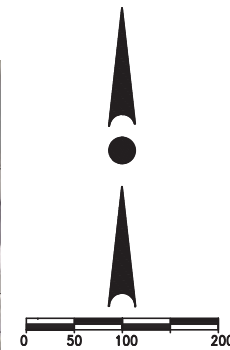
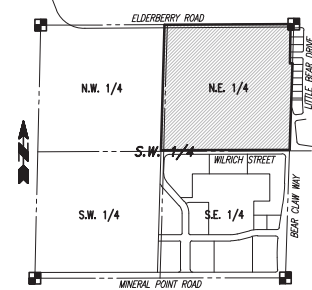


H:\C300\311\12041-01\PRELIMINARY\PLANS\LOT 6--PRELIMINARY PLANS\LOT 6--PRELIMINARY PLANS-COLOR\_ELDERRBERRY-22X34.DWG



**LEGEND:**

- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION



**LOCALITY MAP:**  
S.W. 1/4, SEC. 21,  
T. 7 N., R. 8 E.  
SCALE: 1"=1000'

PARAGON PLACE - "LOT 6" SR-V2 DISTRICT ZONING REQUIREMENTS		
	Multi-Family SR-V2 District Requirements (>8 units)	Proposed Lot 6
	Multi-Family	Elevator, Underground Parking, Rental Residences
Total Number of Units		145
Lot Area (sq. ft.) per d.u.	2,000 d.u.	2,666
Required Lot Area (sq. ft.)	202,000	288,616
Lot Width	60 ft.	≥ 400 ft.
Front Yard Setback	25 ft.	25 ft.
Side Yard Setback	10 ft.	N/A
Rear Corner Side Yard Setback	12 ft.	N/A
Rear Yard Setback	30 ft.	30 ft.
Maximum Height - Permitted Use	3 stories / 40 ft.	3 stories max / 44 ft.
Conditional Use	4 stories / 52 ft.	
Maximum Lot Coverage (% Impervious)	60%	43.8%
Usable Open Space (sq. ft. per d.u.)	500	882
	Total Usable Open Space =	127,950
	Total Open Space =	166,690
<small>Side yard setbacks are not applied since the lot has street frontage on all four sides.</small>		
Total Floor Area (sq. ft.)		208,575
Floor Area Ratio (F.A.R.)		0.64
Total Building Coverage Area (s.f.)	N/A	75,822 s.f. (36.3% of site)

Rental Residences	Building								Total # of Units	% Mix	Total # of Bedrooms
	Northeast - 35 unit		Southeast - 39 unit		Northwest - 39 unit		Southwest - 32 unit				
Residence Mix Per Building	Mix Count	# of Bedrooms	Mix Count	# of Bedrooms	Mix Count	# of Bedrooms	Mix Count	# of Bedrooms			
One Bedroom/One Bath	16	16	12	12	12	12	18	18	58	40%	58
Two Bedroom/Two Bath	19	38	27	54	27	54	14	28	87	60%	174
<b>Total</b>	<b>35</b>	<b>54</b>	<b>39</b>	<b>66</b>	<b>39</b>	<b>66</b>	<b>32</b>	<b>46</b>	<b>145</b>	<b>100%</b>	<b>232</b>

Building Square Footages - LOT 6						2/27/2015	
	Basement	1st Floor	2nd Floor	3rd Floor	Total 1st, 2nd, 3rd Floor	Total	
NORTHEAST 35-unit Rental Residence	18,454	18,454	18,454	13,474	50,382	68,836	
SOUTHEAST 39-unit Rental Residence	19,046	19,046	19,046	19,046	57,138	76,184	
NORTHWEST 39-unit Rental Residence	18,939	18,939	18,939	18,939	56,817	75,756	
SOUTHWEST 32-unit Rental Residence	15,452	15,452	15,452	9,402	40,306	55,758	
Community Center		3,932			3,932	3,932	
<b>Total</b>	<b>71,891</b>	<b>75,823</b>	<b>71,891</b>	<b>60,861</b>	<b>208,575</b>	<b>280,466</b>	
<b>Total Floor Area =</b>	<b>208,575 sq. ft.</b>						

**Bike Parking - Lot 6**  
Code Requirement: 1 Per Dwelling Unit up to 2 Bedrooms; 1/2 Space Per Additional Bedroom; 1 Guest Space Per 10 Dwelling Units

	Underground	Surface	Total
Rental Residences	157	32	189
Amenity Building	-	4	4
<b>Total</b>	<b>157</b>	<b>36</b>	<b>193</b>

**Parking Summary - Lot 6**  
Code Requirement: Minimum = 1 Per Dwelling; Maximum = 2.5 Per Dwelling Unit

	Number of Residences				Total Per Dwelling Unit	Future	Future Total Parking	Future Per Dwelling Unit	Surface HC
	Underground	Surface	Total	Future					
Rental Residences	145	155	111	266	1.83	18	284	1.96	8
Amenity Building	-	-	12	12		9	21		2
<b>Total</b>	<b>145</b>	<b>155</b>	<b>123</b>	<b>278</b>		<b>27</b>	<b>305</b>		<b>10</b>
Parking Ratio:	278/145 = 1.92 spaces/unit								
Future Parking Ratio:	305/145 = 2.10 spaces/unit								



**PARAGON PLACE**



**PROJECT:**  
**PARAGON PLACE AT BEAR CLAW WAY**  
ELDERBERRY NEIGHBORHOOD  
CITY OF MADISON, WI  
BY: United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

**REVISION HISTORY**

DATE	DESCRIPTION
04/06/16	SITE UPDATES

**DATE:**  
APRIL 6, 2015

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
OVERALL SITE DEVELOPMENT PLAN

**SHEET**

**C1.0**



H:\C300\311\12041-01\PRELIMINARY\LOT 6--PRELIMINARY PLANS\LOT 6--PRELIM SITE PLANS-COLOR\_ELDERRBERRY-22X34.DWG

LOT 7  
(FUTURE PHASE)

LOT 5  
(FUTURE PHASE)

Phase 1

OUTLOT 1  
INFILTRATION  
BASIN

PARAGON STREET

BEAR CLAW WAY

CHASKA DRIVE  
(FUTURE PHASE)

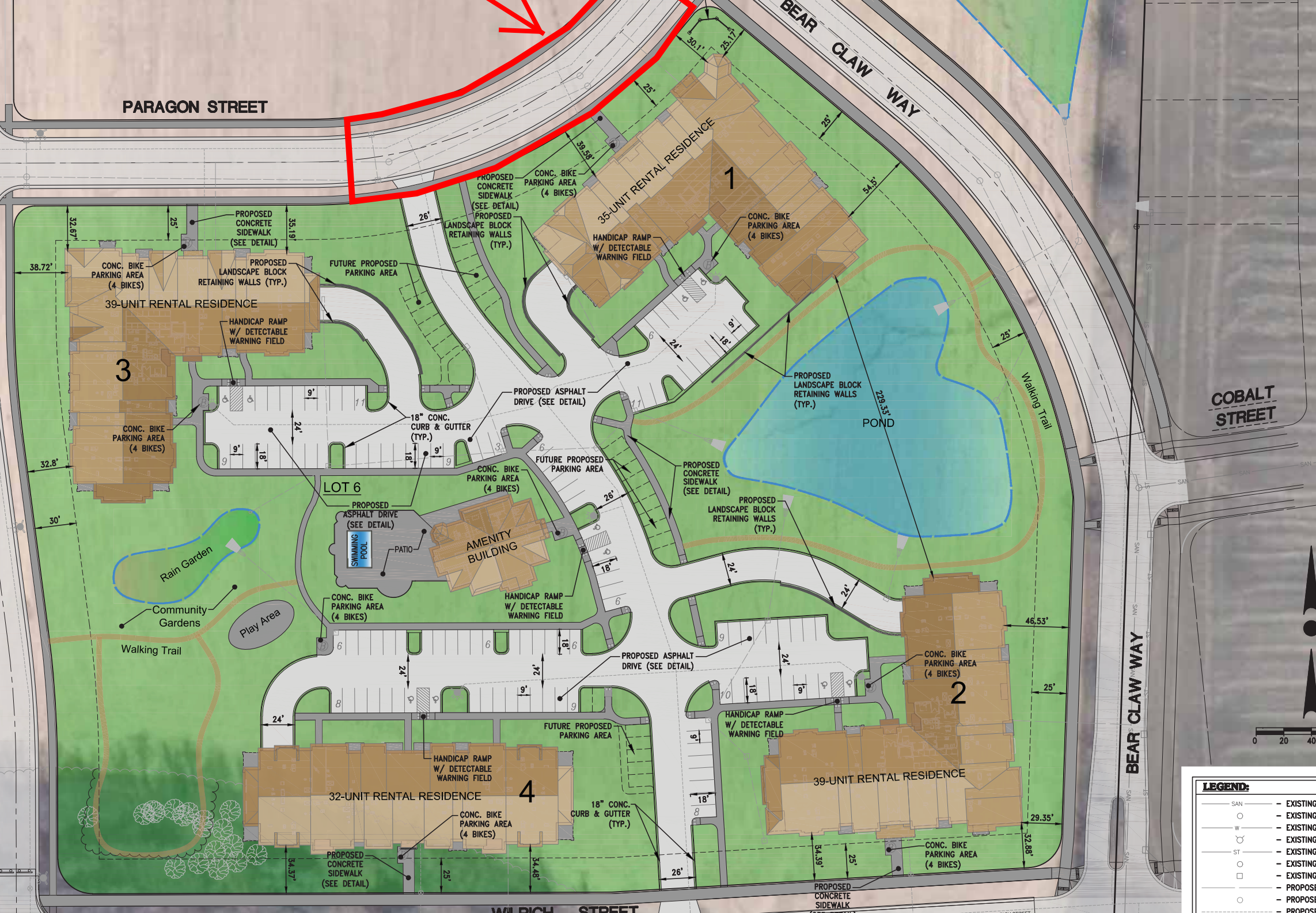
CHASKA DRIVE

COBALT STREET

BEAR CLAW WAY

WILRICH STREET

OUTLOT 2  
(FUTURE PHASE)



12660 W. NORTH AVENUE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpuddico@trioeng.com



**PROJECT:**  
PARAGON PLACE AT BEAR CLAW WAY  
ELDERBERRY NEIGHBORHOOD  
CITY OF MADISON, WI  
**BY:** United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

**REVISION HISTORY**

DATE	DESCRIPTION
04/06/16	SITE UPDATES

**DATE:**  
APRIL 6, 2015

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
LOT 6 SITE  
DEVELOPMENT  
PLAN

**SHEET**

**C1.1**

**LEGEND:**

—	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
—	EXISTING WATER MAIN
⊕	EXISTING HYDRANT
—	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
—	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
—	PROPOSED WATER MAIN
⊕	PROPOSED HYDRANT
⊕	PROPOSED WATER VALVE
—	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
□	PROPOSED STORM INLET
—	PROPOSED STORM END SECTION

