

1617 SHERMAN AVE

VERMILION
 1617 SHERMAN AVE
 MADISON, WI 53704
 2022.21.00

LAND USE APPLICATION

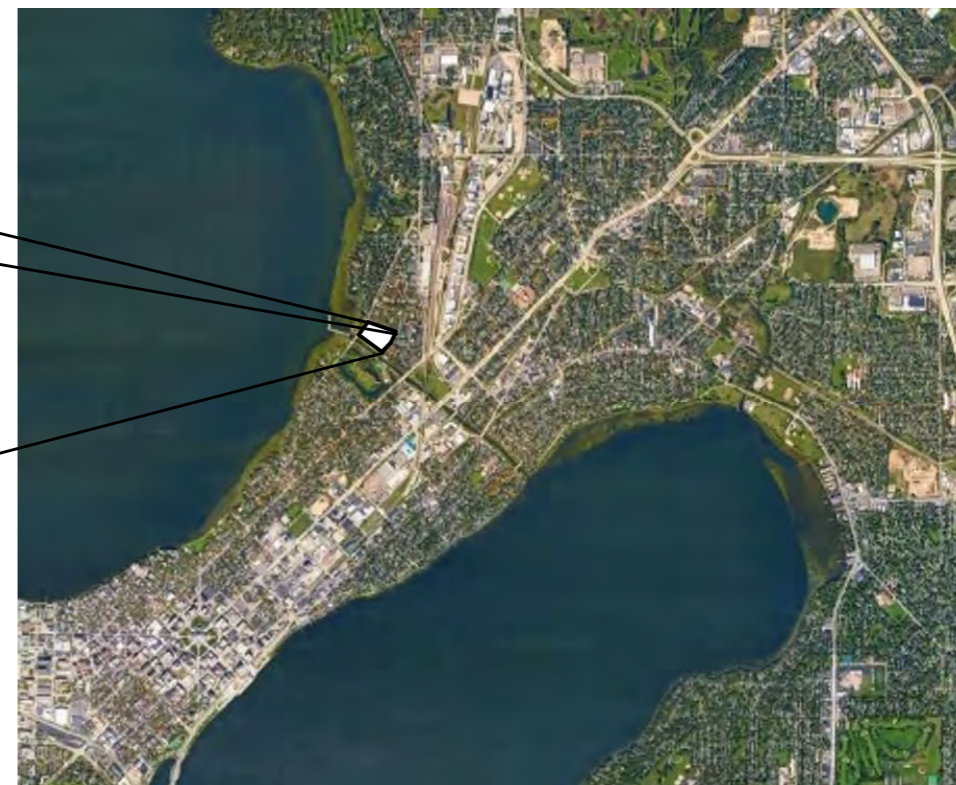
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C = Issued for Construction
 B = Issued for Bidding
 R = Issued for Reference Only

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AERIAL PERSPECTIVE LOOKING EAST



1 SITE LOCATION
 CD01 NOT TO SCALE



Architect:
 749 University Row Suite 300
 Madison, WI 53705
 608-274-2741

PRELIMINARY
 NOT FOR CONSTRUCTION

1617 SHERMAN AVE

VERMILION
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 MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
01/17/2023	LAND USE APPLICATION
01/30/2023	LAND USE APPLICATION - SUPPLEMENTAL INFO

COVER DRAWING

CD01

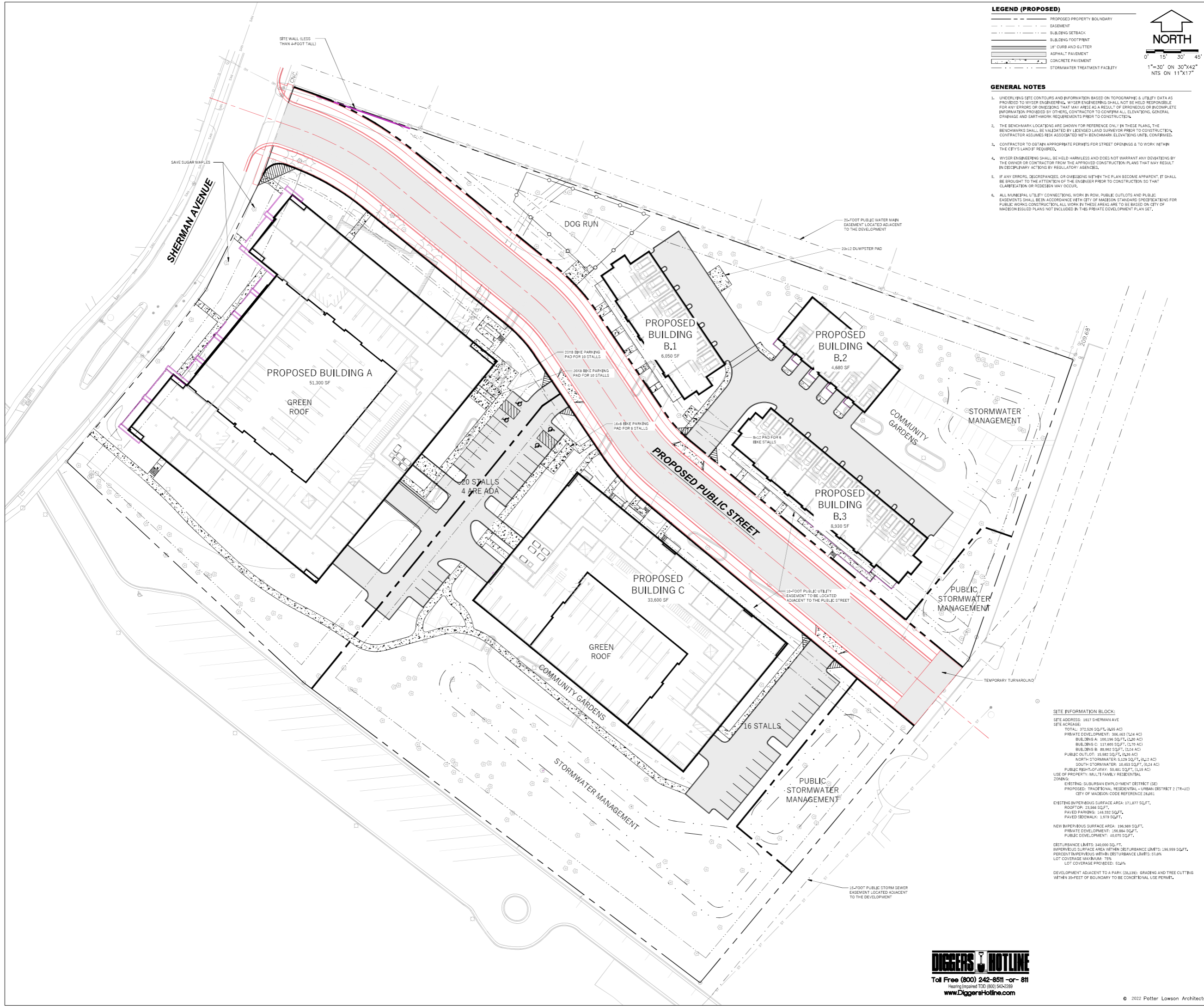
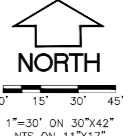
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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- BUILDING SETBACK
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL CHANGES AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY. IN THESE PLANS, 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 LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE 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. ALL WORK IN THESE AREAS ARE TO BE BASED ON CITY OF MADISON ISSUED PLANS NOT INCLUDED IN THIS PRIVATE DEVELOPMENT PLAN SET.



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SITE INFORMATION BLOCK:
 SITE ADDRESS: 1617 SHERMAN AVE
 SITE ACREAGE:
 TOTAL: 372,826 SQ.FT. (8.55 AC)
 PRIVATE DEVELOPMENT: 306,563 (7.04 AC)
 BUILDING A: 51,300 SQ.FT. (1.20 AC)
 BUILDING B: 88,862 SQ.FT. (2.01 AC)
 BUILDING C: 33,600 SQ.FT. (0.77 AC)
 PUBLIC OUTLOT: 15,862 SQ.FT. (0.36 AC)
 NORTH STORMWATER: 5,129 SQ.FT. (0.12 AC)
 SOUTH STORMWATER: 10,493 SQ.FT. (0.24 AC)
 PUBLIC RIGHT-OF-WAY: 50,481 SQ.FT. (1.16 AC)
 USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL
 ZONING: EXISTING: SUBURBAN EMPLOYMENT DISTRICT (SE)
 PROPOSED: TRADITIONAL RESIDENTIAL - URBAN DISTRICT 2 (TR-U2)
 CITY OF MADISON CODE REFERENCE 23.03
 EXISTING IMPERVIOUS SURFACE AREA: 171,877 SQ.FT.
 ROOFTOP: 23,564 SQ.FT.
 PAVED PARKING: 148,332 SQ.FT.
 PAVED SIDEWALK: 1,978 SQ.FT.
 NEW IMPERVIOUS SURFACE AREA: 196,989 SQ.FT.
 PRIVATE DEVELOPMENT: 156,884 SQ.FT.
 PUBLIC DEVELOPMENT: 40,075 SQ.FT.
 DISTURBANCE LIMITS: 240,000 SQ.FT.
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 196,989 SQ.FT.
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 81.9%
 LOT COVERAGE MAXIMUM: 75%
 LOT COVERAGE PROVIDED: 52.4%
 DEVELOPMENT ADJACENT TO A PARK (22,139): GRADING AND TREE CUTTING WITHIN 35-FEET OF BOUNDARY TO BE CONDITIONAL USE PERMIT.

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DIGGERS HOTLINE
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 Hearing Impaired TDD (800) 542-2789
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SITE PLAN

C100

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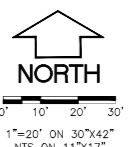
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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING SETBACK
- BUILDING FOOTPRINT
- 1" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

GENERAL NOTES

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- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND USE REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY OMISSIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
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SHERMAN AVENUE

PROPOSED PUBLIC STREET

DOG RUN

PROPOSED BUILDING B.1
6,050 SF

PROPOSED BUILDING A
51,300 SQ.FT. AT BUILDING BASEMENT FOOTPRINT

PROPOSED BUILDING C
33,600 SF

SITE INFORMATION BLOCK:

SITE ADDRESS: 1617 SHERMAN AVE - BUILDING LOT A
 SITE ACRES: 1.00
 BUILDING A: 100,198 SQ.FT. (2,245 ACI)
 USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL
 ZONING: SUBURBAN EMPLOYMENT DISTRICT (SE)
 PROPOSED: TRADITIONAL RESIDENTIAL - URBAN DISTRICT 2 (TR-U2)
 CITY OF MADISON CODE REFERENCE 22.01

SETBACKS:

FRONT YARD (SHERMAN AVE):
 MIN: 15-FEET
 MAX: 30-FEET
 REVERSE CORNER SIDE YARD (PROPOSED STREET): 15-FEET
 REAR YARD (SOUTH/EAST): 30-FEET
 SIDE YARD (SOUTH/WEST): 15-FEET

NUMBER OF UNITS: 184

STUDIO: 51
 1 BEDROOM: 92
 2 BEDROOM: 41
 3 BEDROOM: 0

PARKING STALLS REQUIRED: 184 TO 490 (28,414)

MIN: 184 UNITS = 184 STALLS (1 PER DWELLING)
 MAX: 184 UNITS = 460 STALLS (2.5 PER DWELLING)
 TOTAL NUMBER OF PARKING STALLS: 208
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 5
 UNDERGROUND FACILITY PARKING: 189
 ACCESSIBLE: 5
 SURFACE STALLS: 19
 ACCESSIBLE: 3

ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS (28,418)

EV READY SPACES REQUIRED: 21 (10% OF TOTAL STALLS)
 EV READY SPACES PROVIDED: 21
 EV INSTALLED SPACES REQUIRED: 4 (2% OF TOTAL STALLS)
 EV INSTALLED SPACES PROVIDED: 5
 ACCESSIBLE STALLS REQUIRED: 1 (3-5% EV STALLS)
 EV ACCESSIBLE STALLS PROVIDED: 1

BKE STALLS REQUIRED: 200 BKE STALLS (28,414)

184 1 AND 2 BEDROOM UNITS = 184 (1 PER UNIT UP TO 2 BEDROOMS)
 0 - 3 BEDROOM UNITS = XX (5 PER ADDITIONAL UNIT)
 184 TOTAL UNITS = 184 (1 PER UNIT)
 TOTAL NUMBER OF BKE STALLS PROVIDED: 204
 LONG TERM PARKING REQUIRED: 182 = 90% OF TOTAL (28,414)
 UNDERGROUND FACILITY BKE STALLS: 184 (ALL LONG TERM)
 SURFACE BKE STALLS: 20
 LONG TERM: 0
 SHORT TERM: 20

EXISTING IMPERVIOUS SURFACE AREA: 45,829 SQ.FT.

ROOFTOP: 23,568 SQ.FT.
 PAVED PARKING: 23,847 SQ.FT.
 PAVED SIDEWALK: 1,016 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 65,123 SQ.FT.

ROOFTOP: 51,300 SQ.FT.
 PAVED PARKING: 6,286 SQ.FT.
 PAVED SIDEWALK: 7,537 SQ.FT.

DISTURBANCE LIMITS: 90,000 SQ.FT.

IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 65,123 SQ.FT.
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 72.4%
 LOT COVERAGE MAXIMUM: 75%
 LOT COVERAGE PROVIDED: 65.2%

USABLE OPEN SPACE REQUIRED: 7,360 SQ.FT. (40 PER DWELLING UNIT)

OPEN SPACE INCLUDES AREAS LESS THAN 10% SLOPE OF 8' WIDTH AND 200 SQ.FT. AREA, CAN INCLUDE PAVED PATHS LESS THAN 8' WIDE AND PERVIOUS PAVEMENT FOR RECREATION, ROOF DECKS, PORCHES AND BALCONIES CAN BE USED TO MEET UP TO 75% OF REQUIREMENT AS LONG AS THEY MEET REQUIREMENTS, SEE CODE REFERENCE 28.10

USABLE OPEN SPACE PROVIDED: 36,000 SQ.FT.

BALCONIES / ROOF DECKS / PORCHES: 16,000 SQ.FT.
 LOT AREA: 18,000 SQ.FT.

DEVELOPMENT ADJACENT TO A PARK (28,199): GRADING AND TREE CUTTING WITHIN 35-FEET OF BOUNDARY TO BE CONDITIONAL USE PERMIT.

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SITE PLAN - BLD A

C101

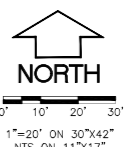


LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING SETBACK
- BUILDING FOOTPRINT
- 1" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

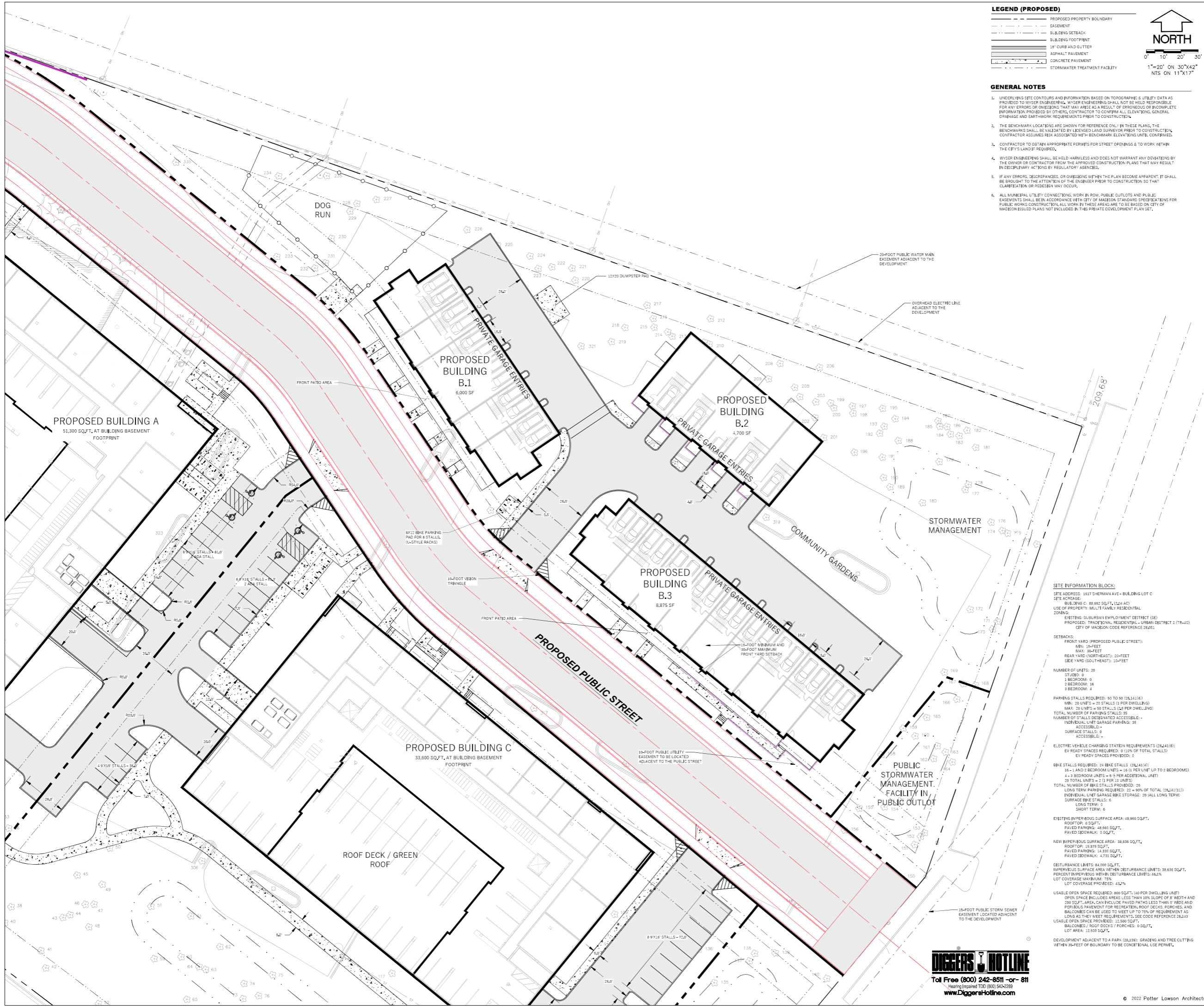
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SITE INFORMATION BLOCK:
 SITE ADDRESS: 1617 SHERMAN AVE - BUILDING LOT C
 SITE ACRAGE: BUILDING C: 88,662 SQ.FT. (2.04 AC)
 USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL
 ZONING: EXISTING: SUBURBAN EMPLOYMENT DISTRICT (SE)
 PROPOSED: TRADITIONAL RESIDENTIAL - URBAN DISTRICT 2 (TR-U2)
 CITY OF MADISON CODE REFERENCE 28.01

SETBACKS:
 FRONT YARD (PROPOSED PUBLIC STREET):
 MIN: 15-FEET
 MAX: 16-FEET
 REAR YARD (NORTHEAST): 20- FEET
 SIDE YARD (SOUTH/EAST): 10- FEET

NUMBER OF UNITS:
 0 STUDIO
 0 1 BEDROOM
 14 2 BEDROOM
 4 3 BEDROOM

PARKING STALLS REQUIRED: 90 TO 90 (26,141/4)
 MIN: 20 UNITS = 20 STALLS (1 PER DWELLING)
 MAX: 20 UNITS = 90 STALLS (2 PER DWELLING)
 TOTAL NUMBER OF PARKING STALLS: 90
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: -
 INDIVIDUAL UNIT GARAGE PARKING: 39
 ACCESSIBLE: -
 SURFACE STALLS: 9
 ACCESSIBLE: -

ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS (28.41(18))
 EV READY SPACES REQUIRED: 0 (10% OF TOTAL STALLS)
 EV READY SPACES PROVIDED: 0

BKE STALLS REQUIRED: 24 BKE STALLS (24,411/4)
 18 - 1 AND 2 BEDROOM UNITS = 18 (1 PER UNIT UP TO 2 BEDROOMS)
 4 - 3 BEDROOM UNITS = 6 (6 PER ADDITIONAL UNIT)
 20 TOTAL UNITS = 21 (1 PER 10 UNITS)
 TOTAL NUMBER OF BKE STALLS PROVIDED: 25
 LONG TERM PARKING REQUIRED: 22 = 90% OF TOTAL (24,411/3)
 INDIVIDUAL UNIT GARAGE BKE STORAGE: 20 (ALL LONG TERM)
 SURFACE BKE STALLS: 4
 LONG TERM: 0
 SHORT TERM: 6

EXISTING IMPERVIOUS SURFACE AREA: 48,960 SQ.FT.
 ROOFTOP: 9 SQ.FT.
 PAVED PARKING: 48,960 SQ.FT.
 PAVED DRIVEWAYS: 9 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 38,836 SQ.FT.
 ROOFTOP: 19,975 SQ.FT.
 PAVED PARKING: 14,335 SQ.FT.
 PAVED DRIVEWAYS: 4,526 SQ.FT.

DISTURBANCE LIMITS: 84,000 SQ.FT.
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 38,836 SQ.FT.
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 46.1%
 LOT COVERAGE MAXIMUM: 75%
 LOT COVERAGE PROVIDED: 43.7%

USABLE OPEN SPACE REQUIRED: 800 SQ.FT. (40 PER DWELLING UNIT)
 OPEN SPACE INCLUDES AREAS LESS THAN 10% SLOPE OF 6" WIDTH AND 200 SQ.FT. AREAS CAN INCLUDE PAVED PATHS LESS THAN 6" WIDE AND PERVIOUS PAVEMENT FOR RECREATION, ROOF DECKS, PORCHES, AND BALCONIES CAN BE USED TO MEET UP TO 10% OF REQUIREMENT AS LONG AS THEY MEET REQUIREMENTS. SEE CODE REFERENCE 28.41(4)
 USABLE OPEN SPACE PROVIDED: 12,500 SQ.FT.
 BALCONIES / ROOF DECKS / PORCHES: 0 SQ.FT.
 LOT AREA: 12,500 SQ.FT.

DEVELOPMENT ADJACENT TO A PARK (28.139): GRADING AND TREE CUTTING WITHIN 35- FEET OF BOUNDARY TO BE CONDITIONAL USE PERMIT.

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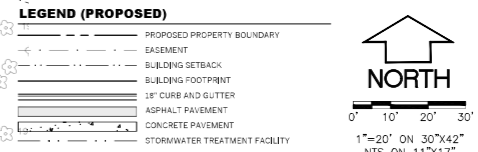
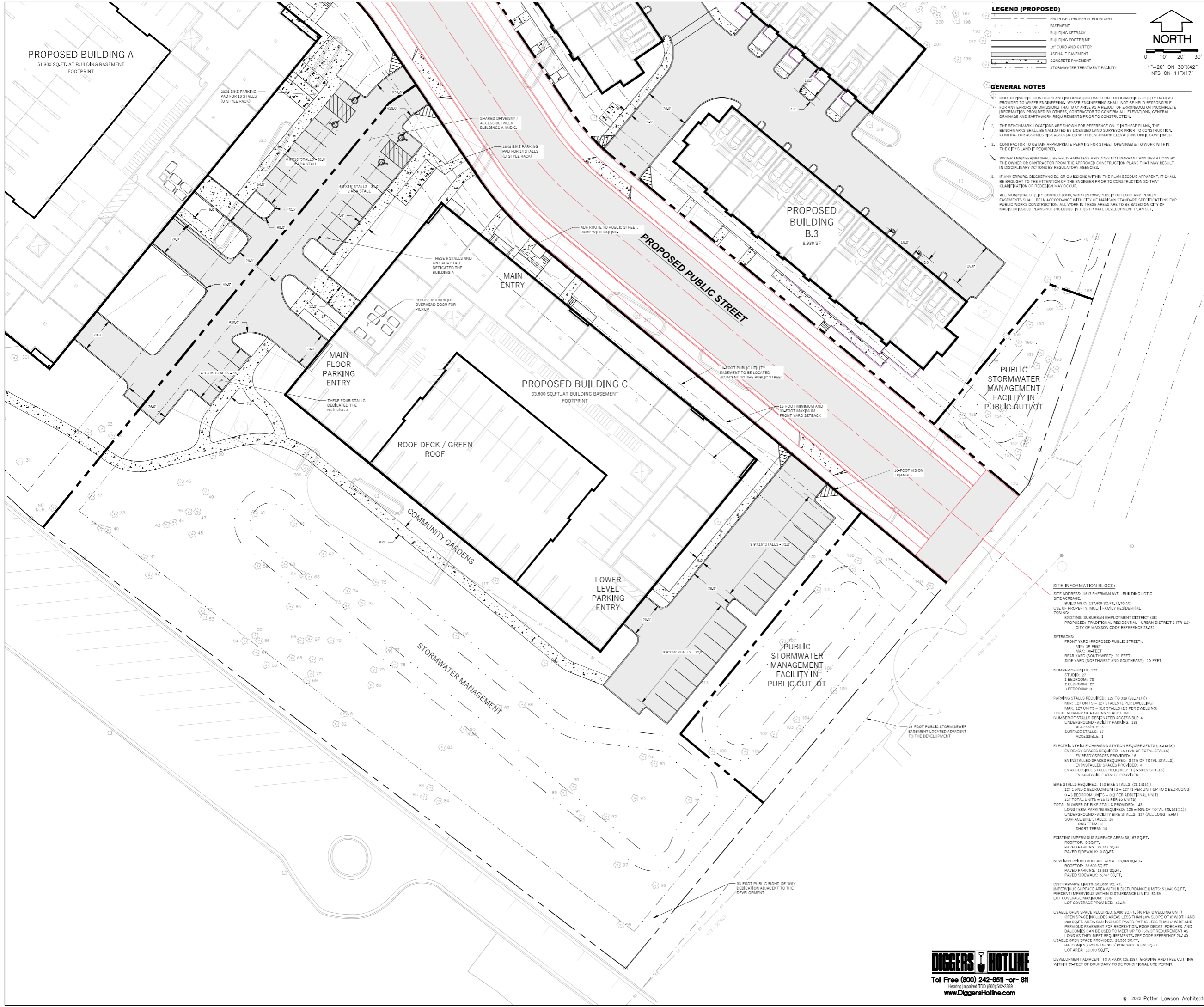
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SITE PLAN - BLD B
C102

DIGGERS HOTLINE
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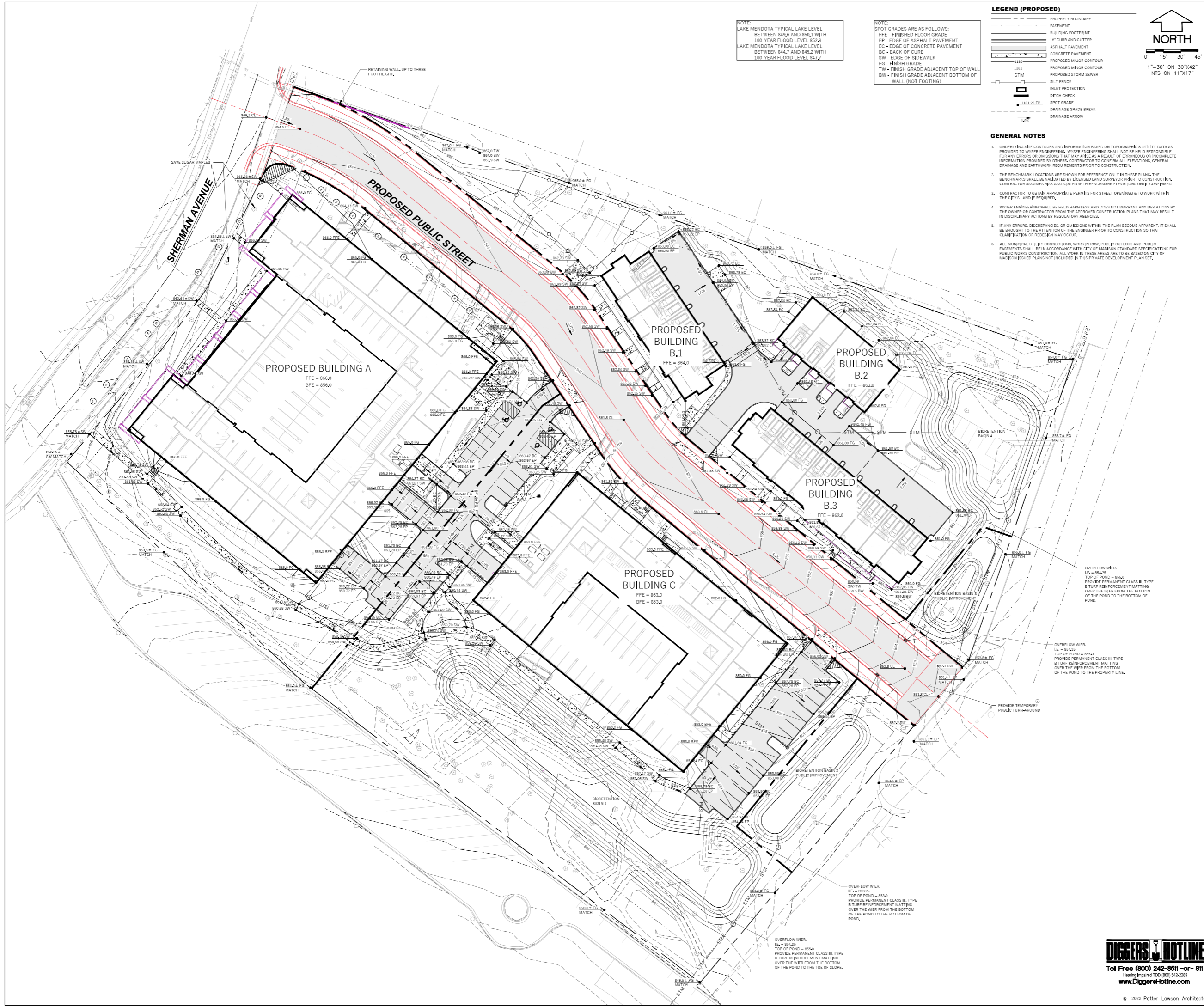
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SITE PLAN - BLD C

C103

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NOTE:
LAKE MENDOTA TYPICAL LAKE LEVEL BETWEEN 849.5 AND 850.1 WITH 100-YEAR FLOOD LEVEL 852.8
LAKE MENDOTA TYPICAL LAKE LEVEL BETWEEN 844.7 AND 845.2 WITH 100-YEAR FLOOD LEVEL 847.7

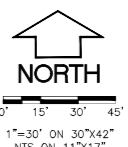
NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- SLT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

GENERAL NOTES

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MADISON, WI 53704

2022.21.00

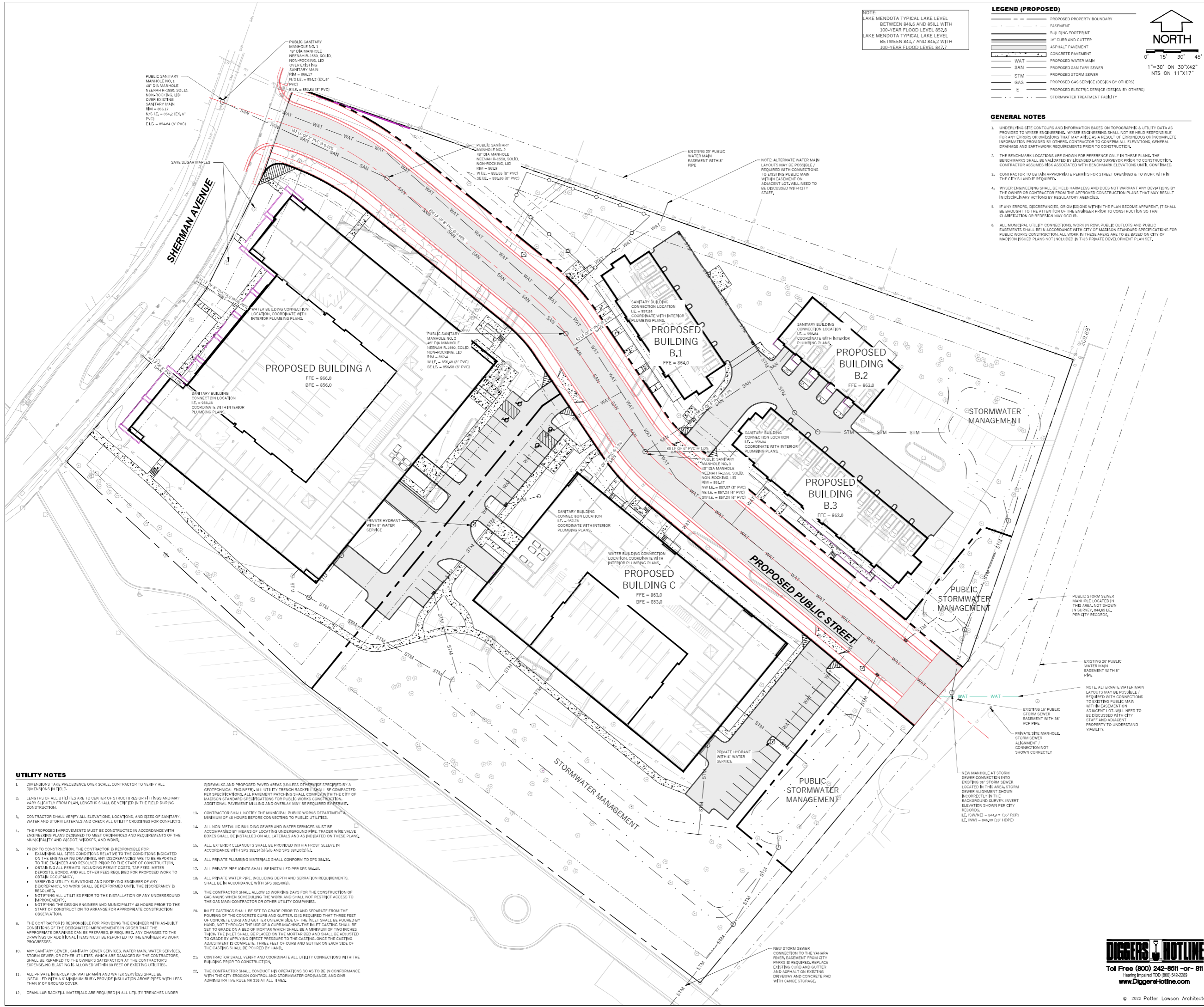
Date	Issuance/Revisions	Symbol
01/17/2023	LAND USE APPLICATION	

GRADING PLAN
C200

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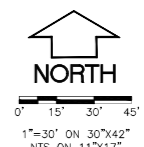
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NOTE:
LAKE MENDOTA TYPICAL LAKE LEVEL BETWEEN 845.4 AND 850.1 WITH 100-YEAR FLOOD LEVEL 852.8
LAKE MENDOTA TYPICAL LAKE LEVEL BETWEEN 841.7 AND 845.2 WITH 100-YEAR FLOOD LEVEL 851.7

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



- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY. IN THESE PLANS, THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - 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.
 - 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.
 - 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. ALL WORK IN THESE AREAS ARE TO BE BASED ON CITY OF MADISON ISSUED PLANS NOT INCLUDED IN THIS PRIVATE DEVELOPMENT PLAN SET.

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WYSER ENGINEERING

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NOT FOR CONSTRUCTION

1617 SHERMAN AVE
VERMILION
1617 SHERMAN AVE
MADISON, WI 53704

2022.21.00

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UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE, CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- 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.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISCONSIN STATUTES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE 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 DEPOSIT 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE EXISTING 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 WORK PROGRESS.
- 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.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURIED PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 6" OF GROUND COVER.
- 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 COMPACTED PER SPECIFICATIONS ALL PAYMENT PATCHINGS SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE, TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 385.15(1)(a) AND SPS 384.01(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.25.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.0.
- ALL PRIVATE WATER PIPE INCLUDING DEPTH AND SERRATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
- THE CONTRACTOR SHALL ALLOW 20 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.
- INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IT 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.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND OUR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

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UTILITY PLAN
C300
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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- PRIVATE FIRE LANE
- HOSE LAY FROM HYDRANT TO FIRE LAKE (500' MAX)
- HOSE LAY FROM FIRE LAKE TO BUILDING (250' MAX)

NORTH

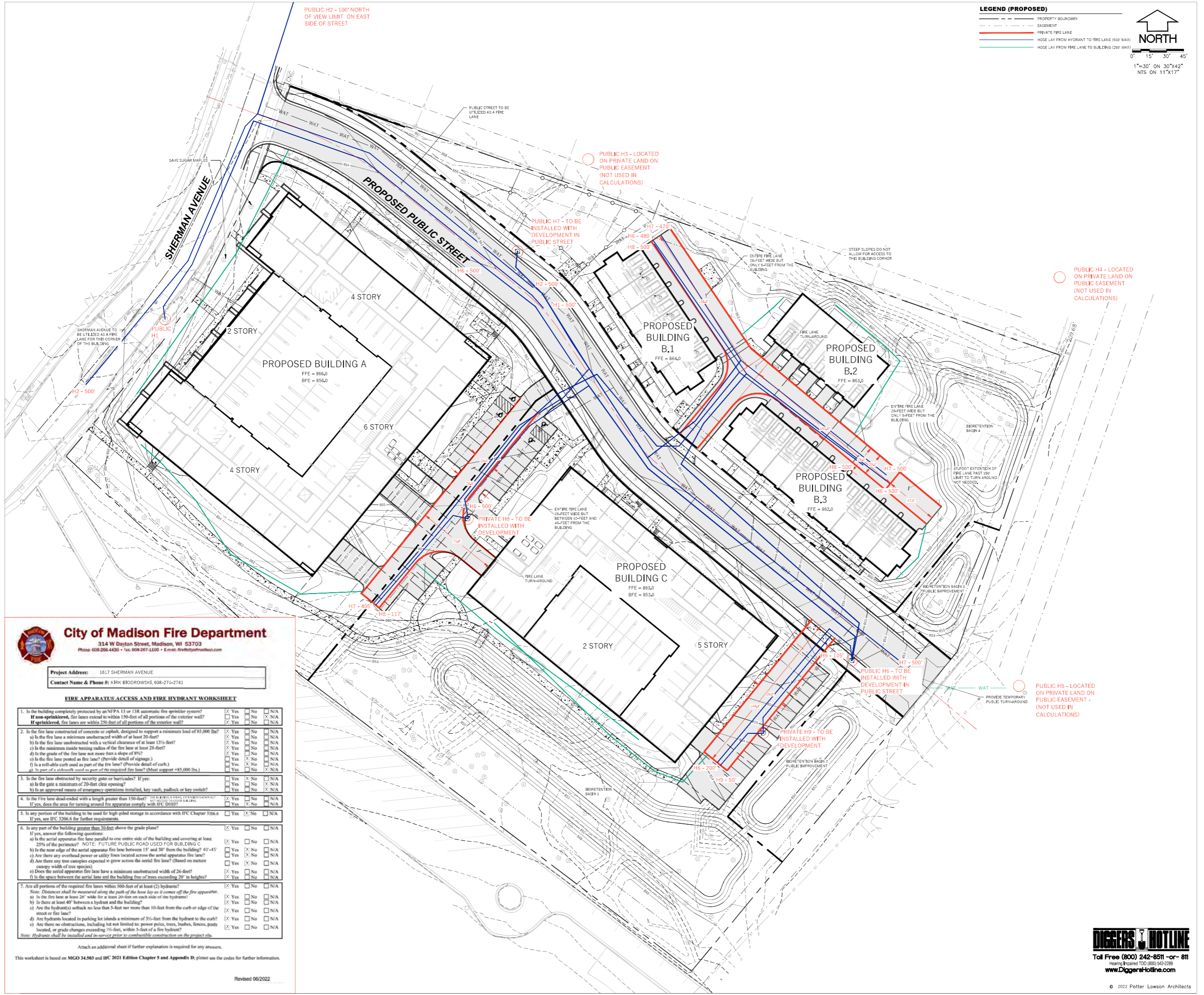
0' 15' 30' 45'

1"=30' ON 30"x42"
NTS ON 11"x17"

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**WYSER
ENGINEERING**



PRELIMINARY
NOT FOR CONSTRUCTION

City of Madison Fire Department
314 W Dayton Street, Madison, WI 53703
Phone: 608.266.4420 • Fax: 608.267.1100 • Email: fire@cityofmadison.com

Project Address: 1617 SHERMAN AVENUE
Contact Name & Phone #: KIRK BIODOROWSKI, 608-274-2741

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6? If yes, see IFC 3206.6 for further requirements.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? NOTE: FUTURE PUBLIC ROAD USED FOR BUILDING C b) Is the fire lane at least 15' and 30' from the building? 40'-45' c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial fire lane and the building free of trees exceeding 20' in height?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrants setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.583 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

1617 SHERMAN AVE
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MADISON, WI 53704

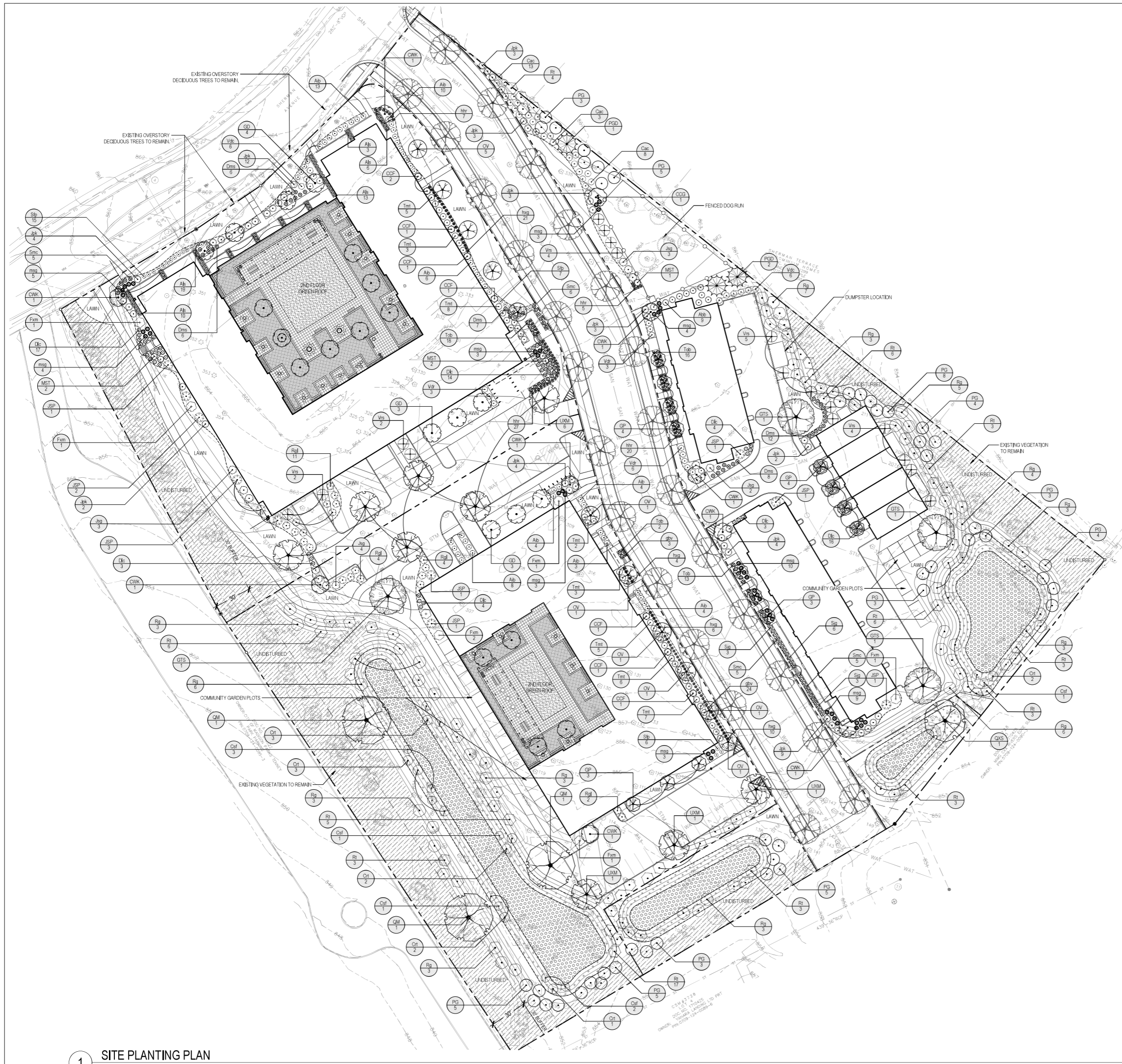
2022.21.00

Date	Issuance/Revisions	Symbol
01/17/2023	LAND USE APPLICATION	

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**FIRE APPARATUS
EX. FIRE**

File: WI_2022120956_PU - 1617 Sherman Ave, Madison\WG12-0956_Civil_Design.dwg Layout: Fire Apparatus User: Don Plattner, Jun 16, 2023 - 3:33pm



LEGEND:

	PROPERTY LINE
	EXISTING TREES
	EXISTING TREES (UNDISTURBED)
	PROPOSED STREET TREES
	EXISTING VEGETATION (UNDISTURBED)
	PROPOSED NATIVE MESC MK (SEED)
	PROPOSED BIO-RETENTION MIX (PLUGS)
	PROPOSED SHOVEL CUT EDGING
	EXISTING CONTOURS
	PROPOSED CONTOURS

2ND FLOOR GREEN ROOFS:

	PROPOSED PATIO AREAS (PAVERS ON PEDESTAL SYSTEM)
	PROPOSED PLANTING AREAS (18" DEPTH FOR SHRUBS AND PERENNIALS, 30" DEPTH FOR TREES)
	PROPOSED SYNTHETIC TURF PLAY/FLEX AREAS

PROPOSED ORNAMENTAL TREE

PROPOSED FURNITURE:

- MOVEABLE TABLES AND CHAIRS
- PICNIC TABLES
- WASTE RECEPTACLES
- GRILLING STATIONS
- GAS FIRE PIT

NOTES:

1. SEE CIVIL DRAWINGS FOR SITE LAYOUT, GRADING, UTILITIES AND STORMWATER MANAGEMENT.
2. SEE L101 FOR PLANT LIST, QUANTITIES AND LANDSCAPE WORKSHEET.
3. ALL LAWN AREAS SHALL BE SEEDDED WITH NO-MOW GRASS MIX.
4. ALL DISTURBED AREAS OUTSIDE OF SHRUB BEDS AND BIO-RETENTION AREAS SHALL BE SEEDDED WITH NO-MOW GRASS MIX.
5. ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
6. LOCATION AND SPECIES OF PROPOSED STREET TREES SHALL BE DETERMINED BY THE CITY FORESTER, (608) 266-4816.
- DRIP IRRIGATION SYSTEM SHALL BE INSTALLED FOR 2ND STORY GREEN ROOF PLANTINGS.

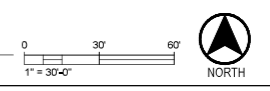
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1617 SHERMAN AVE BLDG A
VERMILION
1617 SHERMAN AVE
MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
01/17/2023	LAND-USE APPLICATION
01/30/2023	LAND-USE APPLICATION - SUPPLEMENTAL INFO 1

1 SITE PLANTING PLAN
SCALE: 1"=30'-0"



1/10/2023 11:28:29 AM

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