

## 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: <u>Septemper 15,2016</u> UDC Meeting Date: <u>September 21,2016</u> Combined Schedule Plan Commission Date (if applicable): <u>OCFOR</u>	□ Informational Presentation □ Initial Approval							
1. Project Address: <u>7902 Watts Road</u> Project Title (if any): <u>The Reserve C High Point</u>								
2. This is an application for (Check all that apply to this UDC application	):							
🔀 New Development 🗌 Alteration to an Existing or Pr	eviously-Approved Development							
<ul> <li><u>A. Project Type</u>:</li> <li>□ Project in an Urban Design District* (public hearing-\$300 fee)</li> <li>□ Project in the Downtown Core District (DC) or Urban N</li> <li>□ Suburban Employment Center (SEC) or Campus Institu</li> <li>□ Planned Development (PD)</li> <li>□ General Development Plan (GDP)</li> <li>□ Specific Implementation Plan (SIP)</li> <li>○ Planned Multi-Use Site or Planned Residential Comple</li> </ul>	<b>1ixed-Use District (UMX)</b> (\$150 fee, Minor Exterior Alterations) tional District (CI) or Employment Campus District (EC)							
<ul> <li>B. Signage:</li> <li>Comprehensive Design Review* (public hearing-\$300 fee)</li> <li>Signage Exception(s) in an Urban Design District (public hearing)</li> <li>C. Other:</li> </ul>	<b>Street Graphics Variance</b> * (public hearing-\$300 fee) hearing-\$300 fee)							
Please specify:								
3. Applicant, Agent & Property Owner Information: Applicant Name: Michael C. Morey Street Address: 25Cience Ct. Telephone:((205)) 以43-1053 Fax:()	Company: <u>OAKProok Corporation</u> City/State: <u>Madison, WI</u> zip: <u>53711</u> Email: <u>mcmcrey@bakbrook(corp.com</u>							
Project Contact Person: Mark Hopkins Street Address: 435 Vail Avenue Telephone: (847) 392.9200 Fax: ()	Company: HKM Architects + Planners, Inc City/State: Arlington Heights, IL Zip: 60005 Email: Mhopkins@hkm-arch.com							
Project Owner (if not applicant) :         Street Address:         Telephone:()         Fax:()	City/State: Zip: 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> on	(date of meeting)							
B. The applicant attests that all required materials are included in this submit the application deadline, the application will not be placed on an Urban Desig								
Name of Applicant Michael C. Morey	Relationship to Property Developer							
Authorized Signature	Date 9.15.2016							
$\bigcirc$								



ARCHITECTURE LAND PLANNING LANDSCAPE ARCHITECTURE INTERIOR ARCHITECTURE September 15, 2016

The Reserve at High Point, 7902 Watts Road

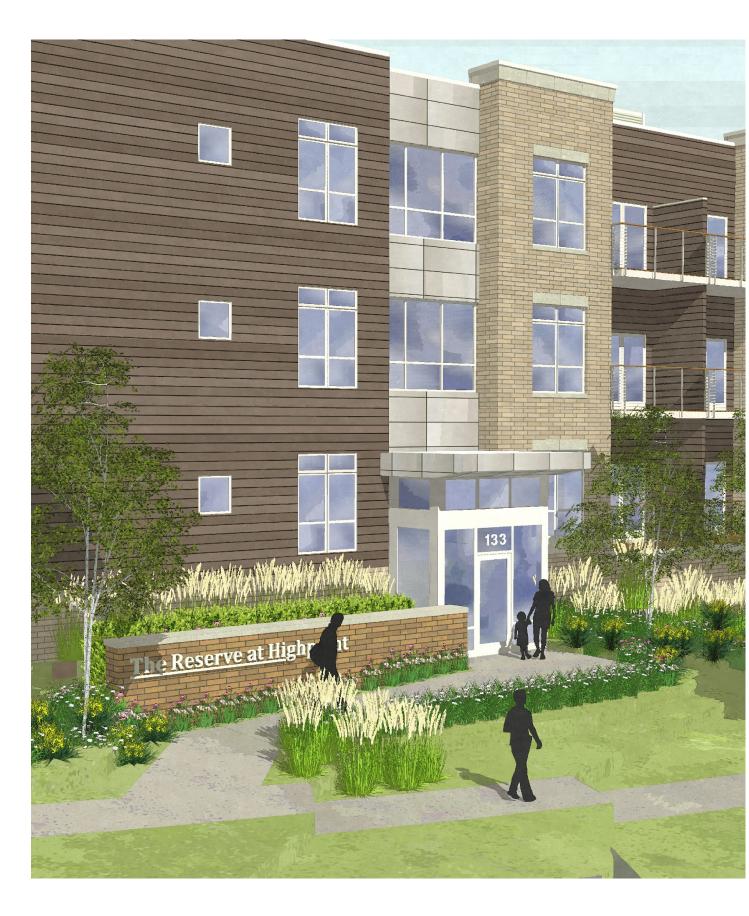
# REVISIONS TO UDC SUBMITTAL PACKAGE ACCORDING TO UDC AND STAFF COMMENTS

- I. Context Exhibit
  - A. Added existing and proposed context buildings along Watts Road per comment
- II. Site Plan
  - A. Added site walls and crosswalks on the access road to improve project continuity per comment
  - B. Adjusted grading at pond to more naturalized shape per comment. The adjusted grades roll up on the East Building to soften interaction of the site and building.
  - C. Previous submittal showed the height of the east wall of the East Building (grade to first floor) varying from 8' to 12'. Revised grades vary from 7' to 10'
  - D. Adjusted grades on the east side of the West Building for the same reason per comment
  - E. Revised the West Building footprint and adjusted the footprint on the site
    - Per comment, aligned the northerly western setback from Watts Road with the existing building to north. This portion of the building moved east. Previous closest setback of the north wing was 15'. Revised setback is 32'
    - The southerly portion of the building moved closer to Watts. This portion moved west. Previous closest setback of the south wing was 29'. Revised setback is 15'
    - The Watts Road entry was relocated to the south wing proximate to Watts similar to the Watts Road entry of the East Building
    - 4. Walks were adjusted accordingly
    - 5. Adjusted entry turn-around, reduced parking by 3 spaces. Lost 1 bike rack but remain in compliance
    - 6. Adjusted amenity patio according to new building location and grades
  - F. Revised East Building entry turn-around per comment to one way resulting in larger island and smaller curb cuts.
- III. Landscape
  - A. Revisions and enhancements to all four building entries. Landscape of the two entries on the access road were revised according to the goal of increasing connectivity and other comments
  - B. Removed Maples and River Birches from the plant palette per comment, added Carpinus, Hydrangea and Coreopsis
  - C. Increased use of Quercus per comment



ARCHITECTURE LAND PLANNING LANDSCAPE ARCHITECTURE INTERIOR ARCHITECTURE

- D. Added Sumac mass on east side of pond. Increased Sumac drifts along west side of pond for naturalization and to obscure building base per comment
- E. Adjusted landscape to follow the revisions to the West Building (see below)
- IV. West Building
  - A. Moved the southerly wing west relative to north wing per comment
  - B. Moved the Watts Road entry per above
  - C. Added windows to the bike room in lieu of blank wall
  - D. Changed color of siding to compliment but not match East Building per comment
  - E. Reduced lot coverage by 1,970 sf
  - F. Increased useable open space by 1,010 sf
  - G. Corrected error in building data table detailing bedroom counts in West Building but total unit count nor unit mix did not change
- V. East Building
  - A. Watts Road entry was lowered to better match existing grades Landscape and retaining adjusted accordingly
  - B. Reduced useable open space by 1,560 sf due to massaging of grades to naturalize the pond. Still in compliance





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Perspective







Perspective

Sheet 2







Perspective







Perspective







Perspective







Watts Entry - East

Sheet 6



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Watts Entry - West







Location 'A' looking Northeast

Sheet 8



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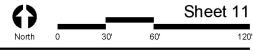




Development Area	1	Site	e Total	W	est	E	ast
Landscape	Pts	Qnty	Total	Qnty	Total	Qnty	Total
Overstory Decid. Tree	35	60	2100	25	875	35	1225
Ornamental Tree	15	83	1245	40	600	43	645
Evergreen Tree	15	8	120	-	-	8	120
Deciduous Shrub	2	781	1562	323	646	458	916
Evergreen Shrub	3	42	126	24	72	18	54
Perennial	2	2893	5786	1358	2704	1541	3082
Ornamental Wall	4	-	-	-	-	-	-
Total Points Provided		i.	10,951		4,909		6,042
Total Points Required			2,709		1,050		1,659
Development Area		(6	6,949)	(3	0,057)	(3	6,892)
- 5 Points Reg'd per 30	0 sf		1,115		500		615
Frontage Points			1,594		550		1,044

Developme	ent We	st	Ei	ast
Frontaģe	(Watts Rd)	328 LF	(Watts Rd)	167 LF
Required (in points)	Trees 11 385	Shrubs 55 165	Trees 6 210	Shrubs 28 84
			Highpoint Rd)	452 LF
			Trees 15 525	Shrubs 75 225
Req'd additio	nal points	550		1,044

west east	svm	Botanic Name	Common Name	Size	Notes
15         8         7         8           18         4         14         5         2         3           5         5         -         8         -         8           48         20         28         19         8         11           18         11         7         7         7         7	CC CI	Carpinus caroliniana Crategus caroliniana Crategus crus-galli 'Inernis' Celtis occidentais Windy City' Ginkgo biloba 'Autumn Gold' Malus 'David' Picea glauca 'Black Hills' Populus tremuloides Quercus bicolor Ulmus x 'Morton'	American Hombeam Thomless Hawthorn Windy City Hackberry Autumn Gold Ginkgo David Crabappie Black Hills Spruce Quaking Aspen Swamp White Oak Morton Elm	8' Ht. BB 8' Ht. BB 2.5" BB 2.5" BB 8' Ht. BB 8' Ht. BB 8' Ht. BB 2" BB 2.5" BB	multi-stem multi-stem single leader single leader multi-stem multi-stem single leader single leader
Shrubs west east	sym	Botanic Name	Common Name	Size	Notes
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	BG EA HT RA G RT VJ	Buxus x 'Glencoe' Diervilla sessilifolia 'Butterfly' Euonymus alatus 'compactum' Hydrangea paniculata 'Tardiva' Itea virginica 'Morton' Rhus typhina 'Morton' Rhus typhina 'Bailtiger' Mburnum x 'Juddii'	Glencoe Boxwood Southern Bush Honeysuckle Compact Burningbush Tardiva Hydrangea Morton Sweetspire Gro Low Sumac Staghorn Sumac Tiger Eyes Sumac Judd Viburnum	24" BB 24" BB 24" BB 4' BB 24" BB 18" BB 3' BB 3' BB 3' BB	- - - - - Speciman
Perennials west east	sym	Botanic Name	Common Name	Size	Notes
403         63         23         40           297         164         133         63         51         12           495         237         154         133         66         67           438         148         290         103         39         64           601         325         276         134         46         67           103         39         64         601         325         276         133         46         67           173         104         69         138         148         290         134         104         69           133         46         71         104         69         138         24         114	asb clh cvz mst pac pls ptg rus sea soh snw ssc	Alium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. 'Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides "Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida 'Goldsturm' Sedum 'Autumn Joy' Seslaria autumnalis Stachys officinalis 'Hummelo' Salvia nemorosa 'Wesuwe' Schizachyrium scoparium 'Carousel'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop Autumn Joy Stonecrop Autumn Moor Grass Hummelo Betony Wesuwe Meadow Sage Carousel Little Bluestem	# 1 Cont. # 2 Cont. # 2 Cont.	15" on center random 18" on center random 18" on center 30" on center 18" on center 18" on center 18" on center 18" on center 18" on center 18" on center 30" on center



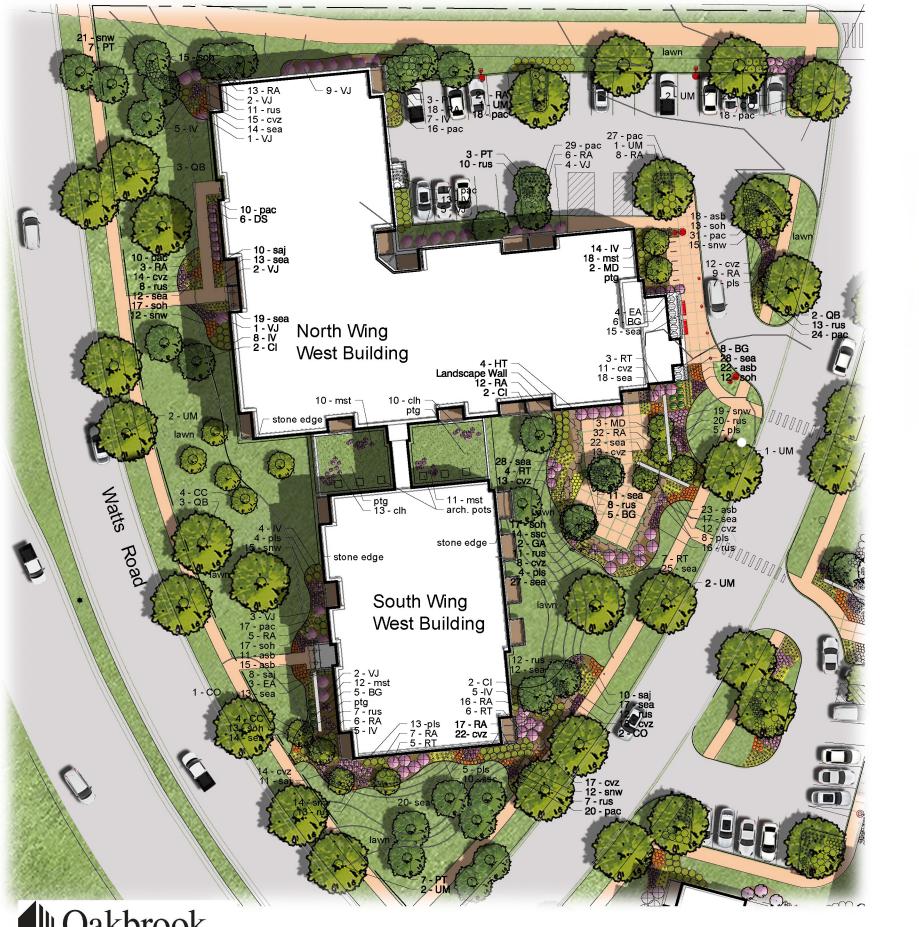
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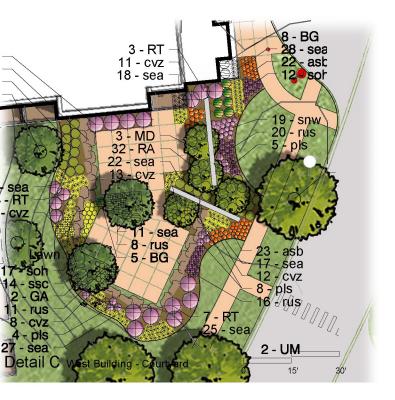
Integrated Real Estate Services

ast	sym	Botanic Name	Common Name	Size	Notes
7	CC	Carpinus caroliniana	American Hornbeam	8' Ht. BB	multi-stem
8	CI	Crataegus crus-galli 'Inermis'	Thornless Hawthorn	8' Ht. BB	multi-stem
14	CO	Celtis occidentalis 'Windy City'	Windy City Hackberry	2.5" BB	single leader
3	GA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" BB	single leader
-	MD	Malus 'David'	David Crabapple	8' Ht. BB	multi-stem uniform
8	PG	Picea glauca 'Black Hills'	Black Hills Spruce	8' Ht. BB	multi-stem
28 11	PT	Populus tremuloides Quercus bicolor	Quaking Aspen	8-12' BB 2" BB	single leader
7	QB UM	Ulmus x 'Morton'	Swamp White Oak Morton Elm	2.5" BB	single leader
1	UN	officer x Morton	Monton Eini	2.3 DD	Single leader
			1		
ast	sym	Botanic Name	Common Name	Size	Notes
18	BG	Buxus x 'Glencoe'	Glencoe Boxwood	24" BB	-
63	DS	Diervilla sessilifolia 'Butterfly'	Southern Bush Honeysuckle	24" BB	-
5	EA	Euonymus alatus 'compactum'	Compact Burningbush	24" BB	-
4	HT	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	4' BB	-
39	IV	Itea virginica 'Morton'	Morton Sweetspire	24" BB	-
30	RA	Rhus aromatica 'Gro Low'	Gro Low Sumac	18" BB	-
81	RG	Rhus typhina	Staghorn Sumac	3' BB	
26	RT	Rhus typhina 'Bailtiger' Viburnum x 'Juddii'	Tiger Eyes Sumac	3' BB	-
10	VJ	Viburnum x 'Judali'	Judd Viburnum	3' BB	Speciman
ast	sym	Botanic Name	Common Name	Size	Notes
32	asb	Allium 'Summer Beauty'	Summer Beauty Onion	#1 Cont.	15" on center
40	clh	Chelone Iyonii 'Hot Lips'	Pink Turtlehead	#1 Cont.	random
33	cvz	Coreopsis vert. 'Zagreb'	Zagreb Coreopsis	#1 Cont.	18" on center
12	mst	Matteuccia struthiopteris	Ostrich Fern	#1 Cont.	random
58	pac	Pennisetum alopecuroides "Cassian'	Cassian Fountain Grass	#1 Cont.	18" on center
67	pls	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 Cont.	30" on center
-	ptg	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	4" pots	10" on center
90	rus	Rudbeckia fulgida ' Goldsturm'	Goldsturm Coneflower	#1 Cont.	18" on center
64	saj	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#1 Cont.	18" on center
76	sea	Seslaria autumnalis	Autumn Moor Grass	#1 Cont.	18" on center
69	soh	Stachys officinalis 'Hummelo'	Hummelo Betony	#1 Cont.	18" on center
86	sn₩	Salvia nemorosa 'Wesuwe'	Wesuwe Meadow Sage	#1 Cont.	18" on center
14	SSC	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#2 Cont.	30" on center
				She	eet 12
		North 0	20' 40'		80'
_					
			43 South Vail Avenue	117	
		Arlington H	Heights, Illinois 60005		

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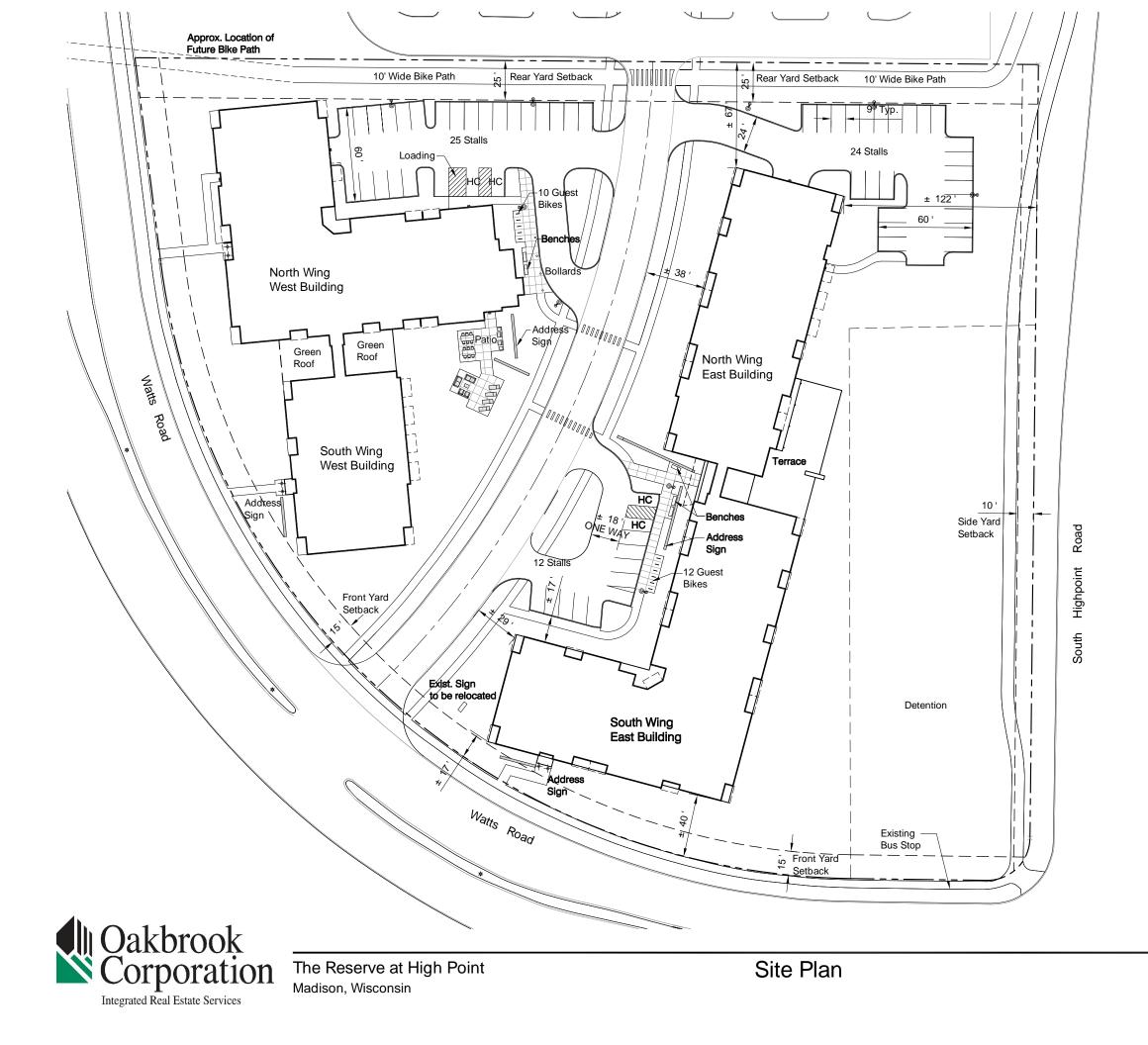


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west east sym	Botanic Name	Common Name	Size	Notes
15 8 7 CC	Carpinus caroliniana	American Hornbeam	8' Ht. BB	multi-stem
15 7 8 CI	Crataegus crus-galli 'Inermis'	Thornless Hawthorn	8' Ht. BB	multi-stem
18 4 14 CO	Celtis occidentalis 'Windy City'	Windy City Hackberry	2.5" BB	single leader single leader
5 2 3 GA 5 5 - MD	Ginkgo biloba 'Autumn Gold' Malus 'David'	Autumn Gold Ginkgo David Crabapple	2.5" BB 8' Ht. BB	multi-stem
8 - 8 PG	Picea glauca 'Black Hills'	Black Hills Spruce	8' Ht. BB	uniform
48 20 28 PT	Populus tremuloides	Quaking Aspen	8-12' BB	multi-stem
19 8 11 QB	Quercus bicolor	Swamp White Oak	2" BB	single leader
18 11 7 UM	Ulmus x 'Morton'	Morton Elm	2.5" BB	single leader
Shrubs	Deterris Name		0:	Nistan
west east sym	Botanic Name	Common Name	Size	Notes
42 24 18 BG	Buxus x 'Glencoe'	Glencoe Boxwood	24" BB	
89 26 63 DS 12 7 5 EA	Diervilla sessilifolia 'Butterfly'	Southern Bush Honeysuckle	24" BB 24" BB	-
8 4 4 HT	Euonymus alatus 'compactum' Hydrangea paniculata 'Tardiva'	Compact Burningbush Tardiva Hydrangea	24 BB	-
100 61 39 IV	Itea virginica 'Morton'	Morton Sweetspire	24" BB	-
403 173 230 RA	Rhus aromatica 'Gro Low'	Gro Low Sumac	18" BB	-
81 - 81 RG	Rhus typhina	Staghorn Sumac	3' BB	
51 25 26 RT	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	3' BB	(H)
37 27 10 VJ	Viburnum x 'Juddii'	Judd Viburnum	3' BB	Speciman
Perennials				
	Datania Nama	Common Name	Cizo	Mataa
west east sym	Botanic Name	Common Name	Size	Notes
west east sym 221 89 132 asb	Allium 'Summer Beauty'	Summer Beauty Onion	#1 Cont.	15" on center
west east sym 221 89 132 asb 63 23 40 clh	Allium 'Summer Beauty' Chelone Iyonii 'Hot Lips'	Summer Beauty Onion Pink Turtlehead	#1 Cont. #1 Cont.	15" on center random
west east         sym           221         89         132         asb           63         23         40         clh           297         164         133         cvz	Allium 'Summer Beauty' Chelone Iyonii 'Hot Lips' Coreopsis vert. 'Zagreb'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis	#1 Cont. #1 Cont. #1 Cont.	15" on center random 18" on center
west east         sym           221         89         132         asb           63         23         40         clh           297         164         133         cvz           63         51         12         mst	Allium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris	Summer Beauty Onion Pink Turtlehead	#1 Cont. #1 Cont.	15" on center random
west east         sym           221         89         132         asb           63         23         40         clh           297         164         133         cvz           63         51         12         mst	Allium 'Summer Beauty' Chelone Iyonii 'Hot Lips' Coreopsis vert. 'Zagreb'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern	# 1 Cont. # 1 Cont. # 1 Cont. # 1 Cont. # 1 Cont. # 1 Cont.	15" on center random 18" on center random
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         51         12         mst           495         237         258         pac           113         46         67         pls	Allium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides "Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra	# 1 Cont. # 1 Cont. # 1 Cont. # 1 Cont. # 1 Cont. # 1 Cont. 4" pots	15" on center random 18" on center random 18" on center 30" on center 10" on center
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         51         12         mst           495         237         258         pac           113         46         67         pts           -         -         ptg         438         148         290         rus	Allium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides 'Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia Fulgida 'Cadsturm'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower	# 1 Cont. # 1 Cont. # 1 Cont. # 1 Cont. # 1 Cont. # 1 Cont. 4" pots # 1 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         51         12         mst           495         237         258         pace           113         46         67         pls           -         -         ptg         438         148         290         rus           103         39         64         saj         64         saj	Allium 'Summer Beauty' Chelone Iyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides ''Cassian' Perovskia artipicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedum 'Autumn Joy'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Gage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop	# 1 Cont. # 1 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center 18" on center
west east         sym           221         89 132         asb           63         23         40         ch           297         164         133         cvz           63         51         12         mst           495         237         258         pac           13         46         67         pls           -         ptg         -         ptg           438         148         290         rus           103         39         64         saj           601         325         276         sea	Allium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides 'Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedum 'Autumn Jøy' Seslaria autumnalis	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop Autumn Moor Grass	#1 Cont. #1 Cont. #1 Cont. #1 Cont. #1 Cont. 4" pots #1 Cont. #1 Cont. #1 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center 18" on center 18" on center
west east         sym           221         89 132         asb           63         23         40         ch           297         164 133         cvz         63         51         12         mst           495         237         258         pac         11         mst         495         237         258         pac         113         46         67         pls         -         -         plg         438         148         29         rus         103         39         64         saj         601         325         276         sea         173         104         69         soh         46         69         soh         46         64         68         soh         46         64         68         soh         66         7         18         46         64         58         56         1325         276         sea         173         104         69         56	Allium 'Summer Beauty' Chelone Iyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides "Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedum 'Autumn Joy' Seslaria autumnalis Stachys officinalis 'Hummelo'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Moor Grass Hummelo Betony	# 1 Cont. # 1 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center 18" on center 18" on center 18" on center
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         237         258         pac           145         237         258         pac           -         -         ptg         438         148         290         rus           103         46         67         pls         -         -         ptg           438         148         290         rus         50         601         325         276         sea           103         39         64         saj         64         saj         61         325         276         sea           173         104         68         snv         173         104         86         snv	Allium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides 'Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedum 'Autumn Jøy' Seslaria autumnalis Stachys officinalis 'Hummelo' Salvia nemorosa Wesuwe'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop Autumn Moor Grass Hummelo Betony Wesuwe Meadow Sage	#1 Cont. #1 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center 18" on center 18" on center 18" on center 18" on center
west east         sym           221         89 132         asb           63         23         40         ch           297         164 133         cvz         63         51         12         mst           495         237         258         pac         11         mst         495         237         258         pac         113         46         67         pls         -         -         plg         438         148         29         rus         103         39         64         saj         601         325         276         sea         173         104         69         soh         46         69         soh         46         64         68         soh         46         64         68         soh         66         7         18         46         64         58         56         1325         276         sea         173         104         69         56	Allium 'Summer Beauty' Chelone Iyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides "Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedum 'Autumn Joy' Seslaria autumnalis Stachys officinalis 'Hummelo'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Moor Grass Hummelo Betony	# 1 Cont. # 1 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center 18" on center 18" on center 18" on center
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         237         258         pac           145         237         258         pac           -         -         ptg         438         148         290         rus           103         46         67         pls         -         -         ptg           438         148         290         rus         50         601         325         276         sea           103         39         64         saj         64         saj         61         325         276         sea           173         104         68         snv         173         104         86         snv	Allium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides 'Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedum 'Autumn Jøy' Seslaria autumnalis Stachys officinalis 'Hummelo' Salvia nemorosa Wesuwe'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop Autumn Moor Grass Hummelo Betony Wesuwe Meadow Sage	# 1 Cont. # 2 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center 18" on center 18" on center 18" on center 18" on center 30" on center
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         237         258         pac           145         237         258         pac           -         -         ptg         438         148         290         rus           103         46         67         pls         -         -         ptg           438         148         290         rus         50         601         325         276         sea           601         325         276         sea         173         104         69         soh           194         108         86         snw         -         -         ptg	Allium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides 'Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedum 'Autumn Jøy' Seslaria autumnalis Stachys officinalis 'Hummelo' Salvia nemorosa Wesuwe'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop Autumn Moor Grass Hummelo Betony Wesuwe Meadow Sage	# 1 Cont. # 2 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center 18" on center 18" on center 18" on center 18" on center
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         237         258         pac           145         237         258         pac           -         -         ptg         438         148         290         rus           103         46         67         pls         -         -         ptg           438         148         290         rus         50         601         325         276         sea           601         325         276         sea         173         104         69         soh           194         108         86         snw         -         -         ptg	Allium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides 'Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedum 'Autumn Jøy' Seslaria autumnalis Stachys officinalis 'Hummelo' Salvia nemorosa Wesuwe'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop Autumn Moor Grass Hummelo Betony Wesuwe Meadow Sage	# 1 Cont. # 2 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center 18" on center 18" on center 18" on center 18" on center 30" on center
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         237         258         pac           145         237         258         pac           -         -         ptg         438         148         290         rus           103         46         67         pls         -         -         ptg           438         148         290         rus         50         601         325         276         sea           601         325         276         sea         173         104         69         soh           194         108         86         snw         -         -         ptg	Allium 'Summer Beauty' Chelone lyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides 'Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedum 'Autumn Jøy' Seslaria autumnalis Stachys officinalis 'Hummelo' Salvia nemorosa Wesuwe'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop Autumn Moor Grass Hummelo Betony Wesuwe Meadow Sage	# 1 Cont. # 2 Cont.	15" on center random 18" on center random 18" on center 30" on center 10" on center 18" on center 18" on center 18" on center 18" on center 18" on center 30" on center
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         237         258         pac           145         237         258         pac           -         -         ptg         438         148         290         rus           103         46         67         pls         -         -         ptg           438         148         290         rus         50         601         325         276         sea           601         325         276         sea         173         104         69         soh           194         108         86         snw         -         -         ptg	Allium 'Summer Beauty' Chelone Iyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides 'Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida 'Coldsturm' Sedaria autumnalis Stachys officinalis 'Hummelo' Salvia nemorosa Wesuwe' Schizachyrium scoparium 'Carouset'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop Autumn Moor Grass Hummelo Betony Wesuwe Meadow Sage Carousel Little Bluestem	# 1 Cont. # 2 Cont.	15" on center random 18" on center random 18" on center 10" on center 10" on center 18" on center 18" on center 18" on center 18" on center 18" on center 20" on center
west east         sym           221         89         132         asb           63         23         40         ch           297         164         133         cvz           63         237         258         pac           145         237         258         pac           -         -         ptg         438         148         290         rus           103         46         67         pls         -         -         ptg           438         148         290         rus         50         601         325         276         sea           601         325         276         sea         173         104         69         soh           194         108         86         snw         -         -         ptg	Allium 'Summer Beauty' Chelone Iyonii 'Hot Lips' Coreopsis vert. Zagreb' Matteuccia struthiopteris Pennisetum alopecuroides 'Cassian' Perovskia atriplicifolia 'Little Spire' Pachysandra terminalis 'Green Carpet' Rudbeckia fulgida ' Goldsturm' Sedium 'Autumn Jøy' Seslaria autumnalis Stachys officinalis 'Hummelo' Salvia nemorosa 'Wesuwe' Schizachyrium scoparium 'Carousel'	Summer Beauty Onion Pink Turtlehead Zagreb Coreopsis Ostrich Fern Cassian Fountain Grass Little Spire Russian Sage Green Carpet Pachysandra Goldsturm Coneflower Autumn Joy Stonecrop Autumn Moor Grass Hummelo Betony Wesuwe Meadow Sage Carousel Little Bluestem	# 1 Cont. # 2 Cont.	15" on center random 18" on center random 18" on center 10" on center 10" on center 18" on center 18" on center 18" on center 18" on center 18" on center 20" on center

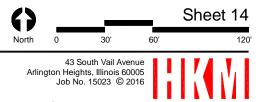
Job No. 15023 © 2016

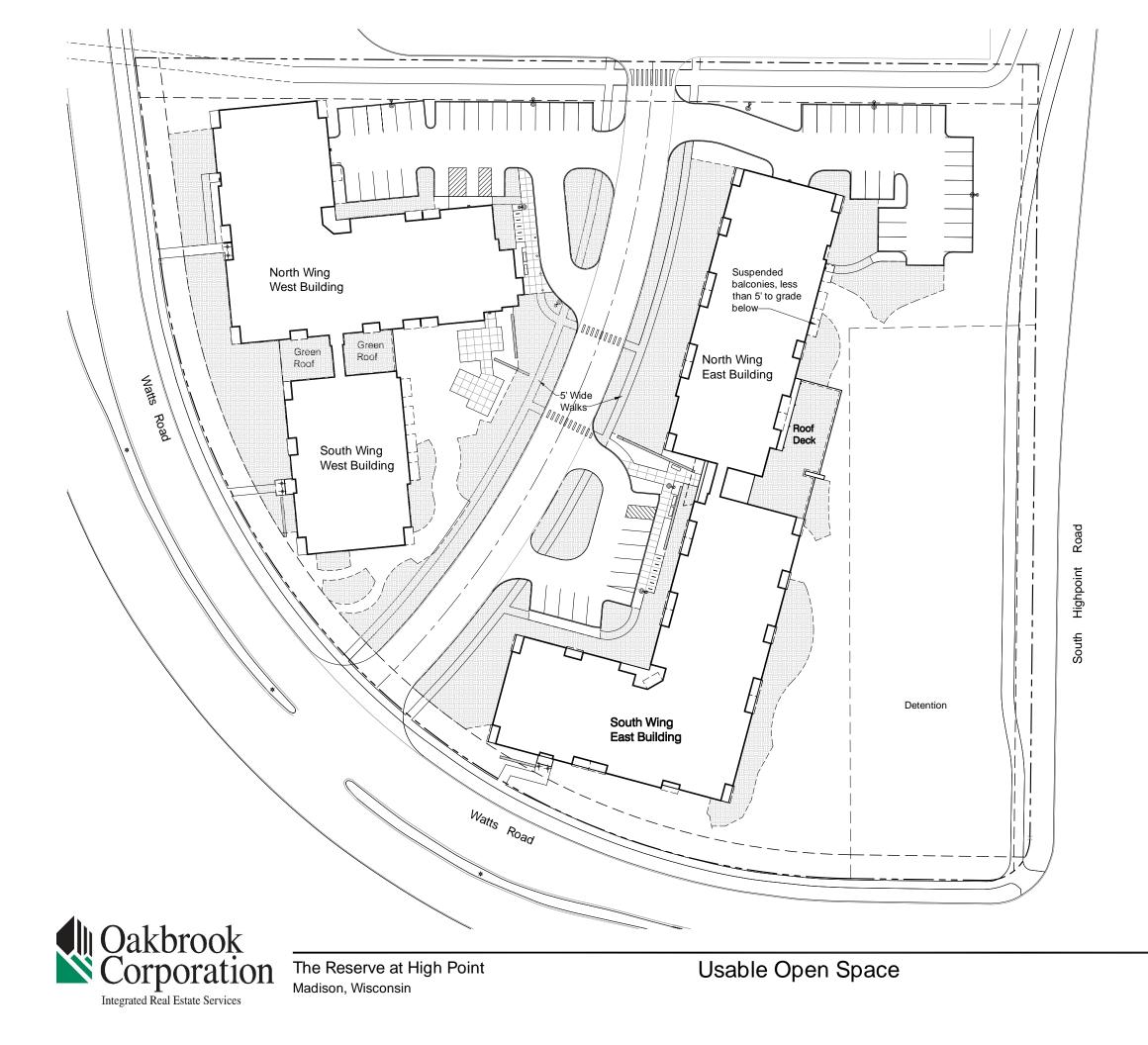




### **Development Data**

201010		atta		
		Project		
Site Da	ta	Total	West	East
Lot Area		± 244,595	± 88,819	± 155,776
		± 5.62 ac	± 2.04 ac	± 3.58 ac
Dwelling	Units	156	66	90
Lot Area	/ DU	1,568	1,346	1,731
	DU/acre)	27.8	32.4	25.1
Lot Cove		114,550	49,580	64,970
<ul> <li>Percent</li> </ul>		46.8	55.8	41.7
Usable C	0pen Space	52,230	22,735	29,495
Buildin	g Data			
Dwelling	Units	156	66	90
Building	Height	3 Stories	3 Stories	3 Stories
Gross Flo		166,909	76,900	90,009
	ig Garage Leve	l Parking Areas)		
FAR		0.68	0.87	0.58
Studio		f - 625 sf 24	15	9
One Bed		f - 802 sf 68	22	46
Two Bed	room 906 s	f - 1306 sf 64	29	35
Parking	n Data			
Vehicle		217	91	126
venicie	Internal	156	66	90
	Surface	61	25	36
	Ratio	1.4	1.4	1.4
	Ratio	1.4	1.4	1.4
Bike	Total	178	76	102
	Internal	156	66	90
	Surface	22	10	12
	Ratio	1.1	1.2	1.1
			1	

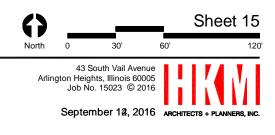


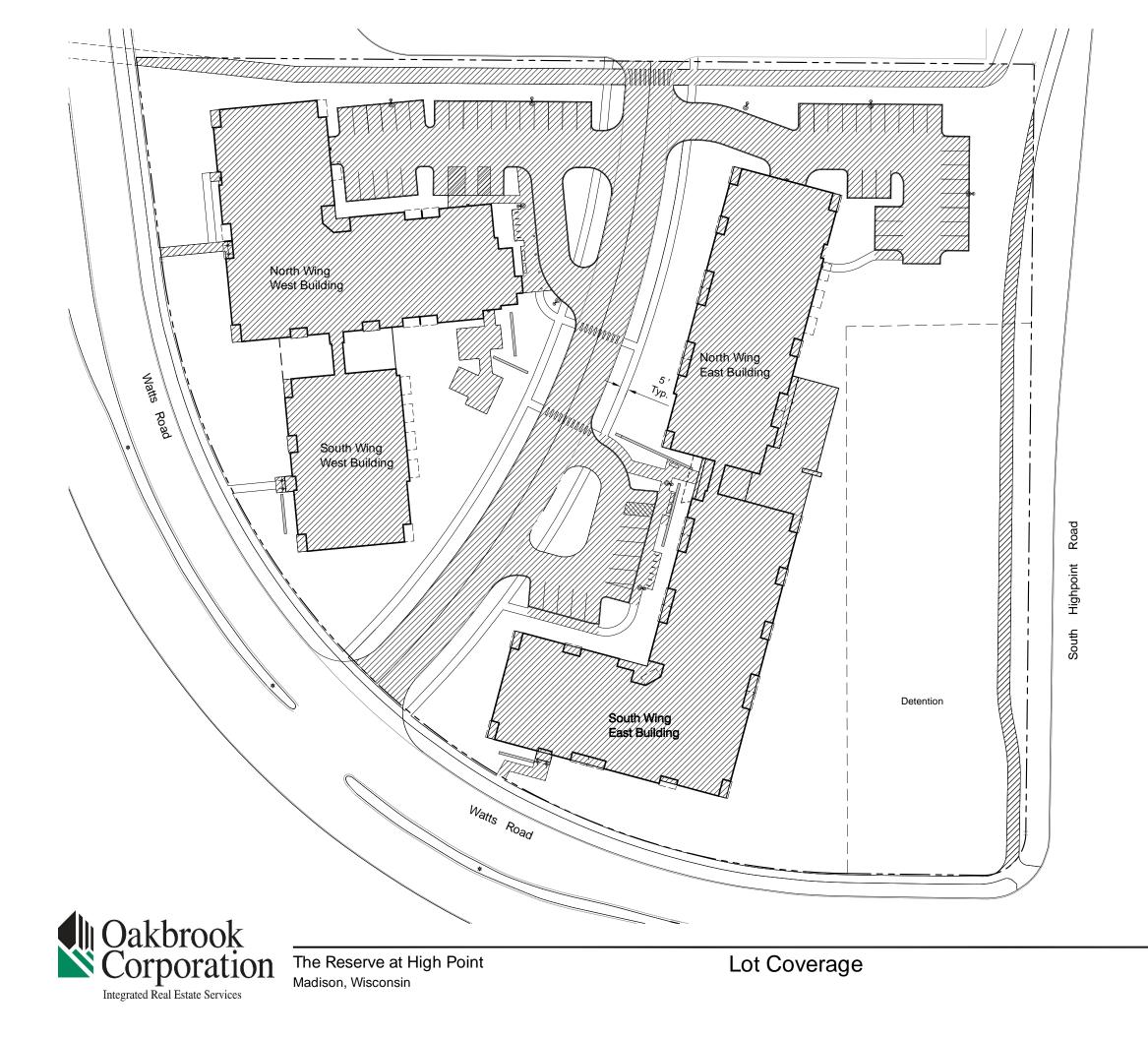


### Usable Open Space

	Project
	Total
Dwelling Units	156
Required (320 sf/Dwelling Unit)	49,920
Provided Total	52,230
Balconies	11,880

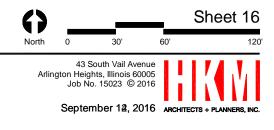
Balconies 11,880 & Roof Deck At Grade 40,350

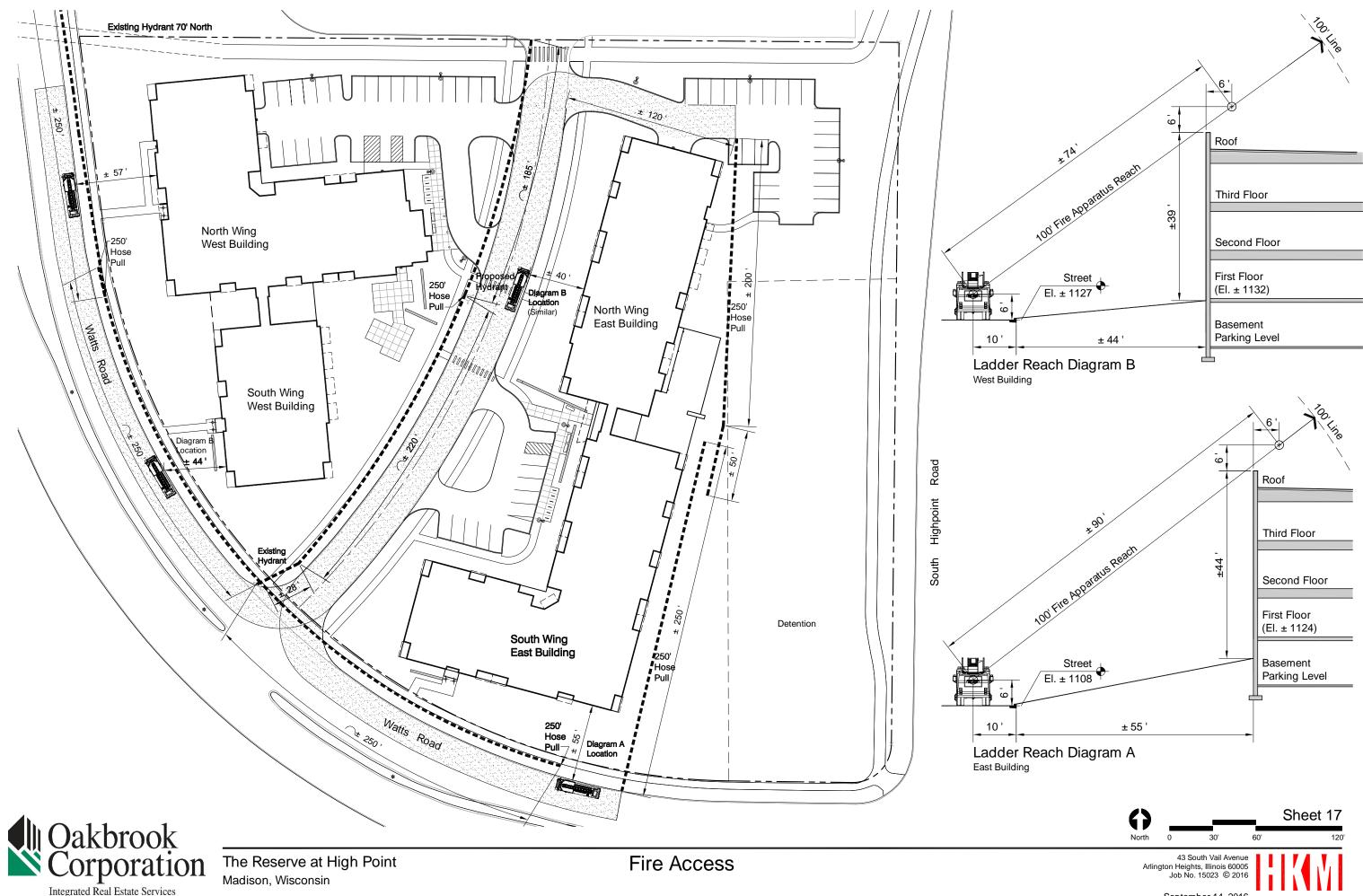


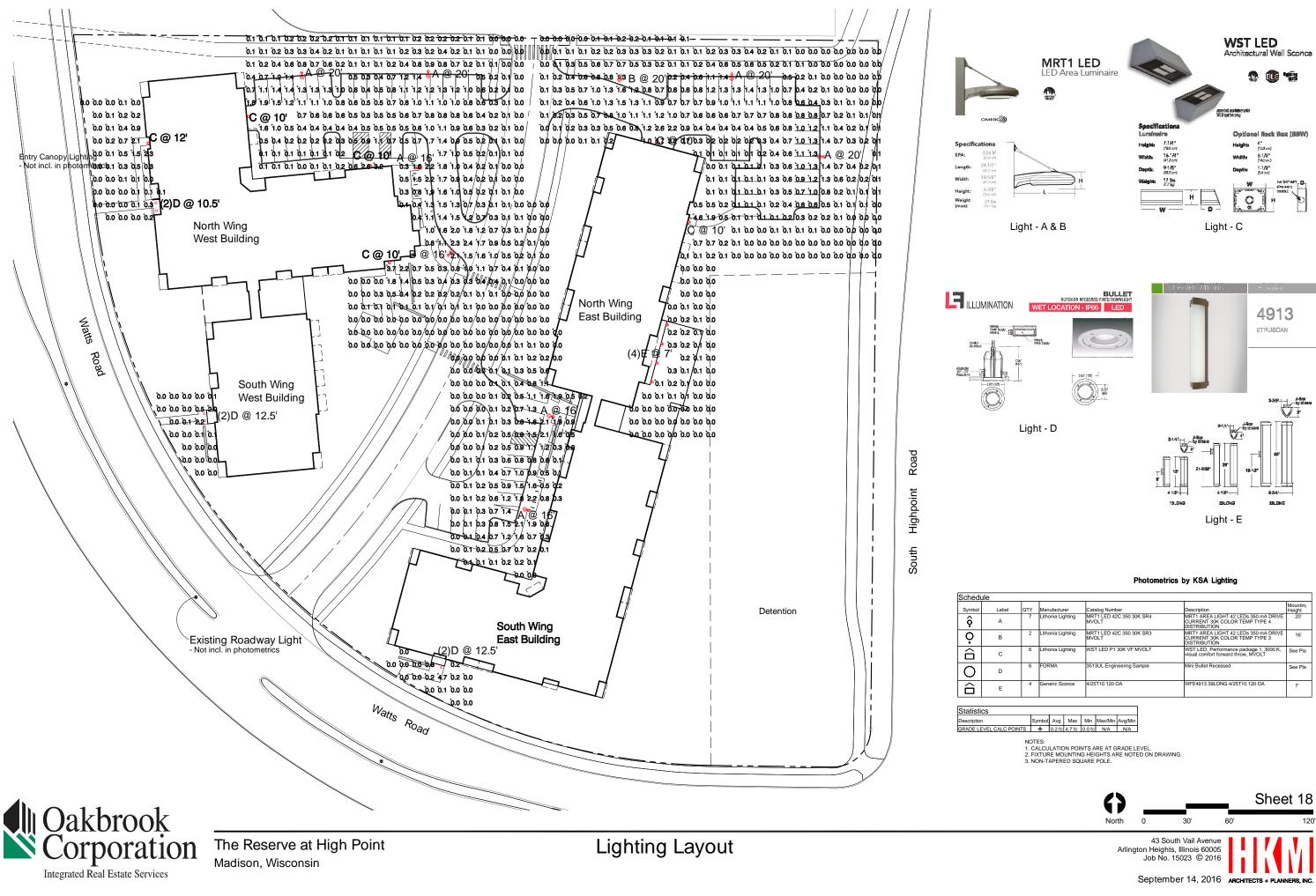


### Lot Coverage

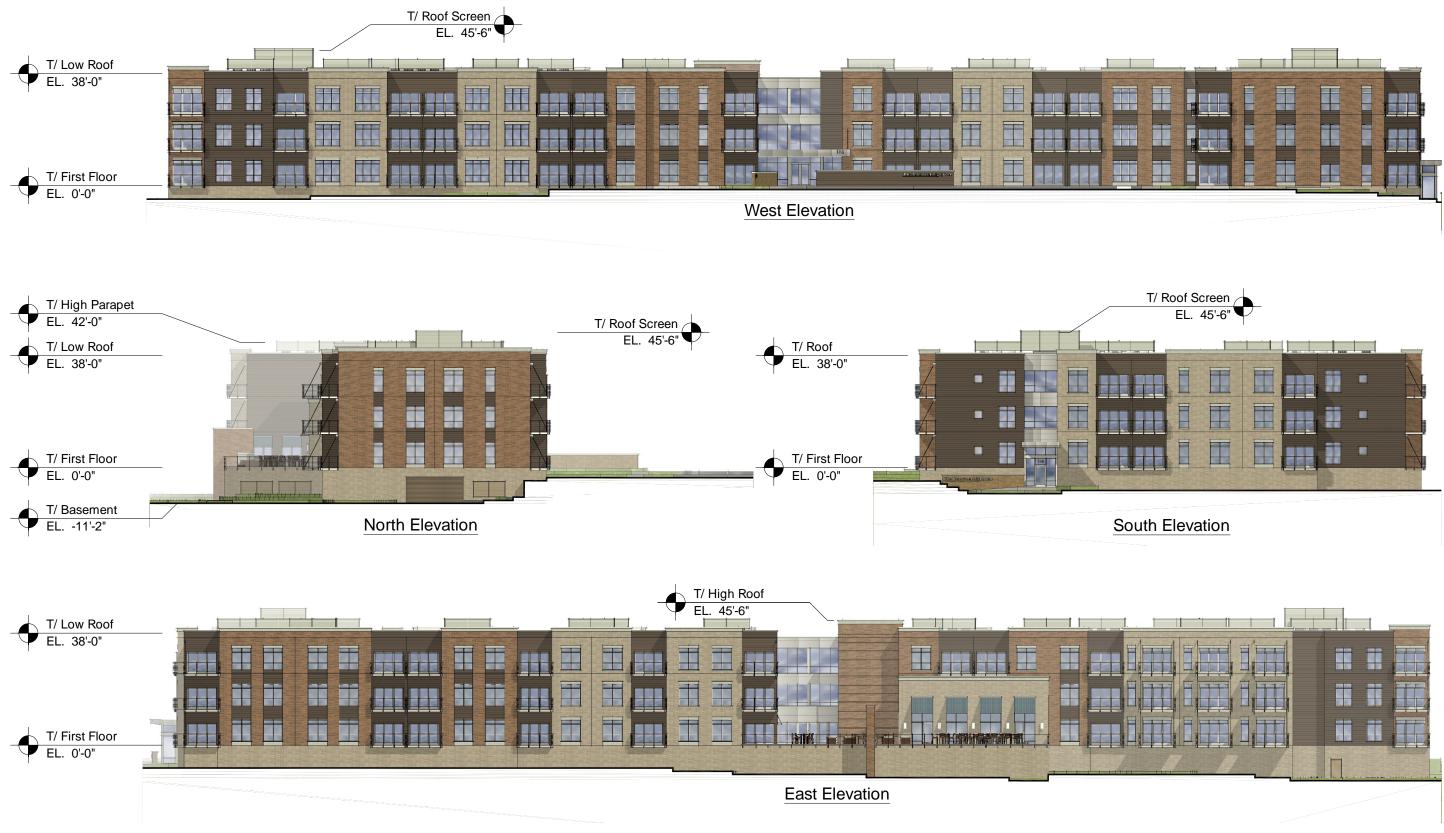
	Project
	Total
Lot Area	± 244,595
Lot Coverage - Percentage Max. % Allowed	114,550 46.8 75





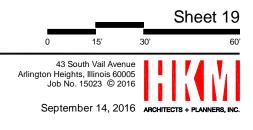


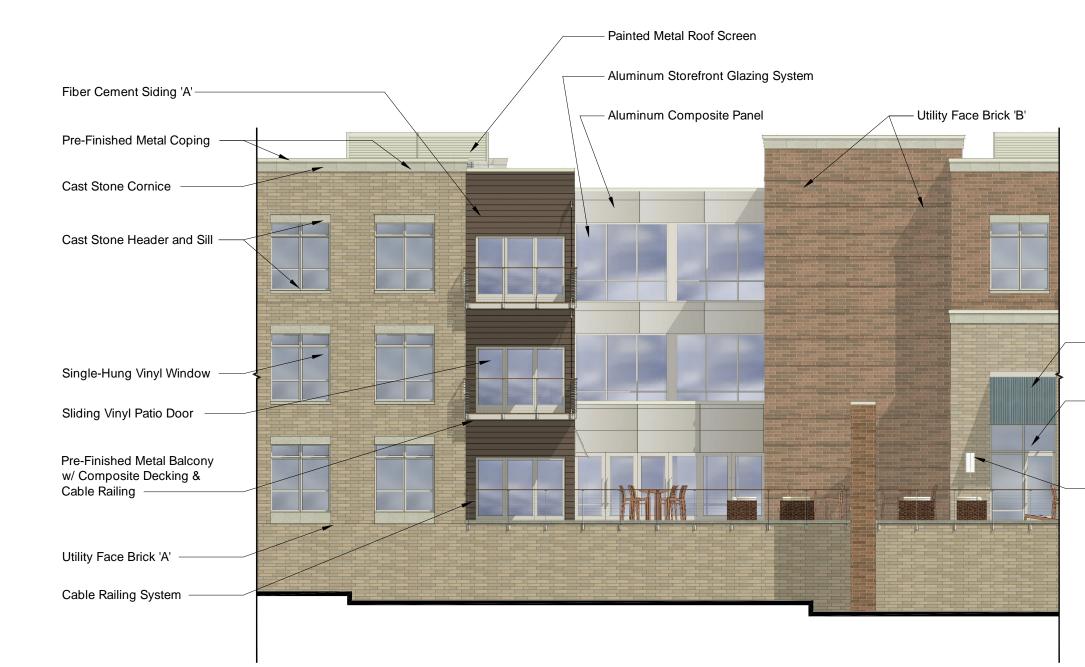
bel	QTY	Manufacturer	Catalog Number	Description	Mountine Height
	7	Lithonia Lighting	MRT1 LED 42C 350 30K SR4 MVOLT	MRT1 AREA LIGHT 42 LEDS 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 4 DISTRIBUTION	20'
	2	Lithonia Lighting	MRT1 LED 42C 350 30K SR3 MVOLT	MRT1 AREA LIGHT 42 LEDS 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 3 DISTRIBUTION	16'
	6	Lithonia Lighting	WST LED P1 30K VF MVOLT	WST LED, Performance package 1, 3000 K, visual comfort forward throw, MVOLT	See Pla
	6	FORMA	3513UL Engineering Sample	Mini Bullet Recessed	See Pla
	4	Generic Sconce	4/25T10 120 OA	WFE4913 39LONG 4/25T10 120 OA	7'





Elevations







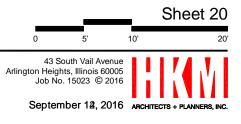
**Enlarged Elevation** 

The Reserve at High Point - East Madison, Wisconsin

Pre-Finished Metal Awning

- Aluminum Storefront Glazing System

Decorative Light Fixture

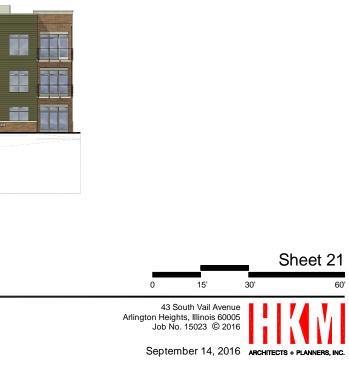








Elevations



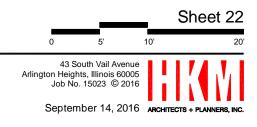


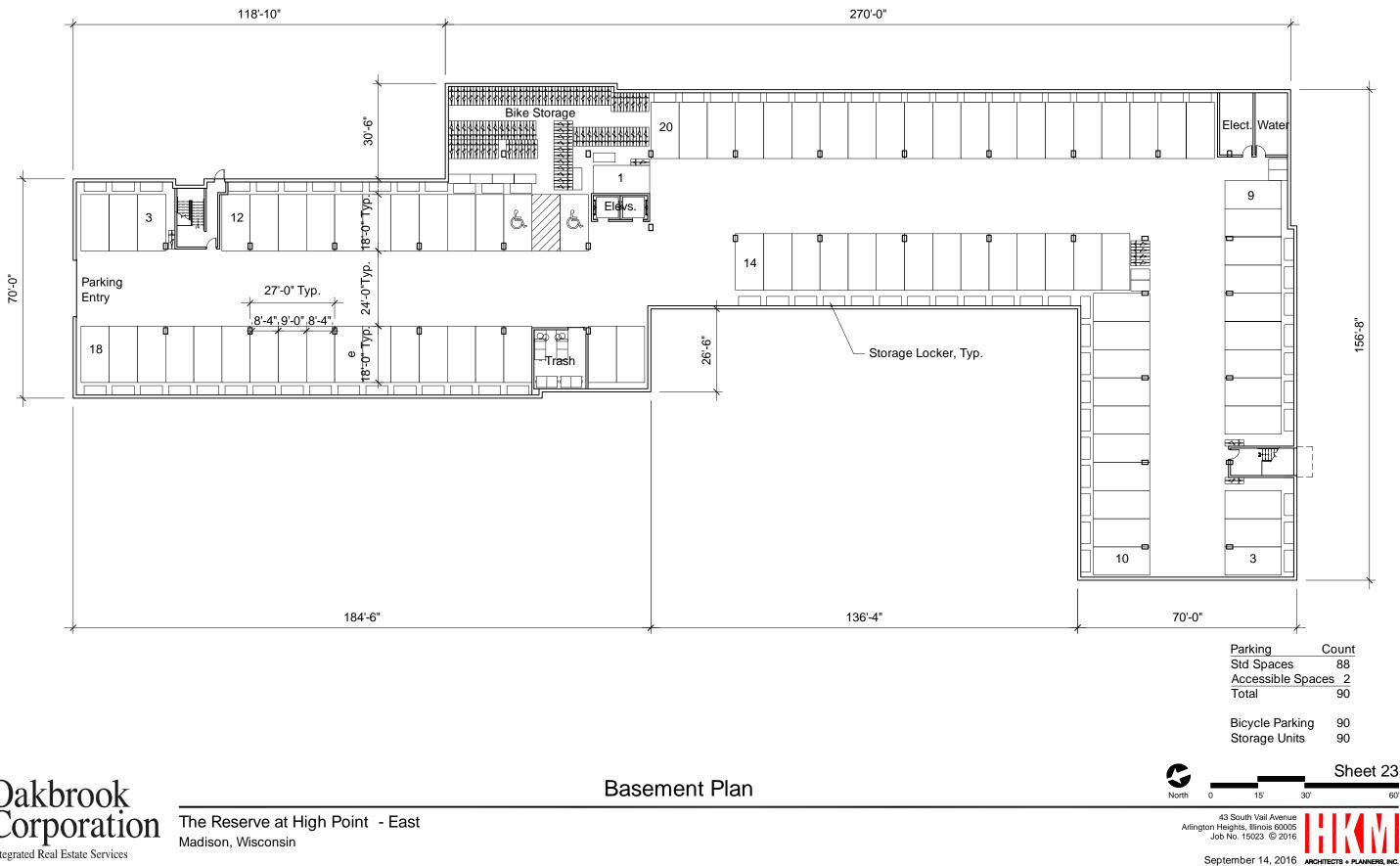


Enlarged Elevation

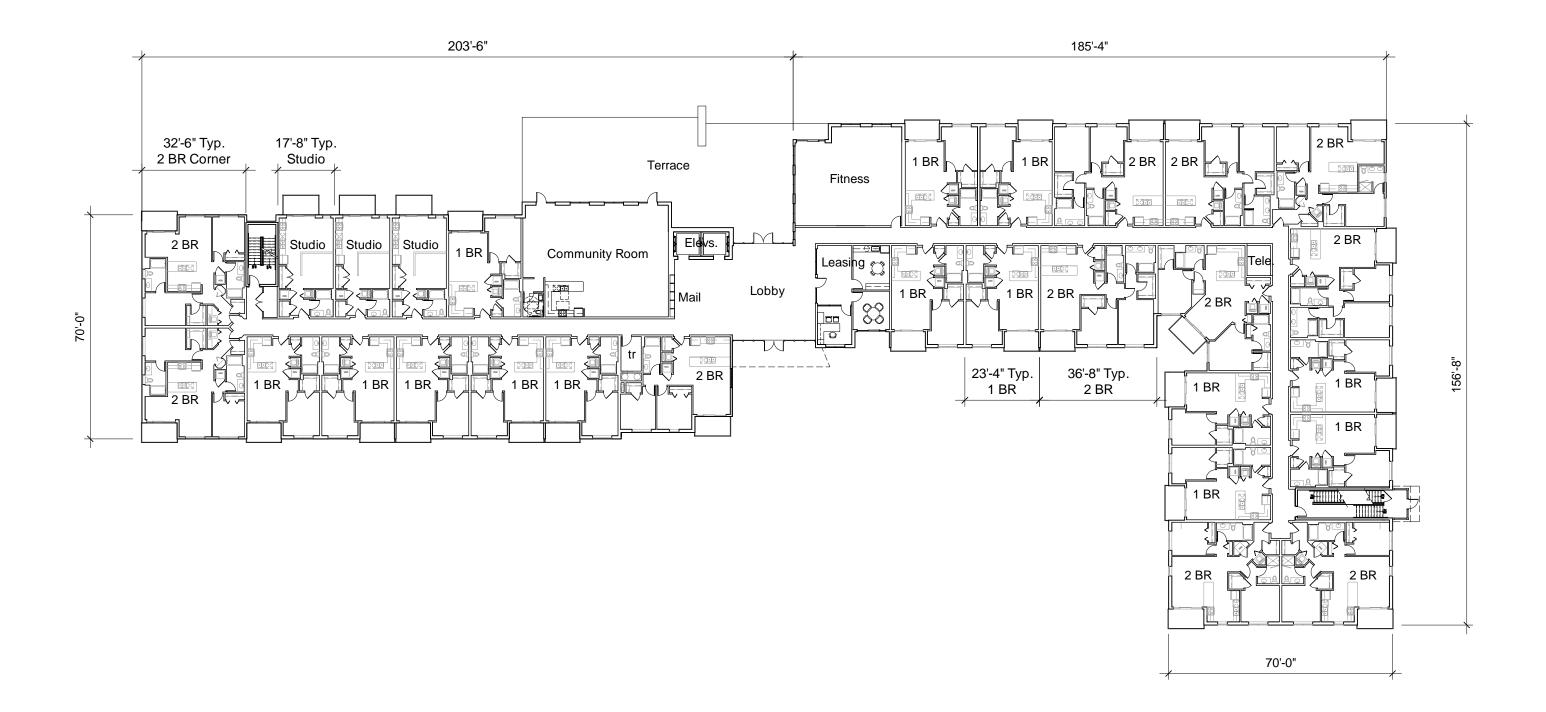
The Reserve at High Point - West Madison, Wisconsin

<u> </u>	Pre-Finished Metal Coping
<u> </u>	-Cast Stone Cornice
	-Cast Stone Header
$\setminus$	Fiber Coment Siding 'P'
	-Fiber Cement Siding 'B'
	-Single-Hung Vinyl Window
ŀ	
	- Utility Face Brick "A"
	- Aluminum Composite Panel Canopy
	- Fiber Cement Wood Texture Panels
	-Aluminum Storefront Glazing System



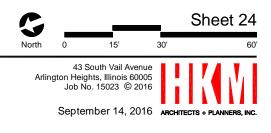


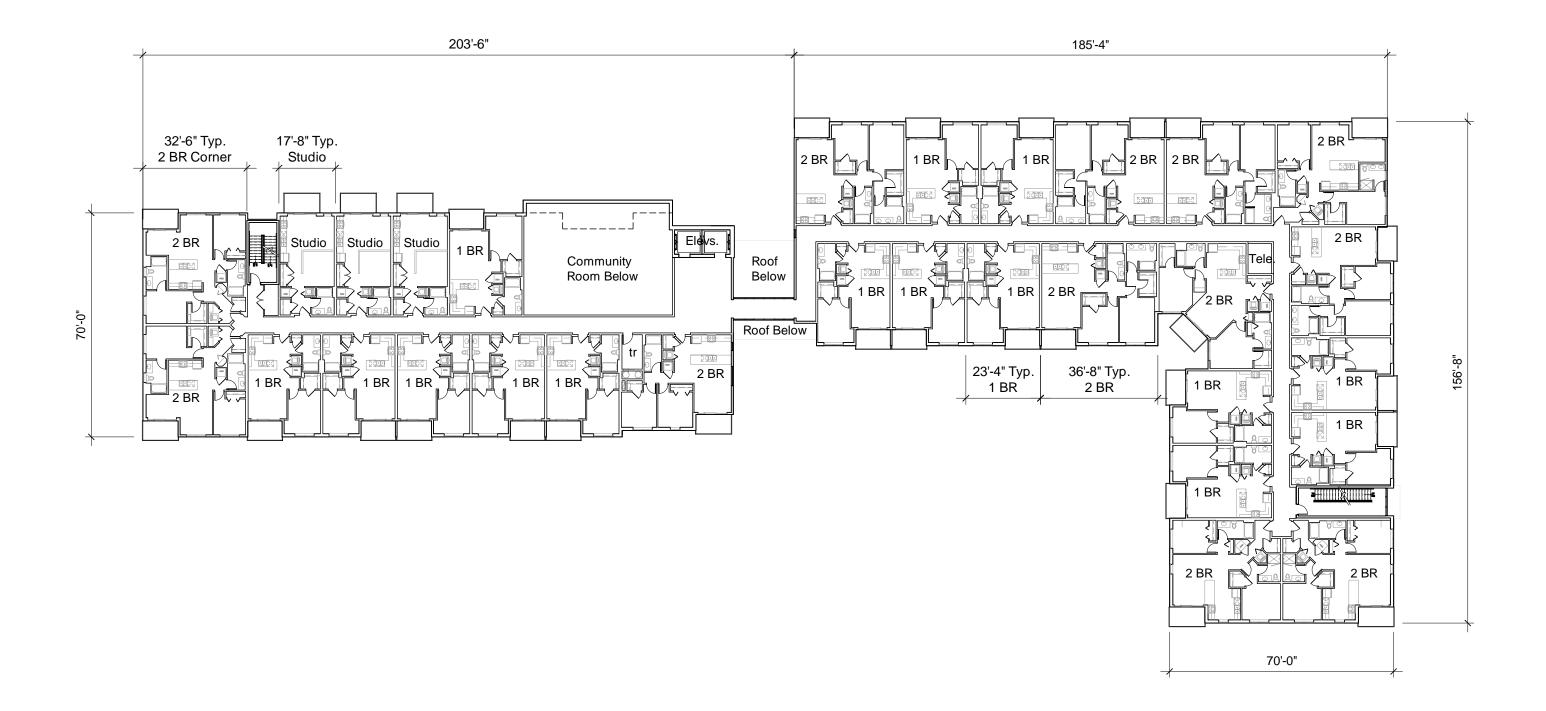






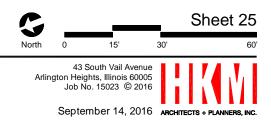
First Floor Plan

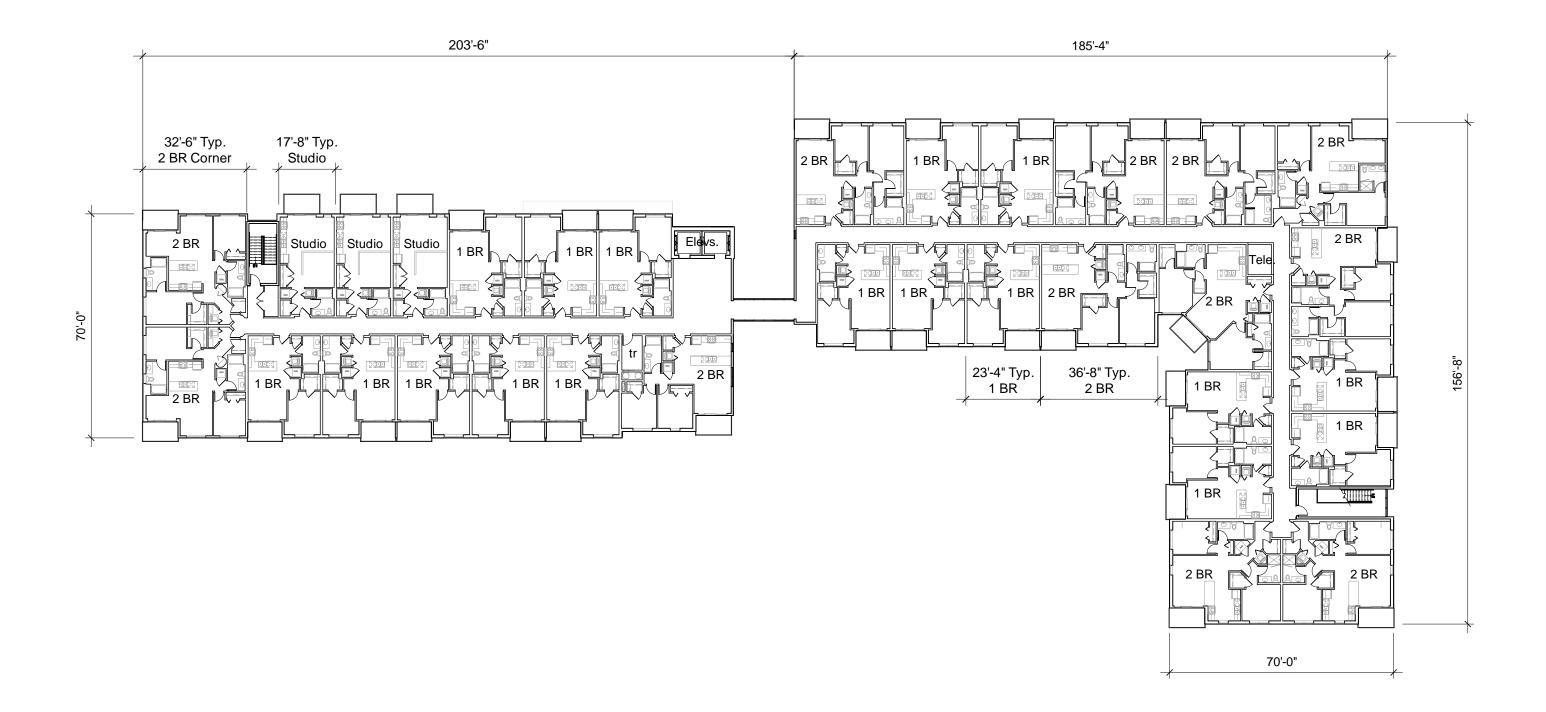






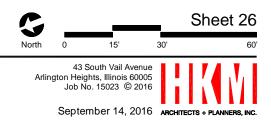
Second Floor Plan

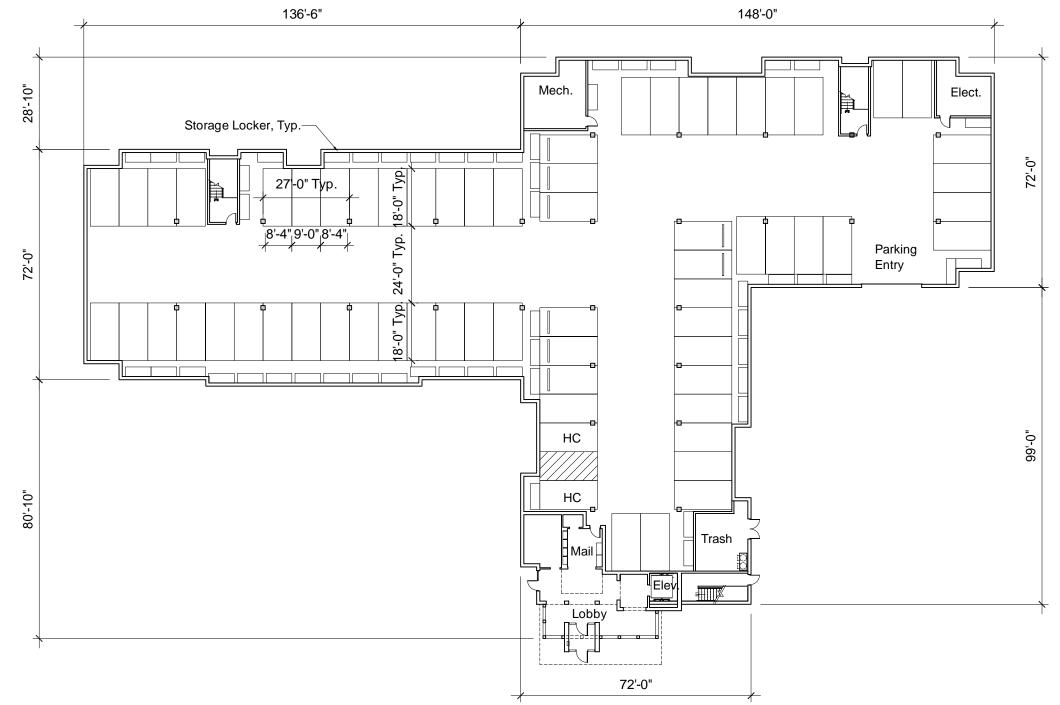






Third Floor Plan

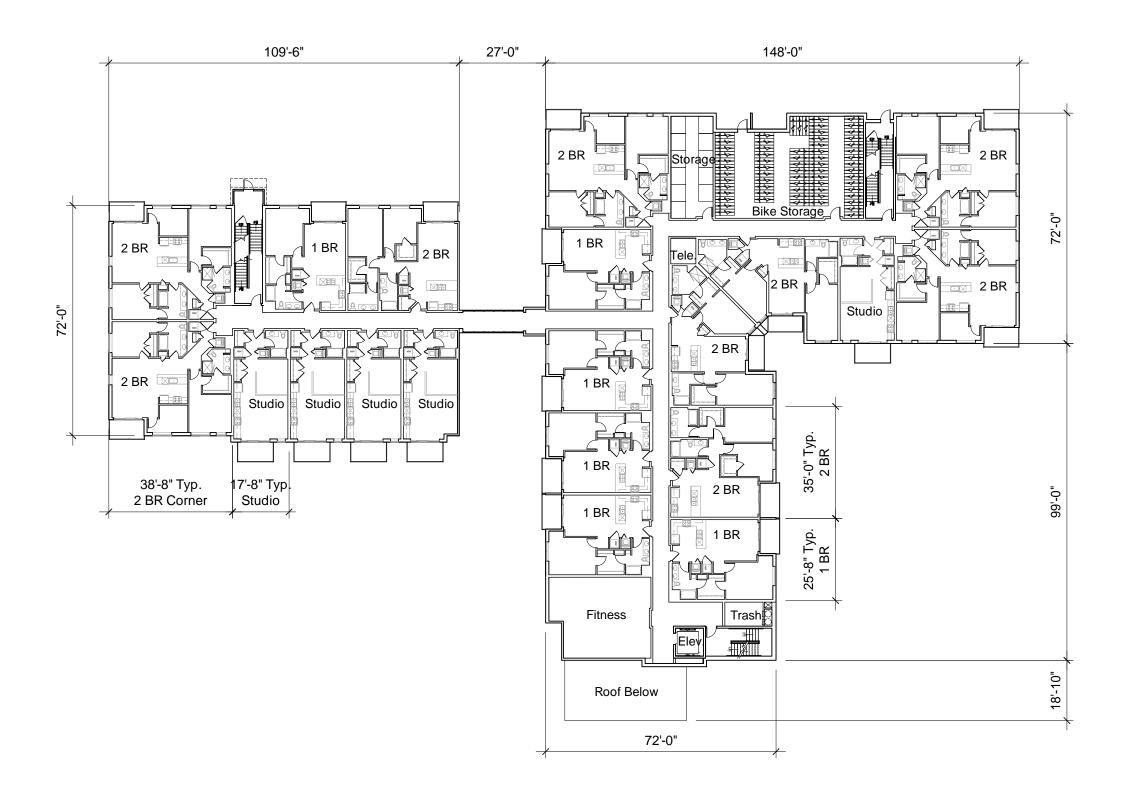






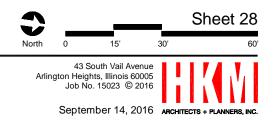
Basement Plan

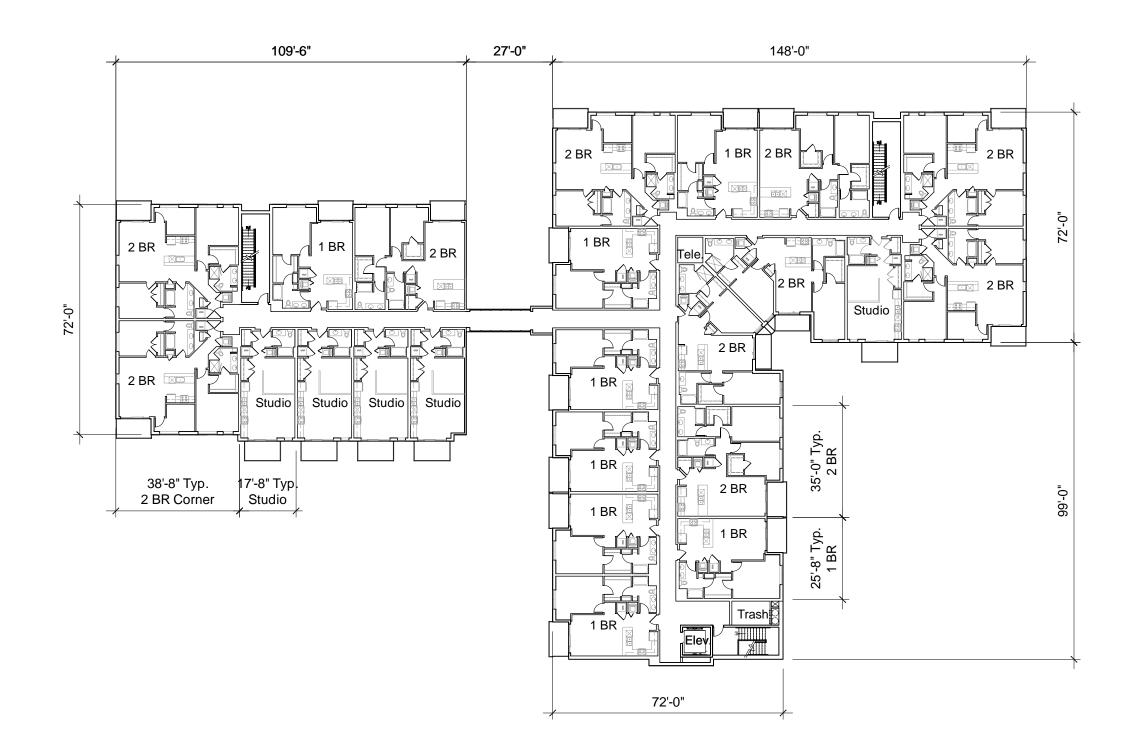
		Parking		Count	
		Std Space	es	64	
		Accessibl	e Spac	es 2	
		Total		66	
		Bicycle Pa	arking n 1st Flr.)	66	
		Storage L	,	53	
		(11 are o	n 1st Flr.)		
2				Shee	et 27
North	0	15'	30'		60'
Arlin	gton Heig	South Vail Ave ghts, Illinois 60 lo. 15023 © 2	005		
	Septe	mber 14, 20	016 <b>Arich</b>	IITECTS + PLAN	NERS, INC.





First Floor Plan







Second and Third Floor Plans

