



City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 2830 Dryden Dr.

Contact Name & Phone #: Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? 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? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? 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?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> 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 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.

* See fire department access plan, sheet C-1.3 for diagram.



knothe bruce
ARCHITECTS

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

ISSUED
Issued for UDC Informational - May 29, 2019
Issued for Land Use Submittal - June 12, 2019

PROJECT TITLE
Sherman Plaza

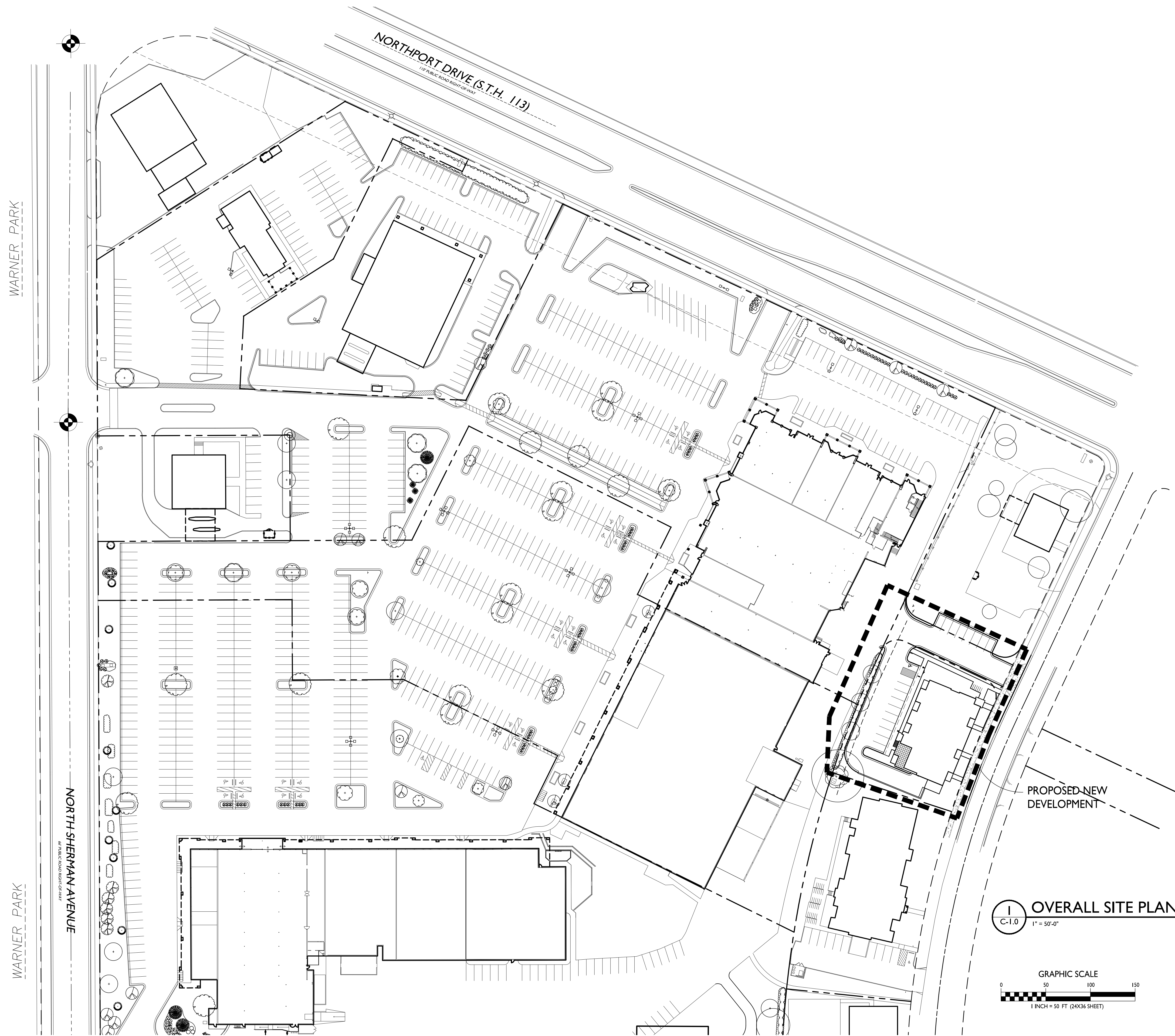
2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Overall Site Plan

SHEET NUMBER

C-1.0

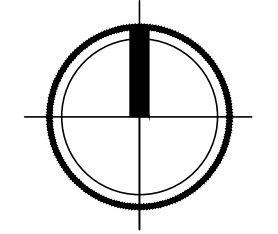
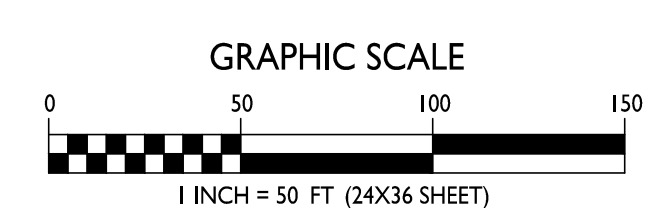
PROJECT NO. 1912

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PROPOSED NEW DEVELOPMENT

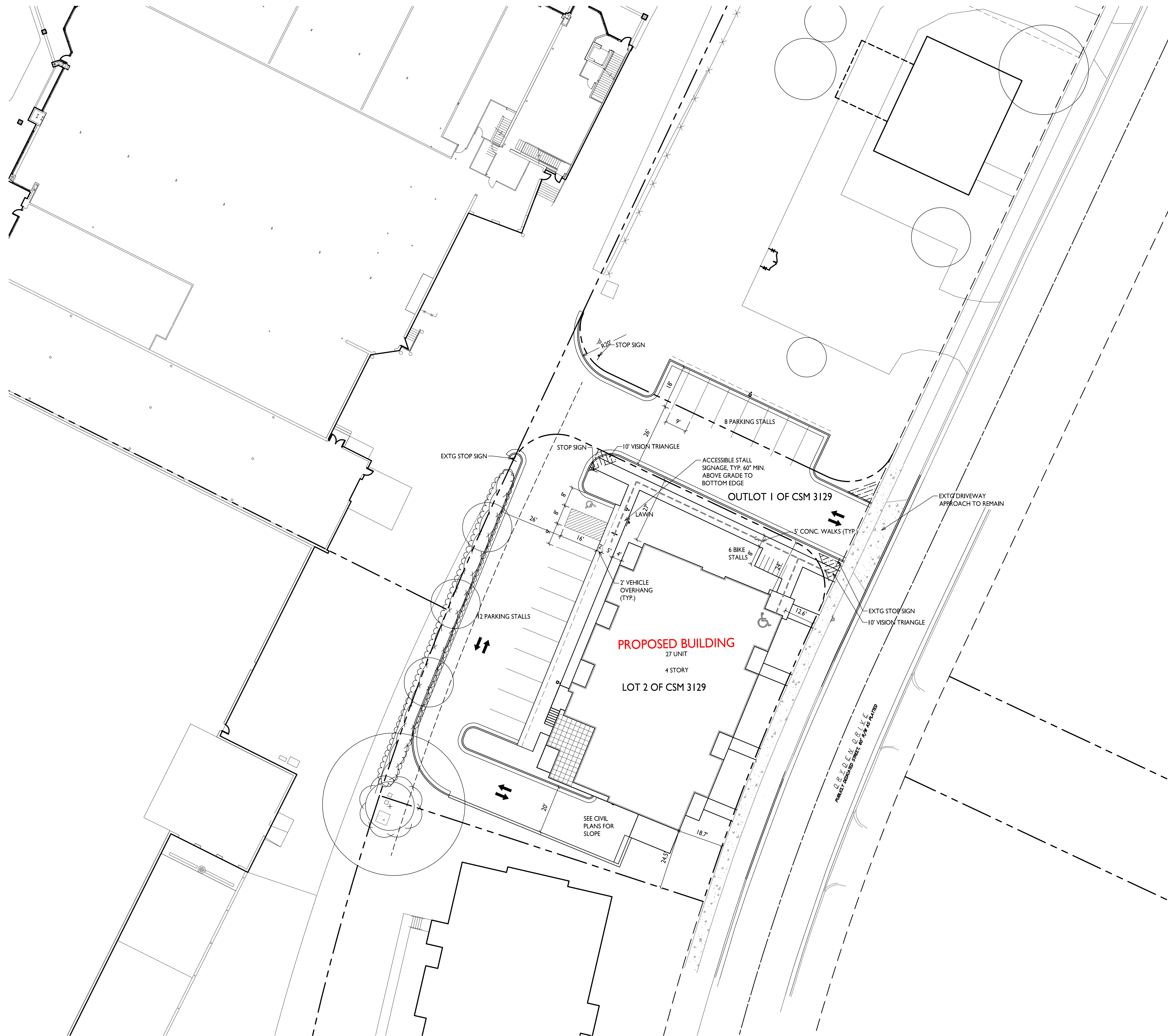
OVERALL SITE PLAN
C-1.0 1" = 50'-0"



WARNER PARK

NORTH SHERMAN AVENUE

NORTHPORT DRIVE (S.T.H. 113)
112' PUBLIC ROAD RIGHT-OF-WAY



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SITE	
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C-1.2	SITE LIGHTING PLAN
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C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
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C-2.0	DEMOLITION PLAN
C-3.0	GRADING & EROSION CONTROL PLAN
C-4.0	UTILITY PLAN
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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-1.5	ROOF PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS - RENDERED
A-2.3	RENDERED PERSPECTIVE
A-2.4	RENDERED PERSPECTIVE

SITE DEVELOPMENT DATA:	
ZONING DISTRICT = CC-T	
DENSITIES:	
LOT AREA	22,065 SF / .5 ACRES
DWELLING UNITS	27 DU
LOT AREA / D.U.	817 SF / UNIT
DENSITY	54 UNITS/ACRE
USABLE OPEN SPACE	
LOT COVERAGE	5,759 S.F. 14,621 S.F. = 66%
BUILDING HEIGHT	
	4 STORIES
DWELLING UNIT MIX:	
ONE BEDROOM	20
TWO BEDROOM	7
TOTAL DWELLING UNITS	27
VEHICLE PARKING:	
UNDERGROUND/ COVERED	19 STALLS
OUTLOT 1	8 STALLS
SURFACE	12 STALLS
TOTAL	39 STALLS
BICYCLE PARKING:	
UNDERGROUND GARAGE - WALL	5 STALLS (COVERED)
UNDERGROUND/STD. 2'X6'	19 STALLS (COVERED)
SURFACE RESIDENTIAL	3 STALLS
SURFACE GUEST	3 STALLS (10% OF UNITS)
TOTAL	30 STALLS

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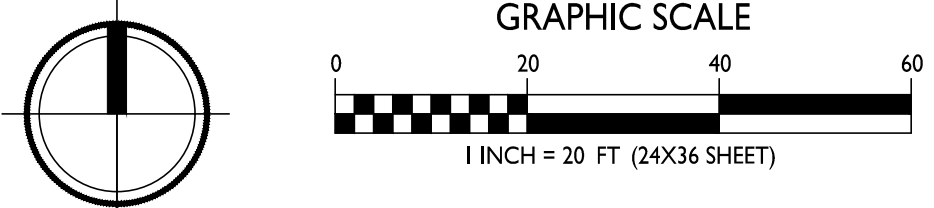
PROJECT TITLE
Sherman Plaza

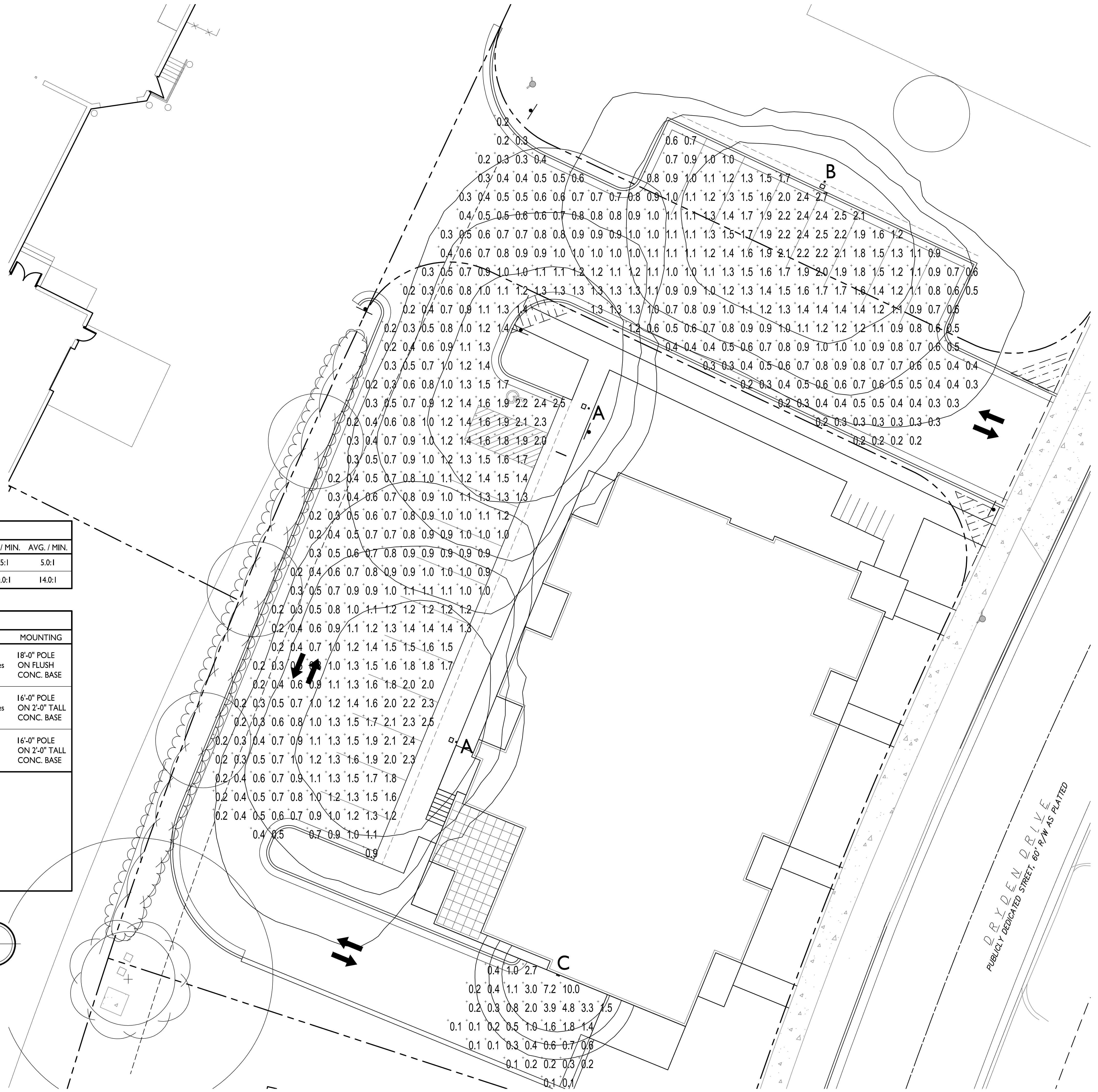
- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE 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.

2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1
PROJECT NO. 1912
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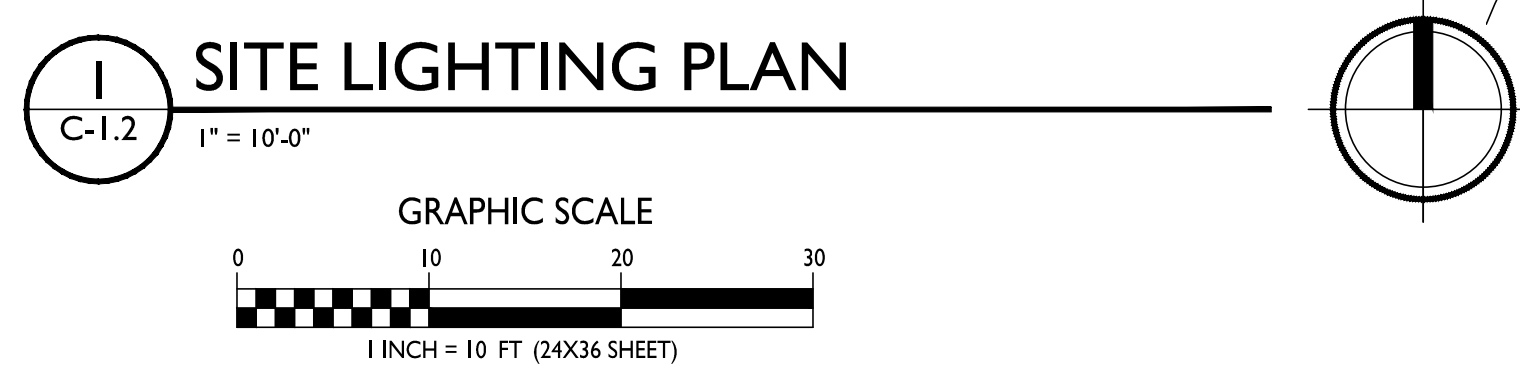
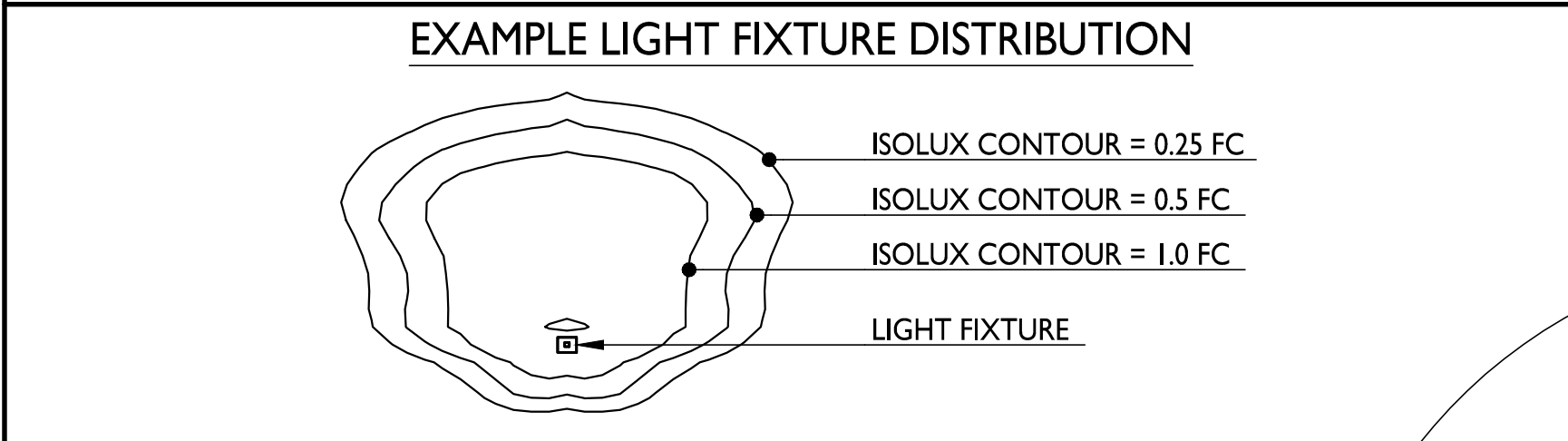
SITE PLAN
C-1.1
1" = 20'-0"

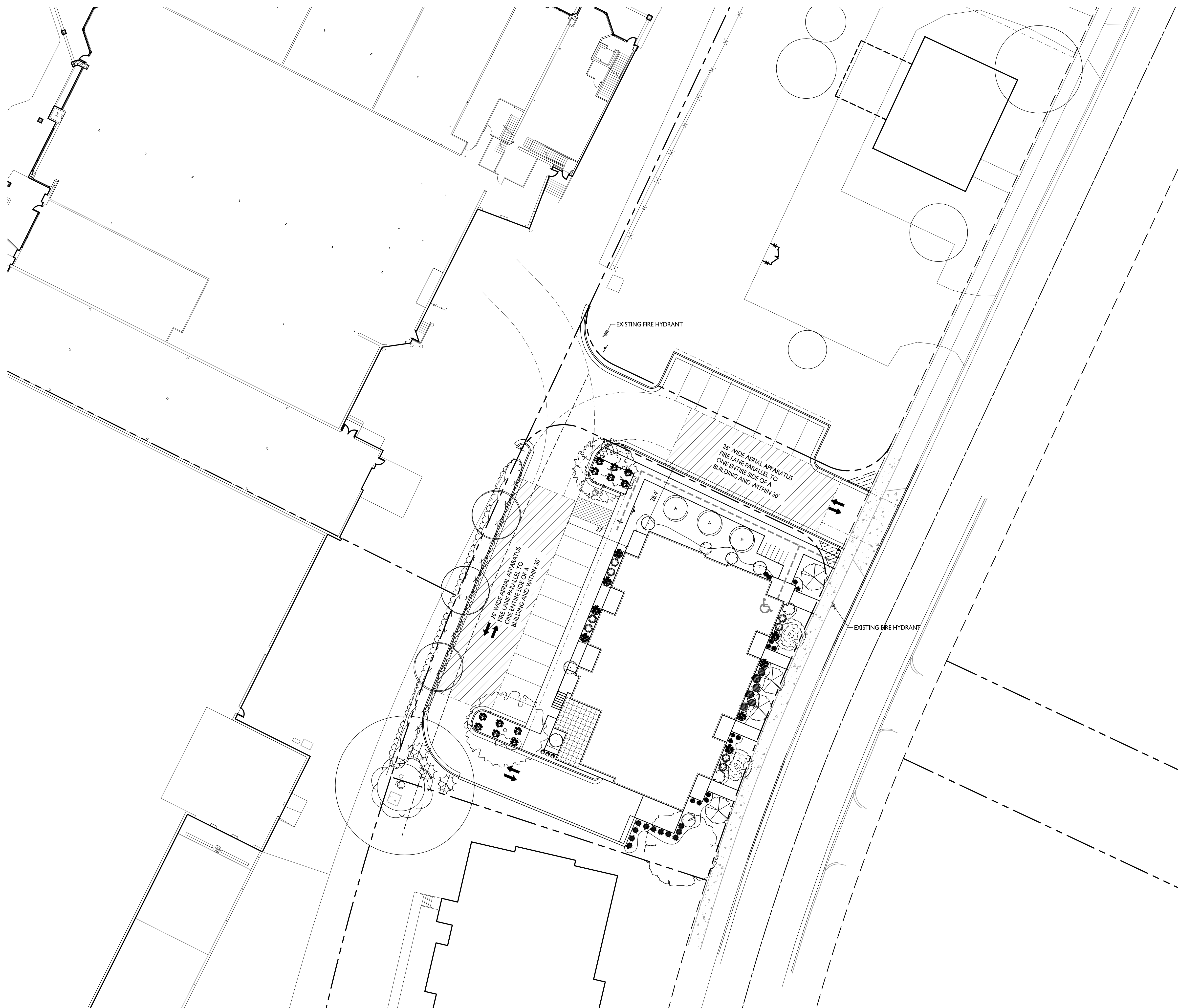




STATISTICS					
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN. AVG. / MIN.
Parking Area Lighting	+	1.0 fc	2.7 fc	0.2 fc	13.5:1 5.0:1
Parking Garage Entry Lighting	+	1.4 fc	10.0 fc	0.1 fc	100.0:1 14.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	2	LITHONIA LIGHTING	DSX1 LED PI 30K T4M MVOLT HS	DSX1 LED PI 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_PI_30K_T4M_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
□	B	1	LITHONIA LIGHTING	DSX1 LED PI 30K T4M MVOLT HS	DSX1 LED PI 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_PI_30K_T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	1	LITHONIA LIGHTING	OLWX1 LED 20W 40K M4	20W 4000K LED WALL PACK	OLWX1_LED_20W_40K_M4.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE





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PROJECT TITLE
Sherman Plaza

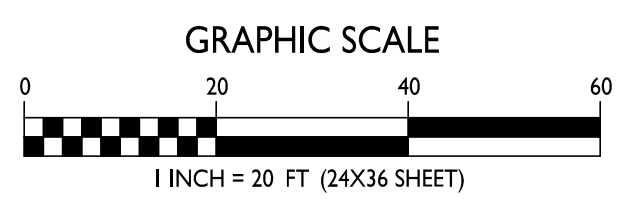
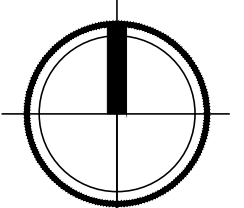
2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER

C-1.3

PROJECT NO. **1912**
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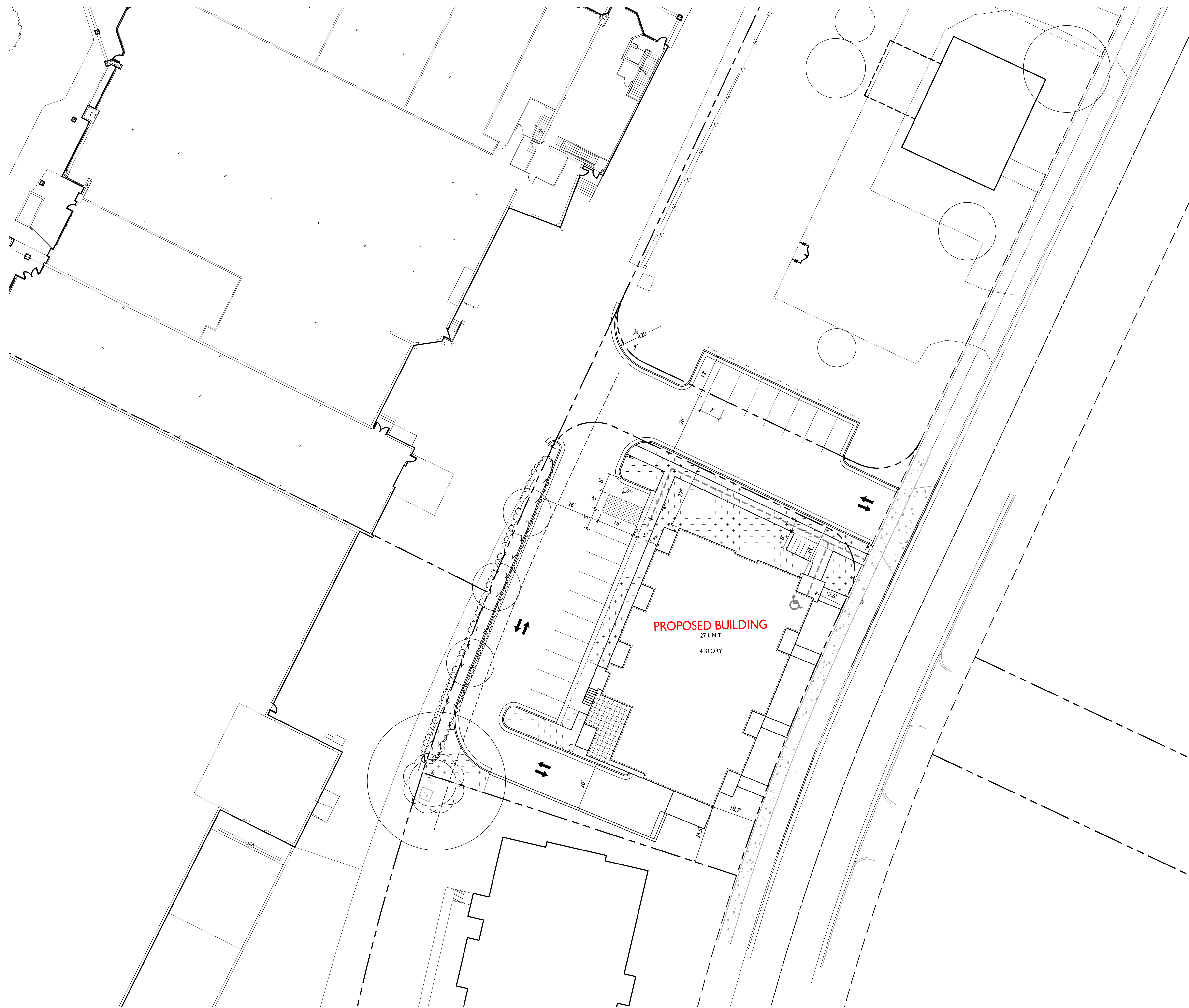
FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 20'-0"





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USABLE OPEN SPACE	
ZONING:	CC-T
REQUIRED OPEN SPACE:	160 S.F. / 1 BDRM 320 S.F. / 2+ BDRM
DWELLING UNITS:	
20 X 160 S.F. =	3,200 S.F.
7 X 320 S.F. =	2,240 S.F.
	5,440 S.F. OPEN SPACE REQUIRED
OPEN SPACE PROVIDED:	
BALCONIES: 27 X 54 S.F. =	1,458 S.F.
ROOFDECK:	375 S.F.
SURFACE:	3,926 S.F.
TOTAL:	5,759 S.F.

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PROJECT TITLE
Sherman Plaza

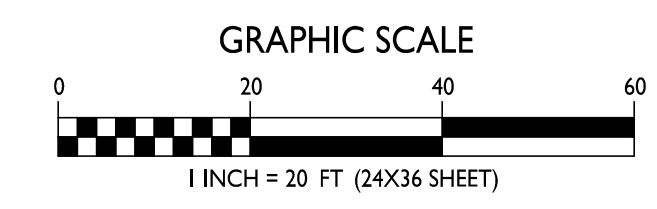
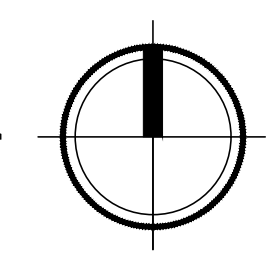
2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Usable Open
Space

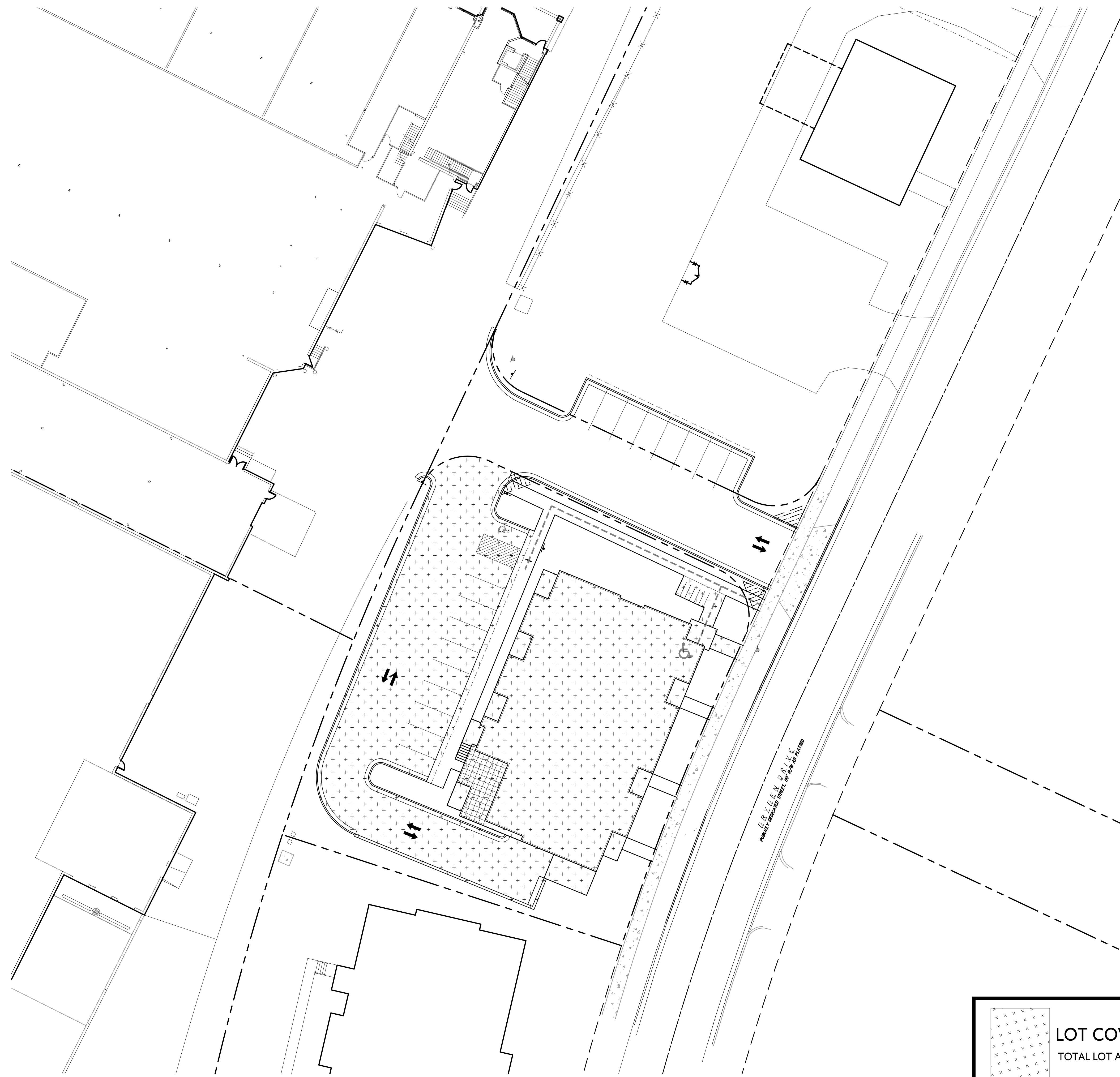
SHEET NUMBER

C-1.4

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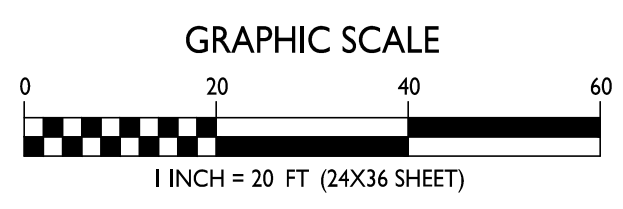
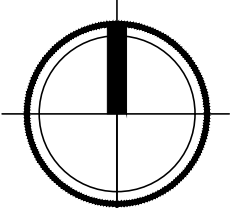
USABLE OPEN SPACE
C-1.4 1" = 20'-0"

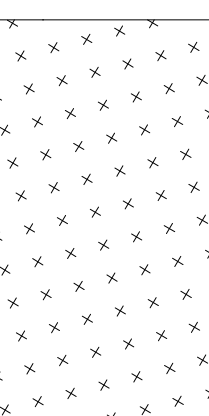




1
C-1.5
1" = 20'-0"

LOT COVERAGE



	LOT COVERAGE	
	TOTAL LOT AREA	22,065 S.F.
	BUILDING & PAVING COVERAGE:	14,621 S.F.
(TOTAL LOT AREA S.F. / COVERAGE S.F.)		66% (85% MAX. ALLOWABLE)

ISSUED
 Issued for Land Use Submittal - June 12, 2019

PROJECT TITLE
Sherman Plaza

2830 Dryden Drive
 Madison, Wisconsin
 SHEET TITLE
Lot Coverage

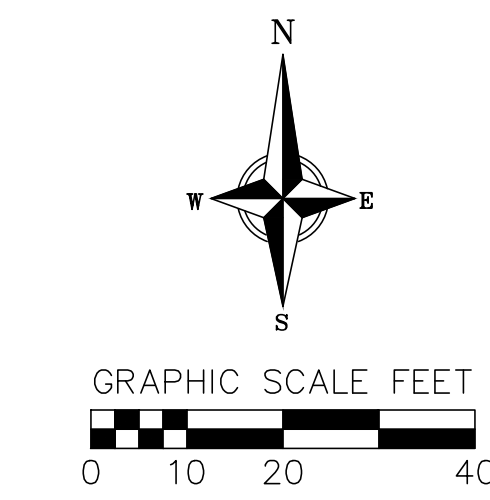
SHEET NUMBER

C-1.5

PROJECT NO. **1912**
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NOTES:

- This survey is based upon field survey work performed on May 28, 2019. Any changes in site conditions after May 28, 2019 are not reflected by this survey.
- Elevations depicted on this survey are based upon NAVD88 (2012 Geoid) Datum.
- Benchmarks shall be verified before construction.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20192112947.
- Location of buried private utilities are not within the scope of this survey. The location of said private utilities depicted hereon has been determined upon field observations during the course of field survey work and has been provided for informational purposes only. Utilities other than those shown may be encountered, and the actual location of these utilities may be different from what is depicted hereon.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTHERLY LINE OF CSM NO. 3129, MEASURED AS BEARING S63°41'33"E.

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE

TOPOGRAPHIC LINework LEGEND

- UE— UE — EXISTING UNDERGROUND ELECTRIC LINE
- UT— UT — EXISTING UNDERGROUND TELEPHONE
- G— G — EXISTING GAS LINE
- SMB— SMB — EXISTING EDGE OF BUSHES
- SAN8— SAN8 — EXISTING 8" SANITARY SEWER LINE
- SAN— SAN — EXISTING SANITARY SEWER LINE
- ST18— ST18 — EXISTING 18" STORM SEWER LINE
- WM8— WM8 — EXISTING 8" D.I. WATER MAIN
- 820— — EXISTING MAJOR CONTOUR
- 818— — EXISTING MINOR CONTOUR
- — — — — PROPERTY BOUNDARY

TOPOGRAPHIC HATCHING LEGEND

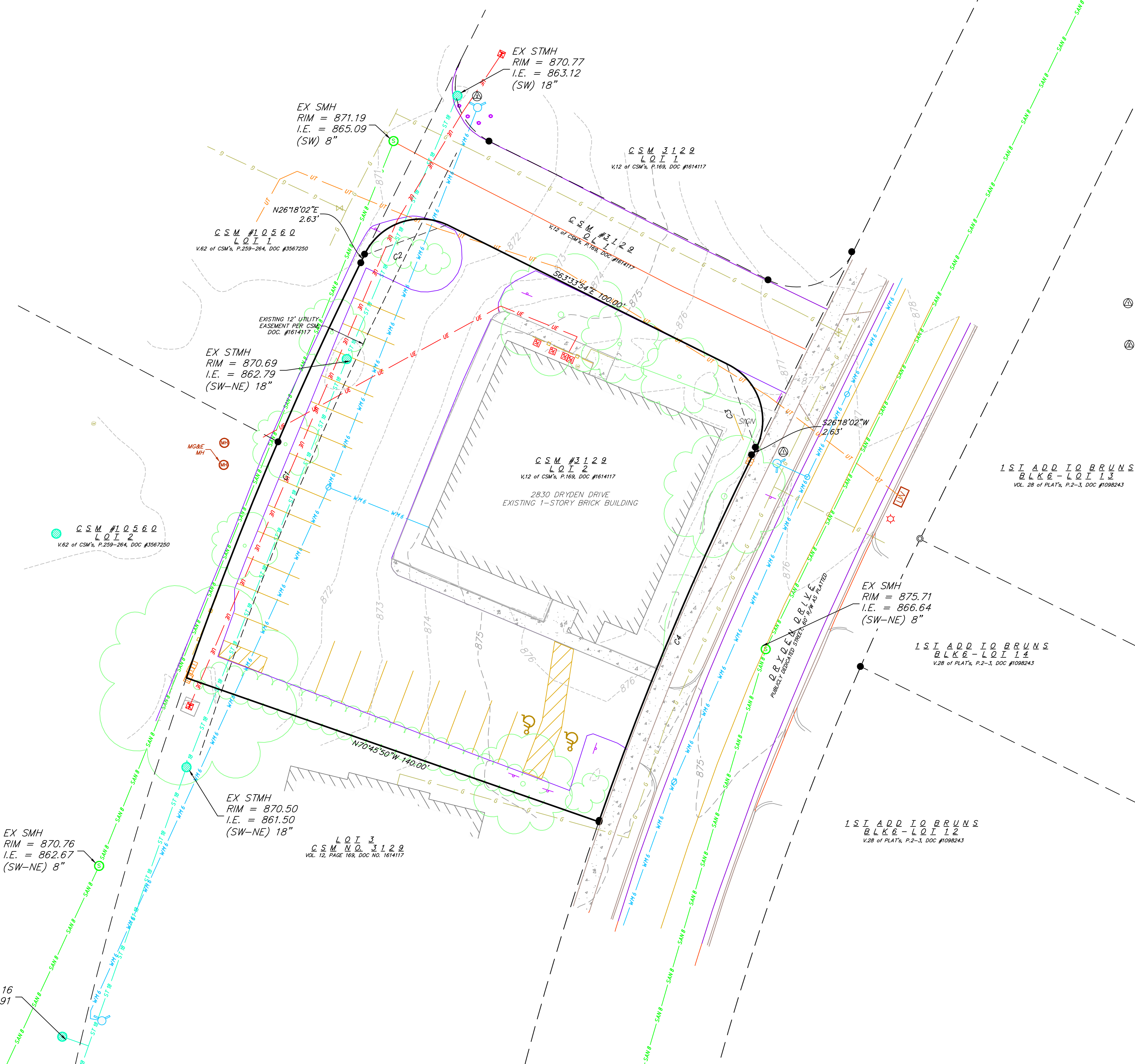
- [Hatched Box] CONCRETE SIDEWALK
- [Hatched Box] ASPHALT PAVEMENT

TOPOGRAPHIC SYMBOL LEGEND

- [Symbol] EXISTING CURB INLET
- [Symbol] EXISTING FIELD INLET
- [Symbol] EXISTING STORM MANHOLE
- [Symbol] EXISTING SANITARY MANHOLE
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] EXISTING WATER MAIN VALVE
- [Symbol] EXISTING LIGHT POLE
- [Symbol] EXISTING GAS METER
- [Symbol] EXISTING AIR CONDITIONING PEDESTAL
- [Symbol] EXISTING UNIDENTIFIED MANHOLE
- [Symbol] EXISTING UNIDENTIFIED UTILITY VAULT
- [Symbol] EXISTING TV PEDESTAL
- [Symbol] EXISTING TRANSFORMER
- [Symbol] EXISTING TELEPHONE PEDESTAL
- [Symbol] EXISTING SIGN
- [Symbol] EXISTING DECIDUOUS TREE
- [Symbol] BENCHMARK (SEE BENCHMARK NOTES)
- [Symbol] EXISTING BOLLARD
- [Symbol] EXISTING HANDICAP PARKING

PROJECT BENCHMARKS:

- ⓐ BENCHMARK 1 - ELEV. = 879.43'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTHEASTERLY CORNER OF 2830 DRYDEN DRIVE.
- ⓑ BENCHMARK 2 - ELEV. = 874.06'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTHWESTERLY CORNER OF 2830 DRYDEN DRIVE.



CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	144.42'	1163.93'	7°06'34"	N22°45'40"E	144.33'
C2	31.44'	20.00'	90°03'54"	N69°50'18"E	28.30'
C3	32.25'	20.00'	92°23'13"	S18°57'49"E	28.87'
C4	127.12'	1023.93'	7°06'48"	S22°45'32"W	127.04'
C5	217.48'	1023.93'	12°10'10"	S13°07'03"W	217.07'
C6	247.71'	1163.93'	12°11'38"	N13°06'34"E	247.24'
C7	31.54'	20.00'	90°21'29"	N72°22'35"E	28.37'
C8	45.02'	963.93'	2°40'33"	S24°58'40"W	45.01'
C9	81.18'	1163.93'	3°59'45"	N21°12'16"E	81.16'
C10	63.25'	1163.93'	3°06'48"	N24°45'33"E	63.24'

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

Existing Conditions
2830 Dryden Drive
City of Madison
Dane County, Wisconsin

NO.	REVISIONS		REMARKS
	NO.	DATE	

SCALE
24x36 - 1:20
11x17 - 1:40

DATE
6/12/2019

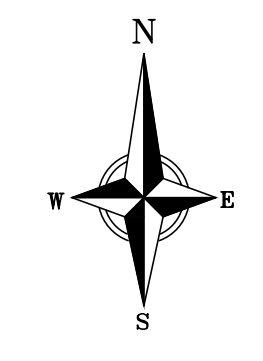
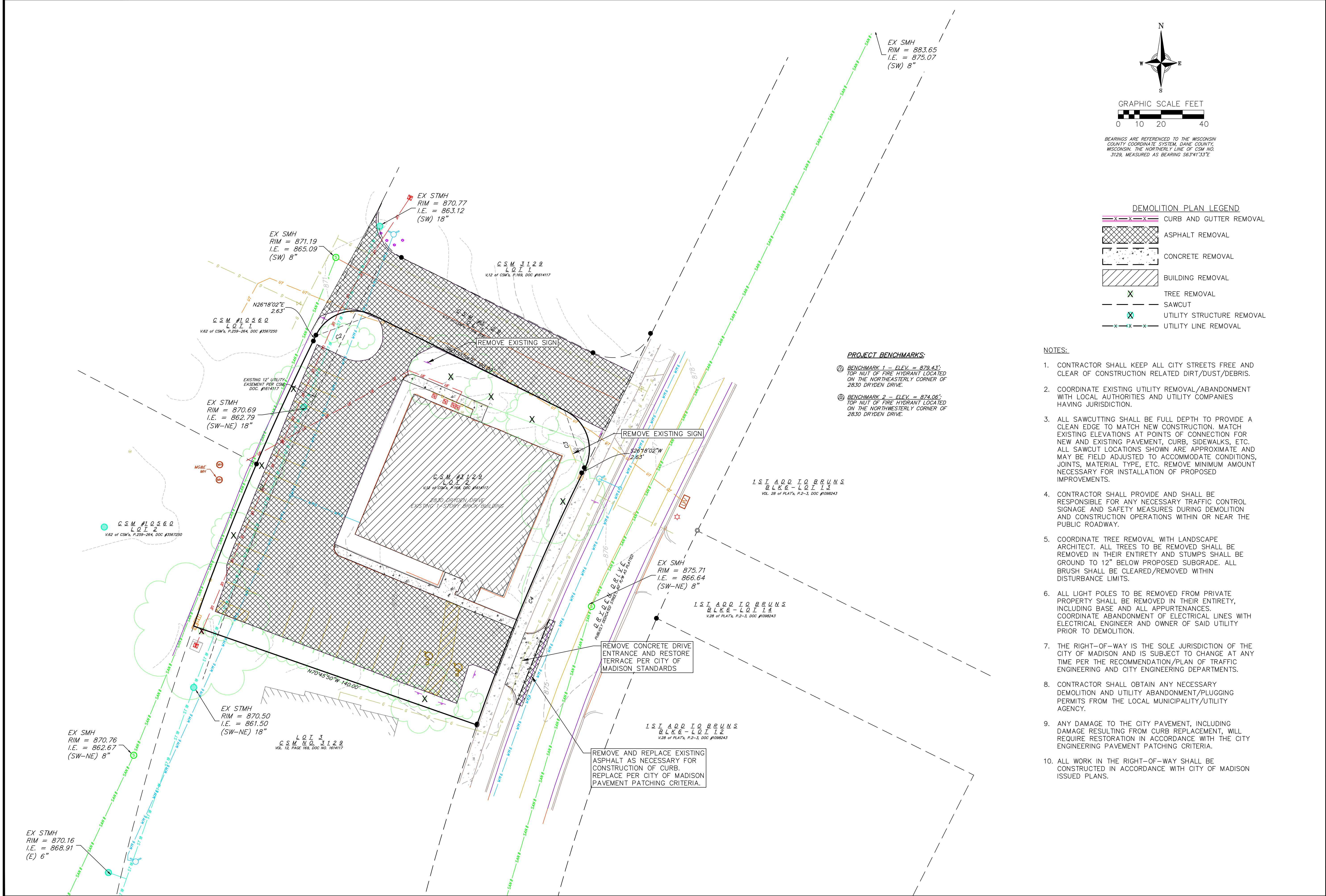
DRAFTER
JNOR

CHECKED
JKAS

PROJECT NO.
190139

SHEET
1 OF 4

DWG. NO.
C-1.0



GRAPHIC SCALE FEET
0 10 20 40

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTHERLY LINE OF CSM NO. 3129, MEASURED AS BEARING S63°41'33"E

DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

PROJECT BENCHMARKS:

- ① BENCHMARK 1 - ELEV. = 879.43'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTHEASTERLY CORNER OF 2830 DRYDEN DRIVE.
- ② BENCHMARK 2 - ELEV. = 874.06'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTHWESTERLY CORNER OF 2830 DRYDEN DRIVE.

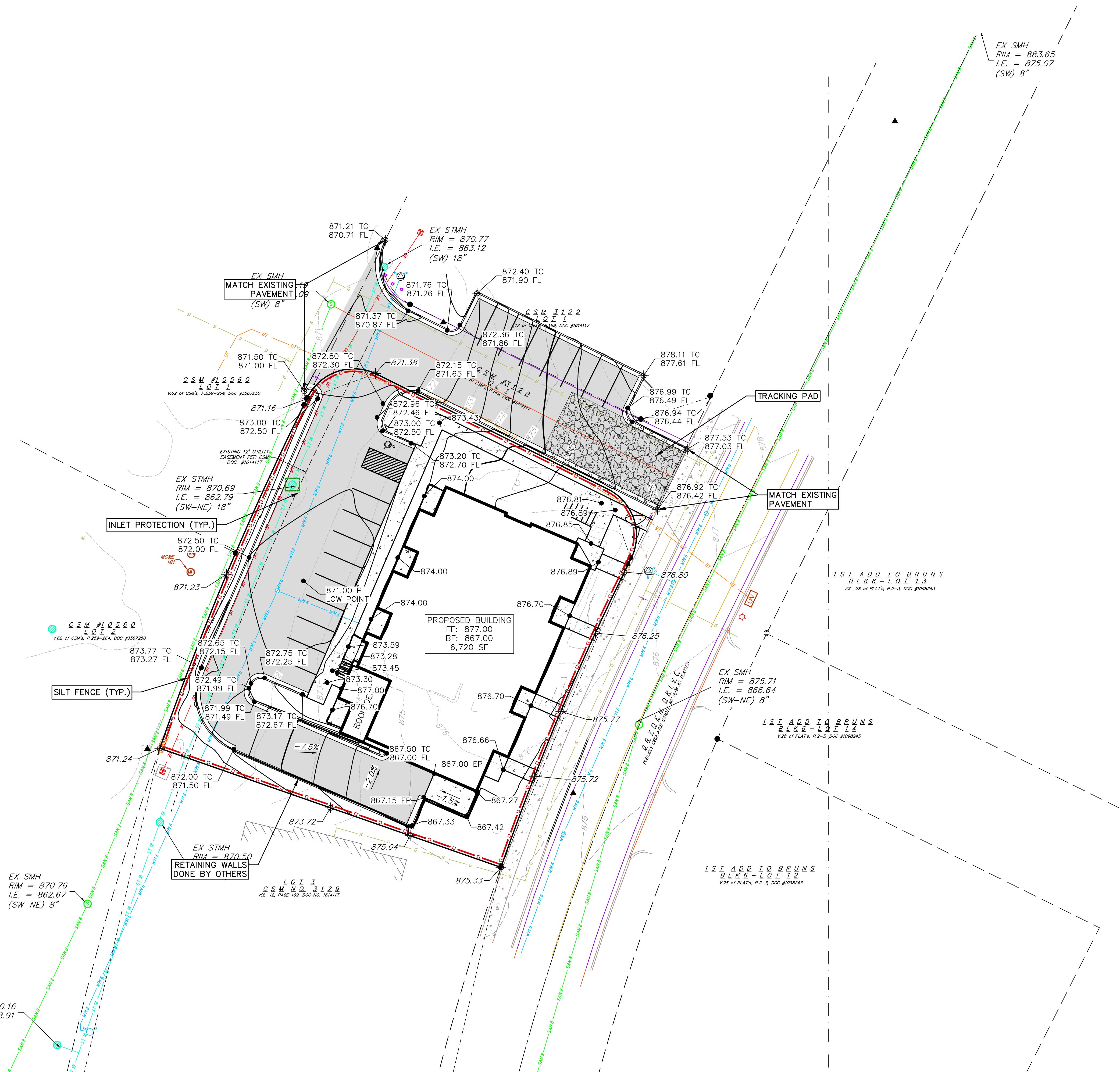
NOTES:

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN DISTURBANCE LIMITS.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER OF SAID UTILITY PRIOR TO DEMOLITION.
- 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.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY ABANDONMENT/PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PAVEMENT PATCHING CRITERIA.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS.

Demolition Plan
2830 Dryden Drive
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE	24x36 - 1:20 11x17 - 1:40
DATE	6/12/2019
DRAFTER	JNOR
CHECKED	JKAS
PROJECT NO.	190139
SHEET	2 OF 4
DWG. NO.	C-2.0



GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- (820) --- PROPOSED MAJOR CONTOURS
- (818) --- PROPOSED MINOR CONTOURS
- S --- SILT FENCE
- D --- DISTURBED LIMITS
- >--- DRAINAGE DIRECTION
- 2.92% --- PROPOSED SLOPE ARROWS
- 1048.61 --- EXISTING SPOT ELEVATIONS
- 1048.61 --- PROPOSED SPOT ELEVATIONS
- IN --- INLET PROTECTION
- [Pattern] --- TRACKING PAD

GRAPHIC SCALE FEET

0 10 20 40

GENERAL NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
4. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
6. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
7. CROSS-SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
8. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33 (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
9. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
10. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
11. ADJUST ALL EXISTING MANHOLE AND VALVE RIMS TO FINAL GRADE.

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

Grading and Erosion Control
2830 Dryden Drive
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE
24x36 - 1:20
11x17 - 1:40

DATE
6/12/2019

DRAFTER
JNOR

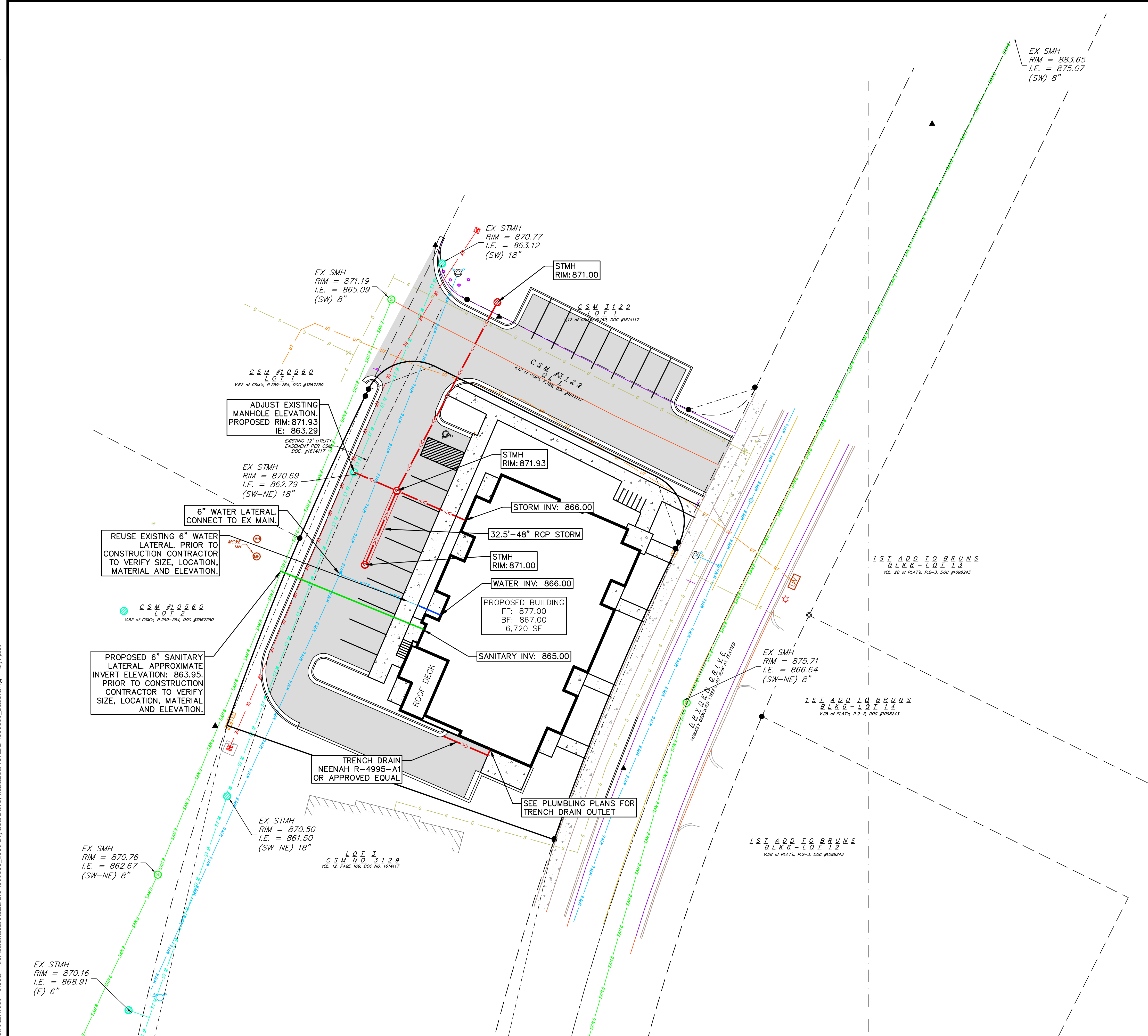
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JKAS

PROJECT NO.
190139

SHEET
3 OF 4

DWG. NO.
C-3.0

NOT FOR CONSTRUCTION



PROPOSED UTILITY LEGEND

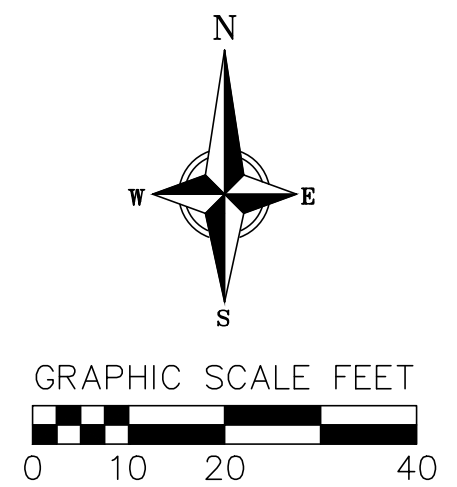
- STORM SEWER PIPE
- ⊙ STORM SEWER MANHOLE
- ⊙ STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE

UTILITY NOTES:

1. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
4. 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.
5. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
6. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
7. 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).
8. PRIVATE SANITARY SEWER AND 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).
9. 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).
10. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
11. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
12. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
13. 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.
14. PROPOSED UTILITY SERVICE LINES 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.
15. 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.
16. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
19. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURING PROPER CLEARANCE OF NEW UTILITIES.

- NOTES:**
1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 2. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS.

NOT FOR CONSTRUCTION



REVISIONS		NO.	DATE	REMARKS

SCALE
 24x36 - 1:20
 11x17 - 1:40

DATE
 6/12/2019

DRAFTER
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PROJECT NO.
 190139

SHEET
 4 OF 4

DWG. NO.
 C-4.0

LANDSCAPE WORKSHEET
 Dryden Drive

Landscape Points Required
 Developed Area = 9,213 SF
 Landscape Points: 9,213/300 x 5 = **154 points**
Total Landscape Points Required 154 points

Landscape Points Supplied
 Existing canopy trees - 0 @ 35 = 0 points
 Proposed canopy trees - 6 @ 35 = 210 points
 Existing evergreen trees - 0 @ 35 = 0 points
 Proposed evergreen trees - 0 @ 35 = 0 points
 Existing ornamental trees - 3 @ 15 = 45 points
 Proposed ornamental trees - 8 @ 15 = 120 points
 Existing upright evergreen shrubs - 0 @ 10 = 0 points
 Proposed upright evergreen shrubs - 0 @ 10 = 0 points
 Existing deciduous shrubs - 11 @ 3 = 33 points
 Proposed deciduous shrubs - 40 @ 3 = 120 points
 Existing evergreen shrubs - 0 @ 4 = 0 points
 Proposed evergreen shrubs - 0 @ 4 = 0 points
 Existing perennials & grasses 0 @ 2 = 0 points
 Proposed perennials & grasses 12 @ 2 = 24 points
Total landscape points supplied = 552 points

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 Issued for Land Use Submittal - June 12, 2019

Lot Frontage Landscape Required
 (Section 28.142(5) Development Frontage Landscaping)

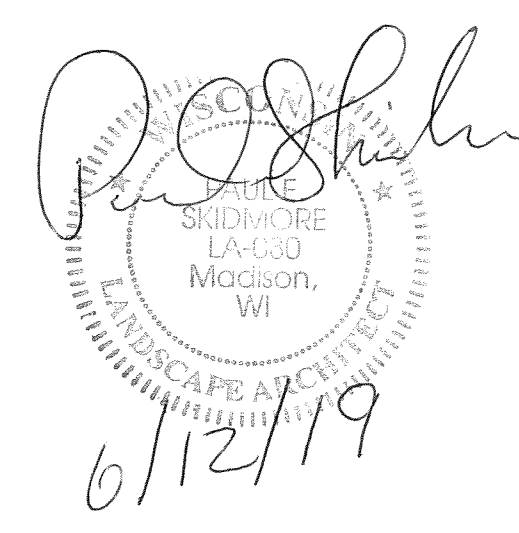
"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Dryden Drive = 150 LF
 Overstory trees required 150/30' = 5
 Shrubs required (150/30') x 5 = 25.0
5 trees
25 shrubs
 Over story trees supplied **4 trees**
 Ornamental/Evergreen trees supplied **4 trees**
 Shrubs supplied **25 shrubs**

PLANT LIST

KEY QUAN	SIZE	COMMON NAME	ROOT
Canopy trees			
6			
ABM 1	2 1/2"	Autumn Blaze Maple	BB
CH 2	2 1/2"	Hackberry	BB
EP 1	2 1/2"	Exclamation Planetree	BB
RM 2	2 1/2"	Red Maple	BB
Ornamental trees			
9			
EOT 3	3" +	Existing crab trees	EX
RJC 4	1 1/2"	Red Jade Crab	BB
TSC 4	1 1/2"	Tina Sergeant Crab	BB
Deciduous shrubs			
4			
ABS 3	5"	Autumn Brilliance Serviceberry	BB
BC 4	24"	Black Chokeberry	Pot
DBH 11	24"	Dwarf Bush Honeysuckle	Pot
DN 5	24"	Diablo Ninebark	Pot
EDS 10	6" +	Existing deciduous shrubs	EX
GLS 12	18"	Gro Low Sumac	Pot
MCS 8	18"	Magic Carpet Spirea	Pot
WS 8	24"	White Snowberry	Pot
Perennials			
21			
LBS 9	1 G	Little Bluestem Grass	Con
SDD 12	1 G	Stella de Oro Day Lily	Con

PROJECT TITLE
Sherman Plaza



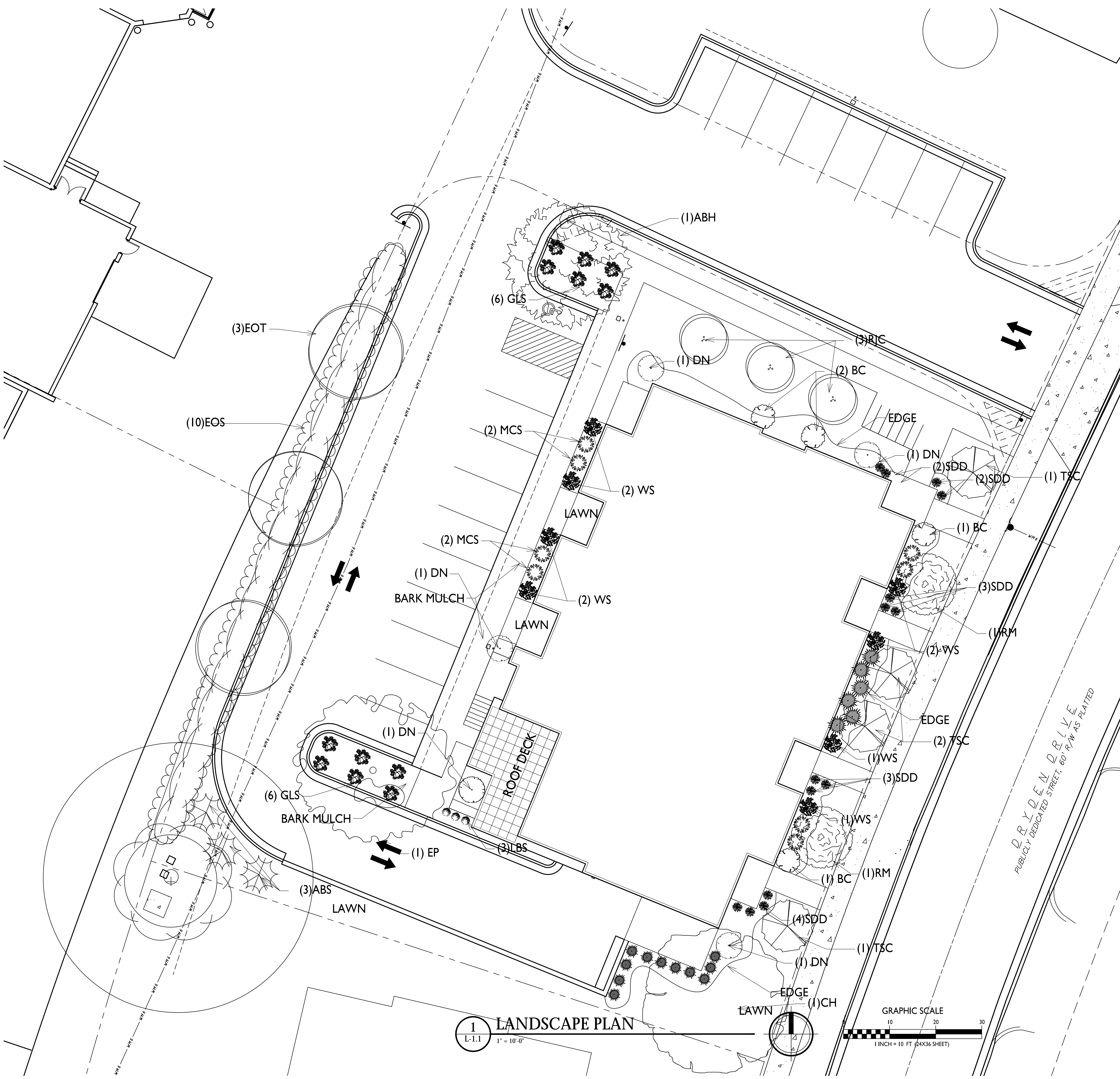
2830 Dryden Drive
 Madison, Wisconsin

SHEET TITLE
Landscape Plan

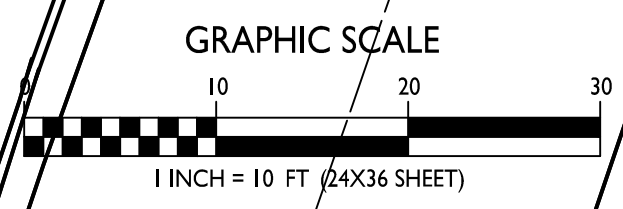
SHEET NUMBER

L-1.1

PROJECT NO. **1912**
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1 LANDSCAPE PLAN
 L-1.1
 1" = 10'-0"





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608.836.3690 Middleton, WI 53562

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PROJECT TITLE
Sherman Plaza

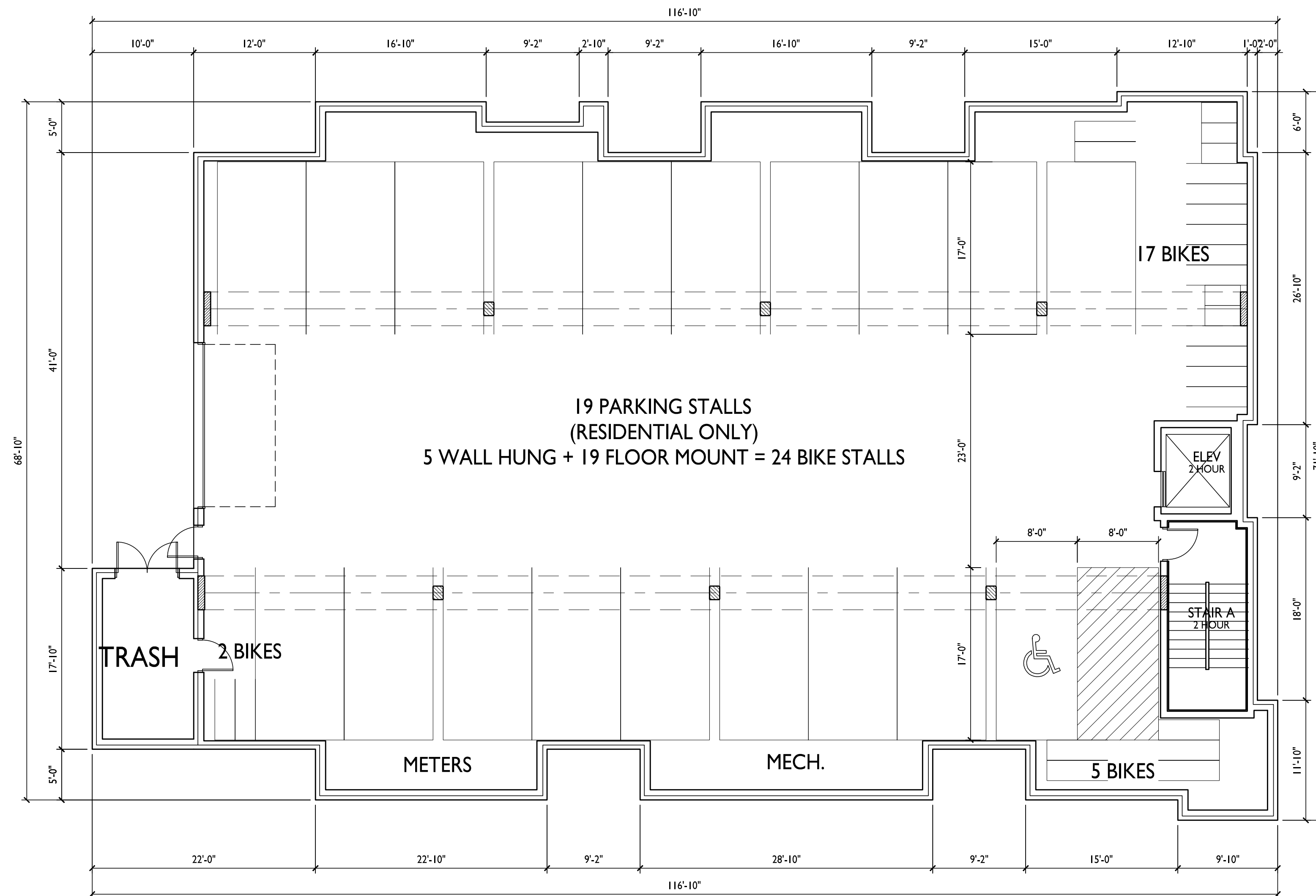
2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1912

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19 PARKING STALLS
(RESIDENTIAL ONLY)
5 WALL HUNG + 19 FLOOR MOUNT = 24 BIKE STALLS

TRASH 2 BIKES

17 BIKES

5 BIKES

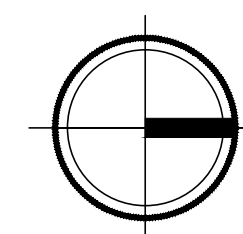
METERS

MECH.

STAIR A
2 FLOOR

ELEV
2 HOUR

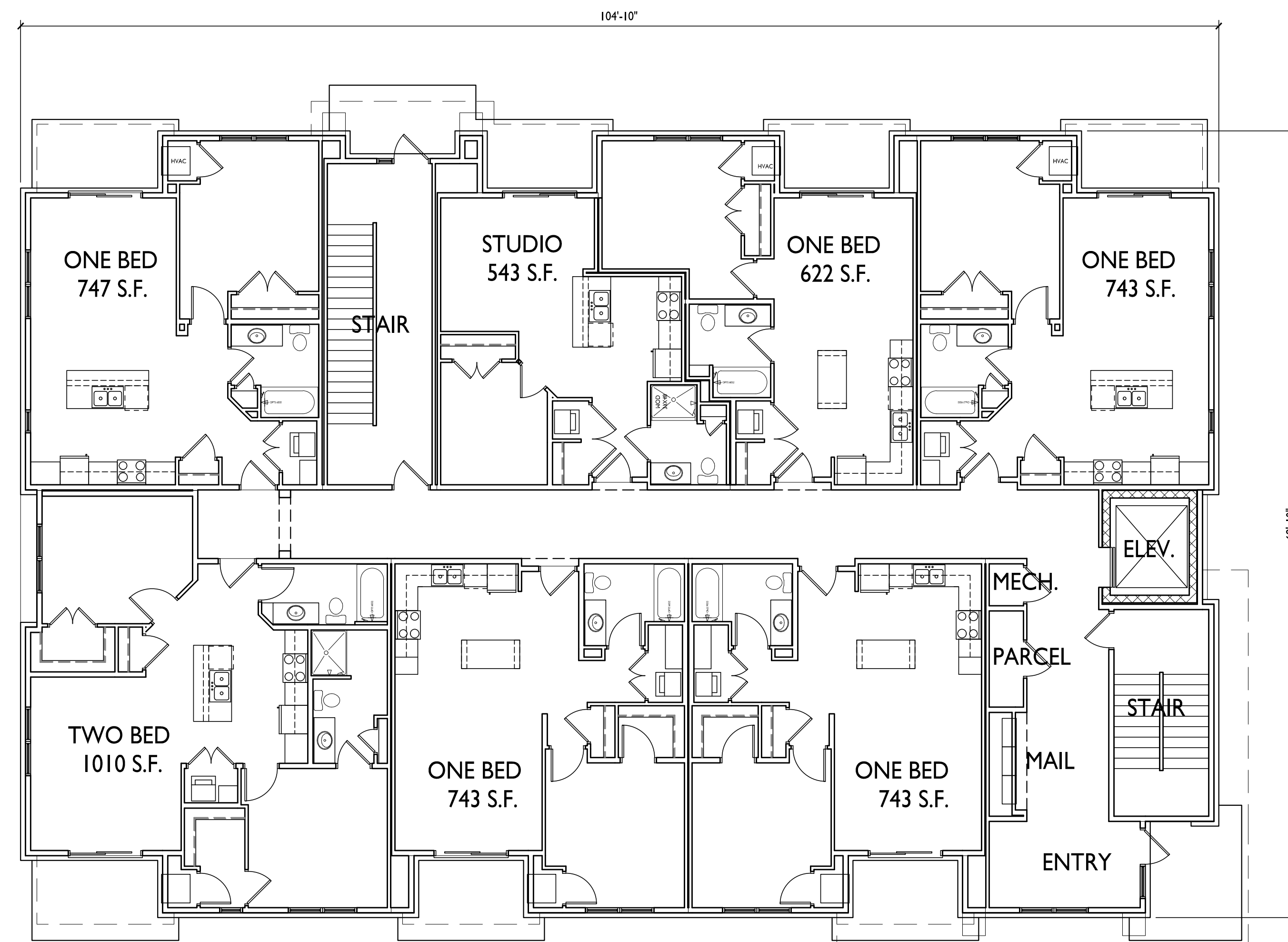
1 BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"





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PROJECT TITLE
Sherman Plaza

2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
First Floor Plan

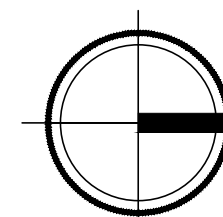
SHEET NUMBER

A-1.1

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1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"





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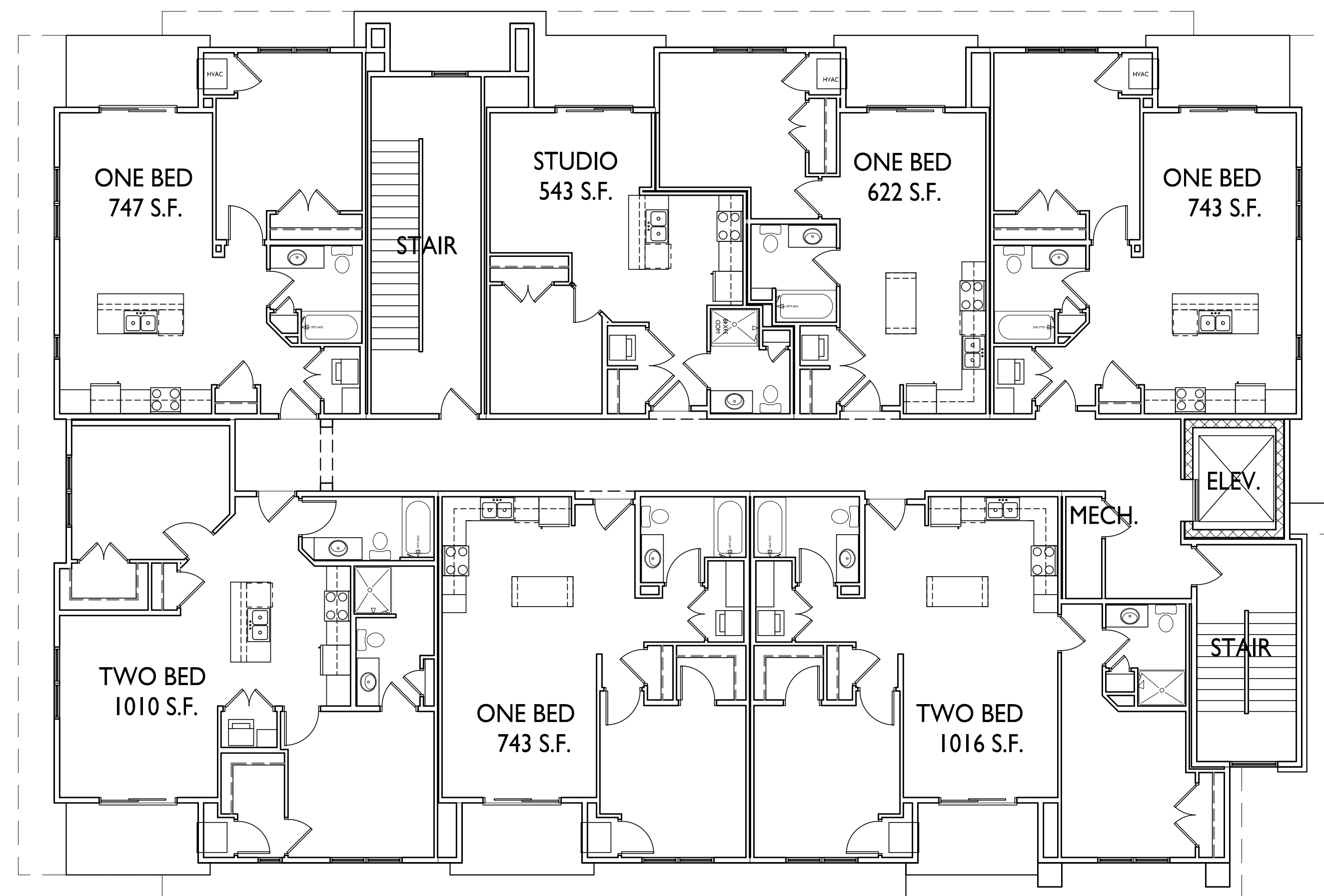
PROJECT TITLE
Sherman Plaza

2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Second Floor Plan

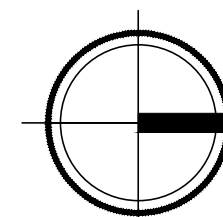
SHEET NUMBER

A-1.2

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1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"





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PROJECT TITLE
Sherman Plaza

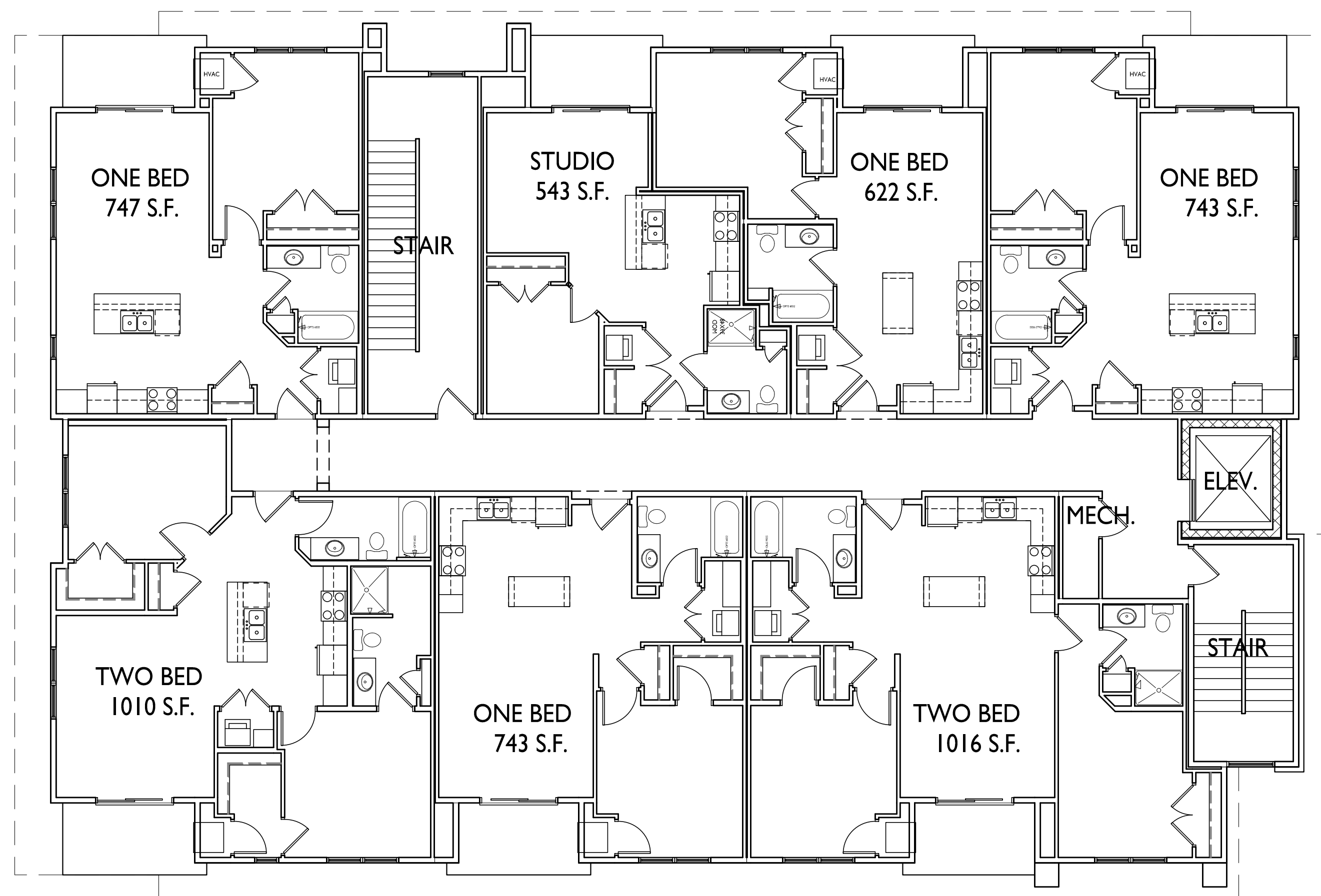
2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Third Floor Plan

SHEET NUMBER

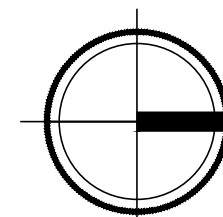
A-1.3

PROJECT NO. 1912

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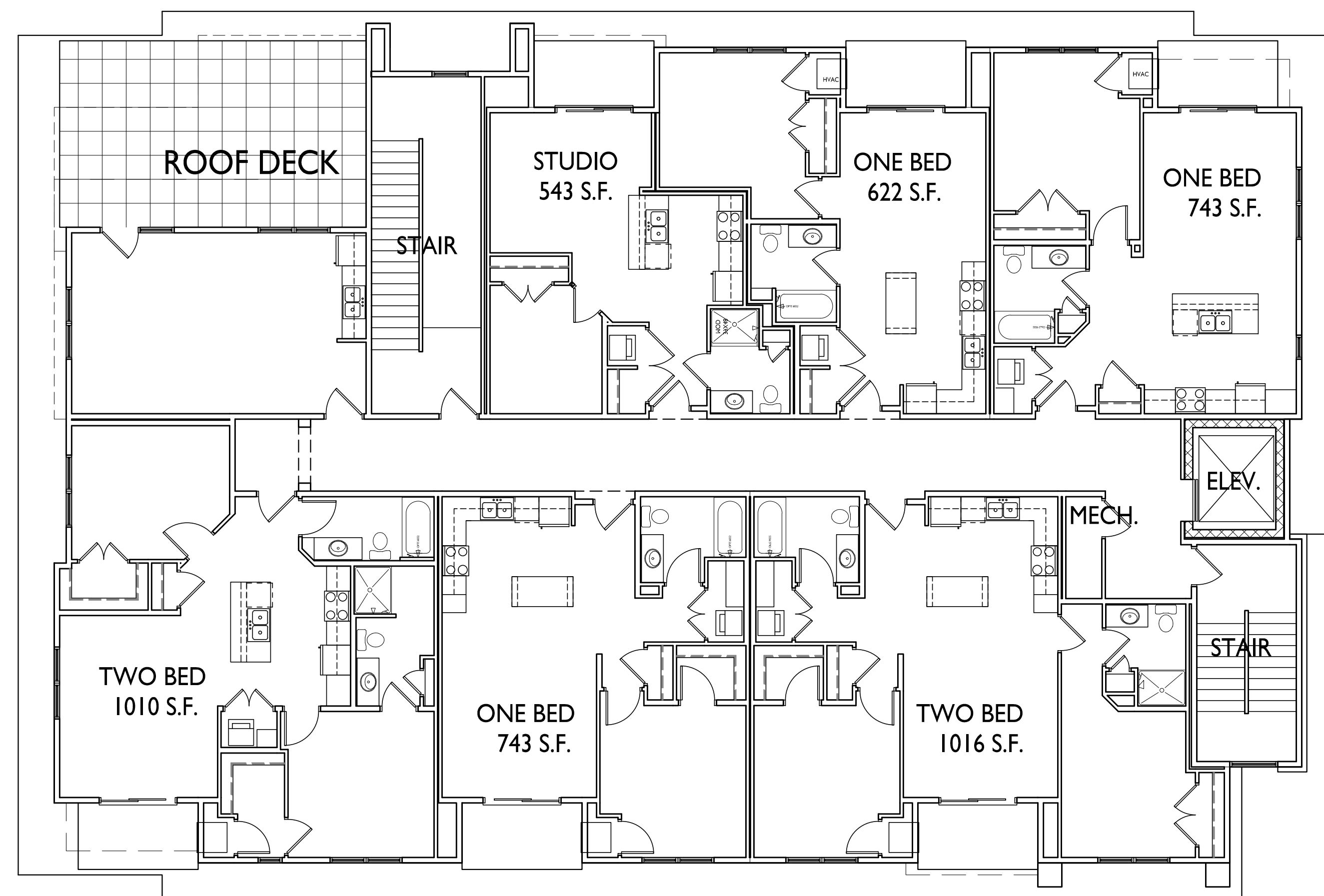
THIRD FLOOR PLAN
1/8" = 1'-0"





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PROJECT TITLE
Sherman Plaza

2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Fourth Floor Plan

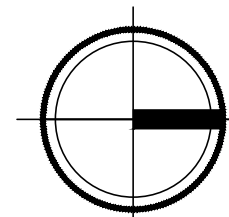
SHEET NUMBER

A-1.4

PROJECT NO. 1912

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1 FOURTH FLOOR PLAN
A-1.4 1/8" = 1'-0"





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ISSUED
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PROJECT TITLE
Sherman Plaza

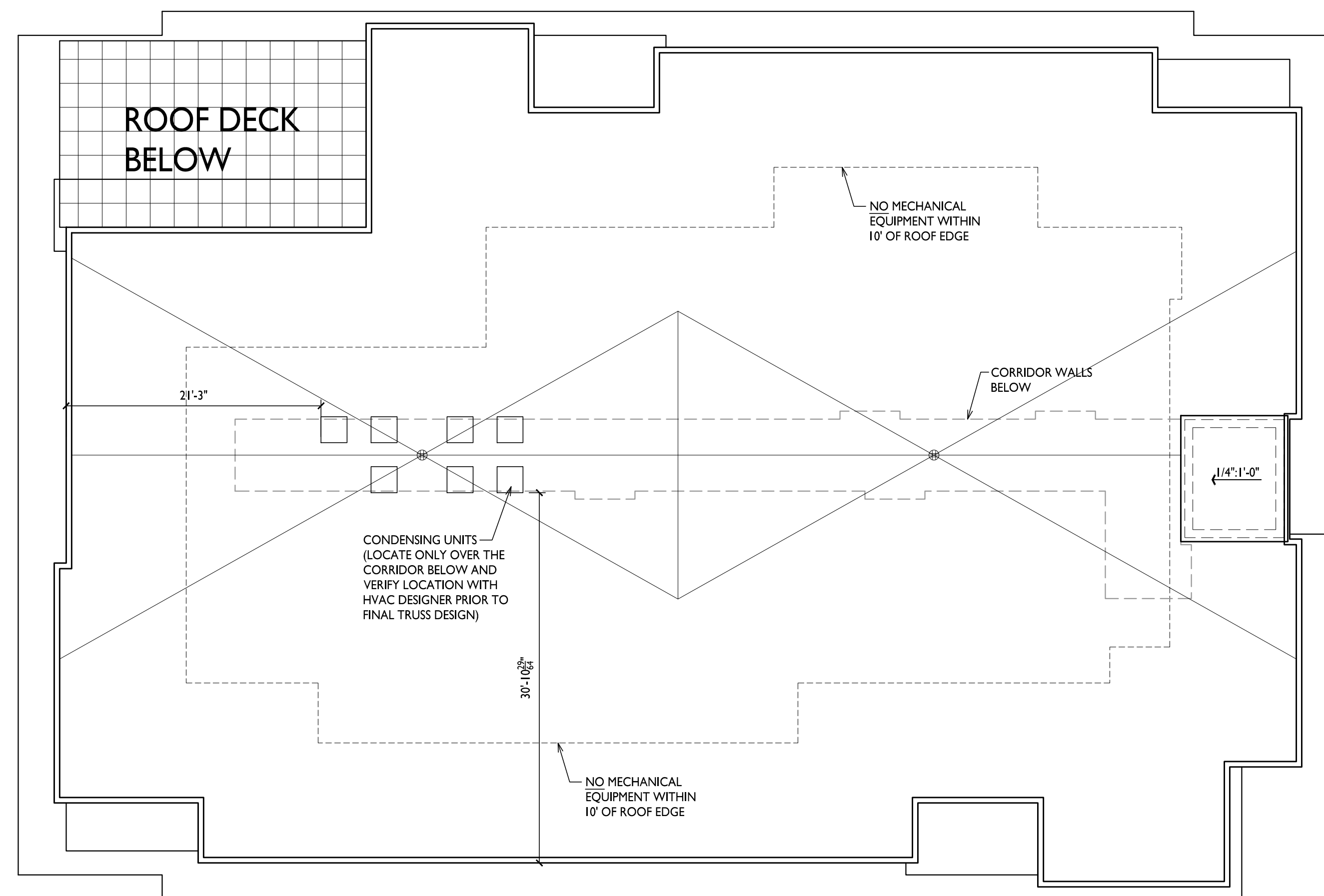
2830 Dryden Drive
Madison, Wisconsin
SHEET TITLE
Roof Plan

SHEET NUMBER

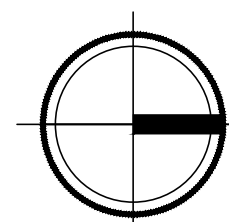
A-1.5

PROJECT NO. 1912

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1 ROOF PLAN
A-1.5 1/8" = 1'-0"





3 NORTHWEST ELEVATION
A-2.1 1/8" = 1'-0"



1 NORTHEAST ELEVATION
A-2.1 1/8" = 1'-0"



4 SOUTHEAST ELEVATION
A-2.1 1/8" = 1'-0"



2 SOUTHWEST ELEVATION
A-2.1 1/8" = 1'-0"

ISSUED
Issued for Land Use Submittal - June 12, 2019

PROJECT TITLE
SHERMAN
PLAZA

Dryden Drive
Madison, WI

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.1

PROJECT NUMBER 1912

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3 NORTHWEST ELEVATION - RENDERED
A-2.2 1/8" = 1'-0"



1 NORTHEAST ELEVATION - RENDERED
A-2.2 1/8" = 1'-0"



4 SOUTHEAST ELEVATION - RENDERED
A-2.2 1/8" = 1'-0"



2 SOUTHWEST ELEVATION - RENDERED
A-2.2 1/8" = 1'-0"



SHERMAN PLAZA

Dryden Drive Madison, WI
Rendered Perspective 1

A-2.3





SHERMAN PLAZA

Dryden Drive Madison, WI
Rendered Perspective 2

A-2.4

