

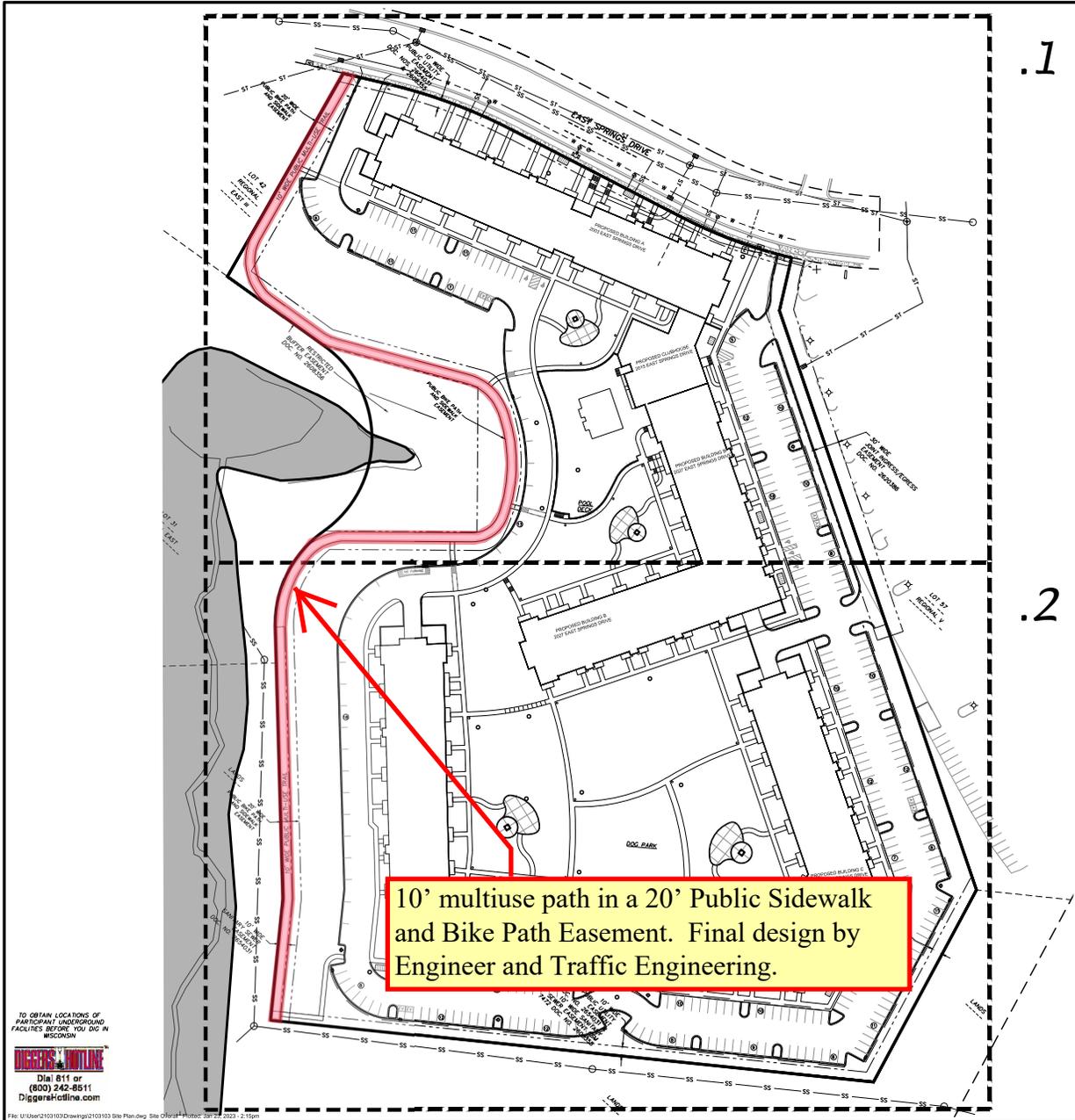
2101 East Springs Drive
Private Development Project
Project No. 14532, Contract No. 9283
Developer: FMI Development, LLC



The developer, FMI Development, LLC, has been conditionally approved for a one-lot Certified Survey Map and to build 463 dwelling units in three four-story residential building at 2101-2115 East Springs Drive.

Work under the Private Developer Agreement includes:

- Private lateral connections into public sanitary, storm, and water mains.
- Terrace and pavement restoration.
- Planting of trees adjacent to the project as determined by City Forestry.
- Grant a 20' Public Sidewalk and Bike Path Easement for a 10' multiuse path to be constructed by the developer.



LEGEND

————— RETAINING WALL (DESIGN BY OTHERS)

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. 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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
9. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY 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
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA
11. 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

SITE PLAN INFORMATION BLOCK	
SIGNATURE POINTE APARTMENTS	
2003, 2015, 2027, 2039, AND 2051 EAST SPRINGS DRIVE	
TOTAL PROJECT AREA	633,531 SF
TOTAL UNITS	463
LOT AREA PER UNIT	1,368 SF
TOTAL IMPERVIOUS	321,862 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	336
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS	350
NUMBER OF SURFACE ACCESSIBLE STALLS	12
NUMBER OF UNDERGROUND ACCESSIBLE STALLS	11
TOTAL NUMBER OF STALLS	686
NUMBER OF SURFACE BICYCLE STALLS	54
NUMBER OF UNDERGROUND BICYCLE STALLS	479
TOTAL NUMBER OF BICYCLE STALLS	533
BLDG COVERAGE	22%
TOTAL USABLE OPEN SPACE	160,845 SF



SIGNATURE POINTE APARTMENTS
 2003, 2015, 2027, 2039 AND 2051 EAST SPRINGS DR
 CITY OF MADISON, DANE COUNTY, WISCONSIN



DATE: 01-23-23
 REVISED:

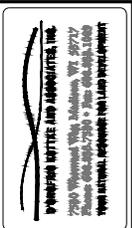
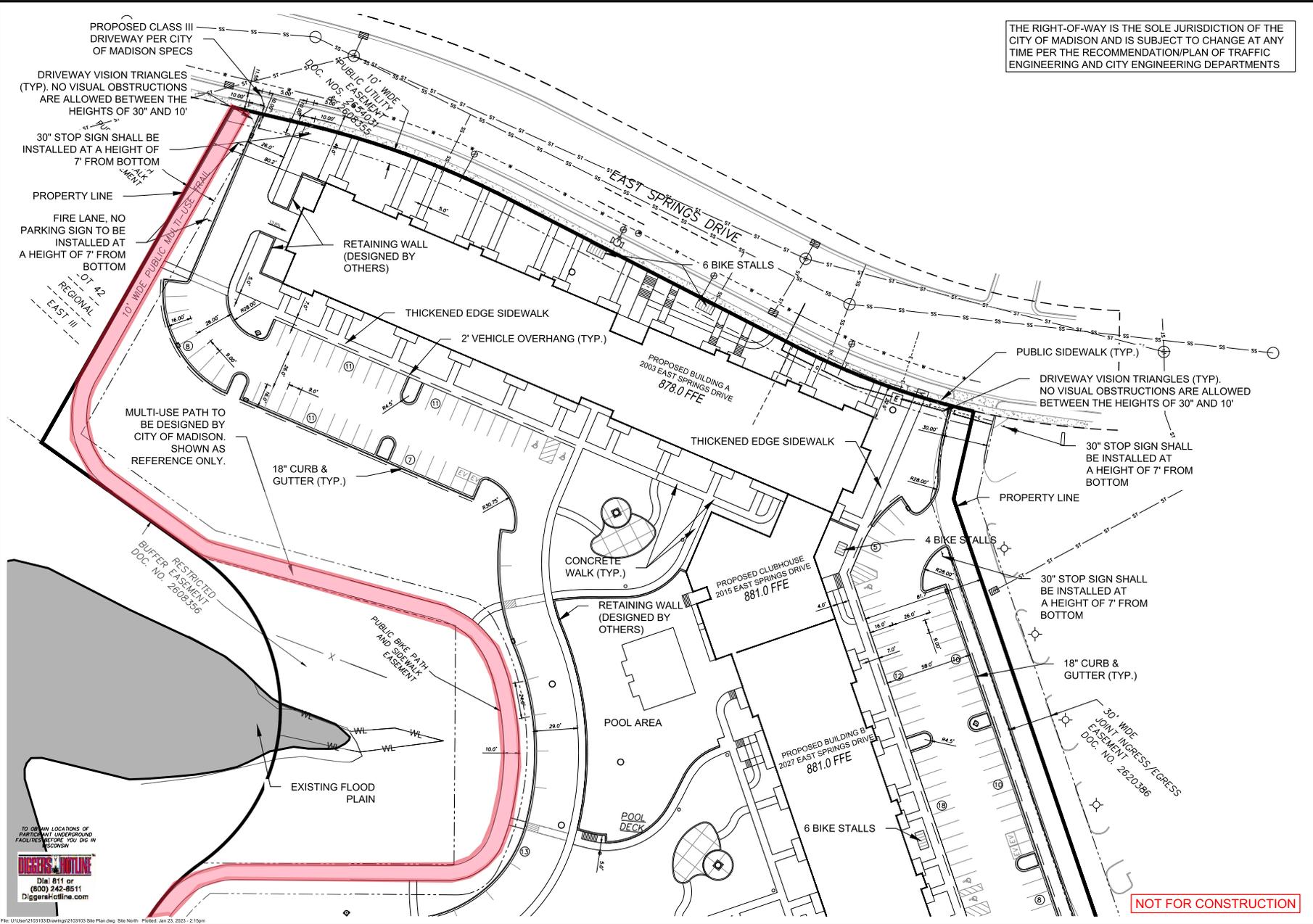
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NOT FOR CONSTRUCTION

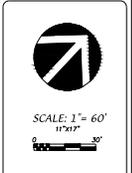
TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

 Dial 811 or (800) 242-8511
 DigSafeHotline.com

2101 East Springs Drive
Project: 14532, Contract: 9283
Site Plan North



SITE PLAN NORTH
 SIGNATURE POINTE APARTMENTS
 2003, 2015, 2027, 2039 AND 2051 EAST SPRINGS DR
 CITY OF MADISON, DANE COUNTY, WISCONSIN

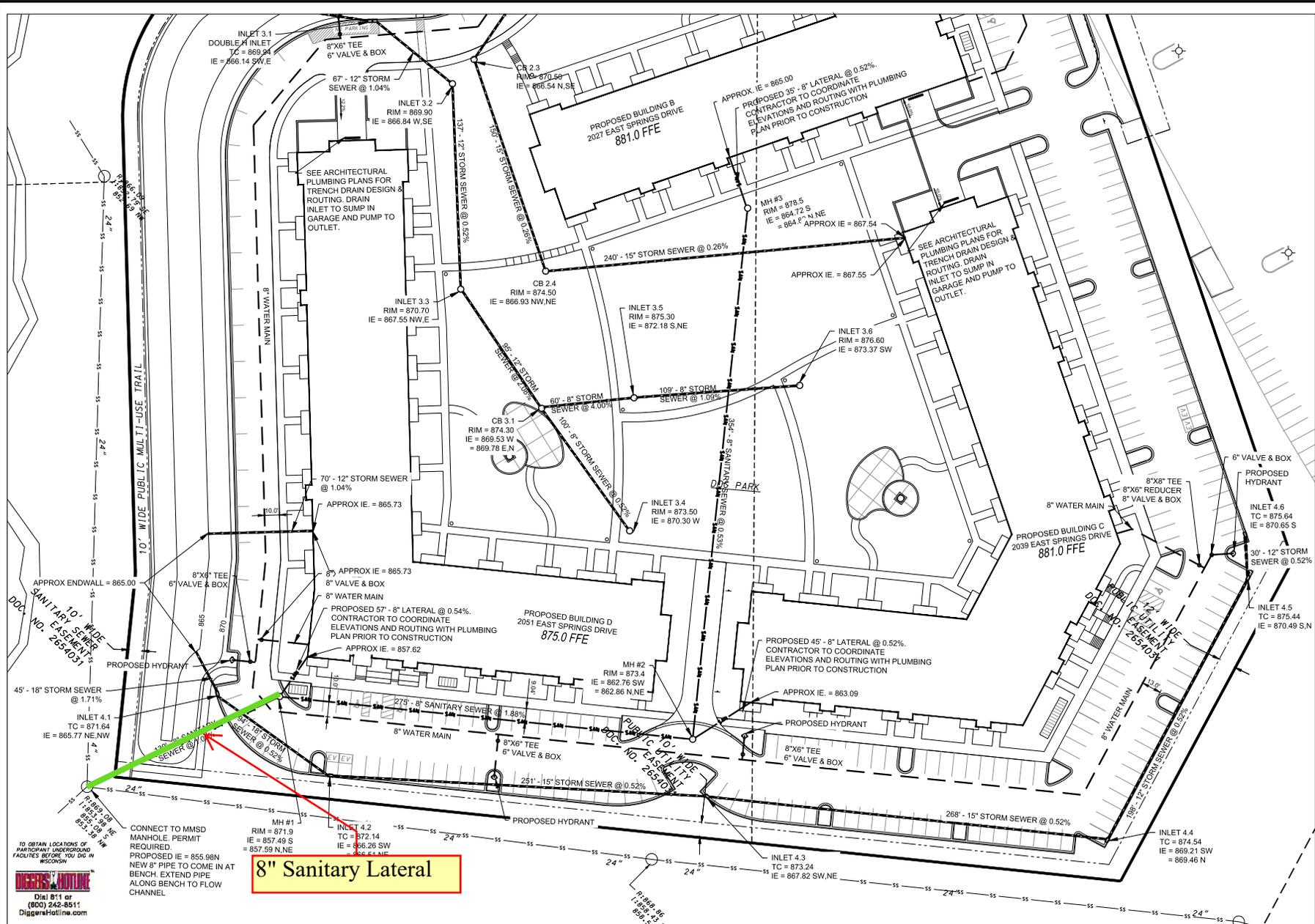


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Sheet Number:
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2101 East Springs Drive
 Project: 14532, Contract: 9283
 Utility Plan South



8" Sanitary Lateral

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 Call 811 or (800) 242-8811
 DiggersHotline.com

PERFORMANCE UTILITY AND ACQUISITION, INC.
 7250 Wisconsin Ave. Madison, WI 53717
 Phone: 608.833.7250 • Fax: 608.833.1000
 www.puandac.com

UTILITY PLAN - SOUTH
 SIGNATURE POINTE APARTMENTS
 2003, 2015, 2027, 2039 AND 2051 EAST SPRINGS DR
 CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1" = 60'
 11" x 17"

DATE: 08-24-22
 REVISED:
 FN: 21-03-103
 Sheet Number:
 C-4.2

