

PROJECT:

GRAND ARBOR RESERVE

BIRCHWOOD POINT, LOT-1
 10203 MINERAL POINT ROAD
 MADISON, WISCONSIN



OWNER:

GRAND ARBOR RESERVE, LLC

6417 ODANA RD
 MADISON, WISCONSIN 53719
 CONTACT: DAN SCHMIDT
 PHONE: 608-285-8680
 FAX: 608-255-3387
 email: dans@rentfmi.com

ARCHITECT:

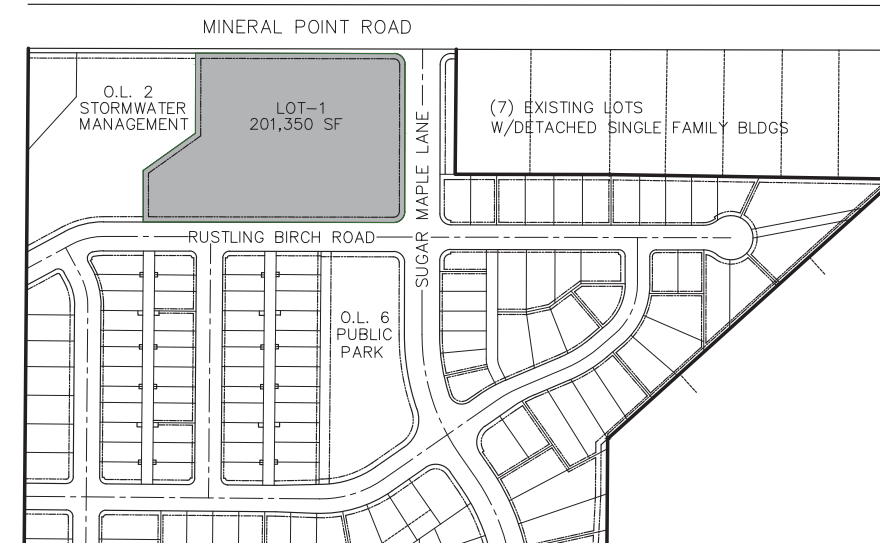
ULIAN KISSIOV

476 PRESIDENTIAL LANE
 MADISON, WISCONSIN 53711
 PHONE: 608-320-3151
 email: ukissiov@charter.net

CIVIL ENGINEER:

D'ONOFRIO KOTTKE & ASSOC., INC.

7530 WESTWARD WAY
 MADISON, WISCONSIN 53717
 CONTACT: DAN DAY
 PHONE: 608-833-7530
 email: dday@donofrio.cc



LOCATION MAP
 1" = 200'

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UNIT MIX:

UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	15	15%
ONE BEDROOM	39	39%
ONE BEDROOM+DEN	14	14%
TWO BEDROOM	24	24%
TWO BEDROOM+DEN	6	6%
THREE BEDROOM	2	2%
TOTAL	100	100%

BUILDING AREA:

FLOOR	SQ.F.
UNDERGR. PARKING	38,570
FIRST FLOOR	44,200
SECOND FLOOR	38,700
THIRD FLOOR	38,700
TOTAL	160,170



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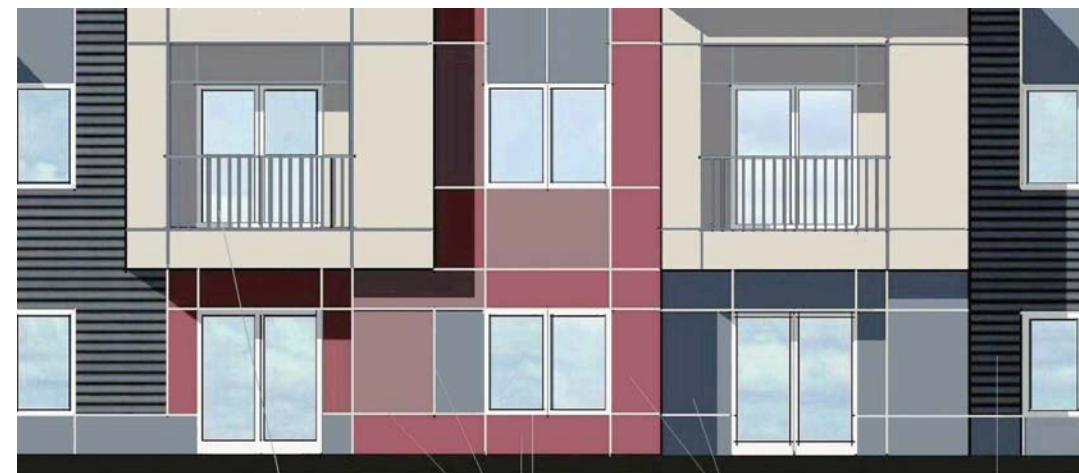
BUILDING B
S/W - COLORS



BUILDING A



BUILDING A



ALUMINUM RAILING
CLEAR ANODIZED FINISH

VINYL WINDOWS - WHITE
COMPOSITE WOOD PANELS -
FIBERCEMENT PANELS @ FIRST 2' AFF
"XTREME TRIM" EXTRUDED ALUMINUM PROFILES
CLEAR ANODIZED FINISH

COMPOSITE WOOD SIDING

*ROOF - ARCHITECTURAL ASPHALT SHINGLES

EXTERIOR FINISH MATERIALS



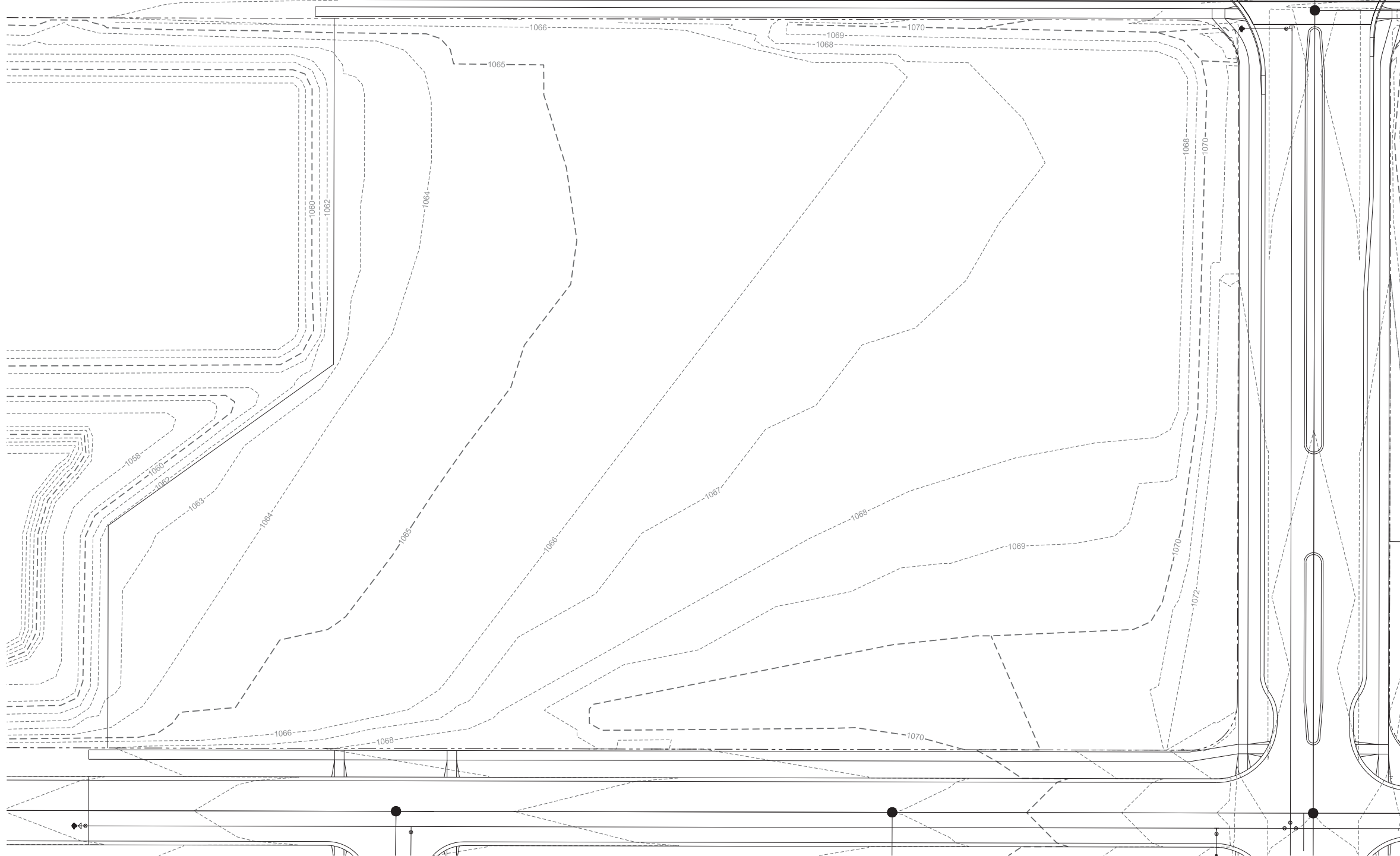
BUILDING B

PROJECT:
GRAND ARBOR RESERVE
10203 MINERAL POINT ROAD, MADISON, WI
CLIENT:
GRAND ARBOR RESERVE, LLC
6417 ODANA RD, MADISON, WI 53719






PROJECT: 2014-02
CAD FILE:
DRAWN BY: U.K.
DATE: 08/04/14

1°52'45"W 2645.45'

S89°52'45"E 972.45'



LEGEND

-  PROPERTY LINE
-  CONCRETE CURB & GUTTER
-  EXISTING CONTOUR
-  SANITARY SEWER
-  WATER MAIN

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EXISTING CONDITIONS

GRAND ARBOR RESERVE

CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 30'
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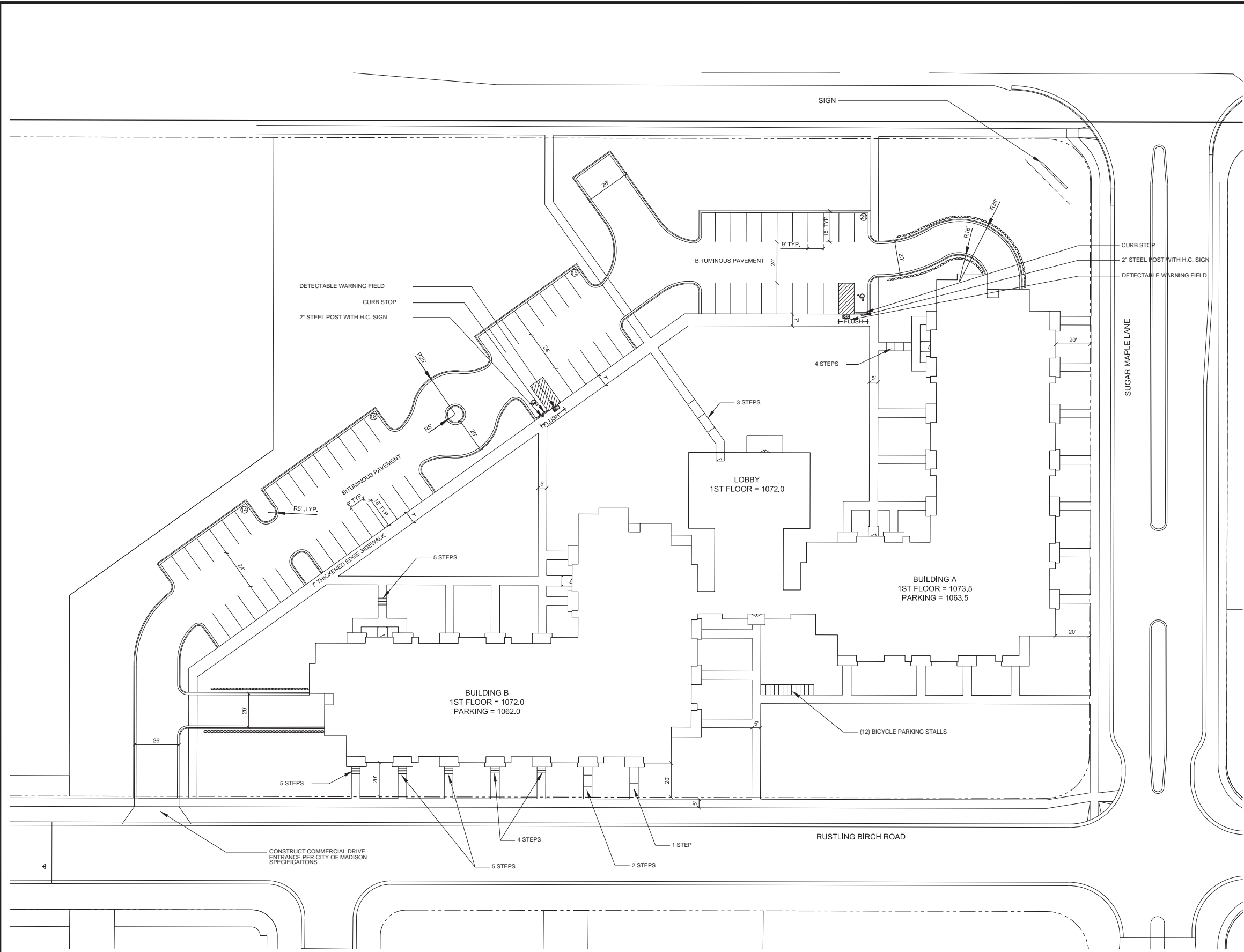
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LEGEND

- PROPERTY LINE
- ==== 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL

GENERAL NOTES

1. ALL SITE WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL REPLACE ANY EXISTING CONCRETE SIDEWALK DAMAGED DURING CONSTRUCTION PER CITY OF MADISON STANDARDS.

SITE PLAN INFORMATION BLOCK 802 NORTH STAR DRIVE	
PROJECT AREA	201,350 SF
PROPOSED BUILDING AREA	44,200 SF
PROPOSED TOTAL IMPERVIOUS	91,650 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	68
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS	102
NUMBER OF ACCESSIBLE STALLS	4
TOTAL NUMBER OF STALLS	170
NUMBER OF SURFACE BICYCLE STALLS	12
NUMBER OF UNDERGROUND BICYCLE STALLS	157
TOTAL NUMBER OF BICYCLE STALLS	169

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CITY OF MADISON, DANE COUNTY, WISCONSIN
GRAND ARBOR RESERVE
 SITE PLAN



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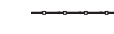

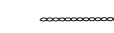
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LEGEND


-  900 PROPOSED CONTOUR
-  900 EXISTING CONTOUR
-  SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FG - FINISHED GRADE
- SW - SIDEWALK
- TW - TOP OF WALL (GROUND ELEVATION)
- BW - BOTTOM OF WALL (GROUND ELEVATION)
- RIM - INLET RIM
-  SILT FENCE
-  PROPOSED BUILDING
-  PROPOSED RETAINING WALL

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 1 1/2 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.

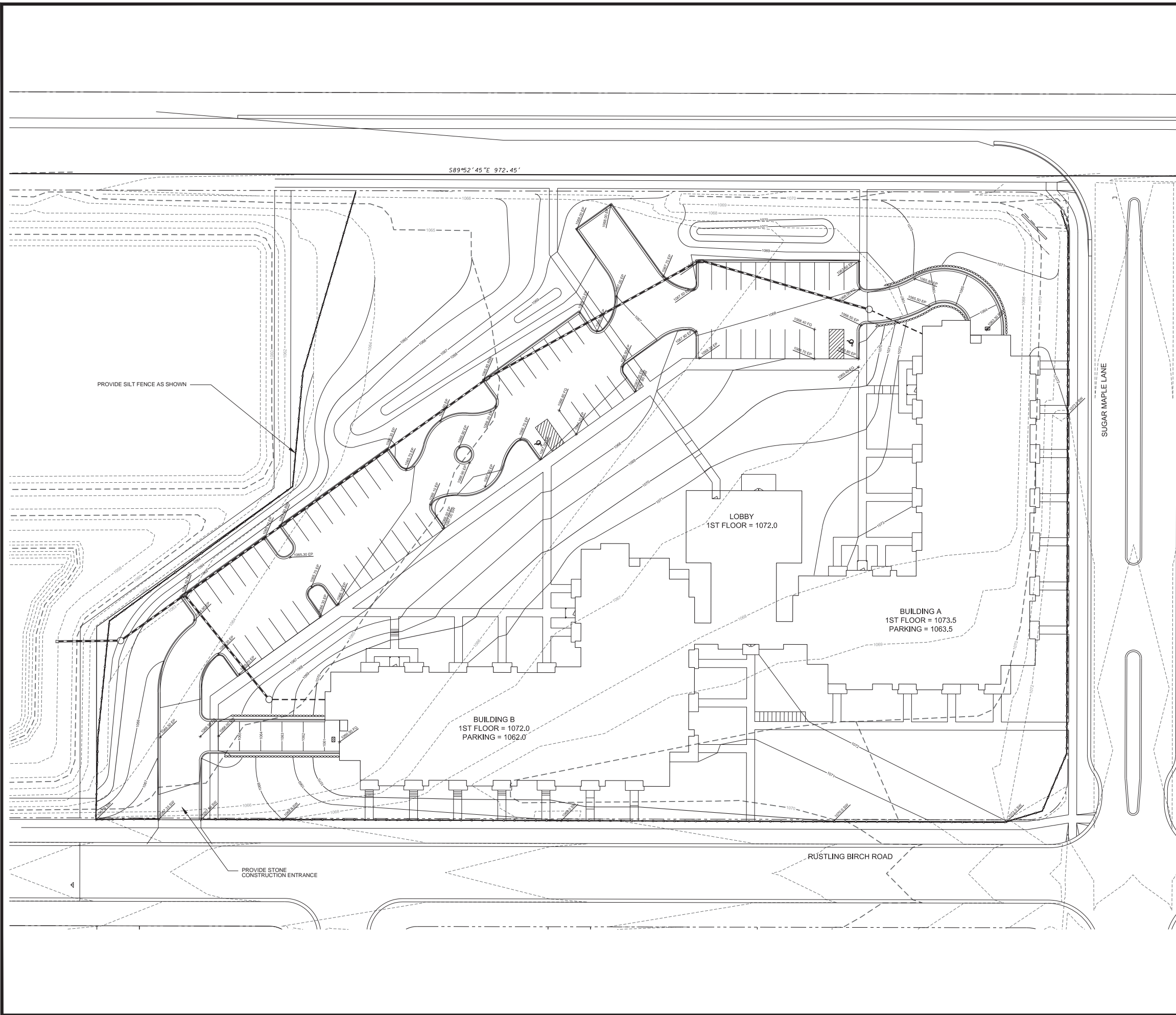


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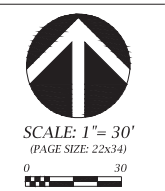
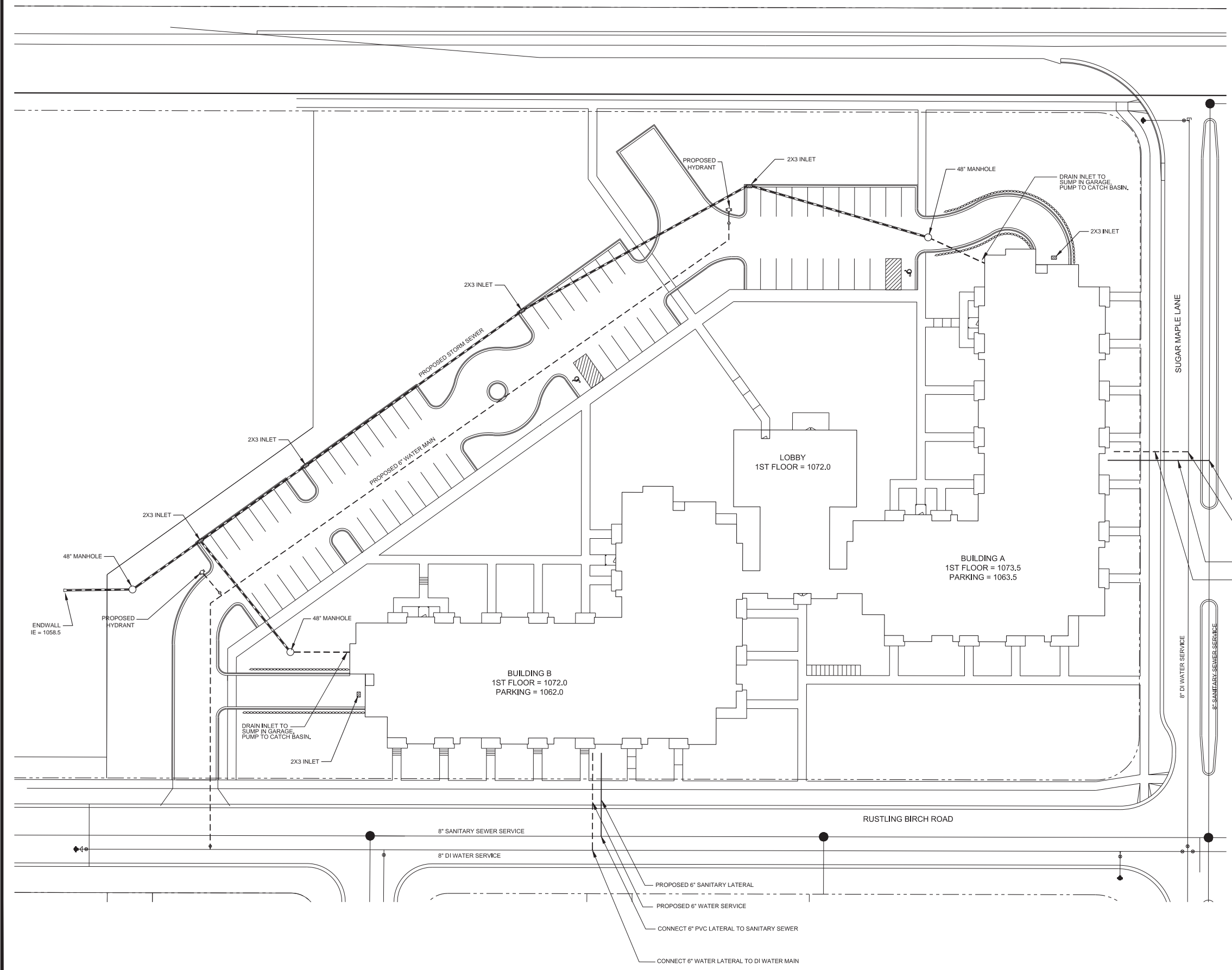
UTILITY PLAN
GRAND ARBOR RESERVE
 CITY OF MADISON, DANE COUNTY, WISCONSIN

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

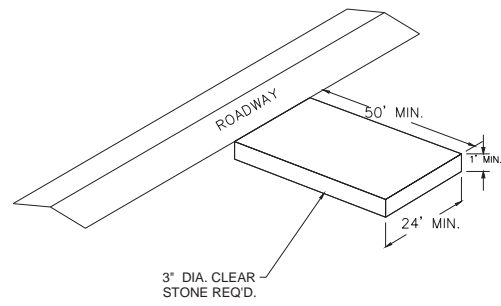
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION 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



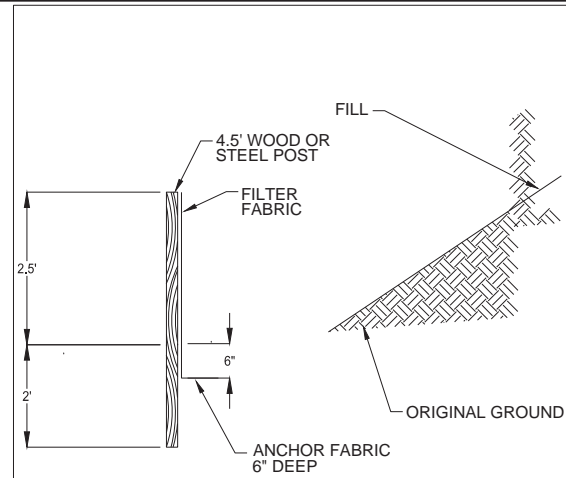
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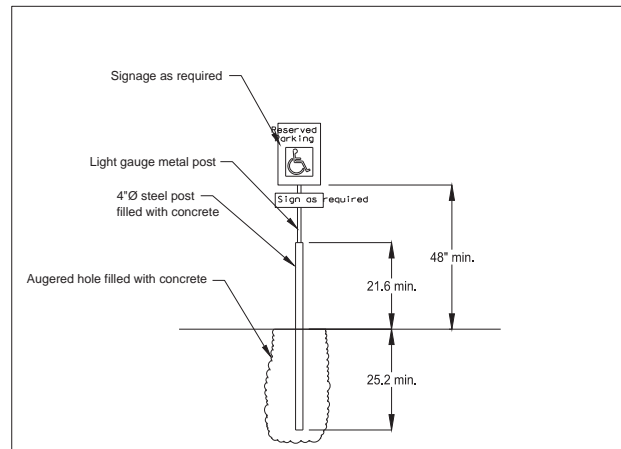
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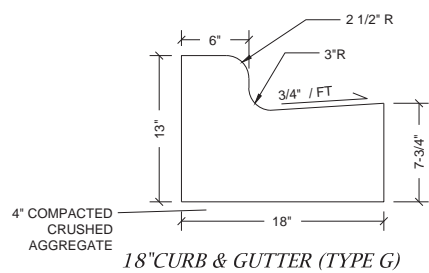
STONE TRACKING PAD DETAIL
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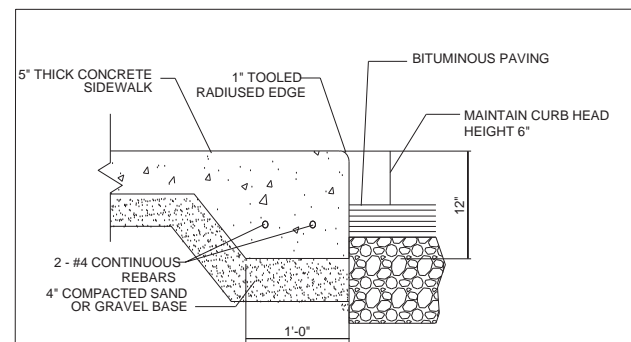
SILT FENCE DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

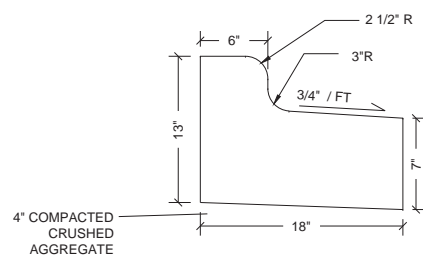


CURB & GUTTER DETAIL
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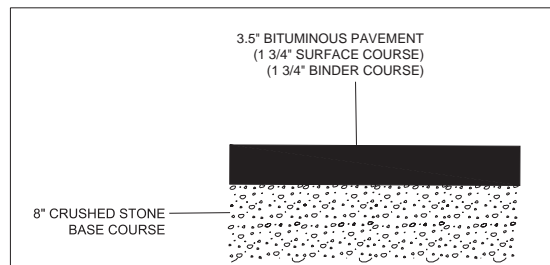


GENERAL NOTES:
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.

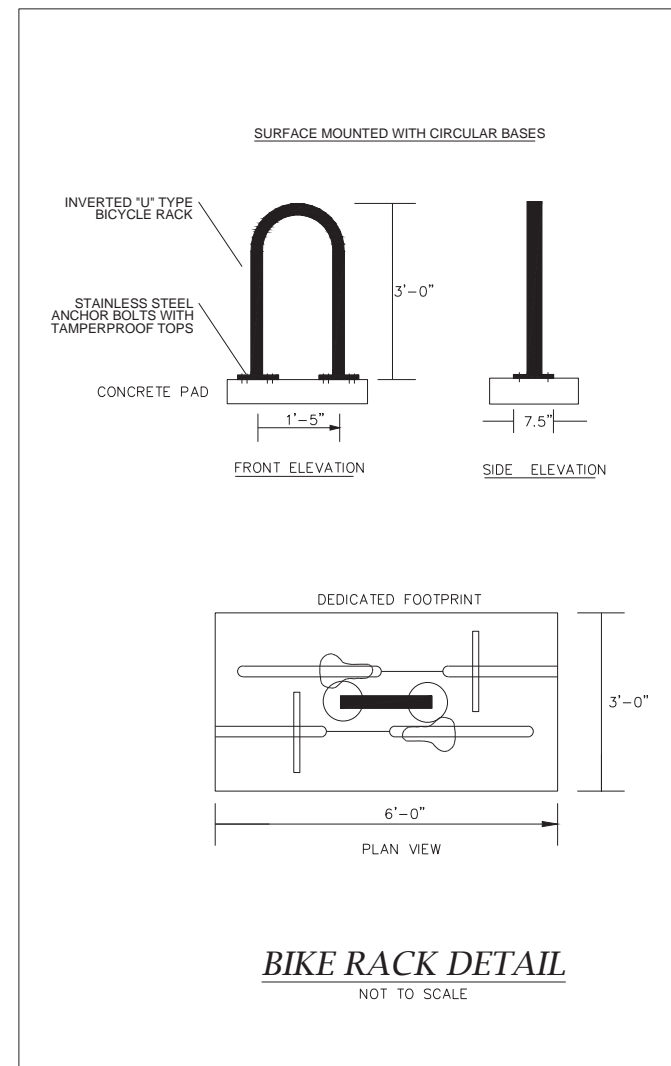
THICKENED EDGE WALK DETAIL
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CURB & GUTTER DETAIL
NOT TO SCALE



PARKING LOT PAVEMENT DETAIL
NOT TO SCALE



BIKE RACK DETAIL
NOT TO SCALE

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DETAILS
GRAND ARBOR RESERVE

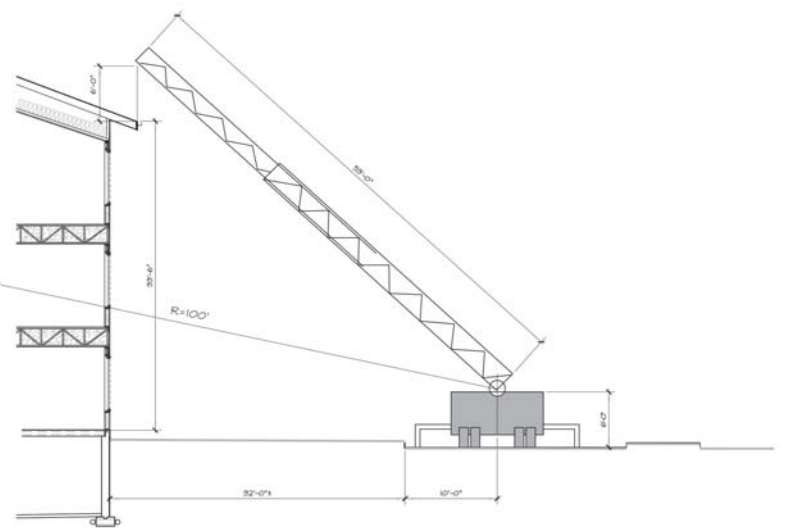
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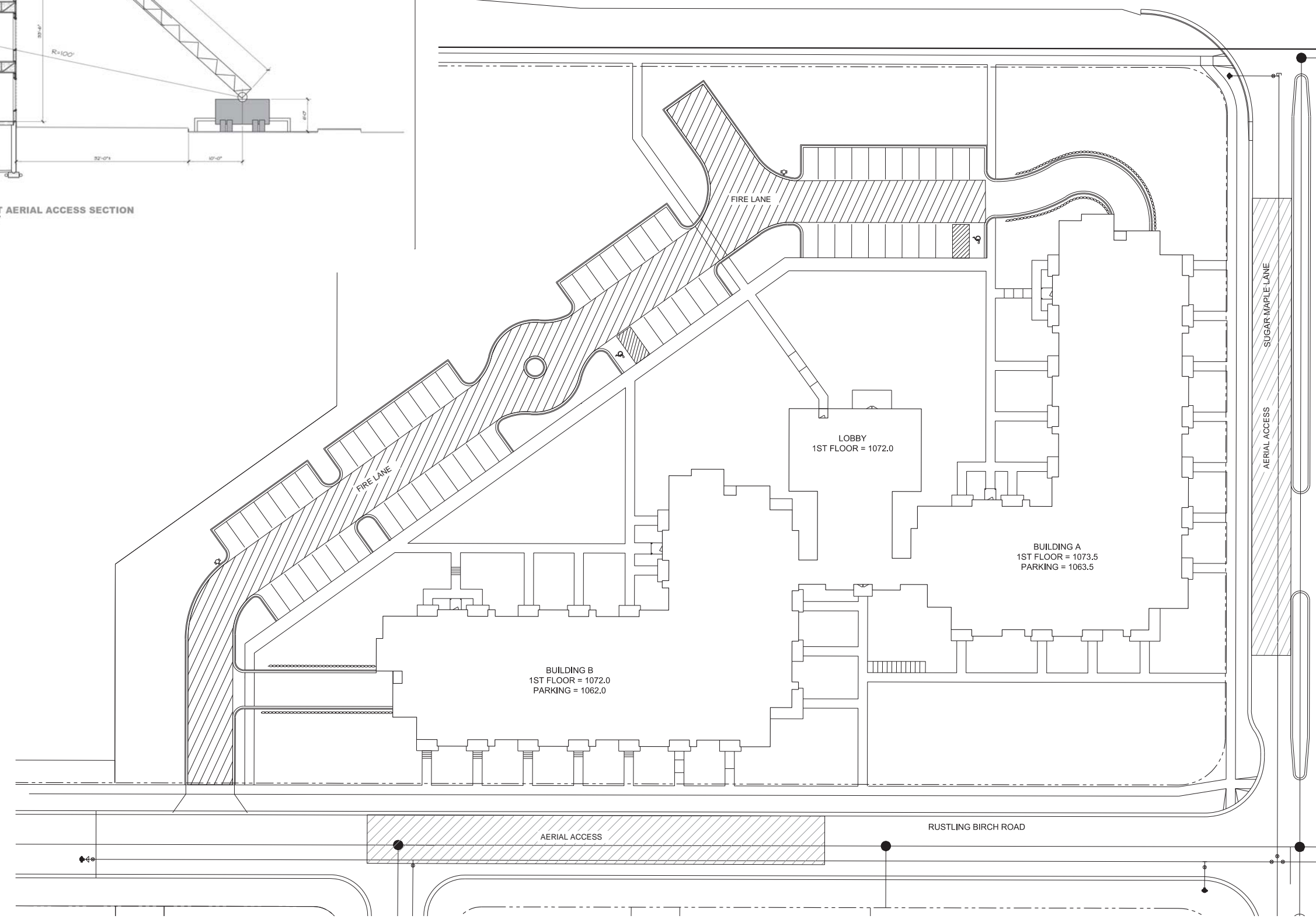
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STREET AERIAL ACCESS SECTION
1/8" = 1'-0"

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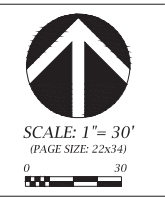
- PROPERTY LINE
- ==== 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL



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FIRE ACCESS PLAN
GRAND ARBOR RESERVE

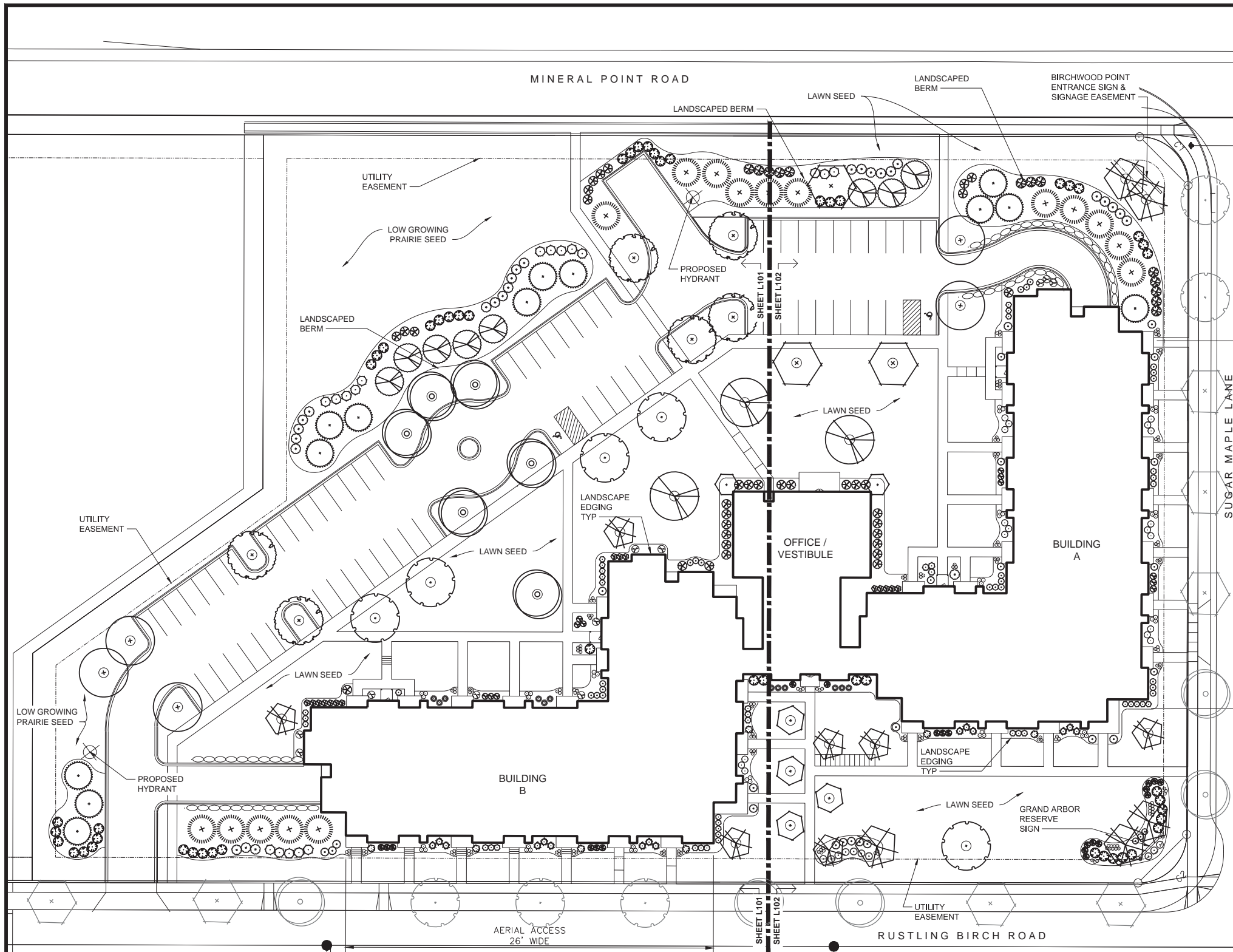
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SITE LANDSCAPE PLAN - GENERAL NOTES

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 CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
6. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
7. ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, AND SODDED OR SEEDED PER THE PROJECT MANUAL.
8. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 PTS PER 300 SQ FT OF DEVELOPED AREA
 DEVELOPED AREA = 31,890 SQ FT
 POINTS REQUIRED = 532 POINTS
 POINTS PROVIDED = 4,372 POINTS

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

MINERAL POINT ROAD FRONTAGE = 428 FT
 PLANTS REQUIRED = 14 OVERSTORY TREES OR
 28 EVERGREEN TREES
 72 SHRUBS

PLANTS PROVIDED = 2 OVERSTORY TREES
 25 EVERGREEN TREES
 73 SHRUBS

SUGAR MAPLE LANE FRONTAGE = 58 FT
 PLANTS REQUIRED = 1 OVERSTORY TREES OR
 4 EVERGREEN TREES
 10 SHRUBS

PLANTS PROVIDED = 1 OVERSTORY TREES
 4 EVERGREEN TREES
 11 SHRUBS

RUSTLING BIRCH ROAD FRONTAGE = 135 FT
 PLANTS REQUIRED = 5 OVERSTORY TREES OR
 10 EVERGREEN TREES
 23 SHRUBS

PLANTS PROVIDED = 0 OVERSTORY TREES
 8 EVERGREEN TREES
 24 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 REQUIRED LANDSCAPED AREA = 8% OF DEVELOPED LOT = 2,552 SQ FT
 AREA PROVIDED = 3,542 SQ FT

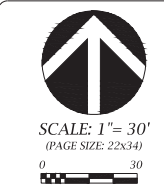
PLANT REQUIREMENT = 1 OT PER 160 SQ FT OF REQ'D AREA = 16 OT
 PLANTS PROVIDED = 16 OT

PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFA	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	5	35	175	2.5"	B&B	
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
CO	Celtis occidentalis	Hackberry	6	35	210	2.5"	B&B	
GD	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	3	35	105	2.5"	B&B	
NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	1	35	35	2.5"	B&B	
PCA	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	5	35	175	2.5"	B&B	
QM	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
TA	Tilia americana 'Redmond'	Redmond Linden	3	35	105	2.5"	B&B	
UNH	Ulmus 'New Horizon'	New Horizon Elm	4	35	140	2.5"	B&B	
STREET TREES (BY CITY)								
AFC	Acer x freemanii 'Celebration'	Celebration Maple	5	-	-	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	7	-	-	2.5"	B&B	
UNH	Ulmus 'New Horizon'	New Horizon Elm	5	-	-	2.5"	B&B	
TALL EVERGREEN TREE								
AC	Abies concolor	Concolor Fir	13	35	455	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	16	35	560	6' TALL	B&B	
PS	Pinus strobus	Eastern White Pine	8	35	280	6' TALL	B&B	
ORNAMENTAL TREE								
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	15	90	1.5"	B&B	
CC	Carpinus caroliniana	Muscledwood	7	15	105	1.5"	B&B	
UPRIGHT EVERGREEN SHRUB								
JSW	Juniperus scopulorum 'Welch'	Welch Juniper	7	10	70	4' TALL	B&B	
TMH	Taxus x media 'Hicksii'	Hick's Yew	8	10	80	4' TALL	B&B	
TOS	Thuja occidentalis 'Smaragd'	Pyramidal Arborvitae	11	10	110	4' TALL	B&B	
DECIDUOUS SHRUB								
CAH	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	12	3	36	24" TALL	POT	
COB	Cephalanthus occidentalis	Butterbush	18	3	54	36" TALL	POT	
CSI	Cornus sericea 'Ivory Halo'	Ivory Halo Red Twig Dogwood	13	3	39	36" TALL	POT	
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	15	3	45	24" TALL	POT	
FGM	Fothergilla 'M. Arny'	M. Arny Fothergilla	7	3	21	24" TALL	POT	
HK	Hypericum kalmianum 'Dagpe'	Sunny Boulevard St. John's Wort	12	3	36	24" TALL	POT	
HME	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	9	3	27	24" TALL	POT	
HV	Hammelmis virginiana	Witchhazel	11	3	33	36" TALL	POT	
POS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	27	3	81	36" TALL	POT	
RA	Rhus aromatica 'Gro-lo'	Grow Low Sumac	21	3	63	24" TALL	POT	
RT	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	52	3	156	24" TALL	POT	
SM	Syringa 'Munet'	Munet Canada Hybrid Lilac	16	3	48	36" TALL	POT	
VDC	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	23	3	69	36" TALL	POT	
WFR	Weigela florida 'Rumba'	Rumba Weigela	21	3	63	18" TALL	POT	
EVERGREEN SHRUB								
CPG	Chamaecyparis pisifera 'Golden Mop'	Gold Mop False Cypress	15	4	60	24" TALL	POT	
JSM	Juniperus sabinna 'Mona'	Calgary Carpet Juniper	10	4	40	3" GAL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	13	4	52	24" TALL	POT	
TMT	Taxus x media 'Tauntonii'	Taunton Yew	12	4	48	24" TALL	POT	
TOR	Thuja occidentalis 'Rheingold'	Rheingold Arborvitae	18	4	72	24" TALL	POT	
ORNAMENTAL GRASSES								
CAX	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	50	2	100	1 GAL	POT	
DCN	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	18	2	36	1 GAL	POT	
EH	Elymus hystrix	Bottle Brush Grass	53	2	106	1 GAL	POT	
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	15	2	30	1 GAL	POT	
SH	Sporobolus heterolepis	Prairie Dropseed	30	2	60	1 GAL	POT	
SS	Schizachyrium Scoparium 'Blaze'	Blaze Little Bluestem	12	2	24	1 GAL	POT	
HS	Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	34	2	68	1 GAL	POT	
				TOTAL:	4372	POINTS		

D'ONOFRIO NOTKE AND ASSOCIATES, INC.
 7530 Westwood Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1099
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OVERALL LANDSCAPE PLAN
GRAND ARBOR RESERVE



SCALE: 1" = 30'
 (PAGE SIZE: 22x34)
 REVISED:

DATE: 08-04-14

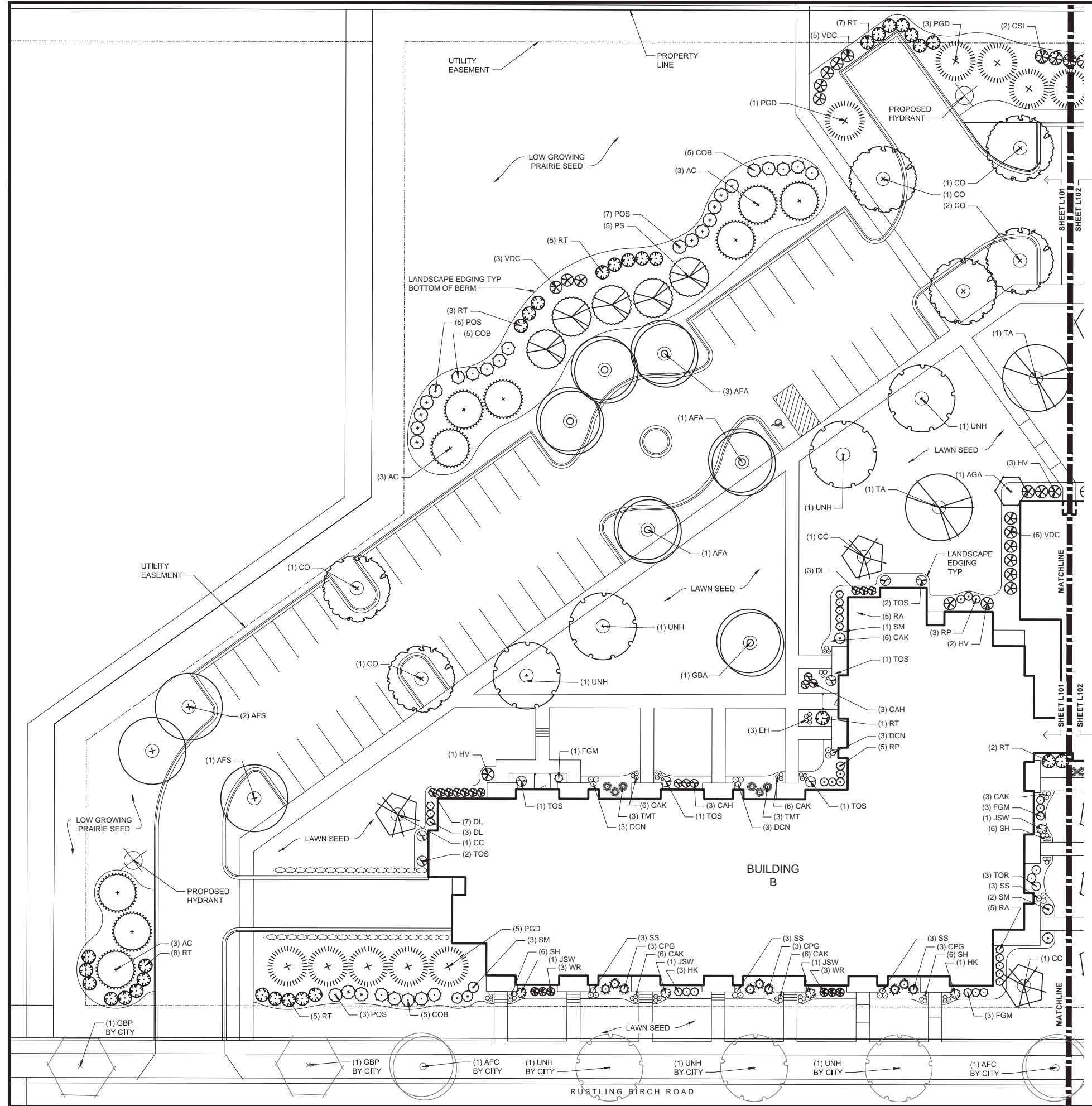
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FN: 14-05-124

Sheet Number:

L-100

CITY OF MADISON, DANE COUNTY, WISCONSIN



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 CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, AND SODDED OR SEED PER THE PROJECT MANUAL.
7. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	PTS PER QTY	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES							
AFA	Acer x freemani 'Autumn Fantasy'	Autumn Fantasy Maple	5	35	175	2.5'	B&B
AFS	Acer x freemani 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5'	B&B
CO	Celtis occidentalis	Hackberry	6	35	210	2.5'	B&B
GD	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	3	35	105	2.5'	B&B
NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	1	35	35	2.5'	B&B
PCA	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	5	35	175	2.5'	B&B
QM	Quercus macrocarpa	Bur Oak	1	35	35	2.5'	B&B
TA	Tilia americana 'Redmond'	Redmond Linden	3	35	105	2.5'	B&B
UNH	Ulmus 'New Horizon'	New Horizon Elm	4	35	140	2.5'	B&B
STREET TREES (BY CITY)							
AFC	Acer x freemani 'Cezam'	Celebration Maple	5	-	-	2.5'	B&B
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	7	-	-	2.5'	B&B
UNH	Ulmus 'New Horizon'	New Horizon Elm	5	-	-	2.5'	B&B
TALL EVERGREEN TREE							
AC	Abies concolor	Concolor Fir	13	35	455	6' TALL	B&B
PGD	Picea glauca x densata	Black Hills Spruce	16	35	560	6' TALL	B&B
PS	Pinus strobus	Eastern White Pine	8	35	280	6' TALL	B&B
ORNAMENTAL TREE							
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	15	90	1.5'	B&B
CC	Carpinus caroliniana	Musclewood	7	15	105	1.5'	B&B
UPRIGHT EVERGREEN SHRUB							
JSW	Juniperus scopulorum 'Welch'	Welch Juniper	7	10	70	4' TALL	B&B
TMH	Taxus x media 'Hicksii'	Hick's Yew	8	10	80	4' TALL	B&B
TOS	Thuja occidentalis 'Smaragd'	Pyramidal Arborvitae	11	10	110	4' TALL	B&B
DECIDUOUS SHRUB							
CAH	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	12	3	36	24" TALL	POT
COB	Cephalanthus occidentalis	Butterbush	18	3	54	36" TALL	POT
CSI	Cornus sericea 'Ivory Halo'	Ivory Halo Red Twig Dogwood	13	3	39	36" TALL	POT
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	15	3	45	24" TALL	POT
FGM	Fothergilla 'M. Arly'	M. Arly Fothergilla	7	3	21	24" TALL	POT
HK	Hypericum kalmianum 'Deppe'	Sunny Boulevard St. John's Wort	12	3	36	24" TALL	POT
HME	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	9	3	27	24" TALL	POT
HV	Hammamelis virginiana	Witchhazel	11	3	33	36" TALL	POT
POS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	27	3	81	36" TALL	POT
RA	Rhus aromatica 'Gro-lo'	Grow Low Sumac	21	3	63	24" TALL	POT
RT	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	52	3	156	24" TALL	POT
SM	Syringa 'Minuet'	Minuet Canada Hybrid Lilac	16	3	48	36" TALL	POT
VDC	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	23	3	69	36" TALL	POT
WFR	Weigela florida 'Rumba'	Rumba Weigela	21	3	63	18" TALL	POT
EVERGREEN SHRUB							
CPG	Chamaecyparis pisifera 'Golden Mop'	Gold Mop False Cypress	15	4	60	24" TALL	POT
JSM	Juniperus sabina 'Mona'	Calgary Carpet Juniper	10	4	40	3 GAL	POT
RP	Rhododendron 'PJM'	PJM Rhododendron	13	4	52	24" TALL	POT
TMT	Taxus x media 'Tauntoni'	Taunton Yew	12	4	48	24" TALL	POT
TOR	Thuja occidentalis 'Rheingold'	Rheingold Arborvitae	18	4	72	24" TALL	POT
ORNAMENTAL GRASSES							
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	50	2	100	1 GAL	POT
DCN	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	18	2	36	1 GAL	POT
EH	Elymus hystrix	Bottle Brush Grass	53	2	106	1 GAL	POT
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	15	2	30	1 GAL	POT
SH	Sporobolus heterolepis	Prairie Dropseed	30	2	60	1 GAL	POT
SS	Schizachyrium Scoparium 'Blaze'	Blaze Little Bluestem	12	2	24	1 GAL	POT
HS	Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	34	2	68	1 GAL	POT
			TOTAL:	4372	POINTS		

D'ONOFRIO NOTTKE AND ASSOCIATES, INC.
7550 Westwood Way, Madison, WI 53717
Phone: 608.833.7550 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN - WEST
GRAND ARBOR RESERVE
CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 20'
(PAGE SIZE: 22x34)

DATE: 08-04-14
REVISED:

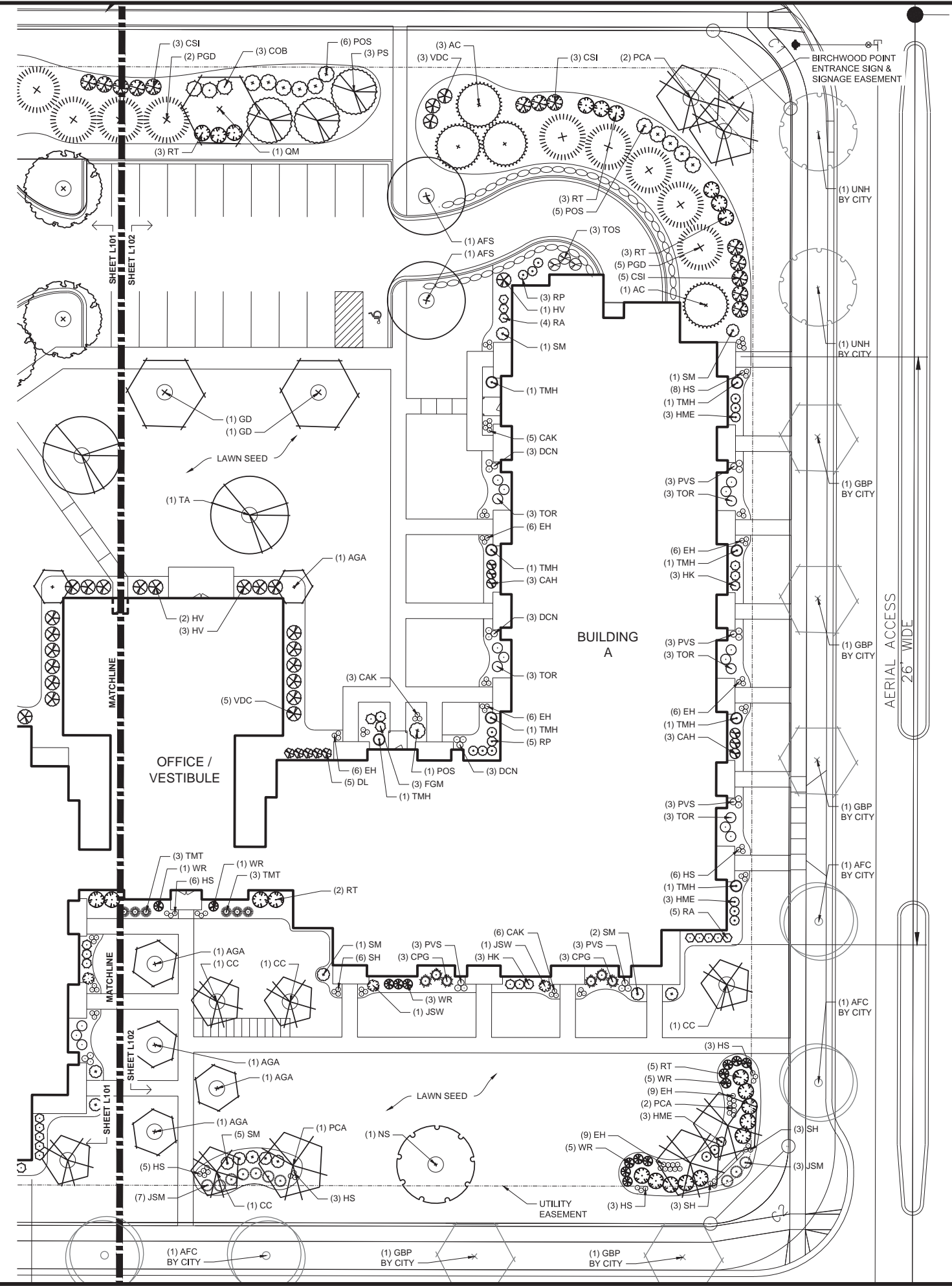
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FN: 14-05-124
Sheet Number:
L-101



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 (PAGE SIZE: 22x34)
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DATE: 08-04-14
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 FN: 14-05-124
 Sheet Number:
L-102

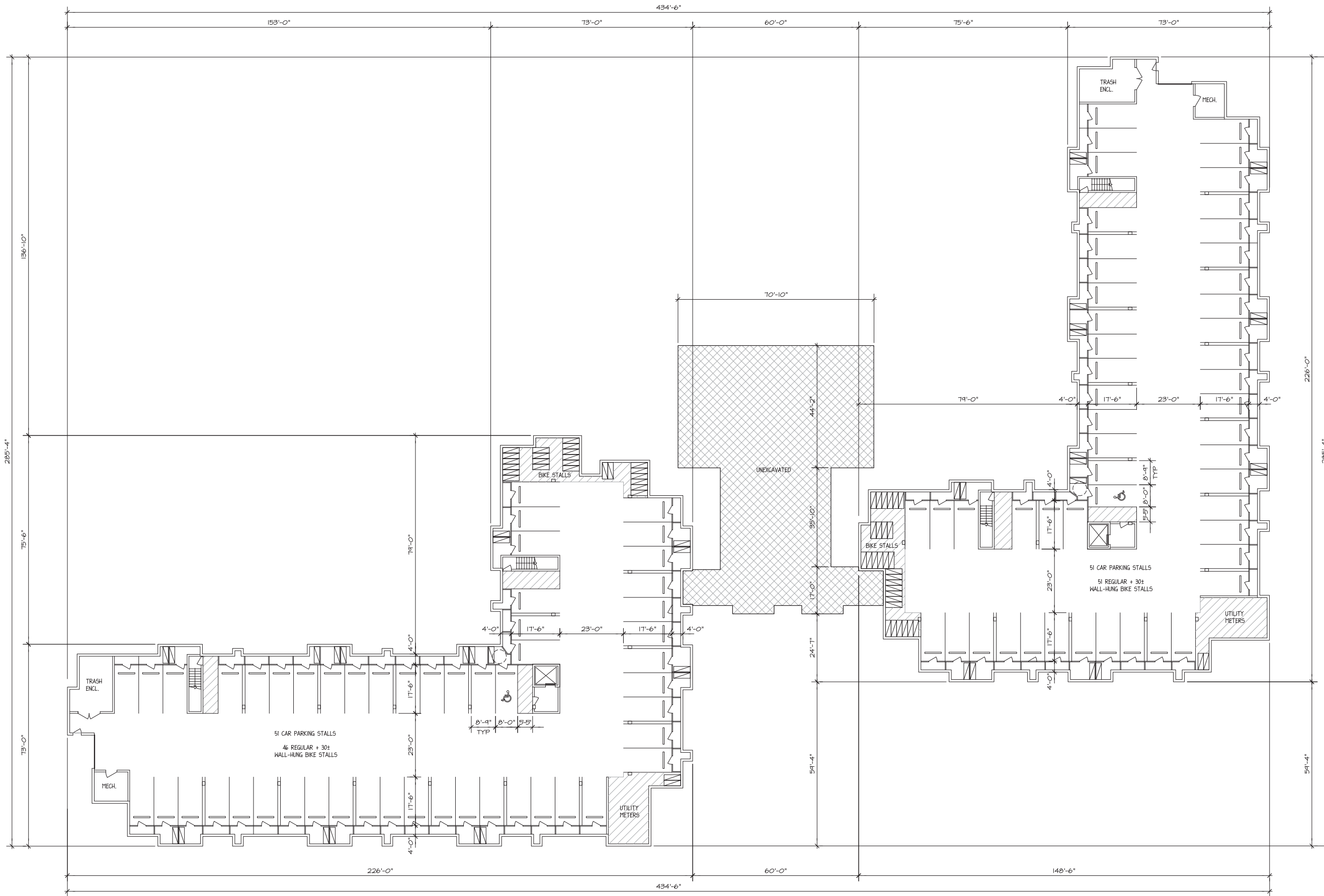


SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
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9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFA	<i>Acer x freemanii</i> 'Autumn Fantasy'	Autumn Fantasy Maple	5	35	175	2.5"	B&B	
AFS	<i>Acer x freemanii</i> 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
CO	<i>Celtis occidentalis</i>	Hackberry	6	35	210	2.5"	B&B	
GD	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	3	35	105	2.5"	B&B	
NS	<i>Nyssa sylvatica</i> 'Wildfire'	Wildfire Black Gum	1	35	35	2.5"	B&B	
PCA	<i>Pyrus calleryana</i> 'Autumn Blaze'	Autumn Blaze Pear	5	35	175	2.5"	B&B	
QM	<i>Quercus macrocarpa</i>	Bur Oak	1	35	35	2.5"	B&B	
TA	<i>Tilia americana</i> 'Redmond'	Redmond Linden	3	35	105	2.5"	B&B	
UNH	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	4	35	140	2.5"	B&B	
STREET TREES (BY CITY)								
AFC	<i>Acer x freemanii</i> 'Celebration'	Celebration Maple	5	-	-	2.5"	B&B	
GBP	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	7	-	-	2.5"	B&B	
UNH	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	5	-	-	2.5"	B&B	
TALL EVERGREEN TREE								
AC	<i>Abies concolor</i>	Concolor Fir	13	35	455	6' TALL	B&B	
PGD	<i>Picea glauca</i> v. densata	Black Hills Spruce	16	35	560	6' TALL	B&B	
PS	<i>Pinus strobus</i>	Eastern White Pine	8	35	280	6' TALL	B&B	
ORNAMENTAL TREE								
AGA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	15	90	1.5"	B&B	
CC	<i>Carpinus caroliniana</i>	Muscledwood	7	15	105	1.5"	B&B	
UPRIGHT EVERGREEN SHRUB								
JSW	<i>Juniperus scopulorum</i> 'Welch'	Welch Juniper	7	10	70	4' TALL	B&B	
TMH	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	8	10	80	4' TALL	B&B	
TOS	<i>Thuja occidentalis</i> 'Smaragd'	Pyramidal Arborvitae	11	10	110	4' TALL	B&B	
DECIDUOUS SHRUB								
CAH	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Clethra	12	3	36	24" TALL	POT	
COB	<i>Cephalanthus occidentalis</i>	Butterbush	18	3	54	36" TALL	POT	
CSI	<i>Cornus sericea</i> 'Ivory Halo'	Ivory Halo Red Twig Dogwood	13	3	39	36" TALL	POT	
DL	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	15	3	45	24" TALL	POT	
FGM	<i>Fothergilla 'M. Ary'</i>	M. Ary Fothergilla	7	3	21	24" TALL	POT	
HK	<i>Hypericum kalmianum</i> 'Deppel'	Sunny Boulevard St. John's Wort	12	3	36	24" TALL	POT	
HME	<i>Hydrangea macrophylla</i> 'Endless Summer'	Endless Summer Hydrangea	9	3	27	24" TALL	POT	
HV	<i>Hemelmis virginiana</i>	Witchhazel	11	3	33	36" TALL	POT	
POS	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	27	3	81	36" TALL	POT	
RA	<i>Rhus aromatica</i> 'Gro-lo'	Grow Low Sumac	21	3	63	24" TALL	POT	
RT	<i>Rhus typhina</i> 'Baltiger'	Tiger Eyes Sumac	52	3	156	24" TALL	POT	
SM	<i>Syringa 'Minuet'</i>	Minuet Canada Hybrid Lilac	16	3	48	36" TALL	POT	
VDC	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Viburnum	23	3	69	36" TALL	POT	
WFR	<i>Weigelia florida</i> 'Rumba'	Rumba Weigelia	21	3	63	18" TALL	POT	
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CPG	<i>Chamaecyparis pisifera</i> 'Golden Mop'	Gold Mop False Cypress	15	4	60	24" TALL	POT	
JSM	<i>Juniperus sabina</i> 'Mona'	Calgary Carpet Juniper	10	4	40	3 GAL	POT	
RP	<i>Rhododendron 'PJM'</i>	PJM Rhododendron	13	4	52	24" TALL	POT	
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CAK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	50	2	100	1 GAL	POT	
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EH	<i>Elymus hystrix</i>	Bottle Brush Grass	53	2	106	1 GAL	POT	
PVS	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	15	2	30	1 GAL	POT	
SH	<i>Sporobolus heterolepis</i>	Prairie Dropseed	30	2	60	1 GAL	POT	
SS	<i>Schizachyrium Scoparium</i> 'Blaze'	Blaze Little Bluestem	12	2	24	1 GAL	POT	
HS	<i>Helictotrichon sempervirens</i> 'Saphirsprudel'	Blue Oat Grass	34	2	68	1 GAL	POT	
			TOTAL:		4372	POINTS		



ULIAN KISSIOV
 ARCHITECT
 476 PRESIDENTIAL LN
 MADISON, WI 53711
 PHONE: 608-320-3151

PROJECT:
GRAND ARBOR RESERVE
 10203 MINERAL POINT ROAD, MADISON, WI
CLIENT:
GRAND ARBOR RESERVE, LLC
 6417 ODANA RD, MADISON, WI 53719

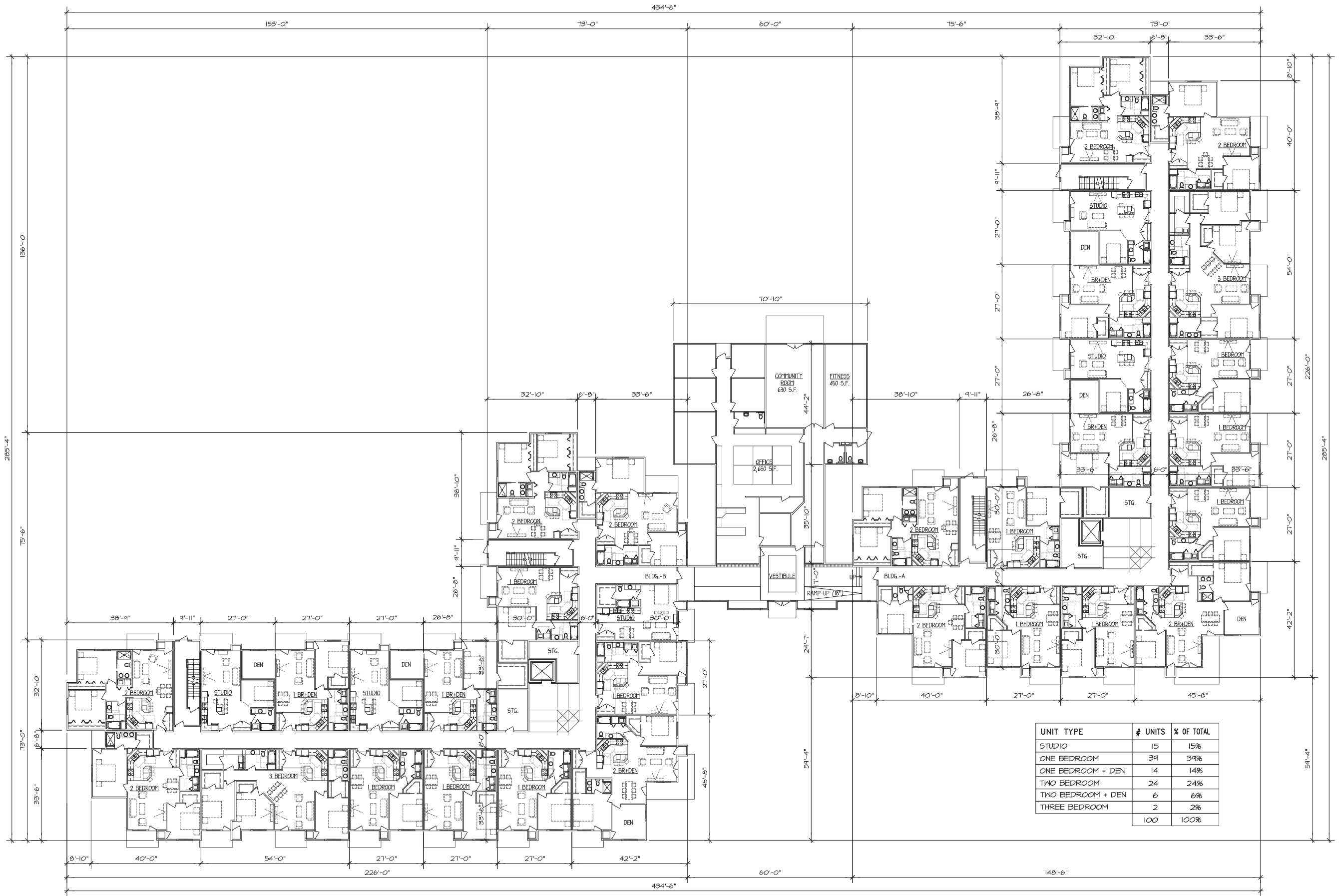
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 DRAWN BY: U.K.
 DATE: 08/04/14

UNDERGROUND PARKING GARAGE

1/16" = 1'-0"



A-1



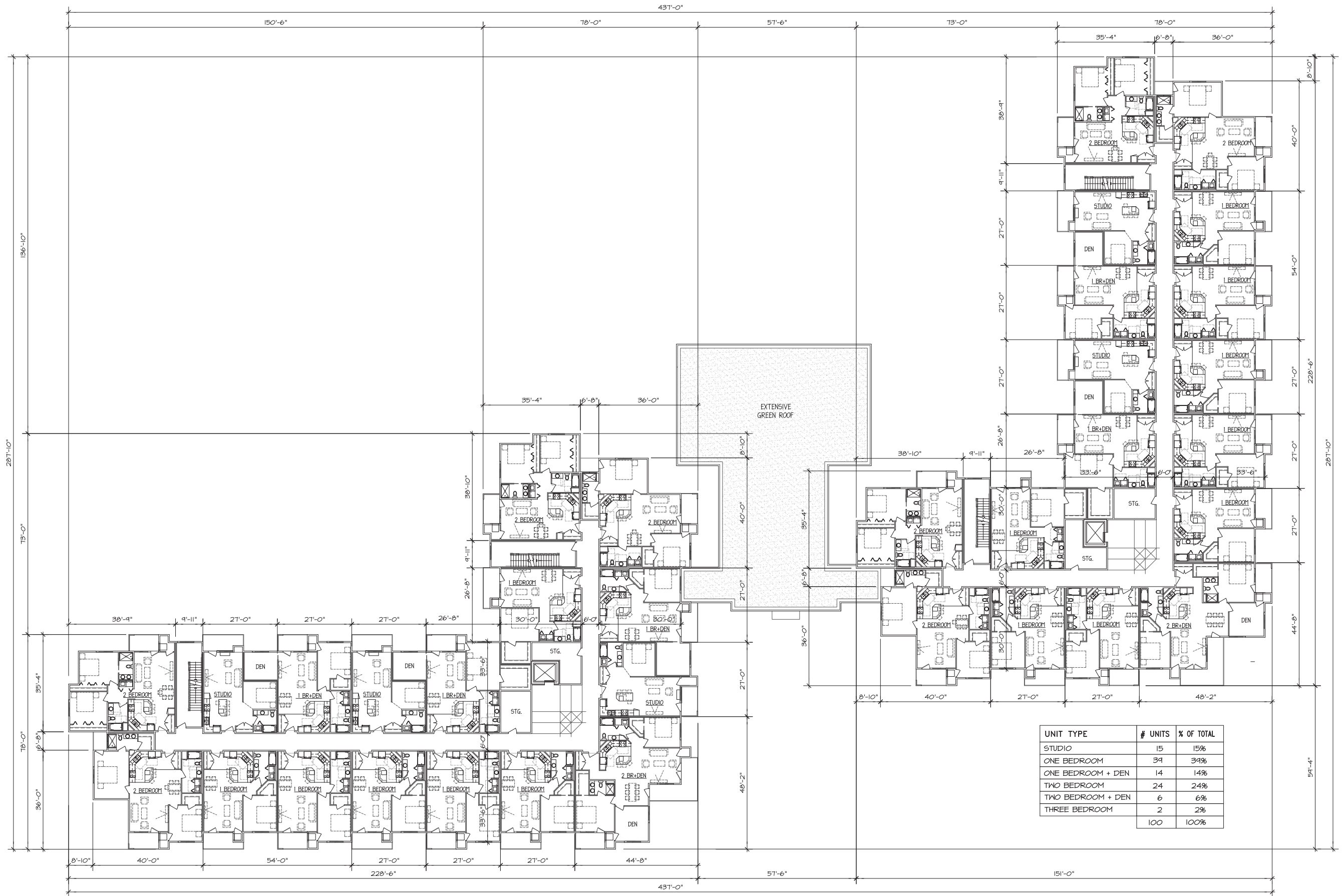
UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	15	15%
ONE BEDROOM	34	34%
ONE BEDROOM + DEN	14	14%
TWO BEDROOM	24	24%
TWO BEDROOM + DEN	6	6%
THREE BEDROOM	2	2%
TOTAL	100	100%

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



PROJECT:
GRAND ARBOR RESERVE
10203 MINERAL POINT ROAD, MADISON, WI
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GRAND ARBOR RESERVE, LLC
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-02
CAD FILE:
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UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	15	15%
ONE BEDROOM	34	34%
ONE BEDROOM + DEN	14	14%
TWO BEDROOM	24	24%
TWO BEDROOM + DEN	6	6%
THREE BEDROOM	2	2%
	100	100%

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



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PROJECT: 2014-02
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DATE: 08/04/14



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OVERALL NORTH FAÇADE
 1/16" = 1'-0" (SEE SHEET A-O FOR EXTERIOR FINISHES)



OVERALL SOUTH FAÇADE
 1/16" = 1'-0" (SEE SHEET A-O FOR EXTERIOR FINISHES)

PROJECT:
 GRAND ARBOR RESERVE
 10203 MINERAL POINT ROAD, MADISON, WI
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PROJECT: 2014-02
 CAD FILE:
 DRAWN BY: U.K.
 DATE: 08/04/14



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MADISON, WI 53711
PHONE: 608-320-3151



RIDGE
48'-0" AFF.
(48'-10" A.F.G.)

+ 31'-5 1/4"
TR. BRG.

+ 22'-4 1/8"
3RD FLR.

+ 11'-2 1/4"
2ND FLR.

± 0'-0"
1ST FLR.

BUILDING A - NORTH FAÇADE
3/32" = 1'-0" (SEE SHEET A-0 FOR EXTERIOR FINISHES)



RIDGE
48'-0" AFF.
(48'-10" A.F.G.)

+ 31'-5 1/4"
TR. BRG.

+ 22'-4 1/8"
3RD FLR.

+ 11'-2 1/4"
2ND FLR.

± 0'-0"
1ST FLR.

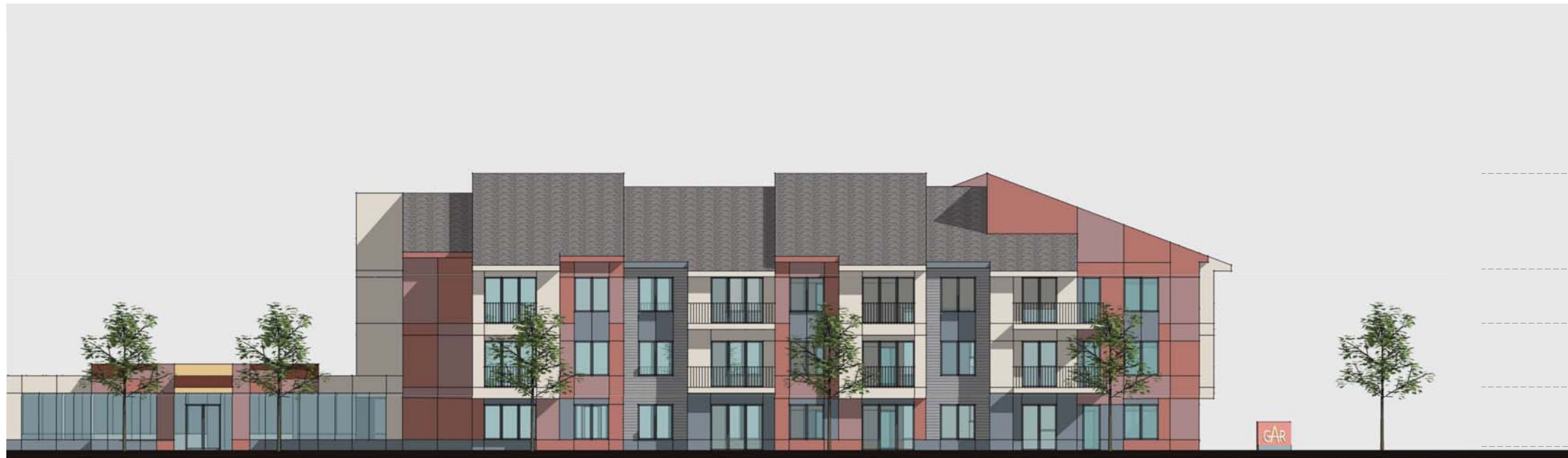
BUILDING A - EAST FAÇADE
3/32" = 1'-0" (SEE SHEET A-0 FOR EXTERIOR FINISHES)

PROJECT:
GRAND ARBOR RESERVE
10203 MINERAL POINT ROAD, MADISON, WI
CLIENT:
GRAND ARBOR RESERVE, LLC
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-02
CAD FILE:
DRAWN BY: U.K.
DATE: 08/04/14



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RIDGE
48'-0" A.F.F.
(48'-10" A.F.G.)

+ 31'-5 1/4"
TR. BRG.

+ 22'-4 1/8"
3RD FLR.

+ 11'-2 1/4"
2ND FLR.

± 0'-0"
1ST FLR.

BUILDING A - SOUTH FAÇADE
3/32" = 1'-0" (SEE SHEET A-0 FOR EXTERIOR FINISHES)



RIDGE
48'-0" A.F.F.
(48'-10" A.F.G.)

+ 31'-5 1/4"
TR. BRG.

+ 22'-4 1/8"
3RD FLR.

+ 11'-2 1/4"
2ND FLR.

± 0'-0"
1ST FLR.

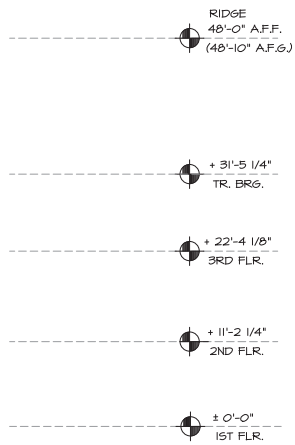
BUILDING A - WEST FAÇADE
3/32" = 1'-0" (SEE SHEET A-0 FOR EXTERIOR FINISHES)

PROJECT:
GRAND ARBOR RESERVE
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CLIENT:
GRAND ARBOR RESERVE, LLC
6417 ODANA RD, MADISON, WI 53719

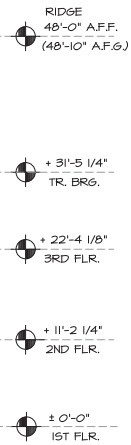
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CAD FILE:
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DATE: 08/04/14



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MADISON, WI 53711
PHONE: 608-320-3151



BUILDING B - EAST FAÇADE
3/32" = 1'-0" (SEE SHEET A-0 FOR EXTERIOR FINISHES)



BUILDING B - SOUTH FAÇADE
3/32" = 1'-0" (SEE SHEET A-0 FOR EXTERIOR FINISHES)

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- RIDGE
48'-0" A.F.F.
(48'-10" A.F.G.)
- + 31'-5 1/4"
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- + 22'-4 1/8"
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- + 11'-2 1/4"
2ND FLR.
- ± 0'-0"
1ST FLR.

BUILDING B - WEST FAÇADE
3/32" = 1'-0" (SEE SHEET A-0 FOR EXTERIOR FINISHES)



- RIDGE
48'-0" A.F.F.
(48'-10" A.F.G.)
- + 31'-5 1/4"
TR. BRG.
- + 22'-4 1/8"
3RD FLR.
- + 11'-2 1/4"
2ND FLR.
- ± 0'-0"
1ST FLR.

BUILDING B - NORTH FAÇADE
3/32" = 1'-0" (SEE SHEET A-0 FOR EXTERIOR FINISHES)

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GRAND ARBOR RESERVE, LLC
6417 ODANA RD, MADISON, WI 53719

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