

| LEGEND (PROPOSED) | |
|-------------------|-------------------------------|
| — | PROPOSED PROPERTY BOUNDARY |
| — | EASEMENT |
| — | BUILDING FOOTPRINT |
| — | 18" CURB AND GUTTER (PRIVATE) |
| — | ASPHALT PAVEMENT |
| — | CONCRETE PAVEMENT |
| — | STORMWATER TREATMENT FACILITY |



WYSER
ENGINEERING



MADISON AREA TECHNICAL COLLEGE

801 WEST BADGER ROAD
MADISON, WI 53713

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON SEPTEMBER 8, 2017. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRORS IN THE SITE SURVEY. COMPLETE INFORMATION PROVIDED BY OTHERS, CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: 801 WEST BADGER ROAD
SITE ACREAGE: 194.683 SF (4.47 AC)
USE OF PROPERTY: COMMERCIAL
ZONING: COMMERCIAL CENTER (CC - MGO 28.068) AND URBAN DESIGN DISTRICT #7

SETBACKS:
FRONT YARD: 70% OF STREET FACING BUILDING WALL SHALL BE SETBACK NO MORE THAN 85 FEET
REAR YARD: 20 FEET
SIDE YARD: 6 FEET

PARKING REQUIREMENTS: (MGO 28.141(4)(g))
MINIMUM: 1 PER CLASSROOM + 1 PER 5 STUDENTS BASED ON THE MAXIMUM # OF STUDENTS ATTENDING CLASSES AT ANY ONE TIME - OR - AS ESTABLISHED IN A CAMPUS MASTER PLAN = 246
MAXIMUM: 1 PER CLASSROOM + 1 PER 3 STUDENTS BASED ON THE MAXIMUM # OF STUDENTS ATTENDING CLASSES AT ANY ONE TIME - OR - AS ESTABLISHED IN A CAMPUS MASTER PLAN = 383

CYCLE REQUIREMENTS: (MGO 28.141(4)(g))
1 PER 5 STUDENTS BASED ON THE MAXIMUM # OF STUDENTS ATTENDING CLASSES AT ANY ONE TIME - OR - AS ESTABLISHED IN A CAMPUS MASTER PLAN = 205

NUMBER OF CLASSROOMS: 41
MAXIMUM # OF STUDENTS ATTENDING CLASSES AT ONE TIME: 1,025

TOTAL NUMBER OF PARKING STALLS: 235
SMALL STALLS (PERCENT OF TOTAL): 48 (20.4%)
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 8

TOTAL NUMBER OF BIKE STALLS: 46

MAXIMUM IMPERVIOUS LOT COVERAGE: 85%
EXISTING IMPERVIOUS SURFACE AREA: 100,915 SQ.FT. (51.8%)
ROOFTOP: 19,010 SQ.FT.
PAVED: 81,905 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 139,500 SQ.FT. (71.6%)
ROOFTOP: 31,190 SQ.FT.
PAVED: 108,310 SQ.FT.

DISURBANCE LIMITS: 190,000 SQ. FT.

MADISON COLLEGE
GOODMAN SOUTH CAMPUS

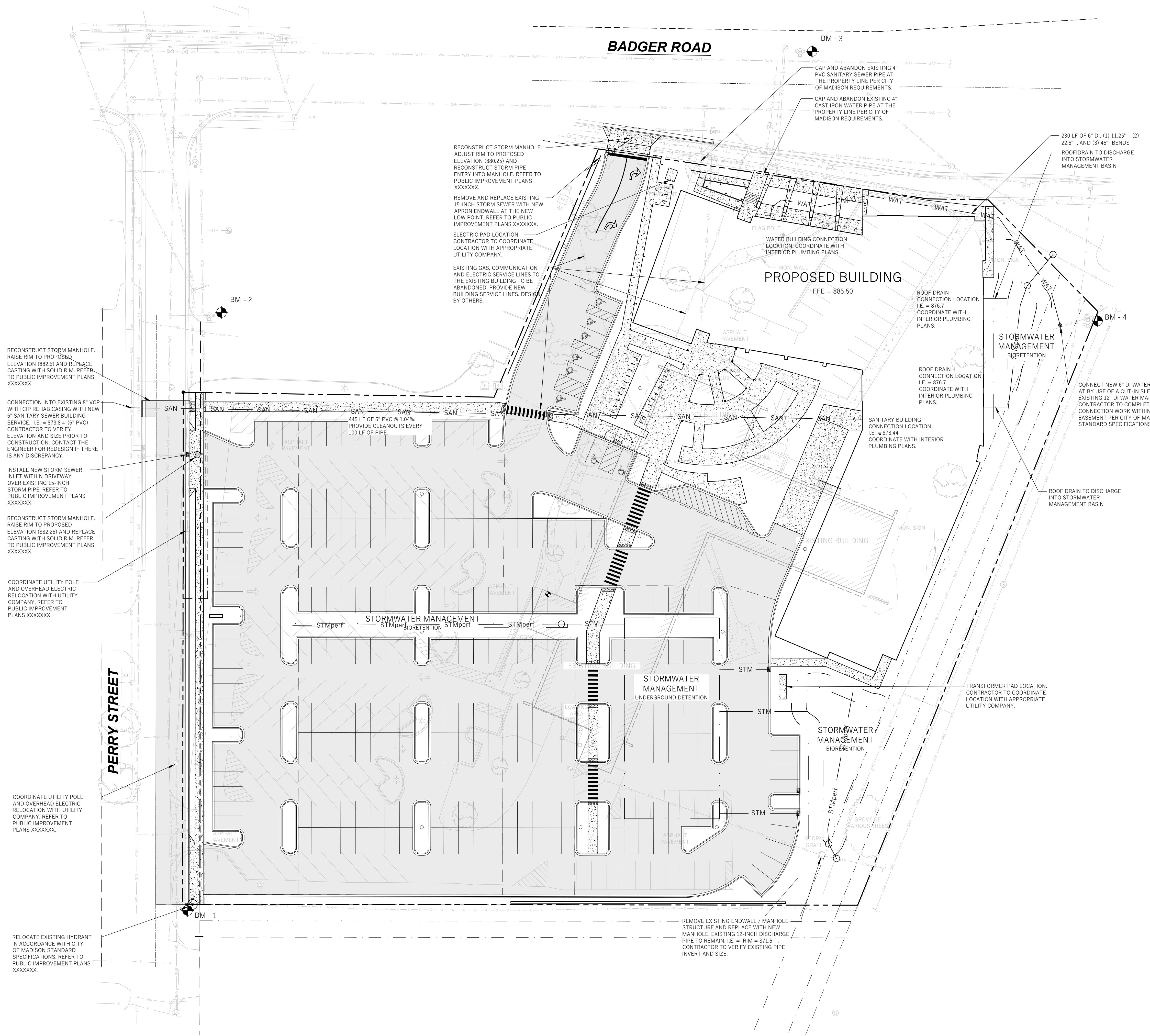
CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
SITE PLAN

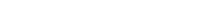
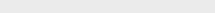
Revisions:
No. Date: Description:

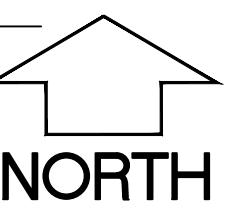
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|---------------|----------------|
| Graphic Scale | 0' 15' 30' 45' |
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| Date Issued | 12/12/2017 |
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LEGEND (PROPOSED)

| | |
|---|--|
|  | PROPOSED PROPERTY BOUNDARY |
|  | EASEMENT |
|  | BUILDING FOOTPRINT |
|  | 18" CURB AND GUTTER |
|  | ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | WAT PROPOSED WATER MAIN |
|  | SAN PROPOSED SANITARY SEWER |
|  | STM PROPOSED STORM SEWER |
|  | GAS PROPOSED GAS SERVICE (DESIGN BY OTHERS) |
|  | E PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS) |
|  | STORMWATER TREATMENT FACILITY |
|  | DRAINAGE GRADE BREAK |
|  | DRAINAGE ARROW |



WYSER
ENGINEERING

11 WEST BADGER ROAD

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UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPAKTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. ALL, EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
16. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
17. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-6.
18. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
19. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 384.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
20. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
21. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
22. THE CURB INLET SHALL HAVE A CATCH-ALL HR-I OIL AND GREASE FILTER OR APPROVED EQUIVALENT INSTALLED WITHIN THEM.
23. NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES
24. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
25. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH

MADISON COLLEGE GOODMAN SOUTH CAMPUS

CITY OF

