



### **Summary of Improvements:**

- Dedicate right of way or grant public sidewalk easement and construct 8-foot wide sidewalk, 6-foot terrace, and 1-foot buffer on University Avenue adjacent to the redevelopment. Coordinate with the City's University Avenue reconstruction project for 2022-2023.
- Dedicate right of way or grant public sidewalk easement resulting in a 32-foot wide street (face to face) for Schmitt Place. Construct 5-foot wide sidewalk, 8-foot terrace, 1-foot buffer strip, curb & gutter, and 4 feet of street pavement. All or a portion of these improvements may be constructed by the City's upcoming Schmitt Place reconstruction project and assessed to the developer.
- Construct public storm sewer across Schmitt Place to provide connection for private storm sewer needed to serve the redevelopment. This public storm sewer may be completed as part of the City's upcoming Schmitt Place reconstruction project and assessed to the developer.
- Private drive apron on Schmitt Place
- Private sanitary, storm, and water service laterals
- There are no existing street trees. New trees will be planted as part of the University Avenue and Schmitt Place reconstruction projects.



PREPARED FOR:  
FLAD DEVELOPMENT &  
INVESTMENT CORP.  
ATTN: JOHN FLAD  
3330 UNIVERSITY AVENUE  
SUITE 206  
MADISON, W 53705

PREPARED BY:  
VIERBICHER ASSOCIATES, INC.  
BY: MICHAEL S. MARTY  
999 FOURIER DRIVE,  
SUITE 201  
MADISON, W 53717  
(608)-821-3955  
mmar@vierbicher.com

SURVEY LEGEND

- ⊙ BENCHMARK
- ✕ FOUND CHISELED "X"
- ⊗ FOUND 1" ⌀ IRON PIPE
- ⊗ FOUND 2" ⌀ IRON PIPE
- ⊗ FOUND 1 1/4" ⌀ IRON ROD
- ⊗ FOUND 3/4" ⌀ IRON ROD

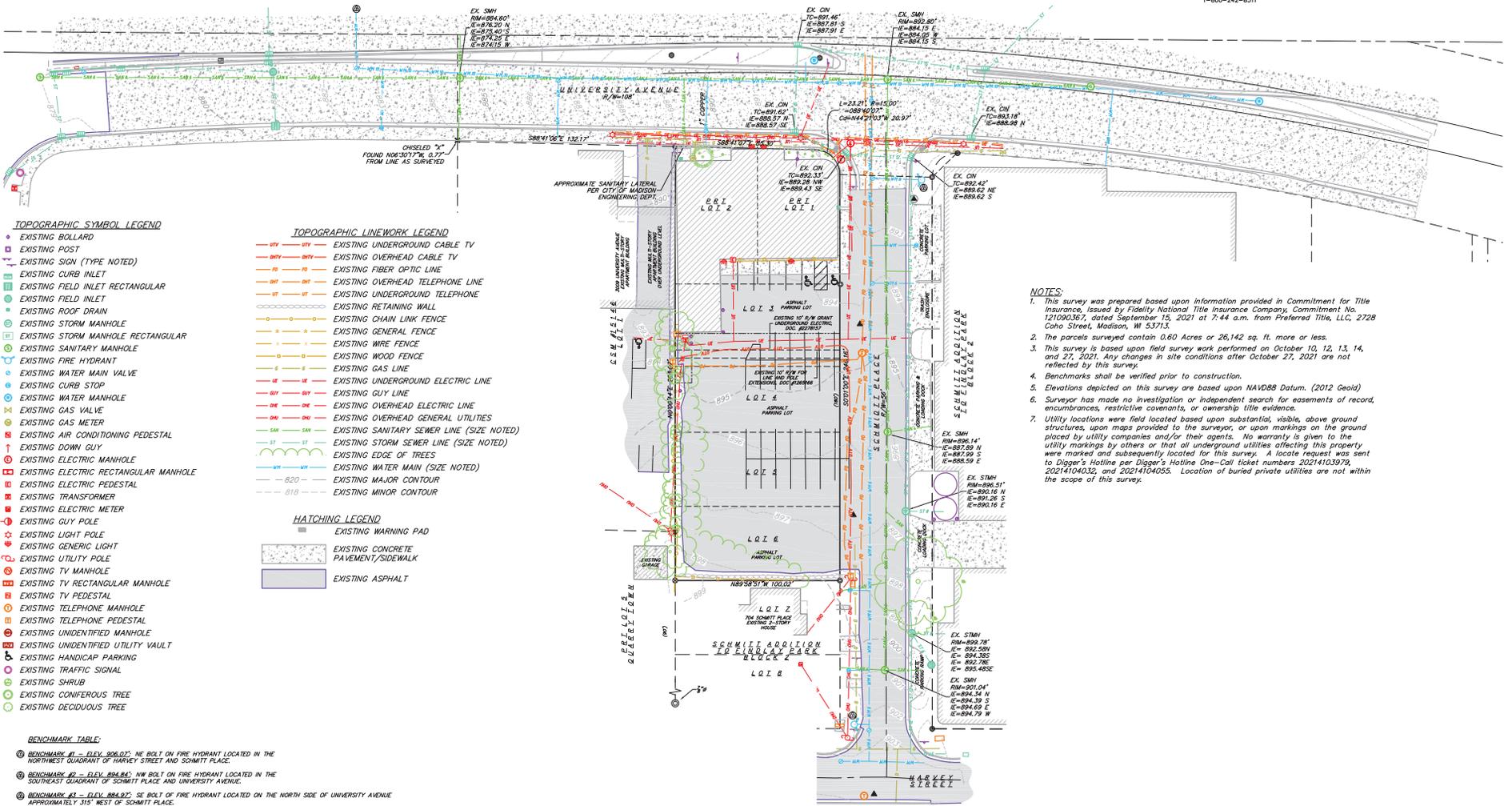
**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com



BEARINGS ARE BASED UPON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM (NAD 83). THE SOUTH  
END OF UNIVERSITY AVENUE  
MEASURED AS BEARING S89W50"E  
SCALE: ONE INCH = THIRTY FEET

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND  
AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN  
INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE  
EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN  
ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL  
BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT  
BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE  
AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE  
1-800-242-8511



TOPOGRAPHIC SYMBOL LEGEND

- ⊙ EXISTING BOLLARD
- ⊙ EXISTING POST
- ⊙ EXISTING SIGN (TYPE NOTED)
- ⊙ EXISTING CURB INLET
- ⊙ EXISTING FIELD INLET RECTANGULAR
- ⊙ EXISTING FIELD INLET
- ⊙ EXISTING ROOF DRAIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM MANHOLE RECTANGULAR
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING CURB STOP
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING AIR CONDITIONING PEDESTAL
- ⊙ EXISTING DOWN GUY
- ⊙ EXISTING ELECTRIC MANHOLE
- ⊙ EXISTING ELECTRIC RECTANGULAR MANHOLE
- ⊙ EXISTING ELECTRIC PEDESTAL
- ⊙ EXISTING TRANSFORMER
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING TV MANHOLE
- ⊙ EXISTING TV RECTANGULAR MANHOLE
- ⊙ EXISTING TV PEDESTAL
- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING UNIDENTIFIED MANHOLE
- ⊙ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊙ EXISTING HANDICAP PARKING
- ⊙ EXISTING TRAFFIC SIGNAL
- ⊙ EXISTING SHRUB
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTY — EXISTING UNDERGROUND CABLE TV
- OUY — EXISTING OVERHEAD CABLE TV
- FO — EXISTING FIBER OPTIC LINE
- OT — EXISTING OVERHEAD TELEPHONE LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- — EXISTING RETAINING WALL
- — EXISTING CHAIN LINK FENCE
- — EXISTING GENERAL FENCE
- — EXISTING WIRE FENCE
- — EXISTING WOOD FENCE
- — EXISTING GAS LINE
- — EXISTING UNDERGROUND ELECTRIC LINE
- — EXISTING GUY LINE
- — EXISTING OVERHEAD ELECTRIC LINE
- — EXISTING UNDERGROUND GENERAL UTILITIES
- — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- — EXISTING STORM SEWER LINE (SIZE NOTED)
- — EXISTING EDGE OF TREES
- — EXISTING WATER MAIN (SIZE NOTED)
- — EXISTING MAJOR CONTOUR
- — EXISTING MINOR CONTOUR

HATCHING LEGEND

- ▨ EXISTING WARNING PAD
- ▨ EXISTING CONCRETE PAVEMENT/SIDEWALK
- ▨ EXISTING ASPHALT

BENCHMARK TABLE:

- ⊙ BENCHMARK #1 — ELEV. 806.02', NE BOLT ON FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF HARVEY STREET AND SCHMITT PLACE.
- ⊙ BENCHMARK #2 — ELEV. 806.84', NW BOLT ON FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF SCHMITT PLACE AND UNIVERSITY AVENUE.
- ⊙ BENCHMARK #3 — ELEV. 806.92', SE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF UNIVERSITY AVENUE APPROXIMATELY 315' WEST OF SCHMITT PLACE.

NOTES:

- This survey was prepared based upon information provided in Commitment for Title Insurance, issued by Fidelity National Title Insurance Company, Commitment No. 121090367, dated September 15, 2021 at 7:44 a.m. from Preferred Title, LLC, 2728 Calto Street, Madison, WI 53713.
- The parcels surveyed contain 0.60 Acres or 26,142 sq. ft. more or less.
- This survey is based upon field survey work performed on October 10, 12, 13, 14, and 27, 2021. Any changes in site conditions after October 27, 2021 are not reflected by this survey.
- Benchmarks shall be verified prior to construction.
- Elevations depicted on this survey are based upon NAVD88 Datum. (2012 Geoid)
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20214103979, 20214104032, and 20214104055. Location of buried private utilities are not within the scope of this survey.

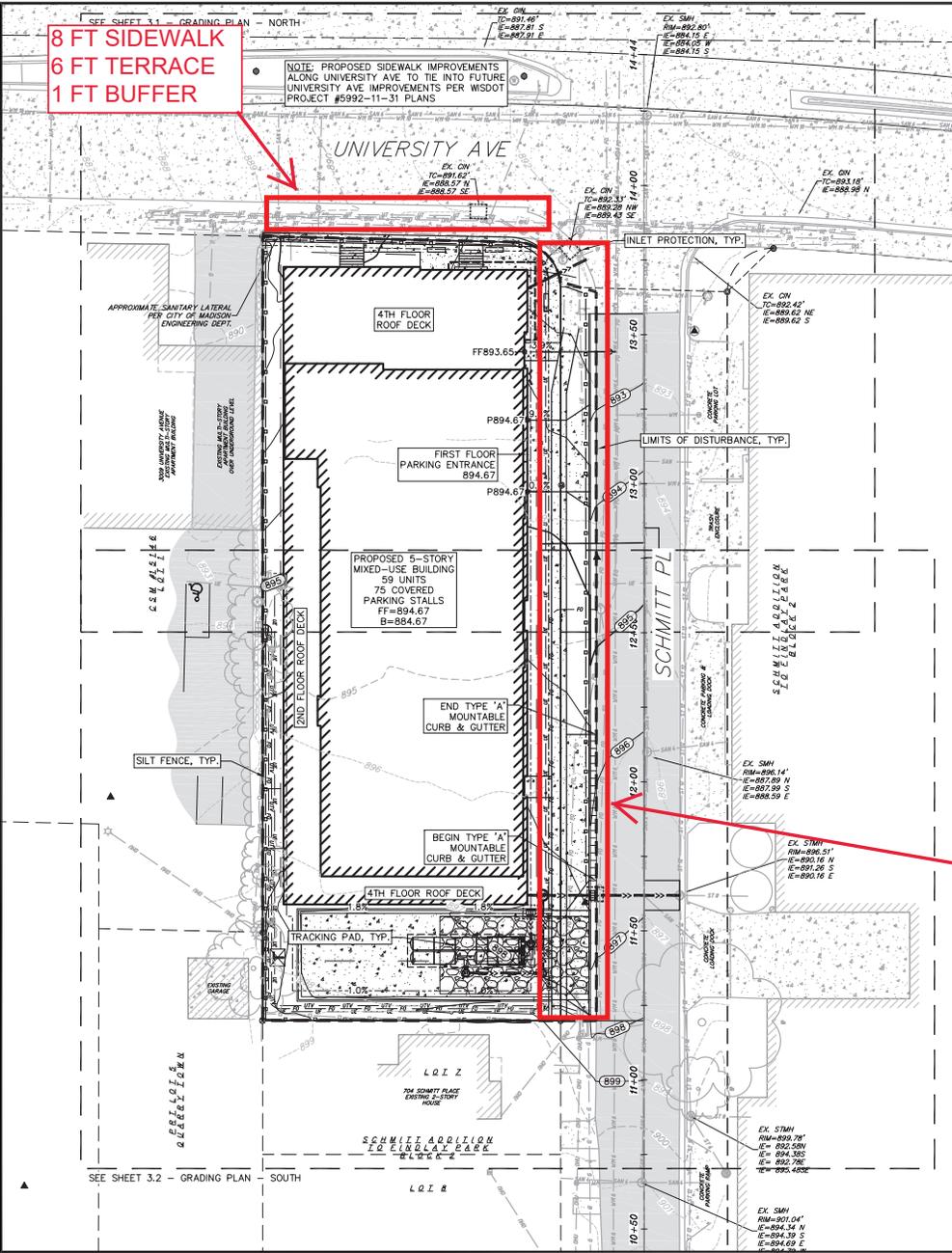
NO.	DATE	REVISIONS	REMARKS

DATE: 04/29/2022  
DRAWN: ZDR  
CHECKED: JZAM

PROJECT NO.  
190018

C1.0





GRADING NOTES:

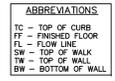
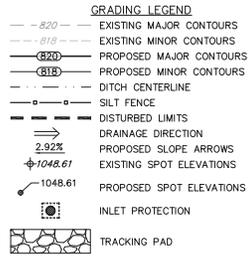
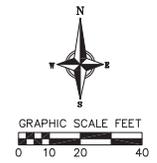
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
5. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 6.33% MAX SLOPE.
6. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
7. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
8. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
9. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. INSTALL WISDOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WISDOT TYPE A IN FIELD INLETS.
5. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
6. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT #XXXXX, CONTRACT #XXXX.
2. 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 DEPTS.



5 FT SIDEWALK  
8 FT TERRACE  
1 FT BUFFER  
CURB & GUTTER  
4FT PAVEMENT

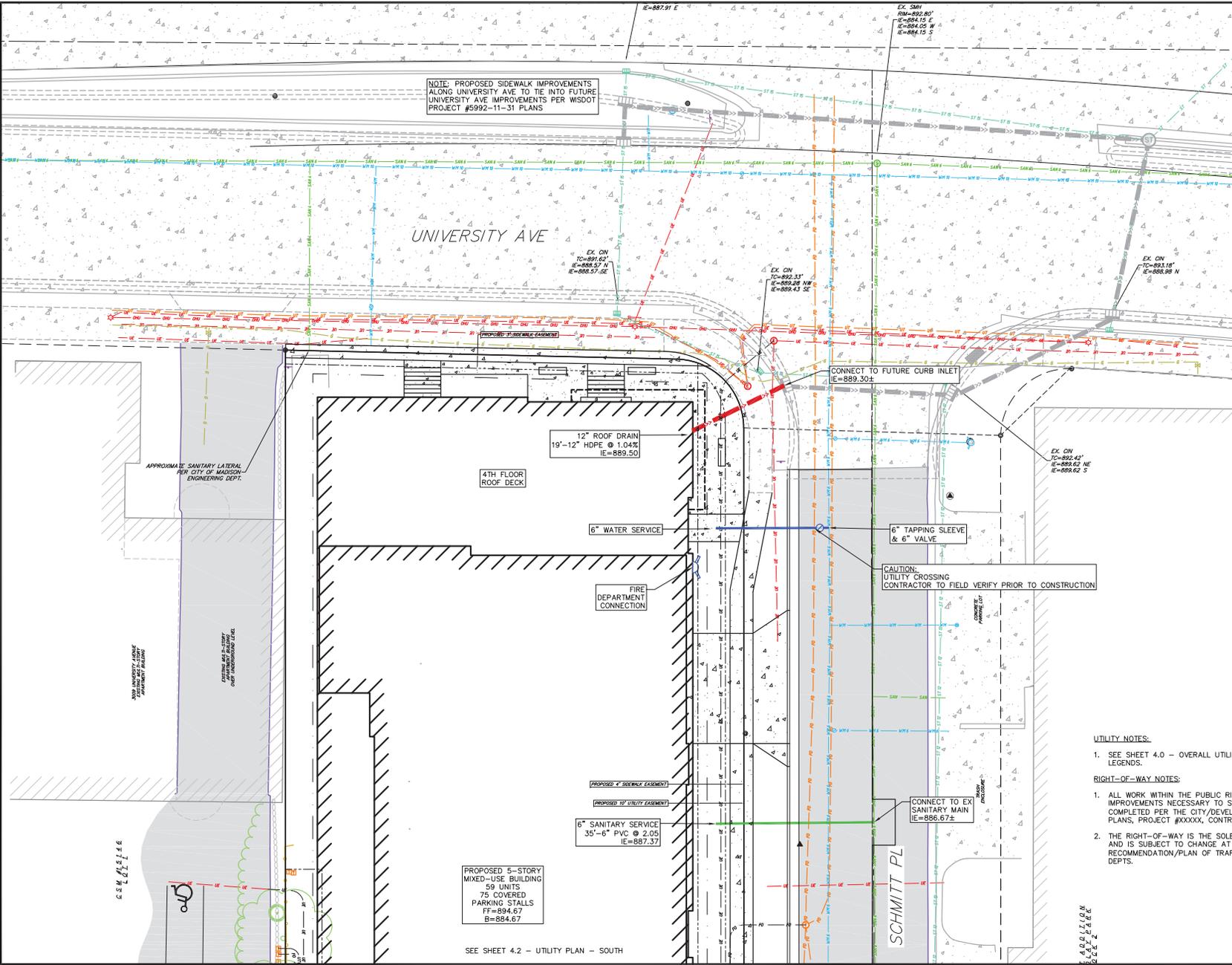
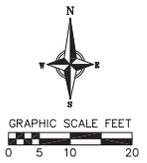
NO.	DATE	REVISIONS	REMARKS

DATE: 04/29/2022  
DRAWN BY: ZDRE  
CHECKED BY: JZAM

PROJECT NO.: 190018  
**C3.0**



NOTE: PROPOSED SIDEWALK IMPROVEMENTS ALONG UNIVERSITY AVE TO TIE INTO FUTURE UNIVERSITY AVE IMPROVEMENTS PER WISDOT PROJECT #5992-11-31 PLANS



APPROXIMATE SANITARY LATERAL FOR CITY OF MADISON ENGINEERING DEPT.

4TH FLOOR ROOF DECK

12" ROOF DRAIN  
19'-12" HDPE @ 1.04%  
IE=889.50

6" WATER SERVICE

FIRE DEPARTMENT CONNECTION

6" TAPPING SLEEVE & 6" VALVE

CAUTION: UTILITY CROSSING CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION

PROPOSED 4" SIDEWALK CASING

PROPOSED 10" UTILITY CASING

6" SANITARY SERVICE  
35'-6" PVC @ 2.05  
IE=887.37

CONNECT TO EX SANITARY MAIN  
IE=886.67±

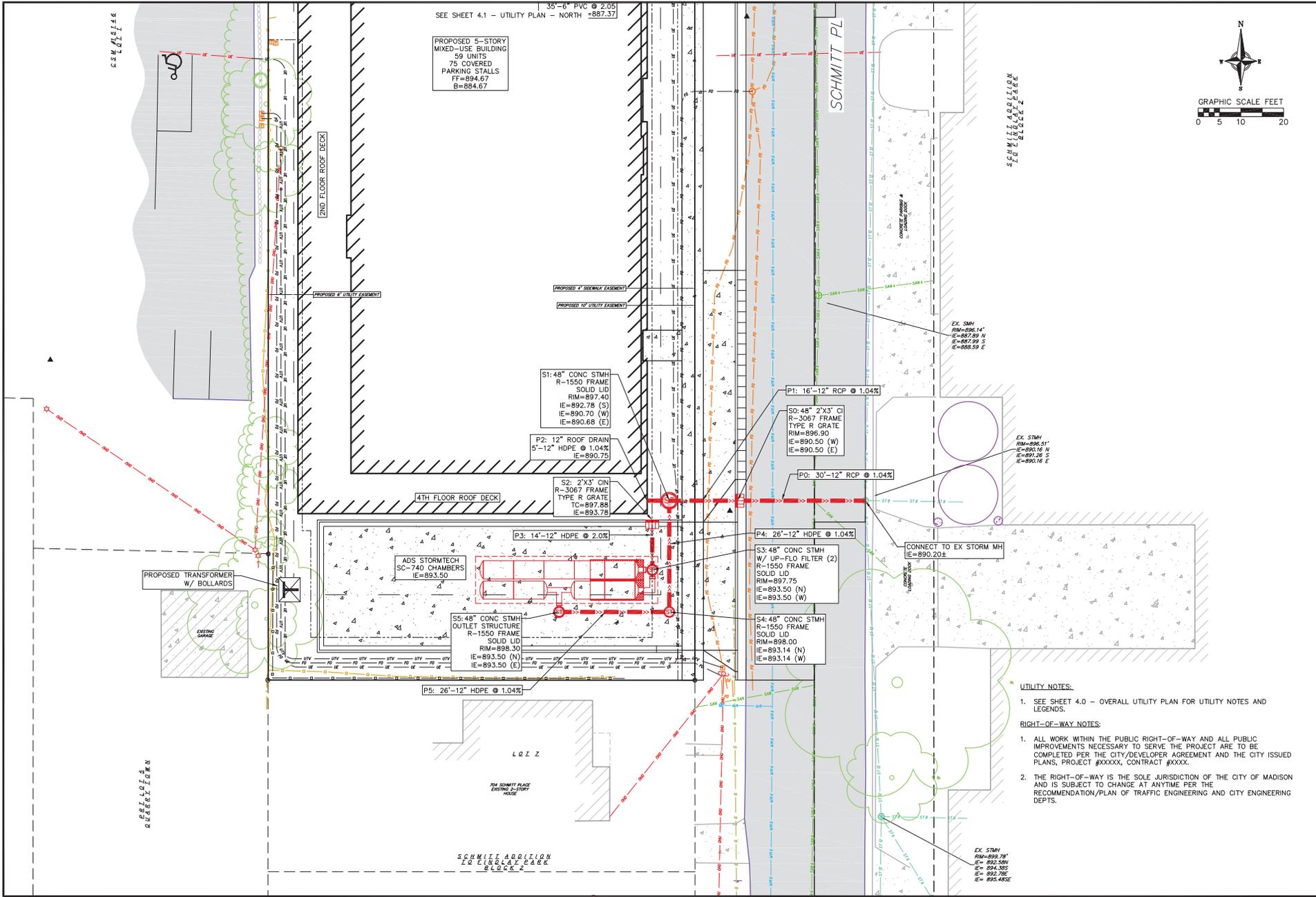
PROPOSED 5-STORY MIXED-USE BUILDING  
59 UNITS  
75 COVERED PARKING STALLS  
FF=894.67  
B=894.67

SEE SHEET 4.2 - UTILITY PLAN - SOUTH

- UTILITY NOTES:**
- SEE SHEET 4.0 - OVERALL UTILITY PLAN FOR UTILITY NOTES AND LEGENDS.
- RIGHT-OF-WAY NOTES:**
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT #XXXXX, CONTRACT #XXXX.
  - 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 DEPTS.

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C4.2