PROJECT:

LATITUDE 43 - CLUBHOUSE & POOL MAJOR ALTERATION

9920 WATTS RD, MADISON, WI

OWNER:

LATITUDE 43, LLC

818 NORTH STAR DRIVE
MADISON, WISCONSIN 53718
CONTACT: DAN SCHMIDT
PHONE: 608-285-8680
FAX: 608-255-3387
email: dans@rentfmi.com

ARCHITECT:

ULIAN KISSIOV

476 PRESIDENTIAL LANE
MADISON, WISCONSIN 53711
PHONE: 608-320-3151
email: ukissiov@GMAIL.COM

STRUCTURAL ENGINEER:

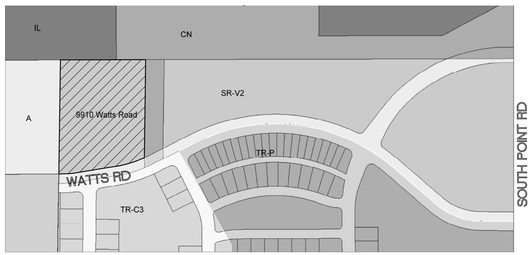
Oneida Total Integrated Enterprises (OTIE)

5100 EASTPARK Blvd #200
MADISON, WISCONSIN 53718
CONTACT: JAMES HALL
PHONE: 608-241-6704
email: jhall@otie.com

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT:

SNYDER & ASSOCIATES, INC.

510 VOGES ROAD
MADISON, WISCONSIN 53718
CONTACT: LOUIS OLSON
PHONE: 608-838-0444
email: lolson@snyder-associates.com



LOCATION MAP
NO SCALE

NORTH

SHEET INDEX

T	TITLE SHEET
C-2.0	APPROVED SITE PLAN
C-2.0 MA	PROPOSED SITE PLAN
C-2.1	APPROVED GRADING PLAN
C-2.1 MA	PROPOSED GRADING PLAN
C-3.0	APPROVED UTILITY PLAN
C-3.0 MA	PROPOSED UTILITY PLAN
L-1.0	APPROVED LANDSCAPE PLAN
L-1.0 MA	PROPOSED LANDSCAPE PLAN
A-1	APPROVED FLOOR PLAN
A-1 MA	PROPOSED FLOOR PLAN
A-2	APPROVED ROOF PLAN
A-2 MA	PROPOSED ROOF PLAN
A-3	APPROVED BUILDING ELEVATIONS
A-3 MA	PROPOSED BUILDING ELEVATIONS

APRIL. 04, 2018

T

OUTLOT 1

NOTE:
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 DEPARTMENTS.

0 10 20 40 60
SCALE: ONE INCH = TWENTY FEET

INSTALL 26' WIDE COMMERCIAL DRIVEWAY PER CITY OF MADISON STANDARDS. CURB CUT = 36' FLARE = 5'

INSTALL STOP SIGN PER CITY OF MADISON STANDARDS

OUTLOT 3

WATTS ROAD

9910 WATTS ROAD
54 UNIT
APARTMENT
BUILDING
FF=1068.80
GFF=1058.80

9930 WATTS ROAD
51 UNIT
APARTMENT
BUILDING
FF=1069.80
GFF=1059.80

LOT 1

PREVIOUSLY APPROVED

9920
WATTS RD
CLUB HOUSE
FF=1069.80

POOL DECK
FF=1067.30

POOL

WETLANDS

RETAINING WALL
CONCRETE PAD
1.5' CURB AND GUTTER
CONCRETE PARKING LOT
PARKING STALL PER DETAIL
26' WIDE FIRE LANE
FIRE APPARATUS TURNAROUND
6 GUEST BIKE STALLS
5 GUEST BIKE STALLS
7' SIDEWALK
5' SIDEWALK
7' RAISED SIDEWALK
HANDICAP PARKING STALL PER DETAIL
10' VISION CLEARANCE TRIANGLE
TRENCH DRAIN
HANDICAP RAMP
RAMP
STEPS
BIORETENTION BASIN BOTTOM=1060.50
BIORETENTION BASIN BOTTOM=1063.00
75' WETLAND SETBACK
30' WETLAND SETBACK
FUTURE 10' ASPHALT BIKE PATH
FUTURE 5' SIDEWALK
FUTURE RETAINING WALL
WETLANDS DELINEATION AS DEFINED BY STANTEC ON 20 JANUARY 2017
D=9°03'28" L=73.51' R=465.00
D=15°37'20" L=126.79' R=465.00

SITE PLAN INFORMATION

PROJECT AREA = 3.97 ACRES
PROPOSED BUILDING AREA = 46,370 SF
PROPOSED TOTAL IMPERVIOUS = 41,387 SF (BUILDINGS NOT INCLUDED)
NUMBER OF PROPOSEDN SURFACE PARKING STALLS = 65
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS = 105
NUMBER OF ACCESSIBLE STALLS = 4
TOTAL NUMBER OF STALLS = 170
NUMBER OF SURFACE BICYCLE STALLS = 11
NUMBER OF UNDERGROUND BICYCLE STALLS = 109
TOTAL NUMBER OF BICYCLE STALLS = 120
LOT COVERAGE = 50.75%
USABLE OPEN SPACE = 60,420 SF

MARK	REVISION	DATE	BY
	MOVED BLDG "A" AND REVISED GRADING	9/12/17	
	REVISED GRADING, AND STORM SEWER	8/25/17	
	REVISED GRADING, BUILDINGS AND UTILITIES	8/09/17	
	REVISED GRADING AND UTILITIES	7/19/17	

Engineer: ENG | Checked By: CHKD | Scale: 1" = SCALE
Technician: TECH | Date: 03-08-2017 | Field Bk: | Pg:

C 2.0

117.0152.30

CITY OF MADISON, DANE COUNTY, WI

9910 AND 9930 WATTS ROAD

SITE PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

117.0152.30

C 2.0

OUTLOT 1

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SCALE: ONE INCH = TWENTY FEET

9910 WATTS ROAD
54 UNIT
APARTMENT
BUILDING
FF=1068.80
GFF=1058.80

9930 WATTS ROAD
51 UNIT
APARTMENT
BUILDING
FF=1069.80
GFF=1059.80

LOT 1

OUTLOT 3

WATTS ROAD

RETAINING WALL
CONCRETE PAD
1.5' CURB AND GUTTER
TRENCH DRAIN
R10.00'
R47.00'
R5.50'
R24.00'
R22.00'
R3.00'
R4.25'
R5.00'
R64.00'
R90.00'
10' VISION CLEARANCE TRIANGLE
PARKING STALL PER DETAIL
CONCRETE PARKING LOT
26' WIDE FIRE LANE
FIRE APPARATUS TURNAROUND
6 GUEST BIKE STALLS
5 GUEST BIKE STALLS
HANDICAP PARKING STALL PER DETAIL
3 STEPS
2 STEPS
4 STEPS
5 STEPS
7 STEPS
9 STEPS
1 STEP
7' SIDEWALK
5' SIDEWALK
7' RAISED SIDEWALK
RAMP
HANDICAP RAMP
HANDICAP PARKING STALL PER DETAIL
FUTURE 5' SIDEWALK
FUTURE RETAINING WALL
20.00'
16.00'
9.00'
7.00'
18.58'
24.00'
16.10'
15.0'
33.98'
31.78'
D=15°37'20"
L=126.79'
R=465.00
D=6°03'28"
L=73.51'
R=465.00
30.00'
5.00'

INSTALL 26' WIDE COMMERCIAL DRIVEWAY PER CITY OF MADISON STANDARDS.
CURB CUT = 36'
FLARE = 5'

INSTALL STOP SIGN PER CITY OF MADISON STANDARDS

SITE PLAN INFORMATION

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USABLE OPEN SPACE = 60,420 SF

BIORETENTION BASIN
BOTTOM=1060.50
BIORETENTION BASIN
BOTTOM=1063.00
75' WETLAND SETBACK
30' WETLAND SETBACK
FUTURE 10' ASPHALT BIKE PATH
WETLANDS DELINEATION AS DEFINED BY STANTEC ON 20 JANUARY 2017
WETLANDS

MA

MARK	REVISION	DATE	BY
	REVISED SOUTH BASIN AND GRADING GRADING	10/12/17	
	REMOVED POOL/CLUBHOUSE REVISED GRADING	10/09/17	
	MOVED BLDG "A" AND REVISED GRADING	9/12/17	
	REVISED GRADING, AND STORM SEWER	8/25/17	

Engineer: ENG | Checked By: CHKD | Scale: 1" = SCALE
Technician: TECH | Date: 03-08-2017 | Field Bk: Pg:

117.0152.30

C 2.0

CITY OF MADISON, DANE COUNTY, WI

9910 AND 9930 WATTS ROAD

SITE PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
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117.0152.30

C 2.0MA

GRADING FOR OUTLOT 1 IS TO BE PER CITY OF MADISON PLANS FOR FIRST ADDITION TO 1000 OAKS PHASE 2 - STORMWATER MANAGEMENT PROJECT NO. 11312

OUTLOT 1

OUTLOT 3

WATTS ROAD

LOT 1

9910 WATTS ROAD
54 UNIT
APARTMENT
BUILDING
FF=1068.80
GFF=1058.80

9930 WATTS ROAD
51 UNIT
APARTMENT
BUILDING
FF=1069.80
GFF=1059.80

PREVIOUSLY APPROVED

9920
WATTS RD
CLUB HOUSE
FF=1069.80

POOL DECK
FF=1067.30

POOL

CONCRETE PARKING LOT

CONCRETE PAD

RETAINING WALL

7' SIDEWALK

5' SIDEWALK

7' RAISED SIDEWALK

FUTURE 5' SIDEWALK

FUTURE RETAINING WALL

BIORETENTION BASIN
BOTTOM=1060.50

BIORETENTION BASIN
BOTTOM=1063.00

FUTURE 10' ASPHALT BIKE PATH

WETLANDS DELINEATION
AS DEFINED BY STANTEC
ON 20 JANUARY 2017

WETLANDS

S0°55'30"W 423.45'

N89°56'47"E 369.62'

N0°55'38"E 492.53'

N89°47'56"E 165.00'

L=73.51, R=465.00, Δ=9°03'28"

L=95.02, R=345.00, Δ=15°46'37"

SCALE: ONE INCH = TWENTY FEET

MARK	REVISION	DATE	BY
	MOVED BLDG "A" AND REVISED GRADING	9/12/17	
	REVISED GRADING, AND STORM SEWER	8/25/17	
	REVISED GRADING, BUILDINGS AND UTILITIES	8/09/17	
	REVISED GRADING AND UTILITIES	7/19/17	

Engineer: ENG | Checked By: CHKD | Scale: 1" = SCALE
Technician: TECH | Date: 03-08-2017 | Field Bk: Pg:

C 2.1

CITY OF MADISON, DANE COUNTY, WI

9910 AND 9930 WATTS ROAD

GRADING PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

117.0152.30

C 2.1

OUTLOT 1

GRADING FOR OUTLOT 1 IS TO BE PER CITY OF MADISON PLANS FOR FIRST ADDITION TO 1000 OAKS PHASE 2 - STORMWATER MANAGEMENT PROJECT NO. 11312

S0°55'30"W 423.45'

9910 WATTS ROAD
54 UNIT
APARTMENT
BUILDING
FF=1068.80
GFF=1058.80

9930 WATTS ROAD
51 UNIT
APARTMENT
BUILDING
FF=1069.80
GFF=1059.80

LOT 1

CONCRETE PARKING LOT

CONCRETE PARKING LOT

7' SIDEWALK

5' SIDEWALK

7' RAISED SIDEWALK

5' SIDEWALK

7' RAISED SIDEWALK

7' RAISED SIDEWALK

5' SIDEWALK

5' SIDEWALK

5' SIDEWALK

FUTURE 5' SIDEWALK

FUTURE 8' SIDEWALK

FUTURE RETAINING WALL

RETAINING WALL

CONCRETE PAD

CONCRETE PAD

CONCRETE PAD

BIORETENTION BASIN
BOTTOM=1060.50

BIORETENTION BASIN
BOTTOM=1060.50

BIORETENTION BASIN
BOTTOM=1060.50

BIORETENTION BASIN
BOTTOM=1063.00

FUTURE 10' ASPHALT BIKE PATH

FUTURE 10' ASPHALT BIKE PATH

WETLANDS DELINEATION
AS DEFINED BY STANTEC
ON 20 JANUARY 2017

WETLANDS

MA

OUTLOT 3

WATTS ROAD

N89°56'47"E 369.62'

N0°55'38"E 492.53'

N89°47'59"E 165.00'

L=73.51, R=465.00

SCALE: ONE INCH = TWENTY FEET

MARK	REVISION	DATE	BY
	REVISED GRADING AT GARAGE ENTRANCES	11/13/17	
	REVISED SOUTH BASIN AND GRADING	10/12/17	
	REMOVED POOL/CLUBHOUSE REVISED GRADING	10/09/17	
	MOVED BLDG "A" AND REVISED GRADING	9/12/17	

Engineer: ENG | Checked By: CHKD | Scale: 1" = SCALE
Technician: TECH | Date: 03-08-2017 | Field Bk: Pg:

117.0152.30

C 2.1

CITY OF MADISON, DANE COUNTY, WI

9910 AND 9930 WATTS ROAD

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C 2.1 MA

OUTLOT 1

OUTLOT 3

WATTS ROAD

9910 WATTS ROAD

9930 WATTS ROAD

LOT 1

9920 WATTS RD CLUB HOUSE FF=1069.80

WETLANDS

EXISTING SANITARY MANHOLE
ADJUST RIM ELEVATION FROM 1061.0
TO RIM ELEVATION 1068.75
EXISTING 15" INV = 1046.77 (N)
EXISTING 15" INV = 1046.72 (S)

JOIN EXISTING SANITARY MANHOLE
IE=1053.09 W
CONSTRUCT AS INSIDE DROP

S0°55'30"W 423.45'

20' WIDE PUBLIC SANITARY SEWER EASEMENT PER DOCUMENT 4185599

EXISTING 15" SANITARY SEWER

INSTALL FIRE HYDRANT WITH 8 LF 6" D.I. PIPE WITH 6" VALVE NOZZLE EL=1067.60

INLET – 1
TC=1065.80
IE=1062.24 NW
IE=1062.34 N
IE=1062.34 S

INLET – 2
TC=1065.76
IE=1062.89 S

INLET – 3
TC=1065.76
IE=1062.40 N
IE=1062.40 S

INLET – 4
TC=1065.76
IE=1062.94 N

105'–12" PVC STORM @ 0.52%

12'–12" PVC STORM @ 0.52%

44'–8" PVC SAN @ 1.04%

SANITARY MANHOLE
RIM=1066.44
IE=1053.54 N
IE=1053.54 E

121'–8" PVC SAN @ 1.04%

INSTALL 360 LF - 6" WATER LATERAL

TRENCH DRAIN – 1
TG=1058.70
IE=1054.80 S

30' WIDE LANDSCAPE BUFFER

CLEANOUT – 1
RIM=1067.51
IE=1065.57 W

SUMP PUMP TO BE LOCATED INSIDE GARAGE AREA AND A FORCE MAIN IS TO BE SIZED BY PLUMBING ENGINEER TO HANDLE THE 100-YEAR STORM EVENT (709.15 gpm) AND DIRECTED TO MANHOLE 5

10' WIDE INTRA-BLOCK DRAINAGE EASEMENT

CLEANOUT – 2
RIM=1067.67
IE=1065.16 W
IE=1065.16 E

CONTRACTOR TO CONNECT ROOF DRAINS TO 12" STORMWATER PIPE LOCATED ALONG THE BUILDING COORDINATE WITH PLUMBING PLAN PRIOR TO CONSTRUCTION

CLEANOUT – 3
RIM=1067.67
IE=1064.74 W
IE=1064.74 E

CLEANOUT – 4
RIM=1067.66
IE=1064.33 W
IE=1064.33 E

CLEANOUT – 5
RIM=1067.75
IE=1063.91 W
IE=1063.91 E

MANHOLE – 1
RIM=1066.94
IE=1063.43 W
IE=1063.43 E

40'–8" PVC STORM @ 1.04%

40'–8" PVC STORM @ 1.04%

40'–8" PVC STORM @ 1.04%

35'–8" PVC STORM @ 1.33%

N89°56'47"E 369.62'

NOTE:
INLETS 1,2,3, AND 4 AND MANHOLE 5 SHALL HAVE CATCH-ALL HR-I FILTER INSERTS INSTALLED BY MARATHON MATERIALS INC., OR APPROVED EQUAL.

INSTALL FIRE HYDRANT WITH 8 LF 6" D.I. PIPE WITH 6" VALVE NOZZLE EL=1067.30

JOIN EXISTING 6" WATER LATERAL

12' WIDE PUBLIC UTILITY EASEMENT

160'–24" STORM @ 0.52%

SUMP PUMP TO BE LOCATED INSIDE GARAGE AREA AND A FORCE MAIN IS TO BE SIZED BY PLUMBING ENGINEER TO HANDLE THE 100-YEAR STORM EVENT (237.9 gpm) AND DIRECTED TO MANHOLE 4

MANHOLE – 5
RIM=1065.23
IE=1061.41 SW
IE=1061.41 SE

36'–24" STORM @ 0.52%

CONTRACTOR TO CONNECT ROOF DRAINS TO 12" STORMWATER PIPE LOCATED ALONG THE BUILDING COORDINATE WITH PLUMBING PLAN PRIOR TO CONSTRUCTION

TRENCH DRAIN – 2
TG=1059.70

MANHOLE – 4
RIM=1066.21
IE=1061.21 NE
IE=1061.21 W

PREVIOUSLY APPROVED

CONTRACTOR TO CONNECT ROOF DRAINS TO 12" STORMWATER PIPE LOCATED ALONG THE BUILDING COORDINATE WITH PLUMBING PLAN PRIOR TO CONSTRUCTION

86'–24" STORM @ 0.52%

CLEANOUT – 8
RIM=1068.48
IE=1063.48 S

CLEANOUT – 9
RIM=1068.13
IE=1062.76 N
IE=1062.76 SW

69'–8" PVC STORM @ 1.04%

40'–8" PVC STORM @ 1.04%

MANHOLE – 2
RIM=1067.46
IE=1062.35 NE
IE=1062.35 W

42'–8" PVC STORM @ 4.44%

INSTALL 16 LF - 6" WATER LATERAL

IE=1050.82 S

21'–8" PVC SAN @ 1.04%

JOIN EXISTING 6" WATER LATERAL

JOIN EXISTING SANITARY LATERAL IE=1050.60 N

MANHOLE – 3
RIM=1067.70
IE=1060.76 SW
IE=1060.76 E

35'–24" STORM @ 0.52%

BIORETENTION BASIN
BOTTOM=1060.50

34'–6" WRAPPED UNDERDRAIN @ 0.00%

OUTFALL – 2
RIM=1062.00
6X6 IE=1061.50
IE=1060.50 S

ENDWALL – 5
IE=1060.50 N

ENDWALL – 6
IE=1060.50 S

24'–12" PVC STORM @ 0.00%

ENDWALL – 4
IE=1060.50 E

BIORETENTION BASIN
BOTTOM=1060.50

ENDWALL – 5
IE=1060.50 N

52'–6" WRAPPED UNDERDRAIN 0.00%

41'–18" PVC STORM @ 0.00%

OUTFALL – 3
RIM=1062.00
6X6 IE=1061.50
IE=1058.50 SE
IE=1058.00 W

CLEANOUT – 7
RIM=1067.15
IE=1063.93 NW
IE=1063.93 S

CLEANOUT – 6
RIM=1066.68
IE=1064.34 N

ENDWALL – 3
IE=1060.50 SE

40'–8" PVC STORM @ 1.04%

41'–8" PVC STORM @ 1.04%

23'–8" PVC STORM @ 3.95%

ENDWALL – 9
IE=1063.00 SE

ENDWALL – 1
IE=1063.80 E

148'–6" WRAPPED UNDERDRAIN @ 0.00%

BIORETENTION BASIN
BOTTOM=1063.00

OUTFALL – 1
RIM=1064.00
IE=1060.23 SW
IE=1060.56 N

45'–18" PVC STORM @ 0.52%

CLEANOUT
RIM=1062.30
IE=1058.50 N
IE=1058.50 SW

41'–6" WRAPPED UNDERDRAIN @ 0.52%

ENDWALL – 9
IE=1058.28 NE

ENDWALL – 8
IE=1057.75 E

48'–12" RCP STORM @ 0.52%

ENDWALL – 2
IE=1060.00 NE

20' WIDE EASEMENT FOR PEDESTRIAN AND BIKE PATH PURPOSES

10' WIDE INTRA-BLOCK DRAINAGE EASEMENT

WETLANDS BUFFER LINE AND EASEMENT FOR PEDESTRIAN AND BIKE PATH PURPOSES PER 1000 OAKS PLAT

WETLANDS DELINEATION AS DEFINED BY STANTEC ON 20 JANUARY 2017

WETLANDS BUFFER LINE AND EASEMENT FOR PEDESTRIAN AND BIKE PATH PURPOSES PER 1000 OAKS PLAT

EASEMENT FOR PEDESTRIAN AND BIKE PATH PURPOSES

ENDWALL – 9
IE=1059.64 S

27'–12" RCP STORM @ 0.52%

L=73.51, R=465.00
D=9°03'28"

N0°55'38"E 492.53'

N89°56'47"E 369.62'

NOTE:
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N
E
S
W

0 10 20 40 60
SCALE: ONE INCH = TWENTY FEET

MARK	REVISION	DATE	BY
	MOVED BLDG "A" AND REVISED GRADING	9/12/17	
	REVISED GRADING, AND STORM SEWER	8/25/17	
	REVISED GRADING, BUILDINGS AND UTILITIES	8/09/17	
	REVISED GRADING AND UTILITIES	7/19/17	

Engineer: ENG | Checked By: CHKD | Scale: 1" = SCALE
Technician: TECH | Date: 03-08-2017 | Field Bk: Pg:

C 3.0

117.0152.30

CITY OF MADISON, DANE COUNTY, WI

9910 AND 9930 WATTS ROAD

UTILITY PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

117.0152.30

C 3.0

OUTLOT 1

EXISTING SANITARY MANHOLE
ADJUST RIM ELEVATION FROM 1061.0
TO RIM ELEVATION 1068.75
EXISTING 15" INV = 1046.77 (N)
EXISTING 15" INV = 1046.72 (S)

JOIN EXISTING SANITARY MANHOLE
IE=1053.09 W
CONSTRUCT AS INSIDE DROP

S0°55'30"W 423.45'

20' WIDE PUBLIC SANITARY SEWER EASEMENT PER DOCUMENT 4185599

EXISTING 15" SANITARY SEWER

INSTALL FIRE HYDRANT WITH 8 LF 6" D.I. PIPE WITH 6" VALVE NOZZLE EL=1067.60

INLET – 1
TC=1065.80
IE=1062.24 NW
IE=1062.34 N
IE=1062.34 S

INLET – 2
TC=1065.76
IE=1062.89 S

105'–12" PVC STORM @ 0.52%

INLET – 3
TC=1065.76
IE=1062.40 N
IE=1062.40 S

12'–12" PVC STORM @ 0.52%

INLET – 4
TC=1065.76
IE=1062.94 N

44'–8" PVC SAN @ 1.04%

SANITARY MANHOLE
RIM=1066.44
IE=1053.54 N
IE=1053.54 E

INSTALL 360 LF - 6" WATER LATERAL

121'–8" PVC SAN @ 1.04%

TREN 30' WIDE LANDSCAPE BUFFER

TRENCH DRAIN – 1
TG=1058.70
IE=1054.80 S

CLEANOUT – 1
RIM=1067.52
IE=1065.57 W

NOTE:
INLETS 1,2,3, AND 4 AND MANHOLE 5 SHALL HAVE CATCH-ALL HR-I FILTER INSERTS INSTALLED BY MARATHON MATERIALS INC., OR APPROVED EQUAL.

INSTALL FIRE HYDRANT WITH 8 LF 6" D.I. PIPE WITH 6" VALVE NOZZLE EL=1067.30

JOIN EXISTING 6" WATER LATERAL

12' WIDE PUBLIC UTILITY EASEMENT

160'–24" STORM @ 0.52%

SUMP PUMP TO BE LOCATED INSIDE GARAGE AREA AND A FORCE MAIN IS TO BE SIZED BY PLUMBING ENGINEER TO HANDLE THE 100-YEAR STORM EVENT (709.15 gpm) AND DIRECTED TO MANHOLE 5

10' WIDE INTRA-BLOCK DRAINAGE EASEMENT

40'–8" PVC STORM @ 1.04%

CLEANOUT – 2
RIM=1067.67
IE=1065.16 W
IE=1065.16 E

CONTRACTOR TO CONNECT ROOF DRAINS TO 12" STORMWATER PIPE LOCATED ALONG THE BUILDING COORDINATE WITH PLUMBING PLAN PRIOR TO CONSTRUCTION

9910 WATTS ROAD

CLEANOUT – 3
RIM=1067.61
IE=1064.74 W
IE=1064.74 E

9930 WATTS ROAD

LOT 1

SUMP PUMP TO BE LOCATED INSIDE GARAGE AREA AND A FORCE MAIN IS TO BE SIZED BY PLUMBING ENGINEER TO HANDLE THE 100-YEAR STORM EVENT (237.9 gpm) AND DIRECTED TO MANHOLE 4

CONTRACTOR TO CONNECT ROOF DRAINS TO 12" STORMWATER PIPE LOCATED ALONG THE BUILDING COORDINATE WITH PLUMBING PLAN PRIOR TO CONSTRUCTION

MANHOLE – 5
RIM=1065.23
IE=1061.41 SW
IE=1061.41 SE

TRENCH DRAIN – 4
TG=1060.98

36'–24" STORM @ 0.52%

TRENCH DRAIN – 2
TG=1059.70

MANHOLE – 4
RIM=1065.94
IE=1061.21 NE
IE=1061.21 W

CLEANOUT – 8
RIM=1069.06
IE=1063.48 S

CLEANOUT – 9
RIM=1068.07
IE=1062.76 N
IE=1062.76 SW

69'–8" PVC STORM @ 1.04%

40'–8" PVC STORM @ 1.04%

CLEANOUT – 4
RIM=1067.60
IE=1064.33 W
IE=1064.33 E

MA

MANHOLE – 2
RIM=1067.46
IE=1062.35 NE
IE=1062.35 W

INSTALL 16 LF - 6" WATER LATERAL

CLEANOUT – 5
RIM=1067.75
IE=1063.91 W
IE=1063.91 E

86'–24" STORM @ 0.52%

BIORETENTION BASIN BOTTOM=1060.50

41'–6" WRAPPED UNDERDRAIN @ 0.00%

44'–8" PVC STORM @ 4.21%

IE=1050.82 S

JOIN EXISTING 6" WATER LATERAL

21'–8" PVC SAN @ 1.04%

JOIN EXISTING SANITARY LATERAL IE=1050.60 N

MANHOLE – 3
RIM=1067.91
IE=1060.76 SW
IE=1060.76 E

35'–24" STORM @ 0.72%

OUTFALL – 2
RIM=1062.00
6X6 IE=1061.50
IE=1060.50 S

ENDWALL – 7
IE=1060.50 N

ENDWALL – 6
IE=1060.50 S

24'–12" PVC STORM @ 1.90%

ENDWALL – 4
IE=1060.50 E

35'–8" PVC STORM @ 1.39%

MANHOLE – 1
RIM=1066.94
IE=1063.43 W
IE=1063.43 E

CLEANOUT – 7
RIM=1067.15
IE=1063.93 NW
IE=1063.93 S

CLEANOUT – 6
RIM=1066.68
IE=1064.34 N

52'–6" WRAPPED UNDERDRAIN 0.00%

41'–18" PVC STORM @ 0.00%

OUTFALL – 3
RIM=1058.00
IE=1061.50
IE=1058.50 SE
IE=1058.00 W

BIORETENTION BASIN BOTTOM=1060.50

ENDWALL – 3
IE=1060.50 NE

ENDWALL – 5
IE=1062 N

41'–8" PVC STORM @ 1.04%

40'–8" PVC STORM @ 1.04%

23'–8" PVC STORM @ 3.95%

OUTFALL – 1
RIM=1064.00
IE=1060.23 SW
IE=1060.50 N

CLEANOUT
RIM=1062.30
IE=1058.50 N
IE=1058.50 SW

48'–12" RCP STORM @ 0.52%

41'–6" WRAPPED UNDERDRAIN @ 0.52%

ENDWALL – 9
IE=1058.28 NE

ENDWALL – 8
IE=1057.75 E

WETLANDS BUFFER LINE AND EASEMENT FOR PEDESTRIAN AND BIKE PATH PURPOSES PER 1000 OAKS PLAT

EASEMENT FOR PEDESTRIAN AND BIKE PATH PURPOSES

ENDWALL – 1
IE=1063.00 E

ENDWALL – 9
IE=1063.00 SE

148'–6" WRAPPED UNDERDRAIN @ 0.00%

BIORETENTION BASIN BOTTOM=1063.00

20' WIDE EASEMENT FOR PEDESTRIAN AND BIKE PATH PURPOSES

10' WIDE INTRA-BLOCK DRAINAGE EASEMENT

45'–18" PVC STORM @ 0.52%

WETLANDS BUFFER LINE AND EASEMENT FOR PEDESTRIAN AND BIKE PATH PURPOSES PER 1000 OAKS PLAT

ENDWALL – 2
IE=1060.00 NE

WETLANDS DELINEATION AS DEFINED BY STANTEC ON 20 JANUARY 2017

WETLANDS

ENDWALL – 9
IE=1059.64 S

27'–12" RCP STORM @ 0.52%

L=73.51' R=465.00

N89°56'47"E 369.62'

N0°55'38"E 492.53'

L=126.79' R=465.00

N89°47'36"E 165.00'

OUTLOT 3

WATTS ROAD

NOTE:
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 DEPARTMENTS.

N E S W

0 10 20 40 60

SCALE: ONE INCH = TWENTY FEET

MARK	REVISION	DATE	BY
	REVISED GRADING AT GARAGE ENTRANCES	11/13/17	
	REVISED SOUTH BASIN AND GRADING	10/12/17	
	REMOVED POOL/CLUBHOUSE REVISED GRADING	10/09/17	
	MOVED BLDG "A" AND REVISED GRADING	9/12/17	

Engineer: ENG | Checked By: CHKD | Scale: 1" = SCALE
Technician: TECH | Date: 03–08–2017 | Field Bk: Pg:

117.0152.30

C 3.0

CITY OF MADISON, DANE COUNTY, WI

9910 AND 9930 WATTS ROAD

UTILITY PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

117.0152.30

C 3.0 MA



9910 AND 9930 WATTS ROAD

LANDSCAPE PLAN

CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

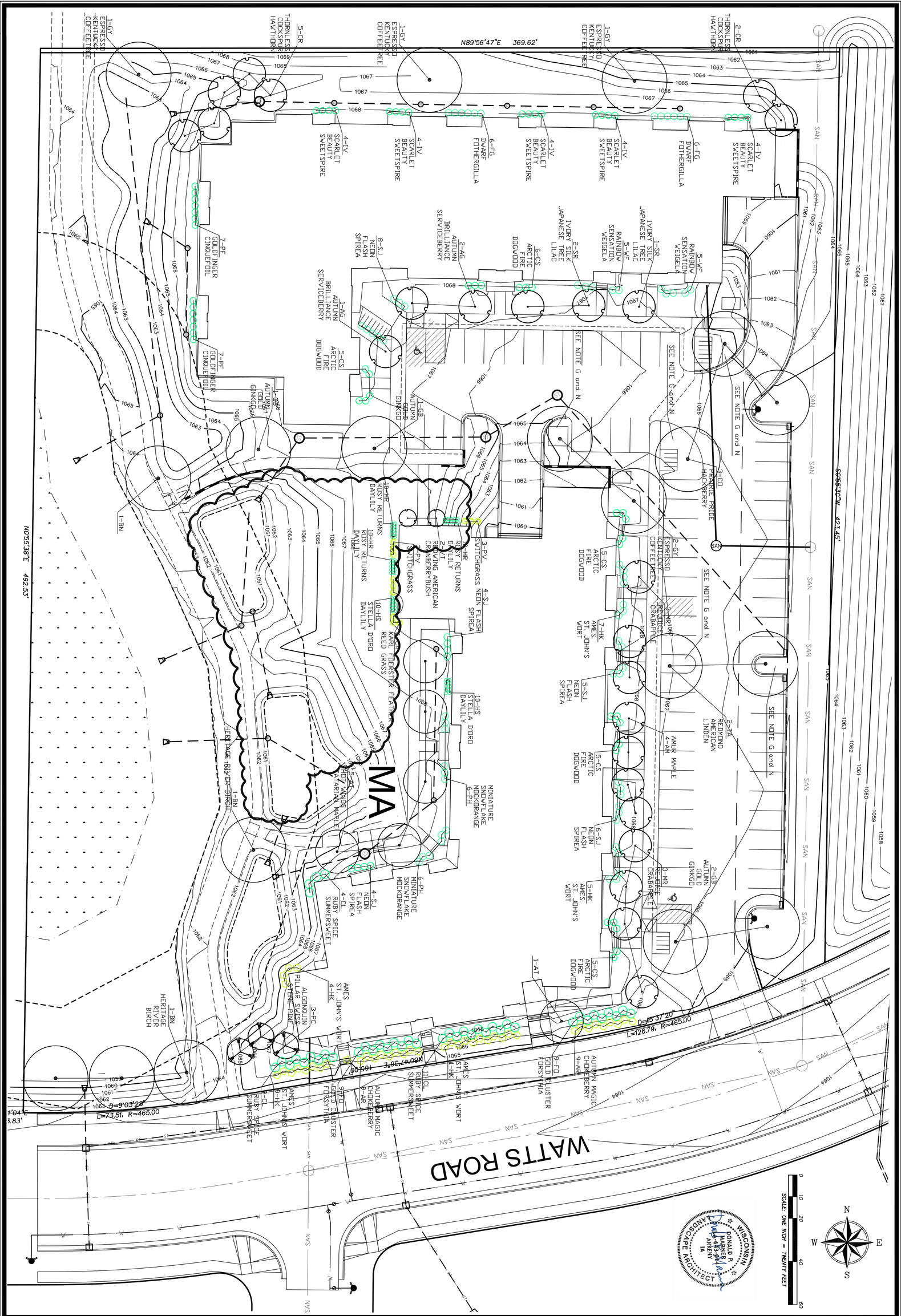
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MADISON, WISCONSIN 53718
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MARK	REVISION	DATE	BY
	REVISED GRADING, BUILDINGS AND UTILITIES	8/09/17	
	REVISED GRADING AND UTILITIES	7/19/17	

Engineer: LAO | Checked By: CHKD | Scale: 1" = 20'
Technician: LFG | Date: 02-02-2017 | Field Bk: | Pg:

117.0152.30 | L 1.0

WISCONSIN — DONALD P. WARNER — E-33-9141 — ANKENY IA — LANDSCAPE ARCHITECT



9910 AND 9930 WATTS ROAD

LANDSCAPE PLAN

CITY OF MADISON, DANE COUNTY, WI

MARK	REVISION	DATE	BY
	REMOVED POOL/CLUBHOUSE REVISED GRADING	10/09/17	
	REVISED GRADING, BUILDINGS AND UTILITIES	8/09/17	
	REVISED GRADING AND UTILITIES	7/19/17	

Engineer: LAO | Checked By: CHKD | Scale: 1" = 20'

Technician: LFG | Date: 02-02-2017 | Field Bk: | Pg:

117.0152.30 | L 1.0

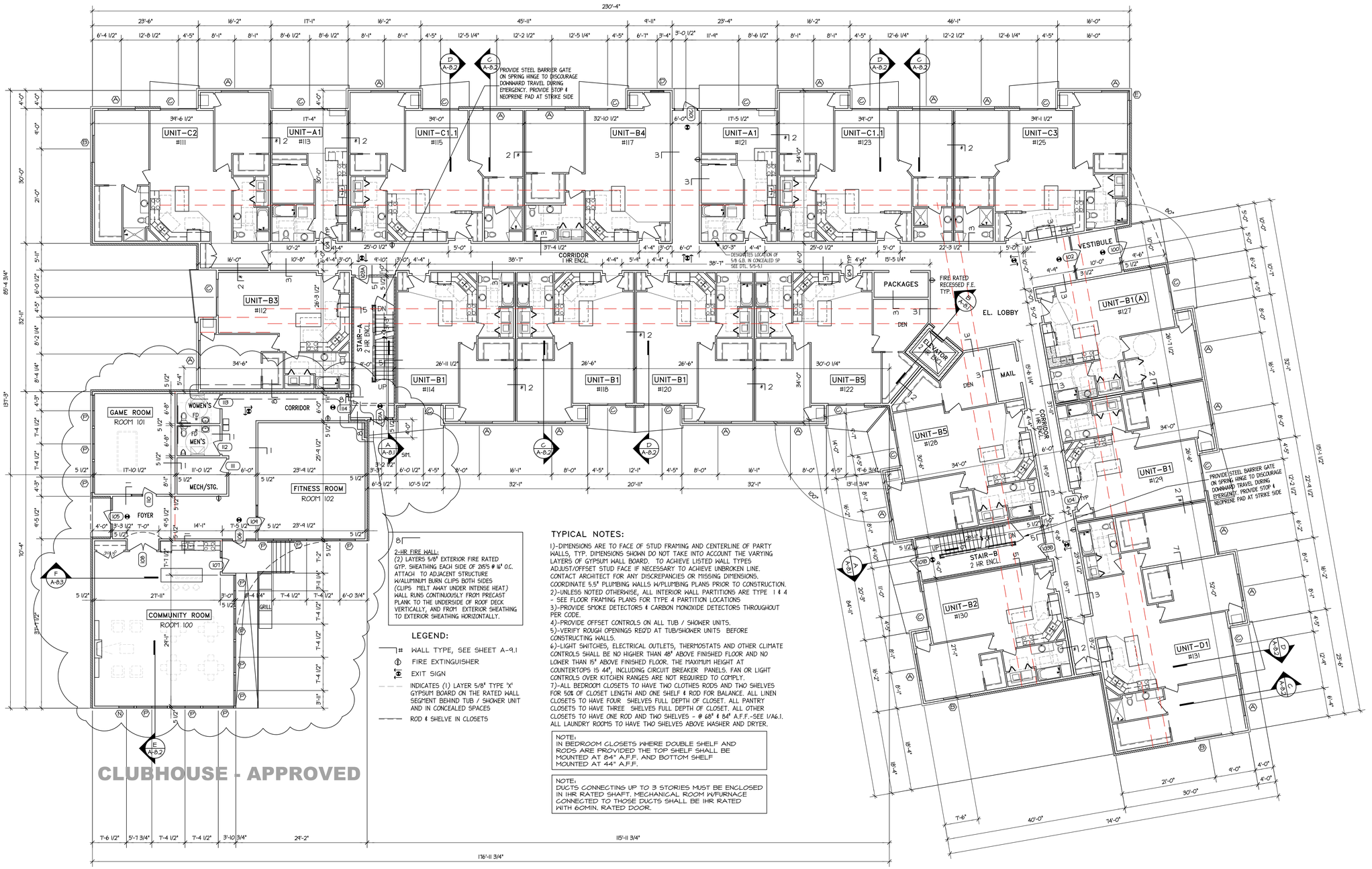
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608-838-0444 | www.snyder-associates.com

WISCONSIN — DONALD P. WARNER — 43-5141 — AMES, IA — LANDSCAPE ARCHITECT

L 1.0 MA

117.0152.30



FIRST FLOOR PLAN

3/32" = 1'-0"

ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@gmail.com

PROJECT:
LATITUDE 43
9910 & 9930 WATTS ROAD, MADISON, WI
CLIENT:
LATITUDE 43, LLC
818 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2017-03
CAD FILE:
DRAWN BY: U.K.
DATE: 08/21/17

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FIRST FLOOR PLAN
3/32" = 1'-0"

NORTH

A-1 MA

CLUBHOUSE - PROPOSED

PROVIDE STEEL BARRIER GATE ON SPRING HINGE TO DISCOURAGE DOWNWARD TRAVEL DURING EMERGENCY. PROVIDE STOP & NEOPRENE PAD AT STRIKE SIDE

DESIGNATES LOCATION OF 5/8 G.B. IN CONCEALED SP SEE DTL. 5/5-51

2-HR FIRE WALL:
(2) LAYERS 5/8" EXTERIOR FIRE RATED GYP. SHEATHING EACH SIDE OF 2X4'S @ 16" O.C. ATTACH TO ADJACENT STRUCTURE W/ALUMINUM BURN CLIPS BOTH SIDES (CLIPS MELT AWAY UNDER INTENSE HEAT) WALL RUNS CONTINUOUSLY FROM PRECAST PLANK TO THE UNDERSIDE OF ROOF DECK VERTICALLY, AND FROM EXTERIOR SHEATHING TO EXTERIOR SHEATHING HORIZONTALLY.

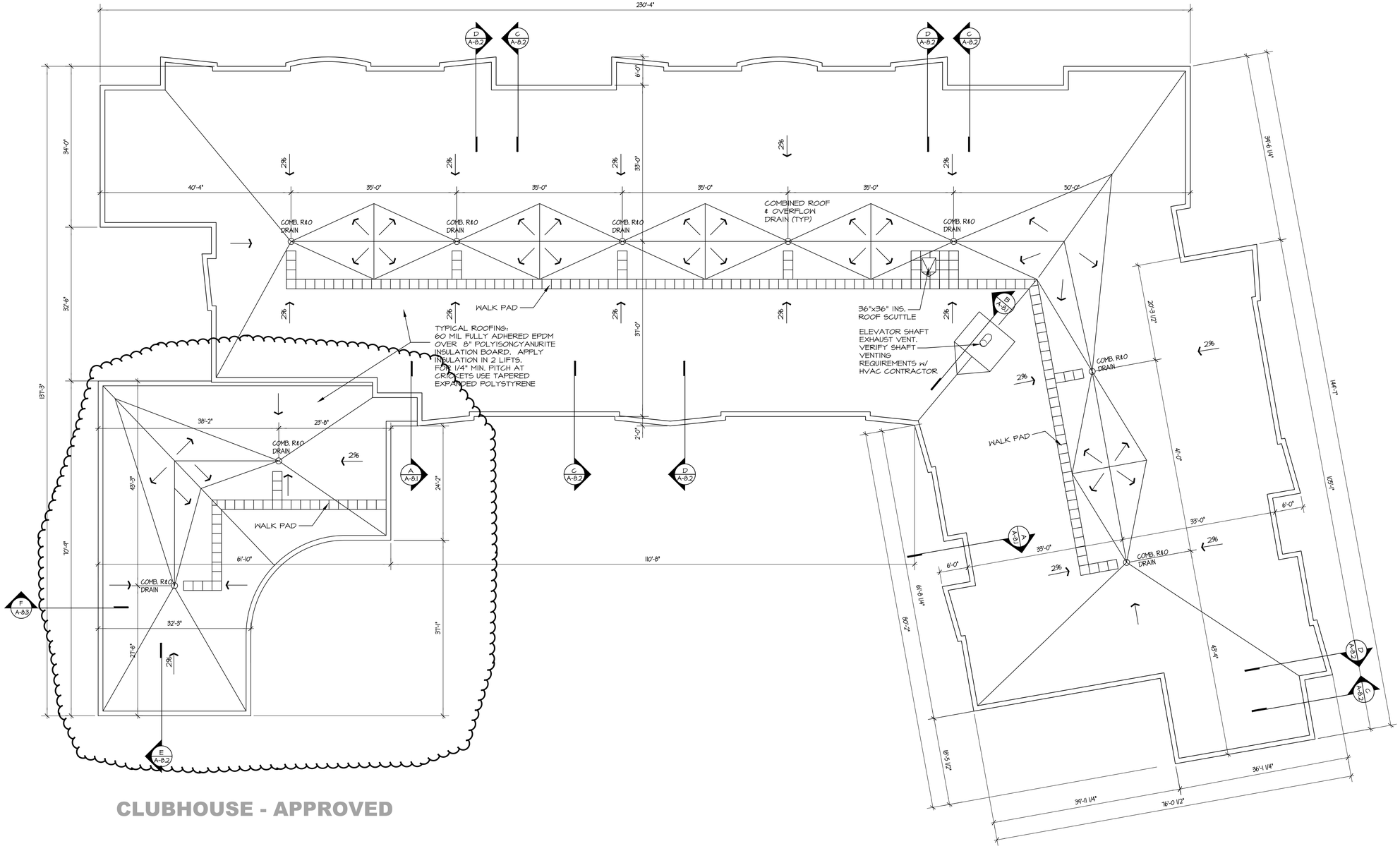
LEGEND:
- # WALL TYPE, SEE SHEET A-9.1
- FIRE EXTINGUISHER
- EXIT SIGN
- INDICATES (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD ON THE RATED WALL SEGMENT BEHIND TUB / SHOWER UNIT AND IN CONCEALED SPACES
- ROD & SHELVE IN CLOSETS

TYPICAL NOTES:
1)-DIMENSIONS ARE TO FACE OF STUD FRAMING AND CENTERLINE OF PARTY WALLS, TYP. DIMENSIONS SHOWN DO NOT TAKE INTO ACCOUNT THE VARYING LAYERS OF GYPSUM WALL BOARD. TO ACHIEVE LISTED WALL TYPES ADJUST/OFFSET STUD FACE IF NECESSARY TO ACHIEVE UNBROKEN LINE. CONTACT ARCHITECT FOR ANY DISCREPANCIES OR MISSING DIMENSIONS. COORDINATE 5.5" PLUMBING WALLS W/PLUMBING PLANS PRIOR TO CONSTRUCTION.
2)-UNLESS NOTED OTHERWISE, ALL INTERIOR WALL PARTITIONS ARE TYPE 1 & 4 - SEE FLOOR FRAMING PLANS FOR TYPE 4 PARTITION LOCATIONS
3)-PROVIDE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS THROUGHOUT PER CODE.
4)-PROVIDE OFFSET CONTROLS ON ALL TUB / SHOWER UNITS.
5)-VERIFY ROUGH OPENINGS REQ'D AT TUB/SHOWER UNITS BEFORE CONSTRUCTING WALLS.
6)-LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER CLIMATE CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE FINISHED FLOOR AND NO LOWER THAN 15" ABOVE FINISHED FLOOR. THE MAXIMUM HEIGHT AT COUNTERTOPS IS 44", INCLUDING CIRCUIT BREAKER PANELS. FAN OR LIGHT CONTROLS OVER KITCHEN RANGES ARE NOT REQUIRED TO COMPLY.
7)-ALL BEDROOM CLOSETS TO HAVE TWO CLOTHES RODS AND TWO SHELVES FOR 50% OF CLOSET LENGTH AND ONE SHELF & ROD FOR BALANCE. ALL LINEN CLOSETS TO HAVE FOUR SHELVES FULL DEPTH OF CLOSET. ALL PANTRY CLOSETS TO HAVE THREE SHELVES FULL DEPTH OF CLOSET. ALL OTHER CLOSETS TO HAVE ONE ROD AND TWO SHELVES - @ 68" & 84" A.F.F.-SEE 1/A6.1. ALL LAUNDRY ROOMS TO HAVE TWO SHELVES ABOVE WASHER AND DRYER.

NOTE:
IN BEDROOM CLOSETS WHERE DOUBLE SHELF AND RODS ARE PROVIDED THE TOP SHELF SHALL BE MOUNTED AT 84" A.F.F. AND BOTTOM SHELF MOUNTED AT 44" A.F.F.

NOTE:
DUCTS CONNECTING UP TO 3 STORIES MUST BE ENCLOSED IN 1HR RATED SHAFT. MECHANICAL ROOM W/FURNACE CONNECTED TO THOSE DUCTS SHALL BE 1HR RATED WITH 60MIN. RATED DOOR.

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CLUBHOUSE - APPROVED

ROOF PLAN

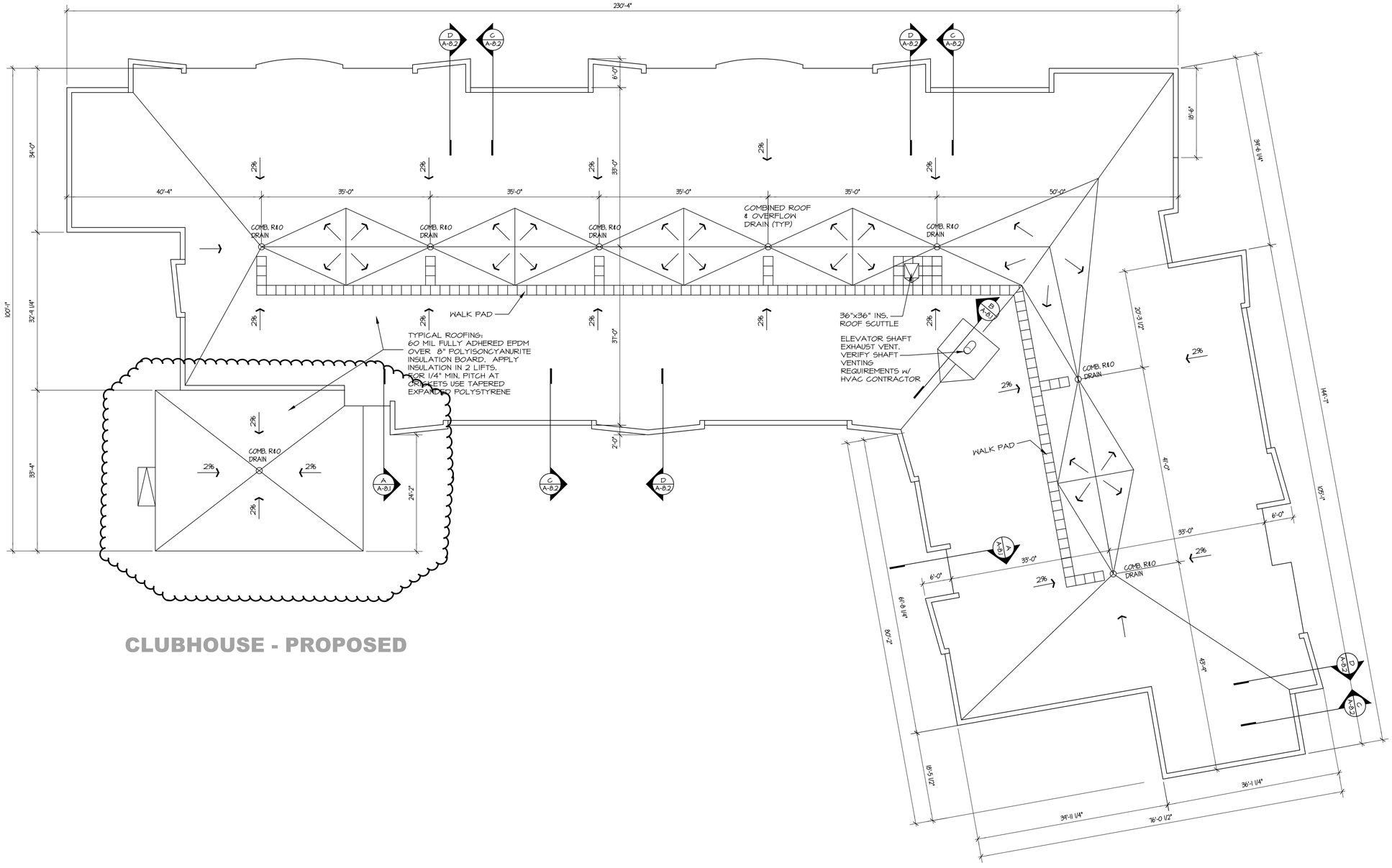
3/32" = 1'-0"

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9910 & 9930 WATTS ROAD, MADISON, WI
CLIENT:
LATITUDE 43, LLC
818 NORTH STAR DRIVE, MADISON, WI 53718

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A-2

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CLUBHOUSE - PROPOSED

ROOF PLAN

3/32" = 1'-0"

NORTH

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A-2 MA

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WEST FACEDE - BLDG. A

3/32" = 1'-0"

MATERIALS & COLORS

WINDOWS: VINYL, COLOR DARK GREY
RAILING AT DECKS: GLASS
SIDING: LP "SMARTSIDE"
BRICK VENEER: DOUBLE MONARCH, STACK BOND

SW 7573, EAGLET BEIGE

SW7690, TOWNHALL TAN

SW 6202, CAST IRON

SW 7062, ROCK BOTTOM

SW 7599, BRICK PAVER

SW 9035, FROSTED EMERALD

ASHBERRY VELOUR



NORTH FACADE - BLDG. A

3/32" = 1'-0"

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PROJECT: 2017-03
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MADISON, WI 53711
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ukissiov@gmail.com



WEST FACEDE - BLDG. A

3/32" = 1'-0"

MATERIALS & COLORS

WINDOWS: VINYL, COLOR HERITAGE BROWN
RAILING AT DECKS: PERFORATED ALUM. (ALT. GLASS)
SIDING: HARDIE SMOOTH PANELS W/TAMLYN XTREME TRIM
BRICK VENEER: DOUBLE MONARCH, STACK BOND

- SW 6084, MODEST WHITE
- SW6073, PERFECT GREIGE
- SW 7515, HOMESTEAD BROWN
- LP VERTICAL SIDING OVER 2X6 FURRING SW 7062, ROCK BOTTOM
- SW 7599, BRICK PAVER
- SW 9035, EMERALD
- BRICK: DBL MONARCH, BLACK DIAMOND VELOUR MORTAR: SM150, SILVERSTONE



NORTH FACADE - BLDG. A

3/32" = 1'-0"

PROJECT: LATITUDE 43
9910 & 9930 WATTS ROAD, MADISON, WI
CLIENT: LATITUDE 43, LLC
818 NORTH STAR DRIVE, MADISON, WI 537

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A-3 MA

CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 9910 WATTS RD., MADISON, WI

Name of Project LATITUDE 43

Owner / Contact LATITUDE 43, LLC; DAN SCHMIDT

Contact Phone 608-285-8680 Contact Email dans@rentfmi.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 102,560 | 300 = 341.87 x 5

Total landscape points required 1,710 points

(b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			19	665
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			3	105
Ornamental tree	1 1/2 inch caliper	15			29	435
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			219	657
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			62	124
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			23.9	95.6
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						2081.60

Total Number of Points Provided 2081.60

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

9910 Watts Rd, Madison, WI

Louis Olson <lolson@snyder-associates.com> Thu, Mar 9, 2017 at 5:59 AM
To: ulian kissiov <ukissiov@gmail.com>

LEGAL DESCRIPTION

LOT 1, 1000 OAKS, AS RECORDED IN VOLUME 59-069B OF PLATS, ON PAGES 321-323, AS DOCUMENT NUMBER 4546990, DANE COUNTY REGISTRY, CITY OF MADISON, DANE COUNTY, WISCONSIN, ALSO LOCATED IN THE NW ¼ OF THE SW ¼, SECTION 28, ALL IN T 07 N, R 08 E, CITY OF MADISON, DANE COUNTY, WISCONSIN,

CONTAINING 173,057 SQUARE FEET

CURRENT ZONING IS SV-R2

PROPOSED ZONING TR-U1

First Name Last Name

Title

SNYDER & ASSOCIATES, INC.