

133 E Lakeside Street
Contract 9043
MUNIS 13555
Developer: The Post Apartments, LLC



Summary of Improvements:

- Sidewalk on E Lakeside Street and Sayle Stree
- Private service laterals for sanitary, storm, and water
- Street tree removals and replacements as approved by City Forestry



knothe + bruce
ARCHITECTS

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

ISSUED
Issued for Land Use & UDC - May 6, 2020
Issued for UDC Submittal - July 15, 2020
Issued for Site Plan Review - January 29, 2021

PROJECT TITLE
THE POST

131 E Lakeside Street
Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **1971**

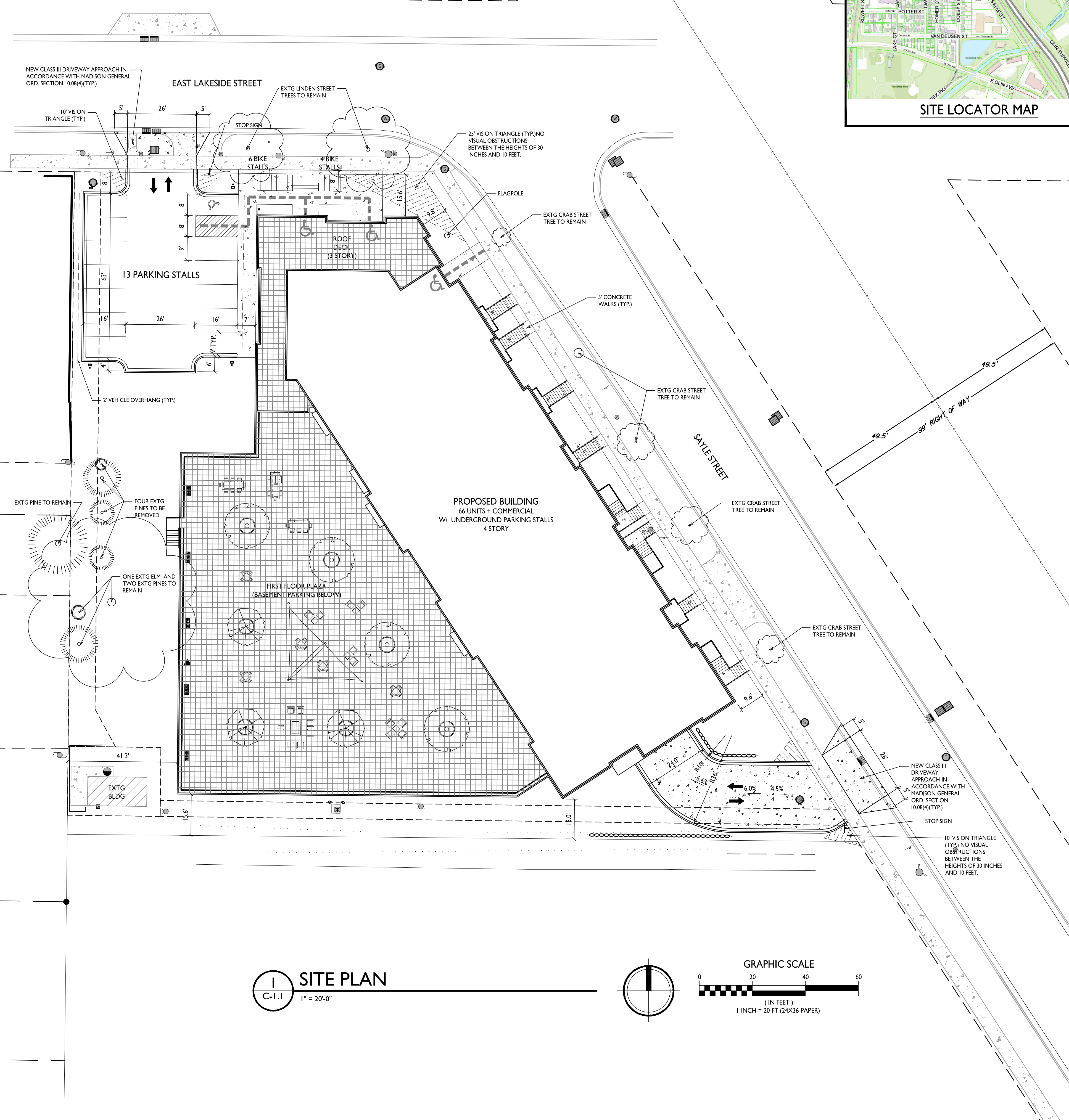
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- GENERAL NOTES:**
- CITY OF MADISON FORESTRY CAN BE CONTACTED AT (608) 266-4816.
 - THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH 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.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. 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 ABOVE OR BELOW GROUND SHALL BE REPORTED TO CITY FORESTRY.
 - EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. DO NOT REMOVE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY PRIOR TO EXCAVATION TO ACCESS THE IMPACT TO THE TREE AND ROOT SYSTEM.
 - TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION. ALL PRUNING SHALL FOLLOW ANSI A300 - PART 1.
 - TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, MATERIALS, REUSE, 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.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. 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 OF THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW AND SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A PERMIT BEING ISSUED.
 - 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.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING CONTRACTOR SHALL CONTACT CITY FORESTRY TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH LANDSCAPER.

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

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

SITE DEVELOPMENT DATA

ZONING: TE - TRADITIONAL EMPLOYMENT DISTRICT

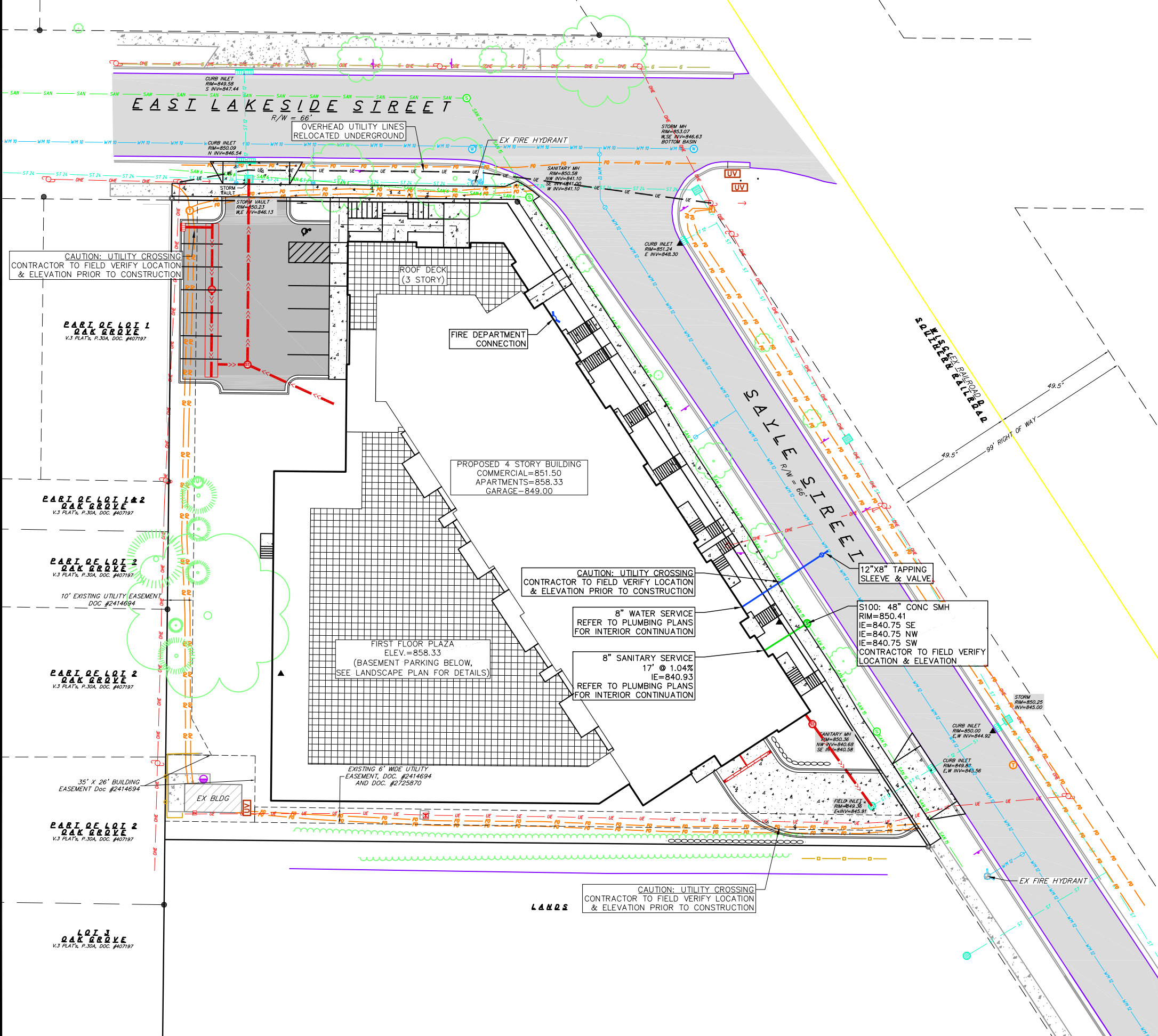
DENSITIES:		
LOT AREA	58,750 S.F./1.35 ACRES	
DWELLING UNITS	66 UNITS	
LOT AREA / D.U.	890 S.F./UNIT	
DENSITY	48.8 UNITS/ACRE	
USABLE OPEN SPACE		
PROVIDED	30,542 S.F.	ZONING REQUIREMENTS
LOT COVERAGE	38,736 S.F. (66%)	1,480 S.F. (20 S.F./BEDROOM)
		49,938 S.F. (85% MAX.)
BUILDING HEIGHT		
	3-4 STORIES/60	5 STORIES/68
RESIDENTIAL AREA		
COMMERCIAL AREA	61,138 S.F.	
GARAGE PARKING AREA	1,240 S.F.	
GROSS AREA	27,750 S.F.	
	90,128 S.F.	
DWELLING UNIT MIX:		
STUDIOS	8	
MICRO-ONE	12	
ONE BEDROOM	38	
TWO BEDROOM	8	
TOTAL DWELLING UNITS	66	
VEHICLE PARKING STALLS		
UNDERGROUND GARAGE	70	
SURFACE	13	
TOTAL	83	
PARKING RATIO	1.3 STALLS/UNIT	
BICYCLE PARKING:		
GARAGE LONG-TERM (2'X6' FLOOR MOUNT)	66	ZONING REQUIREMENTS
SURFACE GUEST	8	7 (10% OF TOTAL UNITS)
SURFACE COMMERCIAL	2	2 (1/2,000 S.F. OR 2 MIN.)
TOTAL	76 BIKE STALLS	75 BIKE STALLS REQ'D

BIKE RACKS:

INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

EAST LAKESIDE CONDO
V.6-1718 CONDO, P.1, DOC. #4782562



PROPOSED UTILITY LEGEND

- >--->---> STORM SEWER PIPE
- >--->---> STORM SEWER MANHOLE
- >--->---> STORM SEWER ENDWALL
- >--->---> STORM SEWER CURB INLET
- >--->---> STORM SEWER CURB INLET W/MANHOLE
- >--->---> STORM SEWER FIELD INLET
- >--->---> ROOF DRAIN CLEANOUT
- >--->---> SANITARY SEWER LATERAL PIPE
- >--->---> SANITARY SEWER CLEANOUT
- >--->---> WATER SERVICE LATERAL PIPE
- >--->---> FIRE HYDRANT
- >--->---> WATER VALVE
- >--->---> CURB STOP
- >--->---> PROPOSED PIPE INSULATION
- >--->---> GAS MAIN
- >--->---> ELECTRIC SERVICE

GRAPHIC SCALE FEET
0 10 20 40

ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

- UTILITY NOTES:**
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
 - FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
 - PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
 - NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
 - CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
 - PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
 - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

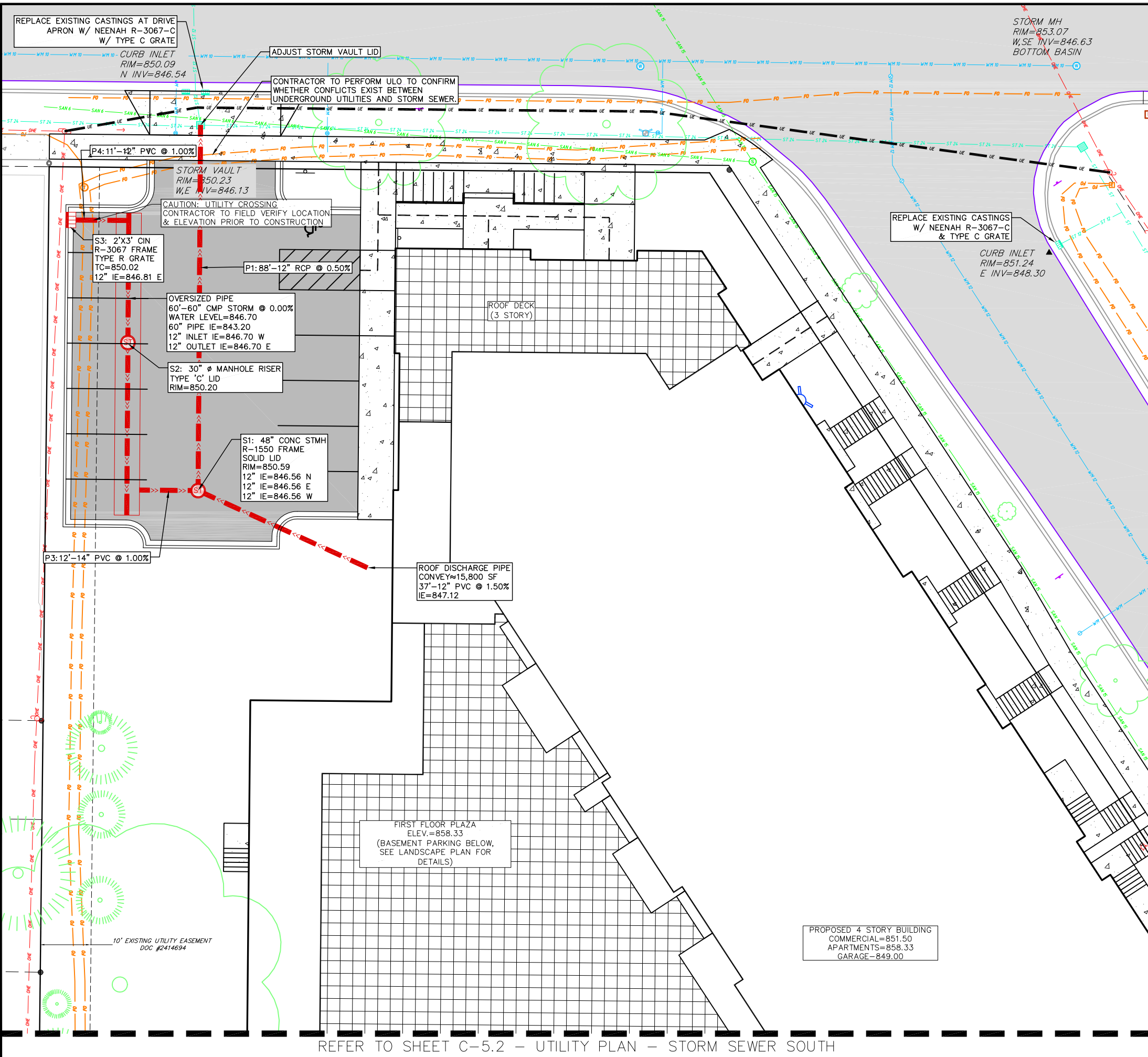
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Utility Plan - Sanitary Sewer & Water
133 E Lakeside Street
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

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25-Jan-2021 - 1:07p M:\Avantia Properties\140411_VFW Site, Madison\CADD\160411_Base.dwg by:zdre



PROPOSED UTILITY LEGEND

- >>>> STORM SEWER PIPE
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UTILITY NOTES:

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- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
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- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

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GRAPHIC SCALE FEET
 0 5 10 20

NO.	DATE	REVISIONS
		REMARKS

SCALE AS SHOWN

DATE 01/25/2021

DRAFTER ZDRE

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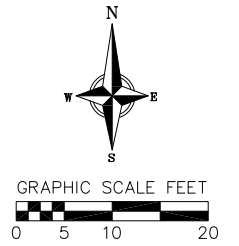
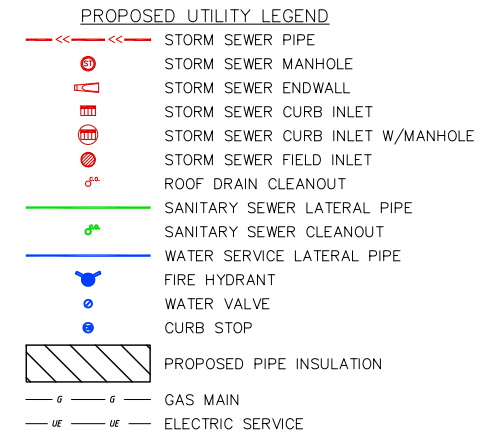
PROJECT NO. 160411

REFER TO SHEET C-5.2 - UTILITY PLAN - STORM SEWER SOUTH

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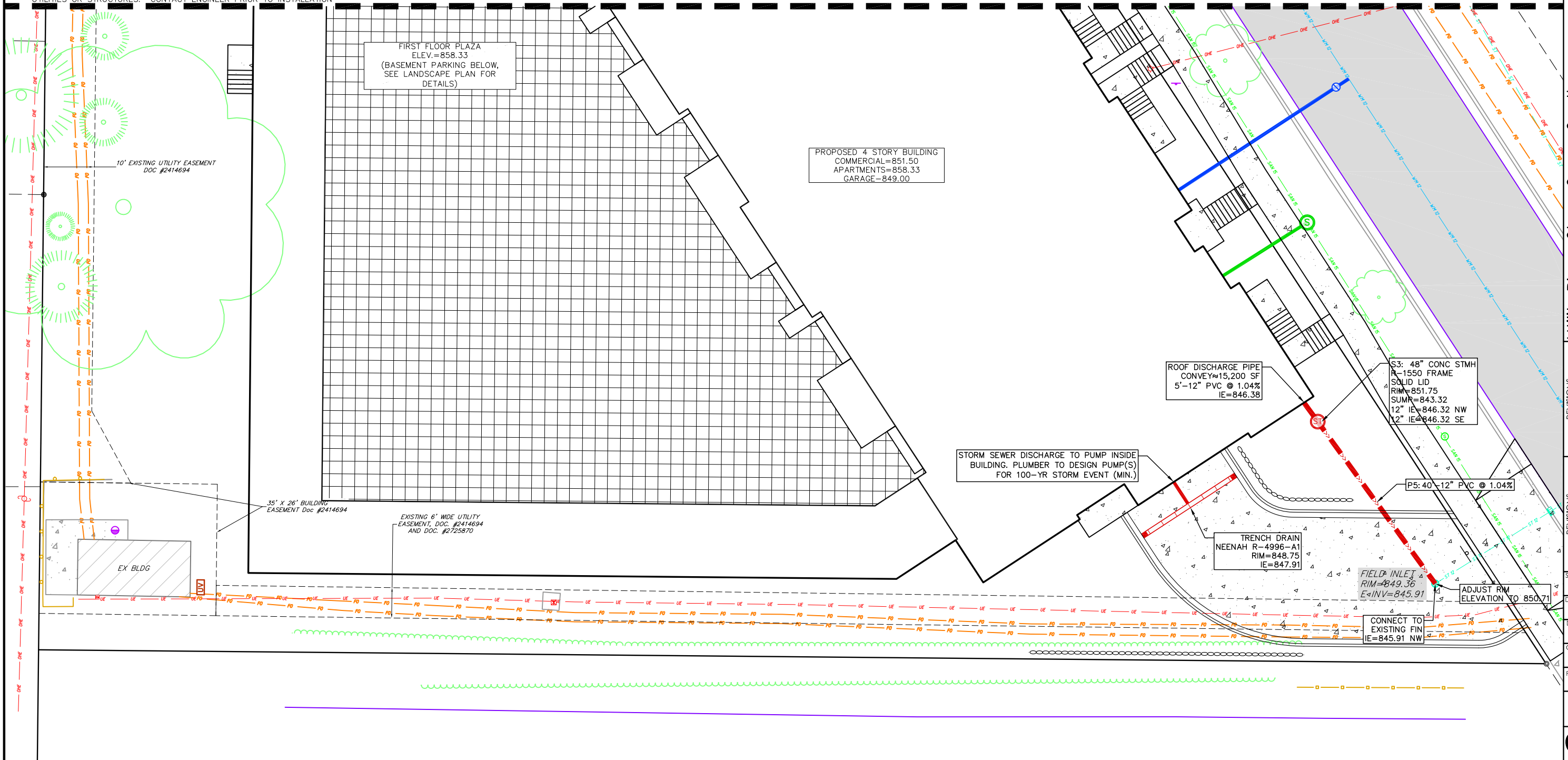
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REFER TO SHEET C-5.1 - UTILITY PLAN - STORM SEWER NORTH



Utility Plan - Storm Sewer South
 133 E Lakeside Street
 City of Madison
 Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

DATE: 01/25/2021

DRAFTER: ZDRE

CHECKED: JZAM

PROJECT NO.: 160411

