

VERITAS VILLAGE

MADISON , WISCONSIN



CUP SUBMITTAL SET



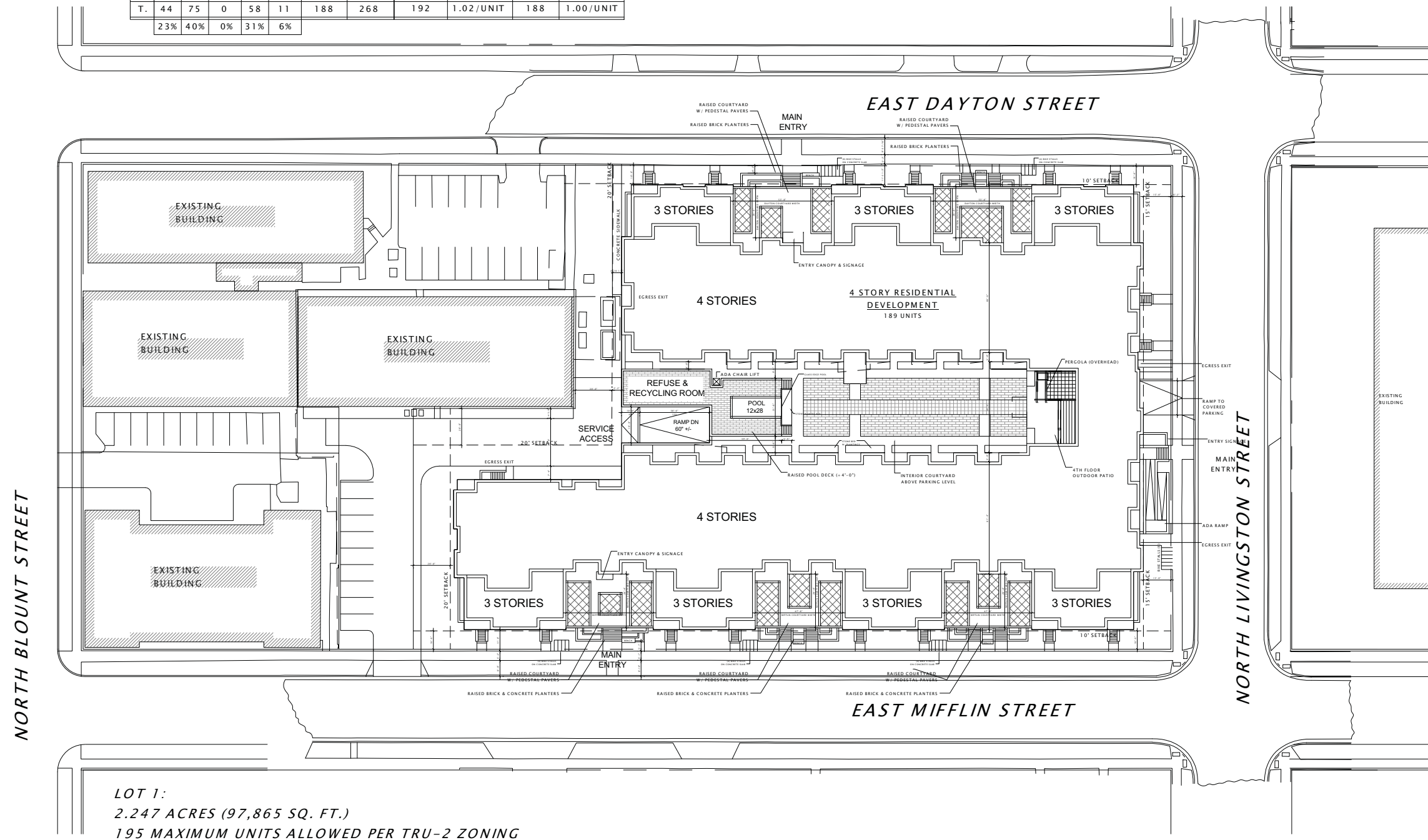
JLA PROJECT NUMBER: 14-1201

FEBRUARY 18, 2015

LOT AREA: 2.247 ACRES (97,865 SQ. FT.)

ZONING DATA		REQUIREMENT	DESIGN
LOT AREA	500 SF/UNIT + 250 SF/BR > 2 = 189 UNITS (MAX)	188 UNITS (11-3BR UNITS)	
FRONT SETBACK	15 FEET	15 FEET	STOOPS, STAIRS, RAMP ENCROACH
SIDEYARD SETBACK	10 FEET	10 FEET (DAYTON) 10 FEET (MIFFLIN)	STOOPS, STAIRS, RAMP ENCROACH
REAR SETBACK	20 FEET	20 FEET	AT REFUSE ROOM ONLY - ALL OTHER AREAS 20'+
MAXIMUM HEIGHT	6 STORIES - 78 FEET	4 STORIES - 55 FEET	3 STORIES - 44 FEET ALONG DAYTON & MIFFLIN
LOT COVERAGE	80% (MAXIMUM) = 78,292 S.F.	76% = 74,479 S.F. 55% = 53,798 S.F.	FOOTPRINT OF PARKING LEVEL FOOTPRINT OF RESIDENTIAL LEVELS ABOVE PARKING
USABLE OPEN SPACE	140 SF/UNIT = 26,320 S.F. (MAX. 75% - BALCONIES)		COMMON ROOF DECKS & BALCONIES GROUND LEVEL (9,025 ACTUAL S.F.)

BUILDING DATA											
FL	UNITS							PARKING			
	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	VEHICLE	RATIO	BIKE	RATIO
4	11	20	0	9	2	42	55	37			
3	11	20	0	17	3	51	74	53			
2	11	20	0	17	3	51	74	53			
1	11	15	0	15	3	44	65	53			
T.	44	75	0	58	11	188	268	192	1.02/UNIT	188	1.00/UNIT
	23%	40%	0%	31%	6%						



LOT 1:
2.247 ACRES (97,865 SQ. FT.)
195 MAXIMUM UNITS ALLOWED PER TRU-2 ZONING

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE FEBRUARY 18, 2015

REVISION SCHEDULE

Mark	Description	Date

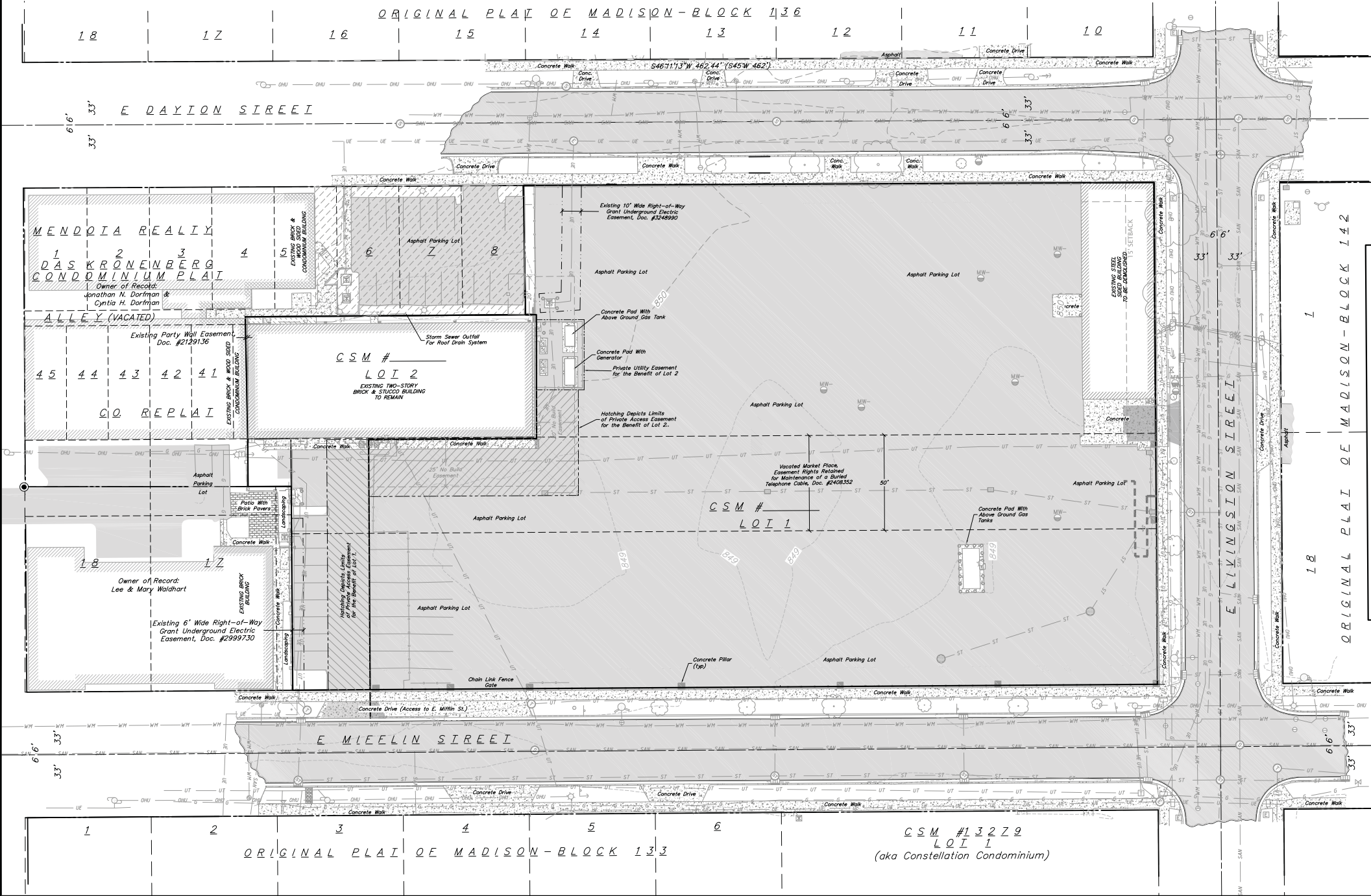
SHEET TITLE

ARCHITECTURAL SITE PLAN - OVERALL

SHEET NUMBER

ASP-100

- Hatching depicts limits of easement parcel: Pedestrian/vehicle access easement for the purpose of maintenance & repair operations; for surface water runoff; for light & air at or along the common boundary of Reynolds parcel & easement parcel. Doc. #2129137; Amended by Doc. #2239049
- Hatching depicts limits of access easement area: Doc. #2129137; Amended by Doc. #2239049. Amendment affects this area.



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND TELEPHONE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN
- EXISTING PARCEL LINE
- EXISTING UTILITY EASEMENT



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 planners | REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Foster Drive | REEDSBURG, WI 53117
 Phone: (608) 925-2337 Fax: (608) 925-2330

Existing Conditions Plan
 E Mifflin
 City of Madison
 Dane County, Wisconsin

REVISIONS	
NO.	DATE

REVISIONS	
NO.	DATE

SCALE AS SHOWN

DATE 02/18/2015

DRAFTER cguj

CHECKED JDJY

PROJECT NO. 140223

SHEET 1 OF 3

DWS. NO.

TOPOGRAPHIC LINEWORK LEGEND

- UT — UT — EXISTING UNDERGROUND TELEPHONE
- — — — — EXISTING CHAIN LINK FENCE
- — — — — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OUV — OUV — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- — — — — EXISTING PARCEL LINE
- - - - - EXISTING UTILITY EASEMENT

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- PROPOSED ASPHALT
- EXISTING ASPHALT

PROPOSED GRADING LEGEND

- — — — — PROPOSED ADA ACCESSIBLE ROUTE
- — ○ — SILT FENCE OR SILT SOCK
- 2.92% PROPOSED SLOPE ARROWS
- 849.54 PROPOSED SPOT ELEVATIONS
- ⊗ 849.56 EXISTING SPOT ELEVATIONS
- ⊙ TYPE D INLET PROTECTION

ABBREVIATIONS

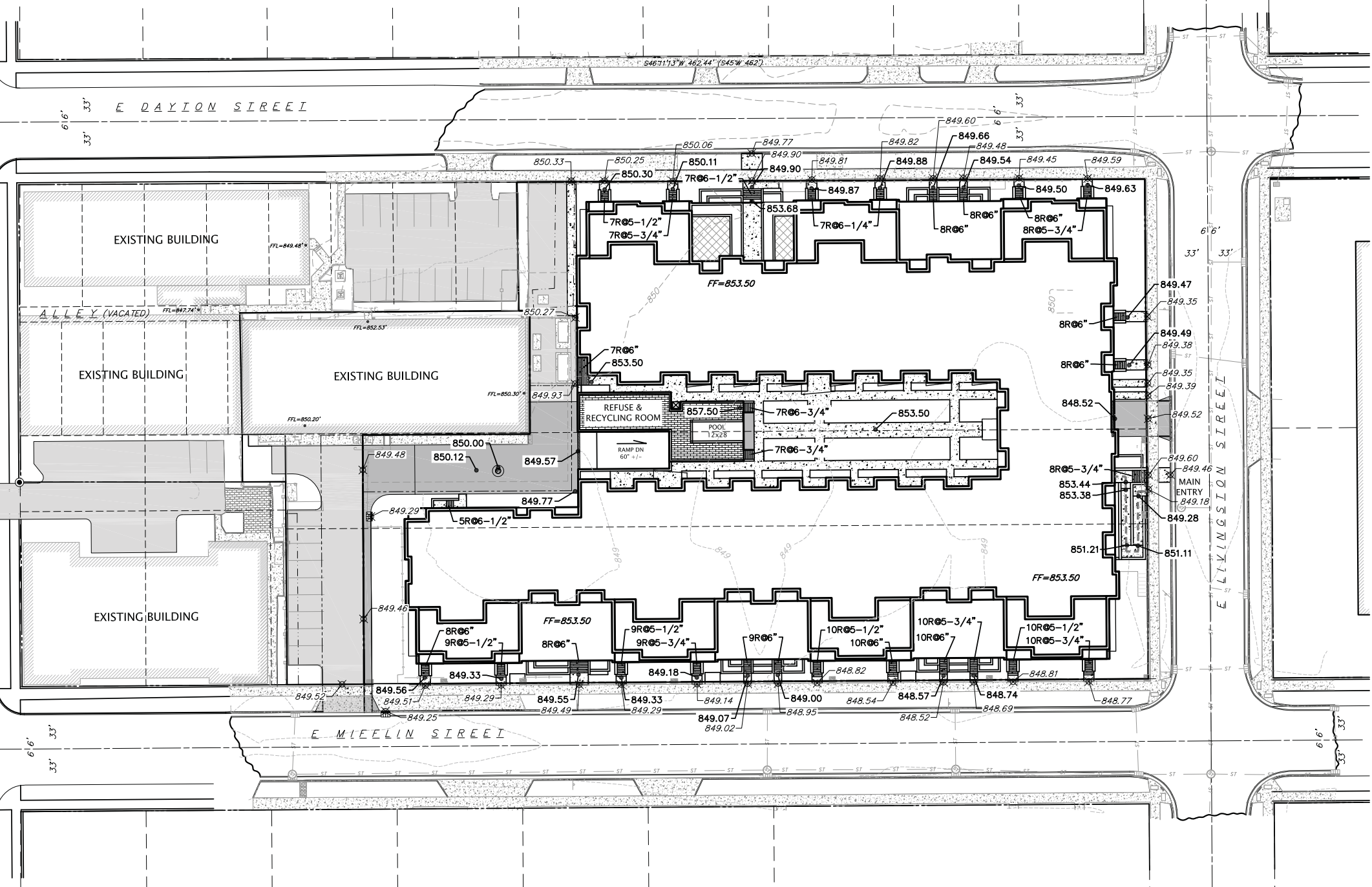
- C — TOP OF CURB
- C — TOP OF GROUND
- C — TOP OF WALK
- P — EDGE OF PAVEMENT
- TW — TOP OF WALL
- BW — BOTTOM OF WALL



GENERAL NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
4. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR TO RELOCATE EXISTING UNDERGROUND TELEPHONE LINE.

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Grading Plan

E Mifflin
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 02/18/2015
DRAFTER CGUY
CHECKED JDOY
PROJECT NO. 140223
SHEET 2 OF 3
DWG. NO.

TOPOGRAPHIC LINEWORK LEGEND

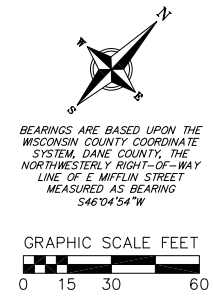
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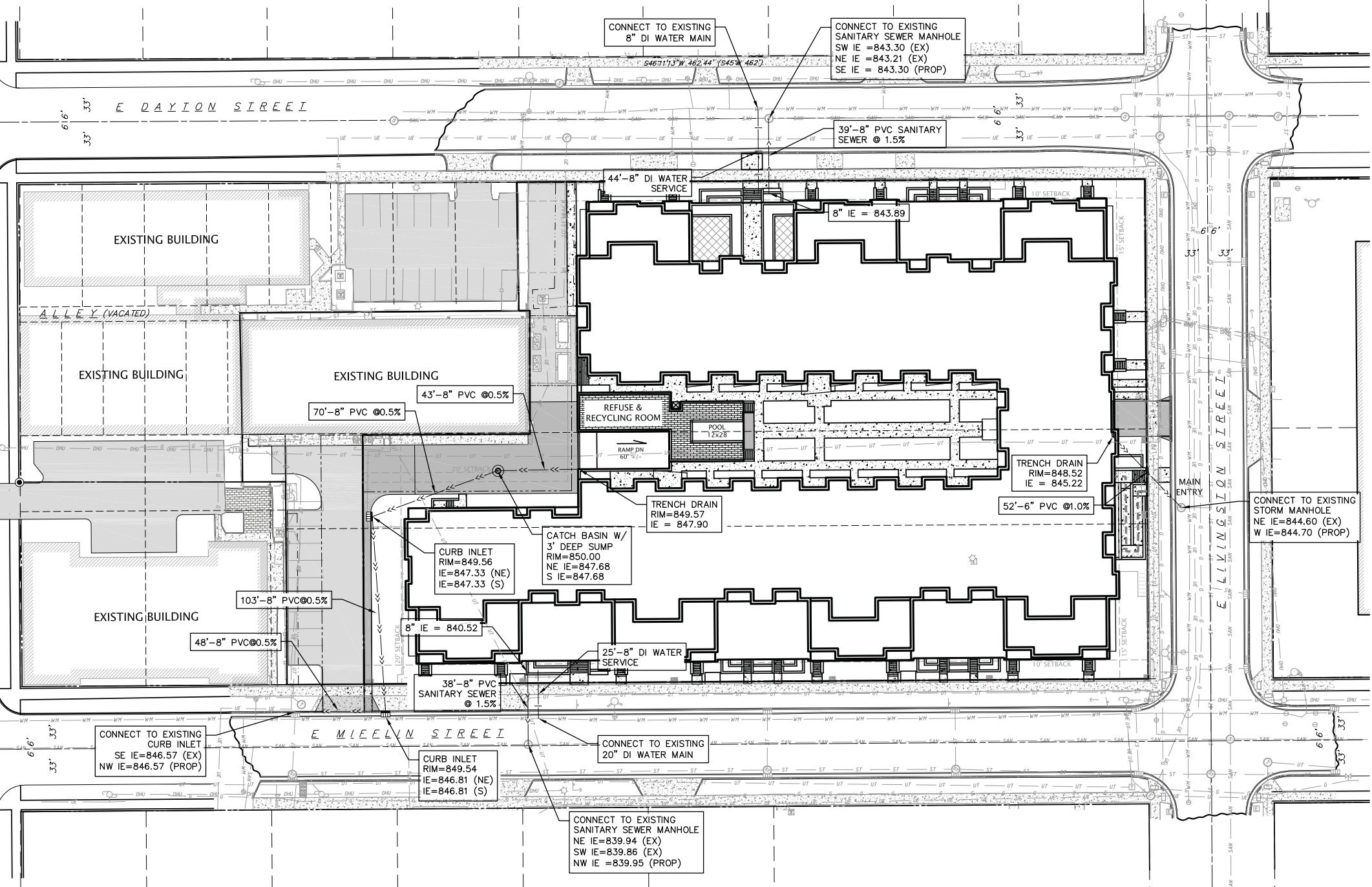
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CALL DIGGER'S HOTLINE
 1-800-242-8511
 TOLL FREE
 TELEFAX: 1-800-336-3860
 TDD (FOR HEARING IMPAIRED):
 1-800-542-2289
 WIS. STATUTE 182.075 (1979)
 REQUIRES MINIMUM OF 3 WORKING DAYS
 NOTICE BEFORE YOU DIG.



UTILITY NOTES

- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5" BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE MADISON WATER UTILITY TO REMOVE THE WATER METERS.
- EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.
- SANITARY SEWER TO HAVE UTILITY TRENCH SEALS TO PROTECT FROM GROUNDWATER.



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 Phone: (608) 862-5337 Fax: (608) 862-5330

Utility Plan

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 02/18/2015

DRAFTER cguj

CHECKED jduy

PROJECT NO. 140223

SHEET 3 OF 3

DWG. NO.

Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
9	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
1	CCP	Chanticleer Callery Pear	Fyrus Calleryana 'chanticleer'	2 1/2" B&B
3	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
28	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B
5	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
16	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
42	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
2	BHS	Black Hills Spruce	Picea Glauca Var. Densata	5' B&B
3	MGSJ	Moonglow Spiral Juniper	Juniperus Scopulorum	4' B&B
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
46	LZS	Lime Zinger Sedum	Sedum 'lime Zinger'	#1 CONT.
18	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
14	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
93	KFG	Karl Foerster's Feather Reed G	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
33	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
69	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
45	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
44	LTC	Little Titch Catmint	Nepeta Racemosa 'little Titch'	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size

LANDSCAPE WORKSHEET

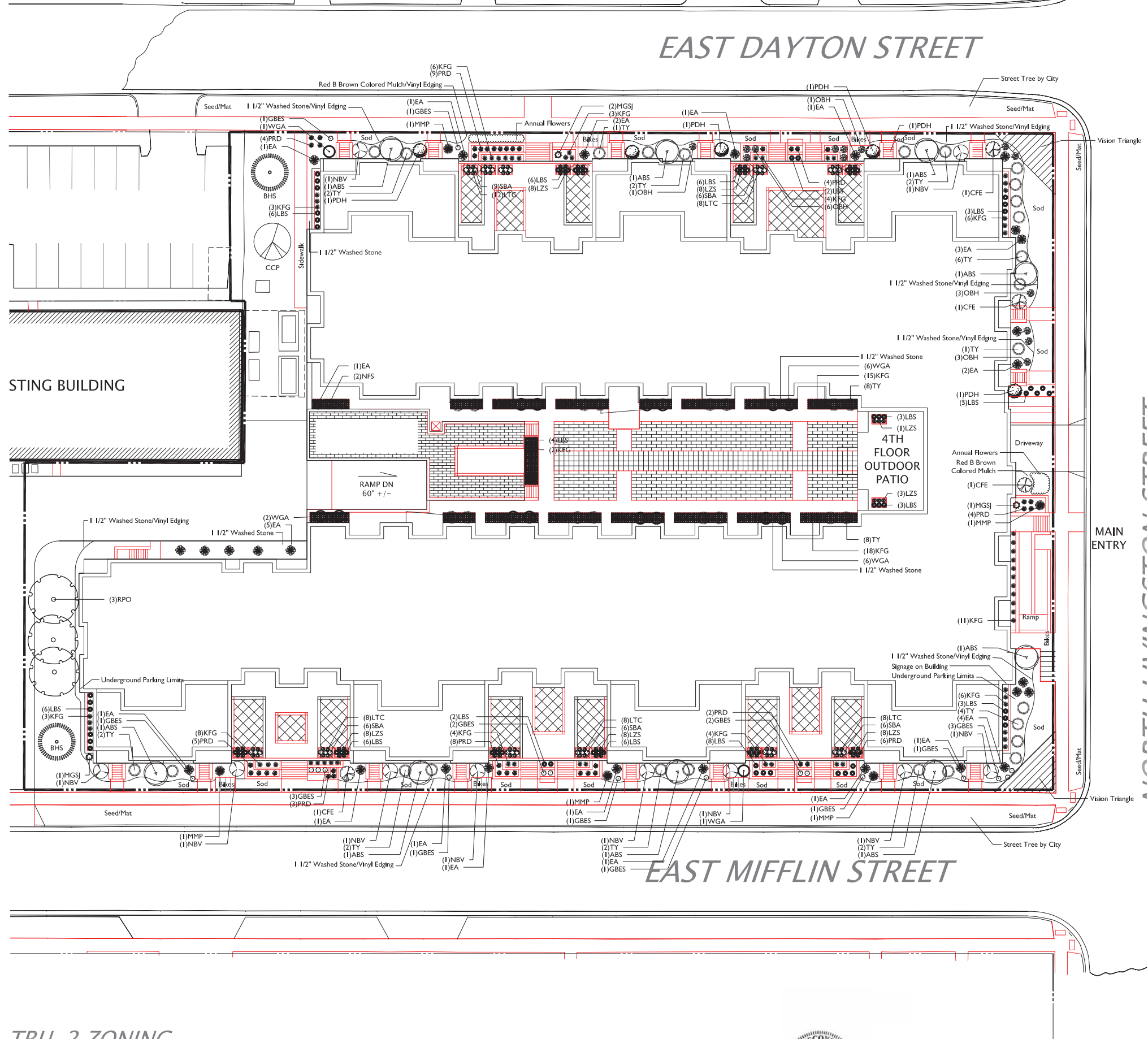
Zoning district is TRU-2
 Total square footage of developed area30,346 SF
 Total square footage of first 5 acres of developed area + 300 square feet =101 Landscape Units
 Total square footage of 0 additional acres of developed area + 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
 101 Landscape Units x 5 landscape points for first 5 acres.....505 points
 0 Landscape Units x 1 landscape point for additional 0 acres.....0 points
TOTAL LANDSCAPE POINTS REQUIRED.....505 points

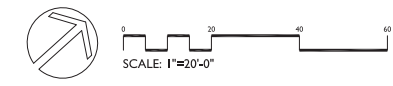
PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	3	105			
Tall Evergreen Tree : 5-6 feet tall	35	2	70			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	10	150			
Upright Evergreen Shrub : 3-4 feet tall	10	28	280			
Shrub, deciduous : 3 gallon / 12"-24"	3	21	63			
Shrub, evergreen : 3 gallon / 12"-24"	4	68	272			
Ornamental grass/perennial : 1gallon / 8"-18"	2	362	724			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals		1,664		+		= 1,664

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vial II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class I erosion control netting that is 100% biodegradable then pegged into the soil with biodegradable staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
- J) Existing street trees shall be protected. 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 (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpec/2013/Part1.pdf>.
- K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



TRU-2 ZONING



the brace company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 PARMENTER STREET
 P.O. BOX 620330
 MIDDLETON, WI 53562-0330
 TEL: (608) 836-7041
 FAX: (608) 831-0266

VERITAS APARTMENTS
 NORTH LIVINGSTON STREET
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: DRAFT
 2-10-15

Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L1

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15015 CAD/REV/SHORT/VERITAS/VERITAS/1502DWG/Checked: 2/17/2015, Scale: 2/17/2015, Printed: 2/17/2015

VERITAS VILLAGE, LLC

CUP SUBMITTAL SET

VERITAS VILLAGE

PROGRESS DOCUMENTS

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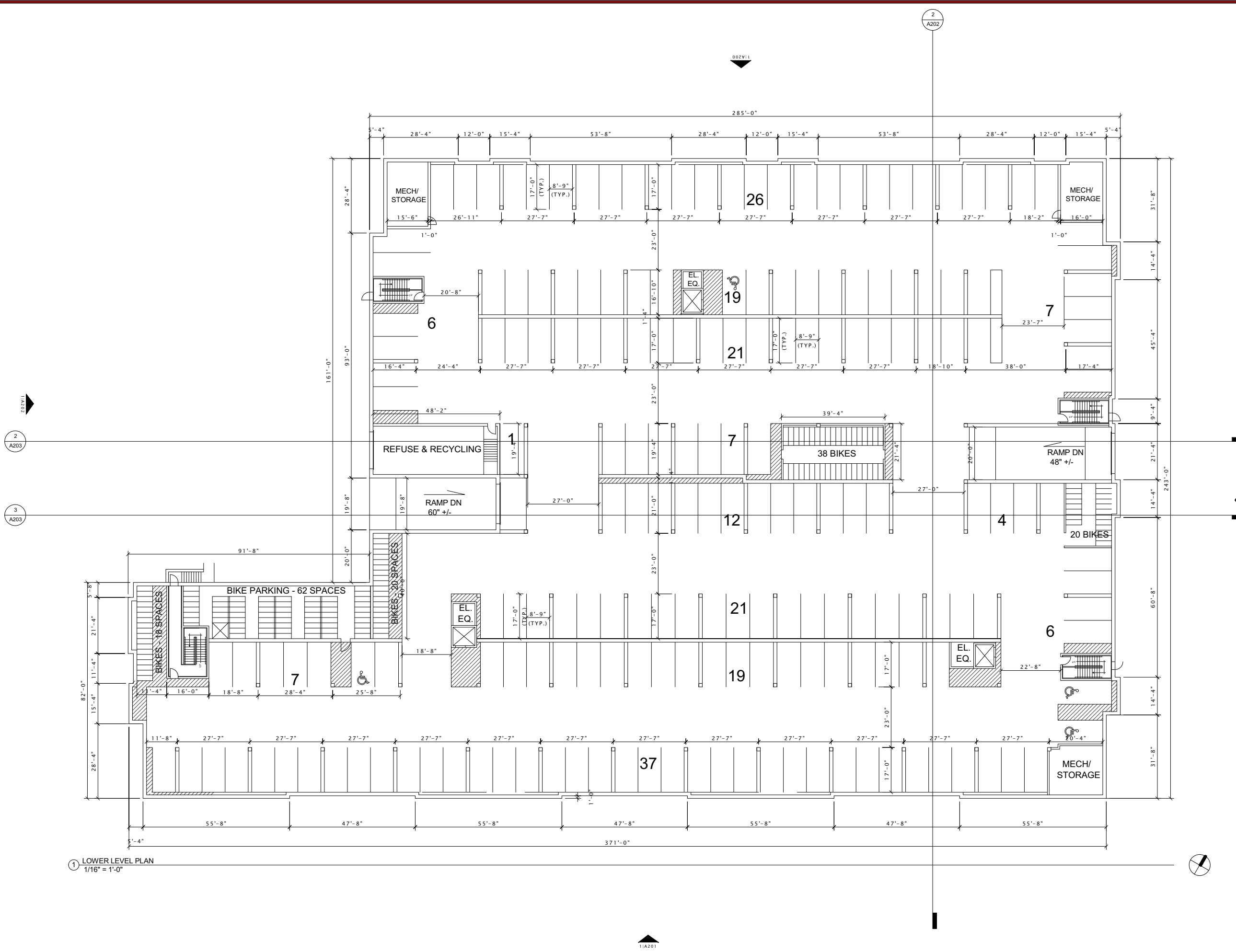
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100



1 LOWER LEVEL PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP SUBMITTAL SET

VERITAS VILLAGE

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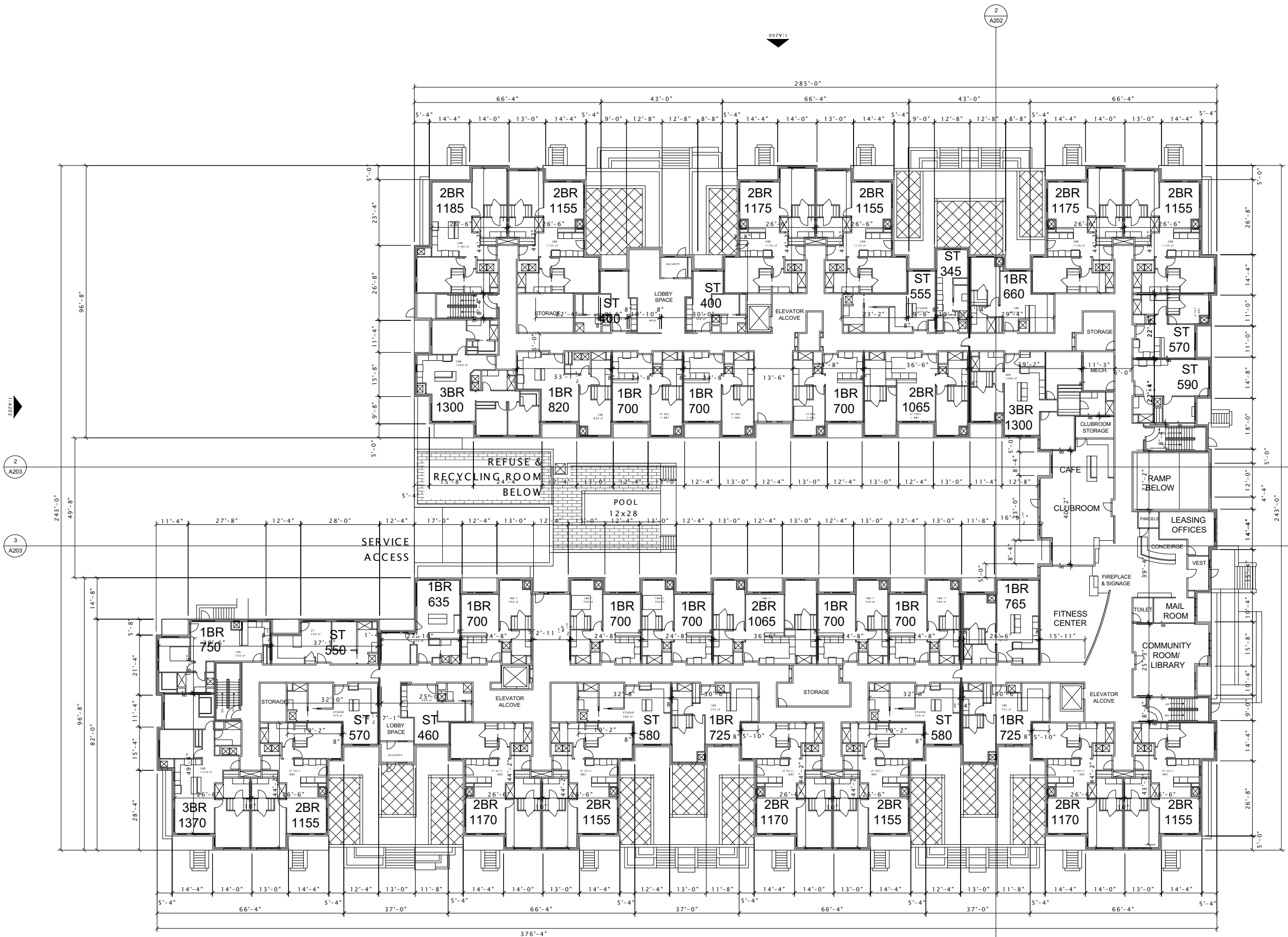
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101



1st FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP SUBMITTAL SET

VERITAS VILLAGE

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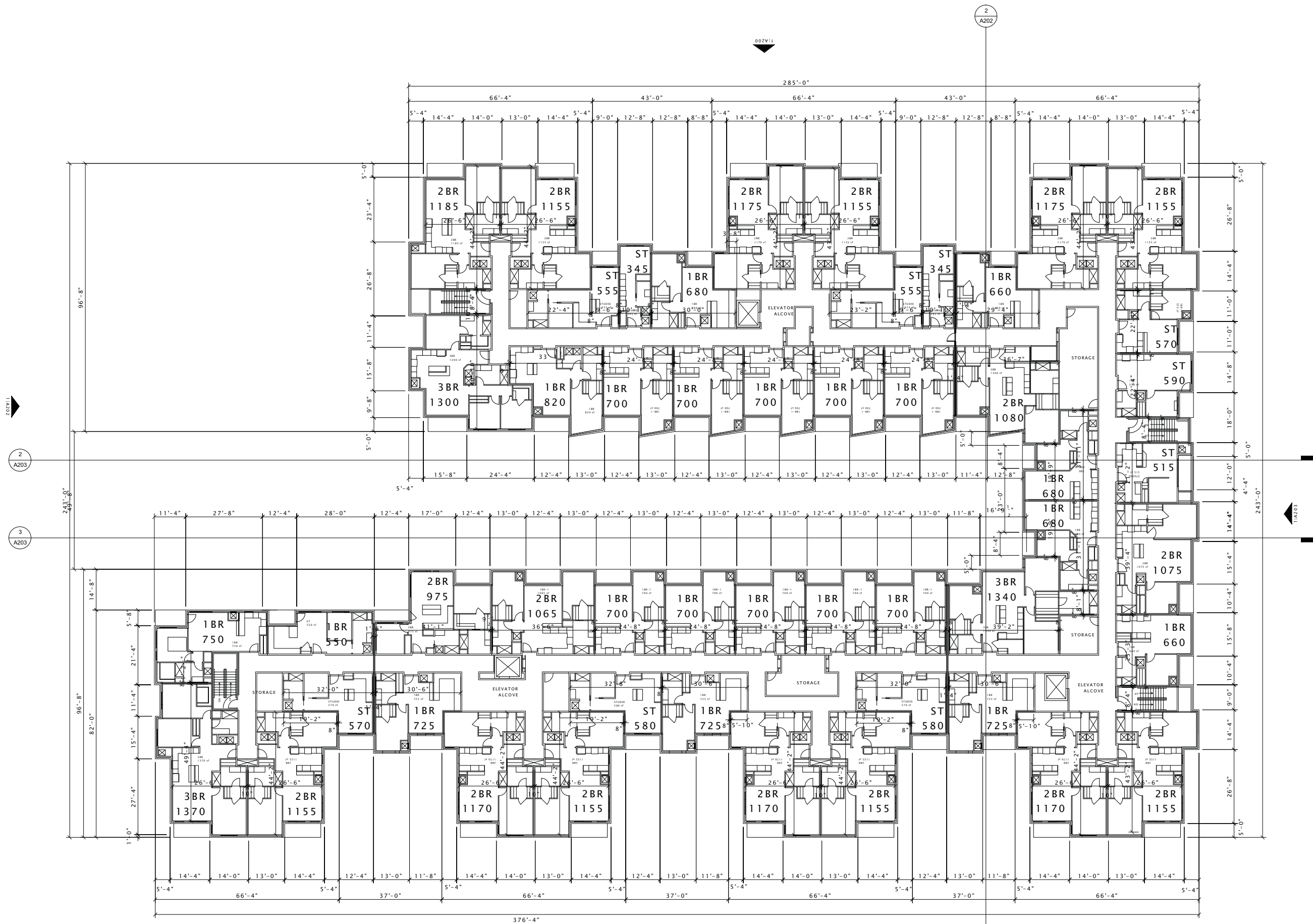
DATE OF ISSUANCE: FEBRUARY 18, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
SECOND & THIRD FLOOR PLAN

SHEET NUMBER
A102



① 2nd and 3rd FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP SUBMITTAL SET

VERITAS VILLAGE

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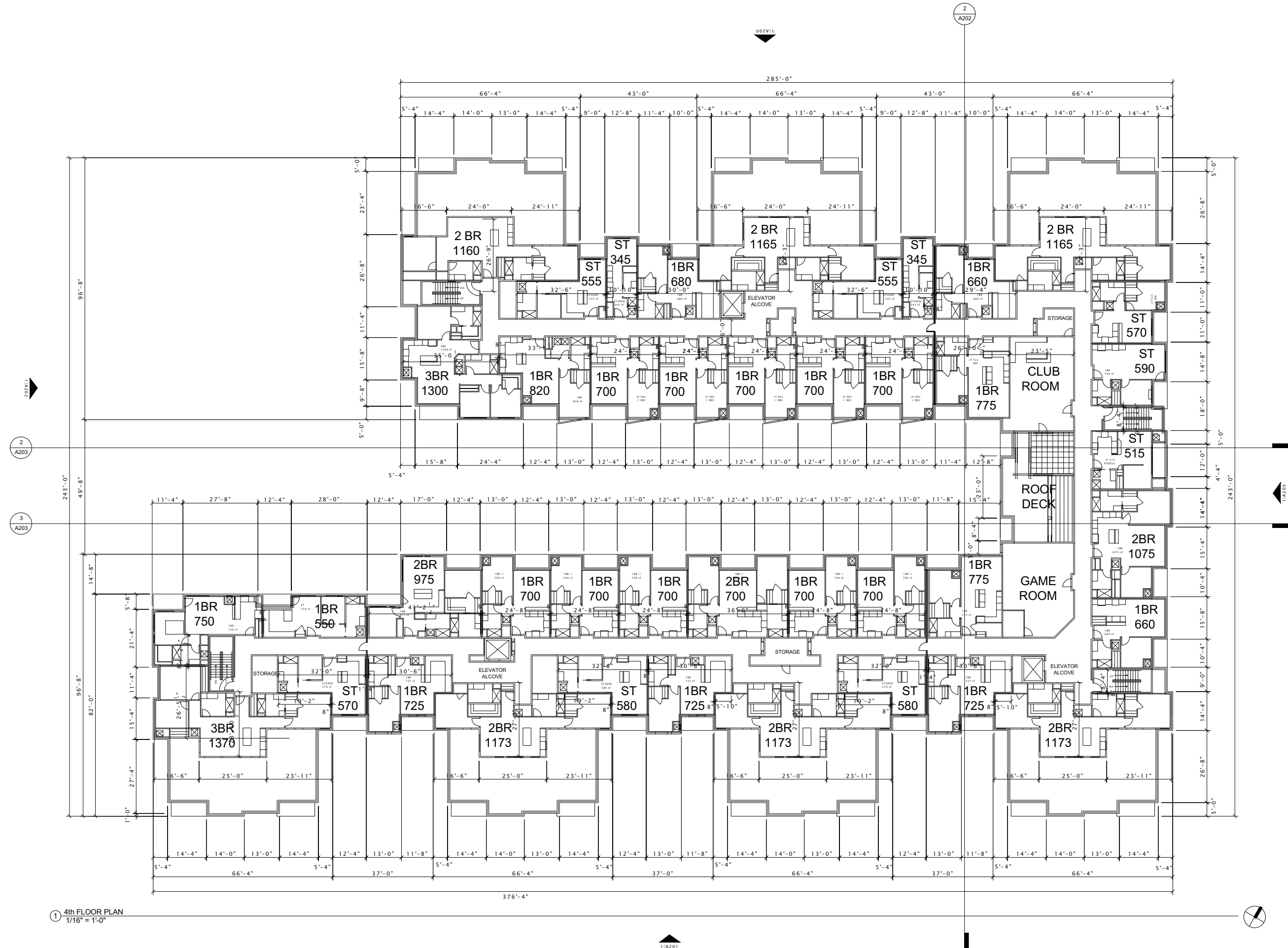
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A103



① 4th FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP SUBMITTAL SET

VERITAS VILLAGE

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200



① Dayton Street Elevation
1/16" = 1'-0"



② Dayton Street Entry Enlarged Elevation
1/8" = 1'-0"



③ Dayton Street Courtyard Enlarged Elevation
1/8" = 1'-0"

VERITAS VILLAGE, LLC

CUP SUBMITTAL SET

VERITAS VILLAGE

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE FEBRUARY 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201



① Miffin Street Elevation
1/16" = 1'-0"



② Miffin Street Entry Enlarged Elevation
1/8" = 1'-0"



③ Miffin Street Courtyard Enlarged Elevation
1/8" = 1'-0"

VERITAS VILLAGE, LLC

CUP SUBMITTAL SET

VERITAS VILLAGE

PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202



① Southwest Elevation
3/32" = 1'-0"



② Interior Courtyard Elevation - North East
3/32" = 1'-0"

VERITAS VILLAGE, LLC

CUP SUBMITTAL SET

VERITAS VILLAGE

PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- COURTYARD

SHEET NUMBER

A203



① Livingston Street Elevation
3/32" = 1'-0"



② Interior Courtyard Elevation - North
3/32" = 1'-0"



③ Interior Courtyard Elevation - East
1/16" = 1'-0"