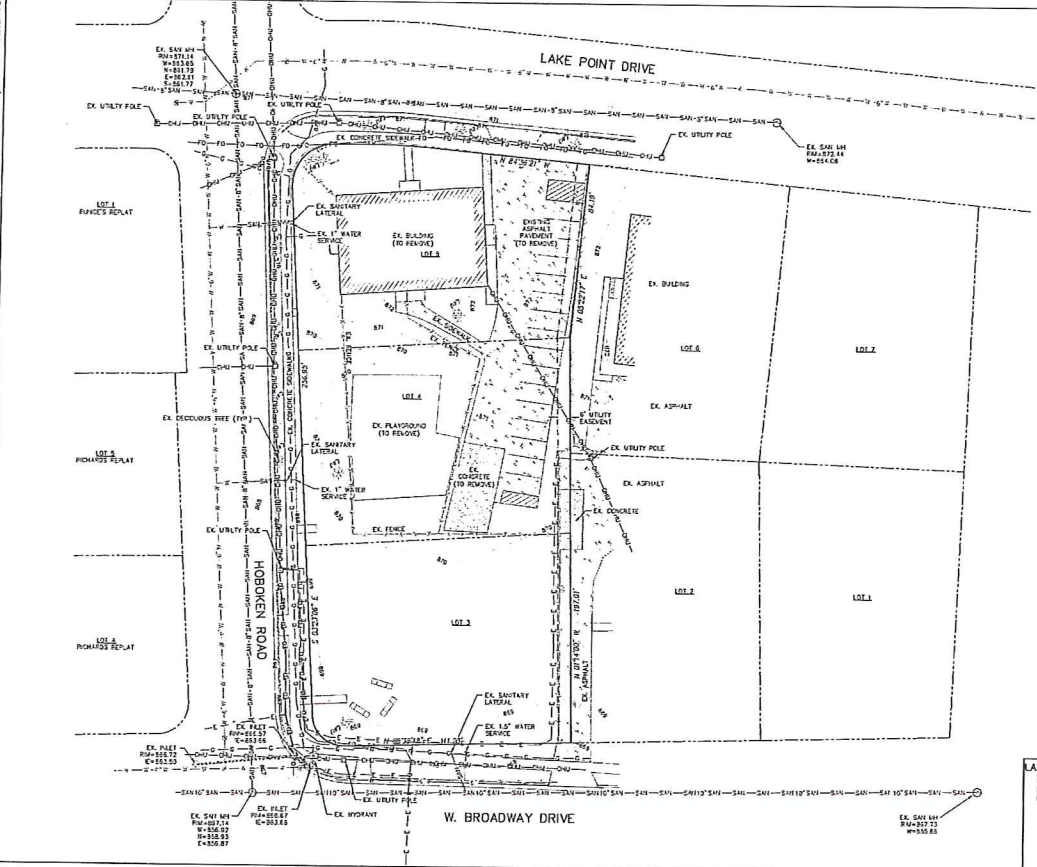
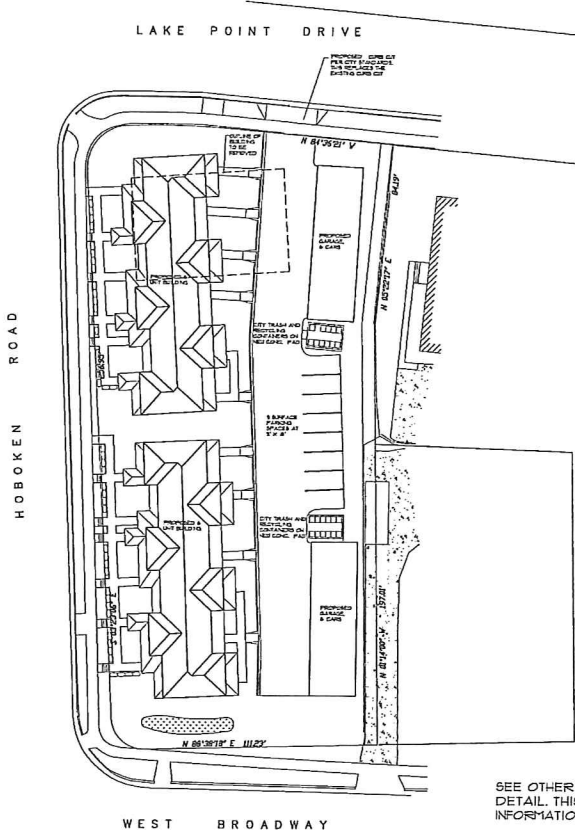


QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \GA-10-15\GATBASE.DWG



LAKE POINT DRIVE APARTMENTS - CITY OF MADISON  
 EXISTING SITE PLAN  
 PAGE: 1 OF 4  
 DATED: OCTOBER 7, 2015  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Corporation  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750 Fax (608) 838-7752



**LIGHTING**  
 SITE LIGHTING WILL BE PROVIDED TO MEET CITY OF MADISON STANDARDS.

**PARKING SPACE SUMMARY**  
 CAR PARKING  
 SURFACE SPACES EIGHT (8)  
 GARAGE SPACES TWELVE (12)  
 PROVIDED TWENTY (20) TOTAL

BICYCLE PARKING 12 STALLS PROVIDED WITHIN GARAGES

**PROJECT TOTALS**  
 12 RESIDENTIAL UNITS TOTAL  
 TWO SIX-UNIT TOWNHOUSE BUILDINGS  
 TWO-STORY WOOD FRAMED  
 16,000 SQ FT GROSS FINISHED  
 GARAGE AREA IS 3,600 SQ FT TOTAL  
 12 THREE BEDROOM UNITS

**PROPOSED ZONING**  
 TR-U1

LOT AREA REQUIRED  
 1000 X 12 PLUS 300 X 12 = 156,000 SF

LOT AREA ACTUAL  
 38,070 SF

LOT COVERAGE REQUIRED  
 75% MAX = 28,553 SQ FT

LOT COVERAGE ACTUAL  
 38,070 / 13,413 = 2,839% SQ FT = 6.46%

USABLE OPEN SPACE  
 TOTAL REQUIRED  
 370 X 12 = 3840 SQ FT  
 TOTAL PROVIDED  
 4826 SQ FT NOT INCLUDING PORCHES  
 576 SQ FT PORCHES  
 5402 SQ FT TOTAL

SEE OTHER SHEETS FOR MORE DETAIL. THIS PLAN IS FOR GENERAL INFORMATION ONLY

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

MOYET OULMIR'S PARTNERS LAKE POINT DRIVE AND HOBOKEN ROAD MADISON WISCONSIN NEW TOWNHOUSES		1421 1
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FRONT ELEVATION  
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"

# NORTH BUILDING

10/15/15	10/15/15 QUATRIS PARTNERS 100 FORT GREEN RD HOBOKEN NJ 07030 HOBOKEN NJ 07030 NEW JERSEY	glueck architects 1100 New York Avenue #1000 Jersey City NJ 07310	1421
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