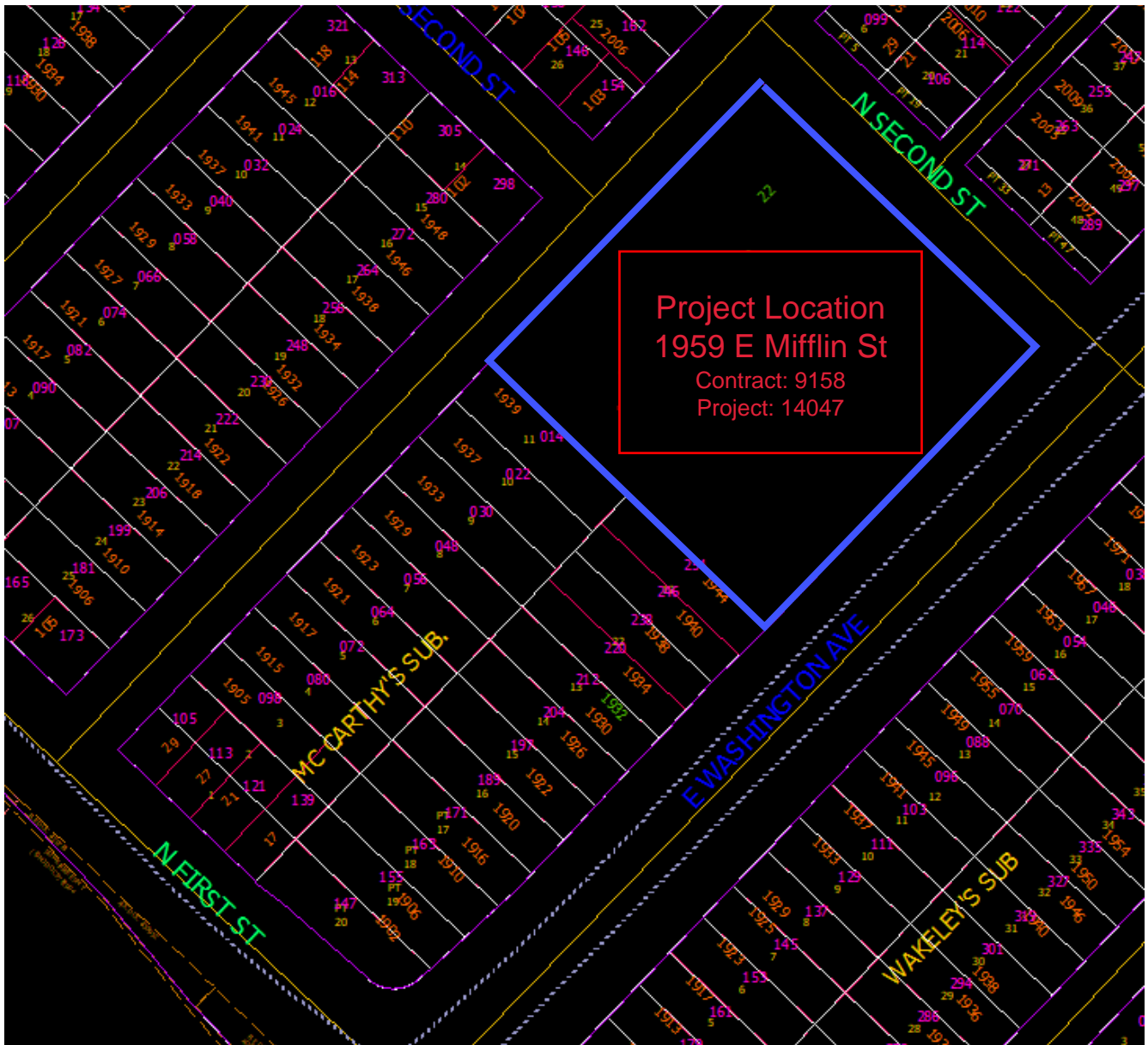
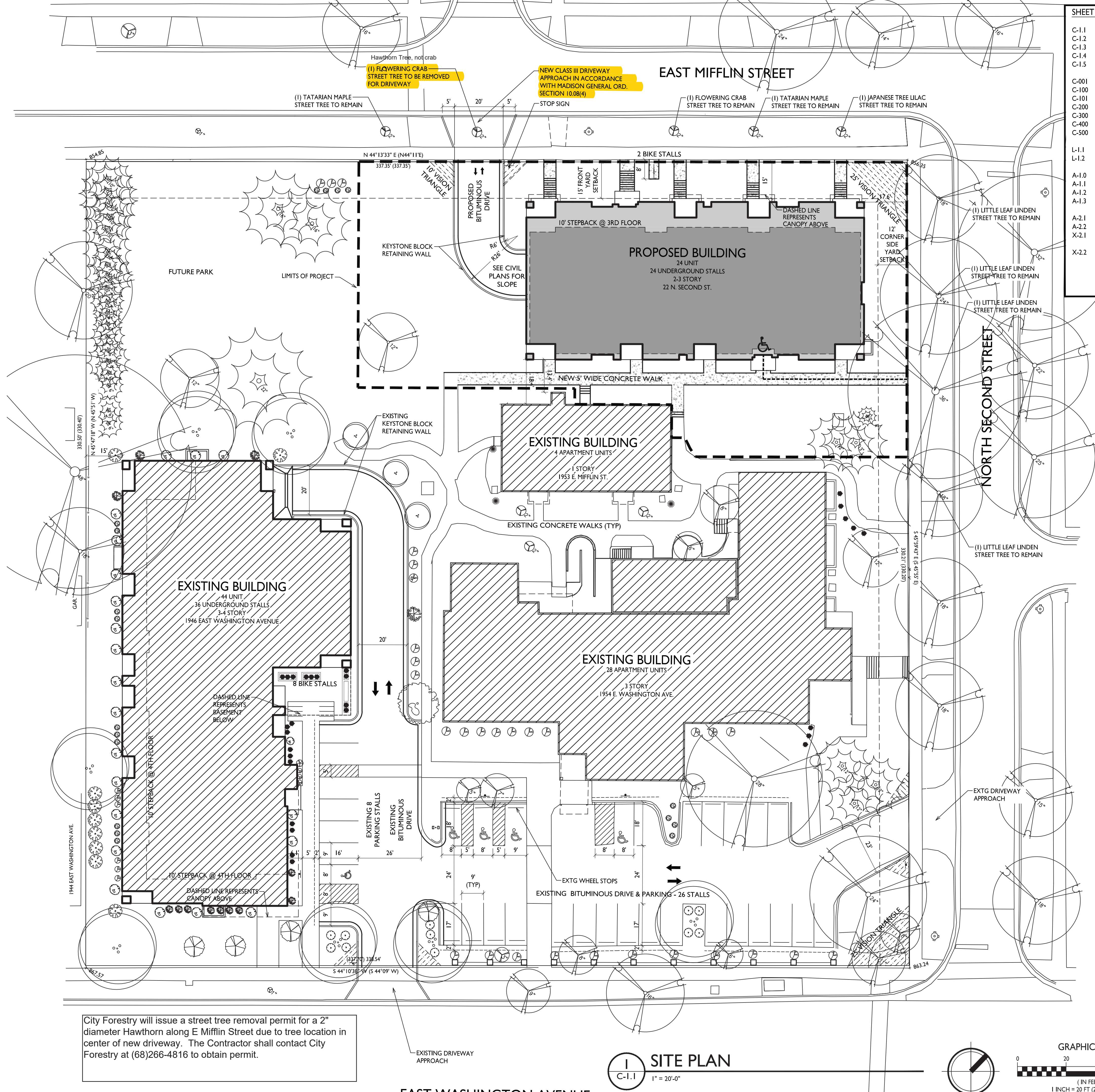


1959 E Mifflin St – The Avenue Expansion
Contract No. 9158
Project No. 14047
Location Map



Right of Way Work with Developer Agreement:

- Removal of existing 2" Hawthorn tree for commercial driveway apron on E Mifflin Street.
- Relocate existing fire hydrant out of proposed commercial driveway apron on E Mifflin Street.
- Connect water lateral to public water main in N Second Street.
- Install metal plate on existing inlet on E Mifflin St, install storm pipe and new inlet on E Mifflin Street.
- Connect storm sewer lateral to public storm structure in E Mifflin Street terrace.
- Connect sanitary sewer lateral to public sanitary manhole in E Mifflin Street.
- Replace sidewalk and curb and gutter as required due to construction.
- Street mill and overlay as required by City of Madison Street Patching Criteria



SHEET INDEX

- C-1.1 SITE PLAN
- C-1.2 LIGHTING PLAN
- C-1.3 FIRE ACCESS PLAN
- C-1.4 LOT COVERAGE
- C-1.5 USABLE OPEN SPACE
- C-200 CIVIL DETAILS
- C-100 EXISTING CONDITIONS
- C-101 EXISTING CONDITIONS NOTES
- C-200 DEMOLITION PLAN
- C-300 CIVIL SITE PLAN
- C-400 GRADING & EROSION CONTROL PLAN
- C-500 UTILITY PLAN
- L-1.1 LANDSCAPE PLAN
- L-1.2 EXISTING LANDSCAPE PLAN
- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 THIRD FLOOR PLAN
- A-2.1 EXTERIOR ELEVATIONS
- A-2.2 EXTERIOR ELEVATIONS
- X-2.1 EXTERIOR ELEVATIONS - BIRD-SAFE GLASS
- X-2.2 EXTERIOR ELEVATIONS - BIRD-SAFE GLASS

SITE DEVELOPMENT DATA

ZONING: TR-UI

DENSITIES
 LOT AREA: 111,540 S.F. / 2.56 ACRES
 NEW DWELLING UNITS: 24 DU
 EXISTING DWELLING UNITS: 76 DU
 TOTAL: 100 DU
 LOT AREA / D.U.: 1,115 S.F. / D.U.
 DENSITY: 39 UNITS/ACRE

LOT COVERAGE
 62,898 S.F. = 56% (75% MAX. ALLOWED)
 36,532 S.F. OR 365 S.F. / D.U.
 (160 S.F. / D.U. MIN. REQUIRED)

BUILDING HEIGHT: 2-3 STORIES

BUILDING A - DWELLING UNIT MIX:
 EFFICIENCY: 5
 ONE BEDROOM: 9
 TWO BEDROOM: 10
 TOTAL UNITS: 24

VEHICLE PARKING STALLS:
 UNDERGROUND: 24 VEHICLE STALLS

BICYCLE PARKING STALLS FOR NEW 24 UNIT:
 SURFACE - GUEST/SHORT-TERM: 2
 UNDERGROUND GARAGE: 18 STALLS (STD. 2'X6')
 UNDERGROUND GARAGE: 6 STALLS (WALL HUNG)
 TOTAL: 26 BIKE STALLS

GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT 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.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.
- 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).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

ISSUED

Info UDC Submittal - June 30, 2021
 Land Use & UDC Submittal - September 15, 2021
 Issued for Site Plan Submittal - Dec. 17, 2021
 Issued for Supplements - Mar. 2, 2022

PROJECT TITLE

The Avenue
 Expansion
 Madison
 Development
 Corp.

Site Address:
 1959 E Mifflin Street

SHEET TITLE
 Site Plan

SHEET NUMBER

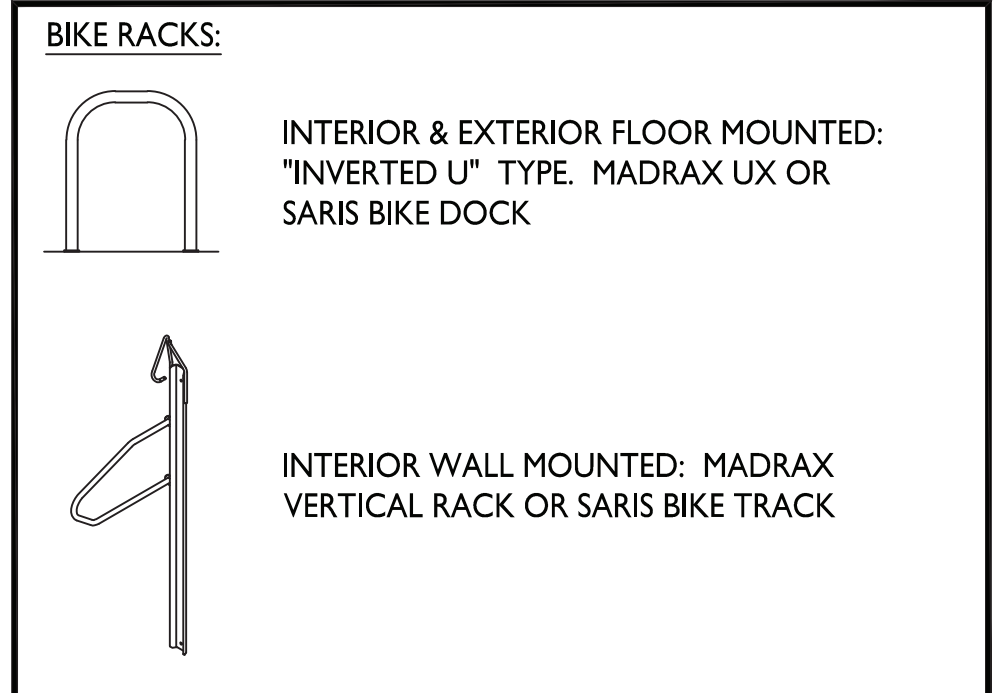
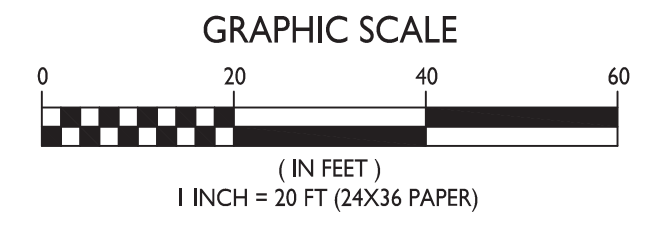
C-1.1

PROJECT NO. 2111

© Knothe & Bruce Architects, LLC

City Forestry will issue a street tree removal permit for a 2" diameter Hawthorn along E Mifflin Street due to tree location in center of new driveway. The Contractor shall contact City Forestry at (68)266-4816 to obtain permit.

SITE PLAN
 C-1.1
 1" = 20'-0"



| APPROVALS | PROJECT ENG. | MLB | DESIGNED BY | DPH | DRH | PDF | MLB |
|-----------|--------------|-----|-------------|-----|-----|-----|-----|
| | | | | | | | |

THE AVENUE EXPANSION
1959 E MIFFLIN ST
MADISON, WI 53704
MADISON DEVELOPMENT CORPORATION
560 W WASHINGTON AVE
MADISON, WI 53703

PROJECT #: BSE2055-21
PLOT DATE: 3/2/2022

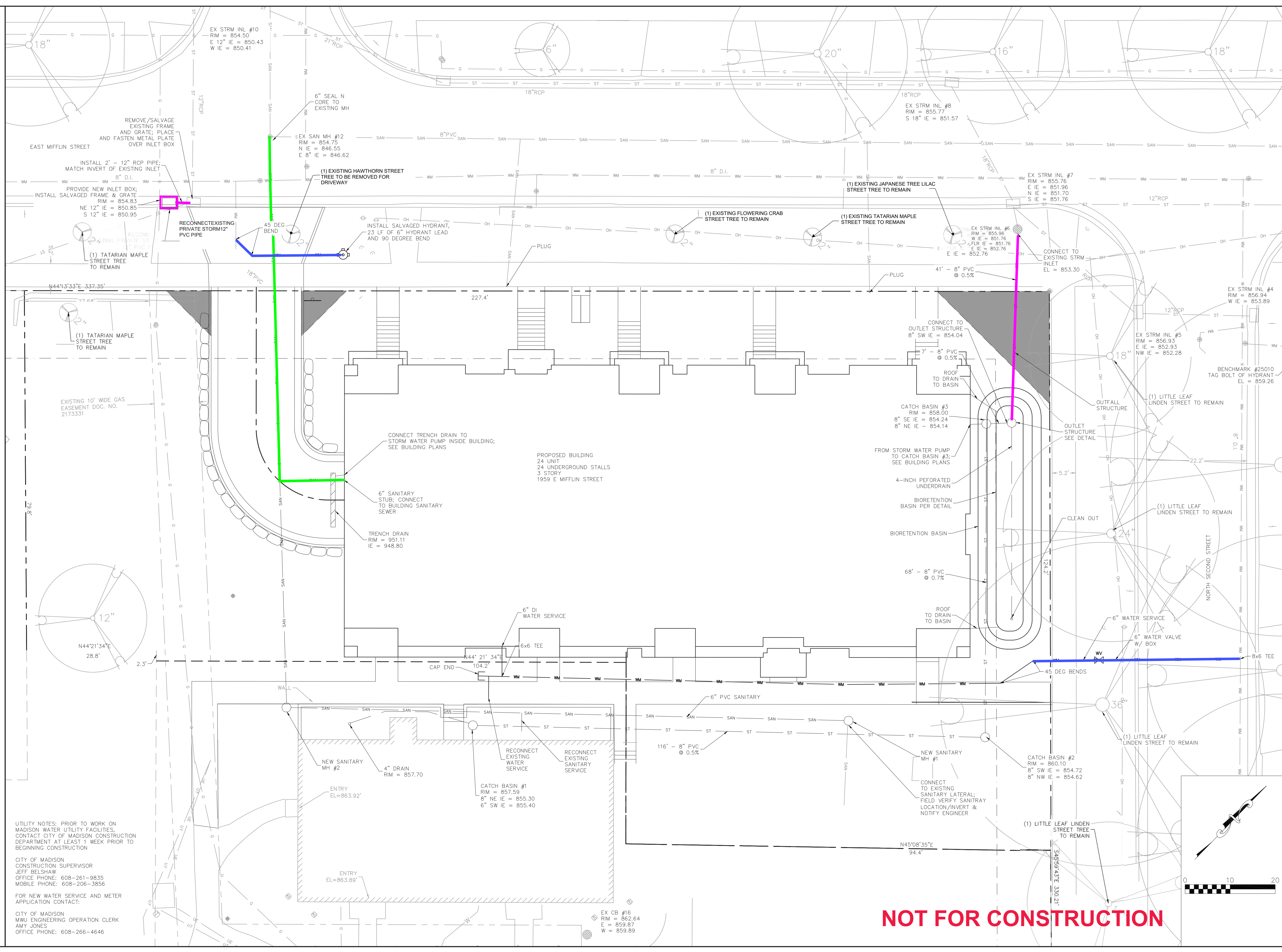
| REVISION DATES: | |
|-----------------|--|
| 12/17/2021 | |
| 1/28/2022 | |
| 2/2/2022 | |
| 2/11/2022 | |
| 3/2/2022 | |

| ISSUE DATES: | |
|--------------|--|
| 9/15/2021 | |
| 12/17/2021 | |
| 1/28/2022 | |
| 2/2/2022 | |
| 2/11/2022 | |
| 3/2/2022 | |

UTILITY PLAN

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER
C-500



UTILITY NOTES: PRIOR TO WORK ON MADISON WATER UTILITY FACILITIES, CONTACT CITY OF MADISON CONSTRUCTION DEPARTMENT AT LEAST 1 WEEK PRIOR TO BEGINNING CONSTRUCTION

CITY OF MADISON
CONSTRUCTION SUPERVISOR
JEFF BELSHAW
OFFICE PHONE: 608-261-9835
MOBILE PHONE: 608-206-3856

FOR NEW WATER SERVICE AND METER APPLICATION CONTACT:

CITY OF MADISON
MWJ ENGINEERING OPERATION CLERK
AMY JONES
OFFICE PHONE: 608-266-4646

NOT FOR CONSTRUCTION