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SITE DEVELOPMENT STATISTICS - LOT 47	
LOT AREA	82,440 SF/ 1.89 ACRES
DWELLING UNITS	72 DU
LOT AREA/ D.U.	1,145 SF/DU
DENSITY	38.1 UNITS/ACRE
BUILDING HEIGHT	3 STORIES + LOFT
GROSS FLOOR AREA	101,920 SF INCLUDING GARAGE LEVEL
FLOOR AREA RATIO	1.24 INCLUDING GARAGE LEVEL
UNIT MIX	
EFFICIENCY	12
STUDIO/LOFT	6
ONE BEDROOM	32
TWO BEDROOM	12
TWO BEDROOM LOFT	10
TOTAL	72
VEHICLE PARKING	
SURFACE	34 STALLS
UNDERGROUND	60 STALLS
GARAGE	-
TOTAL	94 STALLS
BIKE PARKING	
SURFACE - 2x6	8
GARAGE - Wall Hung	16
GARAGE - 2x6	50
TOTAL	74

PROJECT TITLE
Sugar Maple

Madison, WI

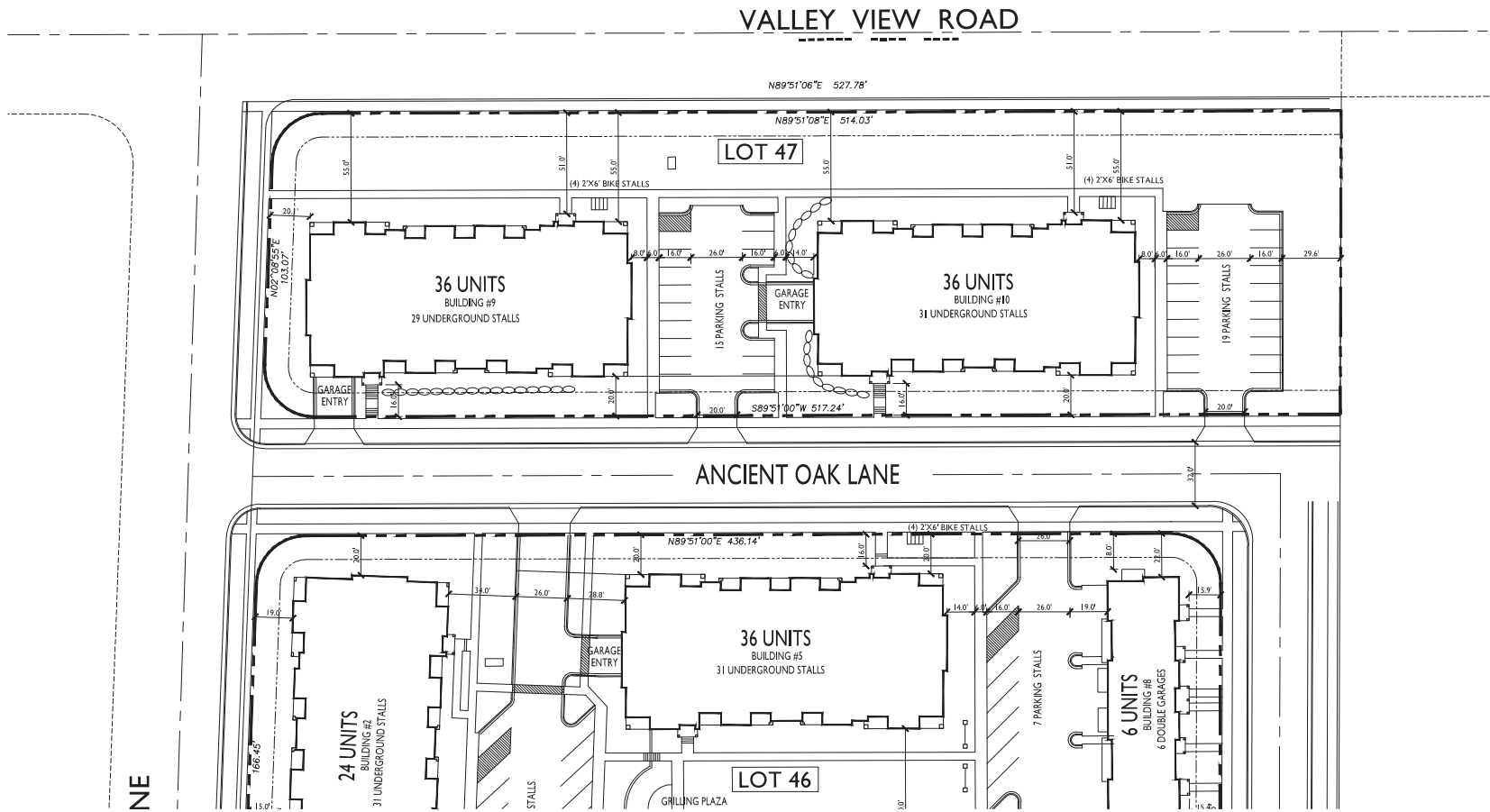
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SITE PLAN

LOT 47
SHEET NUMBER

C-I.0

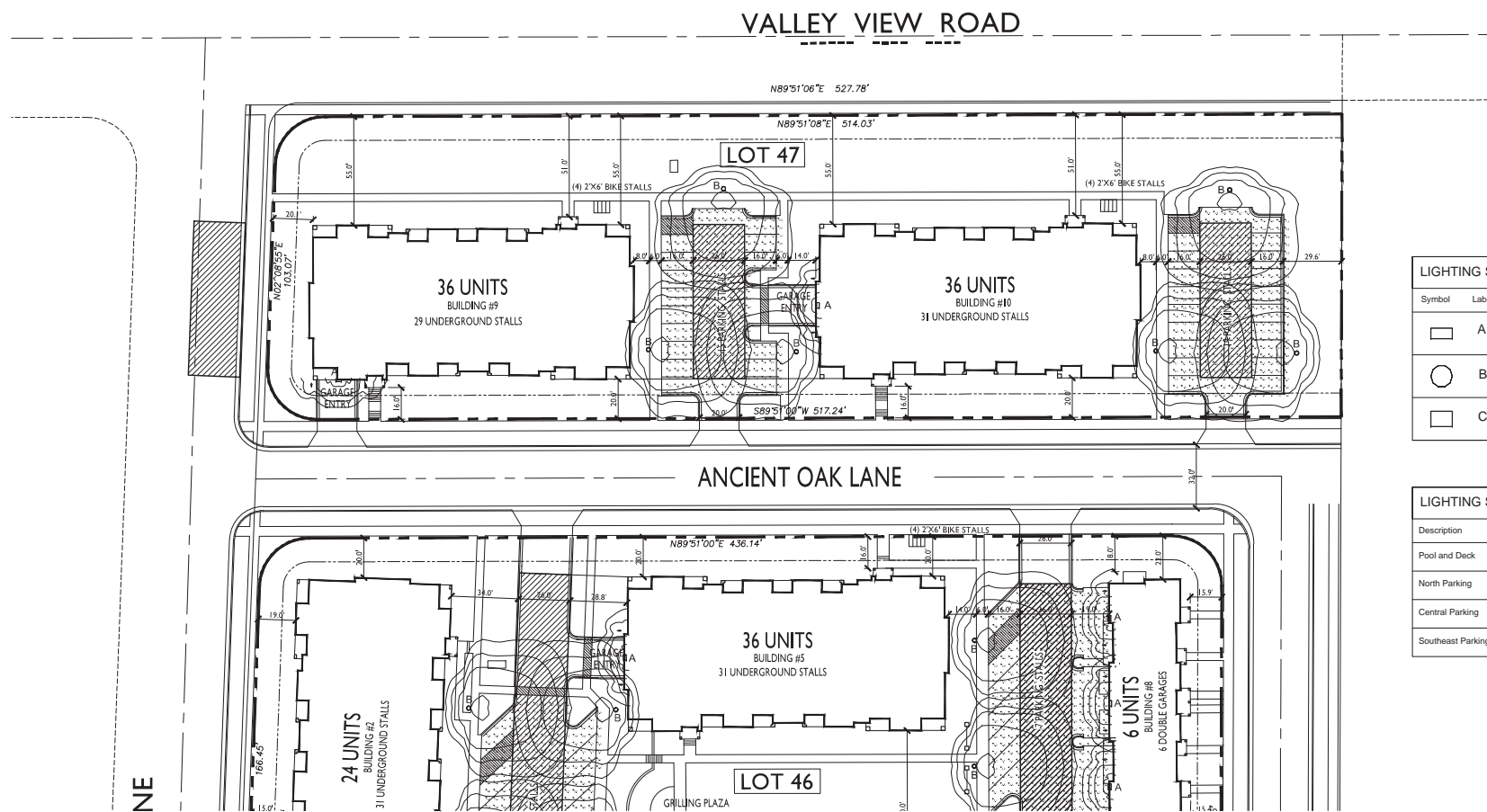
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1 SITE PLAN
C-1.0 SCALE: 1"=40'-0"





LIGHTING SCHEDULE							
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Mounting
	A	16	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	8'-0" AOVE GRADE ON SIDE OF BUILDING
	B	25	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / WIBACK LT. SHIELD	100 WATT MH	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	4	RUUD LIGHTING	AC440	16" AREA CUTOFF / FORWARD THROW	400 WATT MH	20'-0" POLE ON 2'-0" TALL CONC. BASE

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pool and Deck	+	11.5 fc	17.4 fc	3.2 fc	5.4:1	3.6:1
North Parking	+	1.6 fc	5.9 fc	0.4 fc	14.8:1	4.0:1
Central Parking	+	1.2 fc	5.8 fc	0.3 fc	19.3:1	4.0:1
Southeast Parking	+	1.2 fc	9.9 fc	0.3 fc	33.0:1	4.0:1

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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
SITE LIGHTING
PLAN

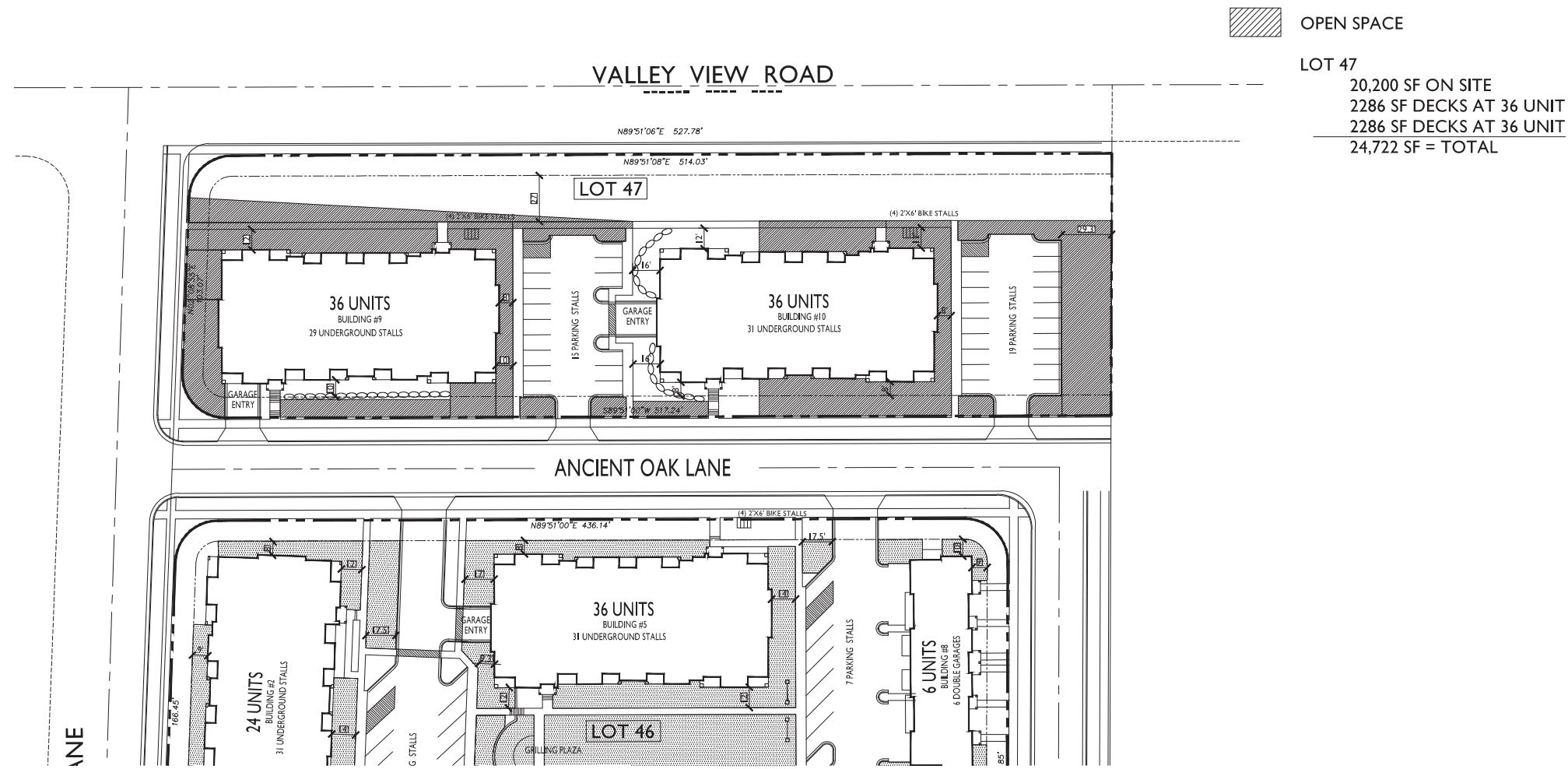
LOT 47
SHEET NUMBER

C-I.2

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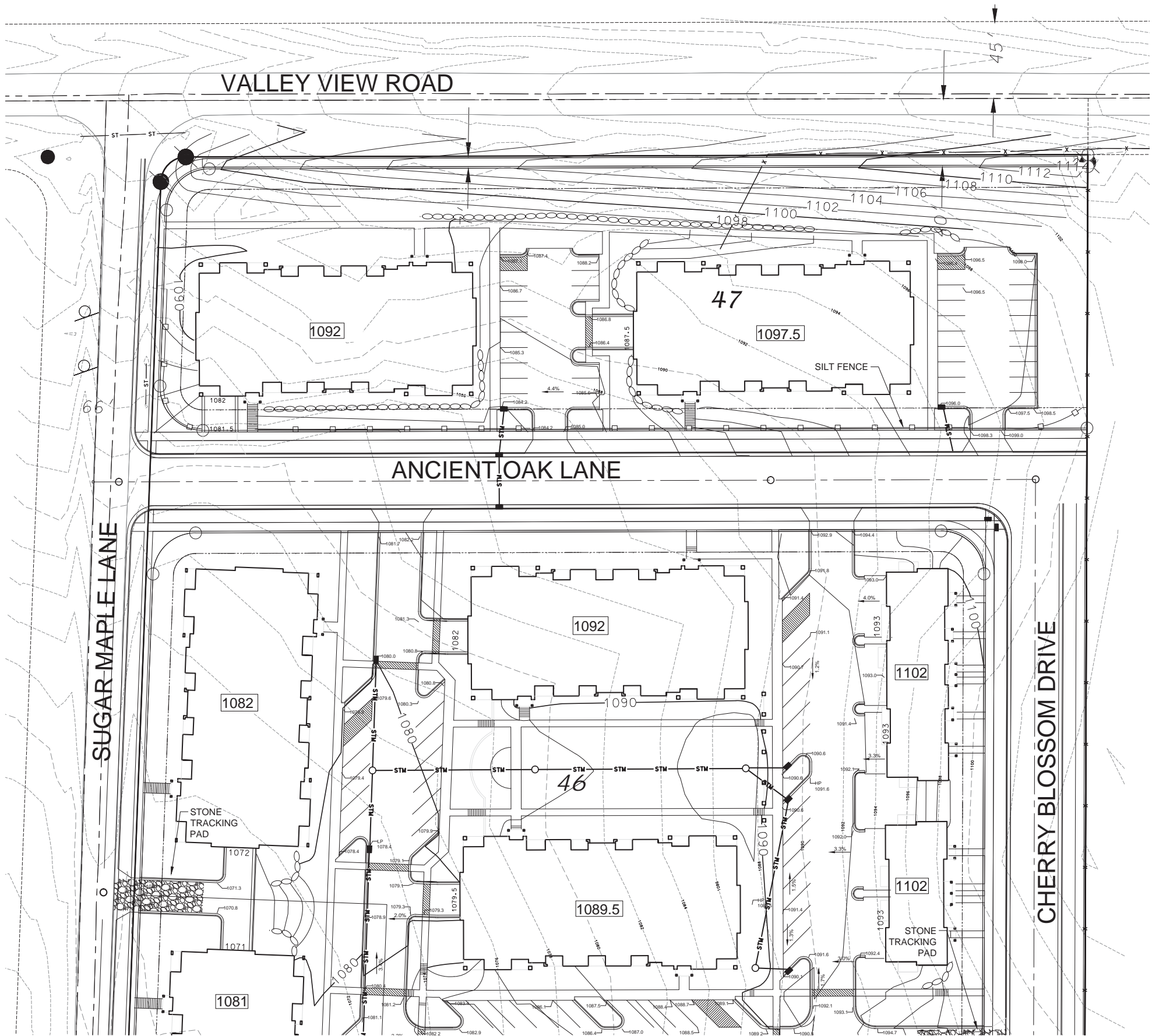
PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
OPEN SPACE
PLAN

LOT 47
SHEET NUMBER

C-I.3

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- SITE GRADING AND EROSION CONTROL NOTES
1. All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.
 2. Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
 3. Areas disturbed within the Sugar Maple Lane right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.
 4. Disturbed areas within the site shall be restored per the approved landscape plan.
 5. Sugar Maple Lane shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
 6. Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.
 7. The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
 8. Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
 9. Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned and maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
 10. All slopes 4:1 or steeper shall be restored with 4" topsoil, fertilizer, seed and Class I, Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

GRADING AND EROSION CONTROL

SUGAR MAPLE APARTMENTS

SUGAR MAPLE LANE
MADISON, WI



SCALE: 1" = 30'
(PAGE SIZE: 24x36)

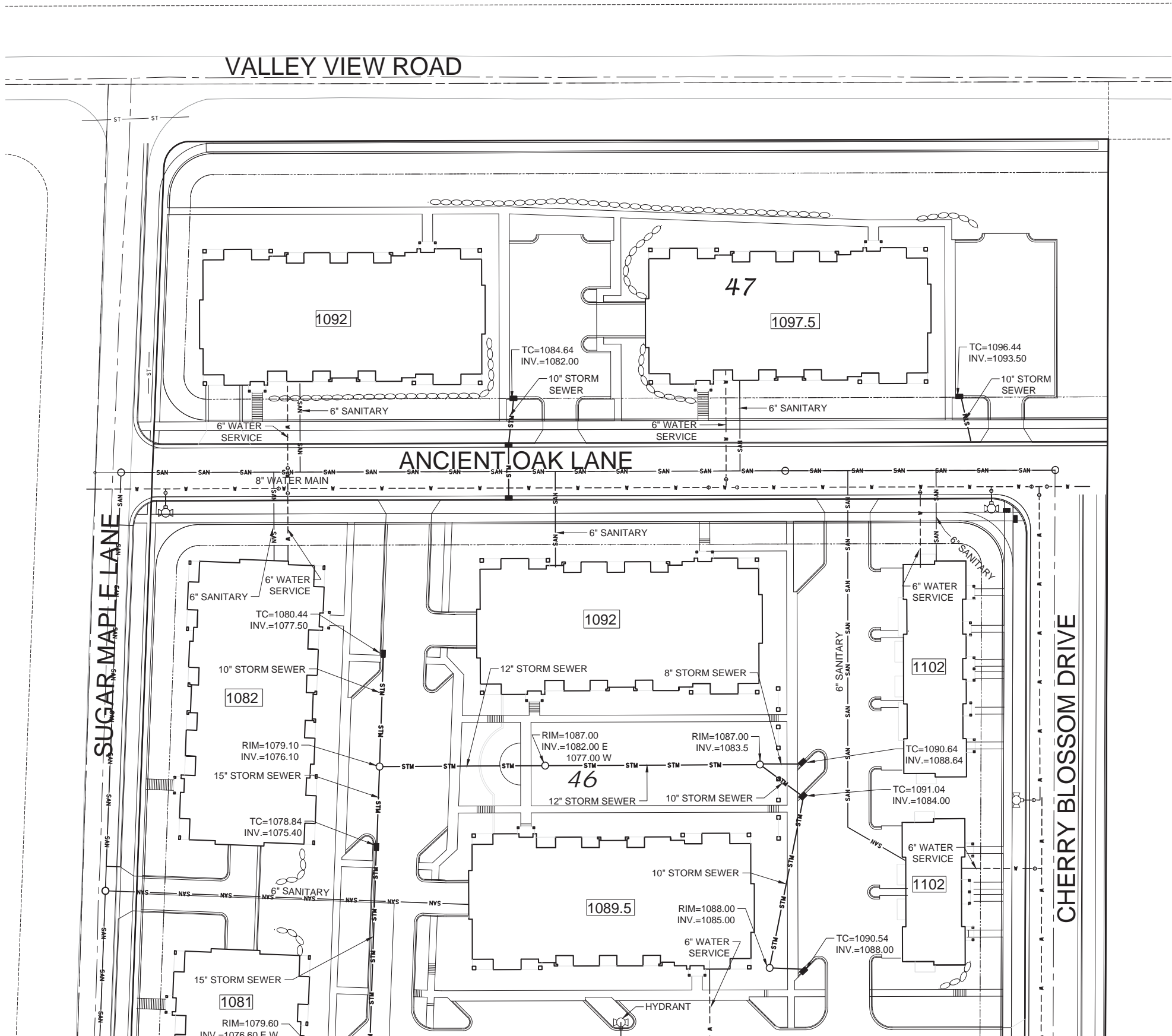
DATE: 05-07-14
REVISED:

DRAWN BY: NGO

FN: 14-05-101

Sheet Number:

C-2.2



- UTILITY NOTES:
1. All site utilities shall conform to the City of Madison Standard Specifications for Public Works Construction, latest edition.
 2. The locations of existing utility installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be certified or guaranteed. There may be other underground utility installations within the project area that are not shown.
 3. Contractor shall provide 6.5' of cover for the new water service.
 4. Storm sewer shall be installed with water tight joints.
 5. Sanitary sewer lateral shall be PVC, SDR-35.
 6. 10. All utilities serving the proposed building shall be stubbed 5 feet inside of the building and marked using a 4" x 4" hardwood post.
 7. Prior to connecting to existing storm sewer or sanitary sewer the contractor shall verify the existing inverts and notify project superintendent if discrepancies are found from plan grades.
 8. Contractor to coordinate with the respective companies for gas, electric, telephone, cable extensions and/or abandonment.
 9. Prior to storm sewer construction, the Utility Contractor shall obtain a connection and excavation permit from the City.
 10. All proposed storm sewer, sanitary sewer and water services within Lots 45-47 are private except where labeled as public.

SITE UTILITY PLAN

SUGAR MAPLE APARTMENTS

SUGAR MAPLE LANE
MADISON, WI



SCALE: 1" = 30'
(PAGE SIZE: 24x36)

DATE: 05-07-14
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FN: 14-05-101

Sheet Number:

C-2.4

PLANTING SCHEDULE

OVERSTORY DECIDUOUS TREES

Symbol	Scientific Name	Common Name	Size	Quantity	Root
ABM	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	2"	14	B&B
HB	<i>Celtis occidentalis</i>	Common Hackberry	2"	9	B&B
NHE	<i>Ulmus 'New Horizon'</i>	New Horizon Hybrid Elm	2"	8	B&B
SM	<i>Acer saccharum 'Green Mountain'</i>	Green Mountain Sugar Maple	2"	8	B&B
SWO	<i>Quercus bicolor</i>	Swamp White Oak	2"	8	B&B

ORNAMENTAL TREES

ABS	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	1.5"	9	B&B
CP	<i>Pyrus calleryana 'Cleveland Select'</i>	Cleveland Select Pear	1.5"	5	B&B
ISL	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	1.5"	6	B&B
RB	<i>Cercis canadensis</i>	Redbud	1.5"	5	B&B
RRC	<i>Malus transitoria 'Royal Raindrops'</i>	Royal Raindrops Crabapple	1.5"	6	B&B
ZC	<i>Malus 'Zumi'</i>	Zumi Crabapple	1.5"	11	B&B

EVERGREEN TREES

BHS	<i>Picea glauca var. densata</i>	Black Hills Spruce	6 ft	6	B&B
CS	<i>Picea pungens forma glauca</i>	Blue Colorado Spruce	5 ft	3	B&B
DGA	<i>Thuja occidentalis 'Dark Green'</i>	Dark Green Arborvitae	5 ft	7	B&B
NS	<i>Picea abies</i>	Norway Spruce	6 ft	3	B&B
WP	<i>Pinus strobus</i>	White Pine	6 ft	9	B&B

(2) SWO

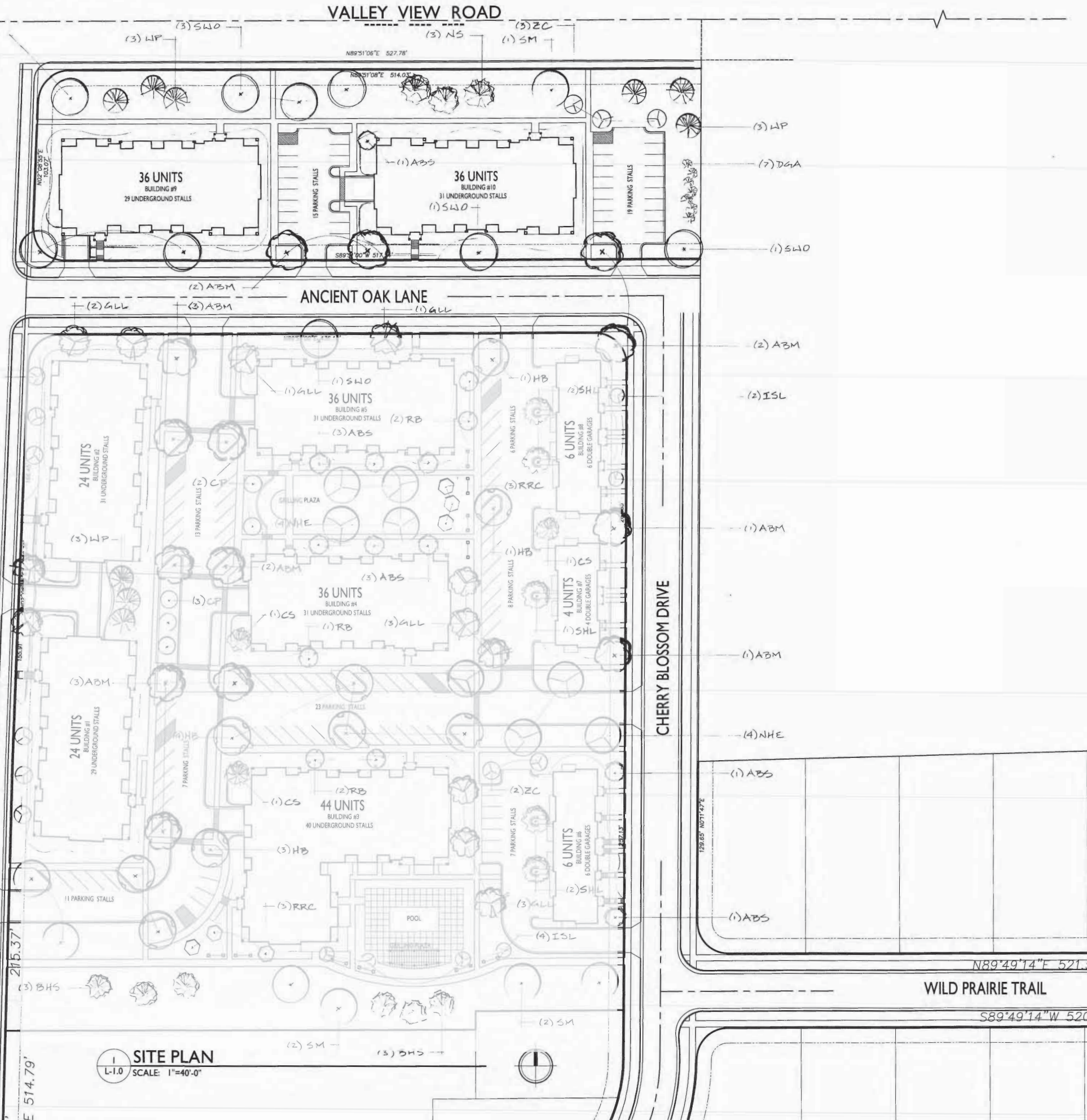
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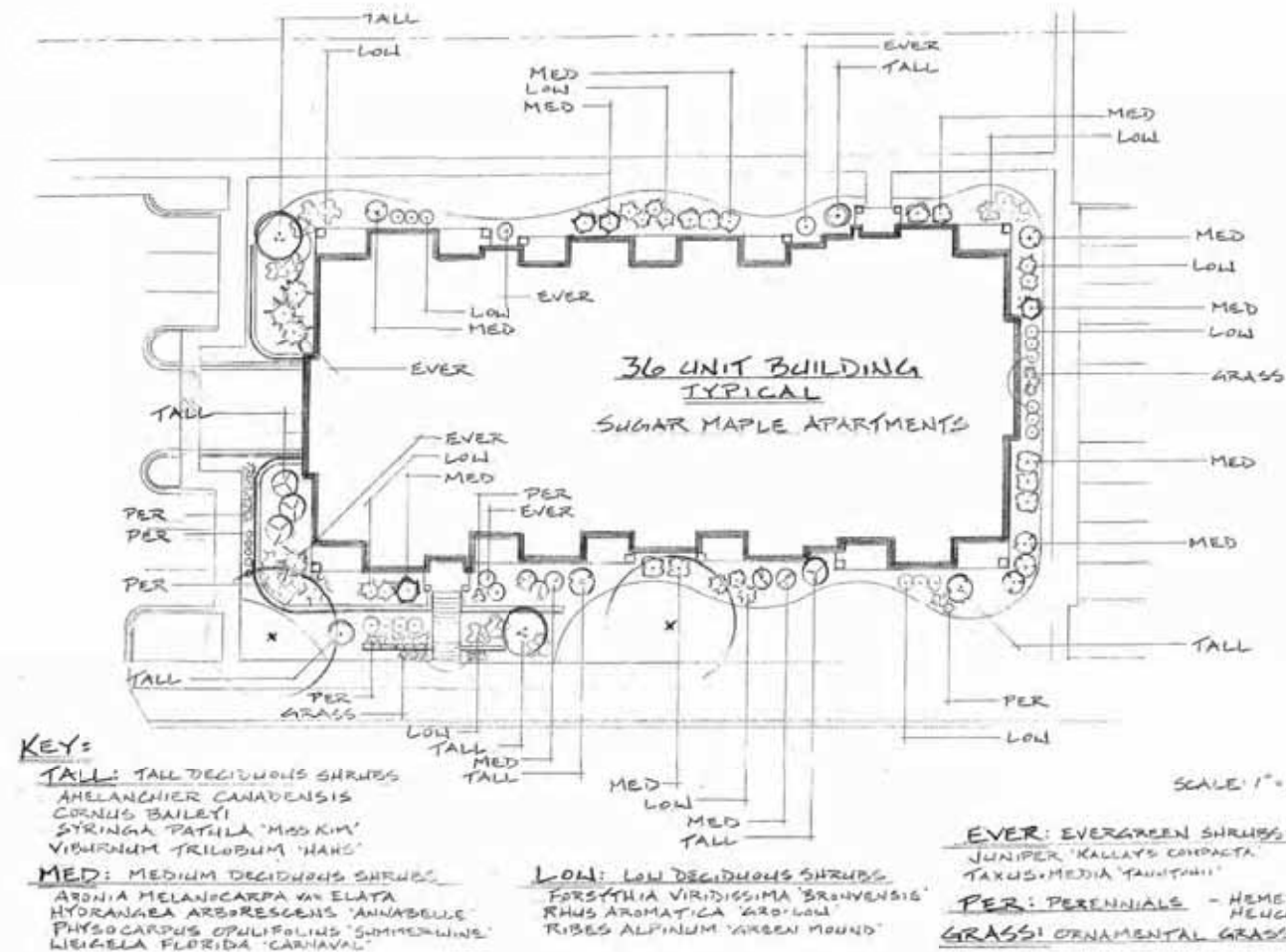
(3) ALL

(3) ZC

(2) SM

SUGAR MAPLE LANE





**SUGAR MAPLE
APARTMENTS**

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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
**LANDSCAPE
PLAN**

SHEET NUMBER

L-1.1

PROJECT NO. **1310**
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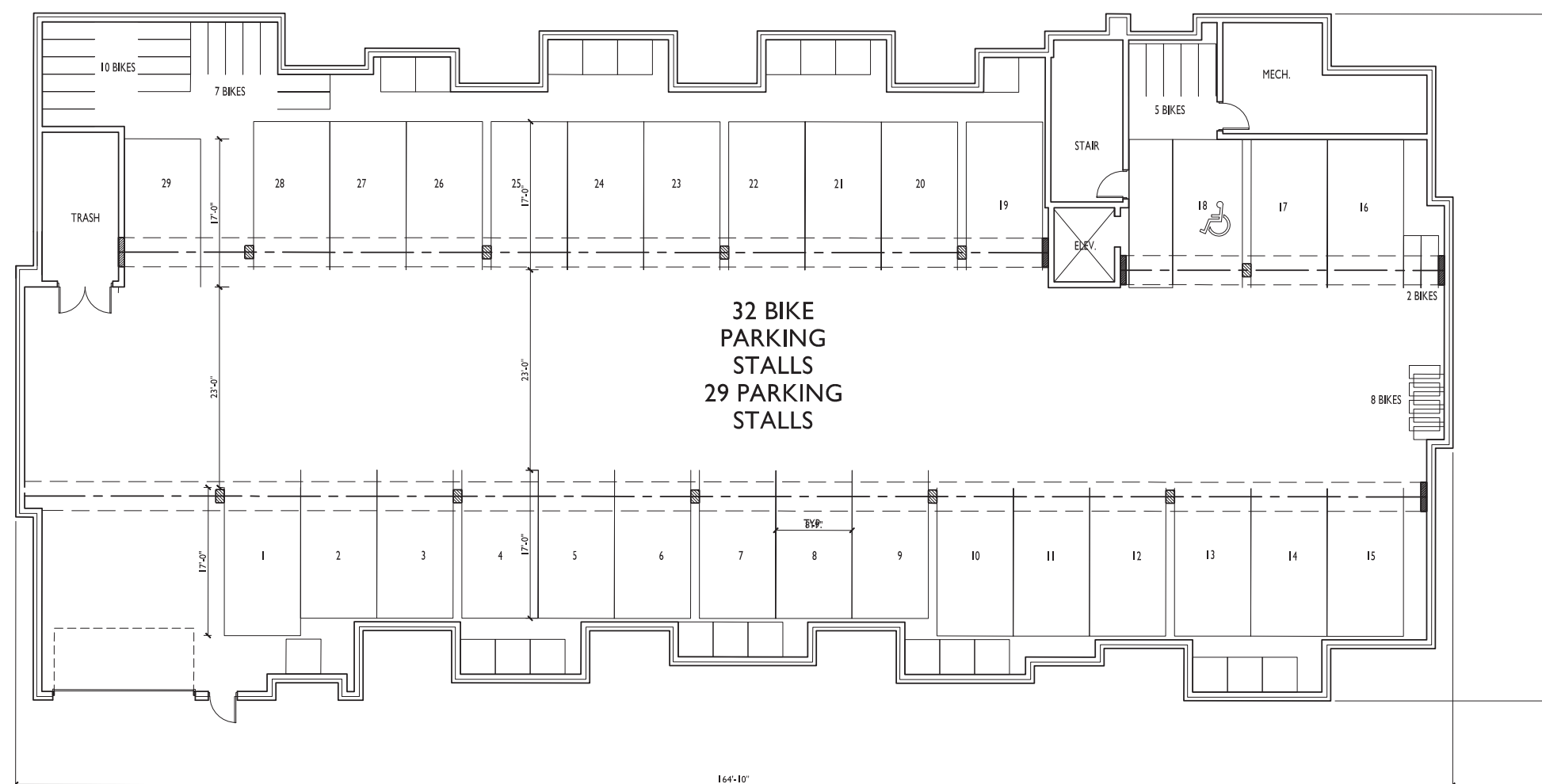
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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
BASEMENT
PLAN
36-UNIT
BLDG #9

SHEET NUMBER

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BASEMENT FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"



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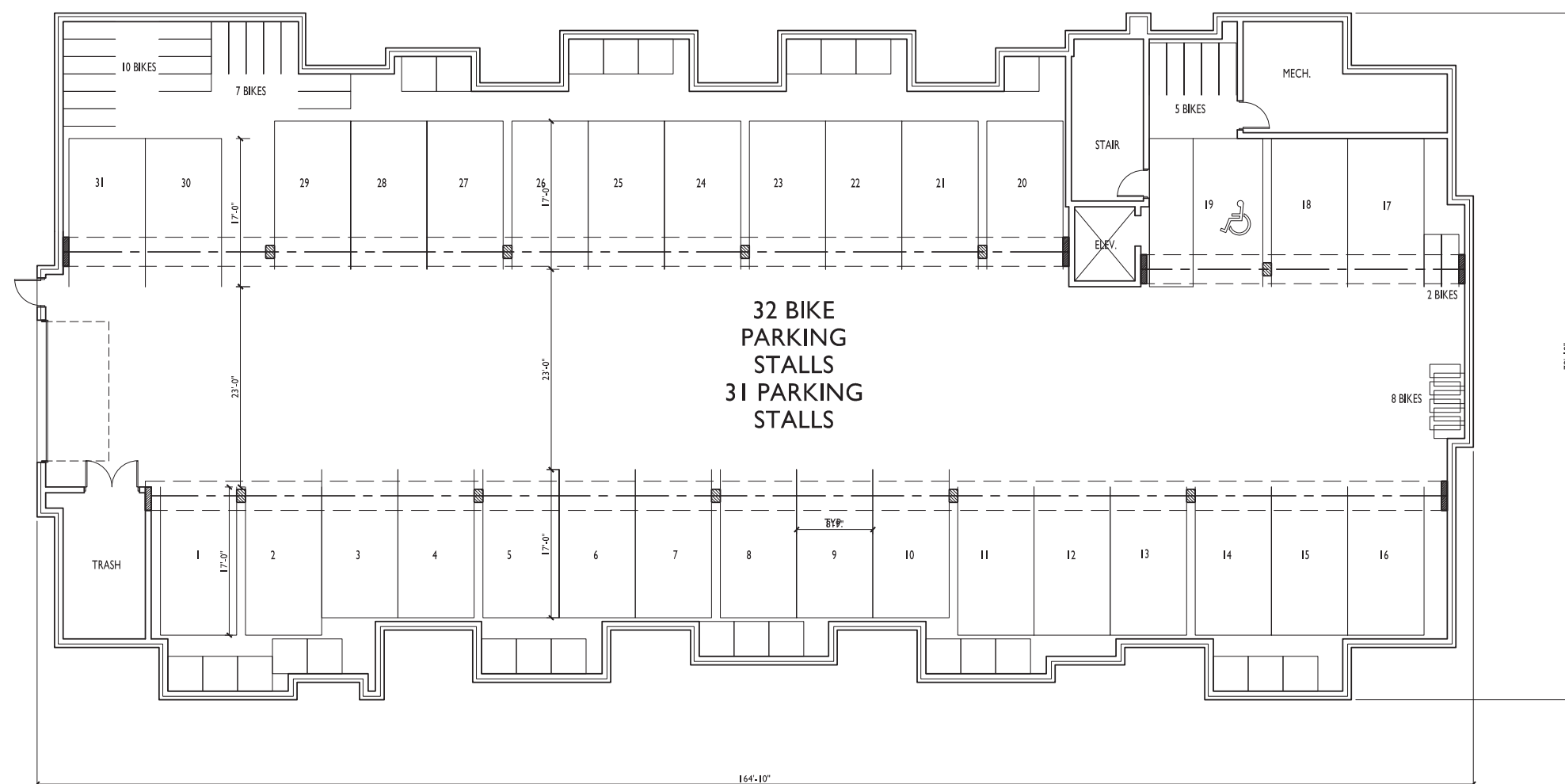
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Sugar Maple

Madison, WI
SHEET TITLE
BASMENT
PLAN
36-UNIT
BLDG #10

SHEET NUMBER

2

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1
2 BASEMENT PLAN - 36-UNIT
SCALE: 1/8"=1'-0"



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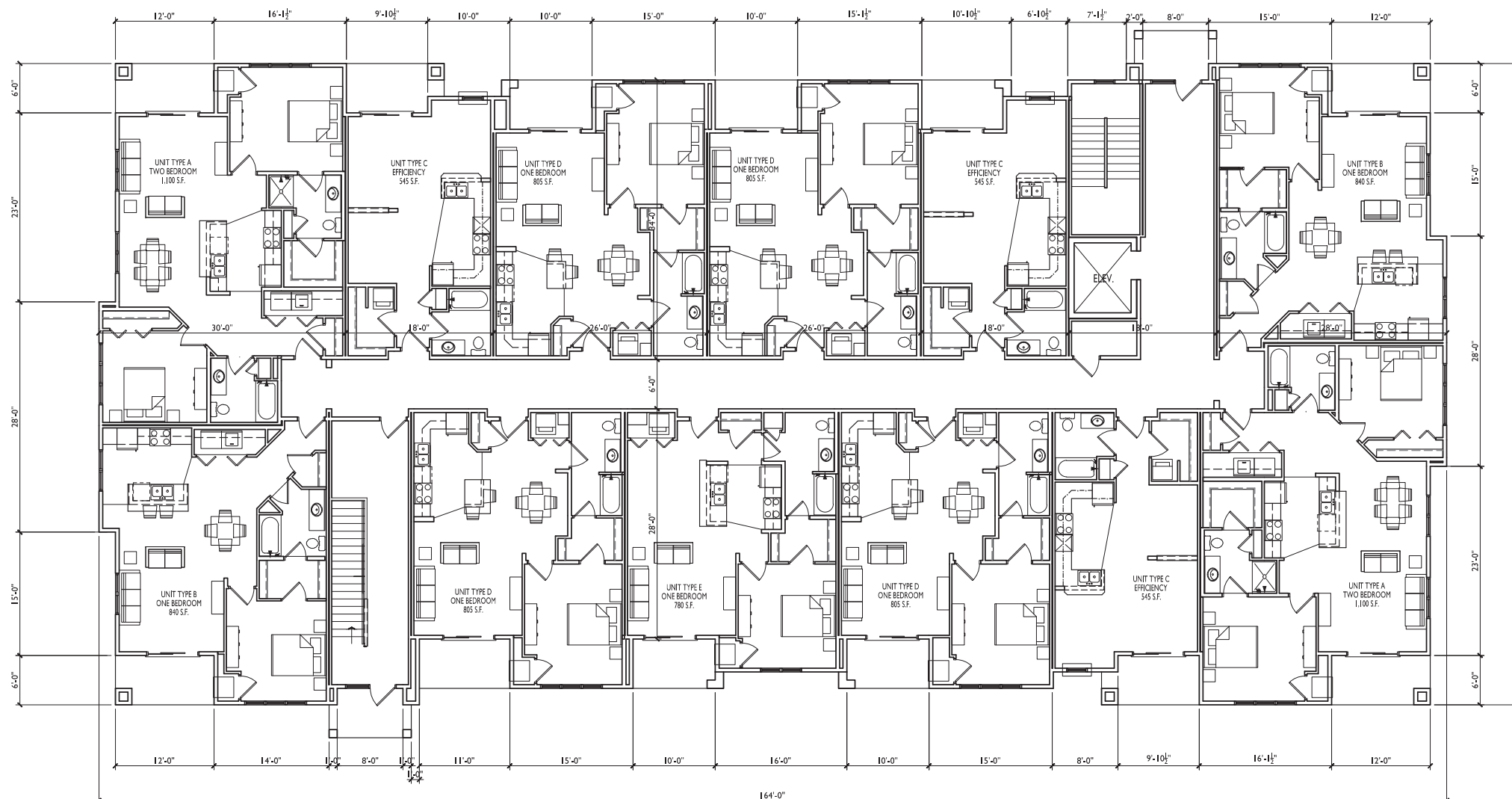
PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
FIRST FLOOR
PLAN
36-UNIT
BLDG #9 & #10

SHEET NUMBER

3

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1
3
FIRST FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"



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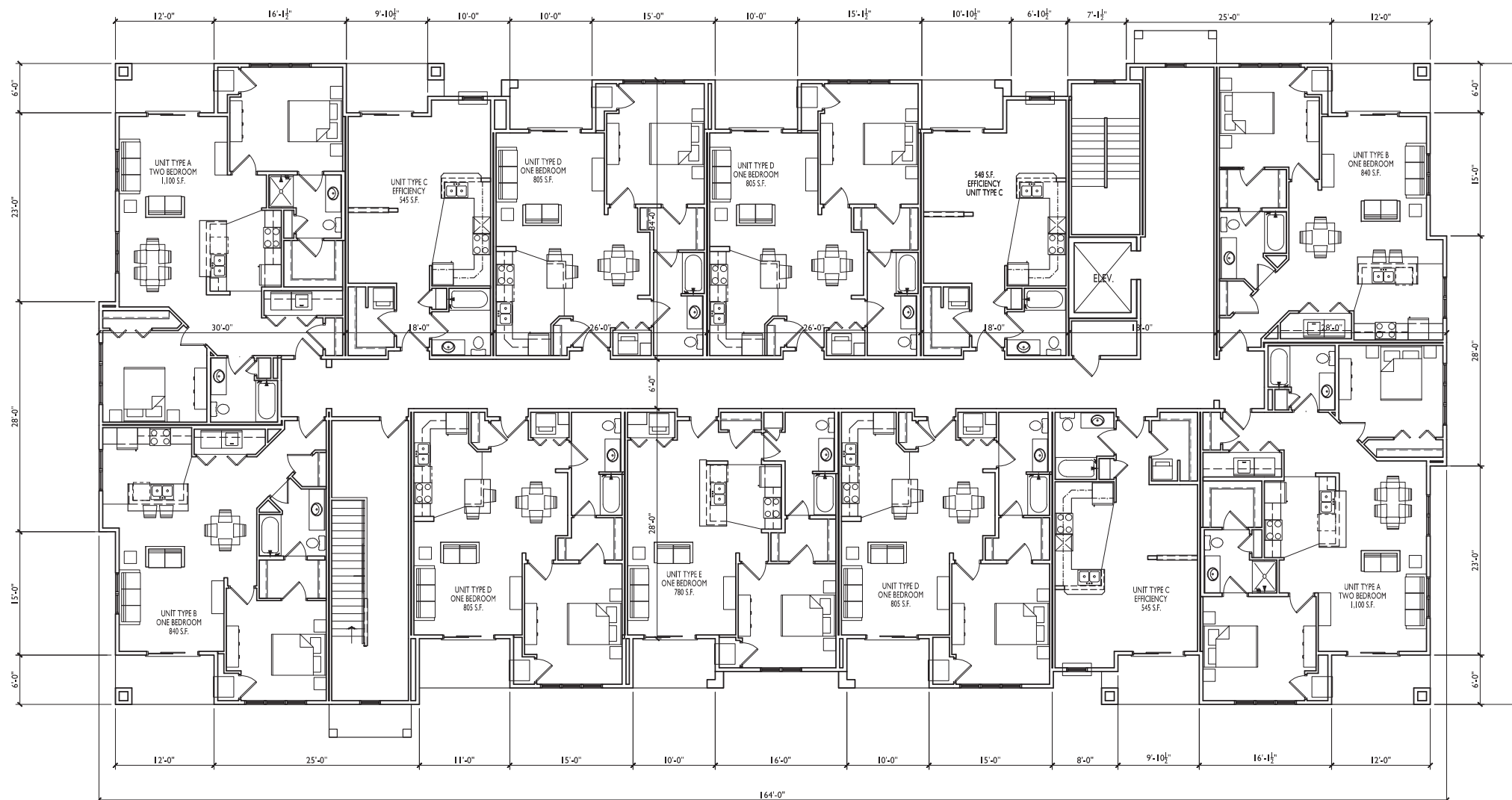
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Sugar Maple

Madison, WI
SHEET TITLE
SECOND
FLOOR PLAN
36-UNIT
BLDG #9 & #10

SHEET NUMBER

4

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1
4 SECOND FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"



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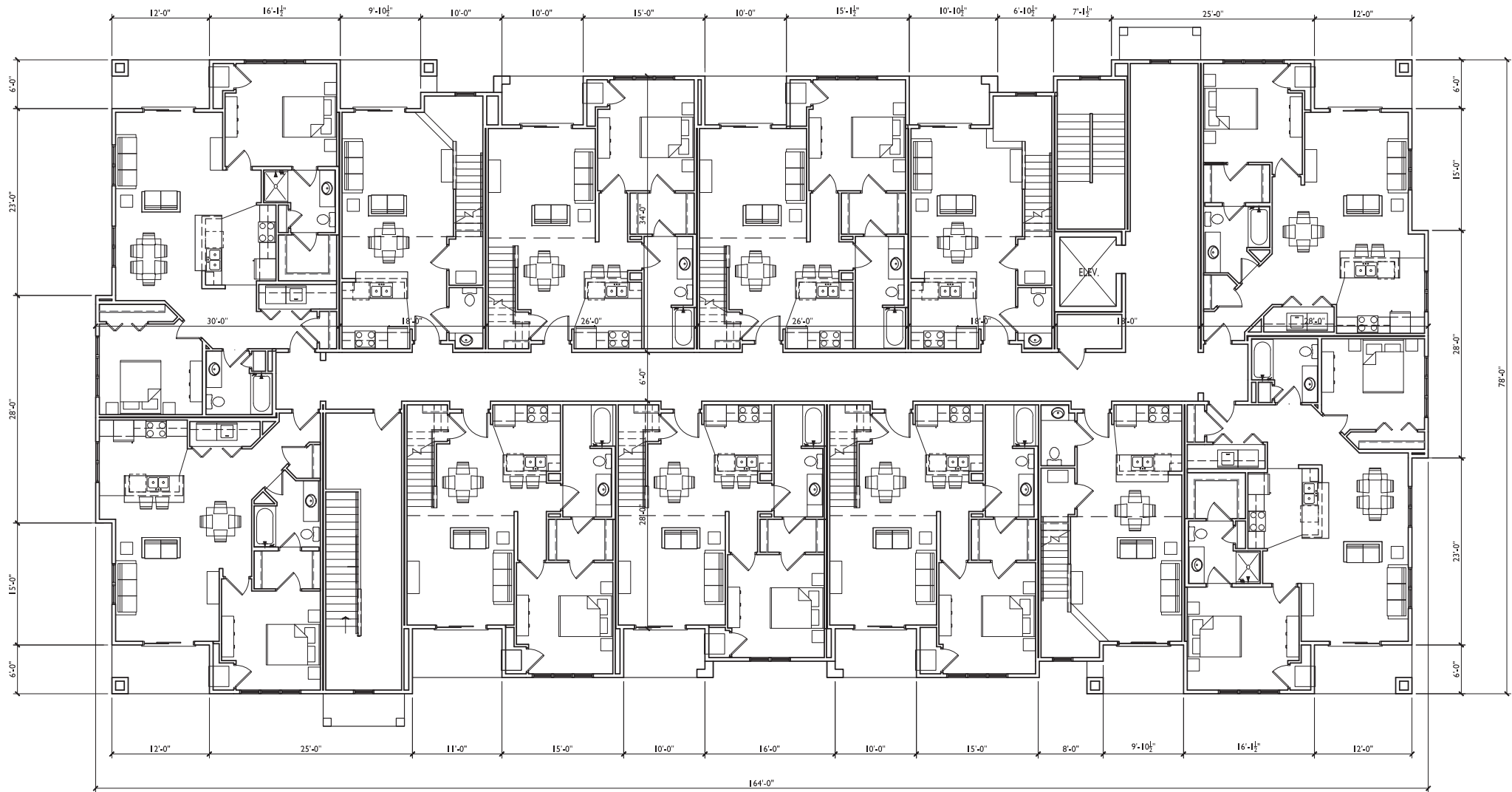
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Sugar Maple

Madison, WI
SHEET TITLE
THIRD FLOOR
PLAN
36-UNIT
BLDG #9 & #10

SHEET NUMBER

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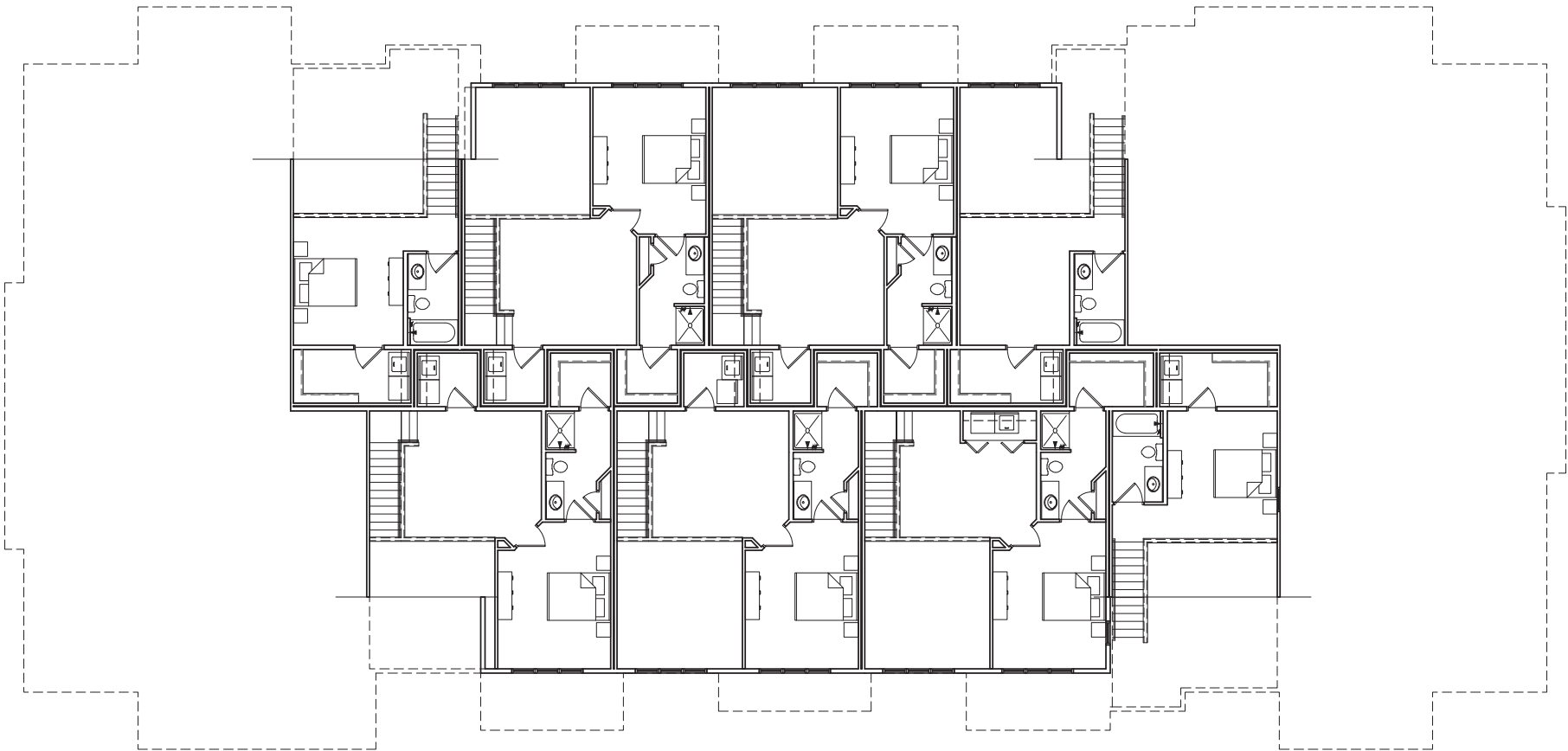
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1
5

THIRD FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"





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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
LOFT FLOOR
PLAN
36-UNIT
BLDG #9 & #10

SHEET NUMBER

6

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2
7 NORTH ELEVATION - 36-UNIT
SCALE: 1/8"=1'-0"



1
7 EAST ELEVATION - 36-UNIT
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION - 36-UNIT
SCALE: 1/8"=1'-0"



1 WEST ELEVATION - 36-UNIT
SCALE: 1/8"=1'-0"

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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #9

SHEET NUMBER

8

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2
9 NORTH ELEVATION - 36-UNIT
SCALE: 1/8"=1'-0"



1
9 EAST ELEVATION - 36-UNIT
SCALE: 1/8"=1'-0"

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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #10

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SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #10

SHEET NUMBER

10

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2 SOUTH ELEVATION - 36-UNIT
10 SCALE: 1/8"=1'-0"



1 WEST ELEVATION - 36-UNIT
10 SCALE: 1/8"=1'-0"