

NORMANDY SQUARE
6500 Normandy Lane
Dimension IV Project No. 16084
Urban Design Commission
City of Madison
Informational Presentation

Narrative Description

Normandy Square is a mixed-use redevelopment site located at the rear of Market Square on Madison's west side. The site is presently a surface parking lot.

Normandy Square will be a 3-story rental apartment building. It will have 57 units. There will be a mix of two bedroom and one bedroom units. There will be a 2,287 square foot first floor commercial space at the corner of S. Yellowstone Drive and Normandy Lane. There are 58 underground parking spaces and 50 surface stalls for a total of 108; bicycle parking includes 18 covered and 18 surface spaces for a total of 36.

The site was originally approved (as a PUD) four-story, 91 unit residential condominium project in 2007.

Normandy Square will provide affordable housing. It is located near existing shopping and bus lines.

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

dimensionivmadison.com

Letter of Intent
NORMANDY SQUARE
6500 Normandy Lane
Dimension IV Project No. 16084
November 7, 2016

1. Project Team

Applicant: MSP Real Estate, Inc.
Attention: Mark Hammond
7901 W. National Avenue
West Allis, Wisconsin 53214
Phone: 414.259.2108
Email: mhammond@msphousing.com

Land Owner: Gerard F. Dohm Revocable Living Trust / Steven J. Dohm, Trustee
2890 Henshue Road
Madison, Wisconsin 53711
Phone: 608.204.0680
Email: sjdohm@gmail.com

Architect: Dimension IV Madison Design Group
Jerry Bourquin
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
Phone: 608.829.4452
Email: jbouquin@dimensionivmadison.com

Civil Engineer/Site Design: CJ Engineering
Attention: Chris Jackson
9205 W. Center Street, Suite 214
Milwaukee, Wisconsin 53222
Phone: 414.443.1312 ext 222
Email: chris@cj-engineering.com

Landscape Architect: R. A. Smith National, Inc.
Attention: Luke Haas
16745 W. Bluemound Road, #200
Brookfield, Wisconsin 53005
Phone: 262.317.3372
Email: luke.haas@rasmithnational.com

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

2. Existing Conditions

The site is an existing surface parking lot at the rear of Market Square shopping center.

3. Project Schedule

Upon securing agency and financing approvals, the project is scheduled to start construction in fall/winter of 2017 with occupancy in the spring of 2019.

4. Proposed Uses

The project is mixed-use with 57 units/67,523 square feet of housing, 2,287 square feet of commercial space, and 58 stalls/23,270 square feet of underground parking.

5. Hours of Operation

The housing is rental apartments that will have access 24 hours a day, 7 days a week to the tenants.

The commercial tenant space hours will vary depending on the tenant use. Tenants have not been selected at this time.

6. Building Square Footage

Lower Level:	23,270	square feet
First Level:	23,270	square feet
Second Level:	23,270	square feet
Third Level:	23,270	square feet
TOTAL	93,080	

7. Number of Dwelling Units

1 Bedroom:	28
2 Bedroom:	29
Total	57

8. Auto and Bike Parking Stalls

	Covered	Surface	Total
Bicycle	18	18	36
Auto	58	50	108

9. Lot Data

Zoning: CC Commercial Center District

Lot Size: 72,669 square feet 1.668 acres

Lot Coverage

Building	23,160 square feet	32%
Impervious Area	23,930 square feet	33%
Pervious Area	<u>25,579 square feet</u>	<u>35%</u>
Total	72,669 square feet	100%

10. Usable Open Space

Required Open Area:

Required Open Area			
# Bedrooms	Number of Units	Required Area/Unit	Square Footage
2 Bedrooms	29	320 SF	9,280
1 Bedroom	28	160/SF	4,480
TOTAL			13,760

Provided Open Area: 25,579 square feet / 35%

11. Land Value: \$850,000

12. Estimated Project Cost: \$11,000,000

13. Number of Construction or Full Time Equivalent Jobs Created:

Two (2) part time employees to run the property. Construction workforce between 100-150 throughout the project. Maximum of 40-60 at any one time.

14. Public Subsidy Requested:

Requested \$1,240,000 through the Community Development Authority's AHF program.

ALED3T78N



Specification grade area lights available with IES Type III distribution. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:
NORMANDY AVE.

Type:
A

Prepared By:

Date:
10/11/16

Driver Info

Type:	Constant Current
120V:	0.66A
208V:	0.41A
240V:	0.35A
277V:	0.30A
Input Watts:	79W
Efficiency:	99%

LED Info

Watts:	78W
Color Temp:	4000K
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	5,890
Efficacy:	75 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179U

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.2% at 120V, 13.6% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6).
SP6 available .

Other

California Title 24:

See ALED3T78/D10, ALED3T78/BL, ALED3T78/PCS, ALED3T78/PCS2, or ALED3T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

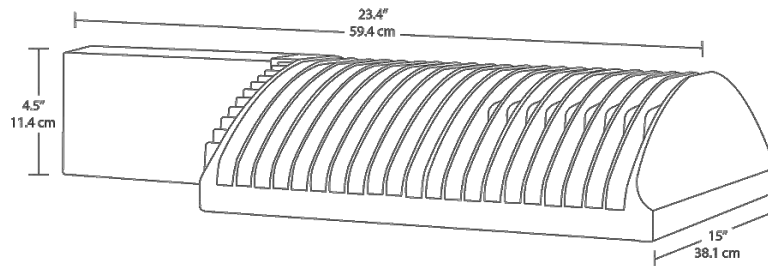
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions

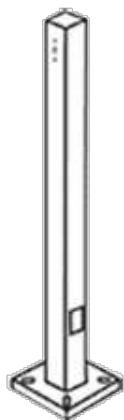


Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 =	Blank =	Blank = 5000K	Blank =	Blank = 120-	Blank = No Photocell	Blank = No	Blank = No Bi-
	3T = Type III	360W	Arm	(Cool)	Bronze	277V	/PC = 120V Button	Dimming	Level
	4T = Type IV	260 =	SF =	Y = 3000K (Warm)	W = White	/480 = 480V	/PC2 = 277V Button	/D10 = Dimmable	/BL = Bi-Level
		260W	Slipfitter	N = 4000K	RG = Gray		/PCS = 120V Swivel		
		150 =		(Neutral)			/PCS2 = 277V Swivel		
		150W					/PCT = 120-277V		
		125 =					Twistlock		
		125W					/PCS4 = 480V Swivel		
		105 =					/PCT4 = 480V Twistlock		
		105W							
		78 = 78W							



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 73.0 lbs

Project:
NORMANDY AVE.

Type:
A

Prepared By:

Date:
10-11-16

Lamp Info

Type: N/A
Watts: 0W
Shape/Size: N/A
Base: N/A
ANSI: N/A
Hours: N/A
Lamp Lumens: N/A
Efficacy: N/A

Ballast Info

Type: N/A
120V: N/A
208V: N/A
240V: N/A
277V: N/A
Input Watts: 0W

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

10 FT.

Weight:

73 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

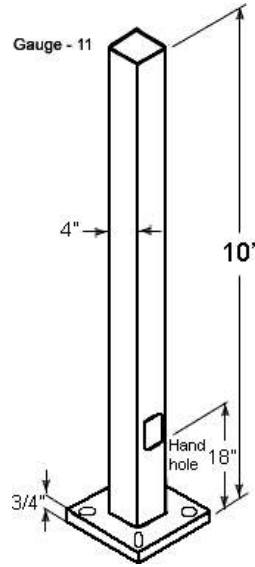
70MPH 27.6 ft_/690 lb
80MPH 21.1 ft_/530 lb
90MPH 16.4 ft_/410 lb
100MPH 13.1 ft_/330 lb
110MPH 10.5 ft_/265 lb
120MPH 8.6 ft_/215 lb
130MPH 7.0 ft_/175 lb
140MPH 5.8 ft_/145 lb
150MPH 4.8 ft_/120 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address NORMANDY LANE, MADISON WI
Name of Project MSP - NORMANDY SQUARE
Owner / Contact MSP REAL ESTATE, INC.
Contact Phone 414-259-2108 Contact Email mhammond@msphousing.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 50,740

Total landscape points required 846

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35	15	525	6	210
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	3	105	4	140
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			5	50
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			110	330
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			41	164
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			51	102
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals				630		1,026

Total Number of Points Provided 1,656

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

NORMANDY SQUARE APARTMENTS

6500 NORMANDY LANE

MADISON, WI

PROJECT/BUILDING DATA

NEW 3 STORY MIXED-USE BUILDING WITH UNDERGROUND PARKING

ZONING
CC - COMMERCIAL CENTER DISTRICT

BUILDING AREAS
TOTAL BUILDING AREA = 93,080 SQFT
LOWER LEVEL: 23,270
FIRST LEVEL: 23,270 (2,287 COMMERCIAL)
SECOND LEVEL: 23,270
THIRD LEVEL: 23,270

UNIT COUNT
TOTAL UNITS = 57
ONE BEDROOM UNITS: 28
TWO BEDROOM UNITS: 29

PARKING COUNTS
TOTAL SPACES = 108
GARAGE PARKING SPACES = 58
SURFACE PARKING SPACES = 50

BIKE PARKING COUNTS
TOTAL SPACE = 38
GARAGE SPACES = 18
SURFACE SPACES = 18

LIST OF DRAWINGS UDC

- G0.1 COVER SHEET
- G0.2 CONTEXT AND LOCATION MAP
- P-0 SURVEY
- C1.0 SITE PLAN
- C2.0 SITE GRADING AND UTILITY PLAN
- L100 LANDSCAPE PLAN
- LT1 SITE LIGHTING PLAN
- A1.0 1ST LEVEL PLAN & PARKING LEVEL
- A1.1 2ND & 3RD LEVEL PLAN
- A1.2 UNIT PLANS
- A1.3 UNIT PLANS
- A2.1 EXTERIOR ELEVATION



LOCATION MAP - NTS

NORMANDY SQUARE

CONDITIONAL USE

URBAN DESIGN APPLICATION



6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

G0.1

6500 NORMANDY LANE MADISON, WI

COVER SHEET
11/7/16
16084



VIEW TO NORTH ON YELLOWSTONE FROM GAMMON



VIEW TO WEST FROM YELLOWSTONE



VIEW TO EAST FROM YELLOWSTONE



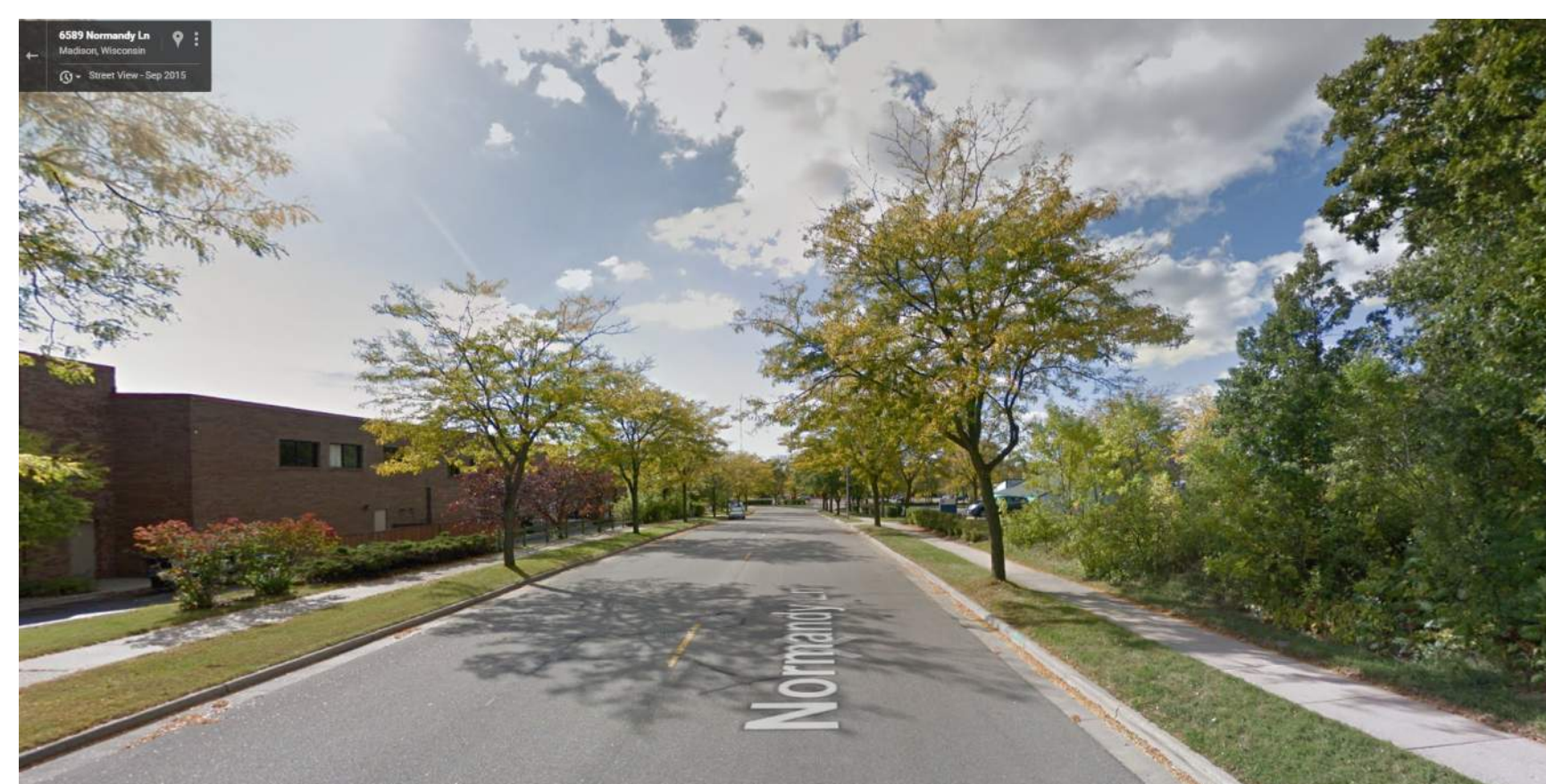
VIEW TO EAST FROM AT NORMANDY LN



VIEW TO WEST AT NORMANDY LN & YELLOWSTONE



VIEW TO WEST AT NORMANDY LN

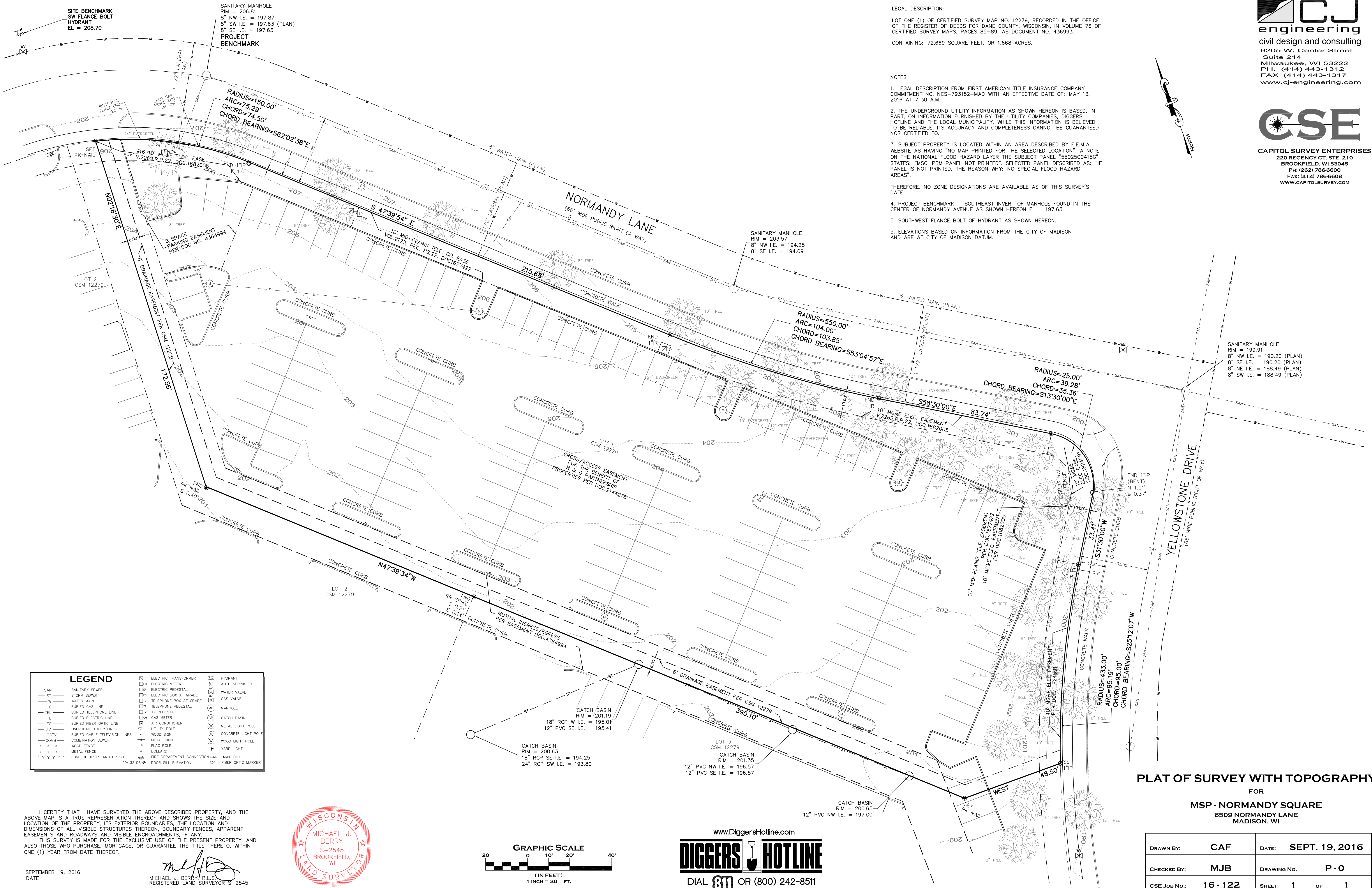


VIEW TO WEST AT NORMANDY LN



LOCATOR MAP - NTS

NORMANDY SQUARE



LEGAL DESCRIPTION:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 12279, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 76 OF CERTIFIED SURVEY MAPS, PAGES 85-89, AS DOCUMENT NO. 436993.

CONTAINING: 72,669 SQUARE FEET, OR 1.668 ACRES.

NOTES

- LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-793152-MAD WITH AN EFFECTIVE DATE OF: MAY 13, 2016 AT 7:30 A.M.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESCRIBED BY F.E.M.A. WEBSITE AS HAVING "NO MAP PRINTED FOR THE SELECTED LOCATION". A NOTE ON THE NATIONAL FLOOD HAZARD LAYER THE SUBJECT PANEL "55025C0415G" STATES: "MSC. PBM PANEL NOT PRINTED". SELECTED PANEL DESCRIBED AS: "IF PANEL IS NOT PRINTED, THE REASON WHY: NO SPECIAL FLOOD HAZARD AREAS".
- THEREFORE, NO ZONE DESIGNATIONS ARE AVAILABLE AS OF THIS SURVEY'S DATE.
- PROJECT BENCHMARK - SOUTHEAST INVERT OF MANHOLE FOUND IN THE CENTER OF NORMANDY AVENUE AS SHOWN HEREON EL = 197.63.
- SOUTHWEST FLANGE BOLT OF HYDRANT AS SHOWN HEREON.
- ELEVATIONS BASED ON INFORMATION FROM THE CITY OF MADISON AND ARE AT CITY OF MADISON DATUM.

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

MSP - NORMANDY SQUARE
6509 NORMANDY LANE
MADISON, WI

DRAWN BY:	CAF	DATE:	SEPT. 19, 2016
CHECKED BY:	MJB	DRAWING NO.	P-0
CSE JOB NO.:	16-122	SHEET	1 OF 1

LEGEND

— SAN —
SANITARY SEWER

— ST —
STORM SEWER

— W —
WATER MAIN

— G —
BURIED GAS LINE

— TEL —
BURIED TELEPHONE LINE

— E —
BURIED ELECTRIC LINE

— FO —
BURIED FIBER OPTIC LINE

— U —
OVERHEAD UTILITY LINES

— CATV —
BURIED CABLE TELEVISION LINES

— COMB —
COMBINATION SEWER

— WOOD FENCE —
WOOD FENCE

— METAL FENCE —
METAL FENCE

—
EDGE OF TREES AND BRUSH

□
ELECTRIC TRANSFORMER

□
ELECTRIC METER

□
ELECTRIC PEDESTAL

□
ELECTRIC BOX AT GRADE

□
TELEPHONE BOX AT GRADE

□
TELEPHONE PEDESTAL

□
TV PEDESTAL

□
GAS METER

□
AIR CONDITIONER

□
UTILITY POLE

□
WOOD SIGN

□
METAL SIGN

□
WOOD POLE

□
BOLLARD

□
MAIL BOX

□
FIRE DEPARTMENT CONNECTION

□
DOOR SILL ELEVATION

⊗
HYDRANT

⊗
AUTO SPRINKLER

⊗
WATER VALVE

⊗
GAS VALVE

⊗
MANHOLE

⊗
CATCH BASIN

⊗
METAL LIGHT POLE

⊗
CONCRETE LIGHT POLE

⊗
WOOD LIGHT POLE

⊗
YARD LIGHT

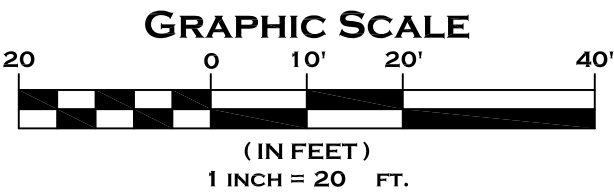
⊗
FIBER OPTIC MARKER

994.32 DS

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

SEPTEMBER 19, 2016
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545



SITE BENCHMARK
SW FLANGE BOLT
HYDRANT
EL. = 208.70

SITE AREAS

TOTAL PROPERTY AREA = 72,669 S.F. (1.668 ACRES)

EXISTING IMPERVIOUS AREA (ASPHALT) TO BE REMOVED = 57,815 S.F. (1.33 ACRES)

DISTURBED AREA = 67,450 S.F. (1.54 ACRES)

PROPOSED DEVELOPMENT AREAS:

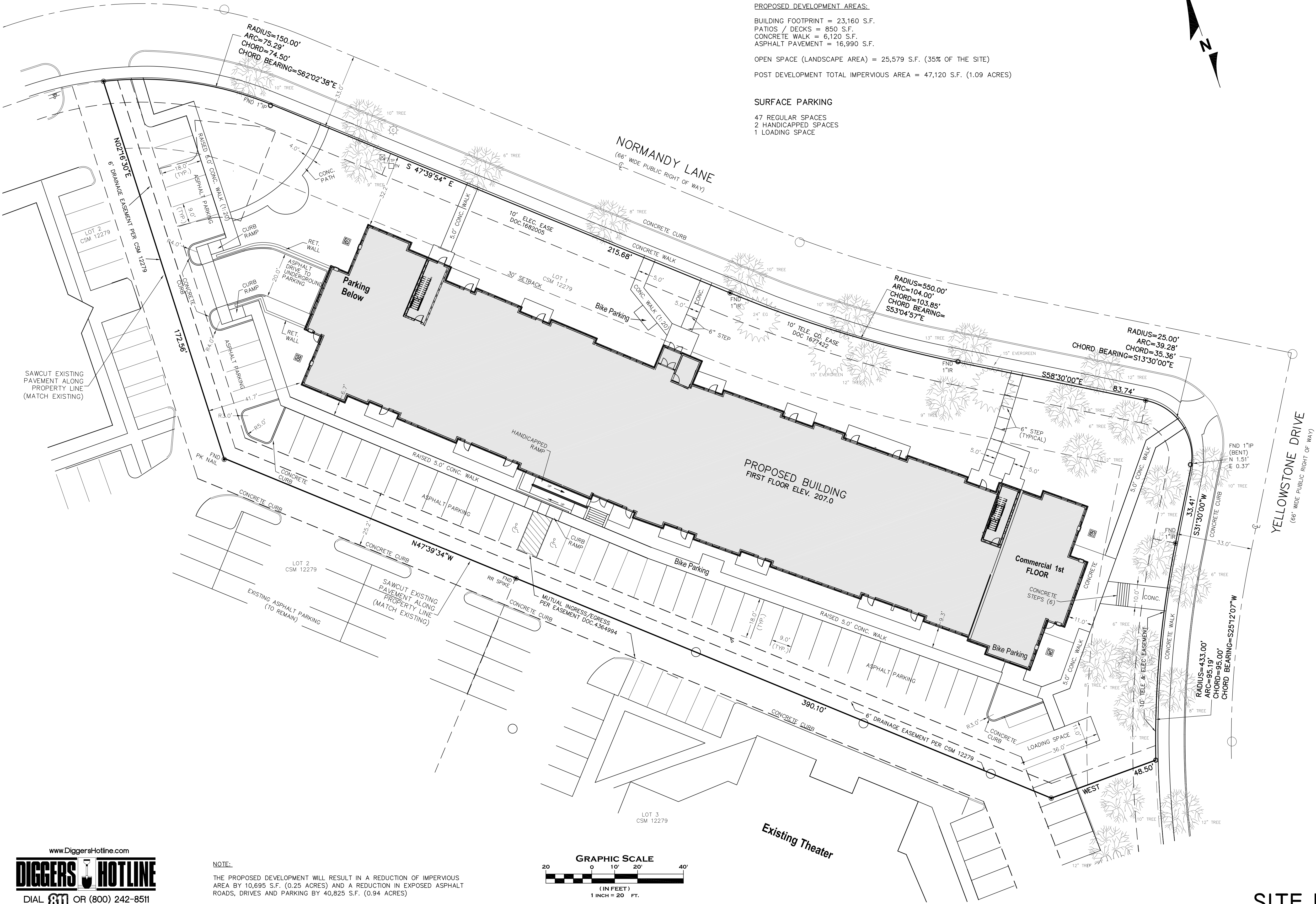
BUILDING FOOTPRINT = 23,160 S.F.
PATIOS / DECKS = 850 S.F.
CONCRETE WALK = 6,120 S.F.
ASPHALT PAVEMENT = 16,990 S.F.

OPEN SPACE (LANDSCAPE AREA) = 25,579 S.F. (35% OF THE SITE)

POST DEVELOPMENT TOTAL IMPERVIOUS AREA = 47,120 S.F. (1.09 ACRES)

SURFACE PARKING

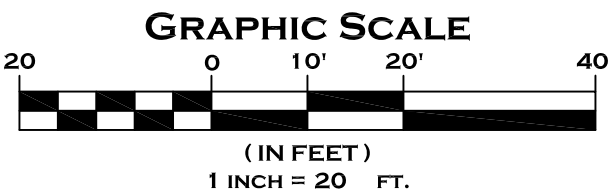
47 REGULAR SPACES
2 HANDICAPPED SPACES
1 LOADING SPACE

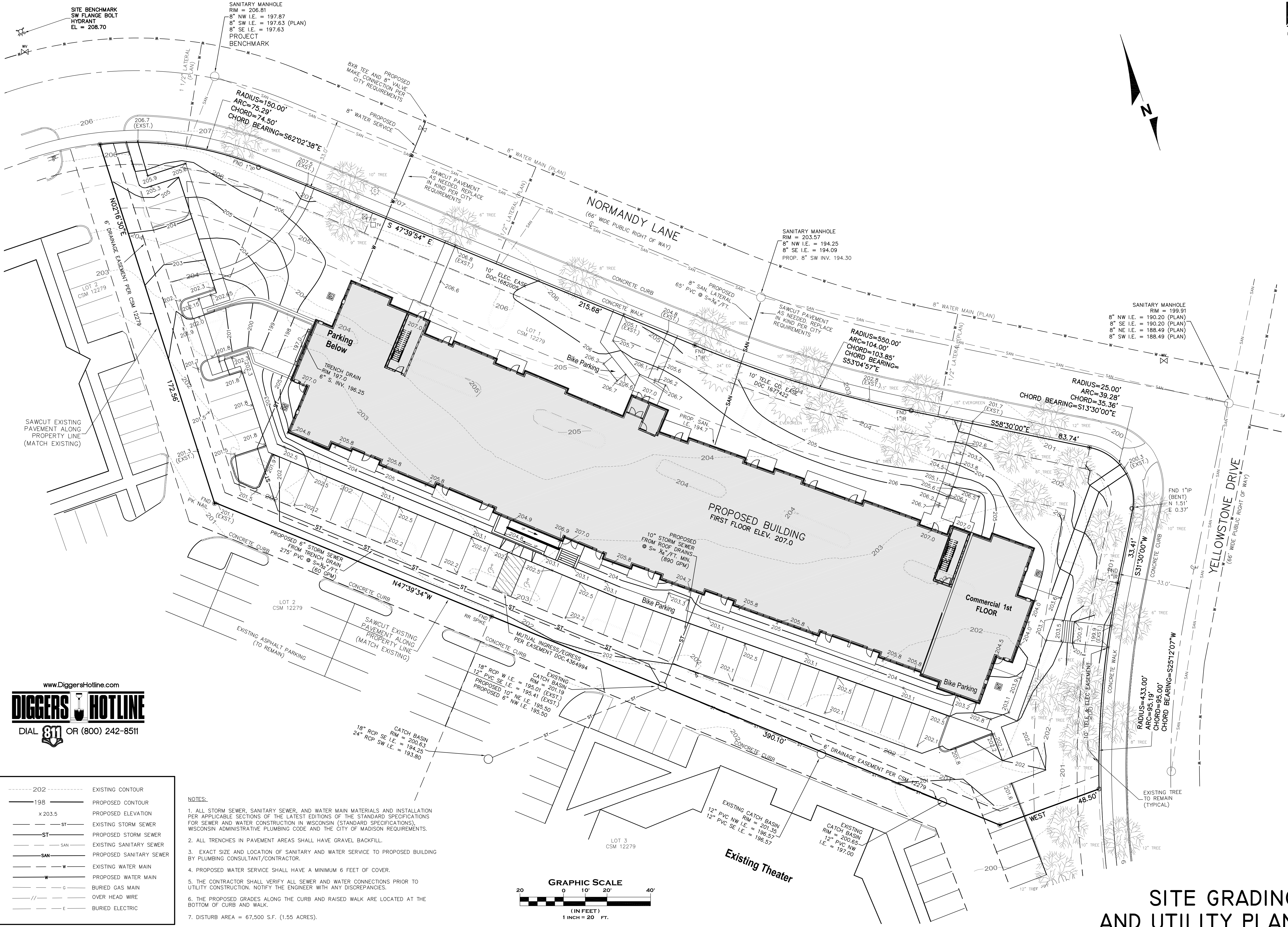


MSP - NORMANDY SQUARE
MADISON, WISCONSIN

CJE NO.: I632R4
NOVEMBER 07, 2016

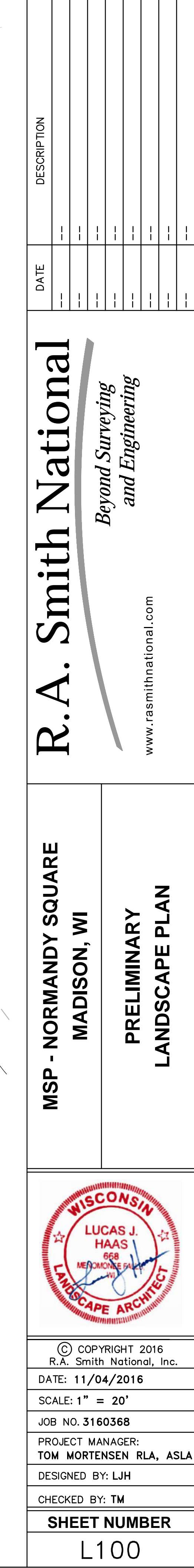
NOTE:
THE PROPOSED DEVELOPMENT WILL RESULT IN A REDUCTION OF IMPERVIOUS AREA BY 10,695 S.F. (0.25 ACRES) AND A REDUCTION IN EXPOSED ASPHALT ROADS, DRIVES AND PARKING BY 40,825 S.F. (0.94 ACRES)





MADISON, WISCONSIN

SITE GRADING AND UTILITY PLAN C2.0



<u>ABBREVS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>REMARKS</u>
AFM	3	Freeman Maple	Acer freemanii 'Autumn Fantasy'	3' CAL	B&B	Full, matching heads
ABS	2	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2' CAL	B&B	Full, matching heads
MBJ	5	'Moutbatten' Juniper	Juniperus chinensis 'Moutbatten'	6' HT	B&B	Semi-sheared, fully branched to ground
WS	3	White Spruce	Picea glauca	7' HT	B&B	Semi-sheared, fully branched to ground
WP	1	White Pine	Pinus strobus	7' HT	B&B	Semi-sheared, fully branched to ground
RDL	3	Redmond American Linden	Tilia americana 'Redmond'	3' CAL	B&B	Full, matching heads
<hr/>						
<u>SHRUBS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>REMARKS</u>
DBH	12	Dwarf Bush Honeysuckle	Diervilla lonicera	18" HT	CONT.	
SHH	14	Snow Hill Hydrangea	Hydrangea arborescens 'Grandiflora'	24" HT	CONT.	
PJC	15	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	24" SPD	CONT.	
AC	26	Alpine Currant	Ribes alpinum	24" HT	CONT.	
DKS	18	Double Knock Out Shrub Rose	Rosa shrub 'Double Knock Out'	18" HT	CONT.	
NWS	4	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18" HT	CONT.	
AW5	30	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" HT	CONT.	
DKL	6	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	36" HT	CONT.	
TSY	26	Taunton Yew	Taxus x media 'Tauntoni'	24" SPD	CONT.	
<hr/>						
<u>ORNAMENTAL GRASSES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>REMARKS</u>
CA3	36	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL	POT	24" Spacing
SH1	15	Prairie Dropseed	Sporobolus heterolepis	1 GAL	POT	24" Spacing
<hr/>						
<u>PERENNIALS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>REMARKS</u>
EC4	16	PowWow White Coneflower	Echinacea purpurea 'PowWow White'	4 1/2"	POT	18" Spacing
EC3	17	Wild Berry Coneflower	Echinacea purpurea 'PowWow Wild Berry'	4 1/2"	POT	18" Spacing
H5	56	Halls Pink Daylily	Hemerocallis x 'Halls Pink'	4 1/2"	POT	18" Spacing
H4	42	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H7	21	Just Plum Happy Daylily	Hemerocallis x 'Just Plum Happy'	4 1/2"	POT	18" Spacing
HO1	56	Francee Hosta	Hosta fortunei 'Francee'	4 1/2"	POT	24" Spacing
H021	26	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	30" Spacing
PA1	51	Japanese Spurge	Pachysandra terminalis 'Green Carpet'	3 1/2"	POT	12" Spacing
SA2	26	May Night Salvia	Salvia nemorosa 'May Night'	4 1/2"	POT	18" Spacing

	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	DECIDUOUS TREES
	EVERGREEN TREES
	EVERGREEN SHRUBS
	DECIDUOUS SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.

SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.

ALL TREE REMOVALS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREE REMOVALS, LISTED ON THE PLAN.

ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)

MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.

TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

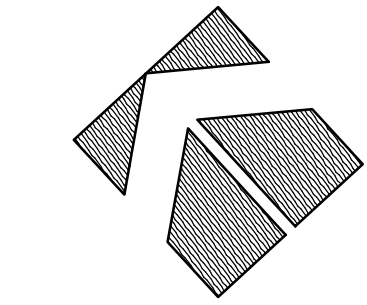
THE OWNER OF THE PREMISES IS RESPONSIBLE FOR THE WATERING, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING, FENCES, AND OTHER LANDSCAPE ARCHITECTURAL FEATURES ON THE SITE. ALL PLANTING BEDS SHALL BE KEPT WEED FREE. PLANT MATERIAL THAT HAS DIED SHALL BE REPLACED NO LATER THAN THE UPCOMING JUNE 1.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

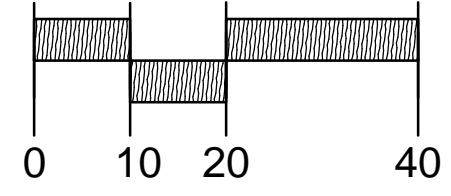
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**MSP - NORMANDY SQUARE
MADISON, WI**

PRELIMINARY LANDSCAPE PLAN

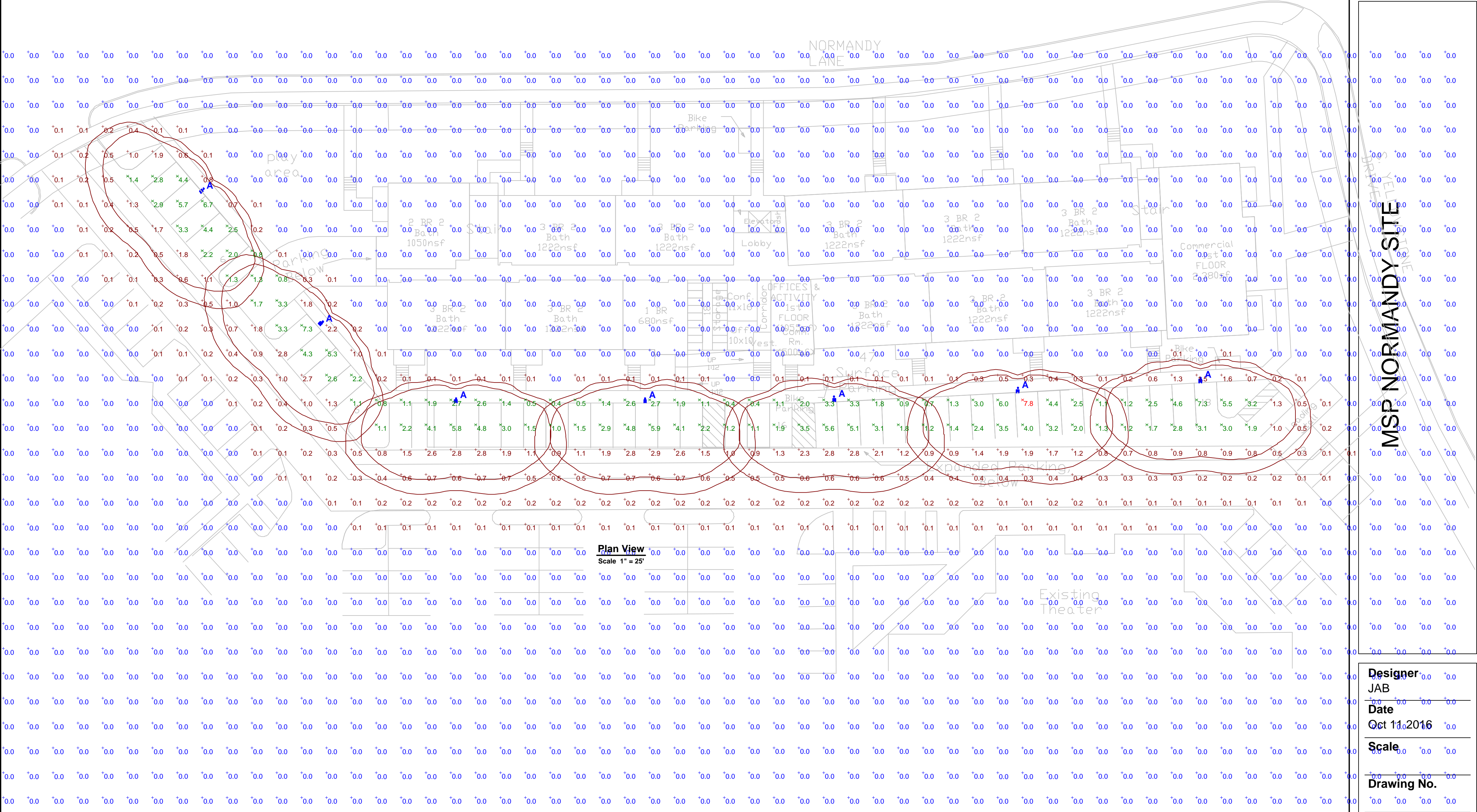
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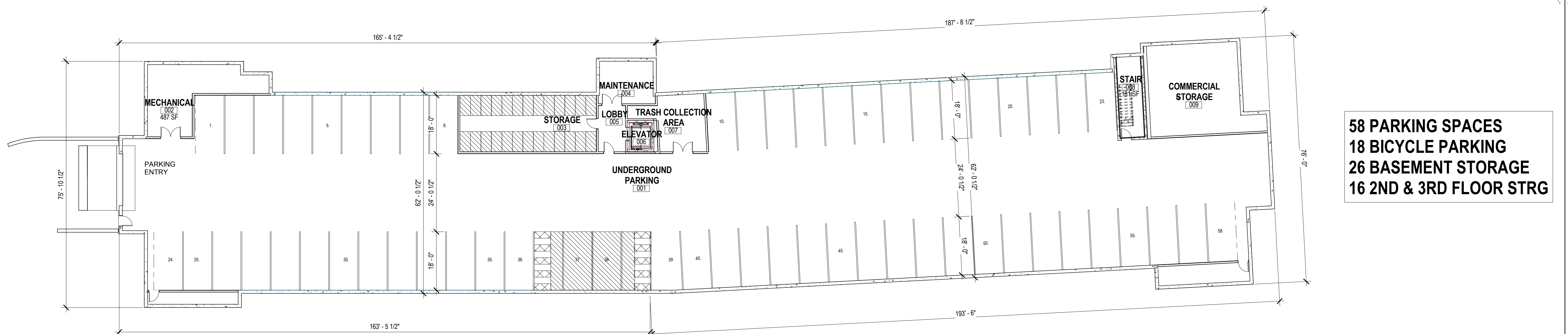
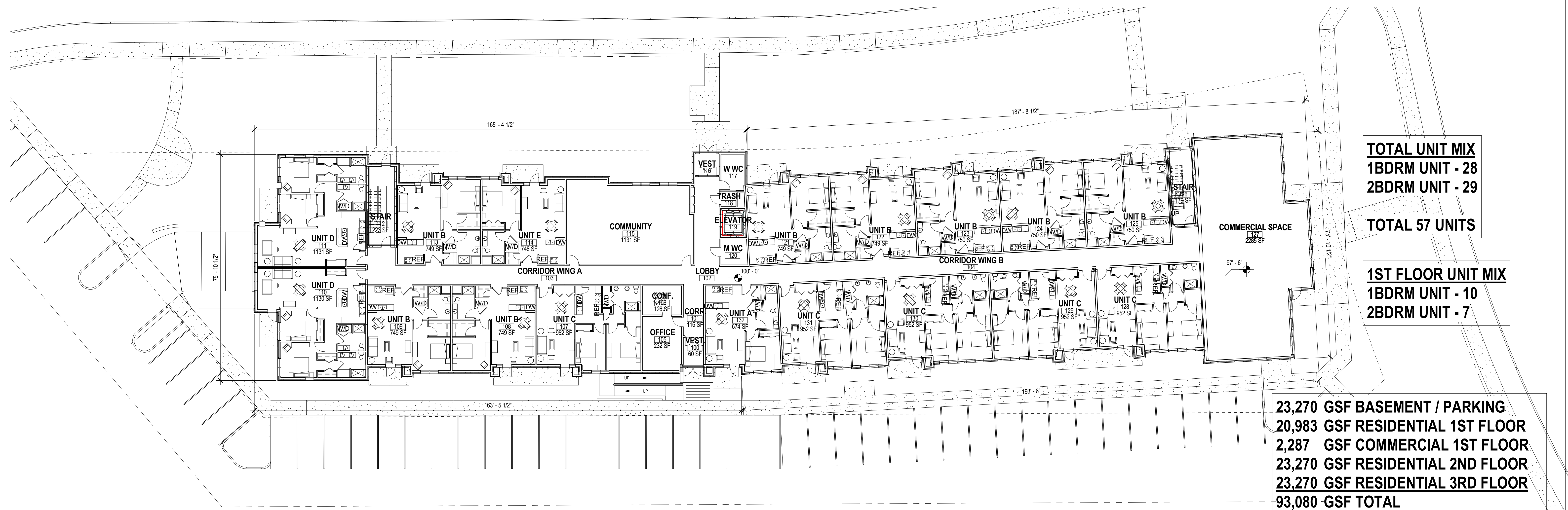
LUMINAIRE SCHEDULE				
Symbol	Label	Qty	Catalog Number	Watts
■	A	7	ALED3T78N - MOUNTED @ 13'AFG (10FT POLE W/ 3FT BASE)	79

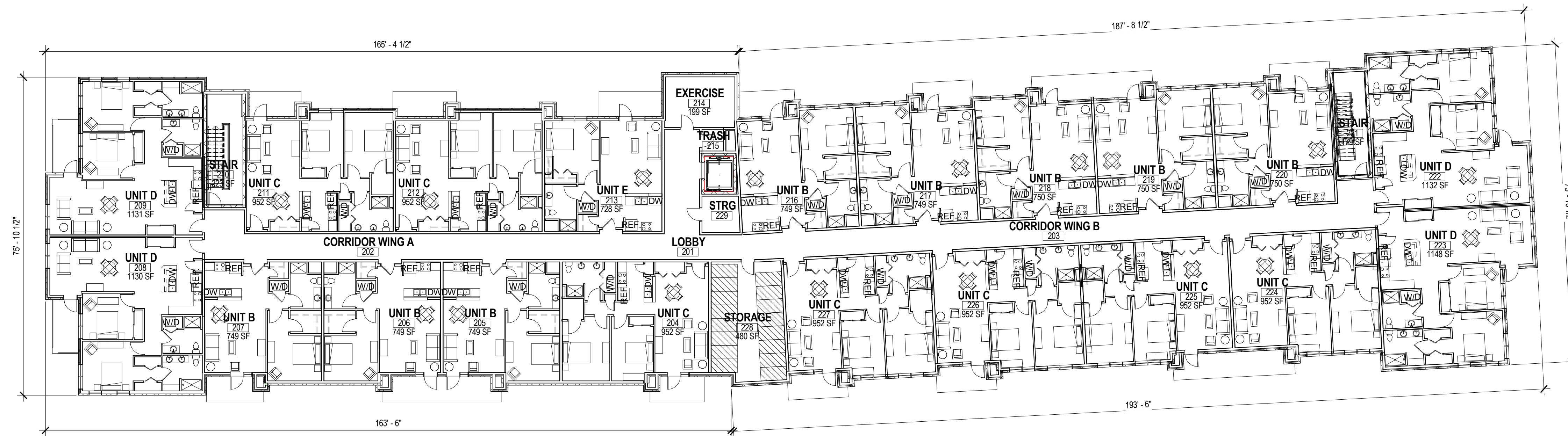
STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Stat Zone # 3	X	2.7 fc	7.8 fc	0.4 fc	19.5:1



MSP NORMANDY SITE

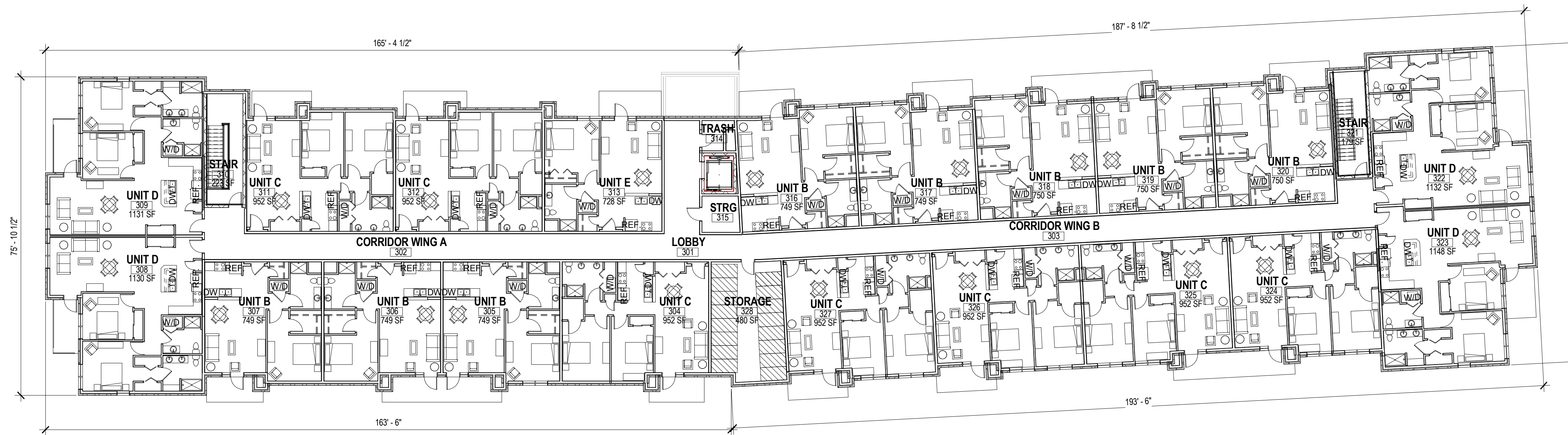
Designer: JAB
Date: Oct 11, 2016
Scale: 1/8" = 1'-0"
Drawing No.: 1 of 1





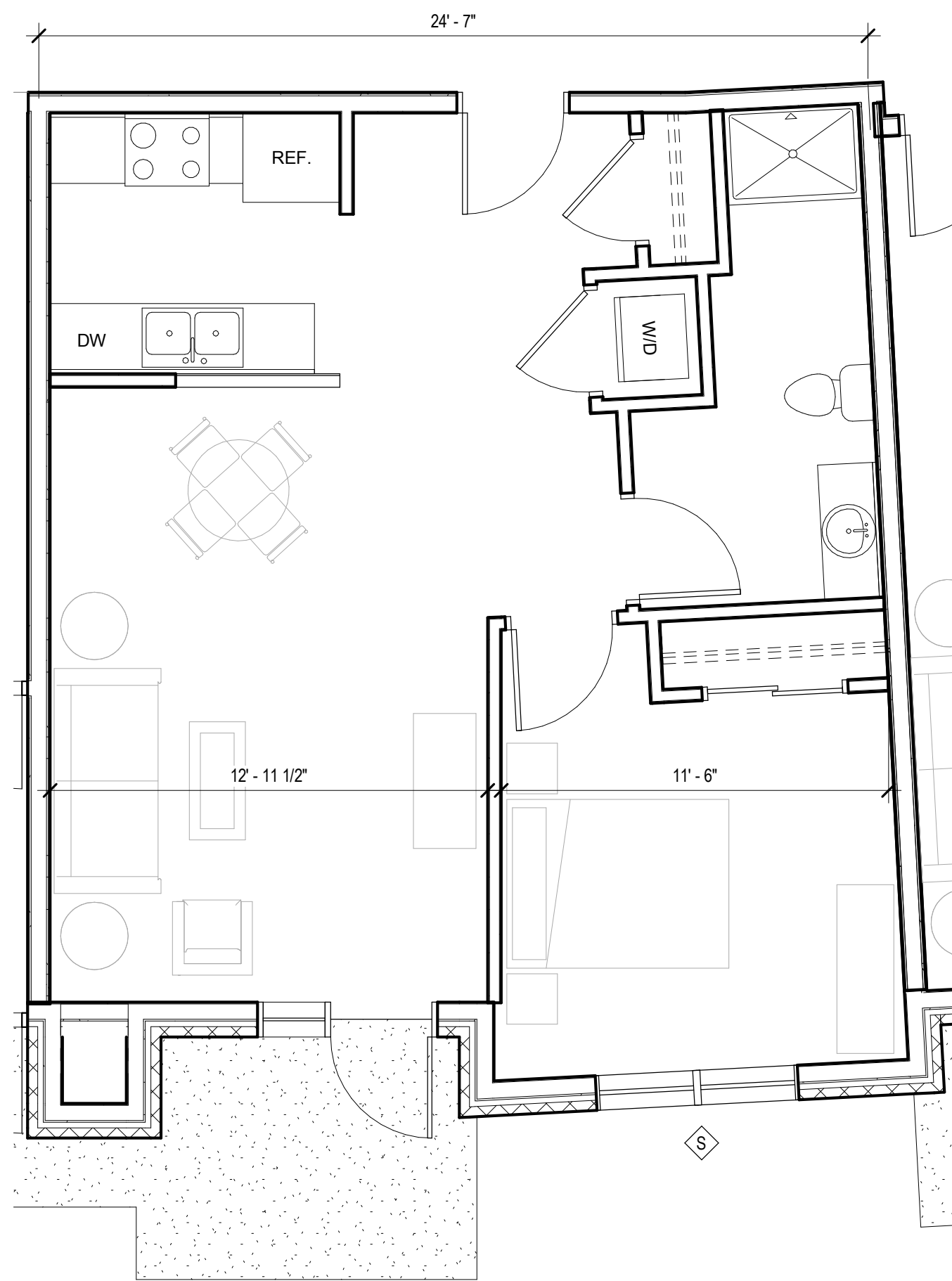
2ND FLOOR UNIT MIX
 1BDRM - 9
 2BDRM - 11

1 SECOND FLOOR
 1/16" = 1'-0"



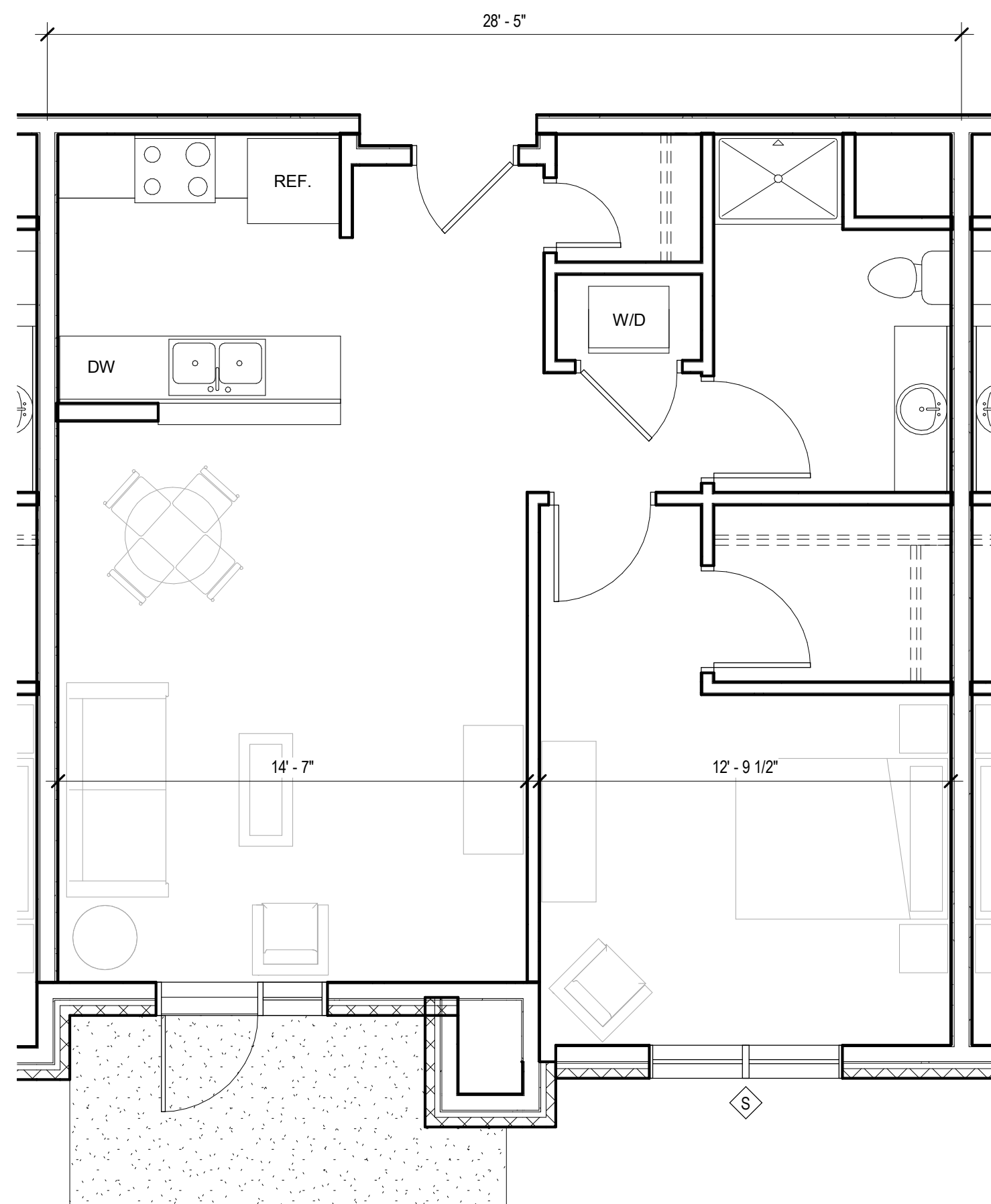
3RD FLOOR UNIT MIX
 1BDRM - 9
 2BDRM - 11

2 THIRD FLOOR
 1/16" = 1'-0"



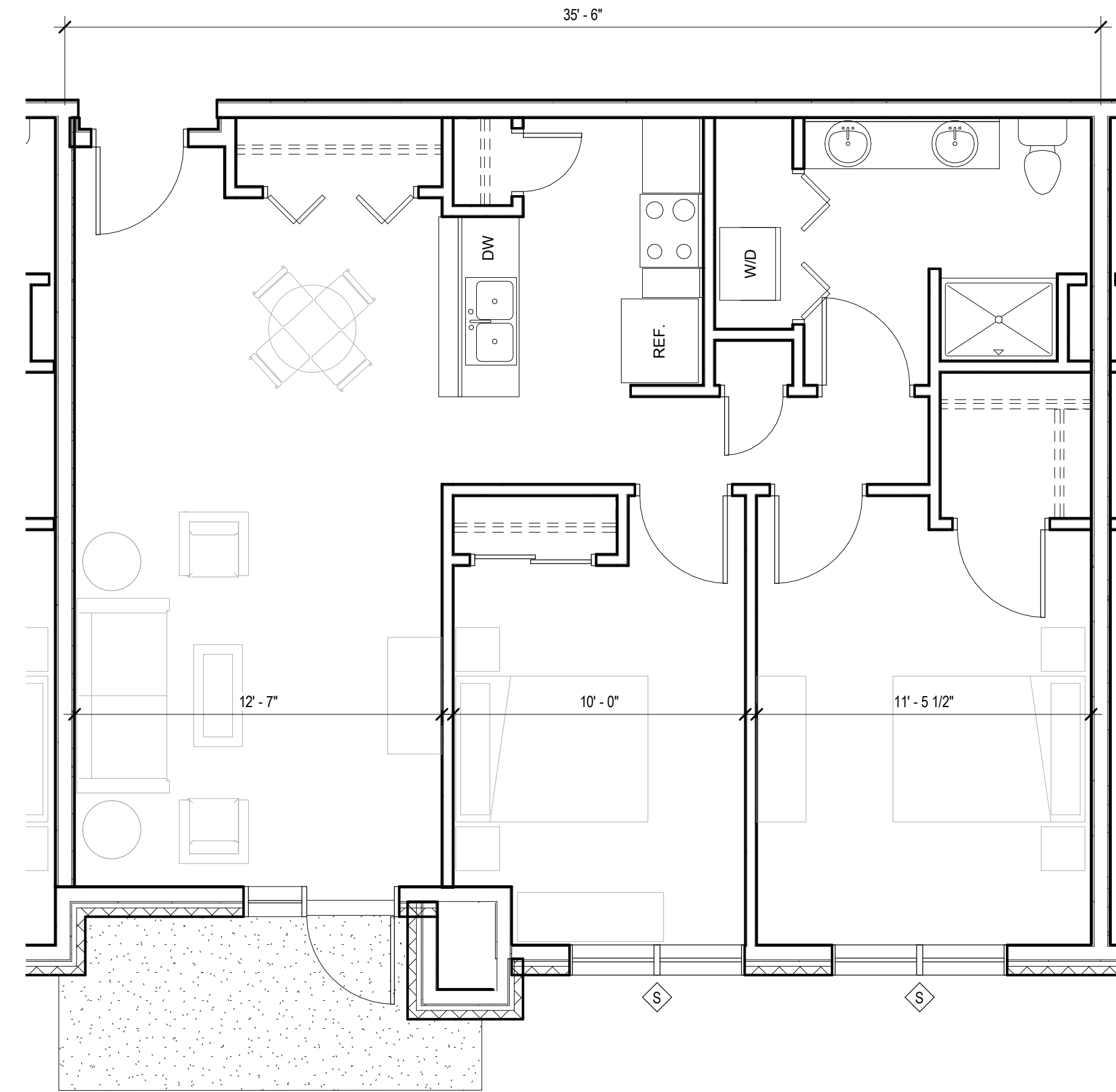
① **UNIT A ENLARGED PLAN**
1/4" = 1'-0"

1 BED / 1 BATH
674 SF



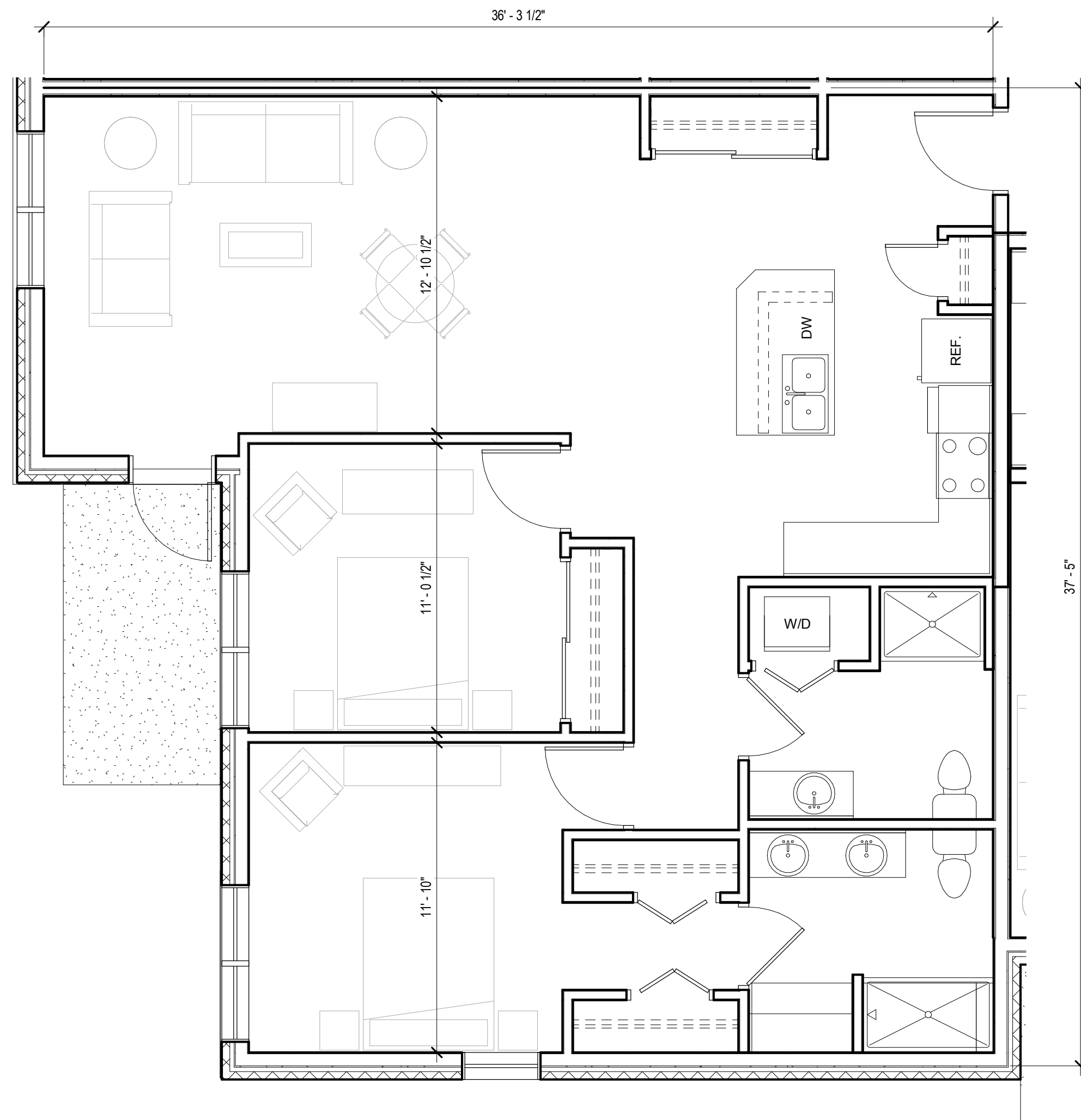
② **UNIT B ENLARGED PLAN**
1/4" = 1'-0"

1 BED / 1 BATH
749 SF



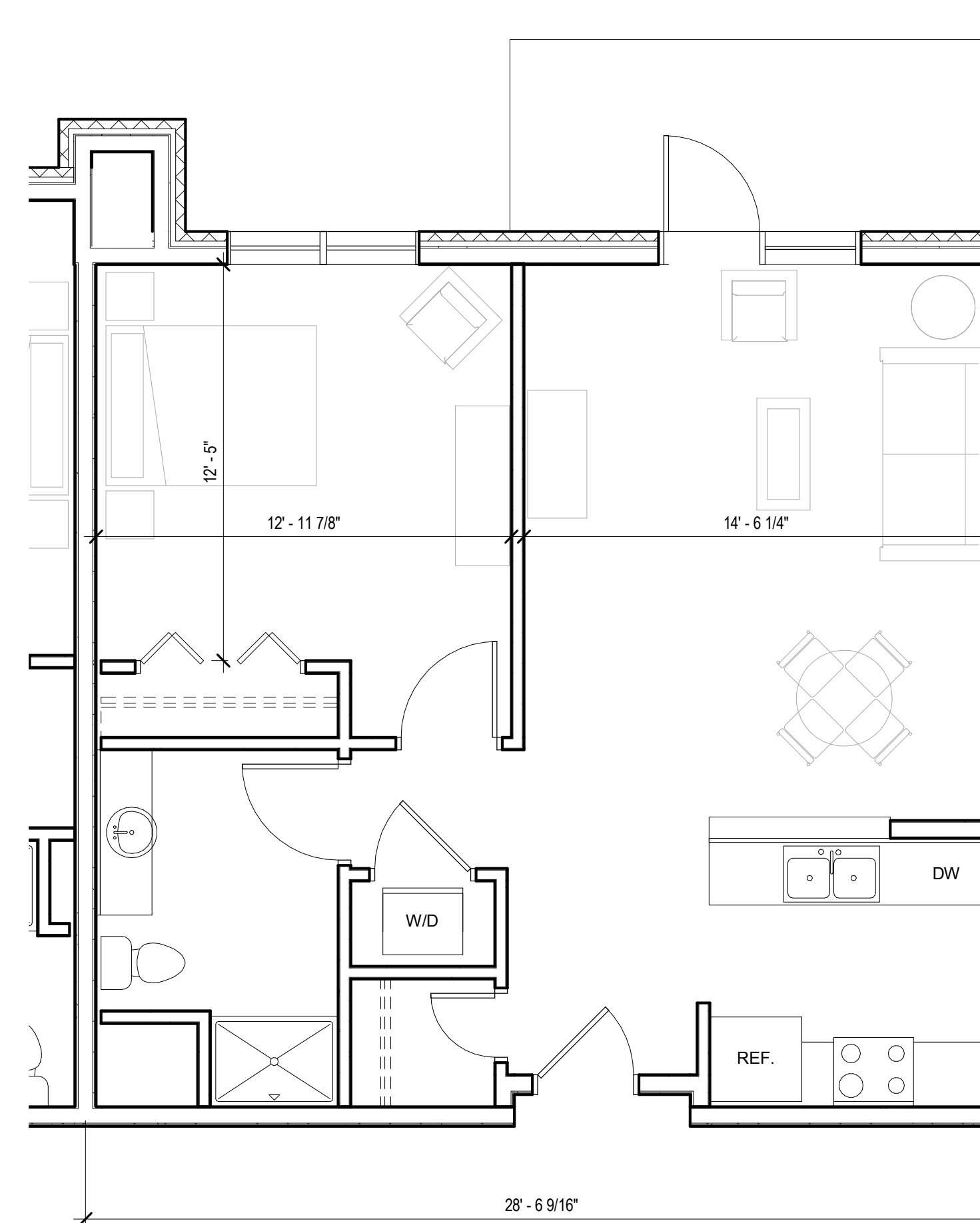
③ **UNIT C ENLARGED PLAN**
1/4" = 1'-0"

2 BED / 1 BATH
952 SF



1 UNIT D ENLARGED PLAN
1/4" = 1'-0"

2 BED / 2 BATH
1130 SF

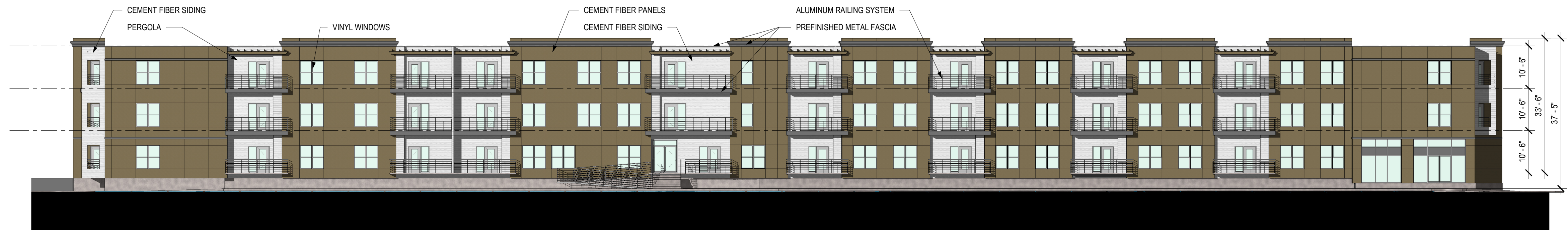


2 UNIT E ENLARGED PLAN
1/4" = 1'-0"

1 BED / 1 BATH
728 SF

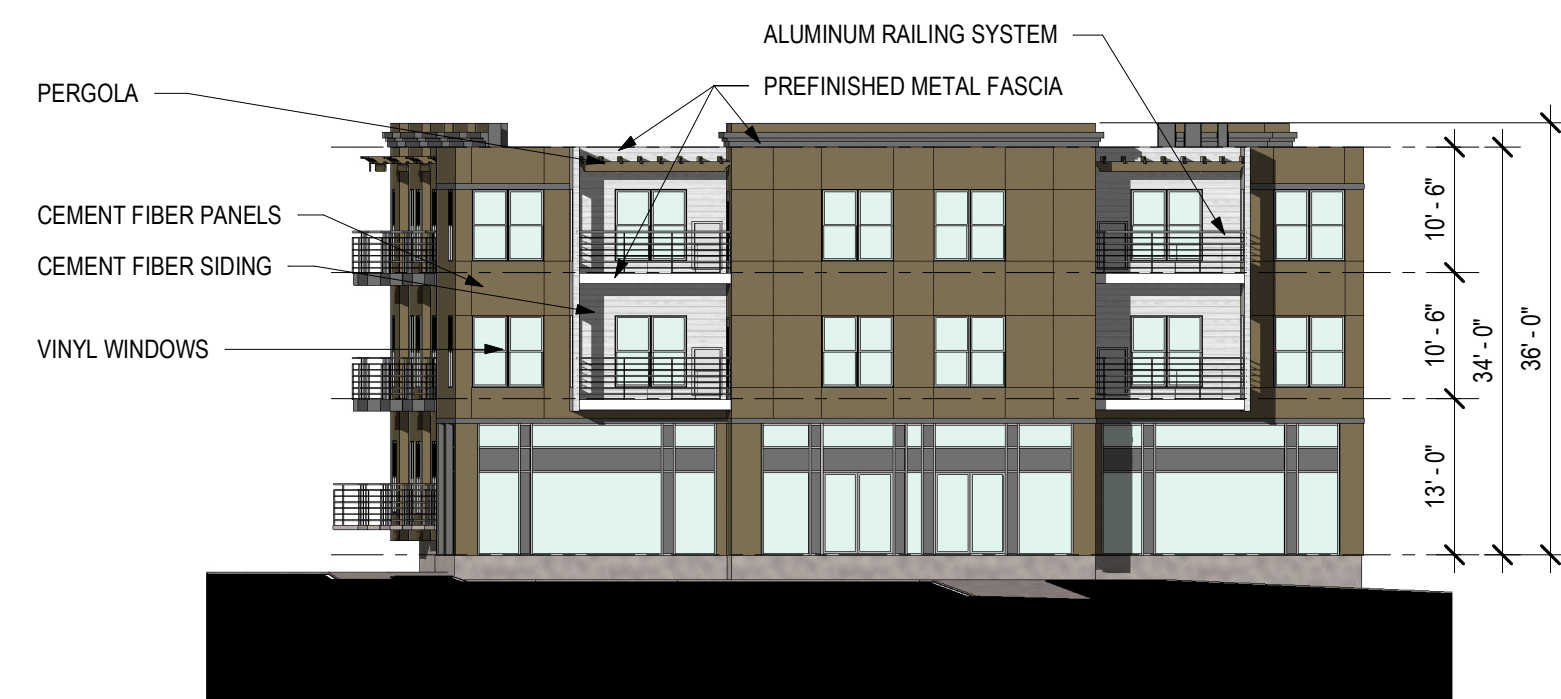


1 SOUTH ELEVATION IL
1/16" = 1'-0"



1 SOUTH ELEVATIONS

1/16" = 1'-0"



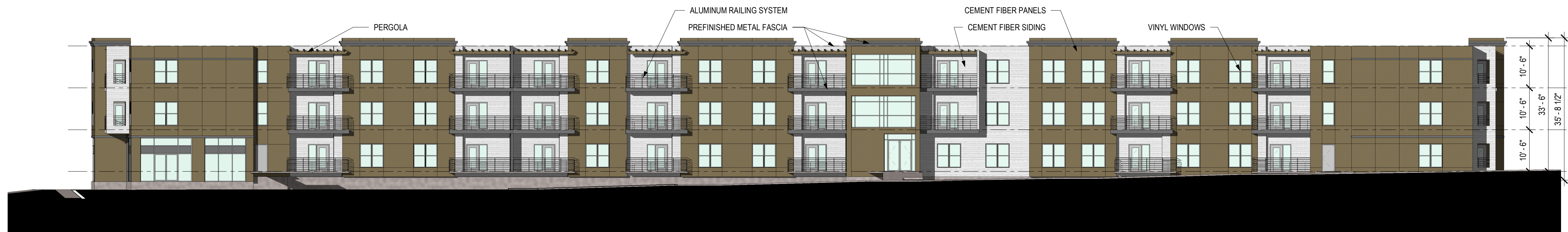
2 EAST ELEVATIONS

1/16" = 1'-0"



3 WEST ELEVATIONS

1/16" = 1'-0"



4 NORTH ELEVATIONS

1/16" = 1'-0"