



Madison Regional Office

161 Horizon Drive  
 Suite 101  
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 608.848.5060 p  
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Milwaukee Regional Office

N22 W22931 Nancy Court  
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 Waukesha, WI 53186  
 262.513.0666 p  
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www.jsdinc.com

letter of transmittal

To:	<b>Madison Urban Design Commission</b> 215 Martin Luther King Jr. Blvd; Room LL-100 PO Box 2985 Madison, Wisconsin 53701-2985	Cc:	<b>Dan Carlson – Vogel Bros. Building Co.</b> <b>John McKeegney – Don Miller Dodge</b>
From:	<b>Wade P. Wyse</b>	Project Name:	<b>Don Miller – 854 E Washington Ave.</b>
Re:	<b>Application for UDC Review and Approval</b>	Project Number:	<b>07-2859</b>
Date:	<b>08/01/07</b>	Location:	<b>Madison, WI</b>

We are Transmitting The following:

Copies	Date	No.	Description
1	08/01/07	1	Section A Submittal (Final Approval and/or Recommendation)
1	08/01/07	2	Final Approval and/or Recommendation Letter

They are transmitted as indicated:

<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> For review & comment	<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> As requested
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**Notes:**

On behalf of our client, we would like to request Initial/Final Approval and/or Recommendation for the subject redevelopment. Please do not hesitate to contact our office if you have any questions or require additional information.

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**

DATE SUBMITTED: _____	<b>Action Requested</b>
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 854 E Washington Ave

ALDERMANIC DISTRICT: District 2

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Don Miller Dodge Central Jenkins Survey & Design, Inc. (JSD)  
754 East Washington 161 Horizon Drive Suite 101  
Madison, WI 53703 Verona, WI 53593

CONTACT PERSON: Wade P. Wyse - (JSD)  
Address: 161 Horizon Drive Suite 101  
Verona, WI 53593  
Phone: (608) 848-5060  
Fax: (608) 848-2255  
E-mail address: wade.wyse@jsdinc.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

August 1, 2007

City of Madison Planning Commission  
215 Martin Luther King Jr. Blvd.  
Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

Subject: ***Letter of Intent  
Temporary Don Miller Dodge Central Parking Lot Expansion  
854 E. Washington Avenue  
Madison, Wisconsin 53703  
JSD Project No. 07-2859***

Dear Plan Commission Members:

Per your requirement for a Land Use Application Submittal we are providing the following written Letter of Intent for the proposed temporary Don Miller Central Parking Lot Expansion development at 854 East Washington Avenue. Currently, the site has a 2,400 square foot one story masonry building that was formerly the sales office and garage of Budget Auto Outlet. A gravel parking lot surrounds the building and served as the parking site for the business.

For the proposed development, Vogel Bros. Building Corporation has been designated as the general contractor and overall project coordinator. Jenkins Survey & Design, Inc. will serve as the designer, landscape architect, surveyor, and engineer for the project. Site lighting design will be provided by Electric Construction, Inc. This project is proposed to begin in mid-August 2008 and finish by mid-September 2008.

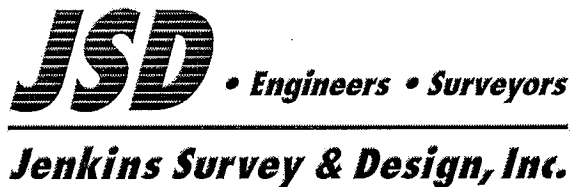
This project will be a temporary parking facility as defined under the Madison Municipal Code. It will include demolition and removal of the Budget Auto Outlet building that currently serves the site. A new 22 stall parking lot will be re-installed without changing the existing grades. No buildings are proposed on the site, although within the next three years a redevelopment of the entire area has been proposed. The new parking lot will be paved with bituminous asphalt. The pavement will cover 12,287 square feet, replacing the existing impervious gravel and building areas that currently cover the site. The overall site is 15,228 square feet.

This redevelopment will not be used for any retail or business offices and, as such, will not have any employees or places for assembly on-site. The parking lot will be utilized by patrons of Don Miller Dodge Central during the normal operating business hours, 9 A.M. to 9 P.M. The site will not add any of the following to the area: dwelling units, school children, or trash removal. A plow will be the only snow removal equipment necessary to clear the project area of snow. General maintenance of asphalt will include sealing and line striping for the parking lot.

Please contact our office if there are any further questions or comments.

Thank You,

Ben Kamps, E.I.T.



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## memorandum

To: **City of Madison Urban Design Commission**

From: **Dan Schneider, E.I.T.**

Re: **Don Miller – 854 E Washington Avenue**

Date: **8/1/2007**

CC: **Dan Carlson – Vogel Bros. Building Co.**

**Comments:**

A temporary parking facility is being proposed by Don Miller Dodge Central at 854 E. Washington Avenue, which is at the corner of East Washington Avenue and North Paterson Street. Please refer to Exhibit A for the Site Locator Map and Existing Conditions Survey. This lot will be used to store new and used cars in support of there existing facilities. The existing site includes a 2,400 square foot one story masonry building with a gravel parking lot and associated utilities to serve the building. The proposed project will include razing the existing building and installing a 22 stall parking. A five foot (5') setback from the property line has been included along North Paterson Street, and a fifteen foot (15') setback from the property line has been included along East Washington Avenue. Please refer to Exhibit B for the proposed Site Plan and Erosion Control & Grading Plan.

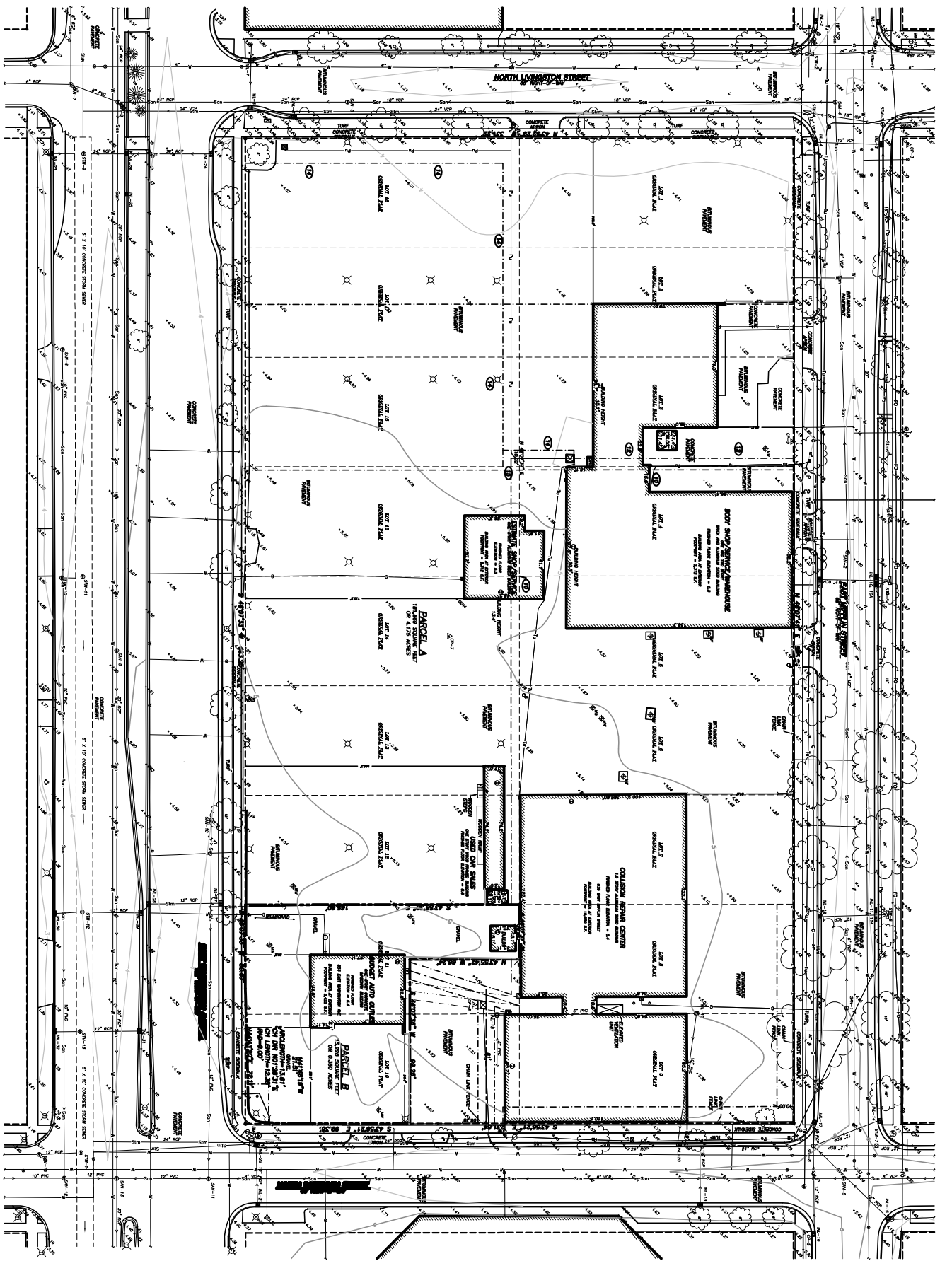
This development falls under the criteria of Temporary parking facilities under the City of Madison Municipal Code 10.08(6)(b)2. The permit for temporary parking will be removed annually for a period not to exceed three (3) years. The total site will result in 15,000 square feet of land disturbance. The parking lot Lighting Plan will conform to all applicable requirements. Please refer to Exhibit C for the Lighting Plan. The parking lot will be designed to applicable stormwater requirements. A Landscape Plan has been prepared an can be found in Exhibit D. The plan includes a deciduous tree and coniferous shrubs along East Washington Avenue, a deciduous tree and coniferous shrubs along Patterson Street and coniferous shrubs and a combination of coniferous and deciduous shrubs on the corner.

The temporary parking facility will be consistent with the existing and surrounding land uses. North of the site is a collision repair center and associated parking facilities. To the west of the site is a used car sales parking lot. To the south of the site are commercial properties along East Washington Avenue. East of the site is Patterson Street and Breese Stevens Field. Please refer to Exhibit E for pictures of the existing site, building to be demolished, and surrounding buildings.

**EXHIBIT A**

*Site Location Map  
Existing Conditions Survey*





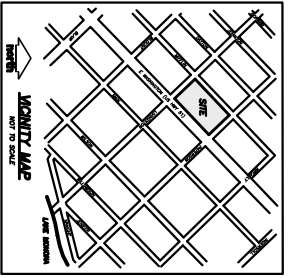
MANHOLE	ELEVATION	DESCRIPTION
SM-1	4.89	TOY HUT ON HIGHWAY AT WEST CORNER OF WILSON & WASHINGTON
SM-2	4.30	TOWN OF MADISON AT WEST CORNER OF WILSON & WASHINGTON
SM-3	4.81	TOY HUT FRONTY AT WEST CORNER OF UNIVERSITY AND PATTERSON

MANHOLE	ELEVATION	DEPTH	TYPE
SM-1	4.89	4.00	VP
SM-2	4.30	4.00	VP
SM-3	4.81	4.00	VP

MANHOLE	ELEVATION	DEPTH	TYPE
SM-4	3.81	4.00	VP
SM-5	3.81	4.00	VP
SM-6	3.81	4.00	VP

MANHOLE	ELEVATION	DEPTH	TYPE
SM-7	3.81	4.00	VP
SM-8	3.81	4.00	VP
SM-9	3.81	4.00	VP

MANHOLE	ELEVATION	DEPTH	TYPE
SM-10	3.81	4.00	VP
SM-11	3.81	4.00	VP
SM-12	3.81	4.00	VP



- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2**
1. THE ASSISTANT COUNTY CLERK HAS RECORDED THIS INSTRUMENT IN VOLUME 141 OF RECORDS, PAGE 179. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY.
  2. THE ASSISTANT COUNTY CLERK HAS RECORDED THIS INSTRUMENT IN VOLUME 141 OF RECORDS, PAGE 179. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY.
  3. THE ASSISTANT COUNTY CLERK HAS RECORDED THIS INSTRUMENT IN VOLUME 141 OF RECORDS, PAGE 179. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY.
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  20. THE ASSISTANT COUNTY CLERK HAS RECORDED THIS INSTRUMENT IN VOLUME 141 OF RECORDS, PAGE 179. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY.

- LEGEND**
- PROPERTY CORNER FOUND
  - 3/4" DIAMETER 2" LONG IRON
  - SECTION CORNER
  - BENCH MARK LOCATION & NUMBER
  - CONTROL POINT LOCATION & NAME
  - MONITORING WELL
  - MISCELLANEOUS POST OR BOLLARD
  - STREET SIGN
  - WATER OR GAS VALVE
  - FIRE HYDRANT
  - UTILITY MANHOLE
  - STORM SEWER MANHOLE
  - UTILITY POLE WITH GUY WIRE
  - TRUNK LIGHT POLE
  - WORKING LIGHT POLE
  - ELECTRIC METER
  - GAS METER
  - SPOT ELEVATION
  - BUILDINGS
  - PROPERTY LINE
  - PAVEMENT LINE
  - EASEMENT LINE
  - WATER LINE
  - SANITARY SEWER
  - STORM SEWER
  - UNDERGROUND ELECTRICAL POWER
  - UNDERGROUND TELEPHONE
  - UNDERGROUND FIBER OPTIC
  - UNDERGROUND TELEPHONE
  - UNDERGROUND CABLE
  - GAS MAIN
  - FENCE
  - CONCRETE CURB & GUTTER
  - PAVEMENT EDGE
  - INDEX CURBLINE
  - INTERMEDIATE CURBLINE

- NOTES**
1. BENCHMARKS FOR THIS SURVEY AND MAP ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY.
  2. ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON CITY OF MADISON VERTICAL DATUM + 565.60.
  3. CONTROL INTERVAL IS ONE FOOT.
  4. TOPOGRAPHY AND UTILITY SURVEY PREPARED BY SPURNS SURVEY & DESIGN, INC. THE WEEK OF OCTOBER 14, 2004 & JANUARY 10, 2005.
  5. SIGNATURE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURVEYAL FEATURES AND APPURTENANCES, LOCATING DITCHES HOLLOWLINE FIELD BOUNDARIES (LOCATING REQUEST TICKET NO. 082720), AND BY REFERENCE TO FIELD NOTES AND WORK.
  6. SURVEY LOCATIONS OF INTERMEDIATE UTILITIES SHOULD BE CONSIDERED FOR 180.2424811.
  7. LOCATION OF WATER MAIN, STORM SEWER, AND SANITARY SEWER IS BASED ON CITY OF MADISON UTILITY RECORDS AND WISDOT PLANS.
  8. LOCATION OF ELECTRIC AND GAS FACILITIES IS BASED ON MADISON GAS AND ELECTRIC COMPANY UTILITY RECORDS AND DIVERS HOTLINE FIELD BOUNDARIES.
  9. LOCATION OF TELECOMMUNICATION FACILITIES IS BASED ON DIVERS HOTLINE FIELD BOUNDARIES ONLY.
  10. THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP IS BASED ON THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS. THESE POINTS AND BENCHMARKS WERE ESTABLISHED BY WISCONSIN DEED RECORDED ON NOVEMBER 14, 2003 AS DOCUMENT NO. 2041482. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  11. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, BOTH RECORDED AND UNRECORDED.
  12. AT THE TIME OF THIS SURVEY EAST WASHINGTON AVERAGE WAS UNDER CONSTRUCTION.
  13. THIS SITE LIES IN FLOOD ZONE X (WAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) PER FIRM PANEL 500030548R, EFFECTIVE DATE JUNE 17, 2003.

**LEGAL DESCRIPTION (UNIMPROVED)**

PARCEL A  
 LOTS ONE (1) THROUGH TEN (10), TRACT ONE (1), THE CITY OF MADISON, WISCONSIN.

PARCEL B  
 LOTS ELEVEN (11) THROUGH EIGHTEEN (18), BLOCK ONE HUNDRED FORTY-THREE (143), ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTEEN (13), TOWN SEVEN NORTH (7TH), RANGE NINE EAST (9E), CITY OF MADISON, DANE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXISTING SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM THE REGISTERED SURVEYOR.

DAVE M. JENKINS, 5-2225  
 REGISTERED LAND SURVEYOR

DATE: \_\_\_\_\_

**APPROVED FOR:**

1244 S. PARK ST.  
 MADISON, WI 53715

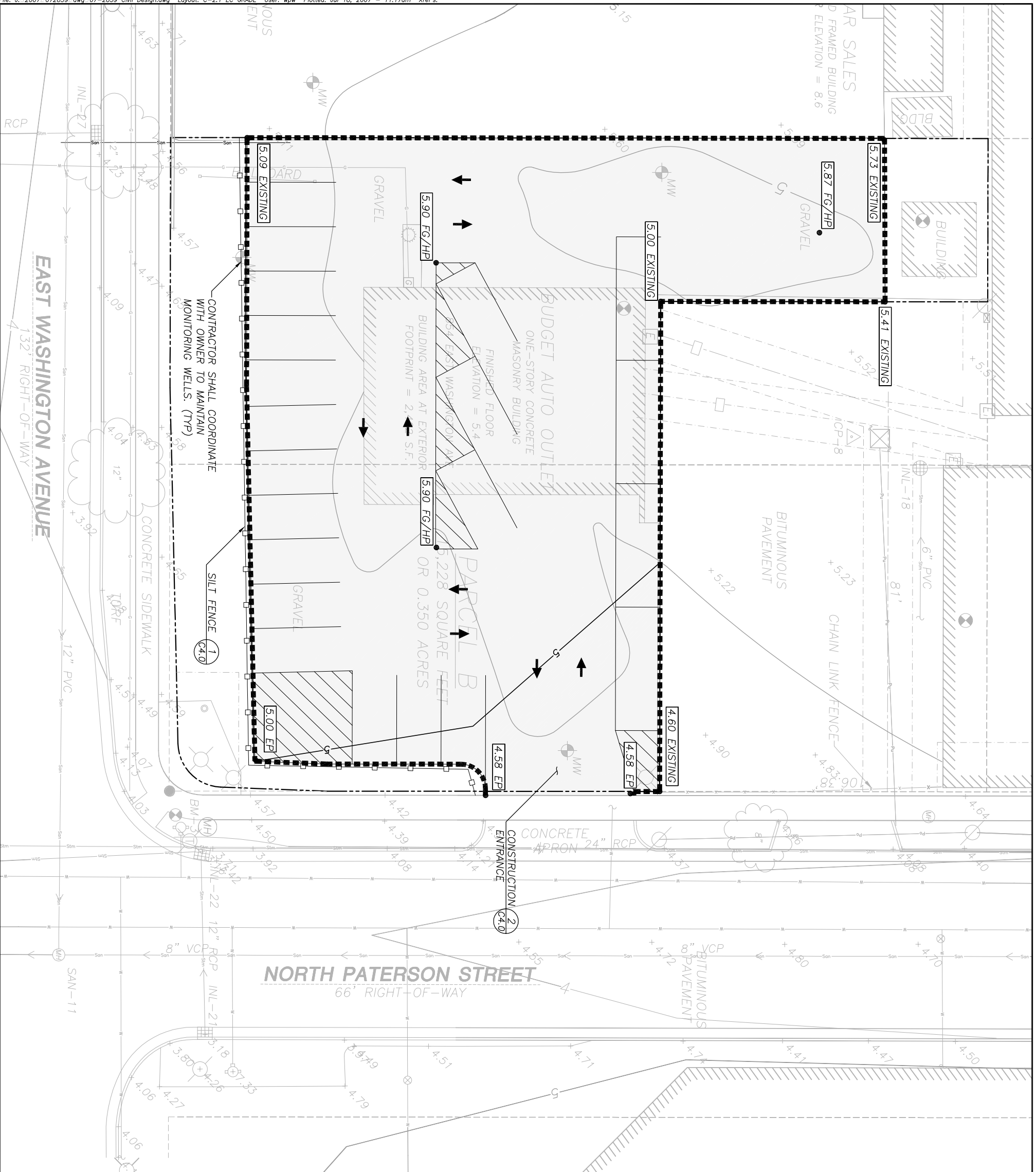
PROJECT NO.: 04-1718  
 FILE NO.: E-2  
 SHEETED: M/M/T/O  
 P.S. NO./REV.: 170/0-9  
 SHEET NO.: 1 OF 1

**EXHIBIT B**

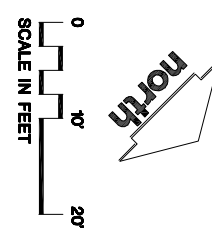
*Site Plan*  
*Erosion Control & Grading Plan*







- LEGEND (PROPOSED)**
- PROPERTY LINE
  - - - CONSTRUCTION LIMITS
  - - - PROPOSED MAJOR CONTOUR
  - ▭ SILT FENCING
  - SPOT ELEVATION
  - FG - FINISH GRADE
  - EP - EDGE OF PAVEMENT
- GENERAL NOTES**
1. REFER TO SHEET C-1.0 FOR EXISTING CONDITIONS NOTES AND LEGEND.
  2. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
  3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  4. EXISTING GRADE 90% ELEVATIONS SHOWN FOR MATCH WITH ADJACENT SHEETS. MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS (FORMERLY REFERRED TO AS BMP'S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
  2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE. CONTROL DESIGN MAY BE CONDUCTED TO MEET UNPUBLISHED FIELD STANDARDS IF MODIFICATIONS CONFORM TO WNR TECHNICAL STANDARDS.
  3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
  4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
  5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
  6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR OTHER SEDIMENT OVER THE SURFACE OF THE ROADWAY AND ADJACENT AREAS. TRACKING PADS ARE TO BE FREQUENTLY AS REQUIRED BY THE CITY OF VERONA.
  7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
  8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
  9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SWAMPY SEWER, WATER MAIN, ETC.):
    - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - B. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER UTILITY CONSTRUCTION IS COMPLETE.
    - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DRAINAGING TECHNICAL STANDARD NO. 1081 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
  10. STONE CHECK DAMS SHALL BE PLACED IN FRONT OF SILT FENCING IN ANY LOW AREA.
  11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
  12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
  13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH CLASS 1 POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
  14. ALL STORM SEWER STRUCTURES SHALL HAVE INLET PROTECTION TYPE C. STANDARD DETAILS FOR INLET PROTECTION ARE LOCATED IN THE WISDOT FACILITIES DEVELOPMENT MANUAL (FDM), CHAPTER 16, SD NUMBER 8E10-2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE FDM.
  15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDR AND WDCOM REQUIREMENTS.



CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE

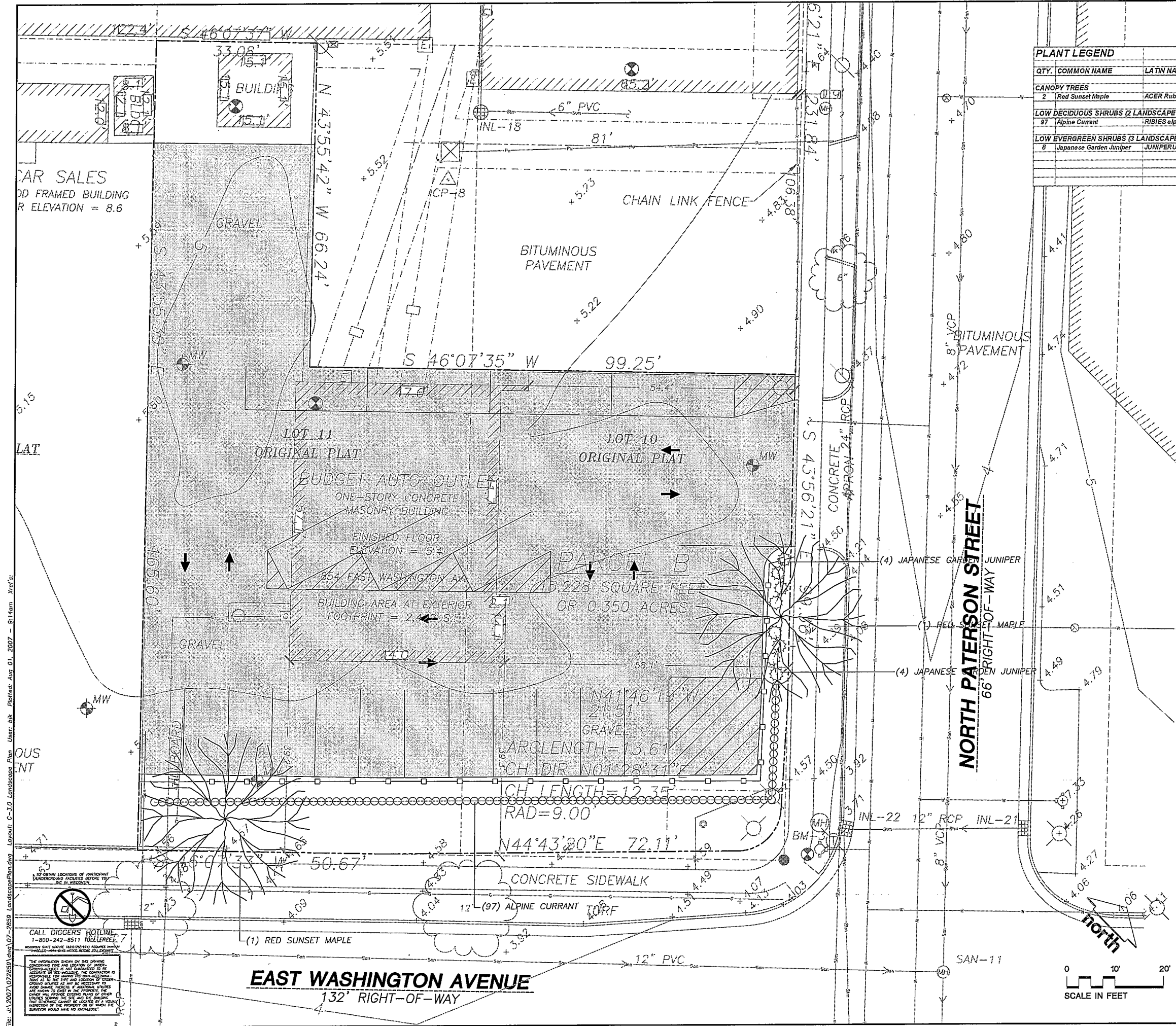
TO OBTAIN LOCATIONS OF EXISTING AND PROPOSED UTILITIES REFER TO THE UNDERGROUND UTILITY RECORD (U/R)

CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VERONA AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VERONA AND THE STATE OF WISCONSIN.

<p><b>JSD</b> Engineers &amp; Surveyors <i>Janhans Survey &amp; Design, Inc.</i></p> <ul style="list-style-type: none"> <li>• PLANNING &amp; DEVELOPMENT</li> <li>• CIVIL ENGINEERING</li> <li>• TRANSPORTATION ENGINEERING</li> <li>• SURVEYING AND MAPPING</li> <li>• CONSTRUCTION MANAGEMENT</li> </ul> <p>MADISON REGIONAL OFFICE 161 Hudson Drive Verona, Wisconsin 53593 (608) 848-5060</p> <p>MILWAUKEE REGIONAL OFFICE N22 W2931 Nancy Court Suite 3 Waukesha, Wisconsin 53186 (262) 513-0668</p>	<p>PREPARED FOR: <b>VOGEL BROS. BUILDING CO.</b> 2701 Packers Avenue Madison, Wisconsin 53707</p>	<p>PROJECT: <b>DON MILLER DODGE CENTRAL</b> 854 E. Washington Ave. Madison, Wisconsin 53703</p>	<p>Although every effort has been made in preparing these plans and designs for the purposes of the contract, the contractor and subcontractors must check all details and dimensions of their work and be responsible for the same.</p> <p>These plans and designs are copyright protected and may not be reproduced or used without the written consent of Janhans Survey and Design, Inc.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>Drawn: ALU</td> <td>07-16-07</td> </tr> <tr> <td>Checked: MS</td> <td>07-18-07</td> </tr> <tr> <td>Approved: MML</td> <td>07-18-07</td> </tr> <tr> <td>City of Madison</td> <td>07-18-07</td> </tr> </tbody> </table> <p>SEALED/SIGNATURE</p>	ITEM	DATE	Drawn: ALU	07-16-07	Checked: MS	07-18-07	Approved: MML	07-18-07	City of Madison	07-18-07	<p>SHEET TITLE: <b>EROSION CONTROL &amp; GRADING PLAN</b></p> <p>SHEET NUMBER: <b>C-2.1</b></p> <p>JSD PROJECT NUMBER: 07-2859</p> <p>JSD PROJECT FILE: Task 1</p> <p>SCALE</p>
ITEM	DATE													
Drawn: ALU	07-16-07													
Checked: MS	07-18-07													
Approved: MML	07-18-07													
City of Madison	07-18-07													

**EXHIBIT C**

***Landscape Plan***



**PLANT LEGEND**

QTY.	COMMON NAME	LATIN NAME	SIZE	ROOT	SPACING	LS POINTS
<b>CANOPY TREES</b>						
2	Red Sunset Maple	ACER Rubrum 'Frankford'	2" Cal.	B&B	See Plan	N7A
<b>LOW DECIDUOUS SHRUBS (2 LANDSCAPE POINTS)</b>						
97	Alpine Currant	RIBIES alpinum	15-18" Min. Ht.	# 2 Cont.	24" OC	194
<b>LOW EVERGREEN SHRUBS (3 LANDSCAPE POINTS)</b>						
8	Japanese Garden Juniper	JUNIPERUS chinensis var. procumbens	15-18" Min. Ht.	# 3 Cont.	4' OC	24
<b>TOTAL LANDSCAPE POINTS:</b>						<b>218</b>
<b>REQUIRED:</b>						<b>108</b>

- NOTES**
- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL DIGGERS HOTLINE AT 1-800-242-8511 FOR UTILITY LOCATIONS THREE DAYS PRIOR TO DIGGING.
  - CONTRACTOR TO STAKE LOCATION OF PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND IS RESPONSIBLE FOR ADEQUATELY WATERING ALL PLANT MATERIALS INSTALLED UNDER CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
  - LANDSCAPE BEDS TO RECEIVE 4" DEPTH WEED FREE SHREDDED HARDWOOD BARK MULCH OVER AN APPROVED WOVEN FABRIC WEED BARRIER.
  - EDGING TO BE BLACK DIAMOND POLYETHYLENE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AROUND ALL PLANT BEDS.
  - PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.
  - CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL. AMEND SOIL IF PH IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
  - TOPSOIL TO BE A 4" MINIMUM DEPTH. TOPSOIL TO BE CLEAN FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM HERBICIDES OR OTHER TOXINS.
  - GROUPINGS OF PLANTINGS TO BE MULCHED IN THEIR ENTIRETY AS ONE BED. ALL TREES NOT INCORPORATED INTO DEFINED PLANTING BEDS WILL BE ENCLOSED BY A 5' RADIUS OF WEED FREE SHREDDED HARDWOOD BARK MULCH.
  - TOPSOIL AND HYDROSEED ANY DISTURBED, EXPOSED OR UNSURFACED AREAS NOT DESIGNATED TO RECEIVE SOD. WATER ON A REGULAR BASIS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  - REFER TO DETAIL SHEET FOR SPECIFIC PLANTING INSTRUCTIONS.
  - SURVEY FOR BASEMAP INFORMATION PROVIDED BY JENKINS SURVEY AND DESIGN, INC.

- LEGEND:**
- ○ DECIDUOUS SHRUBS
  - ⊗ CONIFEROUS SHRUBS
  - ☼ CONIFEROUS TREE
  - ☼ LARGE DECIDUOUS TREE



**JSD** Engineers • Surveyors  
 Jenkins Survey & Design, Inc.  
 • PLANNING & DEVELOPMENT  
 • CIVIL ENGINEERING  
 • TRANSPORTATION ENGINEERING  
 • SURVEYING AND MAPPING  
 • CONSTRUCTION MANAGEMENT

**MADISON REGIONAL OFFICE**  
 161 Horizon Drive  
 Suite 101  
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 (608) 848-5060

**MILWAUKEE REGIONAL OFFICE**  
 N22 W22931 Nancy Court  
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 Waukesha, Wisconsin 53186  
 (262) 513-0666

PREPARED FOR:  
**VOGEL BROS. BUILDING CO.**  
 2701 Packers Avenue  
 Madison, Wisconsin 53707

PROJECT  
**DON MILLER DODGE CENTRAL**  
 854 E. Washington Ave.  
 Madison, Wisconsin 53703

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

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ITEM	DATE
Drawn: MAS	07-18-07
Checked: WFW	07-18-07
Approved: DMJ	07-18-07
City of Madison	07-18-07

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER  
**C-3.0**

JSD PROJECT NUMBER  
 07-2859

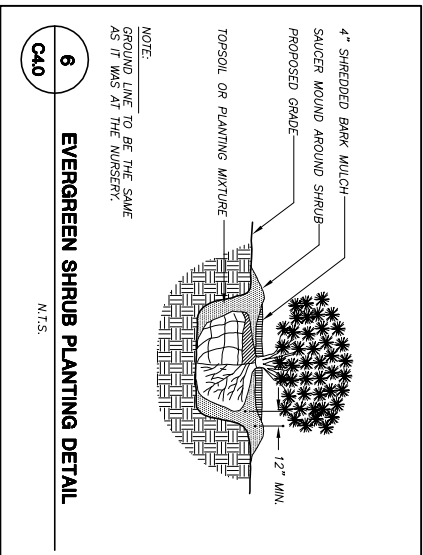
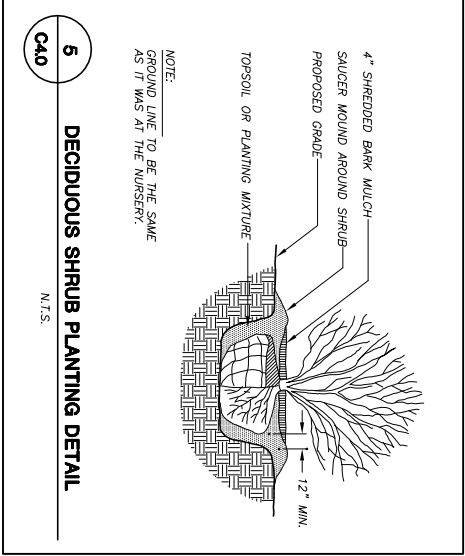
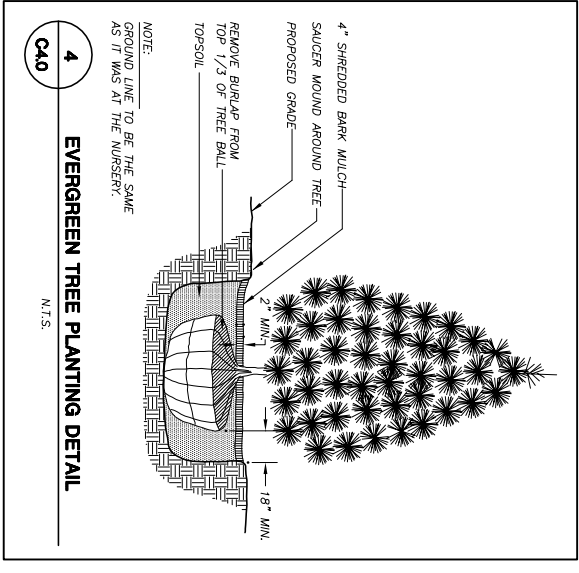
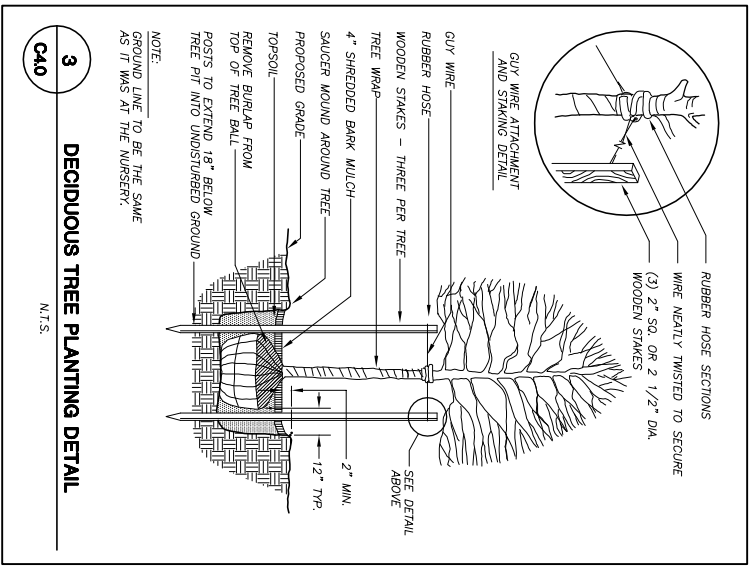
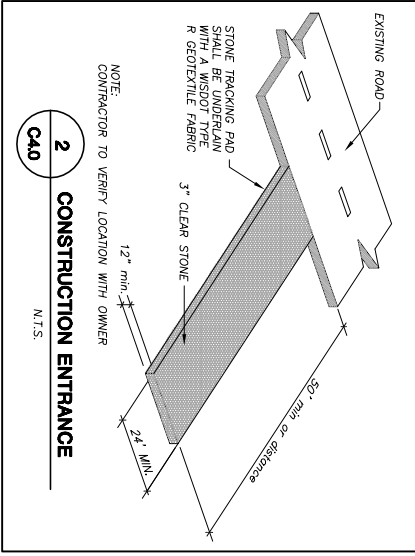
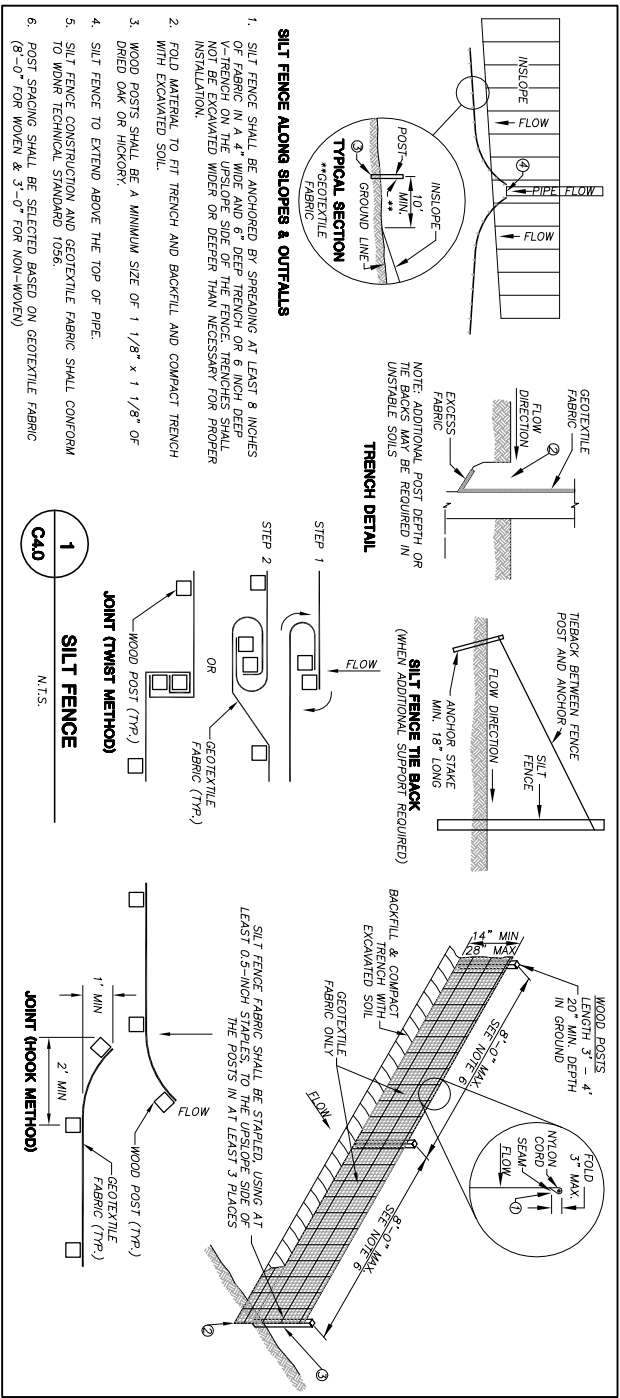
JSD PROJECT FILE  
 Task 1

SCALE

File: J:\2007\072859.dwg Layout: C-3.0 Landscape Plan User: bjk Plotdate: Aug 01, 2007 - 9:14am Xref's:

CALL DIGGERS HOTLINE  
 1-800-242-8511

THE INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN.



**JSD Engineers & Surveyors**  
Jankins Survey & Design, Inc.  
• PLANNING & DEVELOPMENT  
• CIVIL ENGINEERING  
• TRANSPORTATION AND MAPPING  
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MILWAUKEE REGIONAL OFFICE  
N22 W2931 Nancy Court  
Suite 3  
Waukesha, Wisconsin 53186  
(262) 513-0666

PREPARED FOR:  
**VOGEL BROS. BUILDING CO.**  
2701 Packers Avenue  
Madison, Wisconsin 53707

PROJECT:  
**DON MILLER DODGE CENTRAL**  
854 E. Washington Ave.  
Madison, Wisconsin 53703

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ITEM	DATE
Drawn: ALH	07-16-07
Checked: MS	07-18-07
Approved: DM	07-18-07
City of Madison	07-18-07

SCALE: N.T.S.

SHEET NUMBER: **C-4.0**

JSD PROJECT NUMBER: 07-2859

JSD PROJECT FILE: Task 1

SHEET TITLE: **DETAILS**

**LANDSCAPE WORKSHEET**  
 Parking Lots, Storage Areas and Loading Areas  
 (Section 28.04 Madison General Ordinance)

Project Location/Address:	<u>854 E. Washington Ave.</u>
Name of Project:	<u>Don Miller Pedac Central</u>
Owner/Contract:	<u>Don Miller / Jenkins Survey &amp; Design, Inc</u>
Address:	<u>161 Horizon Dr./Suite 104 Verona, NJ 08843</u>

**FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT**

**I. Number of Trees Required**

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.  
 [Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls \_\_\_\_\_ 22

Total Square Footage of the Storage Area \_\_\_\_\_  
 Divided by Three Hundred (300) Square Feet \_\_\_\_\_ 1

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) \_\_\_\_\_  
 (See Schedule on reverse side) \_\_\_\_\_ 2

**II. Number of Landscape Points Required**

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. \_\_\_\_\_  
 (See Schedule on reverse side) \_\_\_\_\_ 1

Number of Points Required (See Schedule on reverse side) \_\_\_\_\_ 108

**Tabulation of Points and Credits**

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	2	0		
Deciduous Shrub	2	97	194		
Evergreen Shrub	3	8	24		
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)	5				
Avg. Height 30"	2				
Avg. Height 15"	15				
Evergreen Trees 3' height minimum	15				
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (ie., Crab, Hawthorn)	15				
Sub Totals			<b>218</b>	+	<b>0</b>
			=		<span style="border: 1px solid black; padding: 2px;">218</span>

Total No. of Points Provided  
 (Equal to or greater than points required)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

\*Trees required in Part I above, are not to be included in the point count.

POINT SCHEDULE FOR LANDSCAPE ELEMENTS

SCHEDULE FOR REQUIRED TREES	
NUMBER OF STALLS	TREES REQUIRED
4 to 18 →	1 tree
19 to 30	2 trees
31 to 43	3 trees
44 to 57	4 trees
58 to 70	5 trees
71 to 84	6 trees
85 to 98	7 trees
99 to 113	8 trees
114 to 128	9 trees
129 to 143	10 trees
144 to 160	11 trees
161 to 176	12 trees
177 to 193	13 trees
194 to 210	14 trees
211 to 228	15 trees
229 to 145	16 trees
246 to 264	17 trees
265 to 284	18 trees
285 to 304	19 trees
305 to 324	20 trees
325 to 345	21 trees
346 to 367	22 trees
368 to 392	23 trees
393 to 414	24 trees
415 to 440	25 trees
441 to 464	26 trees
465 to 491	27 trees
492 to 516	28 trees
517 to 547	29 trees
548 to 577	30 trees
578 to 607	31 trees
608 to 639	32 trees
640 to 672	33 trees
673 to 706	34 trees
707 to 779	35 trees
780 to 818	36 trees
819 to 859	37 trees
860 to 900	38 trees
901 to 942	39 trees
943 to 995	40 trees
996 to 1045	41 trees

No. Stalls	Required Points	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
1	4.9	265.1	269.6	274.1	278.5	283.0	287.4	291.9	296.3	300.7	305.1	309.5	313.9	318.3	322.7	327.1	331.4	335.8	340.1	344.5	348.8	353.1	357.4	361.7	366.0	370.3	374.6	378.9	383.1	387.4	391.7	395.9	400.1	404.4	408.6	412.8	417.0	421.2	425.4	429.6	433.7	437.9	442.1	446.2	450.4	454.5	458.6	462.7	466.9	471.0	475.1	479.2	483.2	487.3	491.4	495.4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
2	9.9	511.6	516.1	520.6	525.1	529.6	534.1	538.6	543.1	547.6	552.1	556.6	561.1	565.6	570.1	574.6	579.1	583.6	588.1	592.6	597.1	601.6	606.1	610.6	615.1	619.6	624.1	628.6	633.1	637.6	642.1	646.6	651.1	655.6	660.1	664.6	669.1	673.6	678.1	682.6	687.1	691.6	696.1	700.6	705.1	709.6	714.1	718.6	723.1	727.6	732.1	736.6	741.1	745.6	750.1	754.6	759.1	763.6	768.1	772.6	777.1	781.6	786.1	790.6	795.1	799.6	804.1	808.6	813.1	817.6	822.1	826.6	831.1	835.6	840.1	844.6	849.1	853.6	858.1	862.6	867.1	871.6	876.1	880.6	885.1	889.6	894.1	898.6	903.1	907.6	912.1	916.6	921.1	925.6	930.1	934.6	939.1	943.6	948.1	952.6	957.1	961.6	966.1	970.6	975.1	979.6	984.1	988.6	993.1	997.6	1002.1	1006.6	1011.1	1015.6	1020.1	1024.6	1029.1	1033.6	1038.1	1042.6	1047.1	1051.6	1056.1	1060.6	1065.1	1069.6	1074.1	1078.6	1083.1	1087.6	1092.1	1096.6	1101.1	1105.6	1110.1	1114.6	1119.1	1123.6	1128.1	1132.6	1137.1	1141.6	1146.1	1150.6	1155.1	1159.6	1164.1	1168.6	1173.1	1177.6	1182.1	1186.6	1191.1	1195.6	1200.1	1204.6	1209.1	1213.6	1218.1	1222.6	1227.1	1231.6	1236.1	1240.6	1245.1	1249.6	1254.1	1258.6	1263.1	1267.6	1272.1	1276.6	1281.1	1285.6	1290.1	1294.6	1299.1	1303.6	1308.1	1312.6	1317.1	1321.6	1326.1	1330.6	1335.1	1339.6	1344.1	1348.6	1353.1	1357.6	1362.1	1366.6	1371.1	1375.6	1380.1	1384.6	1389.1	1393.6	1398.1	1402.6	1407.1	1411.6	1416.1	1420.6	1425.1	1429.6	1434.1	1438.6	1443.1	1447.6	1452.1	1456.6	1461.1	1465.6	1470.1	1474.6	1479.1	1483.6	1488.1	1492.6	1497.1	1501.6	1506.1	1510.6	1515.1	1519.6	1524.1	1528.6	1533.1	1537.6	1542.1	1546.6	1551.1	1555.6	1560.1	1564.6	1569.1	1573.6	1578.1	1582.6	1587.1	1591.6	1596.1	1600.6	1605.1	1609.6	1614.1	1618.6	1623.1	1627.6	1632.1	1636.6	1641.1	1645.6	1650.1	1654.6	1659.1	1663.6	1668.1	1672.6	1677.1	1681.6	1686.1	1690.6	1695.1	1699.6	1704.1	1708.6	1713.1	1717.6	1722.1	1726.6	1731.1	1735.6	1740.1	1744.6	1749.1	1753.6	1758.1	1762.6	1767.1	1771.6	1776.1	1780.6	1785.1	1789.6	1794.1	1798.6	1803.1	1807.6	1812.1	1816.6	1821.1	1825.6	1830.1	1834.6	1839.1	1843.6	1848.1	1852.6	1857.1	1861.6	1866.1	1870.6	1875.1	1879.6	1884.1	1888.6	1893.1	1897.6	1902.1	1906.6	1911.1	1915.6	1920.1	1924.6	1929.1	1933.6	1938.1	1942.6	1947.1	1951.6	1956.1	1960.6	1965.1	1969.6	1974.1	1978.6	1983.1	1987.6	1992.1	1996.6	2001.1	2005.6	2010.1	2014.6	2019.1	2023.6	2028.1	2032.6	2037.1	2041.6	2046.1	2050.6	2055.1	2059.6	2064.1	2068.6	2073.1	2077.6	2082.1	2086.6	2091.1	2095.6	2100.1	2104.6	2109.1	2113.6	2118.1	2122.6	2127.1	2131.6	2136.1	2140.6	2145.1	2149.6	2154.1	2158.6	2163.1	2167.6	2172.1	2176.6	2181.1	2185.6	2190.1	2194.6	2199.1	2203.6	2208.1	2212.6	2217.1	2221.6	2226.1	2230.6	2235.1	2239.6	2244.1	2248.6	2253.1	2257.6	2262.1	2266.6	2271.1	2275.6	2280.1	2284.6	2289.1	2293.6	2298.1	2302.6	2307.1	2311.6	2316.1	2320.6	2325.1	2329.6	2334.1	2338.6	2343.1	2347.6	2352.1	2356.6	2361.1	2365.6	2370.1	2374.6	2379.1	2383.6	2388.1	2392.6	2397.1	2401.6	2406.1	2410.6	2415.1	2419.6	2424.1	2428.6	2433.1	2437.6	2442.1	2446.6	2451.1	2455.6	2460.1	2464.6	2469.1	2473.6	2478.1	2482.6	2487.1	2491.6	2496.1	2500.6	2505.1	2509.6	2514.1	2518.6	2523.1	2527.6	2532.1	2536.6	2541.1	2545.6	2550.1	2554.6	2559.1	2563.6	2568.1	2572.6	2577.1	2581.6	2586.1	2590.6	2595.1	2599.6	2604.1	2608.6	2613.1	2617.6	2622.1	2626.6	2631.1	2635.6	2640.1	2644.6	2649.1	2653.6	2658.1	2662.6	2667.1	2671.6	2676.1	2680.6	2685.1	2689.6	2694.1	2698.6	2703.1	2707.6	2712.1	2716.6	2721.1	2725.6	2730.1	2734.6	2739.1	2743.6	2748.1	2752.6	2757.1	2761.6	2766.1	2770.6	2775.1	2779.6	2784.1	2788.6	2793.1	2797.6	2802.1	2806.6	2811.1	2815.6	2820.1	2824.6	2829.1	2833.6	2838.1	2842.6	2847.1	2851.6	2856.1	2860.6	2865.1	2869.6	2874.1	2878.6	2883.1	2887.6	2892.1	2896.6	2901.1	2905.6	2910.1	2914.6	2919.1	2923.6	2928.1	2932.6	2937.1	2941.6	2946.1	2950.6	2955.1	2959.6	2964.1	2968.6	2973.1	2977.6	2982.1	2986.6	2991.1	2995.6	3000.1	3004.6	3009.1	3013.6	3018.1	3022.6	3027.1	3031.6	3036.1	3040.6	3045.1	3049.6	3054.1	3058.6	3063.1	3067.6	3072.1	3076.6	3081.1	3085.6	3090.1	3094.6	3099.1	3103.6	3108.1	3112.6	3117.1	3121.6	3126.1	3130.6	3135.1	3139.6	3144.1	3148.6	3153.1	3157.6	3162.1	3166.6	3171.1	3175.6	3180.1	3184.6	3189.1	3193.6	3198.1	3202.6	3207.1	3211.6	3216.1	3220.6	3225.1	3229.6	3234.1	3238.6	3243.1	3247.6	3252.1	3256.6	3261.1	3265.6	3270.1	3274.6	3279.1	3283.6	3288.1	3292.6	3297.1	3301.6	3306.1	3310.6	3315.1	3319.6	3324.1	3328.6	3333.1	3337.6	3342.1	3346.6	3351.1	3355.6	3360.1	3364.6	3369.1	3373.6	3378.1	3382.6	3387.1	3391.6	3396.1	3400.6	3405.1	3409.6	3414.1	3418.6	3423.1	3427.6	3432.1	3436.6	3441.1	3445.6	3450.1	3454.6	3459.1	3463.6	3468.1	3472.6	3477.1	3481.6	3486.1	3490.6	3495.1	3499.6	3504.1	3508.6	3513.1	3517.6	3522.1	3526.6	3531.1	3535.6	3540.1	3544.6	3549.1	3553.6	3558.1	3562.6	3567.1	3571.6	3576.1	3580.6	3585.1	3589.6	3594.1	3598.6	3603.1	3607.6	3612.1	3616.6	3621.1	3625.6	3630.1	3634.6	3639.1	3643.6	3648.1	3652.6	3657.1	3661.6	3666.1	3670.6	3675.1	3679.6	3684.1	3688.6	3693.1	3697.6	3702.1	3706.6	3711.1	3715.6	3720.1	3724.6	3729.1	3733.6	3738.1	3742.6	3747.1	3751.6	3756.1	3760.6	3765.1	3769.6	3774.1	3778.6	3783.1	3787.6	3792.1	3796.6	3801.1	3805.6	3810.1	3814.6	3819.1	3823.6	3828.1	3832.6	3837.1	3841.6	3846.1	3850.6	3855.1	3859.6	3864.1	3868.6	3873.1	3877.6	3882.1	3886.6	3891.1	3895.6	3900.1	3904.6	3909.1	3913.6	3918.1	3922.6	3927.1	3931.6	3936.1	3940.6	3945.1	3949.6	3954.1	3958.6	3963.1	3967.6	3972.1	3976.6	3981.1	3985.6	3990.1	3994.6	3999.1	4003.6	4008.1	4012.6	4017.1	4021.6	4026.1	4030.6	4035.1	4039.6	4044.1	4048.6	4053.1	4057.6	4062.1	4066.6	4071.1	4075.6	4080.1	4084.6	4089.1	4093.6	4098.1	4102.6	4107.1	4111.6	4116.1	4120.6	4125.1	4129.6	4134.1	4138.6	4143.1	4147.6	4152.1	4156.6	4161.1	4165.6	4170.1	4174.6	4179.1	4183.6	4188.1	4192.6	4197.1	4201.6	4206.1	4210.6	4215.1	4219.6	4224.1	4228.6	4233.1	4237.6	4242.1	4246.6	4251.1	4255.6	4260.1	4264.6	4269.1	4273.6	4278.1	4282.6	4287.1	4291.6	4296.1	4300.6	4305.1	4309.6	4314.1	4318.6	4323.1	4327.6	4332.1	4336.6	4341.1	4345.6	4350.1	4354.6	4359.1	4363.6	4368.1	4372.6	4377.1	4381.6	4386.1	4390.6	4395.1	4399.6	4404.1	4408.6	4413.1	4417.6	4422.1	4426.6	4431.1	4435.6	4440.1	4444.6	4449.1	4453.6	4458.1	4462.6	4467.1	4471.6	4476.1	4480.6	4485.1	4489.6	4494.1	4498.6	4503.1	4507.6	4512.1	4516.6	4521.1	4525.6	4530.1	4534.6	4539.1	4543.6	4548.1	4552.6	4557.1	4561.6	4566.1	4570.6	4575.1	4579.6	4584.1	4588.6	4593.1	4597.6	4602.1	4606.6	4611.1	4615.6	4620.1	4624.6	4629.1	4633.6	4638.1	4642.6	4647.1	4651.6	4656.1	4660.6	4665.1	4669.6	4674.1	4678.6	4683.1	4687.6	4692.1	4696.6	4701.1</

**EXHIBIT D**

***Site Pictures***



Exterior



Exterior



Exterior



Exterior



Exterior – Looking from North to East

North – Breese Stevens



Northeast – Breese Stevens



Northeast – Gardner Baking Co.



East – Gardner Baking Co.



Exterior – Looking from South to West

South – Used Car Lot



Southwest – Used Car Lot



West – Used Car Sales Office



Exterior – Looking from West to North

West – Used Car Sales Office



Northwest – Collision Repair Center



Northwest – Collision Repair Center



Interior – Extra Rooms





Interior – Main Room



Interior – Office



Interior – Office Bathrooms

