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SITE DEVELOPMENT DATA	
DENSITIES:	
GROSS LOT AREA	45,289 SF / 1.03 ACRES
LAND DEDICATIONS/EASEMENTS	3,373 SF (5' ON UNIVERSITY, 8.25' ON RIDGE, 5.35' HARVEY)
NET LAND AREA	41,916 SF / .96 ACRES
DWELLING UNITS	47 DU
LOT AREA / D.U.	891 SF / UNIT
DENSITY	49 UNITS/ACRE
BUILDING HEIGHT	
	2-5 STORIES
LOT COVERAGE	
USABLE OPEN SPACE	34,362 S.F. = 82% (85% MAX) 9,888 S.F. (9,760 S.F. REQ'D)
DWELLING UNIT MIX:	
EFFICIENCY	10
ONE BEDROOM	10
ONE BEDROOM + DEN	13
TWO BEDROOM	13
THREE BEDROOM	1
TOTAL DWELLING UNITS	47
VEHICLE PARKING:	
SURFACE	40 STALLS
UNDERGROUND	67 STALLS
TOTAL	107 STALLS
BICYCLE PARKING:	
SURFACE	8 STALLS
UNDERGROUND GARAGE STD. 2'X6'	51 STALLS
TOTAL	59 STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH 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 DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CEM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



ISSUED
 Issued for Land Use & UDC - Nov. 30, 2017
 Supplements for UDC & Planning - Jan. 16, 2018

PROJECT TITLE
The Quarry

Revised Plan Showing
 Zoning-Required Setbacks

SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **1648**
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