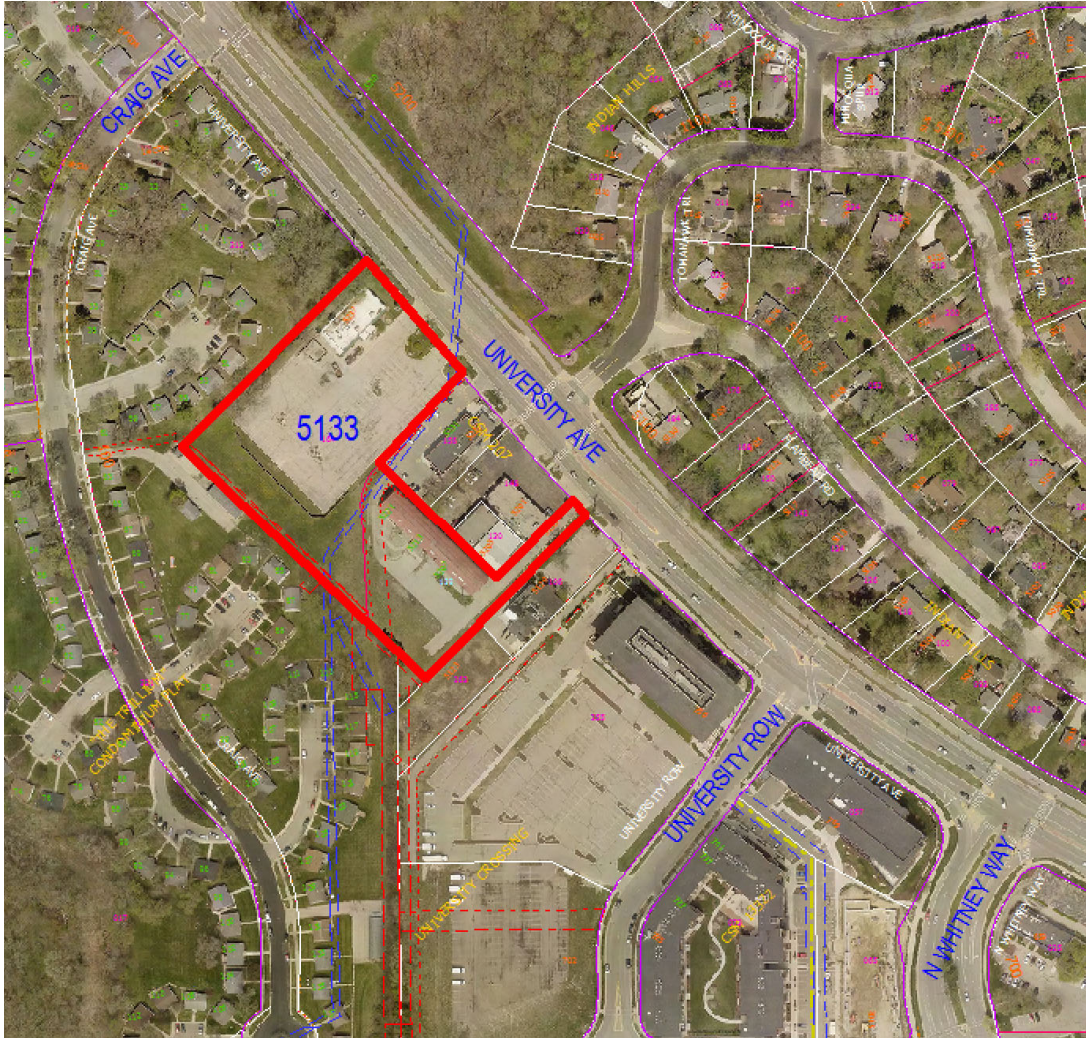
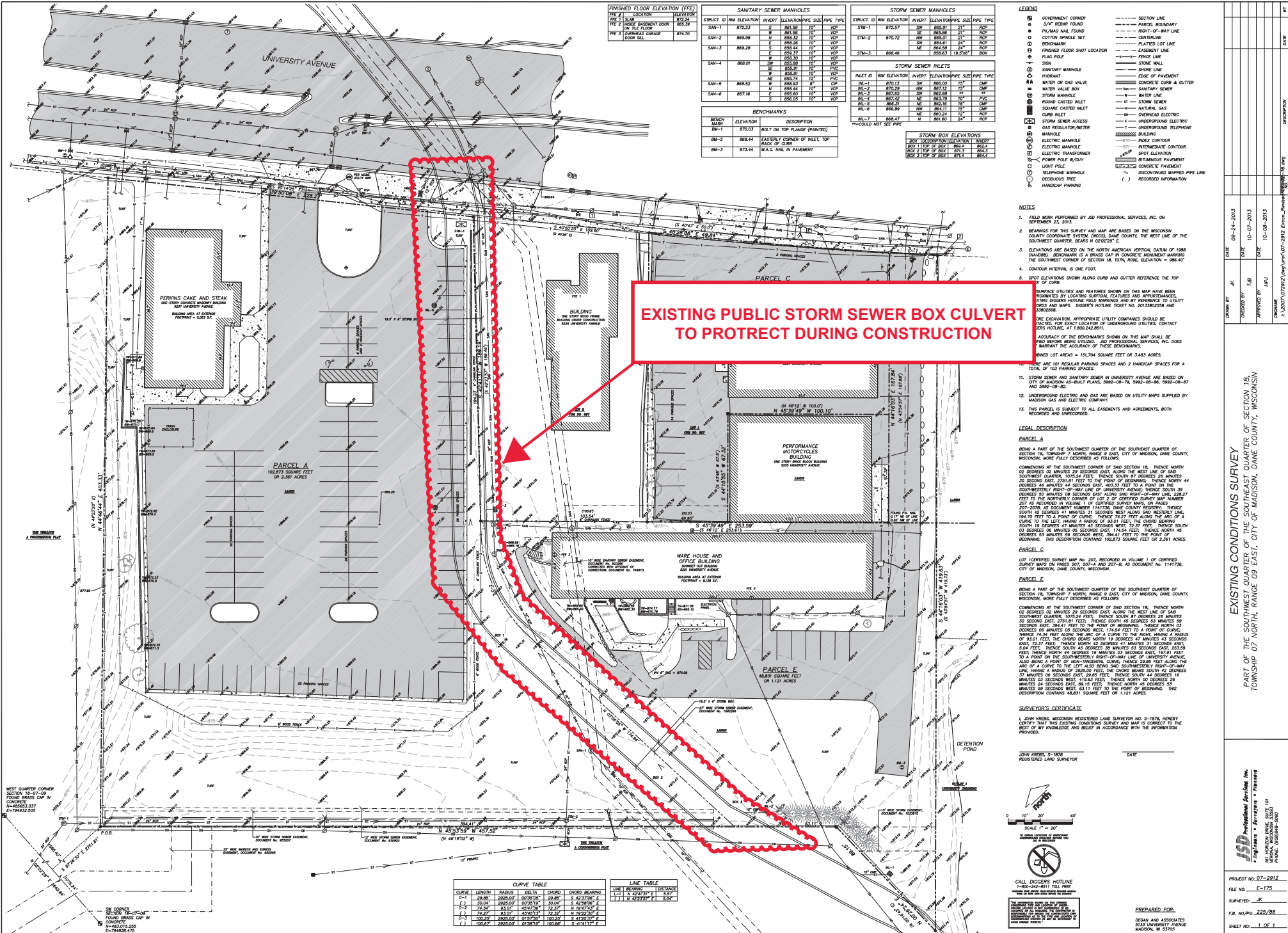


5133 University Avenue
Contract 9021
MUNIS 13464
Developer: Degen & Associates, LLC



Summary of Improvements:

- Protect existing public storm sewer box culvert that crosses the property.
- Upsize existing public sanitary sewer as needed to provide adequate sewer capacity to serve the development. Sanitary Utility to reimburse the developer the equivalent cost to line the existing sanitary up to a maximum of \$25,000.00.
- Close one existing driveway entrance and reconstruct remaining driveway entrance.
- Reconstruct existing sidewalk on University Avenue adjacent to the development as needed.
- Private sanitary, storm, and water service connections to serve the development.



FINISHED FLOOR ELEVATION (FFE)	TRF #	LOCATION	ELEVATION
82.24	1	TABLE ASSEMBLY DOOR ON 1 ST FLOOR	82.24
82.30	2	DOWNWARD GARAGE DOOR SLAB	82.30

SANITARY SEWER MANHOLES				
STRUCT. ID	RM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	812.23	S	801.58	15" VSP
SAN-2	866.96	W	861.58	15" VSP
SAN-3	866.28	E	856.52	15" VSP
SAN-4	866.28	S	856.44	15" VSP
SAN-5	866.01	W	855.37	15" VSP
SAN-6	866.01	W	855.88	15" VSP
SAN-7	866.01	W	855.91	15" VSP
SAN-8	866.52	W	855.93	8" PVC
SAN-9	867.76	E	856.44	15" VSP
SAN-10	867.76	E	856.60	15" VSP
SAN-11	867.76	E	856.05	15" VSP

STORM SEWER MANHOLES				
STRUCT. ID	RM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	870.72	SW	858.51	24" RCP
STM-2	870.72	SE	856.58	24" RCP
STM-3	868.46	SW	854.61	24" RCP
STM-4	868.46	SE	854.16	24" RCP
STM-5	868.46	SE	856.81	18.75" RCP

LEGEND	
1	GOVERNMENT CORNER
2	3/4" REAR FOUND
3	PARCEL BOUNDARY
4	RIGHT-OF-WAY LINE
5	CENTRELINE
6	FLATTED LOT LINE
7	BENCHMARK
8	FINISHED FLOOR SPOT LOCATION
9	FLAG POLE
10	STONE WALL
11	SHOULDER LINE
12	SHOULDER MANHOLE
13	EDGE OF PAVEMENT
14	CONCRETE CURB & GUTTER
15	CANITARY SEWER
16	WATER LINE
17	STORM SEWER
18	UNDERGROUND ELECTRIC
19	UNDERGROUND TELEPHONE
20	UNDERGROUND GAS
21	UNDERGROUND ELECTRIC MANHOLE
22	ROCK CONTOUR
23	ELECTRIC MANHOLE
24	ELECTRIC TRANSFORMER
25	POWER POLE W/OUT
26	CONCRETE PAVEMENT
27	DISCONTINUED MARKED PIPE LINE
28	RECORDED INFORMATION
29	RECORDED INFORMATION
30	RECORDED INFORMATION
31	RECORDED INFORMATION
32	RECORDED INFORMATION
33	RECORDED INFORMATION
34	RECORDED INFORMATION
35	RECORDED INFORMATION
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44	RECORDED INFORMATION
45	RECORDED INFORMATION
46	RECORDED INFORMATION
47	RECORDED INFORMATION
48	RECORDED INFORMATION
49	RECORDED INFORMATION
50	RECORDED INFORMATION

EXISTING PUBLIC STORM SEWER BOX CULVERT TO PROTECT DURING CONSTRUCTION

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 23, 2013.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY; THE WEST LINE OF THE SOUTHWEST QUARTER, RANGE 09 EAST, CITY OF MADISON, WISCONSIN.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BENCHMARK IS A BRASS CAP IN CONCRETE MOUNTAIN MARKING THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, WISCONSIN. ELEVATION = 886.47'. CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP SURFACE UTILITIES AND FEATURES WHICH ON THIS MAP HAVE BEEN IDENTIFIED BY THE CITY OF MADISON AND APPLICABLE UTILITIES. EXISTING HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY INFO AND MAPS. DISBERT'S HOTLINE TICKET NO. 2013382208 AND 13802088.
 - THE ELEVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR THE LOCATION AND DEPTH OF ALL UTILITIES. CONTACT DISBERT'S HOTLINE, AT 1.800.242.8511.
 - CONSTRUCTION OF THIS SURVEY AND MAP ON THIS MAP SHALL BE USED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE DATA.
 - PLATTED LOT AREAS = 161,704 SQUARE FEET OR 3.643 ACRES.
 - THE ARE 103 REGULAR PARKING SPACES AND 3 HANDICAP SPACES FOR A TOTAL OF 103 PARKING SPACES.
 - STORM SEWER AND SANITARY SEWER IN UNIVERSITY AVENUE ARE BASED ON CITY OF MADISON AS-BUILT PLANS, 5992-08-76, 5992-08-86, 5992-08-87 AND 5992-08-88.
 - UNDERGROUND ELECTRIC AND GAS ARE BASED ON UTILITY MAPS SUPPLIED BY MADISON GAS AND ELECTRIC COMPANY.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGAL DESCRIPTION

PARCEL A
 BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 02 DEGREES 02 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 102.24 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES 30 SECONDS EAST, 270.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 16 MINUTES 44 SECONDS EAST, 404.33 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE NORTH 02 DEGREES 02 MINUTES 29 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 128.27 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 207 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, ON PAGES 207-207S, AS DOCUMENT NUMBER 114176, DANE COUNTY RECORDS; THENCE SOUTH 42 DEGREES 41 MINUTES 41 SECONDS WEST, ALONG SAID WESTERN RIGHT-OF-WAY LINE, 184.12 FEET TO A POINT OF CURVE; THENCE 7.27 FEET ALONG THE ARC OF A CURVE TO THE POINT OF BEGINNING; BEARING 173.27 DEGREES; RADIUS 17.27 FEET; HAVING A RADIUS OF 18.11 FEET; THE CHORD BEARING 150.4 DEGREES 19 MINUTES 43 SECONDS WEST, 23.37 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 18 SECONDS WEST, 176.54 FEET; THENCE NORTH 48 DEGREES 53 MINUTES 53 SECONDS WEST, 384.41 FEET TO THE POINT OF BEGINNING; THIS DESCRIPTION CORNER MEASURES 102.24 SQUARE FEET OR 2.341 ACRES.

PARCEL B
 BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 02 DEGREES 02 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 102.24 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES 30 SECONDS EAST, 270.81 FEET; THENCE SOUTH 45 DEGREES 18 MINUTES 59 SECONDS EAST, 270.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 02 MINUTES 29 SECONDS WEST, 17.58 FEET TO A POINT OF CURVE; THENCE 7.27 FEET ALONG THE ARC OF A CURVE TO THE POINT OF BEGINNING; BEARING 173.27 DEGREES; RADIUS 17.27 FEET; HAVING A RADIUS OF 18.11 FEET; THE CHORD BEARING 150.4 DEGREES 19 MINUTES 43 SECONDS WEST, 23.37 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 18 SECONDS WEST, 176.54 FEET; THENCE NORTH 48 DEGREES 53 MINUTES 53 SECONDS WEST, 384.41 FEET TO THE POINT OF BEGINNING; THIS DESCRIPTION CORNER MEASURES 102.24 SQUARE FEET OR 2.341 ACRES.

PARCEL C
 LOT DESCRIBED SURVEY MAP NO. 207, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGES 207, 207-A AND 207-B, AS DOCUMENT NO. 114176, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL D
 BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 02 DEGREES 02 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 102.24 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES 30 SECONDS EAST, 270.81 FEET; THENCE SOUTH 45 DEGREES 18 MINUTES 59 SECONDS EAST, 270.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 02 MINUTES 29 SECONDS WEST, 17.58 FEET TO A POINT OF CURVE; THENCE 7.27 FEET ALONG THE ARC OF A CURVE TO THE POINT OF BEGINNING; BEARING 173.27 DEGREES; RADIUS 17.27 FEET; HAVING A RADIUS OF 18.11 FEET; THE CHORD BEARING 150.4 DEGREES 19 MINUTES 43 SECONDS WEST, 23.37 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 18 SECONDS WEST, 176.54 FEET; THENCE NORTH 48 DEGREES 53 MINUTES 53 SECONDS WEST, 384.41 FEET TO THE POINT OF BEGINNING; THIS DESCRIPTION CORNER MEASURES 102.24 SQUARE FEET OR 2.341 ACRES.

PARCEL E
 BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 02 DEGREES 02 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 102.24 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES 30 SECONDS EAST, 270.81 FEET; THENCE SOUTH 45 DEGREES 18 MINUTES 59 SECONDS EAST, 270.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 02 MINUTES 29 SECONDS WEST, 17.58 FEET TO A POINT OF CURVE; THENCE 7.27 FEET ALONG THE ARC OF A CURVE TO THE POINT OF BEGINNING; BEARING 173.27 DEGREES; RADIUS 17.27 FEET; HAVING A RADIUS OF 18.11 FEET; THE CHORD BEARING 150.4 DEGREES 19 MINUTES 43 SECONDS WEST, 23.37 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 18 SECONDS WEST, 176.54 FEET; THENCE NORTH 48 DEGREES 53 MINUTES 53 SECONDS WEST, 384.41 FEET TO THE POINT OF BEGINNING; THIS DESCRIPTION CORNER MEASURES 102.24 SQUARE FEET OR 2.341 ACRES.

SURVEYOR'S CERTIFICATE
 I, JASON PETERS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

LOW KEYES, S-1878
 REGISTERED LAND SURVEYOR

DATE

SCALE 1" = 20'

CALL DIGGERS HOTLINE 1-800-448-8111 TOLL FREE

SEE PLANS FOR DETAILED INFORMATION

PREPARED FOR:
 DESIGN AND ASSOCIATES
 5133 UNIVERSITY AVENUE
 MADISON, WI 53706

CURVE TABLE	
CURVE	LENGTH
C-1	28.80'
C-2	30.00'
C-3	74.94'
C-4	78.27'
C-5	100.00'
C-6	100.67'

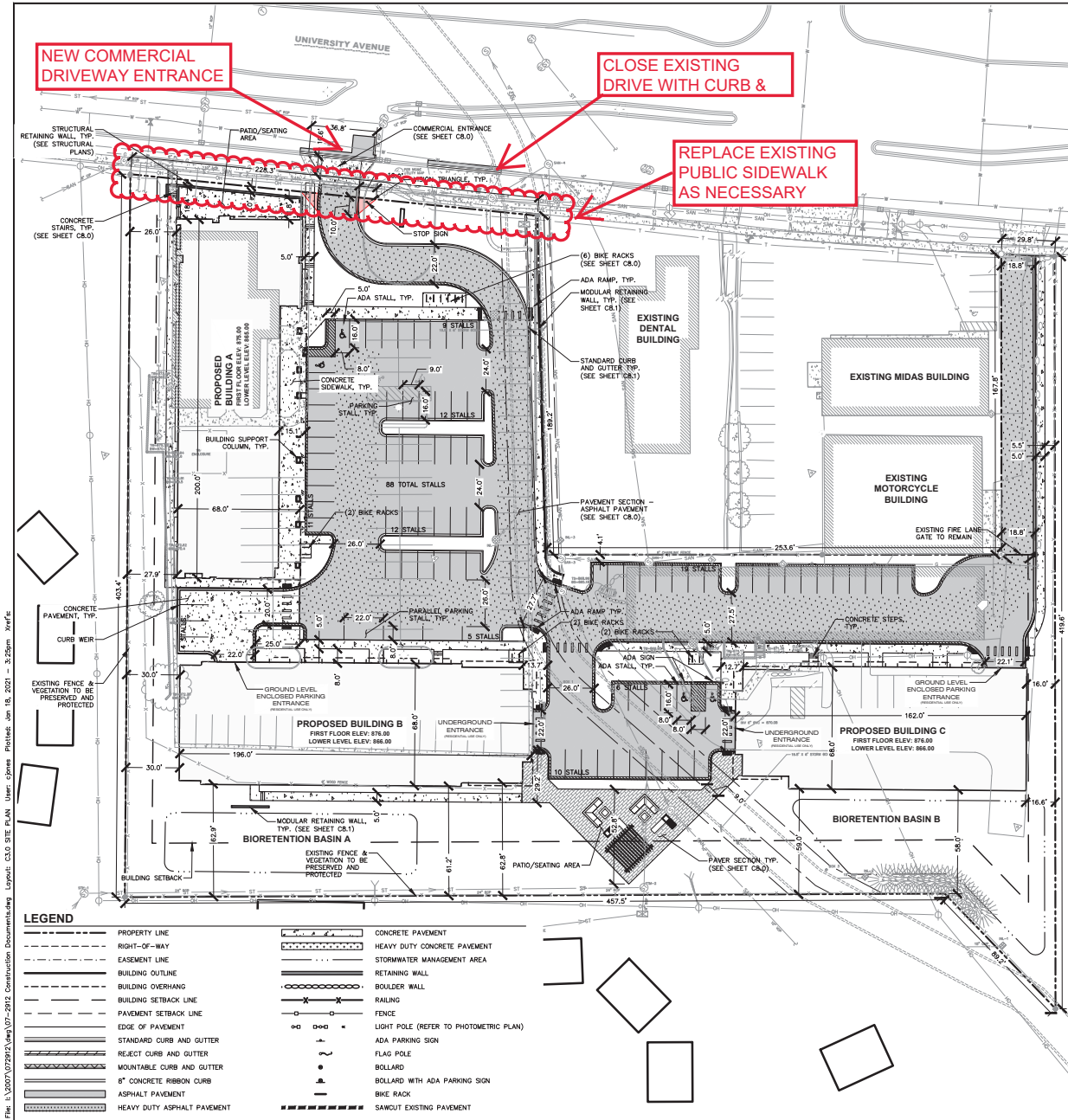
LINE TABLE	
LINE	LENGTH
L-1	11.50'
L-2	11.50'

EXISTING CONDITIONS SURVEY
 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE: 09-24-2013
 DRAWN BY: JSD
 CHECKED BY: JSD
 APPROVED BY: JSD

PROJECT NO. 07-2912
 FILED NO. E-175
 F.B. NO. P. 225/88
 SHEET NO. 1 OF 1

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 100 UNIVERSITY AVENUE, SUITE 100
 MADISON, WISCONSIN 53706
 PHONE: (608)946-5000



NEW COMMERCIAL DRIVEWAY ENTRANCE

CLOSE EXISTING DRIVE WITH CURB &

REPLACE EXISTING PUBLIC SIDEWALK AS NECESSARY

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES, DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SITE FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISUPUNARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES.
- PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.

PAVING NOTES

- GENERAL
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CCG, INC. DATED 4/6/2018.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° F) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 40° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- PAVEMENT MARKING SPECIFICATIONS
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT FOR DETAIL.
 - 2' x 5' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMP.

SITE INFORMATION BLOCK	
Site Address	5133 & 5237 University Ave.
Site Acreage (total)	3.482 Acres
Number of Building Stories - Building A, B & C (above grade)	3-4
Total Building Square Footage - Building A	11,729 SF
Total Building Square Footage - Building B	13,036 SF
Total Building Square Footage - Building C	10,648 SF
Use of property	Mixed Use - Commercial/Residential
Number of parking stalls:	
Automobile Stall	84
Underground/In-Building Automobile Stall	121
Accessible 10 (4 SURFACE, 6 IN-BUILDING)	
Total Automobile Stalls	215
Bicycle	116
Impervious vs. Pervious Areas:	
Existing Impervious	76,993 S.F.
Existing Pervious	74,684 S.F.
Existing Impervious/Pervious Ratio	0.51
Proposed Impervious	94,090 S.F.
Proposed Pervious	66,211 S.F.
Proposed Impervious/Pervious Ratio	0.59
Required Usable Open Space	34,000 S.F.
Proposed Usable Open Space	35,747 S.F.
Site	30,565 S.F.
Balconies	5,181 S.F.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53599
P. 608.848.0060

CLIENT
DEGEN & ASSOCIATES, LLC

CLIENT ADDRESS
PO BOX 5567
MADISON, WI 53705-0567

PROJECT:
5133 & 5237 UNIVERSITY AVE

PROJECT LOCATION
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:		
#	Date	Description
1	01-15-2020	LAND USE LDC INITIAL
2	04-17-2020	LAND USE RESUBMITTAL
3	10-21-2020	LDC FINAL
4	12-10-2020	DRAFT PERMIT SET
5	01-18-2021	SITE PLAN VERIFICATION
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: CEJ, JES
Approved: AJS, JLF

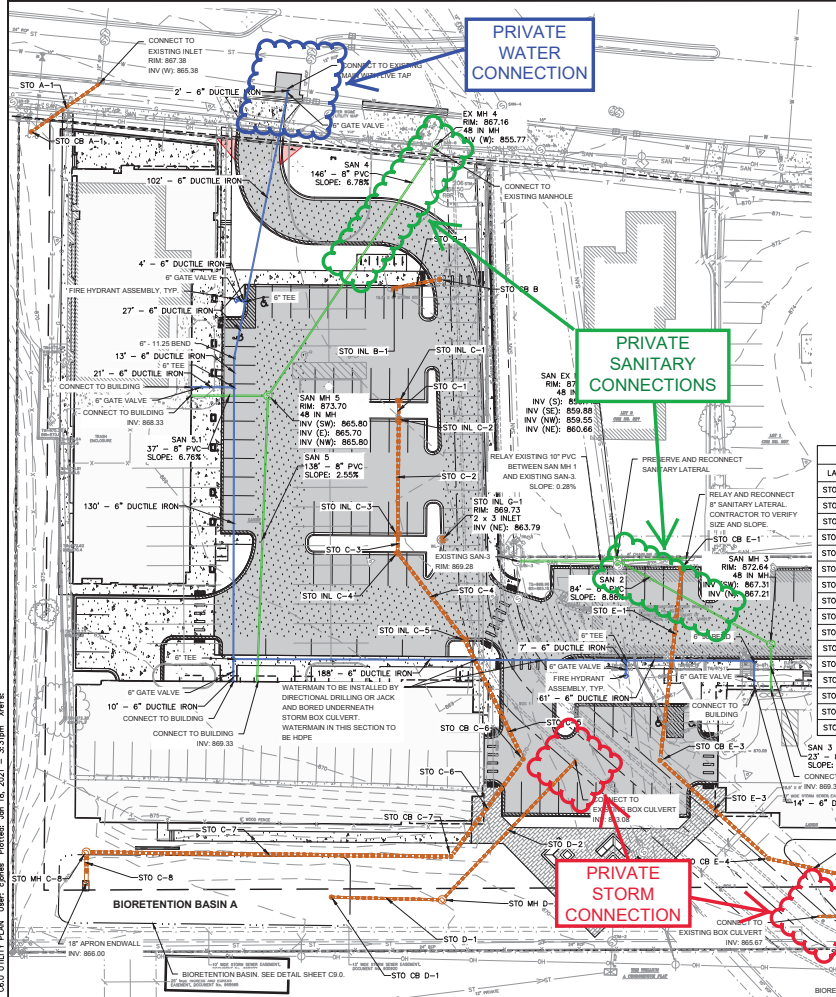
SHEET TITLE
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 07-2018



File: I:\2007\072813\1\107-2912 Construction Documents\Layout: C6.0 UTILITY PLAN User: JGmeis Printed: Jan 18, 2023 10:32:10am xref:5



PRIVATE WATER CONNECTION

PRIVATE SANITARY CONNECTIONS

PRIVATE STORM CONNECTION

PROPOSED STRUCTURES TABLE with columns for LABEL, RIM EL. (FT), INVERT EL. (FT), DEPTH (FT), STRUCTURE DESC., and FRAME & GRATE.

PROPOSED PIPES TABLE with columns for LABEL, FROM, TO, LENGTH, INVERT EL. (FT), DISCHARGE EL. (FT), SLOPE, and SIZE & MATERIAL.

LEGEND

- PROPERTY LINE, RIGHT-OF-WAY, EASEMENT LINE, BUILDING OUTLINE, BUILDING OVERHANG, EDGE OF PAVEMENT, STANDARD CURB AND GUTTER, REJECT CURB AND GUTTER, MOUNTABLE CURB AND GUTTER, 6" CONCRETE RIBBON CURB, ASPHALT PAVEMENT, HEAVY DUTY ASPHALT PAVEMENT, CONCRETE PAVEMENT, HEAVY DUTY CONCRETE PAVEMENT, STORMWATER MANAGEMENT AREA, RETAINING WALL, BOULDER WALL, RAILING, FENCE, SANITARY SEWER, WATERMAN, STORM SEWER, #14"x2" INSULATION (PLAN VIEW), #14"x2" INSULATION (PROFILE VIEW)

- GENERAL NOTES: 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. 2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS. 3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES... 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION... 5. SJD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR...

UTILITY NOTES (1-13), PROJECT ADDRESS (MADISON REGIONAL OFFICE), PROJECT LOCATION (UNIVERSITY AVE), PROJECT MODIFICATIONS table, SHEET TITLE (UTILITY PLAN), SHEET NUMBER (C6.0), and TOLL FREE number (800) 242-8611.



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MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060

CLIENT: DEGEN & ASSOCIATES, LLC

PROJECT ADDRESS: PO BOX 5567 MADISON, WI 53705-0567

PROJECT LOCATION: 5133 & 5237 UNIVERSITY AVE

PROJECT LOCATION: MADISON, WI DANE COUNTY

PROJECT MODIFICATIONS table with columns for #, Date, Description

DESIGN/DRIVER: C.E.J./J.G.S APPROVED: A.J.S./J.F. SHEET TITLE: UTILITY PLAN

SHEET NUMBER: C6.0 TOLL FREE (800) 242-8611

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