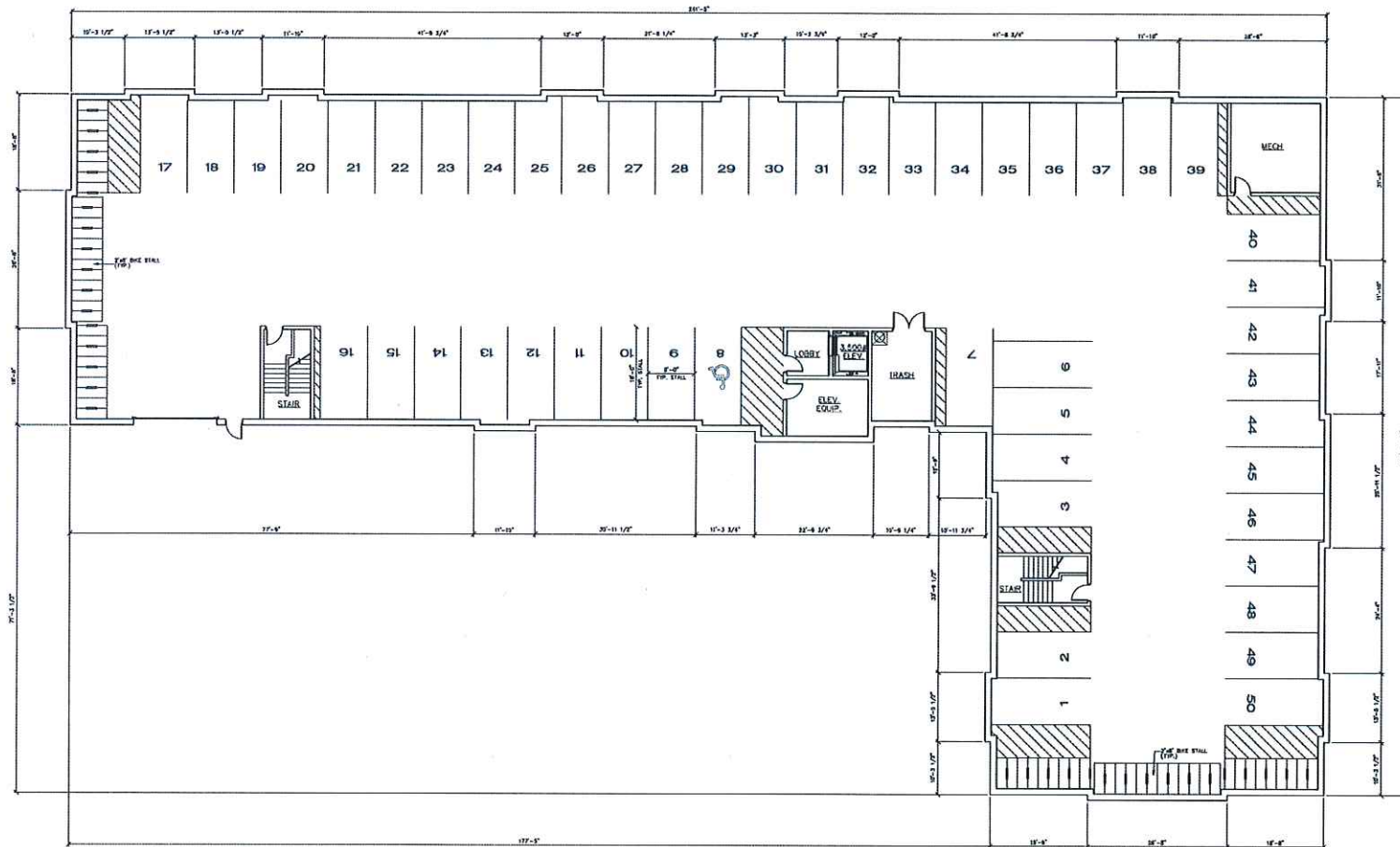




BUILDING INFORMATION:			
FLOOR AREA:	20,322 S.F.		
NUMBER OF PARKING:	TOTAL: 50 STALLS		
NUMBER OF BKE STALLS:	TOTAL: 60 STALLS		

**48-UNIT
UNDERGROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"
NORTH

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

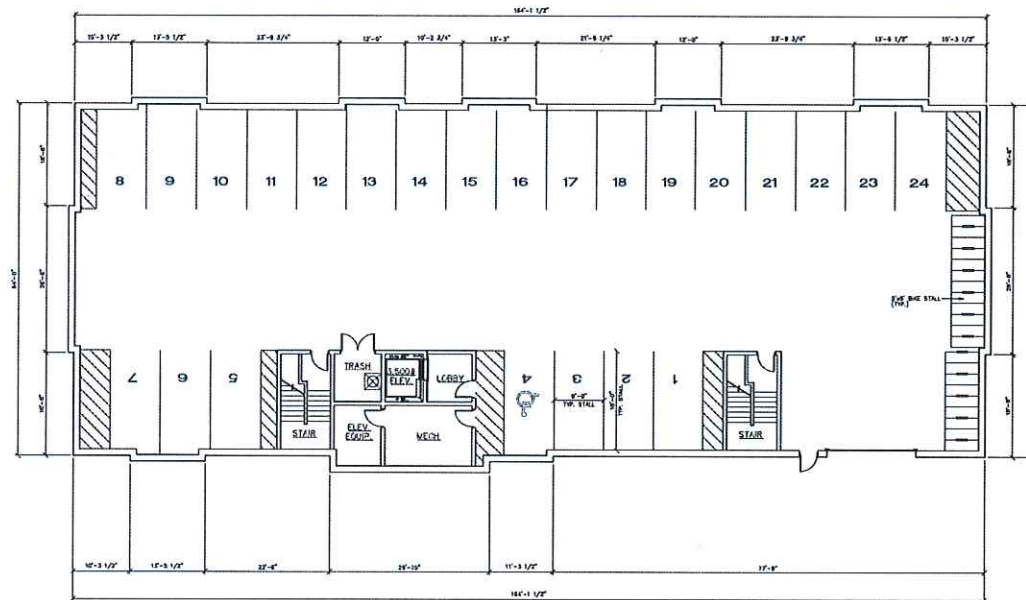
OWNER:
THE T.W. SATHIER COMPANY
1000 TENNYSON LANE, SUITE 201
MADISON, WI 53713

PROJECT:
PROPOSED DEVELOPMENT FOR
1000 TENNYSON LANE
TENNYSON BOULEVARD
MADISON, WISCONSIN

**PRELIMINARY
SHEET DATES:**
11-6-13
5-21-14
11-5-14

SHEET NUMBER
1309760
SHEET

A1.0a



BUILDING INFORMATION			
FLOOR AREA	10,733 S.F.		
NUMBER OF PARKING	TOTAL: 24 STALLS		
NUMBER OF BIKE STALLS	TOTAL: 21 STALLS		

**24-UNIT
UNDERGROUND FLOOR PLAN**

NORTH

SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:
THE TAYLOR COMPANY
1000 TENNYSON LANE, SUITE 201
MADISON, WI 53713

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSON RIDGE
TENNYSON LANE
MADISON, WISCONSIN

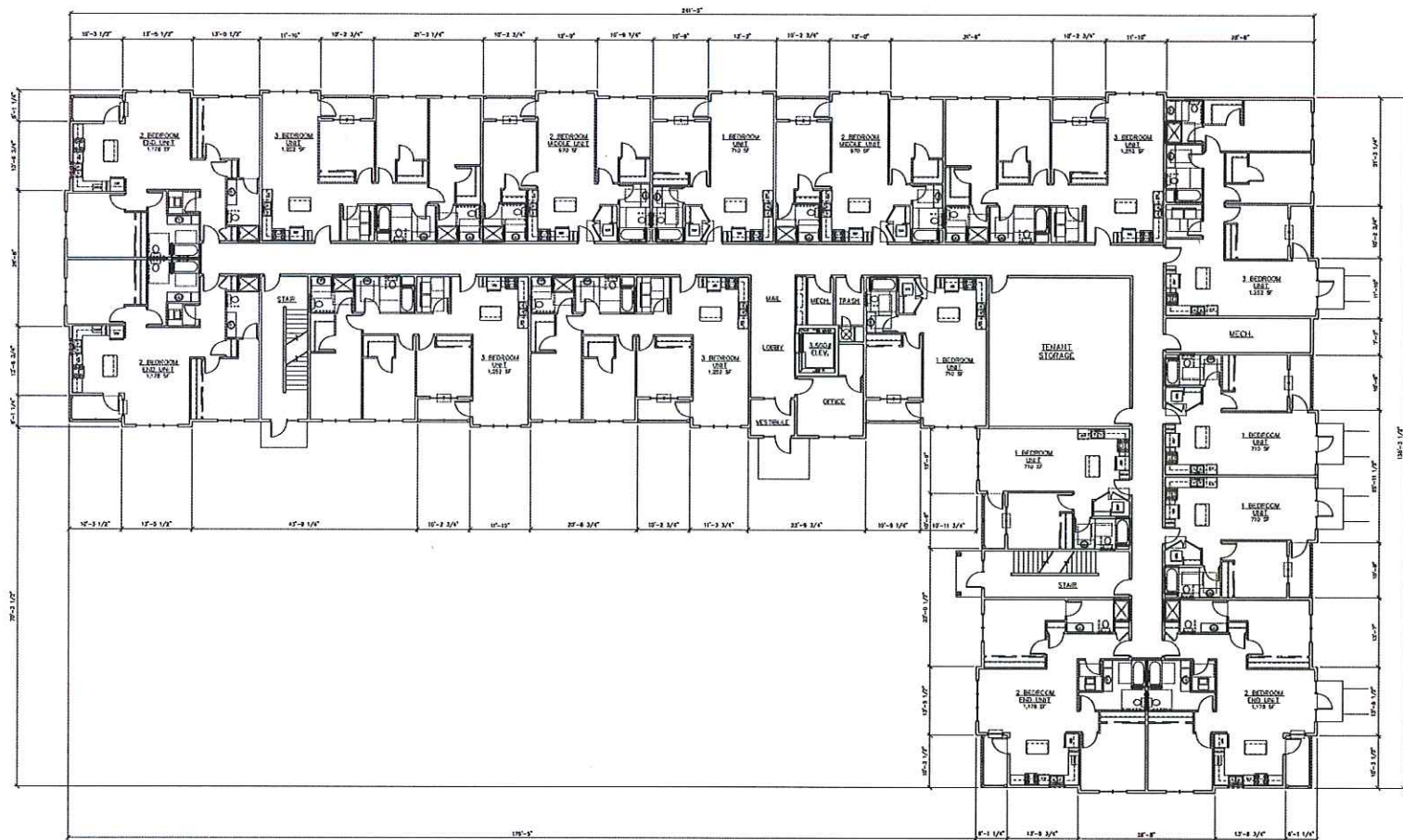
**PRELIMINARY
SHEET DATES:**

11-6-13
1-21-14
11-6-14

JOB NUMBER
1309700

SHEET

A1.0b



BUILDING INFORMATION:	
FLOOR AREA:	20,336 S.F. PER FLOOR X (3) FLOORS = 61,008 S.F. TOTAL (NOT INCLUDING PARKING GARAGE)
NUMBER OF UNITS:	TOTAL: 48 UNITS



**48-UNIT
FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)**

SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:
THE T.W. SATHIER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSOON RIDGE
TENNYSOON LANE
MADISON, WISCONSIN

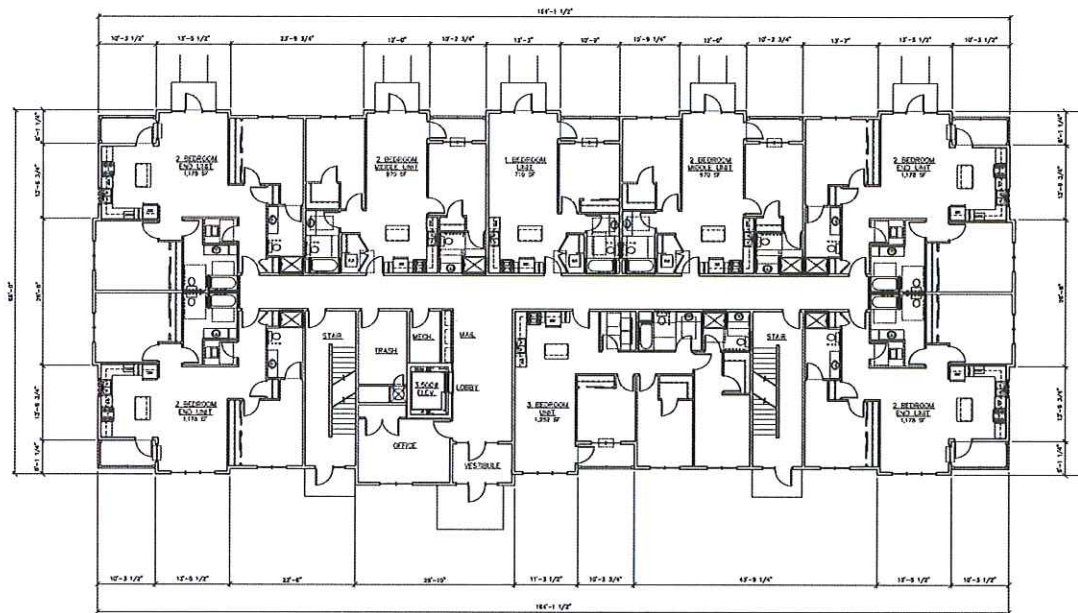
**PRELIMINARY
SHEET DATES:**

11-6-13
12-6-14
11-6-14

JOB NUMBER
1309760

SHEET

A1.1a



BUILDING INFORMATION:		
FLOOR AREA:	10,748 S.F. PER FLOOR X (3) FLOORS = 32,238 S.F. TOTAL	
	(NOT INCLUDING PARKING GARAGE)	
NUMBER OF UNITS:	TOTAL: 24 UNITS	

24-UNIT
FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)
SCALE: 1/8" = 1'-0"
NORTH

OWNER:
THE T.W. SATHIER COMPANY
8527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSOON RIDGE
TENNYSOON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

11-9-13
5-23-14
11-5-14

308 HANOVER
1309760
SHEET

A1.1b

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53715

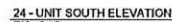
PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNISON RIDGE
TENNISON RIDGE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
11-5-11
12-16-13
12-29-13
1-21-14
11-5-14

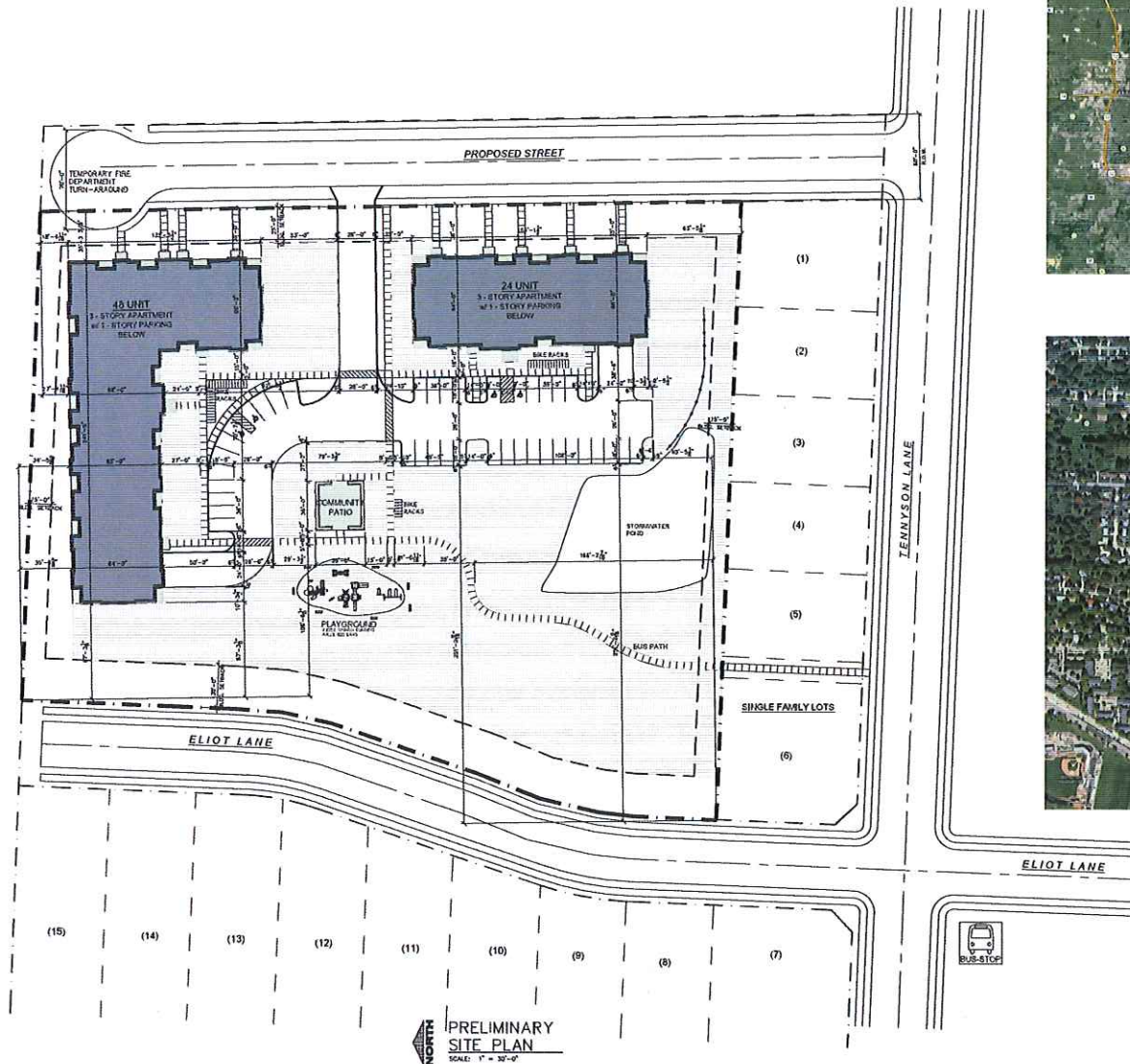
JOB NUMBER:
1309700
SHEET

A2.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



A2.1



CITY OF MADISON LOCATOR MAP



NEIGHBORHOOD LOCATOR MAP

SITE INFORMATION:	
PROPERTY AREA:	AREA = 105,010 S.F. (4.28 ACRES)
NUMBER OF UNITS:	TOTAL: 72 UNITS
DENSITY:	17.0 UNITS PER ACRE
EXISTING ZONING:	SR-C1
PROPOSED ZONING:	SR-V2
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 25' SIDE = 10' REAR = 30'
24 UNIT BUILDING AREA:	10,746 S.F. EACH FLOOR
48 UNIT BUILDING AREA:	20,336 S.F. EACH FLOOR
PARKING PROVIDED:	30 EXTERIOR SPACES (4 H.C. ACCESSIBLE) 14 COVERED SPACES 113 TOTAL
Bike STALLS PROVIDED:	81 LOCKER/STORAGE SPACES (UNDERGROUND) 18 EXTERIOR SPACES 127 TOTAL
REPRESENTS USABLE OPEN SPACE PER CITY OF MADISON REQUIREMENTS	
OPEN SPACE PROVIDED = 75,972 S.F.	

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



300 UNIVERSITY AVENUE
SUITE 200, MADISON, WI 53706
PHONE: 608.261.1111
FAX: 608.261.1112
WWW.EXCEL-ENG.COM

Design & Detail Plan

OWNER:
THE T.V. SATLER COMPANY
857 NORMANBY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSON RIDGE
TENNYSON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

8-20-13
8-3-13
9-24-13
10-3-13
10-21-13
12-15-13
12-22-13
1-8-14
1-13-14
1-13-14
1-15-14

308 HANSEN
1309760
SHEET

C1.0



100 EAST 10TH AVE
PO BOX 100
MADISON, WI 53702
TEL: (608) 261-1000
FAX: (608) 261-1001

Always a Better Plan



planning | engineering | construction
RESIDENTIAL | COMMERCIAL | INDUSTRIAL
PO BOX 100
MADISON, WI 53702
TEL: (608) 261-1000
FAX: (608) 261-1001

OWNER:
THE T.M. SATHER COMPANY
8327 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSON RIDGE
TENNYSON LANE
MADISON, WISCONSIN

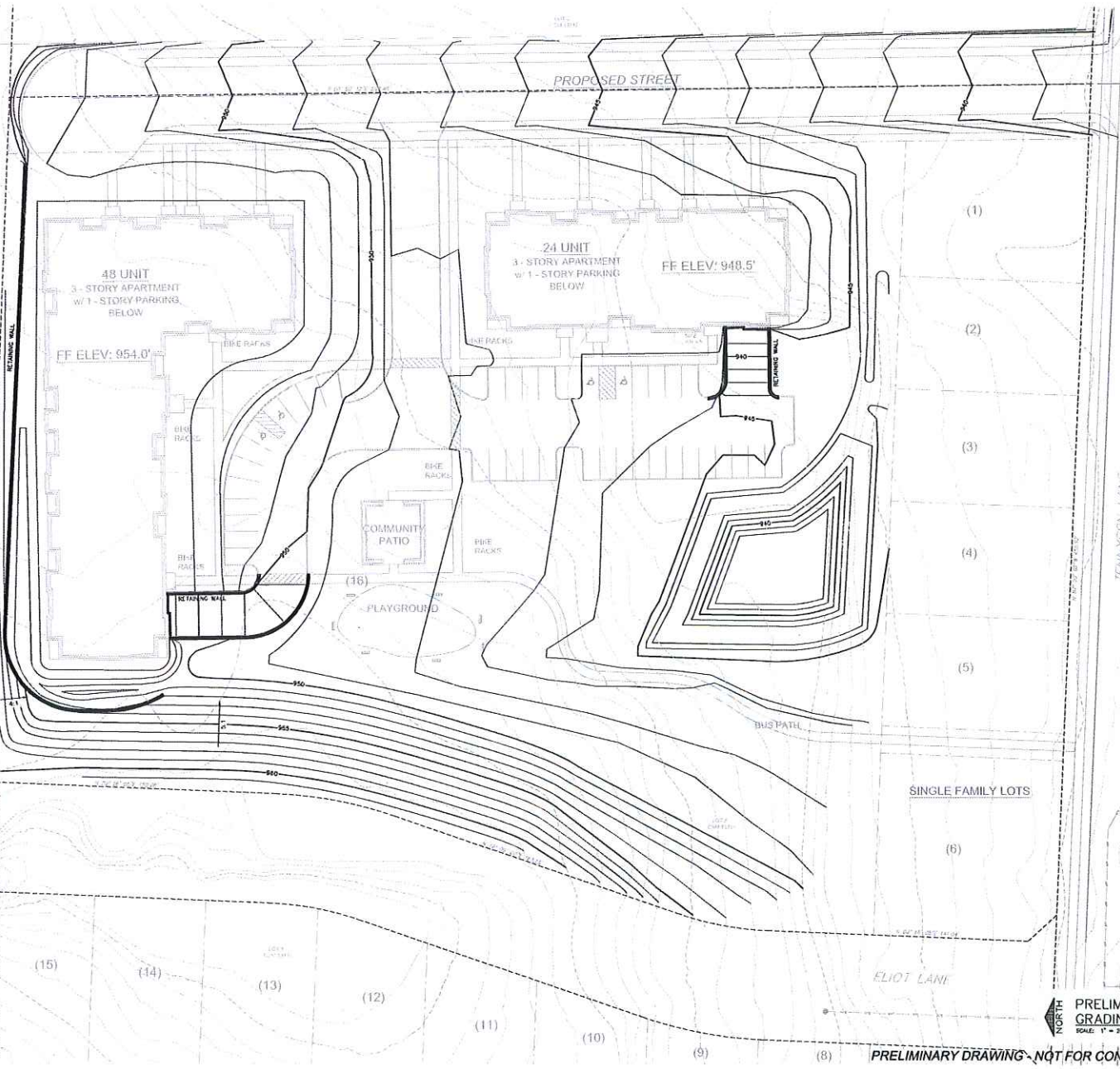
PRELIMINARY
SHEET DATES:
November 5, 2014

JOB NUMBER:
1309760

SHEET

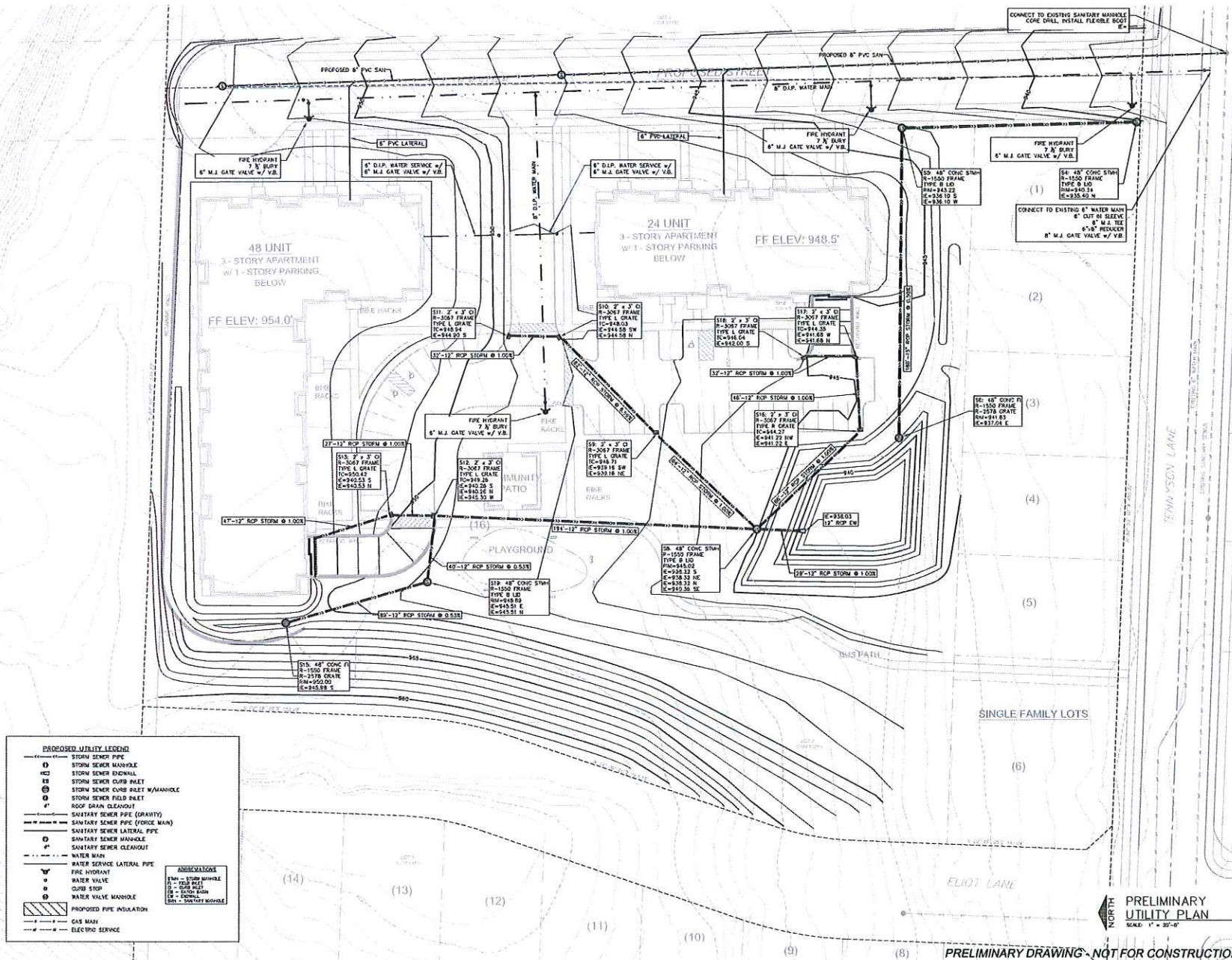
C2.0

GRADING LEGEND	
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	OTD CENTERLINE
	SILT FENCE
	DISTURBED LIMITS
	ESDN
	DRAINAGE DIRECTION
	PROPOSED SLOPE ARROWS
	EXISTING SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS
	STONE WEIR
	VELOCITY CHECK
	INLET PROTECTION
	EROSION MAT CLASS
	EROSION MAT CLASS
	TRACKING PAD
	RP RAP

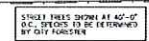


PRELIMINARY
GRADING PLAN
SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



Symbol	Botanical name	Common Name	Size	Post	Quantity
REQUISITE TREES					
AX	<i>Acacia robusta</i> Trunk 2"	Redpoll Red Maple	2" Cal.	SAB	3
OC	<i>Cordia occidentalis</i>	Isabogno	2" Cal.	SAB	4
OT	<i>Salvia leucostachya</i> var. <i>trifida</i>	Twelve heartleaf	2" Cal.	SAB	3
OC	<i>Quercus laevis</i>	Pin oak	2" Cal.	SAB	4
QI	<i>Quercus muehlenbergii</i>	Chinquapin Oak	2" Cal.	SAB	2
ORNAMENTAL TREES					
CA	<i>Hamamelis x gracilis</i>	Witch's Broom	1" Cal.	SAB	4
CA	<i>Cornus alternifolia</i>	Peppercorn Tree	1" Cal.	SAB	5
OC	<i>Quercus velutina</i> "winter King"	Winter King Northern (12)	2" Cal.	SAB	11
QR	<i>Quercus coccinea</i>	American Hophornbeam	2" Cal.	SAB	11
SHRUBS					
AX	<i>Aralia nudicaulis</i>	Black cohosh	5 Gal.	Carl.	17
CR	<i>Cornus racemosa</i>	Gray Dogwood	5 Gal.	Carl.	19
CS	<i>Cornus sericea</i> "Alemans"	Alemans' Cornell Dogwood	5 Gal.	Carl.	38
SL	<i>Sorbus lucida</i>	David's white hawthorne	5 Gal.	Carl.	43
SL	<i>Lyrachne arbuscula</i>	Gaylussacia	5 Gal.	Carl.	31
EVERGREEN SHRUBS					
PS	<i>Picea glauca</i> var. <i>mariana</i>	Black Hills Spruce	8" Ht.	Carl.	8
PN	<i>Pinus strobus</i> maritima	Douglas Fir	8" Ht.	Carl.	9

* PLANTINGS TO BE DISTRIBUTED IN CLUSTERS, NOT EVENLY THROUGHOUT THE DESIGNATED AREA.
AREAS OF PLACEMENT TO BE IDENTIFIED BY LANDSCAPE ARCHITECT

REFER TO SHEET L3.0 FOR SEED MIX A (LAWN), B, AND C

L1.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



TENNYSON LANE

OWNER:
THE T.W. SATHER COMPANY
6627 NORMANDY LANE, SUITE 201
MADISON, WI 53719

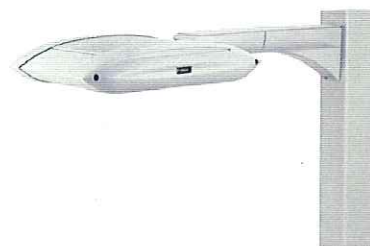
PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSON RIDGE
TENNYSON LANE
MADISON, WISCONSIN

**PRELIMINARY
SHEET DATES:**

2-22-13
9-3-13
2-24-13
10-03-13
10-21-13
12-16-13
11-05-14

1309760

L4.0

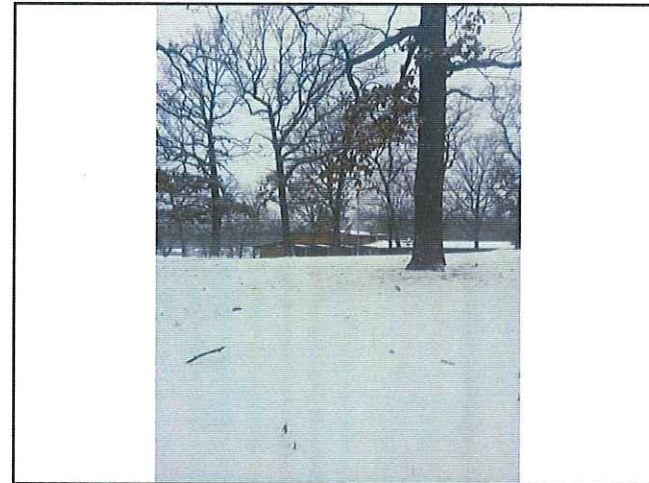
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19 - James EARL RAY		100P	100MG	WORKSHEET	11	12
A	(1) 200 40C-230-06-CL-0-700-07 (304)00C	(1)	9123		0.0	
B	(1) 200 40C-230-06-CL-0-700-08 (304)00C	(1)	8780		0.0	
C	(1) 400 40C-020-06-CL-0-700-08 (304)00C	(1)	8787		0.0	

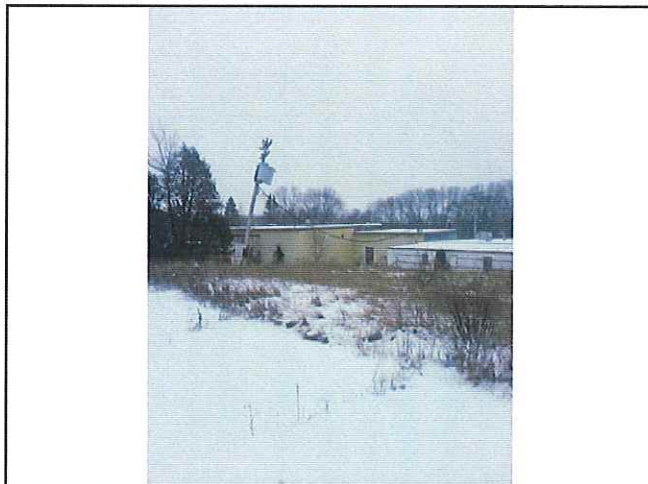
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



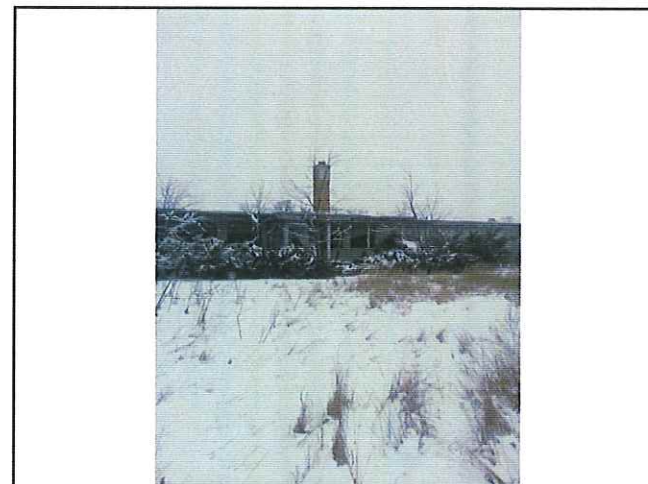
View of site from west



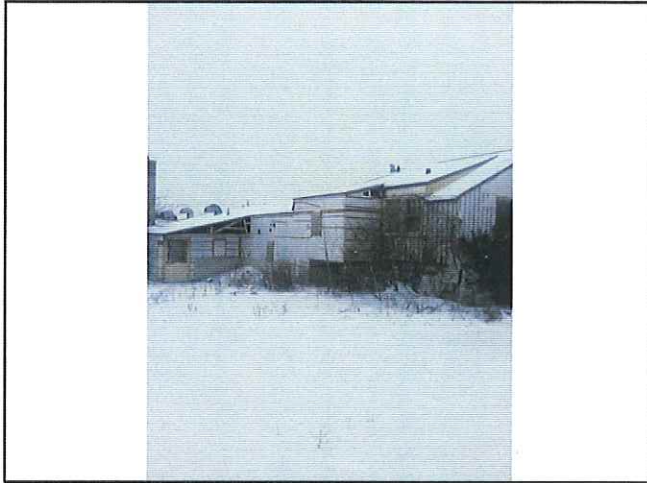
View from site looking west



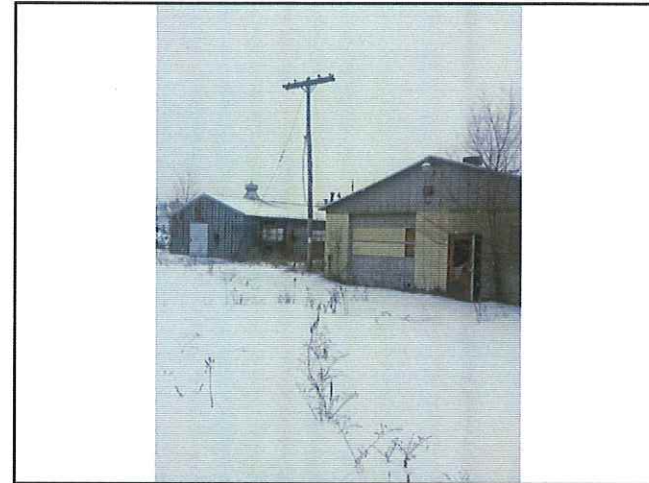
Existing improvements



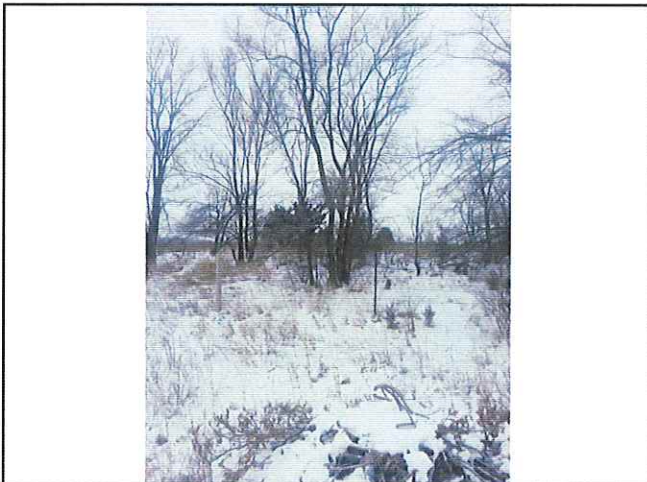
Existing improvements



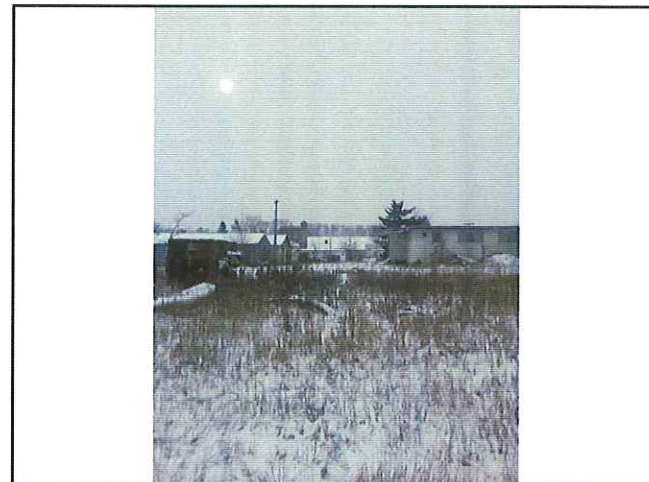
Existing improvements



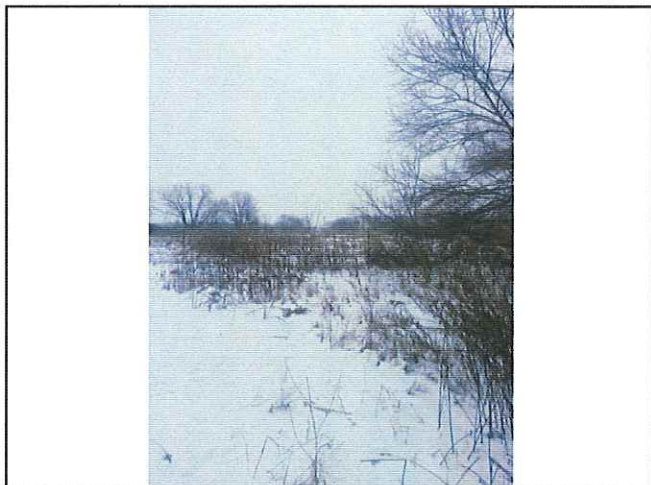
Existing improvements



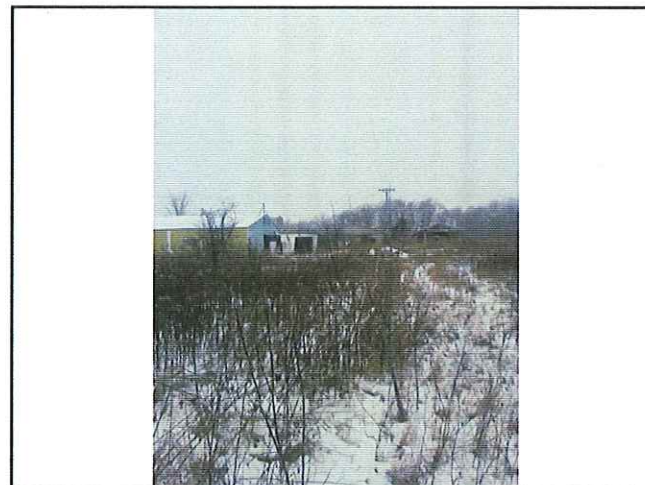
View of north from site



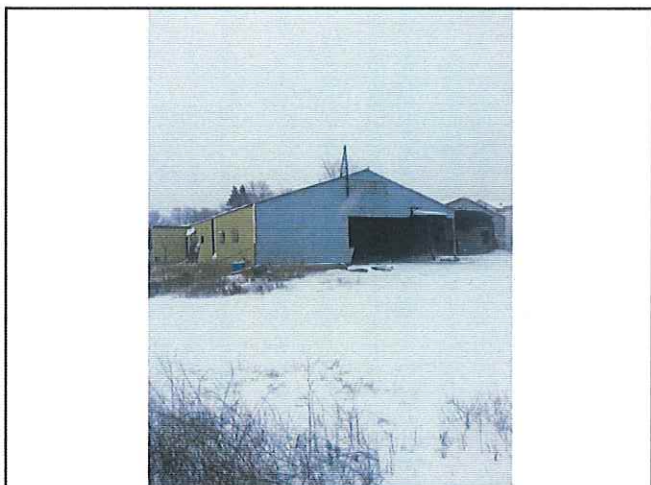
View of site from north



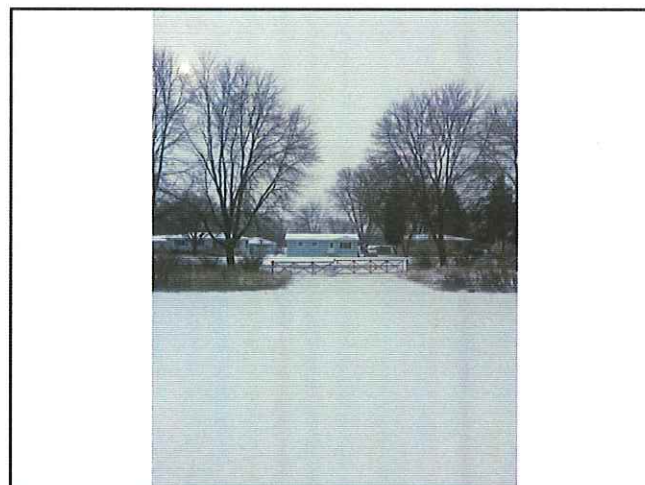
View from site to east



View from east to site



Existing improvements



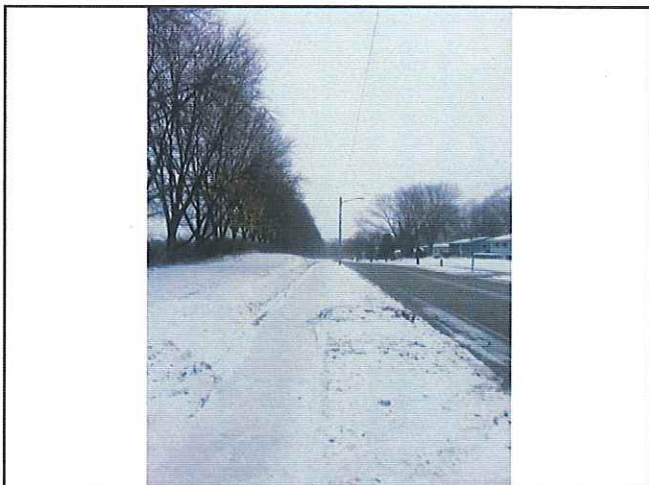
View from site to south



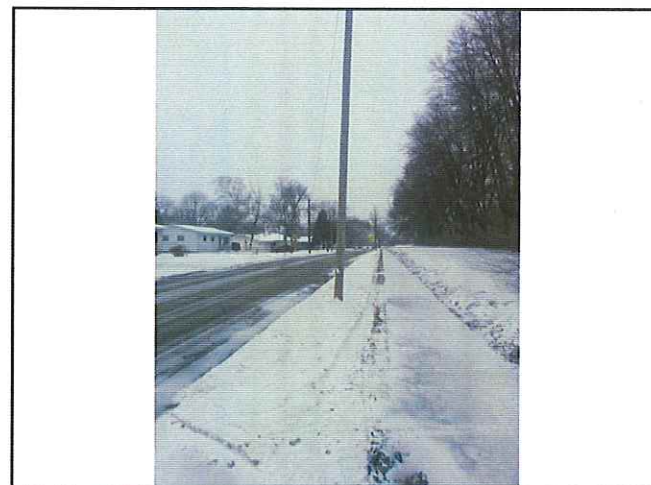
View from south to site



Houses along Tennyson



Tennyson looking east



Tennyson looking west



Houses along Tennyson







