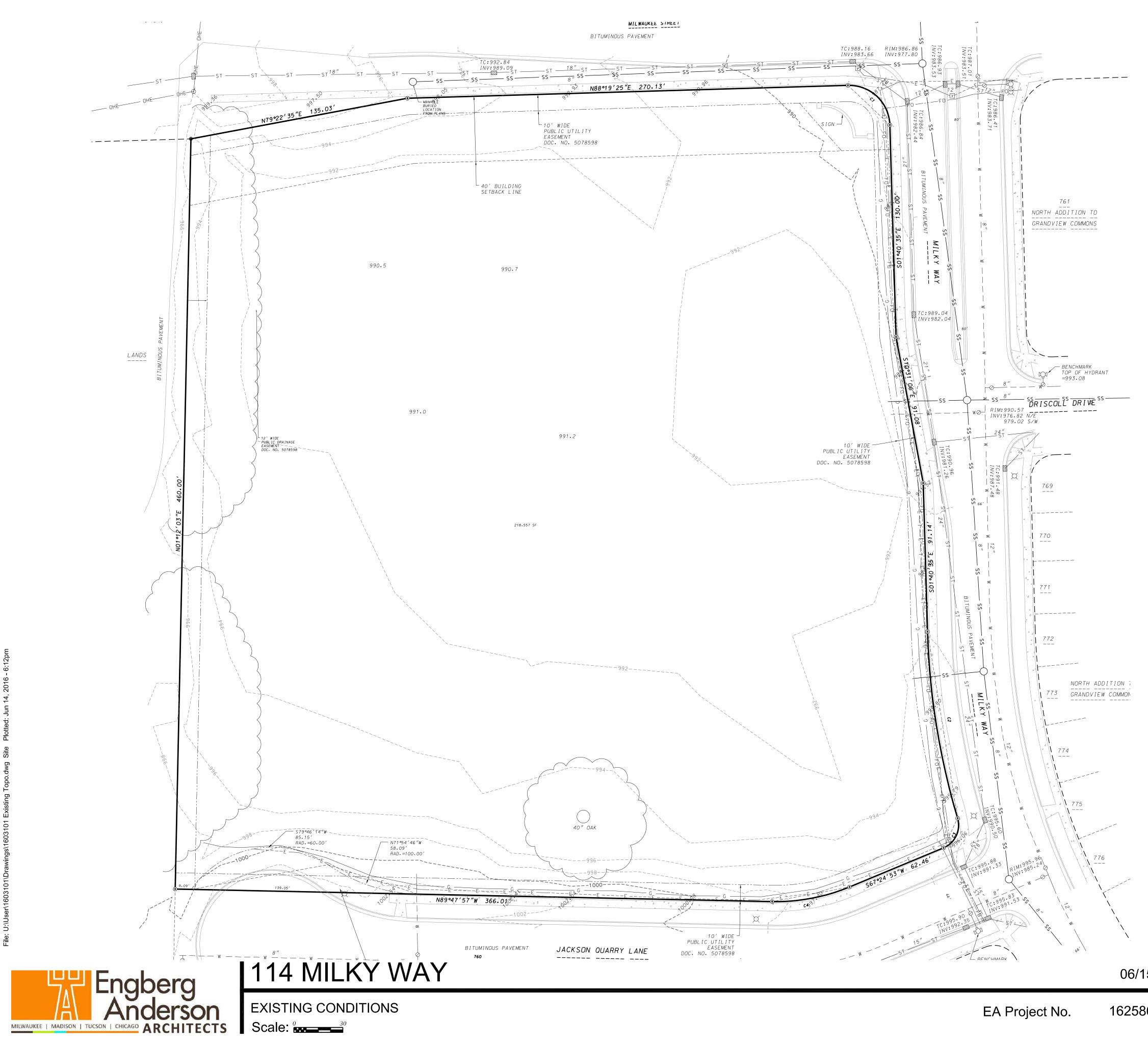


URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at: http://www.cityofmadison.com/planning/documents/UDCapplication.pdf 215 Martin Luther King Jr. Blvd; Room LL-100 PO Box 2985; Madison, Wisconsin 53701-2985 Phone: 608.266.4635 | Facsimile: 608.267.8739

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

Date Submitted: June 15, 2016		ormational Presentation
UDC Meeting Date: _July 27, 2016	A CONTRACT OF A	tial Approval
Combined Schedule Plan Commission Date (if applicable): Augu		al Approval
1. Project Address: 114 Milky Way Project Title (if any):	on): Previously-Approved Develop ee) Mixed-Use District (UMX) (\$1	ment 50 fee, Minor Exterior Alterations)
 Suburban Employment Center (SEC) or Campus Insti Planned Development (PD) General Development Plan (GDP) Specific Implementation Plan (SIP) Planned Multi-Use Site or Planned Residential Comp 		yment Campus District (EC)
B. Signage: ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Signage Exception(s) in an Urban Design District (publ <u>C. Other</u> : ☐ Please specify:	Street Graphics Variar	ICE [*] (public hearing-\$300 fee)
3. Applicant, Agent & Property Owner Information:		
Applicant Name: Kevin Newell	Company:Royal Capital Group	
Street Address: 710 North Plankinton Street Telephone:(414_)847-6275 Fax:(414_)915-8080	City/State: Milwaukee, Wiscons	
Fax:(<u>414</u>)847-6275 Fax:(<u>414</u>)915-8080	Email: Kevin.Newell@royal-cg.c	om
Project Contact Person: Brian Munson	Company: Vandewalle & Associ	ates
Street Address: 120 East Lakeside Street	City/State: Madison, Wisconsin	
Telephone:(608) 255-3988 Fax:(608) 255-0814		
Project Owner (if not applicant) :	-	
Street Address:	_ City/State:	Zip:
Telephone:(Fax:()	Email:	
 4. Applicant Declarations: A. Prior to submitting this application, the applicant is required to discuss the application was discussed with <u>Al Martin</u> or B. The applicant attests that all required materials are included in this submittee application deadline, the application will not be placed on an Urban Declaration. 	<u>April15,2016</u> (date of meeting) nittal and understands that if any rec	uired information is not provided by
Name of Applicant Kesin Newell	X	evelopertowner
Authorized Signature	Date 6/14/2016	



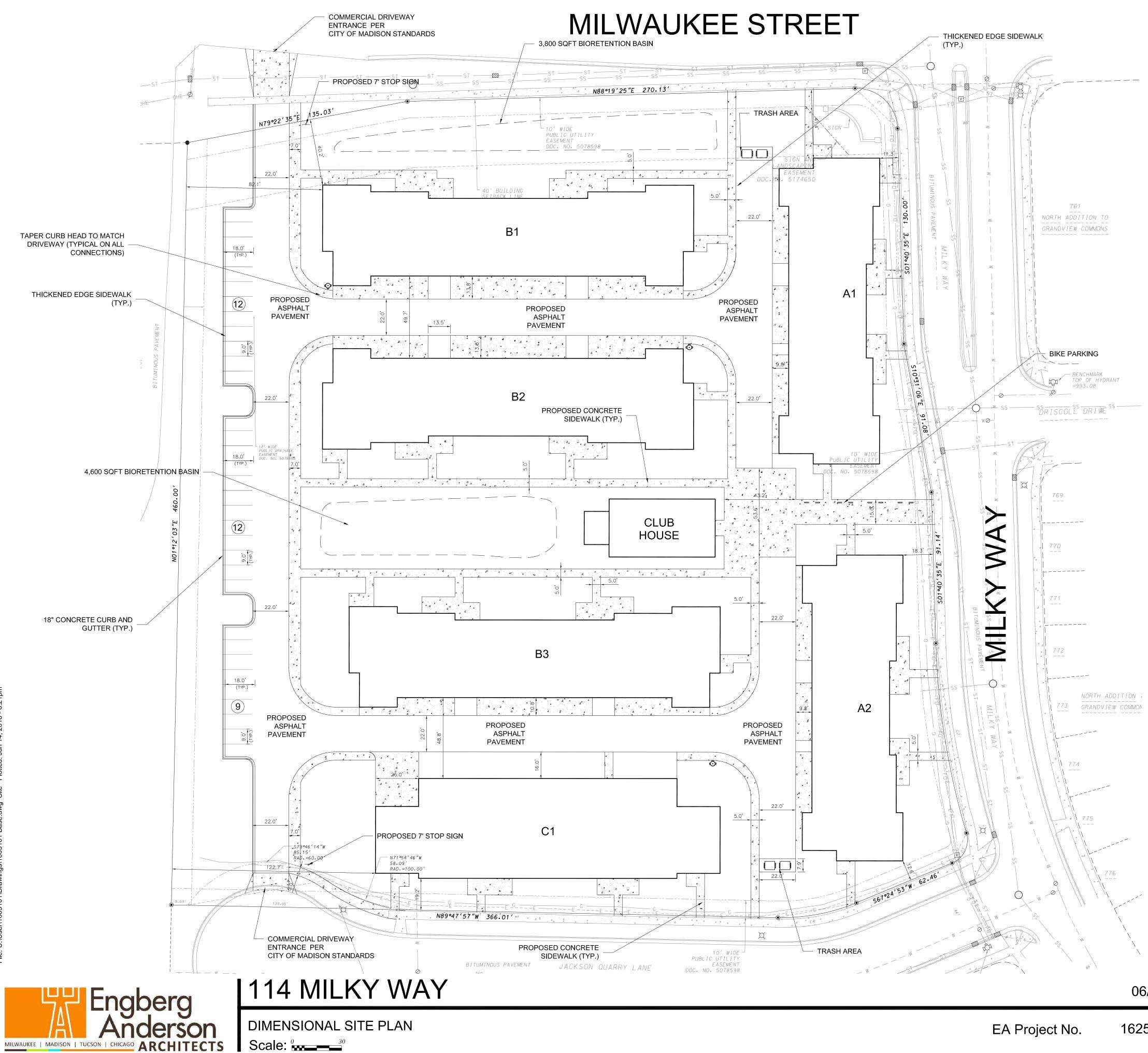
۲	FOUND 1-1/4" IRON REBAR
٠	Found 3/4" iron rebar
V	TELECOMMULATION VALLT
\bigcirc	MANHOLE
	JNLET
X	Lion Pag
\odot	val ve
Ş	HYDRANT
	CONCRETE
X	FENCE
OHE OHE	OVERHEAD UTILITIES
————Е ————Е ————Е —	UNDERGROUND ELECTRIC
SS SS	SANTTARY SEMER
SS SS w	SANTTARY SEVER
W G	RATER MAIN
W G	RITER MAIN Gas Main
G T	eas min UNDERGROUND TELECOMMUNICATION LINE
G G T T T ST ST	enter main cas univ UNDERGROUND TELECOMMUNICATION LINE stown serve
G G T T T ST ST F0 F0	eas min UNDERGROUND TELECOMMUNICATION LINE storm seer undergradie fier oftic line
G G T T T ST ST F0 F0	KIER KLIN GAS BIN UNDERGROUND TELECOMMUNICATION LINE STORM SLERR UNDERGROODE FLERR OFTIC LINE FENCE
G G T T T ST ST F0 F0	KIER KIN GS BIN UNDERGROUND TELECOMMUNICATION LINE STOR SER UNDERGROUP FIER OFTIC LINE FENCE EXISTING CONTOUR
G G T T T ST ST F0 F0	KTER KIN GS ININ UNDERGROUND TELECOMMUNICATION LINE STOR SER UNERGROUPD TIER OTTIC LINE FENCE EXISTING CONTOUR CONCRETE CURB AND GUTTER



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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06/15/16 C100 ROYAL CAPITAL 162586.00 Group LLC



GENERAL NOTES

- 1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
- 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
- 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
- IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
- 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
- 6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
- 7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

SITE PLAN INFORMATION BLOCK 114 MILKY WAY	
TOTAL LOT AREAS	5.0 AC :
EXISTING TOTAL IMPERVIOUS AREA	0 SF:
PROPOSED TOTAL IMPERVIOUS AREA	128,940 SI
PROPOSED BUILDING AREA	66,880 SF

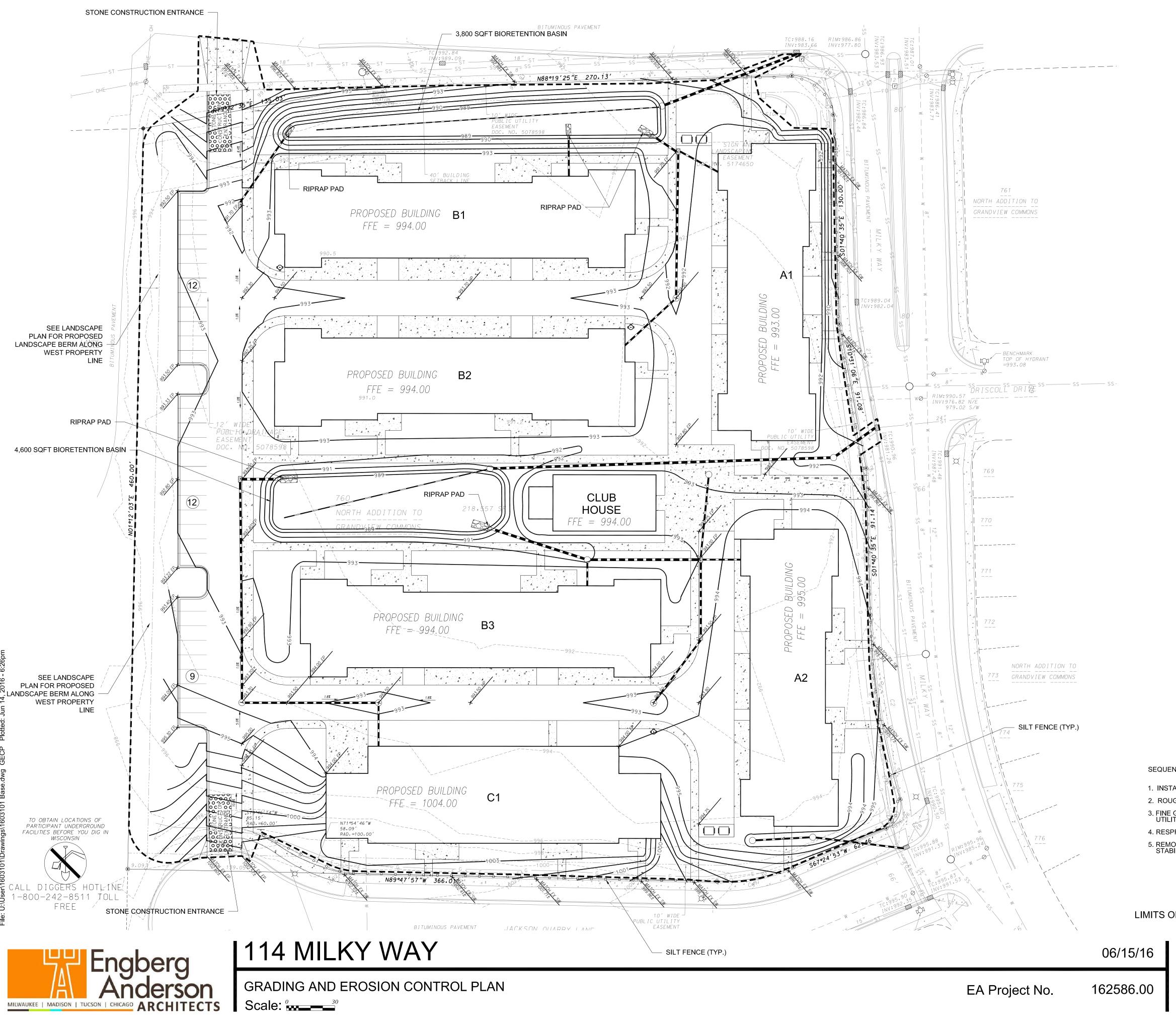
SURFACE PARKING STALLS



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06/15/16 C101 ROYAL CAPITAL 162586.00 Group LLC



-C102 ROYAL CAPITAL Group LLC





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4. RESPREAD TOPSOIL AND FINAL RESTORATION 5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.

2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION

1. INSTALL EROSION CONTROL

SEQUENCE/ ANTICIPATED TIME SCHEDULE

15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 ¹/₂ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE BIORETENTION BASINS SHALL BE PLANTED WITH NATIVE SPECIES TOLERANT OF FLUCTUATING WATER CONDITIONS. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS. 16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

- 14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- 13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- DISPOSAL METHODS. 12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
- 11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER
- 9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1 10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
- COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER 8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
- 6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS
- AT THE END OF EACH WORK DAY. 5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- 4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER
- EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- GRADING AND EROSION CONTROL NOTES: 1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- 7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
- 6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
- 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
- 4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
- 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT

- 1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS

LEGEND

983.10

_____D__

GENERAL NOTES

PROPOSED CONTOUR

EXISTING CONTOUR

SPOT ELEVATION

EP - EDGE OF PAVEMENT

TC - TOP OF CURB

LIMITS OF DISTURBANCE

SILT FENCE/SILT SOCK

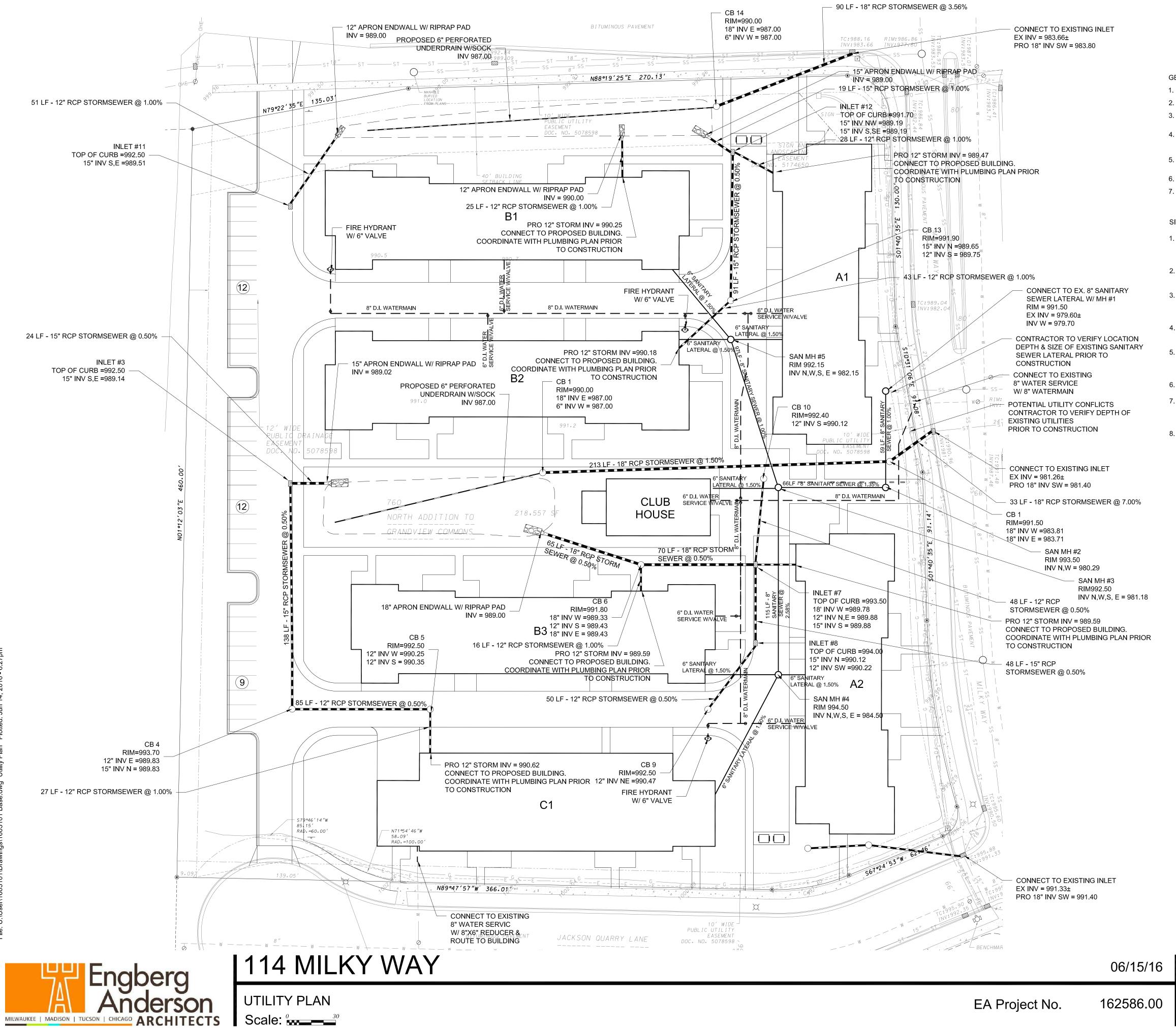
FLOW ARROW

FFE - FINISHED FLOOR ELEVATION

TW - TOP OF WALL (GROUND ELEVATION)

BW - BOTTOM OF WALL (GROUND ELEVATION) HP - HIGHPOINT

2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.



GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED. 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT

4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION

5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION 6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED

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

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.

2. CONTRACTOR TO VERIFY LOCATION DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.

3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER SERVICE CONNECTION LOCATION WITH ARCHITECTURAL PLUMBING PLAN.

4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.

5. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.

6. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.

7. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN

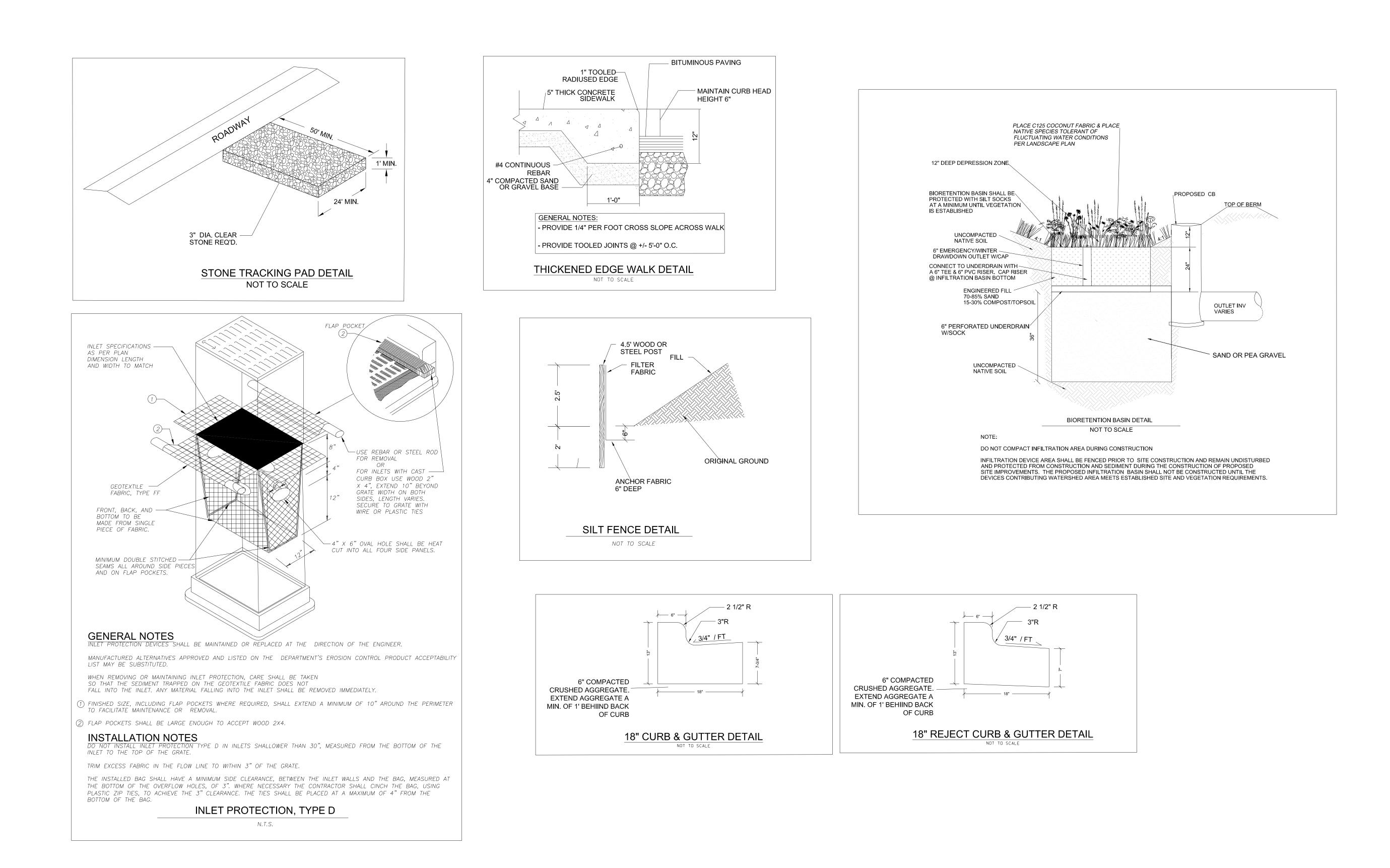
8. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID



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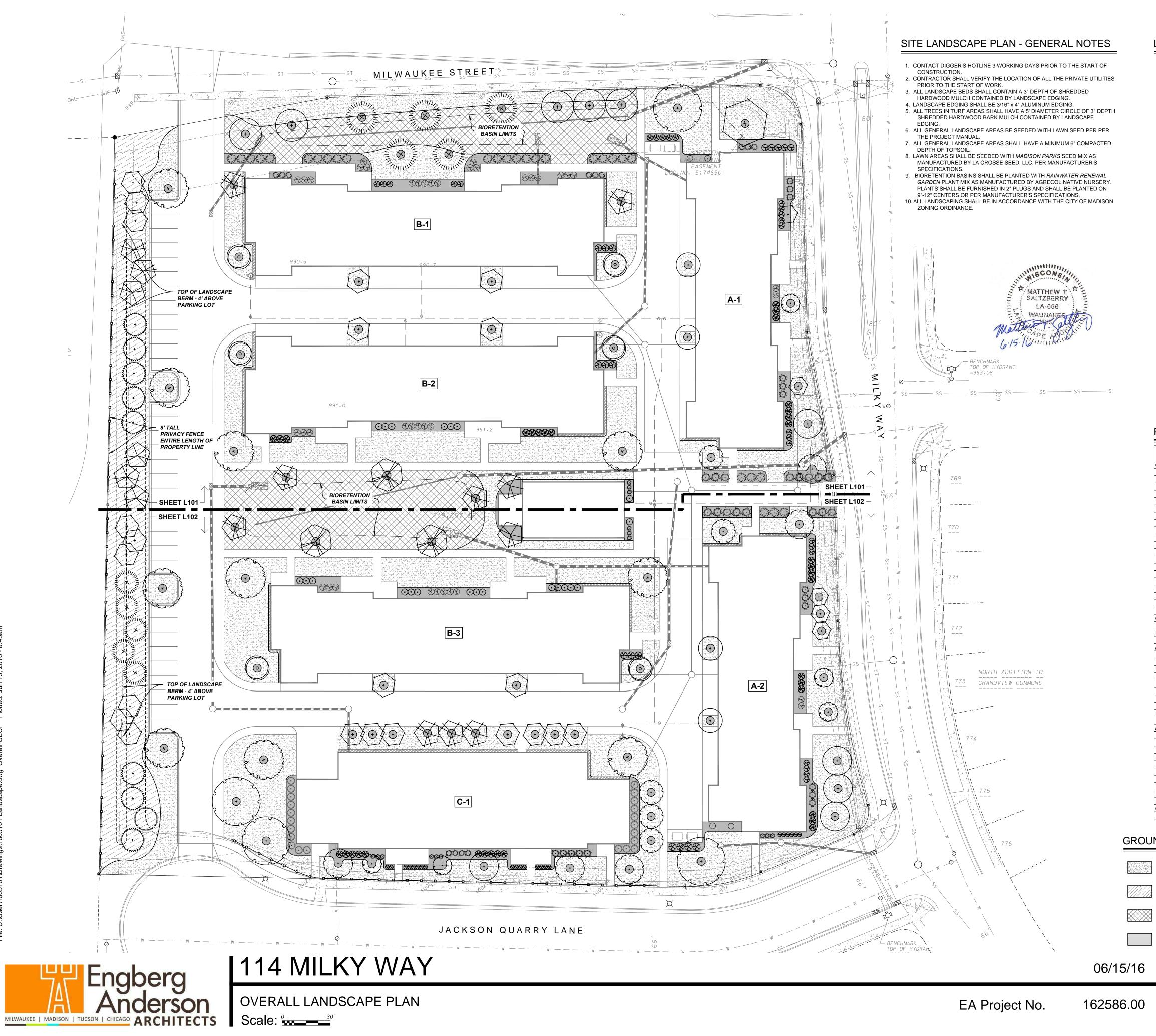
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06/15/16 C103 ROYAL CAPITAL 162586.00 Group LLC



DETAIL SHEET

06/15/16 C104 ROYAL CAPITAL 162586.00 Group LLC



DEVELOPED AREA REQUIREMENT

5 POINTS PER 300 SF OF DEVELOPED AREA GROSS DEVELOPED AREA = 162,434 SQ FT BUILDING FOOTPRINTS = 66,880 SQ FT

NET DEVELOPED AREA = 95,554 SQ FT (2.19 ACRE)

TOTAL POINTS REQUIRED = 1,593 POINTS

POINTS PROVIDED = 4,711 POINTS

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

REQUIRED LANDSCAPED AREA = 3,617 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

PLANT SCHEDULE

				PTS PER			ROOT	
			QTY	PLANT	TOTAL	SIZE	COND	NOTES
	STORY DECIDUOUS TREES	Olara Olar Marila		05	475	0.5"		
	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	0.07514
	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	7	35	245	8' TALL	B&B	3 STEM
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	
	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	5	35	175	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	140	2.5"	B&B	
	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5"	B&B	
	Larix laricina	Tamarack	5	35	175	2.5"	B&B	
	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6	35	210	2.5"	B&B	
	Nyssa sylvatica 'Firestarter'	Firestarter Black Gum	5	35	175	2.5"	B&B	
	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	6	35	210	2.5	B&B	
	Populus tremuloides	Quaking Aspen	3	35	105	2.5	B&B	
	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5"	B&B	
	Quercus 'Crimschmidt'	Crimson Spire Oak	9	35	315	2.5"	B&B	
	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
	VERGREEN TREE							
AC	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
ORNA	MENTAL TREE							
AXG	Amelanchier x grandiflora 'Autmun Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STEM
	Carpinus caroliniana	Musclewood	3	15	45	6' TALL	B&B	MULTI-STEM
SRI	Syringa 'Ivory Silk'	lvory Silk Japanese Tree Lilac	5	15	75	6' TALL	B&B	MULTI-STEM
	UOUS SHRUB	· · ·						
CAR	Clethra alnafolia 'Ruby Spice'	Ruby Spice Clethra	5	3	15	24'' TALL	POT	
	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	14	3	42	24" TALL	POT	
	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	8	3	24	24" TALL	POT	
	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
	Syringa 'Minuet'	Minuet Lilac	14	3	42	24" TALL	POT	
	Spiraea japonica 'Gold Flame'	Goldflame Spirea	15	3	45	12" TALL	POT	
	Spiraea 'Magic Carpet'	Magic Carpet Spirea	22	3	66	12" TALL	POT	
	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	5	3	15	24" TALL	POT	
	Weigela 'Dark Horse'	Dark Horse Weigela	27	3	81	12" TALL	POT	
	Weigela 'Minuet'	Minuet Weigela	8	3	24	24" TALL	POT	
	REEN SHRUB					21 17 22		
	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	7	4	28	12" TALL	POT	
JHI	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	33	4	132	12" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Junper	28	4	112	12" TALL	POT	
JMG	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL	POT	
	Microbiota dicussata	Russian Arborvitae	22	4	88	12" TALL	POT	
PS	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	15	4 4	60	12 TALL 12" TALL	POT	
 RP	Rhododendron 'PJM'	PJM Rhododendron	15	4 4	60	24" TALL	POT	
	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	9	4	36	24 TALL 24" TALL	POT	
			18		72	24 TALL 24" TALL	POT	
	Taxus x media 'Taunton'	Taunton Yew	4	4			POT	
	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	PUI	
	MENTAL GRASSES	To Do Dotormino d				1 0 1	DOT	
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
			l	TOTAL:	4711	POINTS	l	

GROUND COVER LEGEND LEGEND

LAWN SEED

PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL

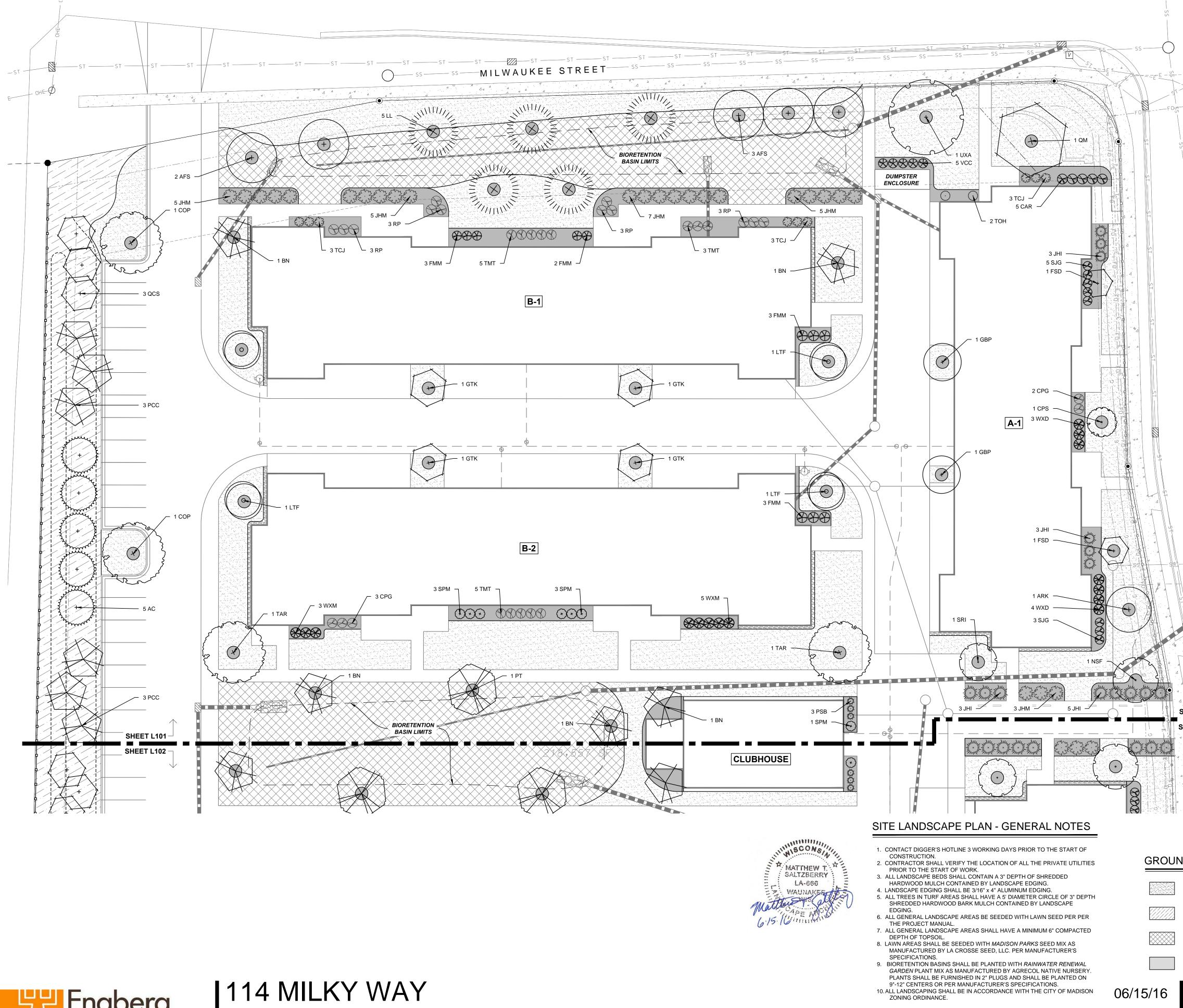
BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL

BARK MULCH

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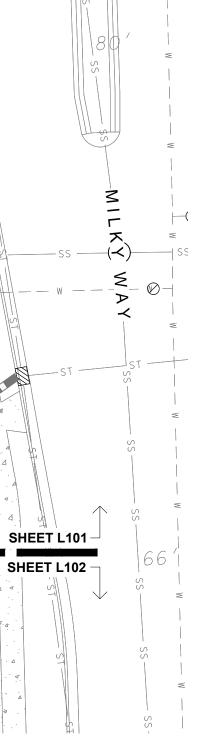


LANDSCAPE PLAN

162586.00

PLANT SCHEDULE

				PTS PER	SUB-		ROOT	
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PLANT	TOTAL	SIZE	COND	NOTES
	STORY DECIDUOUS TREES	-	1					
	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	
	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	7	35	245	8' TALL	B&B	3 STEM
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	001EM
	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	5	35	175	2.5"	B&B	
	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	175	2.5"	B&B	
	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5"	B&B	
	Larix laricina	Tamarack	5	35	175	2.5	B&B	
				35				
	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6		210	2.5"	B&B	
	Nyssa sylvatica 'Firestarter'	Firestarter Black Gum	5	35	175	2.5"	B&B	
	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	6	35	210	2.5	B&B	
	Populus tremuloides	Quaking Aspen	3	35	105	2.5	B&B	
	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5"	B&B	
	Quercus 'Crimschmidt'	Crimson Spire Oak	9	35	315	2.5"	B&B	
	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
	VERGREEN TREE		_					
	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
ORNA	MENTAL TREE							
AXG	Amelanchier x grandiflora 'Autmun Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STE
CC	Carpinus caroliniana	Musclewood	3	15	45	6' TALL	B&B	MULTI-STE
SRI	Syringa 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	15	75	6' TALL	B&B	MULTI-STE
	UÕUŠ SHRÚB							
	Clethra alnafolia 'Ruby Spice'	Ruby Spice Clethra	5	3	15	24" TALL	POT	
	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	14	3	42	24" TALL	POT	
	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	8	3	24	24" TALL	POT	
	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
	Syringa 'Minuet'	Minuet Lilac	14	3	42	24" TALL	POT	
	Spiraea japonica 'Gold Flame'	Goldflame Spirea	15	3	45	12" TALL	POT	
	Spiraea 'Magic Carpet'	Magic Carpet Spirea	22	3	66	12" TALL	POT	
	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	5	3	15	24" TALL	POT	
	Weigela 'Dark Horse'	Dark Horse Weigela	27	3	81	12" TALL	POT	
	Weigela 'Minuet'	Minuet Weigela	8	3	24	24" TALL	POT	
	GREEN SHRUB		0	3	24	24 TALL	PUT	
		Cold Mana Fala a Oversea	7	4	- 00	101 7 11	DOT	
	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	7	4	28	12" TALL	POT	
	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	33	4	132	12" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Junper	28	4	112	12" TALL	POT	
JMG	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL	POT	
	Microbiota dicussata	Russian Arborvitae	22	4	88	12" TALL	POT	
	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	15	4	60	12" TALL	POT	
	Rhododendron 'PJM'	PJM Rhododendron	15	4	60	24" TALL	POT	
	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	9	4	36	24" TALL	POT	
TMT	Taxus x media 'Taunton'	Taunton Yew	18	4	72	24" TALL	POT	
	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
ORNA	MENTAL GRASSES							
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
	1			TOTAL:	4711	POINTS		•



DEVELOPED AREA REQUIREMENT: 5 POINTS PER 300 SF OF DEVELOPED AREA GROSS DEVELOPED AREA = 162,434 SQ FT BUILDING FOOTPRINTS = 66,880 SQ FT NET DEVELOPED AREA = 95,554 SQ FT (2.19 ACRE)

TOTAL POINTS REQUIRED = 1,593 POINTS

POINTS PROVIDED = 4,711 POINTS

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

ILWAUKEE STREET FRONTAGE = 396 FT PLANTS REQUIRED = 13 OVERSTORY TREES OR 26 EVERGREEN / ORNAMENTAL TREES 66 SHRUBS PLANTS PROVIDED = 13 OVERSTORY TREES 68 SHRUBS
IILKY WAY FRONTAGE = 420 FT
PLANTS REQUIRED = 14 OVERSTORTY TREES OR
28 EVERGREEN / ORNAMENTAL TREES
PLANTS PROVIDED = 14 OVERSTORY TREES 70 SHRUBS
70 SHK0B3
ACKSON QUARRY LANE FRONTAGE = 420 FT
PLANTS REQUIRED = 14 OVERSTORTY TREES OR
28 EVERGREEN / ORNAMENTAL TREES
70 SHRUBS
PLANTS PROVIDED = 14 OVERSTORY TREES
70 SHRUBS
ARKING LOT LANDSCAPING REQUIREMENT:
OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 45,712 SQ FT

REQUIRED LANDSCAPED AREA = 3,617 SQ FT (8% TOTAL PARKING LOT AREA) LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES

L101 ROYAL CAPITAL Group LLC

OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

GROUND COVER LEGEND LEGEND

LAWN SEED

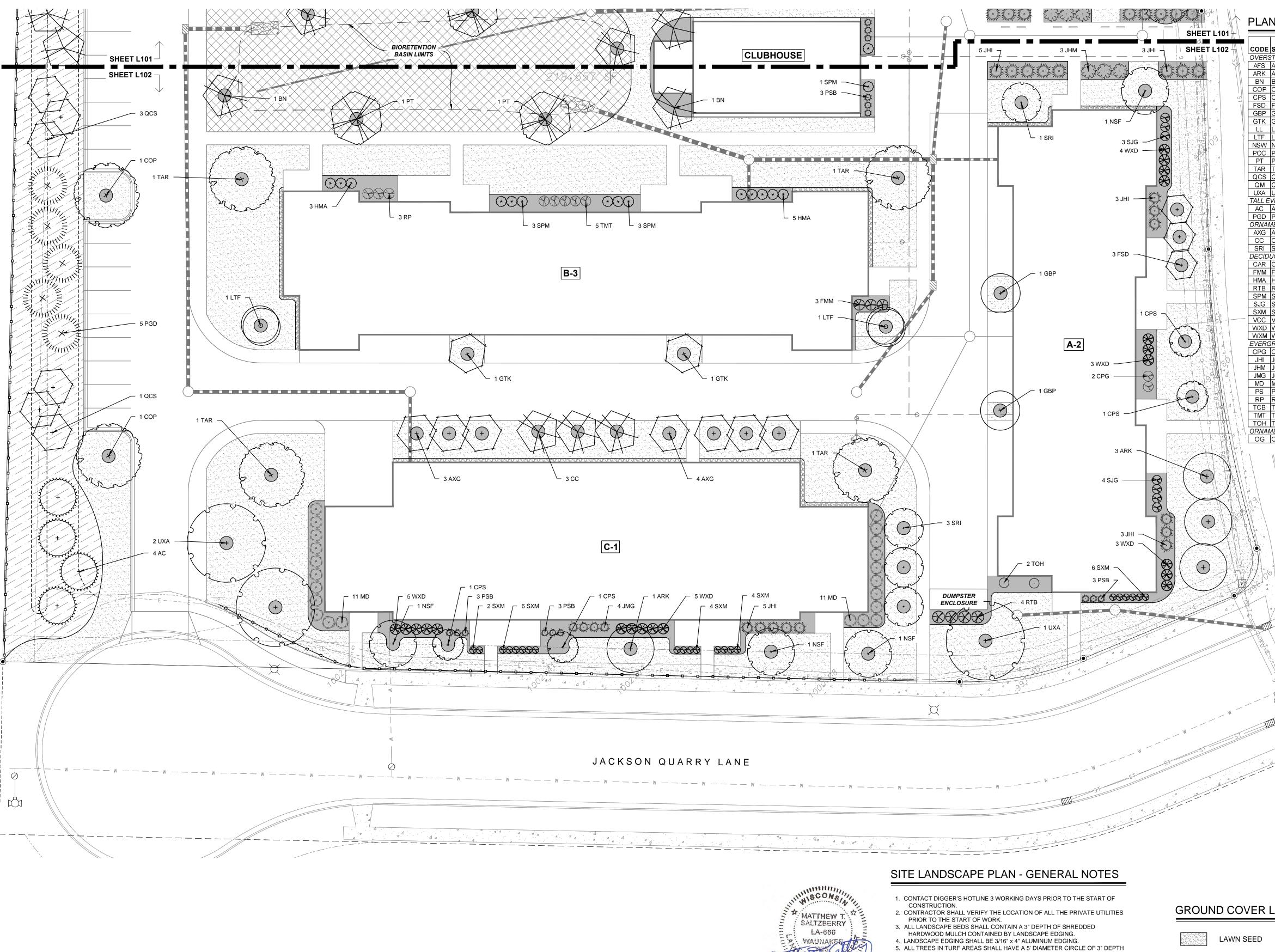
PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL

BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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BARK MULCH





LANDSCAPE PLAN

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

EA Project No.

06/15/16

PLANT SCHEDULE

				PTS PER	SUB-		ROOT	
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PLANT	TOTAL	SIZE	COND	NOTES
	STORY DECIDUOUS TREES						••••	
	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	
	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	7	35	245	8' TALL	B&B	3 STEM
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	UUILM
	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	5	35	175	2.5"	B&B	
	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	140	2.5"	B&B	
	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5"	B&B	
	Larix laricina	Tamarack	5	35	175	2.5"	B&B	
	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6	35	210	2.5"	B&B	
	Nyssa sylvatica 'Firestarter'	Firestarter Black Gum	5	35	175	2.5"	B&B	
	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	6	35	210	2.5	B&B	
	Populus tremuloides	Quaking Aspen	3	35	105	2.5	B&B	
	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5"	B&B	
	Quercus 'Crimschmidt'	Crimson Spire Oak	9	35	315	2.5"	B&B	
	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
	VERGREEN TREE				140	2.0	DQD	
	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
	MENTAL TREE		10	- 55	175	OTALL	DQD	
	Amelanchier x grandiflora 'Autmun Brilliance	/ Autumn Brillianco Sonvicoborny	7	15	105	6' TALL	B&B	MULTI-ST
	Carpinus caroliniana	Musclewood	3	15	45	6' TALL		MULTI-ST
		Ivory Silk Japanese Tree Lilac	5	15	45 75	6' TALL		MULTI-ST
	Syringa 'Ivory Silk' JOUS SHRUB	Ivory Silk Japanese Tree Lilac	5	15	75	0 TALL	DQD	IVIULTI-ST
		Ruby Spice Clethra	5	2	15		POT	
	Clethra alnafolia 'Ruby Spice'		14	3 3	15 42	24" TALL 24" TALL	POT	
	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	8	3	24	24 TALL 24" TALL	POT	
	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea						
	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
	Syringa 'Minuet'	Minuet Lilac	14	3	42	24" TALL	POT	
	Spiraea japonica 'Gold Flame'	Goldflame Spirea	15	3	45	12" TALL	POT	
	Spiraea 'Magic Carpet'	Magic Carpet Spirea	22	3	66	12" TALL	POT	
	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	5	3	15	24" TALL	POT	
	Weigela 'Dark Horse'	Dark Horse Weigela	27	3	81	12" TALL	POT	
	Weigela 'Minuet'	Minuet Weigela	8	3	24	24" TALL	POT	
	REEN SHRUB							
	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress		4	28	12" TALL	POT	
	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	33	4	132	12" TALL	POT	
	Juniperus horizontalis 'Motherlode'	Motherlode Junper	28	4	112	12" TALL	POT	
	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL	POT	
	Microbiota dicussata	Russian Arborvitae	22	4	88	12" TALL	POT	
	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	15	4	60	12" TALL	POT	
	Rhododendron 'PJM'	PJM Rhododendron	15	4	60	24" TALL	POT	
	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	9	4	36	24" TALL	POT	
	Taxus x media 'Taunton'	Taunton Yew	18	4	72	24" TALL	POT	
	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
	MENTAL GRASSES	1			I			
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	

LANDSCAPE REQUIREMENTS SUMMARY

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PLANTS PROVIDED =	14 OVERSTORTY TREES OR 28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS 14 OVERSTORY TREES
JACKSON QUARRY LANE F PLANTS REQUIRED =	70 SHRUBS FRONTAGE = 420 FT 14 OVERSTORTY TREES OR 28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS 14 OVERSTORY TREES

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

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LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

70 SHRUBS

GROUND COVER LEGEND LEGEND

BENC

TOP =998

LAWN SEED

PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL

BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL

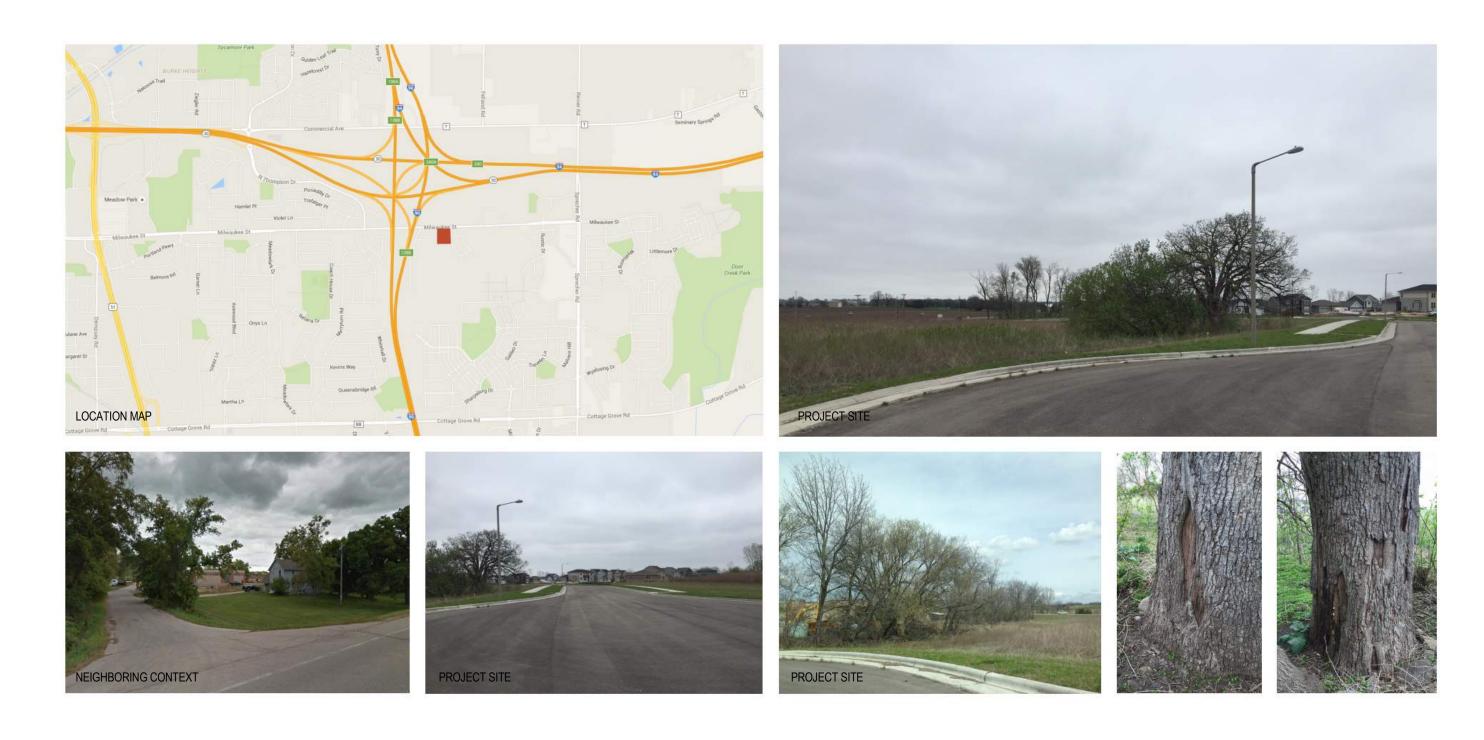
BARK MULCH

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

TOTAL: 4711 POINTS

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PROJECT DESCRIPTION:

The development consists of six residential buildings and a freestanding club house that will contain amenities for all of the residents to share. Four of the buildings face outward to the surrounding streets, while the remaining two buildings face an interior courtyard. There are a total of 94 dwelling units in the project, with a mix of two- and three-bedroom units catering to family living. Each unit can be accessed from both a front entry as well as an enclosed garage at the back of the building. The site is currently zoned TR-U1 for 100 units of multi-family housing and is seeking a Planned Residential Complex (Conditional Use) request to allow for building entry placements onto a central courtyard, in addition to the adjoining streets.

EXISTING SITE:

The site fronts onto Milwaukee Street at the northern entrance to the Grandview Commons Neighborhood. The majority of the site has been graded in anticipation of development and will need some fill to bring portions up to street grade. The existing tree line on the western edge of the site contains a variety of fence row trees with significant damage and little value. There is a large oak located in the center of the site along the Jackson Quarry Lane; however the tree (See photos above) exhibits significant damage along all sides of the base of the tree, the net result of which precludes preservation of the tree. The property to the west contains an active quarry and materials recycling operation and will need screening. The City of Madison owns the un-developed property south of Jackson Quarry Lane and is designated for future park uses. The sites along Milky Way are zoned for Four Unit multifamily along Milwaukee Street and alley accessed twin homes along Milky Way.

ILDING A	1
ILDING B	1
ILDING C	3
RFACE_	3
TAL	

PARKING		
BUILDING A BUILDING B BUILDING C <u>SURFACE</u> TOTAL	13/BUILDING 16/BUILDING 32/BUILDING <u>33</u>	26 48 32 <u>33</u> 139
BICYCLE PARKING		
INTERIOR/ENCLOSED EXTERIOR SPACES TOTAL) SPACES	104 <u>33</u> 137
<u>UNITS</u>		
BUILDING A BUILDING B <u>BUILDING C</u> TOTAL	13/BUILDING 16/BUILDING 20/BUILDING	26 48 <u>20</u> 94
	UNIT MIX	

		UNIT MIX				
TYPE	AREA	BEDROOMS	BATHROOMS	QUANTITY		
2A	840 SF	2	1	8		
2B	925 SF	2	1	8		
2C	975 SF	2	2	8		
2D	865 SF	2	1	4		
2E	940 SF	2 + DEN	1	10		
2F	1170 SF	2 + DEN	1	10		
2G	930 SF	2 + DEN	1	12		
3A	1050 SF	3	1	7		
3B	1150 SF	3	1	7		
3C	1050 SF	3	1	3		
3D	1150 SF	3	1	3		
3E	1365 SF	3	1	8		
3F	1405 SF	3	1	2		
3G	1230 SF	3	1	4		
		TOTAL 2BR UNI	TS	28		
		32				
		TOTAL 3BR UNITS				
	94					



114 MILKY WAY

OVERALL SITE PLAN

Scale: As indicated

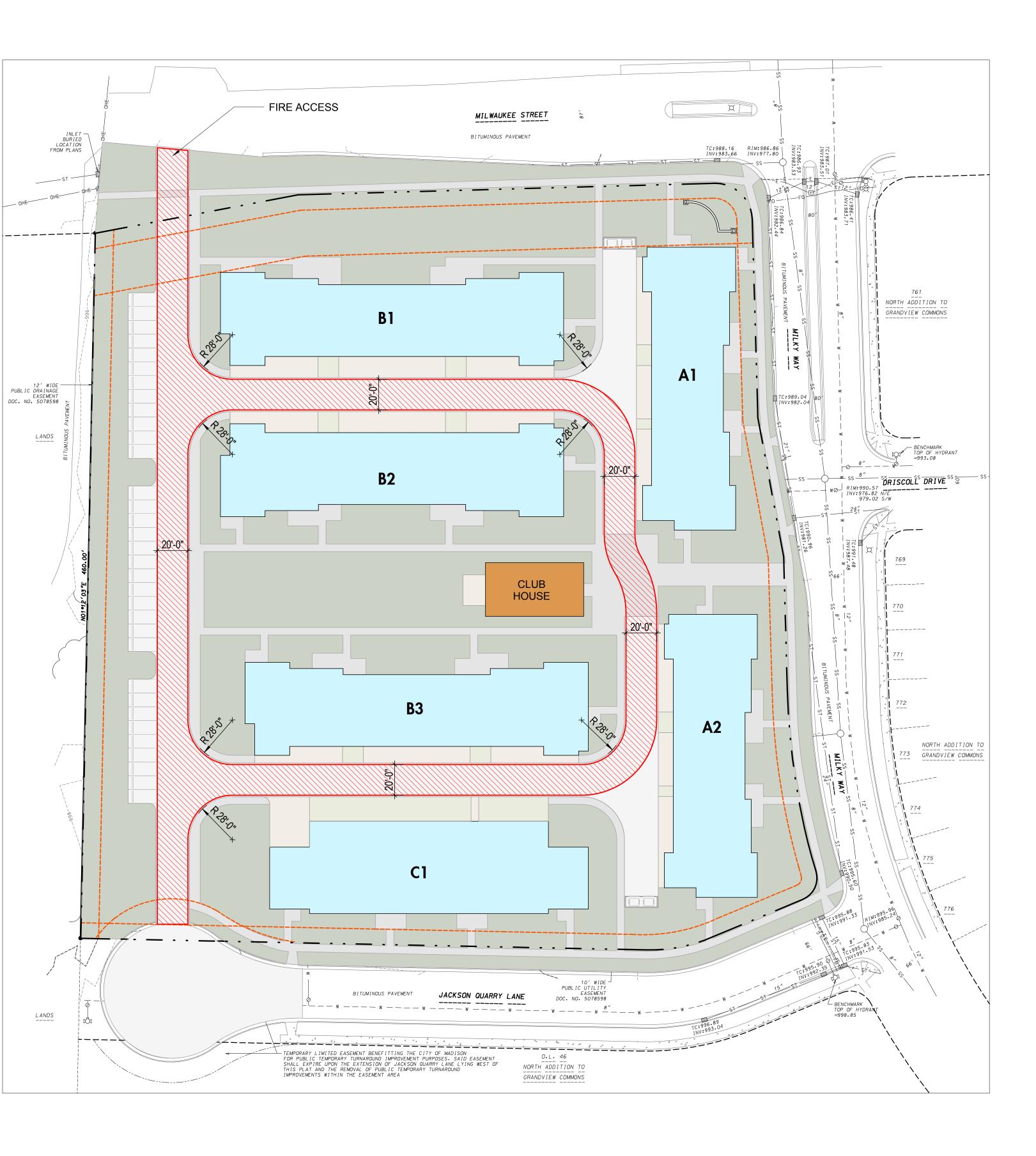


06/15/16 0.162586.00 A 100 ROYAL CAPITAL Group LLC

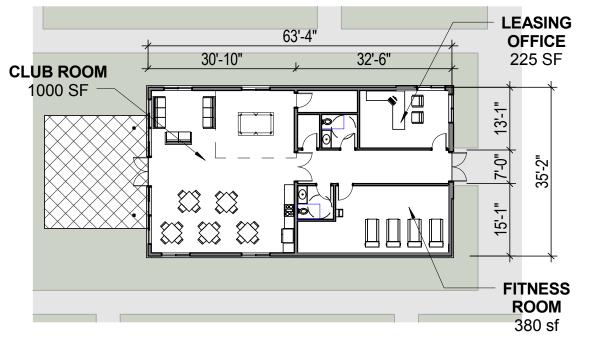
- ACCESS TO 25% OF BUILDING PERIMETER, MAX. 30'-0" FROM DRIVE LANE • 20'-0" MIN. WIDTH OF DRIVE LANE
- 28'-0" MIN. TURNING RADIUS AT • INSIDE CORNER ٠
- 150'-0" MAX. DEAD END WITHOUT TURN AROUND



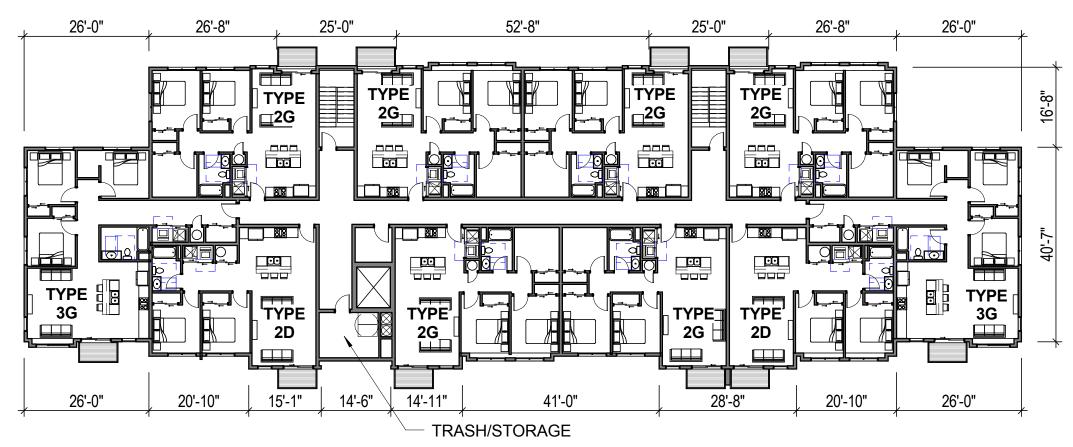
SITE DIAGRAM Scale: 1" = 40'-0"



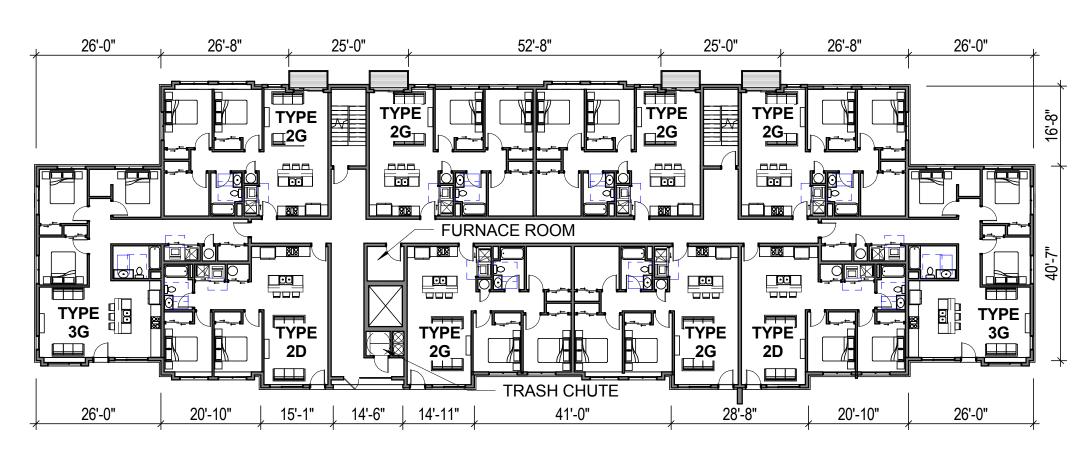
06/15/16 EA Project No. 162586.00 ATOT ROYAL CAPITAL Group LLC



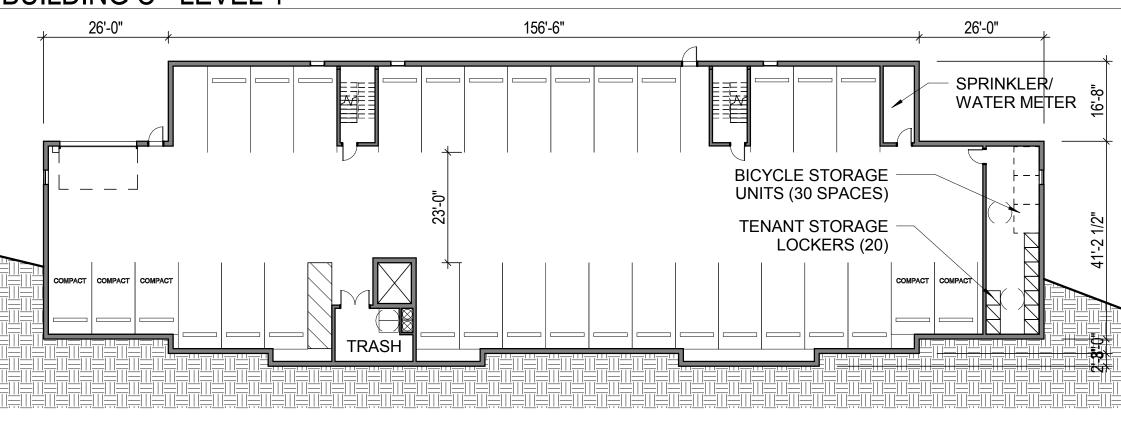
CLUB HOUSE



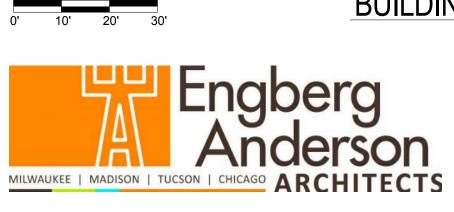
BUILDING C - LEVEL 2



BUILDING C - LEVEL 1



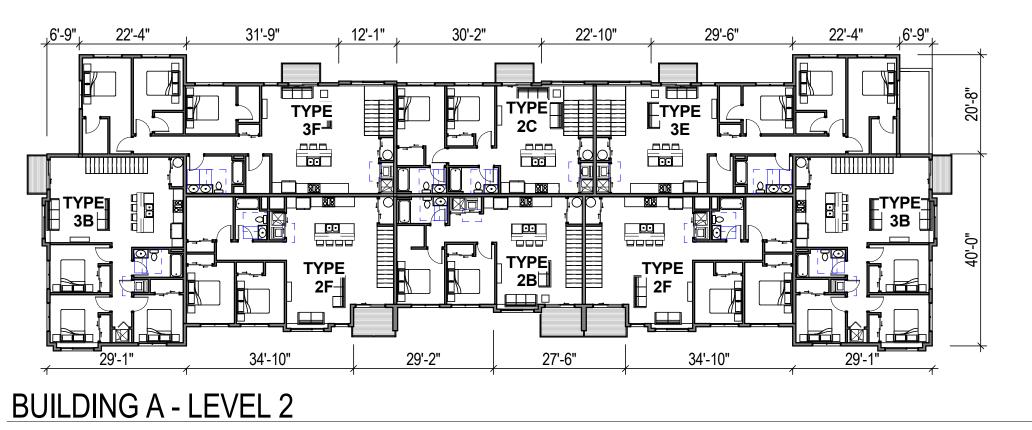
BUILDING C - LOWER LEVEL

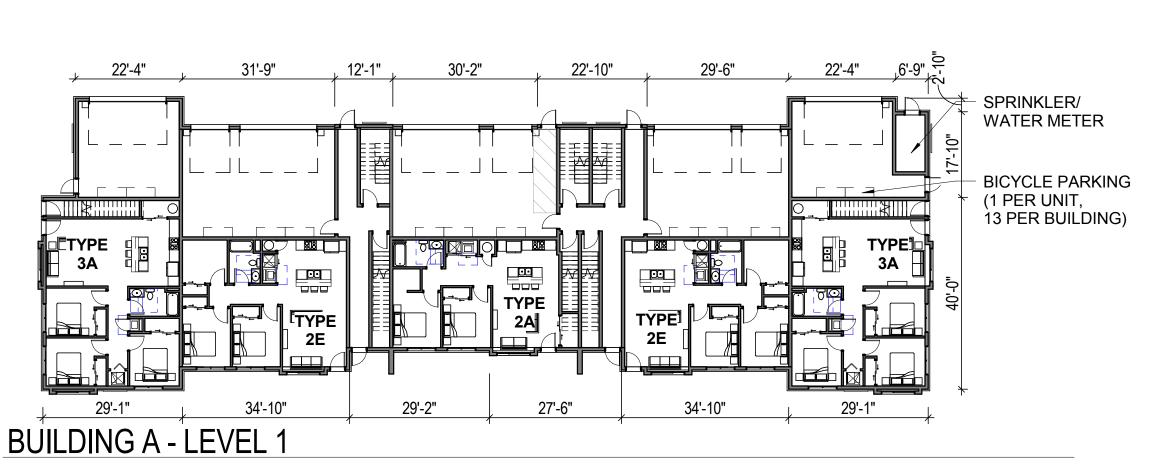


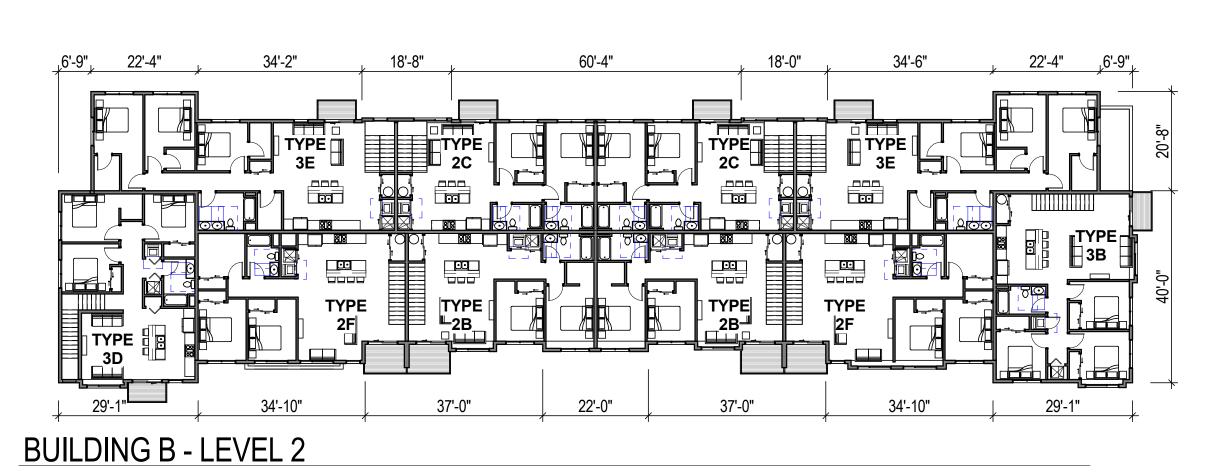
114 MILKY WAY

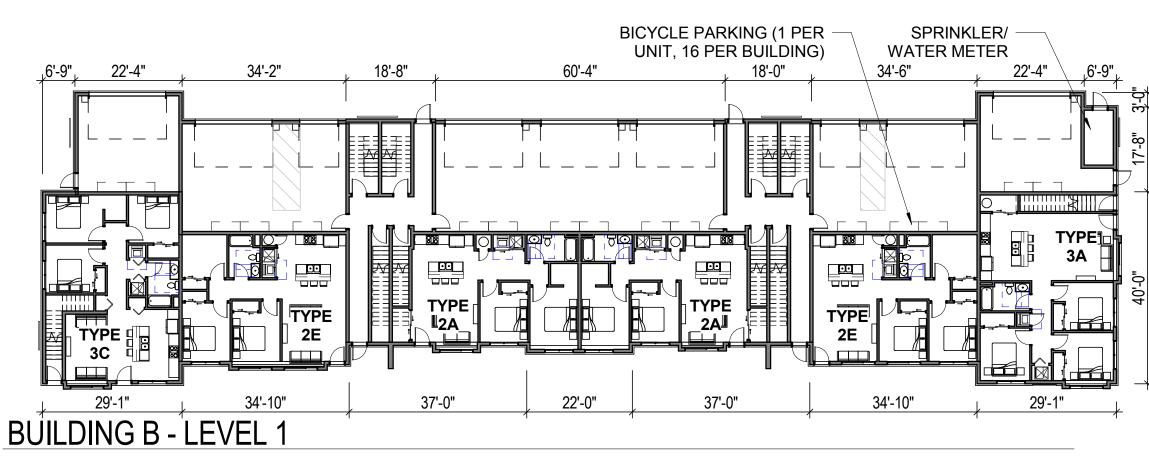
BUILDING PLANS

Scale: 1" = 20'-0"









06/15/16

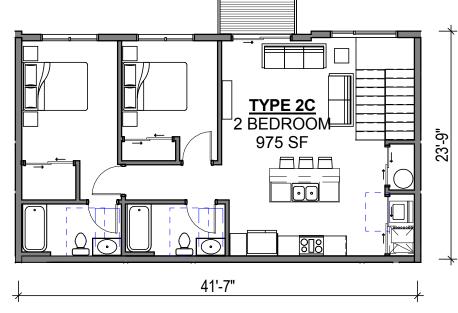
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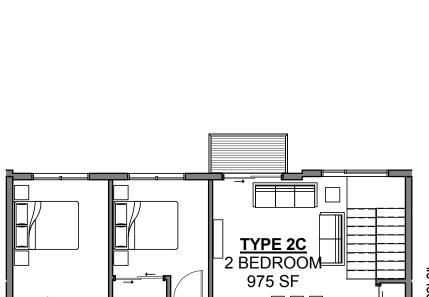


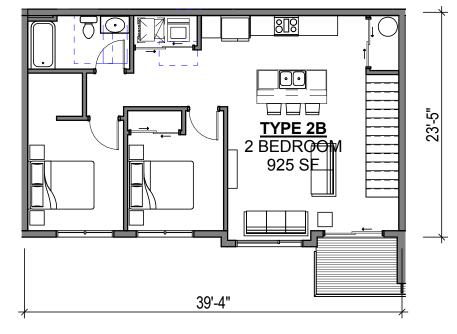


UNIT PLANS Scale: 1" = 10'-0"

UNIT TYPE 2C

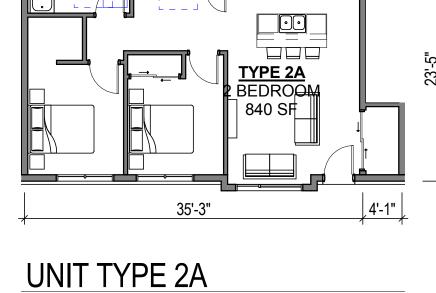


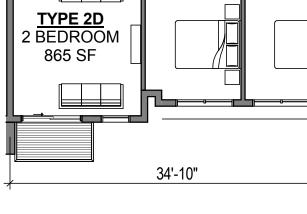




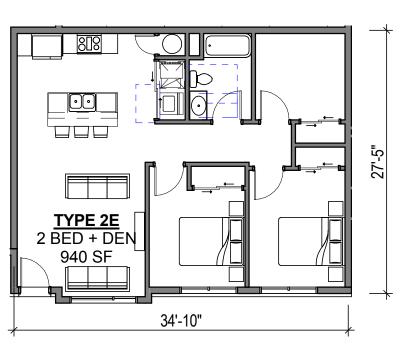


UNIT TYPE 2B



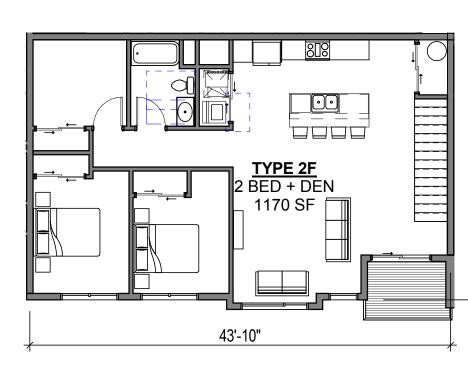


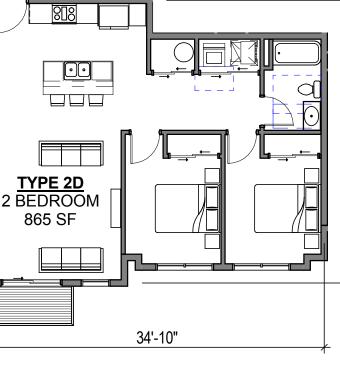
UNIT TYPE 2D

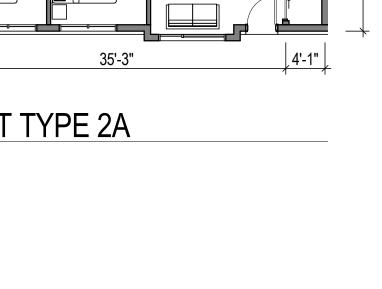


UNIT TYPE 2E

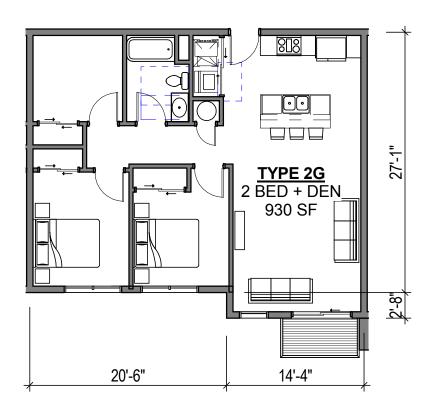
UNIT TYPE 2F



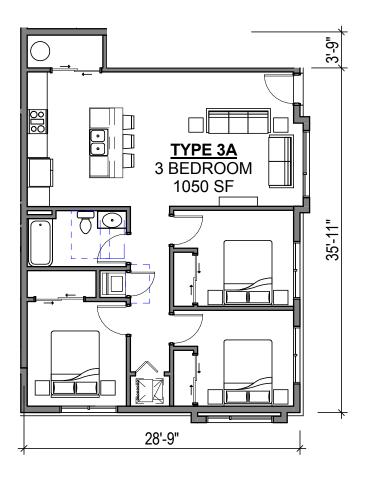




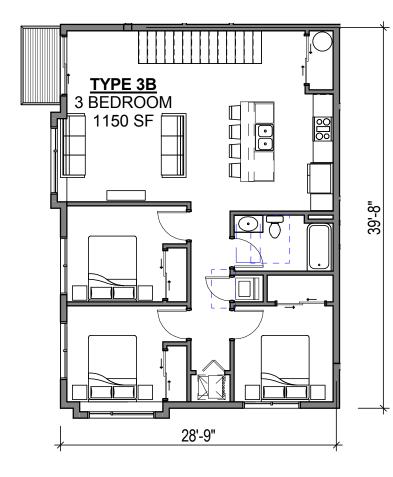
808



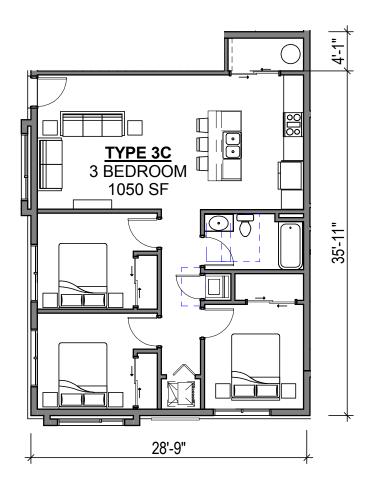
UNIT TYPE 2G



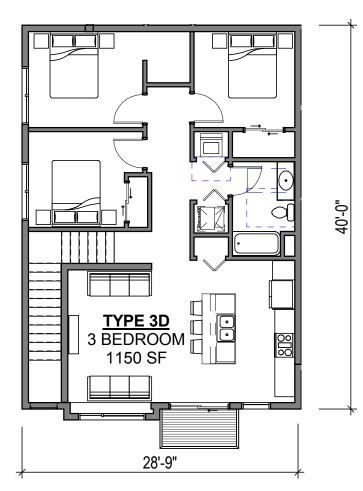
UNIT TYPE 3A



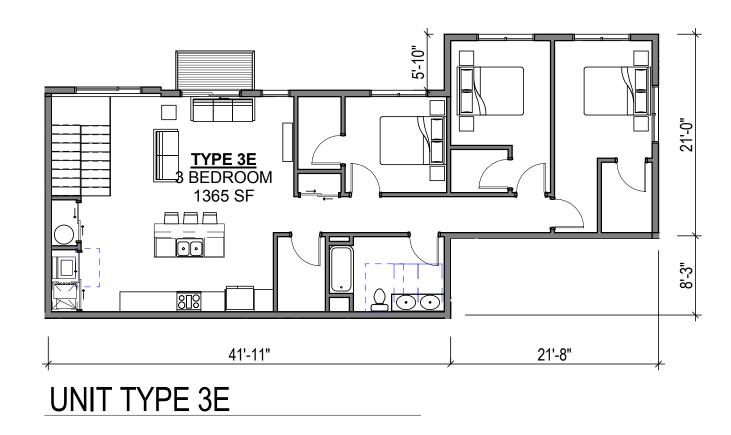
UNIT TYPE 3B



UNIT TYPE 3C



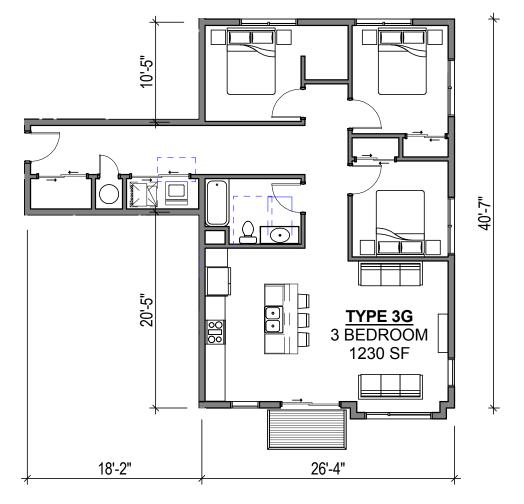
UNIT TYPE 3D



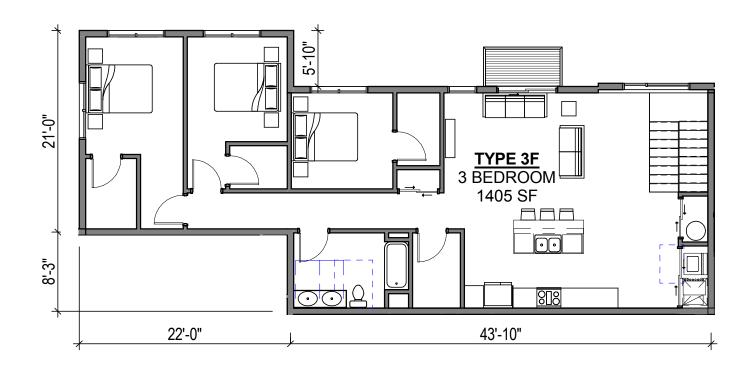
06/15/16 0.162586.00 A 103 ROYAL CAPITAL Group LLC

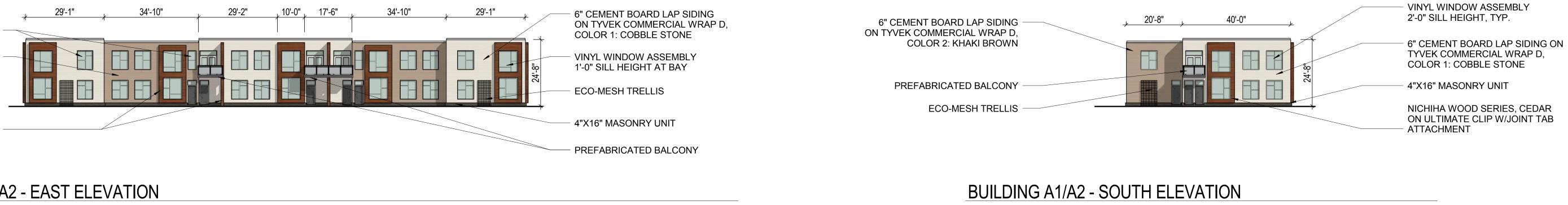
0' 5' 10' 15'

UNIT TYPE 3G



UNIT TYPE 3F



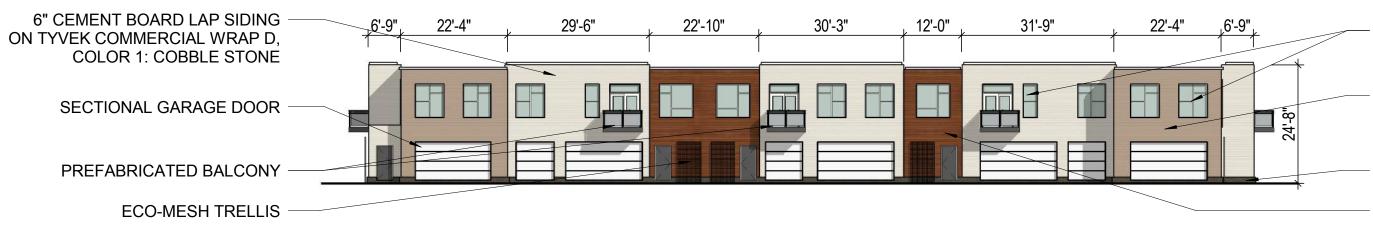


VINYL WINDOW ASSEMBLY 2'-0" SILL HEIGHT, TYP.

6" CEMENT BOARD LAP SIDING ON TYVEK COMMERCIAL WRAP D, COLOR 2: KHAKI BROWN

NICHIHA WOOD SERIES, CEDAR ON ULTIMATE CLIP W/JOINT TAB ATTACHMENT

BUILDING A1/A2 - EAST ELEVATION



BUILDING A1/A2 - WEST ELEVATION



VINYL WINDOW ASSEMBLY 2'-0" SILL HEIGHT, TYP.

6" CEMENT BOARD LAP SIDING ON TYVEK COMMERCIAL WRAP D, COLOR 3: RICH ESPRESSO

NICHIHA WOOD SERIES, CEDAR ON ULTIMATE CLIP W/JOINT TAB ATTACHMENT

BUILDING B1 - NORTH ELEVATION



BUILDING B1 - SOUTH ELEVATION



114 MILKY WAY

BUILDING ELEVATIONS

Scale: 1" = 20'-0"

VINYL WINDOW ASSEMBLY 2'-0" SILL HEIGHT, TYP.

6" CEMENT BOARD LAP SIDING ON TYVEK COMMERCIAL WRAP D, COLOR 2: KHAKI BROWN

4"X16" MASONRY UNIT

NICHIHA WOOD SERIES, CEDAR ON ULTIMATE CLIP W/JOINT TAB ATTACHMENT





6" CEMENT BOARD LAP SIDING ON TYVEK COMMERCIAL WRAP D, COLOR 1: COBBLE STONE

VINYL WINDOW ASSEMBLY 1'-0" SILL HEIGHT AT BAY

ECO-MESH TRELLIS

4"X16" MASONRY UNIT

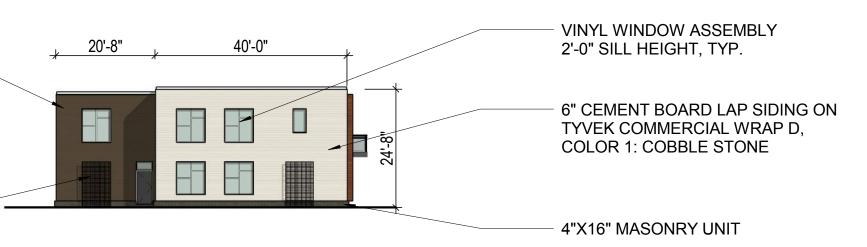
PREFABRICATED BALCONY

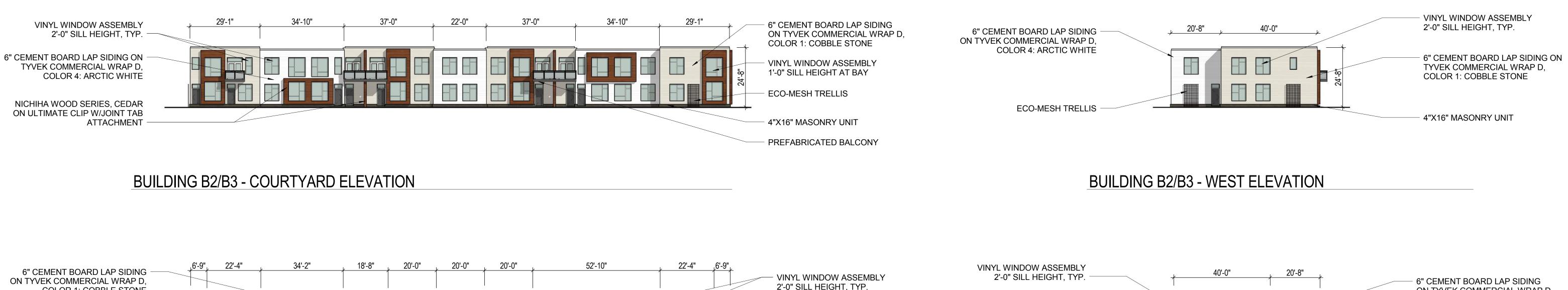
6" CEMENT BOARD LAP SIDING ON TYVEK COMMERCIAL WRAP D, **COLOR 3: RICH ESPRESSO**

ECO-MESH TRELLIS

BUILDING B1 - WEST ELEVATION

BUILDING B1 - EAST ELEVATION 0' 10' 20' 30' A104 ROYAL CAPITAL Group LLC 06/15/16 EA Project No.162586.00





6" CEMENT BOARD LAP SIDING ON

TYVEK COMMERCIAL WRAP D,

NICHIHA WOOD SERIES, CEDAR

ON ULTIMATE CLIP W/JOINT TAB

COLOR 4: ARCTIC WHITE

4"X16" MASONRY UNIT

6" CEMENT BOARD LAP SIDING

COLOR 1: COBBLE STONE

VINYL WINDOW ASSEMBLY

SECTIONAL GARAGE DOOR

1'-0" SILL HEIGHT AT BAY

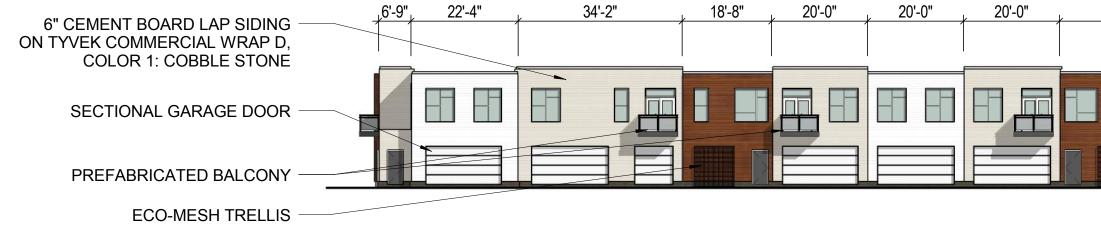
4"X16" MASONRY UNIT

ON TYVEK COMMERCIAL WRAP D.

ATTACHMENT

FE

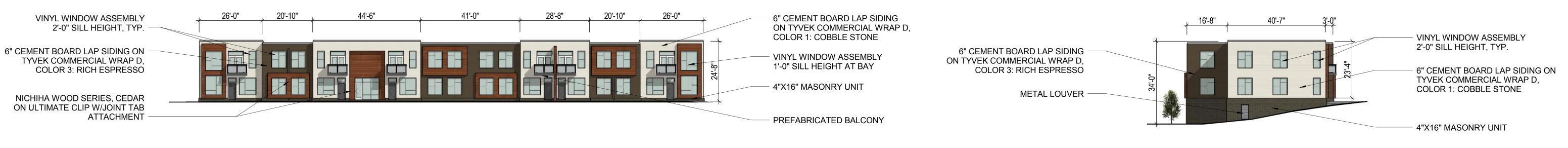
26'-0"



BUILDING B2/B3 - ALLEY ELEVATION



BUILDING C - NORTH ELEVATION



BUILDING C - SOUTH ELEVATION



114 MILKY WAY

BUILDING ELEVATIONS

Scale: 1" = 20'-0"



6" CEMENT BOARD LAP SIDING ON

TYVEK COMMERCIAL WRAP D,

NICHIHA WOOD SERIES, CEDAR

ON ULTIMATE CLIP W/JOINT TAB

VINYL WINDOW ASSEMBLY 2'-0" SILL HEIGHT, TYP.

COLOR 1: COBBLE STONE

4"X16" MASONRY UNIT

6" CEMENT BOARD LAP SIDING ON TYVEK COMMERCIAL WRAP D,

COLOR 1: COBBLE STONE

4"X16" MASONRY UNIT

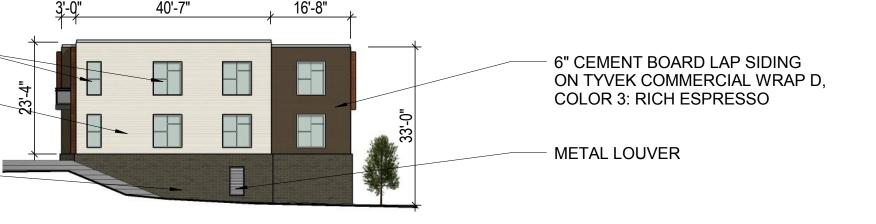
ATTACHMENT

BUILDING C - WEST ELEVATION

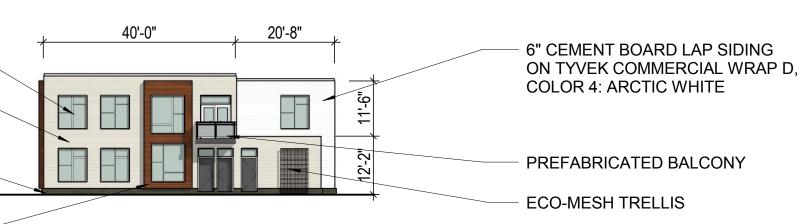
06/15/16



BUILDING C - EAST ELEVATION



BUILDING B2/B3 - EAST ELEVATION





COURTYARD VIEW

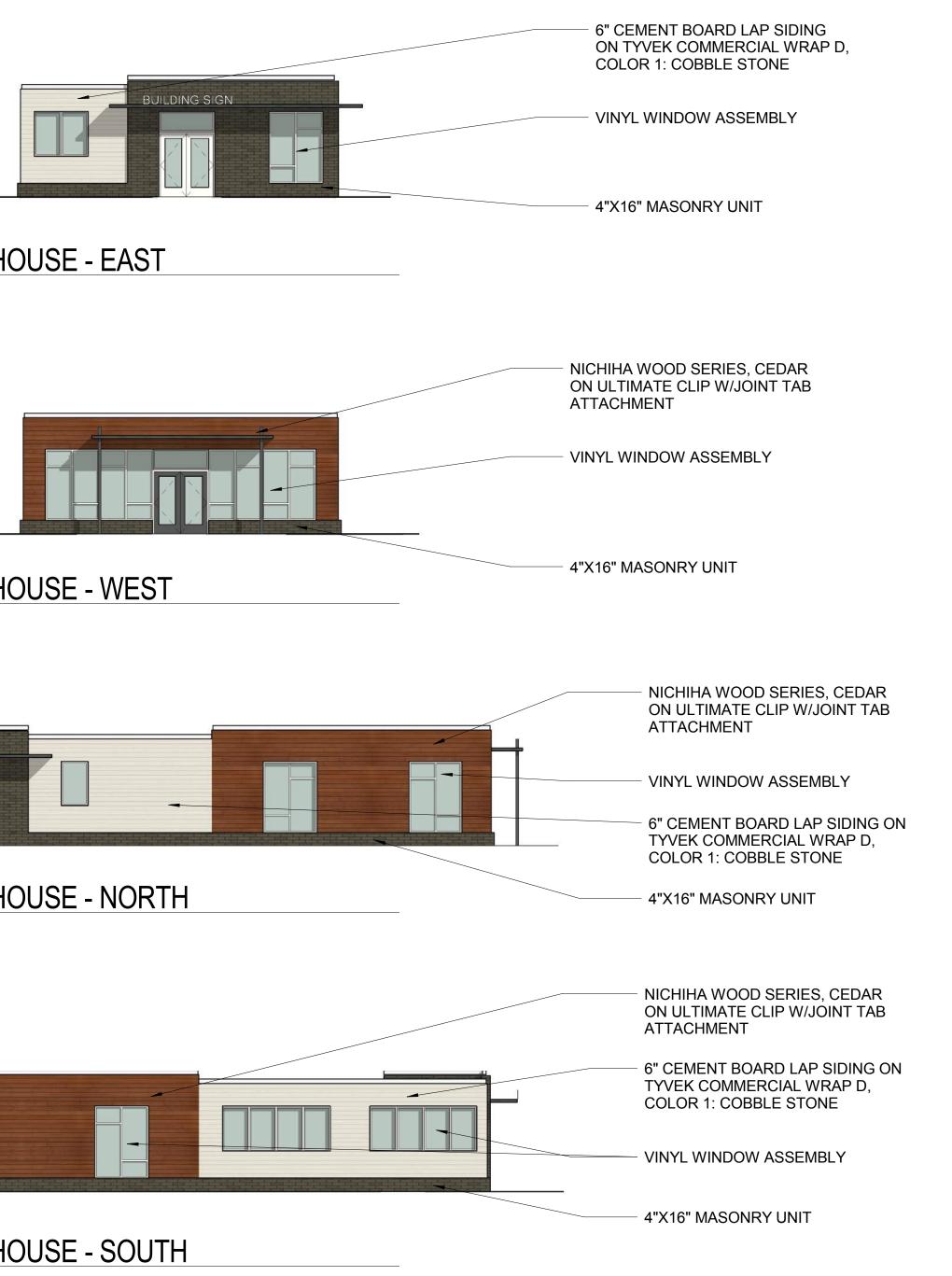


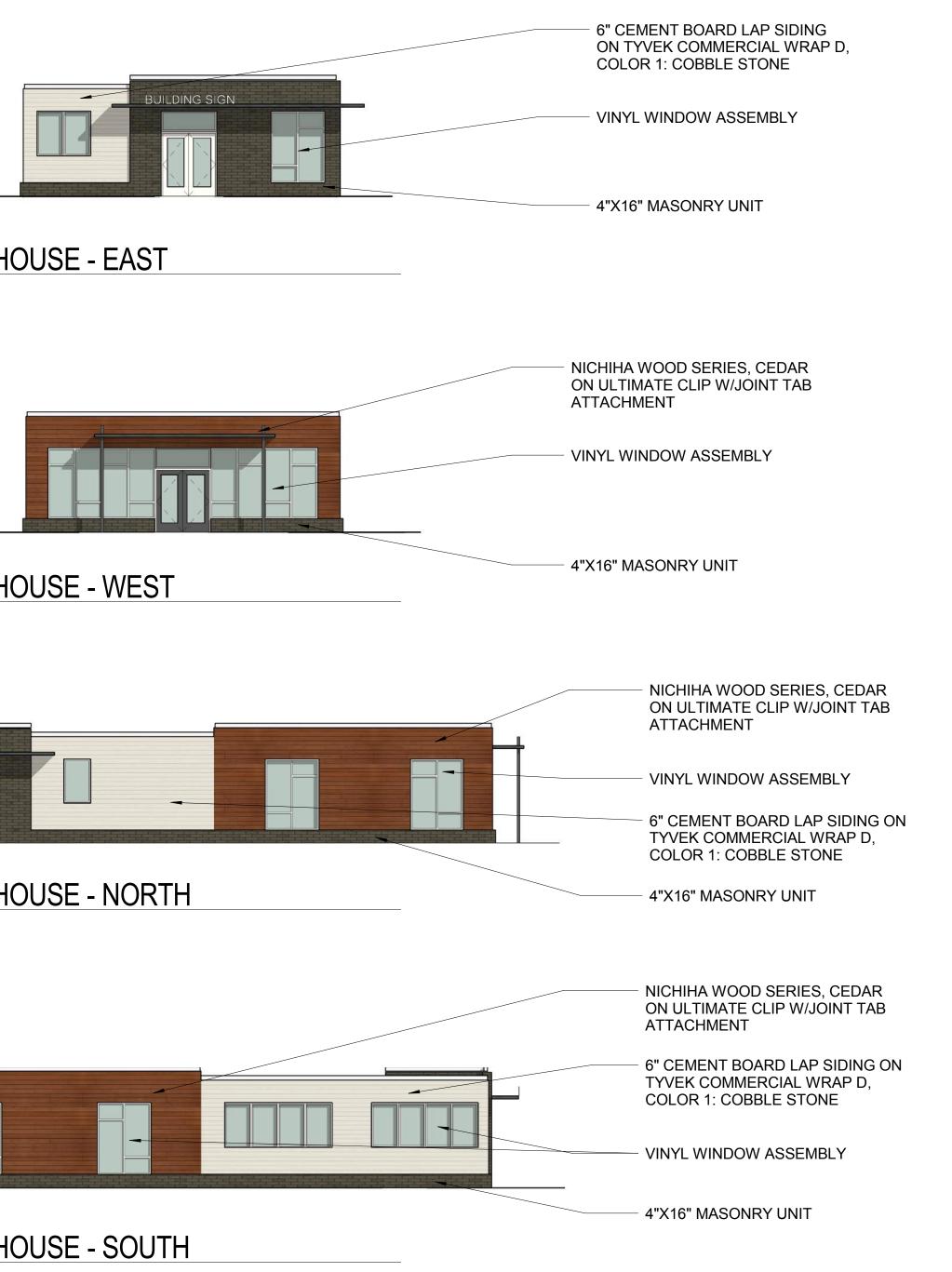
ALLEY VIEW

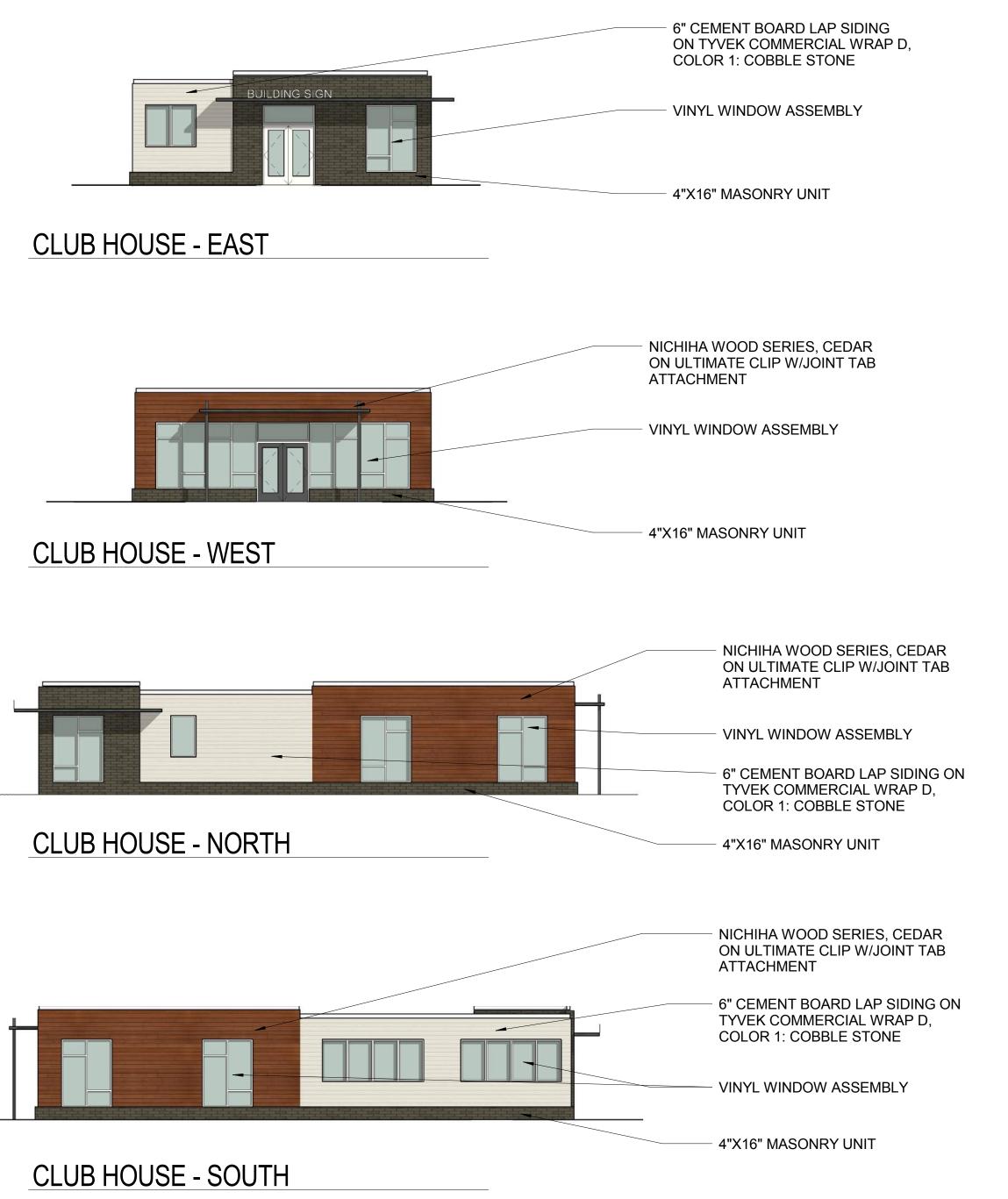


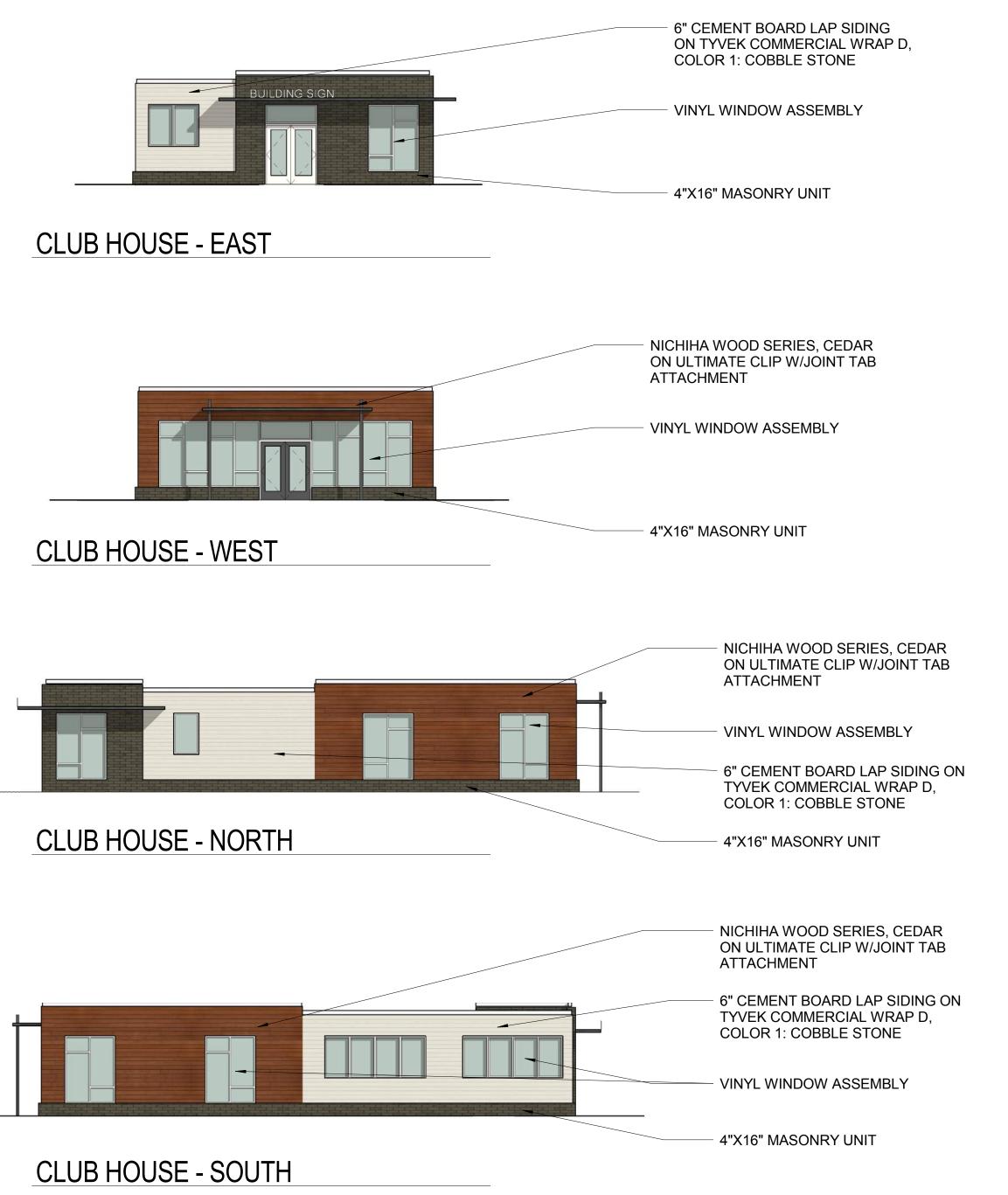
114 MILKY WAY

BUILDING ELEVATIONS Scale: 1" = 10'-0"









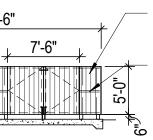
CEDAR WOOD DOORS WITH HEAVY DUTY HINGES, SLIDING BOLT GATE LATCH AND CAIN BOLT

4X4 WOOD POST

7" CONCRETE PAD WITH 12" THICKENED EDGE AND REINFORCEMENT

DUMPSTER ENCLOSURE

06/15/16 5.162586.00 A 106 ROYAL CAPITAL Group LLC



1X6 CEDAR SLATS, WITH 1/4" SPACING 2X4 PRESSURE TREATED
 WOOD RAIL AT BOTTOM,
 MIDDLE AND TOP





PERSPECTIVE VIEW

Scale:

06/15/16 EA Project No.162586.00 A 107 ROYAL CAPITAL Group LLC

PARKING

BUILDING A BUILDING B BUILDING C <u>SURFACE</u> TOTAL	16	/BUILDING /BUILDING /BUILDING	26 32 38 <u>43</u> 129	
<u>UNITS</u> BUILDING A BUILDING B <u>BUILDING C</u> TOTAL	16	/BUILDING /BUILDING /BUILDING	26 32 <u>38</u> 96	
		UNIT MIX		
TYPE	AREA	BEDROOMS	BATHROOMS	QUANTITY
2A	840 SF	2	1	10
2B	925 SF	2	1	10
2C	975 SF	2	2	10
2D	940 SF	2	1	14
2E	1170 SF	2	1	14
2F	1025 SF	2	1	10
2G	1075 SF	2	1	2
2H	1025 SF	2	2	2
3A	1050 SF	2	1	12
3B	1150 SF	2	1	12
		TOTAL 2BR UNI	TS	32
		TOTAL 2BR + DI	40	
		TOTAL 3BR UNI	24	
		TOTAL UNITS IN	DEVELOPMENT	96



0' 25' 75' 150'

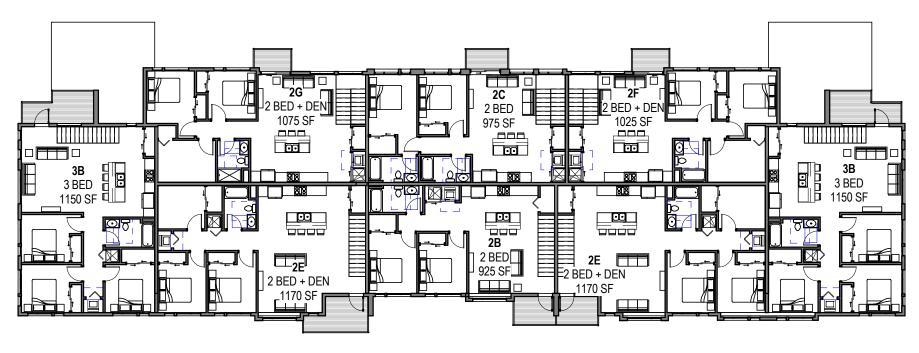


114 MILKY WAY

OVERALL SITE PLAN



04/15/16



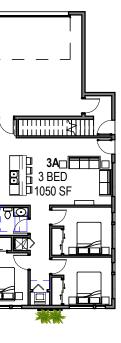
BUILDING A - LEVEL 2



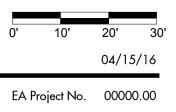
BUILDING A - LEVEL 1

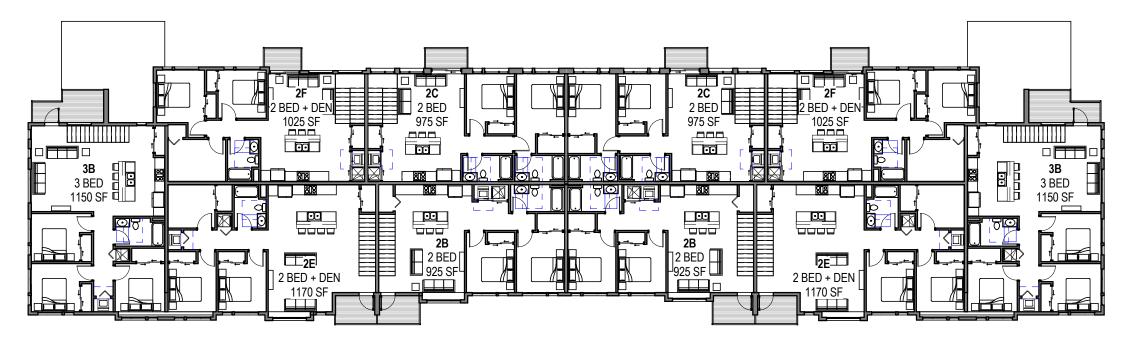


8,675 GSF

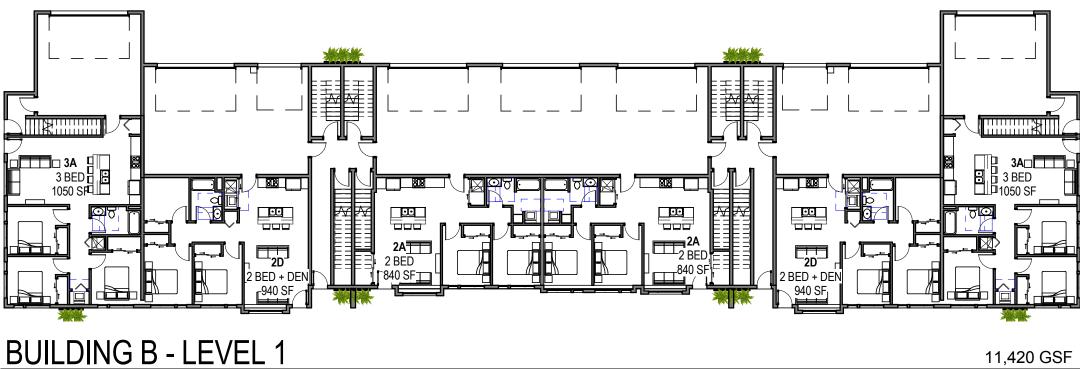


9,575 GSF





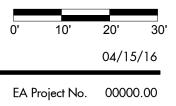
BUILDING B - LEVEL 2

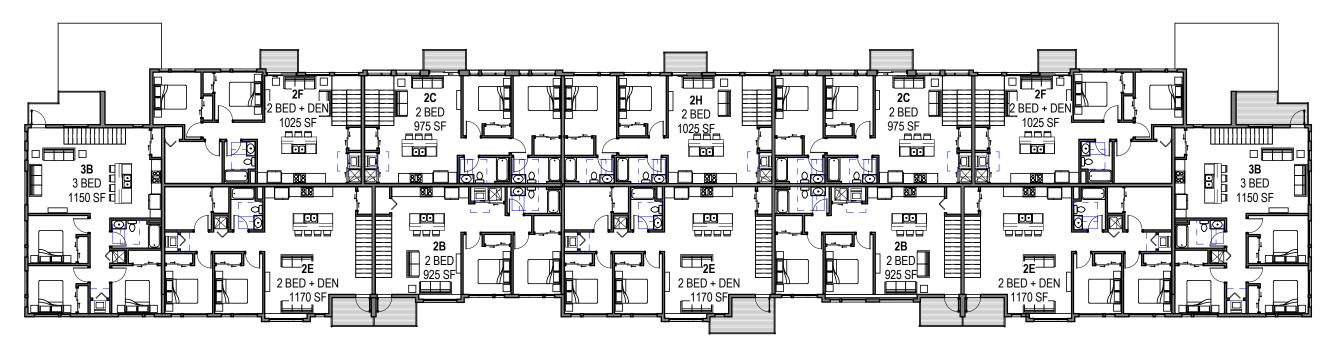




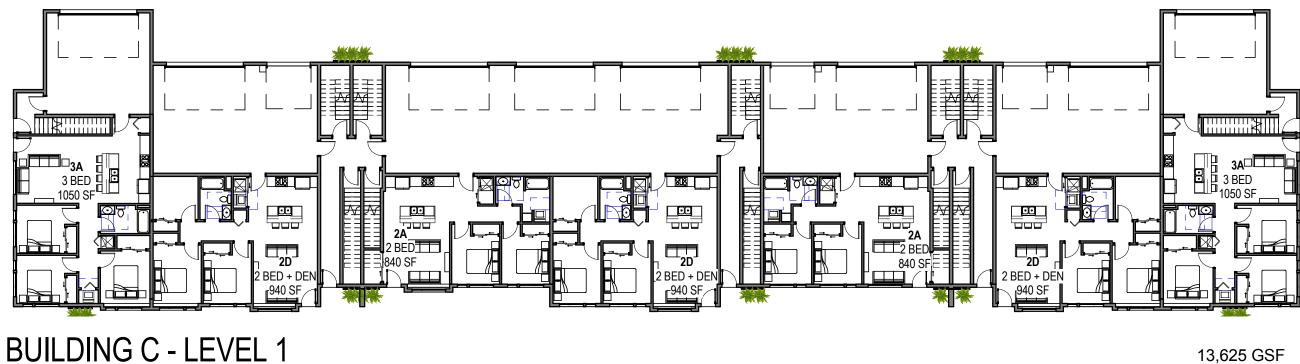
114 MILKY WAY

10,575 GSF





BUILDING C - LEVEL 2



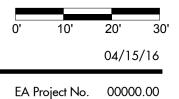


114 MILKY WAY

BUILDING C

12,780 GSF

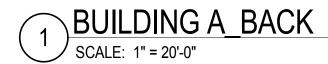
13,625 GSF















BUILDING A ELEVATIONS



04/15/16











BUILDING B ELEVATIONS

04/15/16

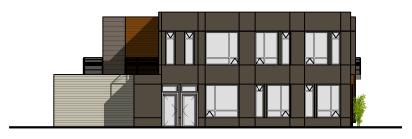


BUILDING C_FRONT

SCALE: 1" = 20'-0"







BUILDING SIDE ELEVATION_TYPICAL 3 SCALE: 1" = 20'-0"





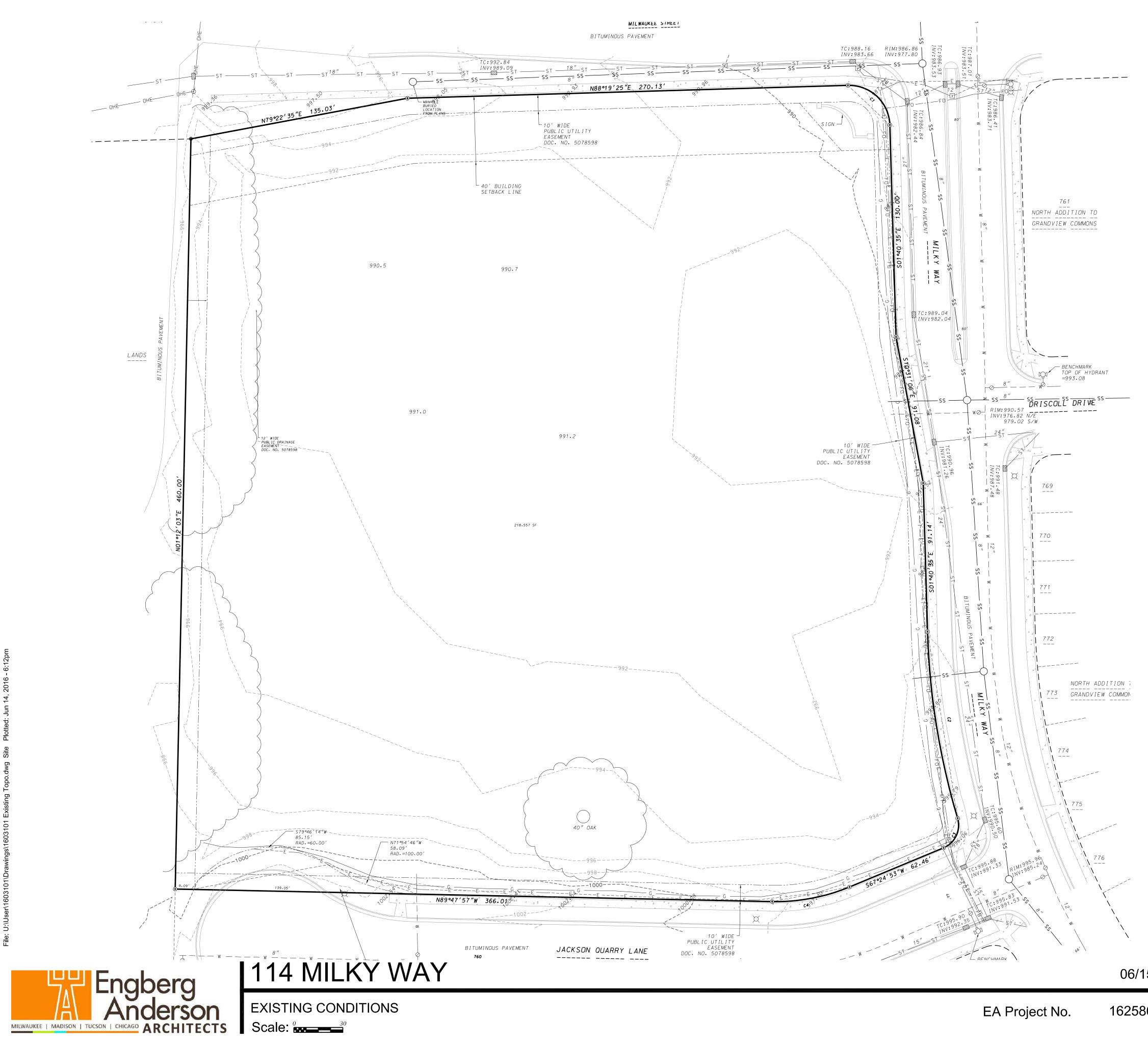
BUILDING C ELEVATIONS

04/15/16





04/15/16



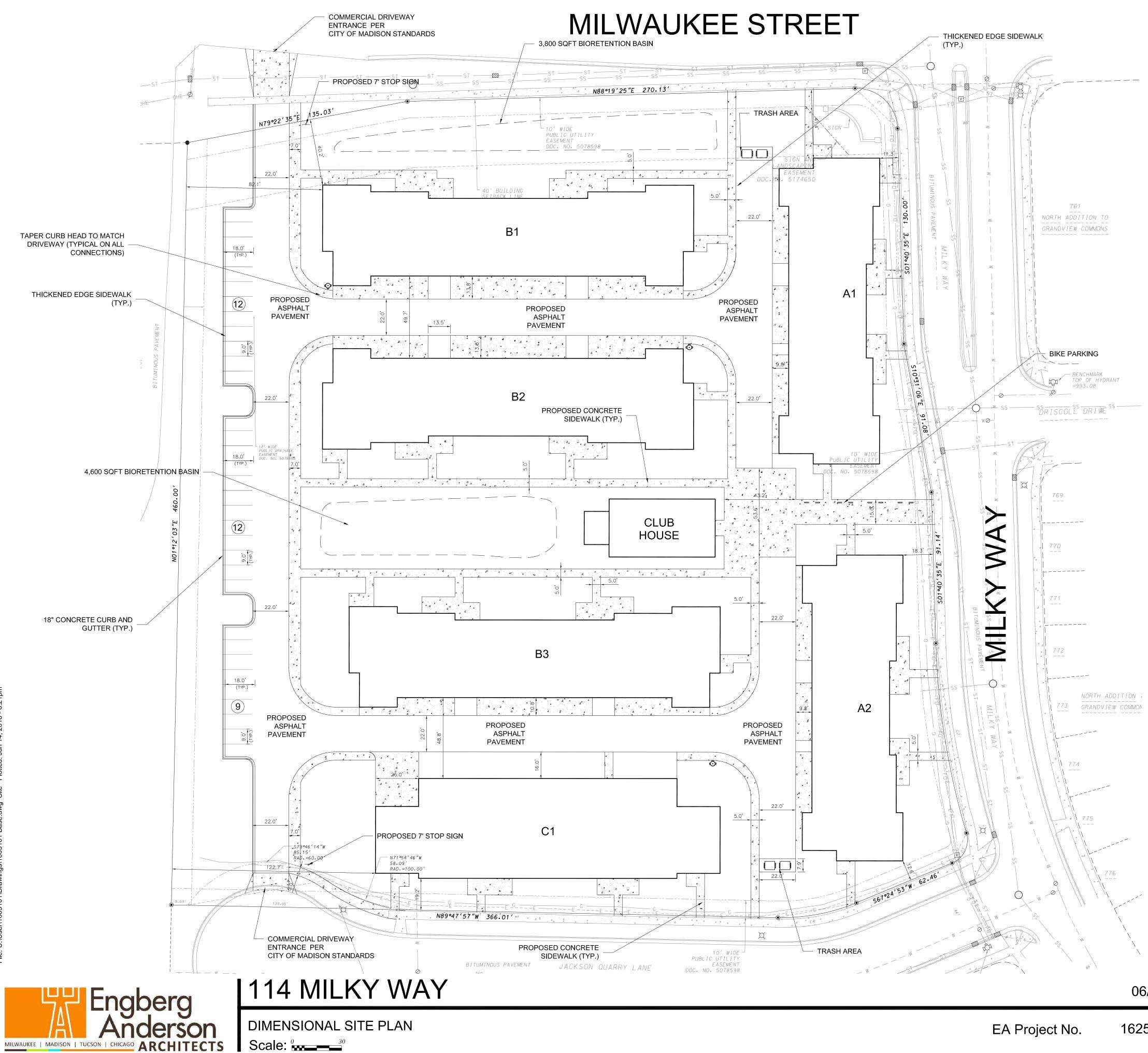
۲	FOUND 1-1/4" IRON REBAR
٠	Found 3/4" iron rebar
V	TELECOMMILICATION VAULT
\bigcirc	MANHOLE
	JNLET
X	Lion Pag
\odot	val ve
Ş	HYDRANT
	CONCRETE
X	FENCE
OHE OHE	OVERHEAD UTILITIES
————Е ————Е ————Е —	UNDERGROUND ELECTRIC
SS SS	SANTTARY SEMER
SS SS w	SANTTARY SEVER
W G	RATER MAIN
W G	RITER MAIN Gas Main
G T	eas min UNDERGROUND TELECOMMUNICATION LINE
G G T T T ST ST	enter main cas univ UNDERGROUND TELECOMMUNICATION LINE stown serve
G G T T T ST ST F0 F0	eas min UNDERGROUND TELECOMMUNICATION LINE storm seer undergradie fier oftic line
G G T T T ST ST F0 F0	KIER KLIN GAS BIN UNDERGROUND TELECOMMUNICATION LINE STORM SLERR UNDERGROODE FLERR OFTIC LINE FENCE
G G T T T ST ST F0 F0	KIER KIN GS BIN UNDERGROUND TELECOMMUNICATION LINE STOR SER UNDERGROUP FIER OFTIC LINE FENCE EXISTING CONTOUR
G G T T T ST ST F0 F0	KTER KIN GS ININ UNDERGROUND TELECOMMUNICATION LINE STOR SER UNERGROUPD TIER OTTIC LINE FENCE EXISTING CONTOUR CONCRETE CURB AND GUTTER



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06/15/16 C100 ROYAL CAPITAL 162586.00 Group LLC



GENERAL NOTES

- 1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
- 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
- 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
- IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
- 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
- 6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
- 7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

SITE PLAN INFORMATION BLOCK 114 MILKY WAY	
TOTAL LOT AREAS	5.0 AC :
EXISTING TOTAL IMPERVIOUS AREA	0 SF:
PROPOSED TOTAL IMPERVIOUS AREA	128,940 SI
PROPOSED BUILDING AREA	66,880 SF

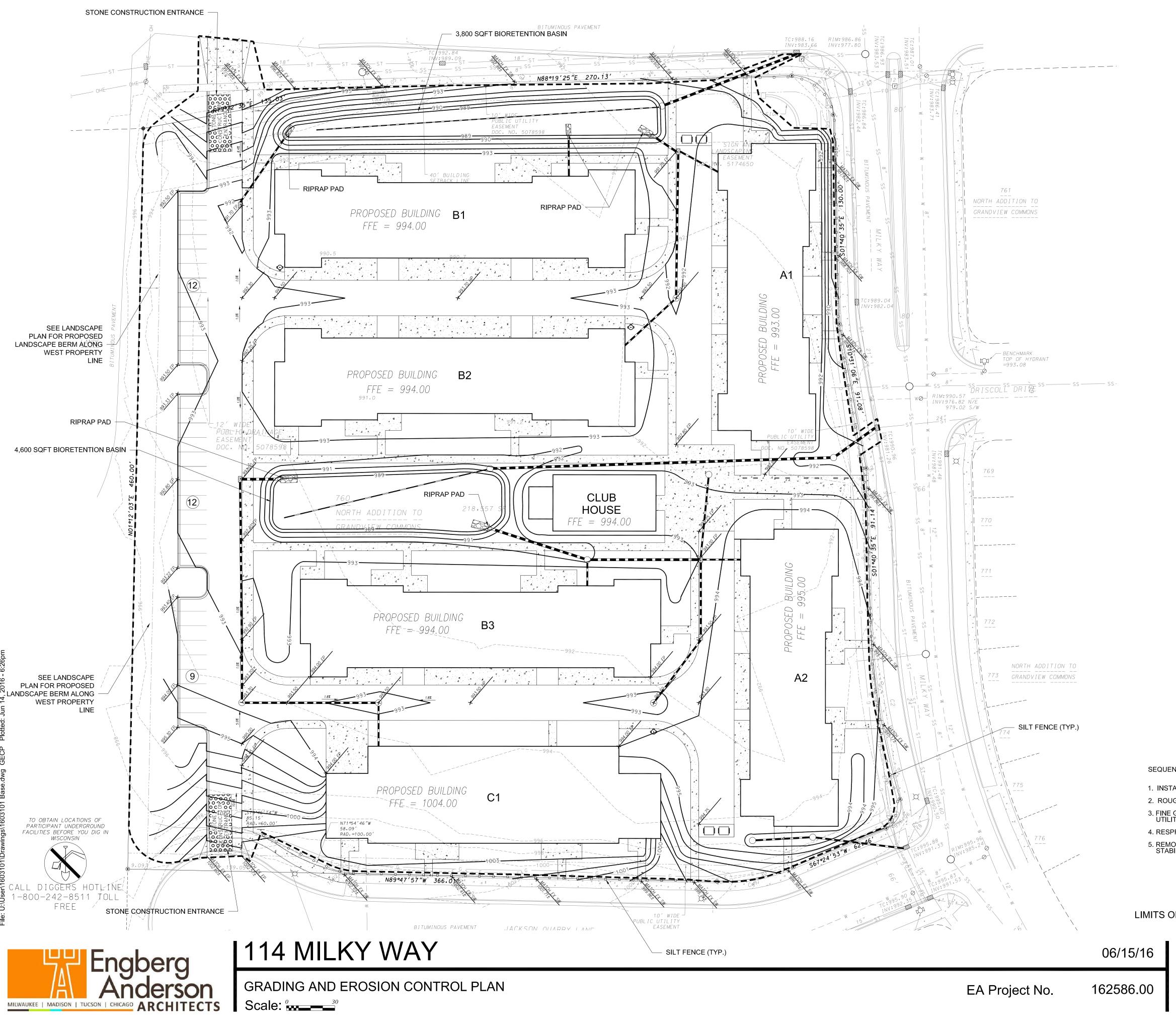
SURFACE PARKING STALLS



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06/15/16 C101 ROYAL CAPITAL 162586.00 Group LLC



-C102 ROYAL CAPITAL Group LLC





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4. RESPREAD TOPSOIL AND FINAL RESTORATION 5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.

2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION

1. INSTALL EROSION CONTROL

SEQUENCE/ ANTICIPATED TIME SCHEDULE

- 15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 ¹/₂ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE BIORETENTION BASINS SHALL BE PLANTED WITH NATIVE SPECIES TOLERANT OF FLUCTUATING WATER CONDITIONS. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS. 16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
- 14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- 13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- DISPOSAL METHODS. 12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
- 11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER
- 9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1 10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
- COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER 8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
- 6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS
- AT THE END OF EACH WORK DAY. 5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- 4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER
- EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- GRADING AND EROSION CONTROL NOTES: 1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- 7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
- 6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
- 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
- 4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
- 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT
- 1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS

- GENERAL NOTES

LEGEND

983.10

_____D__

PROPOSED CONTOUR

EXISTING CONTOUR

SPOT ELEVATION

EP - EDGE OF PAVEMENT

TC - TOP OF CURB

LIMITS OF DISTURBANCE

SILT FENCE/SILT SOCK

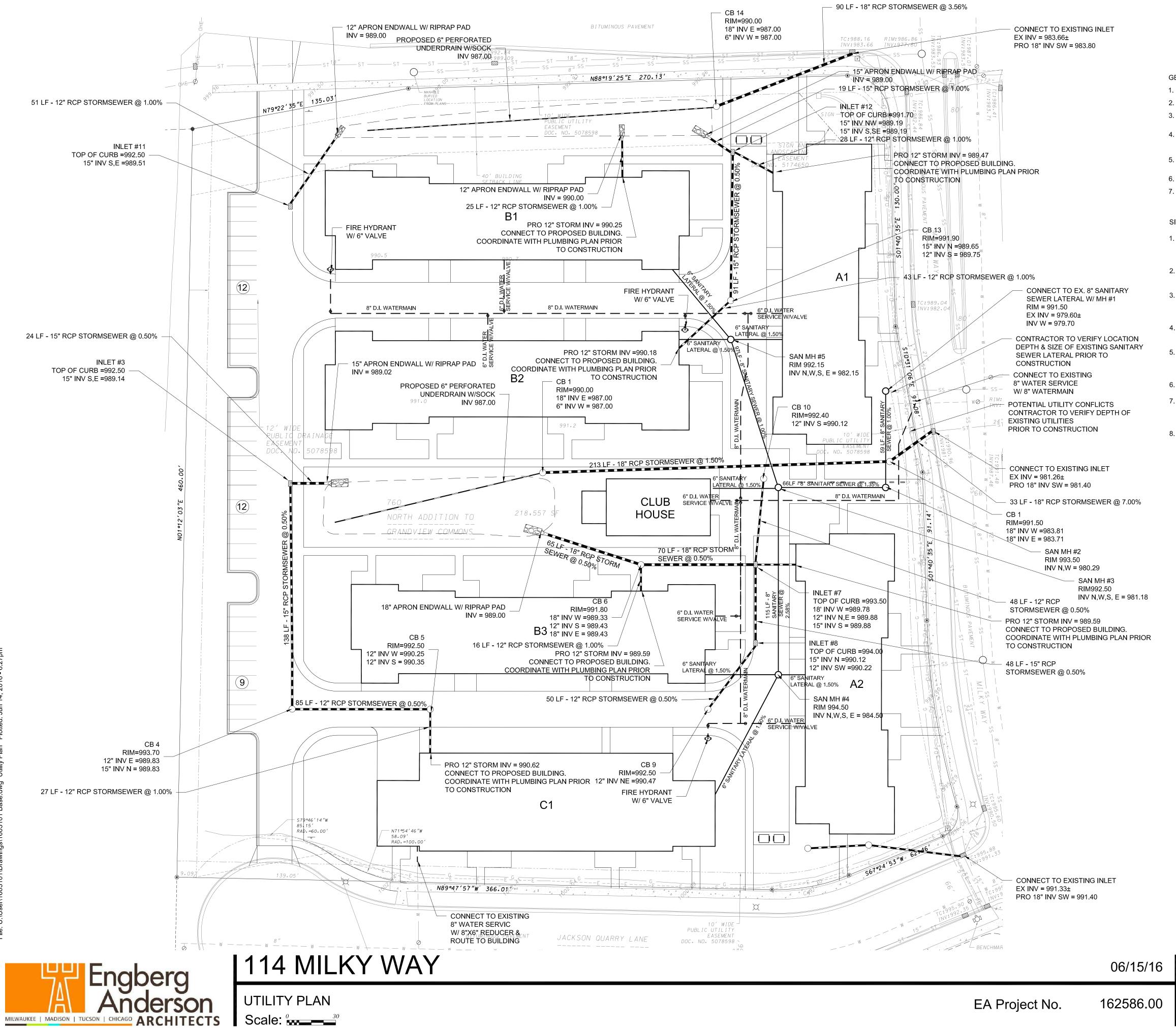
FLOW ARROW

FFE - FINISHED FLOOR ELEVATION

TW - TOP OF WALL (GROUND ELEVATION)

BW - BOTTOM OF WALL (GROUND ELEVATION) HP - HIGHPOINT

2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.



GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED. 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT

4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION

5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION 6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED

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

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.

2. CONTRACTOR TO VERIFY LOCATION DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.

3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER SERVICE CONNECTION LOCATION WITH ARCHITECTURAL PLUMBING PLAN.

4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.

5. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.

6. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.

7. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN

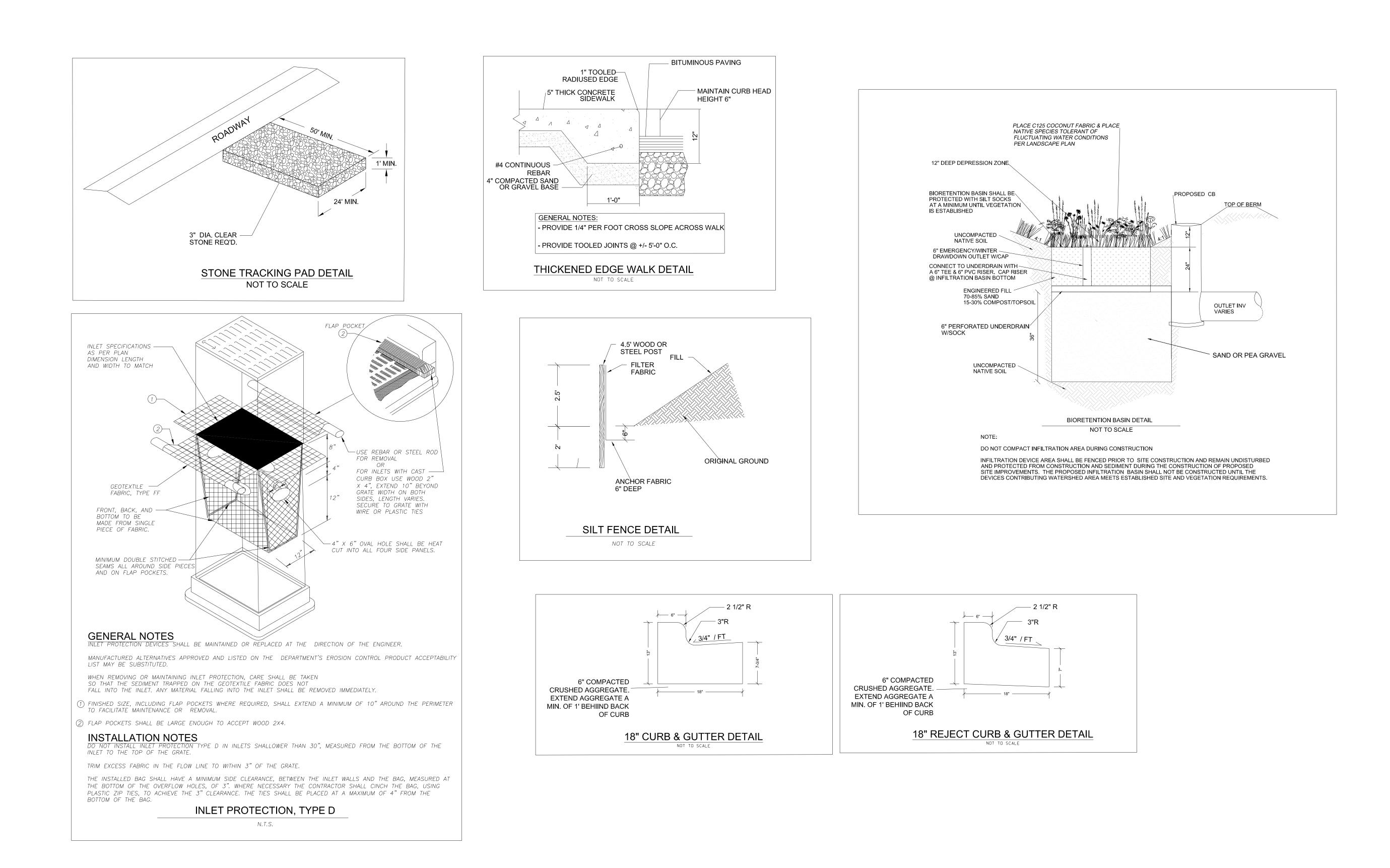
8. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID



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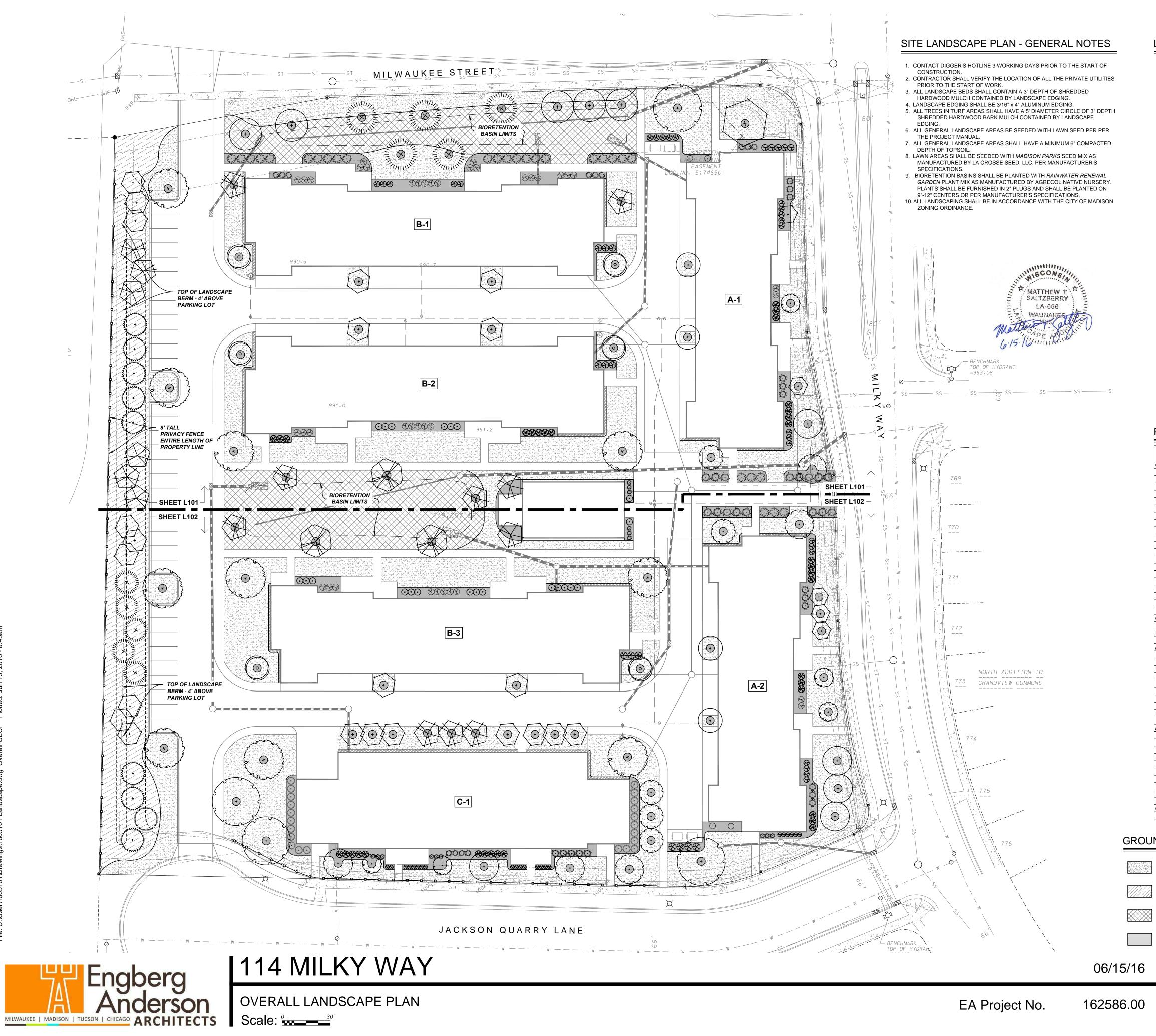
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06/15/16 C103 ROYAL CAPITAL 162586.00 Group LLC



DETAIL SHEET

06/15/16 C104 ROYAL CAPITAL 162586.00 Group LLC



DEVELOPED AREA REQUIREMENT

5 POINTS PER 300 SF OF DEVELOPED AREA GROSS DEVELOPED AREA = 162,434 SQ FT BUILDING FOOTPRINTS = 66,880 SQ FT

NET DEVELOPED AREA = 95,554 SQ FT (2.19 ACRE)

TOTAL POINTS REQUIRED = 1,593 POINTS

POINTS PROVIDED = 4,711 POINTS

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

REQUIRED LANDSCAPED AREA = 3,617 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

PLANT SCHEDULE

				PTS PER			ROOT	
			QTY	PLANT	TOTAL	SIZE	COND	NOTES
	STORY DECIDUOUS TREES	Olara Olar Marila		05	475	0.5"		
	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	0.07514
	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	7	35	245	8' TALL	B&B	3 STEM
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	
	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	5	35	175	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	140	2.5"	B&B	
	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5"	B&B	
	Larix laricina	Tamarack	5	35	175	2.5"	B&B	
	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6	35	210	2.5"	B&B	
	Nyssa sylvatica 'Firestarter'	Firestarter Black Gum	5	35	175	2.5"	B&B	
	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	6	35	210	2.5	B&B	
	Populus tremuloides	Quaking Aspen	3	35	105	2.5	B&B	
	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5"	B&B	
	Quercus 'Crimschmidt'	Crimson Spire Oak	9	35	315	2.5"	B&B	
	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
	VERGREEN TREE							
AC	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
ORNA	MENTAL TREE							
AXG	Amelanchier x grandiflora 'Autmun Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STEM
	Carpinus caroliniana	Musclewood	3	15	45	6' TALL	B&B	MULTI-STEM
SRI	Syringa 'Ivory Silk'	lvory Silk Japanese Tree Lilac	5	15	75	6' TALL	B&B	MULTI-STEM
	UOUS SHRUB	· · ·						
CAR	Clethra alnafolia 'Ruby Spice'	Ruby Spice Clethra	5	3	15	24'' TALL	POT	
	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	14	3	42	24" TALL	POT	
	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	8	3	24	24" TALL	POT	
	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
	Syringa 'Minuet'	Minuet Lilac	14	3	42	24" TALL	POT	
	Spiraea japonica 'Gold Flame'	Goldflame Spirea	15	3	45	12" TALL	POT	
	Spiraea 'Magic Carpet'	Magic Carpet Spirea	22	3	66	12" TALL	POT	
	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	5	3	15	24" TALL	POT	
	Weigela 'Dark Horse'	Dark Horse Weigela	27	3	81	12" TALL	POT	
	Weigela 'Minuet'	Minuet Weigela	8	3	24	24" TALL	POT	
	REEN SHRUB					21 17 22		
	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	7	4	28	12" TALL	POT	
JHI	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	33	4	132	12" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Junper	28	4	112	12" TALL	POT	
JMG	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL	POT	
	Microbiota dicussata	Russian Arborvitae	22	4	88	12" TALL	POT	
PS	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	15	4 4	60	12 TALL 12" TALL	POT	
 RP	Rhododendron 'PJM'	PJM Rhododendron	15	4 4	60	24" TALL	POT	
	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	9	4	36	24 TALL 24" TALL	POT	
			18		72	24 TALL 24" TALL	POT	
	Taxus x media 'Taunton'	Taunton Yew	4	4			POT	
	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	PUI	
	MENTAL GRASSES	To Do Dotormino d				1.0.1	DOT	
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
			l	TOTAL:	4711	POINTS	l	

GROUND COVER LEGEND LEGEND

LAWN SEED

PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL

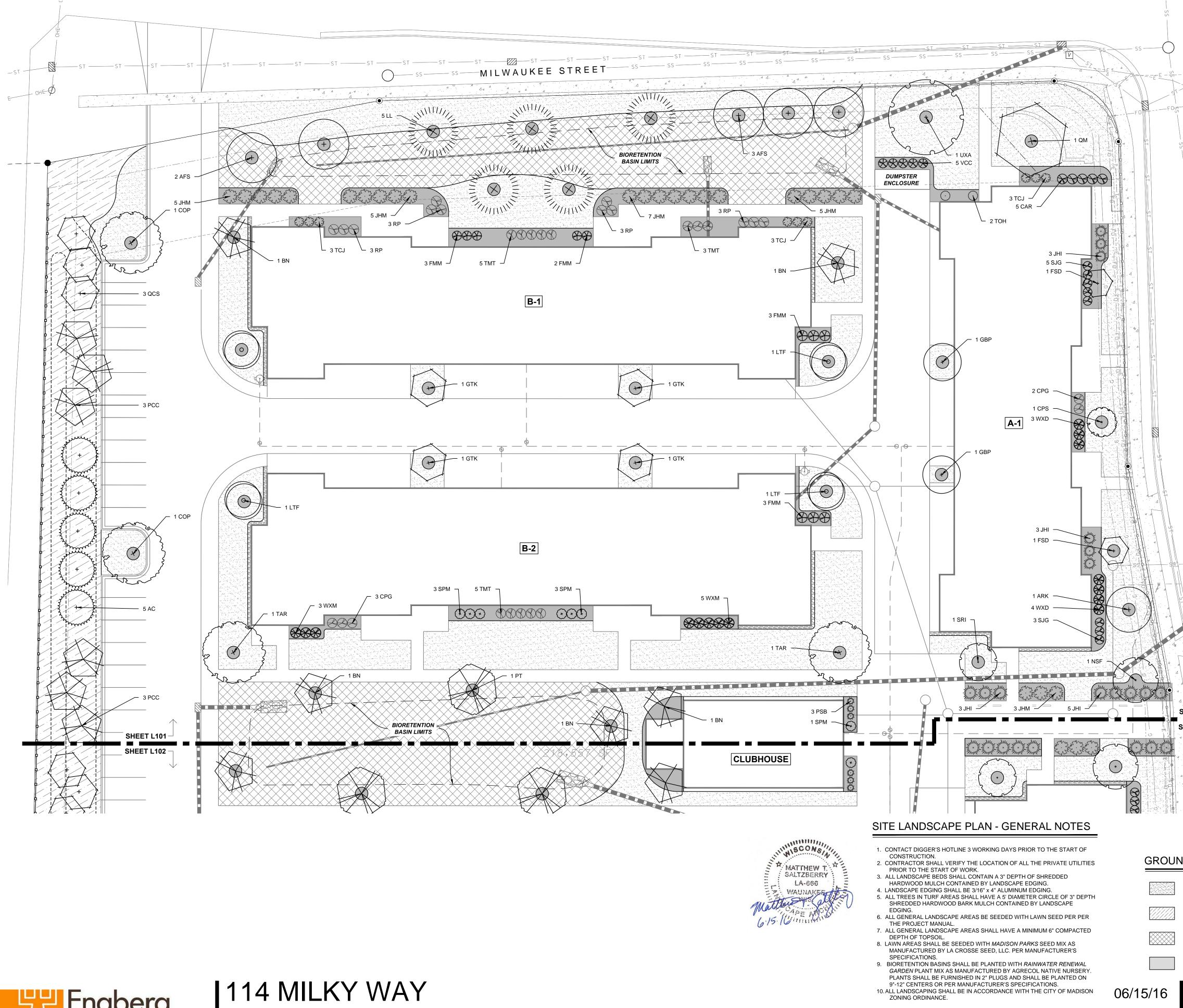
BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL

BARK MULCH

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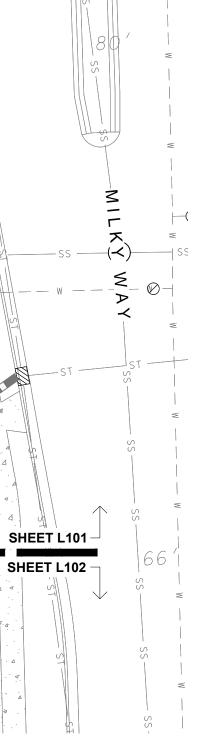


LANDSCAPE PLAN

162586.00

PLANT SCHEDULE

				PTS PER	SUB-		ROOT	
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PLANT	TOTAL	SIZE	COND	NOTES
	STORY DECIDUOUS TREES	-	1					
	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	
	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	7	35	245	8' TALL	B&B	3 STEM
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	001EM
	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	5	35	175	2.5"	B&B	
	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	140	2.5"	B&B	
	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5"	B&B	
	Larix laricina	Tamarack	5	35	175	2.5	B&B	
				35				
	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6		210	2.5"	B&B	
	Nyssa sylvatica 'Firestarter'	Firestarter Black Gum	5	35	175	2.5"	B&B	
	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	6	35	210	2.5	B&B	
	Populus tremuloides	Quaking Aspen	3	35	105	2.5	B&B	
	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5"	B&B	
	Quercus 'Crimschmidt'	Crimson Spire Oak	9	35	315	2.5"	B&B	
	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
	VERGREEN TREE		_					
	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
ORNA	MENTAL TREE							
AXG	Amelanchier x grandiflora 'Autmun Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STE
CC	Carpinus caroliniana	Musclewood	3	15	45	6' TALL	B&B	MULTI-STE
SRI	Syringa 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	15	75	6' TALL	B&B	MULTI-STE
	UÕUŠ SHRÚB							
	Clethra alnafolia 'Ruby Spice'	Ruby Spice Clethra	5	3	15	24" TALL	POT	
	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	14	3	42	24" TALL	POT	
	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	8	3	24	24" TALL	POT	
	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
	Syringa 'Minuet'	Minuet Lilac	14	3	42	24" TALL	POT	
	Spiraea japonica 'Gold Flame'	Goldflame Spirea	15	3	45	12" TALL	POT	
	Spiraea 'Magic Carpet'	Magic Carpet Spirea	22	3	66	12" TALL	POT	
	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	5	3	15	24" TALL	POT	
	Weigela 'Dark Horse'	Dark Horse Weigela	27	3	81	12" TALL	POT	
	Weigela 'Minuet'	Minuet Weigela	8	3	24	24" TALL	POT	
	GREEN SHRUB		0	3	24	24 TALL	PUT	
		Cold Mana Fala a Oversea	7	4	- 00	101 7 11	DOT	
	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	7	4	28	12" TALL	POT	
	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	33	4	132	12" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Junper	28	4	112	12" TALL	POT	
JMG	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL	POT	
	Microbiota dicussata	Russian Arborvitae	22	4	88	12" TALL	POT	
	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	15	4	60	12" TALL	POT	
	Rhododendron 'PJM'	PJM Rhododendron	15	4	60	24" TALL	POT	
	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	9	4	36	24" TALL	POT	
TMT	Taxus x media 'Taunton'	Taunton Yew	18	4	72	24" TALL	POT	
	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
ORNA	MENTAL GRASSES							
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
	1			TOTAL:	4711	POINTS		•



DEVELOPED AREA REQUIREMENT: 5 POINTS PER 300 SF OF DEVELOPED AREA GROSS DEVELOPED AREA = 162,434 SQ FT BUILDING FOOTPRINTS = 66,880 SQ FT NET DEVELOPED AREA = 95,554 SQ FT (2.19 ACRE)

TOTAL POINTS REQUIRED = 1,593 POINTS

POINTS PROVIDED = 4,711 POINTS

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

ILWAUKEE STREET FRONTAGE = 396 FT PLANTS REQUIRED = 13 OVERSTORY TREES OR 26 EVERGREEN / ORNAMENTAL TREES 66 SHRUBS PLANTS PROVIDED = 13 OVERSTORY TREES 68 SHRUBS
IILKY WAY FRONTAGE = 420 FT
PLANTS REQUIRED = 14 OVERSTORTY TREES OR
28 EVERGREEN / ORNAMENTAL TREES
PLANTS PROVIDED = 14 OVERSTORY TREES 70 SHRUBS
70 SHK0B3
ACKSON QUARRY LANE FRONTAGE = 420 FT
PLANTS REQUIRED = 14 OVERSTORTY TREES OR
28 EVERGREEN / ORNAMENTAL TREES
70 SHRUBS
PLANTS PROVIDED = 14 OVERSTORY TREES
70 SHRUBS
ARKING LOT LANDSCAPING REQUIREMENT:
OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 45,712 SQ FT

REQUIRED LANDSCAPED AREA = 3,617 SQ FT (8% TOTAL PARKING LOT AREA) LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES

L101 ROYAL CAPITAL Group LLC

OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

GROUND COVER LEGEND LEGEND

LAWN SEED

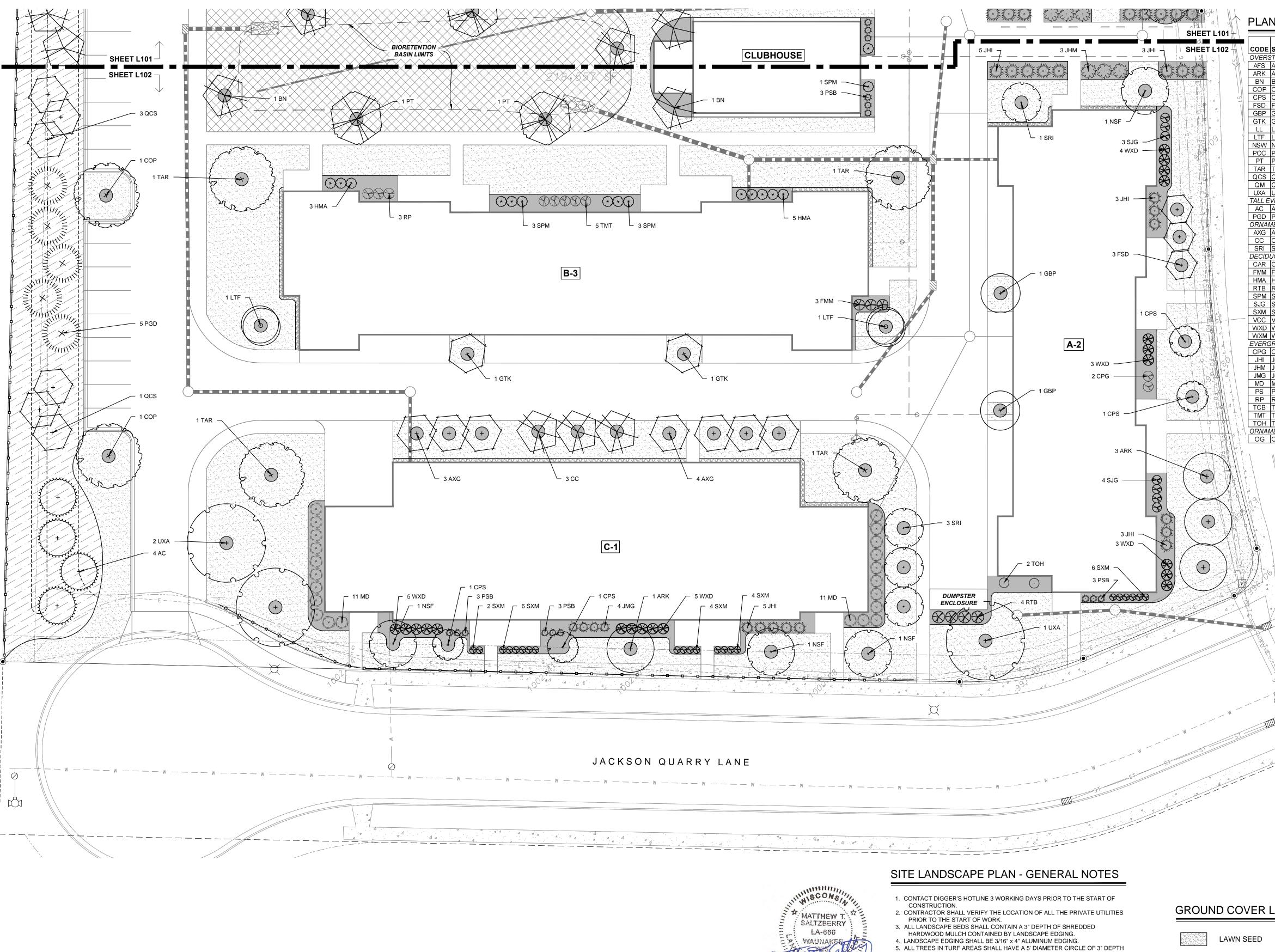
PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL

BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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BARK MULCH





LANDSCAPE PLAN

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

EA Project No.

06/15/16

PLANT SCHEDULE

				PTS PER	SUB-		ROOT	
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PLANT	TOTAL	SIZE	COND	NOTES
	STORY DECIDUOUS TREES						•••••	
	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	
	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	7	35	245	8' TALL	B&B	3 STEM
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	UUILM
	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	5	35	175	2.5"	B&B	
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	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
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	MENTAL TREE		10	- 55	175	OTALL	DQD	
	Amelanchier x grandiflora 'Autmun Brilliance	/ Autumn Brillianco Sonvicoborny	7	15	105	6' TALL	B&B	MULTI-ST
	Carpinus caroliniana	Musclewood	3	15	45	6' TALL		MULTI-ST
		Ivory Silk Japanese Tree Lilac	5	15	45 75	6' TALL		MULTI-ST
	Syringa 'Ivory Silk' JOUS SHRUB	Ivory Silk Japanese Tree Lilac	5	15	75	0 TALL	DQD	IVIULTI-ST
		Ruby Spice Clethra	5	2	15		POT	
	Clethra alnafolia 'Ruby Spice'		14	3	15 42	24" TALL 24" TALL	POT	
	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	8	3	24	24 TALL 24" TALL	POT	
	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea						
	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
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	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
	MENTAL GRASSES	1			I			
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	

LANDSCAPE REQUIREMENTS SUMMARY

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PLANTS PROVIDED =	14 OVERSTORTY TREES OR 28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS 14 OVERSTORY TREES
JACKSON QUARRY LANE F PLANTS REQUIRED =	70 SHRUBS FRONTAGE = 420 FT 14 OVERSTORTY TREES OR 28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS 14 OVERSTORY TREES

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

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LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

70 SHRUBS

GROUND COVER LEGEND LEGEND

BENC

TOP =998

LAWN SEED

PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL

BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL

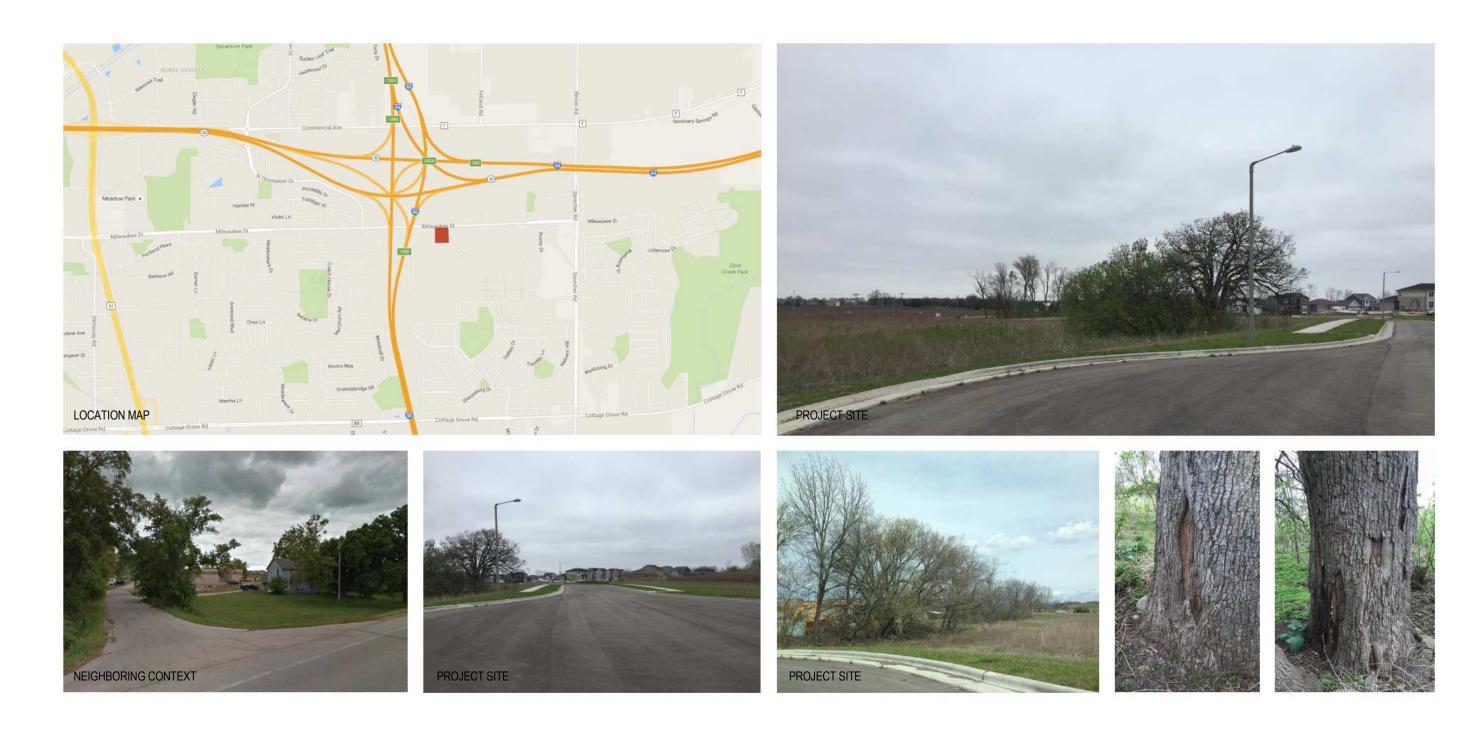
BARK MULCH

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

TOTAL: 4711 POINTS

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PROJECT DESCRIPTION:

The development consists of six residential buildings and a freestanding club house that will contain amenities for all of the residents to share. Four of the buildings face outward to the surrounding streets, while the remaining two buildings face an interior courtyard. There are a total of 94 dwelling units in the project, with a mix of two- and three-bedroom units catering to family living. Each unit can be accessed from both a front entry as well as an enclosed garage at the back of the building. The site is currently zoned TR-U1 for 100 units of multi-family housing and is seeking a Planned Residential Complex (Conditional Use) request to allow for building entry placements onto a central courtyard, in addition to the adjoining streets.

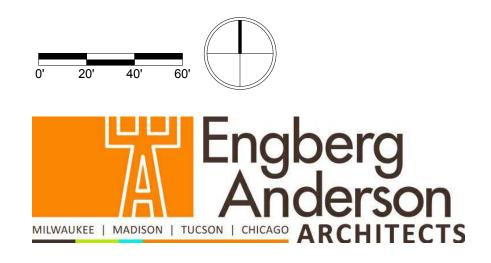
EXISTING SITE:

The site fronts onto Milwaukee Street at the northern entrance to the Grandview Commons Neighborhood. The majority of the site has been graded in anticipation of development and will need some fill to bring portions up to street grade. The existing tree line on the western edge of the site contains a variety of fence row trees with significant damage and little value. There is a large oak located in the center of the site along the Jackson Quarry Lane; however the tree (See photos above) exhibits significant damage along all sides of the base of the tree, the net result of which precludes preservation of the tree. The property to the west contains an active quarry and materials recycling operation and will need screening. The City of Madison owns the un-developed property south of Jackson Quarry Lane and is designated for future park uses. The sites along Milky Way are zoned for Four Unit multifamily along Milwaukee Street and alley accessed twin homes along Milky Way.

ILDING A ILDING B ILDING C <u>RFACE</u> TAI	
TAL	

PARKING						
BUILDING A BUILDING B BUILDING C <u>SURFACE</u> TOTAL	13/BUILDING 16/BUILDING 31/BUILDING <u>33</u>	26 48 31 <u>33</u> 138				
BICYCLE PARKING						
INTERIOR/ENCLOSED SPACES EXTERIOR SPACES TOTAL		104 <u>33</u> 137				
<u>UNITS</u>						
BUILDING A BUILDING B <u>BUILDING C</u> TOTAL	13/BUILDING 16/BUILDING 20/BUILDING	26 48 <u>20</u> 94				
UNIT MIX						

UNIT MIX					
TYPE	AREA	BEDROOMS	BATHROOMS	QUANTITY	
2A	840 SF	2	1	8	
2B	925 SF	2	1	8	
2C	975 SF	2	2	8	
2D	865 SF	2	1	4	
2E	940 SF	2 + DEN	1	10	
2F	1170 SF	2 + DEN	1	10	
2G	930 SF	2 + DEN	1	12	
3A	1050 SF	3	1	7	
3B	1150 SF	3	1	7	
3C	1050 SF	3	1	3	
3D	1150 SF	3	1	3	
3E	1365 SF	3	1	8	
3F	1405 SF	3	1	2	
3G	1230 SF	3	1	4	
		TOTAL 2BR UNITS		28	
		TOTAL 2BR + DEN UNITS		32	
		TOTAL 3BR UNITS TOTAL UNITS IN DEVELOPMENT		34	
				94	



114 MILKY WAY

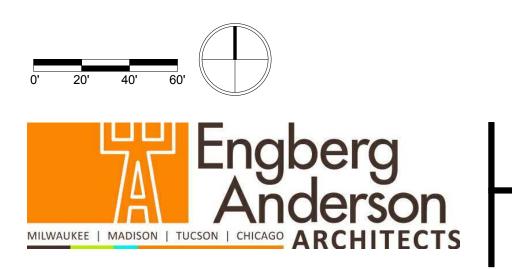
OVERALL SITE PLAN

Scale: As indicated

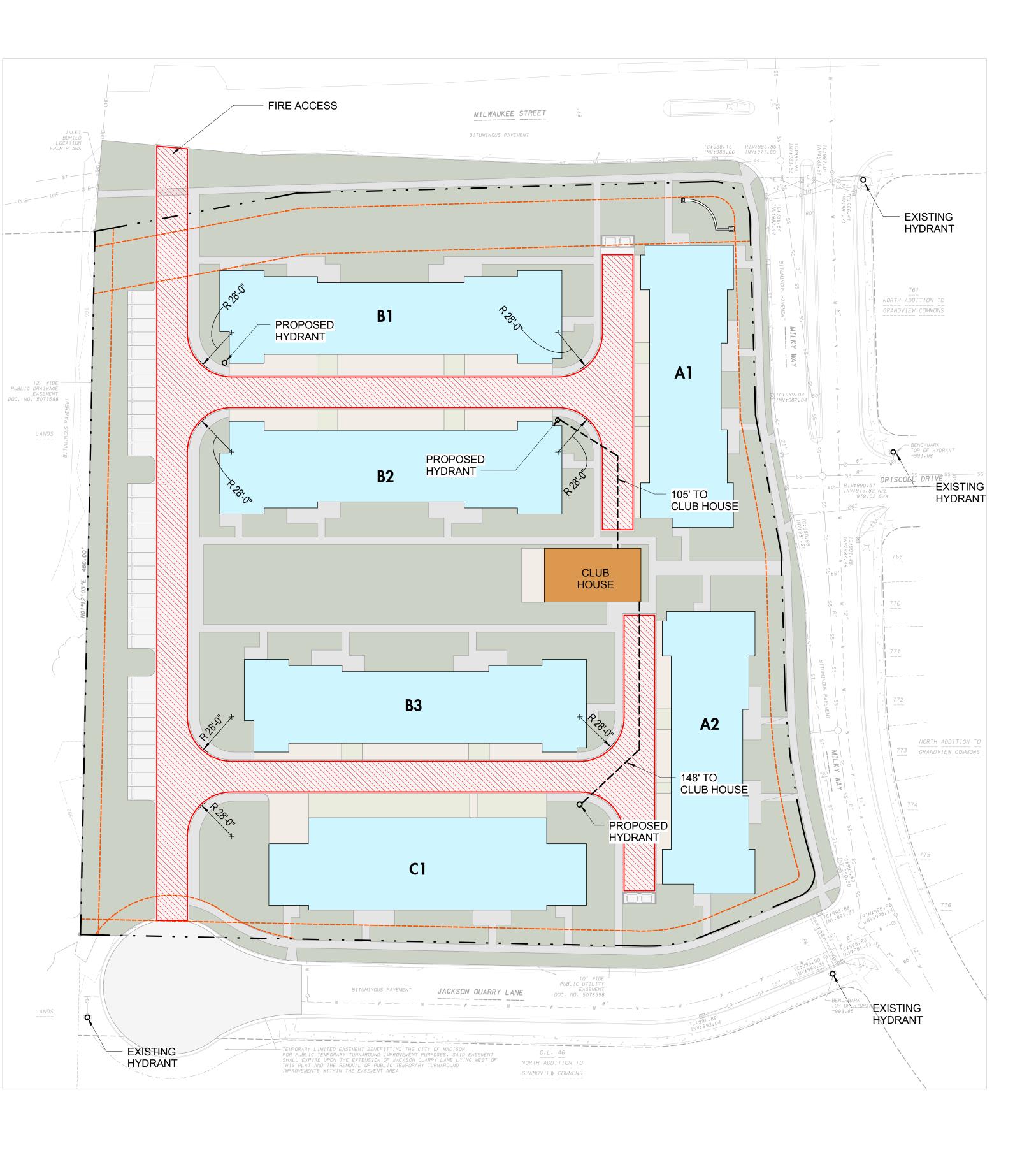


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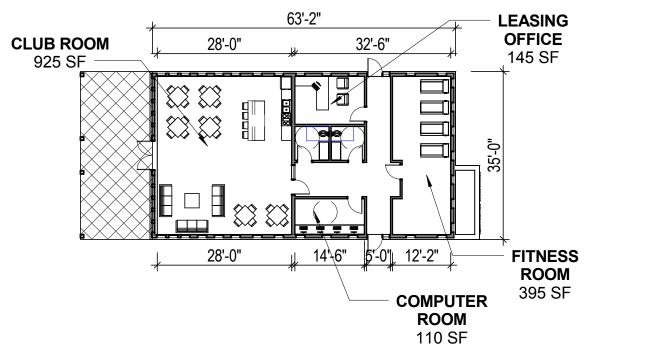
- ACCESS TO 25% OF BUILDING PERIMETER, MAX. 30'-0" FROM DRIVE LANE 20'-0" MIN. WIDTH OF DRIVE LANE •
- 28'-0" MIN. TURNING RADIUS AT • INSIDE CORNER 150'-0" MAX. DEAD END WITHOUT ٠
- TURN AROUND



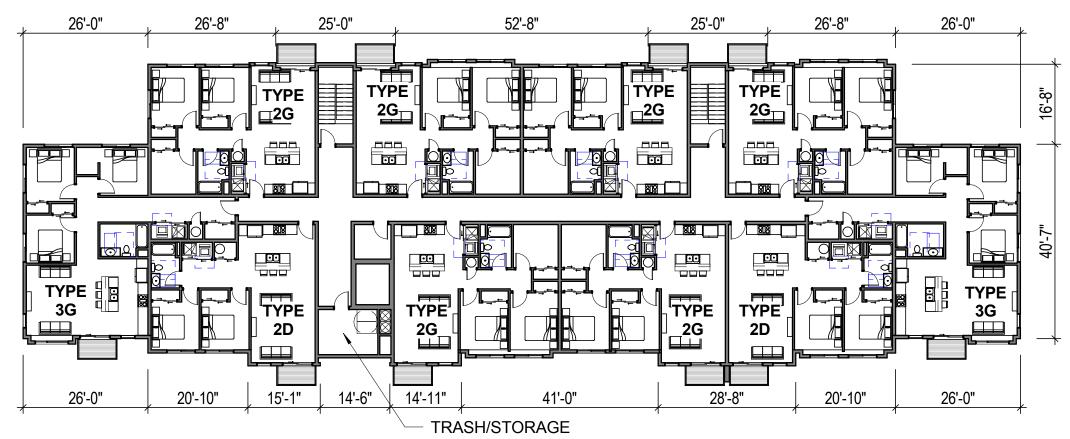
SITE DIAGRAM Scale: 1" = 40'-0"



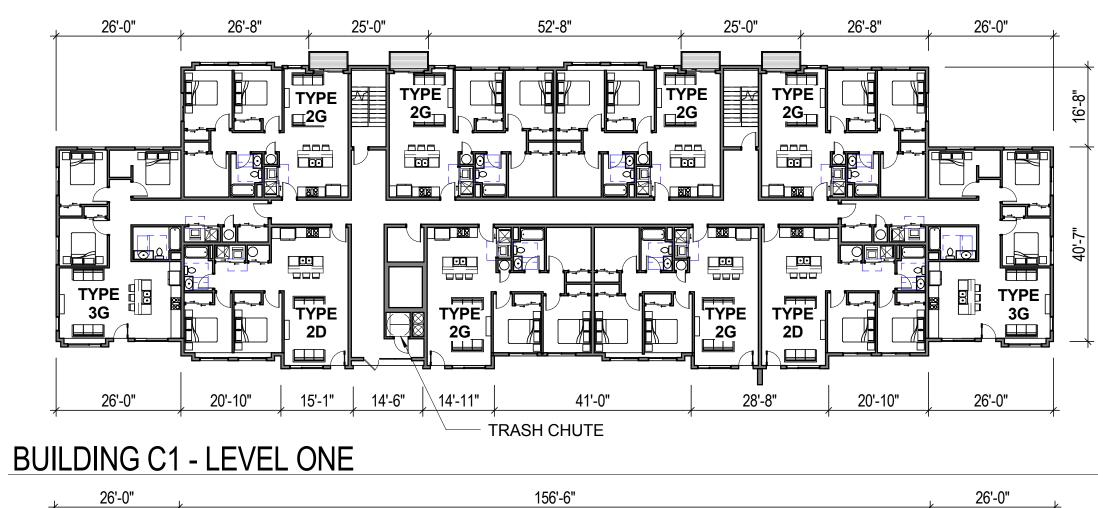
07/14/16 ATOT ROYAL CAPITAL Group LLC

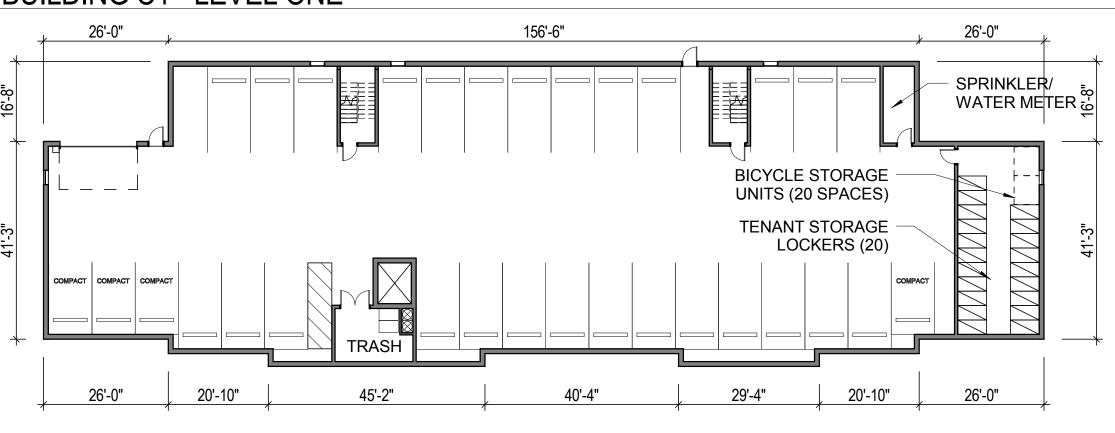


CLUB HOUSE PLAN



BUILDING C1 - LEVEL TWO





BUILDING C1-LOWER LEVEL

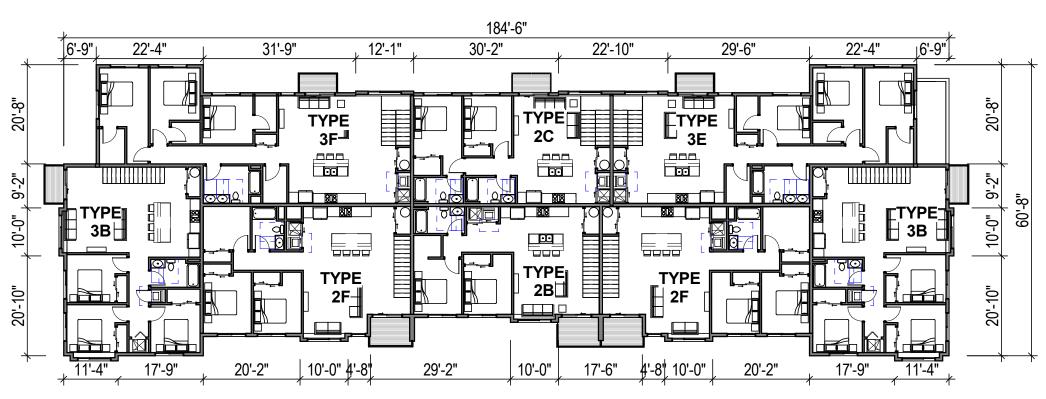


0' 10' 20' 30

114 MILKY WAY

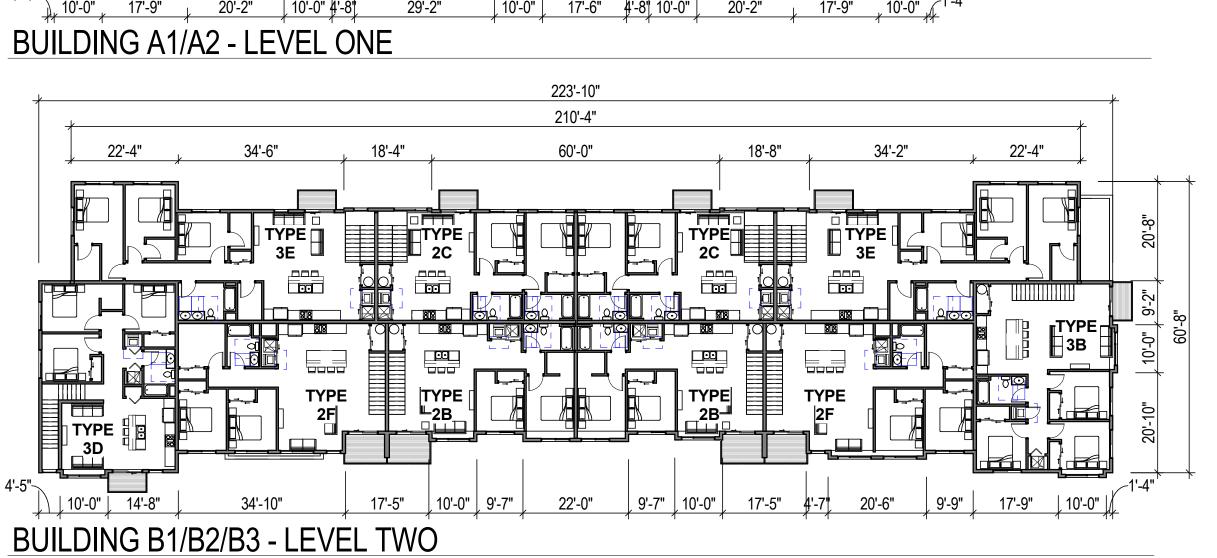
BUILDING PLANS

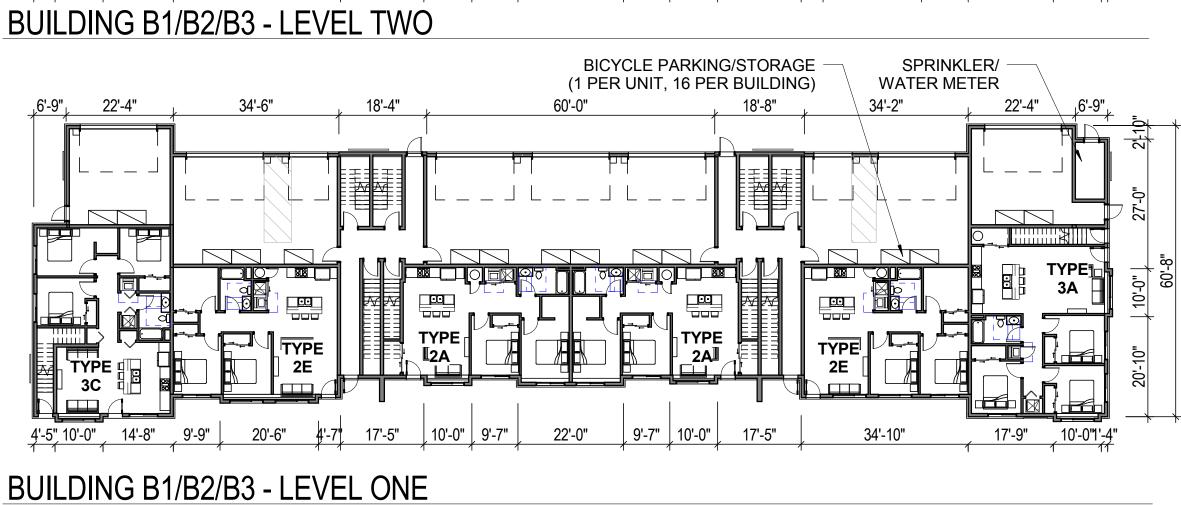
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07/14/16

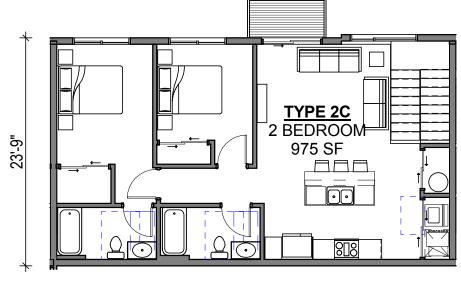


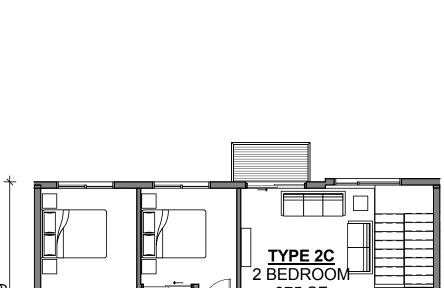


114 MILKY WAY

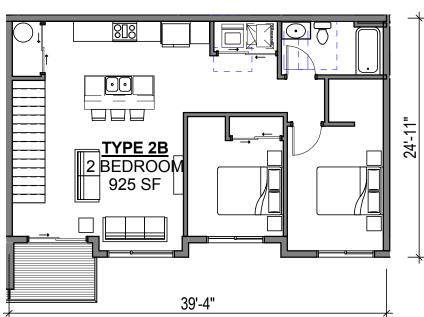
UNIT PLANS

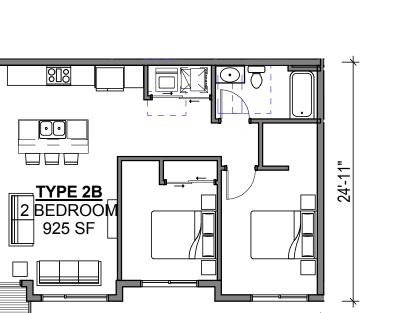
UNIT TYPE 2C



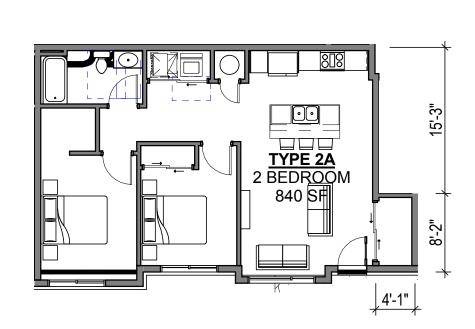


UNIT TYPE 2B

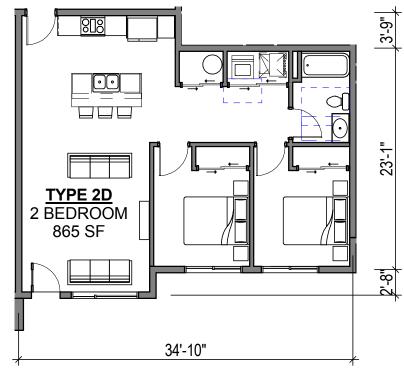


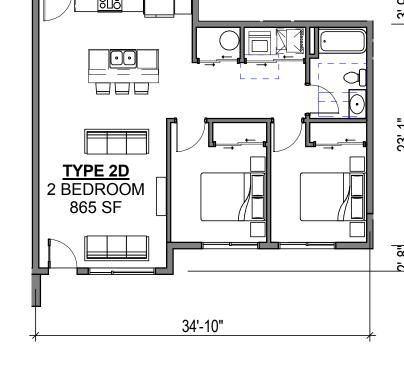










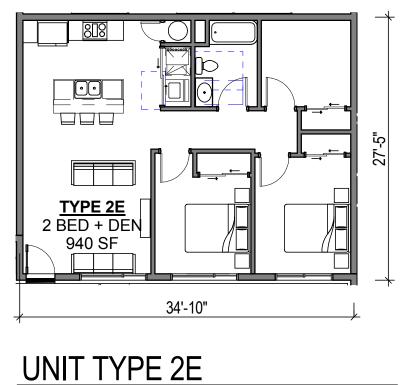


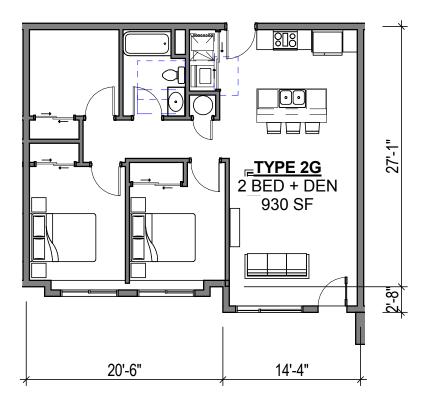
Scale: 1" = 10'-0"

TYPE 2F 2 BED + DEN ┐ 1170 SF ┌── 43'-10"

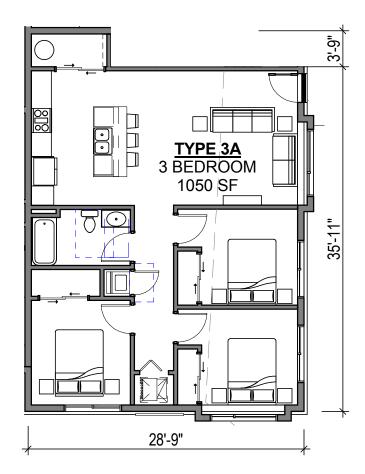
UNIT TYPE 2F

808

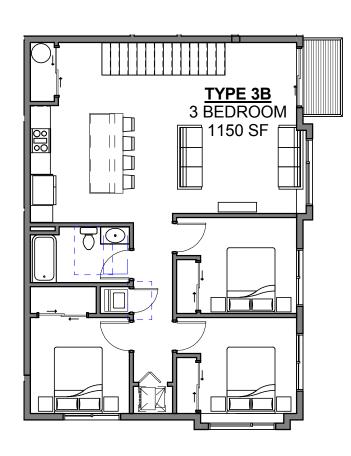




UNIT TYPE 2G



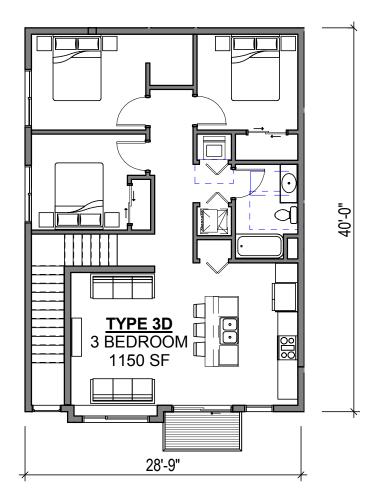
UNIT TYPE 3A



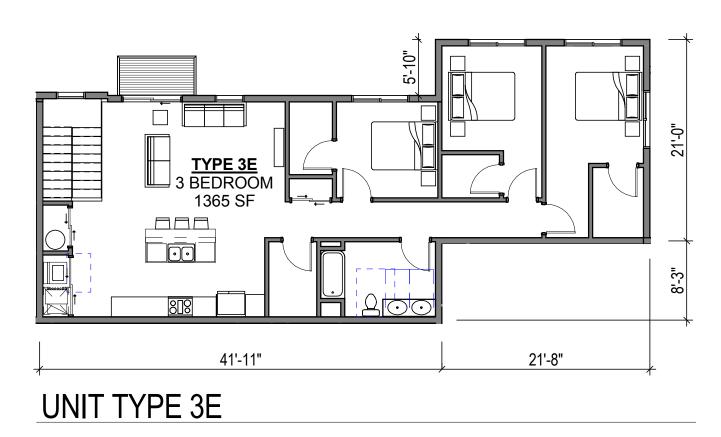
UNIT TYPE 3B

3 BEDROOM 1050 SF 28'-9"

UNIT TYPE 3C



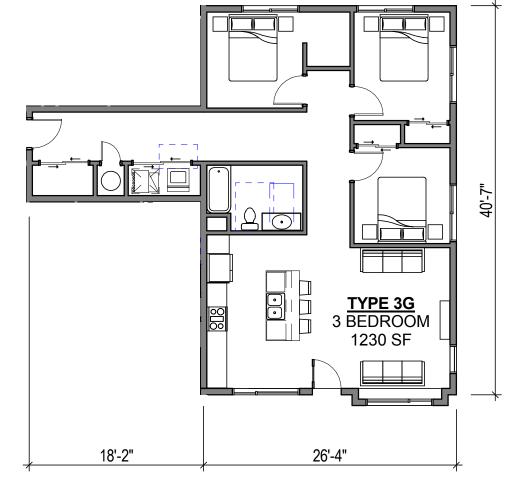
UNIT TYPE 3D



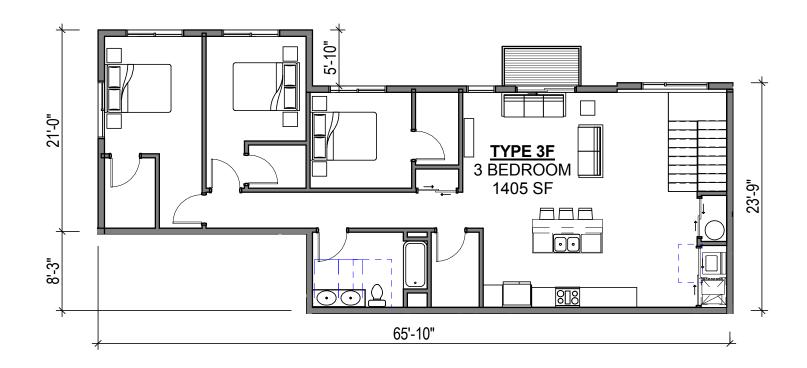
07/14/16 0.162586.00 A 103 ROYAL CAPITAL Group LLC

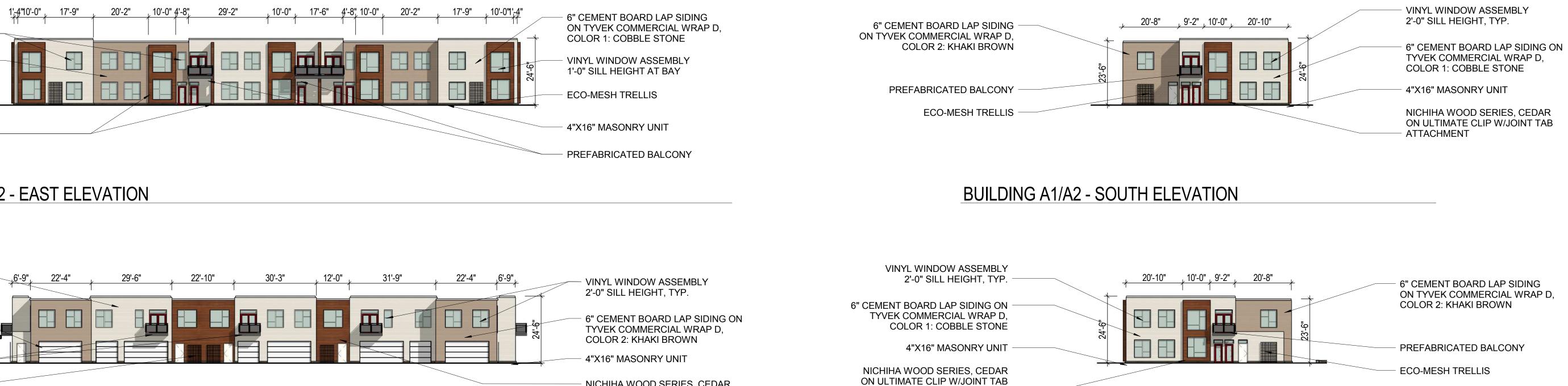
0' 5' 10' 15'

UNIT TYPE 3G

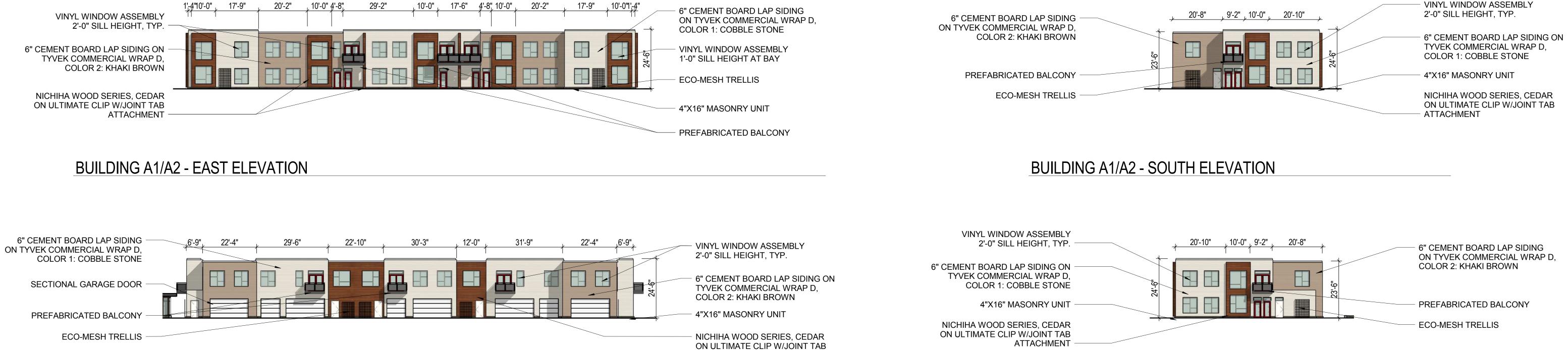


UNIT TYPE 3F





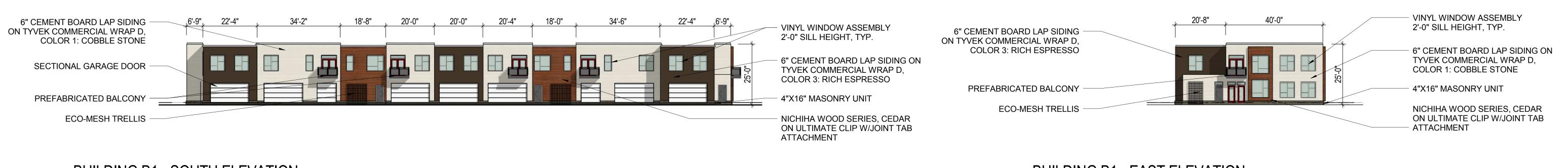
NICHIHA WOOD SERIES, CEDAR ATTACHMENT



BUILDING A1/A2 - WEST ELEVATION



BUILDING B1 - NORTH ELEVATION



BUILDING B1 - SOUTH ELEVATION



114 MILKY WAY

BUILDING ELEVATIONS

Scale: 1" = 20'-0"

ATTACHMENT

BUILDING A1/A2 - NORTH ELEVATION

VINYL WINDOW ASSEMBLY 2'-0" SILL HEIGHT, TYP.

6" CEMENT BOARD LAP SIDING ON 6" CEMENT BOARD LAP SIDING ON TYVEK COMMERCIAL WRAP D, COLOR 3: RICH ESPRESSO

NICHIHA WOOD SERIES, CEDAR ON ULTIMATE CLIP W/JOINT TAB ATTACHMENT

TYVEK COMMERCIAL WRAP D, COLOR 1: COBBLE STONE

VINYL WINDOW ASSEMBLY

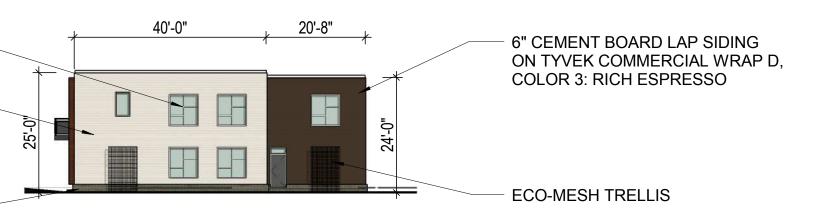
2'-0" SILL HEIGHT, TYP.

4"X16" MASONRY UNIT

BUILDING B1 - WEST ELEVATION

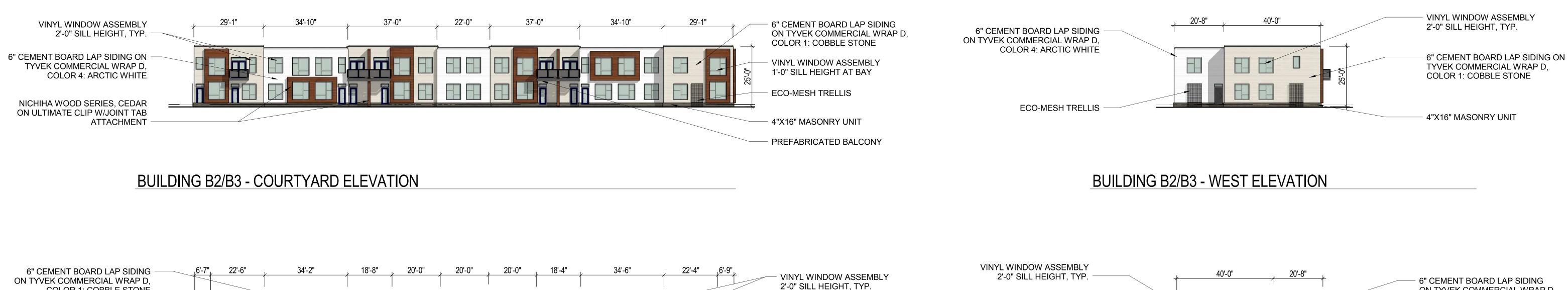
BUILDING B1 - EAST ELEVATION

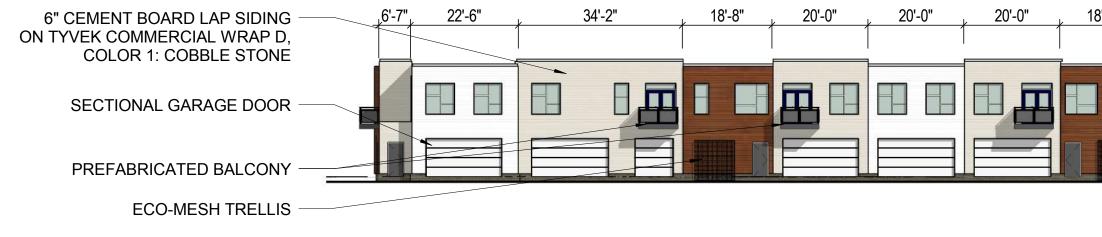
07/14/16



0' 10' 20' 30'







BUILDING B2/B3 - ALLEY ELEVATION



BUILDING C - NORTH ELEVATION



BUILDING C - SOUTH ELEVATION



114 MILKY WAY

BUILDING ELEVATIONS

Scale: 1" = 20'-0"

6" CEMENT BOARD LAP SIDING ON TYVEK COMMERCIAL WRAP D, COLOR 4: ARCTIC WHITE

4"X16" MASONRY UNIT

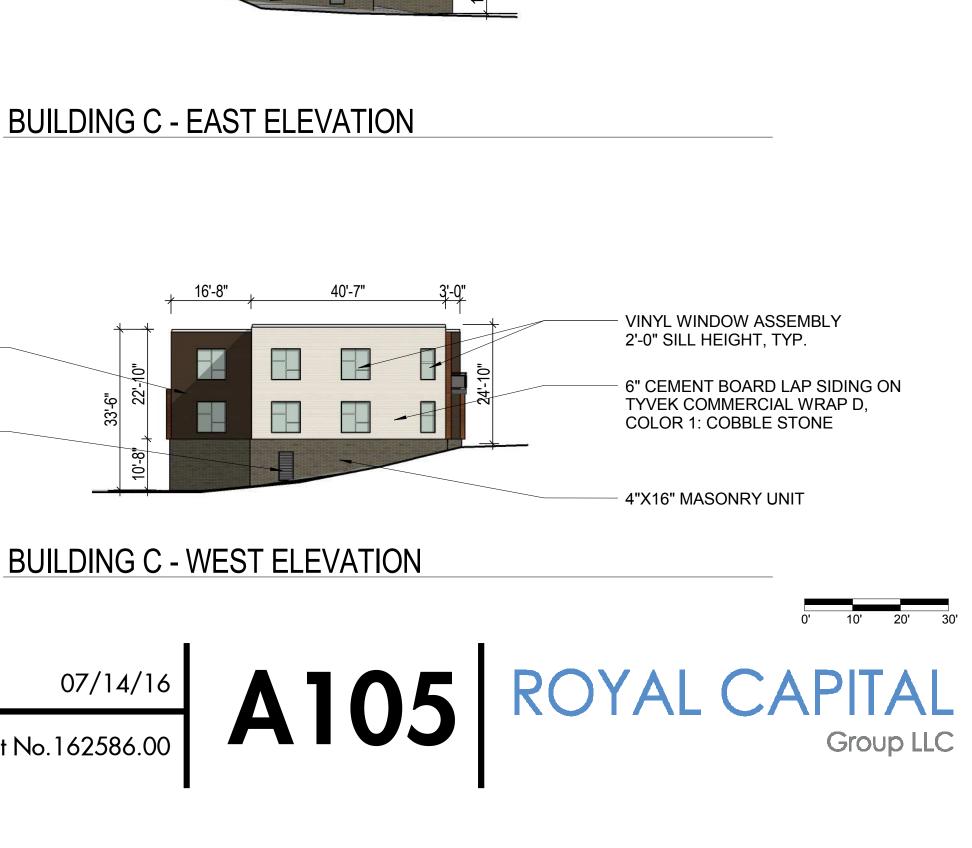
NICHIHA WOOD SERIES, CEDAR ON ULTIMATE CLIP W/JOINT TAB ATTACHMENT

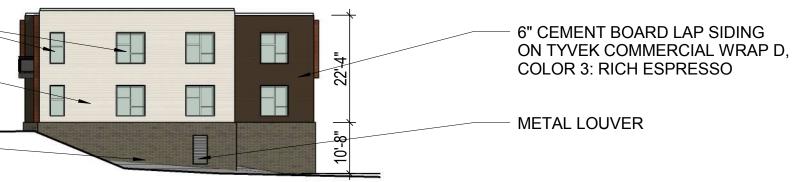
6" CEMENT BOARD LAP SIDING ON TYVEK COMMERCIAL WRAP D, COLOR 1: COBBLE STONE 4"X16" MASONRY UNIT

NICHIHA WOOD SERIES, CEDAR ON ULTIMATE CLIP W/JOINT TAB ATTACHMENT

COLOR 1: COBBLE STONE	VINYL WINDOW ASSEMBLY	
	2'-0" SILL HEIGHT, TYP. ——	
/INYL WINDOW ASSEMBLY		
'-0" SILL HEIGHT AT BAY	6" CEMENT BOARD LAP SIDING ON	
	TYVEK COMMERCIAL WRAP D,	
"X16" MASONRY UNIT	COLOR 1: COBBLE STONE	
	4"X16" MASONRY UNIT ——	

07/14/16

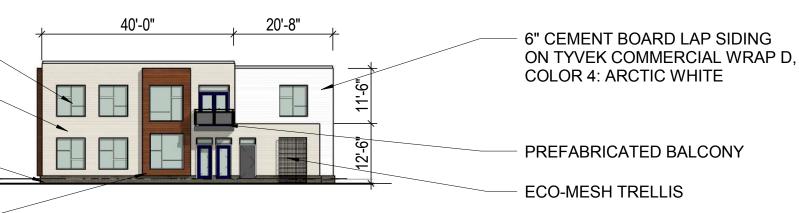






16'-8"

40'-7"





COURTYARD VIEW

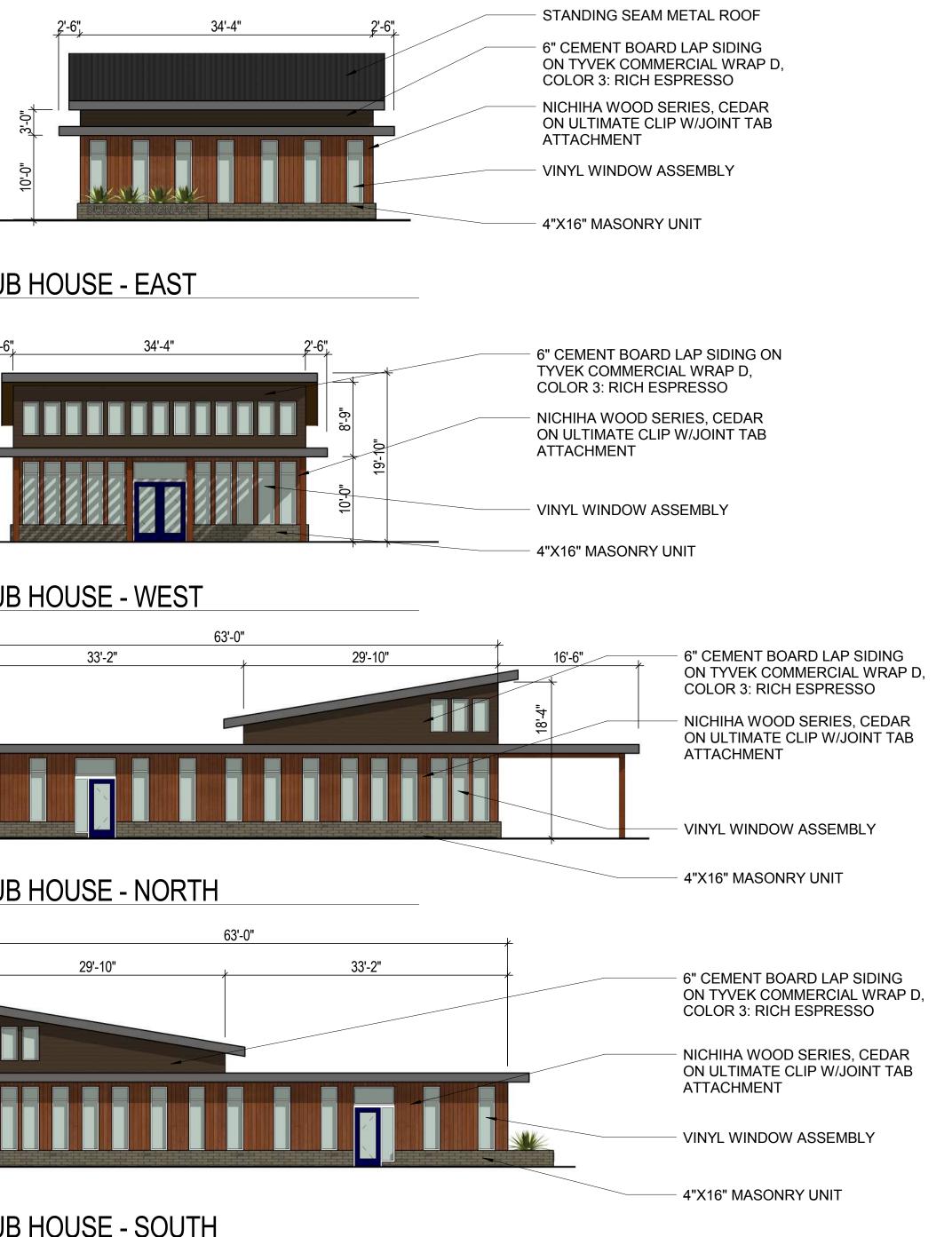


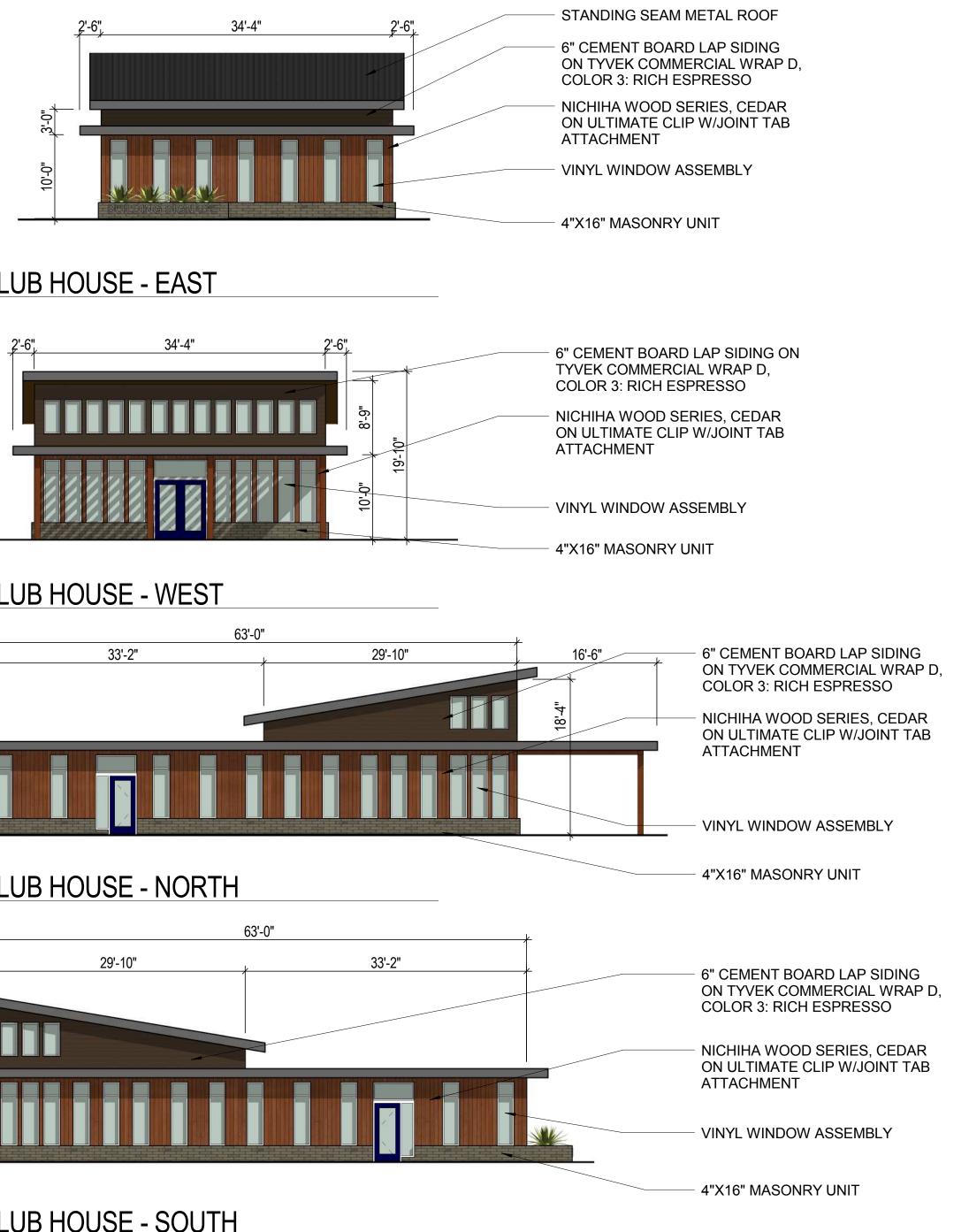
ALLEY VIEW

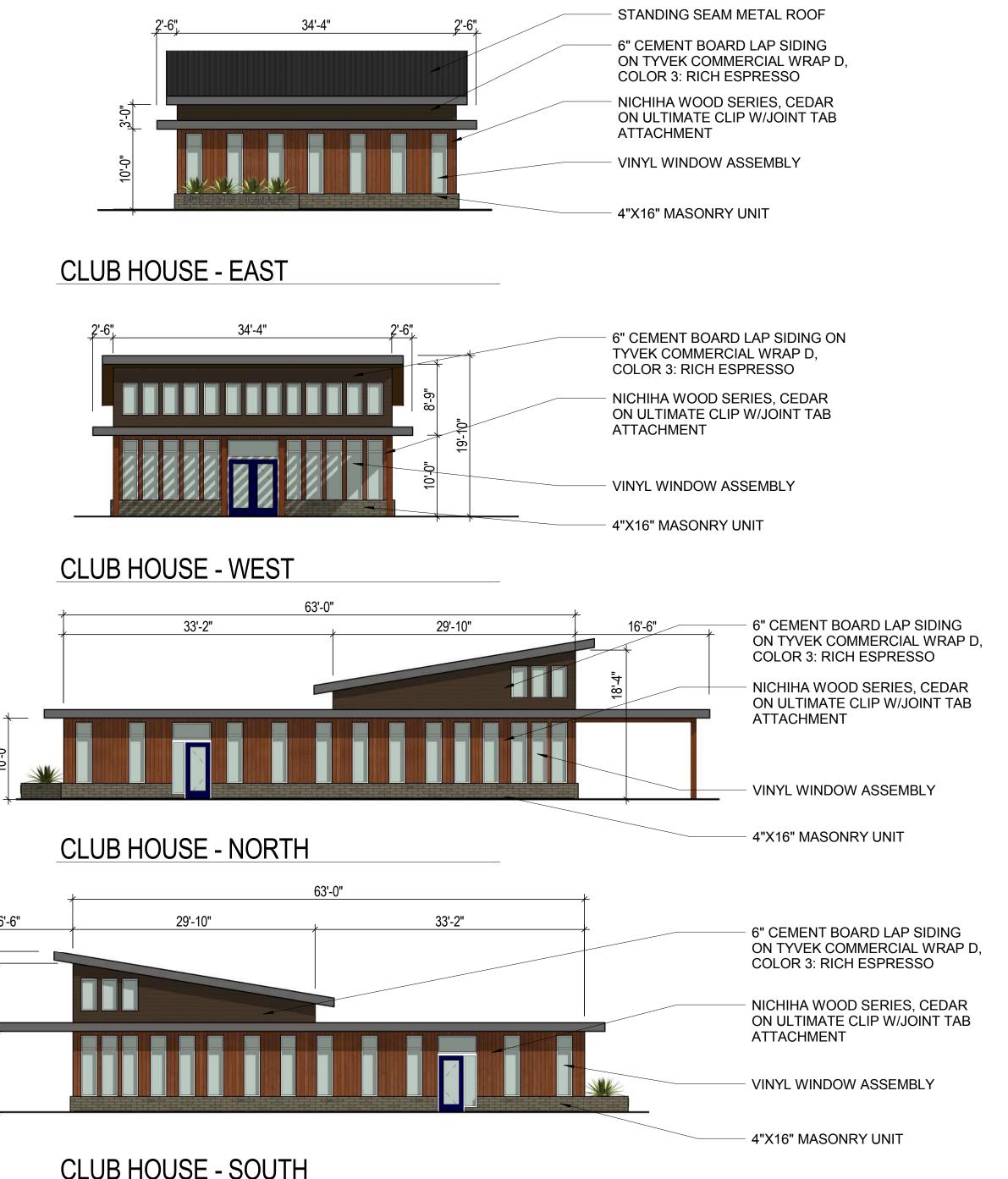


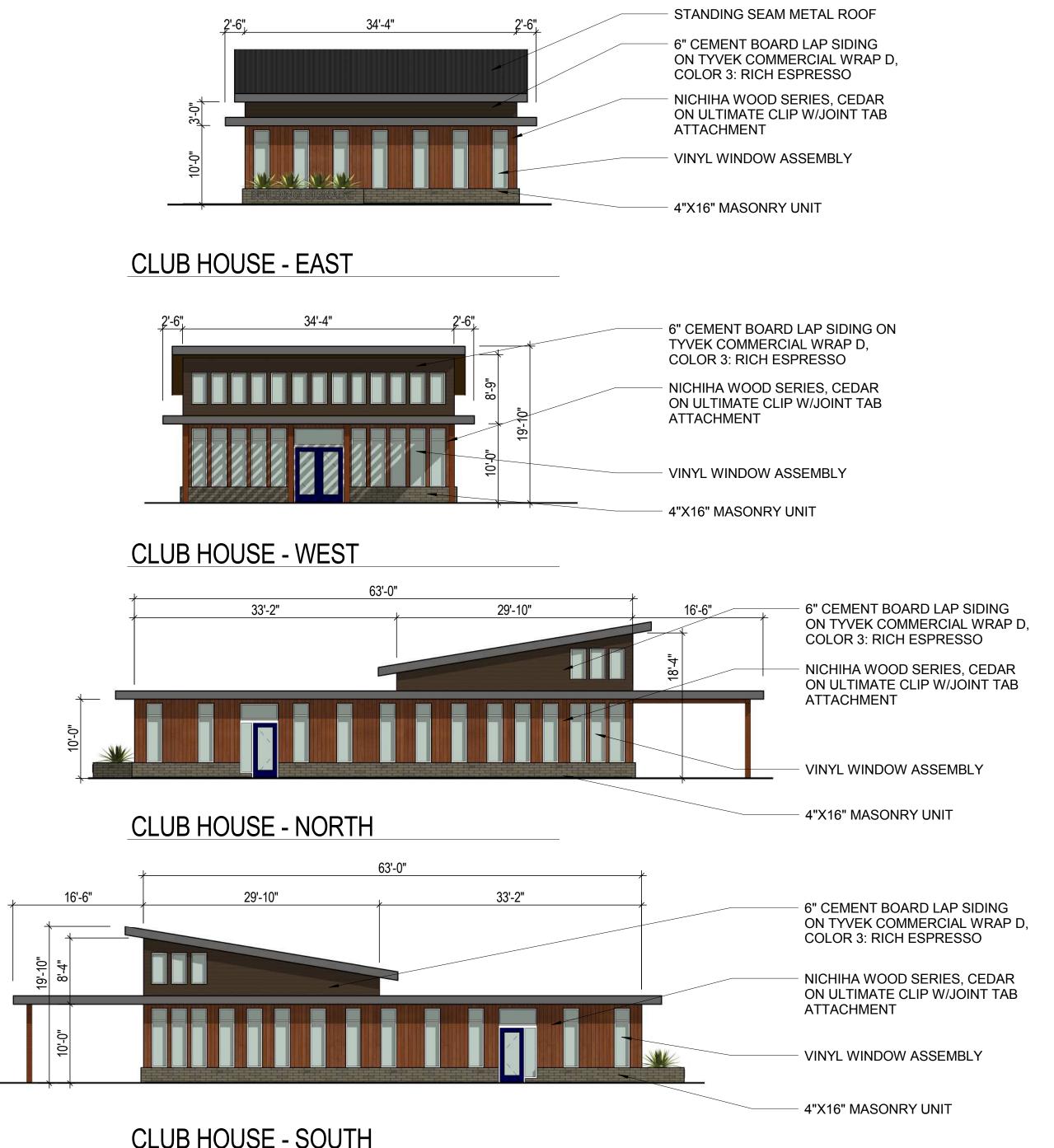
114 MILKY WAY

BUILDING ELEVATIONS Scale: 1" = 10'-0"

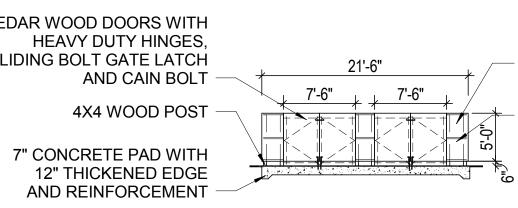








CLUB HOUSE - SOUTH



CEDAR WOOD DOORS WITH HEAVY DUTY HINGES, SLIDING BOLT GATE LATCH

DUMPSTER ENCLOSURE

07/14/16 0.162586.00 A 106 ROYAL CAPITAL Group LLC

1X6 CEDAR SLATS, WITH 1/4" SPACING 2X4 PRESSURE TREATED WOOD RAIL AT BOTTOM, MIDDLE AND TOP



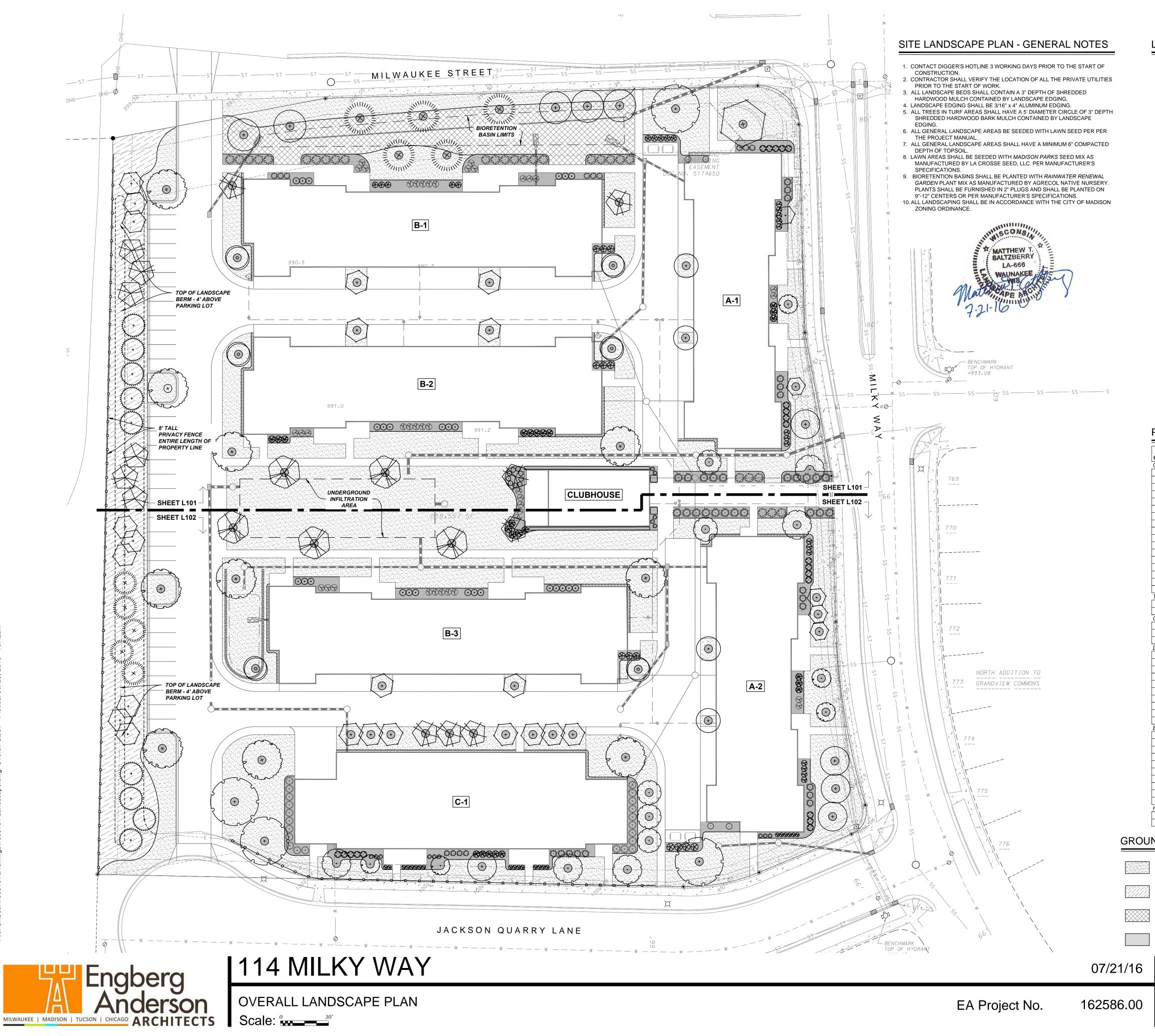


114 MILKY WAY

PERSPECTIVE VIEW

Scale:

07/14/16 Alo7 ROYAL CAPITAL Group LLC



DEVELOPED AREA REQUIREMENT

5 POINTS PER 300 SF OF DEVELOPED AREA GROSS DEVELOPED AREA = 162,434 SQ FT BUILDING FOOTPRINTS = 66,880 SQ FT NET DEVELOPED AREA = 95,554 SQ FT (2.19 ACRE)

TOTAL POINTS REQUIRED = 1,593 POINTS

POINTS PROVIDED = 4,733 POINTS

STREET FRONTAGE REQUIREMENT

1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

MILWAUKEE STREET FRONTAGE = 396 FT PLANTS REQUIRED = 13 OVERSTORY TREES OR 26 EVERGREEN / ORNAMENTAL TREES 66 SHRUBS PLANTS PROVIDED = 13 OVERSTORY TREES 68 SHRUBS
MILKY WAY FRONTAGE = 420 FT PLANTS REQUIRED = 14 OVERSTORTY TREES OR
28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS
PLANTS PROVIDED = 14 OVERSTORY TREES 70 SHRUBS
JACKSON QUARRY LANE FRONTAGE = 420 FT
PLANTS REQUIRED = 14 OVERSTORTY TREES OR 28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS
PLANTS PROVIDED = 14 OVERSTORY TREES 70 SHRUBS

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

TOTAL PARKING LOT AREA = 45,712 SQ FT REQUIRED LANDSCAPED AREA = 3,617 SQ FT (8% TOTAL PARKING LOT AREA) LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

PLANT SCHEDULE

			1					
			1	PTS PER			ROOT	
	SCIENTIFIC NAME		QTY	PLANT	TOTAL	SIZE	COND	NOTES
	STORY DECIDUOUS TREES		1 _ 1]
	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	4	35	140	8' TALL	B&B	MULTI-STEM
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	
	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
FSD	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	5	35	175	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	140	2.5"	B&B	
GTK	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5"	B&B	
LL	Larix Iaricina	Tamarack	5	35	175	2.5"	B&B	
LTF	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6	35	210	2.5"	B&B	
NSW	Nyssa sylvatica 'Firestarter'	Firestarter Black Gum	5	35	175	2.5"	B&B	
	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	6	35	210	2.5	B&B	
PT	Populus tremuloides	Quaking Aspen	5	35	175	8' TALL	B&B	MULTI-STEM
TAR	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5"	B&B	
QCS	Quercus 'Crimschmidt'	Crimson Spire Oak	9	35	315	2.5"	B&B	
QM	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
UXA	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
TALL E	VERGREEN TREE							
AC	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
ORNAI	MENTAL TREE							
AXG	Amelanchier x grandiflora 'Autmun Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STEM
CC	Carpinus caroliniana	Musclewood	3	15	45	6' TALL	B&B	MULTI-STEM
SRI	Syringa 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	15	75	6' TALL	B&B	MULTI-STEM
	UOUŠ SHRUB							
FMM	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	14	3	42	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	14	3	42	24" TALL	POT	
POA	Physocarpus opulifolius 'Amber Jubilee'	Amber Jubilee Ninebark	21	3	63	24" TALL	POT	
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
SPM	Syringa 'Minuet'	Minuet Lilac	12	3	36	24" TALL	POT	
SJG	Spiraea japonica 'Gold Flame'	Goldflame Spirea	15	3	45	12" TALL	POT	
	Spiraea 'Magic Carpet'	Magic Carpet Spirea	22	3	66	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	5	3	15	24" TALL	POT	
WXD	Weigela 'Dark Horse'	Dark Horse Weigela	16	3	48	12" TALL	POT	
	Weigela 'Minuet'	Minuet Weigela	8	3	24	24" TALL	POT	
	REEN SHRUB		1 -	•		,		
	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	12	4	48	12" TALL	POT	
JHI	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	38	4	152	12" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Junper	28	4	112	12" TALL	POT	
JMG	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL	POT	
MD	Microbiota dicussata	Russian Arborvitae	22	4	88	12" TALL	POT	
PS	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	14	4	56	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	9	4	36	24" TALL	POT	
TCB	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	9	4	36	24" TALL 24" TALL	POT	
TMT	Taxus x media 'Taunton'	Taunton Yew	18	4	72	24 TALL 24" TALL	POT	
	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
	CEOUS PERENNIALS		_ + _	+	10	JU IALL	101	
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
PA	Perovskia atriplicifolia	Russian Sage	9	2	18	1 GAL	POT	
FA		II Vassiali Saye	1 9	∠ TOTAL:	4733	POINTS	FUI	
		_	l	TOTAL:	4733	FUNTS		

GROUND COVER LEGEND LEGEND

LAWN SEED

PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL

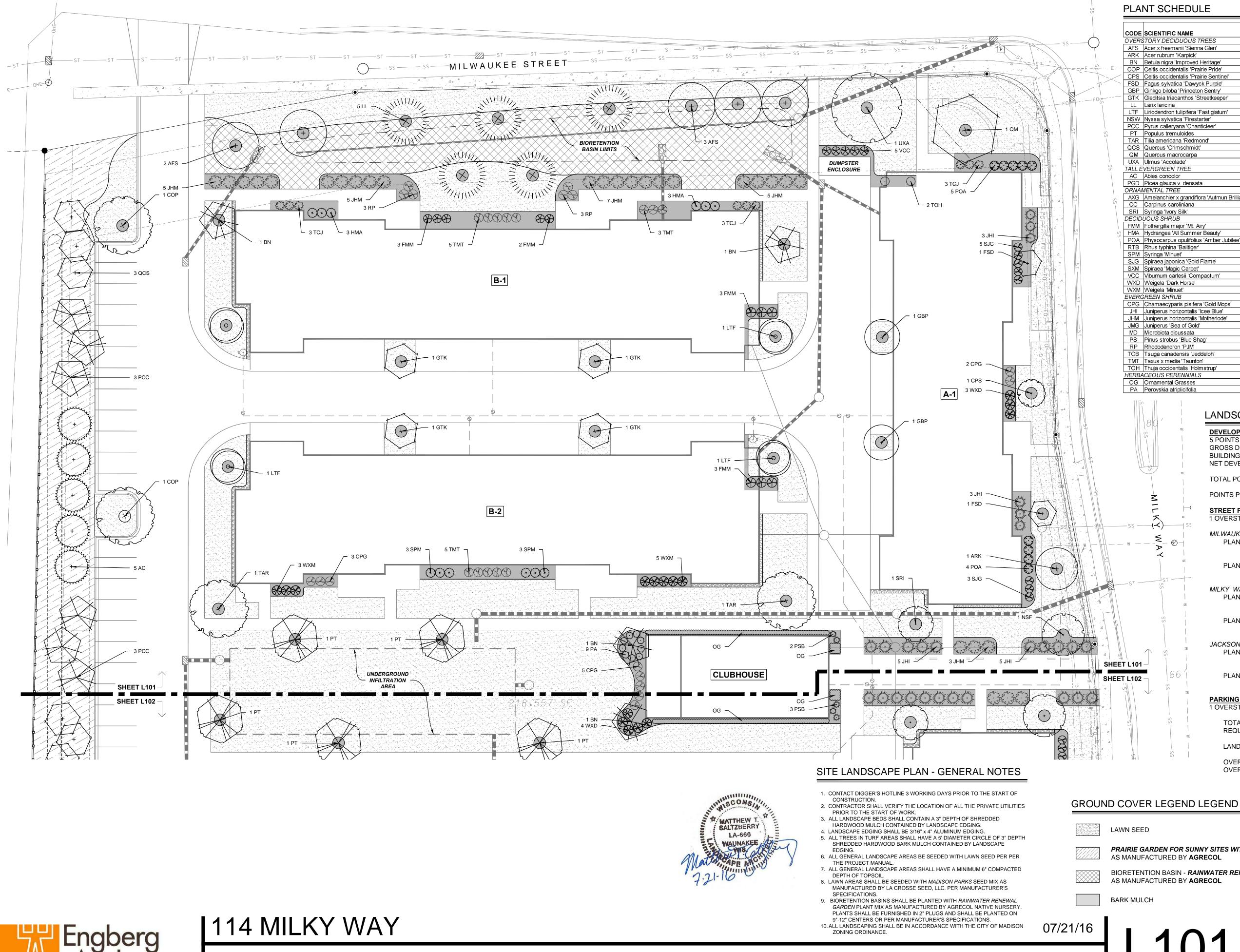
BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL

D'ONOFRIO KOTTKE AND ASSOCIATES, INC

7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1089 YOUR NATURAL RESOURCE FOR LAND DEVELOPMEN

BARK MULCH

L100 ROYAL CAPITAL Group LLC





LANDSCAPE PLAN

162586.00

PLANT SCHEDULE

				PTS PER	SUB-		ROOT	
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PLANT	TOTAL	SIZE	COND	NOTES
	STORY DECIDUOUS TREES		14					
	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	
	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	4	35	140	8' TALL	B&B	MULTI-STE
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	MOETTOTE
	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	5	35	175	2.5"	B&B	
	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	140	2.5"	B&B	
	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5"	B&B	
		Tamarack	5	35	175	2.5"	B&B	
	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6	35	210	2.5"	B&B	
	Nyssa sylvatica 'Firestarter'	Firestarter Black Gum	5	35	175	2.5"	B&B	
	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	6	35	210	2.5	B&B	
	Populus tremuloides	Quaking Aspen	5	35	175	8' TALL	B&B	MULTI-STE
	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5"	B&B	MOETTOTE
	Quercus 'Crimschmidt'	Crimson Spire Oak	9	35	315	2.5"	B&B	
	Quercus macrocarpa	Bur Oak		35	35	2.5"	B&B	
	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
	VERGREEN TREE		1 4		140	2.0		
	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
	MENTAL TREE		1 5		175	UTALL		
	Amelanchier x grandiflora 'Autmun Brilliance	a' Autump Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STE
	Carpinus caroliniana	Musclewood	3	15	45	6' TALL	B&B	MULTI-STE
	Syringa 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	15	75	6' TALL	B&B	MULTI-STE
	UOUS SHRUB	Inter Sik Japanese Tree Lilac	1 5	15	15	UTALL		
	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	14	3	42	24" TALL	POT	
	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	14	3	42	24 TALL 24" TALL	POT	
	Physocarpus opulifolius 'Amber Jubilee'	Amber Jubilee Ninebark	21	3	63	24 TALL 24" TALL	POT	
	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
	Syringa 'Minuet'	Minuet Lilac	12	3	36	24" TALL	POT	
	Spiraea japonica 'Gold Flame'	Goldflame Spirea	15	3	45	12" TALL	POT	
		Magic Carpet Spirea	22	3	45 66	12 TALL 12" TALL	POT	
	Spiraea 'Magic Carpet'		5	3	15	24" TALL		
	Viburnum carlesii 'Compactum' Weigela 'Dark Horse'	Compact Koreanspice Viburnum	16	3	48	12" TALL	POT POT	
	Weigela 'Minuet'	Dark Horse Weigela Minuet Weigela	8	3	40 24	24" TALL	POT	
			0	3	24	24 TALL		
		Cold Mana Falsa Oversea	10	4	40		DOT	
	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	12	4	48	12" TALL	POT	
	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	38	4	152	12" TALL	POT	
	Juniperus horizontalis 'Motherlode'	Motherlode Junper	28	4	112	12" TALL	POT	
	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL	POT	
	Microbiota dicussata	Russian Arborvitae	22	4	88	12" TALL	POT	
	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	14	4	56	12" TALL	POT	
	Rhododendron 'PJM'	PJM Rhododendron	9	4	36	24" TALL	POT	
	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	9	4	36	24" TALL	POT	
	Taxus x media 'Taunton'	Taunton Yew	18	4	72	24" TALL	POT	
	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
	CEOUS PERENNIALS		1 -	e.				
	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
PA	Perovskia atriplicifolia	Russian Sage	9	2 TOTAL:	18 4733	1 GAL	POT	

DEVELOPED AREA REQUIREMENT 5 POINTS PER 300 SF OF DEVELOPED AREA GROSS DEVELOPED AREA = 162,434 SQ FT BUILDING FOOTPRINTS = 66,880 SQ FT

NET DEVELOPED AREA = 95,554 SQ FT (2.19 ACRE)

TOTAL POINTS REQUIRED = 1,593 POINTS

POINTS PROVIDED = 4,733 POINTS

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

<i>MILWAUKEE STREET FRONTAGE</i> = 396 FT
PLANTS REQUIRED = 13 OVERSTORY TREES OR
26 EVERGREEN / ORNAMENTAL TREES
66 SHRUBS
PLANTS PROVIDED = 13 OVERSTORY TREES

68 SHRUBS

MILKY WAY FRONTAGE = 420 FT PLANTS REQUIRED = 14 OVERSTORTY TREES OR 28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS PLANTS PROVIDED = 14 OVERSTORY TREES 70 SHRUBS

JACKSON QUARRY LANE FRONTAGE = 420 FT PLANTS REQUIRED = 14 OVERSTORTY TREES OR 28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS PLANTS PROVIDED = 14 OVERSTORY TREES 70 SHRUBS

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

TOTAL PARKING LOT AREA = 45,712 SQ FT REQUIRED LANDSCAPED AREA = 3,617 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

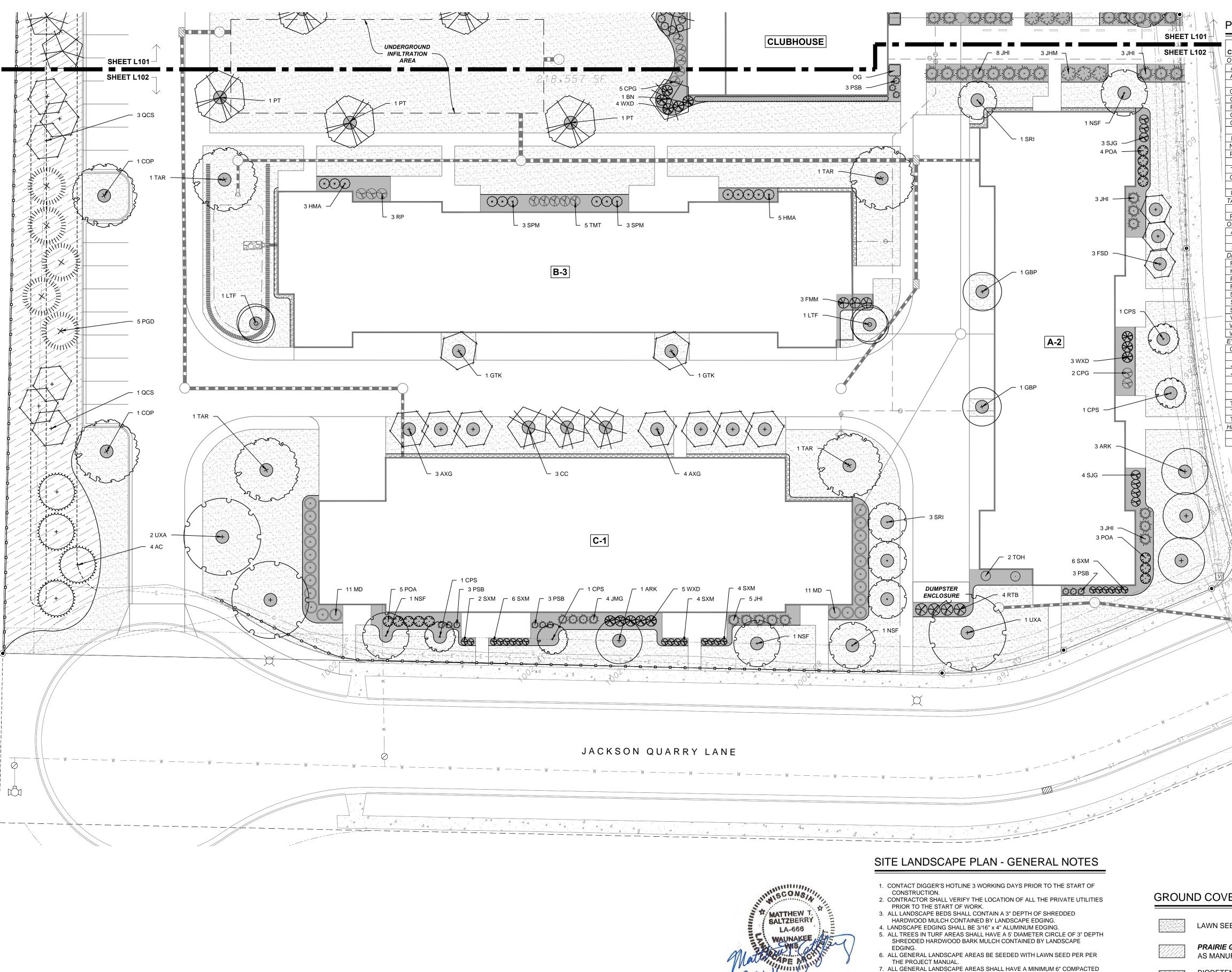
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BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL

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L101 ROYAL CAPITAL Group LLC





114 MILKY WAY

LANDSCAPE PLAN

DEPTH OF TOPSOIL 8. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.

9. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS. 10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

EA Project No.

162586.00

07/21/16

PLANT SCHEDULE

				PTS PER	SUB-		ROOT	
CODE	SCIENTIFIC NAME	COMMON NAME	QTY		TOTAL	SIZE	COND	NOTES
	STORY DECIDUOUS TREES							
	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	4	35	140	8' TALL	B&B	MULTI-STEN
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	
CPS		Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	5	35	175	2.5"	B&B	
	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	140	2.5"	B&B	
	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5"	B&B	
	Larix laricina	Tamarack	5	35	175	2.5"	B&B	
LTF	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6	35	210	2.5"	B&B	
	Nyssa sylvatica 'Firestarter'	Firestarter Black Gum	5	35	175	2.5"	B&B	
	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	6	35	210	2.5	B&B	
PT	Populus tremuloides	Quaking Aspen	5	35	175	8' TALL	B&B	MULTI-STEN
TAR	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5"	B&B	MOETTOTER
	Quercus 'Crimschmidt'	Crimson Spire Oak	9	35	315	2.5"	B&B	
QM	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
			1 7		140	2.0	Dab	
AC	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
	MENTAL TREE				170	UTALL	DQD	
	Amelanchier x grandiflora 'Autmun Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STEN
	Carpinus caroliniana	Musclewood	3	15	45	6' TALL		MULTI-STEN
	Syringa 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	15	75	6' TALL	B&B	MULTI-STEN
	DUOUS SHRUB		1 0	10	15	UTALL		
	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	14	3	42	24" TALL	POT	
	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	14	3	42	24 TALL 24" TALL	POT	
	Physocarpus opulifolius 'Amber Jubilee'	Amber Jubilee Ninebark	21	3	63	24 TALL 24" TALL	POT	
	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
	Syringa 'Minuet'	Minuet Lilac	12	3	36	24" TALL	POT	
	Spiraea japonica 'Gold Flame'	Goldflame Spirea	15	3	45	12" TALL	POT	
	Spiraea Japonica Gold Hame	Magic Carpet Spirea	22	3	66	12 TALL 12" TALL	POT	
	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	5	3	15	24" TALL	POT	
	Weigela 'Dark Horse'	Dark Horse Weigela	16	3	48	12" TALL	POT	
	Weigela 'Minuet'	Minuet Weigela	8	3	24	24" TALL	POT	
	GREEN SHRUB		0	5	24	24 TALL	FUI	
		Cold Mona Folso Overeas	10	1	10	10" TALL	рот	
	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	12 38	4	48 152	12" TALL 12" TALL	POT POT	
JHI JHM	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	28	4	112	12 TALL 12" TALL	POT	
	Juniperus horizontalis 'Motherlode'	Motherlode Junper					POT	
	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL		
MD	Microbiota dicussata	Russian Arborvitae	22	4	88	12" TALL	POT	
PS	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	14	4	56	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	9	4	36	24" TALL	POT	
TCB	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	9	4	36	24" TALL	POT	
	Taxus x media 'Taunton'	Taunton Yew	18	4	72	24" TALL	POT	
	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
	ACEOUS PERENNIALS			<u>^</u>		4.0.41	DOT	
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
PA	Perovskia atriplicifolia	Russian Sage	9	2	18	1 GAL	POT	

LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT 5 POINTS PER 300 SF OF DEVELOPED AREA GROSS DEVELOPED AREA = 162,434 SQ FT BUILDING FOOTPRINTS = 66,880 SQ FT NET DEVELOPED AREA = 95,554 SQ FT (2.19 ACRE)

TOTAL POINTS REQUIRED = 1,593 POINTS

POINTS PROVIDED = 4,733 POINTS

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

<i>MILWAUKEE STREET FRONTAGE</i> = 396 FT
PLANTS REQUIRED = 13 OVERSTORY TREES OR
26 EVERGREEN / ORNAMENTAL TREES

66 SHRUBS PLANTS PROVIDED = 13 OVERSTORY TREES 68 SHRUBS
MILKY WAY FRONTAGE = 420 FT PLANTS REQUIRED = 14 OVERSTORTY TREES OR 28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS
PLANTS PROVIDED = 14 OVERSTORY TREES 70 SHRUBS
JACKSON QUARRY LANE FRONTAGE = 420 FT

PLANTS REQUIRED = 14 OVERSTORTY TREES OR 28 EVERGREEN / ORNAMENTAL TREES 70 SHRUBS PLANTS PROVIDED = 14 OVERSTORY TREES 70 SHRUBS

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

TOTAL PARKING LOT AREA = 45,712 SQ FT REQUIRED LANDSCAPED AREA = 3,617 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

GROUND COVER LEGEND LEGEND

BENC

TOP

=998

LAWN SEED

PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL

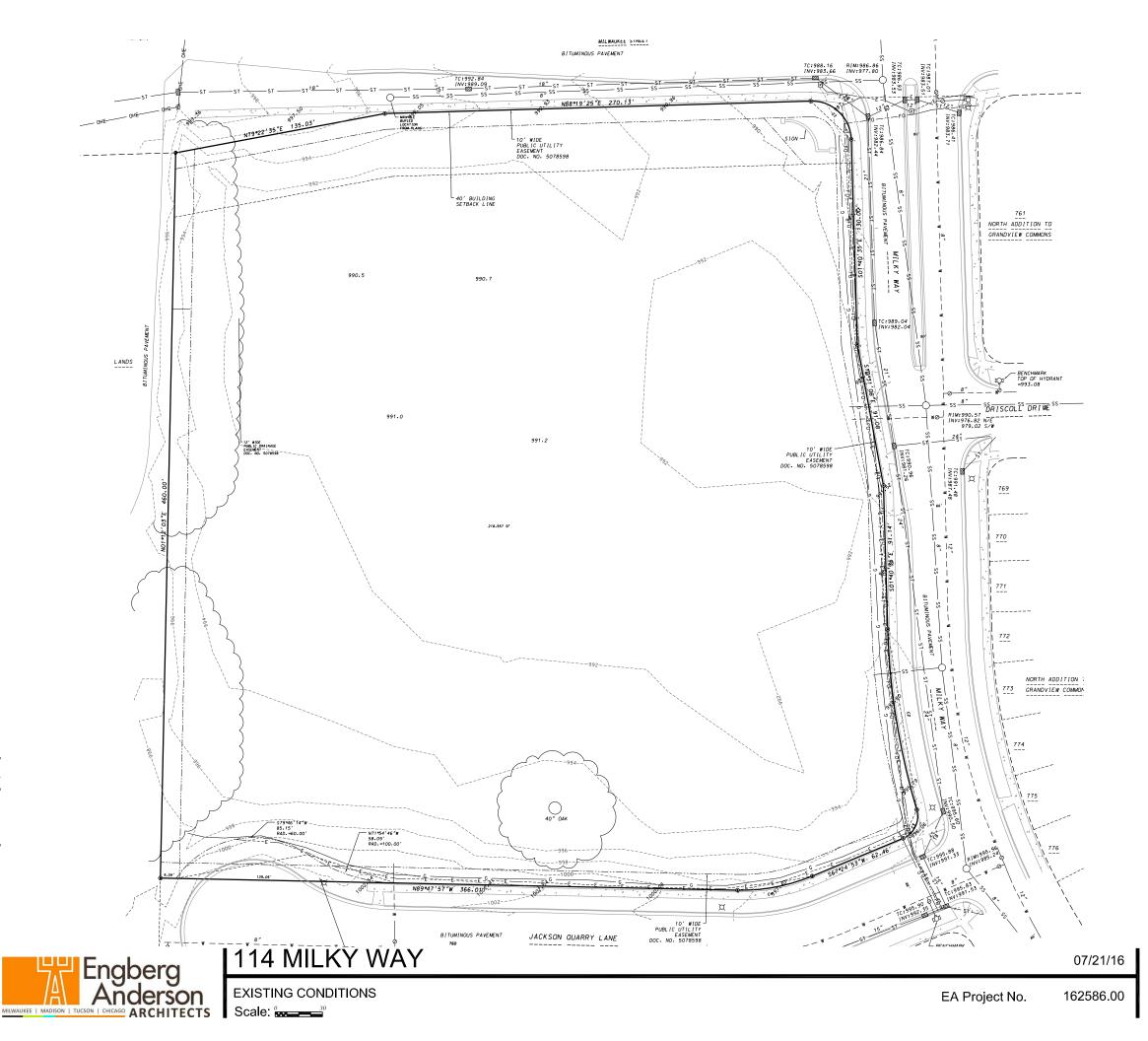
BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL

BARK MULCH

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1000 FOUND 1-1/4" IRON REBAR FOUND 3/4" IRON REBAR MANHOLE -----.... HYDRANT CONCRE TE FENCE OVERHEAD UTILITIES -E - UNDERGROUND ELECTRIC -UNDERGROUPS FIRST OPTIC L -F0 ---FENCE ____ EXISTING CONTOUR CONCRETE CURB AND GUTTER EDGE OF TREES TREE

SPOT ELEVATION @ DECIMAL POINT

V O

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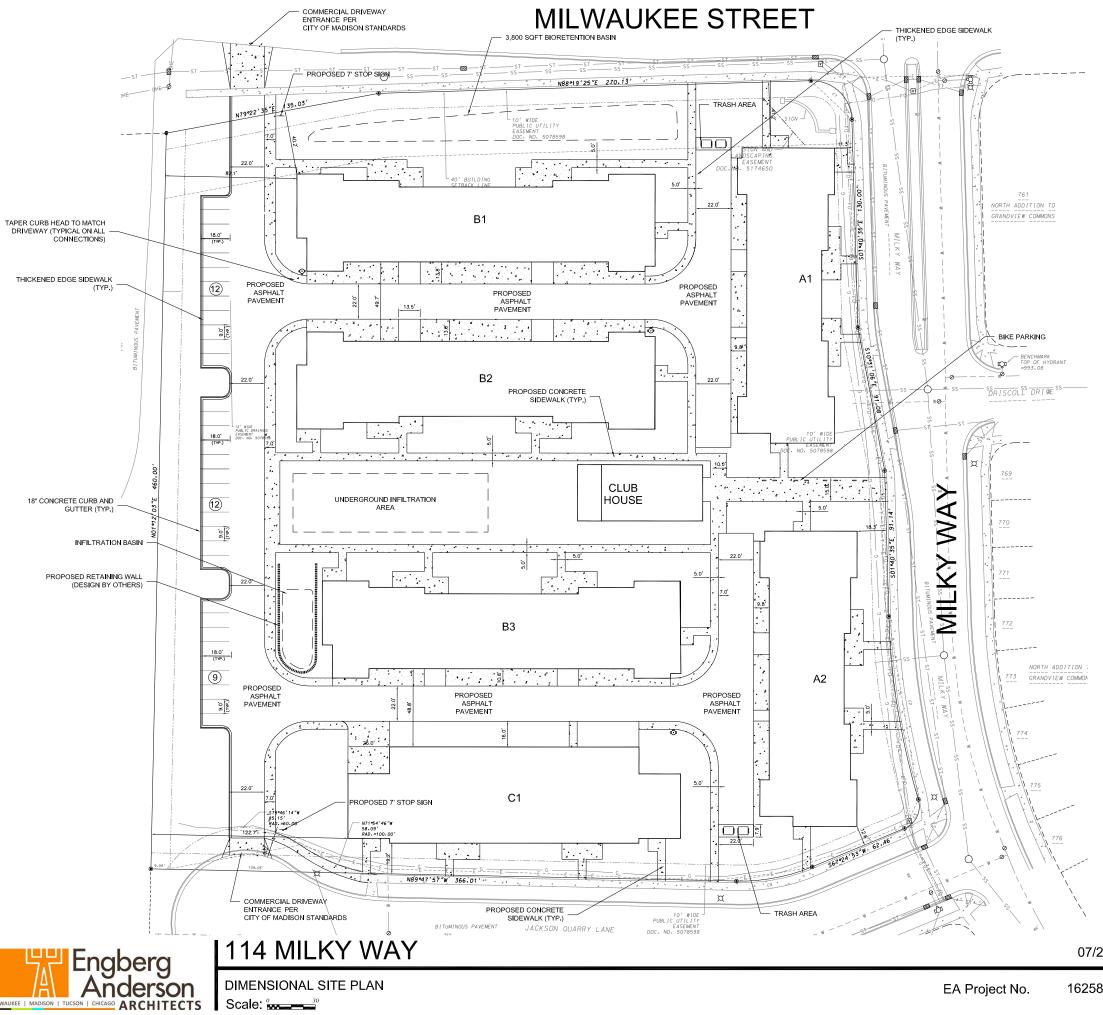
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07/21/16 C100 ROYAL CAPITAL Group LLC



07/21/16 C101 ROYAL CAPITAL 162586.00 C101 ROYAL CAPITAL Group LLC



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TOTAL LOT AREAS	5.0 AC ±
	0 SF±
	128,940 SF±
	66,880 SF±
	33
	TOTAL LOT AREAS

SITE PLAN INFORMATION BLOCK 114 MILKY WAY

6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

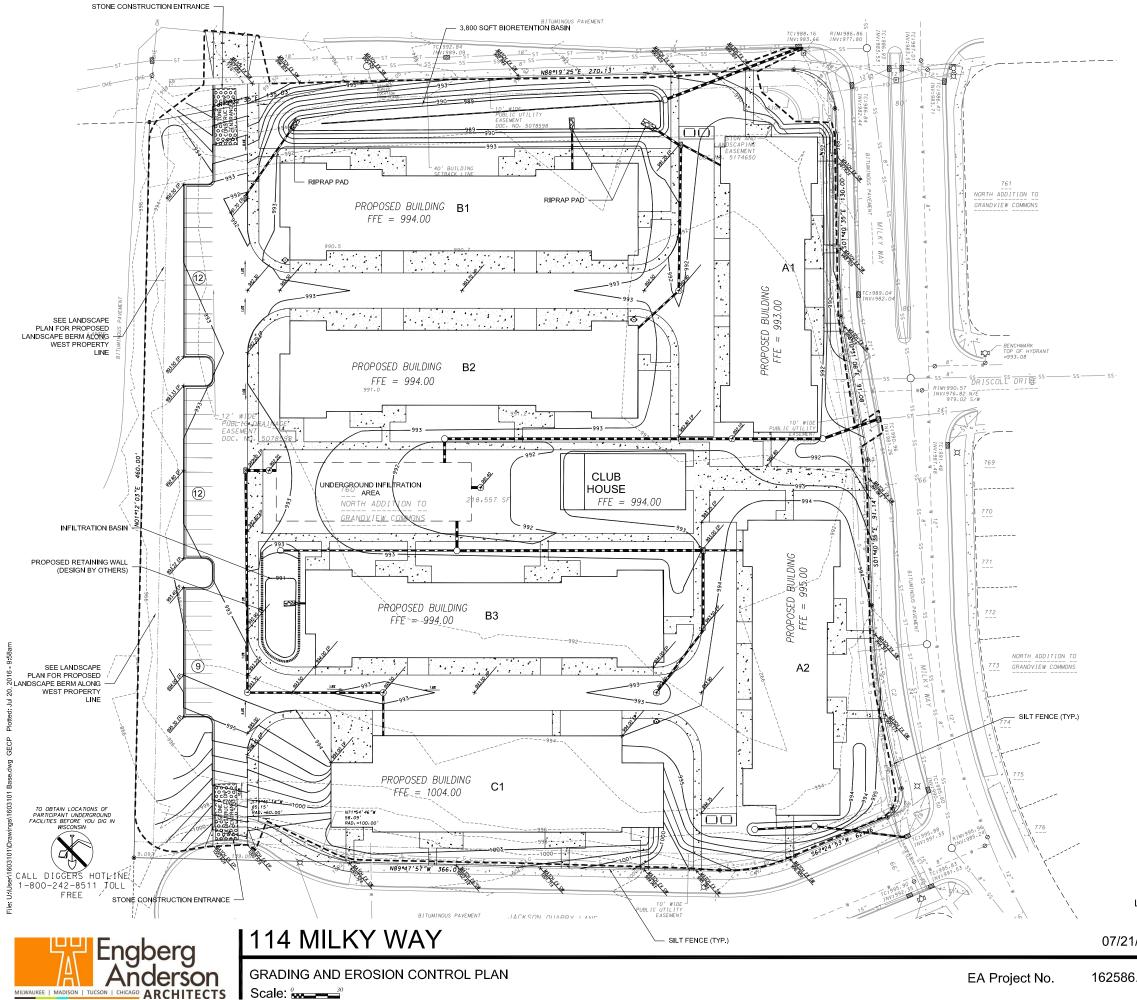
GENERAL NOTES

5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

 IF ANY ERRORS, I IT SHALL BE BRO CONSTRUCTION REPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT TO THE ATTENTION OF THE ENGINEER PRIOR TO

3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.



07/21/16 C102 ROYAL CAPITAL 162586.00 C102 ROYAL CAPITAL Group LLC





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4. RESPREAD TOPSOIL AND FINAL RESTORATION 5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETI UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.

2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION

SEQUENCE/ ANTICIPATED TIME SCHEDULE 1. INSTALL EROSION CONTROL

16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4: OF TOPSOIL EERTILIZER, SEED AND MULCH, SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EOUVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS, ANNUAL RYEGRASS AT A RATE OF 1 ± POUNDS PER 1000 SOFT ON ALL DISTURBED TO THE MIXTURE, FERTILIZER SHALL BE PLACED PER A SOLL TEST. THE BIORETENTION BASINS SHALL BE PLANTED WITH NATIVE SPECIES TOLERANT OF FLUCTUATING WATER CONDITIONS, SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.

14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.

- 13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- 12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
- 11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
- 9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1 10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS III, TYPE B EROSION MATTING.
- 8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
- 6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- 4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS, IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN, MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORSEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- 1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DIAR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- GRADING AND EROSION CONTROL NOTES:
- 7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
- 6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
- 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
- IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION

- 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY

LEGEND

PROPOSED CONTOUR

EXISTING CONTOUR

LIMITS OF DISTURBANCE SILT FENCE/SILT SOCK FLOW ARROW

SPOT ELEVATION EP - EDGE OF PAVEMENT FFE - FINISHED FLOOR ELEVATION

RETAINING WALL (DESIGN BY OTHERS)

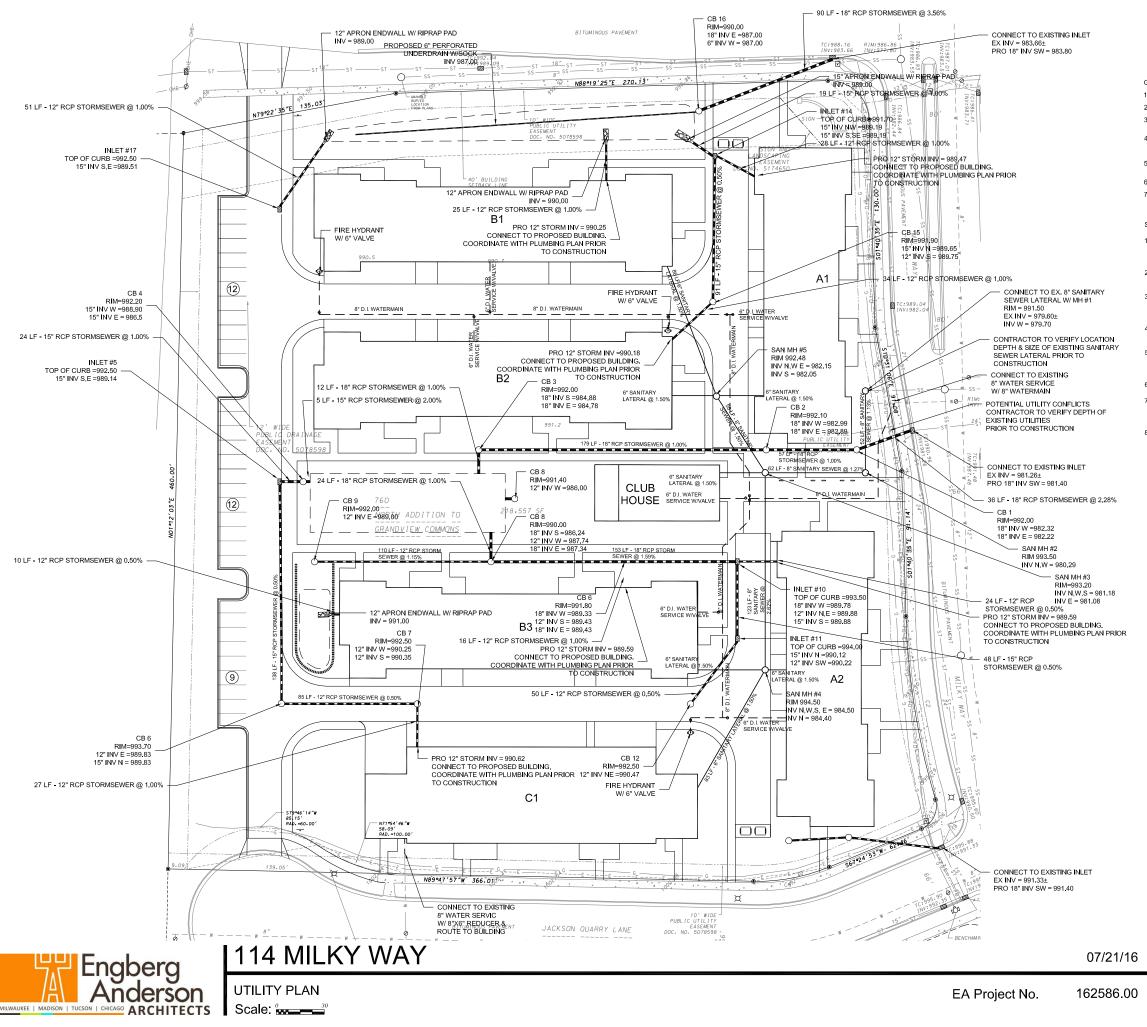
TC - TOP OF CURB TW - TOP OF WALL (GROUND ELEVATION) BW - BOTTOM OF WALL (GROUND ELEVATION) HP - HIGHPOINT

900-

983.10

GENERAL NOTES

- 1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
- 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED



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SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.

2. CONTRACTOR TO VERIFY LOCATION DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.

3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER SERVICE CONNECTION LOCATION WITH ARCHITECTURAL PLUMBING PLAN.

4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.

5. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.

6. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.

7. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN

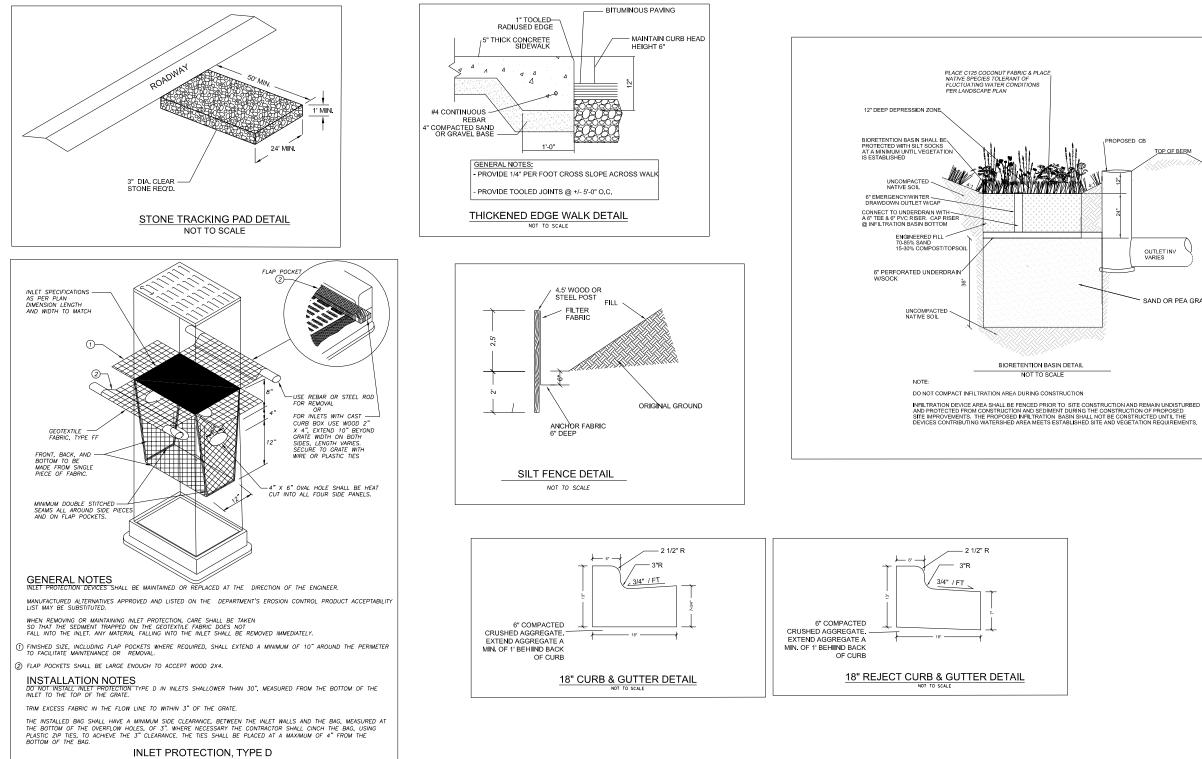
8. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID



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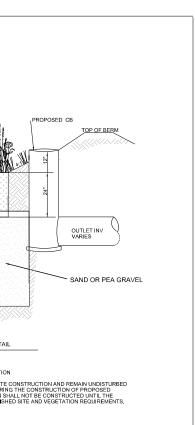


N.T.S.



114 MILKY WAY

DETAIL SHEET



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