

414 W Washington Avenue
Contract 9630
MUNIS 15594
Developer: RA2 – 416 W MIFFLIN ST OWNER, LLC



Summary of Improvements:

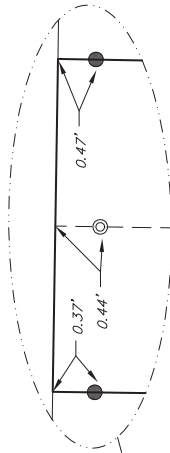
- Public sidewalk, terrace, curb and gutter, and pavement improvements on W Washington Avenue and W Mifflin Street as needed to serve the redevelopment per plans approved by the City Engineer.
- Public storm sewer and storm inlets on W Washington Avenue and W Mifflin to provide connection locations for the private storm system to serve the redevelopment per plans approved by the City Engineer.
- Private sanitary, storm, and water service laterals necessary to serve the redevelopment per plans approved by the City Engineer.
- Close abandoned driveways with curb and gutter on W Washington Avenue and W Mifflin Street. Construct new private drive apron on W Mifflin Street per approved commercial driveway permit and per plans approved by the City Engineer.
- Coordinate with City Traffic Engineering and provide temporary streetlighting as needed to facilitate the construction of the redevelopment. Protect existing City fiber and conduit within the project area.
- Protect / remove / replace public streets on W Washington Avenue and W Mifflin Street per City Forestry approvals.

Addendum No. 1: Extend contract timeframe to thirty (30) months; all other plan requirements remain

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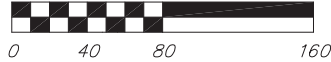
CERTIFIED SURVEY MAP No.

LOT 7 AND LOTS 12-16, BLOCK 43, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW1/4 AND SW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



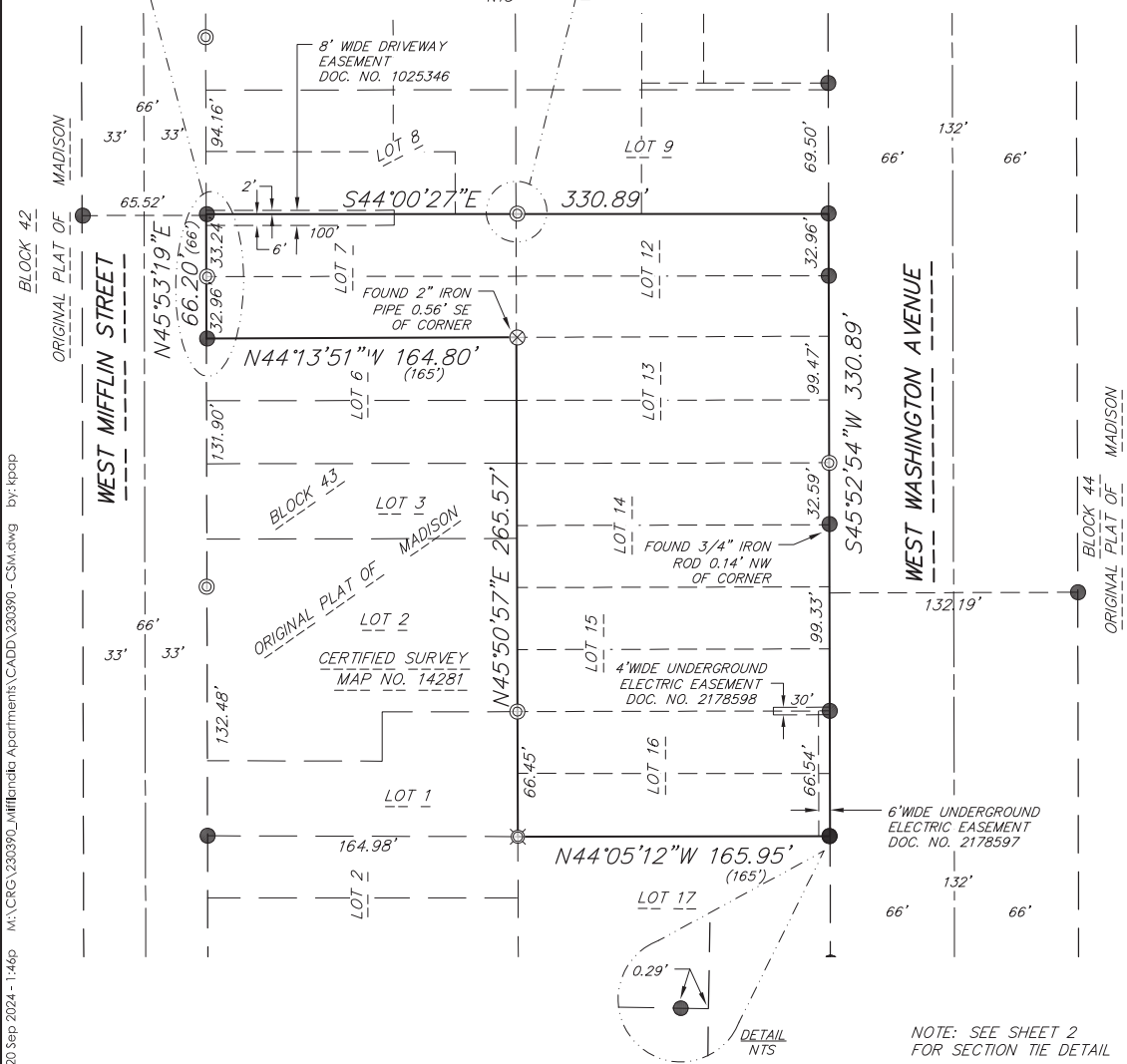
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NE1/4 OF SECTION 23-07-09 MEASURED AS BEARING S00°00'43"W

GRAPHIC SCALE: 1" = 80'



SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ⊕ SET 3/4" Ø IRON ROD
- () RECORDED AS INFORMATION



20 Sep 2024 - 1:46p M:\CRG\230390_mifflandia Apartments\CADD\230390 - CSM.dwg by: kpap

vierbicher
planners | engineers | advisors



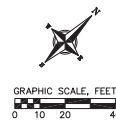
Job #: 230390
Date: 09/23/2024
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
CRG
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 6

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL



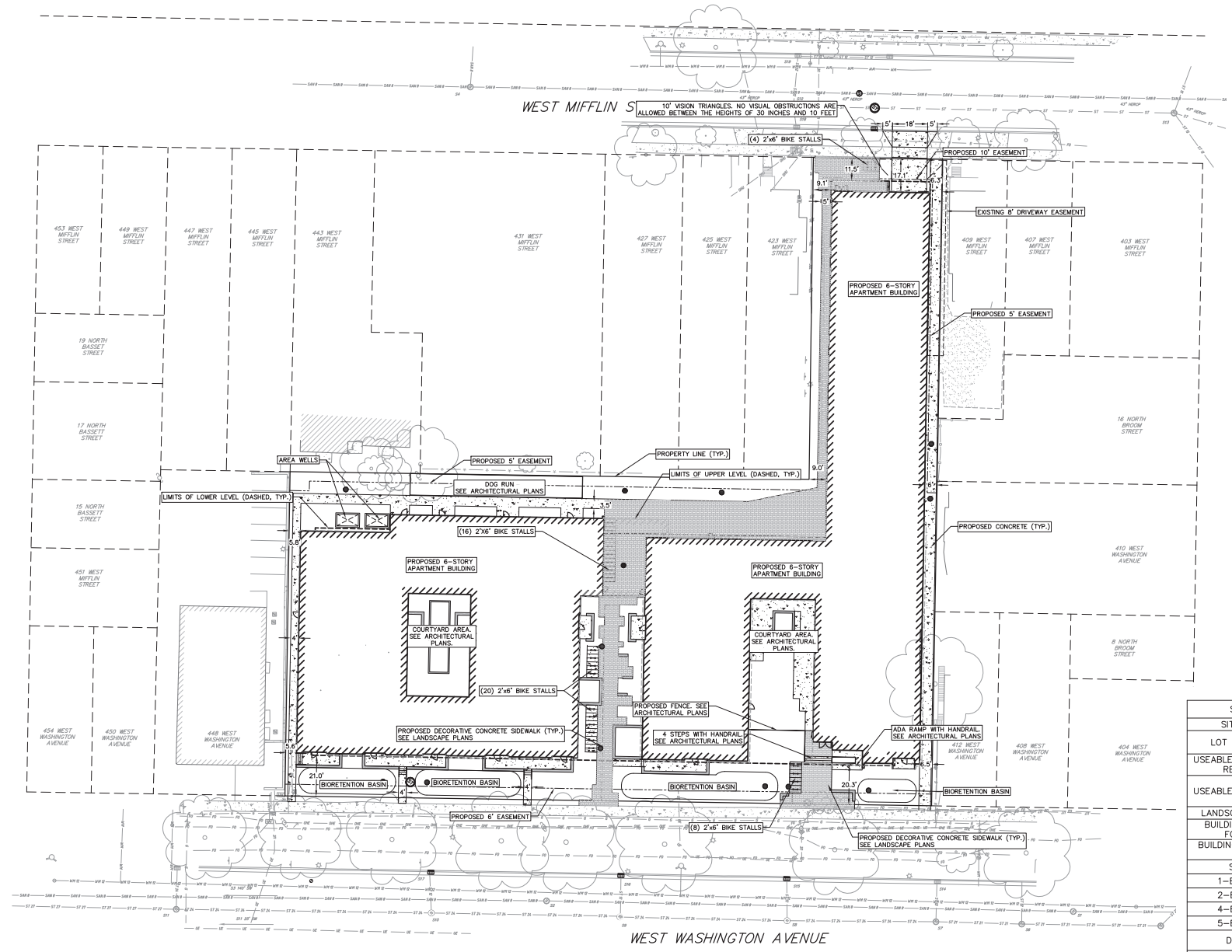
NO.	DESCRIPTION	DATE
1	UDC SUBMISSION	10/20/24
2	UDC SUBMISSION	10/20/24



ITEM	VALUE
SITE AREA	65,816 SF
LOT COVERAGE	81.0% IMPERVIOUS
USEABLE OPEN SPACE REQUIRED	20 SF x 516 BEDS=10,320 SF
USEABLE OPEN SPACE	8,526 SF SITE 17,005 SF TOTAL
LANDSCAPED AREA	8,351 SF
BUILDING SQUARE FOOTAGE	257,510 GSF
BUILDING FOOTPRINT AREA	38,154 SF
STUDIO	19
1-BEDROOM	11
2-BEDROOM	33
4-BEDROOM	75
5-BEDROOM	24
DENSITY	107 UNITS/ACRE
UNDER STRUCTURE PARKING STALLS	88
INDOOR BIKE PARKING	242
OUTDOOR BIKE PARKING	48

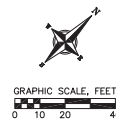
NOT FOR CONSTRUCTION

SITE ADDRESS: 413-417 W MIFFLIN STREET & 416-446 W WASHINGTON STREET



WEST MIFFLIN STREET
10' VISION TRIANGLES, NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET

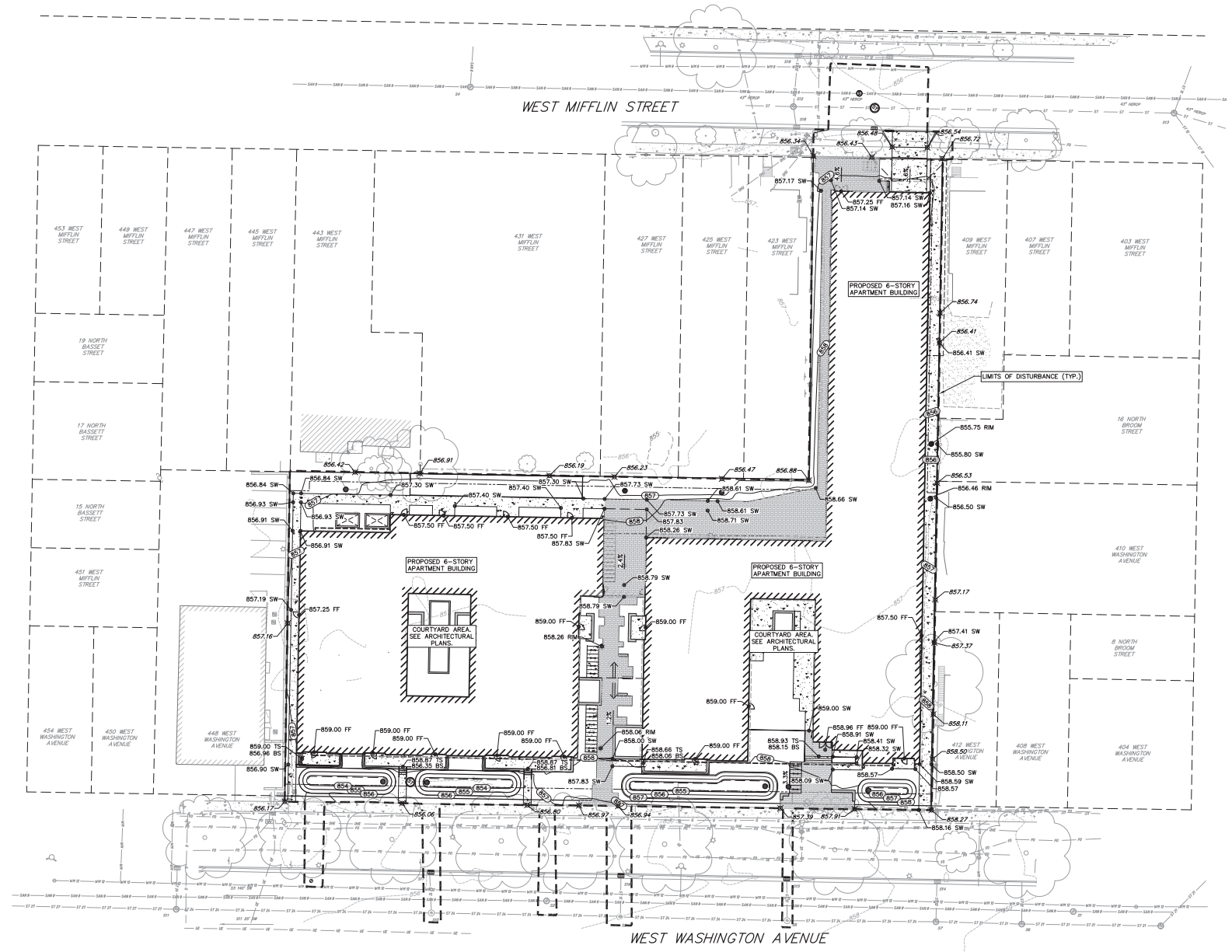
WEST WASHINGTON AVENUE



DRAWING ISSUE		
NO.	DESCRIPTION	DATE
1	LUA SUBMISSION	10/24
1	UDC SUBMISSION	10/24



BUILDING FOOTPRINT
DRAWING TITLE
GRADING PLAN



NOT FOR CONSTRUCTION

