

EASTMORLAND COMMUNITY CENTER + HOUSING

URBAN DESIGN COMMISSION

JULY 2025



VISION AND TEAM

INSPIRATION AND MOOD

PROJECT TEAM AND USERS



PROJECT TEAM

ARCHITECT AND BUILDERS



DEVELOPMENT CONSULTANT



CIVIL ENGINEER



LANDSCAPE ARCHITECT



INTERIOR DESIGN CONSULTANT



VISION AND TEAM | PROJECT TEAM AND FUTURE USERS

PROJECT STAKEHOLDERS AND USERS

CLIENT

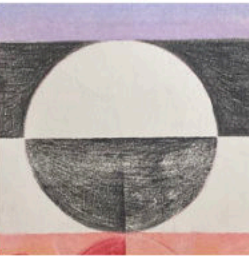


CLIENT TEAM

- Staci Marrese-Wheeler
- Jeff Pfund
- Dave Olson
- Eric Halverson
- Tonia Rowe
- Marie Everett
- Brenda Halverson
- Victoria Sutton

USERS

- Eastmorland Community Center
- Common Grace
- Kindling Community Arts
- Ethical Trade Co.
- Children/School Programs:
 - Cub Scout Pack #329
 - High Fliers 4-H Club
 - MMDS Play and Learn
- LaFollette & East High Mountain Biking Club
- Girls on the Run (bad weather practice site)
- Adult/Support Programs:
 - Madison Death Collective
 - Eastmorland Meditation Group
 - Twin Hearts Meditation Group
 - Eastside Al-Anon Family Group
 - Hand work (knitting/crochet) community group
- Music and Performance:
 - Diane Falk Piano Studio
 - Lucid Dreaming Sketch Group
 - Madison Shakespeare Company
 - Pile of Cats Theater Company
 - Afternoon Woodwind Ensemble
 - Ina Georgieva Strings Studio
- Meeting place/conference site:
 - NE Democrats
 - Worker Justice WI
 - Eastside Progressives
 - Lake Edge UCC Church
 - Eastmorland Community Association
 - Public Health Madison & Dane Co./Maternal Health conference
 - Feeding WI conference
 - Goldenrod Montessori planning



THRESHOLDBUILDS

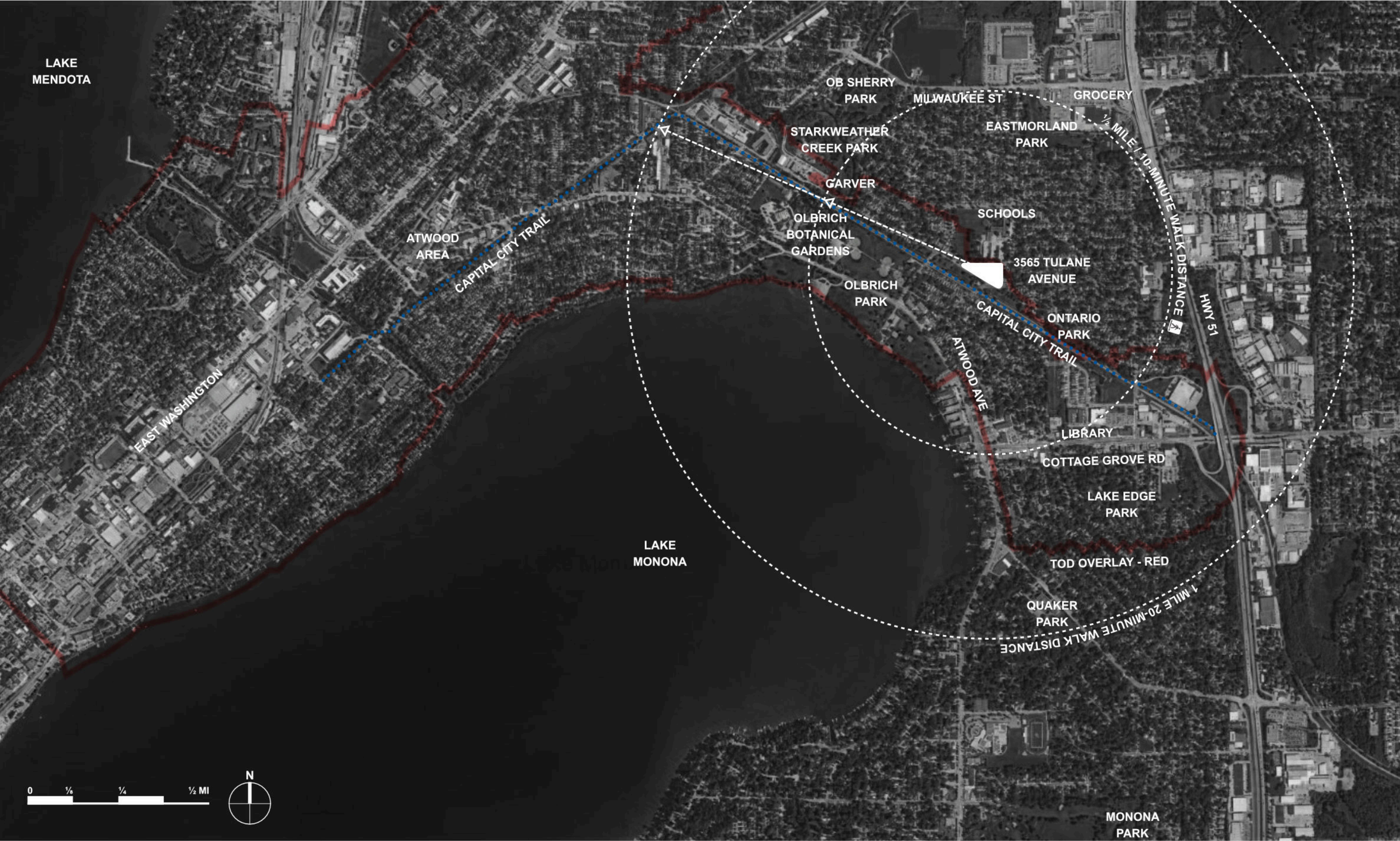
SITE

AERIAL + CONTEXT

ACCESS + LINKAGES

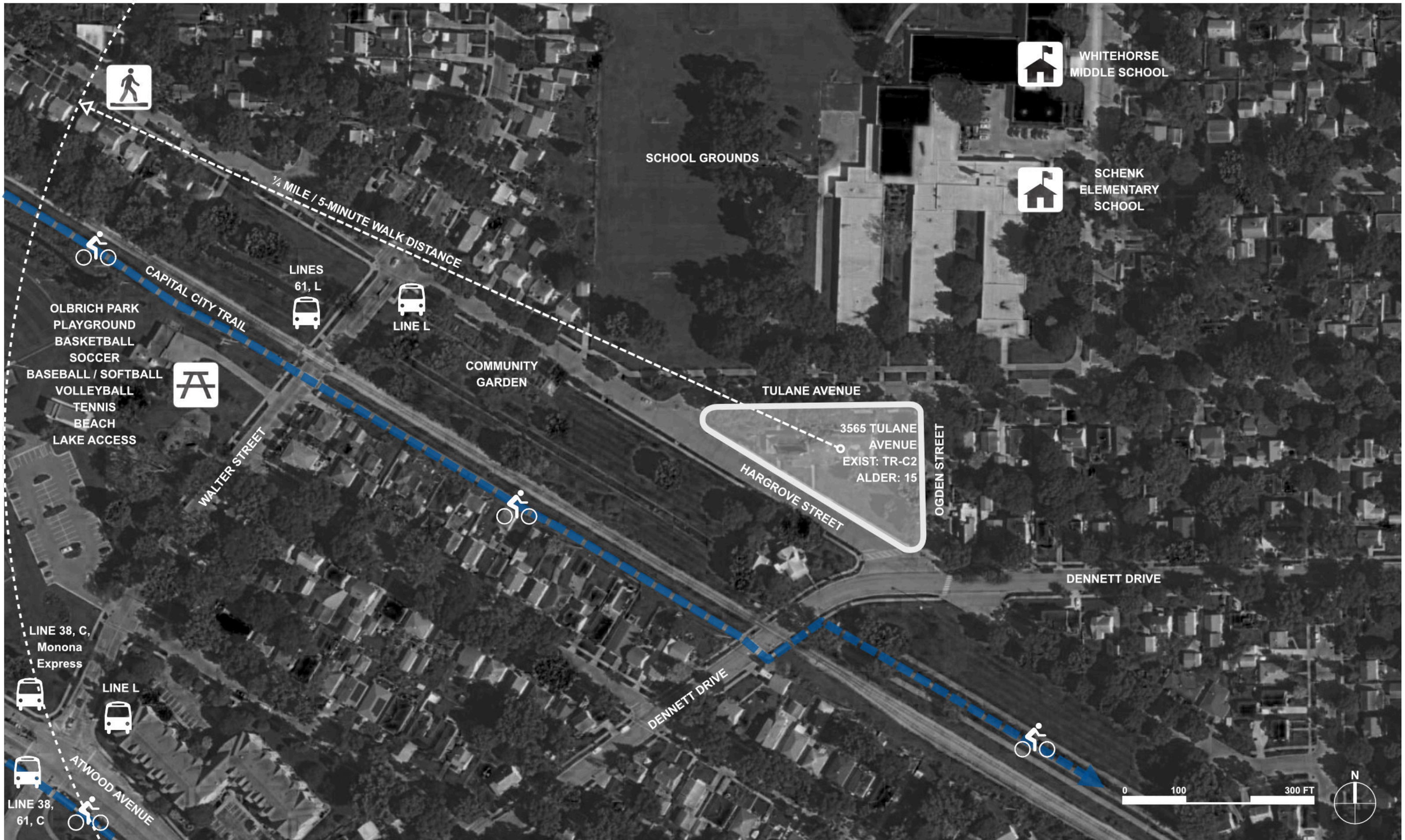
EXISTING PHOTOS

ADJACENT BUILDINGS



SITE | AERIAL + CONTEXT





SITE | ACCESS + LINKAGES



HARGROVE - LOOKING EAST



TULANE AND OGDEN - LOOKING SOUTHWEST



HARGROVE AND OGDEN - LOOKING NORTHWEST



HARGROVE - LOOKING NORTH

SITE | EXISTING PHOTOS



1. SCHENK ELEMENTARY SCHOOL



2. 413 OGDEN



3. 417 OGDEN



4. 3550 DENNETT



5. 3526 HARGROVE



6. - 9. 3606, 3610, 3614, AND 3618 DENNETT



KEY PLAN

SITE | EXISTING PHOTOS

SITE DESIGN

SITE PLAN - BEFORE AND AFTER

SITE PERSPECTIVE - BEFORE AND AFTER

SITE AERIAL - EXISTING CONDITIONS

SITE AERIAL - PROPOSE

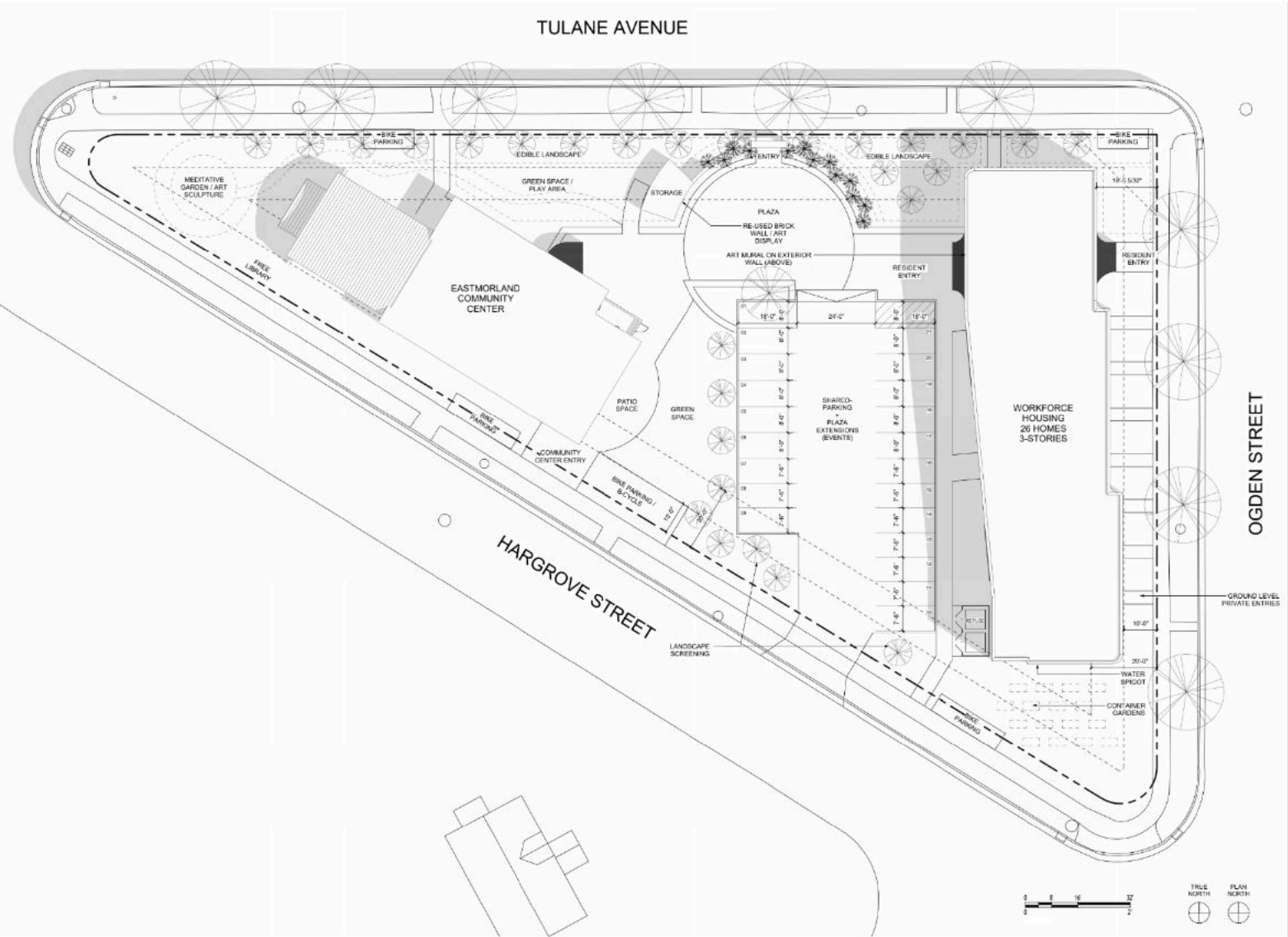
SITE PLAN

LANDSCAPE PLANTING PLAN

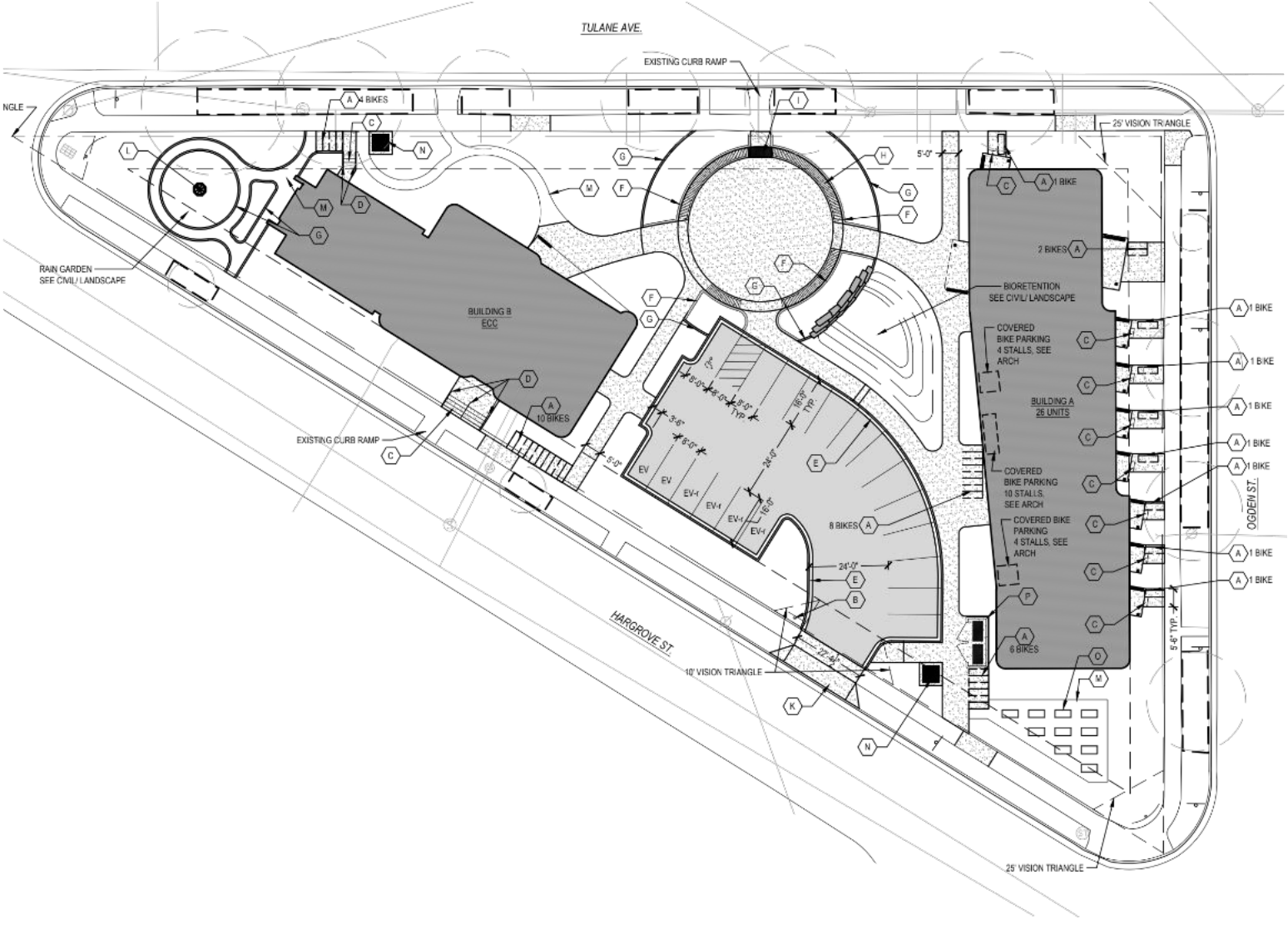
LANDSCAPE PLANTING SCHEDULE

SITE PLAN RENDERED

PHOTOMETRIC PLAN



SITE PLAN - INFORMATIONAL
BEFORE



SITE PLAN - PROPOSED
AFTER



SITE PERSPECTIVE - INFORMATIONAL
BEFORE



SITE PERSPECTIVE - PROPOSED
AFTER



SITE DESIGN | SITE AERIAL - EXISTING CONDITIONS

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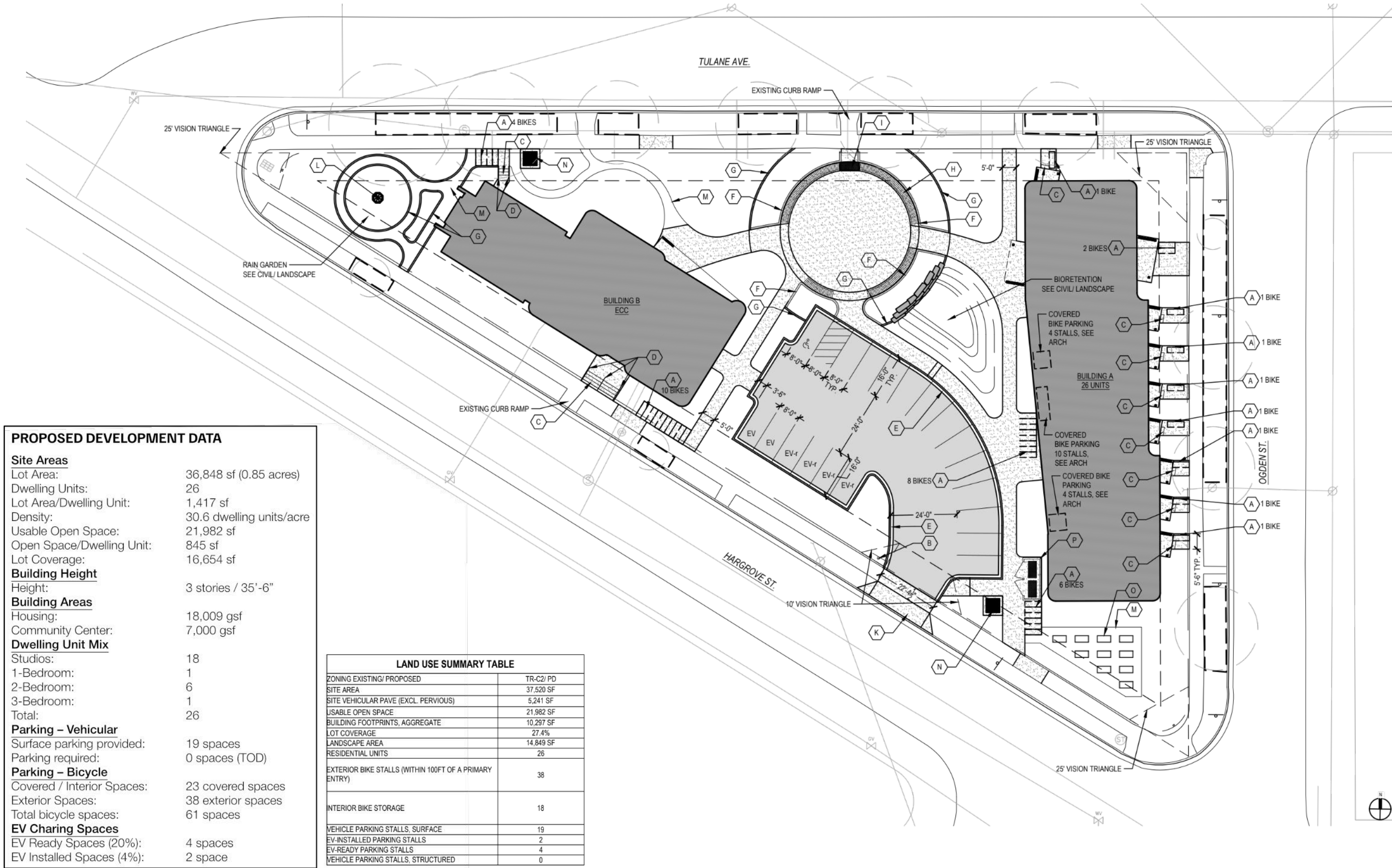
SITE DESIGN | SITE AERIAL - PROPOSED

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THRESHOLDBUILDS

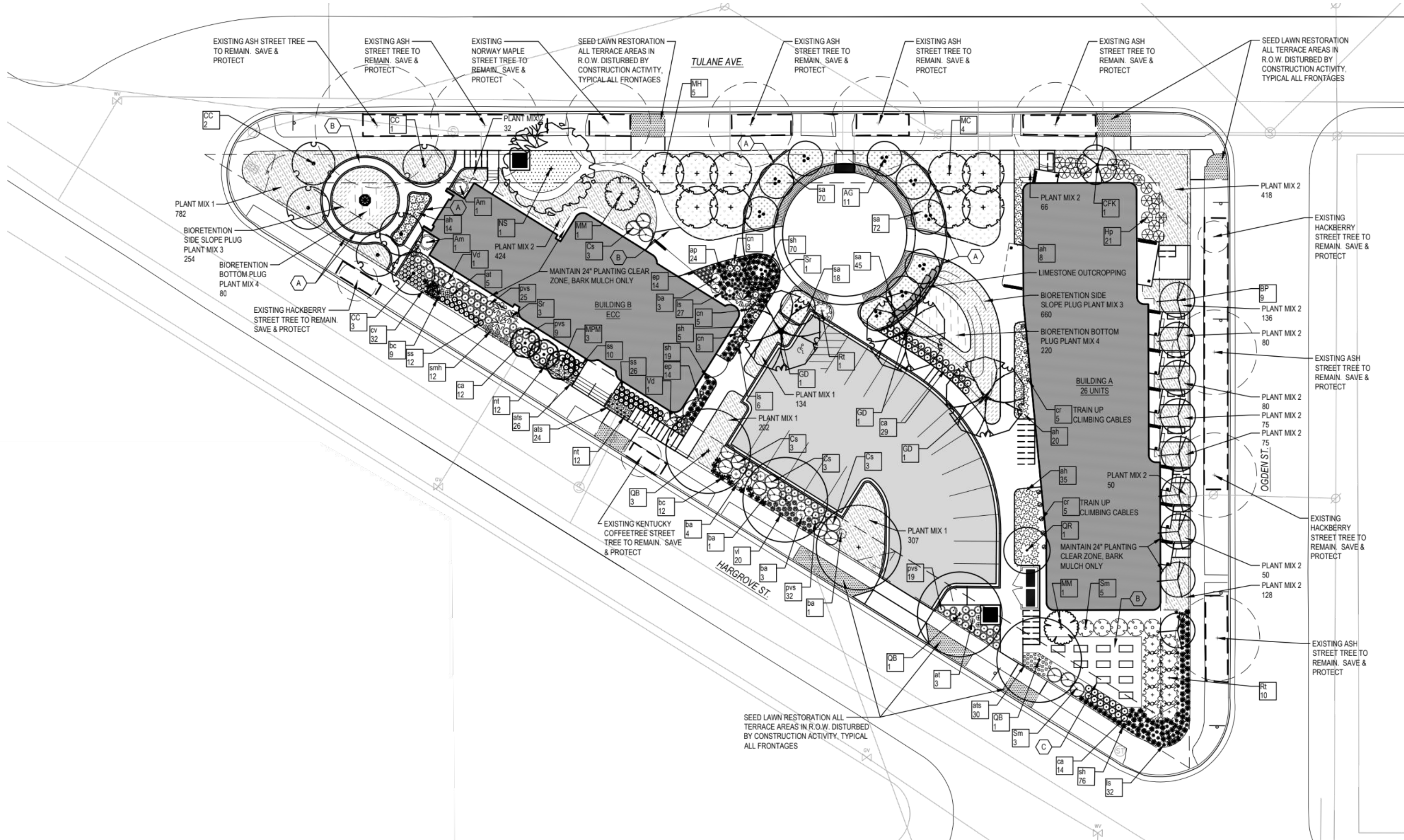


PROPOSED DEVELOPMENT DATA	
Site Areas	
Lot Area:	36,848 sf (0.85 acres)
Dwelling Units:	26
Lot Area/Dwelling Unit:	1,417 sf
Density:	30.6 dwelling units/acre
Usable Open Space:	21,982 sf
Open Space/Dwelling Unit:	845 sf
Lot Coverage:	16,654 sf
Building Height	
Height:	3 stories / 35'-6"
Building Areas	
Housing:	18,009 gsf
Community Center:	7,000 gsf
Dwelling Unit Mix	
Studios:	18
1-Bedroom:	1
2-Bedroom:	6
3-Bedroom:	1
Total:	26
Parking – Vehicular	
Surface parking provided:	19 spaces
Parking required:	0 spaces (TOD)
Parking – Bicycle	
Covered / Interior Spaces:	23 covered spaces
Exterior Spaces:	38 exterior spaces
Total bicycle spaces:	61 spaces
EV Charing Spaces	
EV Ready Spaces (20%):	4 spaces
EV Installed Spaces (4%):	2 space

LAND USE SUMMARY TABLE	
ZONING EXISTING/ PROPOSED	TR-C2/ PD
SITE AREA	37,520 SF
SITE VEHICULAR PAVE (EXCL. PERVIOUS)	5,241 SF
USABLE OPEN SPACE	21,982 SF
BUILDING FOOTPRINTS, AGGREGATE	10,297 SF
LOT COVERAGE	27.4%
LANDSCAPE AREA	14,849 SF
RESIDENTIAL UNITS	26
EXTERIOR BIKE STALLS (WITHIN 100FT OF A PRIMARY ENTRY)	38
INTERIOR BIKE STORAGE	18
VEHICLE PARKING STALLS, SURFACE	19
EV-INSTALLED PARKING STALLS	2
EV-READY PARKING STALLS	4
VEHICLE PARKING STALLS, STRUCTURED	0

SITE DESIGN | SITE PLAN





SITE DESIGN | LANDSCAPE PLANTING PLAN

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY	COMMENTS	PT VALUE
SHADE TREES							
BP	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	10' Ht Cont	SEE PLAN	9	Single-Stem	35
GD	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	2-1/2" Cal. BB	SEE PLAN	3		35
NS	<i>Nyssa sylvatica</i>	Black Gum	2-1/2" Cal. BB	SEE PLAN	1		35
QB	<i>Quercus bicolor</i>	Swamp White Oak	2-1/2" Cal. BB	SEE PLAN	5		35
QR	<i>Quercus robur</i> 'Crimschmidt'	Crimson Spire English Oak	2-1/2" Cal. BB	SEE PLAN	1		35
ORNAMENTAL TREES							
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT Cont/BB	SEE PLAN	11	Multi-stem; prune lower limbs to 4' ht clear	15
CFK	<i>Carpinus caroliniana</i> 'J.N. Select A'	Fire King Musclemwood	2" Cal. BB	SEE PLAN	1	Single stem, prune lower limbs up to 6' clear	15
CC	<i>Cercis canadensis</i>	Eastern Redbud	8' HT Cont/BB	SEE PLAN	6	Single stem, prune lower limbs up to 6' clear	15
MM	<i>Magnolia x loebneri</i> 'Merrill'	Merrill Magnolia	7' HT Cont/BB	SEE PLAN	2	Multi-stem tree	15
MPM	<i>Malus</i> 'Prairie Maid'	Prairie Maid Crabapple	1-1/2" Cal. BB	SEE PLAN	3	Single stem	15
MC	<i>Malus</i> 'Cortland'	Cortland Apple	1-1/2" Cal. BB	SEE PLAN	4		15
MH	<i>Malus</i> 'Honeycrisp'	Honeycrisp Apple	1-1/2" Cal. BB	SEE PLAN	5		15
DECIDUOUS SHRUBS							
Am	<i>Aronia melanocarpa</i> var. <i>elata</i>	Glossy Black Chokeberry	36" Ht. BB/Cont	SEE PLAN	2		3
Cs	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#5 Container	24" O.C.	12		3
Hp	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	#5 Container	48" O.C.	21		3
Rt	<i>Rhus typhina</i> 'Baltiger'	Tiger Eyes Staghorn Sumac	#5 Container	60" O.C.	11		3
Sm	<i>Syringa meyeri</i> 'Palibin'	Meyeri Lilac	36" Ht. Container	60" O.C.	5		3
Sr	<i>Sambucus racemosa</i> 'SMNSRD4' PPAF	Lemony Lace Elderberry	42" Ht. Container	SEE PLAN	4		3
Vd	<i>Viburnum dentatum</i> 'Little Joe'	Little Joe Arrowwood Viburnum	36" Ht. BB/Cont	SEE PLAN	2		3
ORNAMENTAL GRASSES							
bc	<i>Bouteloua curtipendula</i>	Side Oats Grama	#1 Container	24" O.C.	9		2
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Container	36" O.C.	57		2
pvs	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	#1 Container	30" O.C.	76		2
sa	<i>Sesleria autumnalis</i>	Autumn Moor Grass	#1 Container	24" O.C.	200		2
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 Container	24" O.C.	160		2
ss	<i>Schizachyrium scoparium</i> 'Blue Heaven'	Blue Heaven Little Bluestem	#1 Container	24" O.C.	48		2
PERENNIALS, VINES & GROUNDCOVERS							
ah	<i>Amsania hubrichtii</i> 'Halfway to Arkansas'	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	36" O.C.	78		2
at	<i>Asclepias tuberosa</i>	Butterfly Milkweed	#1 Container	24" O.C.	8		2
ats	<i>Allium tanguticum</i> 'Summer Beauty'	Summer Beauty Ornamental Chive	#1 Container	18" O.C.	80		2
ba	<i>Baptisia australis</i>	Blue False Indigo	#1 Container	36" O.C.	12		2
cn	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamintha	#1 Container	24" O.C.	11		2
cr	<i>Campsis radicans</i>	Trumpetcreeper	#1 Container	60" O.C.	10		2
cv	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	#1 Container	18" O.C.	32		2
ep	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	#1 Container	18" O.C.	28		2
ls	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Gayfeather	#1 Container	18" O.C.	65		2
smh	<i>Stachys monieri</i> 'Hummelo'	Hummelo Betony	#1 Container	18" O.C.	12		2
vl	<i>Vernonia lettermannii</i> 'Iron Butterfly'	Iron Butterfly Ironweed	#1 Container	24" O.C.	20		2
PERENNIALS PLUGS							
ap	<i>Allium</i> 'Purple Sensation'	Purple Sensation Ornamental Onion	12 cm bulb	SEE PLAN	24	interplant in other perennial species per plan	
nt	<i>Narcissus traindrus</i> 'Thalia'	Thalia Daffodil	12 cm bulb	SEE PLAN	24	interplant in other perennial species per plan	
PLANT MIX 1							
	<i>Bouteloua curtipendula</i>	Side Oats Grama	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	<i>Carex bromoides</i>	Common Brome Sedge	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	<i>Echinacea pallida</i>	Pale Purple Coneflower	3-1/4" Container	12" O.C.	142	interplant randomly within mix in min. groups of 7	
	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Gayfeather	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	<i>Penstemon</i> 'Dark Towers'	Dark Towers Penstemon	3-1/4" Container	12" O.C.	142	interplant randomly within mix in min. groups of 7	
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	<i>Schizachyrium scoparium</i>	Little Bluestem	3-1/4" Container	12" O.C.	214	interplant randomly within mix in min. groups of 7	
	<i>Silphium terebinthinaceum</i>	Prairie Dock	3-1/4" Container	12" O.C.	71	interplant randomly within mix in min. groups of 7	
PLANT MIX 2							
	<i>Athyrium filix-femina</i>	Lady Fern	3-1/4" Container	12" O.C.	205	interplant randomly within mix in min. groups of 7	
	<i>Carex bromoides</i>	Common Brome Sedge	3-1/4" Container	12" O.C.	205	interplant randomly within mix in min. groups of 7	
	<i>Carex cherokeensis</i>	Cherokee Sedge	3-1/4" Container	12" O.C.	205	interplant randomly within mix in min. groups of 7	
	<i>Carex pensylvanica</i>	Pennsylvania sedge	3-1/4" Container	12" O.C.	235	interplant randomly within mix in min. groups of 7	
	<i>Carex stricta</i>	Upright Sedge	3-1/4" Container	12" O.C.	205	interplant randomly within mix in min. groups of 7	
	<i>Carex woodii</i>	Woods Sedge	3-1/4" Container	12" O.C.	205	interplant randomly within mix in min. groups of 7	
	<i>Geranium maculatum</i>	Wild Geranium	3-1/4" Container	12" O.C.	205	interplant randomly within mix in min. groups of 7	
PLANT MIX 3 - BIORETENTION SIDE SLOPE PLUG MIX							
	<i>Bouteloua curtipendula</i>	Side Oats Grama	3-1/4" Container	12" O.C.	91	interplant randomly within mix in min. groups of 7	
	<i>Carex vulpinodea</i>	Fox Sedge	3-1/4" Container	12" O.C.	137	interplant randomly within mix in min. groups of 7	
	<i>Echinacea pallida</i>	Pale Purple Coneflower	3-1/4" Container	12" O.C.	91	interplant randomly within mix in min. groups of 7	
	<i>Liatris aspera</i>	Tall Blazingstar	3-1/4" Container	12" O.C.	91	interplant randomly within mix in min. groups of 7	
	<i>Monarda fistulosa</i>	Wild Bergamot	3-1/4" Container	12" O.C.	91	interplant randomly within mix in min. groups of 7	
	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	3-1/4" Container	12" O.C.	137	interplant randomly within mix in min. groups of 7	
	<i>Rudbeckia hirta</i>	Black-eyed Susan	3-1/4" Container	12" O.C.	91	interplant randomly within mix in min. groups of 7	
	<i>Schizachyrium scoparium</i>	Little Bluestem	3-1/4" Container	12" O.C.	91	interplant randomly within mix in min. groups of 7	
	<i>Tradescantia virginiana</i>	Virginia Spiderwort	3-1/4" Container	12" O.C.	91	interplant randomly within mix in min. groups of 7	
PLANT MIX 4 - BIORETENTION BOTTOM PLUG MIX							
	<i>Carex stricta</i>	Upright Sedge	3-1/4" Container	12" O.C.	100	interplant randomly within mix in min. groups of 7	
	<i>Carex vulpinodea</i>	Fox Sedge	3-1/4" Container	12" O.C.	100	interplant randomly within mix in min. groups of 7	
	<i>Chelone glabra</i>	Turtlehead	3-1/4" Container	12" O.C.	100	interplant randomly within mix in min. groups of 7	
EXISTING PRIVATE TREES REMOVALS							
Private	<i>Acer x freemanii</i>	Freeman Maple	5" DBH		1		
Private	<i>Betula papyrifera</i>	Paper Birch	12" DBH		1	multi-steam	
Private	<i>Celtis occidentalis</i>	Hackberry	12" DBH		1		
Private	<i>Celtis occidentalis</i>	Hackberry	14" DBH		1		
Private	<i>Thuja occidentalis</i>	Northern White Cedar	6" DBH		2	multi-steam	

Points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:	37,520	SF
Building Footprints	10,297	SF
Development Area Minus Building Footprints	27,223	SF
Five (5) acres:	217,800	SF
First five (5) developed acres:	454	points
Remainder of developed area over 5 acres:	-190,577.00	SF
Total landscape points required:	454	points

General Site, Foundation, Screening					
Plant Type/Element	Min. Size at Installation	Points	Exist. Credits	New/Proposed Landscape	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			0
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0
Ornamental tree	1 1/2 inch caliper	15			0
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			0
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			0
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			0
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2		750	1500
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft		0	0
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200		0	0
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"			0
Subtotals					

General Site/Foundation Total	1500
--------------------------------------	-------------

Development Frontage - Hargrove St		Overstory Trees Required *		Shrubs Required
LF				
Total LF of Street				
Frontage				
Between				
Parking/Building & Street		225	8	37.5
Element	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved
Overstory Deciduous Tree	35		4	140
Evergreen Tree	35			0
Ornamental Tree	15		9	135
Upright Evergreen Shrub	10			0
Shrub, deciduous	3		38	114
Shrub, evergreen	4			0
Development Frontage Points Total				389

The applicant requests that frontage landscape tree requirements be waived due to spatial constraints.

Development Frontage - Tulane Ave		Overstory Trees Required *		Shrubs Required
LF				
Total LF of Street				
Frontage				
Between				
Parking/Building & Street		152	5	25
Element	Point Value	Quantity Existing	Quantity New/Proposed	Points Achieved
Overstory Deciduous Tree	35		1	35
Evergreen Tree	35			0
Ornamental Tree	15		23	345
Upright Evergreen Shrub	10			0
Shrub, deciduous	3		15	45
Shrub, evergreen	4			0
Development Frontage Points Total				425

The applicant requests that frontage landscape shrub requirements be waived in leui of substantial ornamental tree grove.

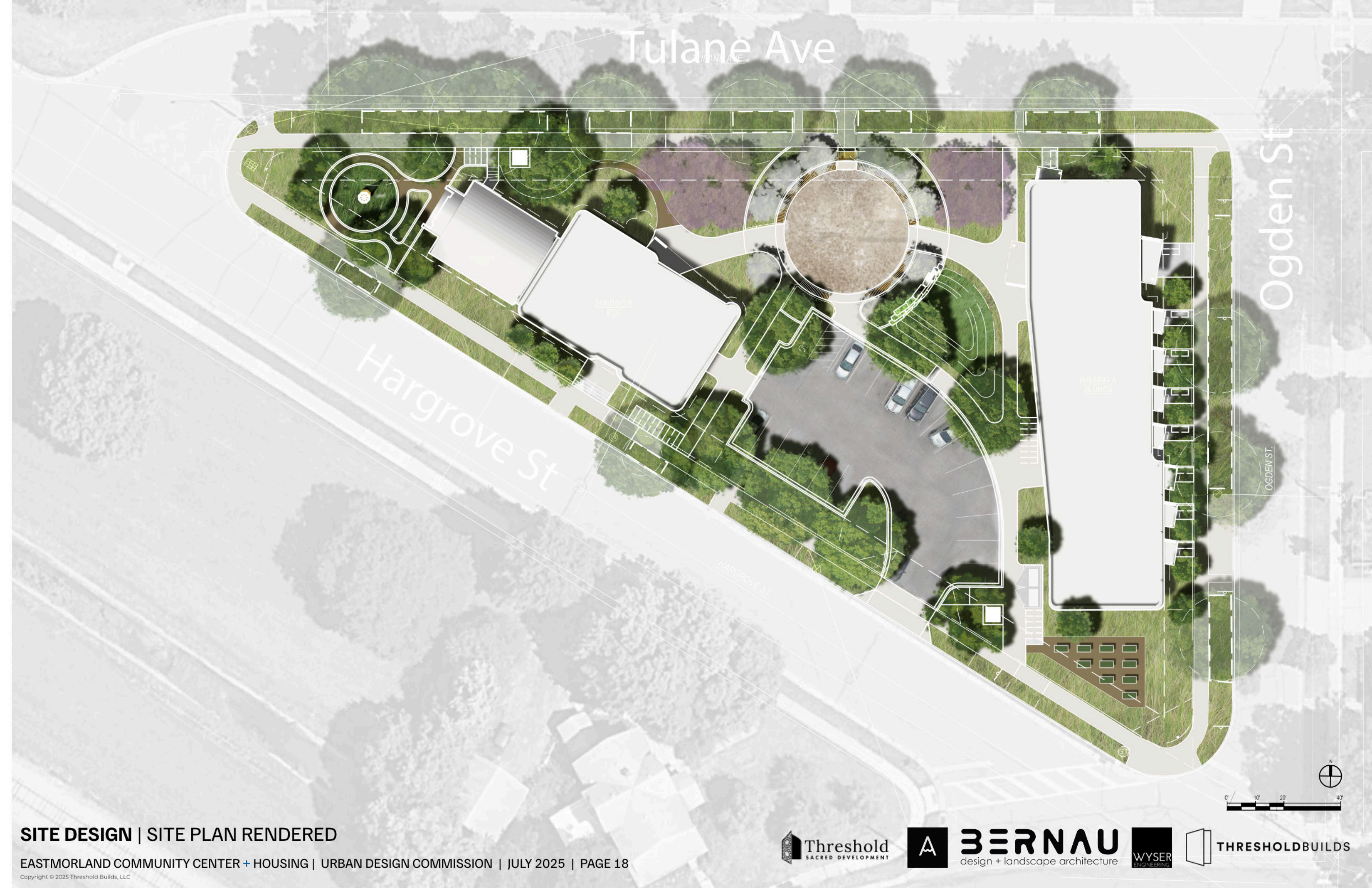
Development Frontage - Ogden St		Overstory Trees Required *			Shrubs Required
LF					
Total LF of Street					
Frontage					
Between					
Parking/Building & Street		244	8		41
Element	Point Value	Quantity Existing	Quantity New/Proposed		Points Achieved
Overstory Deciduous Tree	35		8		280
Evergreen Tree	35				0
Ornamental Tree	15				0
Upright Evergreen Shrub	10				0
Shrub, deciduous	3		8		24
Shrub, evergreen	4				0
Development Frontage Points Total					304

The applicant requests that frontage landscape shrub requirements be waived in leui of substantial native perennial plantings.
* 2 Evergreen or 2 Ornamental equal 1 deciduous overstory tree. In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

Interior Parking Lots	SF	Overstory Trees Required
N/A - less than 20 stalls provided		

SITE DESIGN | LANDSCAPE PLANTING SCHEDULE





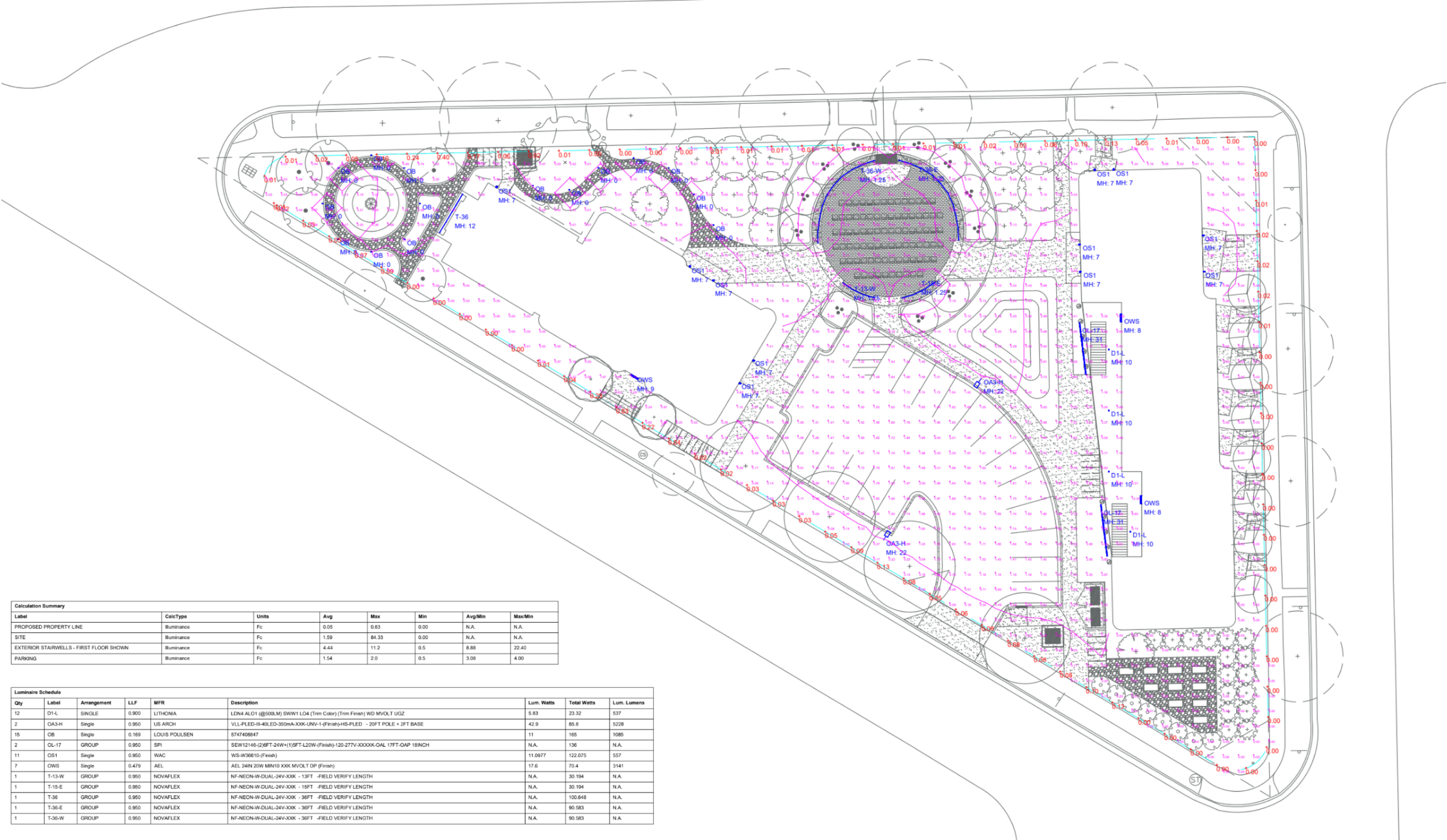
SITE DESIGN | SITE PLAN RENDERED

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THRESHOLDBUILDS



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPOSED PROPERTY LINE	Illuminance	Fc	0.05	0.63	0.00	N.A.	N.A.
SITE	Illuminance	Fc	1.59	84.33	0.00	N.A.	N.A.
EXTERIOR STAIRWELLS - FIRST FLOOR SHOWN	Illuminance	Fc	4.44	11.2	0.5	8.88	22.40
PARKING	Illuminance	Fc	1.54	2.0	0.5	3.08	4.00

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
12	D1-L	SINGLE	0.900	LITHONIA	LDN4 ALO1 (@500LM) SWW1 LO4 (Trim Color) (Trim Finish) WD MVOLT UGZ	5.83	23.32	537
2	OA3-H	Single	0.950	US ARCH	VLL-PLD-III-40LED-350mA-XXX-UNV-1-(Finish)-HS-PLD - 20FT POLE + 2FT BASE	42.9	85.8	5228
15	OB	Single	0.169	LOUIS POULSEN	5747408847	11	165	1085
2	OL-17	GROUP	0.950	SPI	SEW12146-(2)8FT-24W+(1)5FT-L20W-(Finish)-120-277V-XXXXX-OAL 17FT-OAP 18INCH	N.A.	136	N.A.
11	OS1	Single	0.950	WAC	WS-W36610-(Finish)	11.0977	122.075	557
7	OWS	Single	0.479	AEL	AEL 24IN 20W MIN10 XXX MVOLT DP (Finish)	17.6	70.4	3141
1	T-13-W	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXX - 13FT -FIELD VERIFY LENGTH	N.A.	30.194	N.A.
1	T-15-E	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXX - 15FT -FIELD VERIFY LENGTH	N.A.	30.194	N.A.
1	T-36	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXX - 36FT -FIELD VERIFY LENGTH	N.A.	100.648	N.A.
1	T-36-E	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXX - 36FT -FIELD VERIFY LENGTH	N.A.	90.583	N.A.
1	T-36-W	GROUP	0.950	NOVAFLEX	NF-NEON-W-DUAL-24V-XXX - 36FT -FIELD VERIFY LENGTH	N.A.	90.583	N.A.

BUILDING DESIGNS

AXONOMETRICS

HOUSING - UDC INFORMATIONAL

HOUSING - PERSPECTIVES

HOUSING - FLOOR PLANS

HOUSING - ELEVATIONS - BLACK AND WHITE

HOUSING - ELEVATIONS - COLOR

ECC - UDC INFORMATIONAL

ECC - PERSPECTIVES

ECC - FLOOR PLANS

ECC - ELEVATIONS - BLACK AND WHITE

ECC - ELEVATIONS - COLOR

MATERIALS



HOUSING - AXON - NORTHWEST



ECC - AXON - SOUTHWEST



SITE - AXON - SOUTHWEST



HOUSING - AXON - SOUTHEAST



ECC - AXON - NORTHEAST



SITE - AXON - NORTHWEST



HOUSING - AXON - SOUTHWEST



SITE - AXON - NORTHEAST



SITE - AXON - SOUTHEAST

BUILDING DESIGNS | HOUSING - AXONOMETRICS

UDC INFORMATIONAL MEETING PERSPECTIVES



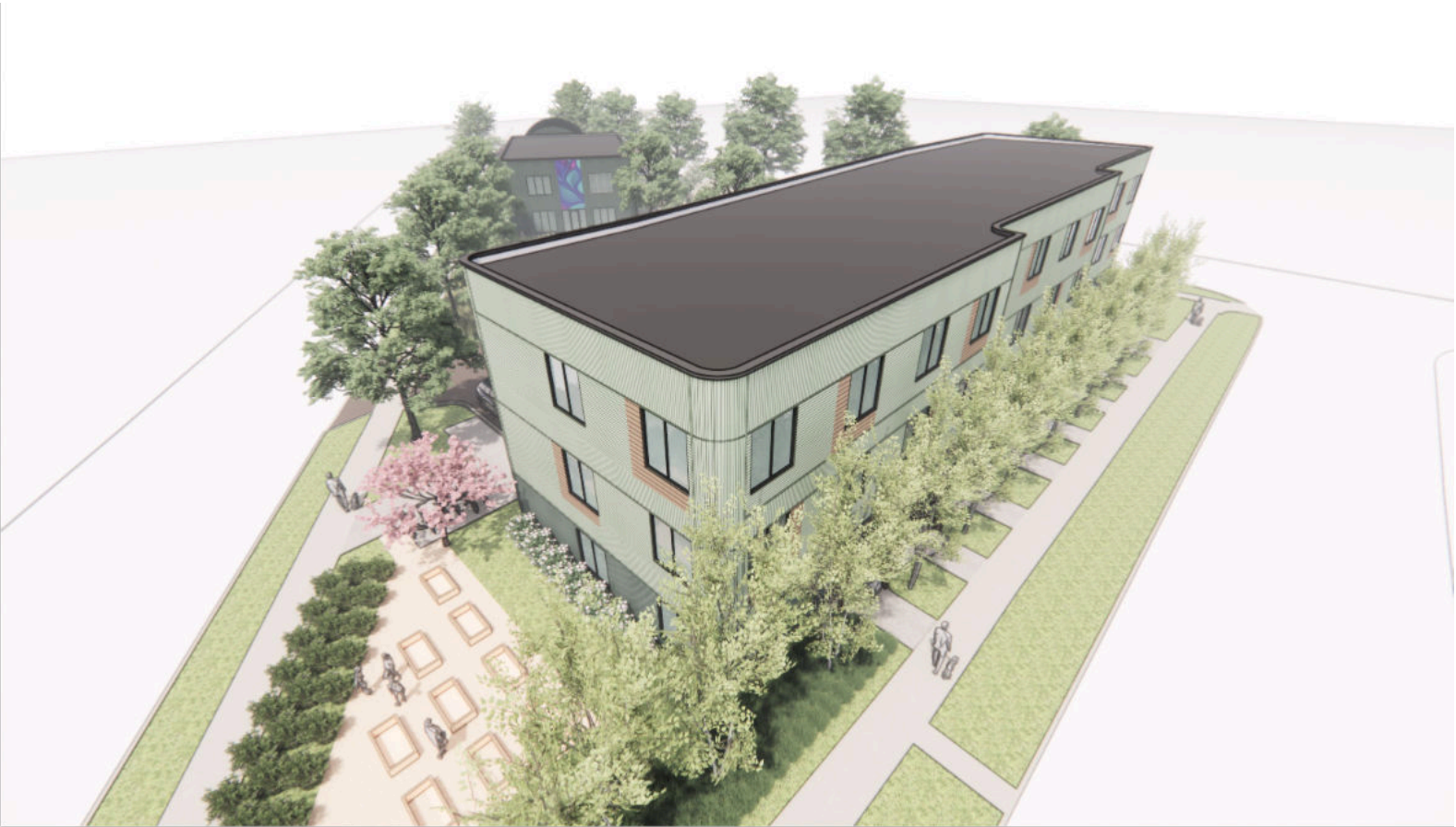
BUILDING DESIGNS | HOUSING - UDC INFORMATIONAL





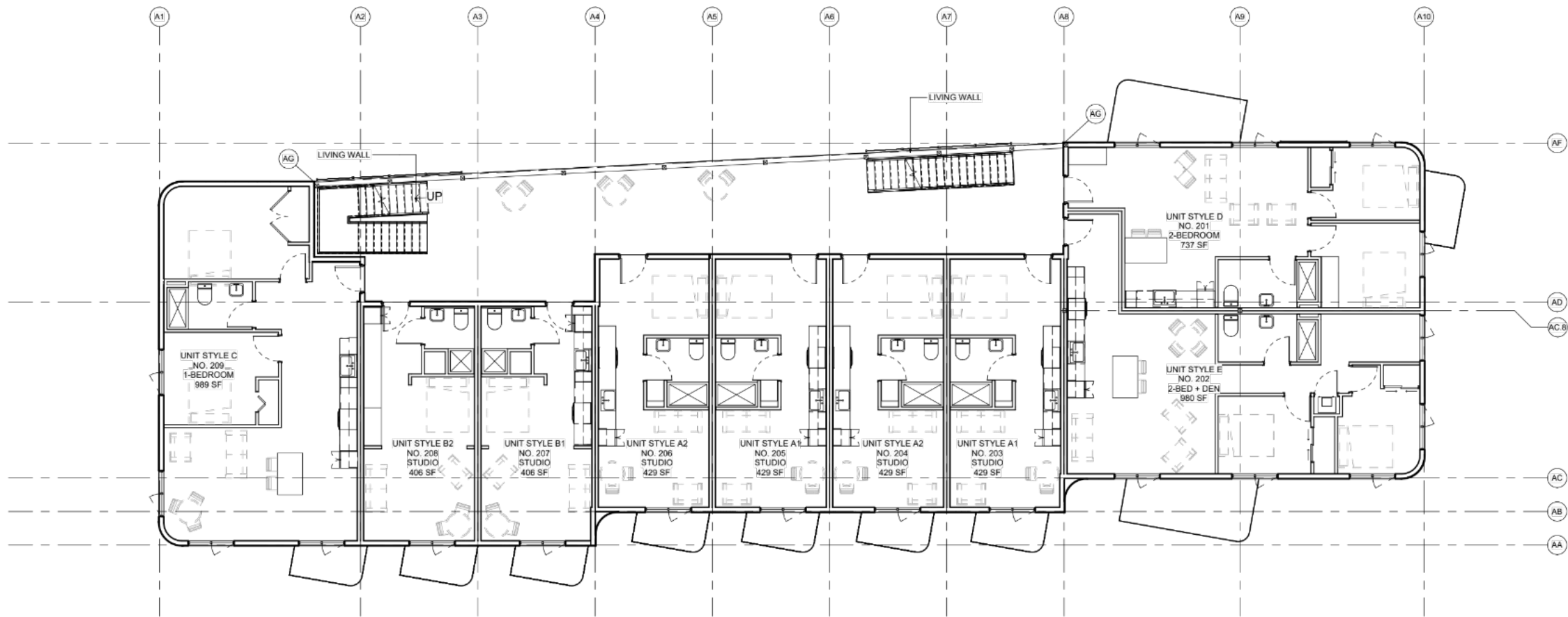
BUILDING DESIGNS | HOUSING - PERSPECTIVES



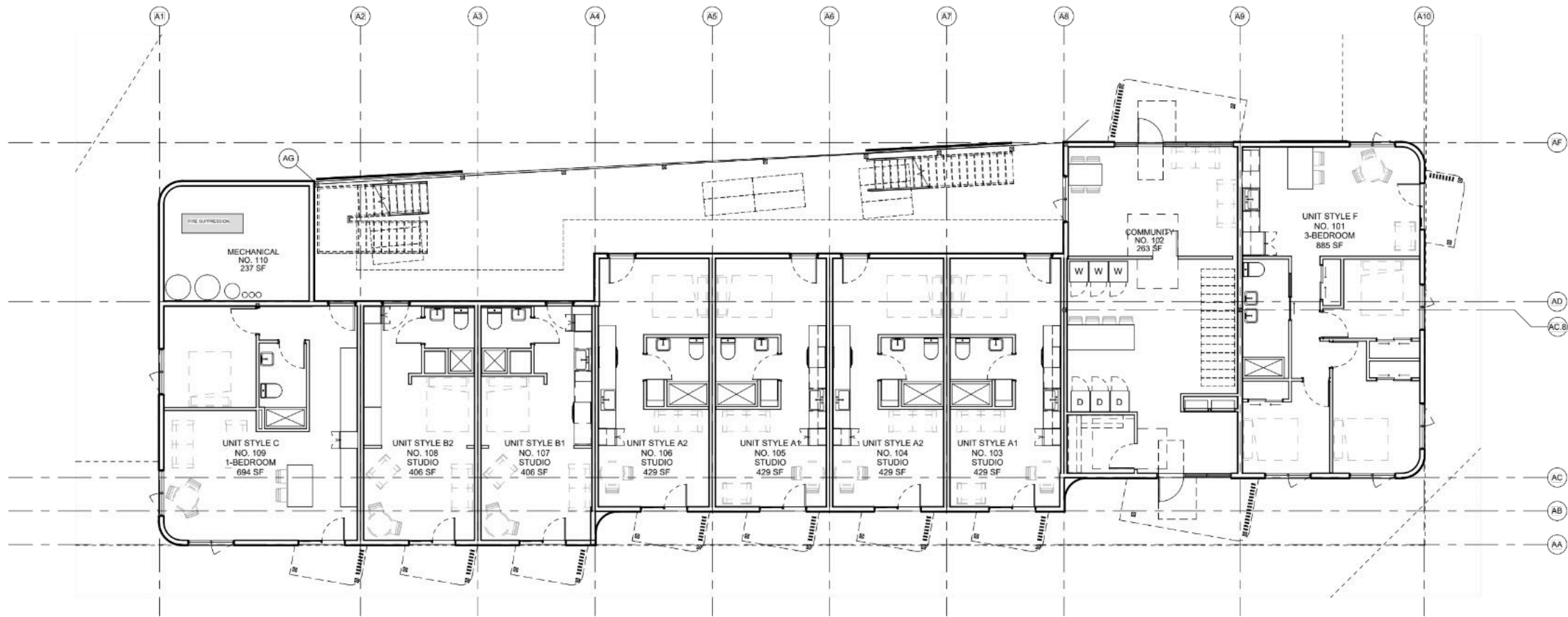


BUILDING DESIGNS | HOUSING - PERSPECTIVES





FLOOR PLAN - LEVEL 02

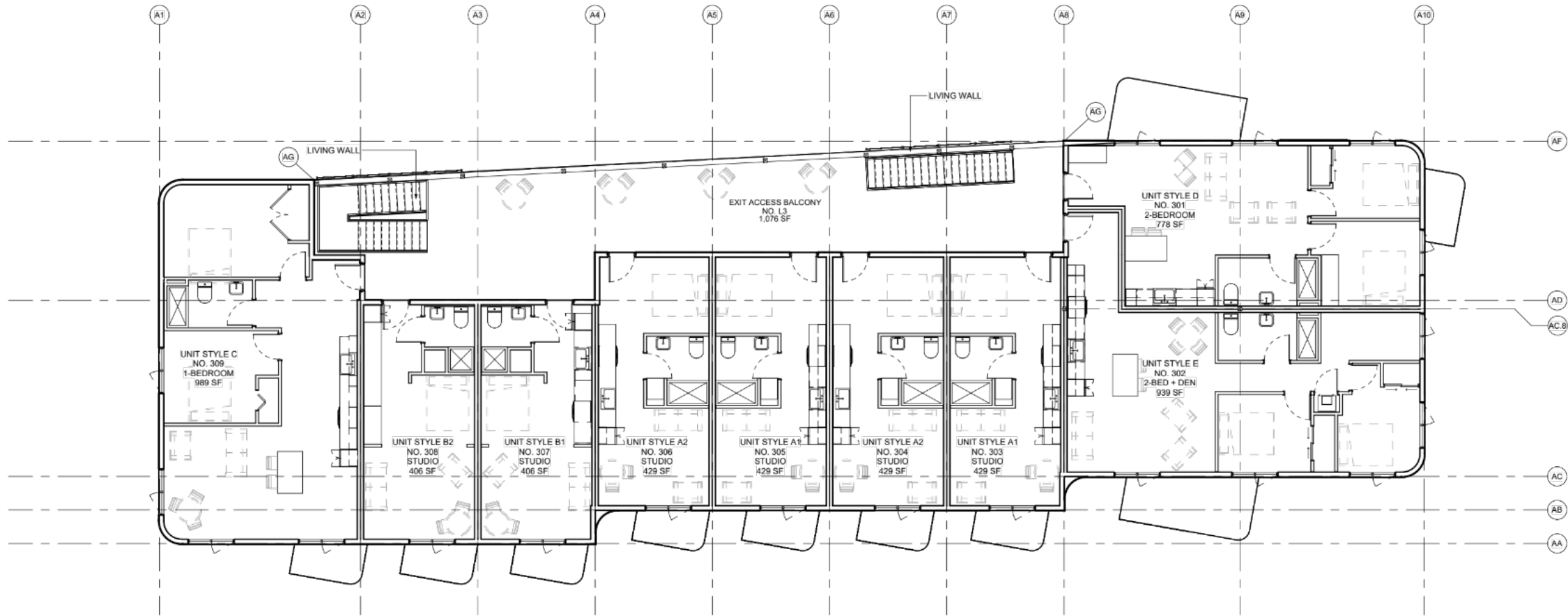


FLOOR PLAN - LEVEL 01

BUILDING DESIGNS | HOUSING - FLOOR PLANS



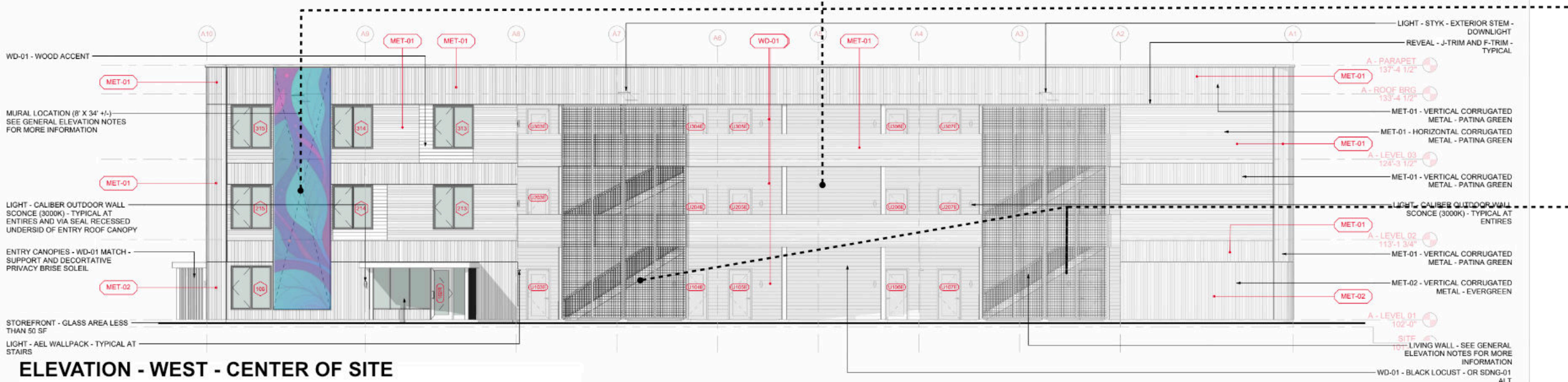
ROOF PLAN



FLOOR PLAN - LEVEL 03



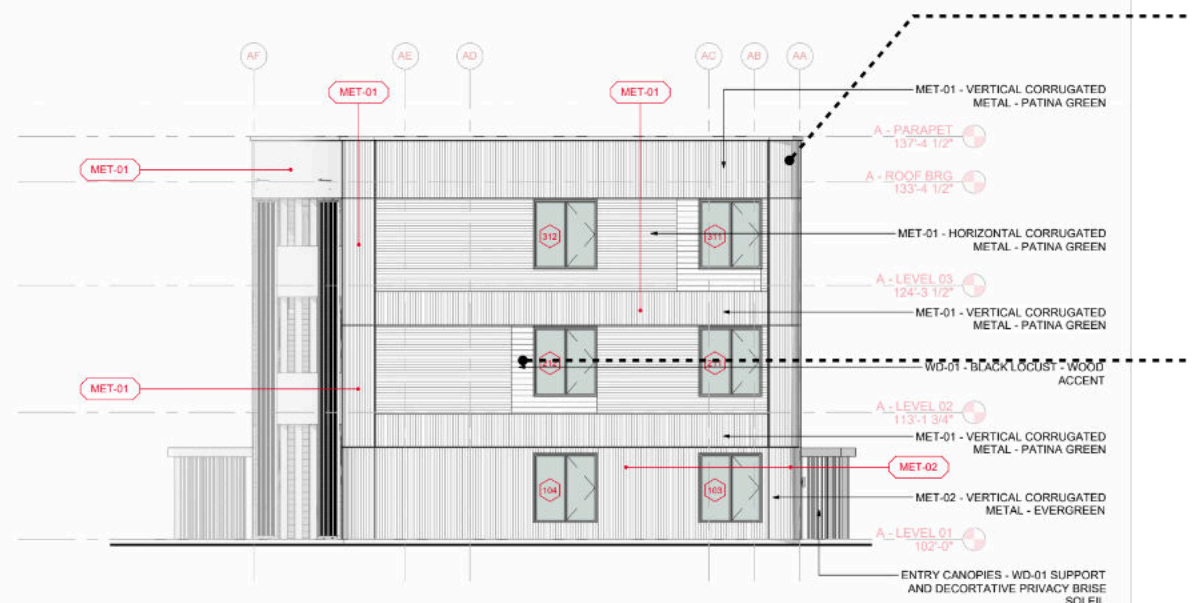
ELEVATION - EAST - OGDEN



ELEVATION - WEST - CENTER OF SITE



ELEVATION - NORTH - TULANE



ELEVATION - SOUTH - HARGROVE

VERTICAL CORRUGATED METAL - TYPICAL - MULTI-COR

HORIZONTAL CORRUGATED METAL - TYPICAL - MULTI-COR

HORIZONTAL ENGINEERED-SIDING

ART/MURAL PROPOSED - FACING PLAZA
ART STYLE / COLOR TBD



LIVING WALL



SELECT ROUNDED CORNERS

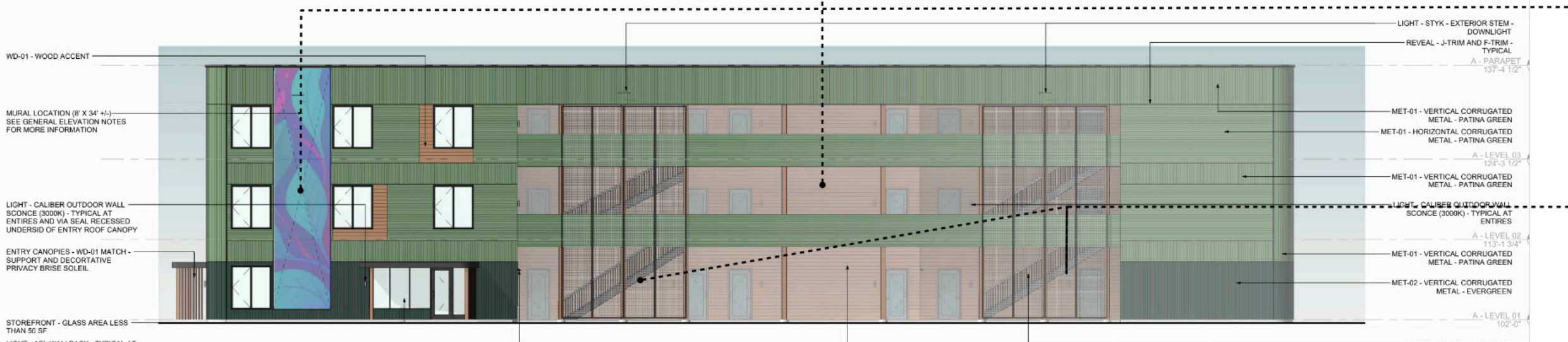


WOOD LAP SIDING ACCENT

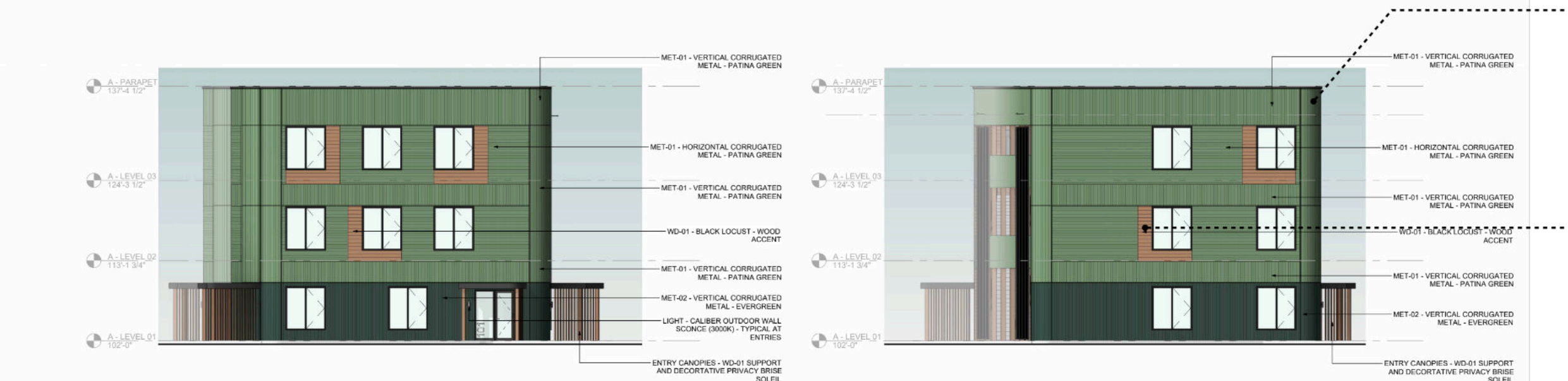




ELEVATION - EAST - OGDEN



ELEVATION - WEST - CENTER OF SITE



ELEVATION - NORTH - TULANE



ELEVATION - SOUTH - HARGROVE

VERTICAL CORRUGATED METAL - TYPICAL - MULTI-COR

HORIZONTAL CORRUGATED METAL - TYPICAL - MULTI-COR

HORIZONTAL ENGINEERED-SIDING

ART/MURAL PROPOSED - FACING PLAZA
ART STYLE / COLOR TBD



LIVING WALL



SELECT ROUNDED CORNERS

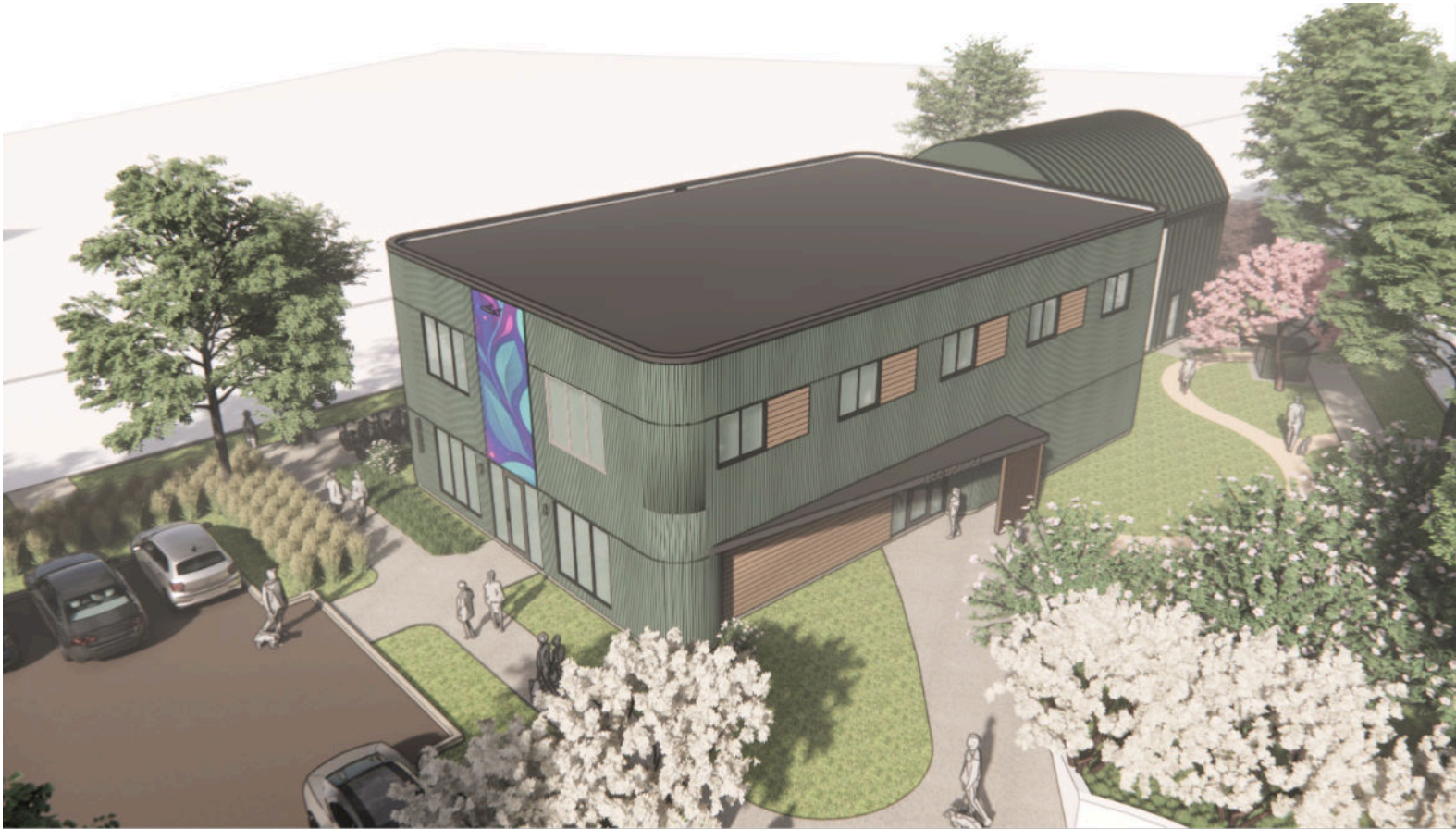


WOOD LAP SIDING ACCENT

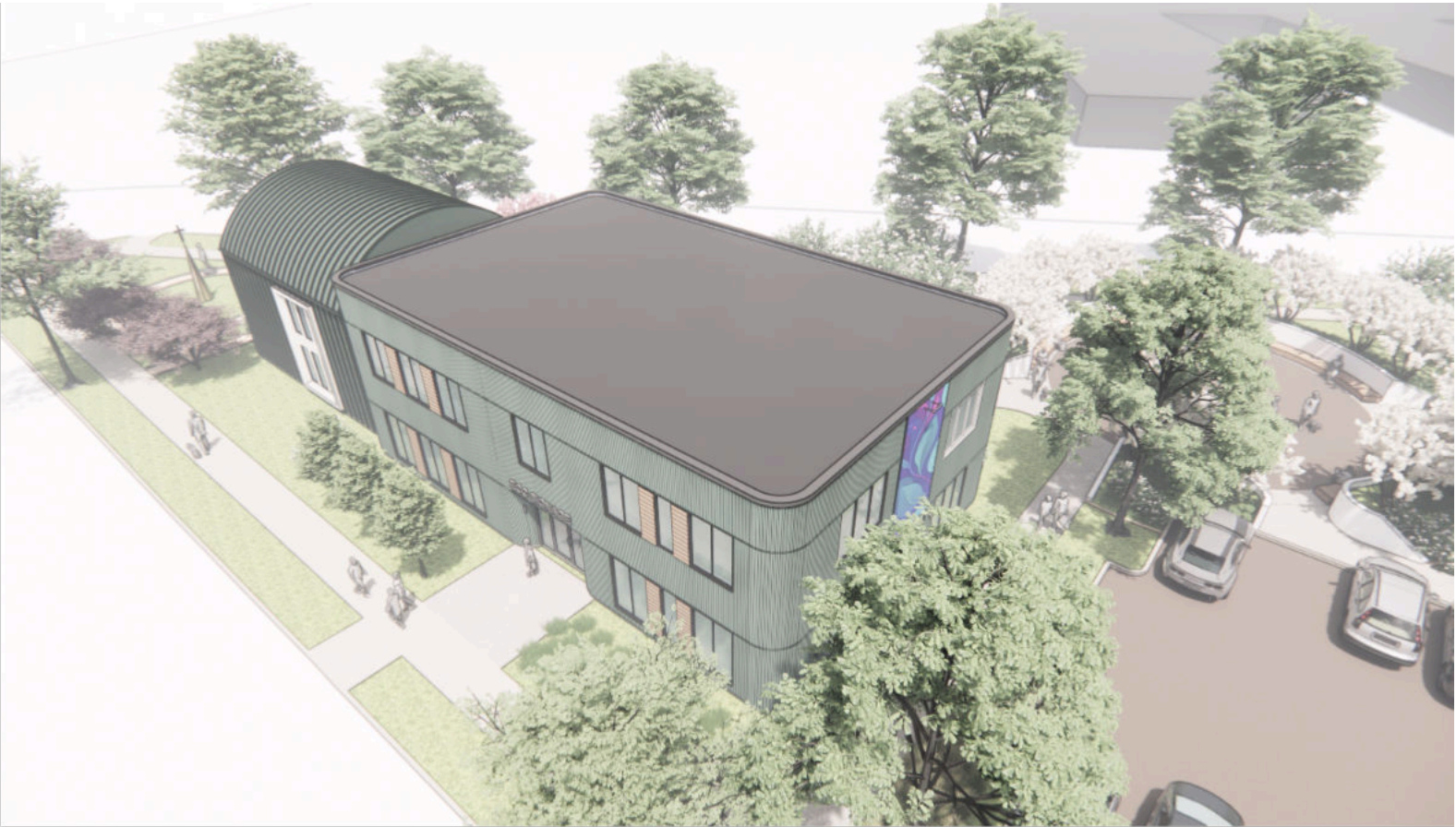


UDC INFORMATIONAL MEETING PERSPECTIVES

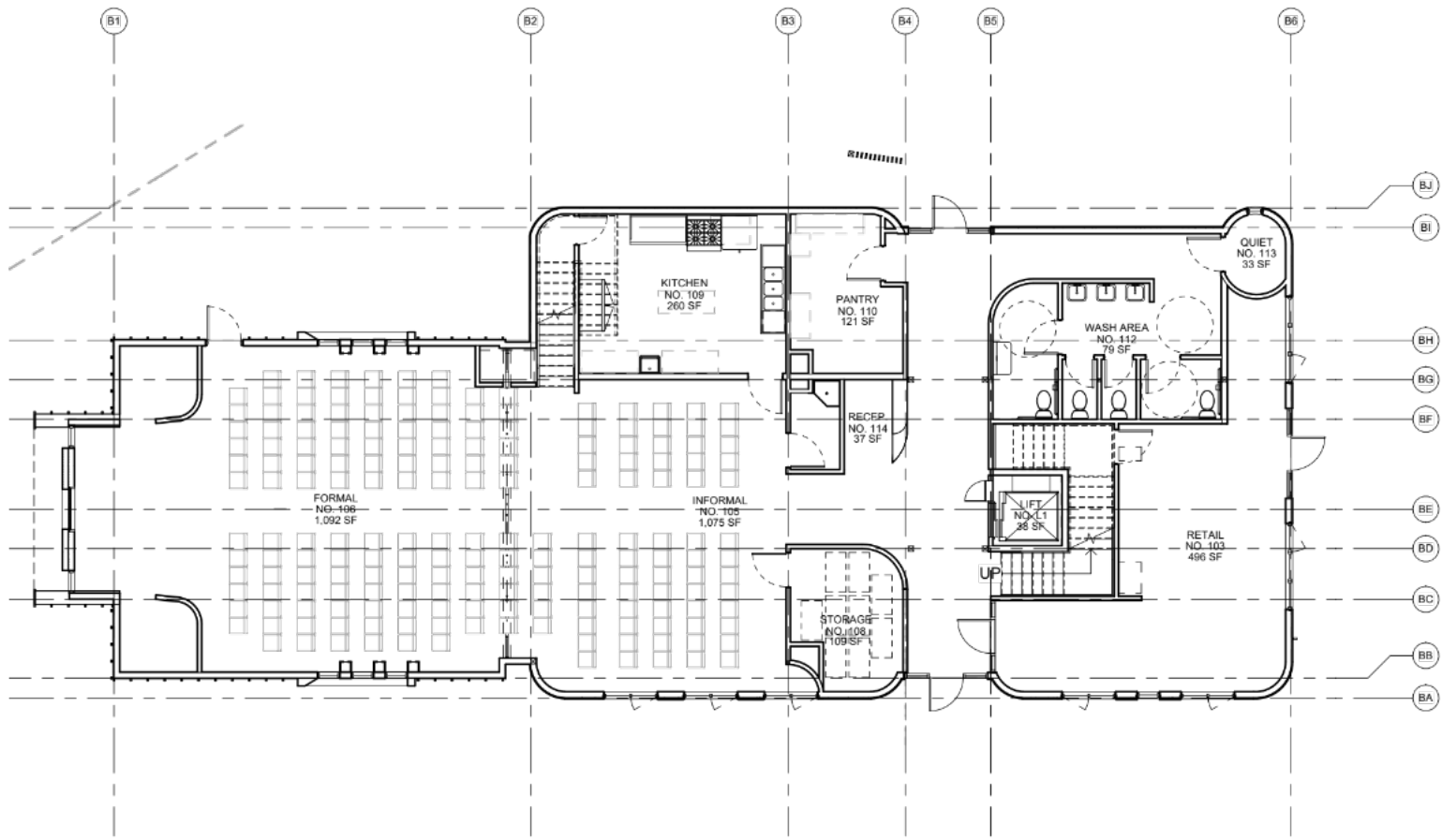




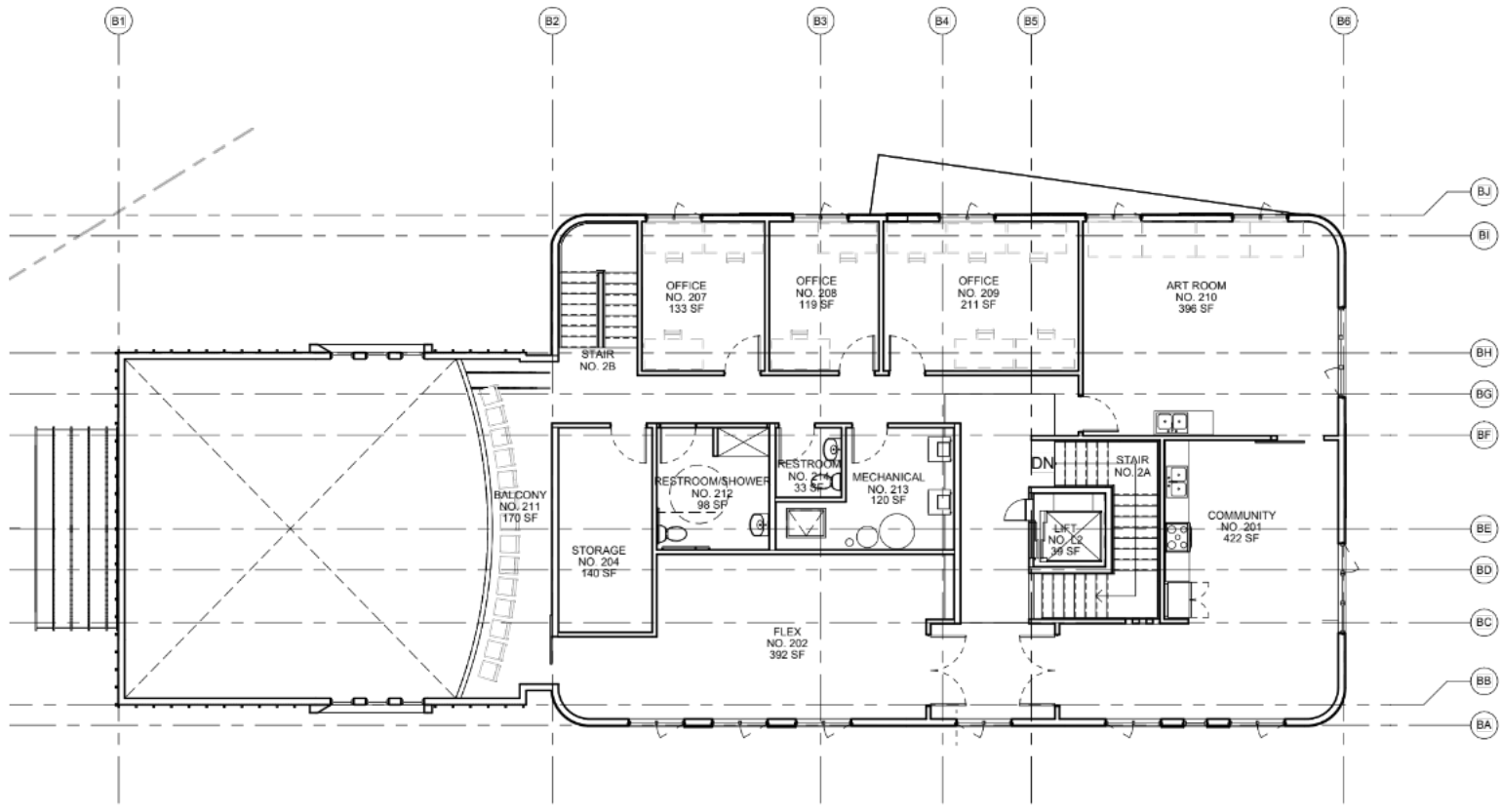
BUILDING DESIGNS | ECC - PERSPECTIVES



BUILDING DESIGNS | ECC - PERSPECTIVES

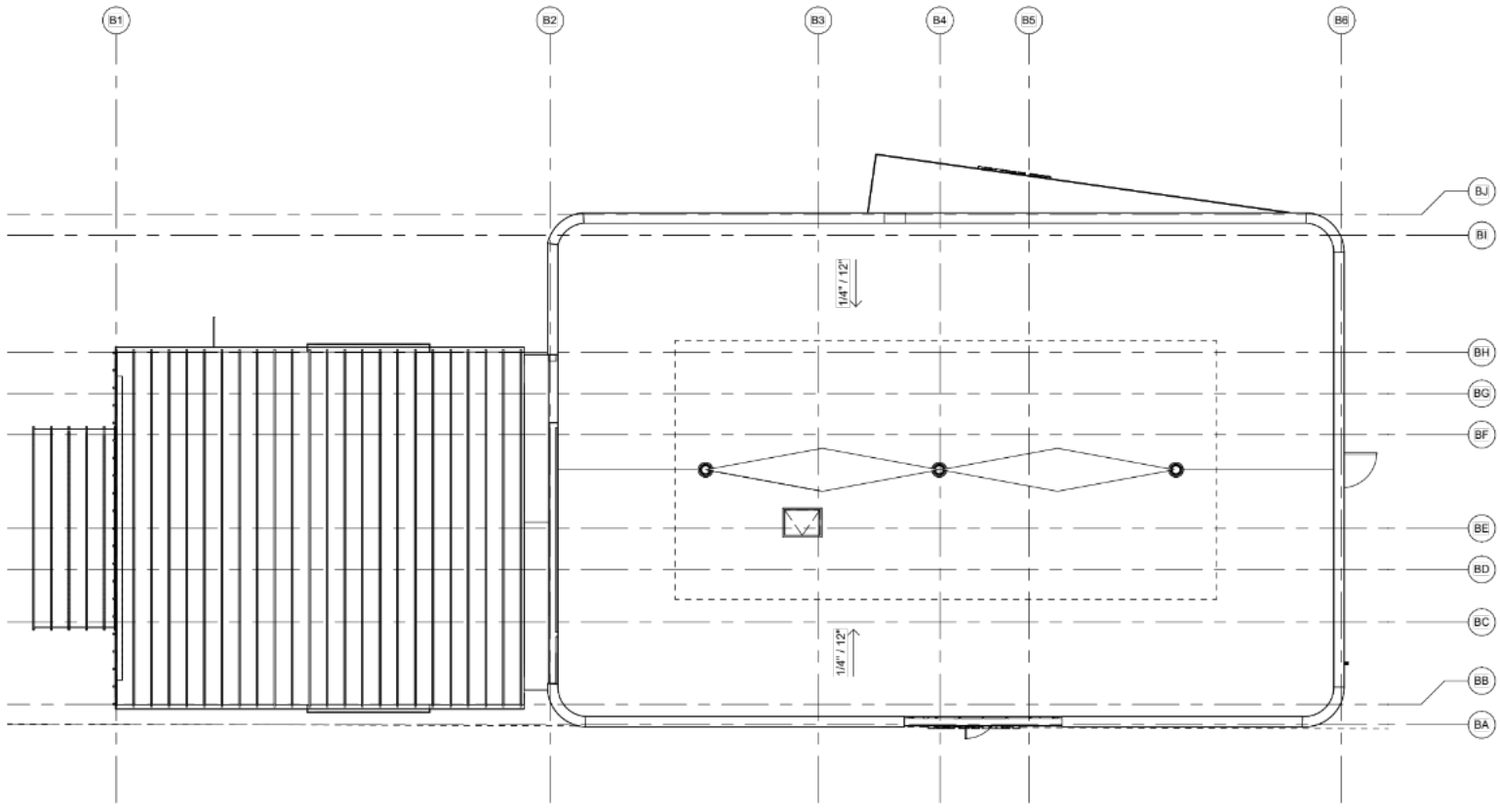


FLOOR PLAN - LEVEL 01



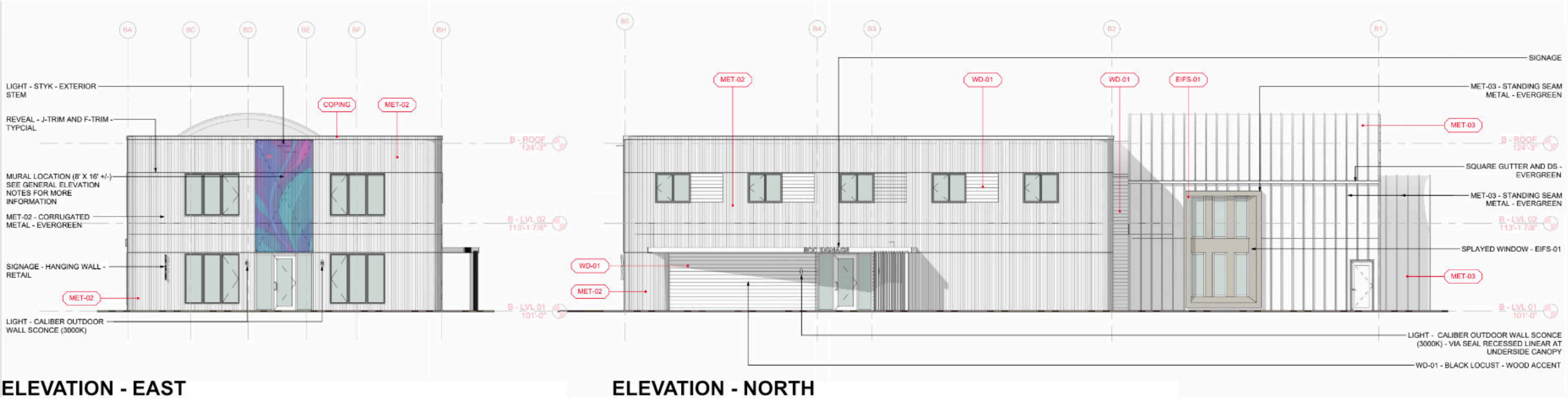
FLOOR PLAN - LEVEL 02

BUILDING DESIGNS | COMMUNITY CENTER - FLOOR PLANS

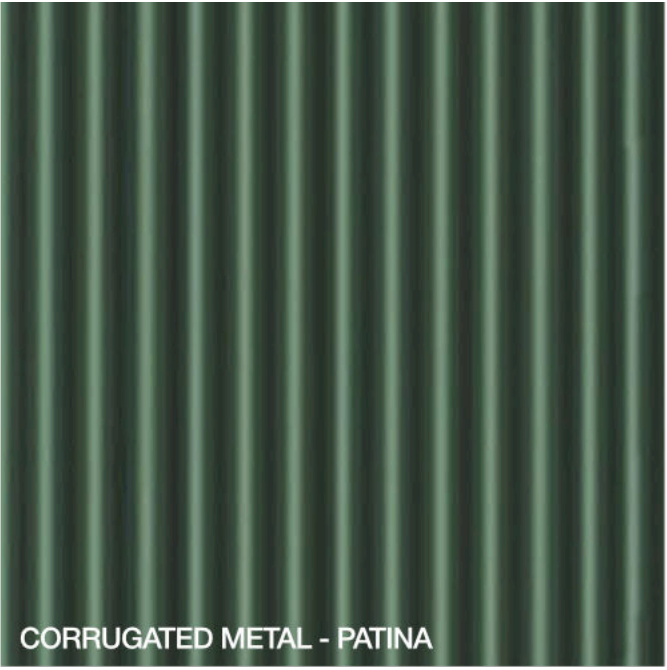


ROOF PLAN









CORRUGATED METAL - PATINA



CORRUGATED METAL - EVERGREEN



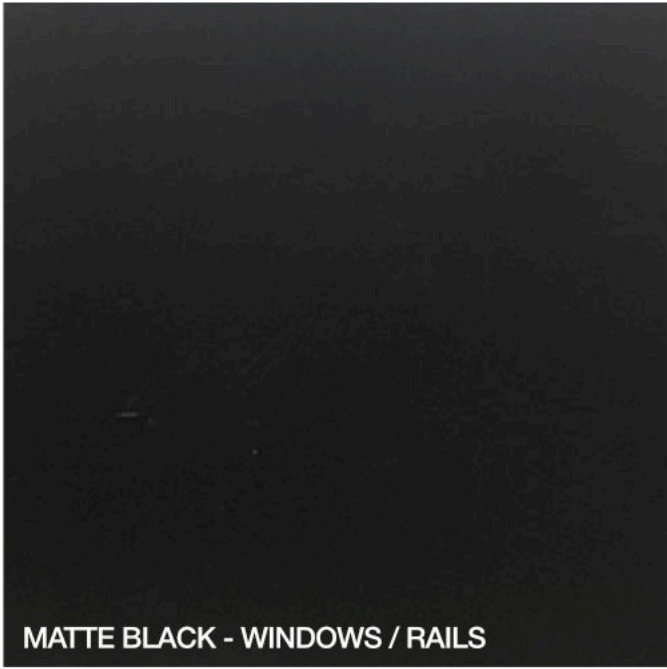
STANDING SEAM OR CORRUGATED -
EVERGREEN



WARM WOOD TONE ACCENT



EIFS - ACCENT



MATTE BLACK - WINDOWS / RAILS

SUPPLEMENTAL

SITE SURVEY - V001

SITE PLAN - C100

SITE DEMOLITION PLAN - C101

FIRE APPARATUS ACCESS PLAN - C102

GRADING & EROSION CONTROL PLAN - C200

DETAIL GRADING PLAN - C201

UTILITY PLAN - C300

DETAILS (SITE) - C400

GENERAL SHEET NOTES

1. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN DRIVEWAY & INTERSECTION VISION TRIANGLES.
3. DISTURBED AREAS SHALL BE GRADED, SEEDED, AND PLANTED TO MINIMIZE EROSION.

LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- LIMESTONE OUTCROPPINGS
- TREE PROTECTION FENCE (PER CITY OF MADISON SPECIFICATIONS & STANDARDS)

KEY NOTES

- A BIKE RACKS
- B STOP SIGN
- C CONCRETE STEPS
- D HANDRAIL
- E 18" CURB & GUTTER
- F CONCRETE SITE WALL 30" MAX. HT
- G FLUSH PAVER LANDSCAPE EDGE
- H RADIAL WOOD SEAT
- I ARCH GATEWAY
- J [not used]
- K CONCRETE DRIVE APRON
- L SALVAGED STEEPLE ART INSTALLATION (BY OTHERS)
- M MULCH PATH
- N TRANSFORMER ON CONCRETE PAD
- O RAISED GARDEN PLANTERS
- P TRASH/ RECYCLING ENCLOSURE

NOT FOR CONSTRUCTION

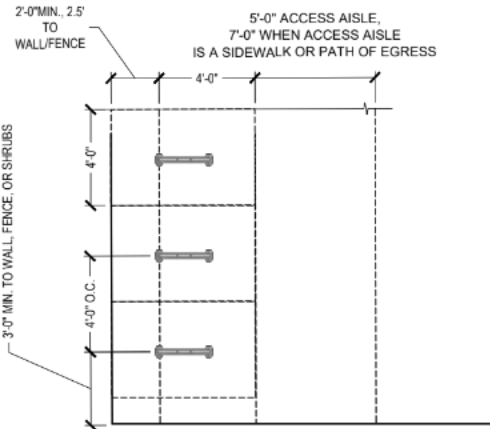
SITE PLAN VERIFICATION UPDATE	2	2025.07.09
LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

PROJECT TEAM THRESHOLD BUILDS THRESHOLD SACRED DEVELOPMENT STRUCTURAL ENGINEERING ARCHITECTURAL ENGINEERING Landscape Architecture ART & SCULPTURE	CERTIFICATION NOT FOR CONSTRUCTION
CLIENT COMMON GRACE, LLC	STATUS LOG PRESENTATION
PROJECT EASTMORLAND COMMUNITY CENTER + HOUSING	INFORMATION PROJECT NO DATE DRAWN BY CHECKED BY SHEET NAME
Copyright © 2025 Threshold Builds, LLC	SITE PLAN
THRESHOLD BUILDS	REVISION SHEET NO C100

FORESTRY NOTES

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm) ADD AS A NOTE ON THE SITE, GRADING, UTILITY, DEMOLITION AND STREET TREE PLAN SETS.
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED. ADD AS A NOTE ON THE SITE, GRADING, UTILITY, DEMOLITION, AND STREET TREE PLAN SET.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING. ADD AS A NOTE ON BOTH THE SITE AND STREET PLAN SETS.

1 SITE PLAN



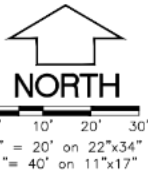
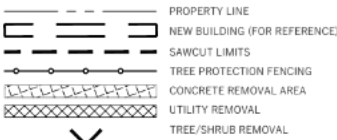
2 BIKE RACK LAYOUT - TYPICAL

LAND USE SUMMARY TABLE	
ZONING EXISTING/ PROPOSED	TR-C2/ PD
SITE AREA	37,520 SF
SITE VEHICULAR PAVE (EXCL. PERVIOUS)	5,241 SF
USABLE OPEN SPACE	21,982 SF
BUILDING FOOTPRINTS, AGGREGATE	10,297 SF
LOT COVERAGE	27.4%
LANDSCAPE AREA	14,849 SF
RESIDENTIAL UNITS	26
EXTERIOR BIKE STALLS (WITHIN 100FT OF A PRIMARY ENTRY)	38
INTERIOR BIKE STORAGE	18
VEHICLE PARKING STALLS, SURFACE	19
EV-INSTALLED PARKING STALLS	2
EV-READY PARKING STALLS	4
VEHICLE PARKING STALLS, STRUCTURED	0

STREET TREE TABLE (SEE STREET TREE REPORT)			
STREET TREE NUMBER	TREE SPECIES (COMMON NAME)	TRUNK DIAMETER (DBH)	REMOVAL (R) REQUESTED BY APPLICANT?
1	ASH	25.5	NO
2	HACKBERRY	30.5	NO
3	ASH	20.9	NO
4	HACKBERRY	4.5	NO
5	ASH	19	NO
6	ASH	26.8	NO
7	ASH	21.2	NO
8	NORWAY MAPLE	22.7	NO
9	ASH	30.2	NO
10	ASH	27.5	NO
11	HACKBERRY	1.2	NO
12	KENTUCKY COFFEETREE	3	NO

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	910.30	TOP NUT OF HYDRANT LOCATED NEXT TO SW CORNER OF LOT 25, BLOCK 3, LAKE VIEW PLACE
BM - 2	854.85	CUT CROSS LOCATED NEAR THE NW CORNER OF LOT 1, BLOCK 2, LAKE VIEW PLACE

LEGEND (PROPOSED)



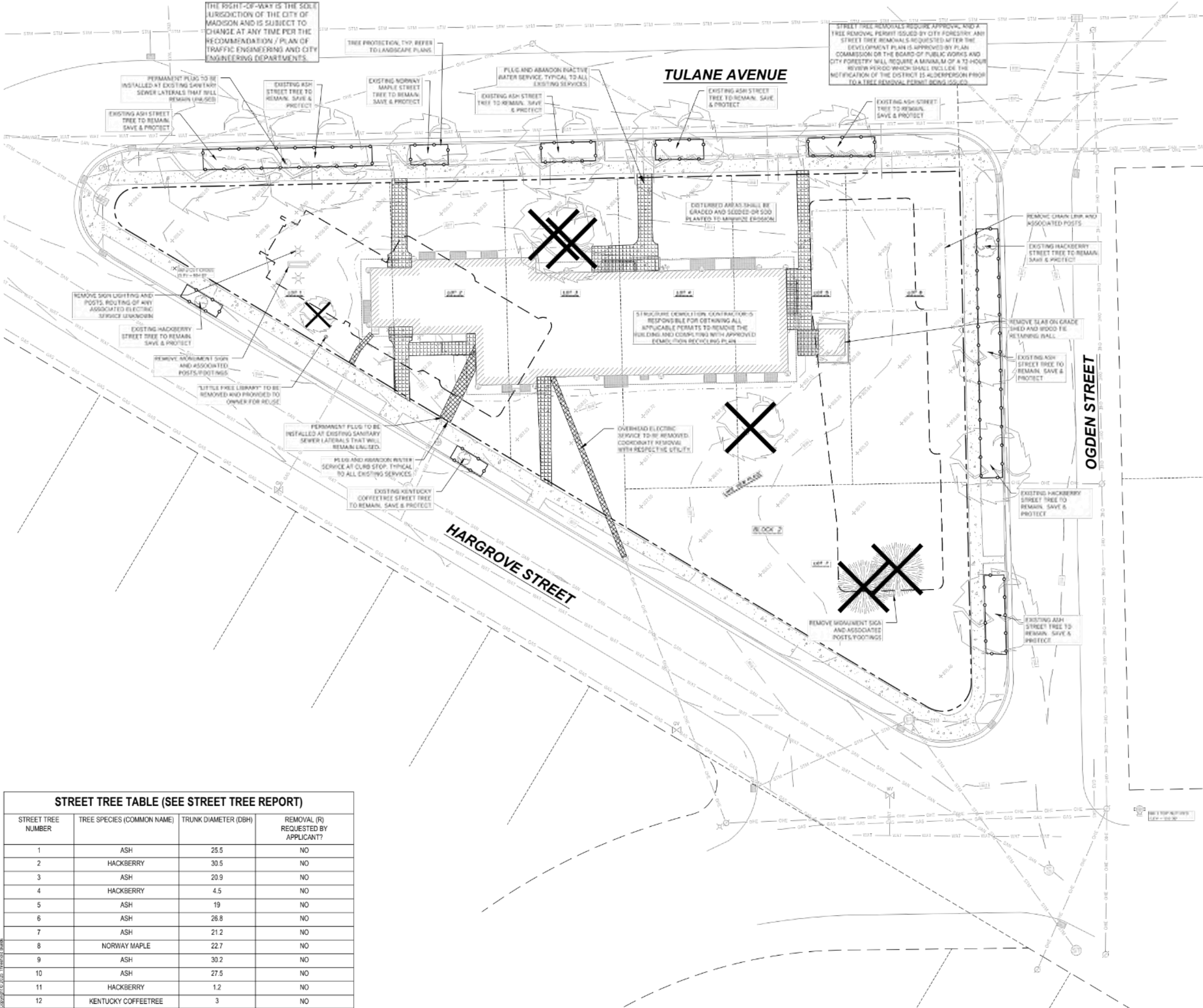
GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN MARCH 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDERS RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENDOACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
- GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
- RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

PRICING SET	2	2025.06.25
LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date



STREET TREE TABLE (SEE STREET TREE REPORT)

STREET TREE NUMBER	TREE SPECIES (COMMON NAME)	TRUNK DIAMETER (DBH)	REMOVAL (R) REQUESTED BY APPLICANT?
1	ASH	25.5	NO
2	HACKBERRY	30.5	NO
3	ASH	20.9	NO
4	HACKBERRY	4.5	NO
5	ASH	19	NO
6	ASH	26.8	NO
7	ASH	21.2	NO
8	NORWAY MAPLE	22.7	NO
9	ASH	30.2	NO
10	ASH	27.5	NO
11	HACKBERRY	1.2	NO
12	KENTUCKY COFFEETREE	3	NO

CERTIFICATION

NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

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STATUS
PRICING SET

INFORMATION
PROJECT NO
24-0012

DATE
2025.06.25

DRAWN BY
AW

CHECKED BY
AW

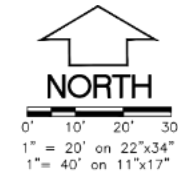
SHEET NAME
SITE DEMOLITION PLAN

REVISION

SHEET NO

1

C101



LEGEND (PROPOSED)	
	PROPERTY BOUNDARY
	FIRE LANE
	HOSE LENGTH FROM FIRE LANE
	HOSE LENGTH FROM HYDRANT



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 3565 TULANE AVENUE
Contact Name & Phone #: ADAM WATKINS - 608.437.1980

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☒ N/A ☒ Yes ☐ No ☒ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☒ N/A ☒ Yes ☐ No ☒ N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes ☒ No ☐ N/A ☐ Yes ☒ No ☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes ☒ No ☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☐ Yes ☒ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☐ Yes ☐ No ☒ N/A ☒ Yes ☐ No ☐ N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

STREET TREE TABLE (SEE STREET TREE REPORT)			
STREET TREE NUMBER	TREE SPECIES (COMMON NAME)	TRUNK DIAMETER (DBH)	REMOVAL (R) REQUESTED BY APPLICANT?
1	ASH	25.5	NO
2	HACKBERRY	30.5	NO
3	ASH	20.9	NO
4	HACKBERRY	4.5	NO
5	ASH	19	NO
6	ASH	26.8	NO
7	ASH	21.2	NO
8	NORWAY MAPLE	22.7	NO
9	ASH	30.2	NO
10	ASH	27.5	NO
11	HACKBERRY	1.2	NO
12	KENTUCKY COFFEETREE	3	NO

2 INCHES
FACTUAL DIMENSIONS NOT FINISHED THE SHEET IS SCALED INCONVERTEDLY

18_22431_V24.01 5/20/2025 1:35:52 PM

TULANE AVENUE

BUILDING B
FFE-856-42

BUILDING A
FFE-857-35

HARGROVE STREET

OGDEN STREET

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST BOND CERTIFICATE OF PERMIT COVERAGE AND MAINTAIN EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNITS. CONSTRUCTION ACTIVITIES MAY CEASE, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH AGRAR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF MADISON / OWNER HAS THE RIGHT TO REQUIRE CONSTRUCTION TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING FOR A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES. CONTRACTOR IS REQUIRED TO PROVIDE WEEKLY REPORTS TO THE CITY OF MADISON.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE OWNER AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION ESPECIALLY ADJACENT TO SURFACE WATER. MAINTAIN LAND-USE TURNING CONSTRUCTION ACTIVITIES ON SLOPES OF 20% OR MORE, MAINTAIN SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE OWNER STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT <http://www.cityofmadison.com/development/standards/standards.html>.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE OWNER TECHNICAL STANDARD ROCK TRACKING AND AND TIRE WASHING #2021 FOR ROCK CONSTRUCTION ENTRANCES.
10. INSTALL SLOPE PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR RAINFALL UPON INLET INSTALLATION. COMPLY WITH OWNER TECHNICAL STANDARD STORMWATER INLET PROTECTION FOR CONSTRUCTION SITES #1040 AND SLOPE REQUIREMENTS FOR PERIMETER INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID OR METAL PLATE ON ALL OPEN HOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
12. STAGE CONSTRUCTION WORKING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WORKER TECHNICAL STANDARD TEMPORARY GRADING PROTECTION FOR EROSION CONTROL #2022.
13. PERMITTING OF GROUNDWATER DOWNSIDE IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DOWNSIDE IS SUBJECT TO A FOUR-WATER DISCHARGE PERMIT AND A FOUR-WATER CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 35 GPM OR MORE.
14. PROVIDE FIVE-FOOT PROTECTION AND MAINTAIN NON-EROSIVE PILING DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH OWNER TECHNICAL STANDARD DEWATERING #2023.
15. CONSTRUCT AND PROTECT THE BENTONITE BAYON AND VEGETATION BAYON BARRIER AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE OWNER TECHNICAL STANDARD PROTECTION FOR RESTORATION # 2024.
16. INSTALL AND MAINTAIN SILT FENCING PER OWNER TECHNICAL STANDARD SILT FENCE #2025. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
17. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DISOBERSED STRAIN BAYON (SILT BAYE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAIN BAYON FOR WHEN TECHNICAL STANDARD (SILT BAYE) #2026.
18. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH OWNER TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERIM PROTECTION # 2027.
19. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
20. IMMEDIATELY STABILIZE ALL EXPOSED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER, AND A FERTILIZER. SEED-MIX WITH RYBGR WHEAT, ANNUAL GRASS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL. FROM OCTOBER 15 THROUGH COOL-WEATHER STABLE COAT WITH A POLYMER AND ORGANIC SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
21. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF FINISHING FINAL GRADE.

STREET TREE TA

STREET TREE NUMBER	TREE SPECIES (COMMON NAME)
1	ASH
2	HACKBERRY
3	ASH
4	HACKBERRY
5	ASH
6	ASH
7	ASH
8	NORWAY MAPLE
9	ASH
10	ASH
11	HACKBERRY
12	KENTUCKY COFFEE TREE

Diagram illustrating the property boundaries and easements for the 855 and 856 properties. The diagram shows the following features:

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- TREE PROTECTION FENCING
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN MARCH 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (LIVING ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4836. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
8. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER, IF EXCAVATION IS REQUIRED, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4836 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs/cfm>

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
3. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
4. REFER TO LANDSCAPE PLAN FOR PLANTING AREAS.
5. TEMPORARY SEEDING SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS 1 TYPE B URBAN EROSION CONTROL MAT.

1. POST A SIGN CERTIFICATE OF MAJOR DAMAGE AND MINOR DAMAGE, EROSION CONTROL, PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH AGRAR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF MADISON / WORK HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING FOR A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES. CONTRACTOR IS REQUIRED TO PROVIDE WEEKLY INSPECTIONS TO THE CITY OF MADISON.
4. SUBMIT PLAN REVISIONS OR ASSIGNMENTS TO THE WORK AT / FAST 8 DAYS PRIOR TO EACH CONSTRUCTION PERMIT.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTING SITE DISPOSITIONS AT LEAST ONE (1) DAY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION ESPECIALLY ADJACENT TO SURFACE WATERS. MAINTAIN LAND-USE TYPES. CONSTRUCTION ACTIVITIES ON SLOPES OF 20% OR GREATER, MAINTAIN SOIL COMPACTION AND PRESSURE TAPING.
8. REFER TO THE WORK STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT <http://www.cityofmadison.com/water/soils/soil/standards.htm>
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TACKLING PAD CONSTRUCTION DISTANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WORK TECHNICAL STANDARD STONE TACKLING PAD AND TIRE TRACKING #200 FOR ROCK CONSTRUCTION DISTANCES.
10. INSTALL BUILT-UP PROTECTIVE PROXIMITY TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND / OR MAINTAIN TYPICAL BUILT-UP INSTALLATION. COMPLY WITH MAJOR TECHNICAL STANDARD STORMWATER PROTECTION FOR CONSTRUCTION SITES #1000 AND SAME-GROUND REQUIREMENTS FOR FRACTIONAL-CELL PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID-UD OR METAL PLATE ON ALL OPEN HOLE-BOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY PROTECTIVE EROSION CONTROL PER WORK TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL USE.
13. PERMITTING OF GROUNDWATER DOWNGRADING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DOWNGRADING IS SUBJECT TO A FIRM WATERFINDER (DISCHARGE PERMIT) AND A FIRM HIGH CAPACITY WELL. APPROVAL: IF CUMULATIVE PUMP CAPACITY IS 35 GPM OR MORE.
14. PROVIDE RIGID SCOUR PROTECTION AND MAINTAIN NO EXCESSIVE PILING DURING DOWNGRADING. PERFORM OPERATIONS OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH MAJOR TECHNICAL STANDARD SCOUR-CONTROLING #100.
15. CONSTRUCT AND PROTECT THE EROSION PROTECTION BARRIERS AND VEGETATION-PROXIMITY BARRIERS AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WORK TECHNICAL STANDARD PROTECTION FOR EROSION PROTECTION # 200.
16. INSTALL AND MAINTAIN SILT FENCING PER MAJOR TECHNICAL STANDARD SILT FENCE #100. REMOVE SEDIMENT FROM BEHIND-SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND / OR BARRIER HEIGHT.
17. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DISCHARGING STAINLESS STEEL (TYPICAL, SALT LIFE IS 3 MONTHS), LOCATE, INSTALL, AND MAINTAIN STAINLESS STEEL BARS PER MAJOR TECHNICAL STANDARD SLOTTED-SCREENS #100.
18. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH MAJOR TECHNICAL STANDARD INTERIOR MANUFACTURED PERIMETER CONTROL AND SOILS INTERFERENCE PRODUCTS # 100.
19. IMMEDIATELY STABILIZE STOCKPILES AND SURROUNDING STOCKPILES AS NEEDED WITH SILT FENCES OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL BE INACTIVE FOR 7 DAYS OR LONGER.
20. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15, EROSION CONTROL MEASURES MUST BE A FIRM, SALT-RESISTANT WITHIN 100' OF ANY SALT, OR ANIMAL, ETC. IS APPROPRIATE FOR REGION AND SOIL TYPE. DISTURBED IS THROUGHOUT WITHIN 100' OF ANY SALT, OR ANIMAL, ETC. IS APPROPRIATE FOR REGION AND SOIL TYPE.
21. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF FINISHING FINAL GRADE.

UNACCEPTABLE OR LATE, SECOND EROSION EVENT MUST OCCUR DUE TO CONSTRUCTION MATERIALS OR STORM EVENTS BEFORE THE END OF THE RAIN SEASON AND AS DIRECTED BY THE AUTHORITIES WITH NECESSITY. SEPARATE SHEET NATIONALS (DRAINAGE) SHALL TENDRE AND DISPOSE OF APPROPRIATELY.

20. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST FROM WORK TECHNIQUE, STANDARD-SHIFT NATIONALS ON CONSTRUCTION SITES # 1365

21. PROPERLY DISPOSE OF ALL WASTE AND UNUSED-BUILDING MATERIALS INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OTHER CONSTRUCTION MATERIALS AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

22. COORDINATE WITH THE AUTHORITIES WITH SUBMITTAL TO UPDATE THE LAND-DEVELOPMENT PERMIT FUNDAMENTAL THE WORKS/WORKS OR LANDLY DISPOSAL LOCATIONS FOR ANY EXISTING SOILS ON CONSTRUCTION DEBRISS THAT WILL BE HAUL/D OFF-SITE FOR DISPOSAL, THE DEPOSITED OR STOCKPILED MATERIALS, NEEDS TO INCLUDE PERMANENT SEDIMENT CONTROL MEASURES SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED VEGETATION BERMES.

23. FOR NON-CHANNELIZED FLOW ON DISTURBED CONSTRUCTIVE SUPPLY, PROVIDE CLASS CLASS II TYPE III EROSION CONTROL MATTING, INSTALL AND MAINTAIN PERMITS TECHNICAL STANDARD-NON CHANGING, EROSION MAT #0022

24. FOR CHANNEL FLOW ON DISTURBED OR CONSTRUCTIVE ARIAL, PROVIDE CLASS II TYPE III EROSION CONTROL MATTING, INSTALL PERMITS SPECIFIED ON THE PLAN, INSTALL AND MAINTAIN PERMITS TECHNICAL STANDARD-NON CHANGING, EROSION MAT #0022.

25. MAKE PREVISIONS FOR WATERING DURING THE FIRST THREE FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS NEVERMORE MORE THAN 7 CONSECUTIVE DAYS OF EARLY WEATHER OCCURS.

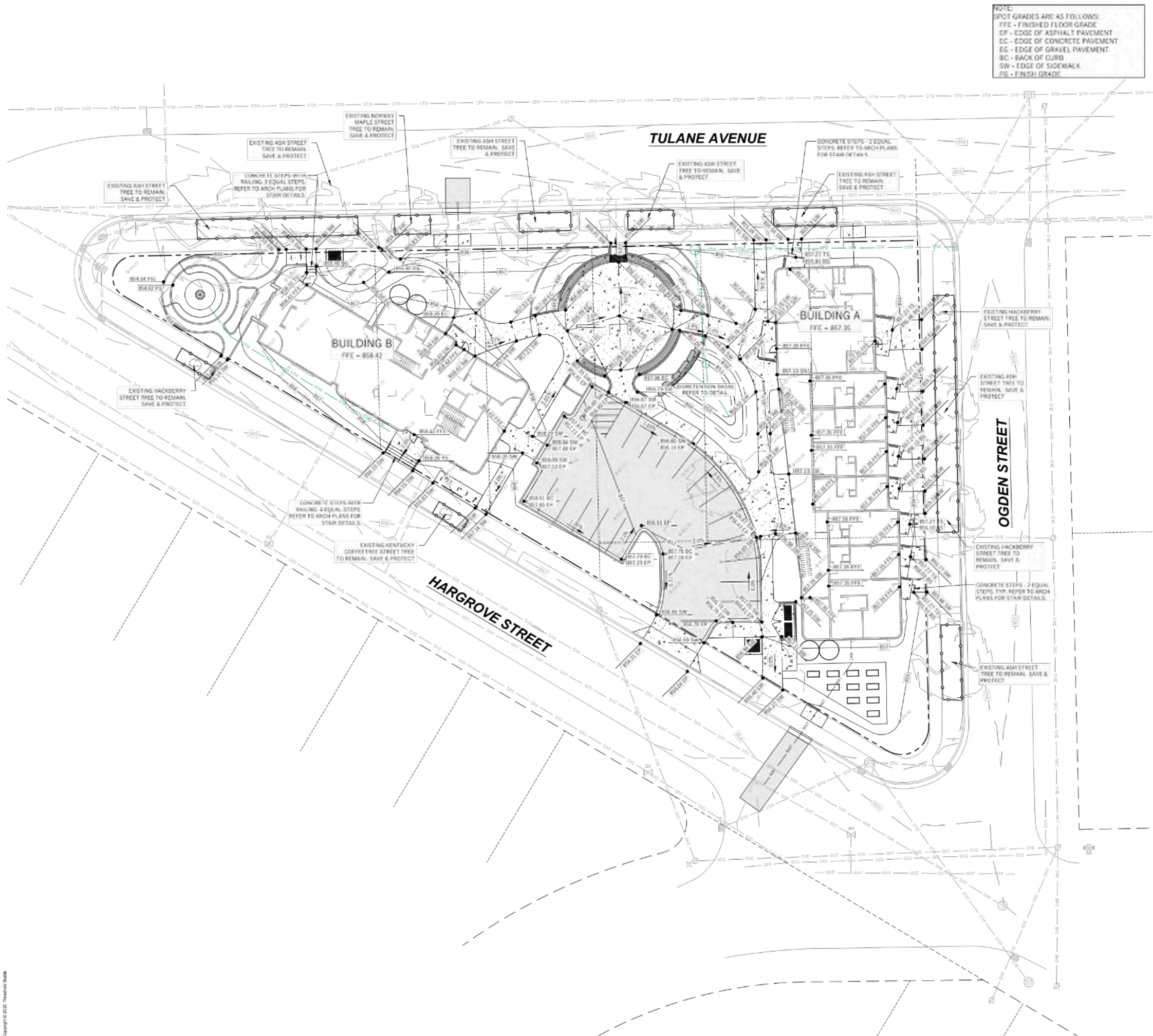
26. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE NCEM REVEGETATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS, SITE-SPECIFIC INFORMATION FOR AREAS WITH EROSION OF MATERIALS, AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON OAKLAND'S WEBSITE OF REMEDIATION AND RESTORE OPTIMUM TRACKING SYSTEM (NCEM'S PUBLIC DATABASE AT <http://www.ncems.com>)

27. INSTALL AND MAINTAIN A FORECASTER'S REPORT SYSTEM PER EPA 816.1 (SEE <http://www.epa.gov/epaosopr/tso/ncems.html>) BEFORE USE OF ALL CONCRETE CONSTRUCTIONS, WHICH MAY BE REQUIRED IN CONCRETE WALLS, EXPOSED TO SURFACES, OR DEPOSITIONS OF AIR

STREET TREE TABLE (SEE STREET TREE REPORT)			
STREET TREE NUMBER	TREE SPECIES (COMMON NAME)	TRUNK DIAMETER (DBH)	REMOVAL (R) REQUESTED BY APPLICANT?
1	ASH	25.5	NO
2	HACKBERRY	30.5	NO
3	ASH	20.9	NO
4	HACKBERRY	4.5	NO
5	ASH	19	NO
6	ASH	26.8	NO
7	ASH	21.2	NO
8	NORWAY MAPLE	22.7	NO
9	ASH	30.2	NO
10	ASH	27.5	NO
11	HACKBERRY	1.2	NO
12	KENTUCKY COFFEETREE	3	NO

PRICING SET	2	2025.08.25
LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

	CERTIFICATION NOT FOR CONSTRUCTION
CLIENT COMMON GRACE, LLC PROJECT EASTMORLAND COMMUNITY CENTER + HOUSING Copyright © 2025 Threshold Builds, LLC	STATUS PRICING SET INFORMATION PROJECT NO DATE DRAWN BY CHECKED BY A/ A/ SHEET NAME
	GRADING & EROSION CONTROL PLAN REVISION SHEET NO 1 C200



NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
EG - EDGE OF GRAVEL PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

NORTH

0' 10' 20' 30'

1" = 20' on 22"x34"

1" = 40' on 11"x17"

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN MARCH 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>

PRICING SET	2	2025.06.25
LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

WYSER ENGINEERING

THRESHOLD BUILDS

CERTIFICATION

NOT FOR CONSTRUCTION

CLIENT: COMMON GRACE, LLC

PROJECT: EASTMORLAND COMMUNITY CENTER + HOUSING

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STATUS: PRICING SET

INFORMATION: PROJECT NO. 24-0012

DATE: 2025.06.25

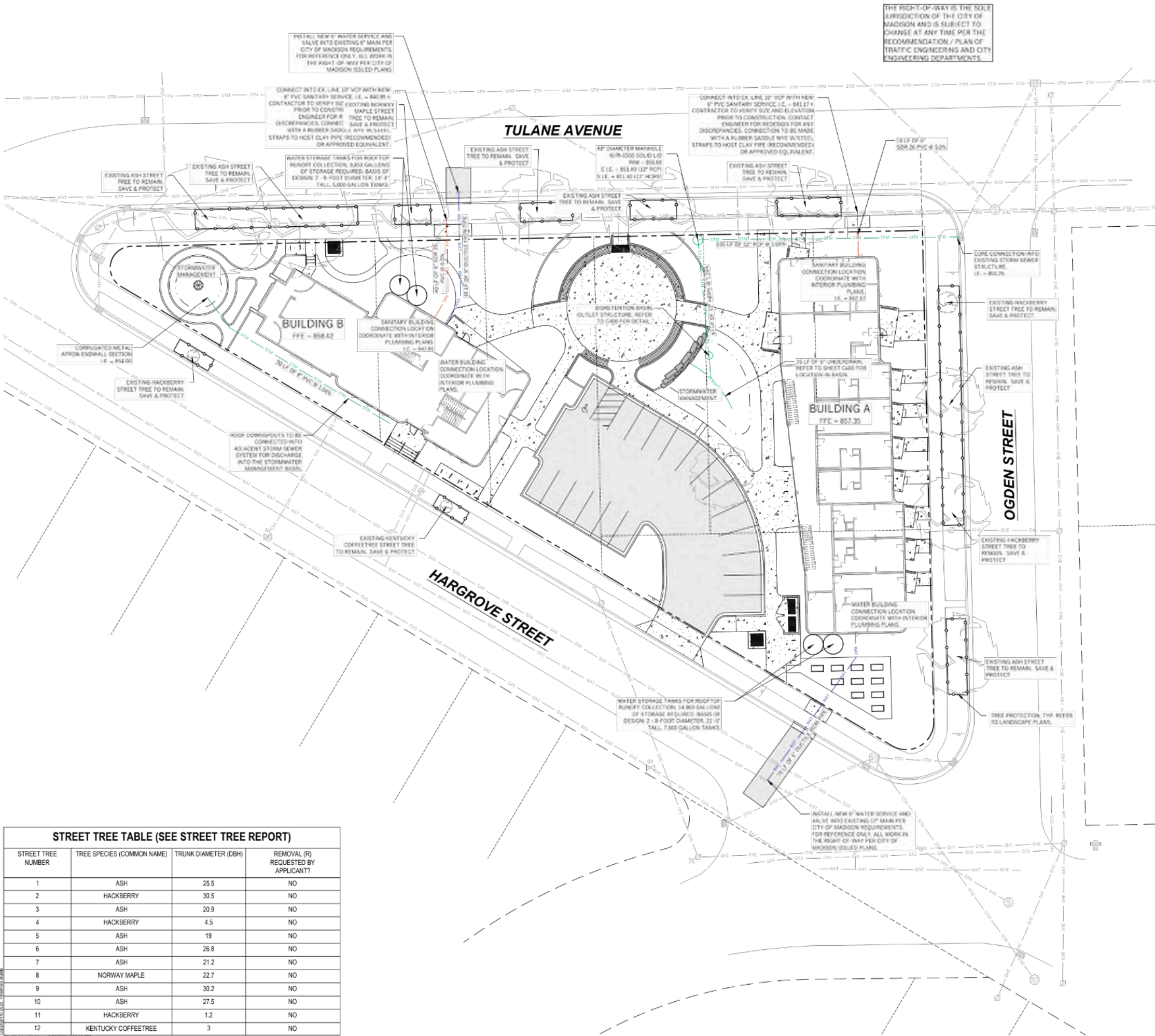
DRAWN BY: AW

CHECKED BY: AW

SHEET NAME: DETAIL GRADING PLAN

REVISION: 1

SHEET NO: C201



LEGEND (PROPOSED)

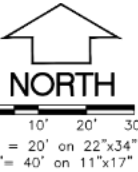
- PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- TREE PROTECTION FENCING
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- STORMWATER TREATMENT FACILITY

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN MARCH 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>

UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WORN.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT THEIR OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.



PRICING SET	2	2025.06.25
LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

STREET TREE TABLE (SEE STREET TREE REPORT)			
STREET TREE NUMBER	TREE SPECIES (COMMON NAME)	TRUNK DIAMETER (DBH)	REMOVAL (R) REQUESTED BY APPLICANT?
1	ASH	25.5	NO
2	HACKBERRY	30.5	NO
3	ASH	20.9	NO
4	HACKBERRY	4.5	NO
5	ASH	19	NO
6	ASH	26.8	NO
7	ASH	21.2	NO
8	NORWAY MAPLE	22.7	NO
9	ASH	30.2	NO
10	ASH	27.5	NO
11	HACKBERRY	1.2	NO
12	KENTUCKY COFFEETREE	3	NO

CLIENT: COMMON GRACE, LLC

PROJECT: EASTMORLAND COMMUNITY CENTER + HOUSING

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CERTIFICATION

NOT FOR CONSTRUCTION

STATUS: PRICING SET

INFORMATION: PROJECT NO. 24-0012

DATE: 2025.06.25

DRAWN BY: AW

CHECKED BY: AW

SHEET NAME: UTILITY PLAN

THRESHOLD BUILDS

REVISION: 1

SHEET NO: C300

2 INCHES
FACTUAL DIMENSIONS NOT MATCHED THE SHEET IS SCALED INCORRECTLY

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