Zoning Text

LEGAL DESCRIPTION

Parcel "A"
Lot 6, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

Parcel "B"
Lot 7, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

Parcel "C" (per resolution)
Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:
Commencing at the East quarter corner of said Section 2; thence North 00 degrees 21 minutes 18 seconds West, along the East line of the Northeast Quarter of said Section 2, 210.24 feet; thence South 89 degrees 38 minutes 42 seconds West, 45.00 feet to the point of beginning of this description; thence South 00 degrees 21 minutes 18 seconds East, parallel with said East line of the Northeast Quarter of Section 2, 113.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 87 degrees 40 minutes 51 seconds, an arc distance of 38.26 feet, a radius of 25.00 feet and a chord bearing South 43 degrees 29 minutes 07 seconds West, 34.63 feet; thence South 87 degrees 19 minutes 32 seconds West, parallel with the South line of the Northeast Quarter of said Section 2, 79.41 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 38 degrees 00 minutes 55 seconds, an arc distance of 178.21 feet, a radius of 268.60 feet and a chord bearing North 35 degrees 50 minutes 37.5 seconds East, 174.96 feet to the point of beginning.
This description contains approximately 5,239 square feet.

A. Statement of Purpose: These zoning districts are established to allow for the construction of a mixed use development with 200 dwelling units and 26,000 square feet of commercial, retail, flex space.

B. Permitted Uses:

Lot 6:

1. up to 100 units residential
2. up to 16,000 square feet commercial, retail, flex space
3. Those that are stated as permitted uses in the permitted use list
4. Uses accessory to permitted uses at listed in the permitted use list

Lot 7:

1. up to 100 units residential
2. up to 12,000 square feet commercial, retail, flex space
3. Those that are stated as permitted uses in the permitted use list
4. Uses accessory to permitted uses at listed in the permitted use list

C. Lot Area: As shown on approved plans

D. Height Regulations: As shown on approved plans

E: Yard regulations: As shown on approved plans

F. Floor Area Ratio: As shown on approved plans

G. Landscaping: Site landscaping will be provided as shown on the approved plans

H. Useable Open Space: As shown on approved plans

I. Off-Street Parking and Loading: As shown on approved plans

J. Family Definition: The family definition shall be per M.G.O. Sec 28.211

K. Signage: Signage will be allowed as provided by M.G.O with signage as approved by the Urban Design Commission and Zoning Administrator

L. Parking Lighting Plan/Details/Photometrics: As shown on approved plans

M. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

N. Additional Definitions: Flex Space – portions of the first floor may be interchangeable in use between residential and commercial, retail, or office uses based on market demand.

Permitted Uses

Offices
Artist, photographer studio, etc.
Insurance office, real estate office, sales office
General office, professional office

Medical Facilities
Clinic – Health
Physical, occupational or massage therapy
Veterinary clinic, animal hospital

Retail Sales and Services
Animal grooming
ATM
Auction rooms
Bank, financial institution
Bicycle-sharing facility
Business sales and services
Farmers' market
Food and related goods sales
Furniture and household goods sales
General retail
Laundromat, self-service
Liquor store
Mobile grocery store
Package delivery service
Photocopying
Post office
Service business
Small appliance repair
Sporting goods store, bait shop
Telecommunications center
Tobacco retailer

Food and Beverages
Brewpub
Catering
Coffee shop, tea house
Restaurant
Restaurant-tavern

Commercial Recreation, Entertainment and Lodging
Health/sports club
Indoor recreation

Limited Production, Processing and Stora2e
Artisan workshop
Printing and publishing

Residential - Family Living
Dwelling units in mixed-use buildings

Civic and Institutional
Community Event
Day care center
Recreation, community, and neighborhood centers
Schools, arts, technical or trade
Schools, public and private

Agricultural Uses
Community garden

Accessory Uses and Structures
Accessory building or structure
Accessory retail alcohol sales
Composting
Dependency living arrangements
Home occupation
Keeping of chickens
Keeping of honeybees
Lease of off-street parking facility accessory to nonresidential use to non-users of principal use
Management office, restaurant, limited retail, recreation facilities within multi-family building
Vending machines
Walk-up service windows
Yard sales

Contextual Photos

6501 Town Center Dr & 6502 Milwaukee St.

Northward View from Intersection of Sprecher Rd. and Milwaukee St.

Southwestward View from Intersection of Sprecher Rd. and Milwaukee St.

Eastward View from Milwaukee St.

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	6501 Town Center Dr. & 6502 Milwaukee St
Contact Name & Phone #:	Brian Stoddard

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

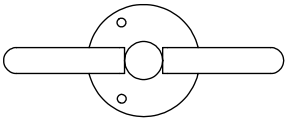
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☐ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☐ No	☒ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☐ No	☒ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☐ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☐ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☐ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? see sheet C-1.3	☐ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? see Utility Plan	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☒ Yes	☐ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

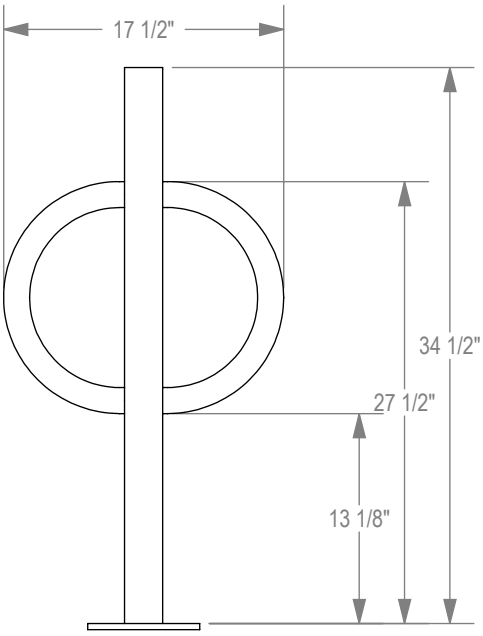
Attach an additional sheet if further explanation is required for any answers.

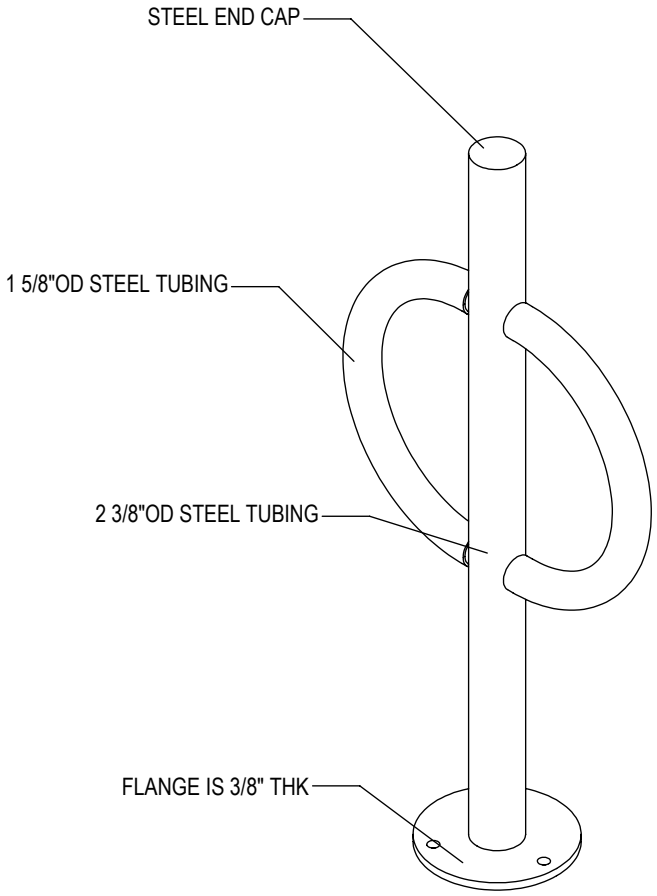
This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

MADRAX DIVISION

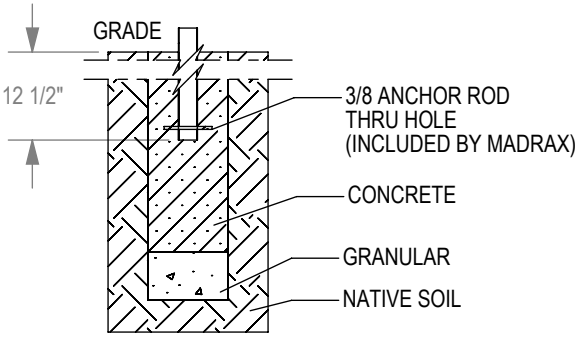
GRABER MANUFACTURING, INC., FORMERLY TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



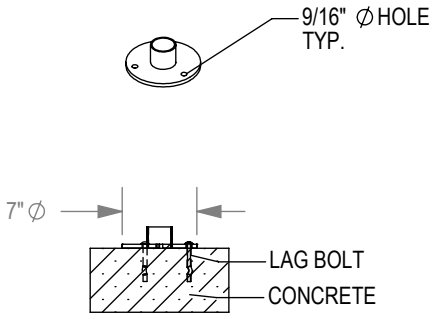




CHECK DESIRED MOUNT ☐



☐ IN GROUND MOUNT (IG)



☐ SURFACE FLANGE MOUNT (SF)

SECTION VIEWS

PRODUCT: BOL-2-SF(IG)
DESCRIPTION: BOLLARD BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 8-20-12
ENG: SMC

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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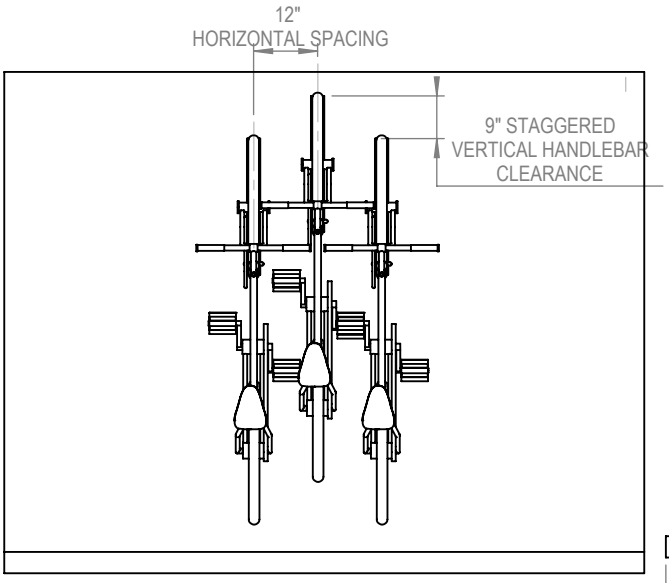
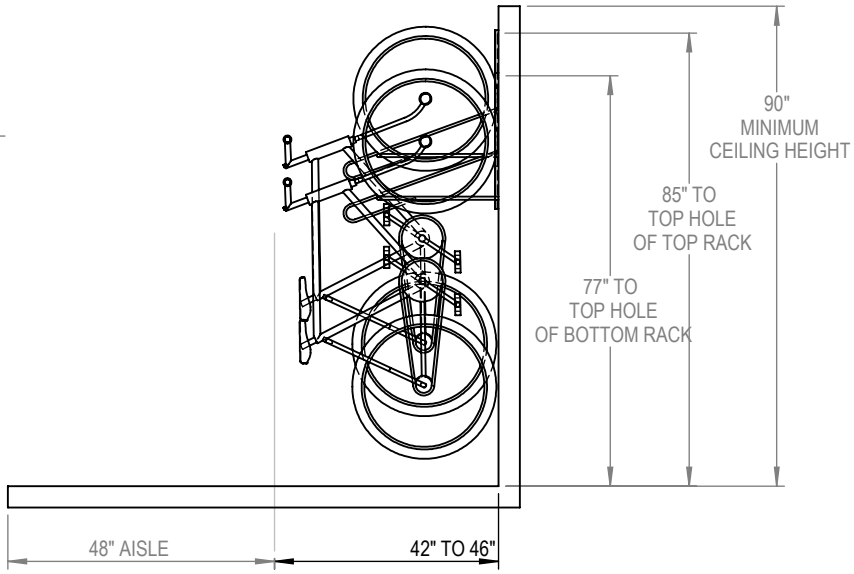
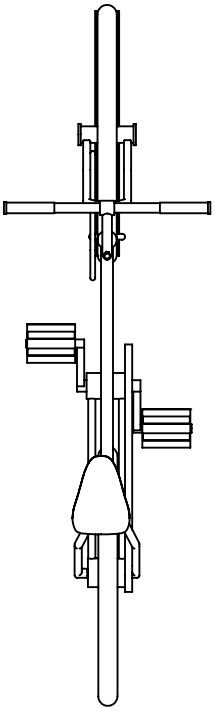
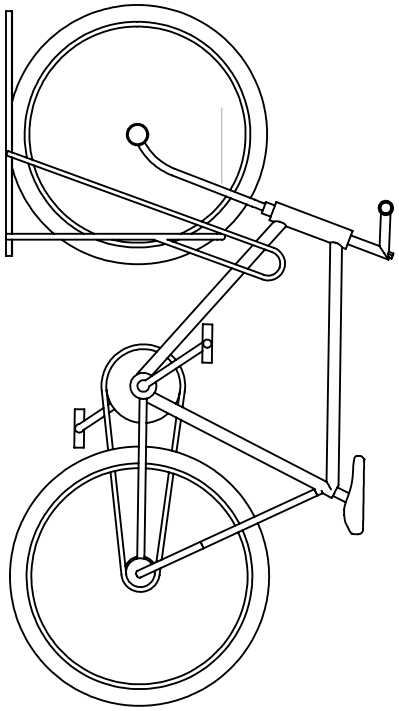
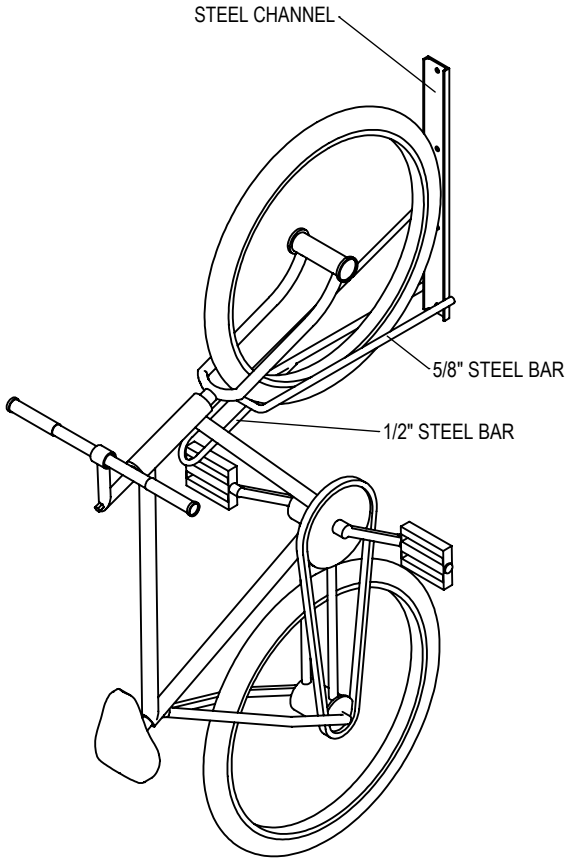










PRODUCT: BSV-1-WM
DESCRIPTION: BIKE STORAGE VERTICAL, 1 BIKE, WALL MOUNT

DATE: 8-7-09
ENG: BLW

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

D-Series Size 1
LED Area Luminaire

Catalog Number

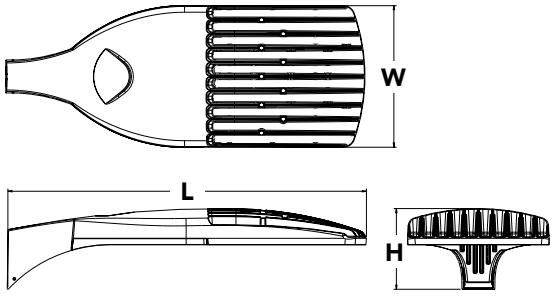
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height:	7-1/2″ (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series
DSX1 LED

LEDs
Forward optics
P1 P4 P7
P2 P5 P8
P3 P6 P9
Rotated optics
P10[1] P12[1]
P11[1] P13[1]

Color temperature
30K 3000 K
40K 4000 K
50K 5000 K
AMBPC Amber phosphor converted[2]

Distribution
T1S Type I short
T2S Type II short
T2M Type II medium
T3S Type III short
T3M Type III medium
T4M Type IV medium
TFTM Forward throw medium
T5VS Type V very short
T5S Type V short
T5M Type V medium
T5W Type V wide
BLC Backlight control[2,3]
LCCO Left corner cutoff[2,3]
RCCO Right corner cutoff[2,3]

Voltage
MVOLT[4,5]
120[6]
208[5,6]
240[5,6]
277[6]
347[5,6,7]
480[5,6,7]

Mounting
Shipped included
SPA Square pole mounting
RPA Round pole mounting
WBA Wall bracket
SPUMBA Square pole universal mounting adaptor[8]
RPUMBA Round pole universal mounting adaptor[8]
Shipped separately
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options
Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[10]
PER NEMA twist-lock receptacle only (controls ordered separate)[11]
PER5 Five-wire receptacle only (controls ordered separate)[11,12]
PER7 Seven-wire receptacle only (controls ordered separate)[11,12]
DMG 0-10V dimming extend out back of housing for external control (leads exit fixture)
DS Dual switching[13,14]
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,15,16]
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,15,16]
PIRHN Network, Bi-Level motion/ambient sensor[17]
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,15,16]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,15,16]
BL30 Bi-level switched dimming, 30%[5,14,18]
BL50 Bi-level switched dimming, 50%[5,14,18]
PNMTDD3 Part night, dim till dawn[5,19]
PNMT5D3 Part night, dim 5 hrs[5,19]
PNMT6D3 Part night, dim 6 hrs[5,19]
PNMT7D3 Part night, dim 7 hrs[5,19]
FAO Field adjustable output[20]

Other options
Shipped installed
HS House-side shield[21]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
Shipped separately
BS Bird spikes[22]
EGS External glare shield[22]

Finish *(required)*
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

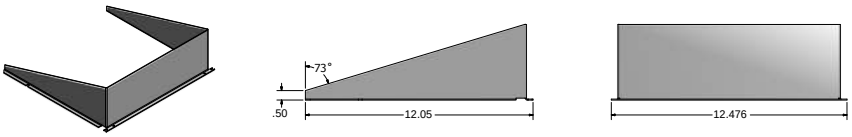
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK U	Shorting cap [23]
DSX1HS 30C U	House-side shield for 30 LED unit[21]
DSX1HS 40C U	House-side shield for 40 LED unit[21]
DSX1HS 60C U	House-side shield for 60 LED unit[21]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)[24]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM online.

NOTES

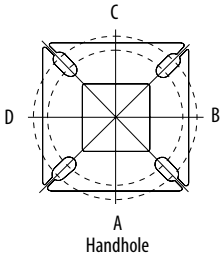
1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
3 Not available with HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Must be ordered with PIRHN.
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
13 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
14 Requires (2) separately switched circuits.
15 Reference Motion Sensor table on page 3.
16 Reference PER table on page 3 to see functionality.
17 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
18 Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
19 Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
20 Not available with other dimming controls options
21 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
22 Must be ordered with fixture for factory pre-drilling.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
24 For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION

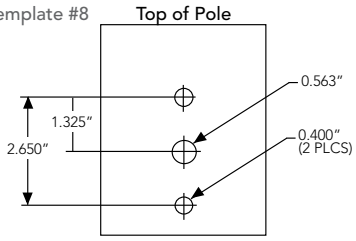


Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Template #8

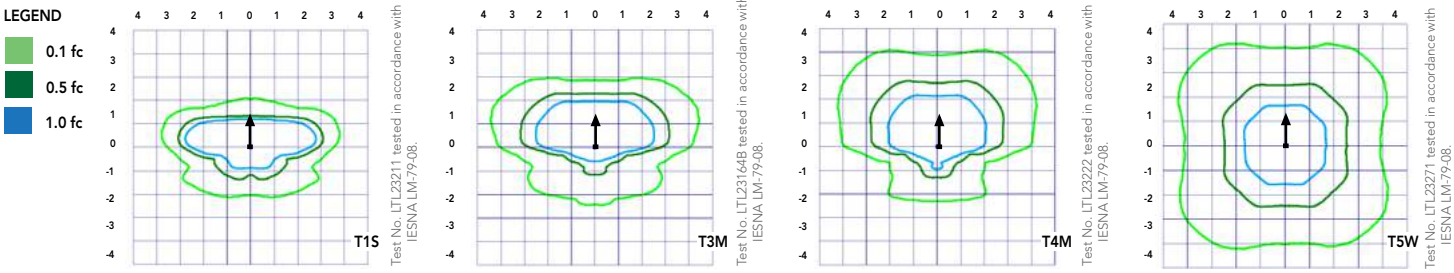


Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118					
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115					
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117					
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122					
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122					
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122					
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0	2	72
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Metrotech Lots 6 & 7
6501 Town Center Dr. & 6502 Milwaukee St.

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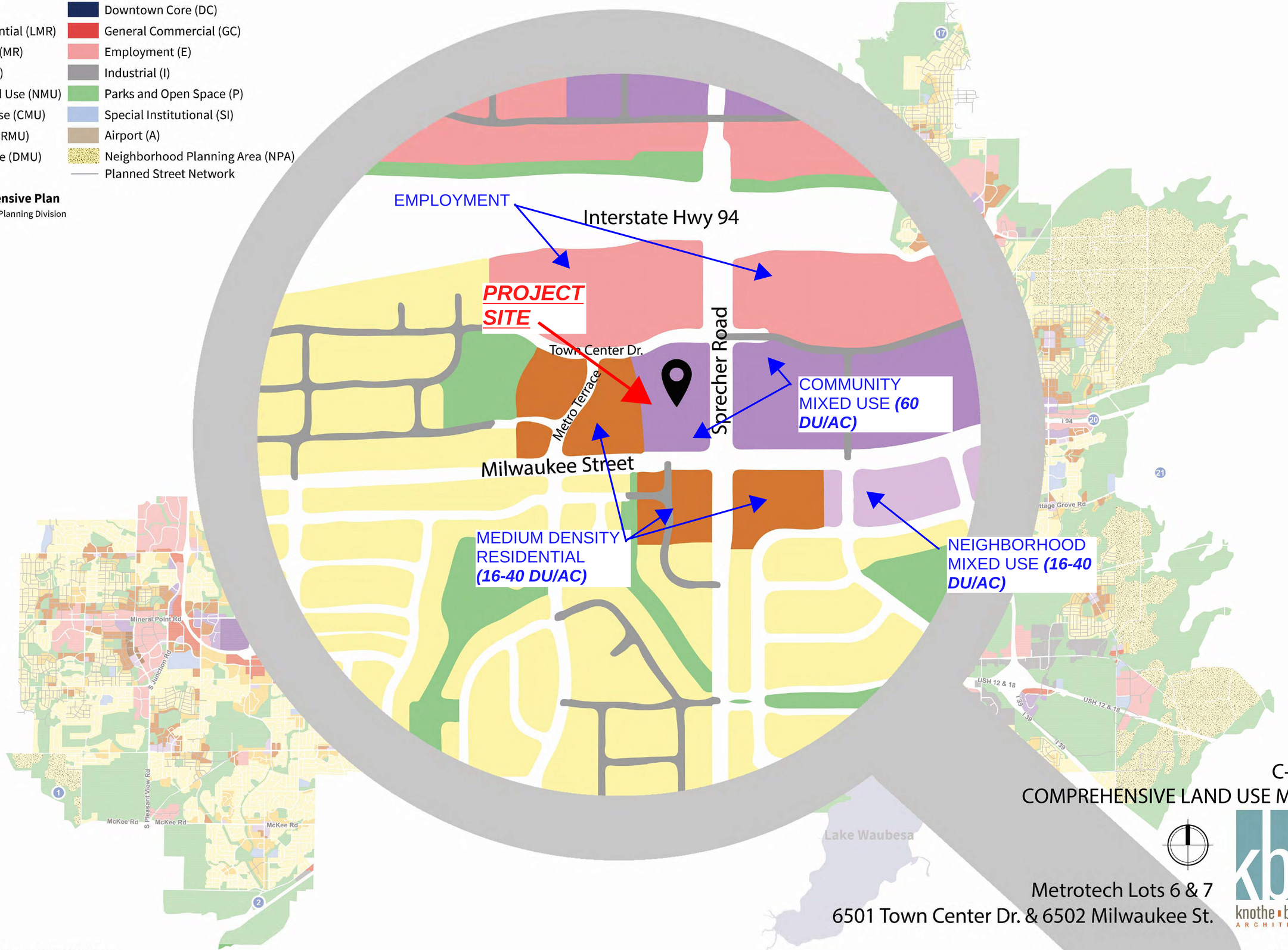
Generalized Future Land Use Map

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- Downtown Mixed Use (DMU)
- # Map Note
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Neighborhood Planning Area (NPA)
- Planned Street Network

City of Madison Comprehensive Plan

Data Source: City of Madison DPCED, Planning Division



C-1.0

COMPREHENSIVE LAND USE MAP

Metrotech Lots 6 & 7

6501 Town Center Dr. & 6502 Milwaukee St.

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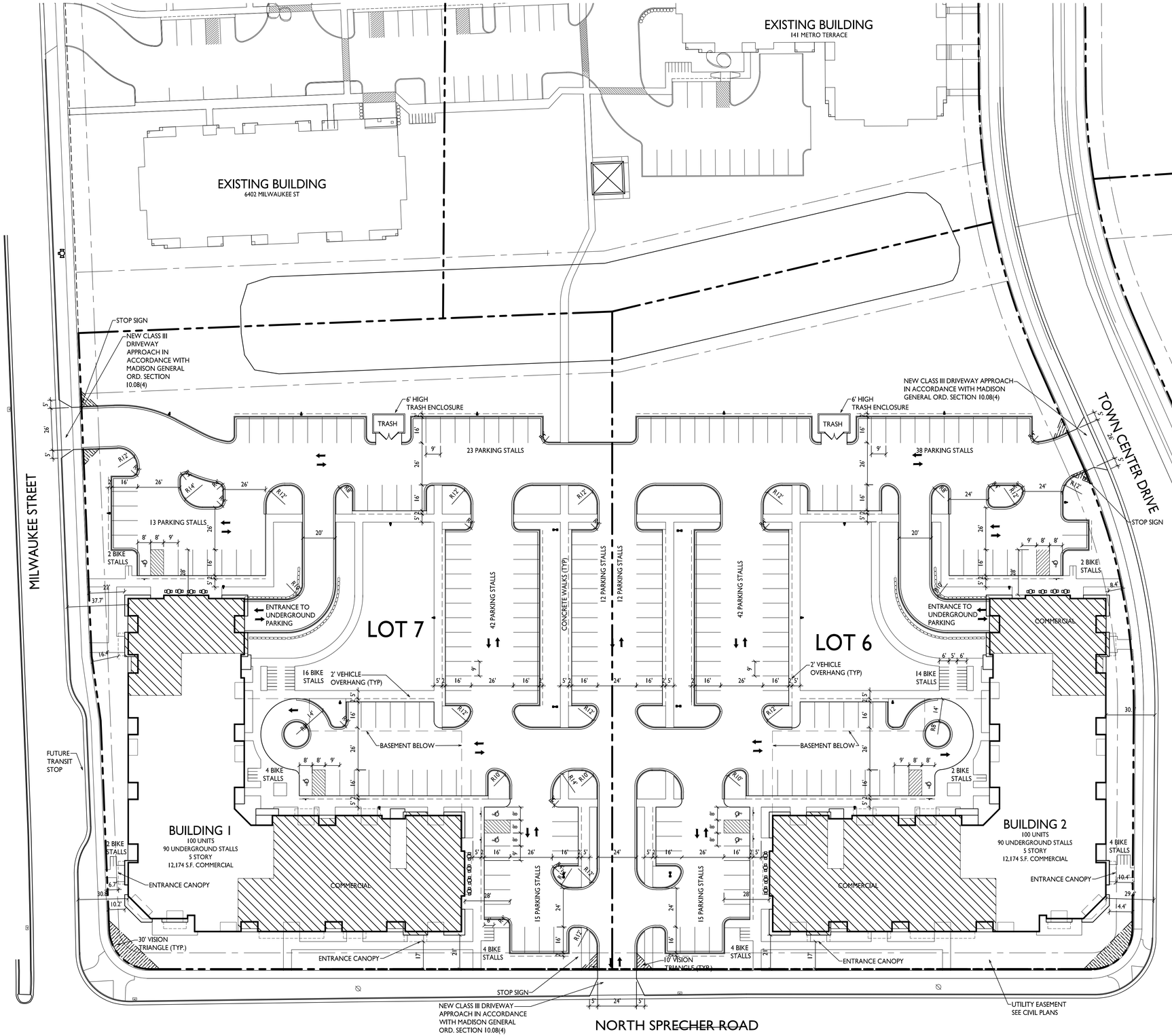
Please see Strategy #2 of the Culture and Character Element for maps of the City's historic districts.

Adopted August 7, 2018



SITE PLAN

C-1.1

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

SITE DEVELOPMENT DATA LOTS 6 & 7:

DENSITIES:	
LOT AREA	259,617 SF / 5.96 ACRES
DWELLING UNITS	200 DU
COMMERCIAL AREA	28,000 SF
LOT AREA / D.U.	1,298 SF / UNIT
DENSITY	33.6 UNITS/ACRE
BUILDING HEIGHT	5 STORIES
LOT COVERAGE	156,364 S.F. = 60%
USABLE OPEN SPACE	85,688 S.F. (428 SF / UNIT)
FLOOR AREA RATIO	1.14

DWELLING UNIT MIX:	LOT 6	LOT 7	TOTAL
EFFICIENCY	17	17	34
ONE BEDROOM	64	64	128
TWO BEDROOM	19	19	38
TOTAL DWELLING UNITS	100	100	200

VEHICLE PARKING:	
UNDERGROUND/ COVERED	180 STALLS
SURFACE	212 STALLS
TOTAL	392 STALLS

(1.6 STALLS/DU AND A TOTAL OF 80 STALLS FOR COMMERCIAL USE. ALSO AN ALLOWED 8 STALL REDUCTION FOR MIXED USES.

BICYCLE PARKING:	
UNDERGROUND GARAGE - WALL	24 STALLS (COVERED)
UNDERGROUND/STD. 2'X6'	150 STALLS (COVERED)
SURFACE RESIDENTIAL	26 STALLS
SURFACE GUEST	20 STALLS (10% OF UNITS)
SURFACE COMMERCIAL	8 STALLS
TOTAL	228 STALLS

SHEET INDEX

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

kba
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ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - Nov. 28, 2018

PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1821

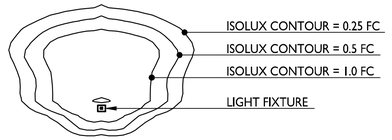
STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	1.4 fc	3.9 fc	0.4 fc	9.8:1	3.5:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	DSX1 LED P2 30K T4M MVOLT HS	DSX1 LED P2 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T4M _MVOLT_HS.ies	20'-0" POLE ON FLUSH CONC. BASE
	B	3	LITHONIA LIGHTING	DSX1 LED P2 30K T4M MVOLT HS	DSX1 LED P2 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T4M _MVOLT_HS.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE
	C	8	LITHONIA LIGHTING	DSX1 LED P2 30K T2M MVOLT HS	DSX1 LED P2 30K T2M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T2M _MVOLT_HS.ies	20'-0" POLE ON FLUSH CONC. BASE
	D	4	LITHONIA LIGHTING	DSX1 LED P2 30K T2M MVOLT HS	DSX1 LED P2 30K T2M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T2M _MVOLT_HS.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE
	E	6	LITHONIA LIGHTING	DSX1 LED P2 30K T4M MVOLT HS	DSX1 LED P2 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T4M _MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 / C-1.2 SITE LIGHTING PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

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ISSUED
Issued for Land Use & UDC - Nov. 28, 2018

PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
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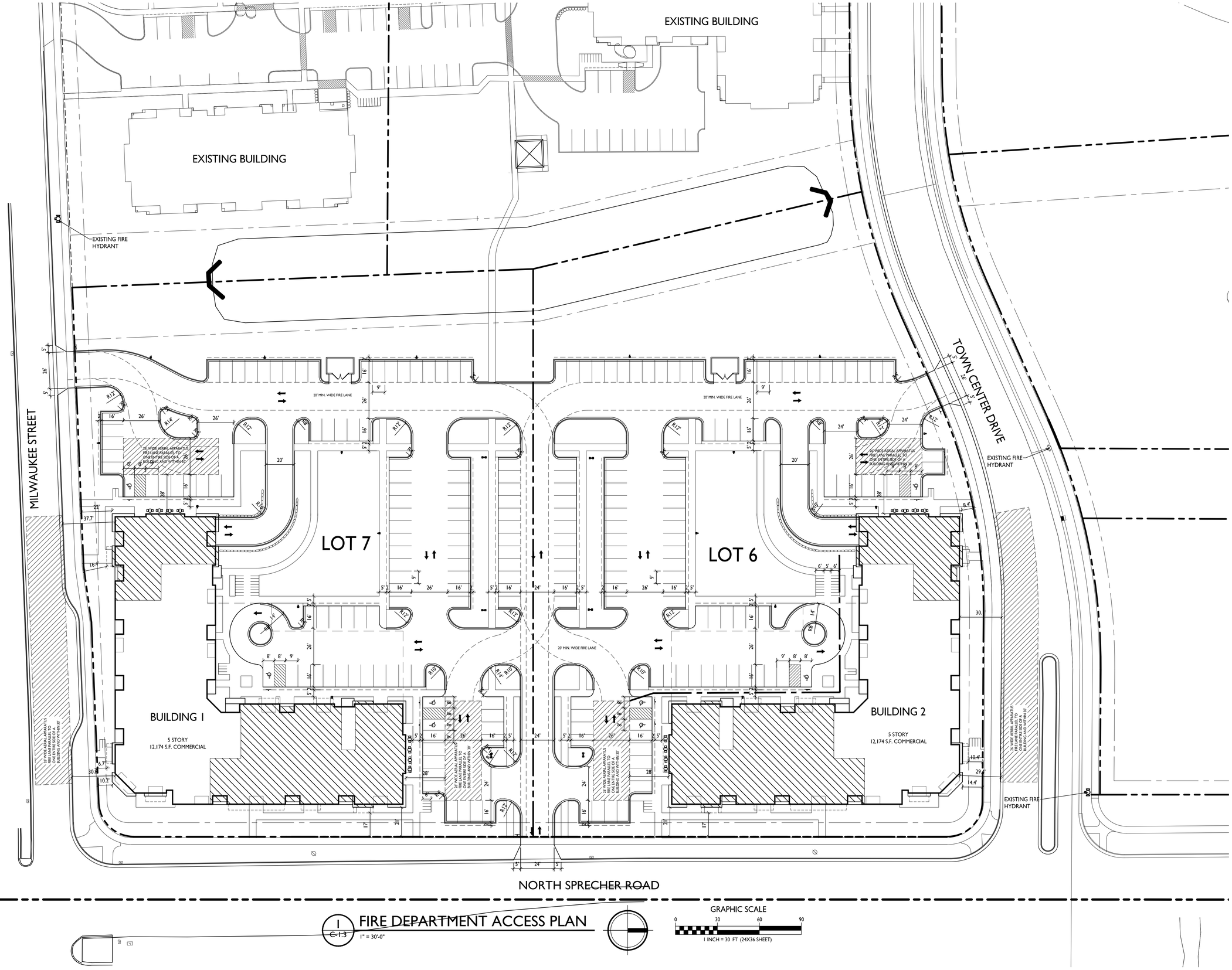
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 1821



1 C-1.3 FIRE DEPARTMENT ACCESS PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

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Middleton, WI 53562

ISSUED
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PROJECT TITLE
Lots 6 & 7
Metrotech

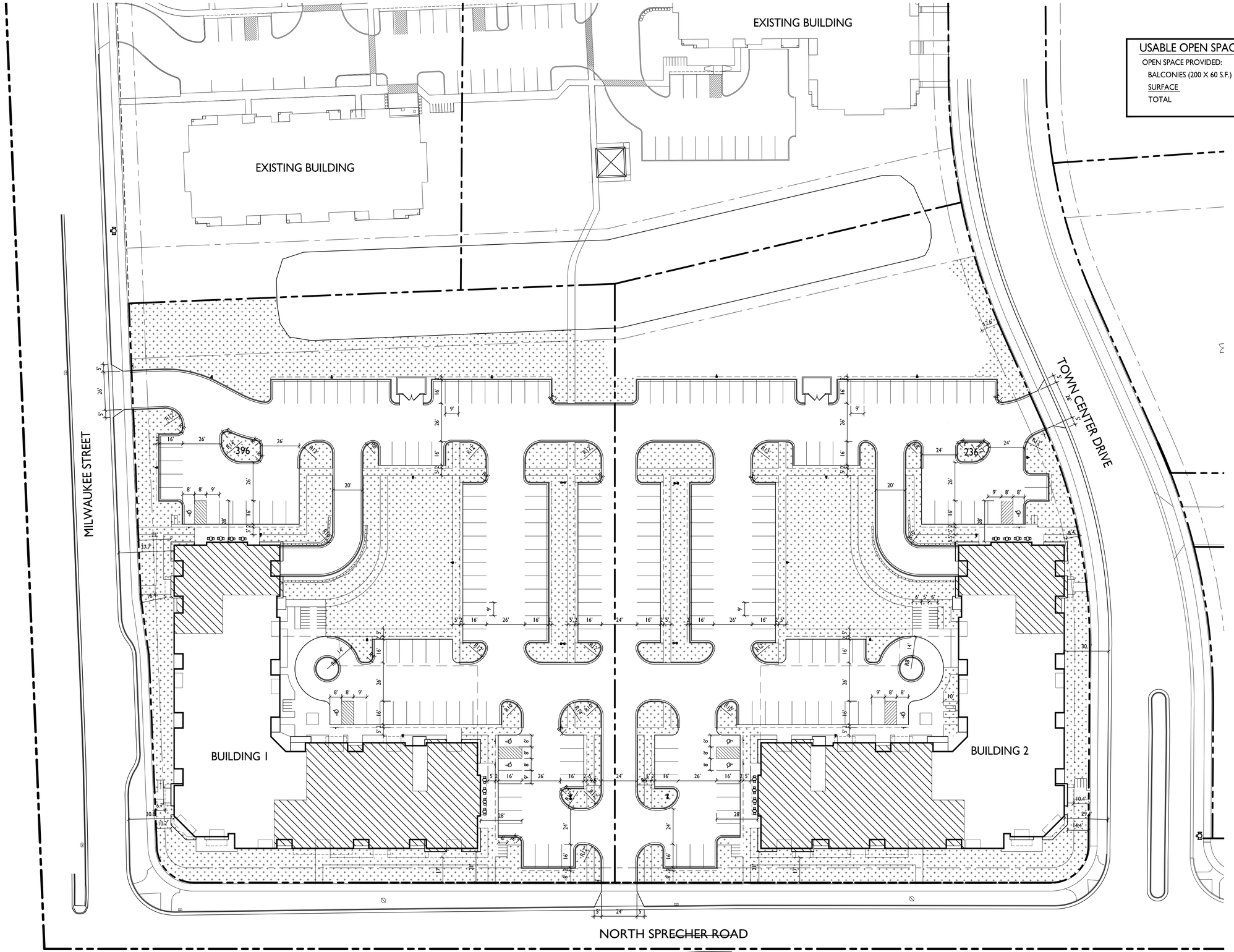
Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
C-1.3

PROJECT NO. 1821



1 C-1.4 USABLE OPEN SPACE
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

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ISSUED
Issued for Land Use & UDC - Nov. 28, 2018

PROJECT TITLE
Lots 6 & 7
Metrotech

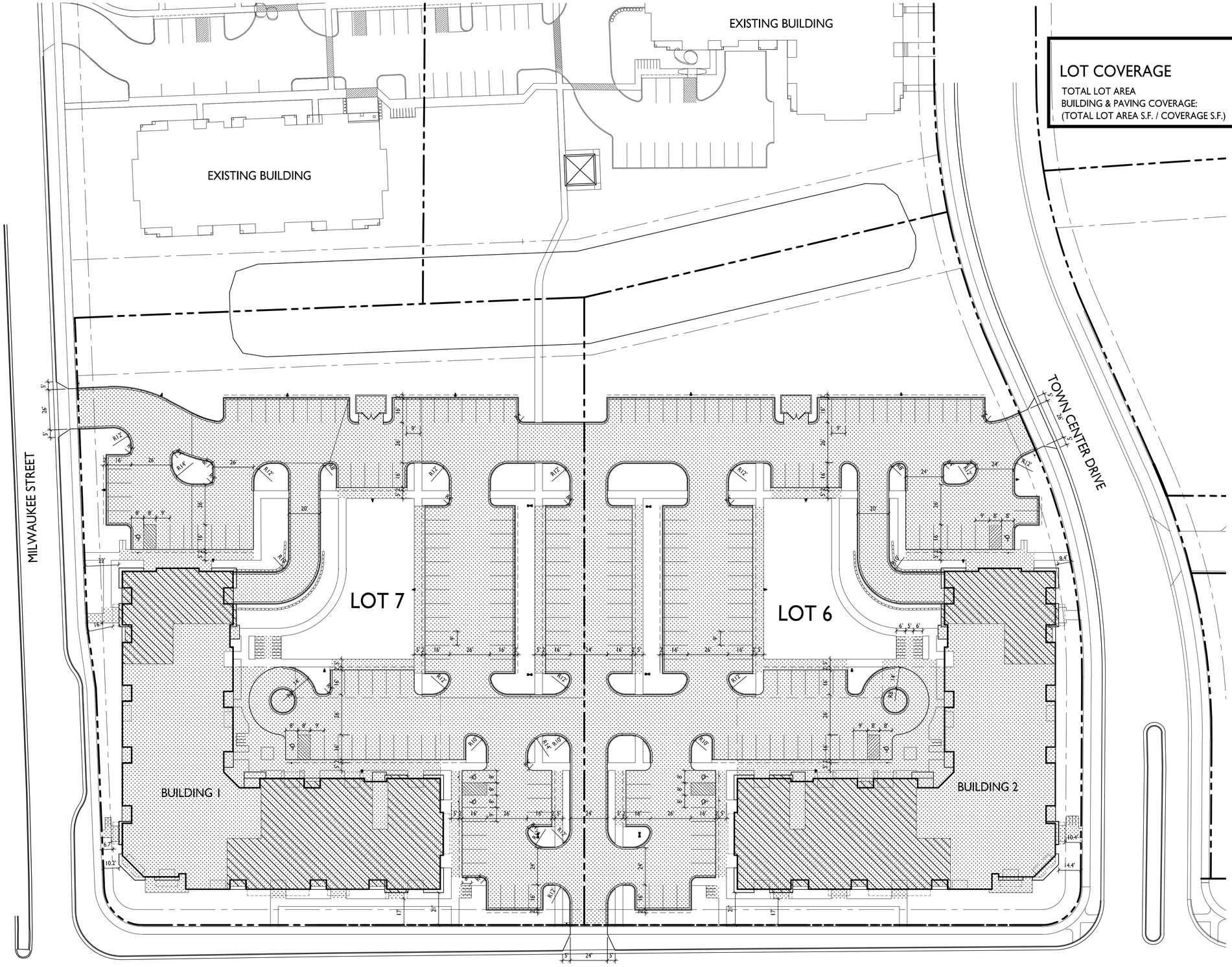
Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Usable Open Space

SHEET NUMBER
C-1.4

PROJECT NO. 1821



LOT COVERAGE

TOTAL LOT AREA	259,617 S.F.
BUILDING & PAVING COVERAGE:	156,364 S.F.
(TOTAL LOT AREA S.F. / COVERAGE S.F.)	60 %

1 C-1.5 LOT COVERAGE
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

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ISSUED
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PROJECT TITLE
Lots 6 & 7
Metrotech

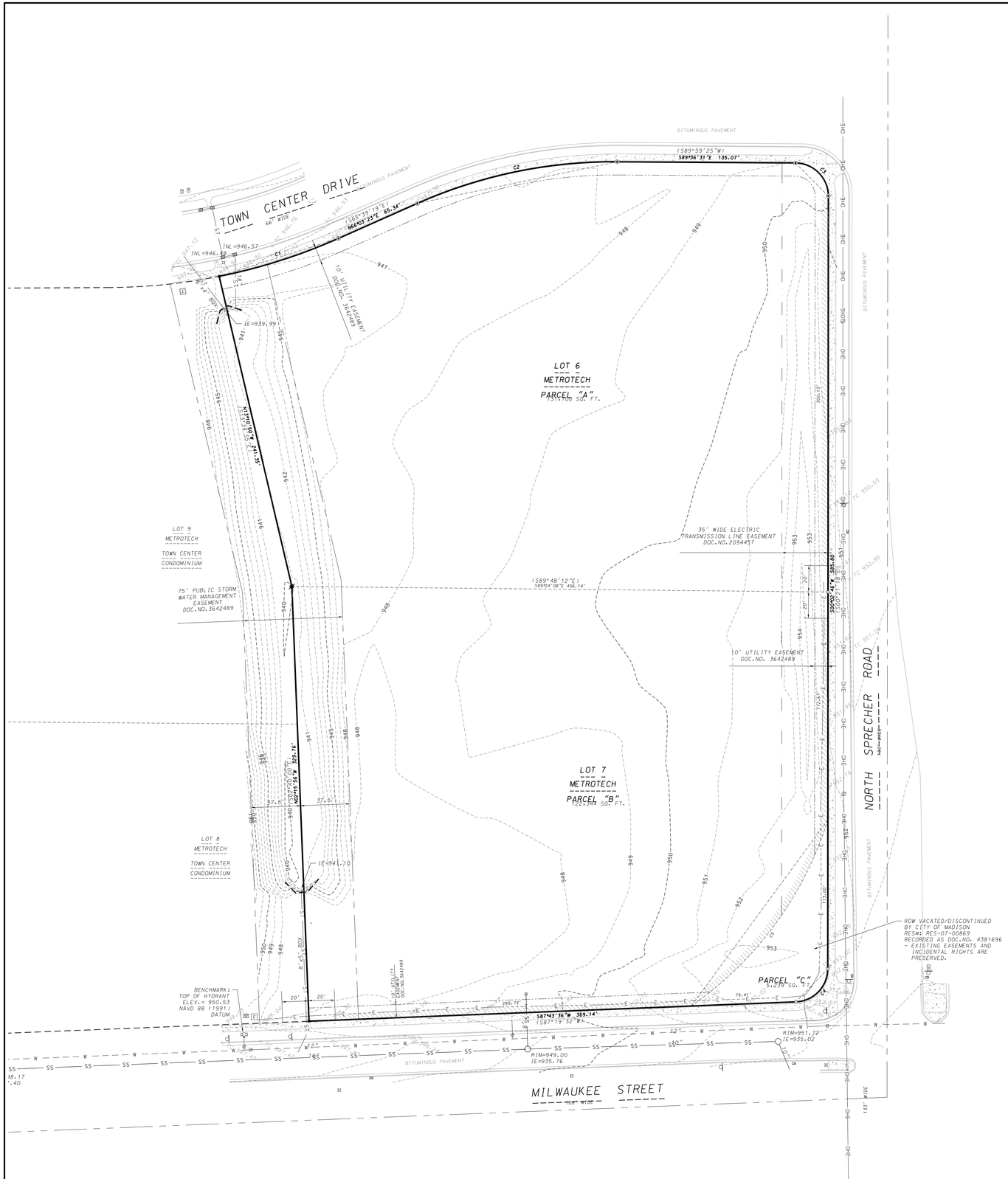
Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.5

PROJECT NO. 1821



LEGEND

- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- FOUND 1" IRON PIPE
- PLACED 3/4"x 18" IRON REBAR (WT.= 1.5 LBS/FT
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- INLET
- LIGHT POLE
- POWER POLE
- SIGN
- VALVE
- HYDRANT
- CONCRETE
- CONCRETE WALL
- CONCRETE CURB AND GUTTER
- EXIST. CONTOUR
- + 950.85 SPOT ELEVATION (@ PLUS PT.)
- + TC 950.85 TOP OF CURB ELEVATION
- NO VEHICULAR ACCESS (DOC. NO. 3642489)
- ( ) 'RECORDED AS' INFORMATION

LEGAL DESCRIPTION

Parcel "A"
Lot 6, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison,
Dane County, Wisconsin.

Parcel "B"
Lot 7, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison,
Dane County, Wisconsin.

Parcel "C" (per resolution)
Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:
Commencing at the East quarter corner of said Section 2; thence North 00 degrees 21 minutes 18 seconds West, along the East line of the Northeast Quarter of said Section 2, 210.24 feet; thence South 89 degrees 38 minutes 42 seconds West, 45.00 feet to the point of beginning of this description; thence South 00 degrees 21 minutes 18 seconds East, parallel with said East line of the Northeast Quarter of Section 2, 113.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 87 degrees 40 minutes 51 seconds, an arc distance of 38.26 feet, a radius of 25.00 feet and a chord bearing South 43 degrees 29 minutes 07 seconds West, 34.63 feet; thence South 87 degrees 19 minutes 32 seconds West, parallel with the South line of the Northeast Quarter of said Section 2, 79.41 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 38 degrees 00 minutes 55 seconds, an arc distance of 178.21 feet, a radius of 268.60 feet and a chord bearing North 35 degrees 50 minutes 37.5 seconds East, 174.96 feet to the point of beginning.
This description contains approximately 5,239 square feet.

NOTES

1. Applicable note from Metrotech Plat
   - All lots within this plat are subject to a non-exlusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets
   - The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
   - Upon review and approval of each PUD (SIP) proposal for multi-family development on lots, provisions for off-street parking are expected not to exceed the minimum R4 requirement of the zoning ordinance.
2. Utilities were marked by Diggers Hotline ticket number 20161904224. These markings and plans were used to show the utilities on this survey.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXISTING CONDITIONS SURVEY

METROTECH LOTS 6 & 7

6501 TOWN CENTER DRIVE & 6502 MILWAUKEE STREET

SCALE: 1"= 40'
(PAGE SIZE: 24x36)
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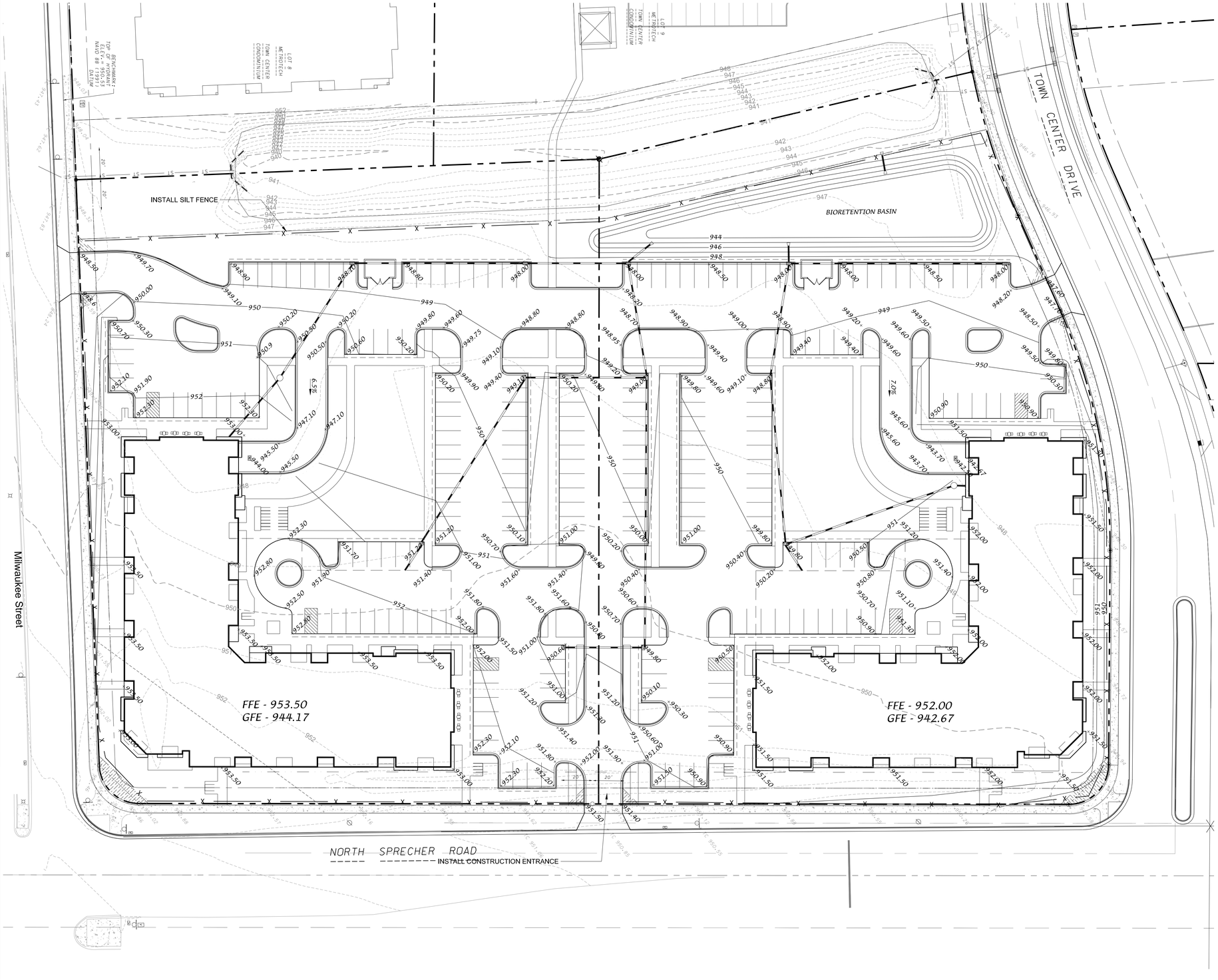
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

DATE: 10-03-18
REVISED:

DRAWN BY: KRG

FN: 18-03-101

Sheet Number:
C-1.6



LEGEND

- 900 — PROPOSED CONTOUR
- 900 — EXISTING CONTOUR
- x 1029.0 EP — SPOT ELEVATION EDGE OF PAVEMENT
- x — SILT FENCE

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEE MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1½ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRADING & EROSION CONTROL PLAN

METROTECH

CITY OF MADISON, WISCONSIN

SCALE: 1"= 30'
(PAGE SIZE: 24x36)
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DATE: 11-27-18
REVISED:

DRAWN BY: KWB

FN: 18-03-101

Sheet Number:
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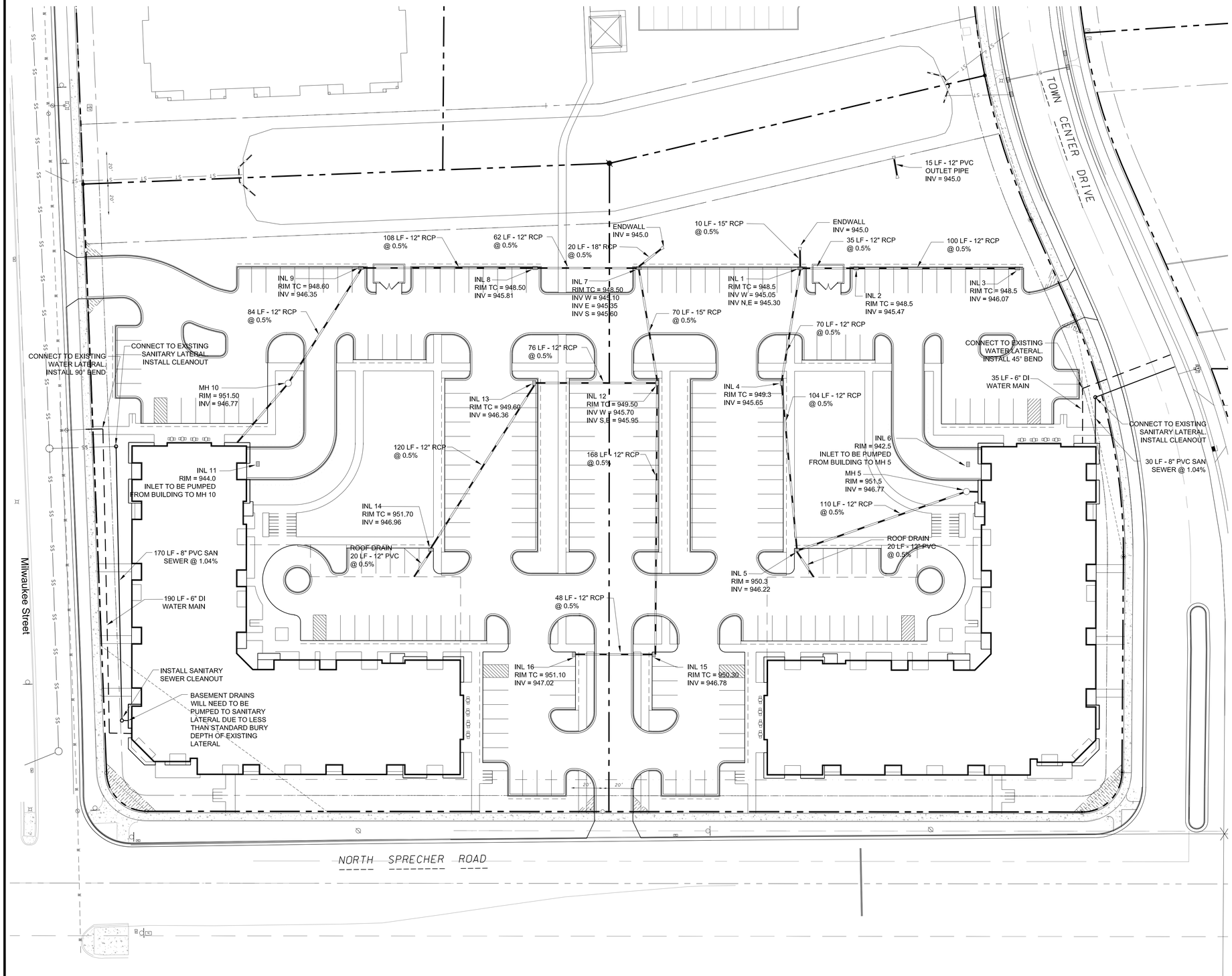

LEGEND

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN/LATERAL

SITE UTILITY NOTES

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

2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.

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

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

5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID

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

7. ALL INLETS ACCEPTING STORMWATER RUNOFF FROM PARKING AREAS SHALL HAVE CATCHALL HR-I PERMANENT INLET INSERTS INSTALLED

8. PRIVATE WATER MAIN IS IN ACCORDANCE WITH MGO SECTION 34.507 FOR MINIMUM SIZE.

9. ROOF DRAIN PIPES TO BE 6" PVC AT 1.0% SLOPE

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UTILITY PLAN

METROTECH

CITY OF MADISON, WISCONSIN

SCALE: 1"= 30'
(PAGE SIZE: 24X36)

0 30

DATE: 11-27-18
REVISED:

DRAWN BY: KWB

FN: 18-03-101

Sheet Number:
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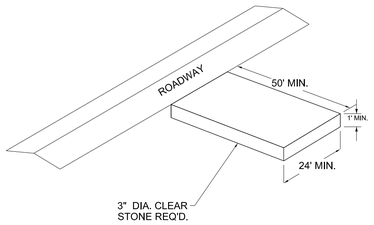
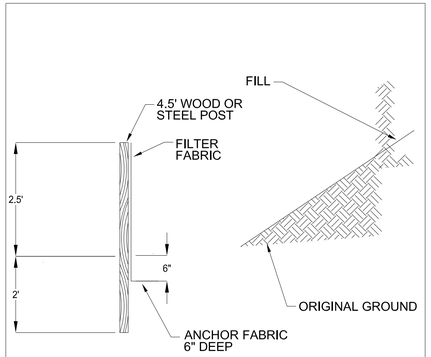


STONE TRACKING PAD DETAIL

NOT TO SCALE



SILT FENCE DETAIL

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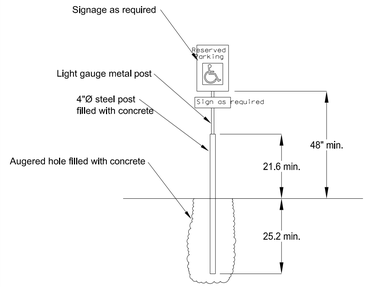
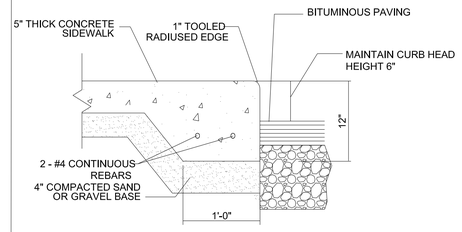


ACCESSIBLE PARKING SIGN DETAIL

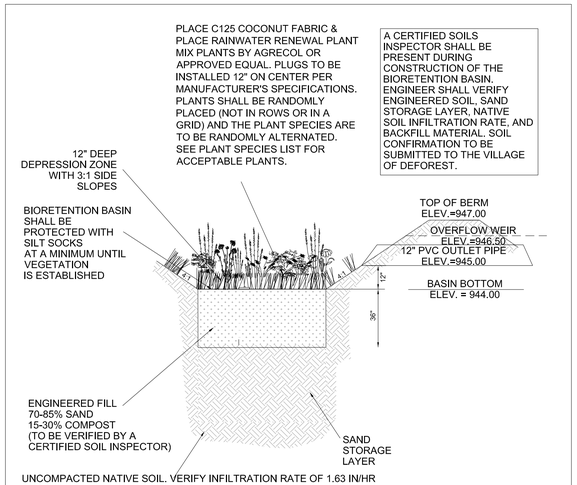
NOT TO SCALE



GENERAL NOTES:
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.

THICKENED EDGE WALK DETAIL

NOT TO SCALE

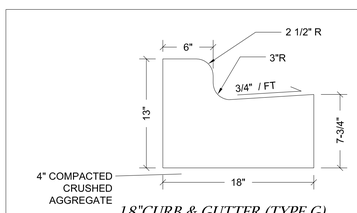


BIORETENTION BASIN DETAIL

NOT TO SCALE

BIORETENTION BASIN NOTES:

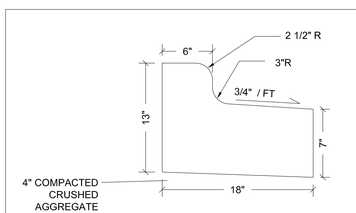
1. BIORETENTION BASIN TO BE EXCAVATED PRIOR TO SITE GRADING IN ORDER TO UTILIZE THE BIORETENTION BASIN AS A SEDIMENTATION BASIN DURING CONSTRUCTION. THE SAND STORAGE LAYER AND ENGINEERED SOIL LAYER MAY NOT BE IMPORTED UNTIL AFTER UPLAND AREAS ARE RESTORED. AFTER SITE RESTORATION, DEPOSITED SEDIMENTATION WITHIN THE BASIN SHALL BE REMOVED AND THE BASIN SHALL BE RESTORED WITH PLANT PLUGS.
2. NO EQUIPMENT TRAVEL PERMITTED ON THE BIORETENTION BASIN BOTTOM.
3. BIORETENTION BASIN TO BE CONSTRUCTED PER WIDNR SPECIFICATIONS. (WIDNR TECHNICAL STANDARD 1004)



18"CURB & GUTTER (TYPE G)

CURB & GUTTER DETAIL

NOT TO SCALE



18" REJECT CURB & GUTTER (TYPE D)

CURB & GUTTER DETAIL

NOT TO SCALE

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DETAILS

METROTECH

CITY OF MADISON, WISCONSIN

DATE: 11-27-18
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DRAWN BY: KWB

FN: 18-03-101

Sheet Number:
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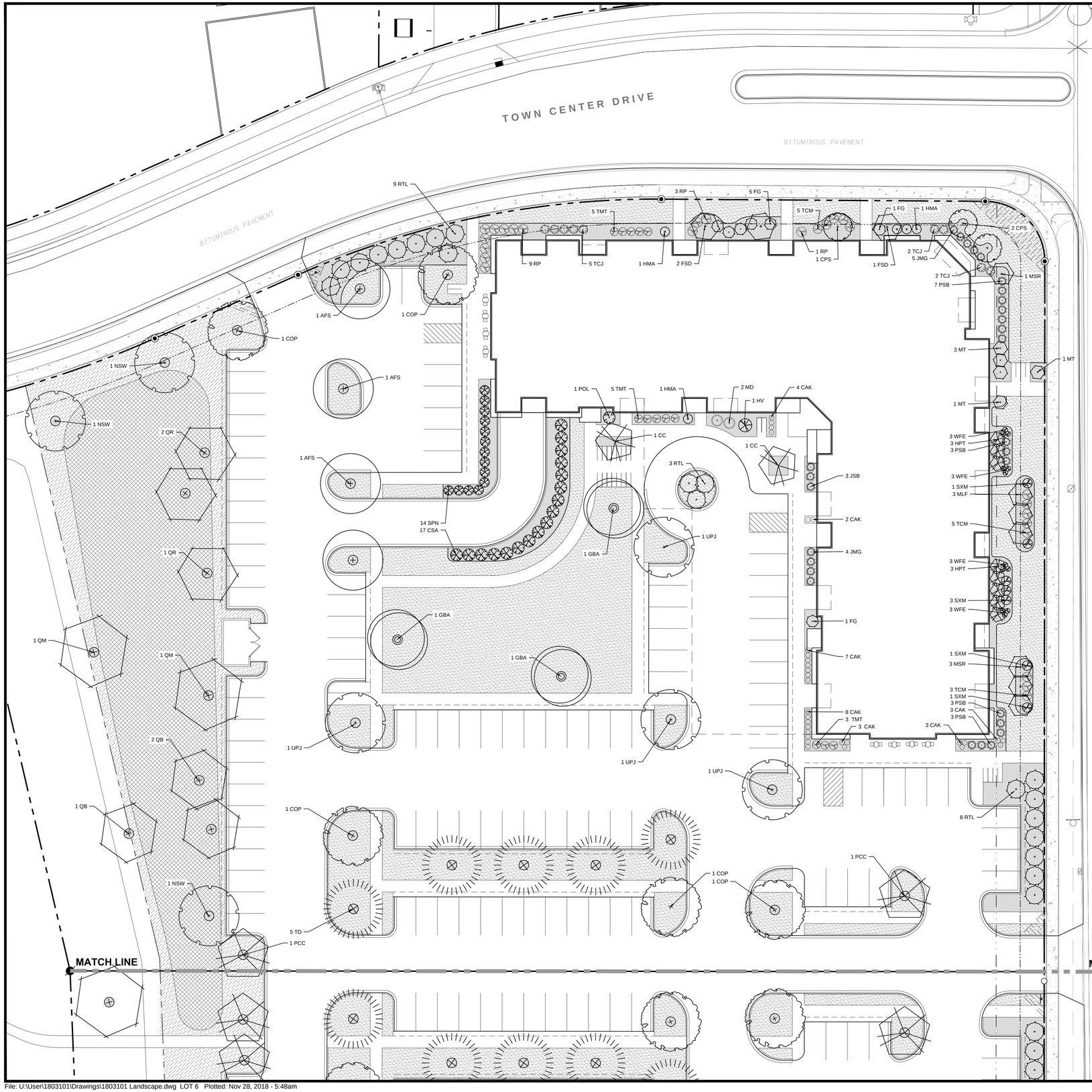

LOT 6 - LANDSCAPE REQUIREMENTS SUMMARY

LOT 6 - DEVELOPED AREA REQUIREMENT:
5 POINTS PER 300 SF OF DEVELOPED AREA
GROSS DEVELOPED AREA = 96,031 SQ FT
BUILDING FOOTPRINTS = 24,430 SQ FT
NET DEVELOPED AREA = 71,601 SQ FT (1.64 ACRE)

TOTAL POINTS REQUIRED = 1,193 POINTS

POINTS PROVIDED = 2,366 POINTS

LOT - 6 STREET FRONTAGE REQUIREMENT:
1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

TOWN CENTER DRIVE FRONTAGE = 330 FT
PLANTS REQUIRED = 11 OVERSTORY TREES OR
22 EVERGREEN / ORNAMENTAL TREES
55 SHRUBS
PLANTS PROVIDED = 11 OVERSTORY TREES
55 SHRUBS

SPRECHER ROAD FRONTAGE = 307 FT
PLANTS REQUIRED = 10 OVERSTORTY TREES OR
20 EVERGREEN / ORNAMENTAL TREES
50 SHRUBS
PLANTS PROVIDED = 10 OVERSTORY TREES
50 SHRUBS

LOT 6 - PARKING LOT LANDSCAPING REQUIREMENT:
1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 46,825 SQ FT
REQUIRED LANDSCAPED AREA = 3,746 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 5,023 SQ FT

OVERSTORY TREES REQUIRED = 24 OVERSTORY TREES
OVERSTORY TREES PROVIDED = 24 OVERSTORY TREES

LOT 6 - PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	4	35	140	2.5"	B&B	
CPS	Celtis occidentalis 'Prairie Sentinal'	Prairie Sentinal Hackberry	3	35	105	2.5"	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	5	35	175	2.5"	B&B	
FSD	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	3	35	105	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3	35	105	2.5"	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	2	35	70	2.5	B&B	
QB	Quercus bicolor	Swamp White Oak	3	35	105	2.5"	B&B	
QM	Quercus macrocarpa	Burr Oak	3	35	105	2.5"	B&B	
QR	Quercus rubra	Northern Red Oak	3	35	105	2.5"	B&B	
TD	Taxodium distichum	Bald Cypress	5	35	175	2.5"	B&B	
UPJ	Ulmus propinqua 'JFS-Bieberich'	Emerald Sunshine Elm	4	35	140	2.5"	B&B	
ORNAMENTAL TREE								
CC	Carpinus caroliniana	American Hornbeam	2	15	30	6' TALL	B&B	MULTI-STEM
HPT	Hydrangea paniculata 'Grandiflora'	PG Hydrangea Tree Form	8	15	120	4' TALL	B&B	TREE FORM
MLF	Malus 'Firebird'	Firebird Crabapple	3	15	45	4' TALL	B&B	
MT	Malus 'Tina'	Tina Crabapple	5	15	75	4' TALL	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4	15	60	4' TALL	B&B	MULTI-STEM
DECIDUOUS SHRUB								
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	17	3	51	24" TALL	POT	
FG	Fothergilla 'Blue Shadow'	Blue Shadow Fothergilla	7	3	21	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	5	3	15	24" TALL	POT	
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebard	1	3	3	24" TALL	POT	
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	1	3	3	36" TALL	POT	
RTL	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	20	3	60	36" TALL	POT	
SPN	Salix purpurea 'Nana'	Dwarf Arctic Willow	14	3	42	36" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	7	3	21	12" TALL	POT	
WFE	Weigela 'Elvera'	Midnight Wine Weigela	12	3	36	12" TALL	POT	
EVERGREEN SHRUB								
JMG	Juniperus x media 'Sea of Gold'	Sea of Gold Juniper	9	4	36	12" TALL	POT	
JSB	Juniperus squamata 'Blue Star'	Blue Star Juniper	3	4	12	12" TALL	POT	
MO	Microbiota decussata	Russian Arborvitae	2	4	8	12" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Pine	16	4	64	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	13	4	52	24" TALL	POT	
TCJ	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	9	4	36	24" TALL	POT	
TCM	Taxus cuspidata 'Monloo'	Emerald Spreader Yew	13	4	52	24" TALL	POT	
TMT	Taxus 'Taunton'	Taunton Yew	13	4	52	24" TALL	POT	
ORNAMENTAL GRASSES								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	30	2	60	1 GAL	POT	
				TOTAL:	2389	POINTS		

GROUND COVER LEGEND LEGEND

- LAWN SEED
- ***PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS*** SEED MIX AS MANUFACTURED BY **AGRECOL**
- BIORETENTION BASIN - ***RAINWATER RENEWAL GARDEN MIX*** AS MANUFACTURED BY **AGRECOL**
- BARK MULCH

SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 4' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
7. LAWN AREAS SHALL BE SEEDED WITH *MADISON PARKS* SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
8. BIORETENTION BASINS SHALL BE PLANTED WITH *RAINWATER RENEWAL GARDEN* PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
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METROTECH

LANDSCAPE PLAN - LOT 6

CITY OF MADISON, WISCONSIN

0 20'

DATE: 11-27-18
REVISED:

DRAWN BY: MS

FN: 18-03-101

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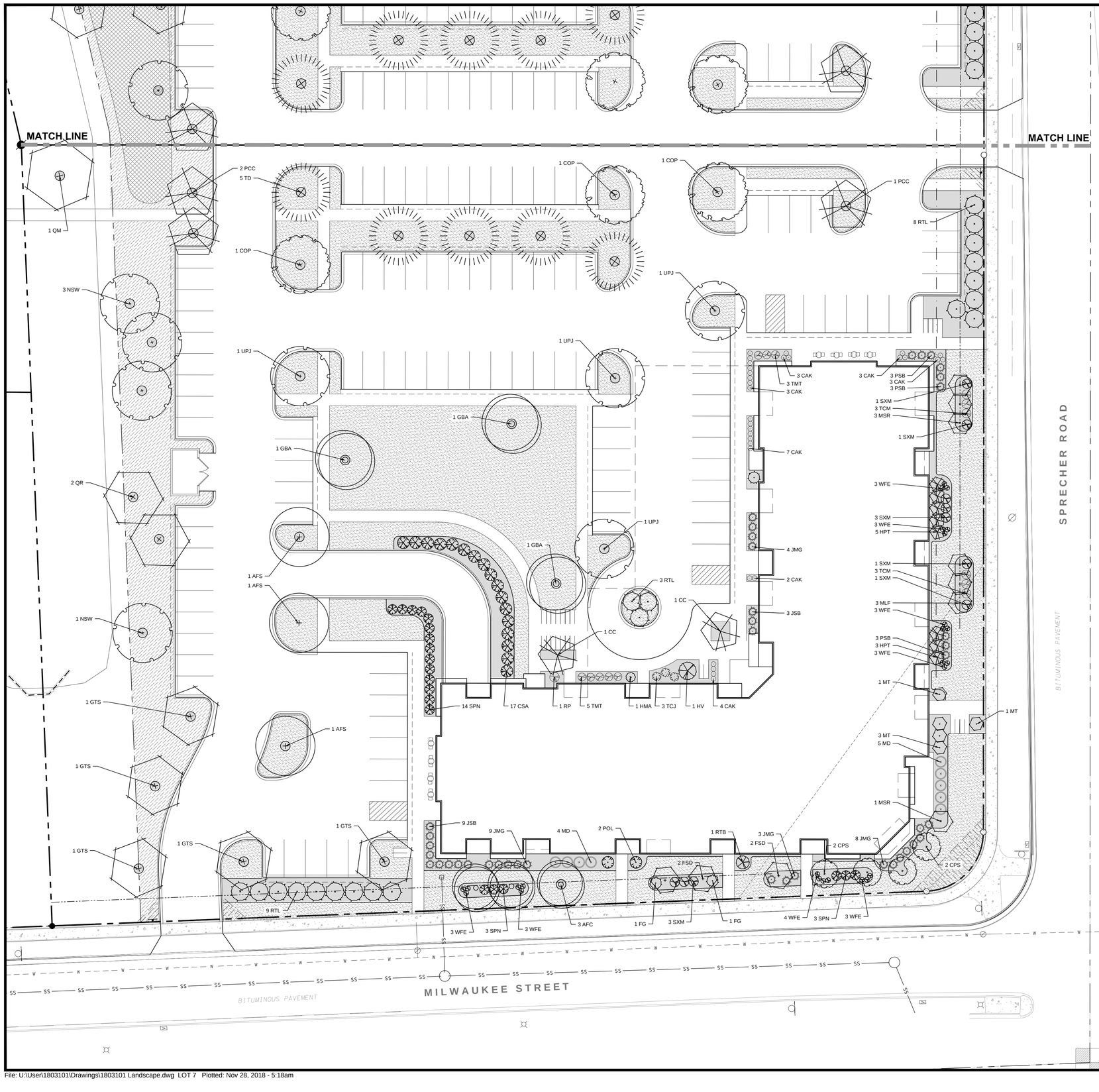


LOT 7 - LANDSCAPE REQUIREMENTS SUMMARY

LOT 7 - DEVELOPED AREA REQUIREMENT:
5 POINTS PER 300 SF OF DEVELOPED AREA
GROSS DEVELOPED AREA = 97,227 SQ FT
BUILDING FOOTPRINTS = 24,430 SQ FT
NET DEVELOPED AREA = 72,797 SQ FT (1.64 ACRE)

TOTAL POINTS REQUIRED = 1,213 POINTS

POINTS PROVIDED = 2,432 POINTS

LOT - 7 STREET FRONTAGE REQUIREMENT:
1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

MILWAUKEE STREET FRONTAGE = 325 FT
PLANTS REQUIRED = 11 OVERSTORY TREES OR
22 EVERGREEN / ORNAMENTAL TREES
55 SHRUBS
PLANTS PROVIDED = 11 OVERSTORY TREES
55 SHRUBS

SPRECHER ROAD FRONTAGE = 300 FT
PLANTS REQUIRED = 10 OVERSTORTY TREES OR
20 EVERGREEN / ORNAMENTAL TREES
50 SHRUBS
PLANTS PROVIDED = 10 OVERSTORY TREES
50 SHRUBS

LOT 7 - PARKING LOT LANDSCAPING REQUIREMENT:
1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 46,674 SQ FT
REQUIRED LANDSCAPED AREA = 3,734 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 5,240 SQ FT

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

LOT 7 - PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFC	Acer x freemanii 'Celzam'	Celebration Maple	3	35	105	2.5"	B&B	
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	3	35	105	2.5"	B&B	
CPS	Celtis occidentalis 'Prairie Sentinal'	Prairie Sentinal Hackberry	4	35	140	2.5"	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	35	105	2.5"	B&B	
FSD	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	3	35	105	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	5	35	175	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	35	140	2.5"	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	3	35	105	2.5	B&B	
QR	Quercus rubra	Northern Red Oak	2	35	70	2.5"	B&B	
TD	Taxodium distichum	Bald Cypress	5	35	175	2.5"	B&B	
UPJ	Ulmus propinqua 'JFS-Bieberich'	Emerald Sunshine Elm	4	35	140	2.5"	B&B	
ORNAMENTAL TREE								
CC	Carpinus caroliniana	American Hornbeam	2	15	30	6' TALL	B&B	MULTI-STEM
HPT	Hydrangea paniculata 'Grandiflora'	PG Hydrangea Tree Form	8	15	120	4' TALL	B&B	TREE FORM
MLF	Malus 'Firebird'	Firebird Crabapple	3	15	45	4' TALL	B&B	
MT	Malus 'Tina'	Tina Crabapple	5	15	75	4' TALL	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4	15	60	4' TALL	B&B	MULTI-STEM
DECIDUOUS SHRUB								
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	17	3	51	24" TALL	POT	
FG	Fothergilla 'Blue Shadow'	Blue Shadow Fothergilla	3	3	9	24" TALL	POT	
HWA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	1	3	3	24" TALL	POT	
HV	Hammemelis virginiana	Witchhazel	1	3	3	36" TALL	POT	
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebard	2	3	6	24" TALL	POT	
RTB	Rhus typhina 'Baildiger'	Tiger Eyes Sumac	1	3	3	36" TALL	POT	
RTL	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	20	3	60	36" TALL	POT	
SPN	Salix purpurea 'Nana'	Dwarf Arctic Willow	20	3	60	36" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	10	3	30	12" TALL	POT	
WFE	Weigelia 'Elvera'	Midnight Wine Weigelia	25	3	75	12" TALL	POT	
EVERGREEN SHRUB								
JMG	Juniperus x media 'Sea of Gold'	Sea of Gold Juniper	20	4	80	12" TALL	POT	
JSB	Juniperus squamata 'Blue Star'	Blue Star Juniper	12	4	48	12" TALL	POT	
MJ	Microbiota decussata	Russian Arborvitae	9	4	36	12" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Pine	9	4	36	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	1	4	4	24" TALL	POT	
TCJ	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	3	4	12	24" TALL	POT	
TCM	Taxus cuspidata 'Monloo'	Emerald Spreader Yew	6	4	24	24" TALL	POT	
TMT	Taxus 'Taunton'	Taunton Yew	8	4	32	24" TALL	POT	
ORNAMENTAL GRASSES								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	30	2	60	1 GAL	POT	
					TOTAL:	2432	POINTS	

GROUND COVER LEGEND LEGEND

LAWN SEED

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

BIORETENTION BASIN - ***RAINWATER RENEWAL GARDEN MIX***
AS MANUFACTURED BY **AGRECOL**

BARK MULCH

SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 4' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
7. LAWN AREAS SHALL BE SEEDED WITH *MADISON PARKS* SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
8. BIORETENTION BASINS SHALL BE PLANTED WITH *RAINWATER RENEWAL GARDEN* PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN - LOT 7

METROTECH

CITY OF MADISON, WISCONSIN

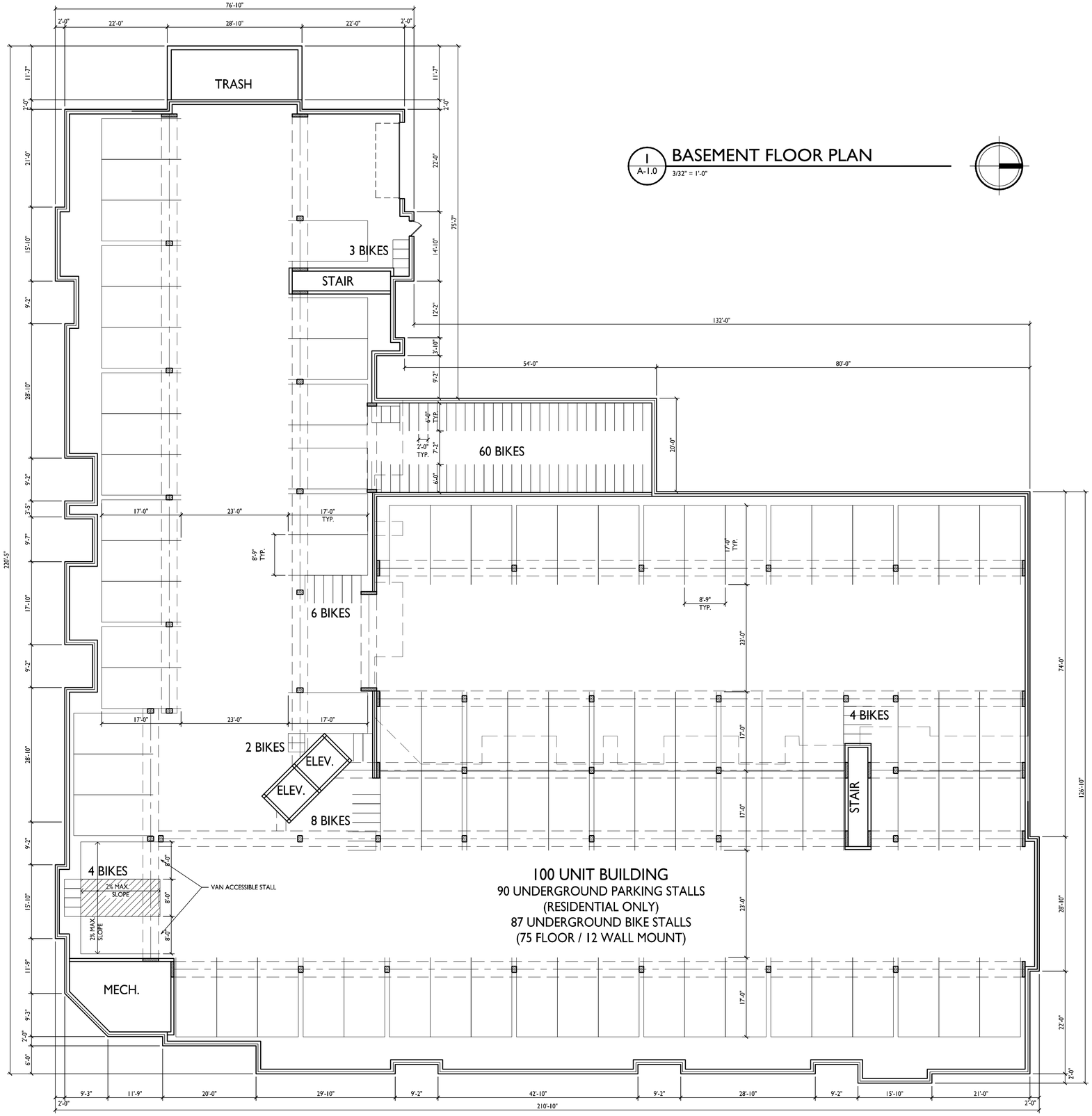
0 20'

DATE: 11-27-18
REVISED:

DRAWN BY: MS

FN: 18-03-101

Sheet Number:
L-1.1



1 A-1.0 BASEMENT FLOOR PLAN

3/32" = 1'-0"

TOTAL = 32,025 SQ.FT.

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Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - Nov 28, 2018

PROJECT TITLE
Lots 6 & 7
Metrotech

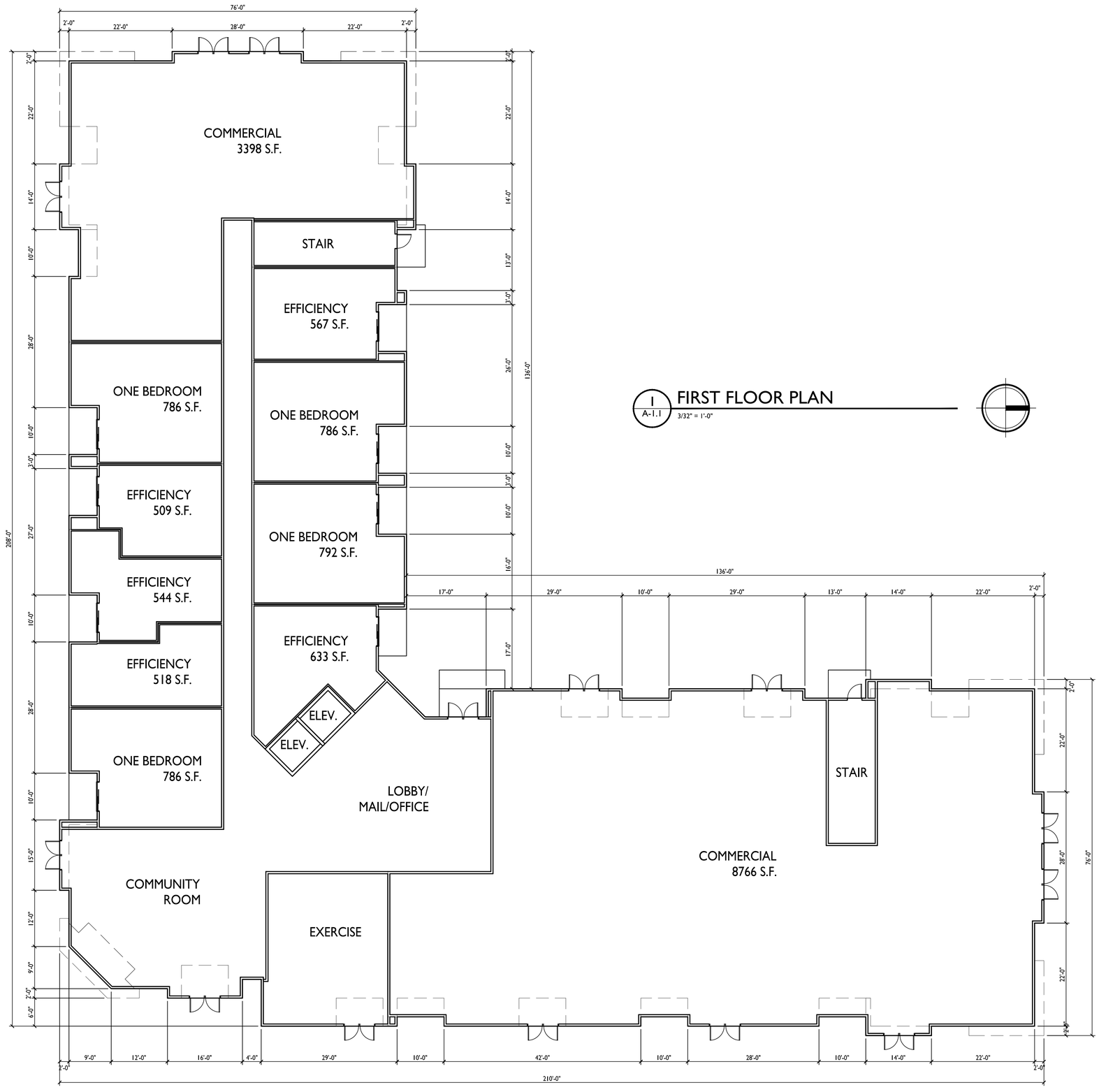
Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Building 1
Basement Floor Plan

SHEET NUMBER
A-1.0

PROJECT NO. 1821



1 A-1.1 FIRST FLOOR PLAN

3/32" = 1'-0"

UNIT MIX:

5 EFFICIENCIES
4 ONE BEDROOM
9 TOTAL UNITS

TOTAL = 23,627 SQ.FT.

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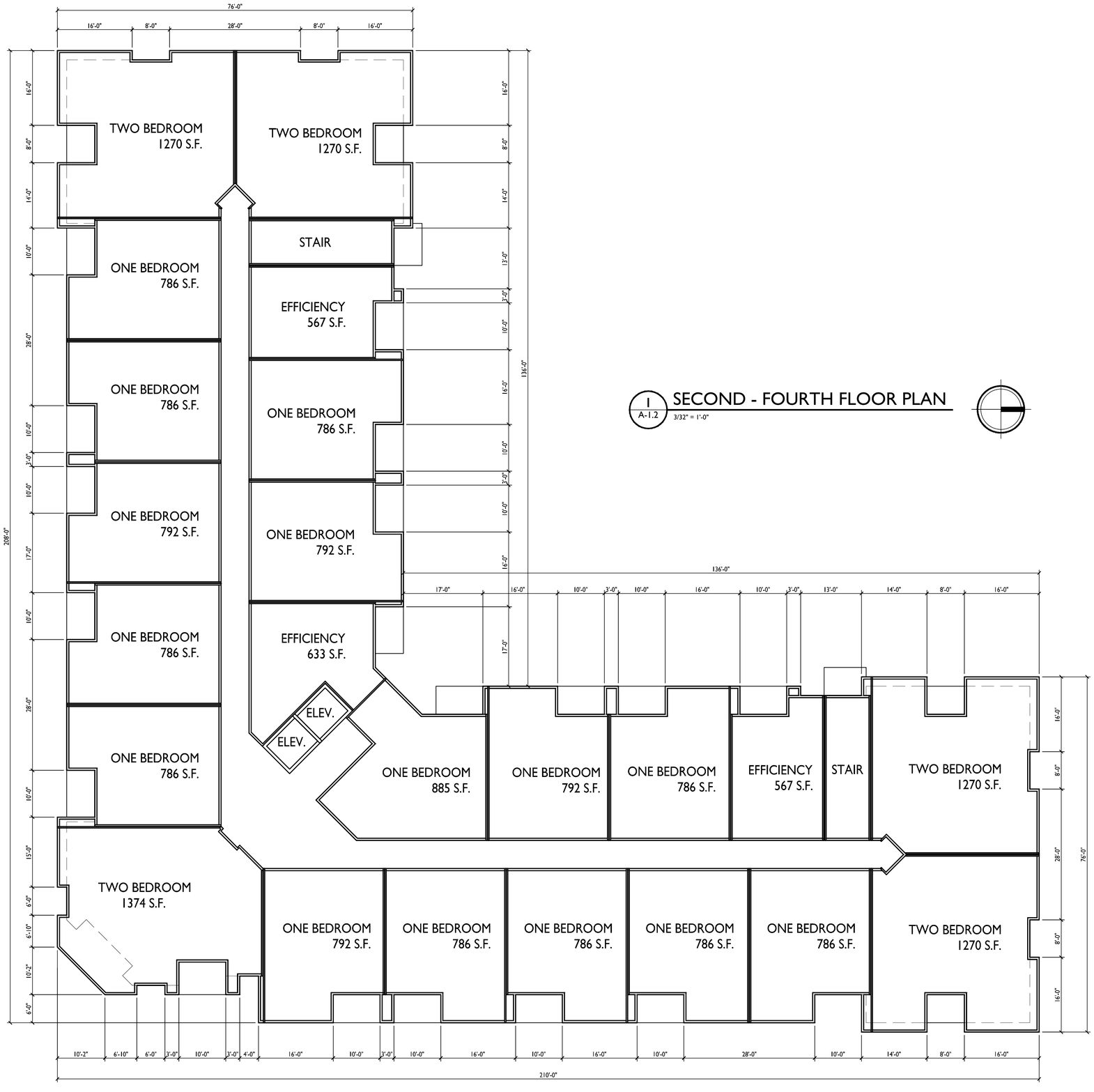
SHEET TITLE
Building 1
First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. 1821



1 / A-1.2 SECOND - FOURTH FLOOR PLAN

3/32" = 1'-0"

UNIT MIX:

3 EFFICIENCIES
15 ONE BEDROOM
5 TWO BEDROOM
23 TOTAL UNITS

TOTAL = 23,218 SQ.FT.

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PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
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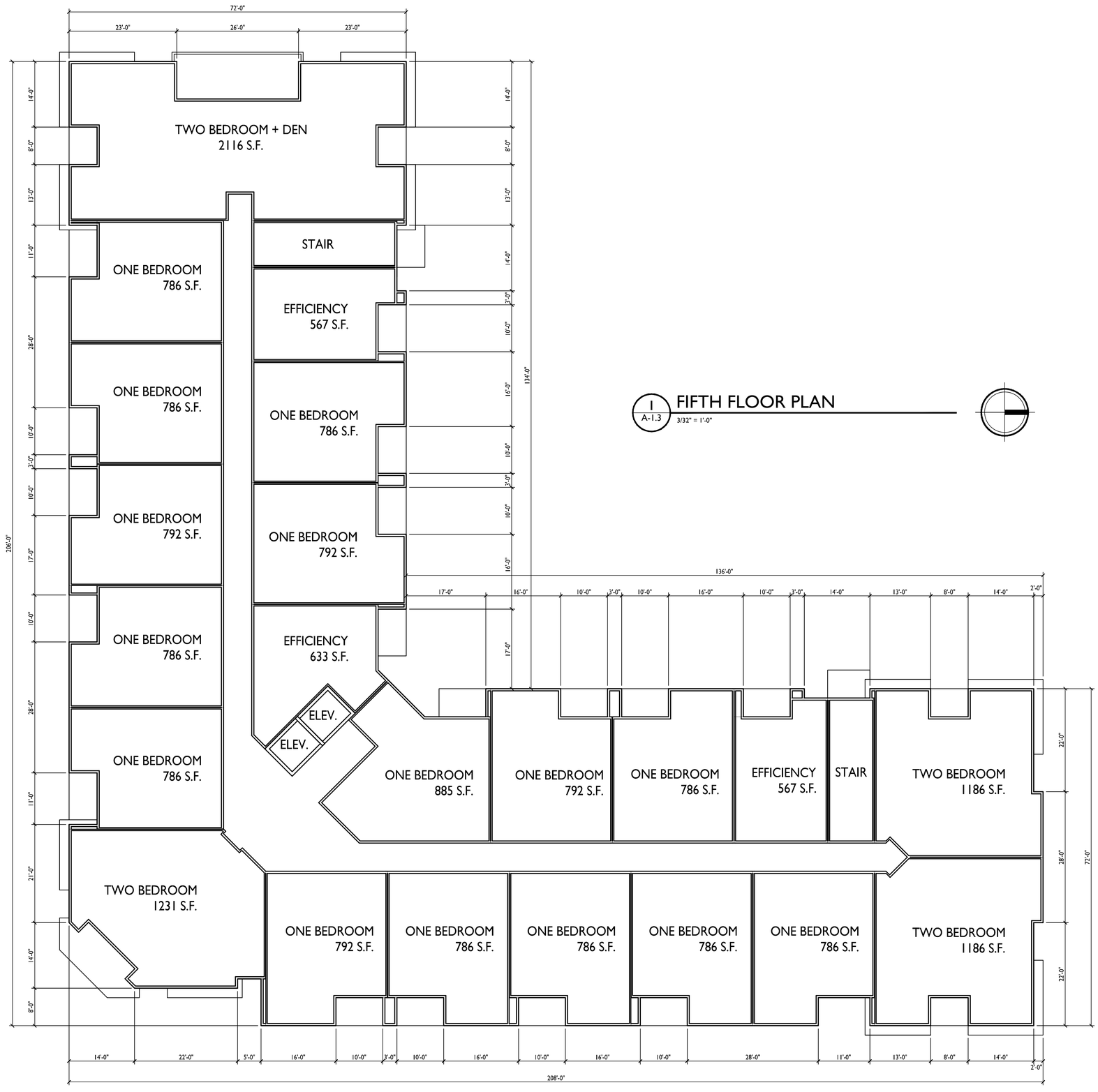
SHEET TITLE
Building 1
Second - Fourth
Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 1821



1 / A-1.3 FIFTH FLOOR PLAN

3/32" = 1'-0"

UNIT MIX:

3 EFFICIENCIES
15 ONE BEDROOM
3 TWO BEDROOM
1 TWO BED + DEN
22 TOTAL UNITS

TOTAL = 22,434 SQ.FT.

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PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
Lot 6: (Building 2)
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6502 Milwaukee St.

SHEET TITLE
Building 1
Fifth Floor Plan

SHEET NUMBER
A-1.3

PROJECT NO. 1821

1 A-2.1 SOUTH ELEVATION

3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FASCIA / SOFFIT / TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCES	ALUMINUM STOREFRONT - MATCH CAMEO

2 A-2.1 EAST ELEVATION

3/32" = 1'-0"

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PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Building 1
Exterior
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1821

1 / A-2.2 WEST ELEVATION

3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FASCIA / SOFFIT / TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCES	ALUMINUM STOREFRONT - MATCH CAMEO

2 / A-2.2 NORTH ELEVATION

3/32" = 1'-0"

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PROJECT TITLE

Lots 6 & 7
Metrotech

Site Address:
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SHEET TITLE

Building 1
Exterior
Elevations

SHEET NUMBER

A-2.2

PROJECT NO. 1821

1 A-2.3 Building 1 - East Elevation
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VETICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FACIA/SOFFIT/TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALIMINUM - MATCH CAMEO
BUILDING ENTRANCE	ALUMINUM STOREFRONT - MATCH CAMEO

TYPICAL MATERIALS

COMPOSITE SIDING & TRIM

VERTICAL METAL SIDING

BRICK VENEER

METAL PANELS

VINYL WINDOWS

CAST STONE SILLS, BANDS, & WINDOW HEAD

2 A-2.3 Building 1 - North Elevation
3/32" = 1'-0"

kba
knothe bruce
ARCHITECTS
knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use & UDC - Nov. 28. 2018

PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
Lot 6: (Building 2)
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6502 Milwaukee St.

SHEET TITLE
Building 1 - Exterior Elevations - Color

SHEET NUMBER
A-2.3

PROJECT NUMBER 1821

TYPICAL MATERIALS

COMPOSITE SIDING & TRIM

VERTICAL METAL SIDING

ALUMINUM RAILINGS

BRICK VENEER

METAL PANELS

VINYL WINDOWS

CAST STONE SILL, BANDS, & WINDOW HEAD

1 A-2.4 Building 1 - South Elevation
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VETICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FACIA/SOFFIT/TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALIMINUM - MATCH CAMEO
BUILDING ENTRANCE	ALUMINUM STOREFRONT - MATCH CAMEO

2 A-2.4 Building 1 - West Elevation
3/32" = 1'-0"

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PROJECT TITLE
Lots 6 & 7 Metrotech

Site Address:
Lot 6: (Building 2)
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Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Building 1 - Exterior Elevations - Color

SHEET NUMBER
A-2.4

PROJECT NUMBER 1821

Lots 6 & 7 Metrotech

Building 1 - Render View 1

A-2.5

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Lots 6 & 7 Metrotech

Building 1 - Render View 2

A-2.6

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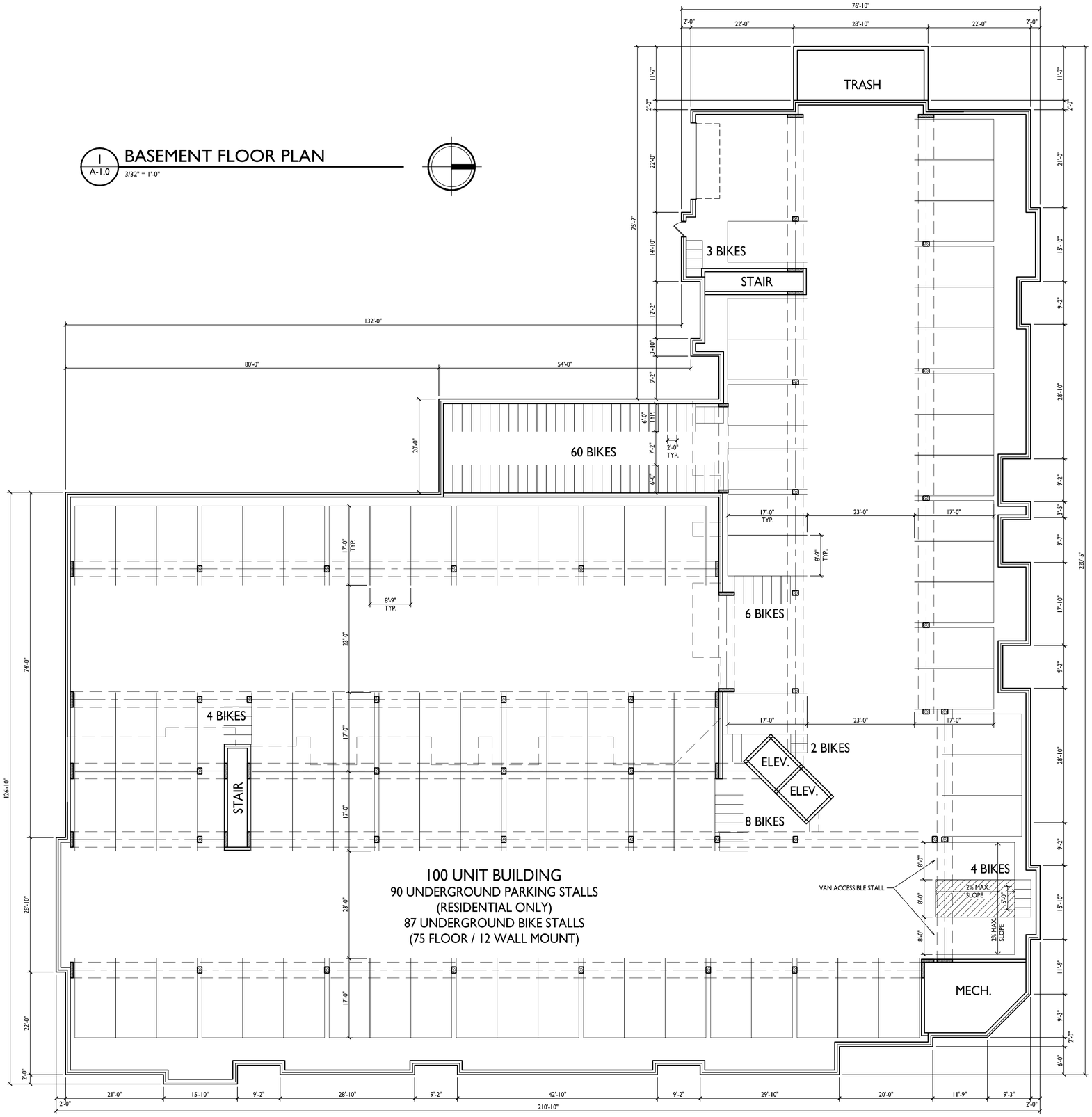
1 A-1.0 BASEMENT FLOOR PLAN

3/32" = 1'-0"



TOTAL = 32,025 SQ.FT.

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ISSUED

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PROJECT TITLE

Lots 6 & 7
Metrotech

Site Address:
Lot 6: (Building 2)
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Lot 7: (Building 1)
6502 Milwaukee St.

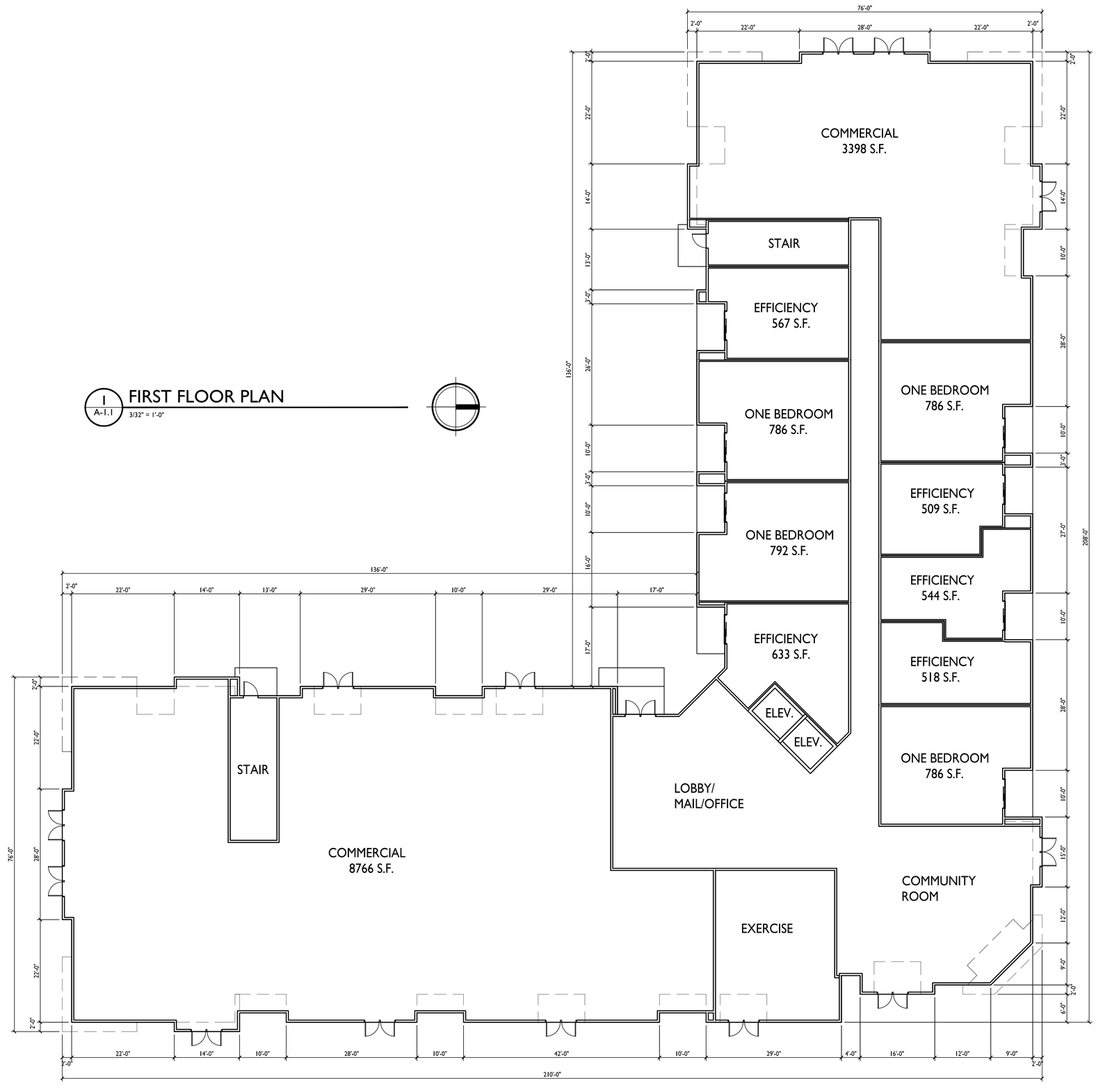
SHEET TITLE

Building 2
Basement Floor Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1821



1 A-1.1 FIRST FLOOR PLAN

3/32" = 1'-0"

UNIT MIX:

5 EFFICIENCIES
4 ONE BEDROOM
9 TOTAL UNITS

TOTAL = 23,627 SQ.FT.

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PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
Lot 6: (Building 2)
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Lot 7: (Building 1)
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SHEET TITLE
Building 2
First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. 1821

1 A-1.2 SECOND - FOURTH FLOOR PLAN

3/32" = 1'-0"

UNIT MIX:

3 EFFICIENCIES
15 ONE BEDROOM
5 TWO BEDROOM
23 TOTAL UNITS

TOTAL = 23,218 SQ.FT.

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PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
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SHEET TITLE
Building 2
Second - Fourth
Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 1821

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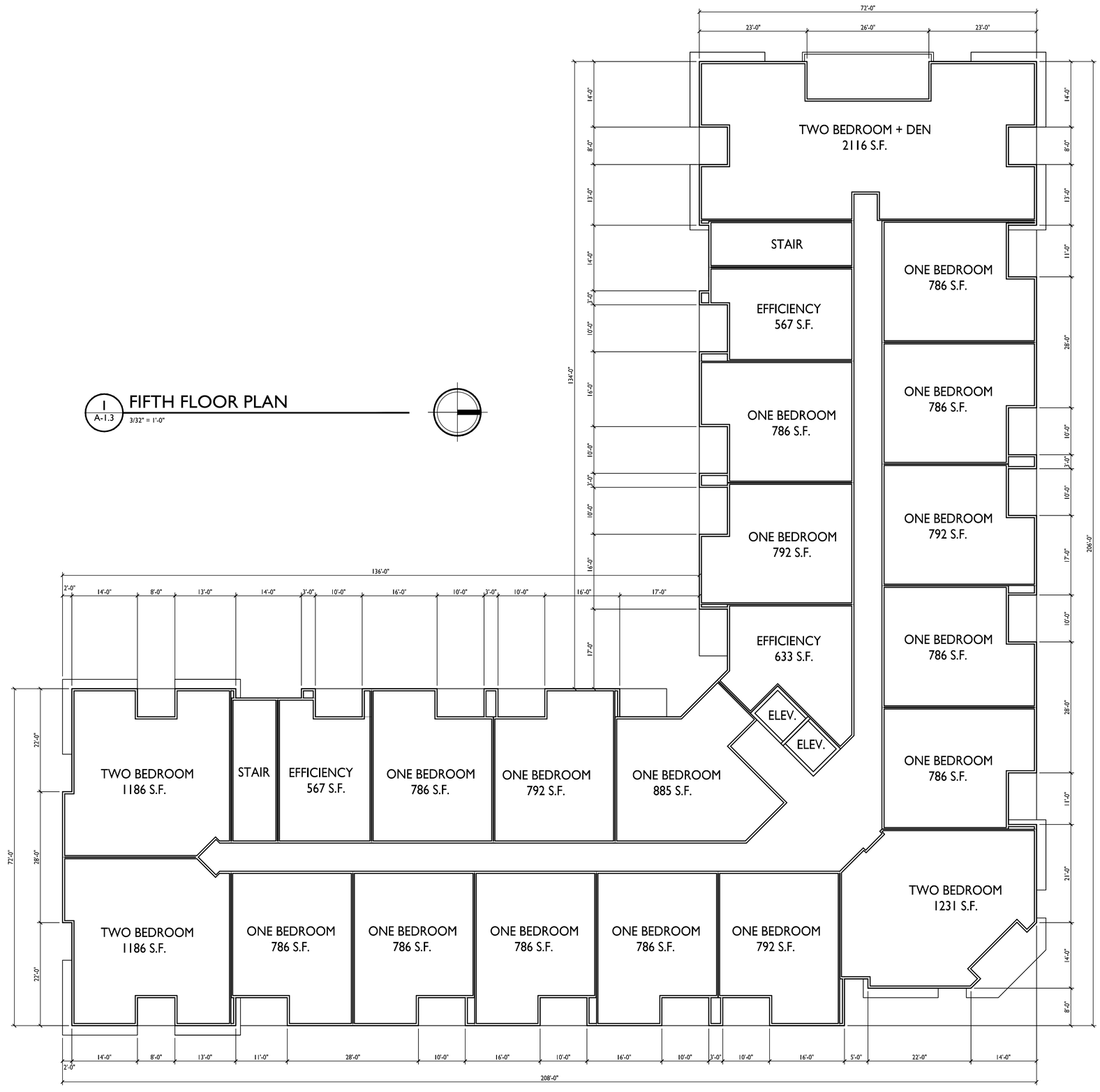
1 A-1.3 FIFTH FLOOR PLAN

3/32" = 1'-0"



UNIT MIX:

3 EFFICIENCIES
15 ONE BEDROOM
3 TWO BEDROOM
1 TWO BED + DEN
22 TOTAL UNITS

TOTAL = 22,434 SQ.FT.

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PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Building 2
Fifth Floor Plan

SHEET NUMBER
A-1.3

PROJECT NO. 1821

1 A-2.1 NORTH ELEVATION

3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FASCIA / SOFFIT / TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCES	ALUMINUM STOREFRONT - MATCH CAMEO

2 A-2.1 EAST ELEVATION

3/32" = 1'-0"

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PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
Lot 6: (Building 2)
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Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Building 2
Exterior
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1821

1 / A-2.2 WEST ELEVATION

3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FASCIA / SOFFIT / TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCES	ALUMINUM STOREFRONT - MATCH CAMEO

2 / A-2.2 SOUTH ELEVATION

3/32" = 1'-0"

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SHEET TITLE

Building 2
Exterior
Elevations

SHEET NUMBER

A-2.2

PROJECT NO. 1821

2 A-2.3 Building 2 - North Elevation
3/32" = 1'-0"

TYPICAL MATERIALS

- COMPOSITE SIDING & TRIM
- VERTICAL METAL SIDING
- ALUMINUM RAILINGS
- BRICK VENEER
- METAL PANELS
- VINYL WINDOWS
- CAST STONE SILL, BANDS, & WINDOW HEAD

EXTERIOR MATERIAL SCHEDULE

MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VETICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FACIA/SOFFIT/TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALIMINUM - MATCH CAMEO
BUILDING ENTRANCE	ALUMINUM STOREFRONT - MATCH CAMEO

1 A-2.3 Building 2 - East Elevation
3/32" = 1'-0"

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knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use & UDC - Nov. 28. 2018

PROJECT TITLE
Lots 6 & 7 Metrotech

Site Address:
Lot 6: (Building 2)
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6502 Milwaukee St.

SHEET TITLE
Building 2 - Exterior Elevations - Color

SHEET NUMBER
A-2.3

PROJECT NUMBER 1821

2 A-2.4 Building 2 - West Elevation
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VETICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FACIA/SOFFIT/TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALIMINUM - MATCH CAMEO
BUILDING ENTRANCE	ALUMINUM STOREFRONT - MATCH CAMEO

1 A-2.4 Building 2 - South Elevation
3/32" = 1'-0"

TYPICAL MATERIALS

- COMPOSITE SIDING & TRIM
- VERTICAL METAL SIDING
- BRICK VENEER
- METAL PANELS
- VINYL WINDOWS
- CAST STONE SILLS, BANDS, & WINDOW HEAD

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knothebruce.com 608.836.3690
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KEY PLAN

ISSUED
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PROJECT TITLE
Lots 6 & 7 Metrotech

Site Address:
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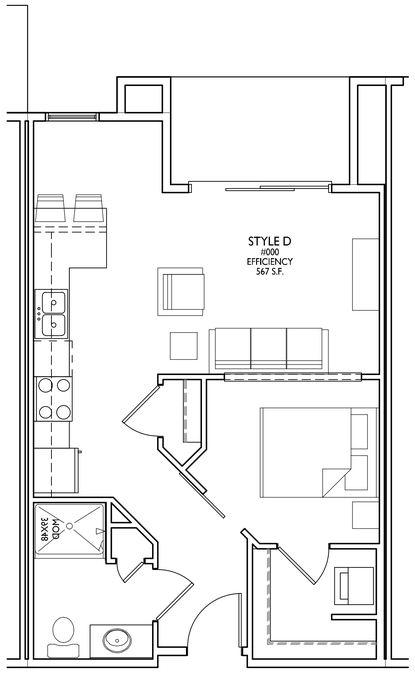
Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Building 2 - Exterior Elevations - Color

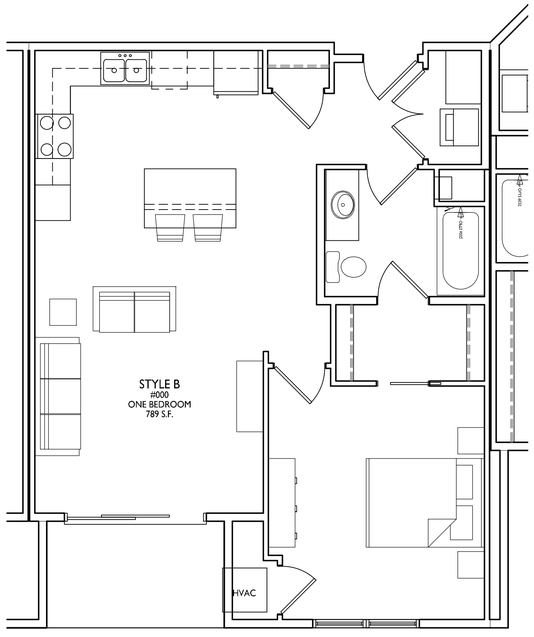
SHEET NUMBER
A-2.4

PROJECT NUMBER 1821



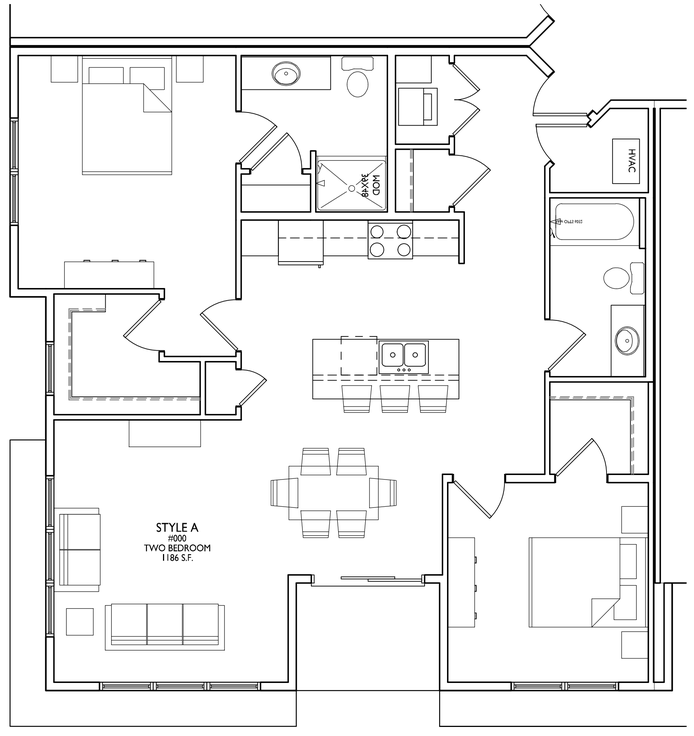
1 A-5.1 TYPICAL EFFICIENCY

1/4" = 1'-0"



1 A-5.1 TYPICAL ONE BEDROOM UNIT

1/4" = 1'-0"



1 A-5.1 TYPICAL TWO BEDROOM UNIT

1/4" = 1'-0"

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Middleton, WI 53562

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PROJECT TITLE
Lots 6 & 7
Metrotech

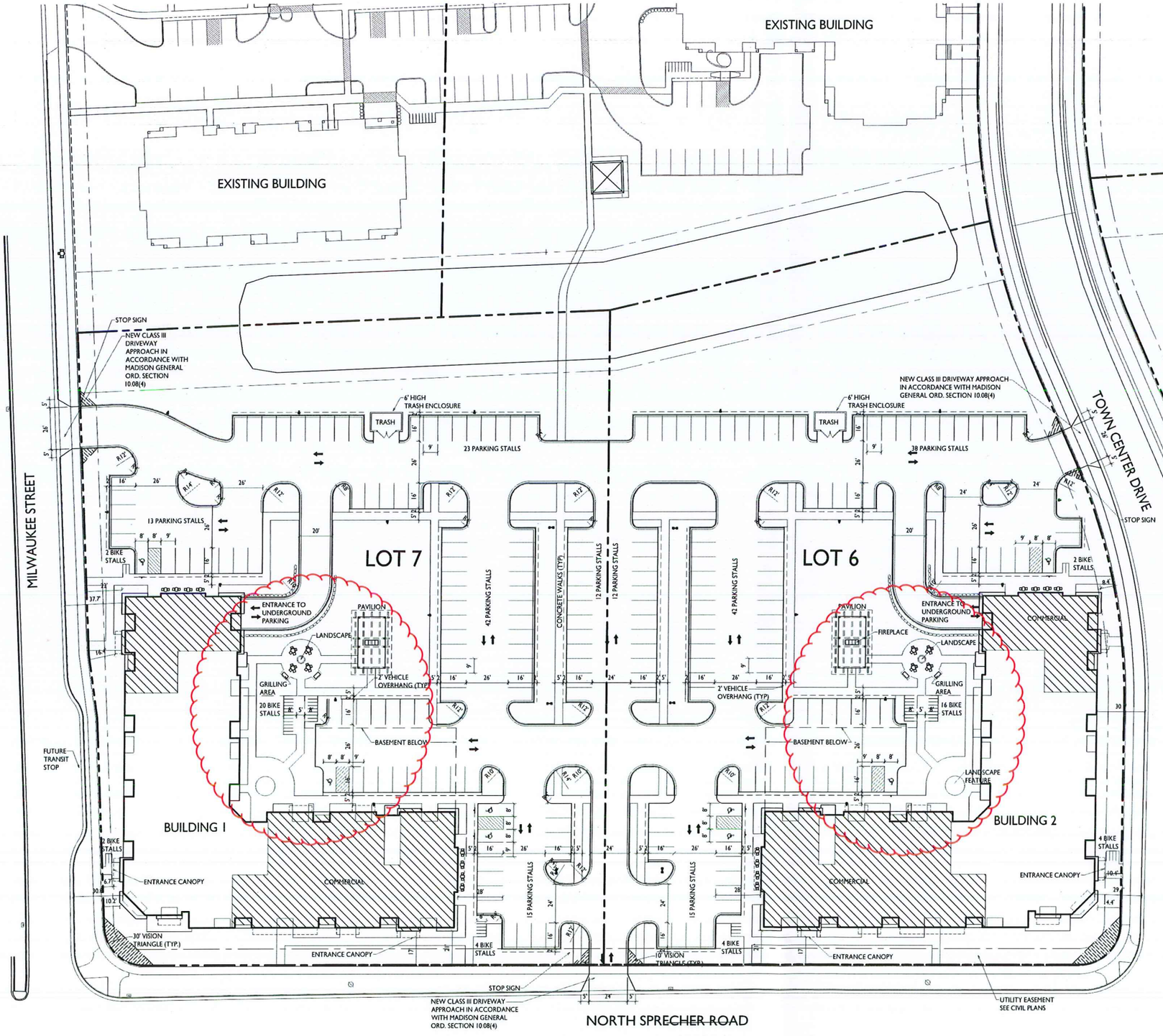
Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Typical Unit Floor Plan

SHEET NUMBER
A-5.1

PROJECT NO. 1821



1 C-1.1 SITE PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

SITE DEVELOPMENT DATA LOTS 6 & 7:

DENSITIES:			
LOT AREA	259,617 SF / 5.96 ACRES		
DWELLING UNITS	200 DU		
COMMERCIAL AREA	28,000 SF		
LOT AREA / D.U.	1,298 SF / UNIT		
DENSITY	33.6 UNITS/ACRE		
BUILDING HEIGHT	5 STORIES		
LOT COVERAGE	156,364 S.F. = 60%		
USABLE OPEN SPACE	85,688 S.F. (428 SF / UNIT)		
FLOOR AREA RATIO	1.14		
DWELLING UNIT MIX:	LOT 6	LOT 7	TOTAL
EFFICIENCY	17	17	34
ONE BEDROOM	64	64	128
TWO BEDROOM	19	19	38
TOTAL DWELLING UNITS	100	100	200
VEHICLE PARKING:			
UNDERGROUND/ COVERED	180 STALLS		
SURFACE	212 STALLS		
TOTAL	392 STALLS		
1.6 STALLS/DU AND A TOTAL OF 80 STALLS FOR COMMERCIAL USE. ALSO AN ALLOWED 8 STALL REDUCTION FOR MIXED USES.			
BICYCLE PARKING:			
UNDERGROUND GARAGE - WALL	24 STALLS (COVERED)		
UNDERGROUND/STD. 2'X6'	150 STALLS (COVERED)		
SURFACE RESIDENTIAL	26 STALLS		
SURFACE GUEST	20 STALLS (10% OF UNITS)		
SURFACE COMMERCIAL	8 STALLS		
TOTAL	228 STALLS		

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

SHEET INDEX

ISSUED
Issued for Land Use & UDC - Nov. 28, 2018
Issued for UDC Supplement - January 10, 2019
Issued for Planning Supplement - January 17, 2019

PROJECT TITLE
Lots 6 & 7
Metrotech

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

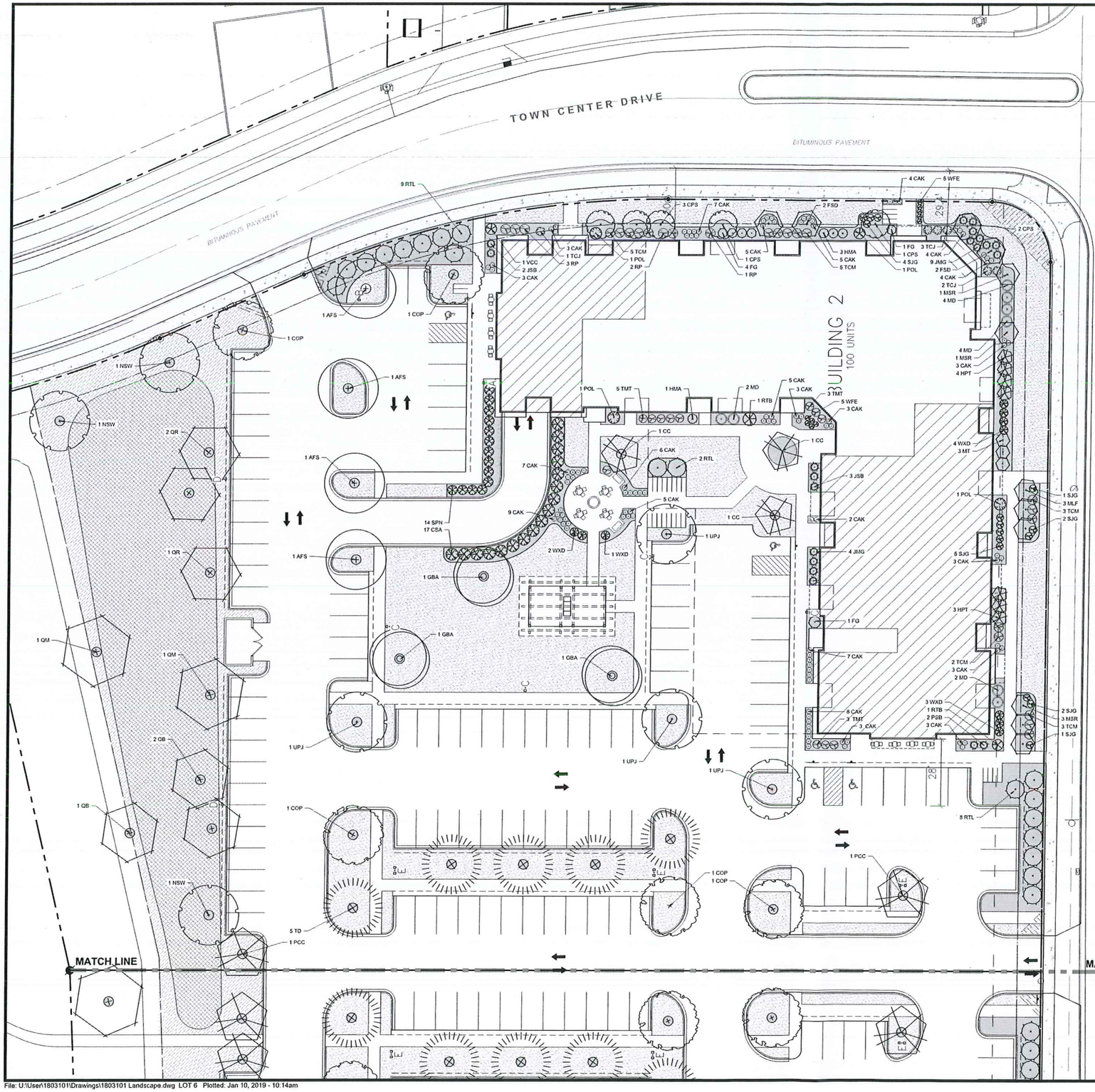
Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

Lot 7: (Building 1)
6502 Milwaukee St.

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1821



LOT 6 - LANDSCAPE REQUIREMENTS SUMMARY

LOT 6 - DEVELOPED AREA REQUIREMENT:
5 POINTS PER 300 SF OF DEVELOPED AREA
GROSS DEVELOPED AREA = 97,214 SQ FT
BUILDING FOOTPRINTS = 24,430 SQ FT
NET DEVELOPED AREA = 72,784 SQ FT (1.64 ACRE)

TOTAL POINTS REQUIRED = 1,213 POINTS

POINTS PROVIDED = 2,496 POINTS

LOT - 6 STREET FRONTAGE REQUIREMENT:
1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

TOWN CENTER DRIVE FRONTAGE = 330 FT
PLANTS REQUIRED = 11 OVERSTORY TREES OR
22 EVERGREEN / ORNAMENTAL TREES
55 SHRUBS
PLANTS PROVIDED = 11 OVERSTORY TREES
55 SHRUBS

SPRECHER ROAD FRONTAGE = 307 FT
PLANTS REQUIRED = 10 OVERSTORTY TREES OR
20 EVERGREEN / ORNAMENTAL TREES
50 SHRUBS
PLANTS PROVIDED = 1 OVERSTORY TREE
18 ORNAMENTAL TREES
50 SHRUBS

LOT 6 - PARKING LOT LANDSCAPING REQUIREMENT:
1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 46,825 SQ FT
REQUIRED LANDSCAPED AREA = 3,746 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 5,023 SQ FT

OVERSTORY TREES REQUIRED = 24 OVERSTORY TREES
OVERSTORY TREES PROVIDED = 24 OVERSTORY TREES

LOT 6 - PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFS	*Acer x freemanii* 'Sienna Glen'	Sienna Glen Maple	4	35	140	2.5"	B&B	
CPS	Celtis occidentalis 'Prairie Sentinal'	Prairie Sentinal Hackberry	5	35	175	2.5"	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	5	35	175	2.5"	B&B	
FSD	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	4	35	140	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3	35	105	2.5"	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	2	35	70	2.5	B&B	
QB	Quercus bicolor	Swamp White Oak	3	35	105	2.5"	B&B	
QM	Quercus macrocarpa	Burr Oak	2	35	70	2.5"	B&B	
QR	Quercus rubra	Northern Red Oak	3	35	105	2.5"	B&B	
TD	Taxodium distichum	Bald Cypress	5	35	175	2.5"	B&B	
UPJ	Ulmus propinqua 'JFS-Bieberich'	Emerald Sunshine Elm	4	35	140	2.5"	B&B	
ORNAMENTAL TREE								
CC	Carpinus caroliniana	American Hornbeam	2	15	30	6' TALL	B&B	MULTI-STEM
HPT	Hydrangea paniculata 'Grandiflora'	PG Hydrangea Tree Form	7	15	105	4' TALL	B&B	TREE FORM
MLF	Malus 'Firebird'	Firebird Crabapple	3	15	45	4' TALL	B&B	
MT	Malus 'Tina'	Tina Crabapple	3	15	45	4' TALL	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	5	15	75	4' TALL	B&B	MULTI-STEM
DECIDUOUS SHRUB								
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	17	3	51	24" TALL	POT	
FG	Fothergilla 'Blue Shadow'	Blue Shadow Fothergilla	6	3	18	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	4	3	12	24" TALL	POT	
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebard	3	3	9	24" TALL	POT	
RTB	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	2	3	6	36" TALL	POT	
RTL	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	20	3	60	36" TALL	POT	
SPN	Salix purpurea 'Nana'	Dwarf Arctic Willow	14	3	42	36" TALL	POT	
SXM	Spiraea 'Gold Flame'	Gold Flame Spiraea	15	3	45	12" TALL	POT	
VCC	Viburnum carlesii 'Nana'	Compact Koreanspice Viburnum	2	3	6	24" TALL	POT	
WFE	Weigela 'Elvera'	Midnight Wine Weigela	5	3	15	12" TALL	POT	
WXD	Weigela 'Dark Horse'	Dark Horse Weigela	7	3	21	18" TALL	POT	
EVERGREEN SHRUB								
JMG	Juniperus x media 'Sea of Gold'	Sea of Gold Juniper	13	4	52	12" TALL	POT	
JSB	Juniperus squamata 'Blue Star'	Blue Star Juniper	5	4	20	12" TALL	POT	
MD	Microbiota decussata	Russian Arborvitae	8	4	32	12" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Pine	2	4	8	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	6	4	24	24" TALL	POT	
TCJ	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	6	4	24	24" TALL	POT	
TCM	Taxus cuspidata 'Monloo'	Emerald Spreader Yew	18	4	72	24" TALL	POT	
TMT	Taxus 'Tauntoni'	Tauntion Yew	8	4	32	24" TALL	POT	
ORNAMENTAL GRASSES								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	71	2	142	1 GAL	POT	
				TOTAL:	2496	POINTS		

GROUND COVER LEGEND LEGEND

- LAWN SEED
- ***PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS*** SEED MIX AS MANUFACTURED BY **AGRECOL**
- BIORETENTION BASIN - ***RAINWATER RENEWAL GARDEN MIX*** AS MANUFACTURED BY **AGRECOL**
- BARK MULCH

SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 4' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
7. LAWN AREAS SHALL BE SEEDED WITH *MADISON PARKS* SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
8. BIORETENTION BASINS SHALL BE PLANTED WITH *RAINWATER RENEWAL GARDEN* PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

METROTECH

LANDSCAPE PLAN - LOT 6

CITY OF MADISON, WISCONSIN

0 20'

DATE: 01-10-19
REVISED:

DRAWN BY: MS

FN: 18-03-101

Sheet Number:
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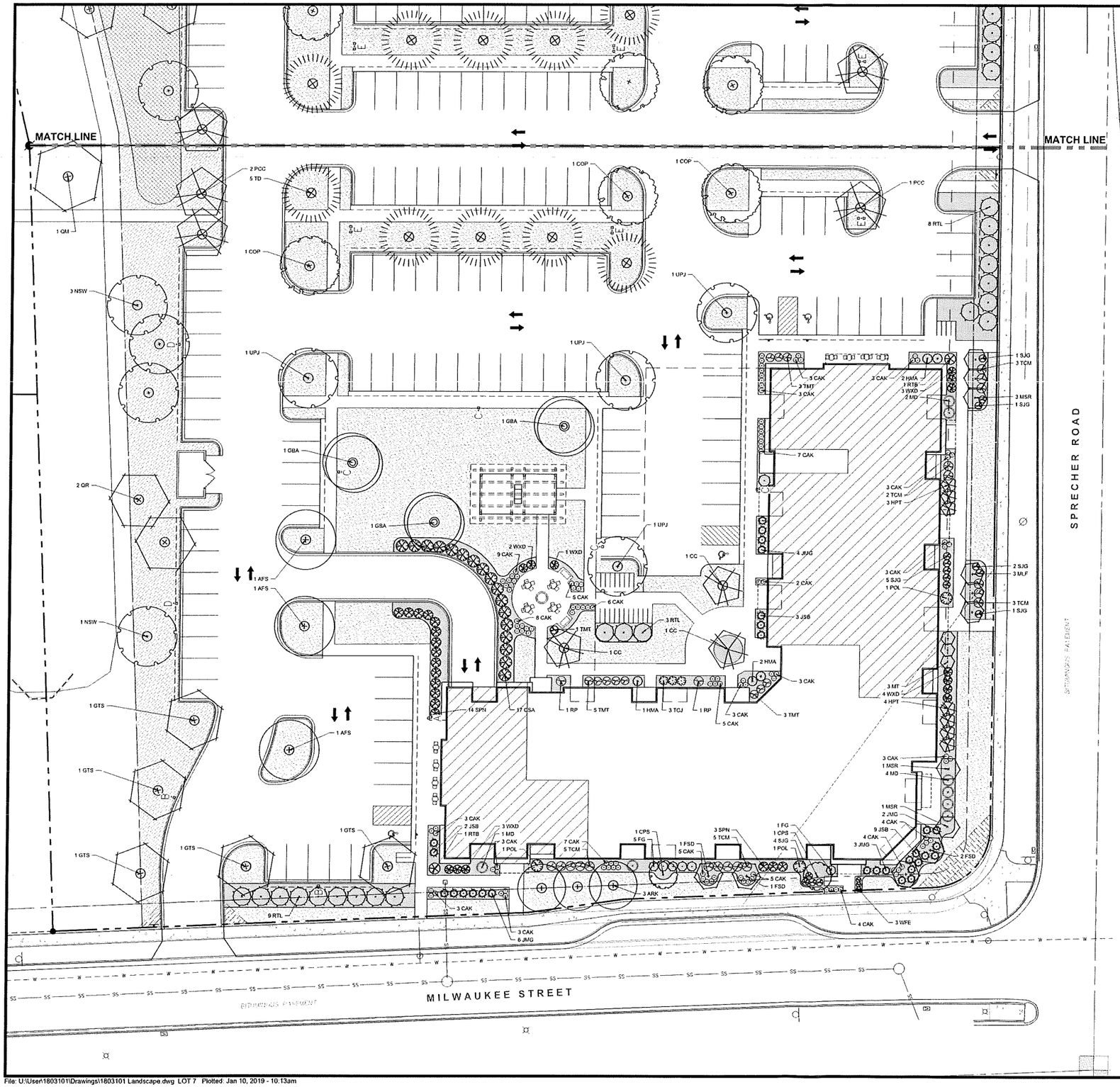

LOT 7 - LANDSCAPE REQUIREMENTS SUMMARY

LOT 7 - DEVELOPED AREA REQUIREMENT:
5 POINTS PER 300 SF OF DEVELOPED AREA
GROSS DEVELOPED AREA = 98,779 SQ FT
BUILDING FOOTPRINTS = 24,430 SQ FT
NET DEVELOPED AREA = 74,349 SQ FT (1.64 ACRE)

TOTAL POINTS REQUIRED = 1,239 POINTS

POINTS PROVIDED = 2,462 POINTS

LOT - 7 STREET FRONTAGE REQUIREMENT:
1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

MILWAUKEE STREET FRONTAGE = 325 FT
PLANTS REQUIRED = 11 OVERSTORY TREES OR
22 EVERGREEN / ORNAMENTAL TREES
55 SHRUBS
PLANTS PROVIDED = 11 OVERSTORY TREES
55 SHRUBS

SPRECHER ROAD FRONTAGE = 300 FT
PLANTS REQUIRED = 10 OVERSTORTY TREES OR
20 EVERGREEN / ORNAMENTAL TREES
50 SHRUBS
PLANTS PROVIDED = 1 OVERSTORY TREE
18 ORNAMENTAL TREES
50 SHRUBS

LOT 7 - PARKING LOT LANDSCAPING REQUIREMENT:
1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 46,674 SQ FT
REQUIRED LANDSCAPED AREA = 3,734 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 5,240 SQ FT

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

LOT 7 - PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	3	35	105	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	3	35	105	2.5"	B&B	
CPS	Celtis occidentalis 'Prairie Sentinal'	Prairie Sentinal Hackberry	4	35	140	2.5"	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	35	105	2.5"	B&B	
FSD	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	4	35	140	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	5	35	175	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	35	140	2.5"	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	3	35	105	2.5	B&B	
QM	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
QR	Quercus rubra	Northern Red Oak	2	35	70	2.5"	B&B	
TD	Taxodium distichum	Bald Cypress	5	35	175	2.5"	B&B	
UPJ	Ulmus propinqua 'JFS-Beebench'	Emerald Sunshine Elm	4	35	140	2.5"	B&B	
ORNAMENTAL TREE								
CC	Carpinus caroliniana	American Hornbeam	2	15	30	6' TALL	B&B	MULTI-STEM
HPT	Hydrangea paniculata 'Grandiflora'	PG Hydrangea Tree Form	7	15	105	4' TALL	B&B	TREE FORM
MLF	Malus 'Firebird'	Firebird Crabapple	3	15	45	4' TALL	B&B	
MT	Malus 'Tina'	Tina Crabapple	3	15	45	4' TALL	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	5	15	75	4' TALL	B&B	MULTI-STEM
DECIDUOUS SHRUB								
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	17	3	51	24" TALL	POT	
FG	Fothergilla 'Blue Shadow'	Blue Shadow Fothergilla	7	3	21	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	3	3	9	24" TALL	POT	
HV	Hamamelis virginiana	Witchhazel	1	3	3	36" TALL	POT	
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebard	3	3	9	24" TALL	POT	
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	2	3	6	36" TALL	POT	
RTL	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	20	3	60	36" TALL	POT	
SPN	Salix purpurea 'Nana'	Dwarf Arctic Willow	17	3	51	36" TALL	POT	
SJG	Spiraea 'Gold Flame'	Gold Flame Spiraea	15	3	45	12" TALL	POT	
WFE	Weigela 'Elvera'	Midnight Wine Weigela	3	3	9	12" TALL	POT	
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GROUND COVER LEGEND LEGEND

LAWN SEED

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

BIORETENTION BASIN - ***RAINWATER RENEWAL GARDEN MIX***
AS MANUFACTURED BY **AGRECOL**

BARK MULCH

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METROTECH

LANDSCAPE PLAN - LOT 7

CITY OF MADISON, WISCONSIN

0 20

DATE: 01-10-19
REVISED:

DRAWN BY: MS

FN: 18-03-101

Sheet Number:
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File: U:\User\1803101\Drawings\1803101 Landscape.dwg LOT 7 Plotted: Jan 10, 2019 - 10:13am