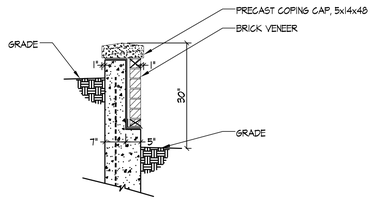

1 RETAINING WALL SECTION
1/2" = 1'-0"

SHEET INDEX:

SITE
C-1.1 SITE PLAN
C-1.2 FIRE DEPT ACCESS PLAN
C-2.1 SITE GRADING
C-3.1 SITE UTILITY
L-4.1 LANDSCAPE PLAN

ARCHITECTURAL

1. BASEMENT & FIRST FLOOR PLANS
2. SECOND,THIRD & FOURTH FLOOR PLANS
3. ELEVATIONS
4. ELEVATIONS

SITE DEVELOPMENT DATA:

DENSITIES:	
LOT AREA	33,000 Sq.Ft./ 0.75 ACRE
DWELLING UNITS	63 UNITS
LOT AREA / D.U.	523.8 Sq.Ft. / UNIT
DENSITY	84 UNITS / ACRE
DWELLING UNIT MIX:	
ONE BEDROOM	35
TWO BEDROOM	21
THREE BEDROOM	7
TOTAL	63
BUILDING HEIGHT:	4 STORIES (54' HIGH)
FLOOR AREA:	
Gross Floor Area (Excludes underground parking)	68,200 S.F.
FLOOR AREA RATIO =	2.0
VEHICLE PARKING STALLS:	
SURFACE	3
UNDERGROUND	63
TOTAL	66
RATIO	1.04 STALLS / UNIT
BICYCLE PARKING STALLS:	
SURFACE	24
UNDERGROUND	46
TOTAL (2'x6')	70 (50 units + .5(13 units) = 57 required)

FISH HATCHERY ROAD

RETAINING WALL SEE DETAIL 1

3' HIGH WROUGHT IRON FENCE

BRICK PIERS

EXISTING CURB & GUTTER

EXISTING SIDEWALK

EXISTING UTILITY POLES (TYP.)

EXISTING DRIVEWAY APPROACH TO BE REMOVED

STOP SIGN AT 7' HIGH

NEW CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH MADISON GENERAL ORD. SECTION 10.08(4)

S. BROOKS STREET

63 UNIT
63 UNDERGROUND PARKING STALLS
(4 STORY)

(3 STORY)

(3 STORY)

UNDERGROUND PARKING ENTRANCE

24 BIKE STALLS (2'X6' TYP.)

10'X85' LOADING ZONE

3 PARKING STALLS CONCRETE DRIVE

PERGOLA

5' HIGH WROUGHT IRON FENCE

6' HIGH WOOD FENCE

3' HIGH WROUGHT IRON FENCE

EXISTING BUILDING 1018 BROOKS STREET

EXISTING BUILDING 1029 HIGH STREET

EXISTING DRIVEWAY APPROACH TO BE REMOVED

HIGH STREET

TRUE NORTH

SITE PLAN
1" = 20'-0"

0 10 20 40 80
SCALE : 1" INCH = 20 FOOT (24"x36")

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608-836-3690 Fax 836-6934

Consultant

Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.

2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.

3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)

4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.

5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.

6. COMM 62.0500(11)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.

7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (3)(e) AND (3)(h)2d.). BIKE RACKS SHALL BE SINGLE POLE "CLASSIC BOLLARD" STYLE BY MADROX OR EQUIVALENT.

9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

Revisions
AMENDED PUD-GDP - NOVEMBER 3, 2010

Project Title
1012 Fish Hatchery Road

Drawing Title
Site Plan

Project No. 0928
Drawing No. C-1.1

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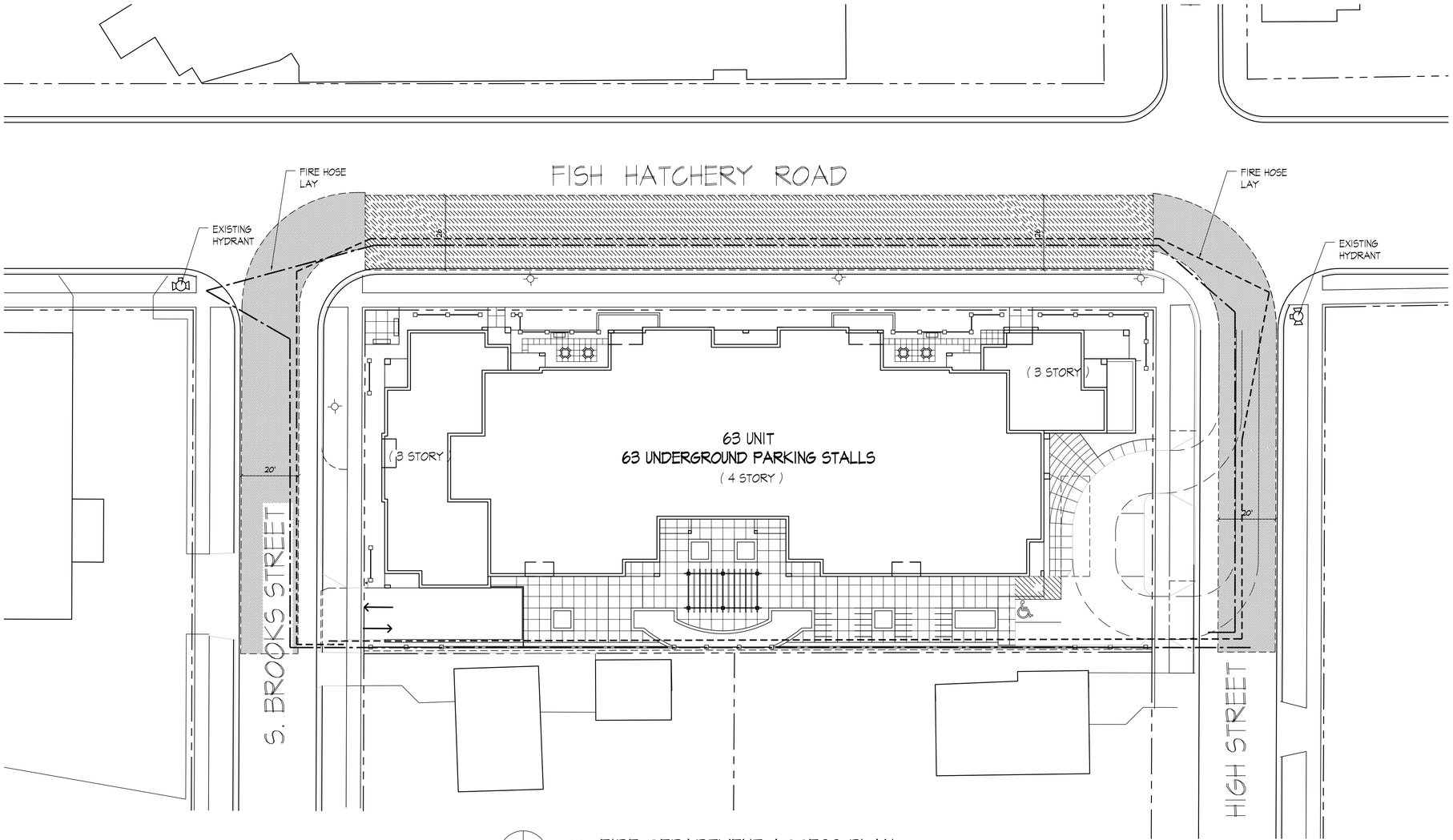

FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

TRUE NORTH

0 10 20 40 80

SCALE : 1" INCH = 20 FOOT (24"x36")

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Notes

1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.

2. = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH.)

Revisions
Plan Commission Submittal - Nov. 3, 2010

Project Title
1012 Fish Hatchery Road

Drawing Title
Fire Dept. Access Plan

Project No. 0928

Drawing No. C-1.2

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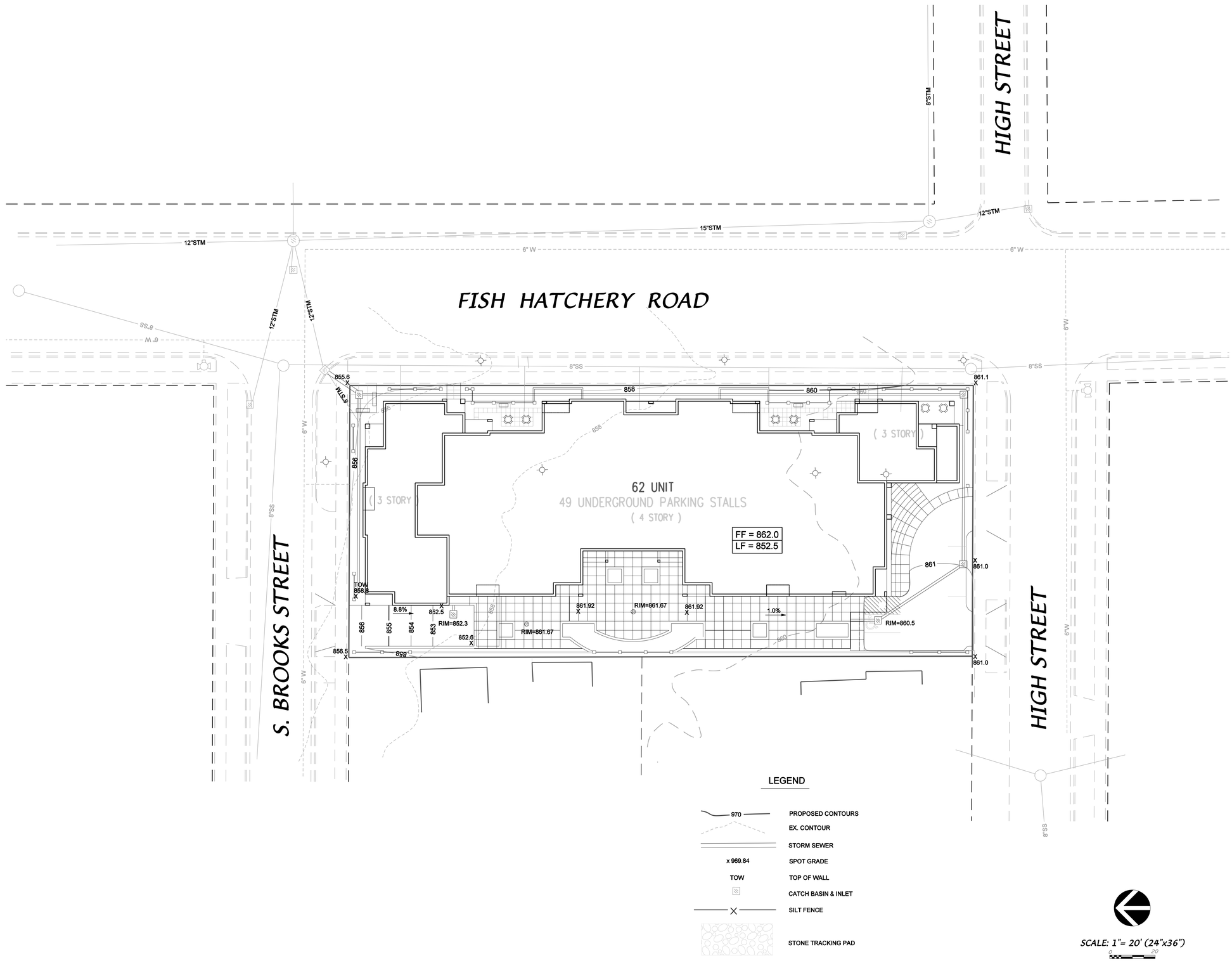

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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 09-03-105

Notes

Revisions

Plan Commission Submittal - Nov. 3, 2010

Project Title

1012 Fish Hatchery Road

Drawing Title

Preliminary Site Grading Plan

Project No. 0928

Drawing No. C-2.1

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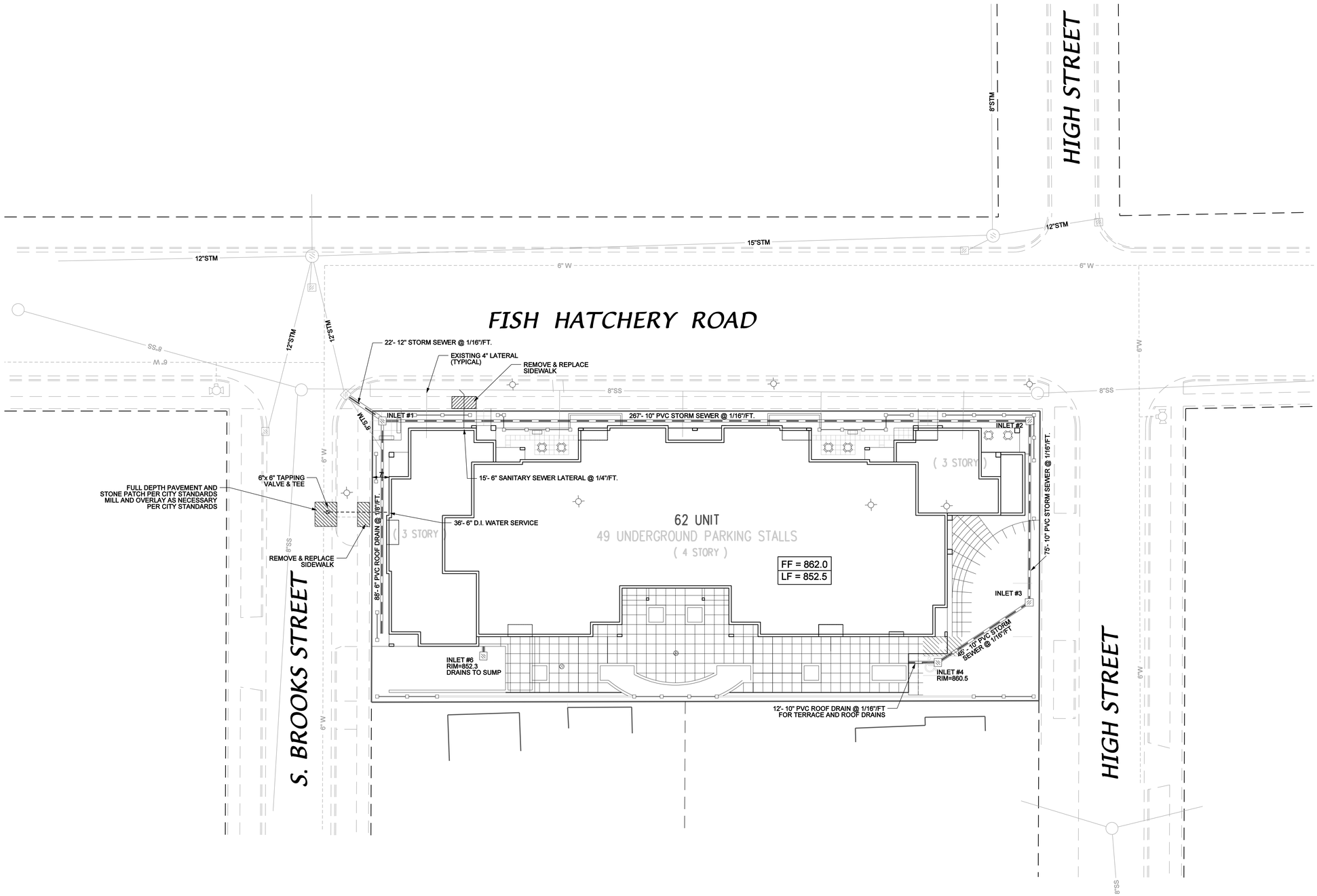

SITE UTILITY NOTES

1) The location of existing utilities shown on the plans are approximate. Protection of existing utilities is the Contractor's responsibility

2) All sanitary sewer, water main and storm sewer work shall conform with the City of Madison Standard Specifications.

3) All roof drains to be connected to the storm sewer with 6" PVC @ 1/4" per foot slope.

LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- STORM INLET

SCALE: 1"= 20' (24"x36")

0 20

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FN: 09-03-105

Notes

Revisions

Plan Commission Submittal - Nov. 3, 2010

Project Title

1012 Fish Hatchery Road

Drawing Title

Preliminary Site Utility Plan

Project No. 0928

Drawing No. C-3.1

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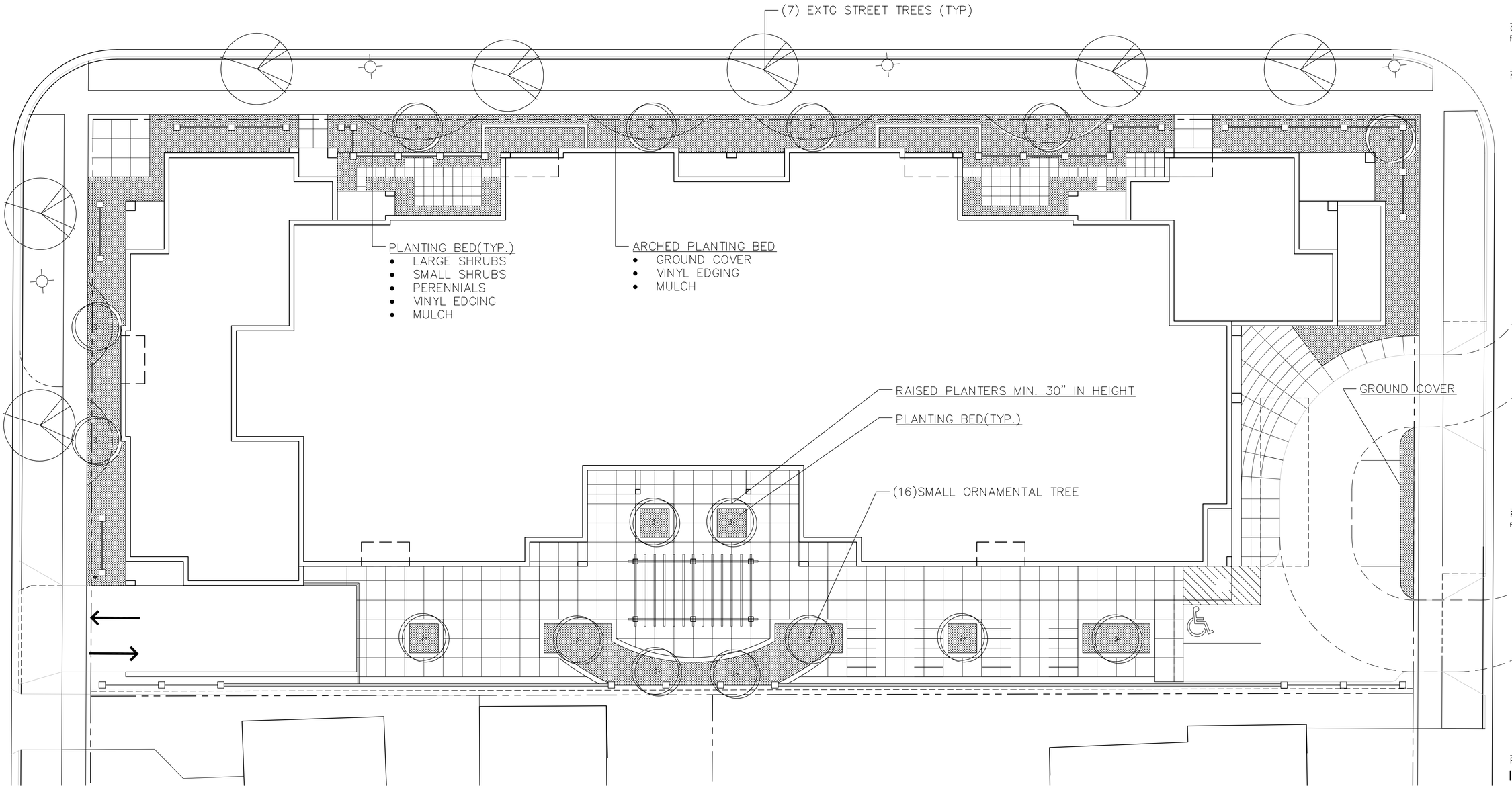

TRUE NORTH

LANDSCAPE PLAN

1" = 10'-0"

0 5 10 20 40

SCALE : 1" INCH = 10 FOOT (24"x36")

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Consultant
Paul Skidmore - Landscape Architect

Notes

Revisions
Plan Commission Submittal - Nov. 3, 2010

Project Title
1012 Fish Hatchery Road

Drawing Title
Landscape Plan

Project No. 0928

Drawing No. L-4.1

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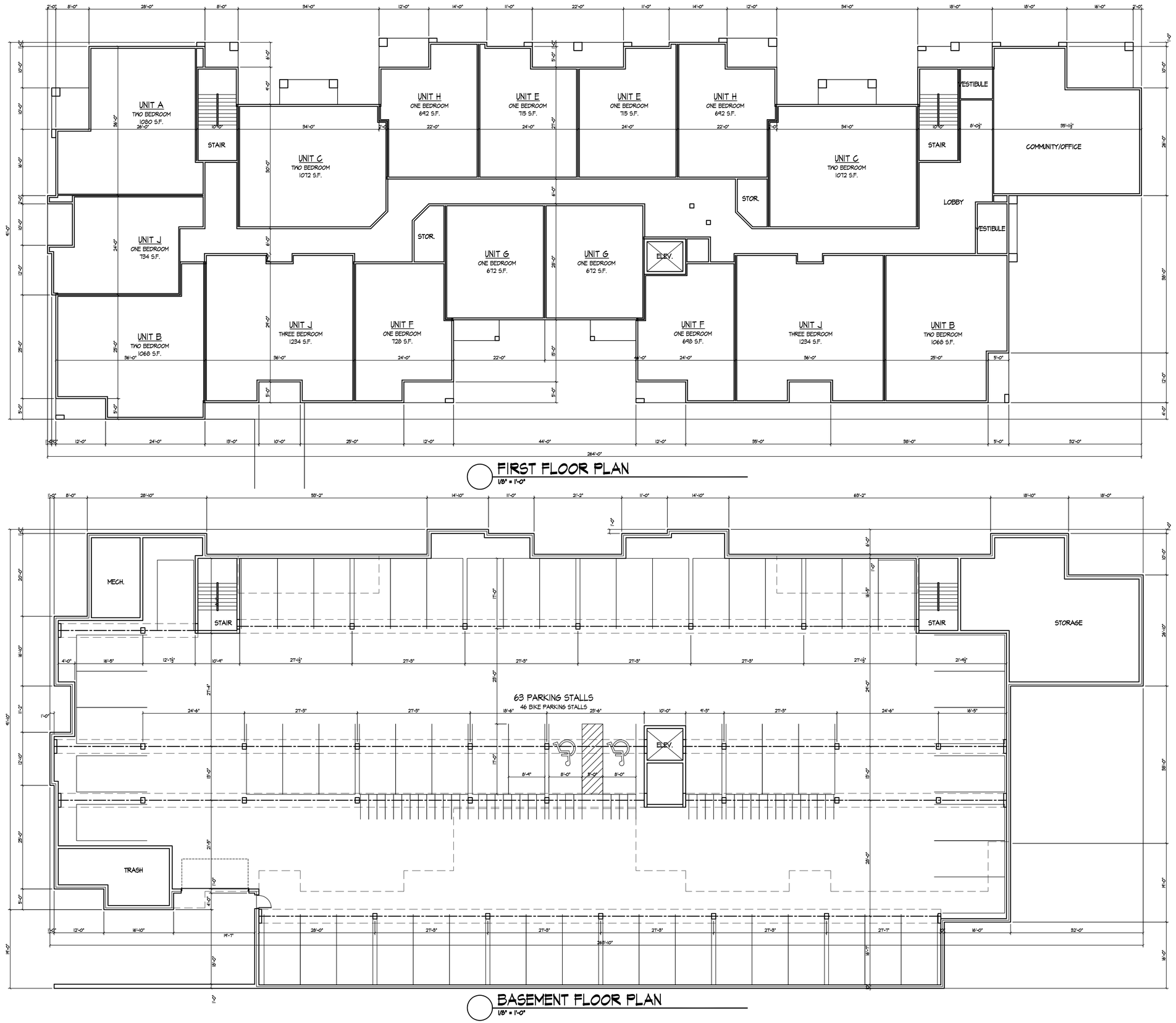

FIRST FLOOR PLAN
1/8" = 1'-0"

BASEMENT FLOOR PLAN
1/8" = 1'-0"

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Notes

Revisions

Plan Commission Submittal - Nov. 3, 2010

Project Title

1012 Fish Hatchery Road

Drawing Title

Basement & First Floor Plan

Project No. 0928

Drawing No. 1

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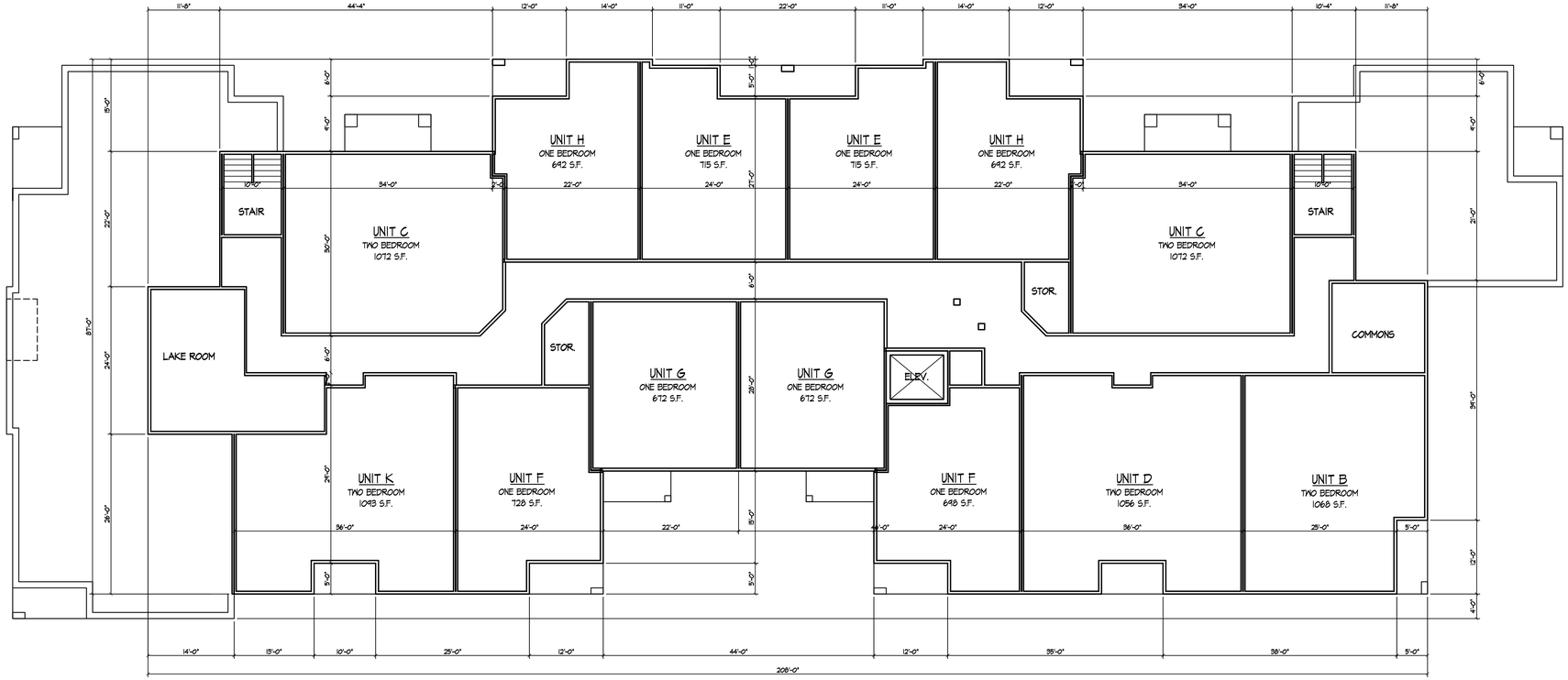
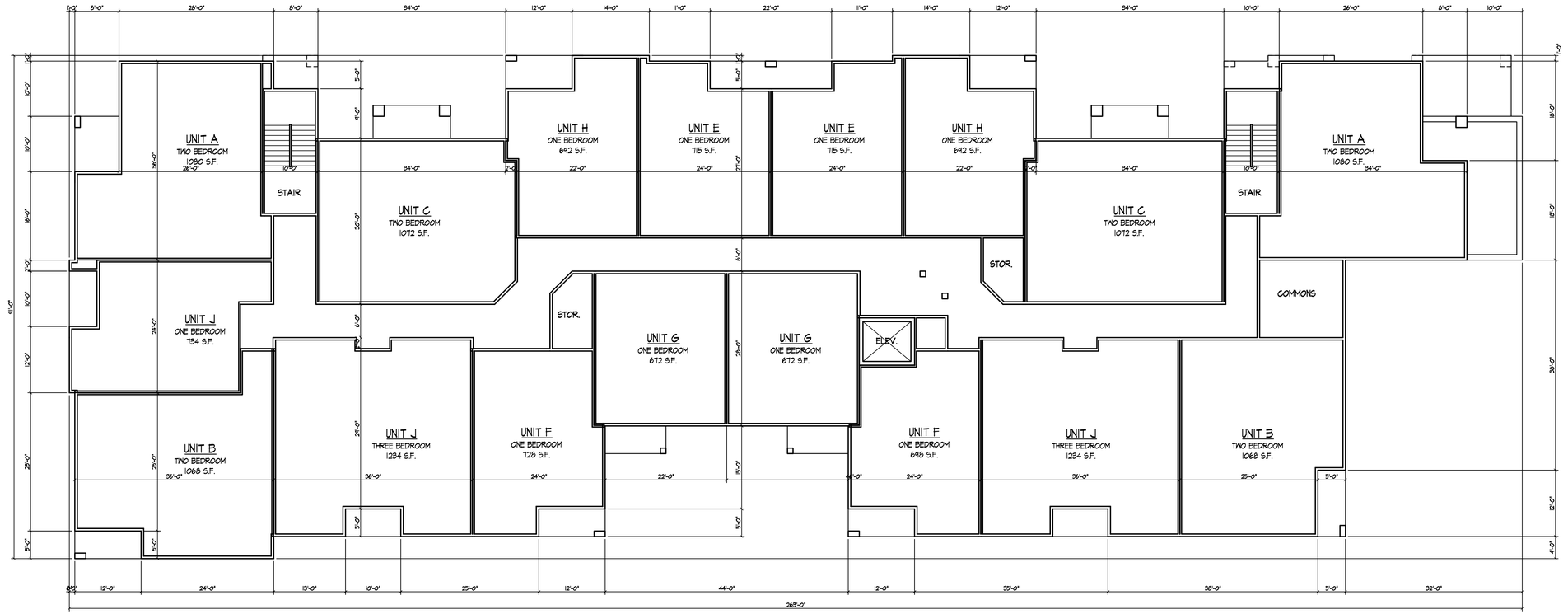


FOURTH FLOOR PLAN

1/8" = 1'-0"



SECOND & THIRD FLOOR PLAN

1/8" = 1'-0"

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Consultant

Notes

Revisions

Plan Commission Submittal - Nov. 3, 2010

Project Title

1012 Fish Hatchery Road

Drawing Title

Second, Third & Fourth Floor Plans

Project No. 0928

Drawing No. 2

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Notes

SOUTH ELEVATION ALONG HIGH STREET
3/32" = 1'-0"

EAST ELEVATION ALONG FISH HATCHERY
3/32" = 1'-0"

NORTH ELEVATION ALONG BROOK STREET
3/32" = 1'-0"

Revisions

Plan Commission Submittal -Nov. 3, 2010

Project Title

1012 Fish Hatchery Road

Drawing Title

Elevations

Project No. 0928

Drawing No. 3

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Notes

REAR ELEVATION
3/32" = 1'-0"

Revisions
Plan Commission - DEC. 14, 2009

Project Title
1012 Fish Hatchery Road

Drawing Title
Elevations

Project No. 0928

Drawing No. 4

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