

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

Date Submitted: May 10, 2017
UDC Meeting Date: June 28, 2017
Combined Schedule Plan Commission Date (if applicable): July 10, 2017

Informational Presentation
Initial Approval
Final Approval

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

1. Project Address: 2230 West Broadway, Madison

Project Title (if any): Mirus Partners, Inc./Movin' Out, Inc.

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☒ Project in an Urban Design District* (public hearing-\$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$500 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Tim Radelet
Street Address: 902 Royster Oaks Drive
Telephone: (608) 229-6917 Fax: ()

Company: Movin' Out, Inc.
City/State: Madison, Inc. Zip: 53714
Email: tr@movin-out.org

Project Contact Person: Dave Porterfield
Street Address: 902 Royster Oaks Drive
Telephone: (608) 229-6917 Fax: ()

Company: Movin' Out
City/State: Madison, WI Zip: 53714
Email: dp@movin-out.org

Project Owner (if not applicant): City of Madison, Natalie Erdman
Street Address: 30 W. Mifflin Street
Telephone: (608) 267-1992 Fax: ()

City/State: Madison, WI Zip: 53703
Email: nerdman@cityofmadison.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 4/19/2017.

(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Tim Radelet Relationship to Property Developer

Authorized Signature Timothy J. Radelet Date May 9, 2017

Friday, May 12, 2017

Jessica Vaughn
Urban Design Commission

Dear Jessica:

Please find, included with this letter, our application package for the City of Madison Urban Design Commission. This application is for the property located at 2230 West Broadway, Madison, Wisconsin 53703. The property is located in the Waunona Neighborhood Association, which is within Madison Common Council District 14. This site falls in the Urban Design District One, and is zoned CC-T.

The project consists of a new four-story mixed use building on a currently vacant lot. There will be 48 apartment units and 2800 square feet of commercial space, with underground parking.

Please see attached drawings.

Here are comments about UDD #1.

1. Grading is following the natural topography, which is mildly sloping as much as possible. Accessibility drive our design, as does the need for access to the underground parking. Landscaping utilizes plants selected from the recommended trees and shrubs from the guidelines. Density of plantings is evident on the north edge between parking lots and on the eastern edge to screen the driveway, Siting of the building follows the guidelines laid out in the Zoning Code, creating edges on the streets and allowing for generous open space away from the street. The is very little building context, with the PDQ to the west, Antlers Bar to the east, and South Towne to the south.
2. Lighting will meet City standards in the functional areas such as parking lots and sidewalks, with building lighting specific to the commercial uses.
3. Utility service will be geared toward minimal visual impact. New lines will be underground to the extent it is possible.
- 4 Signs are to be determined but are conceptually indicated on the building elevations submitted. Final designs will be submitted at a future date after tenants are identified.
5. Parking areas are screened to the north with solid fencing and with appropriate screening plantings elsewhere. Trash enclosure is also screened with a solid fence.
6. Building design is of durable, low maintenance materials as indicated on the submitted elevations. It is of contemporary character. A rhythm is created by the indented porches, which are further articulated by cantilevering them out several feet from the face of the building. We have worked on decreasing the length of the building along Broadway. The proposed building has little in the way of existing architectural context.

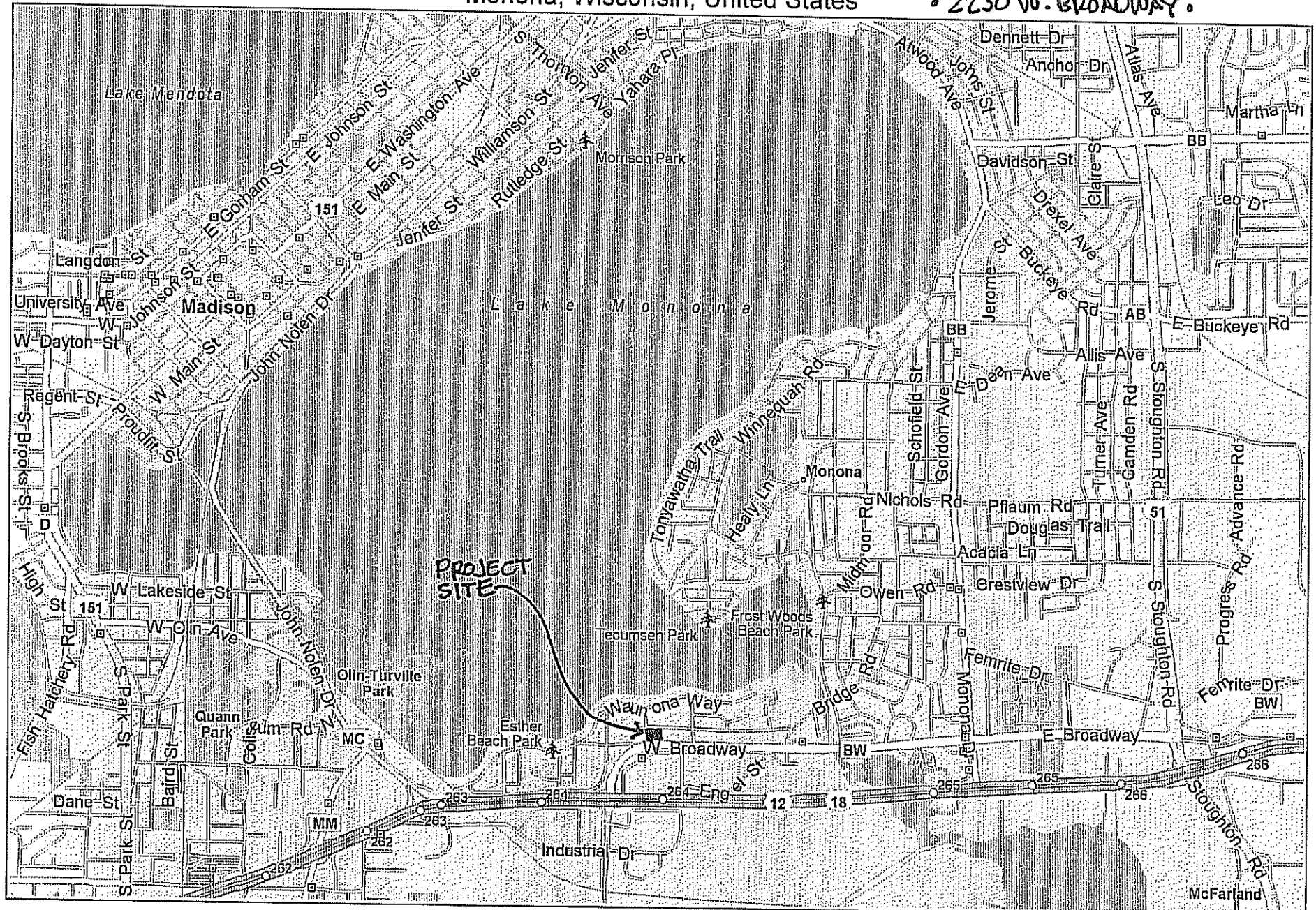
The primary contact person for this project is:

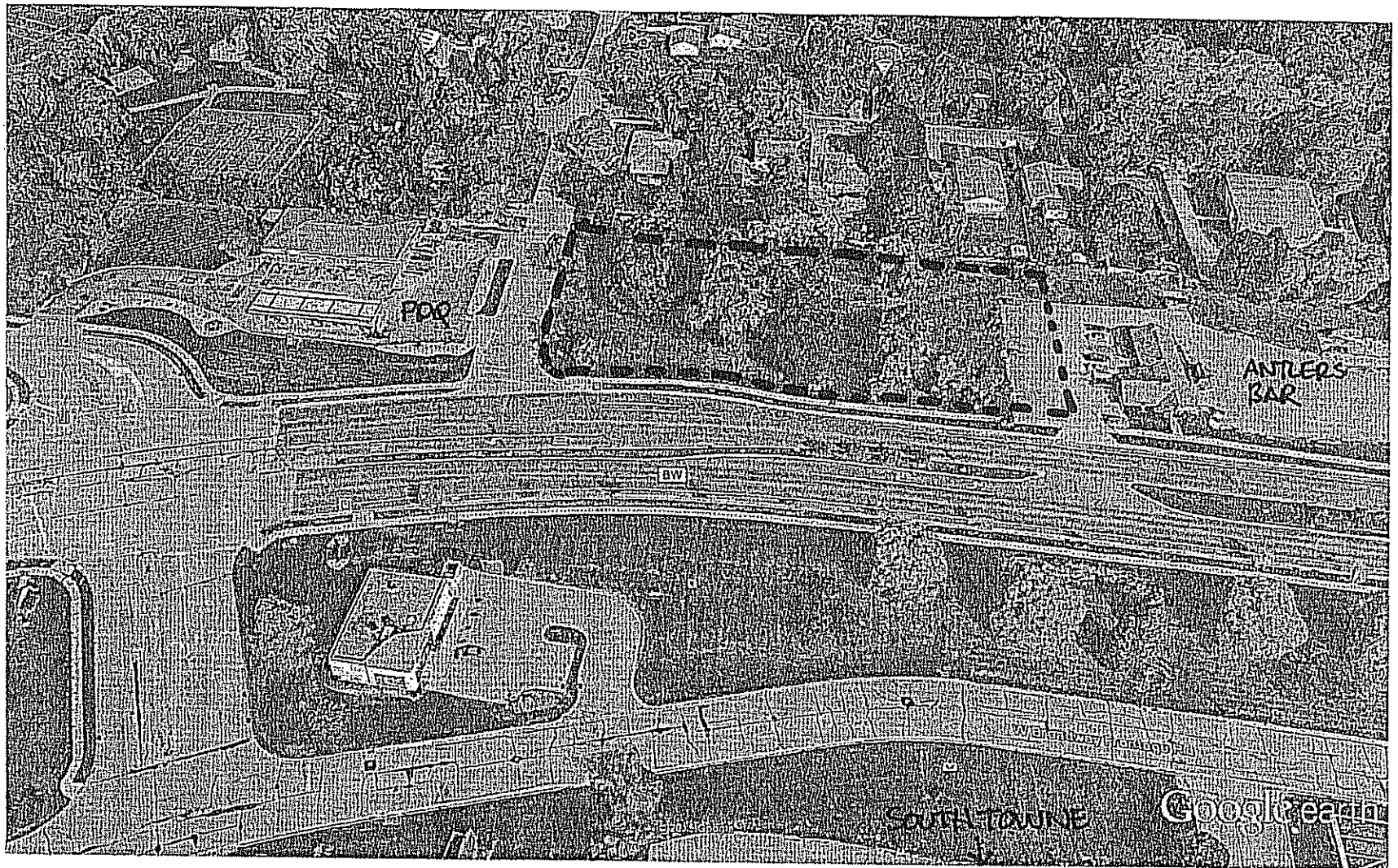
Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
glueckarch@sbcglobal.net.

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck.

Sincerely,
Dave Porterfield
Movin' Out, Inc.

• 2230 W. BROADWAY.





Google Earth

feet

300

• 2230 WEST BROADWAY •

SITE CONTEXT







OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF – Front facing optics OSQ-BLSMR – Rotated optics	Hand-Held Remote XA-SENSREM – For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

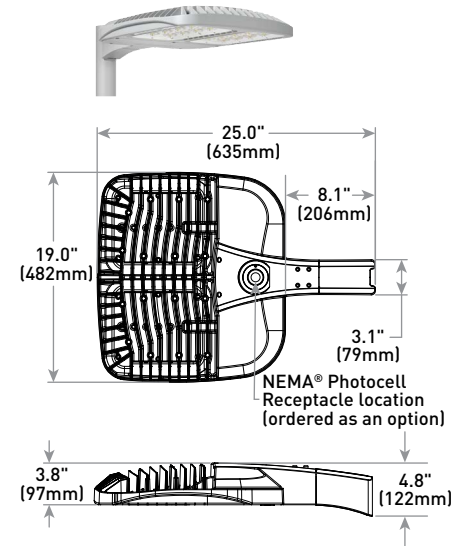
Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)	
OSQ-	
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options: SV Silver BK Black BZ Bronze SV Silver WH White

Luminaire (Mount must be ordered separately)									
OSQ	A	NM							
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options	
OSQ	A	NM No Mount	Asymmetric 2ME* Type II Medium 4ME* Type IV Medium 3ME* Type III Medium Symmetric 5ME Type V Medium 5SH Type V Short WSN Wide Sign 15D 15° Flood	B 86W K 130W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming – Control by others – Refer to Dimming spec sheet for details – Can't exceed wattage of specified input power designator F Fuse – When code dictates fusing, use time delay fuse ML Multi-Level – Refer to ML spec sheet for details – High: 100%, Low: 30% – Available with UL voltage only – Intended for downlight applications at 0° tilt PML Programmable Multi-Level, 20-40' Mounting Height – Refer to PML spec sheet for details – Available with UL voltage only – Intended for downlight applications at 0° tilt	PML2 Programmable Multi-Level, 10-30' Mounting Height – Refer to PML spec sheet for details – Available with UL voltage only – Intended for downlight applications at 0° tilt Q9 Field Adjustable Output – Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle – Intended for downlight applications with maximum 45° tilt – 3-pin receptacle per ANSI C136.10 – Photocell and shorting cap by others RL Rotate Left – LED and optic are rotated to the left RR Rotate Right – LED and optic are rotated to the right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

DA Mount



Weight

26.5 lbs. (12kg)



Rev. Date: V11 09/27/2016

US: lighting.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 26.5 lbs. (12kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to www.designlights.org/QPL for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <http://darksky.org/fsa/fsa-products/> for most current information

Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

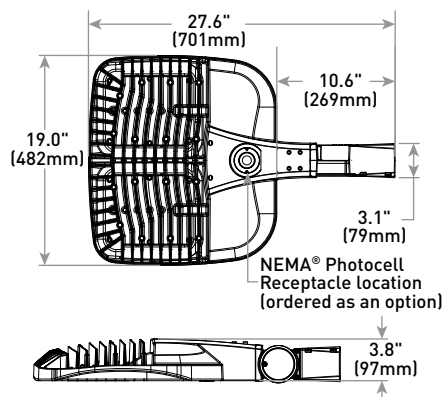
Recommended OSQ Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Optic	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Calculated ³ LMF
5°C (41°F)	Asymmetric	1.04	0.99	0.93	0.89	0.84
	Symmetric	1.05	1.00	0.96 ³	0.92 ³	0.88 ³
10°C (50°F)	Asymmetric	1.03	0.98	0.93	0.88	0.83
	Symmetric	1.04	0.99	0.95 ³	0.91 ³	0.87 ³
15°C (59°F)	Asymmetric	1.02	0.97	0.92	0.87	0.82
	Symmetric	1.02	0.98	0.94 ³	0.90 ³	0.87 ³
20°C (68°F)	Asymmetric	1.01	0.96	0.91	0.86	0.82
	Symmetric	1.01	0.96	0.92 ³	0.88 ³	0.85 ³
25°C (77°F)	Asymmetric	1.00	0.95	0.90	0.85	0.81
	Symmetric	1.00	0.95	0.91 ³	0.88 ³	0.84 ³

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing ([DUT] i.e. the packaged LED chip)

³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing ([DUT] i.e. the packaged LED chip)

AA Mount



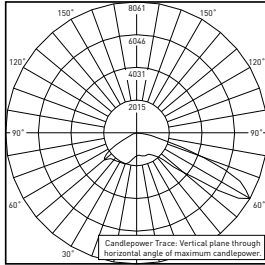
Weight

26.5 lbs. (12kg)

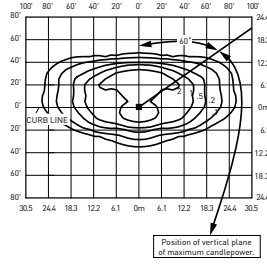
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

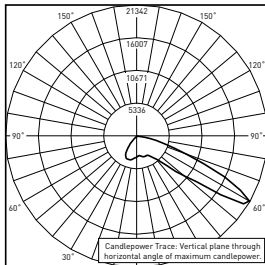
2ME



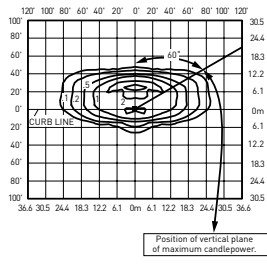
RESTL Test Report #: PL08877-001
OSQ-A**-2ME-B-30K-UL
Initial Delivered Lumens: 10,381



OSQ-A-2ME-B-40K-UL**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07700-001A
OSQ-A**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A-2ME-B-40K-UL w/OSQ-BLSMF**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

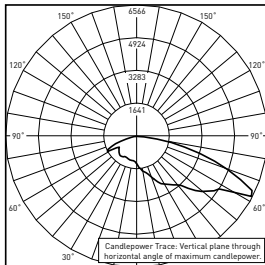
Type II Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B2 U0 G2	8,779	B2 U0 G2	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	13,286	B2 U0 G2

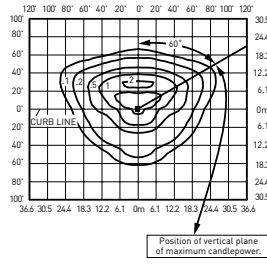
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

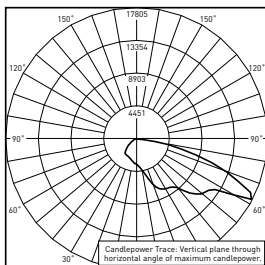
3ME



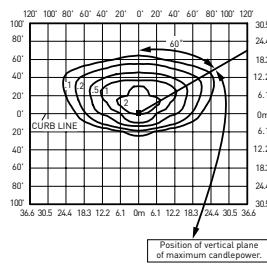
RESTL Test Report #: PL08876-001A
OSQ-A**-3ME-B-30K-UL
Initial Delivered Lumens: 10,421



OSQ-A-3ME-B-40K-UL**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07699-001A
OSQ-A**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-3ME-B-40K-UL w/OSQ-BLSMF**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 9,019
Initial FC at grade

Type III Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	10,738	B3 U0 G3	11,424	B3 U0 G3	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

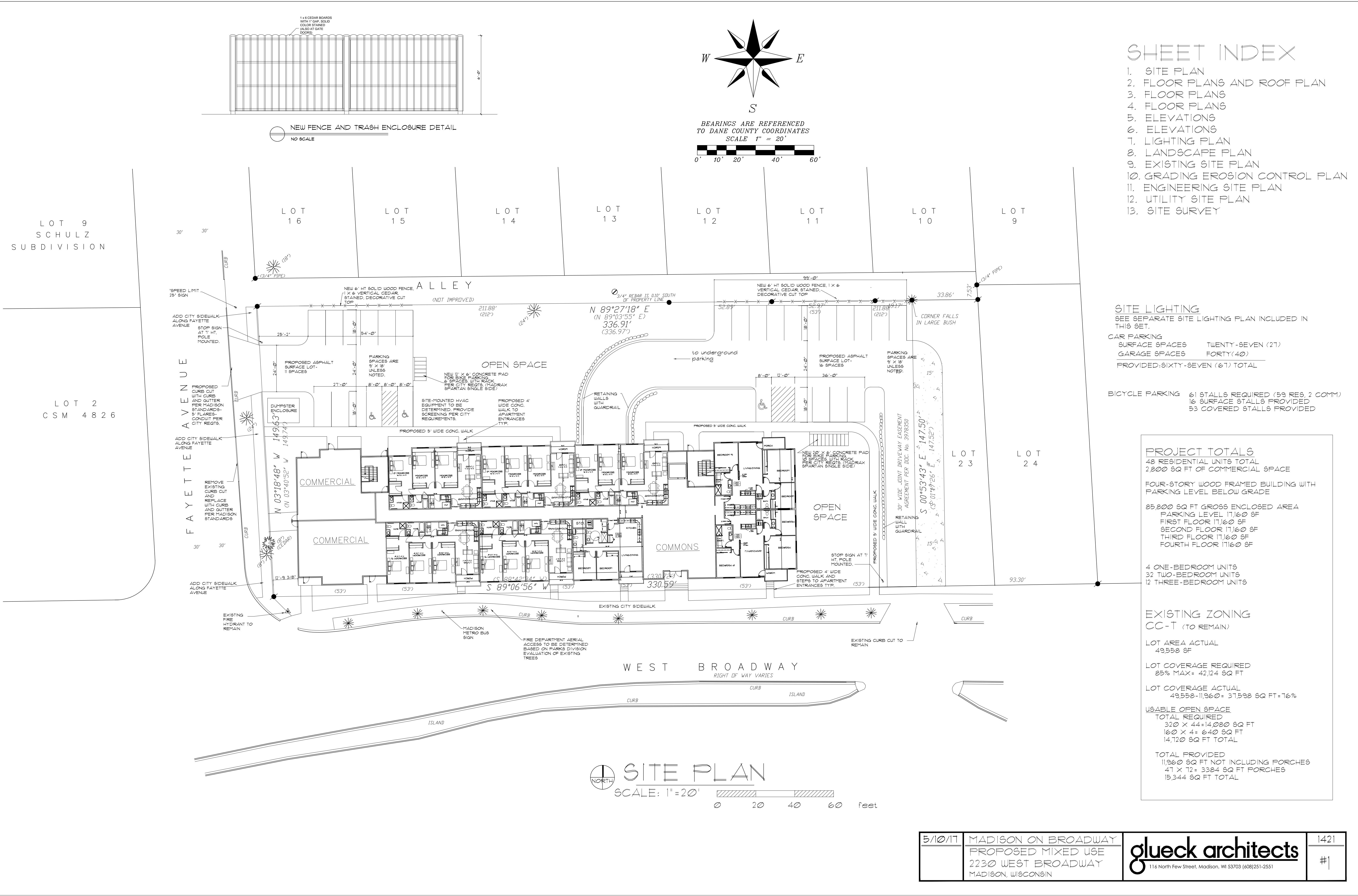
Type III Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,477	B1 U0 G2	9,019	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	13,650	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt





SHEET INDEX

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- 3. FLOOR PLANS
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- 6. ELEVATIONS
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- 8. LANDSCAPE PLAN
- 9. EXISTING SITE PLAN
- 10. GRADING EROSION CONTROL PLAN
- 11. ENGINEERING SITE PLAN
- 12. UTILITY SITE PLAN
- 13. SITE SURVEY

SITE LIGHTING
SEE SEPARATE SITE LIGHTING PLAN INCLUDED IN THIS SET.

CAR PARKING
SURFACE SPACES TWENTY-SEVEN (27)
GARAGE SPACES FORTY(40)
PROVIDED: SIXTY-SEVEN (67) TOTAL

BICYCLE PARKING 61 STALLS REQUIRED (53 RES, 2 COMM)
16 SURFACE STALLS PROVIDED
53 COVERED STALLS PROVIDED

PROJECT TOTALS
48 RESIDENTIAL UNITS TOTAL
2,800 SQ FT OF COMMERCIAL SPACE

FOUR-STORY WOOD FRAMED BUILDING WITH PARKING LEVEL BELOW GRADE

85,800 SQ FT GROSS ENCLOSED AREA
PARKING LEVEL 17,160 SF
FIRST FLOOR 17,160 SF
SECOND FLOOR 17,160 SF
THIRD FLOOR 17,160 SF
FOURTH FLOOR 17,160 SF

4 ONE-BEDROOM UNITS
32 TWO-BEDROOM UNITS
12 THREE-BEDROOM UNITS

EXISTING ZONING
CC-T (TO REMAIN)

LOT AREA ACTUAL
49,558 SF

LOT COVERAGE REQUIRED
85% MAX= 42,124 SQ FT

LOT COVERAGE ACTUAL
49,558-11,960= 37,598 SQ FT=76%

USABLE OPEN SPACE
TOTAL REQUIRED
320 X 44=14,080 SQ FT
160 X 4= 640 SQ FT
14,720 SQ FT TOTAL

TOTAL PROVIDED
11,960 SQ FT NOT INCLUDING PORCHES
47 X 72= 3384 SQ FT PORCHES
15,344 SQ FT TOTAL



END (WEST) ELEVATION

0 4 8 12 16 feet



FRONT (SOUTH) ELEVATION

0 4 8 12 16 feet

5/10/17

MADISON ON BROADWAY
PROPOSED MIXED USE
2230 WEST BROADWAY
MADISON, WISCONSIN

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

1421
#8
OF
8



END (EAST) ELEVATION

0 4 8 12 16 feet



REAR (NORTH) ELEVATION

0 4 8 12 16 feet

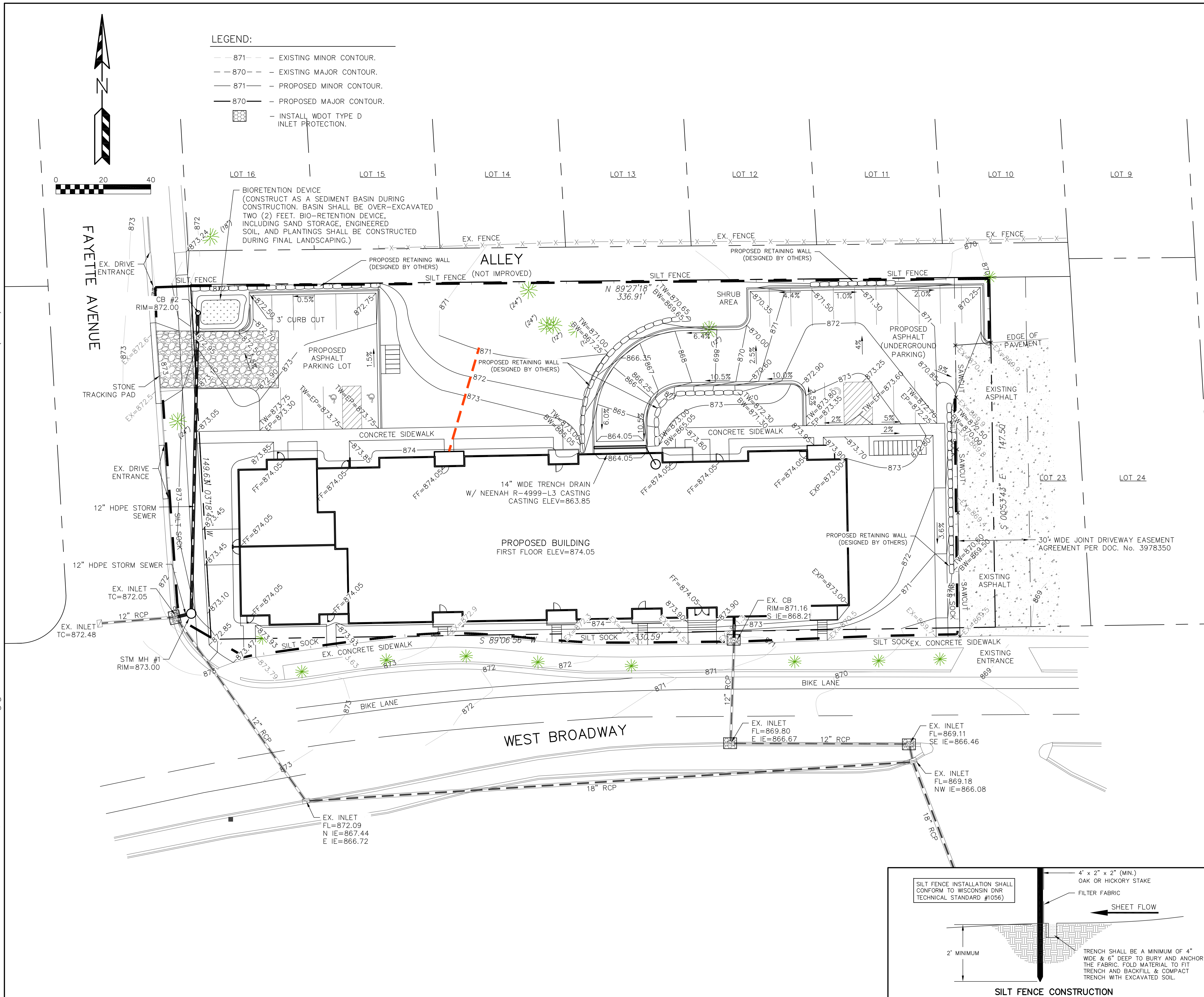
SEE OTHER SHEET FOR NOTES AND DIMENSIONS

5/10/17

MADISON ON BROADWAY
PROPOSED MIXED USE
2230 WEST BROADWAY
MADISON, WISCONSIN

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

1421
#8
OF
8



EROSION NOTES:

1. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE EROSION OF THE MUD AND SOIL FROM THE TRACKING PAD. THE TRACKING PAD SHALL BE CLEANING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE DRAINS, CURBS AND GUTTERS OF OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY EXIST FOR MORE THAN 72 HOURS. SOIL STOCKPILES SHALL BE COVERED WITH PLASTIC OR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE MAINTAINED TO MAINTAIN THEIR EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL BE COMPLETED AND INSPECTED WITHIN 24 HOURS.
4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
5. ANIONIC POLYMER: IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050:
CUTTING AND FILLING OF EROSION CONTROL WATERWAY) [MMS/NPS/PDF/STORMWATER/TECHSTDS/EROSION/DNR1050-POLYACRYLAMIDE.PDF](#)
6. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN ON THE PLAN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE FOLLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OF ILLINOIS INSPECTOR, SHALL BE INSTALLED IMMEDIATELY AFTER EACH RAIN EVENT.
7. WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.
8. INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM CATCH BASINS AS SHOWN ON THE PLAN. THE INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL INSTALLATION OF THE SURFACE COURSE OF ASPHALT. THE INLET PROTECTION SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED AND ALL DISTURBED AREAS ARE RESTORED.

TIME SCHEDULE:

JULY 10 - 15, 2017	INSTALL INITIAL EROSION CONTROL DEVICES INCLUDING BIO-RETENTION AS A SEDIMENT BASIN.
JULY 16, 2017 - MAY 1, 2018	ROUGH GRADE, CONSTRUCT BUILDING, PARKING LOT AND UTILITIES.
MAY 2 - 9, 2018	RESTORE ALL PVIOUSLY DISTURBED AREAS AND COMPLETE FINAL LANDSCAPING AND BIORETENTION DEVICE.

RESTORATION NOTES:

ALL DISTURBED AREAS WILL BE RESTORED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH WITHIN SEVEN DAYS OF FINAL GRADING. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS EXCEPT THE FERTILIZER AND BIOLOGICAL MIXTURES. MIXTURES WILL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. THE SEED MIXTURE FOR THE DETENTION POND SIDE SLOPES SHALL BE "WET MEADOW" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%. ALL FINISH GRADED AREAS SHALL BE SEEDDED WITHIN 15 DAYS OF COMPLETION OF THE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH. ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE SECTION 630 OF D.O.T. SPECIFICATIONS FOR THE SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING OR LEFT ON THE SURFACE TO PROTECT THE SOIL AND TO ENHANCE THE SOIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

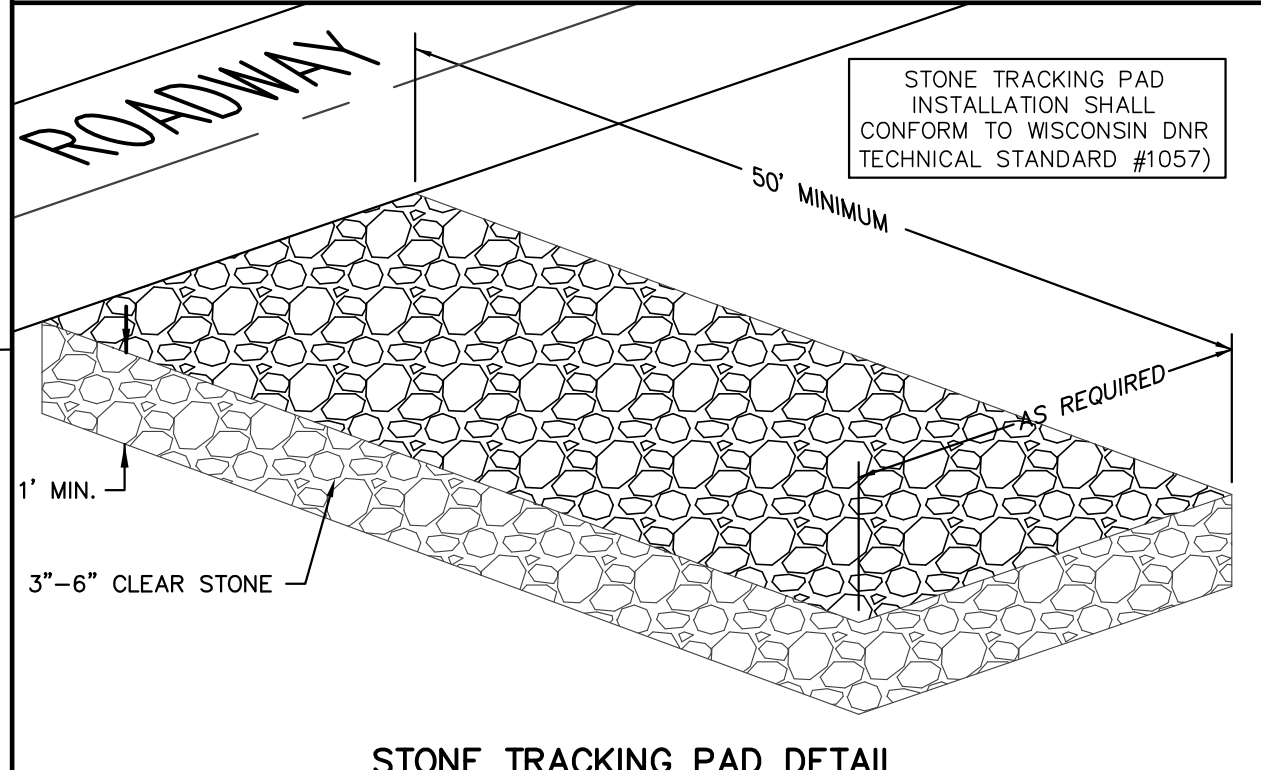
CHRIS JAYE
MIRUS PARTNERS
7447 UNIVERSITY AVE # 210,
MIDDLETON, WI 53562

OWNER:

DAVE PORTERFIELD
MOVIN' OUT, INC.
600 WILLIAMSON ST.
MADISON, WI 53703

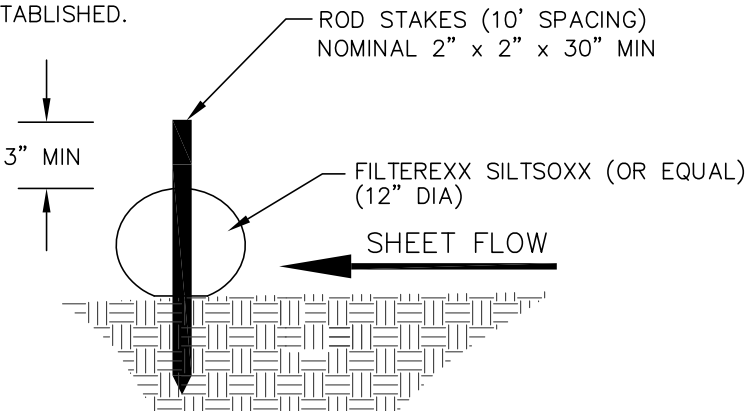
ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW Rd., SUITE A
MCFARLAND, WI 53558



STONE TRACKING PAD DETAIL

MAINTAIN SILT SOCKS UNTIL
VEGETATION IS ESTABLISHED



SILT SOCK DETAIL

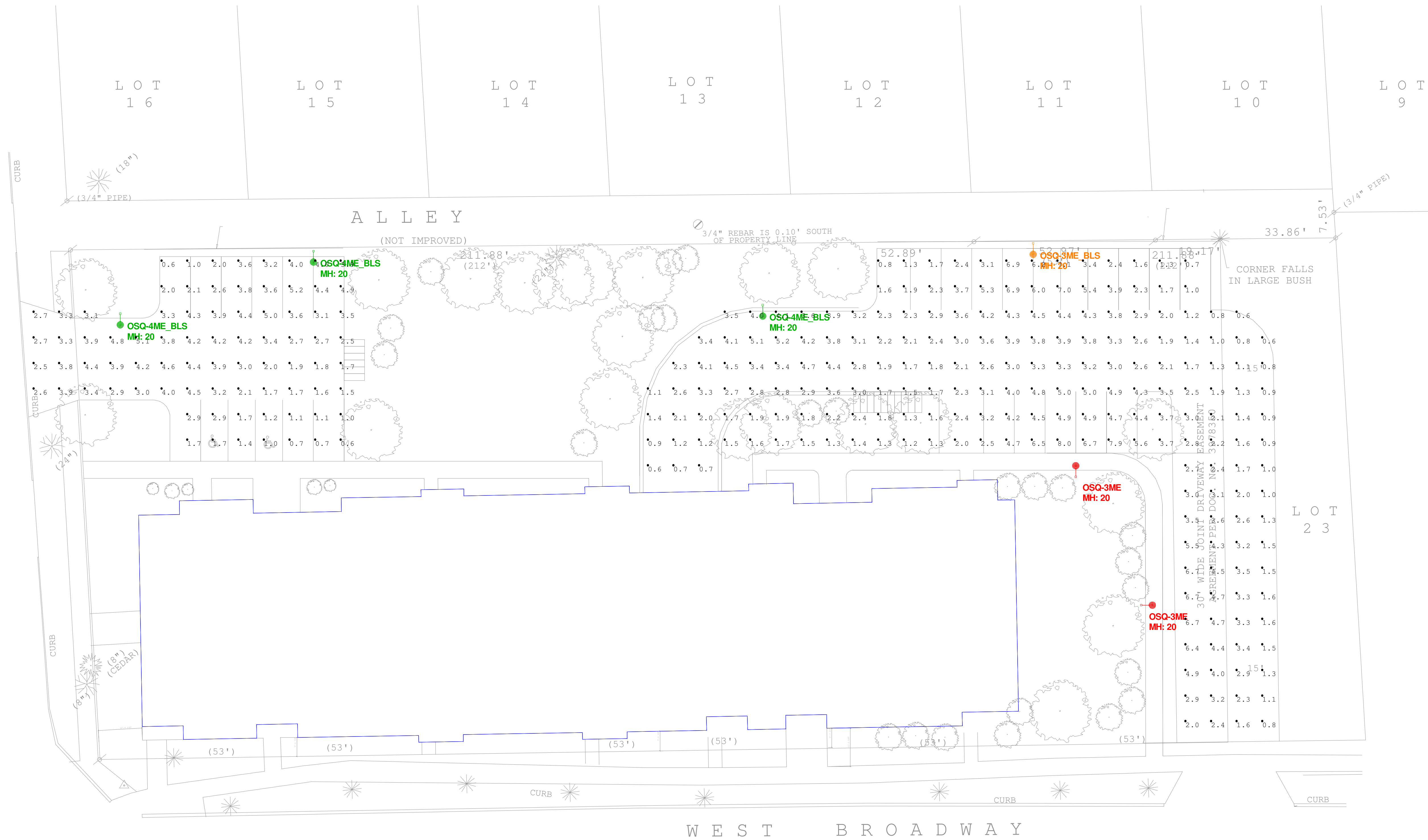
FAYETTE AVENUE APARTMENTS – CITY OF MADISON
GRADING AND EROSION CONTROL PLAN

PAGE: 3 OF 4
DATED: MAY 10, 2017

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



Luminaire Schedule / "Did you know that utility rebates can cover 25% or more of a products cost? Email rebates@cree.com to get help on your project!"

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Description
	2	OSQ-3ME	SINGLE	16959	0.930	130	OSQ-A-NM-3ME-K-40K-UL-xx
	1	OSQ-3ME_BLS	SINGLE	13389	0.930	130	OSQ-A-NM-3ME-K-40K-UL-xx
	3	OSQ-4ME_BLS	SINGLE	13032	0.930	130	OSQ-A-NM-4ME-K-40K-UL-xx

Footcandles calculated using predicted lumen values after 50K hours of operation						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.95	8.0	0.6	4.92	13.33

FIXTURE MOUNTING HEIGHT: 20' AFG (17' POLE + 3' BASE)

ADDITIONAL EQUIPMENT REQUIRED:
(6) PS4S17C1xx (17' x 4" x 0.125" STEEL SQUARE POLE, SINGLE MOUNT)
(6) OSQ-DAxx DIRECT ARM MOUNT
(4) OSQ-BLSMF BACKLIGHT SHIELD ACCESSORY
PROPOSED POLES MEET 140MPH SUSTAINED WIND LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER



1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: MADISON ON BROADWAY			SR No. 23388	
Date: 5/9/2017		Scale: 1"=16'		Footcandles calculated at grade
Filename: 170509MD1JEER1.AGI			Layout by: JACOB EDLER	

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

