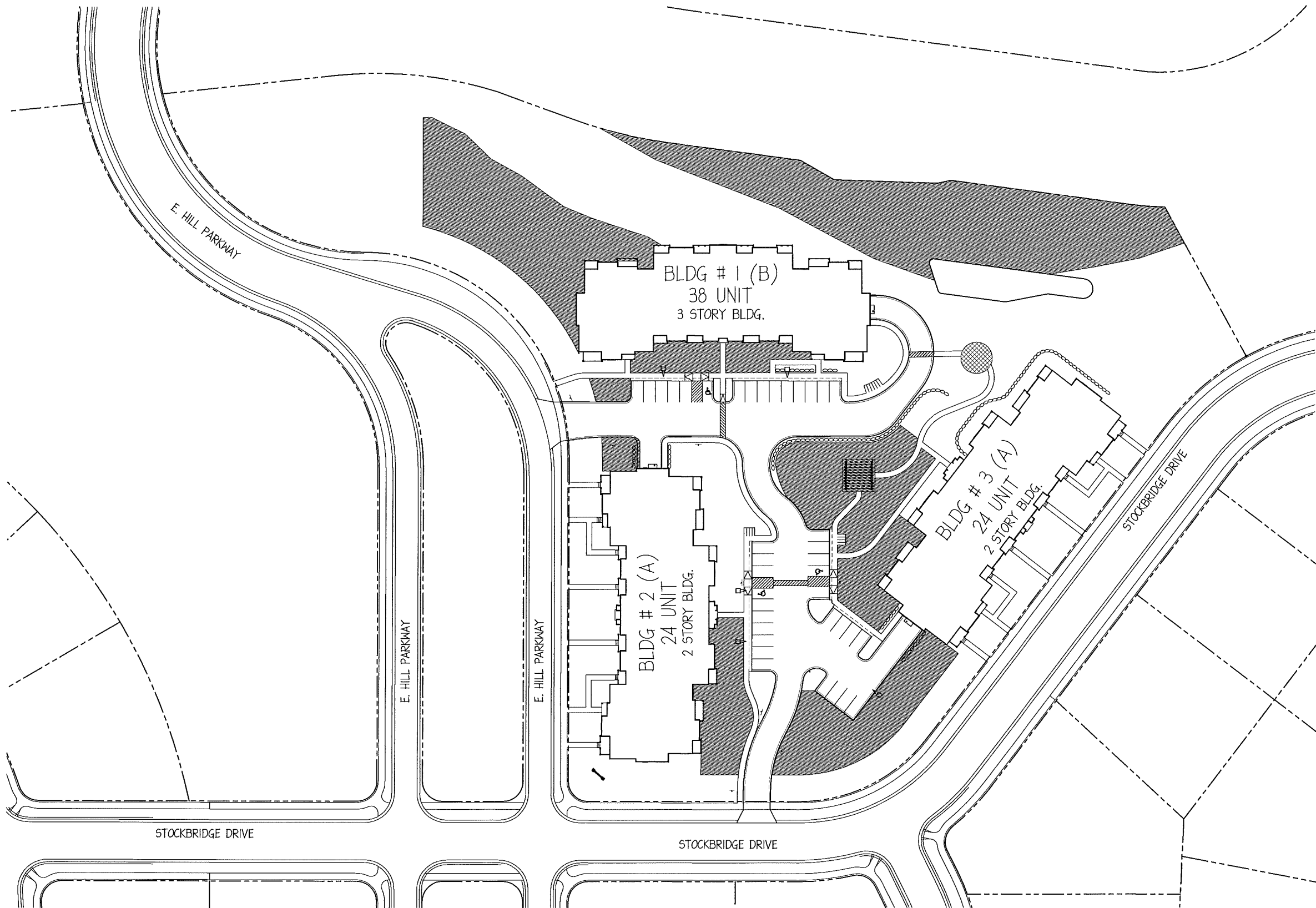
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Drawing Name
Concept Site Plan

Project Number	Sheet No.
1114	C-1.3

Concept Site Plan
SCALE - 1" = 40' (1" = 80' @ 11x17)



HATCHED AREA REPRESENTS USABLE OPEN SPACE
ACCORDING TO M.G.O SEC 28.08(1)(g) = 40,987 S.F.

  Site Useable Open Space
SCALE - 1" = 40' (1" = 80' @ 11x17)



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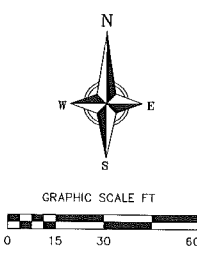
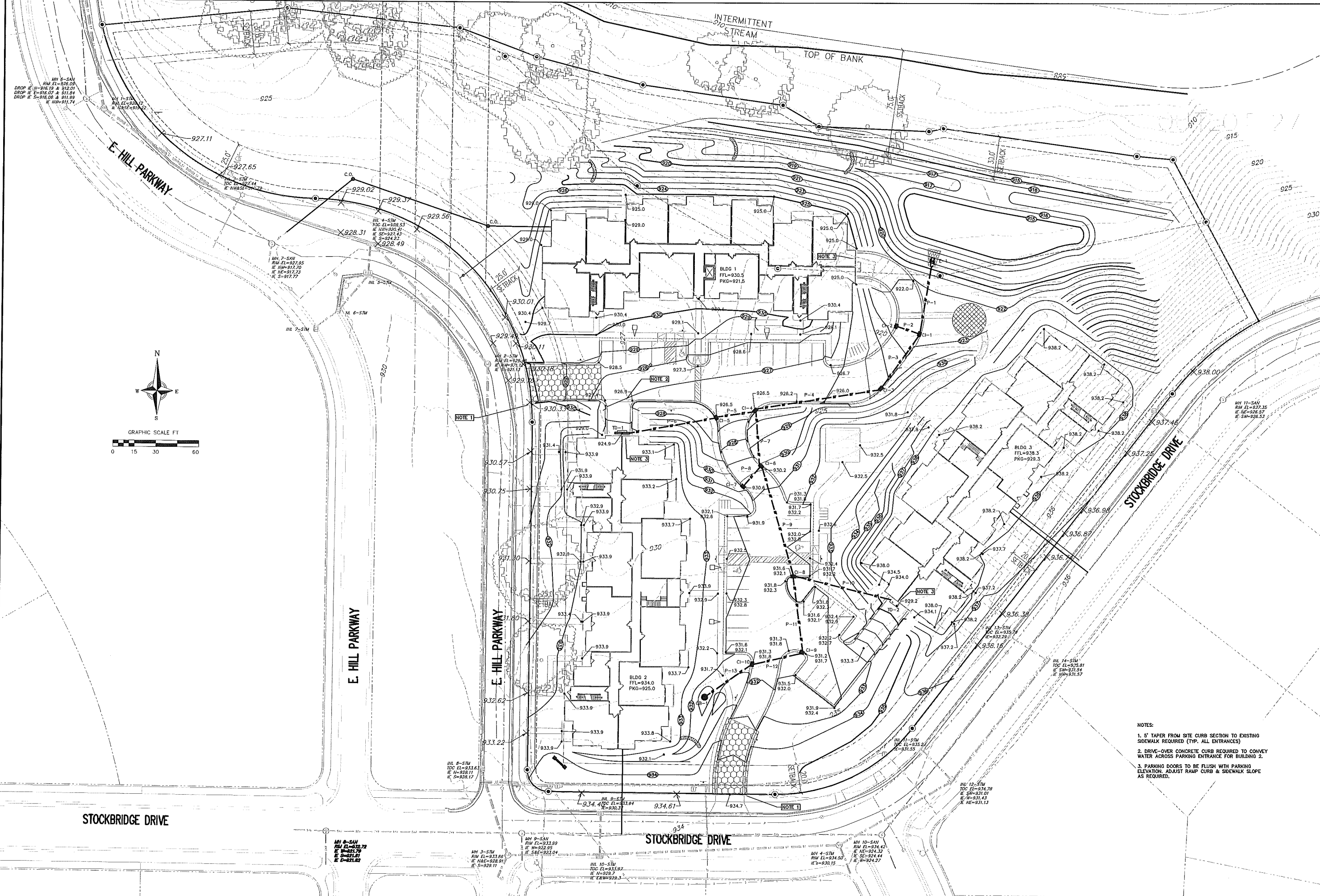
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Drawing Name
Site Useable Open
Space

Project Number 1114	Sheet No. C-1.4
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- NOTES:
1. 5' TAPER FROM SITE CURB SECTION TO EXISTING SIDEWALK REQUIRED (TYP. ALL ENTRANCES)
 2. DRIVE-OVER CONCRETE CURB REQUIRED TO CONVEY WATER ACROSS PARKING ENTRANCE FOR BUILDING 2.
 3. PARKING DOORS TO BE FLUSH WITH PARKING ELEVATION. ADJUST RAMP CURB & SIDEWALK SLOPE AS REQUIRED.



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foster Drive, Suite 201, Madison, Wisconsin
Phone: (608) 833-6532 Fax: (608) 833-6533

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CONCEPT GRADING & EROSION CONTROL PLAN

Reston Heights
Stockbridge Drive
Madison, WI

REVISIONS		REVISIONS			
NO.	DATE	REMARKS	NO.	DATE	REMARKS

SCALE

AS SHOWN

DATE

9/28/2011

DRAFTER

TCOY SBAU

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TSCH

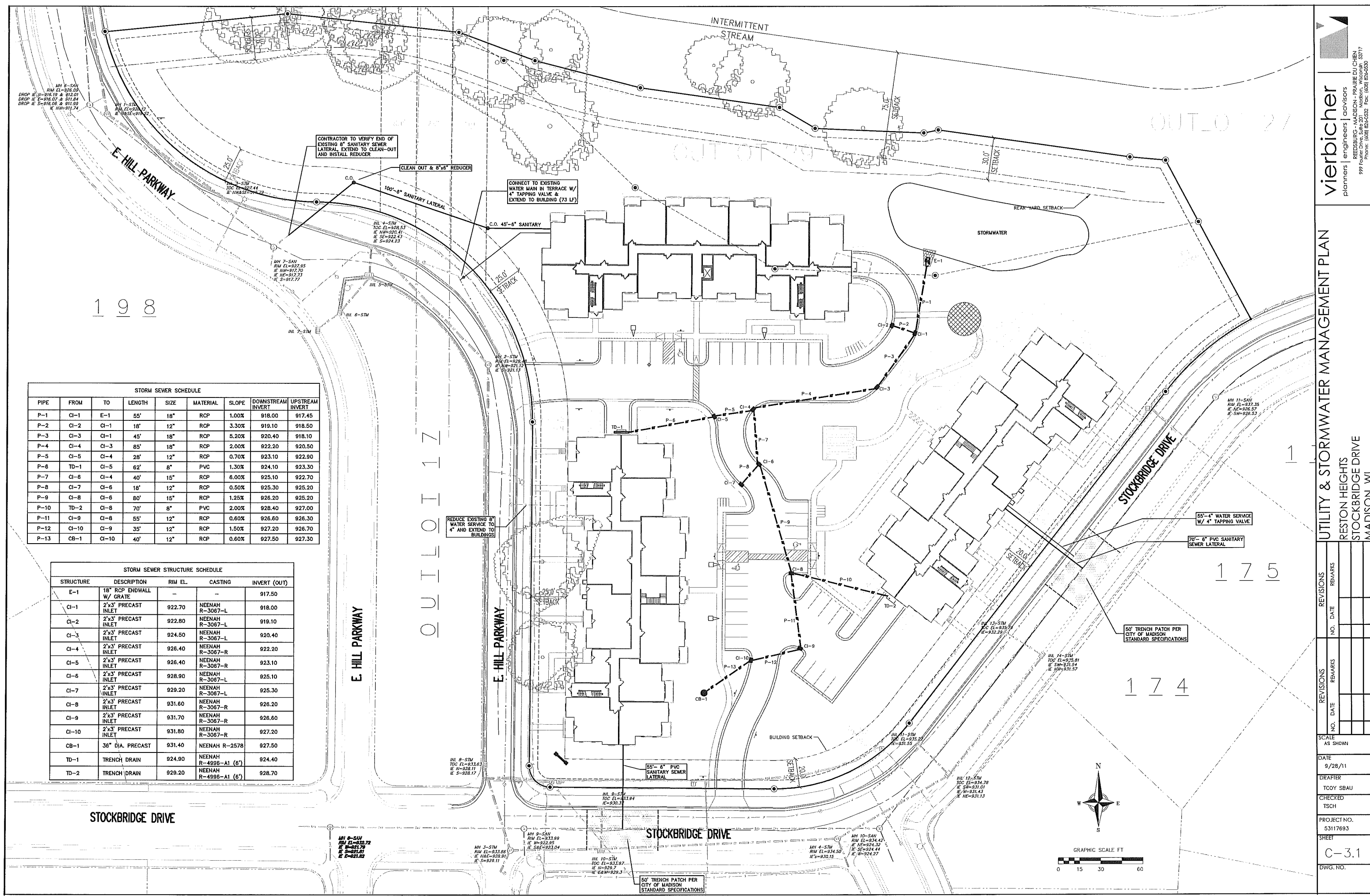
PROJECT NO.

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SHEET

C-2.1

DWG. NO.



STORM SEWER SCHEDULE								
PIPE	FROM	TO	LENGTH	SIZE	MATERIAL	SLOPE	DOWNSTREAM INVERT	UPSTREAM INVERT
P-1	CI-1	E-1	55'	18"	RCP	1.00%	918.00	917.45
P-2	CI-2	CI-1	18'	12"	RCP	3.30%	919.10	918.50
P-3	CI-3	CI-1	45'	18"	RCP	5.20%	920.40	918.10
P-4	CI-4	CI-3	85'	18"	RCP	2.00%	922.20	920.50
P-5	CI-5	CI-4	28'	12"	RCP	0.70%	923.10	922.90
P-6	TD-1	CI-5	62'	8"	PVC	1.30%	924.10	923.30
P-7	CI-6	CI-4	40'	15"	RCP	8.00%	925.10	922.70
P-8	CI-7	CI-6	18'	12"	RCP	0.50%	925.30	925.20
P-9	CI-8	CI-6	80'	15"	RCP	1.25%	926.20	925.20
P-10	TD-2	CI-8	70'	8"	PVC	2.00%	928.40	927.00
P-11	CI-9	CI-8	55'	12"	RCP	0.60%	926.60	926.30
P-12	CI-10	CI-9	35'	12"	RCP	1.50%	927.20	926.70
P-13	CB-1	CI-10	40'	12"	RCP	0.60%	927.50	927.30

STORM SEWER STRUCTURE SCHEDULE				
STRUCTURE	DESCRIPTION	RIM EL.	CASTING	INVERT (OUT)
E-1	18" RCP ENDWALL W/ GRATE	-	-	917.50
CI-1	2'x3' PRECAST INLET	922.70	NEENAH R-3067-L	918.00
CI-2	2'x3' PRECAST INLET	922.80	NEENAH R-3067-L	919.10
CI-3	2'x3' PRECAST INLET	924.50	NEENAH R-3067-L	920.40
CI-4	2'x3' PRECAST INLET	926.40	NEENAH R-3067-R	922.20
CI-5	2'x3' PRECAST INLET	926.40	NEENAH R-3067-R	923.10
CI-6	2'x3' PRECAST INLET	928.90	NEENAH R-3067-L	925.10
CI-7	2'x3' PRECAST INLET	929.20	NEENAH R-3067-L	925.30
CI-8	2'x3' PRECAST INLET	931.60	NEENAH R-3067-R	926.20
CI-9	2'x3' PRECAST INLET	931.70	NEENAH R-3067-R	926.60
CI-10	2'x3' PRECAST INLET	931.80	NEENAH R-3067-R	927.20
CB-1	36" DIA. PRECAST	931.40	NEENAH R-2578	927.50
TD-1	TRENCH DRAIN	924.90	NEENAH R-4996-A1 (6')	924.40
TD-2	TRENCH DRAIN	929.20	NEENAH R-4996-A1 (6')	928.70

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UTILITY & STORMWATER MANAGEMENT PLAN

RESTON HEIGHTS
STOCKBRIDGE DRIVE
MADISON, WI

NO.	DATE	REVISIONS	
		NO.	REMARKS

SCALE
AS SHOWN

DATE
9/28/11

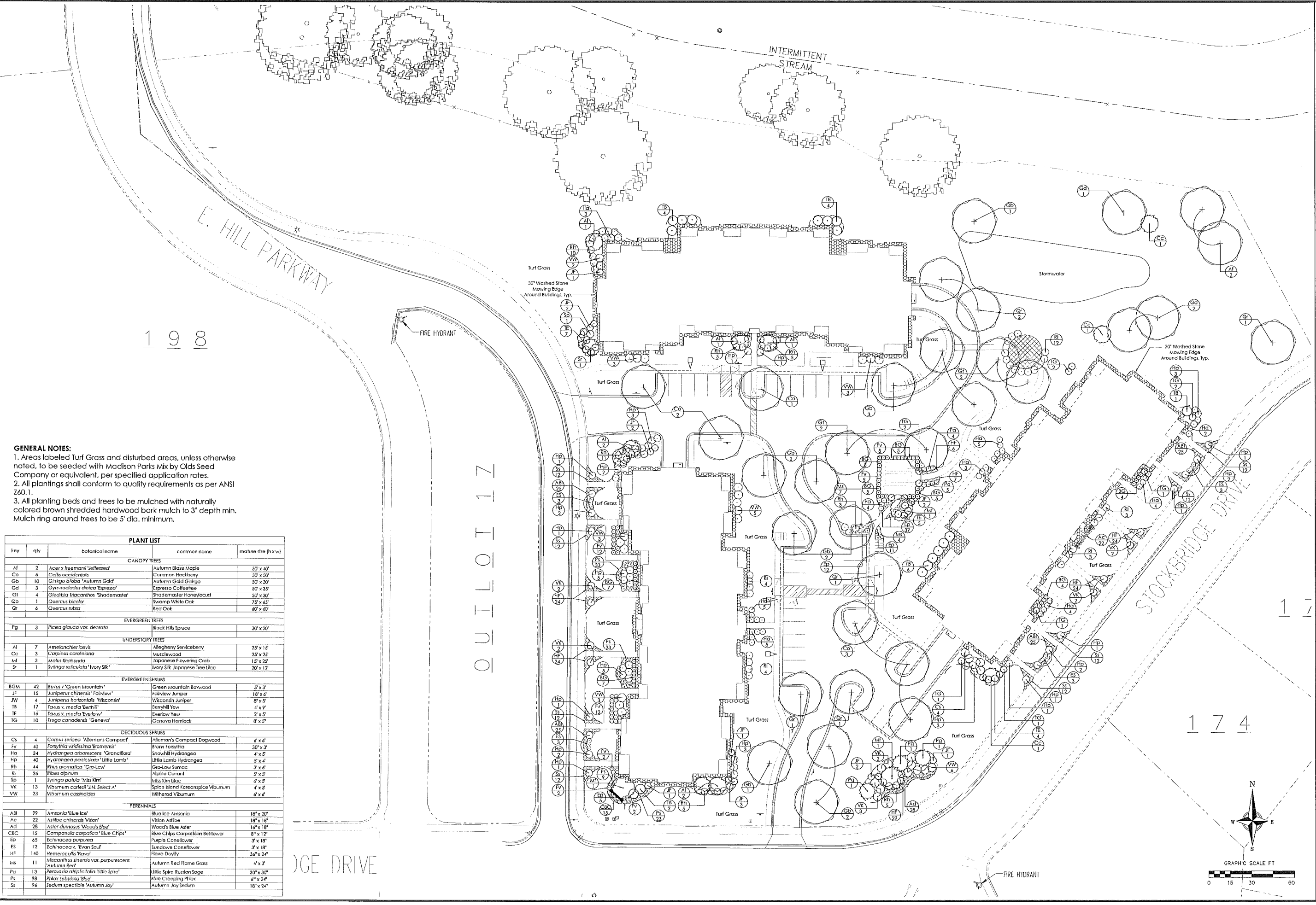
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TSCB

PROJECT NO.
53117693

SHEET
C-3.1

DWG. NO.



- GENERAL NOTES:**
- 1. Areas labeled Turf Grass and disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per specified application rates.
 - 2. All plantings shall conform to quality requirements as per ANSI Z60.1.
 - 3. All planting beds and trees to be mulched with naturally colored brown shredded hardwood bark mulch to 3" depth min. Mulch ring around trees to be 5' dia. minimum.

PLANT LIST				
key	qty	botanical name	common name	mature size (h x w)
CANOPY TREES				
AF	2	Acer x freemanii 'Jefferson'	Autumn Blaze Maple	50' x 40'
Ca	6	Celtis occidentalis	Common Hackberry	50' x 50'
Gb	10	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	30' x 30'
Gd	3	Gymnocladus dioica 'Espresso'	Espresso Coffee tree	50' x 35'
Gl	4	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	50' x 30'
Qb	1	Quercus bicolor	Swamp White Oak	75' x 65'
Qr	6	Quercus rubra	Red Oak	60' x 60'
EVERGREEN TREES				
Pg	3	Picea glauca var. densata	Black Hills Spruce	30' x 20'
UNDERSTORY TREES				
Al	7	Amelanchier laevis	Allegheny Serviceberry	25' x 15'
Cc	3	Cornus caroliniana	Northern Spice	25' x 25'
HF	3	Malus floribunda	Japanese Flowering Crab	15' x 25'
Sr	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	20' x 12'
EVERGREEN SHRUBS				
BGM	42	Buxus x 'Green Mountain'	Green Mountain Boxwood	5' x 3'
JF	15	Juniperus chinensis 'Fairview'	Fairview Juniper	18' x 6'
JW	4	Juniperus horizontalis 'Wisconsin'	Wisconsin Juniper	8' x 5'
TA	17	Taxus x media 'Benji'	Benji Yew	4' x 1'
IE	16	Taxus x media 'Evelyn'	Evelyn Yew	2' x 3'
TG	10	Thuja canadensis 'Geneva'	Geneva Hemlock	8' x 5'
DECIDUOUS SHRUBS				
CS	4	Cornus sericea 'Allegheny Compact'	Allegheny Compact Dogwood	6' x 6'
Fv	40	Forsythia viridissima 'Bravest'	Brown Forsythia	30' x 3'
Ha	34	Hydrangea arborescens 'Grandiflora'	Snowhill Hydrangea	4' x 5'
Hp	40	Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	5' x 4'
Rh	44	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3' x 6'
Ri	26	Ribes alpinum	Alpine Currant	5' x 5'
Sp	1	Syringa patula 'Miss Kim'	Miss Kim Lilac	6' x 5'
VK	13	Viburnum coccineum 'JUN Select A'	Spice Bland Korean Spice Viburnum	4' x 5'
VW	23	Viburnum coccineum	Wilbur Viburnum	6' x 6'
PERENNIALS				
ABI	99	Anemone 'Blue Ice'	Blue Ice Anemone	18" x 20"
Ac	22	Aster chinensis 'Vision'	Vision Aster	18" x 18"
Ad	28	Aster dumosus 'Wood's Blue'	Wood's Blue Aster	16" x 18"
CBC	15	Campanula carpatica 'Blue Chips'	Blue Chips Campanula Bells	8" x 12"
Ep	65	Echinacea purpurea	Purple Coneflower	3' x 18"
ES	12	Echinacea x 'Evans Souffle'	Sundown Coneflower	3' x 18"
HF	140	Hemerocallis 'Frost'	Flava Daylily	36" x 24"
HS	11	Miscanthus sinensis var. purpureus 'Autumn Red'	Autumn Red Flame Grass	4' x 3'
Pa	13	Perovnia alpinica 'Little Spire'	Little Spire Russian Sage	30" x 30"
Ps	98	Phlox subulata 'Blue'	Blue Creeping Phlox	6" x 24"
Ss	96	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	18" x 24"

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CONCEPT LANDSCAPE PLAN

RESTON HEIGHTS
STOCKBRIDGE DRIVE
MADISON, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE

AS SHOWN

DATE

9-28-11

DRAWN

SVH

CHECKED

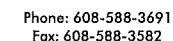
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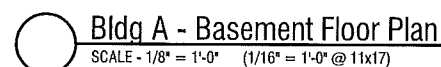
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09-14-2011	UDC Initial
08-17-2011	Plan Commisson
07-27-2011	UDC Informational

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Project Number	Sheet No.
1114	1



Reston Heights - Lot 262
6854 Stockbridge Drive
Madison, Wisconsin

Issued for UDC Initial Referral
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08-17-2011 Plan Commission
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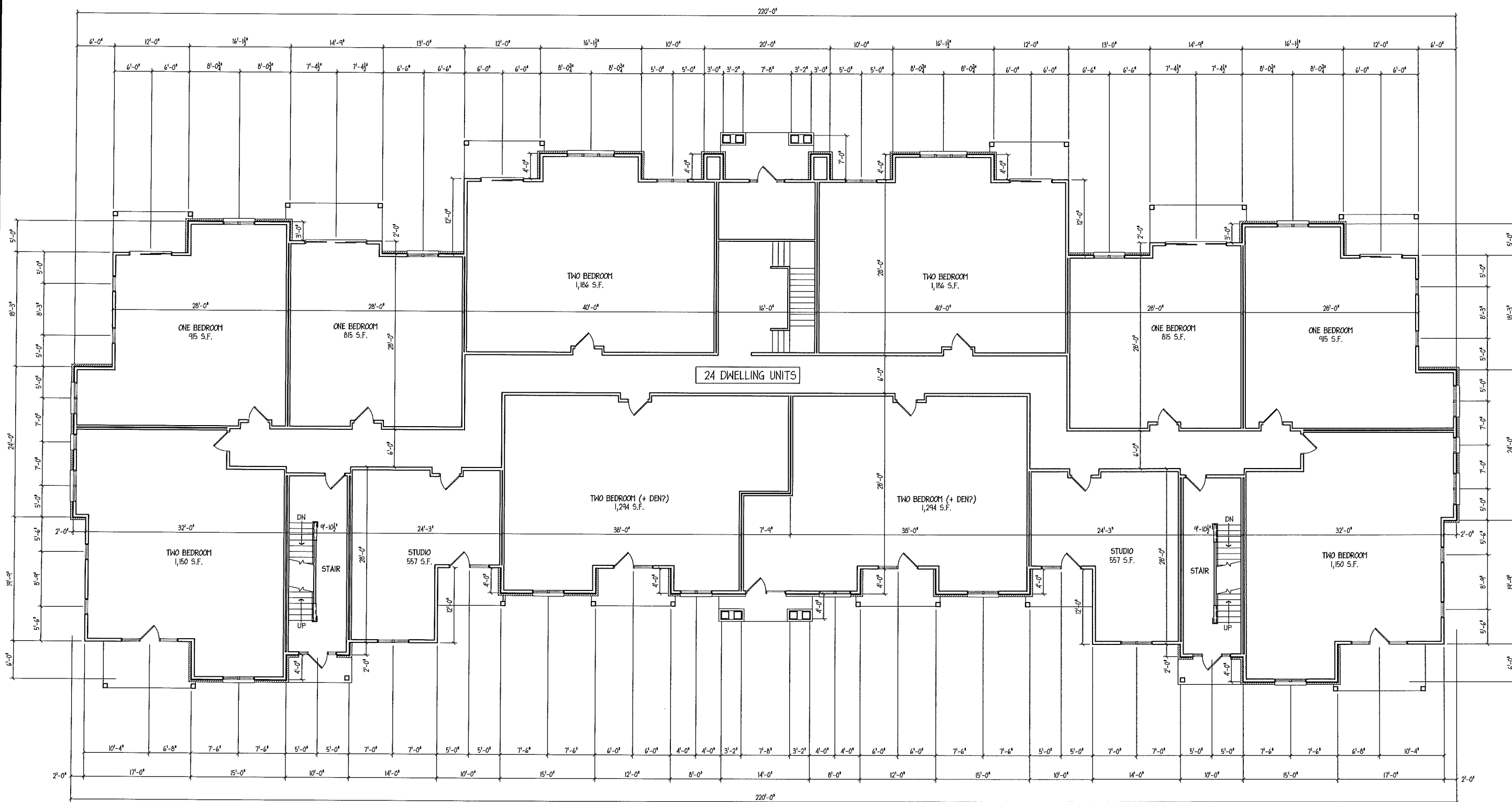
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Drawing Name

Bldg A
First Level Floor
Plan

Project Number
1114

Sheet No.
2



Bldg A - First Level Floor Plan
SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17)

Total Interior Space = 14,208 sq.ft.
Total Bldg. Area = 15,386 sq.ft.

Reston Heights - Lot 262
6854 Stockbridge Drive
Madison, Wisconsin

Issued for UDC Initial Referral
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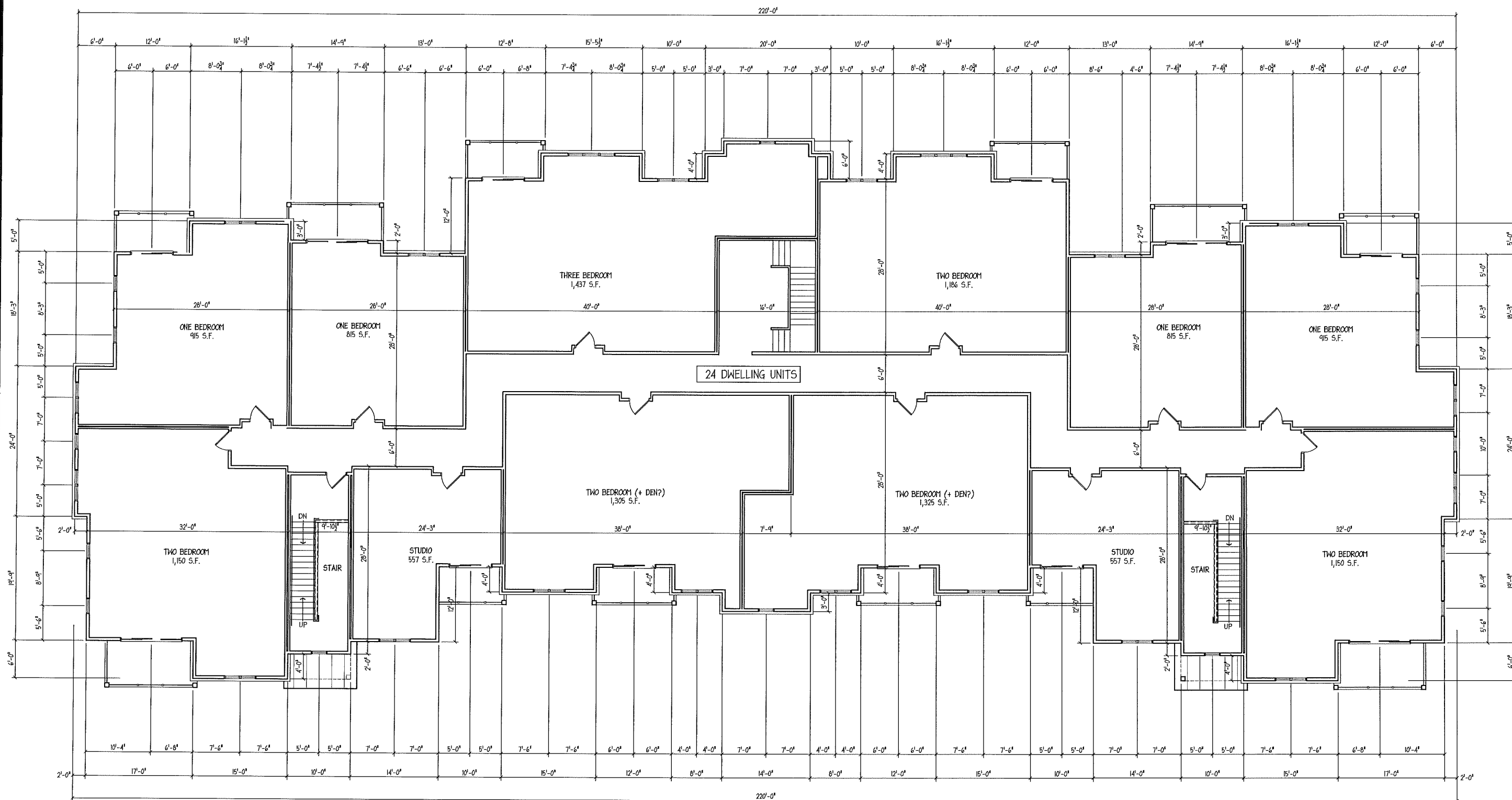
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Drawing Name

Bldg A
Second Level
Floor Plan

Project Number
1114

Sheet No.
3

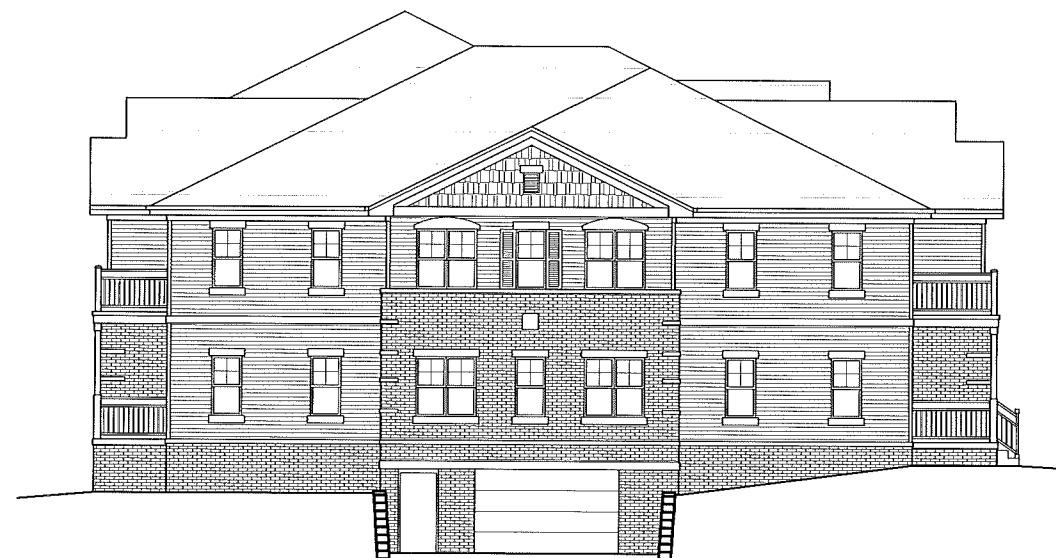


Bldg A - Second Level Floor Plan
SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17)

Total Interior Space = 14,208 sq.ft.
Total Bldg. Area = 15,174 sq.ft.



BLDG - A, FRONT ELEVATION
SCALE - 1/8" = 1'-0"



BLDG - A, SIDE ELEVATION
SCALE - 1/8" = 1'-0"

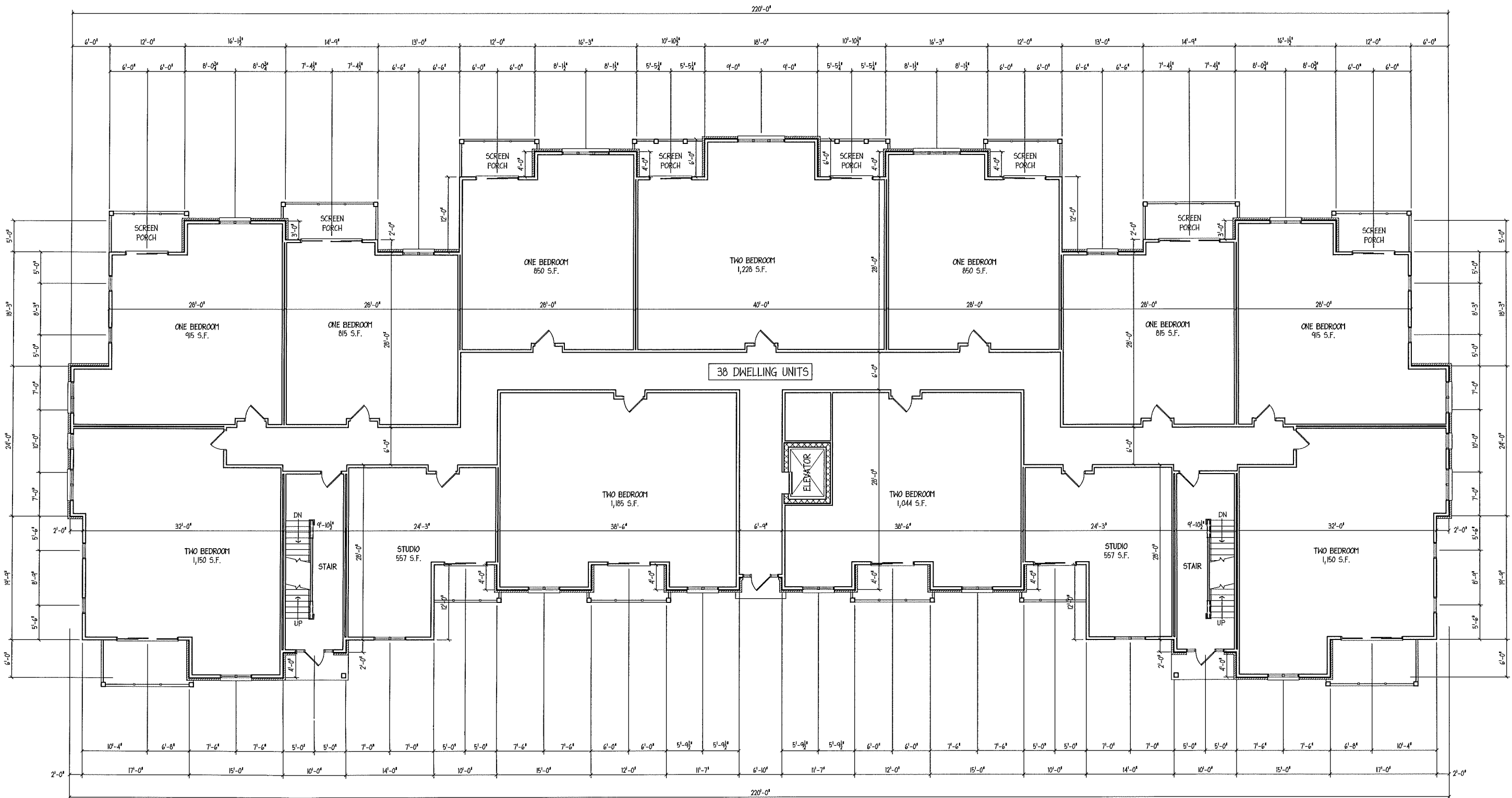


BLDG - A, SIDE ELEVATION
SCALE - 1/8" = 1'-0"



BLDG - A, REAR ELEVATION
SCALE - 1/8" = 1'-0"

SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17)

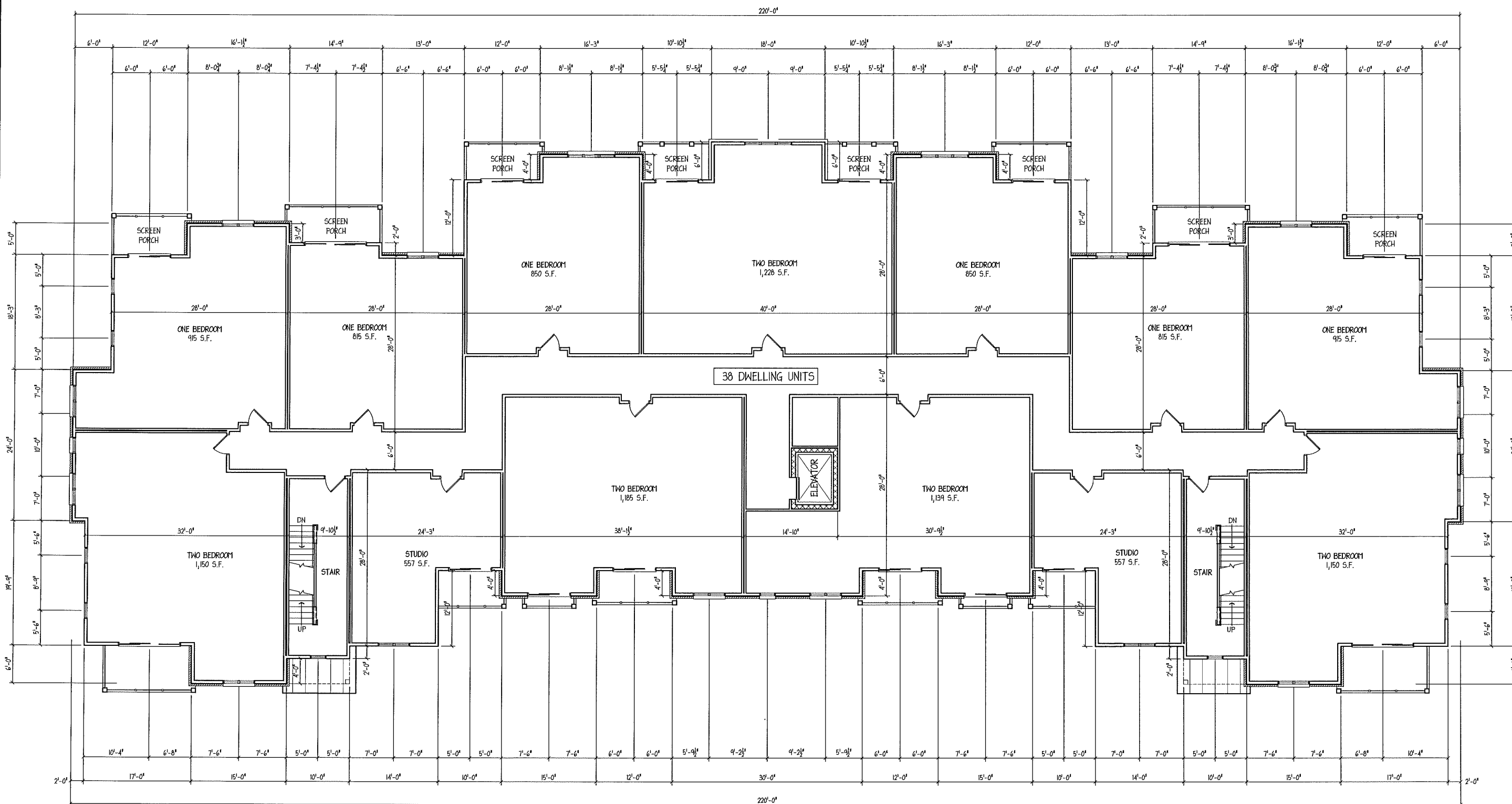


Bldg B - First Level Floor Plan

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17)

Total Interior Space = 14,153 sq.ft.

Total Bldg. Area = 15,466 sq.ft.



Bldg B - Second Level Floor Plan

SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17)

Total Interior Space = 14,167 sq.ft.

Total Bldg. Area = 15,376 sq.ft.



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Reston Heights - Lot 262
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Madison, Wisconsin

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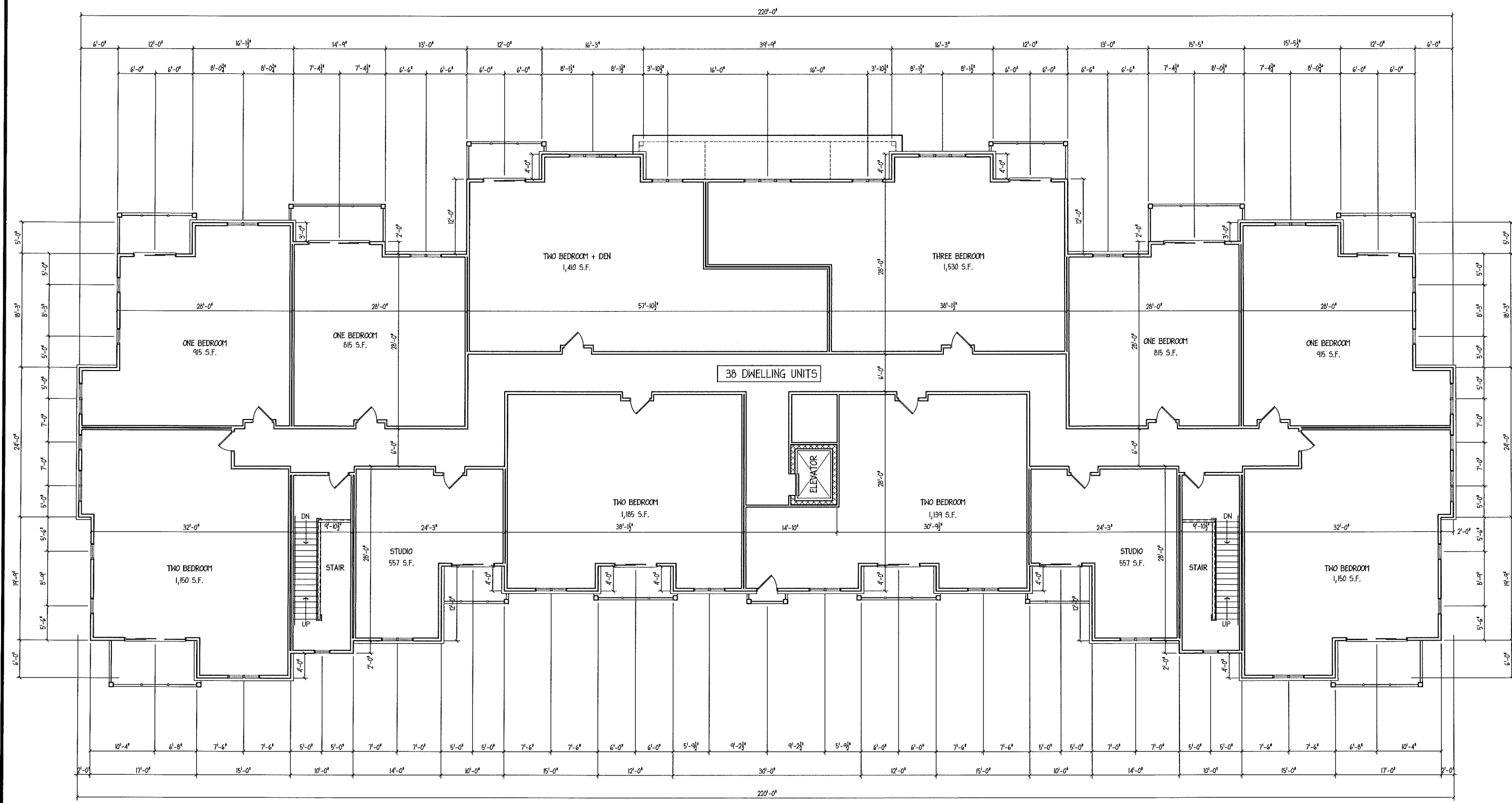
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Drawing Name
Bldg B
Third Level Floor
Plan

Project Number
1114

Sheet No.
8



 Bldg B - Third Level Floor Plan

SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17)

Total Interior Space = 14,059 sq.ft.
Total Bldg. Area = 14,965 sq.ft.



○ BLDG - B, SOUTH ELEVATION
SCALE - 1/8" = 1'-0"

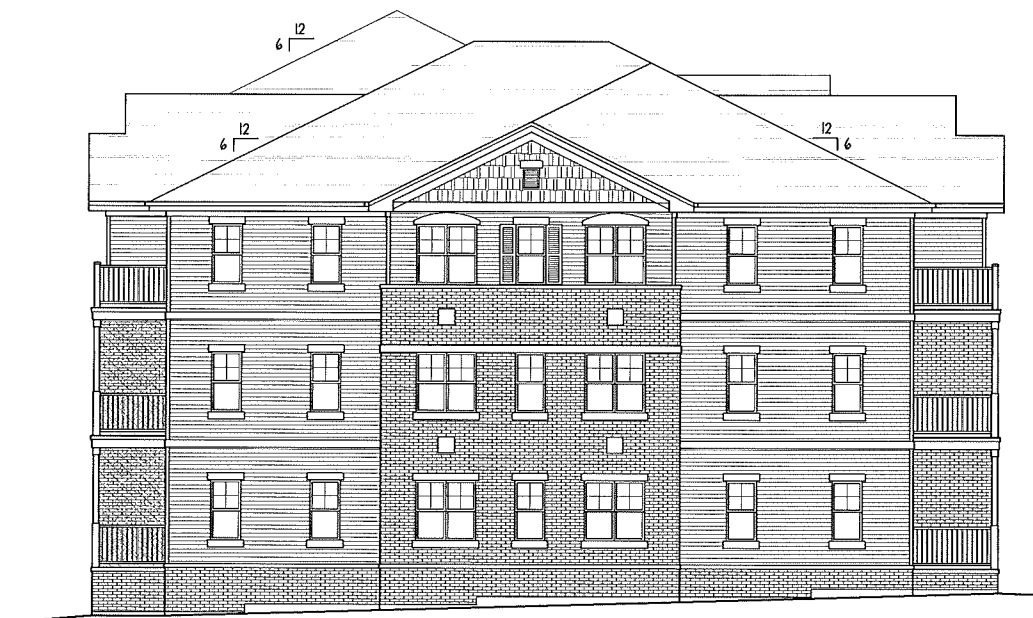


○ BLDG - B, EAST ELEVATION
SCALE - 1/8" = 1'-0"



BLDG - B, NORTH ELEVATION
SCALE - 1/8" = 1'-0"

SCREEN PORCH



BLDG - B, WEST ELEVATION
SCALE - 1/8" = 1'-0"



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Drawing Name
Bldg B Elevations

Project Number 1114	Sheet No. 10
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