

GENERAL NOTES

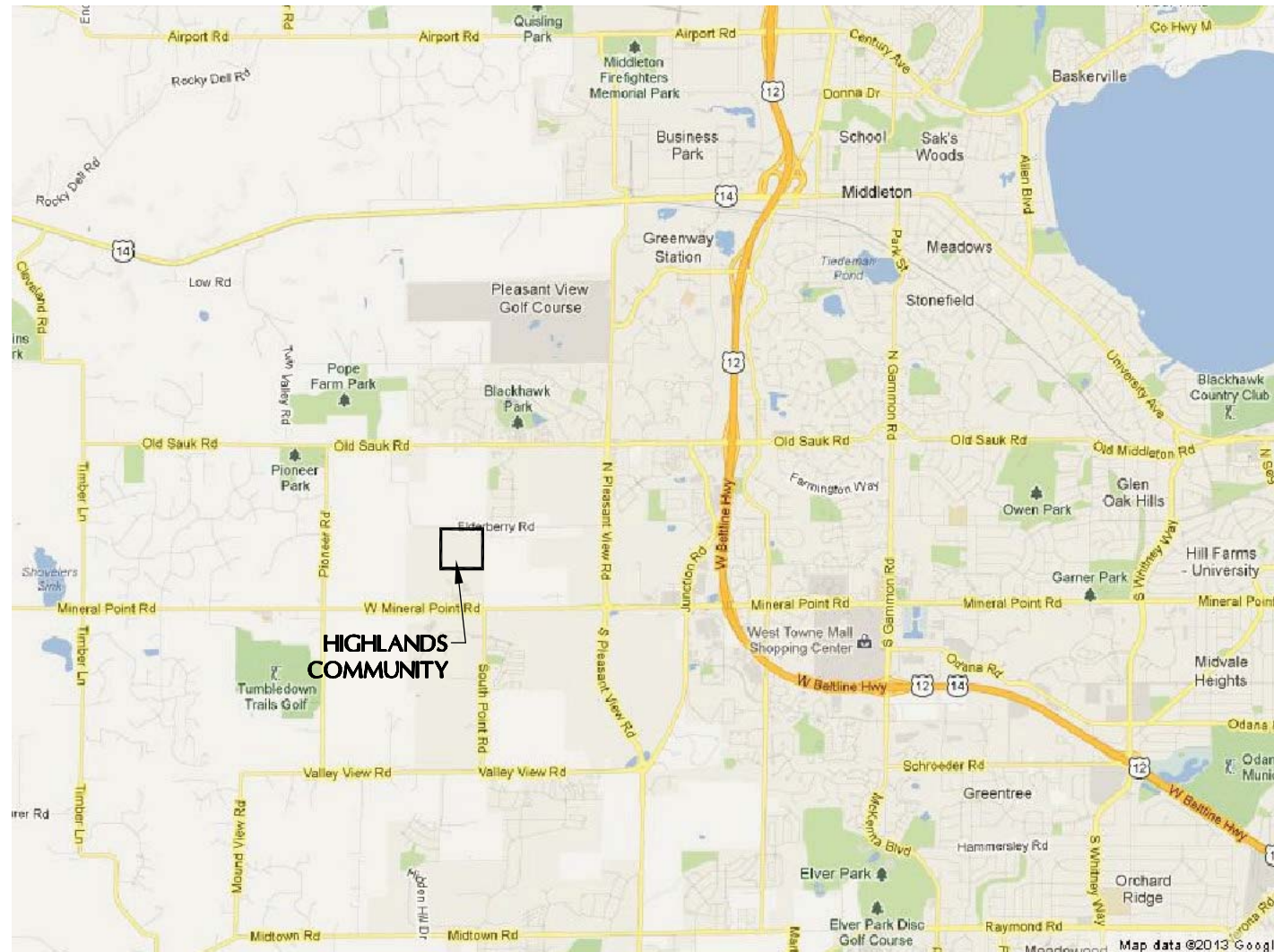
1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 -WDR STORMWATER RUNOFF TECHNICAL STANDARDS
 -WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 -CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.

HIGHLANDS COMMUNITY ELDERBERRY NEIGHBORHOOD PRELIMINARY DEVELOPMENT PLANS

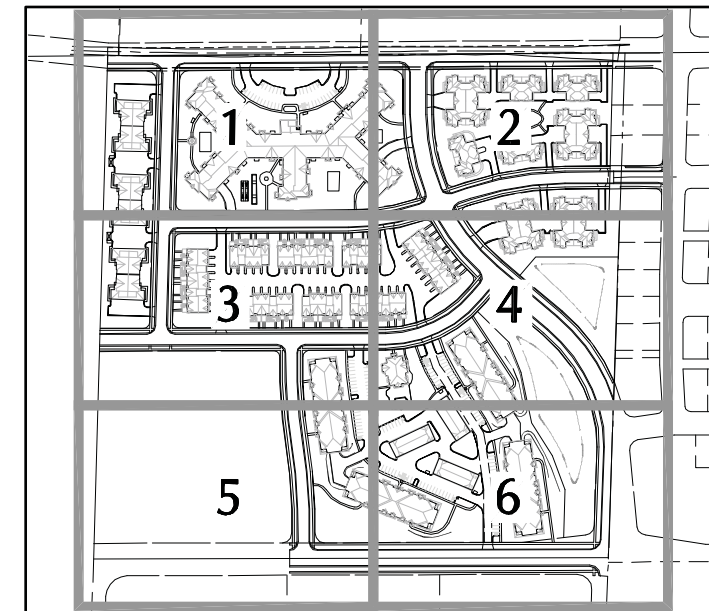
CITY OF MADISON, WISCONSIN



17700 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuudelko@trioeng.com



VICINITY MAP
NOT TO SCALE



SHEET INDEX MAP

(TYPICAL SHEET ORDER FOR SITE PLANS, GRADING PLANS, & UTILITY PLANS)
SCALE: 1" = 250'

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0-C1.6	- SITE DEVELOPMENT PLANS
C2.0-C2.6	- MASTER GRADING & DRAINAGE PLANS
C3.0-C3.7	- SITE UTILITY PLANS
C4.0-C4.2	- EROSION CONTROL PLANS
C5.0	- CONSTRUCTION DETAILS



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

PROJECT:
HIGHLANDS COMMUNITY
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeway Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION

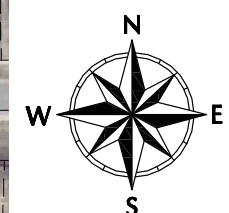
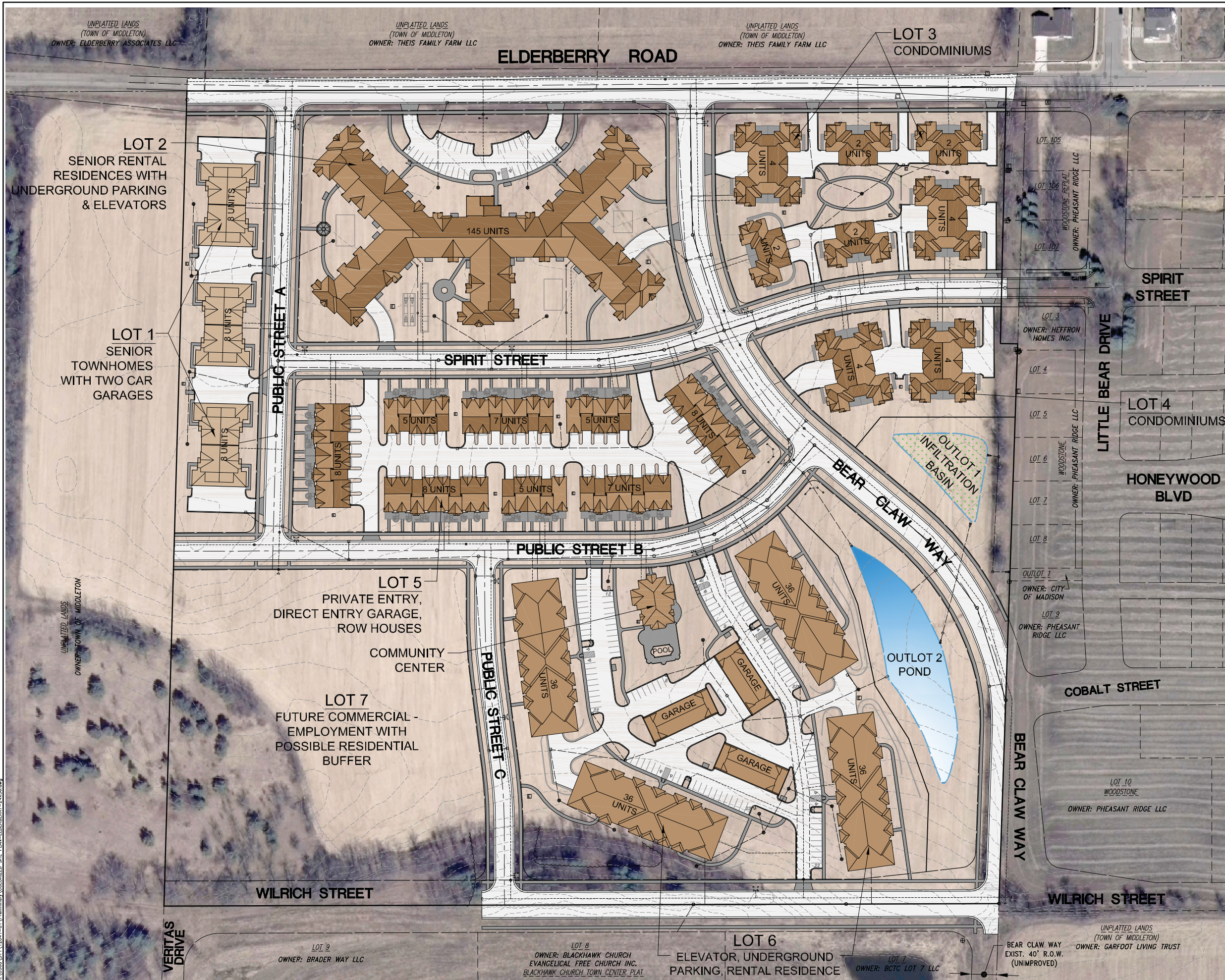
DATE:
MARCH 6, 2013

JOB NUMBER:
12041

DESCRIPTION:
COVER SHEET

SHEET

T1



HIGHLANDS COMMUNITY

ELDERBERRY NEIGHBORHOOD

CITY OF MADISON, WISCONSIN

DEVELOPMENT SUMMARY

- SITE ADDRESS: 9601 ELDERBERRY ROAD
- TOTAL SITE AREA = 40.10 ACRES
- EXIST. PROPERTY AREA = 39.10 ACRES
(EXCLUDING 33' ELDERBERRY R.O.W.)
- PROP. PROPERTY AREA = 38.89 ACRES
(EXCLUDING 40' ELDERBERRY R.O.W.)
- FUTURE COMMERCIAL - EMPLOYMENT WITH POSSIBLE RESIDENTIAL BUFFER = 5.64 ACRES
- RESIDENTIAL AREA = 33.25 ACRES
- NET RESIDENTIAL AREA = 25.16 ACRES

- SENIOR RENTAL RESIDENCES WITH UNDERGROUND PARKING & ELEVATORS:
 - 1 - 145 UNIT = 145 UNITS
- SENIOR TOWNHOMES WITH TWO CAR GARAGES:
 - 3 - 8 UNIT/BLDG = 24 UNITS
- CONDOMINIUMS:
 - 4 - 2-UNIT & 4 - 4-UNIT = 24 UNITS
- PRIVATE ENTRY, DIRECT ENTRY GARAGE, ROW HOUSES:
 - 3 - 8-UNIT, 2 - 7-UNIT & 3 - 5-UNIT = 53 UNITS
- ELEVATOR, UNDERGROUND PARKING, RENTAL RESIDENCE:
 - 4 - 36 UNIT/BLDG = 144 UNITS
- TOTAL UNITS = 390 UNITS**

- GROSS SITE BUILDING COVERAGE = 296,070 S.F.
- NET RESIDENTIAL DENSITY = 15.50 UNITS/ACRE
- TOTAL SITE DENSITY = 10.03 UNITS/ACRE

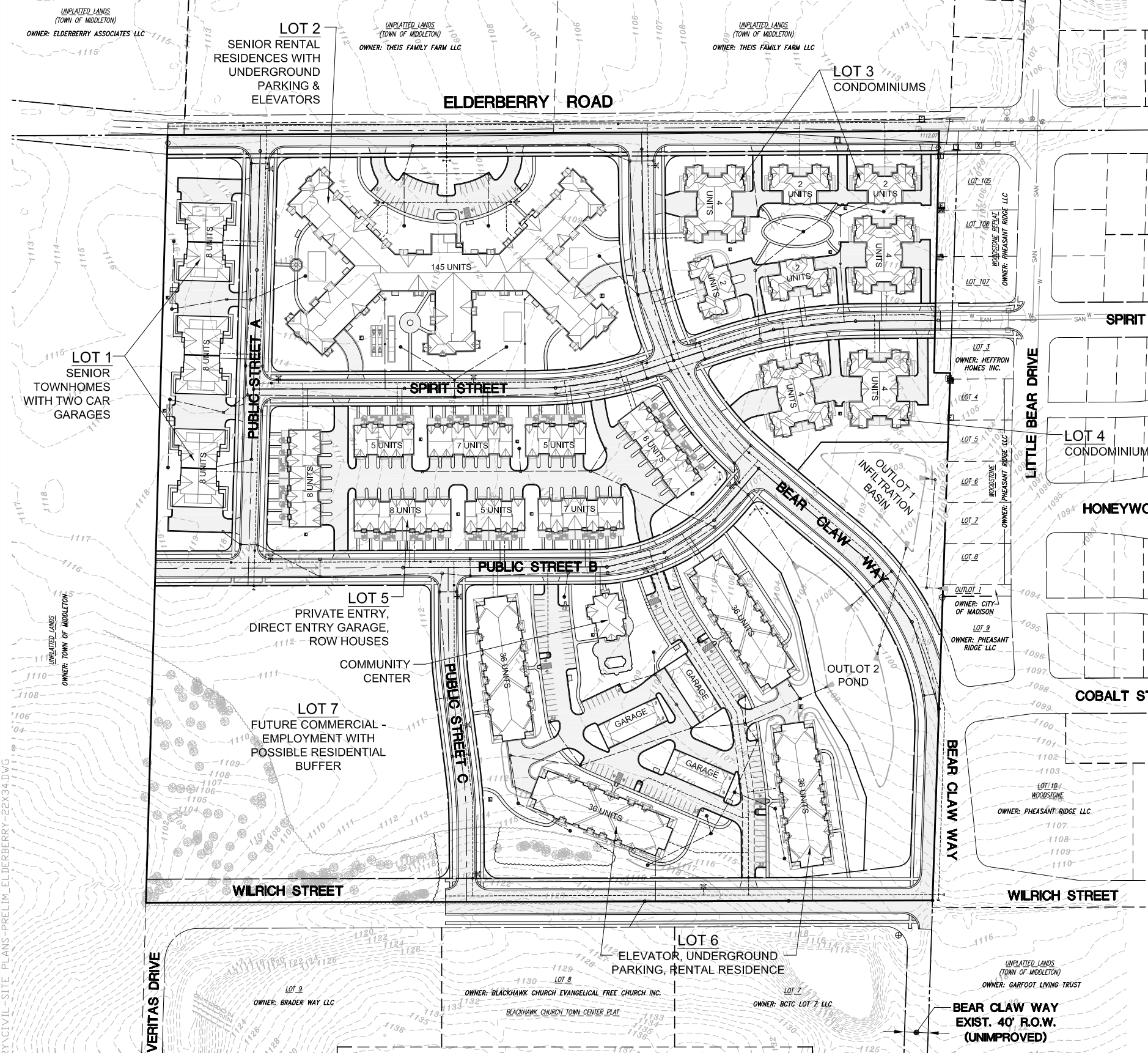
PARKING SUMMARY

- REQUIRED OFF STREET PARKING REQUIREMENTS PER ZONING CODE FOR MULTI-FAMILY DWELLING:
- MINIMUM = 1 PER DWELLING
 - MAXIMUM = 2.5 PER DWELLING
- SENIOR RENTAL RESIDENCES: REQ'D = 145 SPACES
 - UNDERGROUND = 145
 - SURFACE = 37
 - TOTAL = 182 (1.26/UNIT)
 - (2 HC ACCESSIBLE GUEST SPACES)
 - SENIOR TOWNHOMES: REQ'D = 24 SPACES
 - GARAGE = 48
 - TOTAL = 48 (2.00/UNIT)
 - CONDOMINIUMS: REQ'D = 24 SPACES
 - GARAGE = 48
 - TOTAL = 48 (2.00/UNIT)
 - ROW HOUSES: REQ'D = 53 SPACES
 - GARAGE = 106
 - TOTAL = 106 (2.00/UNIT)
 - ELEVATOR, UNDERGROUND PARKING, RENTAL RESIDENCE: REQ'D = 144 SPACES
 - UNDERGROUND = 144
 - SURFACE GARAGES = 54
 - SURFACE = 88
 - TOTAL = 286 (1.99/UNIT)
 - (8 HC ACCESSIBLE SPACES)

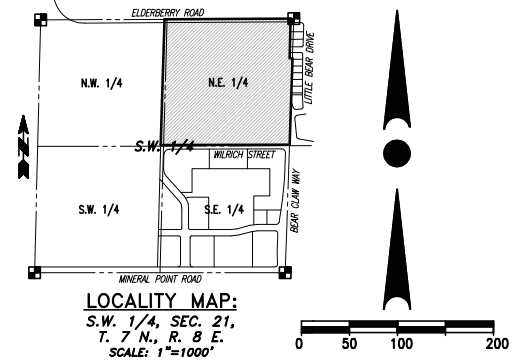
NOTE: VISITOR PARKING FOR SENIOR TOWNHOMES AND ROW HOUSES IS PROVIDED IN DRIVEWAY IN FRONT OF EACH UNITS GARAGE.

- COMMUNITY CENTER: 29 SPACES (2 HC ACCESSIBLE SPACES)

H:\CS200\311\12041-01\1\preliminary\COLORIZED SITE PLAN-ELDERBERRY-24x36.dwg



- LEGEND:**
- SAN — EXISTING SANITARY SEWER
 - W — EXISTING WATER MAIN
 - H — EXISTING HYDRANT
 - ST — EXISTING STORM SEWER
 - S — EXISTING STORM MANHOLE
 - I — EXISTING STORM INLET
 - — PROPOSED SANITARY SEWER
 - — PROPOSED SANITARY MANHOLE
 - — PROPOSED WATER MAIN
 - — PROPOSED HYDRANT
 - — PROPOSED STORM SEWER
 - — PROPOSED STORM MANHOLE
 - — PROPOSED STORM INLET
 - — PROPOSED STORM END SECTION



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- FUTURE COMMERCIAL - EMPLOYMENT WITH POSSIBLE RESIDENTIAL BUFFER = 5.64 ACRES
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- NET RESIDENTIAL AREA = 25.16 ACRES

SENIOR RENTAL RESIDENCES WITH UNDERGROUND PARKING & ELEVATORS:

- 1 - 145 UNIT = 145 UNITS
- SENIOR TOWNHOMES WITH TWO CAR GARAGES: 3 - 8 UNIT/BLDG = 24 UNITS
- CONDOMINIUMS: 4 - 2-UNIT & 4 - 4-UNIT = 24 UNITS

PRIVATE ENTRY, DIRECT ENTRY GARAGE, ROW HOUSES:

- 3 - 8-UNIT, 2 - 7-UNIT & 3 - 5-UNIT = 53 UNITS
- ELEVATOR, UNDERGROUND PARKING, RENTAL RESIDENCE: 4 - 36 UNIT/BLDG = 144 UNITS

TOTAL UNITS = 390 UNITS

- GROSS SITE BUILDING COVERAGE = 296,070 S.F.
- NET RESIDENTIAL DENSITY = 15.50 UNITS/ACRE
- TOTAL SITE DENSITY = 10.03 UNITS/ACRE

Senior Rental Residences		Total No. Bedrooms	Total Buildings
Residence Mix	Mix Count	Per Building	Per Building
One Bedroom/One Bath	27	27	
One Bedroom/One Bath/Den	3	3	
Two Bedroom/One Bath	26	52	
Two Bedroom/Two Bath	58	116	
Two Bedroom/Two Bath/Great Room	31	62	
Total	145	260	1

Senior Townhomes		Total No. Bedrooms	Total Buildings	Total Residences	Total No. Bedrooms On Lot
Residence Mix Per Building	Mix Count	Per Building	Per Building	Per Building	Per Building
Two Bedroom/Two Bath	8	16	3	24	48

Single Family Attached Row House		Total No. Bedrooms	Total Buildings	Total Residences	Total No. Bedrooms On Lot
Residence Mix Per Building	Mix Count	Per Building	Per Building	Per Building	Per Building
Two Bedroom/Two and 1/2 Bath	5	10	3	15	30
Two Bedroom/Two and 1/2 Bath	7	14	2	14	28
Two Bedroom/Two and 1/2 Bath	8	16	3	24	48
Total			8	53	106

Rental Residences		Total No. Bedrooms	Total Buildings	Total Residences	Total No. Bedrooms On Lot
Residence Mix Per Building	Mix Count	Per Building	Per Building	Per Building	Per Building
One Bedroom/One Bath	12	12		48	48
Two Bedroom/One Bath	7	14		28	56
Two Bedroom/Two Bath	17	34		68	136
Total	36	60	4	144	240

Condominiums		Total No. Bedrooms	Total Buildings	Total Residences	Total No. Bedrooms On Lot
Residence Mix Per Building	Mix Count	Per Building	Per Building	Per Building	Per Building
Two Bedroom/Two Bath	4	8	4	16	32
Two Bedroom/Two Bath	2	4	4	8	16
Total			8	24	48

Five Housing Components Total		Total No. Bedrooms	Total No. Buildings
Residence Mix	Mix Count	Count	Count
One Bedroom/One Bath	75	75	
One Bedroom/One Bath/Den	3	3	
Two Bedroom/One Bath	54	108	
Two Bedroom/Two Bath	227	454	
Two Bedroom/Two Bath/Great Room	31	62	
Total	390	702	24

PLACES OF ASSEMBLY

SENIOR RENTAL BUILDING:
FOUR SEASONS/HEARTH-SIDE ROOM
CAPACITY = 140 PEOPLE

COMMUNITY CENTER:
CAPACITY = 124 PEOPLE

HIGHLANDS COMMUNITY - ELDERBERRY NEIGHBORHOOD							
TRADITIONAL RESIDENTIAL - URBAN DISTRICTS TR-U1 DISTRICT ZONING REQUIREMENTS							
	Multi-Family TR-U1 District Requirements (>8 units)	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	Proposed Lot 5	Proposed Lot 6
Lot Area (sq. ft.)	1,000 d.u. + 300 per bedroom >2	85,775	215,560	122,124	63,934	180,113	317,298
	Actual per d.u. =	3,574	1,487	7,633	7,992	3,398	2,203
	Req'd	24,000	145,000	16,000	8,000	53,000	144,000
Lot Width	50 ft.	± 650 ft.	± 580 ft.	± 300 ft.	± 170 ft.	± 240 ft.	± 550 ft.
Front Yard Setback	15 ft. or avg.	16 ft.	19 ft.	15 ft.	19 ft.	15 ft.	16 ft.
Maximum Front Yard Setback	30 ft. max.	16 ft. max.	19 ft. max.	18 ft. max.	20 ft. max.	15 ft. max.	N/A
Side Yard Setback	10 ft.	73 ft.	20 ft.	39 ft.	45 ft.	21 ft.	N/A
Rev. Corner Side Yard Setback	12 ft.	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard Setback	25 ft.	25 ft.	25 ft.	N/A	N/A	N/A	25 ft.
Maximum Height	5 stories / 65 ft.	2 stories max.	3 stories max./ 44 ft.	2 stories max.	2 stories max.	3 stories max./ 44 ft.	3 stories max./ 44 ft.
Maximum Lot Coverage	75%	61.8%	46.6%	57.5%	54.2%	68.2%	56.6%
Usable Open Space (sq. ft. per d.u.)	320	>320	>320	>320	>320	>320	>320
	Actual Usable Open Space per d.u. =	341	589	1472	869	470	395
	Total Usable Open Space =	8,190	85,400	23,550	6,950	24,890	56,870
	Total Open Space =	32,803	115,067	51,902	29,291	57,353	137,616
Total Building Coverage Area (s.f.)		29,292 (Bldgs)	68,353 (Bldgs)	37,897 (Bldgs)	18,998 (Bldgs)	58,220 (Bldgs)	3,932 (Clubhouse) 64,800 (Bldgs) 14,559 (Garage)
Total Floor Area (s.f.)		58,584	205,059	37,897	18,998	144,187	198,332
Floor Area Ratio (F.A.R.)		0.68	0.95	0.31	0.30	0.80	0.63

Parking Summary
Code Requirement: Minimum = 1 Per Dwelling; Maximum = 2.5 Per Dwelling Unit

	Number of Residences	Underground	Surface	Garages	Total	Total Per Dwelling Unit	Surface HC
Senior Rental Residences	145	145	37	-	182	1.26	2
Senior Townhomes	24	-	-	48	48	2.00	
Condominiums	24	-	-	48	48	2.00	
Row Houses	53	-	-	106	106	2.00	
Rental Residences	144	144	88	54	286	1.99	8
Community Center	-	-	29	-	-	-	-
Total	390	289	125	256	670		10

NOTE: VISITOR PARKING FOR SENIOR TOWNHOMES AND ROW HOUSES IS PROVIDED IN DRIVEWAY IN FRONT OF EACH UNITS GARAGE.

Bike Parking
Code Requirement: 1 Per Dwelling Unit up to 2 Bedrooms; 1/2 Space Per Additional Bedroom; 1 Guest Space Per 10 Dwelling Units

	Underground	Surface	Garages	Total
Senior Rental Residences	145	15	-	160
Senior Townhomes	-	10	24	34
Condominiums	-	3	24	27
Row Houses	-	-	53	53
Rental Residences	-	16	144	160
Community Center	-	-	-	-
Total	145	44	245	434

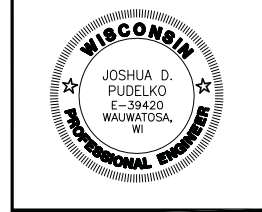
Building Square Footages

	Basement	Garage	2-Car Tandem Garage	1st Floor	2nd Floor	3rd Floor	Total 1st, 2nd, 3rd Floor	Total
Senior Rental Residences	64,741	0	0	66,039	64,077	64,651	194,767	259,508
Senior Townhomes	0	9,645	0	13,749	18,648	0	32,397	42,042
Condominiums	0	14,248	0	39,752	0	0	39,752	54,000
Row Houses	0	17,316	11,696	24,069	53,081	53,488	130,638	159,650
Rental Residences	62,816	0	0	62,324	62,324	62,324	186,972	249,788
Garages-Rental Residences	0	13,641	0	0	0	0	0	13,641
Community Center	0	0	0	3,648	0	0	3,648	3,648
Total	127,557	54,850	11,696	209,581	198,130	180,463	588,174	782,272



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17700 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1461
EMAIL: jpuudelko@trioeng.com

PROJECT:
HIGHLANDS COMMUNITY
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI

BY: United Financial Group, Inc.
660 W. Ridgeway Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION

DATE:
MARCH 6, 2013

JOB NUMBER:
12041

DESCRIPTION:
OVERALL SITE DEVELOPMENT PLAN

SHEET

C1.0

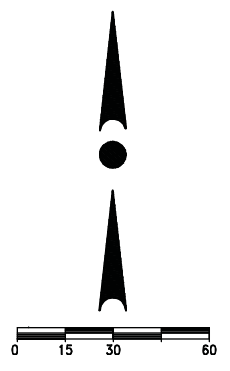
UNPLATTED LANDS
(TOWN OF MIDDLETON)
OWNER: ELDERBERRY ASSOCIATES LLC

UNPLATTED LANDS
(TOWN OF MIDDLETON)
OWNER: THEIS FAMILY FARM LLC

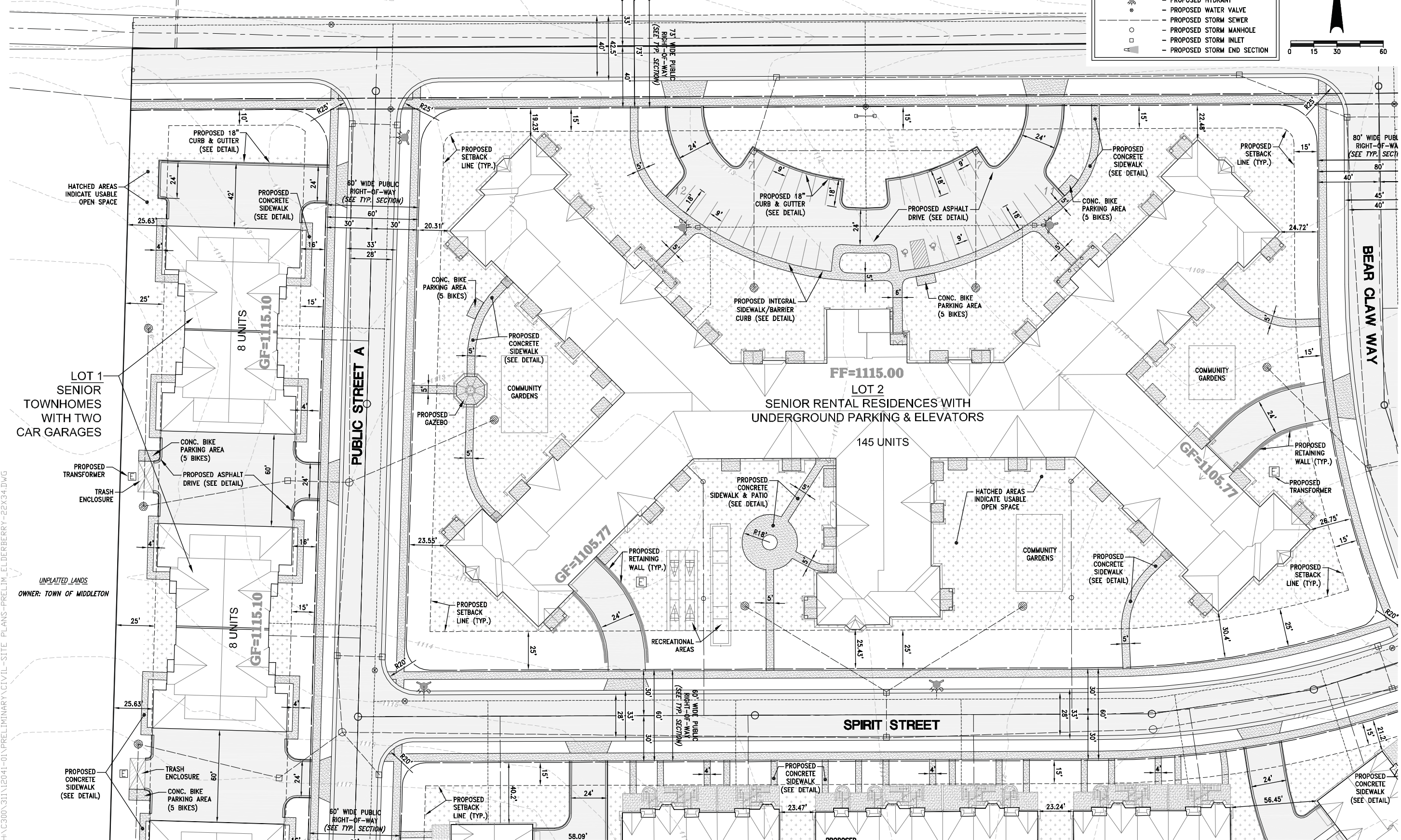
ELDERBERRY ROAD

LEGEND:

— SAN —	— EXISTING SANITARY SEWER
○	— EXISTING SANITARY MANHOLE
— W —	— EXISTING WATER MAIN
— ST —	— EXISTING HYDRANT
—	— EXISTING STORM SEWER
○	— EXISTING STORM MANHOLE
□	— EXISTING STORM INLET
—	— PROPOSED SANITARY SEWER
○	— PROPOSED SANITARY MANHOLE
—	— PROPOSED WATER MAIN
○	— PROPOSED HYDRANT
—	— PROPOSED WATER VALVE
—	— PROPOSED STORM SEWER
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DESCRIPTION:
SITE
DEVELOPMENT
PLAN

SHEET
C1.1

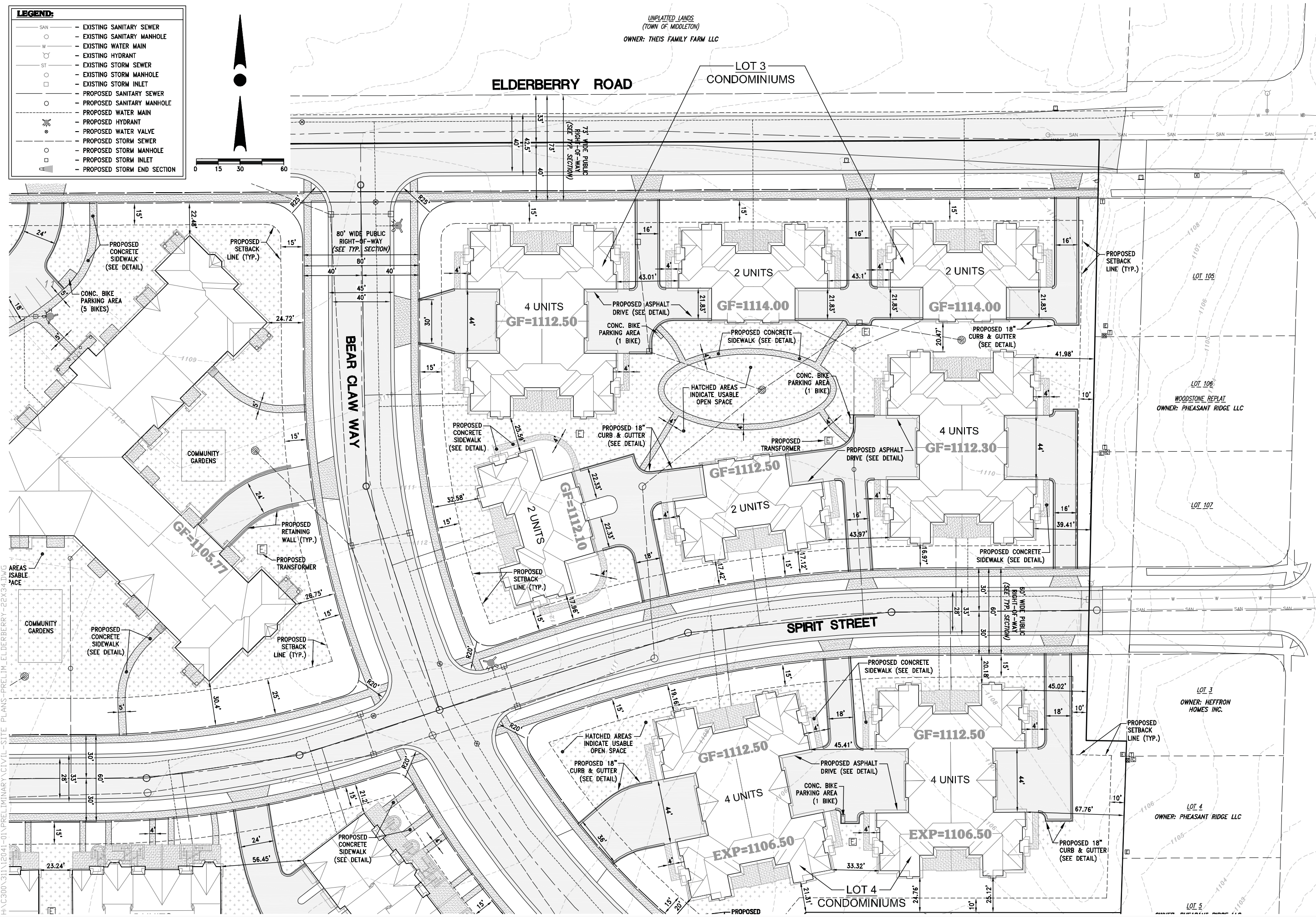
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LEGEND:

SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
○	EXISTING HYDRANT
ST	EXISTING STORM SEWER
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—	PROPOSED STORM END SECTION



UNPLATTED LANDS
(TOWN OF MIDDLETON)
OWNER: THIS FAMILY FARM LLC



17700 W. CAPITOL DRIVE
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HIGHLANDS COMMUNITY
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI

BY: United Financial Group, Inc.
660 W. Ridgeway Drive
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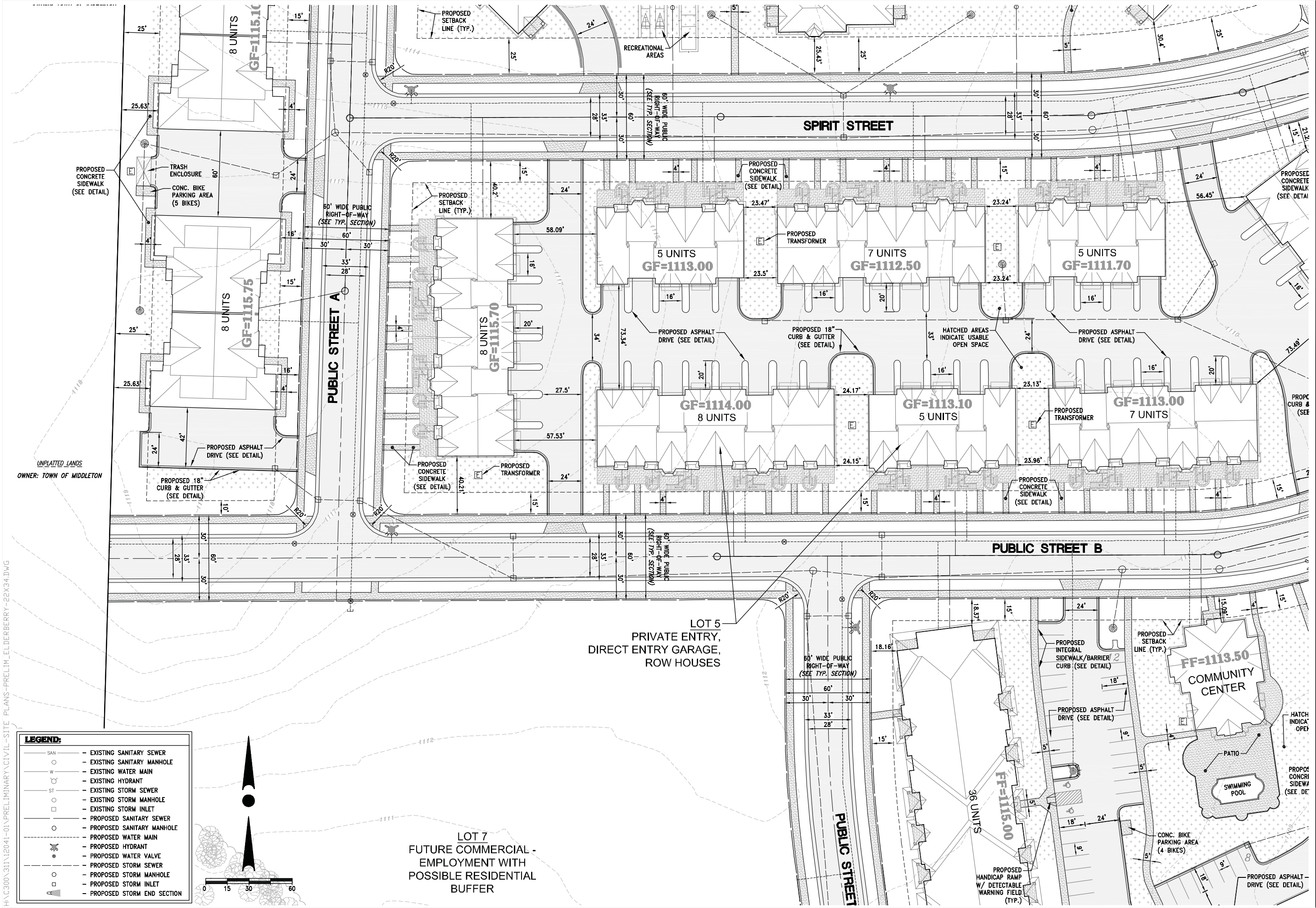
JOB NUMBER:
12041

DESCRIPTION:
SITE
DEVELOPMENT
PLAN

SHEET

C1.2

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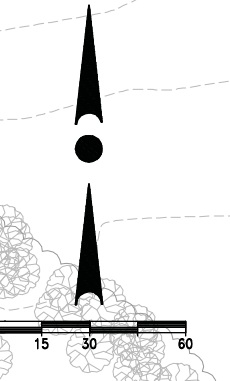


UNPLATTED LANDS
OWNER: TOWN OF MIDDLETON

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LEGEND:

- SAN — EXISTING SANITARY SEWER
- — EXISTING SANITARY MANHOLE
- W — EXISTING WATER MAIN
- H — EXISTING HYDRANT
- ST — EXISTING STORM SEWER
- — EXISTING STORM MANHOLE
- — EXISTING STORM INLET
- ○ — PROPOSED SANITARY SEWER
- — PROPOSED SANITARY MANHOLE
- ○ — PROPOSED WATER MAIN
- ○ — PROPOSED HYDRANT
- ○ — PROPOSED WATER VALVE
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- — PROPOSED STORM MANHOLE
- — PROPOSED STORM INLET
- ○ — PROPOSED STORM END SECTION



LOT 5
PRIVATE ENTRY,
DIRECT ENTRY GARAGE,
ROW HOUSES

LOT 7
FUTURE COMMERCIAL -
EMPLOYMENT WITH
POSSIBLE RESIDENTIAL
BUFFER

WISCONSIN
PROFESSIONAL ENGINEER

JOSHUA D. PUDELKO
E-39420
WALWATOSA, WI

TRIO
DESIGN & LAND SURVEYING
CIVIL ENGINEERING

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HIGHLANDS COMMUNITY
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI

BY: United Financial Group, Inc.
660 W. Ridgeway Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION

DATE:
MARCH 6, 2013

JOB NUMBER:
12041

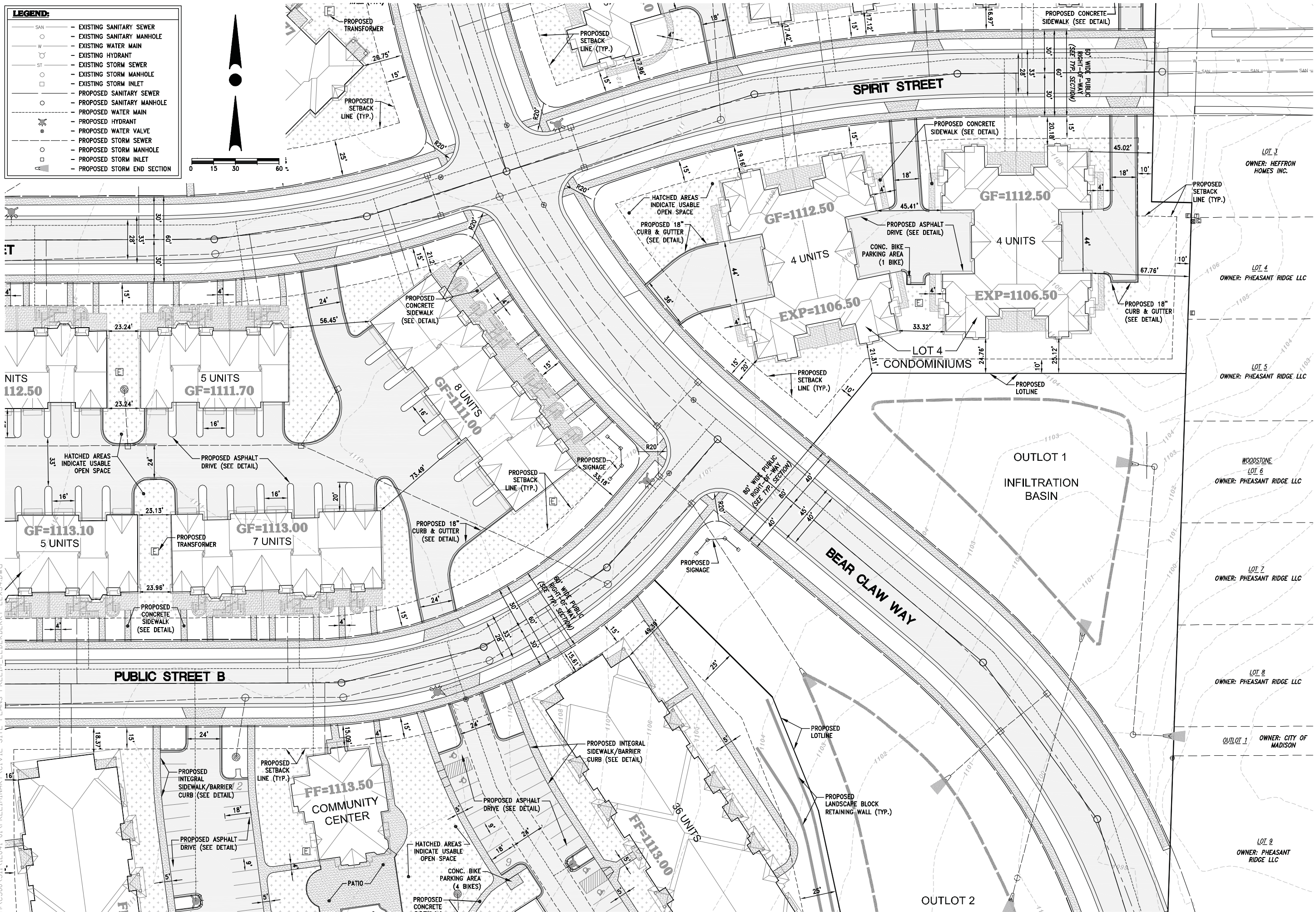
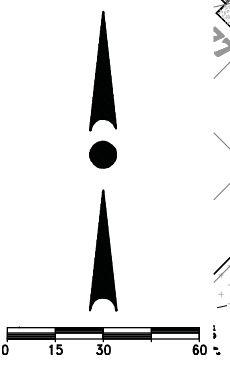
DESCRIPTION:
SITE
DEVELOPMENT
PLAN

SHEET

C1.3

LEGEND:

- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING SANITARY MANHOLE
- - - - - EXISTING WATER MAIN
- - - - - EXISTING HYDRANT
- - - - - EXISTING STORM SEWER
- - - - - EXISTING STORM MANHOLE
- - - - - EXISTING STORM INLET
- - - - - PROPOSED SANITARY SEWER
- - - - - PROPOSED SANITARY MANHOLE
- - - - - PROPOSED WATER MAIN
- - - - - PROPOSED HYDRANT
- - - - - PROPOSED WATER VALVE
- - - - - PROPOSED STORM SEWER
- - - - - PROPOSED STORM MANHOLE
- - - - - PROPOSED STORM INLET
- - - - - PROPOSED STORM END SECTION



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17700 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
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EMAIL: jpuudelk@trioeng.com

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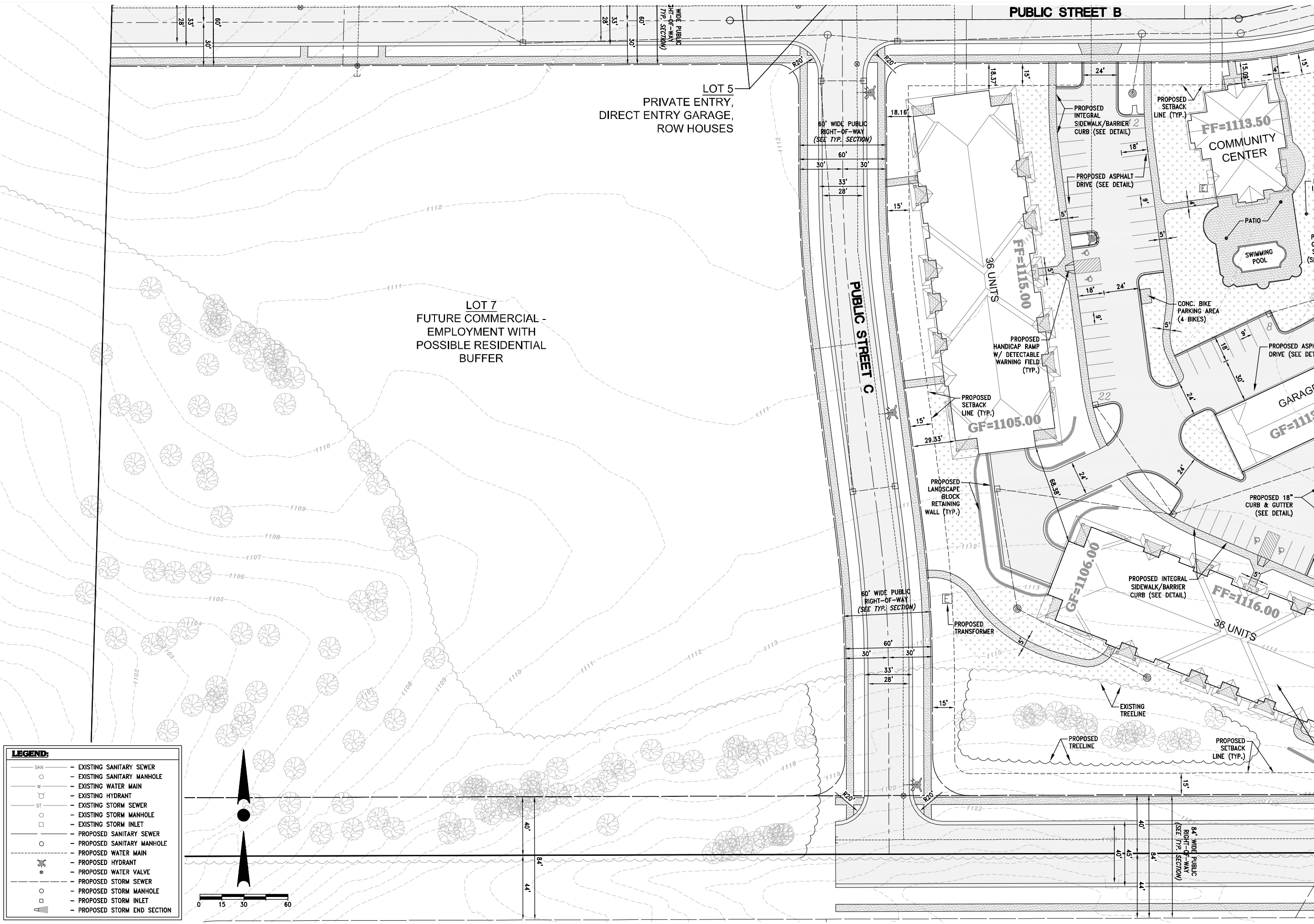
JOB NUMBER:
12041

DESCRIPTION:
SITE
DEVELOPMENT
PLAN

SHEET

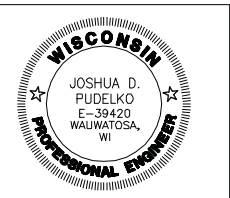
C1.4

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LEGEND:

— SAN	— EXISTING SANITARY SEWER
○	— EXISTING SANITARY MANHOLE
— W	— EXISTING WATER MAIN
⊕	— EXISTING HYDRANT
— ST	— EXISTING STORM SEWER
○	— EXISTING STORM MANHOLE
□	— EXISTING STORM INLET
—	— PROPOSED SANITARY SEWER
○	— PROPOSED SANITARY MANHOLE
—	— PROPOSED WATER MAIN
⊕	— PROPOSED HYDRANT
○	— PROPOSED WATER VALVE
—	— PROPOSED STORM SEWER
○	— PROPOSED STORM MANHOLE
□	— PROPOSED STORM INLET
—	— PROPOSED STORM END SECTION



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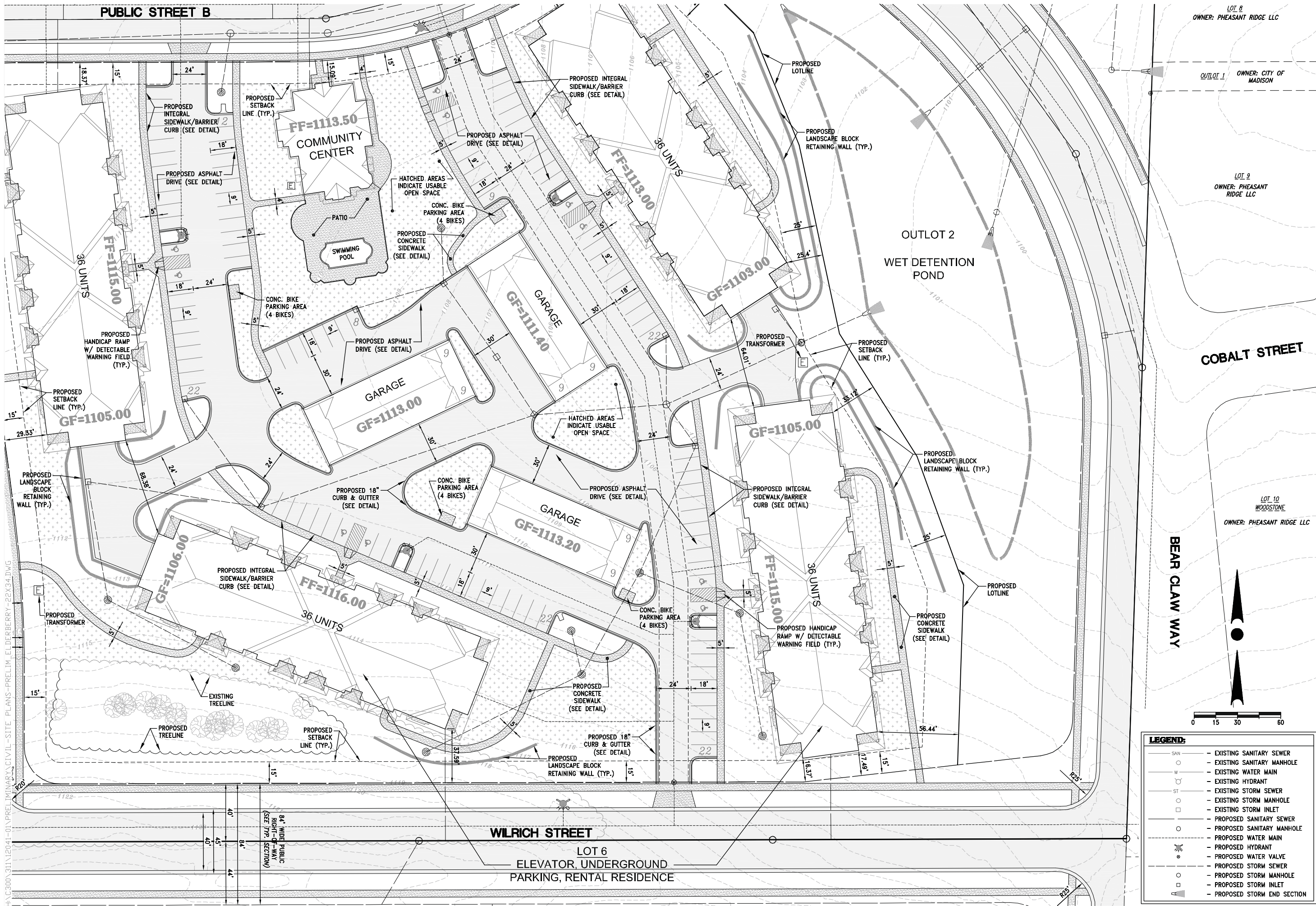
DATE	DESCRIPTION

DATE:
 MARCH 6, 2013

JOB NUMBER:
 12041

DESCRIPTION:
 SITE
 DEVELOPMENT
 PLAN

SHEET
C1.5



PROJECT:
HIGHLANDS COMMUNITY
 ELDERBERRY NEIGHBORHOOD
 CITY OF MADISON, WI
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 660 W. Ridgeway Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION

DATE:
 MARCH 6, 2013

JOB NUMBER:
 12041

DESCRIPTION:
 SITE DEVELOPMENT PLAN

SHEET
 C1.6

LEGEND:

— SAN	— EXISTING SANITARY SEWER
○	— EXISTING SANITARY MANHOLE
— W	— EXISTING WATER MAIN
○	— EXISTING HYDRANT
— ST	— EXISTING STORM SEWER
○	— EXISTING STORM MANHOLE
□	— EXISTING STORM INLET
○	— PROPOSED SANITARY SEWER
○	— PROPOSED SANITARY MANHOLE
—	— PROPOSED WATER MAIN
○	— PROPOSED HYDRANT
○	— PROPOSED WATER VALVE
—	— PROPOSED STORM SEWER
○	— PROPOSED STORM MANHOLE
□	— PROPOSED STORM INLET
—	— PROPOSED STORM END SECTION

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 84" WIDE PUBLIC RIGHT-OF-WAY (SEE TYP. SECTION)