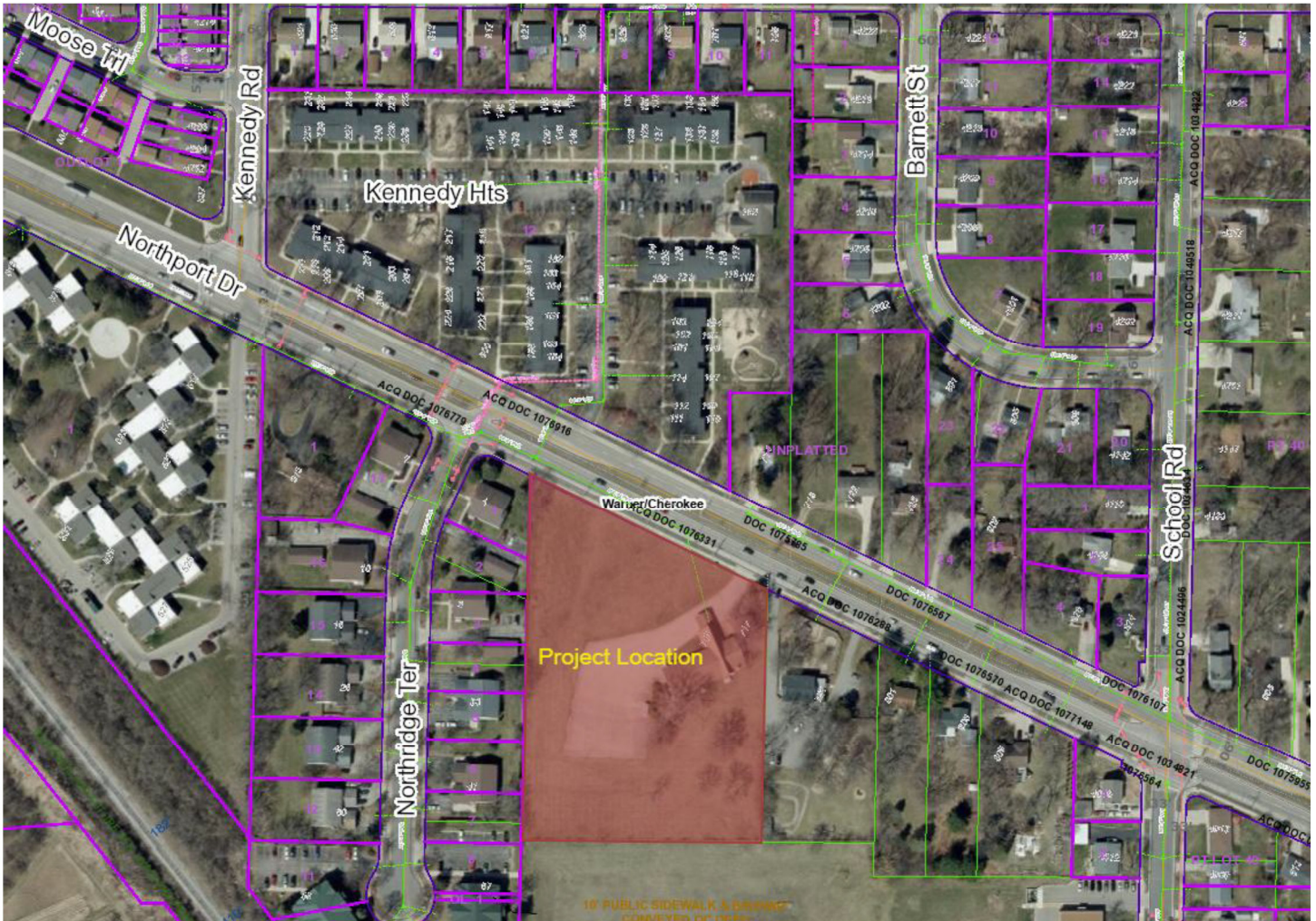


701-709 Northport Drive  
Contract 9735  
Project 16094  
Developer: Northpointe Development II Corporation



The Developer, Northpointe Development II Corporation, has received conditional approve for a four-lot certified survey map for a planned multi-use site. This will include the construction of a four-story, 80-unit apartment building, a proposed four-story, 24-unit apartment building, an existing place of worship, and a lot for future development. The development is located on the south side of Northport Drive between Kennedy Road and School Road.

#### Summary of Improvements:

- Certified Survey Map including a Public Sidewalk Easement for and construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance.
- Construction of water, storm, and sewer lateral connections to public mains to serve all lots within the development.
- The private storm sewer connection will require the additional construction of public storm pipe and an inlet to make the connection into existing public storm main on Northport Drive near Northridge Terrace.
- The removal of three City terrace trees due to utility connections required to serve the development. The Developer shall be financially responsible for a payment of \$1,950 to cover the benefits lost from each tree removal. The Developer shall also be responsible for tree replacement with soil amendments.

- Public infrastructure restoration due to project construction including street, terrace, pavement markings, and signing.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.

# CERTIFIED SURVEY MAP No.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

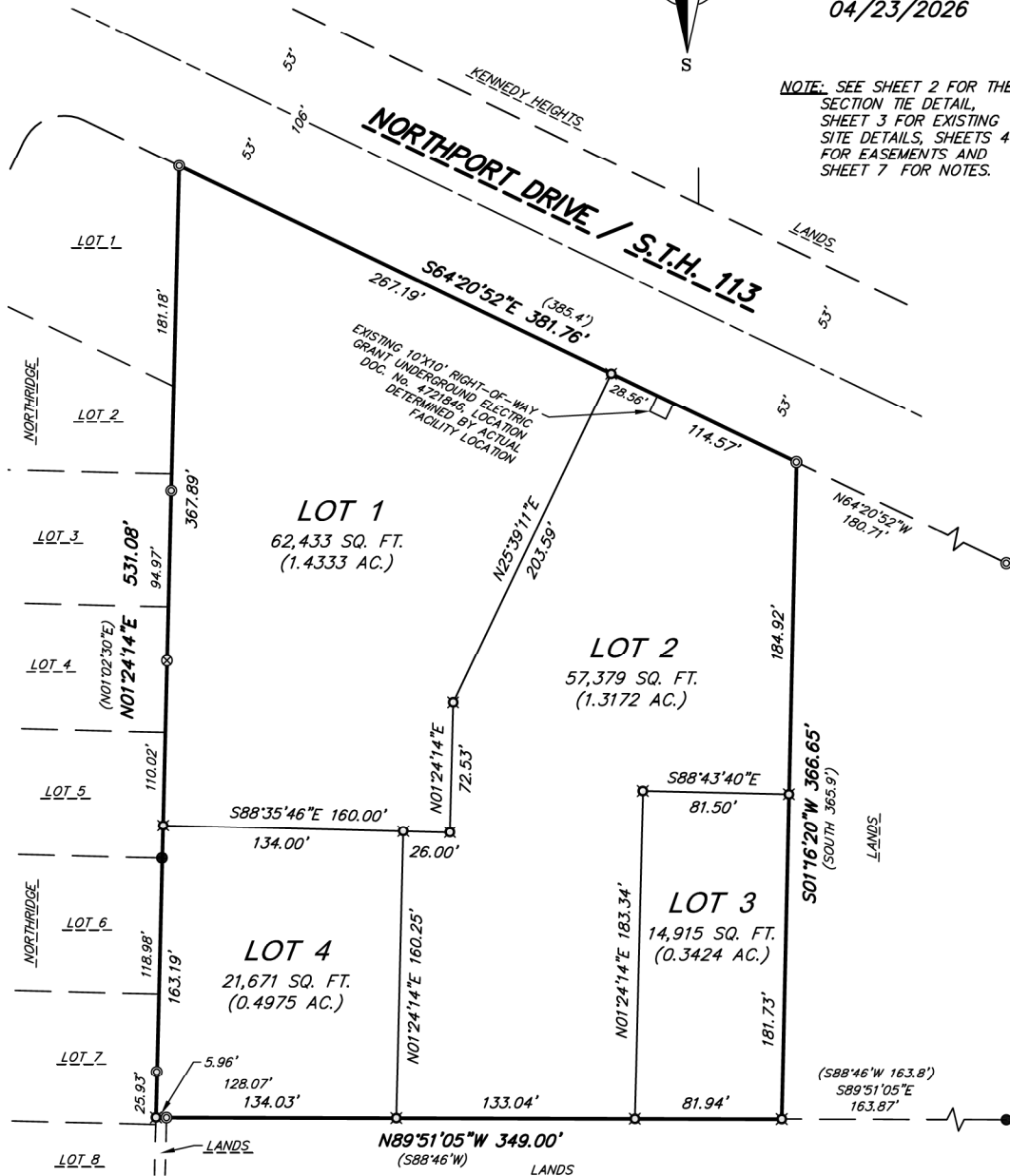


GRID NORTH BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NAD83 (2011), THE EAST LINE OF THE SE 1/4 OF SECTION 26 MEASURED AS BEARING S01°25'59"W



04/23/2026

NOTE: SEE SHEET 2 FOR THE SECTION TIE DETAIL, SHEET 3 FOR EXISTING SITE DETAILS, SHEETS 4-6 FOR EASEMENTS AND SHEET 7 FOR NOTES.



23 Apr 2026 - 9:36a M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: male



FN: 240474  
DATE: 12/04/2025  
REV: 04/23/2026  
Drafted By: MZIE  
Checked By: SCHU

SURVEYED FOR:  
Northpointe Development  
230 Ohio Street,  
Suite 200  
Oshkosh, WI 54902

SURVEYED BY:  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

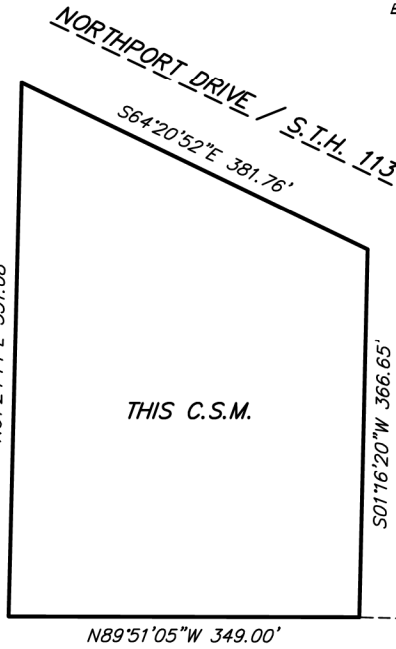
**SHEET**  
**1 OF 9**

# CERTIFIED SURVEY MAP No.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



04/23/2026



MEANDER CORNER FOR THE EAST 1/4 CORNER OF SECTION 26-08-09, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED COUNTY COORDS ARE:  
N-507,020.38  
E-821,480.99  
PUBLISHED COUNTY COORDS (1997) ARE:  
N-507,020.38  
E-821,480.99

S01°25'59\"/>

TRUE CORNER FOR THE EAST 1/4 CORNER OF SECTION 26-08-09, NO MONUMENT PUBLISHED COUNTY COORDS (1997) ARE:  
N-507,016.38  
E-821,480.89

MON.-MON. = S01°25'59\"/>

1407.07'

SOUTHEAST CORNER OF SECTION 26-08-09, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED COUNTY COORDS ARE:  
N-504,362.96  
E-821,414.52  
PUBLISHED COUNTY COORDS (1991) ARE:  
N-504,363.17  
E-821,414.49

## SECTION TIE DETAIL (NOT TO SCALE)



GRID NORTH BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NAD83 (2011), THE EAST LINE OF THE SE 1/4 OF SECTION 26 MEASURED AS BEARING S01°25'59\"/>

23 Apr 2026 - 9:39a M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: male



FN: 240474  
DATE: 12/04/2025  
REV: 04/23/2026  
Drafted By: MZIE  
Checked By: SCHU

SURVEYED FOR:  
Northpointe Development  
230 Ohio Street,  
Suite 200  
Oshkosh, WI 54902

SURVEYED BY:  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

**SHEET  
2 OF 9**

# CERTIFIED SURVEY MAP No.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

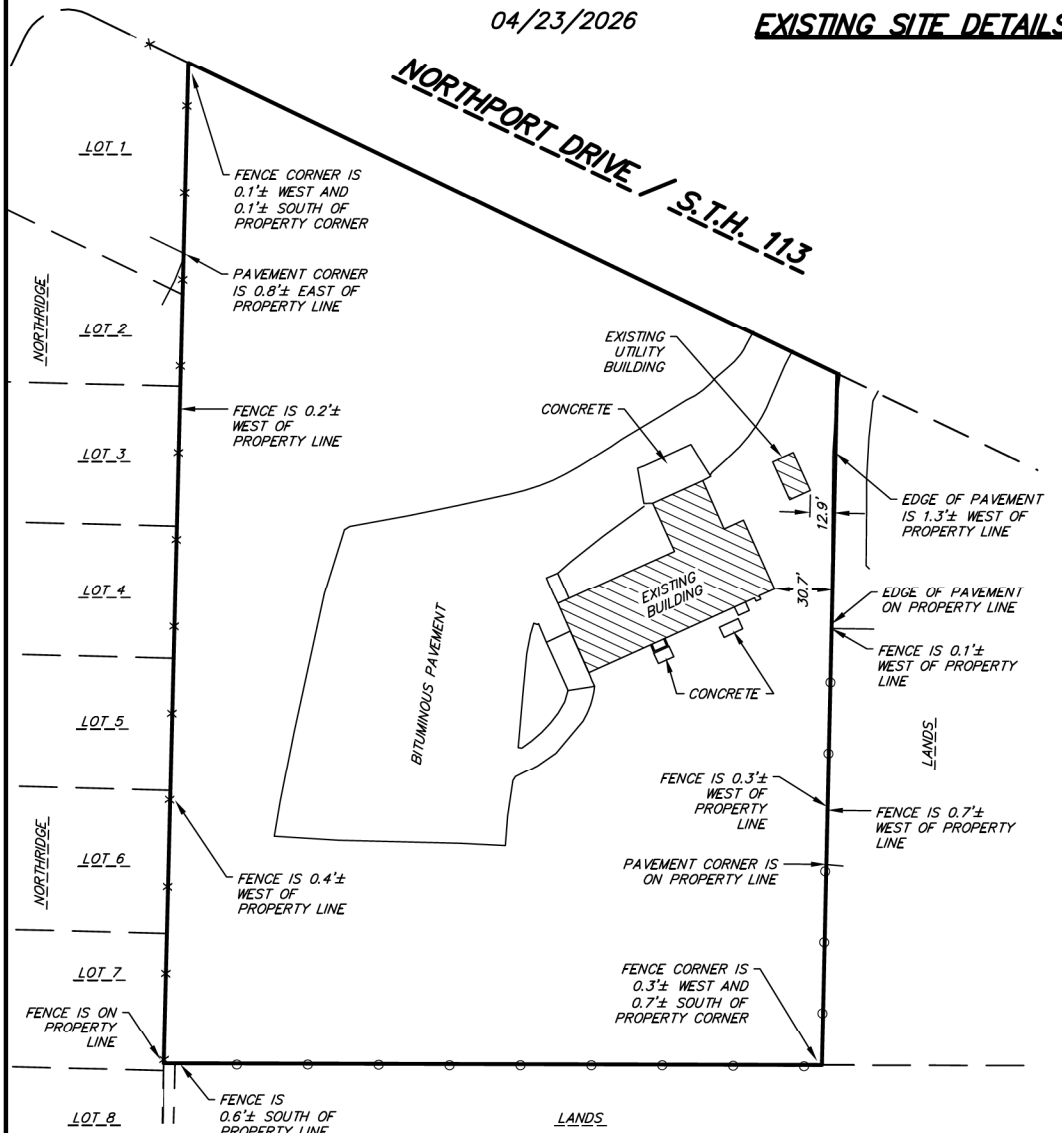


SCALE: 1" = 80'



04/23/2026

## EXISTING SITE DETAILS



23 Apr 2026 - 9:41 a.m. M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: mde



FN: 240474  
DATE: 12/04/2025  
REV: 04/23/2026  
Drafted By: MZIE  
Checked By: SCHU

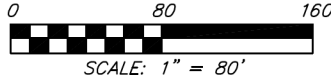
**SURVEYED FOR:**  
Northpointe Development  
230 Ohio Street,  
Suite 200  
Oshkosh, WI 54902

**SURVEYED BY:**  
Vierbicher Associates, Inc.  
525 Junction Road,  
Suite 7000  
Madison, WI 53717  
(608) 826-0532

**SHEET  
3 OF 9**

# CERTIFIED SURVEY MAP No.

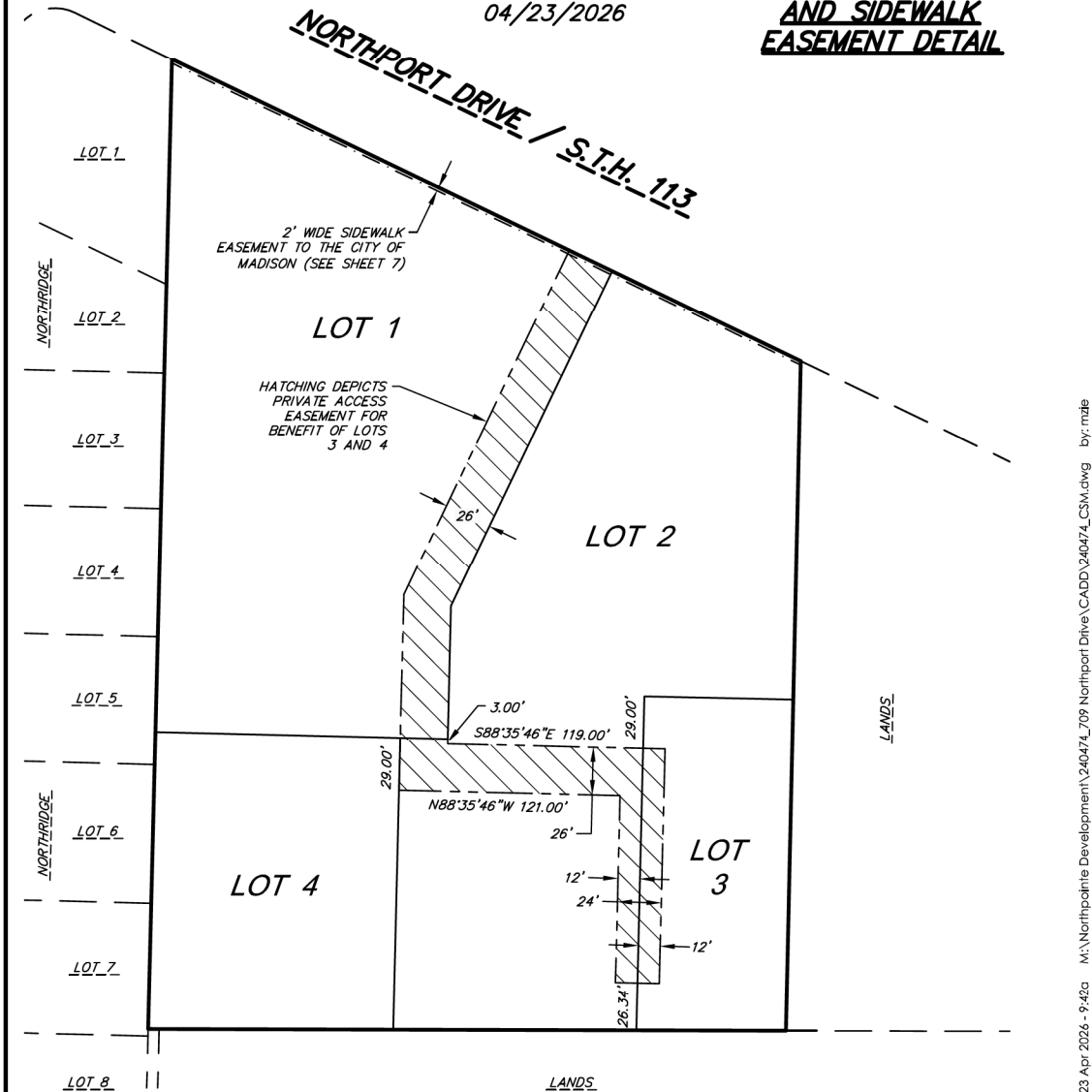
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN




04/23/2026



## NEW PRIVATE ACCESS AND SIDEWALK EASEMENT DETAIL



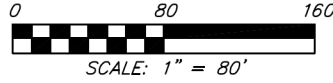
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 <b>vierbicher</b> advisors / engineers / surveyors	FN: 240474 DATE: 12/04/2025	SURVEYED FOR: Northpointe Development 230 Ohio Street, Suite 200 Oshkosh, WI 54902	SURVEYED BY: Vierbicher Associates, Inc. 525 Junction Road, Suite 7000 Madison, WI 53717 (608) 826-0532
	REV: 04/23/2026 Drafted By: MZIE	Checked By: SCHU	<b>SHEET 4 OF 9</b>
	230 Ohio Street, Suite 200 Oshkosh, WI 54902		
	Madison, WI 53717 (608) 826-0532		



# CERTIFIED SURVEY MAP No.

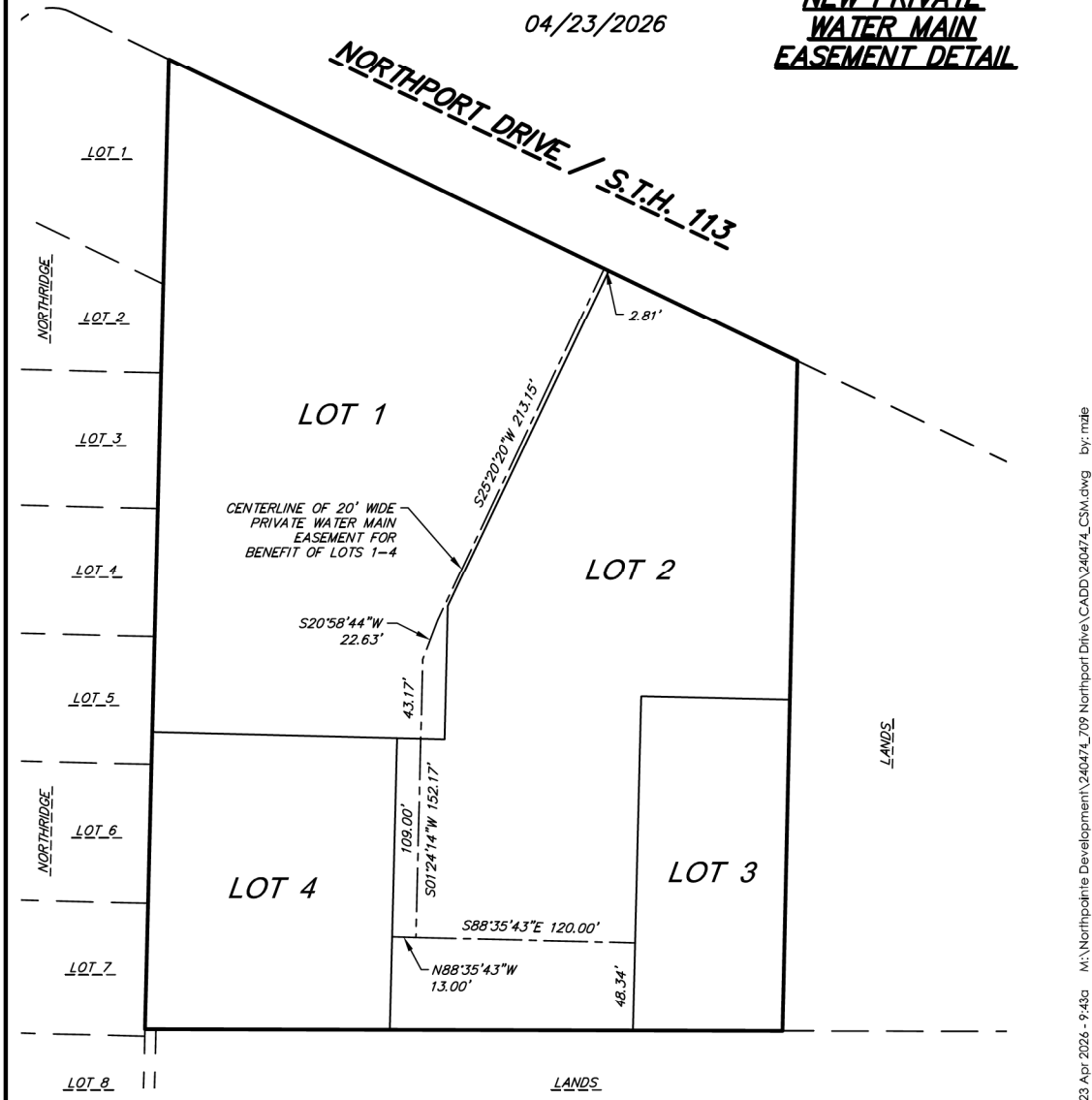
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN




04/23/2026



**NEW PRIVATE  
WATER MAIN  
EASEMENT DETAIL**



23 Apr 2026 - 9:43a M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: male

 <b>vierbicher</b> advisors / engineers / surveyors	FN: 240474	SURVEYED FOR:	SURVEYED BY:	<b>SHEET 6 OF 9</b>
	DATE: 12/04/2025	Northpointe Development	Vierbicher Associates, Inc.	
	REV: 04/23/2026	230 Ohio Street, Suite 200	525 Junction Road, Suite 7000	
	Drafted By: MZIE	Oshkosh, WI 54902	Madison, WI 53717	
	Checked By: SCHU		(608) 826-0532	

ISSUED  
2025.05.12 - LIAISON SUBMITTAL  
2025.12.01 - SITE PLAN REVIEW

PROJECT TITLE  
**Northport Drive  
Redevelopment**

701 & 705 Northport  
Drive, Madison, WI  
SHEET TITLE  
**Architectural  
Site Plan**

SHEET NUMBER

**CA101**

PROJECT NO. **2421**  
© Knothe & Bruce Architects, LLC

**GENERAL NOTES:**

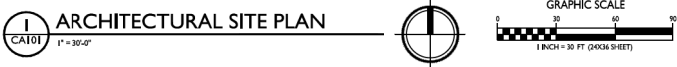
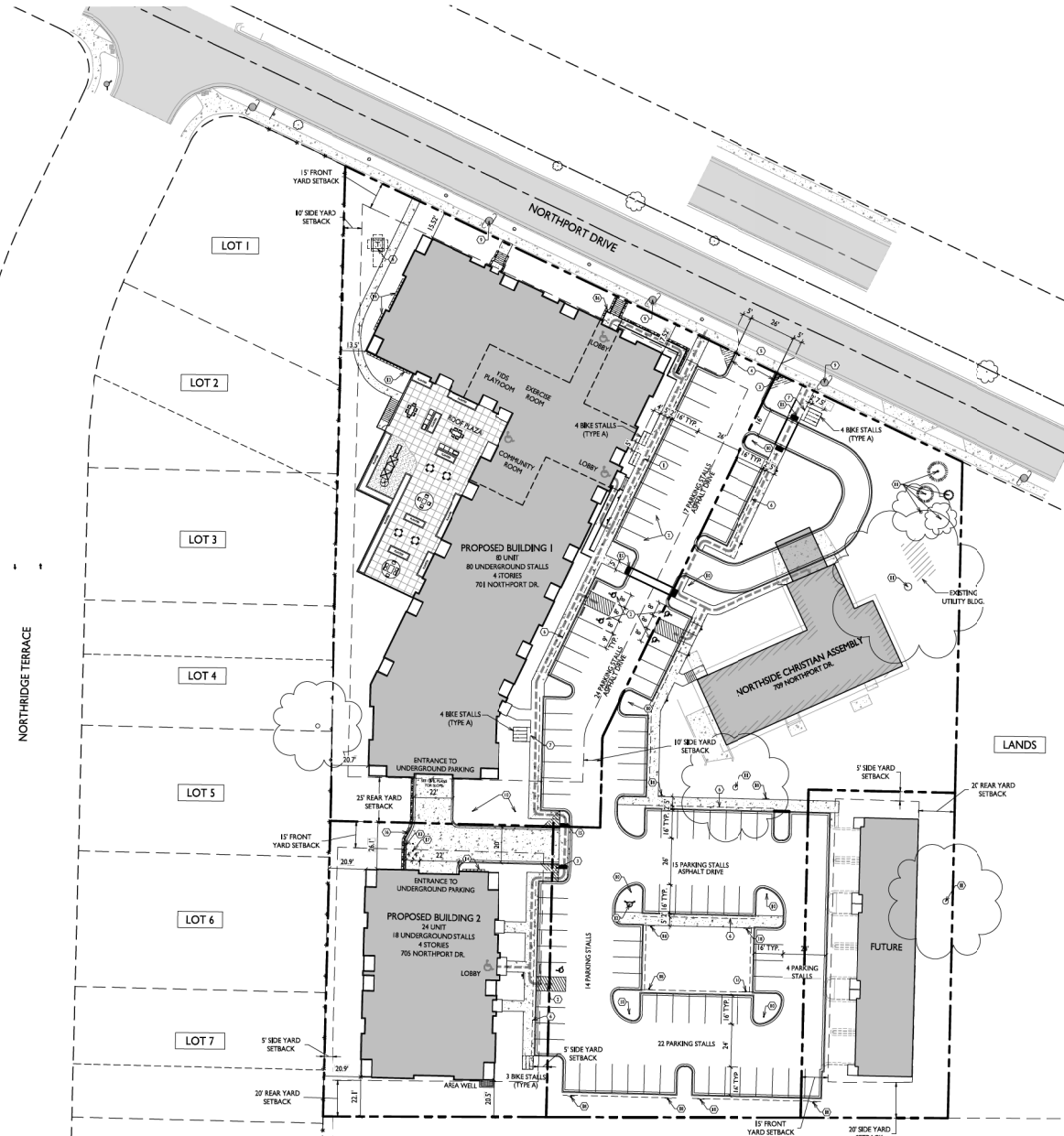
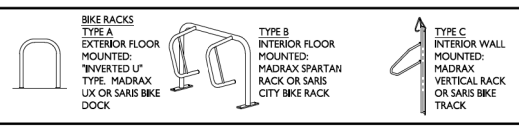
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DEEMABLE GRADE, REGARDLESS OF WHETHER THE CONSTRUCTION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS AND ADJACENT TO THE DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. 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 ALDIPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVALS PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. 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/PWSPECSPDF](http://CITYOFMADISON.COM/BUSINESS/PWSPECSPDF)
6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISRUGE, 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 TREES. 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 REPARATION SHALL BE REQUIRED.
7. SECTION 107.13(C) 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, REUSE EXCAVATED SOILS OR DRUMS OF TOXIC OR POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERCTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 3 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DRUMS OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
9. 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 1 STANDARDS FOR PRUNING.
10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY SPEC STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
11. APPROVAL OF PLANS FOR THE 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 FORESTRY (266-4816).
12. 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 THE SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

**KEYED PLAN NOTES**

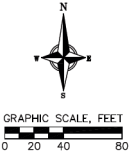
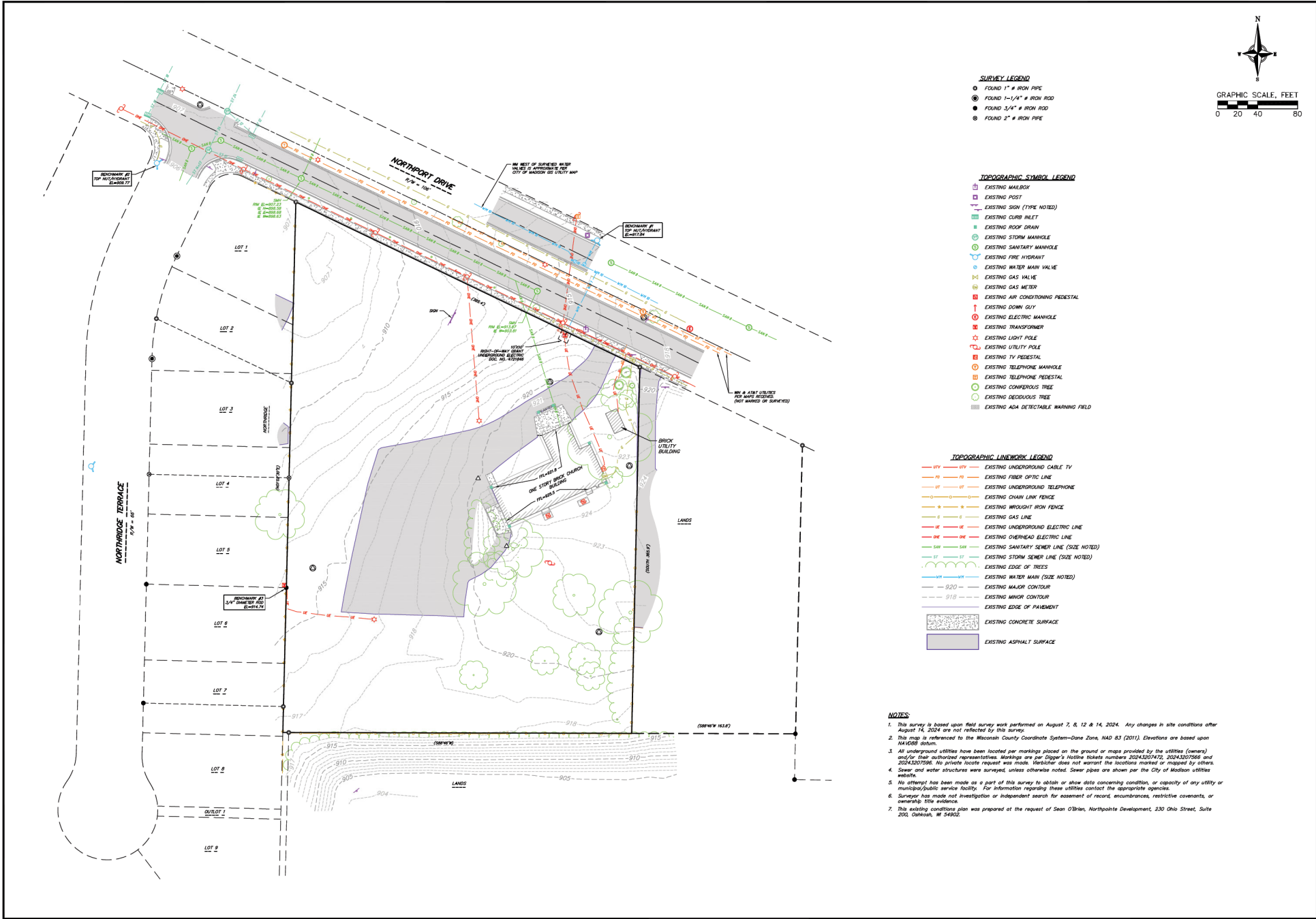
- 1 ACCESSIBLE ROUTE TO STAIRS/ELEVATOR OR CLOSE BY RAMP
- 2 ACCESSIBLE PARKING STALLS - MADISON IS CODE BOOK
- 3 BICYCLE HOUSING ACCESSIBLE PARKING 301 @ 47' HIGH TO BOTTOM OF BIN
- 4 TOP SIGN - MINIMUM 7' HIGH TO BOTTOM OF SIGN
- 5 10' WIDE TRAILWAYS AND TRAIL SERVICEWAYS BETWEEN ST AND BY HIGHWAYS WITH UNPAVED AREAS
- 6 CURE TIME BEFORE OPENING ACCORDANCE WITH THE STANDARD SPECIFICATIONS
- 7 1 VEHICLE DRIVEWAY
- 8 2 VEHICLE DRIVEWAYS
- 9 TRANSFORMATION ON CONCRETE PAD
- 10 EXISTING OVERHEAD LINE
- 11 LIGHT POLE - SEE SHEET CARET FOR FUTURE SCHEDULE
- 12 EXISTING TREE TO REMAIN
- 13 PROPOSED TREE HYDRANT
- 14 GAS METERS - SEE ACCESSORIES FOR ELEVATION DATA
- 15 ELECTRIC METERS - SEE ACCESSORIES FOR ELEVATION DATA
- 16 DETECTABLE WALKING SURFACE
- 17 RETAINING WALL
- 18 CONCRETE WALKWAY PER ILLINOIS (177)
- 19 REMOVE FOR IMPROVED CHURCH PARKING STALLS

**SITE DEVELOPMENT DATA:**

ZONING	TR-R1		
	Traditional Residential - Urban I		
DENSITIES:			
LOT AREA	81,847 S.F. / 1.88 ACRES		
DWELLING UNITS	104 UNITS		
LOT AREA / D.U.	787 S.F. / D.U.		
DENSITY	55 UNITS / ACRE		
LOT COVERAGE	86,977 S.F. (61%)		
BUILDING 1 HEIGHT	4 STORIES / 53'-0"		
BUILDING 2 HEIGHT	4 STORIES / 53'-0"		
DWELLING UNIT MIX:			
BUILDING 1:		BUILDING 2:	
STUDIO	7	STUDIO	0
ONE BEDROOM	22	ONE BEDROOM	13
TWO BEDROOM	22	TWO BEDROOM	11
THREE BEDROOM	19	TOTAL	24
TOTAL	80		
VEHICLE PARKING STALLS:			
BUILDING 1:		BUILDING 2:	
UNDERGROUND GARAGE	80	UNDERGROUND GARAGE	18
INCL. (8) READY STALLS		INCL. (4) READY STALLS	14
SURFACE	30	SURFACE	14
TOTAL	110	TOTAL	32
*ALL ADDITIONAL STALLS (48) ALLOCATED FOR CHURCH PARKING			
BICYCLE PARKING:			
BUILDING 1:		BUILDING 2:	
GARAGE	90	GARAGE	24
SURFACE - GUESTS	3	SURFACE - GUESTS	3
TOTAL	93	TOTAL	27
*ADDITIONAL (4) STALLS ALLOCATED FOR CHURCH GUESTS			



**ARCHITECTURAL SITE PLAN**  
CA101



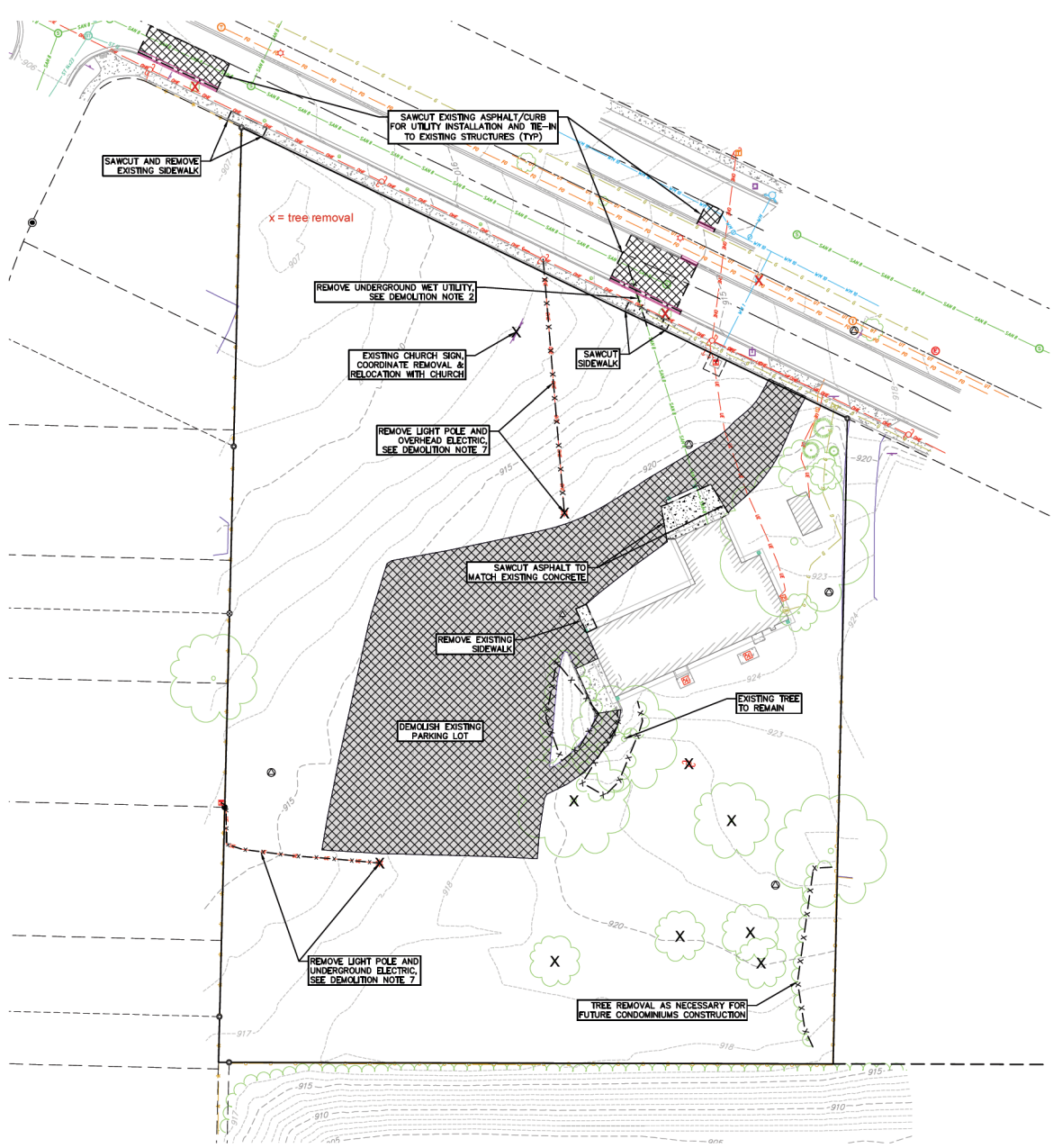
- NOTES:**
- This survey is based upon field survey work performed on August 7, 8, 12 & 14, 2024. Any changes in site conditions after August 14, 2024 are not reflected by this survey.
  - This map is referenced to the Wisconsin County Coordinate System—Dane Zone, NAD 83 (2011). Elevations are based upon 144688 datum.
  - All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20243207472, 20243207566 and 20243207588. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
  - Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the City of Madison utilities website.
  - No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
  - Surveyor has made not investigation or independent search for easement of record, encroachments, restrictive covenants, or ownership title evidence.
  - This existing conditions plan was prepared at the request of Sean O'Brien, Northportia Development, 330 Ohio Street, Suite 205, Oakton, WI 54902.

vierbicher  
planners  
engineers  
advisors

Existing Conditions  
709 Northport Drive  
City of Madison  
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 11/25/2025  
 DRAFTER: PONG  
 CHECKED: JZAM  
 PROJECT NO: 240474  
**C100**



**DEMOLITION NOTES:**

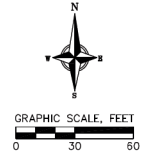
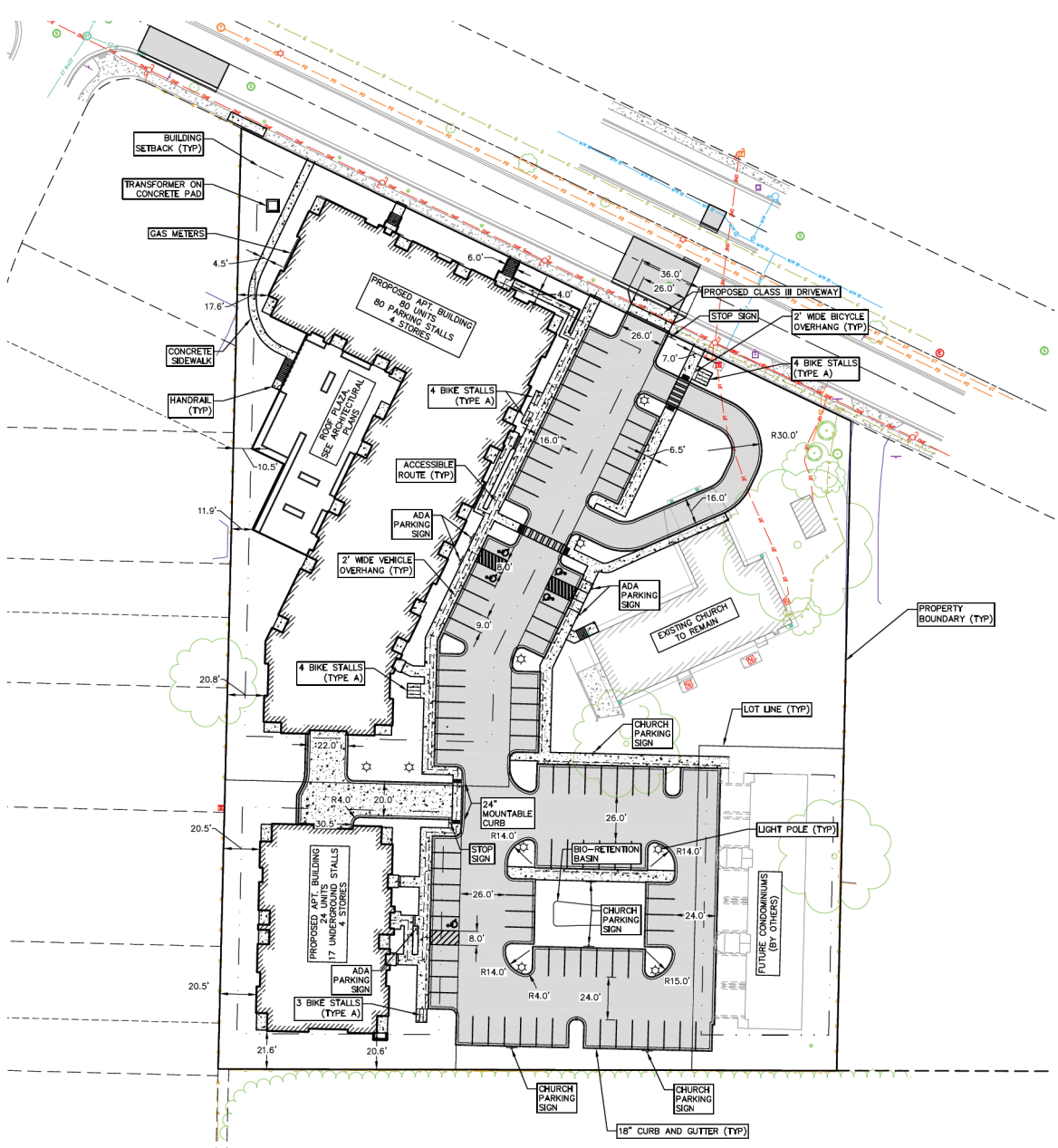
1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
7. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
9. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
10. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PAVING CRITERIA.

**DEMOLITION PLAN LEGEND**

- - - CURB AND GUTTER REMOVAL
- ▨ ASPHALT REMOVAL
- ▩ CONCRETE REMOVAL
- ▧ BUILDING REMOVAL
- X TREE REMOVAL
- - - SAWCUT
- ⊗ UTILITY STRUCTURE REMOVAL
- - - - - UTILITY LINE REMOVAL

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	11/25/2023
DRAFTER	PONG
CHECKED	JZAM
PROJECT NO.	240474



**SITE PLAN NOTES:**

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
3. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
4. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
5. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
6. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
7. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
8. ANY SIDEWALK AND CURB & GUTTER ADJUTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

LAND USE SUMMARY TABLE	
SITE AREA	85,350 SF
LOT COVERAGE	80%
BUILDING 1 FOOTPRINT AREA	24,455 SF
BUILDING 2 FOOTPRINT AREA	8,196 SF
STUDIO	7
1-BEDROOM	45
2-BEDROOM	33
3-BEDROOM	19
DENSITY	55 UNITS/ACRE
SURFACE PARKING STALLS	36
UNDER STRUCTURE PARKING STALLS	98
GARAGE BIKE PARKING	116
SURFACE BIKE PARKING	11

**SITE PLAN LEGEND**

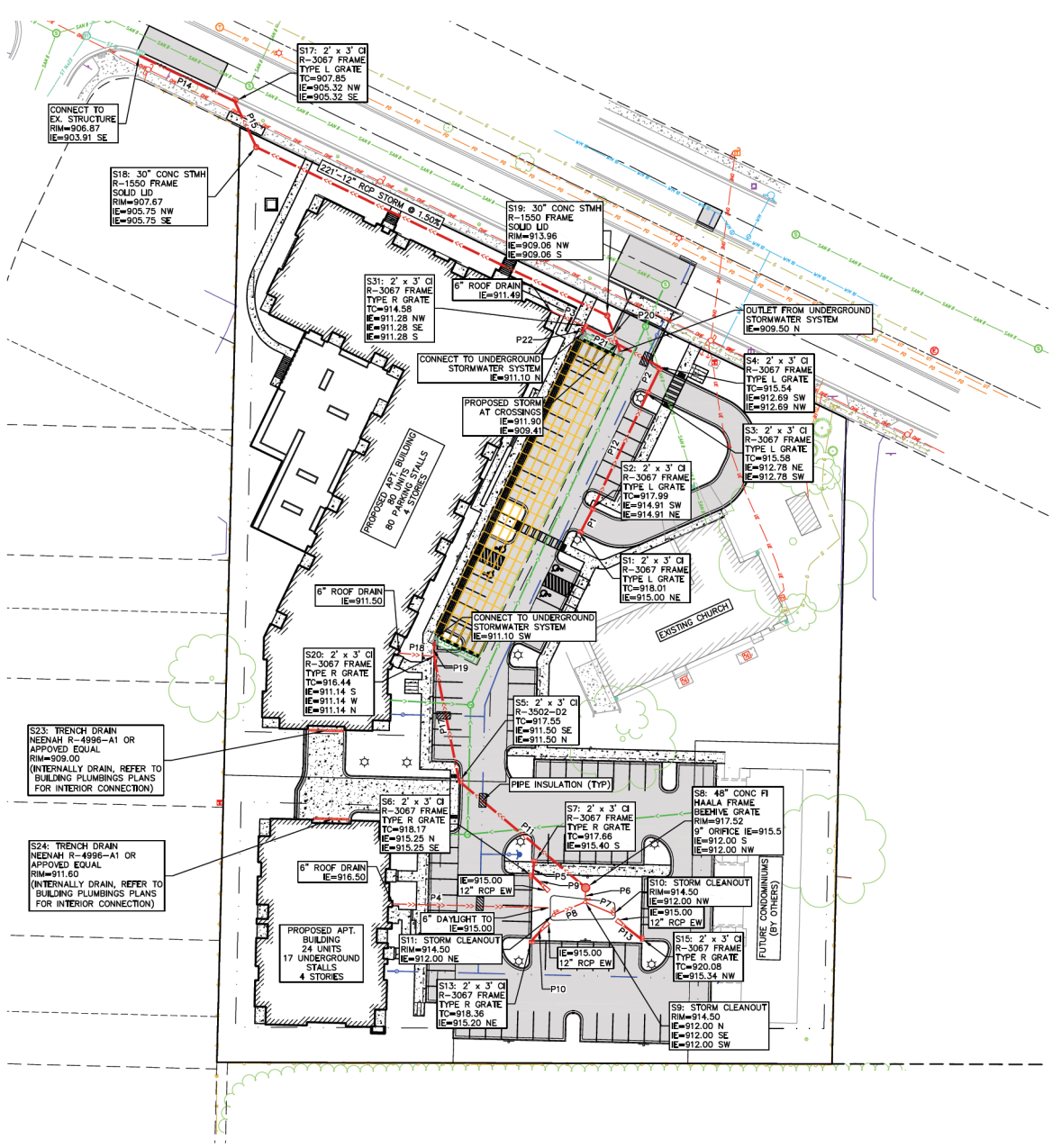
- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

**ABBREVIATIONS**

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

**NOT FOR CONSTRUCTION**

NO.	DATE	REVISIONS	REMARKS

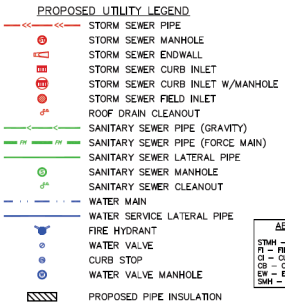


STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P1	RCP	12	S2	S1	17	914.91	915.00	0.50%
P2	RCP	12	S4	S3	17	912.89	912.78	0.50%
P3	PVC	6	S31	S30	21	911.28	911.49	1.00%
P4	PVC	6	S29	S34	89	915.00	916.50	1.69%
P5	RCP	12	S6	S7	8	915.25	915.40	2.00%
P6	PVC	6	S8	S9	8	912.00	912.00	0.00%
P7	HDPE Perforated	6	S9	S10	17	912.00	912.00	0.00%
P8	HDPE Perforated	6	S9	S11	19	912.00	912.00	0.00%
P9	RCP	12	S12	S6	13	915.00	915.25	2.00%
P10	RCP	12	S14	S13	14	915.00	915.30	1.50%
P11	RCP	12	S5	S8	94	911.50	912.00	0.53%
P12	RCP	12	S3	S2	71	912.78	914.91	3.00%
P13	RCP	12	S16	S15	17	915.00	915.34	2.00%
P14	RCP	12	S49	S17	60	903.91	905.32	2.35%
P15	RCP	12	S17	S18	29	905.32	905.75	1.50%
P16	RCP	12	S18	S19	221	905.75	909.06	1.50%
P17	RCP	12	S20	S5	72	911.14	911.50	0.50%
P18	PVC	6	S20	S55	20	911.14	911.50	1.80%
P19	RCP	12	S56	S20	8	911.10	911.14	0.51%
P20	RCP	12	S19	S26	22	909.06	909.50	2.00%
P21	RCP	12	S31	S4	49	911.28	912.49	2.86%
P22	RCP	12	S21	S31	4	911.10	911.28	4.00%

- NOTES:**
1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
  2. SEE PREVIOUS SHEET FOR FULL LIST OF UTILITY NOTES.

S23: TRENCH DRAIN NEEDNAH R-4996-A1 OR APPROVED EQUAL RIM=909.00  
(INTERNALLY DRAIN, REFER TO BUILDING PLUMBINGS PLANS FOR INTERIOR CONNECTION)

S24: TRENCH DRAIN NEEDNAH R-4996-A1 OR APPROVED EQUAL RIM=911.60  
(INTERNALLY DRAIN, REFER TO BUILDING PLUMBINGS PLANS FOR INTERIOR CONNECTION)

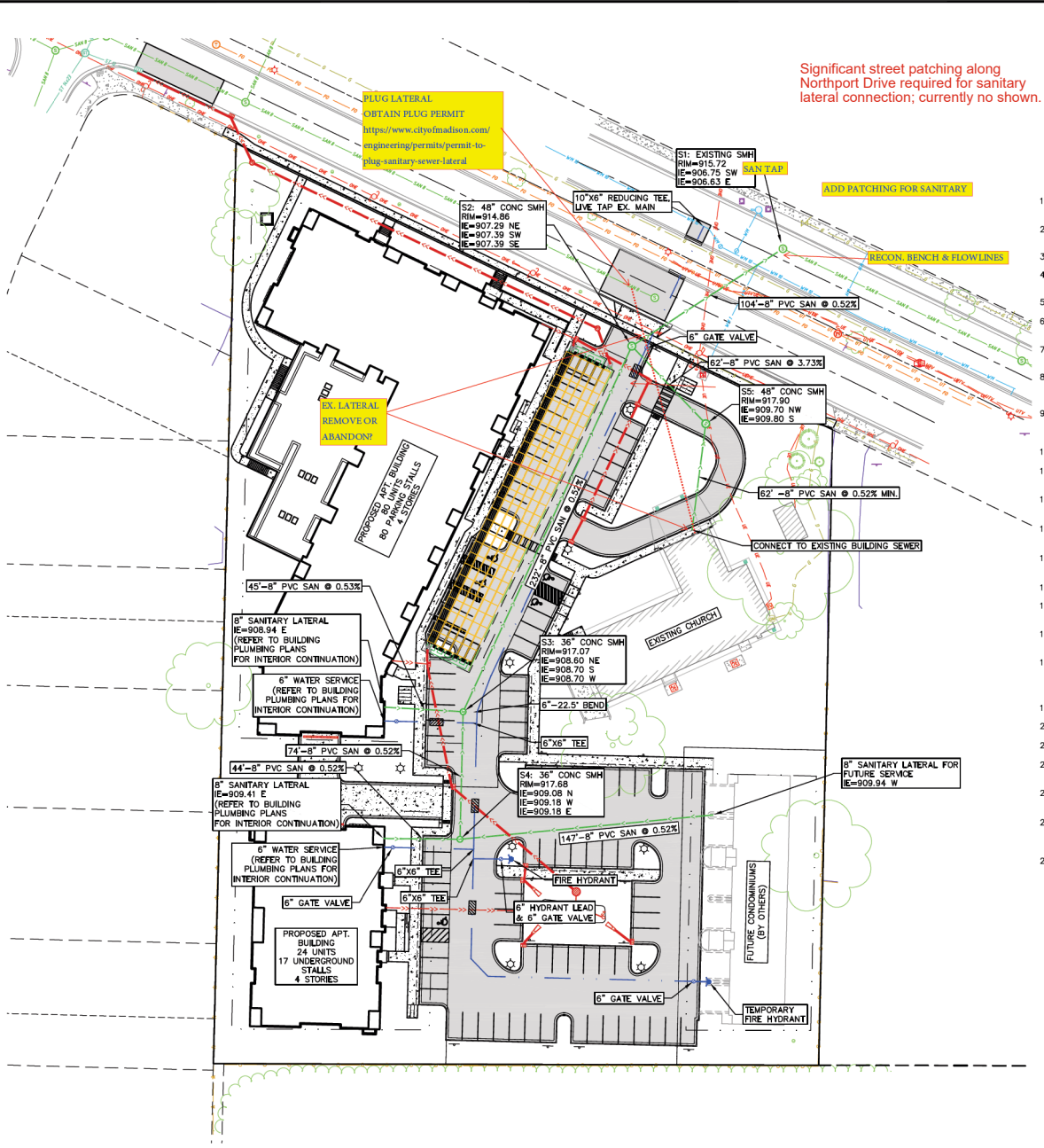


**ABBREVIATIONS:**  
 STMH = STORM MANHOLE  
 CI = CURB INLET  
 CS = CATCH BASIN  
 EW = ENDWALL  
 SMH = SANITARY MANHOLE

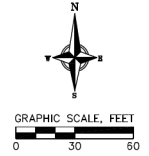
Utility Plan - Storm Sewer  
 709 Northport Drive  
 City of Madison  
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 11/25/2023  
 DRAFTER: PONG  
 CHECKED: JZAM  
 PROJECT NO: 246474

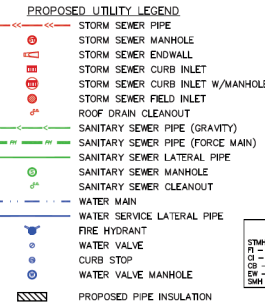


Significant street patching along Northport Drive required for sanitary lateral connection; currently no shown.



**UTILITY NOTES:**

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
4. 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.
5. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. 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).
13. 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).
14. 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 382.30(1)(h) AND SPS 382.40(9)(b).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(9)(b).
16. 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.
17. 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.
18. 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.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
22. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
23. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
24. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
25. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.



**ABBREVIATIONS:**

SMH	=	STORM MANHOLE
FI	=	FIELD INLET
CI	=	CURB INLET
CS	=	CURB STOP
EW	=	ENDWALL
SM	=	SANITARY MANHOLE

Utility Plan - Sanitary Sewer & Water  
 709 Northport Drive  
 City of Madison  
 Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

DATE	11/25/2023
DRAWER	
PONG	
CHECKED	
JZAM	
PROJECT NO.	240474