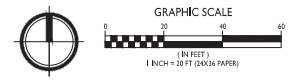
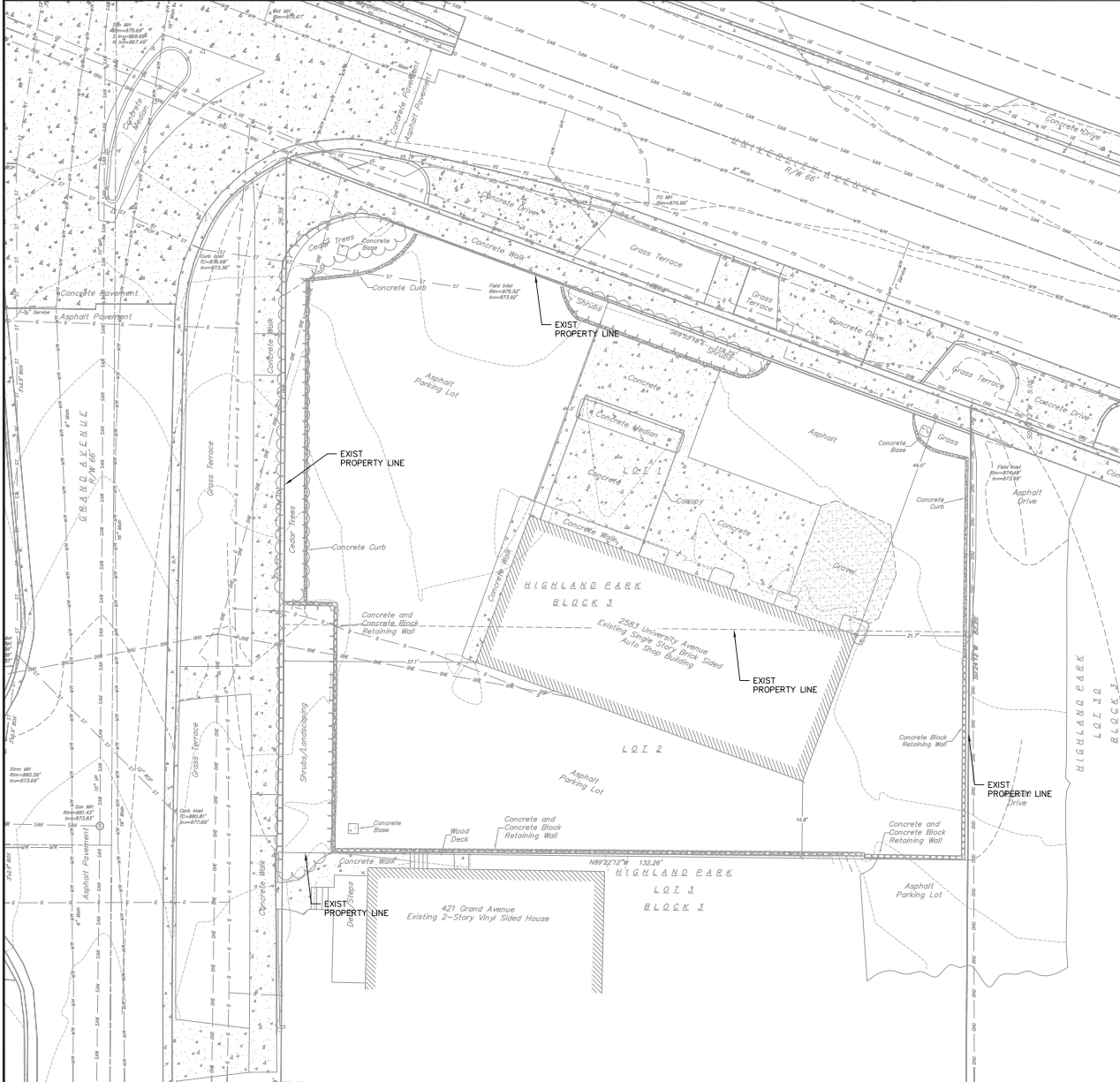


SITE DEVELOPMENT STATISTICS	
TOT AREA	13,807 SF - 0.33 ACRES
DWELLING UNITS	27 DU
LOT AREA/D.U.	513 S.F./DU
DENSITY	84 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
LOT COVERAGE	11,847 S.F. - 80% (85% MAX)
USABLE OPEN SPACE	3,054 S.F. PROVIDED (40 S.F./D.U. = 1,080 S.F. REQ.)
<b>GROSS FLOOR AREA</b>	
ENCLOSED PARKING (BASEMENT)	9,425 S.F.
RESIDENTIAL AREA	26,490 S.F.
TOTAL GROSS FLOOR AREA	35,915 S.F.
FLOOR AREA RATIO	2.5
<b>UNIT MIX</b>	
EFFICIENCY	1
ONE BEDROOM	17
ONE BEDROOM + DEN	3
TWO BEDROOM	6
TOTAL	27
<b>VEHICLE PARKING</b>	
UNDERGROUND	25
<b>BIKE PARKING</b>	
SURFACE - FLOOR STALL	6
UNDERGROUND - FLOOR STALL	24
TOTAL	30

**SITE PLAN**  
 C-1.1 1" = 10'-0"





NOTES

- Parcel number and address is: 251/0709-211-0509-9; 2583 University Avenue, Madison, WI.
- Area of parcel surveyed is 13,867 square feet more or less.
- This survey is based upon field survey work performed on September 5, 8, 9, & 10, 2014. Any changes in site conditions after September 10, 2014 are not reflected by this survey.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger Hotline One-Call ticket number 20143613408. Independent location of buried private utilities is not within the scope of this survey.
- Size of sanitary sewer, storm sewer and water main are per information provided by the City of Madison.
- Elevations are based upon the City of Madison NAVD83 Datum per published control.
- No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants.
- This survey was prepared based upon information provided in the Title Commitment No. NCS-677711-84D, dated June 24, 2014 at 2:30am, from First American Title Insurance Company National Commercial Services, 10 W. Mifflin Street, Suite 302, Madison, WI 53703, Schedule B-section Two. Exceptions references the following:
  - EXCEPTION B: Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes.
  - EXCEPTION 1C: Rights of tenants, if any, in possession under unrecorded leases.

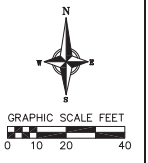
- TOPOGRAPHIC LINework LEGEND**
- UTY - UTY - EXISTING UNDERGROUND CABLE TV
  - OVTV - OVTV - EXISTING OVERHEAD CABLE TV
  - FO - FO - EXISTING FIBER OPTIC LINE
  - OVF - OVF - EXISTING OVERHEAD TELEPHONE LINE
  - UT - UT - EXISTING UNDERGROUND TELEPHONE
  - XXXXXX - EXISTING RETAINING WALL
  - - EXISTING CHAIN LINK FENCE
  - - EXISTING GENERAL FENCE
  - - EXISTING WIRE FENCE
  - - EXISTING WOOD FENCE
  - - EXISTING GAS LINE
  - - EXISTING UNDERGROUND ELECTRIC LINE
  - - EXISTING GUY LINE
  - - EXISTING OVERHEAD ELECTRIC LINE
  - - EXISTING OVERHEAD GENERAL UTILITIES
  - - EXISTING SANITARY FORCE MAIN (SIZE NOTED)
  - - EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - - EXISTING STORM SEWER LINE (SIZE NOTED)
  - - EXISTING EDGE OF TREES
  - - EXISTING WATER MAIN (SIZE NOTED)
  - - EXISTING MAJOR CONTOUR
  - - EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ⊕ EXISTING FLAG POLE
- ⊕ EXISTING MALBOW
- ⊕ EXISTING MONITORING WELL
- ⊕ EXISTING POST
- ⊕ EXISTING SIGN (TYPE NOTED)
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING ENDWALL
- ⊕ EXISTING FIELD INLET
- ⊕ EXISTING ROOF DRAIN CLEANOUT
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY CLEANOUT
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING SEPTIC VENT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING STANDPIPE
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING WELL
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING AIR CONDITIONING PEDESTAL
- ⊕ EXISTING DOWN GUY
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING GUY POLE
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING GENERIC LIGHT
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING UNIDENTIFIED MANHOLE
- ⊕ EXISTING HANDICAP PARKING
- ⊕ EXISTING TRAFFIC SIGNAL
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE

SURVEY LEGEND

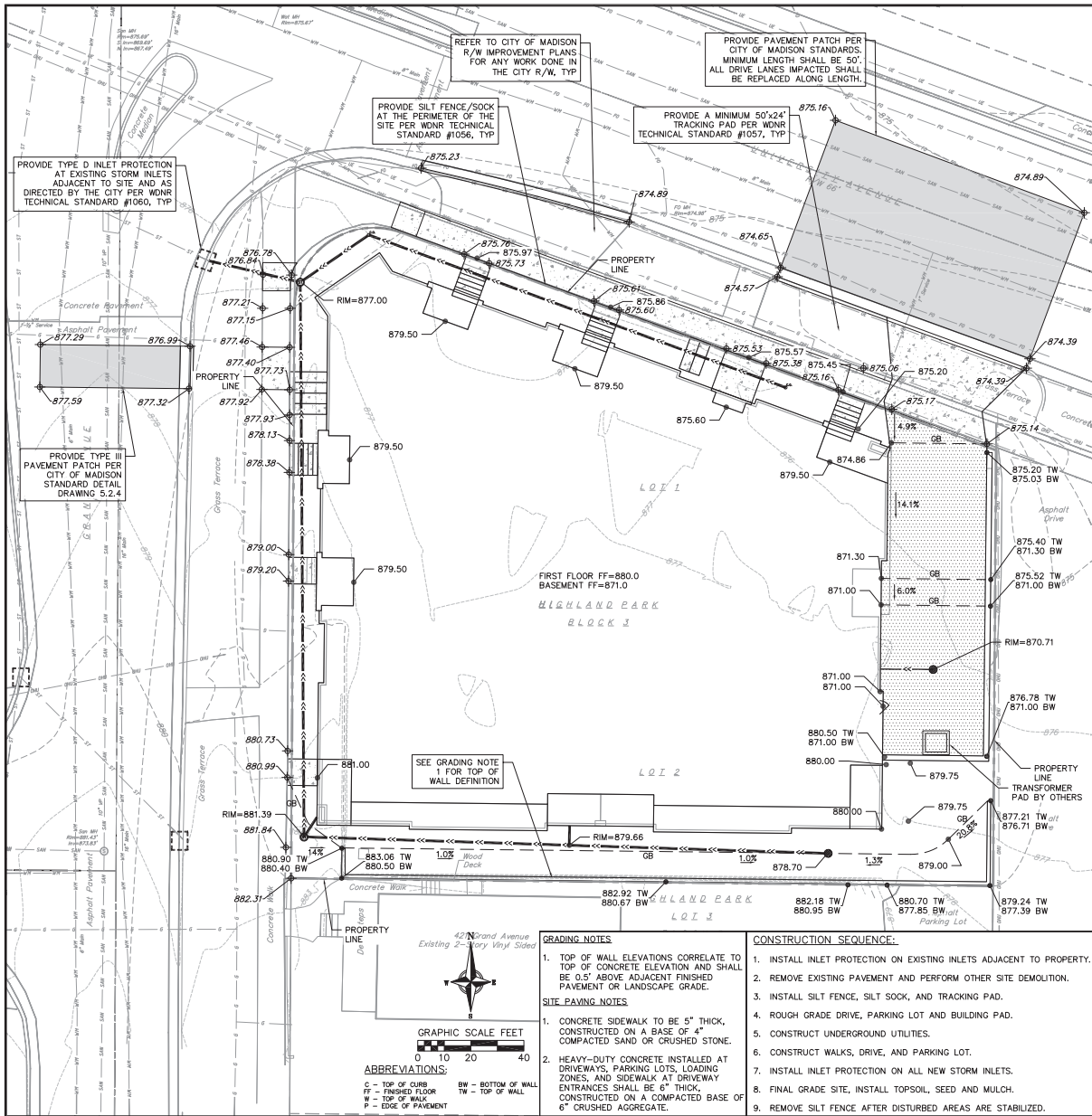
- ⊕ BENCHMARK
- ⊕ FOUND CHISELED "X"
- ⊕ PUBLIC LAND CORNER AS NOTED
- ⊕ FOUND NAIL
- ⊕ FOUND 1" # IRON PIPE
- ⊕ FOUND 2" # IRON PIPE
- ⊕ FOUND P.K. NAIL
- ⊕ FOUND 1 1/4" # IRON ROD
- ⊕ FOUND 3/4" # IRON ROD
- ⊕ FOUND RAILROAD SPIKE
- ⊕ SET CHISELED "X"
- ⊕ SET NAIL
- ⊕ SET P.K. NAIL
- ⊕ SET 1 1/4" # IRON ROD
- ⊕ SET 3/4" # IRON ROD
- ⊕ SET RAILROAD SPIKE
- ⊕ GENERAL CONTROL POINT



**EXISTING CONDITIONS**  
 2583 UNIVERSITY AVENUE  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE: 1"=10' (24"=36")  
 1"=20' (11"=17")  
 DATE: 1/7/15  
 DRAFTER: TVAN  
 CHECKED: \_\_\_\_\_  
 PROJECT NO.: 142002  
 SHEET: 1 OF 4  
 DWG. NO.: C-1.01



**SEEDING RATES:**  
**TEMPORARY:**  
 1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.  
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.  
**PERMANENT:**  
 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 4 LB./1,000 S.F. IN LAWNS AND TERRACES.  
 2. USE PRAIRIE NURSERY DETENTION BASIN WET PRAIRIE MIX IN DETENTION BASIN BELOW WATER ELEVATION.  
 3. USE PRAIRIE NURSERY EROSION CONTROL FOR DRY SOILS IN ALL OTHER AREAS AROUND THE DETENTION BASIN.

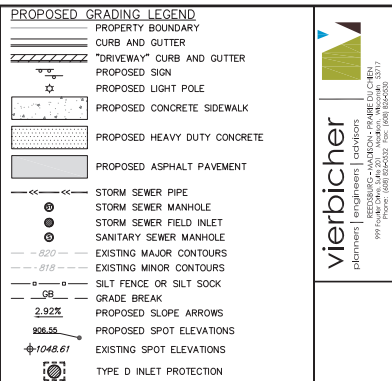
**FERTILIZING RATES:**  
**TEMPORARY AND PERMANENT:**  
 USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

**MULCHING RATES:**  
**TEMPORARY AND PERMANENT:**  
 USE 2" TO 1-1/2" STRAW OR HAY MULCH, COMPOD PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

**NATIVE PLANTINGS SHALL BE PER MANUFACTURERS RECOMMENDATIONS.**

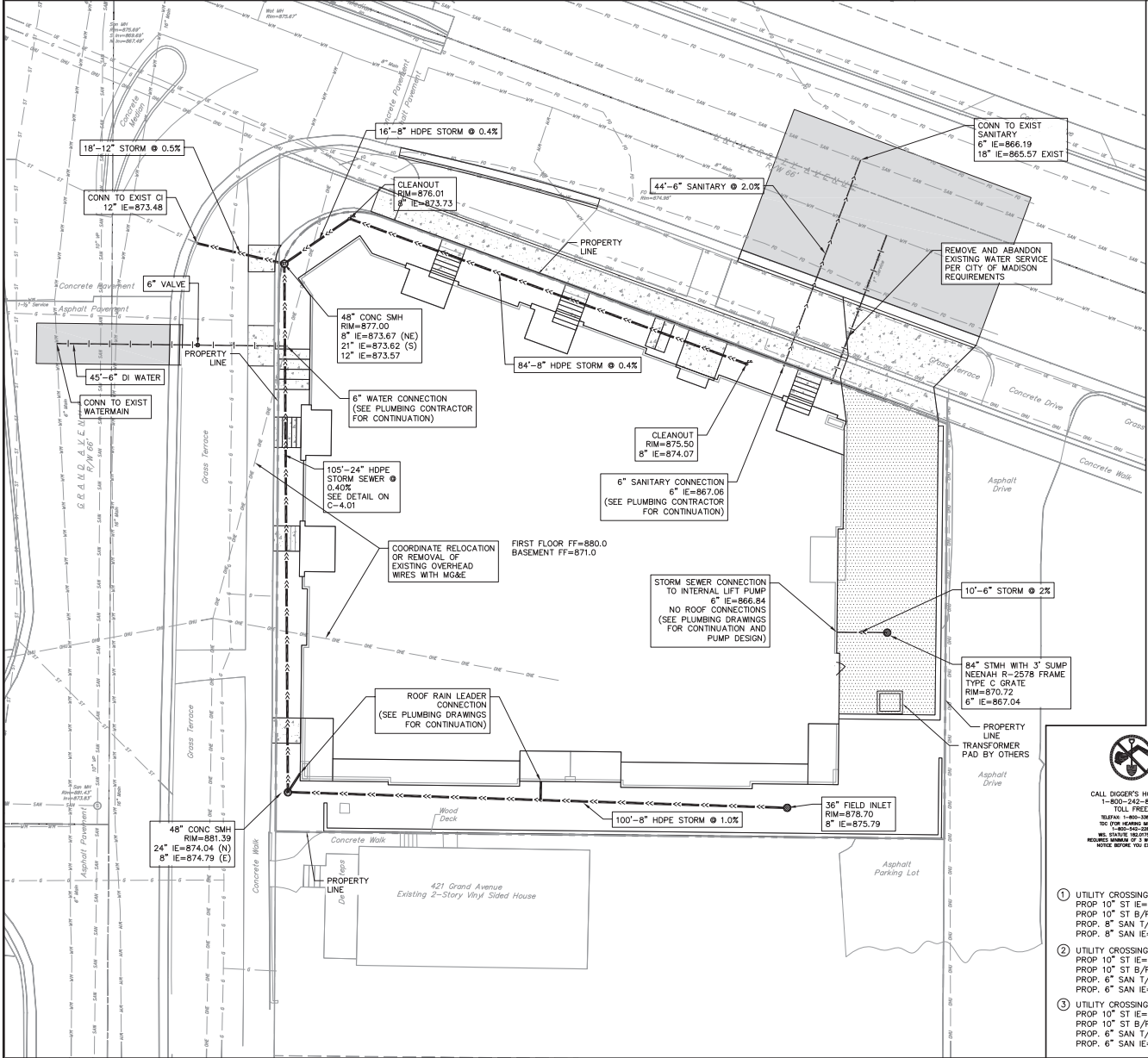
**EROSION CONTROL MEASURES**

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 215.16 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wis.gov/funoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY OR AS NEEDED.
- STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25'-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TAPPING, EROSION MATTING, BARRIERS, FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR FENCING BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A RECEIVING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SLUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT. IT IS AT THE CITY'S DISCRETION TO ADD INLET PROTECTION TO INLETS FURTHER DOWNSTREAM AS NEEDED.
- RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, SOO) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE / SILT SOCK TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
- THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE SEDIMENT RUNOFF.



**GRADING PLAN**  
 2583 UNIVERSITY AVENUE  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS
1	11/20/11	2583	
2	1/7/15	2583	
3	11/20/11	2583	
4	1/7/15	2583	
5	11/20/11	2583	
6	1/7/15	2583	
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44	1/7/15	2583	
45	11/20/11	2583	
46	1/7/15	2583	
47	11/20/11	2583	
48	1/7/15	2583	
49	11/20/11	2583	
50	1/7/15	2583	



**PROPOSED UTILITY LEGEND**

--- (dashed line)	PROPERTY BOUNDARY
--- (solid line)	CURB AND GUTTER
--- (dotted line)	"DRIVEWAY" CURB AND GUTTER
--- (dash-dot line)	PROPOSED ADA DETECTABLE WARNING FIELD
--- (line with X)	PROPOSED SIGN
--- (line with square)	PROPOSED LIGHT POLE
--- (line with circle)	PROPOSED HANDICAP PARKING
--- (line with rectangle)	PROPOSED CONCRETE SIDEWALK
--- (line with diagonal hatching)	PROPOSED HEAVY DUTY CONCRETE
--- (line with brick pattern)	PROPOSED ASPHALT PAVEMENT
--- (line with arrows)	STORM SEWER PIPE
○ (circle)	STORM SEWER MANHOLE
◊ (diamond)	STORM SEWER CLEANOUT
⊙ (circle with dot)	STORM SEWER FIELD INLET
--- (line with cross)	SANITARY SEWER PIPE (GRAVITY)
○ (circle with dot)	SANITARY SEWER MANHOLE
--- (line with square)	WATER MAIN
--- (line with triangle)	WATER VALVE
--- (line with circle)	GAS MAIN
--- (line with X)	ELECTRIC SERVICE

**ABBREVIATIONS**

SMH - STORM MANHOLE  
 FI - FIELD INLET  
 CI - CURB INLET  
 CB - CATCH BASIN  
 CO - CLEANOUT  
 SM - SANITARY MANHOLE

**UTILITY NOTES**

- SANITARY & STORM SEWER LENGTHS ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
- FOR ALL SEWER AND WATER MAIN CROSSINGS, PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(a).
- PRIVATE SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY, STORM SEWER, AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLATION ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE SM "ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5" BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.

**CALL DIGGER'S HOTLINE**  
 1-800-242-8513  
 TOLL FREE  
 24 HOURS A DAY  
 100 (FOR WEEDS REMOVED)  
 100 (FOR WEEDS REMOVED)  
 100 (FOR WEEDS REMOVED)  
 THE STATE 100 DAYS NOTICE REQUIRE NUMBER OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.

**UTILITY CROSSING**

1  
 PROP 10" ST IE=853.40  
 PROP 10" ST B/P=853.34  
 PROP. 8" SAN T/P=849.93  
 PROP. 8" SAN IE=849.24

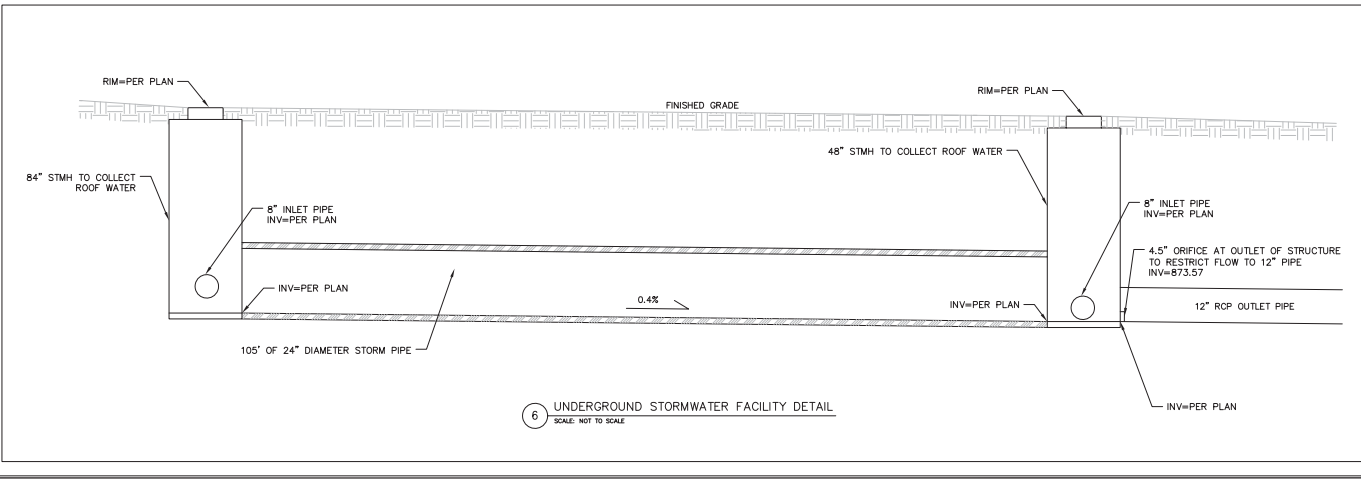
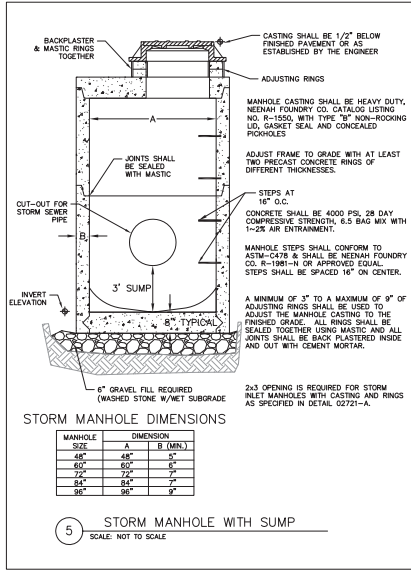
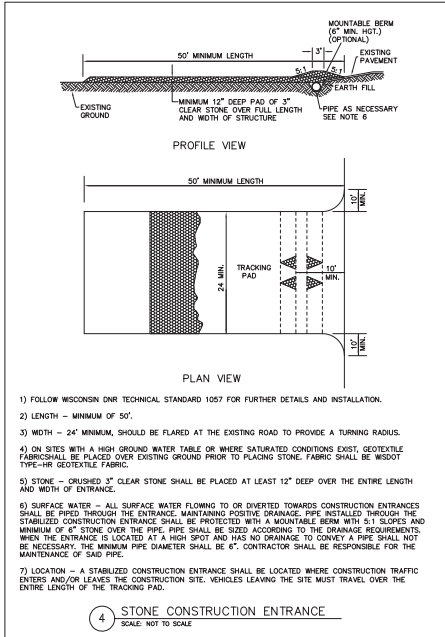
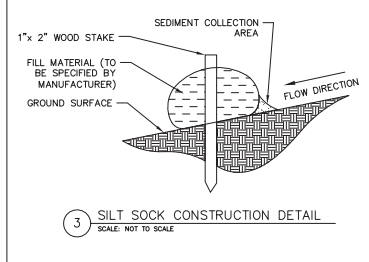
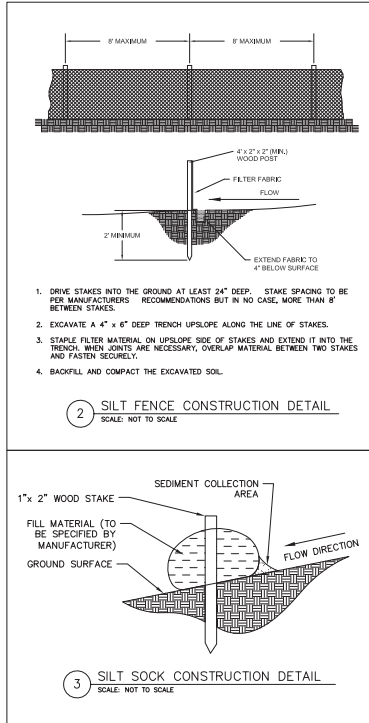
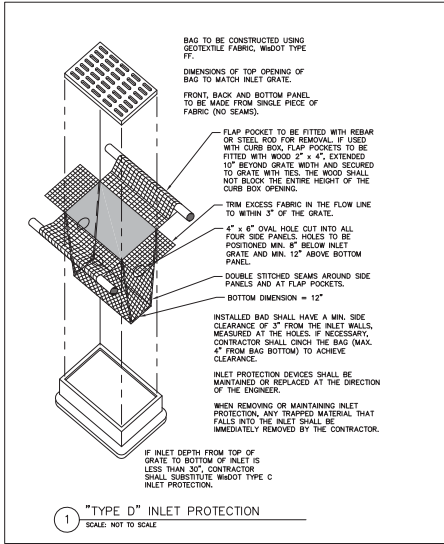
2  
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 PROP 10" ST B/P=855.12  
 PROP. 6" SAN T/P=852.70  
 PROP. 6" SAN IE=852.10

3  
 PROP 10" ST IE=855.54  
 PROP 10" ST B/P=855.48  
 PROP. 6" SAN T/P=853.42  
 PROP. 6" SAN IE=852.82

**PROPOSED UTILITY PLAN**

2583 UNIVERSITY AVENUE  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

DATE: 1/7/15  
 DRAFTER: TVAN  
 CHECKED: TVAN  
 PROJECT NO: 142002  
 SHEET: 3 OF 4  
 DWG. NO.: C-3.01



**vetterlich**  
planners | engineers | advisors  
1999 State Street, Suite 201  
Madison, Wisconsin 53703  
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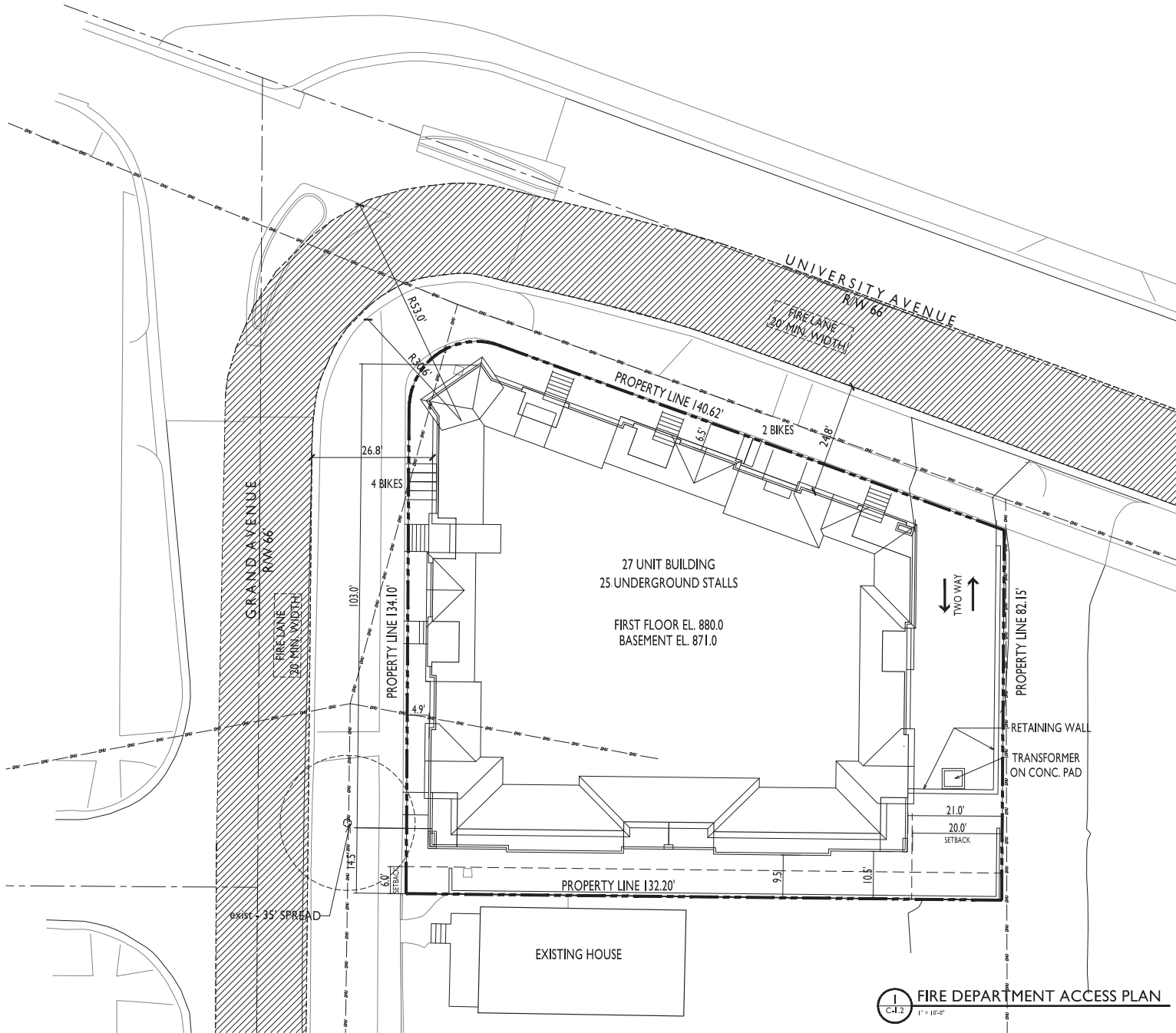
**DETAILS**

2583 UNIVERSITY AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

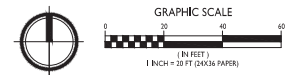
NO.	REVISIONS		REMARKS
	NO.	DATE	

SCALE: 1"=10' (24"=36")  
DATE: 1/7/15  
DRAWN: TVAN  
CHECKED: TVAN  
PROJECT NO.: 142022  
SHEET: 4 OF 4  
DWG. NO.: C-4.01



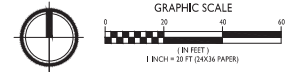


**FIRE DEPARTMENT ACCESS PLAN**  
 C-1.2 1" = 10'-0"



1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 1,210 FEET. TOTAL PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 450 FEET.
3. STREET TREES ARE SPACED 40' ON CENTER.

C-1.3  
1" = 10'-0"



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Conditional Use Submittal - January 7, 2015

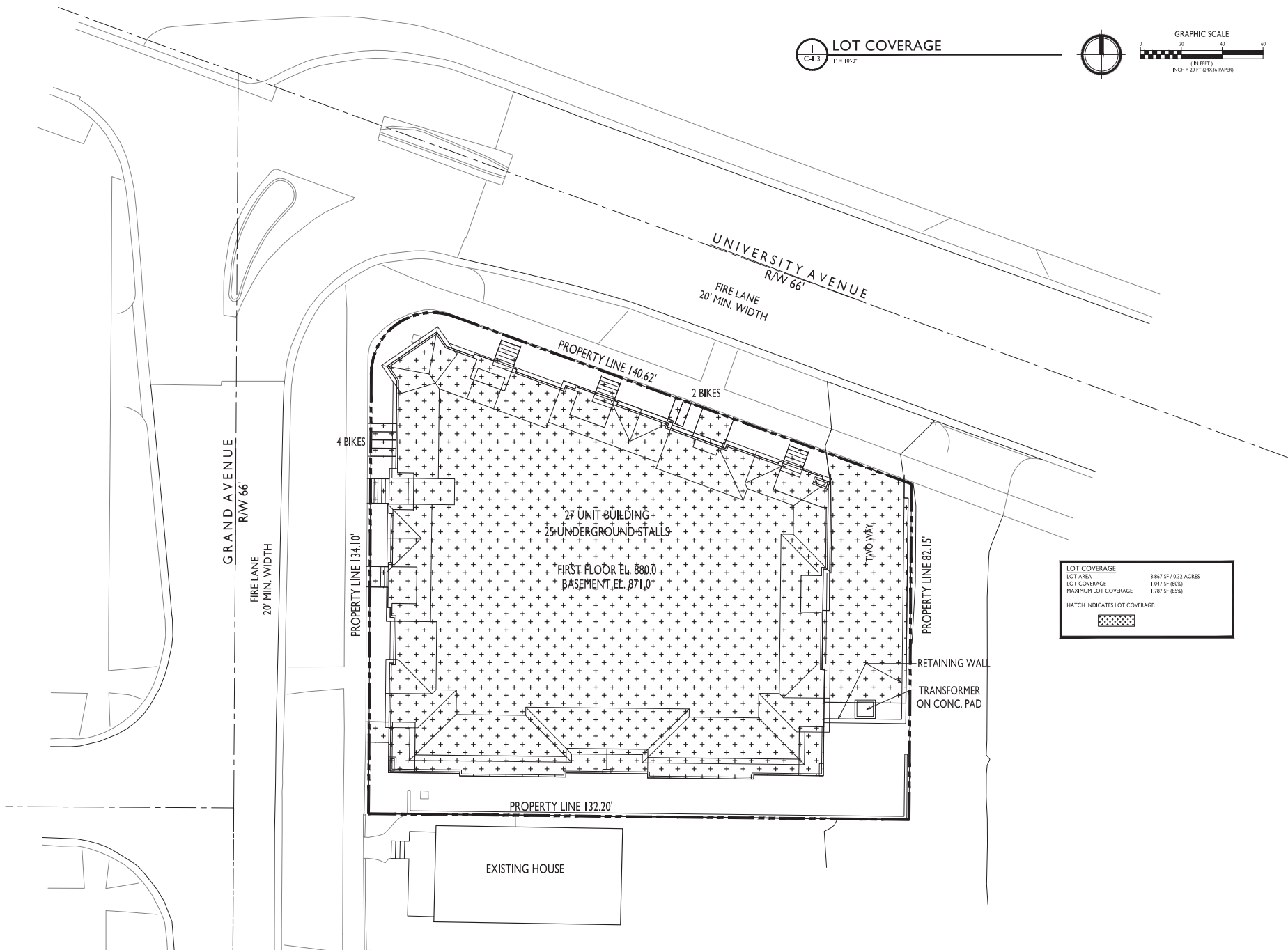
PROJECT TITLE  
2583 University Avenue

Madison, Wisconsin  
SHEET TITLE  
Lot Coverage

SHEET NUMBER

C-1.3

PROJECT NO. 1412  
© 2013 Knothe + Bruce Architects, LLC



<b>LOT COVERAGE</b>	
LOT AREA	13,867 SF / 0.32 ACRES
LOT COVERAGE	11,047 SF (80%)
MAXIMUM LOT COVERAGE	11,787 SF (85%)
HATCH INDICATES LOT COVERAGE:	

PROPERTY LINE 140.62'

FIRE LANE  
20' MIN. WIDTH

2 BIKES

4 BIKES

27 UNIT BUILDING +  
25 UNDERGROUND STALLS

FIRST FLOOR EL. 880.0'  
BASEMENT EL. 871.0'

TWO WALL

PROPERTY LINE 82.15'

RETAINING WALL

TRANSFORMER  
ON CONC. PAD

PROPERTY LINE 132.20'

EXISTING HOUSE

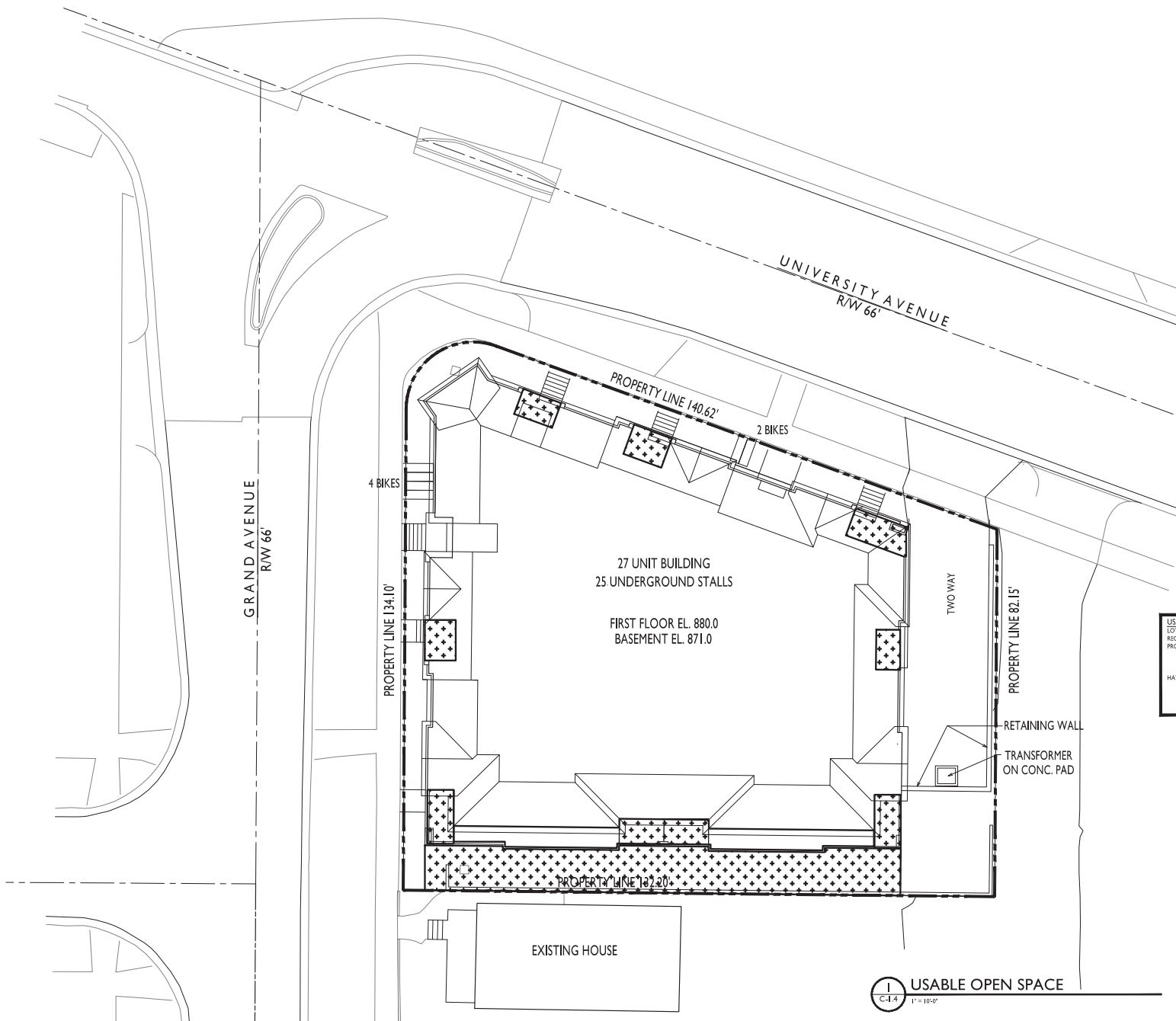
GRAND AVENUE  
R/W 66'

FIRE LANE  
20' MIN. WIDTH

PROPERTY LINE 134.10'

UNIVERSITY AVENUE  
R/W 66'

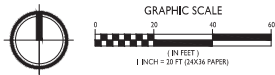


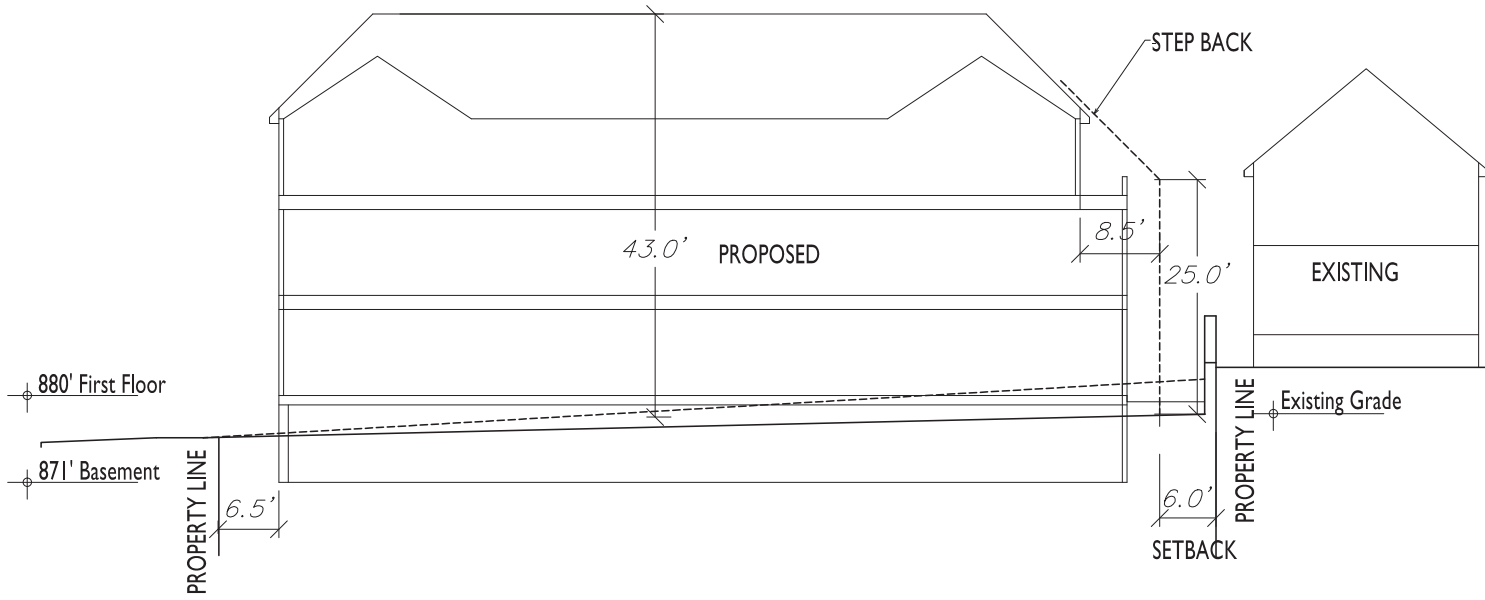


USABLE OPEN SPACE	13,867 SF / 0.32 ACRES
LOT AREA	1,000 SF (40 SF/DU)
REQUIRED USABLE OPEN SPACE	1,024 SF ON SITE
PROVIDED USABLE OPEN SPACE	1,750 SF ON BALCONIES
	2,894 SF TOTAL

HATCH INDICATES USABLE OPEN SPACE:

**USABLE OPEN SPACE**  
 1" = 10'-0"





**SITE SECTION**

ISSUED  
 Conditional Use Submitted - January 7, 2015

PROJECT TITLE  
 2583 University  
 Avenue

Madison, Wisconsin  
 SHEET TITLE  
 Site Section

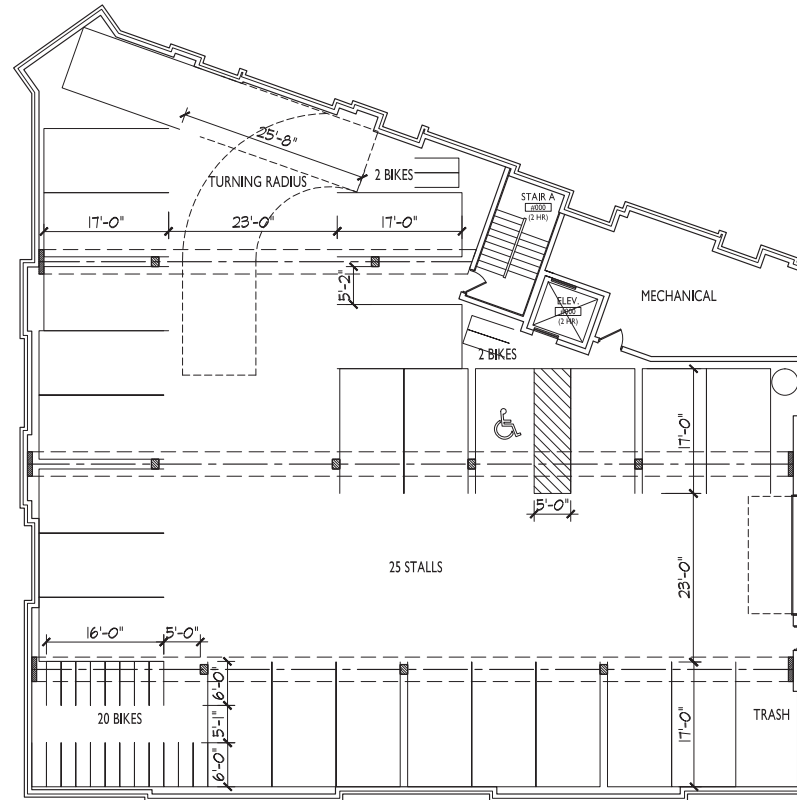
SHEET NUMBER

**C-1.5**

PROJECT NO. 1412  
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**SITE SECTION**





ISSUED  
 Conditional Use Submittal - January 7, 2015

PROJECT TITLE  
 2583 University  
 Avenue

Madison, Wisconsin  
 SHEET TITLE  
 Basement Floor  
 Plan

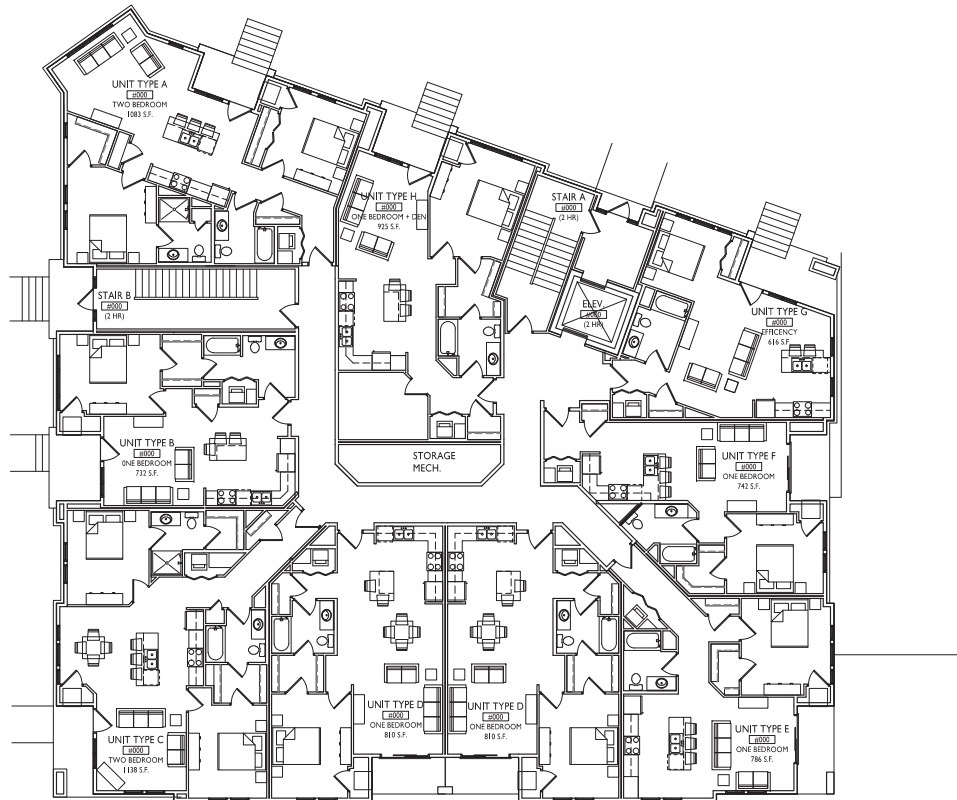
SHEET NUMBER

**A-1.0**

PROJECT NO. 1412  
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1 BASEMENT FLOOR PLAN  
 A-1.0 1/8"=1'-0"





**1** FIRST FLOOR PLAN  
 A-1.1 1/8"=1'-0"



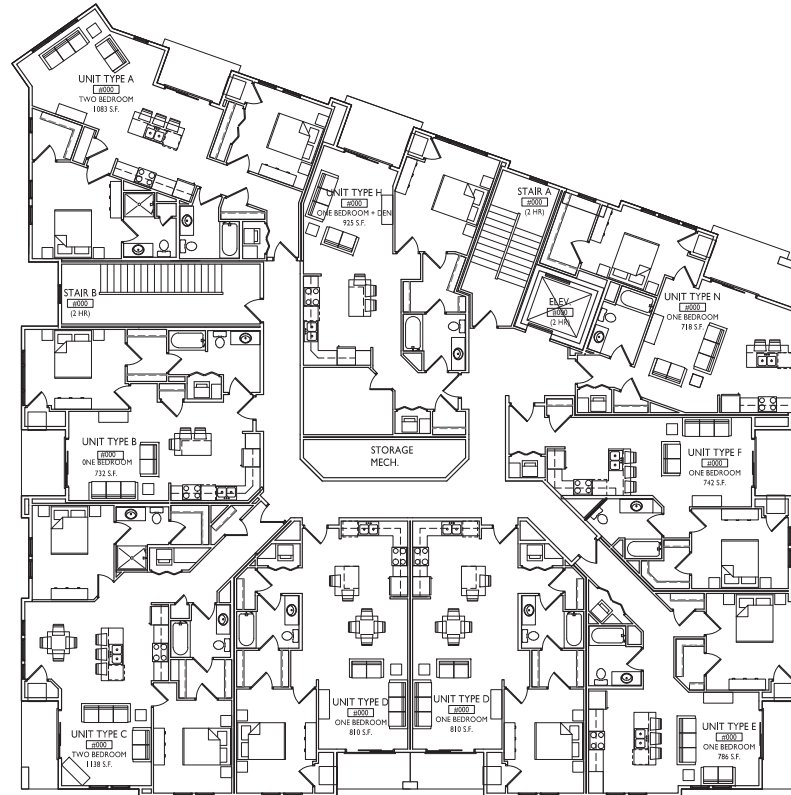
ISSUED  
 Conditional Use Submittal - January 7, 2015

PROJECT TITLE  
**2583 University Avenue**

Madison, Wisconsin  
 SHEET TITLE  
**First Floor Plan**

SHEET NUMBER

**A-1.1**  
 PROJECT NO. **1412**  
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ISSUED  
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PROJECT TITLE  
 2583 University  
 Avenue

Madison, Wisconsin  
 SHEET TITLE  
 Second Floor Plan

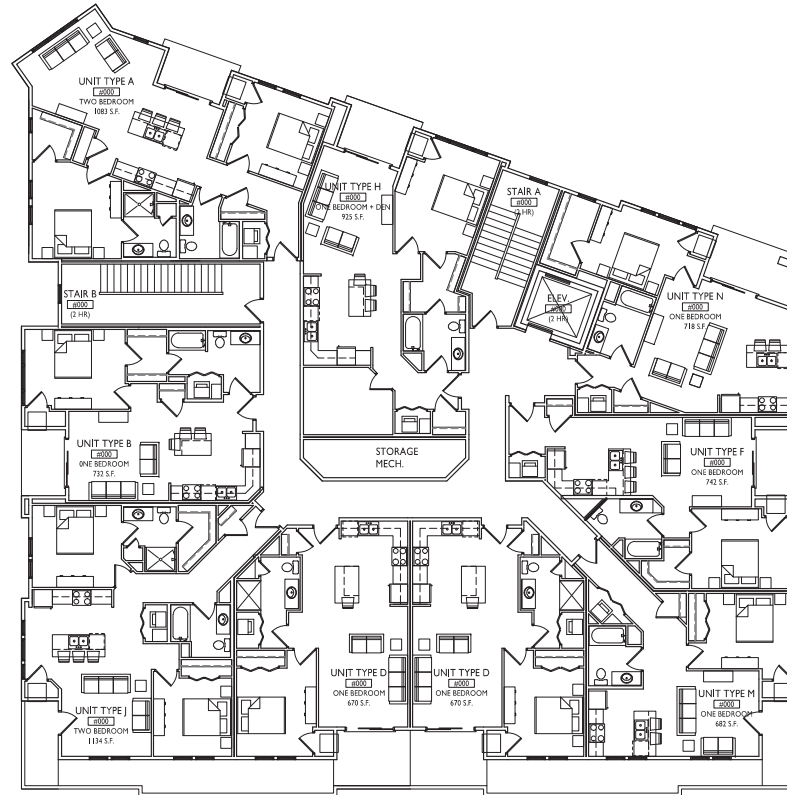
SHEET NUMBER

**A-I.2**

PROJECT NO. 1412  
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**1** SECOND FLOOR PLAN  
 A-I.2 1/8"=1'-0"





**1** **THIRD FLOOR PLAN**  
 A-1.3 1/8"=1'-0"



**ISSUED**  
 Conditional Use Submittal - January 7, 2015

**PROJECT TITLE**  
 2583 University Avenue

Madison, Wisconsin  
**SHEET TITLE**  
 Third Floor Plan

**SHEET NUMBER**

**A-1.3**  
**PROJECT NO.** 1412  
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**1**  
 NORTH ELEVATION  
 (ALONG UNIVERSITY AVE)  
 A-2.1 108'-11-1/2"



**2**  
 WEST ELEVATION  
 (ALONG GRAND AVE)  
 A-2.1 108'-11-1/2"



ISSUED  
 Conditional Use Submittal - January 7, 2015

PROJECT TITLE  
 2583 University  
 Avenue

Madison, Wisconsin  
 SHEET TITLE  
 Exterior  
 Elevations

SHEET NUMBER

**A-2.1**

PROJECT NO. 1412  
 © 2013 Knothe & Bruce Architects, LLC



**1 EAST ELEVATION**  
 A-2.2 1/8"=1'-0"



**2 SOUTH ELEVATION**  
 A-2.2 1/8"=1'-0"

ISSUED  
 Conditional Use Submittal - January 7, 2015

PROJECT TITLE  
**2583 University Avenue**

Madison, Wisconsin  
 SHEET TITLE  
**Exterior Elevations**

SHEET NUMBER

**A-2.2**

PROJECT NO. **1412**  
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NORTH ELEVATION



WEST ELEVATION

2583 University Avenue  
Exterior Elevations  
December 15, 2014





SOUTH ELEVATION



EAST ELEVATION

2583 University Avenue  
Exterior Elevations  
December 15, 2014





2583 University Ave  
View from University Ave



2583 University Ave  
View from Grand Ave