

686 Grand Canyon Drive
Contract 9148
MUNIS 14937
Developer: 680 Canyons LLC



Summary of Improvements: (Items in Red are changes from the original project presentation)

- Construct new public sidewalk on Grand Canyon Drive and W Platte Drive adjacent to the redevelopment at 686 Grand Canyon Drive.
- ~~Construct approximately 800' of new public storm sewer in W Platte Drive from Odana Road to provide public storm sewer to serve the redevelopment at 686 Grand Canyon Drive. The Developer will be reimbursed by the City for the cost to install the proposed inlets and storm leads on W Platte Drive located at about the mid-point of the new storm sewer.~~

- Repair or replace existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Remove drive aprons for abandoned driveways and close existing curb cuts with curb and gutter.
- Construct new private drive apron on Grand Canyon Drive for the proposed drive entrance.
- Construct private sanitary, storm, and water service laterals to serve the redevelopment.
- Install additional street lights as required by City Traffic Engineering
- Protect existing public street terrace tree on Grand Canyon Drive. Install new street terrace trees as approved by City Forestry
- This project was presented to the Board on January 10, 2024 and approved by the Common Council on January 23, 2024 as resolution RES-24-00042 (File No. 81406).
- The proposed storm sewer in W Platte Drive was going to be installed deeper than normal to accommodate drainage requirements from 686 Grand Canyon Drive. This depth of construction has the potential to be in bedrock and impact construction significantly. Upon further review of options to provide public storm sewer to the site it was proposed to install these improvements in Grand Canyon Drive.
- Construct approximately 1300' of new public storm sewer in Grand Canyon Drive to provide public storm sewer to serve the redevelopment at 686 Grand Canyon Drive. The Developer will be reimbursed by the City for the cost to install any inlets and storm leads on Grand Canyon that are not required for the redevelopment (maximum reimbursement of \$25,000.00).

EXHIBIT OF IMPROVEMENTS - 686 GRAND CANYON DRIVE BOARD OF PUBLIC WORKS 1/10/2024

PROJECT LIMITS

PLATTE DRIVE STORM SEWER TO
BE REMOVED FROM SCOPE OF WORK.
SEE NEW SHEET FOR STORM SEWER
ON GRAND CANYON DRIVE
(SEE NEXT SHEET)

LEGEND

- PR SANITARY LATERAL
- PR STORM SEWER
- PR WATER LATERAL

PLAN MODIFICATIONS:

#	Date	Description
1	08.07.2023	LAND-USE SUBMITTAL
2	10.24.2023	SPV SUBMITTAL
3	12.15.2023	SPV RESUBMITTAL
4	01.26.2024	CONSTRUCTION DOCUMENTS
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Designed By: CHG
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
**686 GRAND CANYON DR.
- DEVELOPMENT PUBLIC
STORM SEWER
EXTENSION**

SHEET NUMBER:

1 OF 1

JSD PROJECT NO: 23-13059

**686 GRAND CANYON DR. -
BOARD OF PUBLIC WORKS
EXHIBIT - 2/21/24**

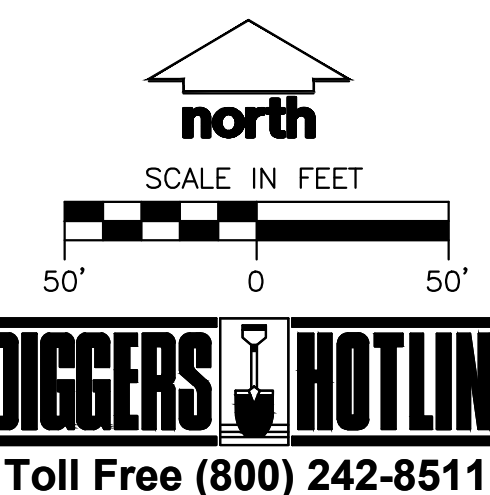


PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO INL B	1071.49	S INV: 1066.18 (12") N INV: 1066.55 (10")	5.3	2 x 3 INLET	R-3067 TYPE L
STO INL D	1034.36	W INV: 1020.00 (24")	14.4	2 x 3 INLET	R-3067 TYPE L
STO INL D-5.1	1053.17	S INV: 1049.50 (12")	3.7	2 x 3 INLET	R-3067 TYPE L
STO INL D-5.2	1053.04	N INV: 1049.50 (12")	3.5	2 x 3 INLET	R-3067 TYPE L
STO MH A	1069.77	S INV: 1063.45 (18") N INV: 1063.55 (12")	6.3	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH D-1	1034.25	E INV: 1020.10 (24") SW INV: 1027.80 (24")	14.1	72 IN MH (FLAT)	R-1550 SOLID LID
STO MH D-2	1034.59	NE INV: 1028.52 (24") SW INV: 1028.62 (24")	6.1	60 IN MH (FLAT)	R-1550 SOLID LID
STO MH D-3	1035.69	NE INV: 1029.70 (24") W INV: 1029.80 (24")	6.0	60 IN MH (FLAT)	R-1550 SOLID LID
STO MH D-4	1039.99	E INV: 1034.50 (24") W INV: 1034.60 (24")	5.5	60 IN MH (FLAT)	R-1550 SOLID LID
STO MH D-5	1053.47	E INV: 1047.66 (24") W INV: 1048.16 (18") N INV: 1049.30 (12") S INV: 1048.98 (12")	5.8	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH D-6	1061.53	E INV: 1056.21 (18") W INV: 1056.31 (18")	5.3	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH D-7	1069.48	E INV: 1063.00 (18") W INV: 1063.51 (12") N INV: 1063.24 (18")	6.5	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH D-8	1071.81	E INV: 1065.94 (12") N INV: 1066.04 (12")	5.9	48 IN MH (FLAT)	R-1550 SOLID LID

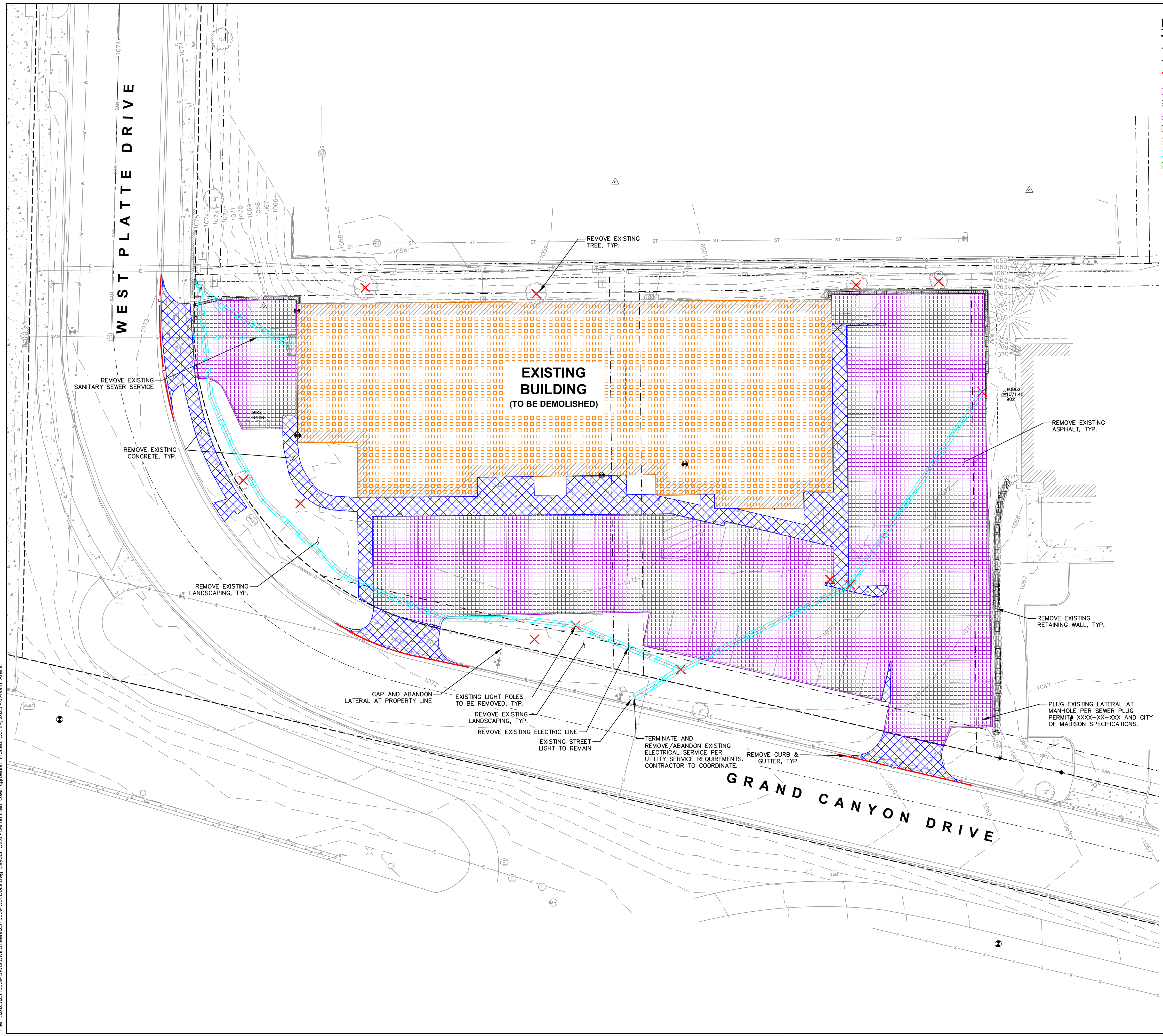
PROPOSED STORM SEWER PIPE TABLE								
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL	
STO D-1	STO MH D-1	STO INL D	10'	1020.10	1020.00	1.00%	24 IN RCP	
STO D-2	STO MH D-2	STO MH D-1	72'	1028.52	1027.80	1.00%	24 IN RCP	
STO D-3	STO MH D-3	STO MH D-2	108'	1029.70	1028.62	1.00%	24 IN RCP	
STO D-4	STO MH D-4	STO MH D-3	134'	1034.50	1029.80	3.50%	24 IN RCP	
STO D-5	STO MH D-5	STO MH D-4	261'	1047.66	1034.60	5.00%	24 IN RCP	
STO D-5.1	STO INL D-5.1	STO MH D-5	10'	1049.50	1049.30	2.00%	12 IN RCP	
STO D-5.2	STO INL D-5.2	STO MH D-5	26'	1049.50	1048.98	2.00%	12 IN RCP	
STO D-6	STO MH D-6	STO MH D-5	215'	1056.21	1048.16	3.75%	18 IN RCP	
STO D-7	STO MH D-7	STO MH D-6	268'	1063.00	1056.31	2.50%	18 IN RCP	
STO D-7.1	STO MH A	STO MH D-7	15'	1063.45	1063.24	1.40%	18 IN RCP	
STO D-8	STO MH D-8	STO MH D-7	174'	1065.94	1063.51	1.40%	12 IN RCP	
STO D-9	STO INL B	STO MH D-8	10'	1066.18	1066.04	1.40%	12 IN RCP	

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORM SEWER



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LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION - PAVEMENT MILL AND OVERLAY
- DEMOLITION - REMOVAL OF RETAINING WALL
- DEMOLITION - REMOVAL OF ASPHALT SURFACES
- DEMOLITION - REMOVAL OF CONCRETE SURFACES
- DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION - REMOVAL OF UTILITIES
- DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
- ⊗ TREE REMOVAL
- ⊗ SHRUB REMOVAL
- PROTECT EXISTING TREE



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

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070
 SANTA MONICA, CA 90401**

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
**686 GRAND CANYON DRIVE
 MADISON, DANE COUNTY
 WISCONSIN 53719**

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.07.2023	LAND-USE SUBMITTAL
2	10.24.2023	SPV SUBMITTAL
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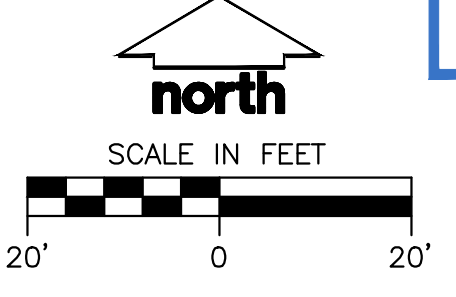
Designed By: CHG
 Reviewed By: MRH
 Approved By: MRH

SHEET TITLE:
DEMO PLAN

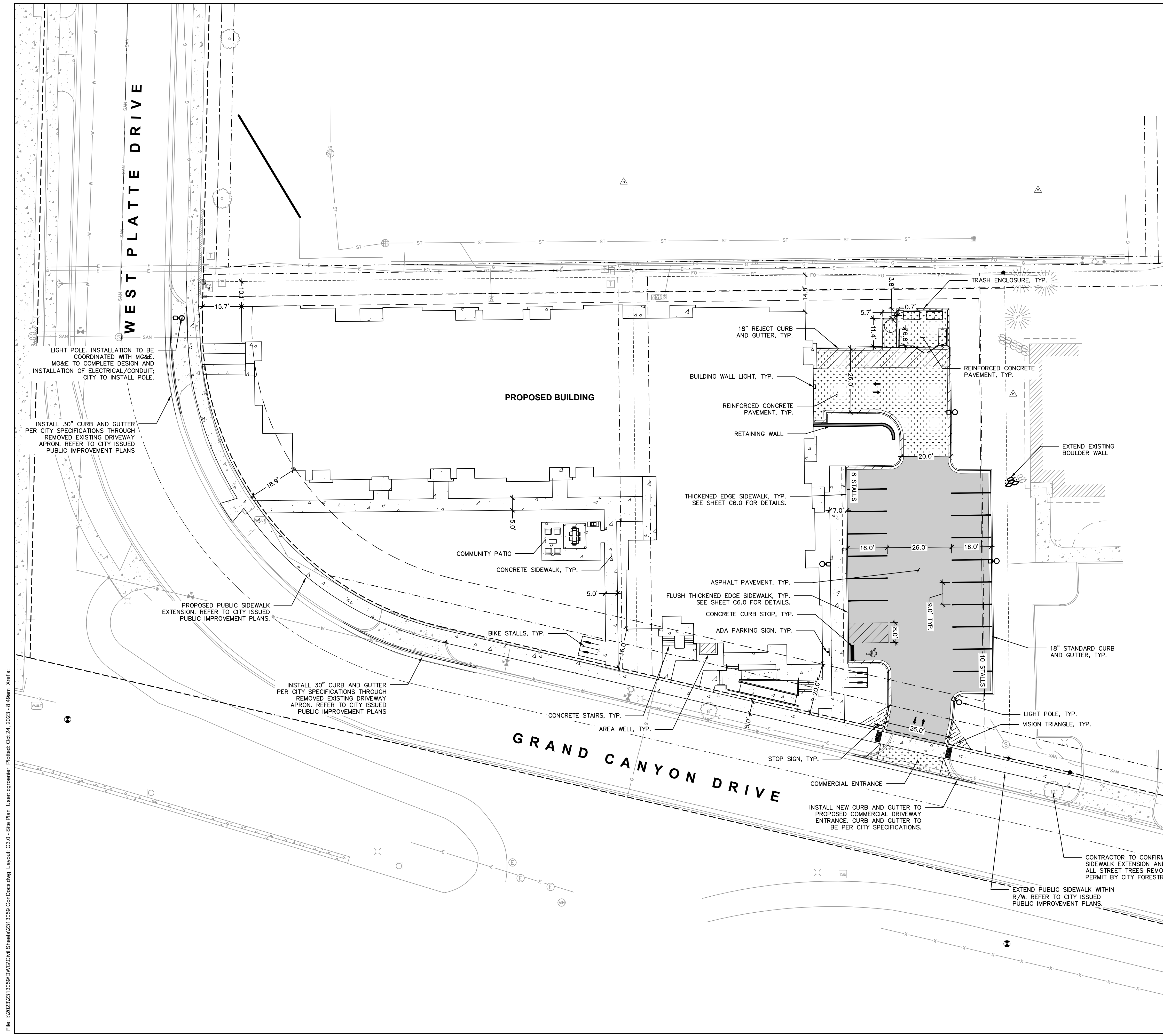
SHEET NUMBER:
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THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

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. XXXXX)



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- - - BUILDING OVERHANG
- - - BUILDING SETBACK LINE
- - - PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- REINFORCED CONCRETE PAVEMENT
- RETAINING WALL
- BOULDER WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ▲ ADA PARKING SIGN
- ▲ FLAG POLE
- BOLLARD
- ▲ BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

SITE INFORMATION BLOCK

SITE ADDRESS	686 GRAND CANYON DRIVE
PROPERTY ACREAGE	1.12 ACRES
NUMBER OF BUILDING STORIES	4
TOTAL BUILDING SQUARE FOOTAGE	19,316
GROSS BUILDING SQUARE FOOTAGE	77,264
NUMBER OF PARKING STALLS SURFACE	
LARGE	17
ACCESSIBLE	1
TOTAL SURFACE	18
UNDERGROUND	
LARGE	
ACCESSIBLE	
TOTAL UNDERGROUND	50
NUMBER OF SURFACE BICYCLE STALLS:	8
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	40,108 SF
EXISTING PERVIOUS SURFACE AREA	8,587 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.82
PROPOSED IMPERVIOUS SURFACE AREA	31,850 SF
PROPOSED PERVIOUS SURFACE AREA	16,845 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.65



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401 WILSHIRE BLVD., #1070 SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
686 GRAND CANYON DRIVE MADISON, DANE COUNTY WISCONSIN 53719

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Designed By: CHG
 Reviewed By: MRH
 Approved By: MRH

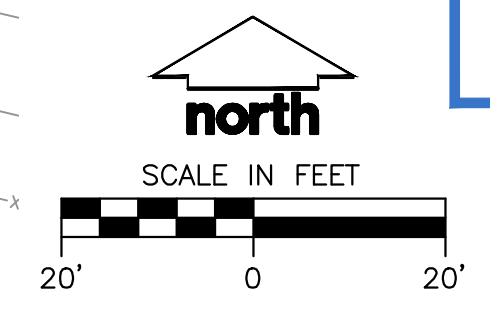
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 23-13059

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PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-2.1	1063.20	N INV: 1060.06 (8") S INV: 1061.06 (8")	3.1	24 IN DB	ADS DRAIN WITH FLAT OPEN GRATE
STO DB A-3	1062.91	W INV: 1060.10 (8") S INV: 1060.20 (8")	2.8	12 IN DB	ADS DRAIN WITH SOLID LID
**STO INL A	1072.90	W INV: 1055.55 (15") E INV: 1055.65 (15")	17.4	2 x 3 INLET	R-3067 TYPE L
STO INL A-4.1	1067.65	W INV: 1062.87 (12")	4.8	2 x 3 INLET	R-3067 TYPE L
*STO MH A-1	1073.35	W INV: 1055.80 (15") S INV: 1059.26 (8") E INV: 1059.03 (8")	20.6	48 IN MH (FLAT)	R-1550 SOLID LID
*STO MH A-2	1062.27	W INV: 1057.08 (15") S INV: 1059.26 (8") E INV: 1059.03 (8")	8.2	48 IN MH (FLAT)	R-1550 SOLID LID

NOTES:
 * STORM MANHOLES TO INCLUDE A 3 FOOT DEEP SUMP BELOW LOWEST INVERT.
 ** STORM INL A IS SHOWN FOR REFERENCE ONLY. REFER TO CITY ISSUED PUBLIC IMPROVEMENT PLANS FOR FINAL RIM & INVERT ELEVATIONS.

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-1	STO MH A-1	STO INL A	30'	1055.80	1055.65	0.50%	15 IN RCP
STO A-2	STO MH A-2	STO MH A-1	236'	1057.08	1055.90	0.50%	15 IN HDPE
STO A-2.1	STO CB A-2.1	STO MH A-2	20'	1060.06	1059.26	4.00%	8 IN HDPE
STO A-2.2	STO A-2.2	STO CB A-2.1	11'	1061.50	1061.06	4.00%	8 IN HDPE
STO A-3	STO DB A-3	STO MH A-2	36'	1060.10	1059.03	3.00%	8 IN HDPE
STO A-4	STO A-4	STO DB A-3	60'	1062.00	1060.20	3.00%	8 IN HDPE
STO A-4.1	STO INL A-4.1	STO A-4.1	29'	1062.87	1062.00	3.00%	12 IN HDPE
STO A-5	STO A-5	STO A-4	45'	1059.00	1059.00	0.00%	60 IN HDPE

STRUCTURE TABLE NOTES:
 1. RIM ELEVATIONS FOR 2'X3' INLET CASTINGS REFER TO FLOWLINE OR FACE OF CURB ELEVATION. RIM ELEVATIONS FOR MANHOLE, CATCHBASIN, IN-LINE DRAIN, AND TRENCH DRAIN CASTINGS REFER TO FINISH GRADE OF PAVEMENT.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- REINFORCED DUTY CONCRETE PAVEMENT
- RETAINING WALL
- BOULDER WALL
- SANITARY SEWER
- WATERMAIN
- STORM SEWER

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 P. 608.848.5060

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC
 CLIENT ADDRESS:
401 WILSHIRE BLVD., #1070 SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT
 PROJECT LOCATION:
686 GRAND CANYON DRIVE MADISON, DANE COUNTY WISCONSIN 53719

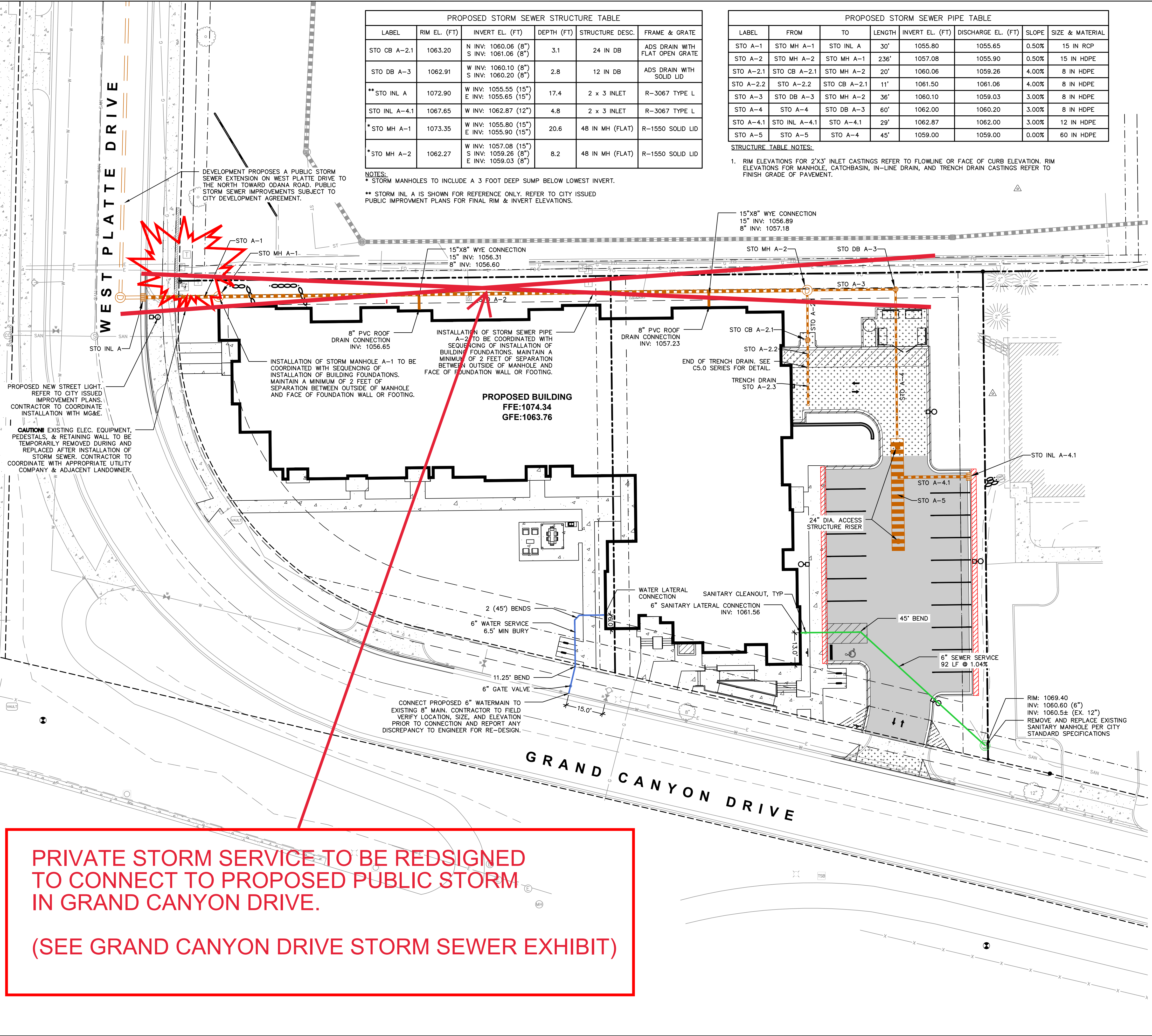
PLAN MODIFICATIONS:

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Designed By: CHG
 Reviewed By: MRH
 Approved By: MRH
 SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO: 23-13059



**PRIVATE STORM SERVICE TO BE REDSIGNED TO CONNECT TO PROPOSED PUBLIC STORM IN GRAND CANYON DRIVE.
 (SEE GRAND CANYON DRIVE STORM SEWER EXHIBIT)**

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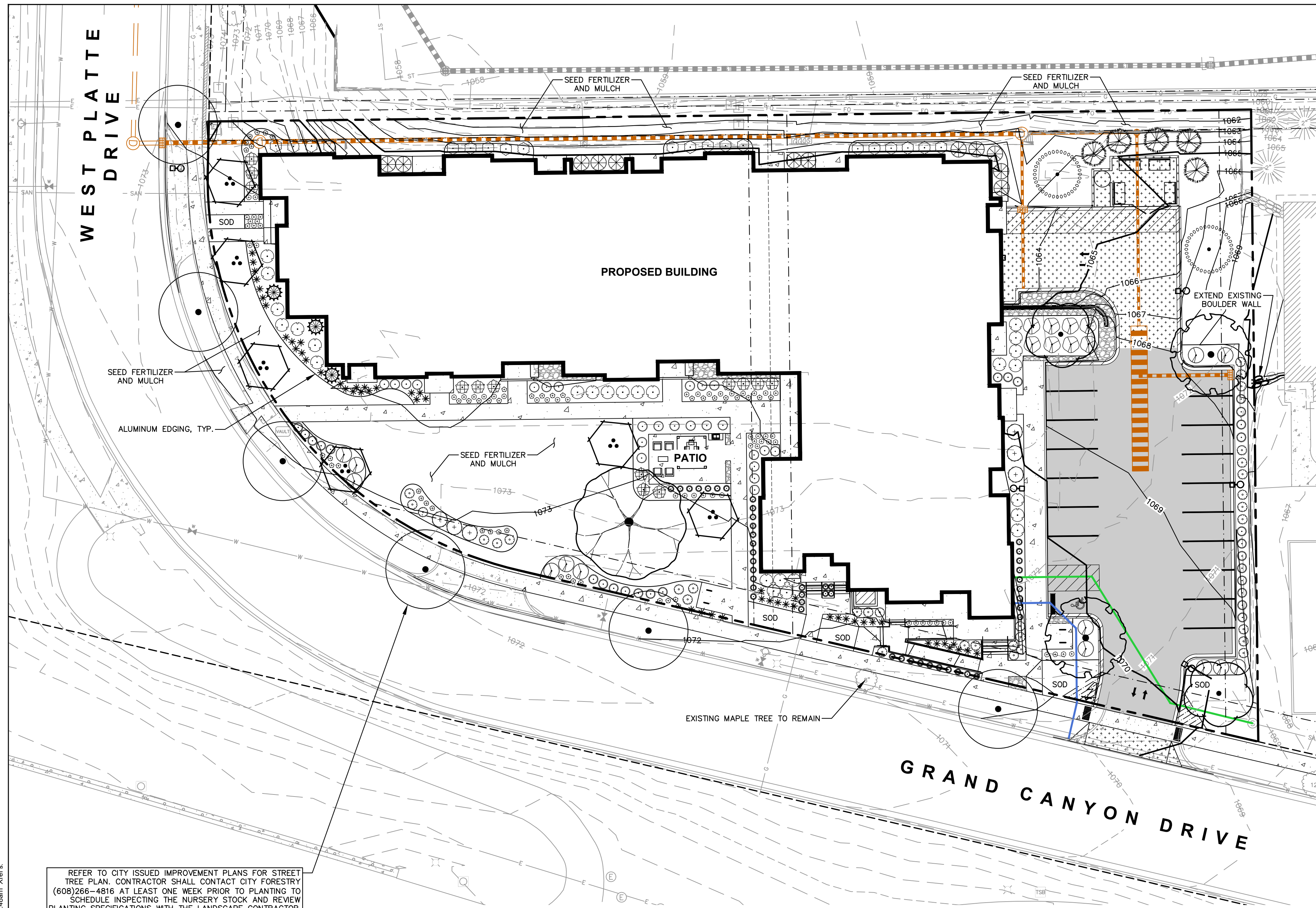
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DIGGERS HOTLINE
 Toll Free (800) 242-8511

north
 SCALE IN FEET
 20' 0 20'

File: I:\2023\2313059\DWG\Civil\Sheets\2313059_C5.0 - Utility Plan User: cgreener Plotted: Dec 15, 2023 - 8:38am Xref's:

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LEGEND

—	PROPERTY LINE	—	SANITARY SEWER
- - -	RIGHT-OF-WAY	—	WATERMAIN
- · - · -	EASEMENT LINE	—	STORM SEWER
—	BUILDING OUTLINE	—	EXISTING SANITARY SEWER
—	EDGE OF PAVEMENT	—	EXISTING WATERMAIN
—	STANDARD CURB AND GUTTER	—	EXISTING STORM SEWER
—	REJECT CURB AND GUTTER	—	RETAINING WALL
—	ASPHALT PAVEMENT	—	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
—	CONCRETE PAVEMENT	—	ADA PARKING SIGN
—	PROPOSED 1 FOOT CONTOUR	—	BIKE RACK
—	PROPOSED 5 FOOT CONTOUR	—	ALUMINUM EDGING
—	EXISTING 1 FOOT CONTOUR	—	DECORATIVE STONE MULCH
—	EXISTING 5 FOOT CONTOUR	—	BOULDER WALL

PLANT LIST

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	PIGL	<i>Picea glauca</i> White Spruce
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CECA	<i>Cercis canadensis 'Columbus'</i> Columbus Strain Eastern Redbud
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	GIBI	<i>Ginkgo biloba 'Autumn Gold'™</i> Autumn Gold Maidenhair Tree
	PLAT	<i>Platanus x acerifolia 'Morton Circle'™</i> Exclamation London Plane Tree
	QUEA	<i>Quercus alba</i> White Oak
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	JUCM	<i>Juniperus chinensis 'Mountbatten'</i> Mountbatten Juniper
	PICE	<i>Pinus cembra 'Chalet'</i> Chalet Swiss Stone Pine
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARME	<i>Aronia melanocarpa 'Morton'™</i> Iroquois Beauty Black Chokeberry
	HYMB	<i>Hydrangea macrophylla 'Baumer'</i> Endless Summer® The Original Hydrangea
	HYPAL	<i>Hydrangea paniculata 'Little Quick Fire'</i> Little Quick Fire Hydrangea
	HYKA	<i>Hypericum kalmianum 'Ames'</i> Ames St. Johnswort
	PHOPA	<i>Physocarpus opulifolius 'Amber Jubilee'</i> Ninebark
	RHAR	<i>Rhus aromatica 'Gro-Low'</i> Gro-Low Fragrant Sumac *
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUGV	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood
	JUCHK	<i>Juniperus chinensis 'Pfitzerana Kallays Compacta'</i> Kally Pfitzer Compact Juniper
	TAMEG	<i>Taxus x media 'Dark Green'</i> Dark Green Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	CALO	<i>Calamagrostis x acutiflora 'Overdam'</i> Overdam Feather Reed Grass
	ECHP	<i>Echinacea purpurea 'PAS702918'</i> PowWow® White Coneflower
	PAVIN	<i>Panicum virgatum 'Northwind'</i> Northwind Switch Grass
	RUFU	<i>Rudbeckia fulgida sullivantii 'Goldsturm'</i> Goldsturm Coneflower *
	SISA	<i>Sisyrinchium angustifolium 'Lucerne'</i> Lucerne Blue-eyed Grass
	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed

REFER TO CITY ISSUED IMPROVEMENT PLANS FOR STREET TREE PLAN. CONTRACTOR SHALL CONTACT CITY FORESTRY (608)266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPE CONTRACTOR.

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. _____ PROJECT NO. _____). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

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- CONTRACTOR NOTES**
- ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
 - ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
 - ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.

JSD

CREATE THE VISION TELL THE STORY

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

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401**

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
**686 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719**

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.07.2023	LAND-USE SUBMITTAL
2	10.24.2023	SPV SUBMITTAL
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Designed By: **MRA**
Reviewed By: **KJY**
Approved By: **MRH**

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: _____ 23-13059

Scale in Feet: 20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

File: I:\2023\2313059\DWG\Landscape Sheets\2313059 Landscape Plan.dwg Layout: L1.0 User: cgreiner Plotted: Oct 24, 2023 - 8:48am Xref's:

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