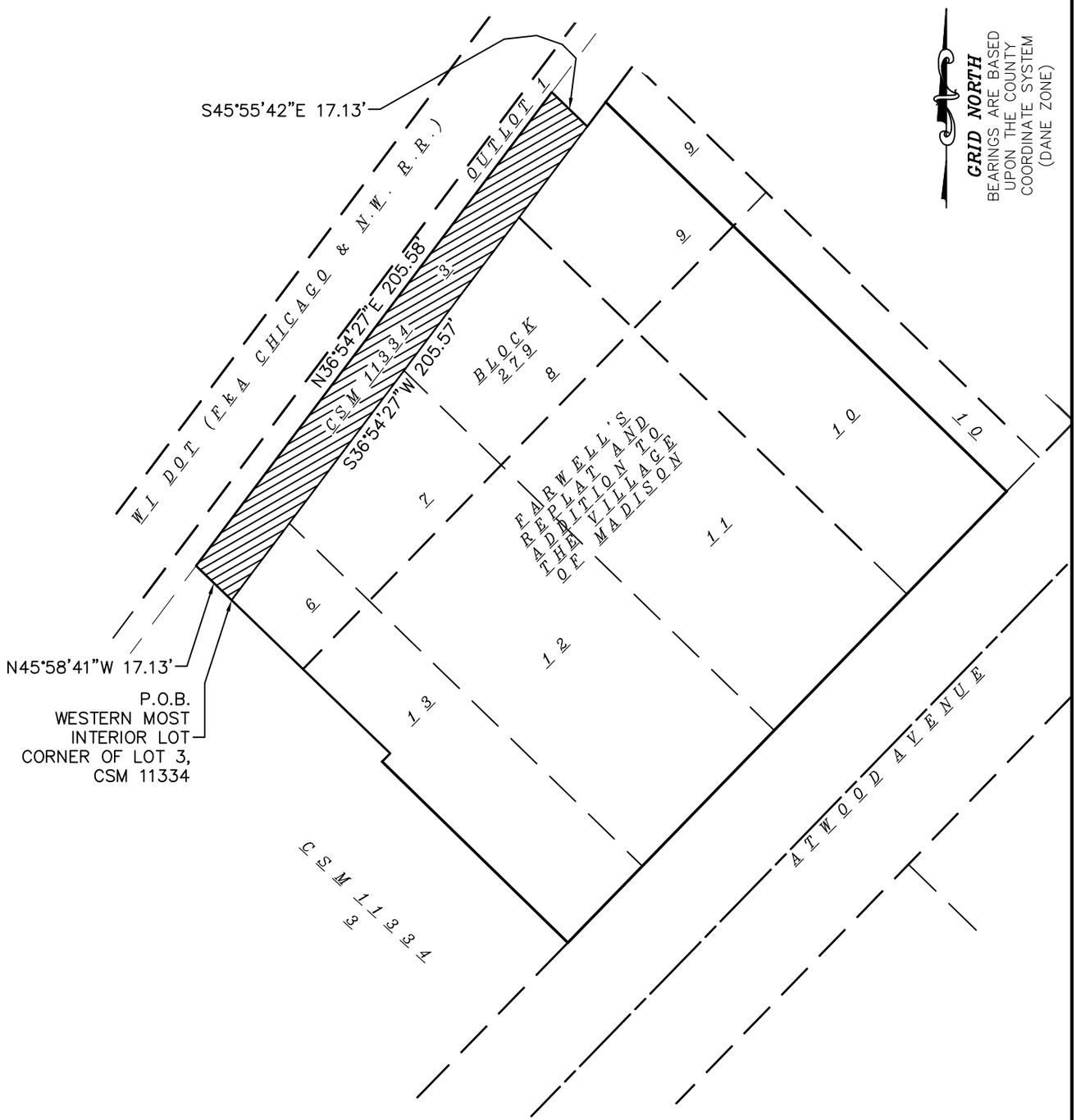
REZONE MAP

PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 11334, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 50 100 150

SCALE : ONE INCH = FIFTY FEET



PREPARED FOR :

PRIME URBAN
PROPERTIES, LLC

PREPARED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: November 27, 2018
Plot View: rezone
\BSE1864\dwg\Survey\BSE1864-CSM.dwg

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	1936 & 1938 Atwood Avenue
Contact Name & Phone #:	Kevin Burow

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

	Yes	No	N/A
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?	☒	☐	☐
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.)	☐	☒	☐
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?	☐	☐	☐
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?	☐	☐	☐
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.	☐	☒	☐
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?	☒	☐	☐
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? see Utility Plan	☒	☐	☐
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.			

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

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free general illumination for outdoor use in commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish, standard unless otherwise noted. A clear polycarbonate lens protects the optics from moisture, dirt and other contaminants.

OPTICS

8 high performance LEDs are powered by a multi-volt (120V-277V) LED driver that uses 18 input watts and provides 1,490 delivered lumens. 100,000 hour LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

ELECTRICAL

Rated for outdoor installations, -40°C minimum ambient.

Adjustable Dusk-to-dawn, multi-volt photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

6KV

Surface or recessed mount. A universal junction box is included standard.

All mounting hardware included.

LISTINGS

UL Certified to US and Canadian safety standards. Wet location listed for mounting higher than 4 feet off the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

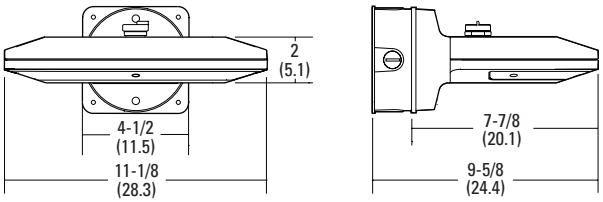
Note: Specifications subject to change without notice.

Outdoor General Purpose

OLW14

LED WALL PACK





All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **bolded options.**

Example: OLW14

OLW14							
Series		**Color temperature (CCT)**[1]		**Voltage**		**Control**		**Finish**	
OLW14	1400 lumen LED wall pack	**(blank)**	5000K[1]	**(blank)**	MVOLT (120V-277V)	**(blank)**	MVOLT photocell included	**(blank)**	Bronze
								WH	White

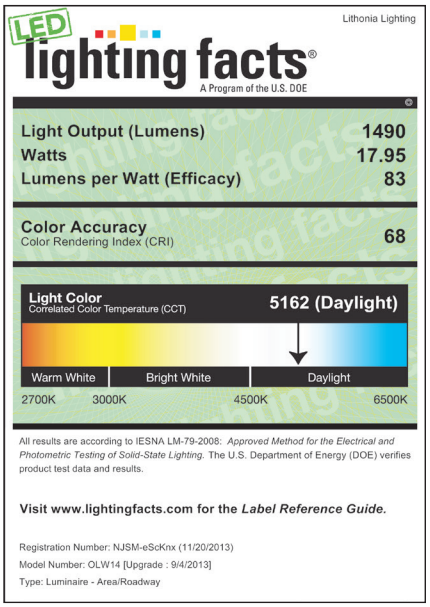
Accessories: *Order as separate catalog number.*	
FCOS M24	Full cutoff shield
FCOS WH M24	Full cutoff shield, white

Notes

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

PHOTOMETRIC DIAGRAMS

Full photometric data report available within 2 weeks from request. Consult factory. Tested in accordance with IESNA LM-79 and LM-80 standards.



One Lithonia Way, Conyers, GA 30012 Phone: 800-279-8041 Fax: 770-860-3903 www.lithonia.com
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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

Outdoor General Purpose



OLW

LED WALL PACK

INTENDED USE

Provides maintenance-free general illumination for outdoor use in residential and commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable security lighting.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a dark bronze finish.

High performance LEDs are powered by an MVOLT driver providing 3020 and 4300 delivered lumens at 5000K. 100,000 hours LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology. Fixture is maintenance-free.

Rated for outdoor installations -40°C minimum ambient.

Adjustable Dusk-to-Dawn, photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

OPTICS

Nighttime Friendly™ full cutoff above 90° angle, standard.

INSTALLATION

Wall or arm mount (mounting arm sold separately).

All mounting hardware included.

LISTINGS

UL Certified to US safety standards. C-UL Certified to Canadian safety standards. Wet location listed.

Tested in accordance with IESNA LM-79 and LM-80 standards. DLC qualified product.

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application.

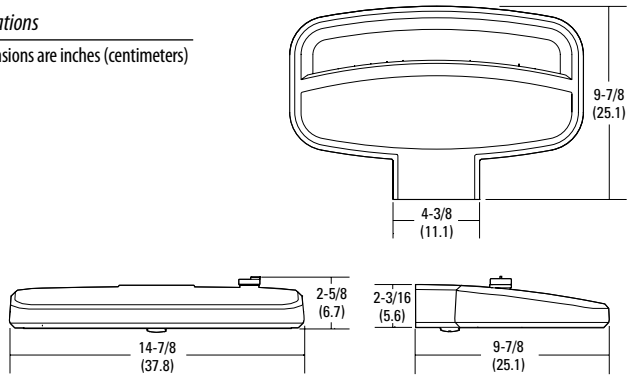
All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications are subject to change without notice.

NIGHTTIME FRIENDLY™ Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: OLW 23

OLW				
Series	**Lumens / Color temperature (CCT)**	**Voltage**	**Features**	**Finish**
OLW LED Wall Light	**23** 3,020 delivered lumens / 5000K[1] **31** 4,300 delivered lumens / 5000K[1]	**(blank)** MVOLT (120V-277V)	**(blank)** Photocell included	**(blank)** DDB Dark Bronze

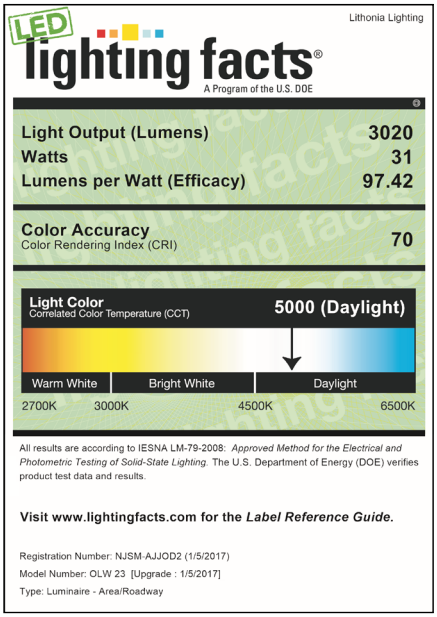
Accessories: *Order as separate catalog number.*	
OMA 18 DDB M6	18" Steel mounting arm

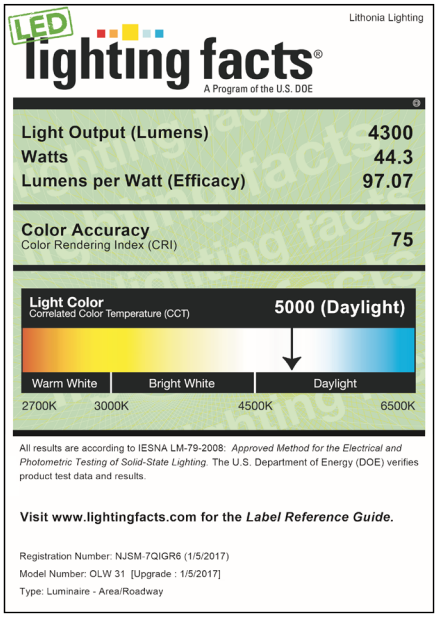
Notes

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78.377-2008.

PHOTOMETRICS

Full photometric data report available within 2 weeks from request. Consult factory.
Tested in accordance with IESNA LM-79 and LM-80 standards.





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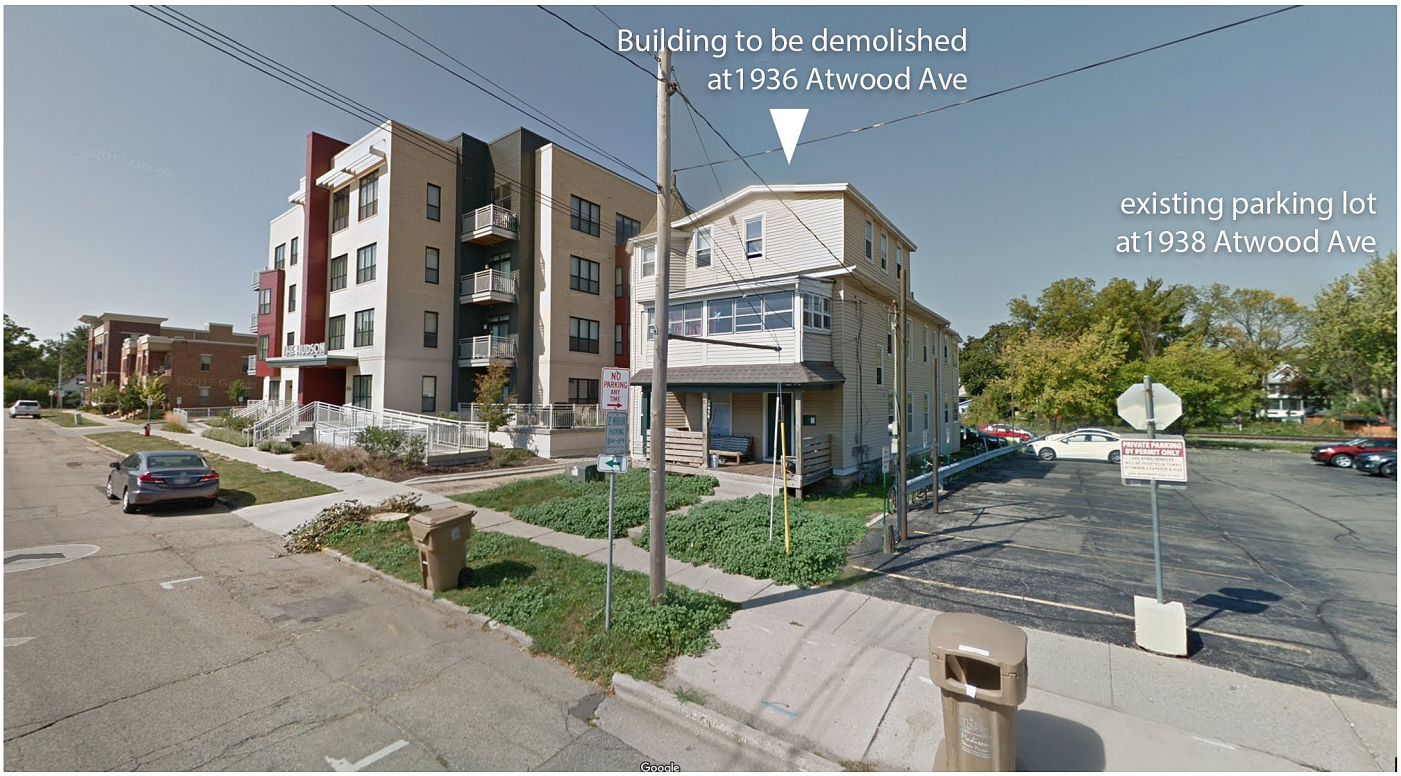
Context Photos & Building to be Demolished





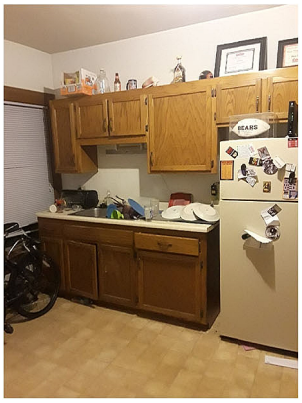
1936 Atwood Ave

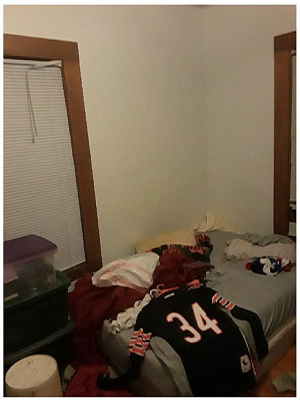




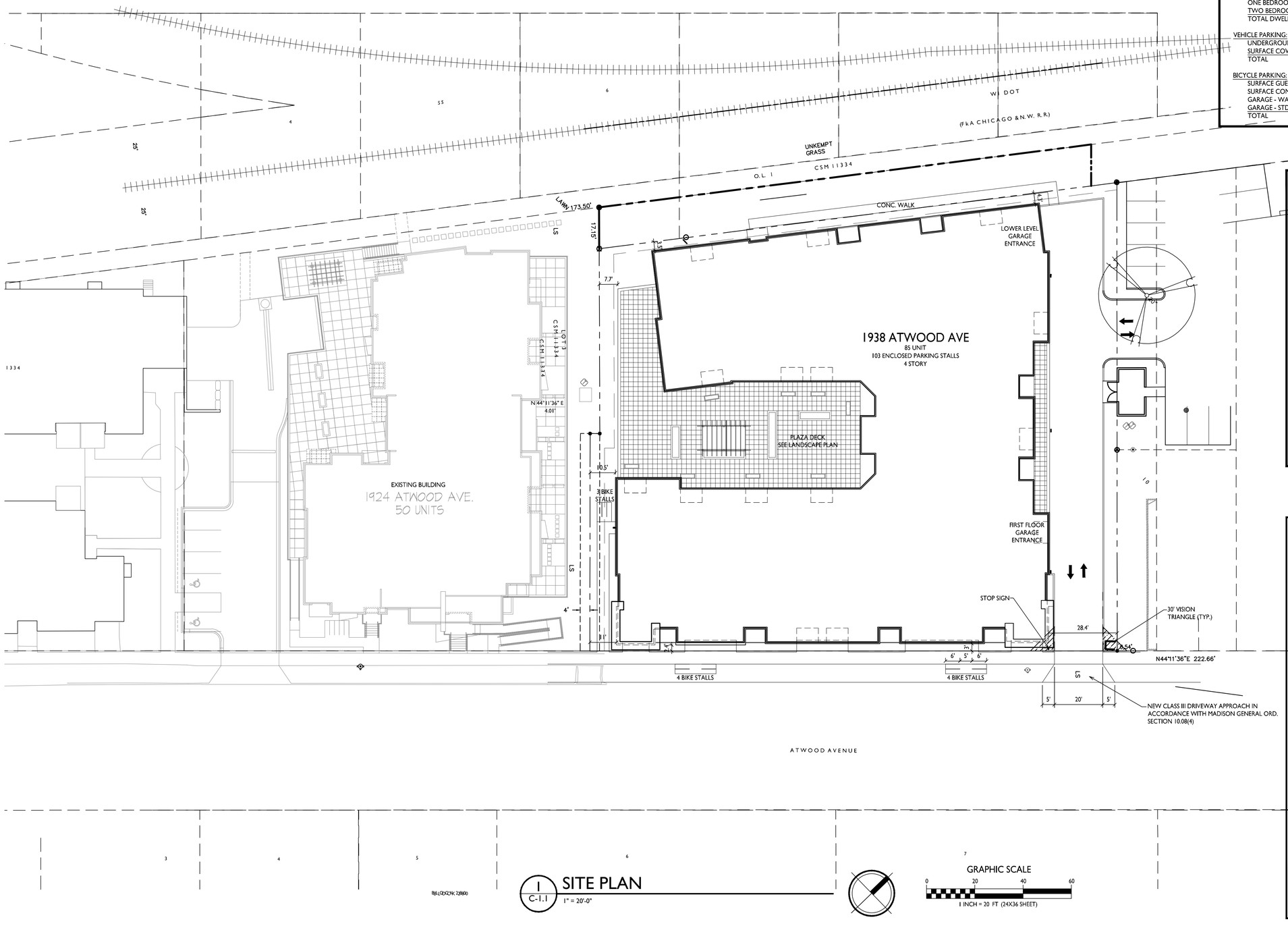
1936 Atwood Ave







Interior photos of 1936 Atwood Ave



SITE DEVELOPMENT DATA:

ZONING- TSS

DENSITIES:	
LOT AREA	42,491 SF / .97 ACRES
DWELLING UNITS	85 DU
COMMERCIAL AREA	~4,000 SF
LOT AREA / D.U.	500 SF / UNIT
DENSITY	80.4 UNITS/ACRE
BUILDING HEIGHT	4 STORIES
LOT COVERAGE	34,960 S.F. = 82% (85% MAX ALLOWED)
USABLE OPEN SPACE	10,094 S.F. (3,400 MIN REQ'D)
USABLE OPEN SPACE / DU	118 S.F / D.U.(40 SF / UNIT REQ'D)
GROSS FLOOR AREA - RESIDENTIAL	85,446 S.F.
FLOOR AREA RATIO	2.0
DWELLING UNIT MIX:	
EFFICIENCY	17
ONE BEDROOM	39
ONE BEDROOM + DEN	12
TWO BEDROOM	17
TOTAL DWELLING UNITS	85
VEHICLE PARKING:	
UNDERGROUND/ COVERED	84 STALLS
SURFACE COVERED	19 STALLS
TOTAL	103 STALLS
BICYCLE PARKING:	
SURFACE GUEST	9 STALLS
SURFACE COMMERCIAL	2 STALLS
GARAGE - WALL	21 STALLS (COVERED)
GARAGE - STD. 2'X6'	64 STALLS (COVERED)
TOTAL	96 STALLS

SHEET INDEX

SITE

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C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C-1.5	SITE LIGHTING PLAN
C-2.0	EXISTING CONDITIONS
C-3.0	DEMOLITION PLAN
C-4.0	EROSION CONTROL PLAN
C-5.0	SITE PLAN
C-6.0	GRADING PLAN
C-7.0	UTILITY PLAN
L-1.0	LANDSCAPE PLAN
ARCHITECTURAL	
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A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD & FOURTH FLOOR PLAN
A-1.4	TYPICAL UNIT FLOOR PLANS
A-1.5	ELEVATIONS
A-1.6	ELEVATIONS
A-3.1	ELEVATIONS - RENDERED
A-3.2	ELEVATIONS - RENDERED
A-3.3	PERSPECTIVE RENDERING
A-3.5	PERSPECTIVE RENDERING
A-3.6	PERSPECTIVE RENDERING

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
7. 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.

1 / C-1.1 SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - November 28, 2018

PROJECT TITLE
ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1544

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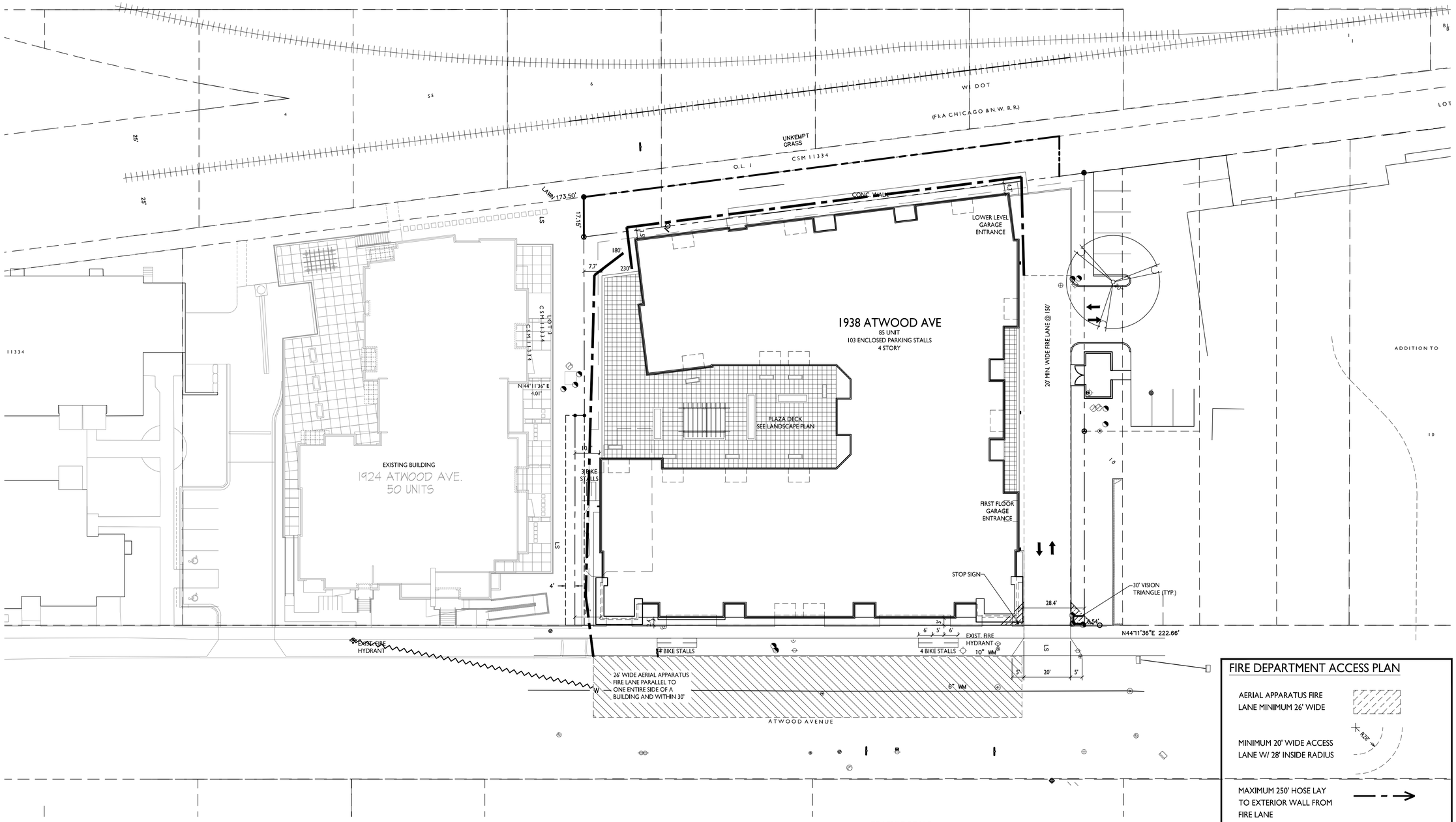

FIRE DEPARTMENT ACCESS PLAN

AERIAL APPARATUS FIRE LANE MINIMUM 26' WIDE

MINIMUM 20' WIDE ACCESS LANE W/ 28' INSIDE RADIUS

MAXIMUM 250' HOSE LAY TO EXTERIOR WALL FROM FIRE LANE

MAXIMUM 500' HOSE LAY TO FIRE LANE FROM TWO FIRE HYDRANTS

1 / C-1.2 FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - November 28, 2018

PROJECT TITLE
ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
C-1.2

PROJECT NO. 1544

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USABLE OPEN SPACE

ZONING: TSS

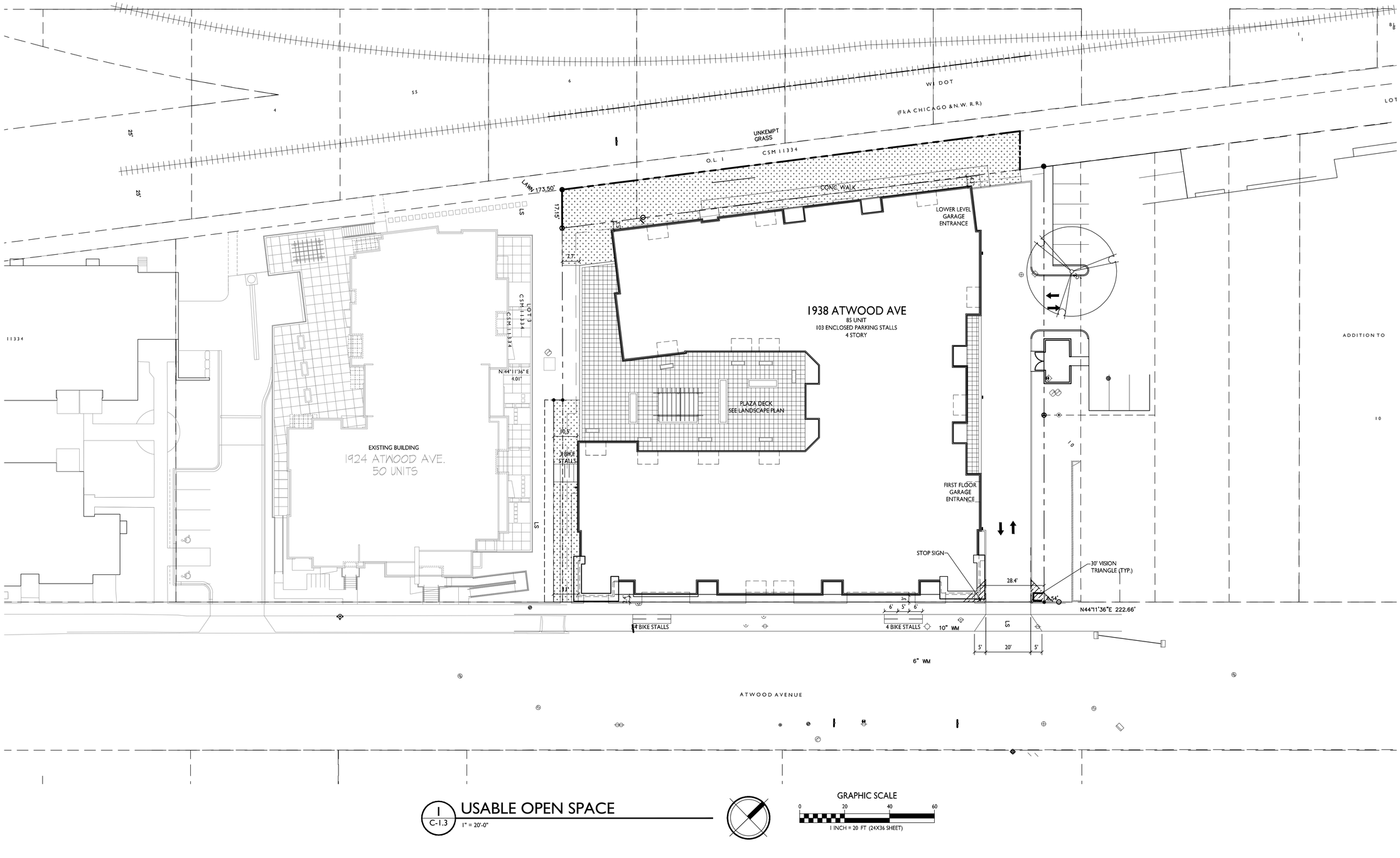
REQUIRED OPEN SPACE: 40 S.F. / D.U.

DWELLING UNITS: 85

85 D.U. X 40 S.F.= 3,400 S.F. OPEN SPACE REQUIRED

OPEN SPACE PROVIDED:

BALCONIES: 85 x 54 S.F. =	4,590 S.F.
SURFACE:	5,504 S.F.
TOTAL:	10,094 S.F.



1 / C-1.3 USABLE OPEN SPACE

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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PROJECT TITLE

ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE

Usable Open Space

SHEET NUMBER

C-1.3

PROJECT NO. 1544

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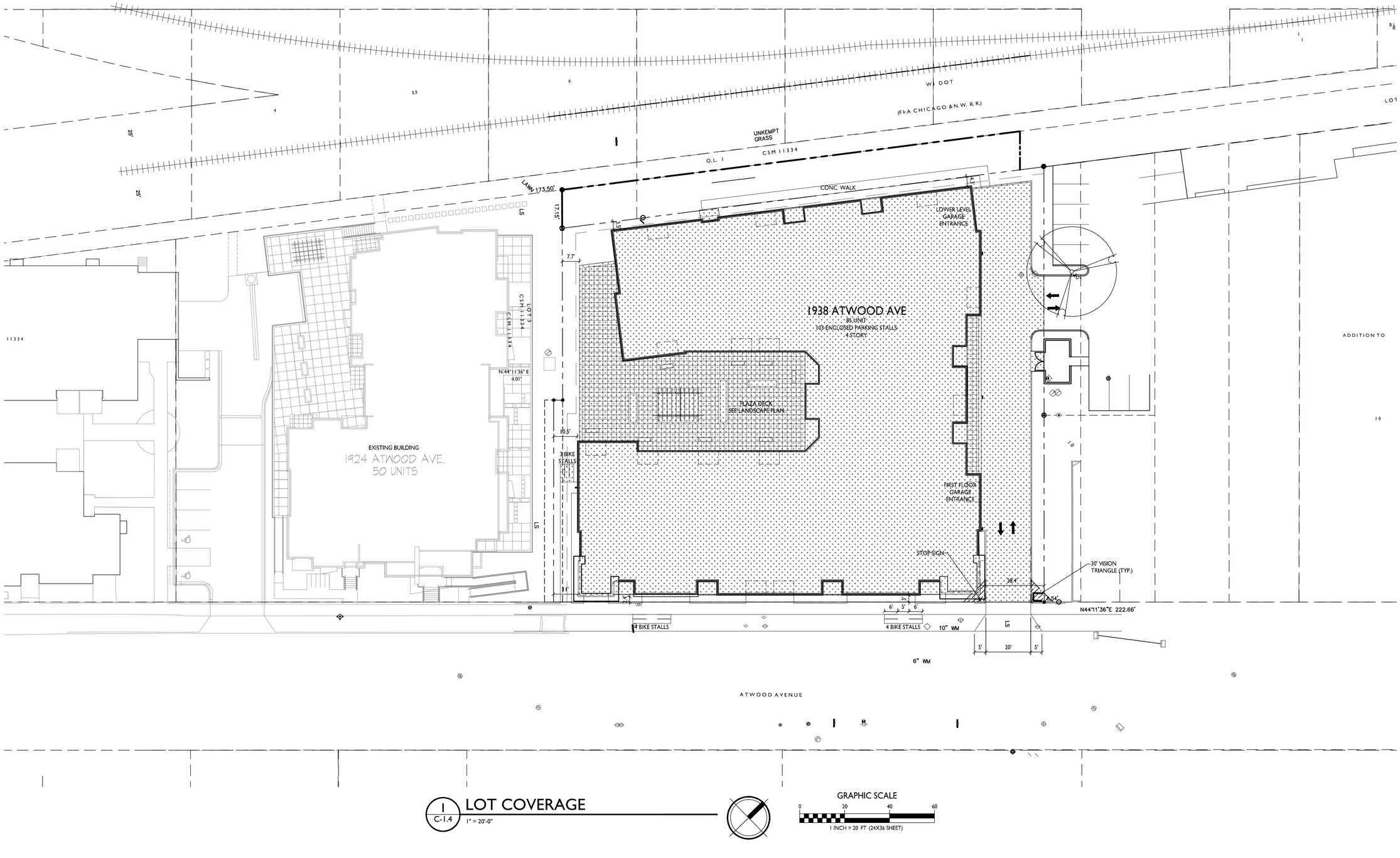
LOT COVERAGE

TOTAL LOT AREA	42,491 S.F.
BUILDING & PAVING COVERAGE:	34,960 S.F.
(TOTAL LOT AREA S.F. / COVERAGE S.F.)	82 % (85% MAX ALLOWED)



1 C-1.4 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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Middleton, WI 53562

ISSUED
Issued for Land Use - November 28, 2018

PROJECT TITLE
ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.4

PROJECT NO. 1544

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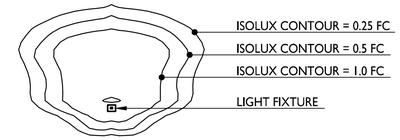
STATISTICS

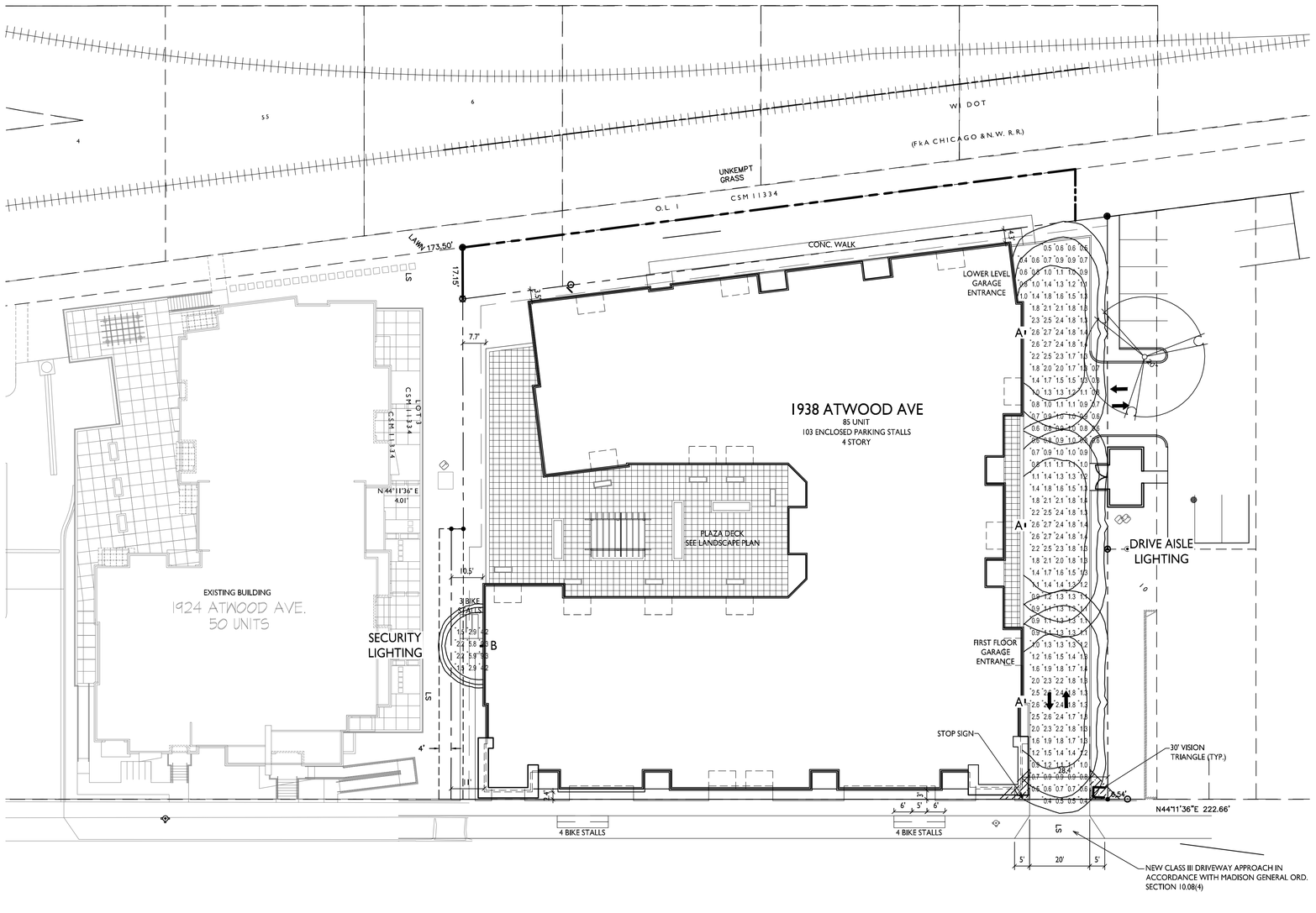
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle Lighting	+	1.4 fc	2.7 fc	0.4 fc	6.8:1	3.5:1
Security Lighting	+	4.3 fc	9.3 fc	1.5 fc	6.2:1	2.9:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭	A	3	LITHONIA LIGHTING	OLW 23	WALL MOUNTED LED UPDATED OPTICS	OLW_23.ies	ON SIDE OF BUILDING 12' ABOVE GRADE
▯	B	1	LITHONIA LIGHTING	OLW 14	GENERAL PURPOSE LED WALLPACK	OLW14.ies	ON SIDE OF BUILDING 8' ABOVE GRADE

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 / C-1.5 SITE LIGHTING PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
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7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use - November 28, 2018

PROJECT TITLE

ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE

Site Lighting Plan

SHEET NUMBER

C-1.5

PROJECT NO. 1544

© Knothe & Bruce Architects, LLC

NOT FOR CONSTRUCTION

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

PART OF LOTS 6–10, 13 AND ALL OF LOTS 11 AND 12, FARWELLS ADDITION TO THE VILLAGE OF MADISON, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

3) Dates of field work: October 16–17, 2018

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

6) All trees, hedges and ground cover on the site may not necessarily be shown hereon. Trees under 4" in diameter were not a part of this survey.

7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20184108140 and 20184108243 visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.

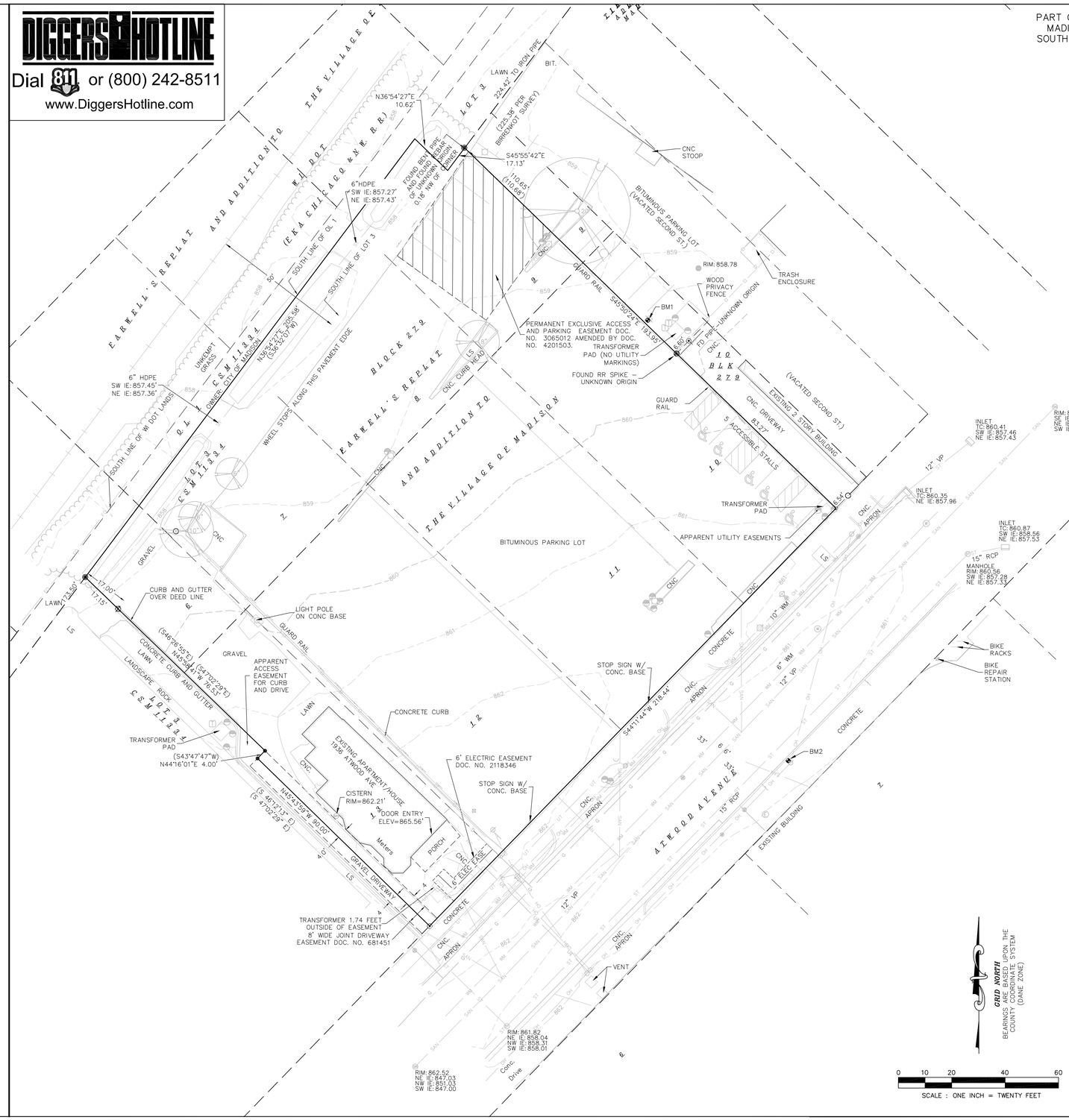
8) Total parcel area = 38,994 square feet

9) Elevations are based upon NAVD88 datum. The brass cap monument at the Southwest corner of Section 06 has an elevation of 852.169' based upon benchmark on tiesheet by Carl M. Sandsnes, dated 2–16–04.

10) Per Title Report Number NCS–763733–MAD prepare by First American Title Insurance Company the parcels are subject to the following:

PARCEL A:
–Joint Driveway as created in Warranty Deed recorded: January 10, 1994, Volume 442 of Deeds, Page 383, as Document No. 681451.
–Grant of Easement to Madison Gas and Electric Company recorded December 12, 1988, Volume 12289 of Records, Page 33, as Document No: 2118346.

PARCEL B:
–Rights of adjoining owner in and to the use of the joint driveway as set forth in a certain deed recorded October 25, 1955, Volume 639 of Deeds, Page 300, as Document No. 906604.
–Declaration of Easements, Covenants, Conditions and Restrictions recorded January 4, 1999, as Document No. 3065012. First Amendment recorded June 12, 2006, as Document No. 4201503. [Allows for access over parking lot]



BENCHMARKS:

BM1: CUT X ON LIGHT POLE BASE ELEV=862.10'
BM2: NAIL ON NW SIDE OF UTILITY POLE ELEV=862.84'

LEGEND

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND
- 1" IRON PIPE FOUND UNLESS NOTED
- FOUND CHISELED "X" IN CONCRETE
- FOUND RR SPIKE
- 3/4" X 18" SOLID IRON RE–ROD SET, WT. 1.50 lbs./ft.
- 851.23 SPOT ELEVATION
- OHU OVERHEAD UTILITY WIRE
- G BURIED GAS LINE
- WM WATER MAIN
- SAN SANITARY SEWER
- ST STORM SEWER
- UT BURIED TELEPHONE
- UE BURIED ELECTRIC
- UTV BURIED CABLE ACCESS TELEVISION LINE
- FO BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GM GAS METER
- AC AIR CONDITIONER
- TV TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- BOLLARD
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- ROUND CATCH BASIN
- STORM SEWER STRUCTURE
- SANITARY SEWER MANHOLE
- MISC SYMBOL
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

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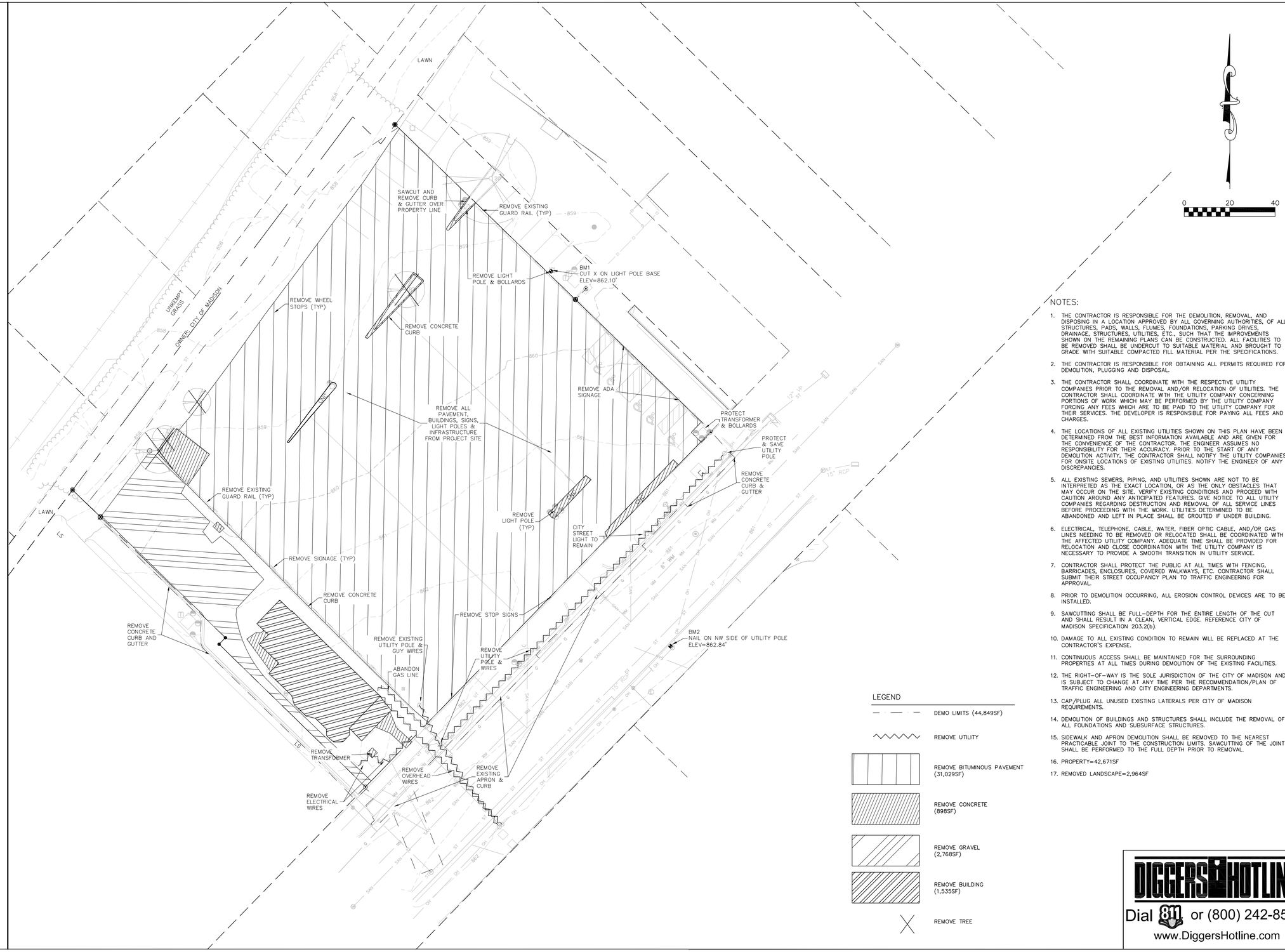

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, PLUGGING AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. SAWCUTTING SHALL BE FULL-DEPTH FOR THE ENTIRE LENGTH OF THE CUT AND SHALL RESULT IN A CLEAN, VERTICAL EDGE. REFERENCE CITY OF MADISON SPECIFICATION 203.2(b).
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. 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.
13. CAP/PLUG ALL UNUSED EXISTING LATERALS PER CITY OF MADISON REQUIREMENTS.
14. DEMOLITION OF BUILDINGS AND STRUCTURES SHALL INCLUDE THE REMOVAL OF ALL FOUNDATIONS AND SUBSURFACE STRUCTURES.
15. SIDEWALK AND APRON DEMOLITION SHALL BE REMOVED TO THE NEAREST PRACTICABLE JOINT TO THE CONSTRUCTION LIMITS. SAWCUTTING OF THE JOINT SHALL BE PERFORMED TO THE FULL DEPTH PRIOR TO REMOVAL.
16. PROPERTY=42,671SF
17. REMOVED LANDSCAPE=2,964SF

LEGEND

- DEMO LIMITS (44,849SF)
- REMOVE UTILITY
- REMOVE BITUMINOUS PAVEMENT (31,029SF)
- REMOVE CONCRETE (898SF)
- REMOVE GRAVEL (2,768SF)
- REMOVE BUILDING (1,535SF)
- REMOVE TREE

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DEMOLITION PLAN

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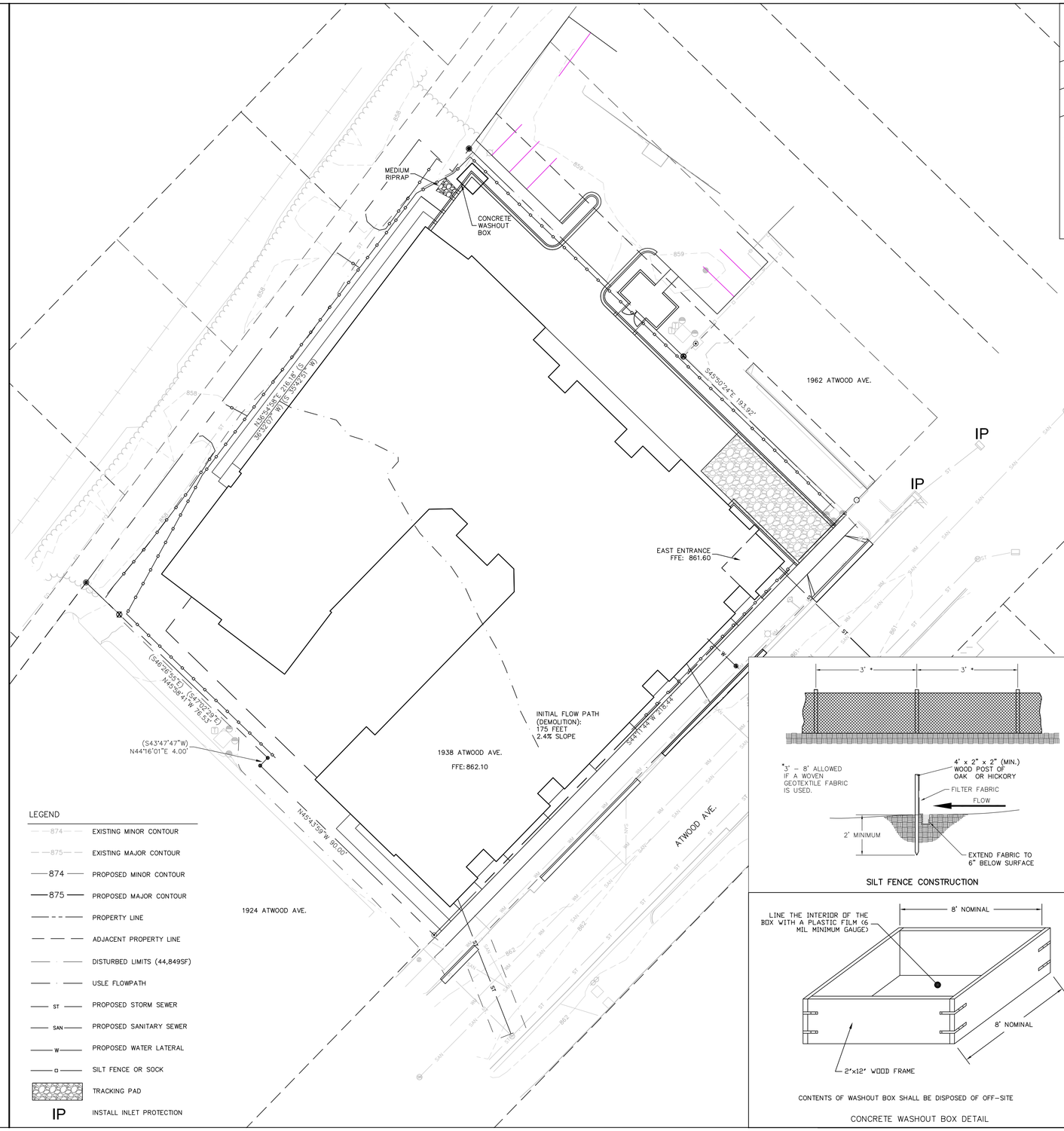

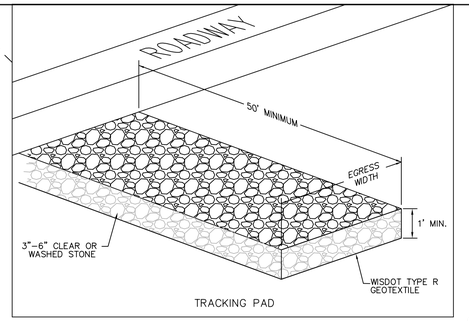

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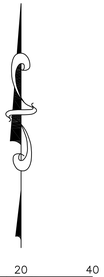

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SCHEDULE:

APRIL 1, 2019	INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE. BEGIN DEMOLITION PHASE.
MAY 3, 2019	DEMOLITION COMPLETE. EXCAVATION & CONSTRUCTION PHASE BEGINS.
OCTOBER 15, 2019	SITE ROUGH GRADING, SITE CONCRETE, BITUMINOUS PAVEMENT & WINTER STABILIZATION COMPLETE.
JUNE 15, 2020	LANDSCAPING & SEEDING COMPLETE.
AUGUST 15, 2020	VEGETATION ESTABLISHED.

EROSION CONTROL NOTES/SPECIFICATIONS:

1. EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
2. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
3. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WS. ADM. CODE.
4. CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
5. SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
6. DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVISES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX GPM)	TYPE I BAG SIZE (SQ-FT)
50	25
100	50
150	75

7. STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL PLAT-LEVEL STABILIZATION IS COMPLETE.
8. BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
9. EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDS.HTM AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
10. ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE BE SWEPT OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
11. ALL DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER GRADING ACTIVITIES HAVE BEEN COMPLETED.
12. ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML. SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
13. FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.

SILT FENCE CONSTRUCTION

CONTENTS OF WASHOUT BOX SHALL BE DISPOSED OF OFF-SITE

CONCRETE WASHOUT BOX DETAIL

EMERGENCY CONTACT
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MADISON, WI 53704
(608) 233-6000

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EROSION CONTROL PLAN

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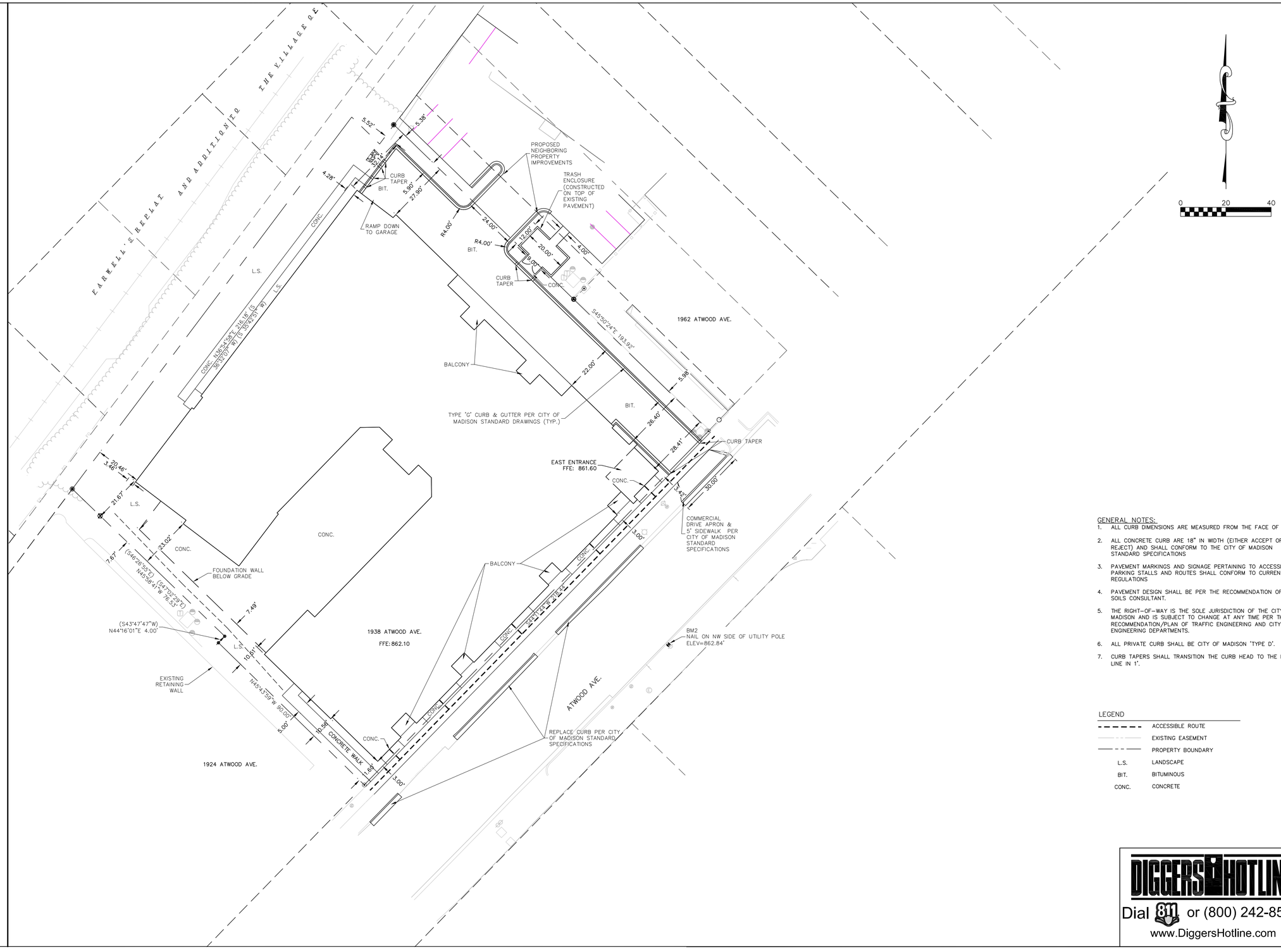

GENERAL NOTES:

1. ALL CURB DIMENSIONS ARE MEASURED FROM THE FACE OF CURB.
2. ALL CONCRETE CURB ARE 18" IN WIDTH (EITHER ACCEPT OR REJECT) AND SHALL CONFORM TO THE CITY OF MADISON STANDARD SPECIFICATIONS
3. PAVEMENT MARKINGS AND SIGNAGE PERTAINING TO ACCESSIBLE PARKING STALLS AND ROUTES SHALL CONFORM TO CURRENT ADA REGULATIONS
4. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
5. 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.
6. ALL PRIVATE CURB SHALL BE CITY OF MADISON 'TYPE D'.
7. CURB TAPERS SHALL TRANSITION THE CURB HEAD TO THE FLOW LINE IN 1'.

LEGEND

- ACCESSIBLE ROUTE
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- L.S. LANDSCAPE
- BIT. BITUMINOUS
- CONC. CONCRETE

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SITE PLAN

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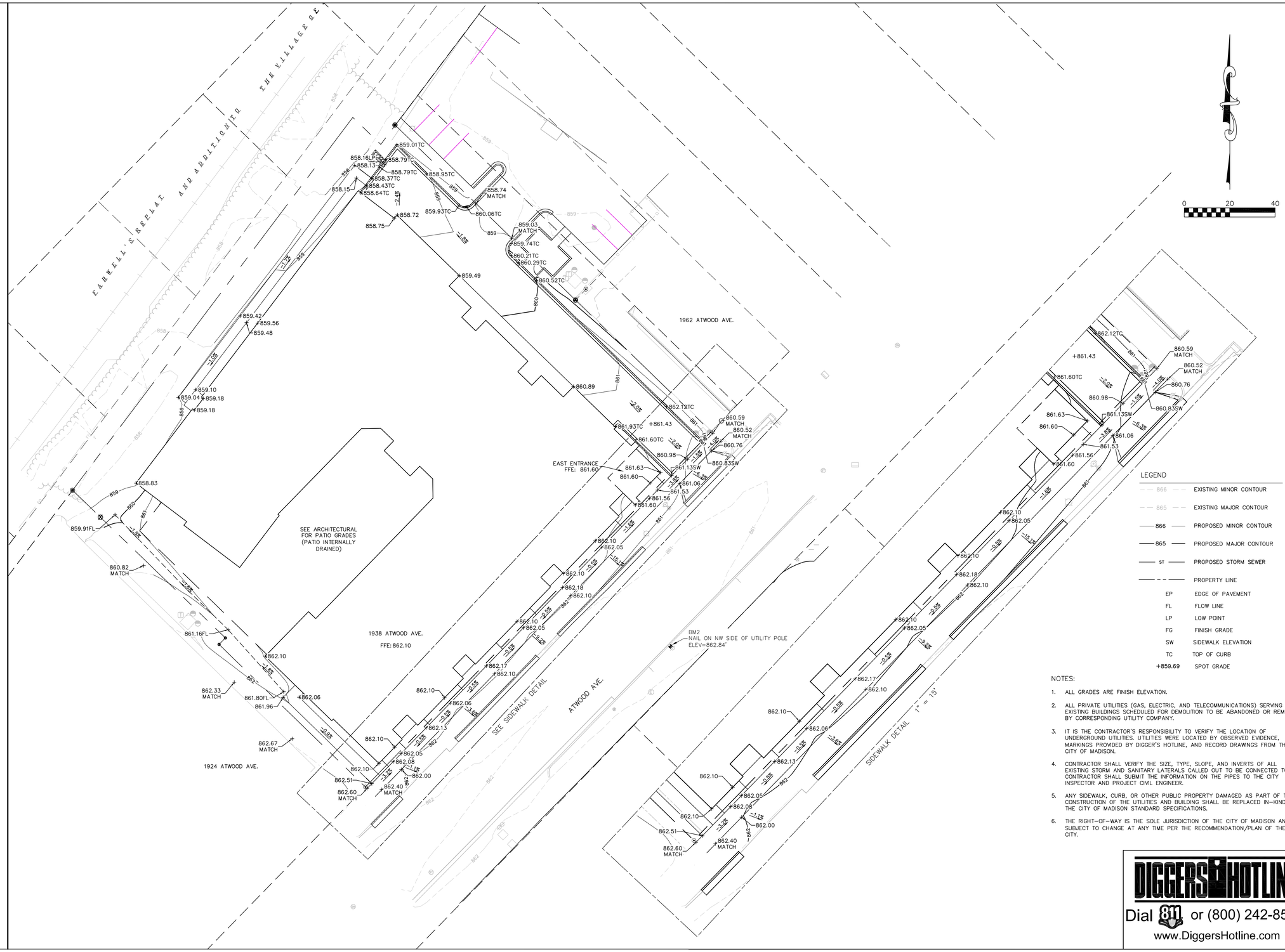

LEGEND

866	EXISTING MINOR CONTOUR
865	EXISTING MAJOR CONTOUR
866	PROPOSED MINOR CONTOUR
865	PROPOSED MAJOR CONTOUR
ST	PROPOSED STORM SEWER
	PROPERTY LINE
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
FG	FINISH GRADE
SW	SIDEWALK ELEVATION
TC	TOP OF CURB
+859.69	SPOT GRADE

NOTES:

1. ALL GRADES ARE FINISH ELEVATION.
2. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
4. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
5. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
6. 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 THE CITY.

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GRADING PLAN

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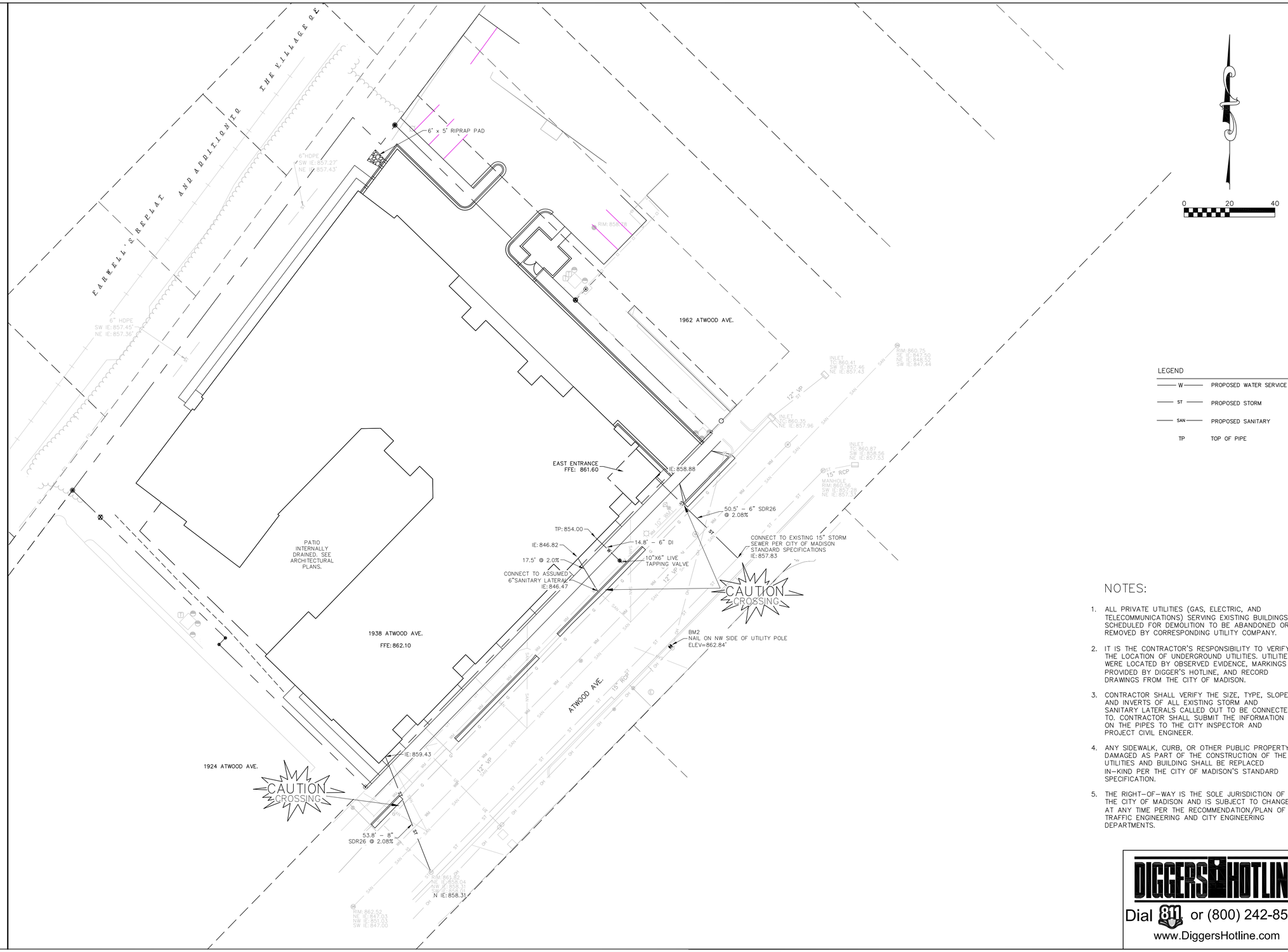

LEGEND

W	PROPOSED WATER SERVICE
ST	PROPOSED STORM
SAN	PROPOSED SANITARY
TP	TOP OF PIPE

NOTES:

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
5. 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.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9363
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.burseengineering.com

APPROVALS		
PROJECT ENG:	MLB	
DESIGNED BY:	PDF	
DRAWN BY:		CRB
CHECKED BY:		PDF
APPROVED BY:		MLB

1938 Atwood Ave.

1938 Atwood Ave.
Madison, WI. 53704

1938 Atwood Avenue, LLC
2010 Eastwood Dr. Ste 201
Madison, WI 53704

PROJECT #:	BSE1864
PLOT DATE:	11/28/2018
REVISION DATES:	
ISSUE DATES:	11/28/2018

UTILITY PLAN

Burse
Surveying and Engineering, Inc.

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DRAWING NUMBER

C-7.0

Printed: Nov 28, 2018 - 8:35am Printed By: Peter

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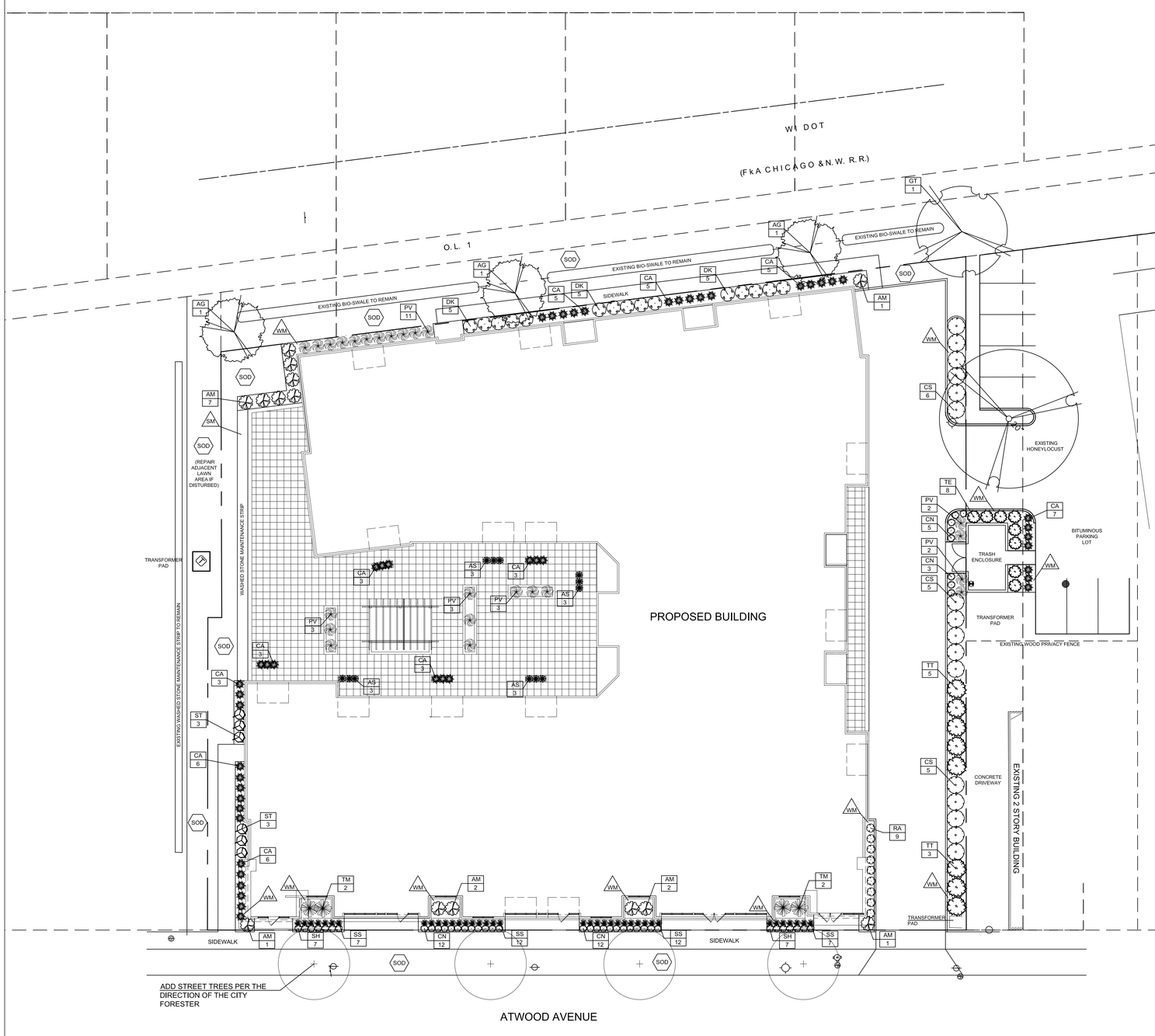


City of Madison, WI Landscape Worksheet
Planned Development District
11/28/2018

DEVELOPED LOTS	SQUARE FEET	5 pts per 300 sq ft	LANDSCAPE POINTS REQ.
Total Developed Area 42,491 (lot) - 30,224 (building footprint)	12,267		**204**

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	1	35
Tall Evergreen Tree	35		0
Ornamental Tree	15	3	45
Upright Evergreen Shrub (i.e. arborvitae)	10	8	80
Shrub, deciduous	3	60	180
Shrub, evergreen	4	4	16
Ornamental Grasses/Perennials	2	129	258
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
		POINTS PROVIDED	**614**

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	ROOT CONDITION	STEM
	DECIDUOUS TREES					
GT	*Gleditsia triacanthos var. inermis 'Skyline'*	Skyline Honeylocust	1	2"	B&B	
	ORNAMENTAL TREES					
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	3	6'	B&B	clump
	EVERGREEN TREES					
TE	*Thuja occidentalis 'Smaragd'*	Emerald Arborvitae	8	5'	B&B	
TT	*Thuja occidentalis 'Techny'*	Techny Arborvitae	8	5'	B&B	
	EVERGREEN SHRUBS					
TM	*Taxus x media 'Tauntonii'*	Taunton Yew	4	15"	B&B	
	DECIDUOUS SHRUBS					
AM	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry	14	#5	Cont.	
CS	*Cornus sericia 'Alleman's*	Alleman's Compact Red Twig Dogwood	16	#3	Cont.	
DK	*Diervilla 'G2X885411'*	Kodiak Red Bush Honeysuckle	15	#3	Cont.	
ST	*Spiraea betulifolia 'Tor'*	Tor Birchleaf Spirea	6	#2	Cont.	
RA	*Rhus aromatica 'Gro-Low'*	Gro-low Fragrant Sumac	9	#2	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
AS	*Allium 'Summer Beauty'*	Summer Beauty Onion	12	#1	Cont.	
CA	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	49	#1	Cont.	
CN	*Calamintha nepeta ssp. nepeta*	Lesser Calamint	32	#1	Cont.	
PV	*Panicum virgatum 'Rohstrahlbusch'*	Red Switch Grass	27	#1	Cont.	
SH	*Sporobulus heterolepsis 'Tara'*	Tara Prairie Dropseed	14	#1	Cont.	
SS	*Schizachyrium scoparium*	Little Bluestem Grass	38	#1	Cont.	

SM Stone over fabric weed barrier / Aluminum Edging

WM Brown Dyed Wood Mulch / Aluminum Edging

SOD Premium Kentucky Bluegrass sod

LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings
- Add street trees per the direction of the City Forester.

0 16 32 48
SCALE: 1/16"=1'-0"

OLSON TOON LANDSCAPING Inc
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

1938 ATWOOD AVENUE

1938 Atwood Avenue
Madison, Wisconsin

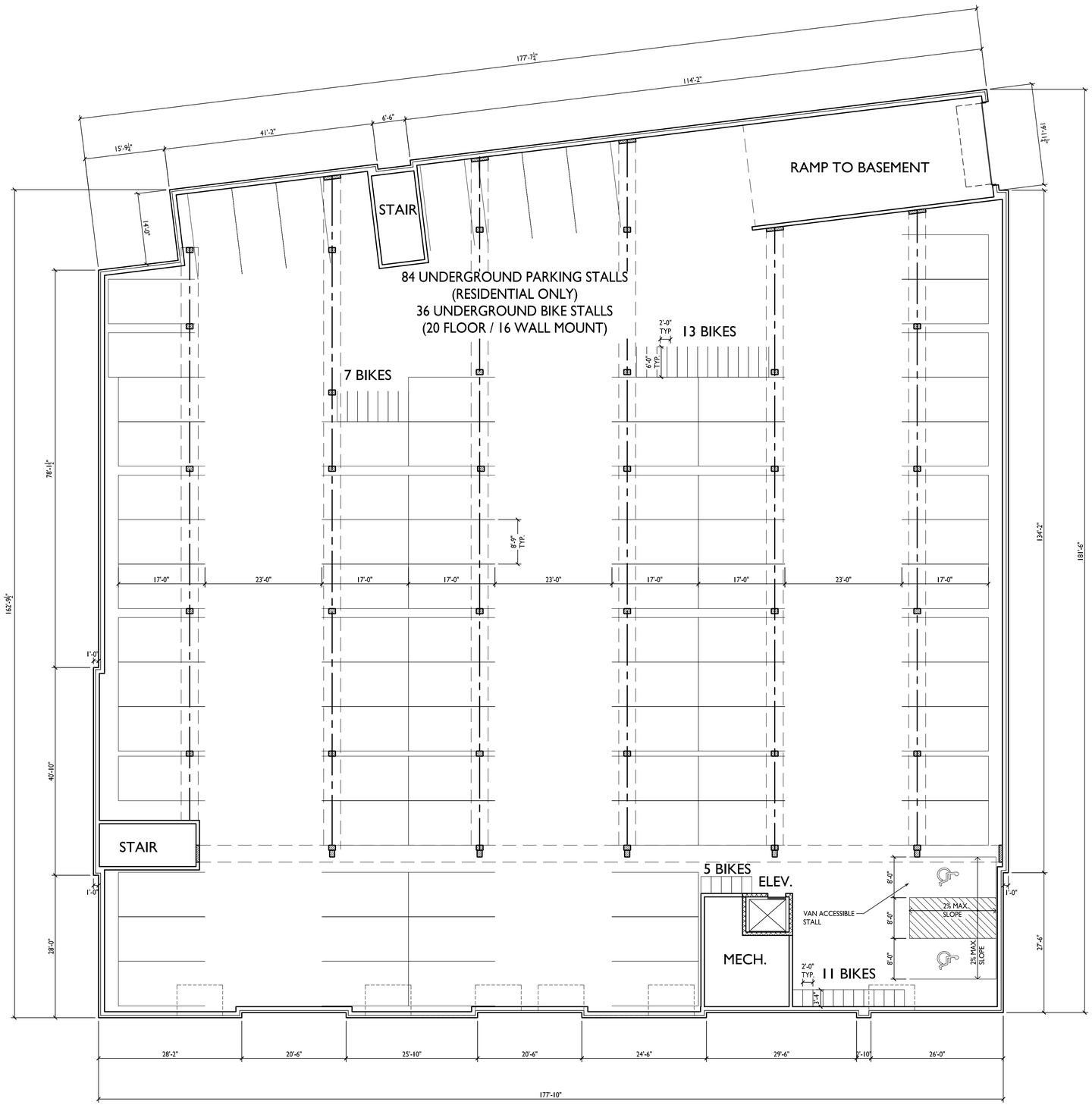
Date: 2018.11.16
Scale: 1/16"=1'-0"
Designer: BNF
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
2018.11.26
2018.11.28

L-1.0

Reference Name:
Prime Urban Properties



1 A-1.0 BASEMENT FLOOR PLAN

3/32"=1'-0"

kba
knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - Nov 28, 2018

PROJECT TITLE
ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE
Basement Floor Plan

SHEET NUMBER
A-1.0

PROJECT NO. 1544

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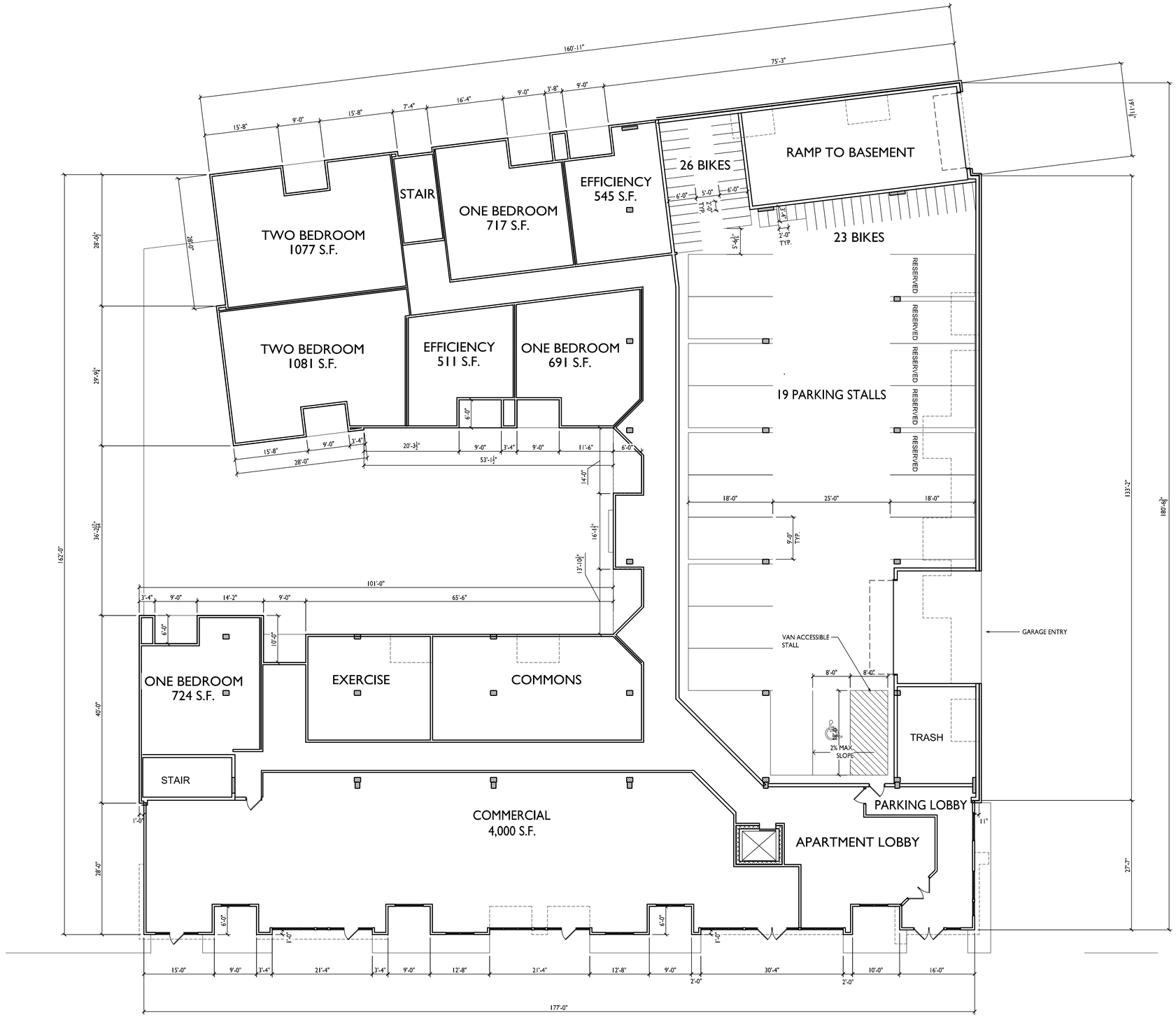

1 A-1.1 FIRST FLOOR PLAN

3/32"=1'-0"

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PROJECT TITLE
ATWOOD AVE.
DEVELOPMENT

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Madison, WI

SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

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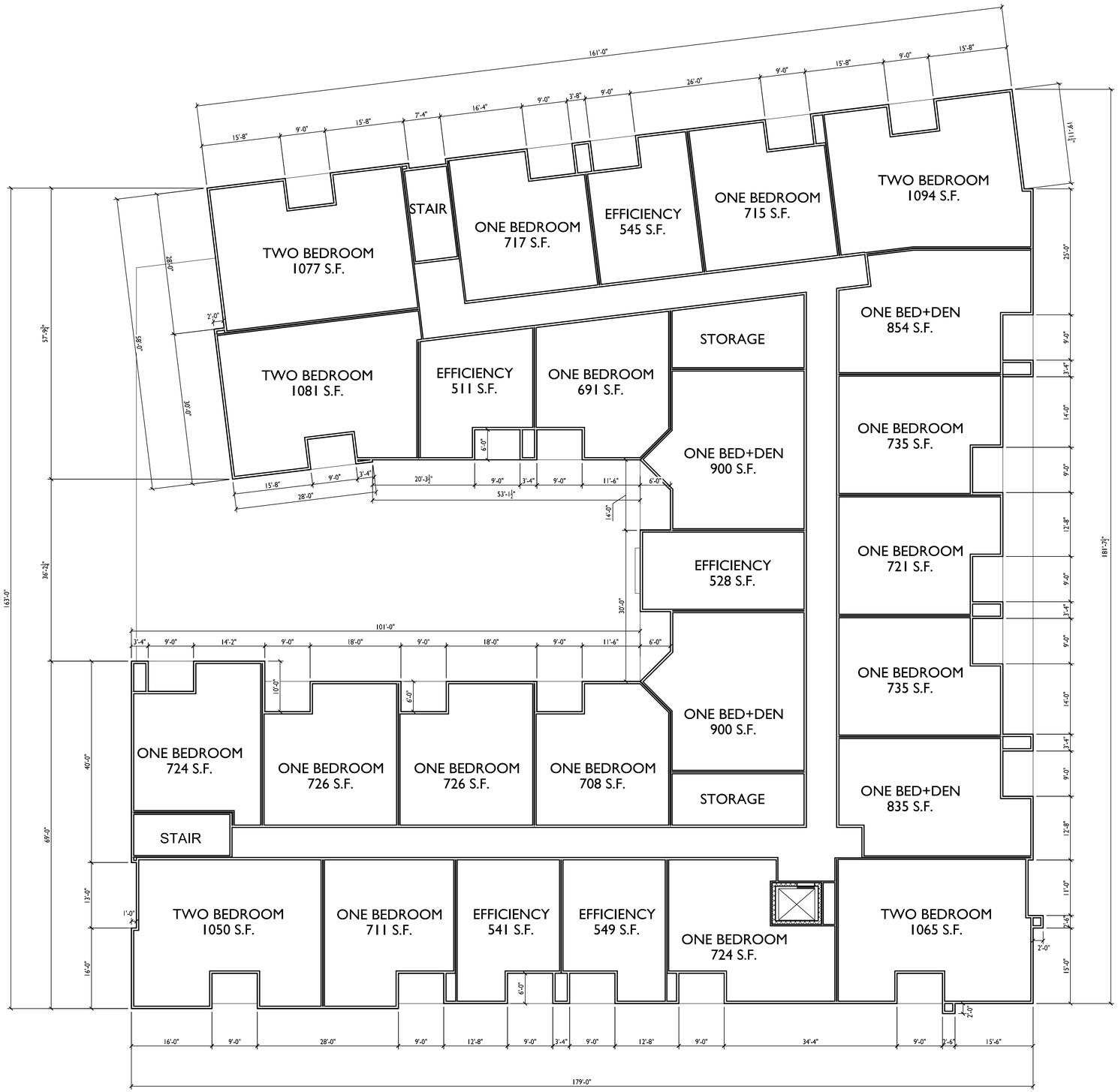

1 A-1.2 SECOND FLOOR PLAN

3/32"=1'-0"

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PROJECT TITLE
ATWOOD AVE.
DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE
Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 1544

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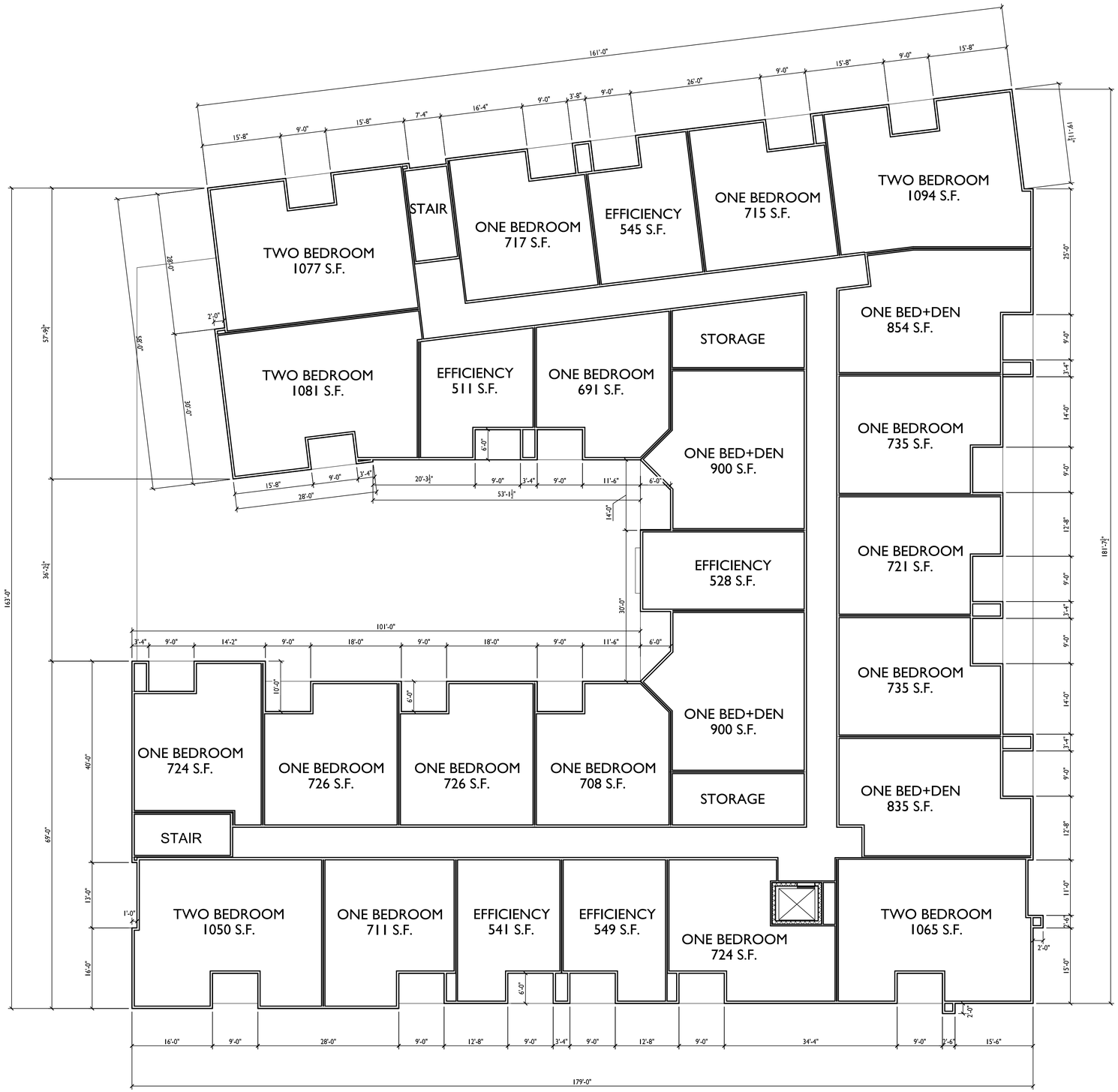

1 A-1.3 THIRD & FOURTH FLOOR PLAN

3/32"=1'-0"

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PROJECT TITLE
ATWOOD AVE.
DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE
Third & Fourth
Floor Plan

SHEET NUMBER
A-1.3

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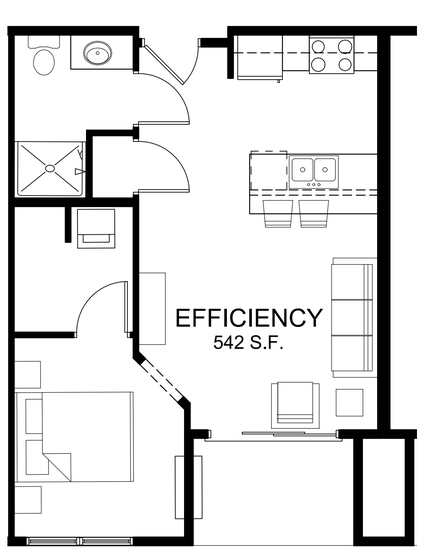
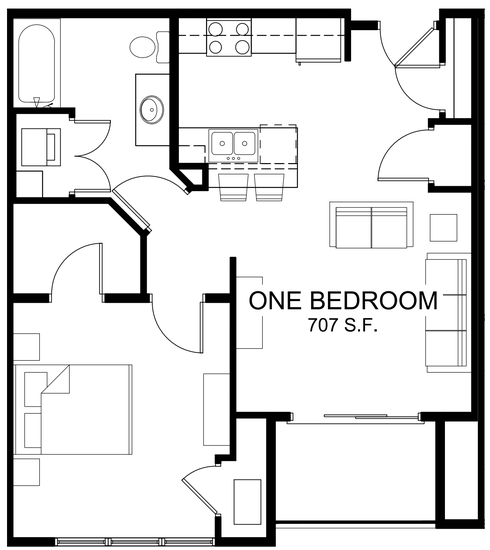
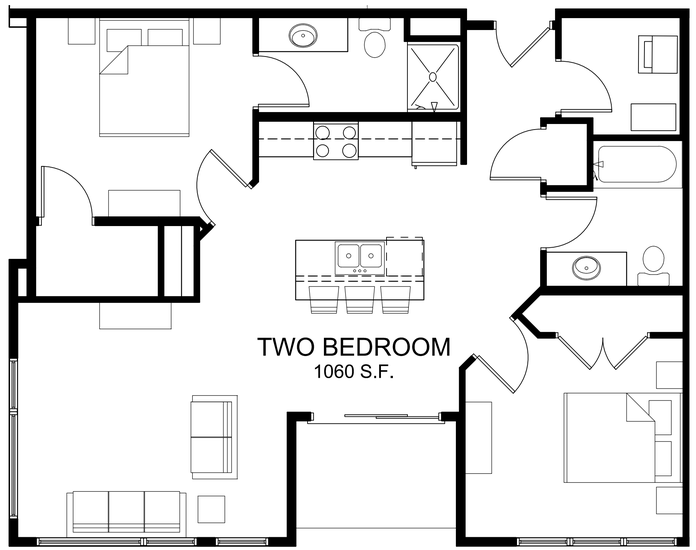


3 A-1.4 TYPICAL EFFICIENCY
1/4" = 1'-0"



2 A-1.4 TYPICAL ONE BEDROOM UNIT
1/4" = 1'-0"



1 A-1.4 TYPICAL TWO BEDROOM UNIT
1/4" = 1'-0"

PROJECT TITLE
ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE
Typical Unit Floor Plans

SHEET NUMBER
A-1.4

PROJECT NO. 1544

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EXTERIOR MATERIAL SCHEDULE	
MASONRY	YANKEE HILL - LIGHT IRON SPOT
MASONRY ACCENTS	ROCKCAST - BRINDLE
METAL SIDING & TRIM	COATED METAL GROUP - MEDIUM BRONZE
LONGBOARD METAL SIDING	LONGBOARD - WESTERN CEDAR
COMPOSITE METAL PANELS	ALPOLIC - MICA CHAMPAGNE
FASCIA / SOFFIT / TRIM	COATED METAL GROUP - MEDIUM BRONZE
WINDOWS	ANDERSON 100 - DARK BRONZE
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

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7601 University Ave, Ste 201
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1 A-1.5 SOUTH EAST ELEVATION
3/32"=1'-0"



2 A-2.1 NORTH EAST ELEVATION
3/32"=1'-0"

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PROJECT TITLE
ATWOOD AVE.
DEVELOPMENT

1938 Atwood Ave.
Madison, WI

SHEET TITLE
Exterior
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1544

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1 A-2.3 SOUTH WEST ELEVATION

3/32"=1'-0"



2 A-2.3 NORTH WEST ELEVATION

3/32"=1'-0"

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PROJECT TITLE
ATWOOD AVE. DEVELOPMENT

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Madison, WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A-2.2

PROJECT NO. 1544

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1 A-3.1 South Elevation
1/8" = 1'-0"



2 A-3.1 North Elevation
1/8" = 1'-0"

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knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

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PROJECT TITLE
ATWOOD AVE. DEVEOPMENT

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Madison, WI

SHEET TITLE
Exterior Elevations - Rendered

SHEET NUMBER
A-3.1

PROJECT NUMBER 1544

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1 A-3.2 East Elevation
1/8" = 1'-0"



2 A-3.2 West Elevation
1/8" = 1'-0"

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KEY PLAN

ISSUED
Issued for Land Use - Nov. 28, 2018

PROJECT TITLE
ATWOOD AVE. DEVEOPMENT

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Madison, WI

SHEET TITLE
Exterior Elevations - Rendered

SHEET NUMBER
A-3.2

PROJECT NUMBER 1544

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ATWOOD AVE. DEVEOPMENT

VIEW FROM WINNEBAGO ST.

1938 Atwood Ave.
Madison, WI

Persepctive 1
A-3.3

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ATWOOD AVE. DEVEOPMENT

1938 Atwood Ave.
Madison, WI

Perspective 2
A-3.4

VIEW FROM EAST CORNER

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ATWOOD AVE. DEVEOPMENT

1938 Atwood Ave.
Madison, WI

VIEW FROM SOUTH EAST CORNER

Perspective 3
A-3.5

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ATWOOD AVE. DEVEOPMENT

VIEW FROM EAST - ACCROSS STREET

1938 Atwood Ave.
Madison, WI

Perspective 4
A-3.6

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