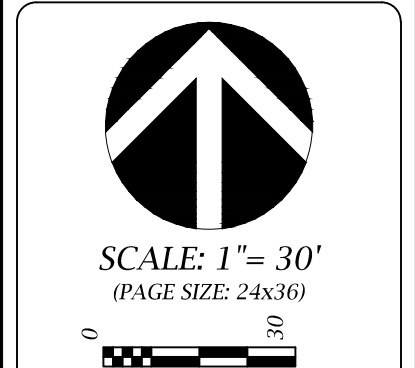


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517 GRAND CANYON DRIVE RENOVATION

CITY OF MADISON, DANE COUNTY, WISCONSIN



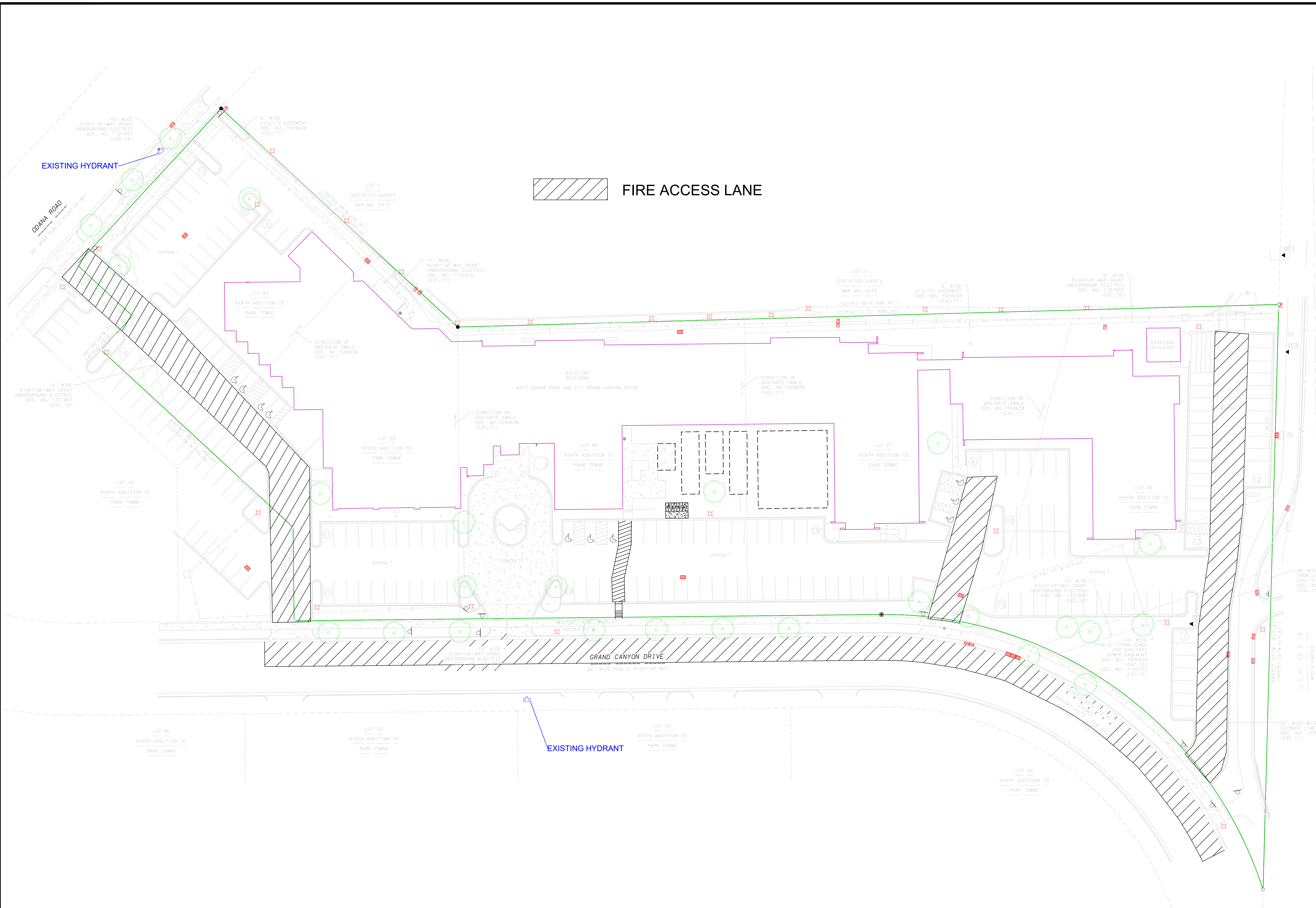
DATE: 09-09-2022
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 FN: 22-05-124
 Sheet Number:
C100

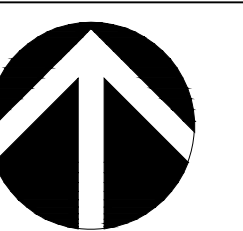
517 GRAND CANYON DRIVE RENOVATION

CITY OF MADISON, DANE COUNTY, WISCONSIN

FIRE ACCESS PLAN



 FIRE ACCESS LANE



SCALE: 1" = 30'
 (PAGE SIZE: 24x36)

DATE: 09-09-2022
 REVISED:

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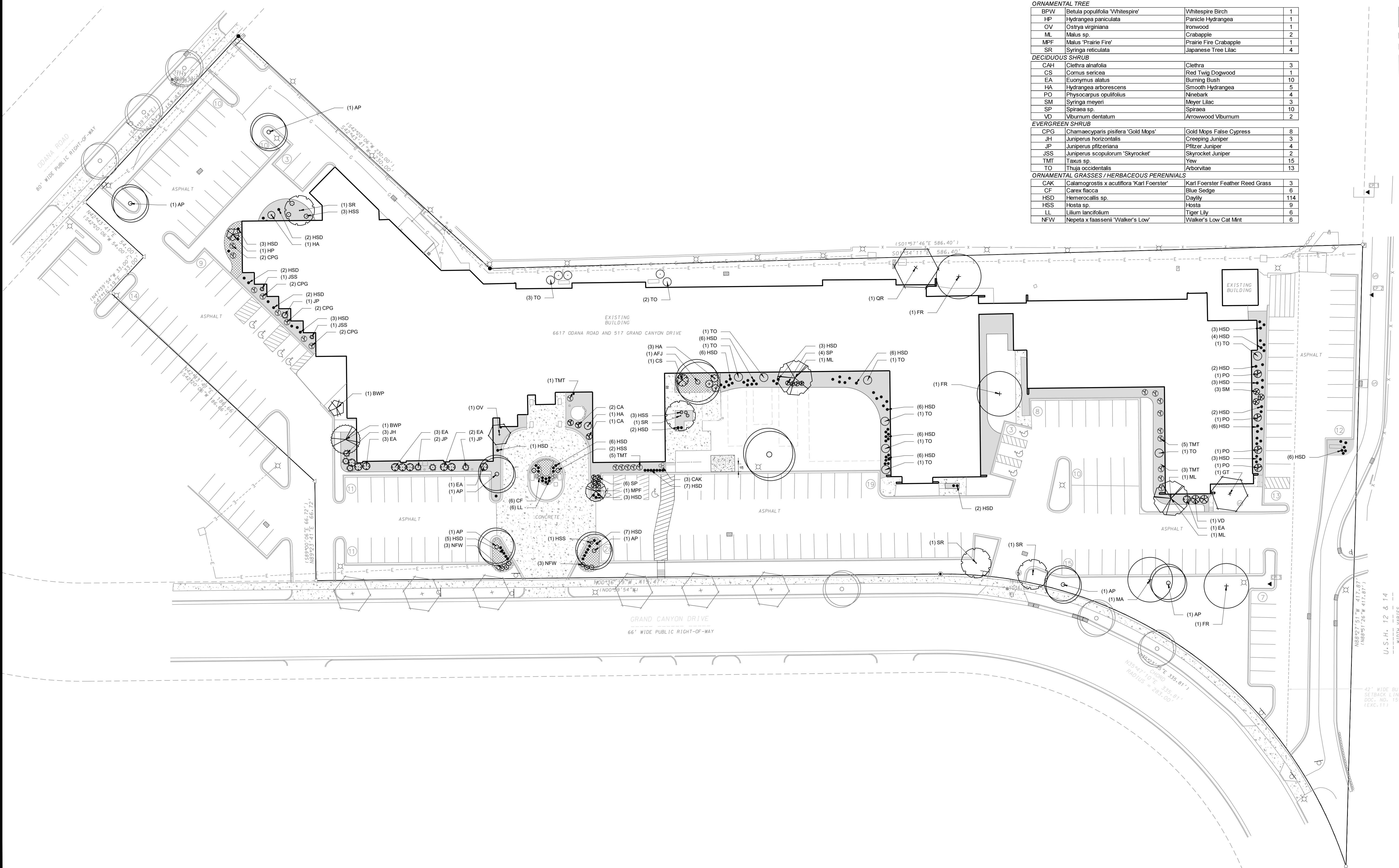
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EXISTING MULCH LEGEND

- EXISTING STONE MULCH
- EXISTING BARK MULCH

EXISTING PLANT SCHEDULE

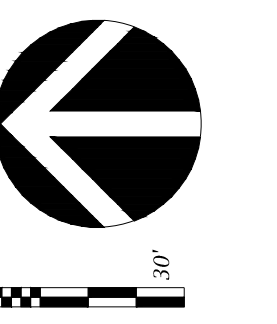
| CODE | SCIENTIFIC NAME | COMMON NAME | QTY |
|---|--|----------------------------------|-----|
| OVERSTORY DECIDUOUS TREES | | | |
| AF | Acer x freemanii | Freeman Maple | 1 |
| AP | Acer platanoides | Norway Maple | 7 |
| AR | Acer rubrum | Red Maple | 1 |
| FR | Fraxinus sp. | Ash | 3 |
| GT | Gleditsia triacanthos | Honeylocust | 1 |
| MA | Morus alba | Mulberry | 1 |
| OR | Quercus rubra | Northern Red Oak | 1 |
| TALL EVERGREEN TREES | | | |
| PP | Picea pungens var. glauca | Colorado Blue Spruce | 1 |
| ORNAMENTAL TREE | | | |
| BPW | Betula populifolia 'Whitespire' | Whitespire Birch | 1 |
| HP | Hydrangea paniculata | Panicle Hydrangea | 1 |
| OV | Ostrya virginiana | Ironwood | 1 |
| ML | Malus sp. | Crabapple | 2 |
| MPF | Malus 'Prairie Fire' | Prairie Fire Crabapple | 1 |
| SR | Syringa reticulata | Japanese Tree Lilac | 4 |
| DECIDUOUS SHRUB | | | |
| CAH | Clethra alnifolia | Clethra | 3 |
| CS | Comus sericea | Red Twig Dogwood | 1 |
| EA | Euonymus alatus | Burning Bush | 10 |
| HA | Hydrangea arborescens | Smooth Hydrangea | 5 |
| PO | Physocarpus opulifolius | Ninebark | 4 |
| SM | Syringa meyeri | Meyer Lilac | 3 |
| SP | Spiraea sp. | Spiraea | 10 |
| VD | Viburnum dentatum | Aronwood Viburnum | 2 |
| EVERGREEN SHRUB | | | |
| CPG | Chamaecyparis pisifera 'Gold Mops' | Gold Mops False Cypress | 8 |
| JH | Juniperus horizontalis | Creeping Juniper | 3 |
| JP | Juniperus pfitzeriana | Pfitzer Juniper | 4 |
| JSS | Juniperus scopulorum 'Skyrocket' | Skyrocket Juniper | 2 |
| TMT | Taxus sp. | Yew | 15 |
| TO | Thuja occidentalis | Arborvitae | 13 |
| ORNAMENTAL GRASSES / HERBACEOUS PERENNIALS | | | |
| CAK | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 3 |
| CF | Carex flacca | Blue Sedge | 6 |
| HSD | Hemerocallis sp. | Daylily | 114 |
| HSS | Hosta sp. | Hosta | 9 |
| LL | Lilium lancifolium | Tiger Lily | 6 |
| NFW | Nepeta x faassenii 'Walker's Low' | Walker's Low Cat Mint | 6 |



EXISTING LANDSCAPE PLAN

517 GRAND CANYON DRIVE RENOVATION

CITY OF MADISON, DAINE COUNTY, WISCONSIN



DATE: 09-09-2022
REVISED:

DRAWN BY: MS

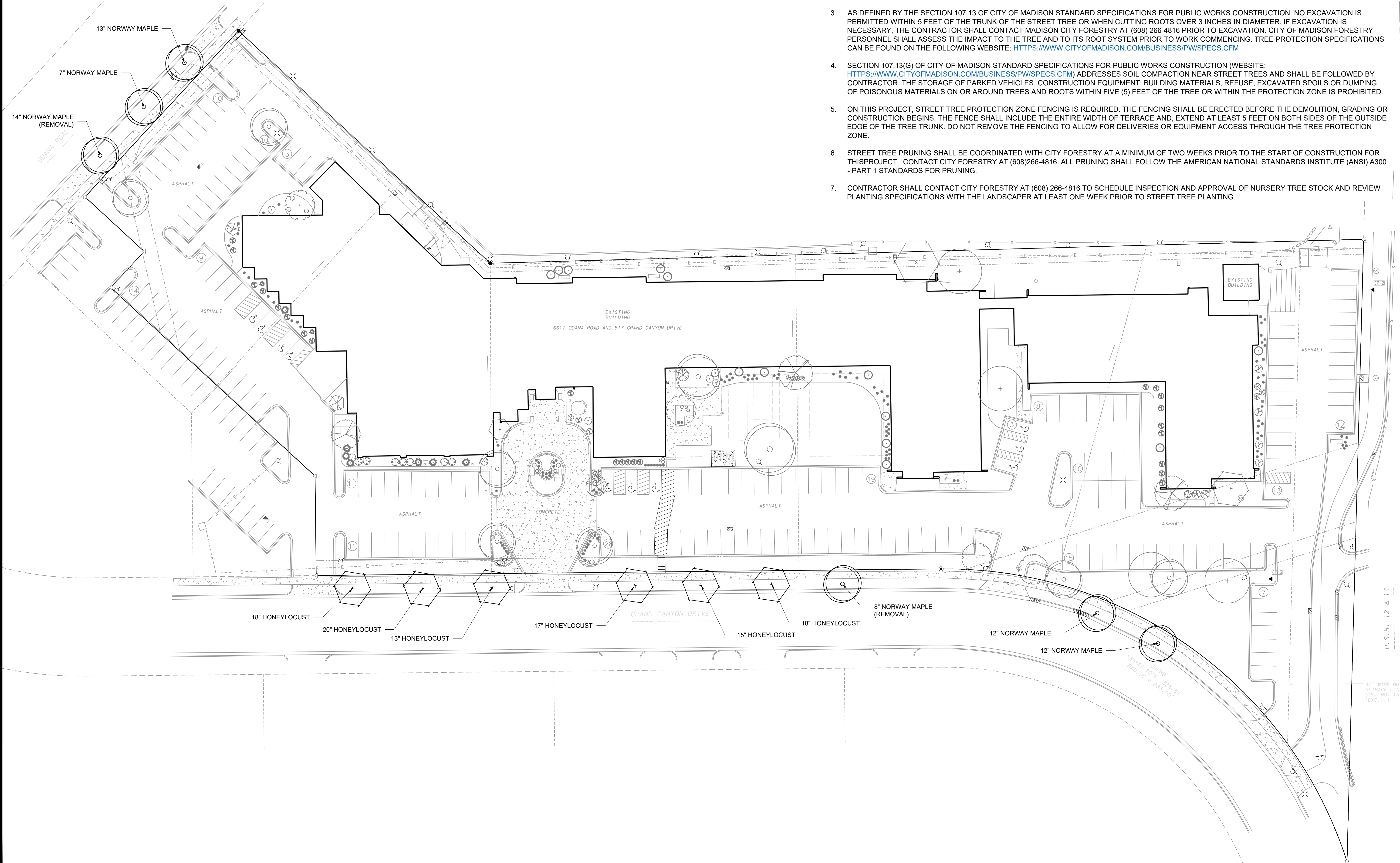
FN: 22-05-124

Sheet Number:

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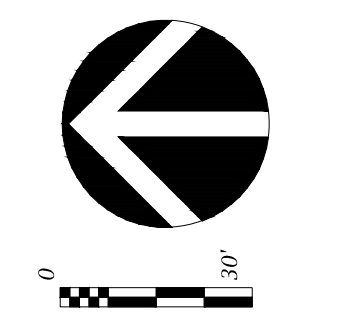
STREET TREE NOTES

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



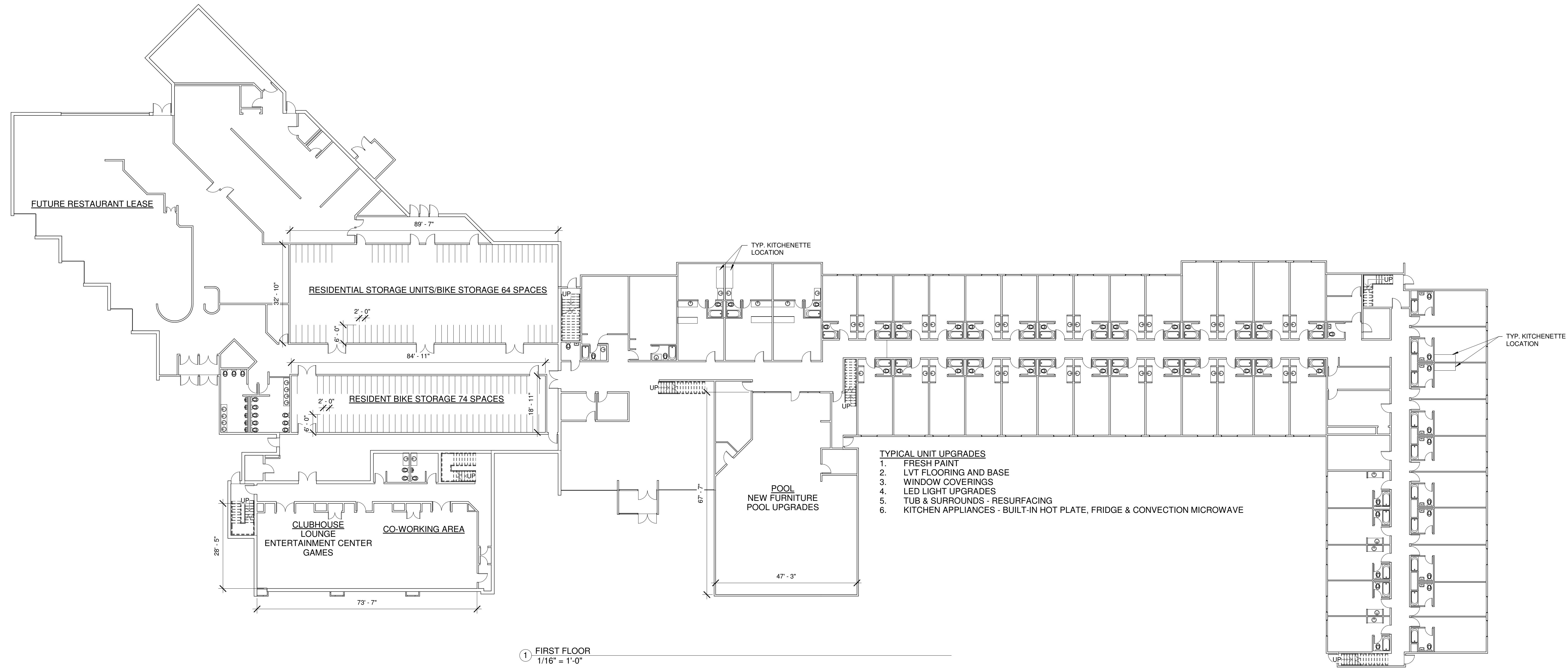
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LANDSCAPE PLAN
517 GRAND CANYON DRIVE RENOVATION
 CITY OF MADISON, DAINE COUNTY, WISCONSIN



DATE: 09-09-2022
 REVISED:

DRAWN BY: MS
 FN: 22-05-124
 Sheet Number:
L200



- TYPICAL UNIT UPGRADES**
- 1. FRESH PAINT
 - 2. LVT FLOORING AND BASE
 - 3. WINDOW COVERINGS
 - 4. LED LIGHT UPGRADES
 - 5. TUB & SURROUNDS - RESURFACING
 - 6. KITCHEN APPLIANCES - BUILT-IN HOT PLATE, FRIDGE & CONVECTION MICROWAVE

1 FIRST FLOOR
1/16" = 1'-0"

| No. | Description | Date |
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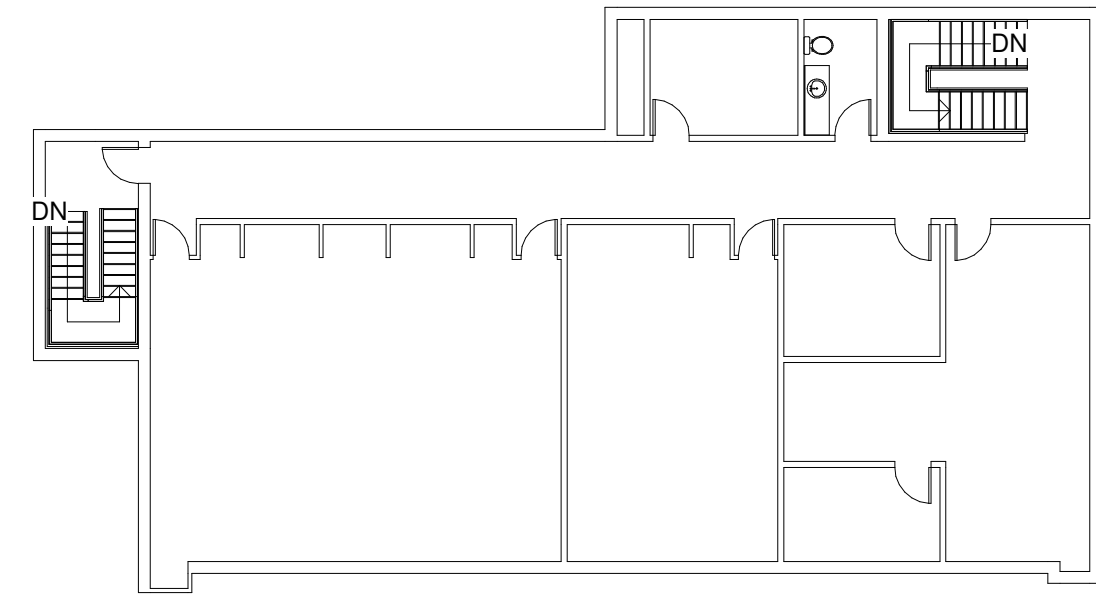
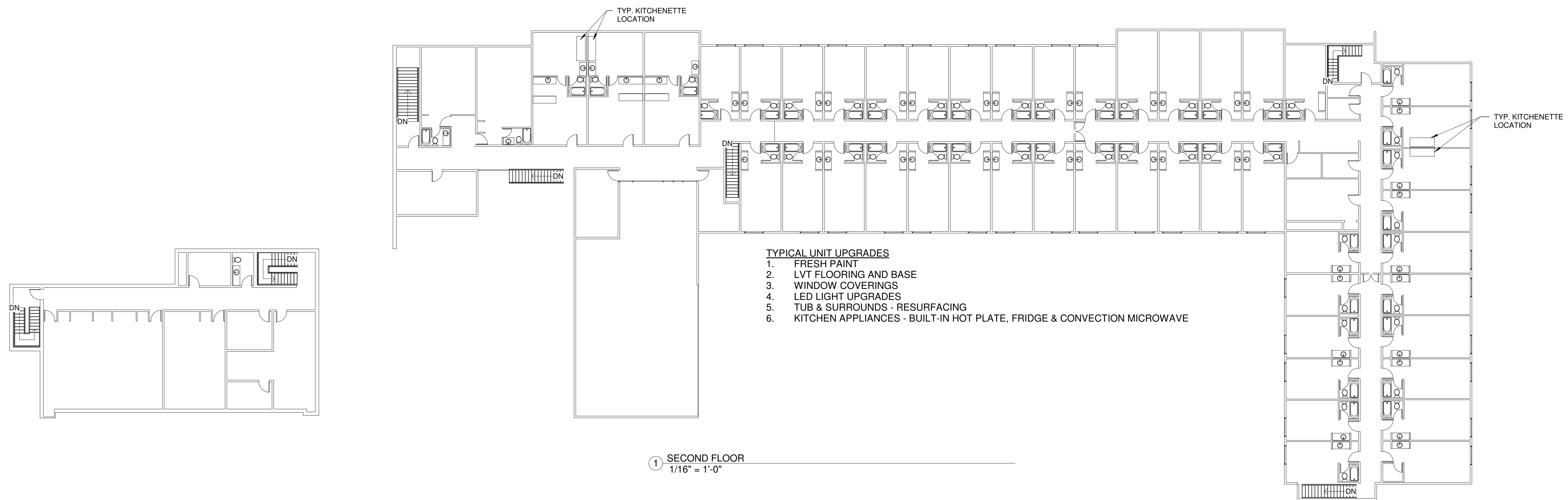
517 GRAND CANYON DRIVE RENOVATION

FIRST FLOOR PLAN

Project Number FN: 22-05-124
Date 9-12-22

A101

Scale 1/16" = 1'-0"



| No. | Description | Date |
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517 GRAND CANYON DRIVE RENOVATION

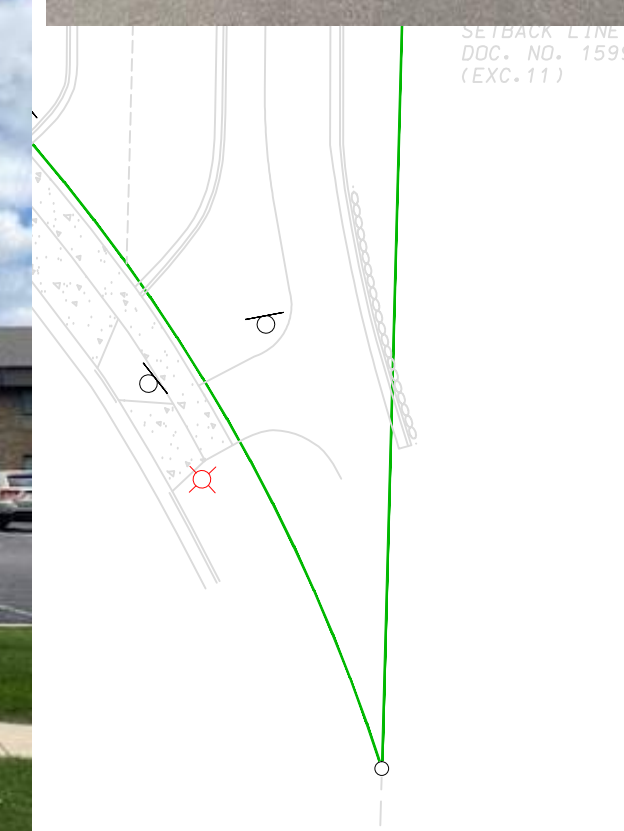
SECOND FLOOR PLAN

Project Number FN: 22-05-124
Date 9-12-22

A102

Scale 1/16" = 1'-0"





SCALE: 1"=30'
 (PAGE SIZE 24x36)
 DATE: 09-06-2022
 REVISED:
 DRAWN BY: JS
 FN: 22-05-124
 Sheet Number:
 C200

CERTIFIED SURVEY MAP

**LOTS 86, 87, 88 AND PART OF LOTS 83 AND 85, NINTH ADDITION TO PARK TOWNE,
LOCATED IN THE SE1/4 OF THE NW1/4 OF
SECTION 25, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 86, 87, 88, and part of Lots 83 and 85, Ninth Addition to Park Towne, recorded in Volume 50 of Plats on pages 24-25 as Document Number 1599638 in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 of Section 25, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the West 1/4 corner of said Section 25; thence N89°24'01"W, 1955.68 feet along the South line of said NW1/4; thence N00°35'59"W, 25.74 feet to a point on the North right-of-way line of U.S.H. 12-14, also being the Southwest corner of Lot 1, Certified Survey Map No. 2919 and the point of beginning; thence N88°27'51"W, 417.87 feet along said North right-of-way line to a point of curve on the Southeasterly right-of-way line of Grand Canyon Drive; thence Northeasterly along said Southeasterly right-of-way line along a curve to the left which has a radius of 283.00 feet and a chord which bears N35°47'10"E, 335.81 feet; thence N00°36'19"W, 419.47 feet along the East right-of-way line of Grand Canyon Drive; thence N89°23'41"E, 66.72 feet; thence N42°43'41"E, 186.66 feet; thence S47°16'19"E, 33.00 feet; thence N42°43'41"E, 54.00 feet to a point on the Southwesterly right-of-way line of Odana Road; thence S47°16'19"E, 151.83 feet along said Southwesterly right-of-way line to the Northwest corner of Lot 1, Certified Survey Map No. 2919; thence S42°43'41"W, 230.00 feet along the West line of said Lot 1; thence S01°34'11"E, 586.40 feet along the West line of said Lot 1 to the point of beginning. Containing 197,386 square feet (4.531 acres).

Dated this 12th day of September, 2022

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 6 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. This Certified Survey Map is subject to the following recorded instruments:
- Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 1258523.
 - Declaration of Covenants, Conditions and Restrictions of Park Towne recorded as Doc. No. 1373566.
 - Declaration of Conditions and Restrictions for Plat of Park Towne 9th Add. recorded as Doc. No. 1599867.
 - Declaration of Covenants, Conditions and Restrictions of Park Towne recorded as Doc. No. 1781968.
 - Reciprocal Driveway Easement Agreement recorded as Doc. No. 3840969.
 - Sign Easement Agreement recorded as Doc. No. 3840970.

CURVE TABLE

| CURVE NUMBER | RADIUS (FEET) | CHORD (FEET) | ARC (FEET) | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|--------------|---------------|--------------|------------|------------------------------|---------------|-----------------|
| 1 | 283.00 | 335.81 | 359.49 | N35°47'10"E (N35°23'35"E) | 72°46'58" | IN-N72°10'39"E |



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DATE: September 12, 2022

F.N.: 22-05-124

C.S.M. NO. _____

DOC. NO. _____