



SHEET INDEX

<u>SITE</u>	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-2.0	EXISTING CONDITIONS
C-3.0	DEMOLITION PLAN
C-4.0	GRADING & EROSION CONTROL PLAN
C-5.0	UTILITY PLAN
L-1.1	LANDSCAPE PLAN
L-1.2	LANDSCAPE WORKSHEET
A-1.0a	PARTIAL BASEMENT PLAN
A-1.0b	PARTIAL BASEMENT PLAN
A-1.1a	PARTIAL FIRST FLOOR PLAN
A-1.1b	PARTIAL FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN - BUILDING A
A-1.3	THIRD FLOOR PLAN - BUILDING A
A-1.4	FOURTH FLOOR PLAN - BUILDING A
A-1.5	FIFTH FLOOR PLAN - BUILDING A
A-1.6	ROOF PLAN - BUILDING A
A-1.7	FIRST FLOOR PLAN - BUILDING B
A-1.8	SECOND FLOOR PLAN - BUILDING B
A-1.9	ROOF PLAN - BUILDING B
A-5.1	TYPICAL UNIT PLANS
A-2.1	ELEVATIONS - BUILDING A
A-2.2	ELEVATIONS - BUILDING A
A-2.3	ELEVATIONS - BUILDING A & B
A-2.4	ELEVATIONS - BUILDING A & B
A-2.5	ELEVATIONS - BUILDING B
A-2.6	ELEVATIONS - BUILDING B
A-2.7	PERSPECTIVE RENDERINGS

<u>SITE DEVELOPMENT DATA</u>	
<u>DENSITIES:</u>	
GROSS LOT AREA	45,289 SF / 1.03 ACRES
<u>LAND DEDICATIONS/EASEMENTS</u>	
1,373 SF (6' ON UNIVERSITY, 8.25' ON RIDGE, 5.25'HARVEY)	
<u>NET LAND AREA</u>	
DWELLING UNITS	41,916 SF / .96 ACRES
LOT AREA / D.U.	891 SF / UNIT
DENSITY	49 UNITS/ACRE
<u>BUILDING HEIGHT</u>	
LOT COVERAGE	2-5 STORIES
USABLE OPEN SPACE	34,362 S.F. = 81% (85% MAX) 9,888 S.F. (9,760 S.F. REQ'D)
<u>DWELLING UNIT MIX:</u>	
EFFICIENCY	10
ONE BEDROOM	10
ONE BEDROOM + DEN	13
TWO BEDROOM	13
THREE BEDROOM	1
TOTAL DWELLING UNITS	47
<u>VEHICLE PARKING:</u>	
SURFACE	40 STALLS
<u>UNDERGROUND</u>	67 STALLS
TOTAL	107 STALLS
<u>ICYCLE PARKING:</u>	
SURFACE	8 STALLS
<u>UNDERGROUND GARAGE STD. 2'X6'</u>	51 STALLS
TOTAL	59 STALLS

- 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 SHOULD 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. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 5. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. 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 THE 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 TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



knothe + bruce
ARCHITECTS

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

ISSUED
Issued for Land Use & UDC - Nov. 20, 2017
Supplements for UDC & Planning - Jan 16, 2018

PROJECT TITLE
The Quarry

Revised Plan Showing Zoning-Required Setbacks

SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1648
Knothe & Bruce Architects, LLC

13-14