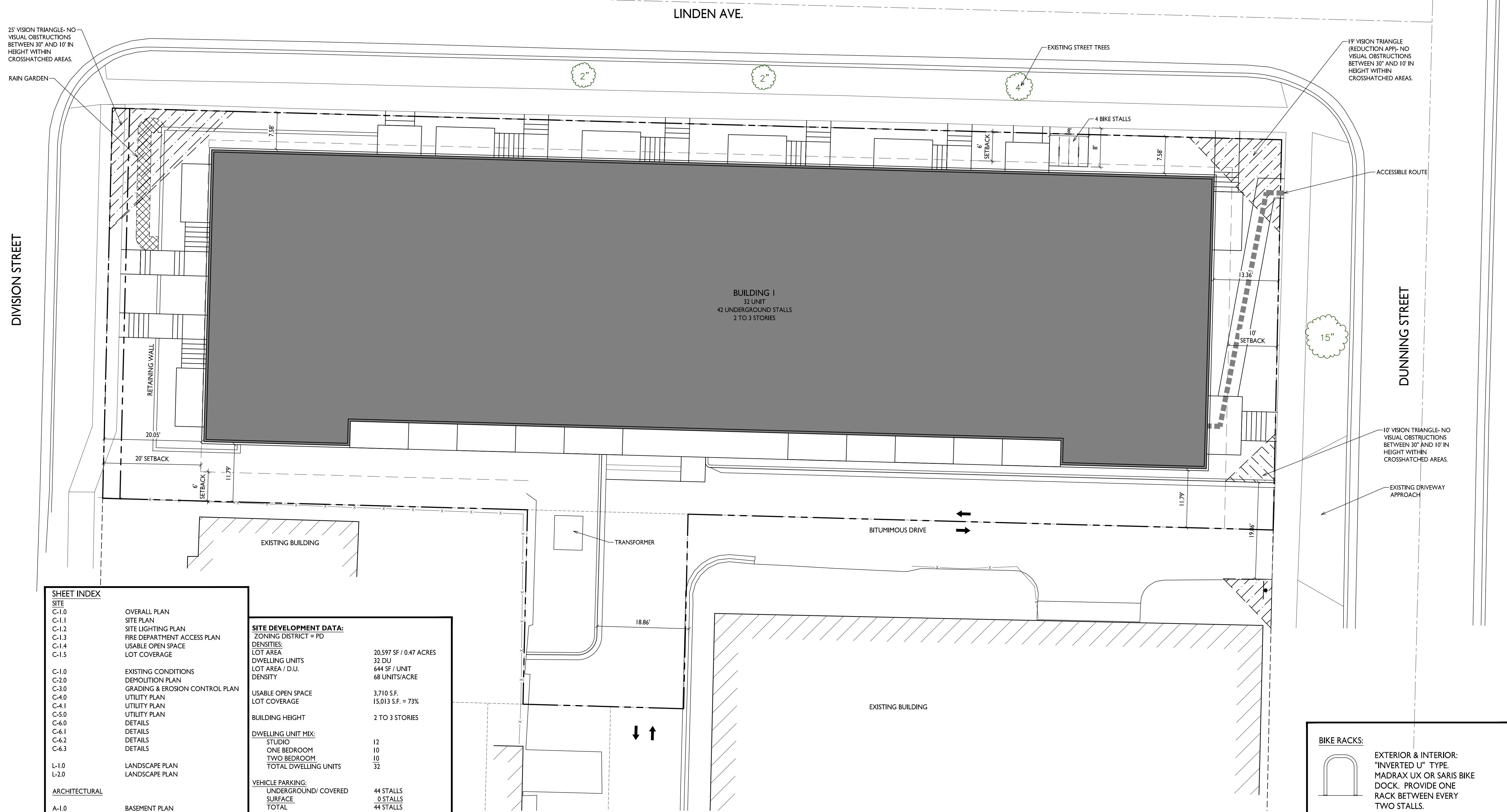


GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT 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.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- 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.
- 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 (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: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- 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 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 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.
- 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.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK, AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- 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).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.



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



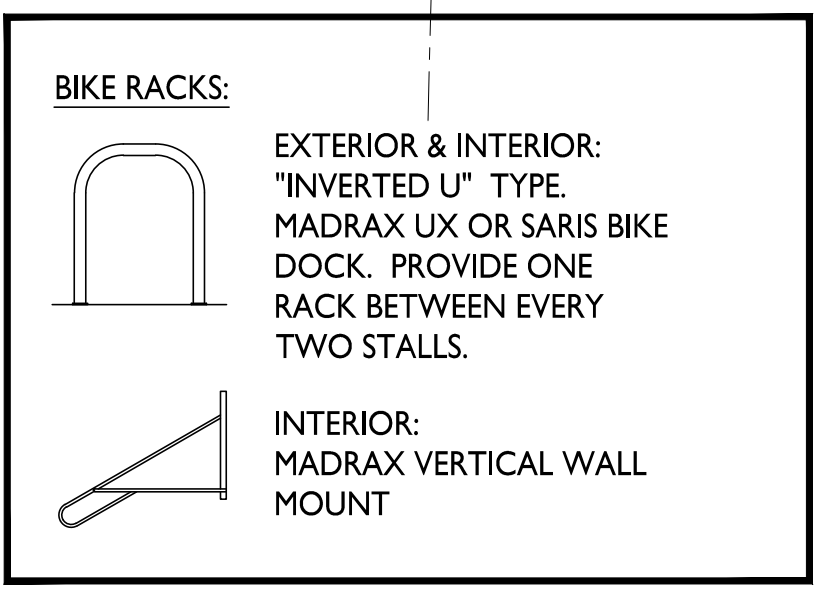
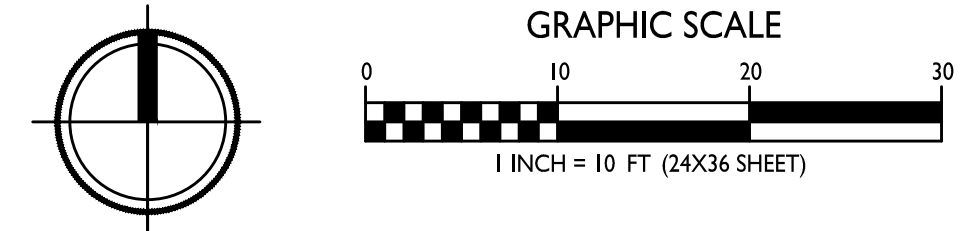
SHEET INDEX

SITE	
C-1.0	OVERALL PLAN
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
EXISTING CONDITIONS	
C-2.0	DEMOLITION PLAN
C-3.0	GRADING & EROSION CONTROL PLAN
C-4.0	UTILITY PLAN
C-4.1	UTILITY PLAN
C-5.0	UTILITY PLAN
C-6.0	DETAILS
C-6.1	DETAILS
C-6.2	DETAILS
C-6.3	DETAILS
LANDSCAPE PLAN	
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS - RENDERED
A-2.4	ELEVATIONS - RENDERED
	RENDERED PERSPECTIVE

SITE DEVELOPMENT DATA:
ZONING DISTRICT = PD

DENSITIES:	
LOT AREA	20,597 SF / 0.47 ACRES
DWELLING UNITS	32 DU
LOT AREA / D.U.	644 SF / UNIT
DENSITY	68 UNITS/ACRE
USABLE OPEN SPACE	
LOT AREA	3,710 S.F.
LOT COVERAGE	15,013 S.F. = 73%
BUILDING HEIGHT	
	2 TO 3 STORIES
DWELLING UNIT MIX:	
STUDIO	12
ONE BEDROOM	10
TWO BEDROOM	10
TOTAL DWELLING UNITS	32
VEHICLE PARKING:	
UNDERGROUND/ COVERED	44 STALLS
SURFACE	0 STALLS
TOTAL	44 STALLS
BICYCLE PARKING:	
UNDERGROUND GARAGE - WALL	8 STALLS (COVERED)
UNDERGROUND/STD. 2X6'	24 STALLS (COVERED)
SURFACE GUEST	4 STALLS (10% OF UNITS)
TOTAL	36 STALLS

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



ISSUED
Issued for UDC & Land Use - Jan. 10, 2022
Issued for Resubmit - Feb. 28, 2022

PROJECT TITLE
Threshold Development
Zion Lutheran Site Development

2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1
PROJECT NO. 2102
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ISSUED
Issued for UDC & Land Use - Jan. 10, 2022
Issued for Resubmittal - Feb. 28, 2022

PROJECT TITLE
**Threshold
Development
Zion Lutheran Site
Development**

2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2

PROJECT NO. **2102**

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LINDEN AVE.

DIVISION STREET

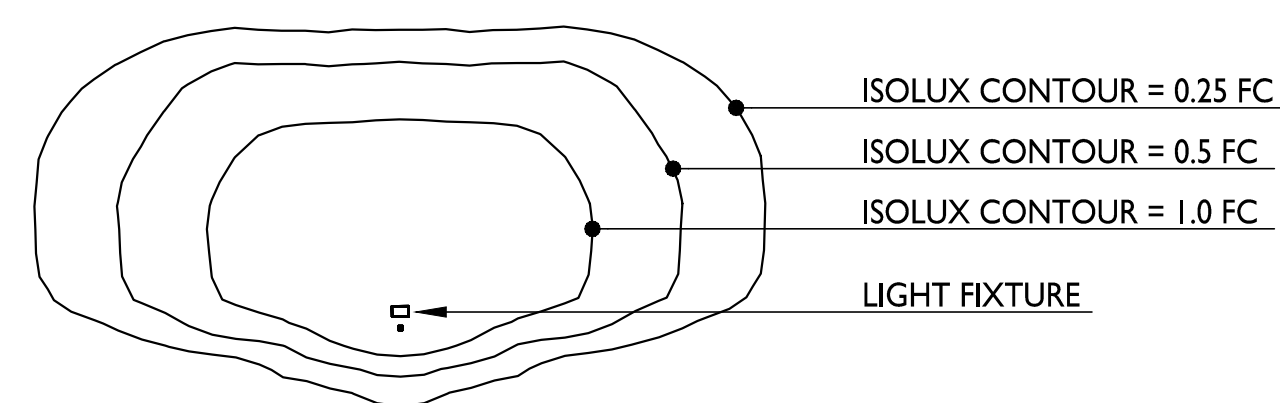
DUNNING STREET

BUILDING 1
32 UNIT
42 UNDERGROUND STALLS
2 TO 3 STORIES

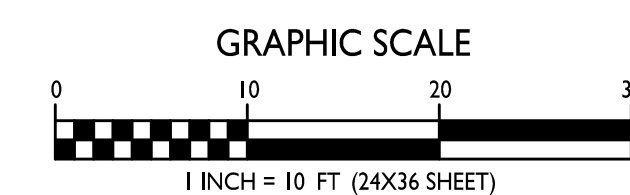
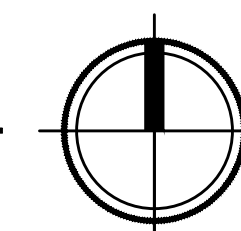
LIGHT LEVEL STATISTICS							
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.	
Parking Garage Entry Security Lighting	+	1.3 fc	5.9 fc	0.1 fc	59.0:1	13.0:1	

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	MOUNTING
	A	1	LITHONIA LIGHTING	WPX1 LED PI 30K MVOLT	WPX1 LED WALLPACK, 1500LM, 3000K COLOR TEMP., 120-277 VOLTS	WPX1_LED_PI_30K_MVOLT.ies 8'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1
C-1.2
SITE LIGHTING PLAN
1" = 10'-0"



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NOTE:
THIS PROJECT WILL BE
PROTECTED BY NFPA-13
SPRINKLER SYSTEM DUE
TO LIMITED FIRE
DEPARTMENT ACCESS.



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ISSUED
Issued for UDC & Land Use - Jan. 10, 2022
Issued for Resubmittal - Feb. 28, 2022

PROJECT TITLE
**Threshold
Development
Zion Lutheran Site
Development**

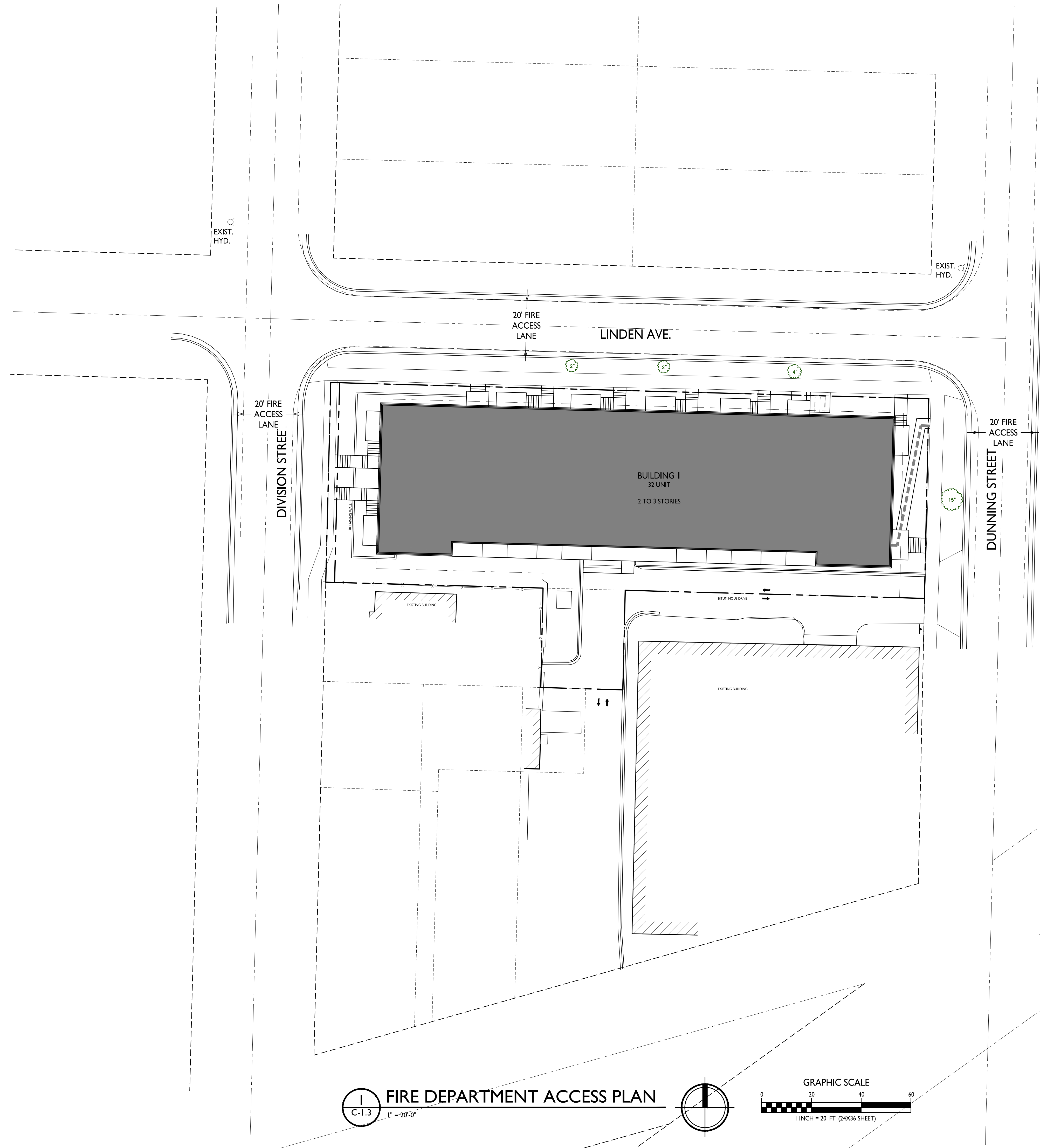
2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER

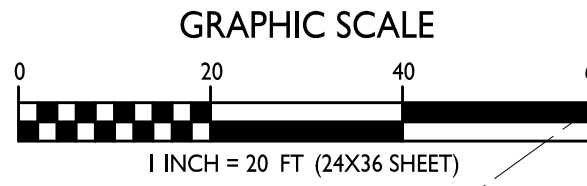
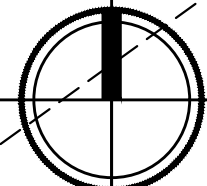
C-1.3

PROJECT NO. **2102**

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FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 20'-0"





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ISSUED
Issued for UDC & Land Use - Jan. 10, 2022
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PROJECT TITLE
**Threshold
Development
Zion Lutheran Site
Development**

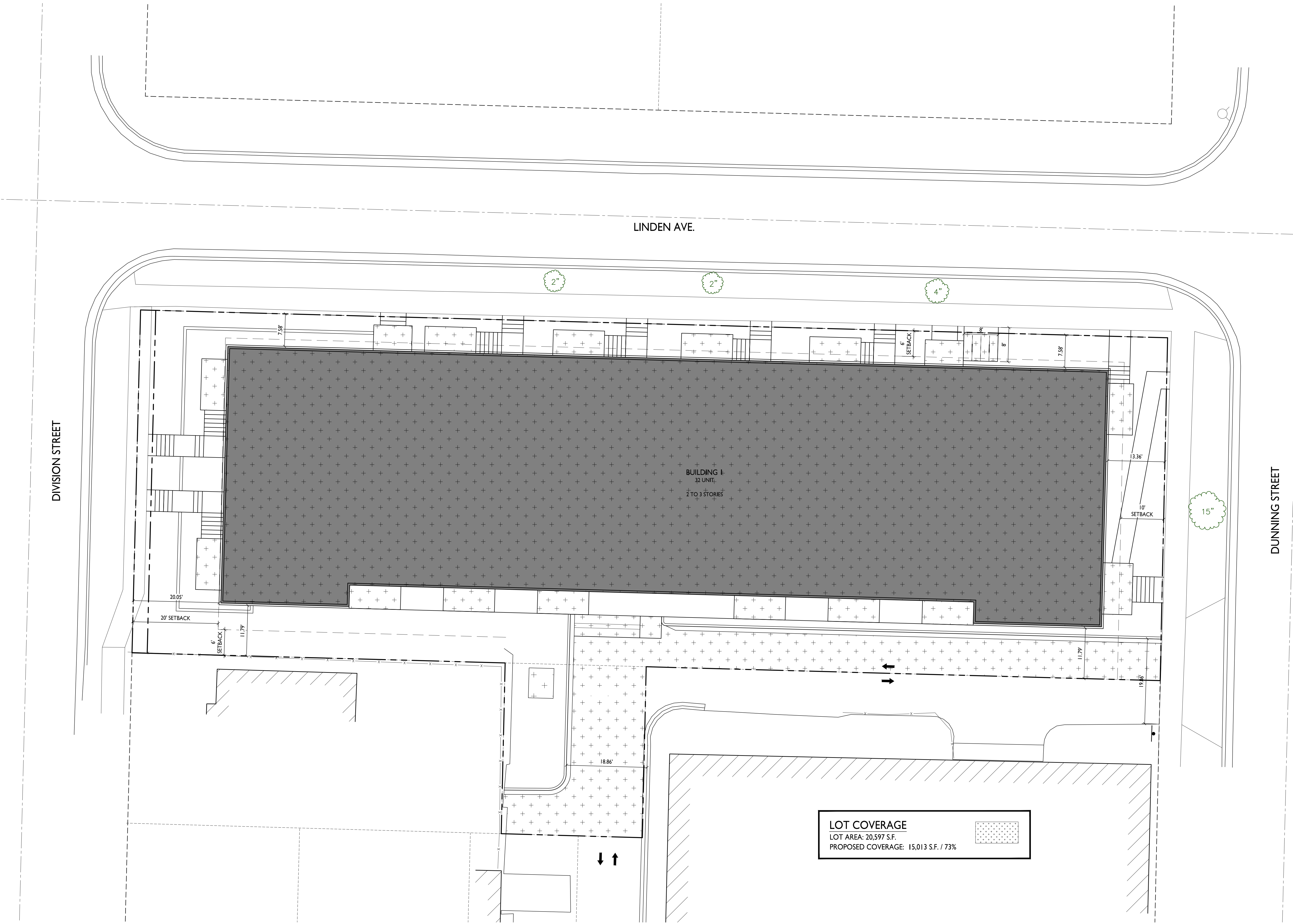
2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Lot Coverage

SHEET NUMBER

C-1.4

PROJECT NO. **2102**

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LINDEN AVE.

DIVISION STREET

DUNNING STREET

2"

2"

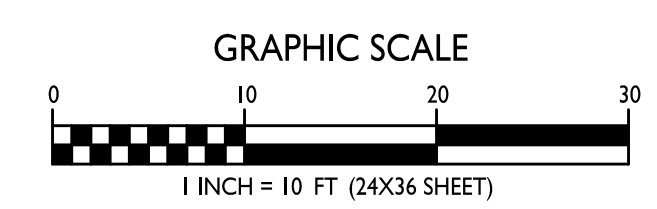
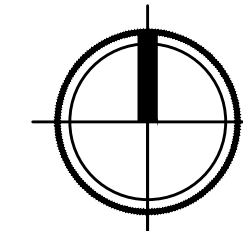
4"

15"

BUILDING I
32 UNIT,
2 TO 3 STORIES

LOT COVERAGE
LOT AREA: 20,597 S.F.
PROPOSED COVERAGE: 15,013 S.F. / 73%

LOT COVERAGE
C-1.4
1" = 10'-0"





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ISSUED
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Issued for Resubmittal - Feb. 28, 2022

PROJECT TITLE
**Threshold
Development
Zion Lutheran Site
Development**

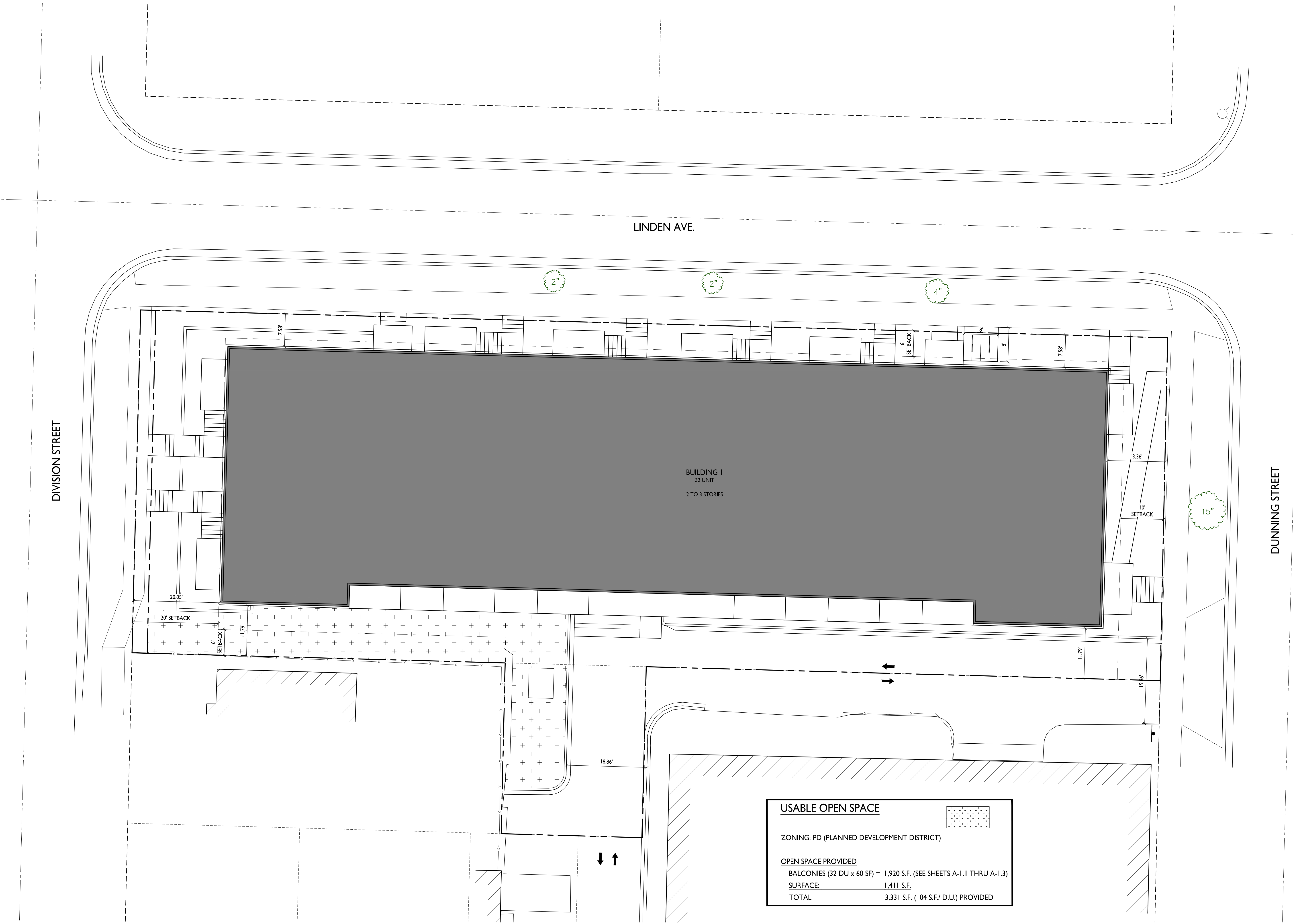
2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Open Space

SHEET NUMBER

C-1.5

PROJECT NO. **2102**

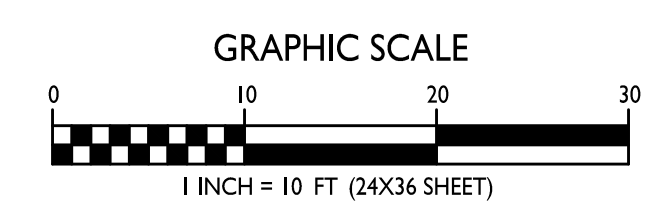
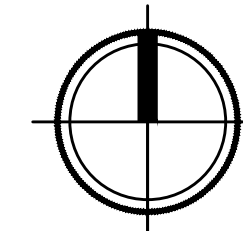
© Knothe & Bruce Architects, LLC



BUILDING 1
32 UNIT
2 TO 3 STORIES

USABLE OPEN SPACE	
ZONING:	PD (PLANNED DEVELOPMENT DISTRICT)
OPEN SPACE PROVIDED	
BALCONIES (32 DU x 60 SF) =	1,920 S.F. (SEE SHEETS A-1.1 THRU A-1.3)
SURFACE:	1,411 S.F.
TOTAL	3,331 S.F. (104 S.F./ D.U.) PROVIDED

OPEN SPACE
C-1.5 1" = 10'-0"



MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By:	CMD	12/22/21
Reviewed By:	BK	12/29/21
Approved By:	BK	12/29/21

SHEET TITLE:
EXISTING CONDITIONS SURVEY

EXISTING CONDITIONS SURVEY

LOTS 1, 2, 10, 11, AND THE EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP
(NOT TO SCALE)

LEGEND

<ul style="list-style-type: none"> ⊕ GOVERNMENT CORNER ⊙ 3/4" x 24" REBAR SET (1.50 LBS/LF) ⊗ CHISELED 'X' SET ⊗ CHISELED 'X' FOUND ⊙ 1" IRON PIPE FOUND ⊙ PK/MAG NAIL FOUND ⊙ 3/4" REBAR FOUND ⊙ BENCHMARK ⊙ FINISHED FLOOR SHOT LOCATION ⊙ BOLLARD ⊙ MAIL BOX ⊙ SIGN ⊙ SANITARY MANHOLE ⊙ WATERMAIN OR GASMAIN VALVE ⊙ HYDRANT ⊙ WATER VALVE ⊙ STORM MANHOLE ⊙ ROUND CASTED INLET ⊙ CURB INLET ⊙ GAS REGULATOR/METER 	<ul style="list-style-type: none"> ⊙ MANHOLE - UNVERIFIED TYPE ⊙ ELECTRIC MANHOLE ⊙ ELECTRIC METER ⊙ ELECTRIC TRANSFORMER ⊙ POWER POLE ⊙ TELEPHONE PEDESTAL ⊙ DECIDUOUS TREE ⊙ BUSH ⊙ PARCEL BOUNDARY ⊙ CHORD LINE ⊙ RIGHT-OF-WAY LINE ⊙ CENTERLINE ⊙ SETBACK LINE ⊙ SECTION LINE ⊙ PLATTED LOT LINE ⊙ EASEMENT LINE ⊙ FENCE LINE ⊙ EDGE OF PAVEMENT 	<ul style="list-style-type: none"> ⊙ CONCRETE CURB & GUTTER ⊙ SANITARY SEWER ⊙ WATER LINE ⊙ STORM SEWER ⊙ NATURAL GAS ⊙ OVERHEAD LINE ⊙ UNDERGROUND ELECTRIC ⊙ FIBER OPTIC ⊙ UNDERGROUND TELEPHONE ⊙ BUILDING ⊙ INDEX CONTOUR ⊙ INTERMEDIATE CONTOUR ⊙ BITUMINOUS PAVEMENT ⊙ RETAINING WALL ⊙ CONCRETE PAVEMENT ⊙ EDGE OF BITUMINOUS ⊙ PAVEMENT STRIPING ⊙ END OF FLAGGED UTILITIES ⊙ DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
--	--	---

NOTES

- FIELD WORK PERFORMED ON DECEMBER 17 AND 20, 2021.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE THE EAST LINE OF SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, 500'02'25"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE LOCATE TICKET NO. 20215010071, 20215010220, 20215010225, AND 20215010225 WITH A CLEAR DATE OF DECEMBER 15, 2021, PRINT TICKET NO. 20215010212, 20215010218, 2021501023, AND 20215010232 WITH A CLEAR DATE OF DECEMBER 20, 2021.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON
MGE (ELECTRIC AND GAS)
CHARTER COMMUNICATIONS
AT&T DISTRIBUTION
AT&T TRANSMISSIONS
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS SHOWN ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

LEGAL DESCRIPTION

LOTS 1, 2, 10, 11 AND EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, RECORDED IN VOLUME 2 OF PLATS, ON PAGE 37 AS DOCUMENT NUMBER 243077, CITY OF MADISON, DANE COUNTY, WISCONSIN.

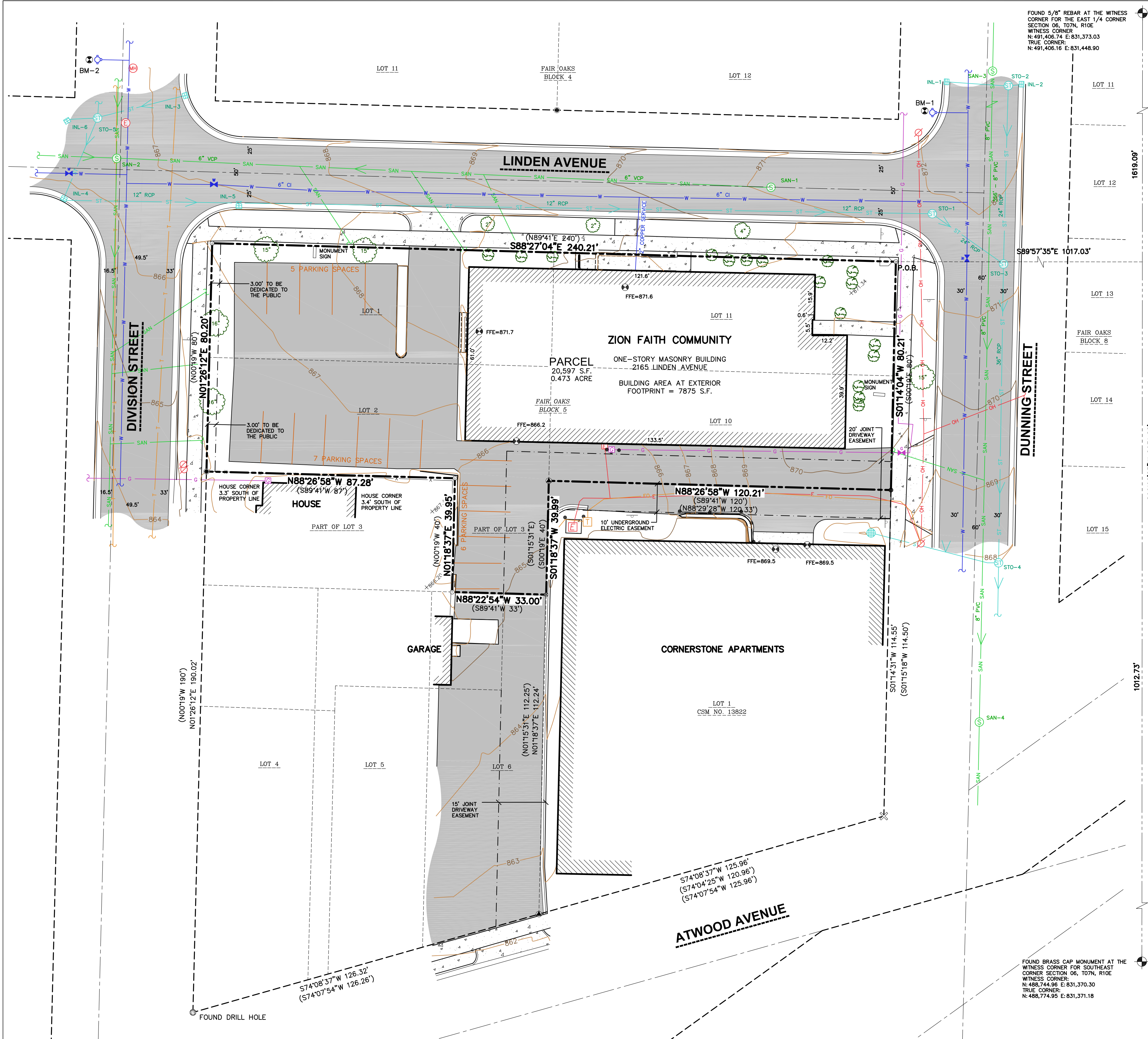
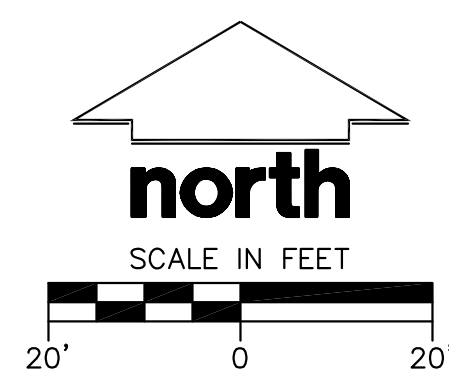
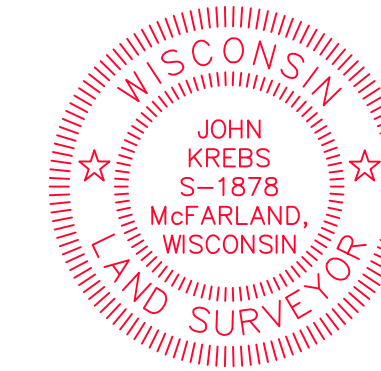
TAX KEY NO: 251/0710-064-1101-2

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THRESHOLD DEVELOPMENT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	871.17	W	864.07	6"	CLAY
SAN-2	866.68	E	858.18	6"	CLAY
		N	858.03	6"	CLAY
		W	858.13	6"	CLAY
SAN-3	873.32	S	857.93	6"	CLAY
		N	863.77	8"	PVC
		S	863.77	8"	PVC
SAN-4	865.85	N	853.25	8"	PVC
		NE	853.40	8"	PVC
		S	853.25	8"	PVC

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	872.15	E	868.15	12"	RCP
INL-2	872.17	W	868.72	12"	RCP
INL-3	867.01	SW	864.16	12"	RCP
INL-4	865.28	NE	861.83	12"	RCP
		E	861.83	12"	RCP
INL-5	866.54	N	862.59	12"	RCP
INL-6	865.61	NE	862.86	12"	RCP

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STO-1	871.62	W	861.12	12"	RCP
STO-2	872.48	SE	860.92	24"	RCP
		N	867.18	24"	RCP
		W	868.04	12"	RCP
STO-3	871.40	E	868.78	12"	RCP
		S	866.78	24"	RCP
		N	861.35	24"	RCP
STO-4	867.88	NW	860.80	24"	RCP
		S	860.80	36"	RCP
		N	860.33	36"	PVC
STO-5	866.38	W	860.63	12"	RCP
		S	860.63	36"	RCP
		N	862.28	12"	RCP
		E	862.23	12"	RCP
		S	862.18	12"	RCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	875.40	TOP NUT ON HYDRANT NEAR NORTHEAST CORNER OF SITE
BM-2	870.89	TOP NUT ON HYDRANT NEAR NORTHWEST CORNER OF SITE

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

PLAN MODIFICATIONS:

#	Date:	Description:
1	01.10.2022	LAND USE SUBMITTAL
2	02.25.2022	LAND USE RESUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: CTD
Reviewed By: AG

Approved By:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:

C3.0

JSD PROJECT NO: 21-11164

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXX)

25'x25' VISION TRIANGLE, TYP. (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE EXISTING GRADE)

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXX)

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXX)

10'x10' VISION TRIANGLE, TYP. (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE EXISTING GRADE)

LINDEN AVE

DIVISION ST

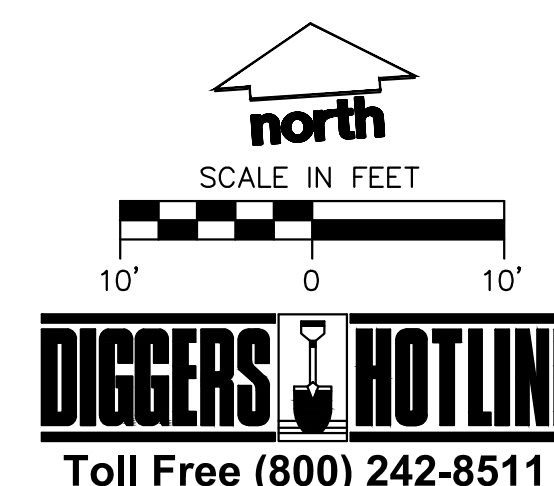
DUNNING STREET

253 DIVISION ST

**EXISTING BUILDING
266 DUNNING ST**

PROPOSED BUILDING

SITE INFORMATION BLOCK	
SITE ADDRESS	2165 LINDEN AVENUE
PROPERTY ACREAGE	0.47 ACRES
NUMBER OF BUILDING STORIES	3
TOTAL BUILDING SQUARE FOOTAGE	12,796
GROSS BUILDING SQUARE FOOTAGE	45,506
NUMBER OF UNDERGROUND PARKING STALLS	32 (42 VEHICLES)
NUMBER OF INTERIOR BICYCLE STALLS:	32
NUMBER OF EXTERIOR BICYCLE STALLS:	4
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	17,328 SF
EXISTING PERVIOUS SURFACE AREA	3,269 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.84
PROPOSED IMPERVIOUS SURFACE AREA	16,796 SF
PROPOSED PERVIOUS SURFACE AREA	3,801 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.82



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PLAN MODIFICATIONS:

#	Date:	Description:
1	01.10.2022	LAND USE SUBMITTAL
2	02.25.2022	LAND USE RESUBMITTAL
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Designed By: CTD
Reviewed By: AG

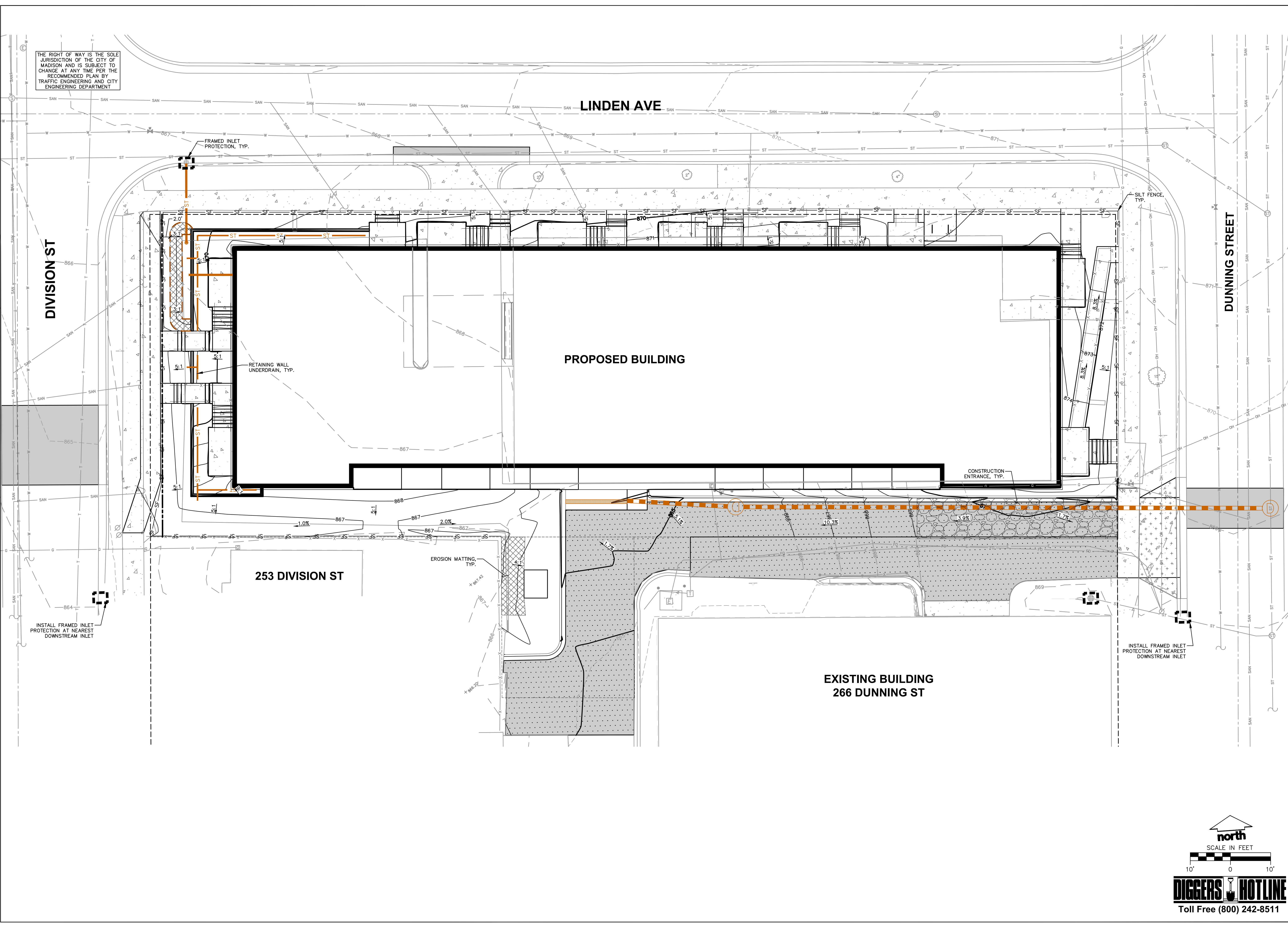
Approved By:
SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:

C4.0

JSD PROJECT NO: 21-11164

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT



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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
THRESHOLD DEVELOPMENT GROUP

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704**

PROJECT:
2165 LINDEN AVENUE REDEVELOPMENT

PROJECT LOCATION:
**2165 LINDEN AVENUE
MADISON, DANE COUNTY
WISCONSIN 53704**

PLAN MODIFICATIONS:

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Designed By: CTD
Reviewed By: AG

Approved By:
SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:

C4.1

JSD PROJECT NO: 21-11164

LINDEN AVE

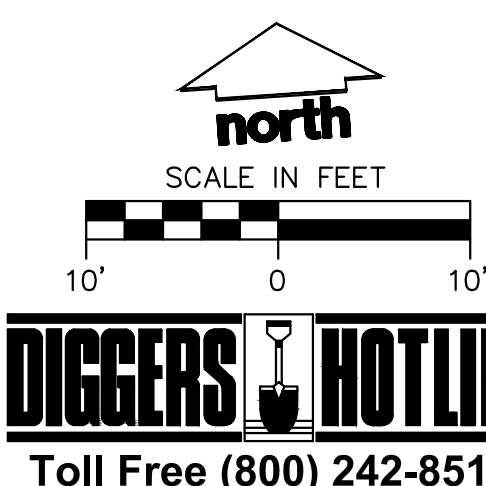
DIVISION ST

DUNNING STREET

253 DIVISION ST

PROPOSED BUILDING
FFE: 874.83

EXISTING BUILDING
266 DUNNING ST



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PLAN MODIFICATIONS:

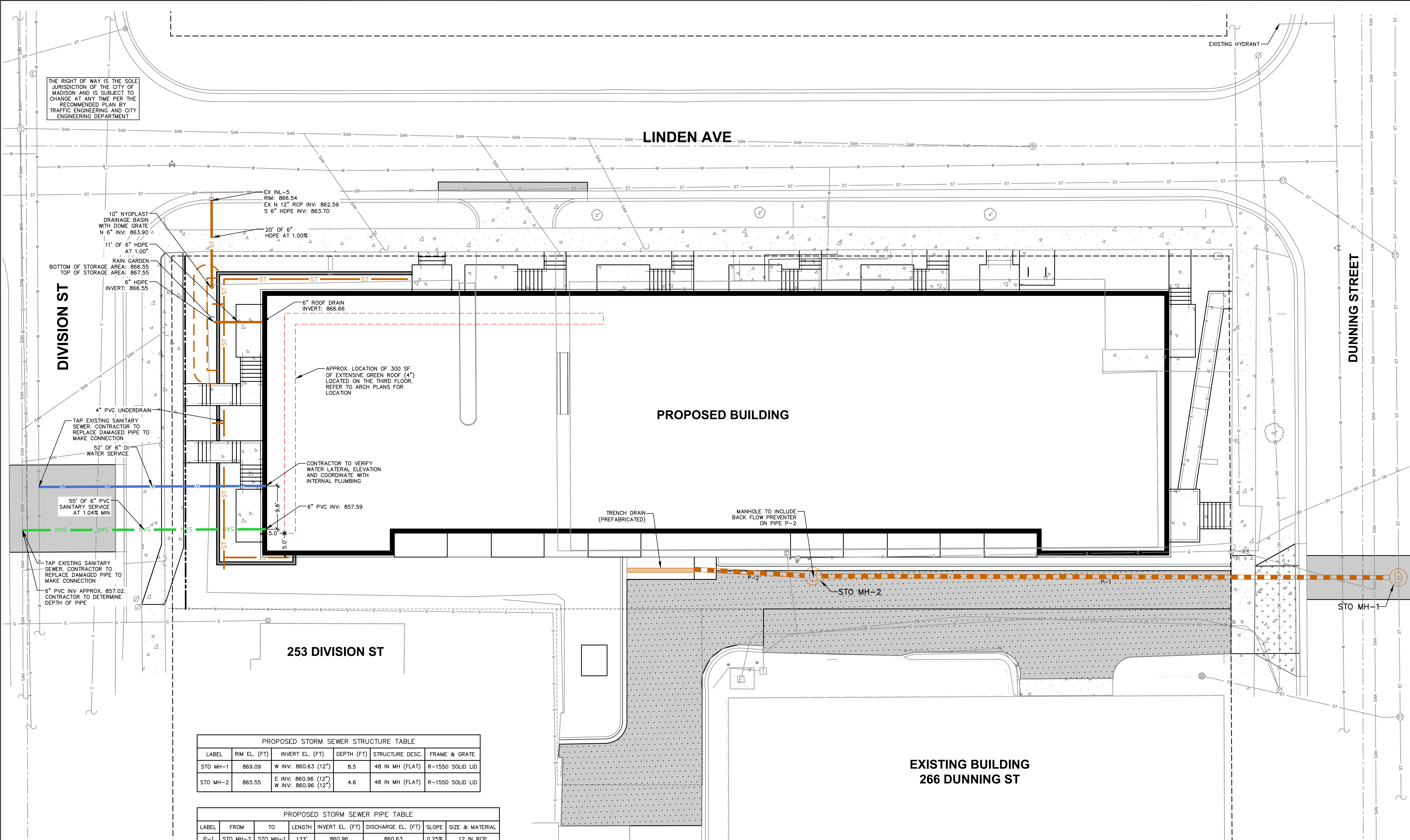
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Designed By: **CTD**
Reviewed By: **AG**
Approved By:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO: 21-11164

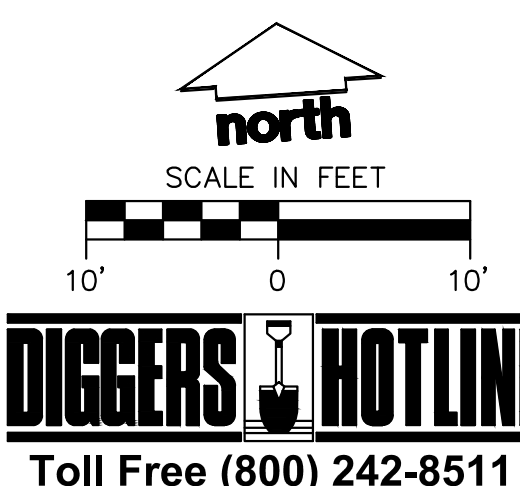


PROPOSED STORM SEWER STRUCTURE TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO MH-1	869.09	W INV: 860.63 (12")	8.5	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH-2	865.55	E INV: 860.96 (12") W INV: 860.96 (12")	4.6	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED STORM SEWER PIPE TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	STO MH-2	STO MH-1	133'	860.96	860.63	0.25%	12 IN RCP
P-2		STO MH-2	27'	861.03	860.96	0.25%	12 IN RCP

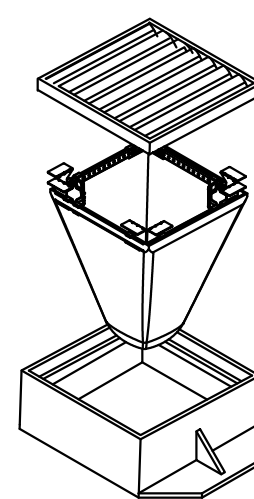
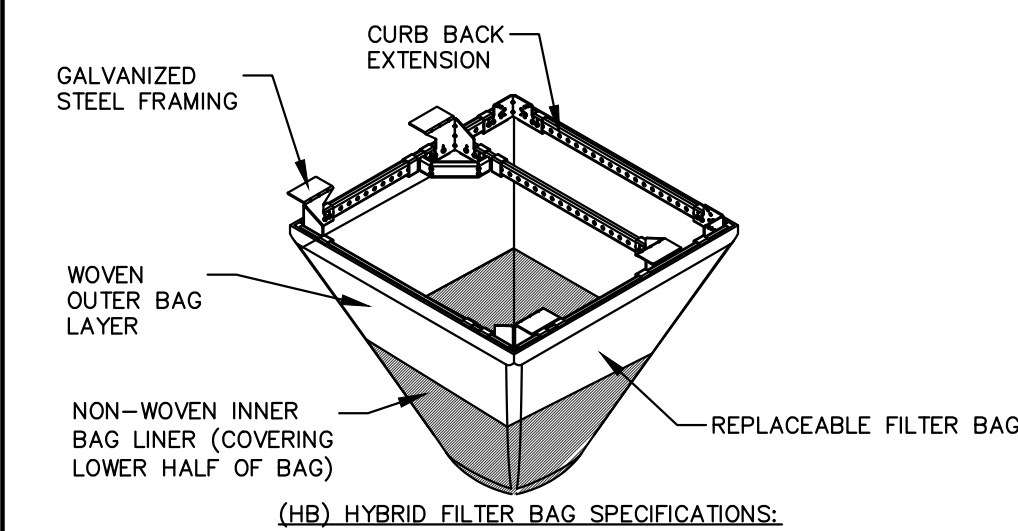


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TO BE DESIGNED

PAVEMENT SECTIONS

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



- INSTALLATION INSTRUCTIONS:**
- REMOVE GRATE FROM THE DRAINAGE STRUCTURE
 - CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
 - DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
 - REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

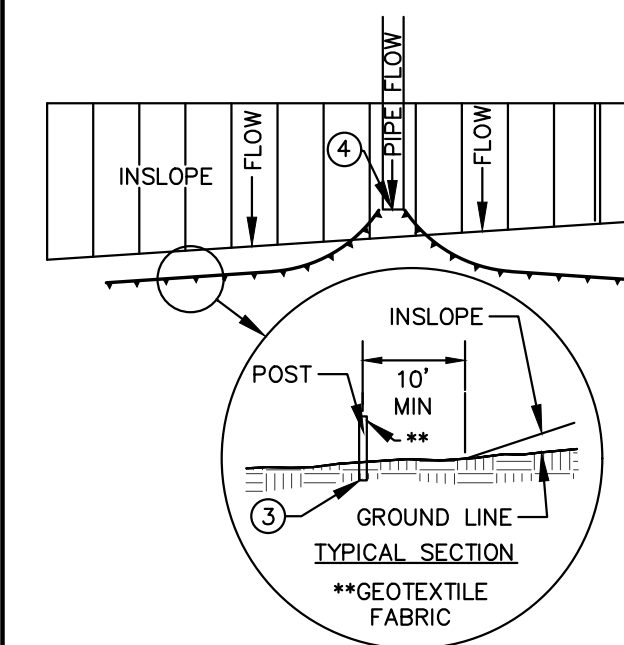
- MAINTENANCE GUIDELINES:**
- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
 - REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
 - DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

CATCH-IT INLET FILTER (Temporary Inlet Protection)							
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (R ²)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	-26	-24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

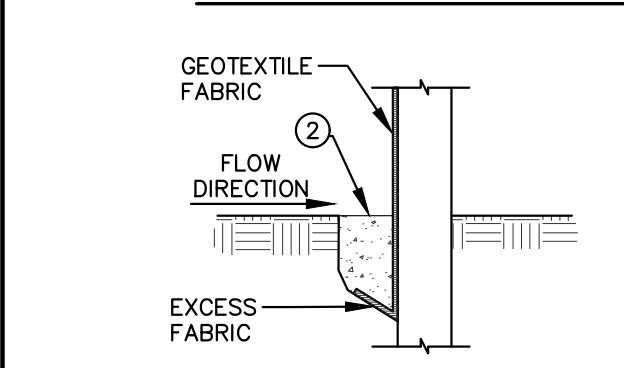
Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)			
PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4832	350 x 225 lbs	300 lbs
ELONGATION	ASTM D4832	20% x 15%	50%
CSR PUNCTURE	ASTM D6341	1000 lbs	45 lbs
TRAPEZOIDAL TEAR	ASTM D4833	110 x 75 lbs	45 lbs
JAW RESISTANCE	ASTM D4855	90N	70N
OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	40 US STD SIEVE
PERMEABILITY	ASTM D4891	1.5 Sec ⁻¹	2.0 Sec ⁻¹
WATER FLOW RATE	ASTM D4891	200 gal/min/ft ²	145 gal/min/ft ²
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

FRAMED INLET PROTECTION

REV. 7-01-2019 N.T.S.



SILT FENCE ALONG SLOPES & OUTFALLS



TRENCH DETAIL

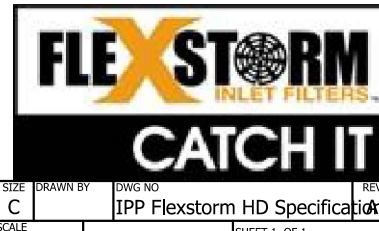
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)

REV. 7-01-2019 N.T.S.

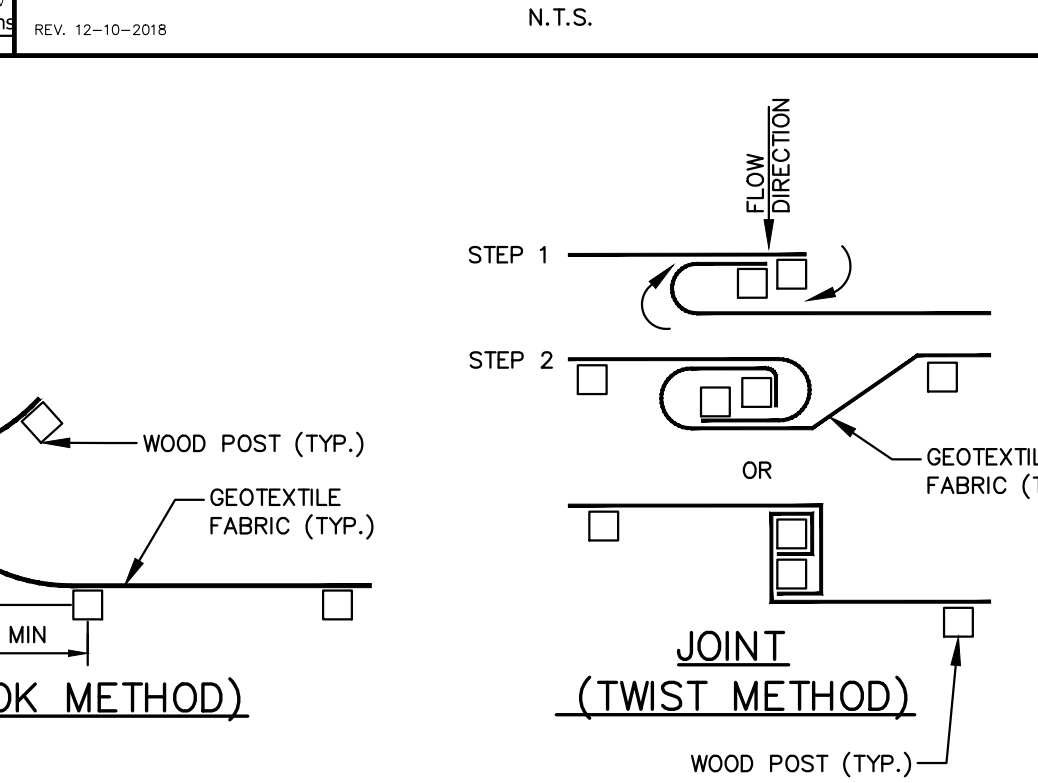
SILT FENCE

N.T.S.



CONSTRUCTION ENTRANCE

REV. 12-10-2018 N.T.S.



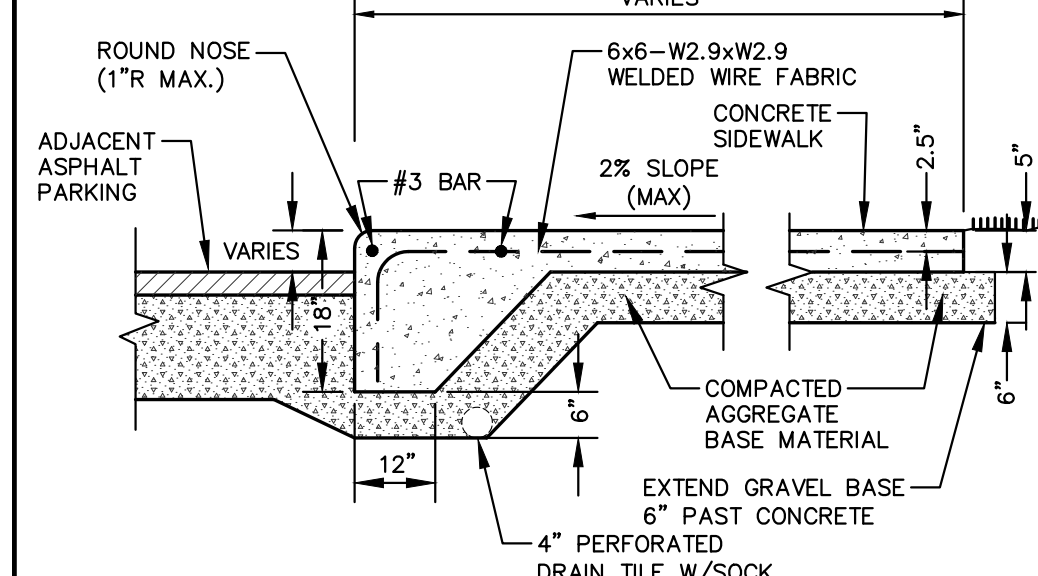
GENERAL NOTES:

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO DWRN TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)

REV. 7-01-2019 N.T.S.

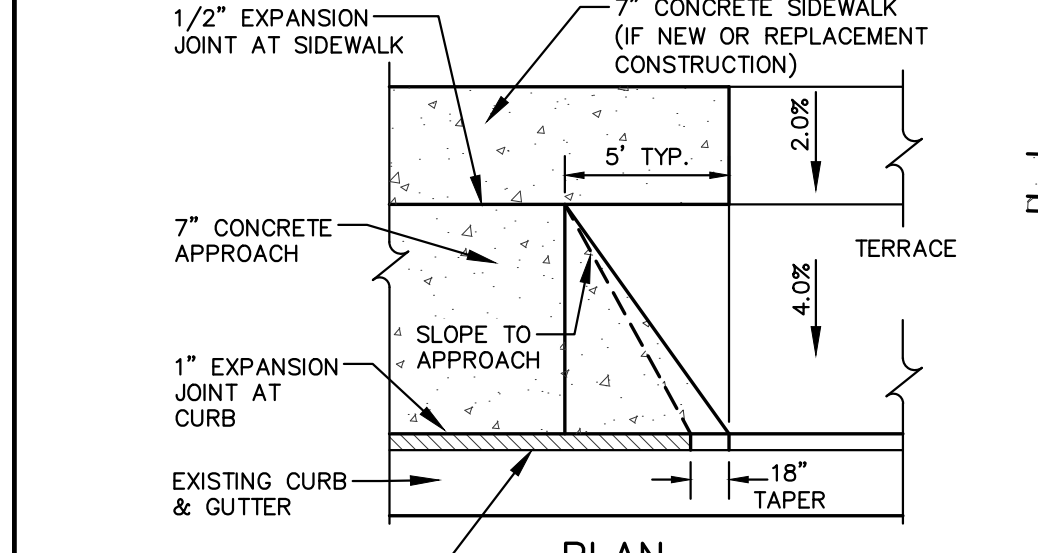
CONCRETE SIDEWALK

REV. 7-01-2019 N.T.S.



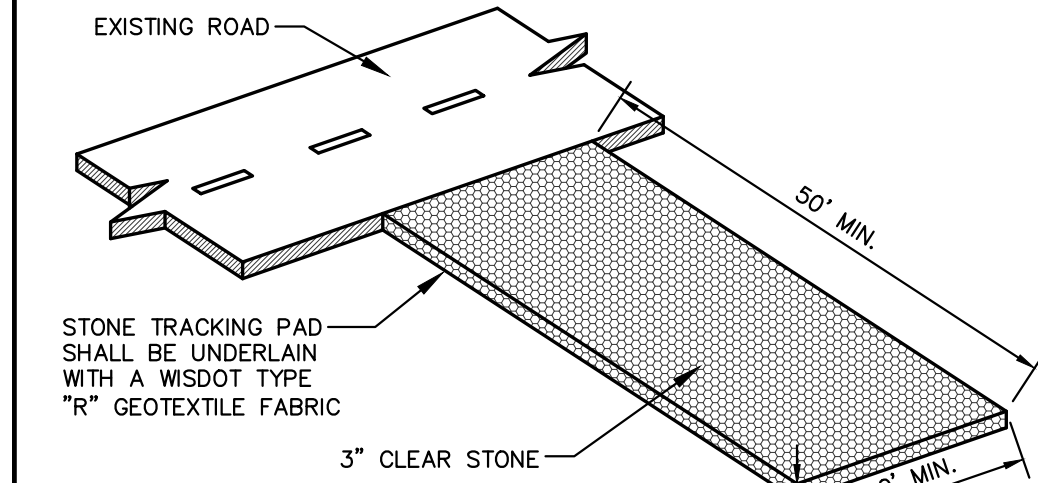
THICKENED EDGE SIDEWALK

REV. 07-14-2020 N.T.S.



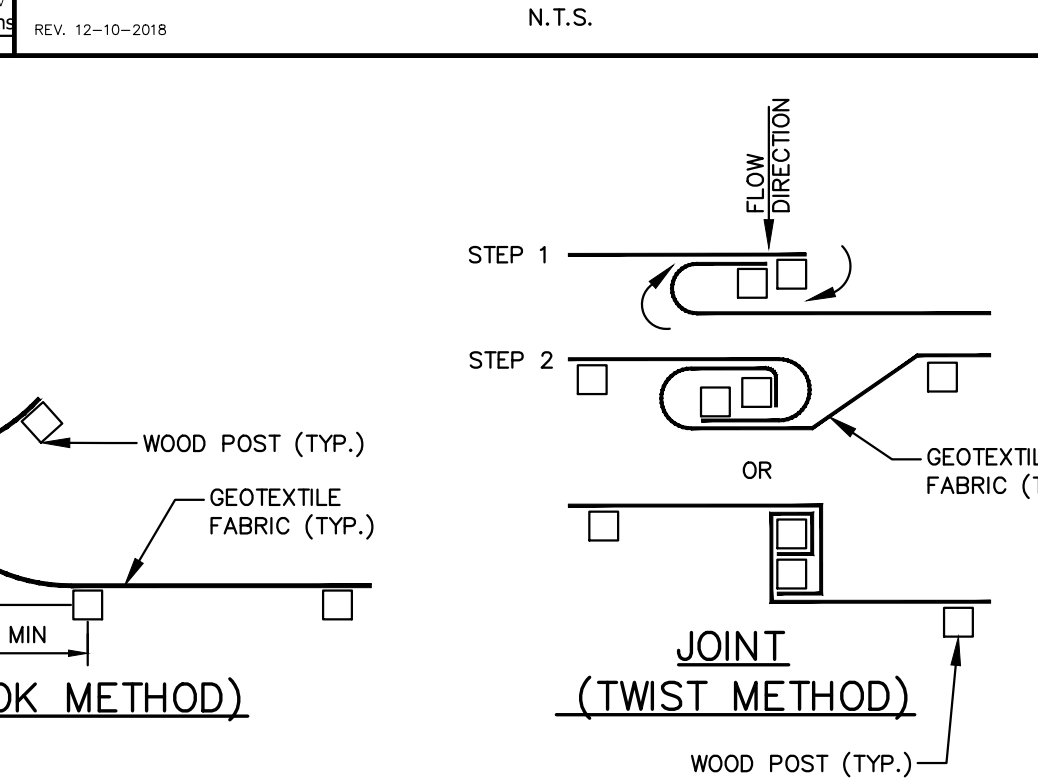
COMMERCIAL ENTRANCE

REV. 2-12-2021 N.T.S.



CONSTRUCTION ENTRANCE

REV. 12-10-2018 N.T.S.



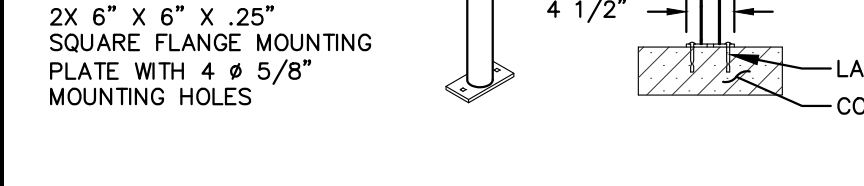
GENERAL NOTES:

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
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REV. 7-01-2019 N.T.S.

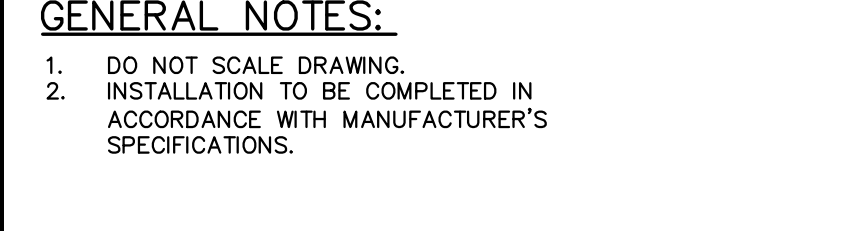
SURFACE FLANGE MOUNT (SF) SECTION VIEWS

REV. 12-10-2018 N.T.S.



INVERTED-U BIKE RACK

REV. 12-10-2018 N.T.S.



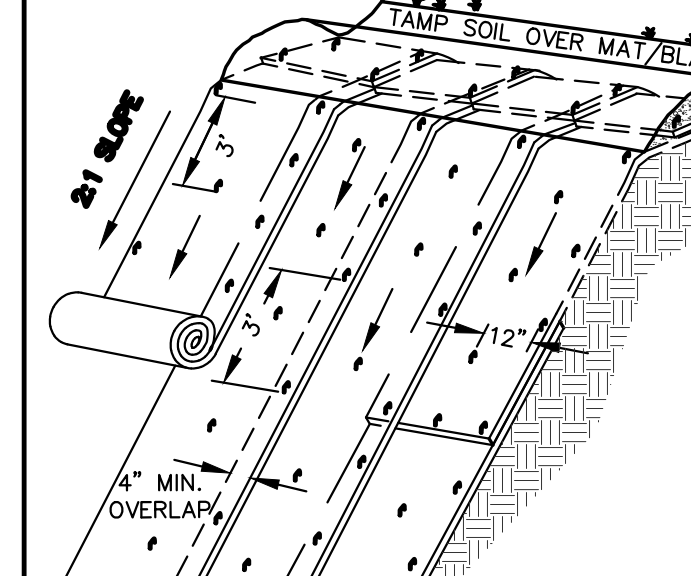
GENERAL NOTES:

- DO NOT SCALE DRAWING.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

REV. 12-10-2018 N.T.S.

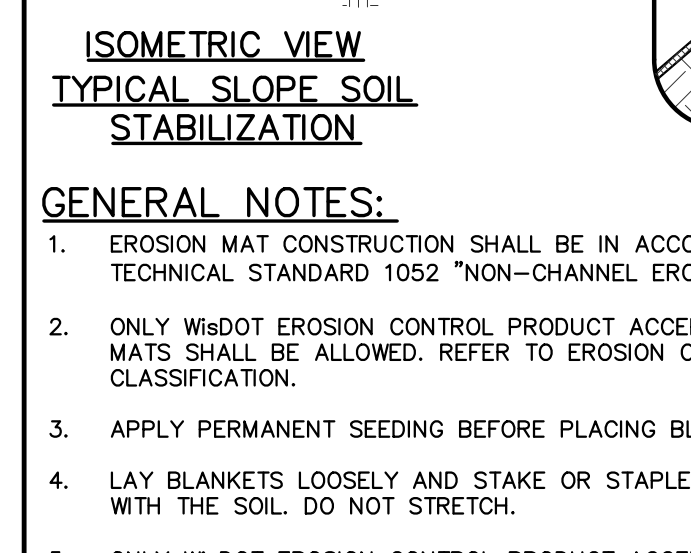
ADA SIGN

REV. 7-01-2019 N.T.S.



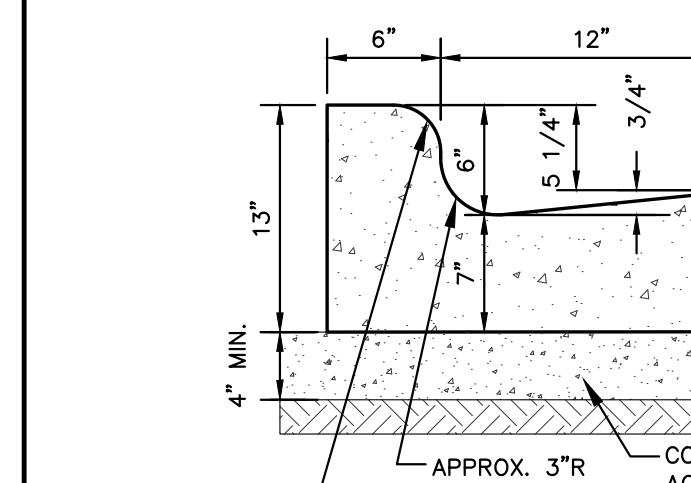
ISOMETRIC VIEW TYPICAL SLOPE SOIL STABILIZATION

REV. 11-19-2018 N.T.S.



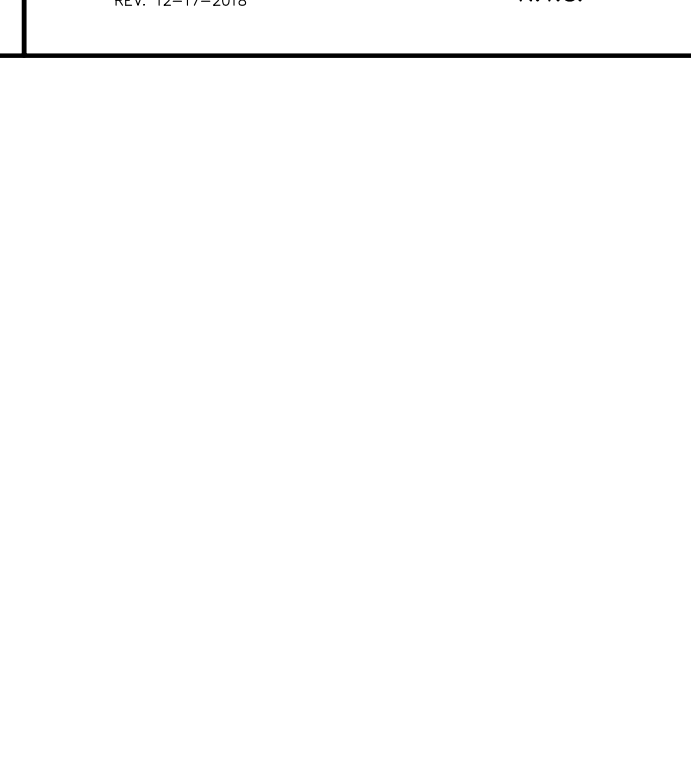
EROSION MATTING

REV. 11-19-2018 N.T.S.



18" STANDARD CURB & GUTTER

REV. 12-17-2018 N.T.S.



18" REJECT CURB & GUTTER

REV. 12-17-2018 N.T.S.



REV. 12-17-2018 N.T.S.



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CLIENT ADDRESS:
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PROJECT:
2165 LINDEN AVENUE REDEVELOPMENT

PROJECT LOCATION:
2165 LINDEN AVENUE
MADISON, DANE COUNTY
WISCONSIN 53704

DESIGNED BY: CTD

REVIEWED BY: AG

APPROVED BY:

SHEET TITLE:
DETAILS

SHEET NUMBER:
C6.0

JSD PROJECT NO: 21-11164

DATE: 01.10.2022

DATE: 02.25.2022

DATE: 02.25.2022

DATE: 02.25.2022

DATE: 02.25.2022

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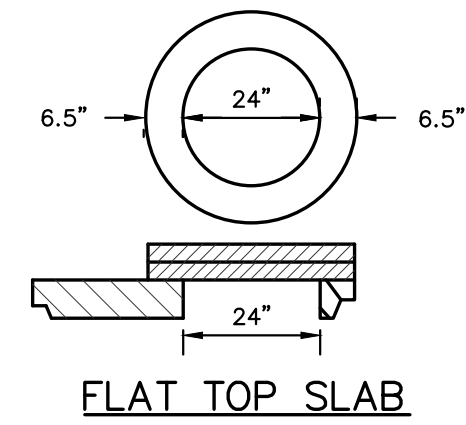
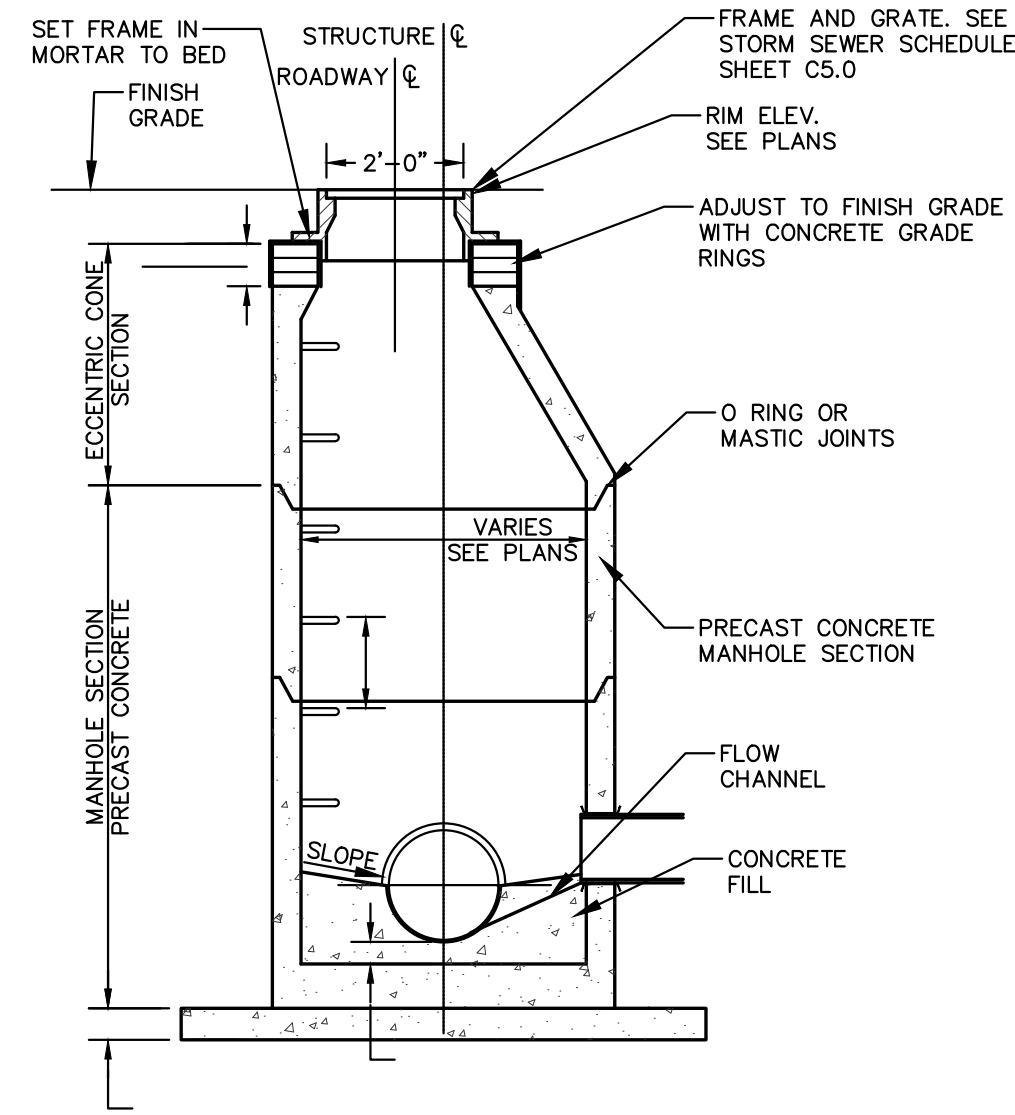
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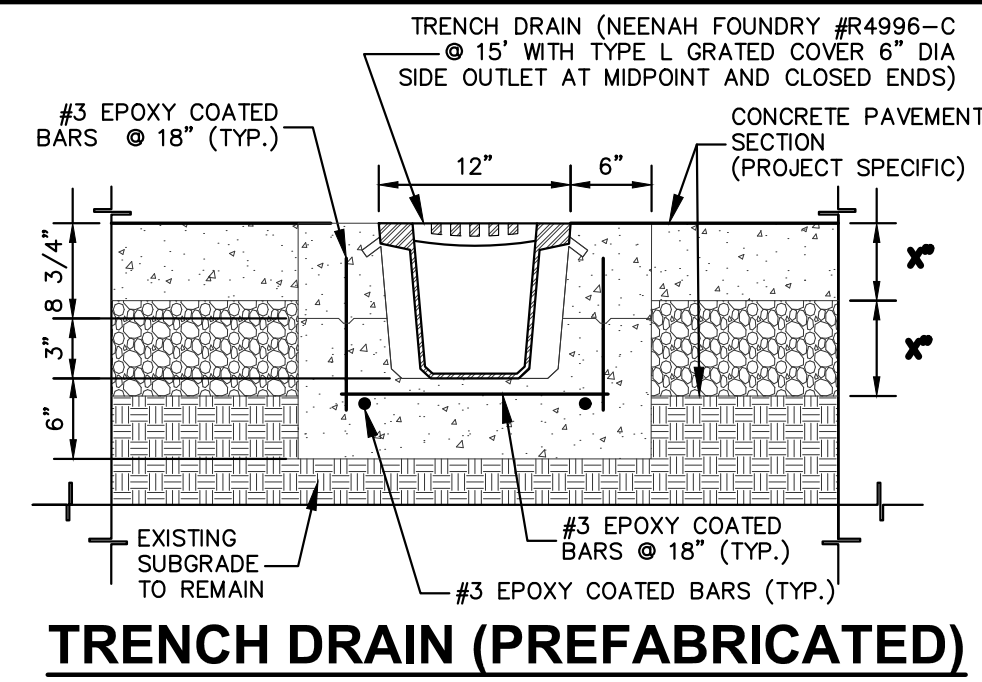
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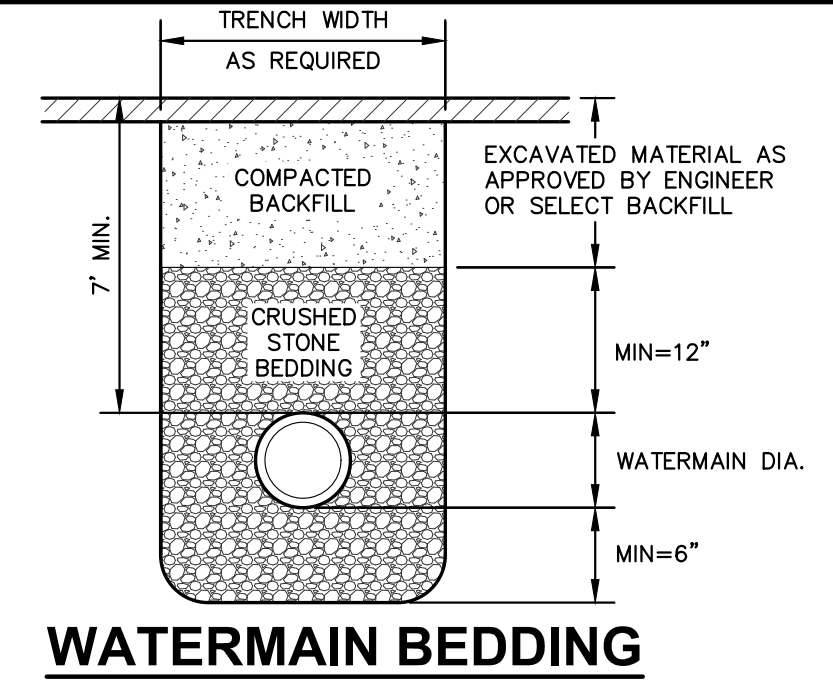
STORM MANHOLE
N.T.S.

GENERAL NOTES:

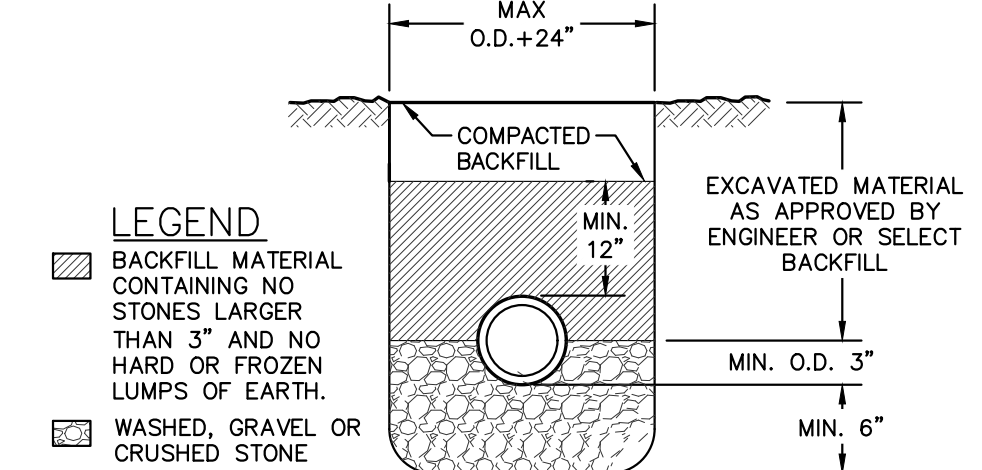
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR & ROADWAY.



TRENCH DRAIN (PREFABRICATED)
N.T.S.



WATERMAIN BEDDING
N.T.S.



STORM & SANITARY SEWER BEDDING
N.T.S.

REV. 12-07-2018

NYLOPLAST 10" DRAIN BASIN: 2810AG __ X

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:
4" - 10" FOR CORRUGATED HDPE (ADS N-12HANCOR DUAL WALL, ADSHANCOR SINGLE WALL), PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. BASED ON MANUFACTURING REQ.)

4" MIN

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

CONCRETE WALKWAY OR DECK

(3)

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A538 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.

2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. INSERTS ARE NEEDED FOR BASINS OVER 64" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.

3 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2121 FOR CORRUGATED HDPE (ADS N-12HANCOR DUAL WALL) & PVC SEWER (4" - 10").

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DRAWN BY	NMH	MATERIAL	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2499 www.nyloplast-us.com
DATE	6-25-18	PROJECT NO./NAME	
APPD BY	NMH	TITLE	10 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE	6-25-18	DWG NO.	7001-110-273
DWG SIZE	A	SCALE	1:12 SHEET 1 OF 1
		REV	F

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Designed By: CTD
Reviewed By: AG
Approved By:

SHEET TITLE:
DETAILS

SHEET NUMBER:

C6.1

JSD PROJECT NO: 21-11164



Toll Free (800) 242-8511

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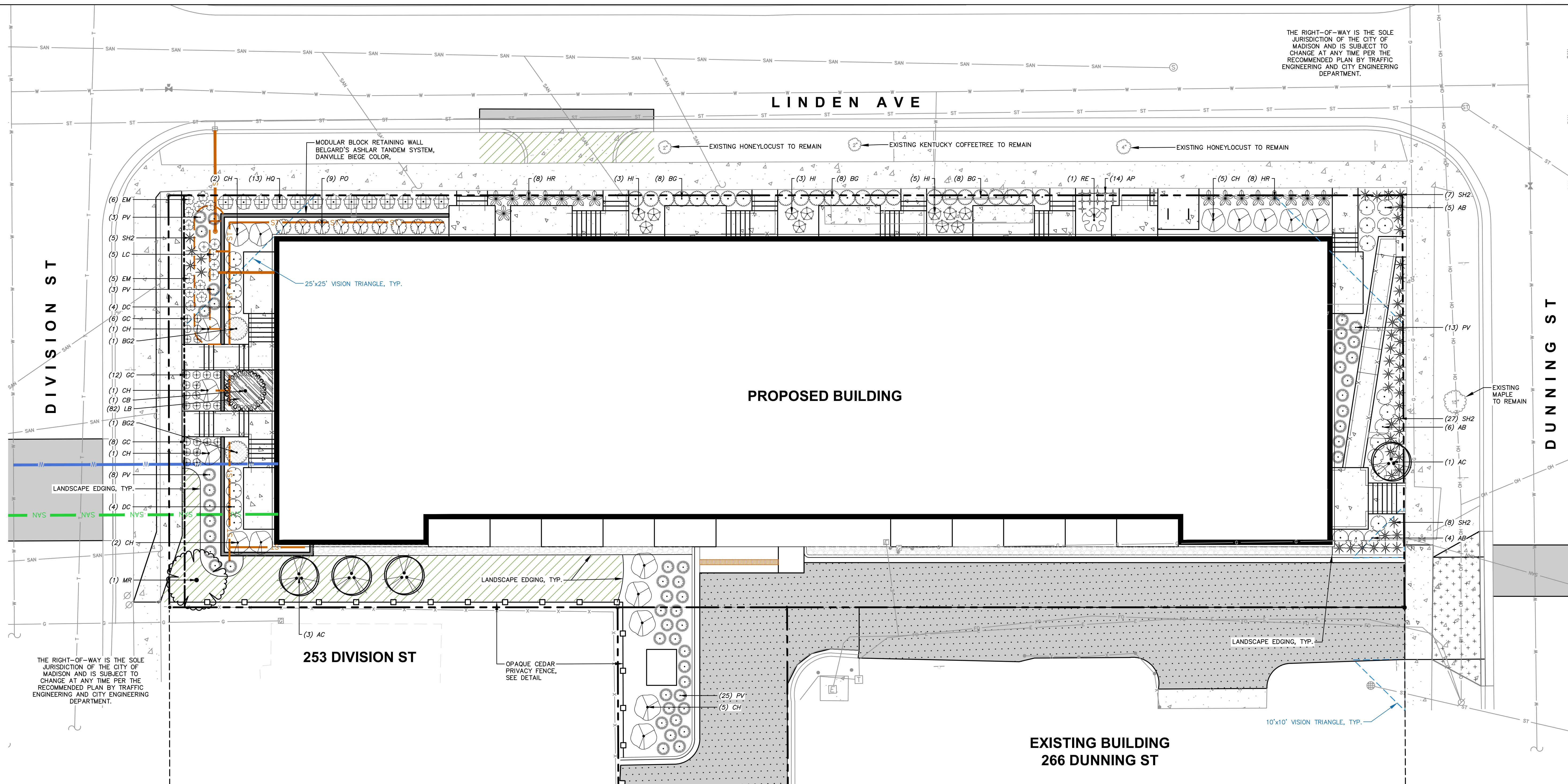
Designed By: MWS
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L1.0

JSD PROJECT NO: 21-11164



PLANT LIST		
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AC	<i>Amelanchier laevis</i> 'Cumulus' / Cumulus Allegheny Serviceberry
	CB	<i>Carpinus caroliniana</i> 'J.N. Globe' TM / Ball O' Fire American Hornbeam
	MR	<i>Malus</i> x 'Royal Raindrops' / Royal Raindrops Crabapple
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AB	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry
	CH	<i>Cornus hessii</i> 'UMN978587' TM / Garden Glow Dogwood
	DC	<i>Diervilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle
	HI	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea
	HQ	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea
	PO	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark
	RE	<i>Rhododendron</i> x 'P.J.M.' / P.J.M. Rhododendron

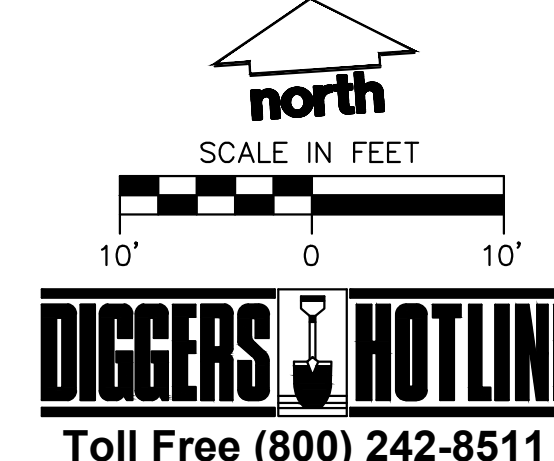
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	<i>Buxus</i> x 'Green Velvet' / Green Velvet Boxwood
	BG2	<i>Buxus</i> x 'Green Mountain' / Green Mountain Boxwood
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	AP	<i>Astilbe chinensis</i> 'Vision in Pink' / Vision in Pink Chinese Astilbe
	EM	<i>Echinacea purpurea</i> 'Magnus' / Magnus Purple Coneflower
	GC	<i>Geranium</i> x <i>cantabrigiense</i> 'Biokovo' / Biokovo Cranesbill
	HR	<i>Hosta</i> x 'Regal Splendor' / Regal Splendor Hosta
	LC	<i>Lobelia cardinalis</i> / Cardinal Flower
	PV	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
	SH2	<i>Sporobolus heterolepis</i> / Prairie Dropseed
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	LB	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf

- ### GENERAL NOTES
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

- ### CONTRACTOR NOTES
- ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH (TYP), UNLESS OTHERWISE DEPICTED.

LEGEND

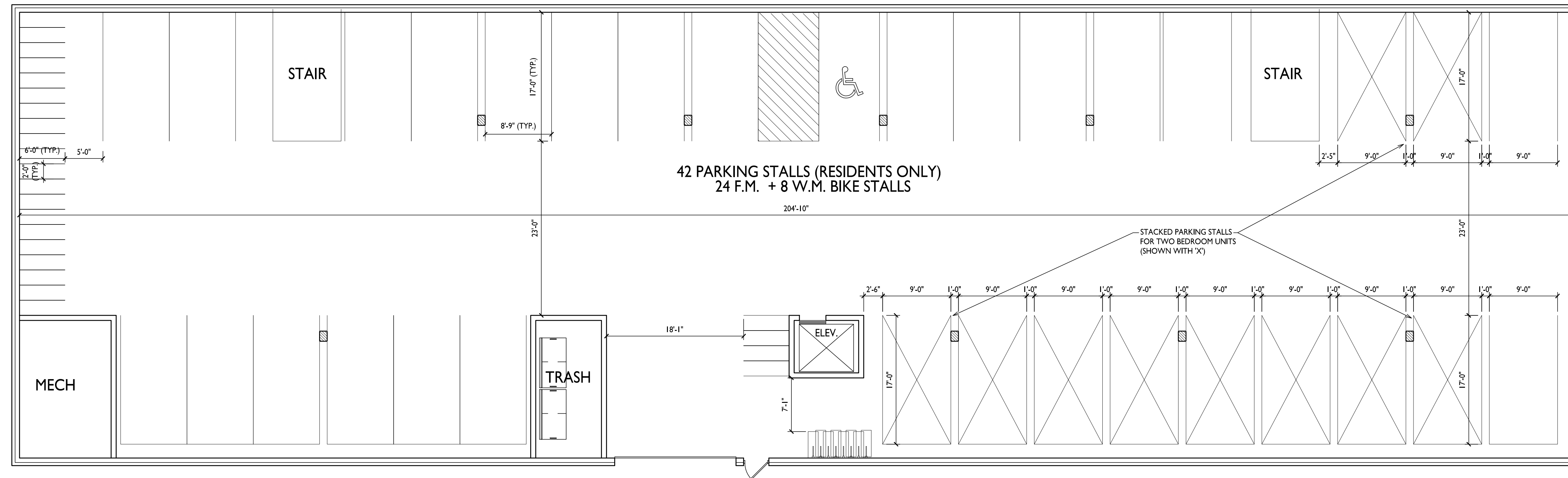
	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	6' OPAQUE CEDAR PRIVACY FENCE
	POLYETHYLENE EDGING
	DECORATIVE STONE MULCH
	SEED - BLUEGRASS





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ARCHITECTS

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608.836.3690 Middleton, WI 53562



ISSUED
Issued for UDC & Land Use - Jan. 10, 2022
Issued for UDC & Land Use Resubmital Feb 28, 2022

PROJECT TITLE
Threshold
Development
Zion Lutheran Site
Development

2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"

SHEET NUMBER

A-1.0

PROJECT NO. 2102
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PROJECT TITLE
**Threshold
Development
Zion Lutheran Site
Development**

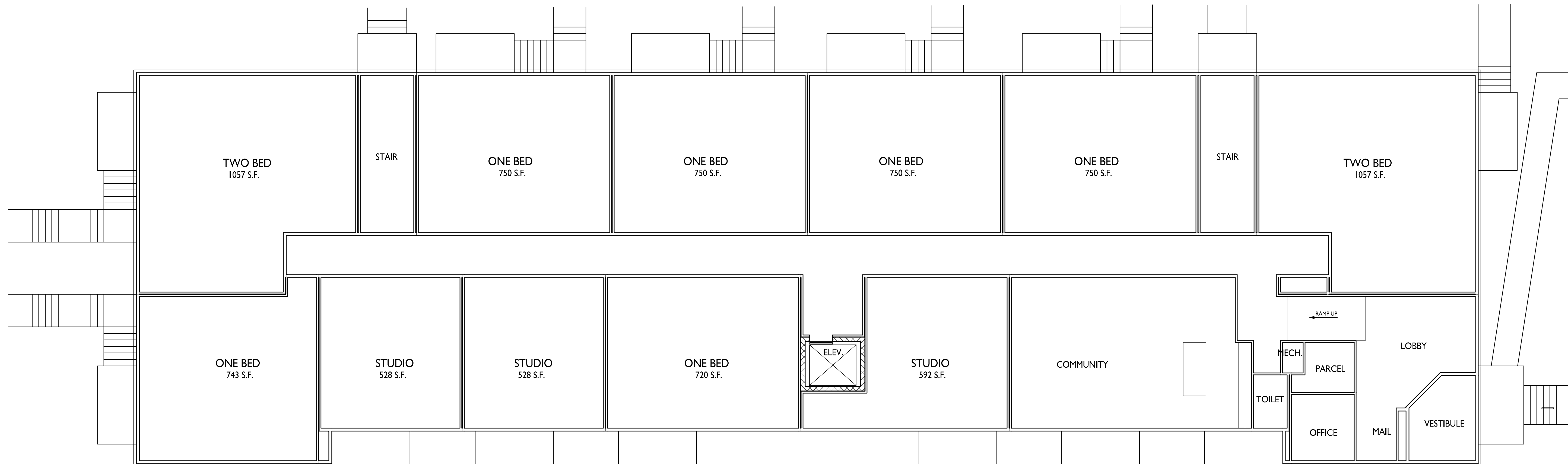
2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

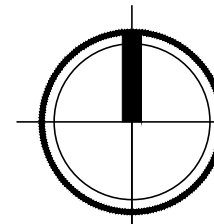
A-1.1

PROJECT NO. **2102**

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FIRST FLOOR PLAN
1/8" = 1'-0"



A-1.1

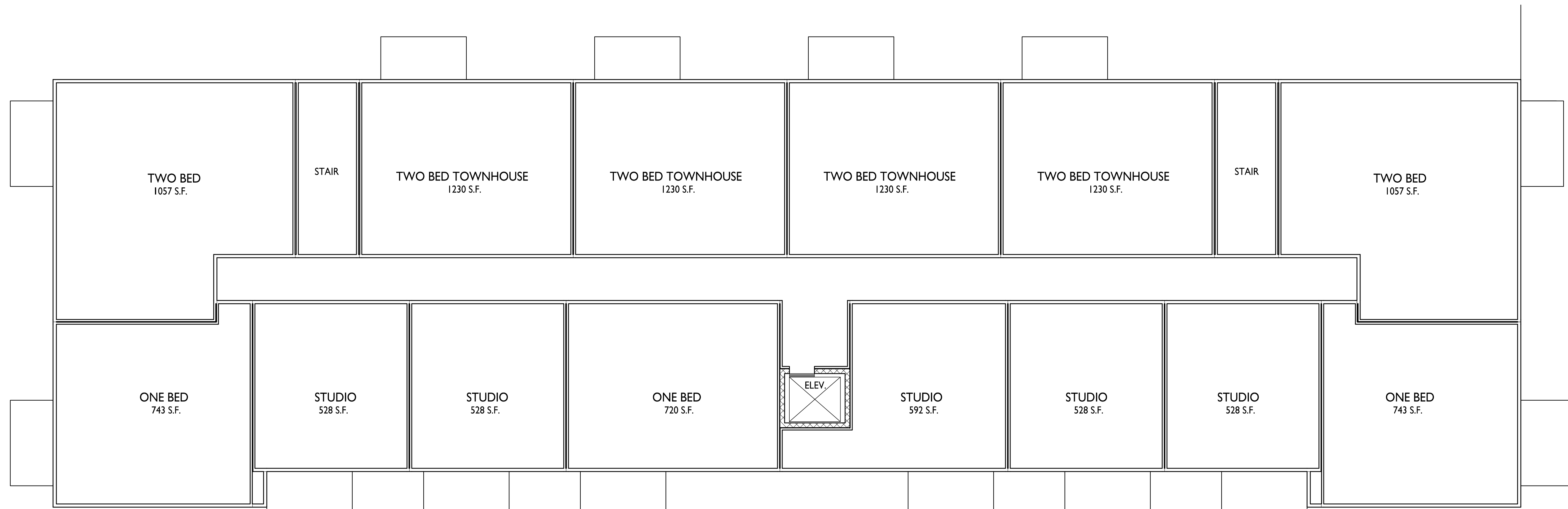
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PROJECT TITLE
**Threshold
Development
Zion Lutheran Site
Development**

2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Second Floor Plan

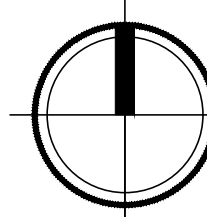
SHEET NUMBER

A-1.2

PROJECT NO. **2102**

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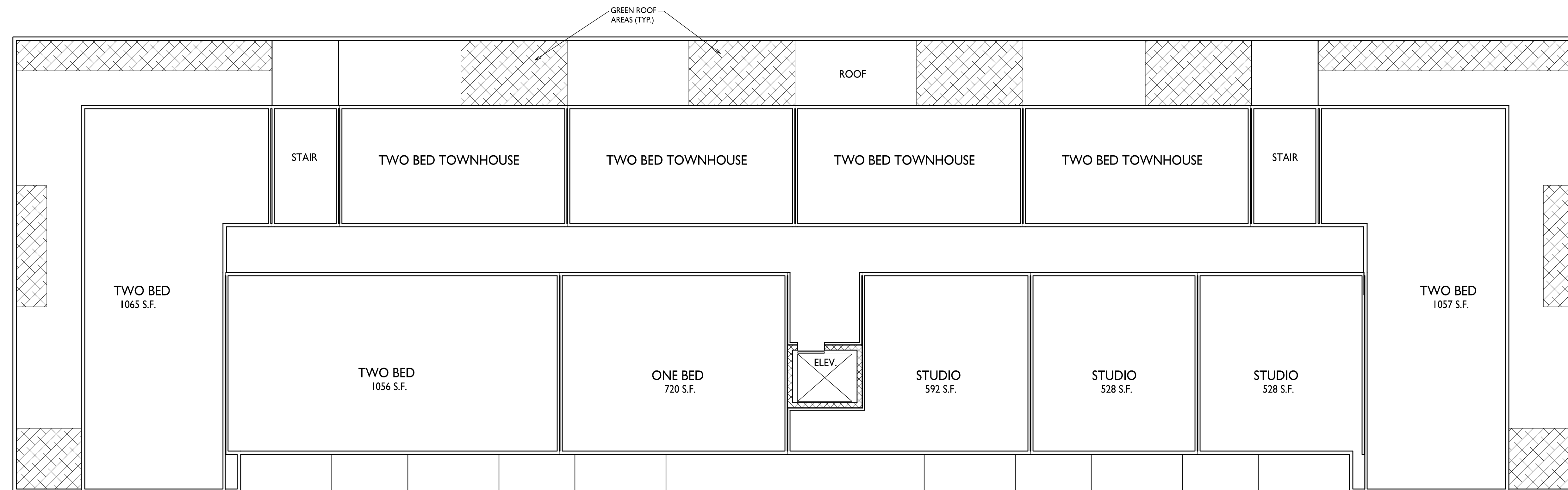
SECOND FLOOR PLAN
1/8" = 1'-0"





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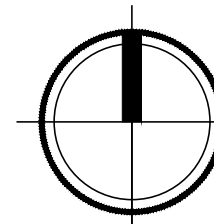


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PROJECT TITLE
**Threshold
Development
Zion Lutheran Site
Development**

2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Third Floor Plan

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



SHEET NUMBER

A-1.3

PROJECT NO. **2102**

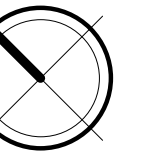
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TRUE NORTH



KEY PLAN



1 ELEVATION - NORTH
A-2.1 1/8" = 1'-0"



2 ELEVATION - SOUTH
A-2.1 1/8" = 1'-0"



3 ELEVATION - EAST
A-2.1 1/8" = 1'-0"



4 ELEVATION - WEST
A-2.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION

ISSUED

PROJECT TITLE
Threshold
Development
Zion Lutheran
Site Development

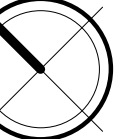
2165 Linden Ave.
Madison, Wisconsin
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-2.1
PROJECT NUMBER 2102

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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	EVENING BLUE
(#3) - COMPOSITE LAP SIDING	JAMES HARDIE	MOUNTAIN SAGE
(#4) - COMPOSITE LAP SIDING	JAMES HARDIE	GRAY SLATE
(#5) - COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
(#6) - BRICK VENEER	HEBRON BRICK	CRIMSON CREEK
(#7) - BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
(#8) - CAST STONE BANDS & SILLS	PRAIRIE STONE	GRIS - SMOOTH
(#9) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#10) - ALUM. STOREFRONT	N/A	BLACK
INSULATED METAL DOORS/FRAMES	N/A	TBD
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ.
(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#12) - COLUMNS & CORBEL ACCENTS	N/A	WALNUT
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



1 COLOR ELEVATION - NORTH
A-2.2 1/8" = 1'-0"



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



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



4 COLOR ELEVATION - WEST
A-2.2 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
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TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

NOT FOR CONSTRUCTION



SIGNAGE



SIGNAGE

























