



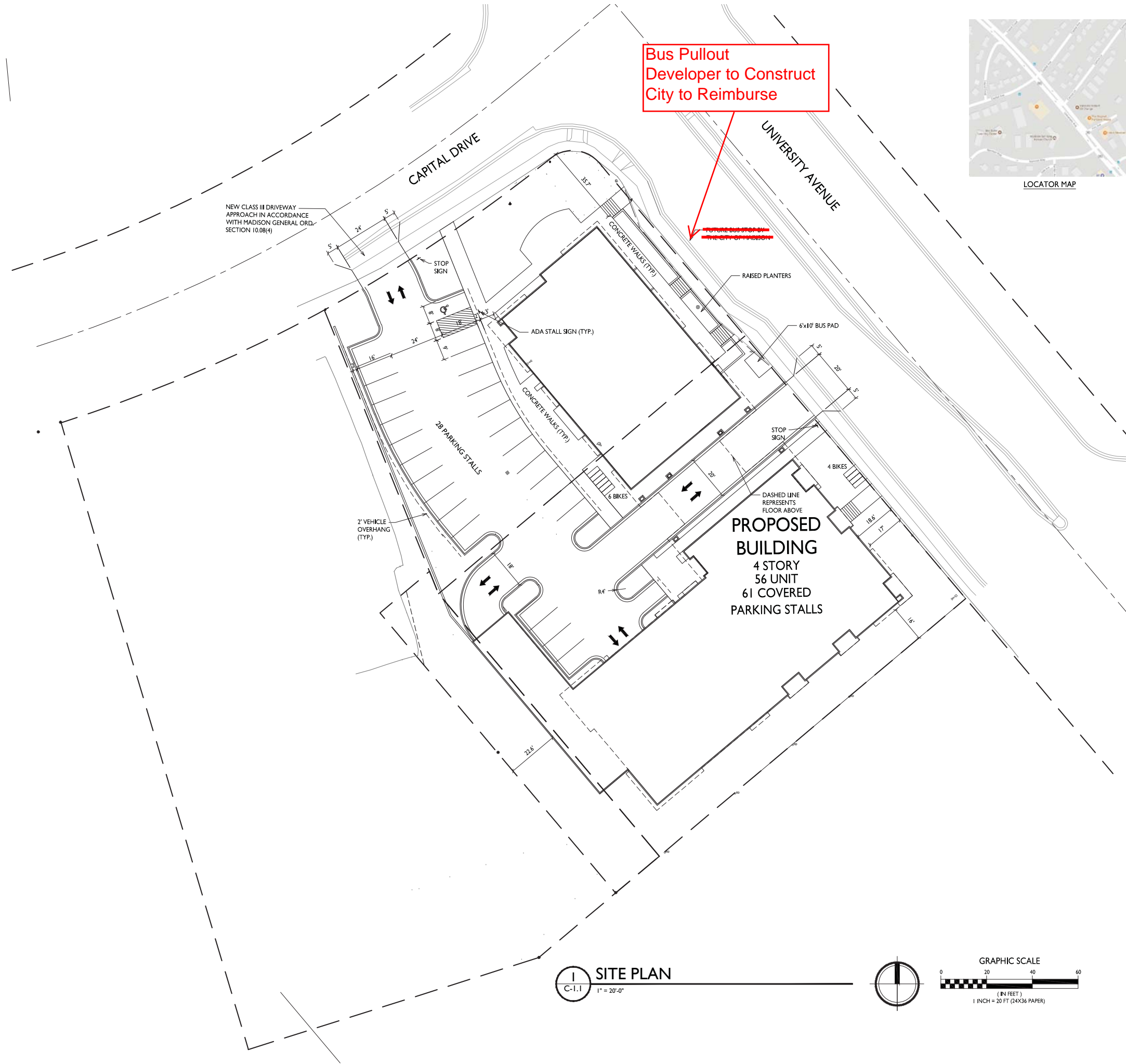
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City of Madison, WI - GIS/Mapping data

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LOCATOR MAP

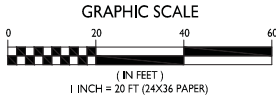
SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
EXISTING CONDITIONS/DEMO PLAN	
C-2.1	SITE PLAN
C-2.2	GRADING & EROSION CONTROL PLAN
C-3.0	UTILITY PLAN
C-4.0	UTILITY PLAN
C-5.0	EROSION DETAILS
C-5.1	SITE DETAILS
C-5.2	UTILITY DETAILS
LANDSCAPE PLAN	
L-1.1	LANDSCAPE PLAN
ARCHITECTURAL	
BUILDING #2	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-5.1	TYPICAL UNIT FLOOR PLANS
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS

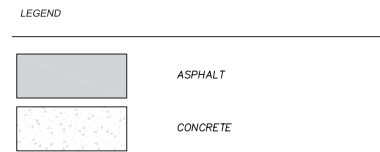
SITE DEVELOPMENT DATA:	
DENSITIES:	
LOT AREA	48,517 SF / 1.1 ACRES
DWELLING UNITS	56 DU
LOT AREA / D.U.	867 SF / UNIT
DENSITY	51 UNITS/ACRE
GROSS COMMERCIAL AREA	APPROX. 5,812 SF (50% OF FIRST FLR)
BUILDING HEIGHT	
4 STORIES	
LOT COVERAGE	
34,249 S.F. = 70.5%	
USABLE OPEN SPACE	
11,140 S.F. (199 SF / D.U.)	
DWELLING UNIT MIX:	
EFFICIENCY	15
ONE BEDROOM	25
ONE BEDROOM + DEN	3
TWO BEDROOM	13
TOTAL DWELLING UNITS	56
VEHICLE PARKING:	
SURFACE	28 STALLS
UNDERGROUND/ COVERED	61 STALLS
TOTAL	89 STALLS
BICYCLE PARKING:	
SURFACE COMMERCIAL	4 STALLS
SURFACE RESIDENT	6 STALLS (10% OF UNITS)
UNDERGROUND GARAGE - WALL	16 STALLS (COVERED)
UNDERGROUND GARAGE STD. 2'X6'	38 STALLS (COVERED)
TOTAL	64 STALLS

- GENERAL NOTES:**
- 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.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - 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.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 - 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.

1 SITE PLAN

1" = 20'-0"

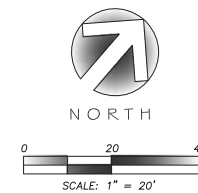




 TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SITE PLAN

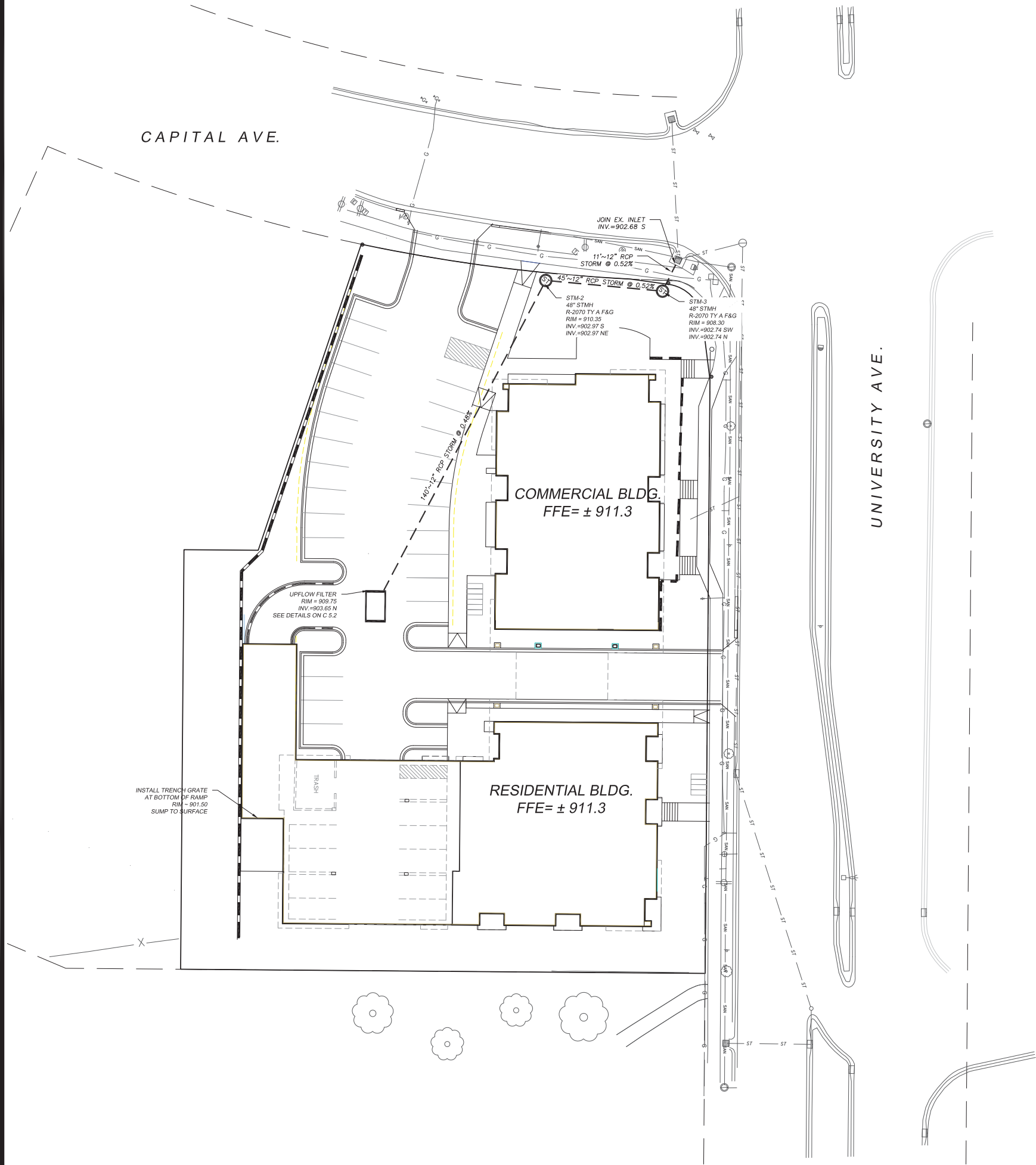
SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

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	Date: 12-6-2017	Filed By:	
	Technician: MW		

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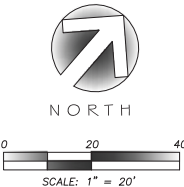
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LEGEND

- SAN — SAN — SAN — EXISTING SANITARY SEWER
- SAN — SAN — SAN — SANITARY SEWER
- ST — ST — ST — EXISTING STORM SEWER
- ST — ST — ST — STORM SEWER
- W — W — W — EXISTING WATER
- W — W — W — WATER

UTILITY PLAN



5533 UNIVERSITY AVENUE

UTILITY PLAN

CITY OF MADISON, WI

SNYDER & ASSOCIATES, INC.



Project No: 117.0784.30

C 4.0

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