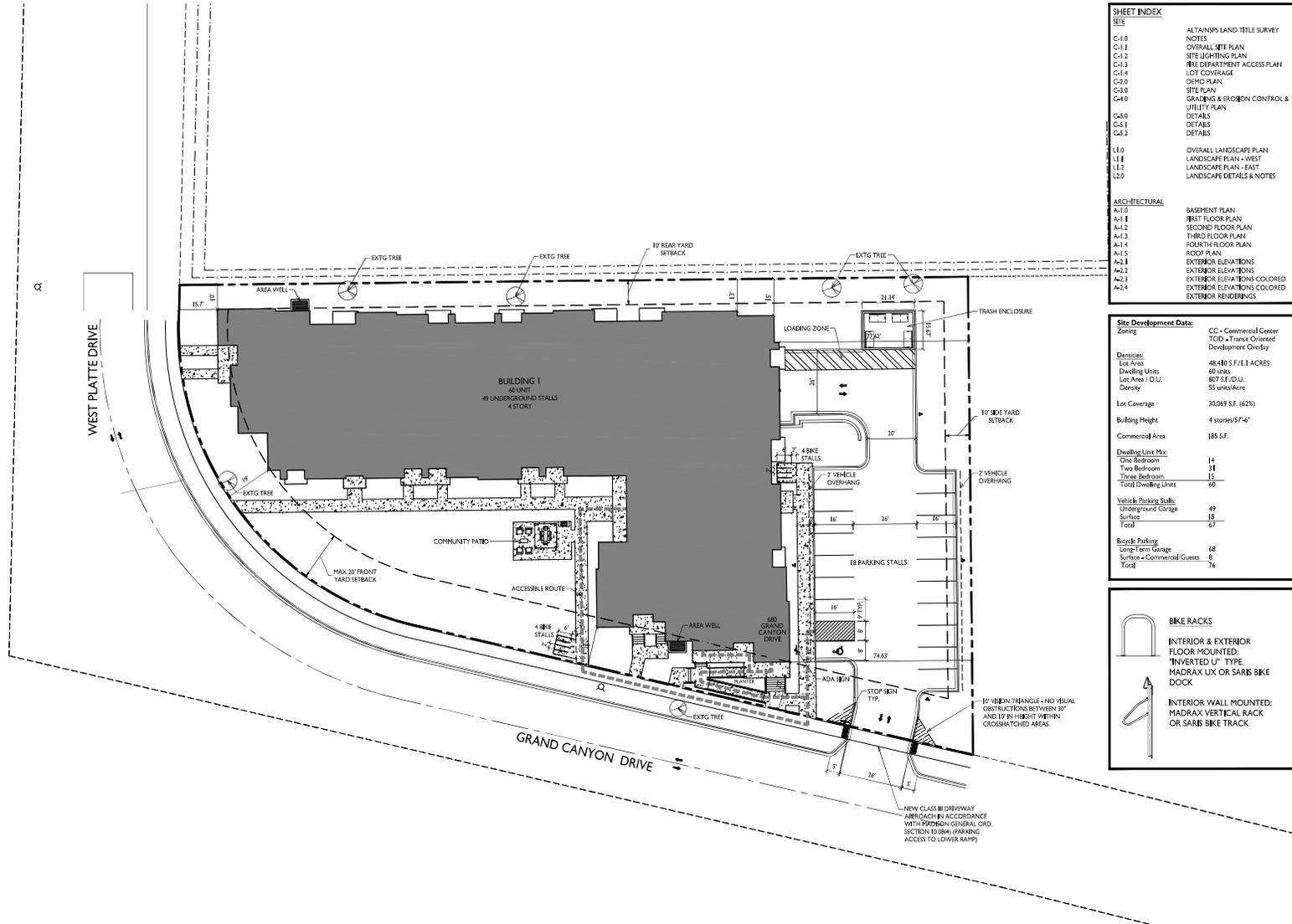


GENERAL NOTES

1. 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.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. 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.
4. 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 PLANS ARE 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 ADJACENT PROPERTY OWNER WHOSE PROPERTY IS AFFECTED BY THE STREET TREE REMOVAL PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS ORDNANCE BY 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 (264-4816) 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/SPEC/CFM
6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISBURSE, 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 TREES. 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 (264-4816). PENALTIES AND REMEDIATION SHALL BE REQUIRED.
7. 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 SOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 10 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
8. 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 3 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.
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THE PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 264-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK, AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
11. 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 (264-4816).
12. 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.



SHEET INDEX

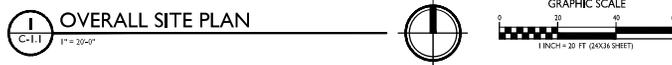
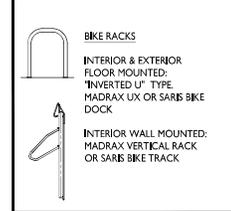
NOTE	ALTAIRNS LAND TITLE SURVEY
C-1.0	OVERALL SITE PLAN
C-1.1	SITE LIGHTING PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	IRIG DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	DEMO PLAN
C-1.6	SITE PLAN
C-1.7	GRADING & EROSION CONTROL & UTILITY PLAN
C-1.8	DETAILS
C-1.9	DETAILS
C-1.10	DETAILS
L-1.0	OVERALL LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN - WEST
L-1.2	LANDSCAPE PLAN - EAST
L-1.3	LANDSCAPE DETAILS & NOTES

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-1.4	FOURTH FLOOR PLAN
A-1.5	ROOF PLAN
A-1.6	EXTERIOR ELEVATIONS
A-1.7	EXTERIOR ELEVATIONS
A-1.8	EXTERIOR ELEVATIONS COLORED
A-1.9	EXTERIOR ELEVATIONS COLORED
A-1.10	EXTERIOR ELEVATIONS COLORED

Site Development Data:

Zoning	CC - Commercial Center
	TOD - Transit Oriented Development Overlay
Lot Area	48,410 S.F./1.1 ACRES
Dwelling Units	60 units
Lot Area / D.U.	807 S.F./D.U.
Density	55 units/Acre
Lot Coverage	30,089 S.F. (62%)
Building Height	4 stories/97'-4"
Commercial Area	185 S.F.
Dwelling Unit Mix:	
One Bedroom	14
Two Bedroom	31
Three Bedroom	15
Total Dwelling Units	60
Vehicle Parking Stalls:	
Underground Garage	49
Surface	18
Total	67
Bicycle Parking:	
Long-Term Garage	68
Surface - Commercial Guests	7
Total	75



ISSUED
Issued for DAT - January 20, 2022
Issued for LIA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue
Capital Grand
Canyon Drive
Development

680 Grand Canyon Drive,
Madison, WI
SHEET TITLE
Overall Site Plan

SHEET NUMBER
C-1.1
PROJECT NO. 2303
© Knothe & Bruce Architects, LLC

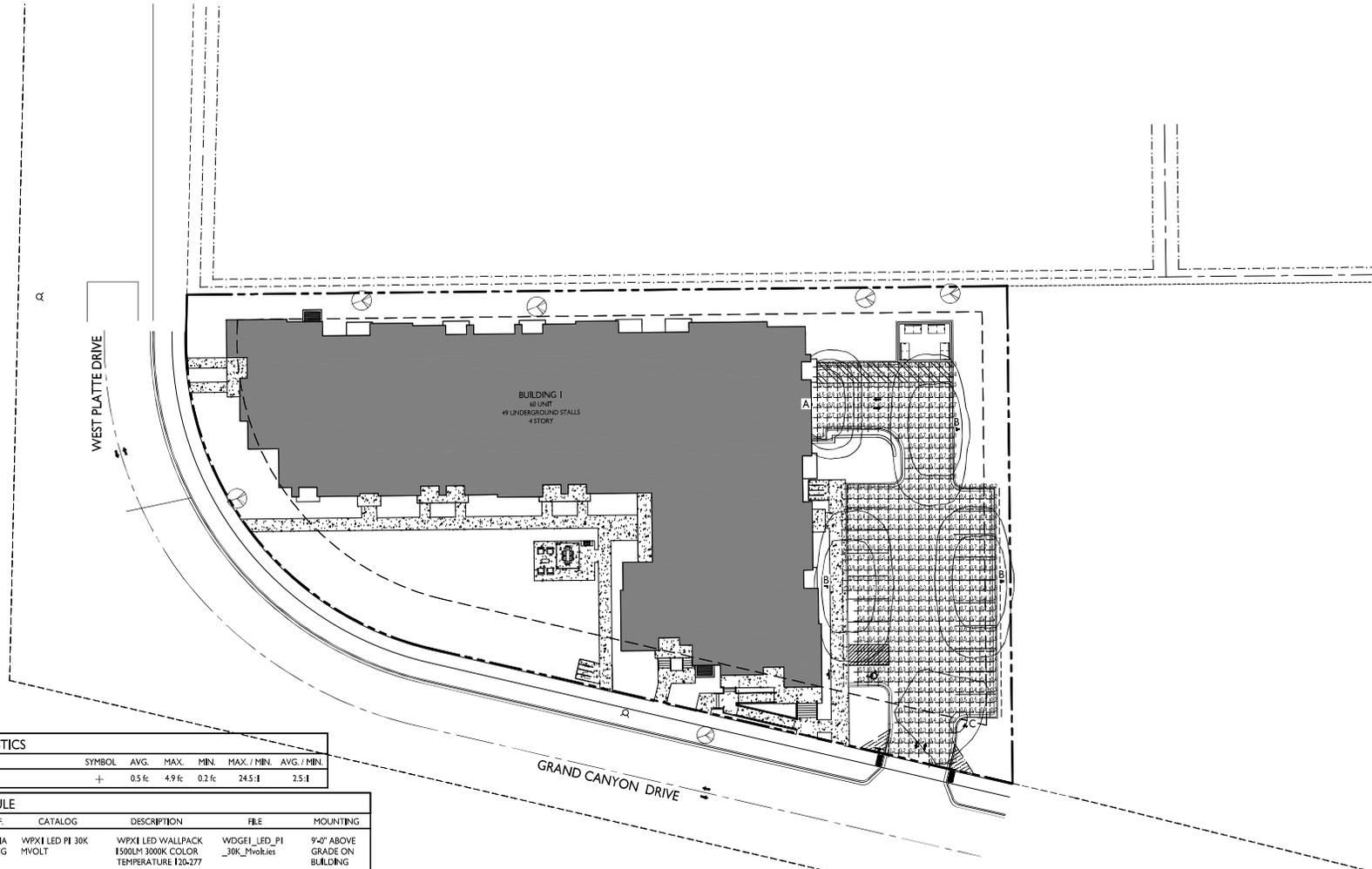
ISSUED
 Issued for LIA Submittal August 7, 2023

PROJECT TITLE
 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

680 Grand Canyon Drive,
 Madison, WI
 SHEET TITLE
 Site Lighting Plan

SHEET NUMBER

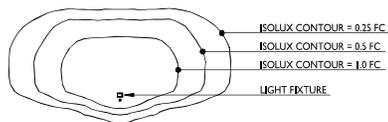
C-1.2
 PROJECT NO. 2303
 © Knothe & Bruce Architects, LLC



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aids/Parking Lot	+	0.5 fc	4.9 fc	0.2 fc	24.5:1	2.5:1

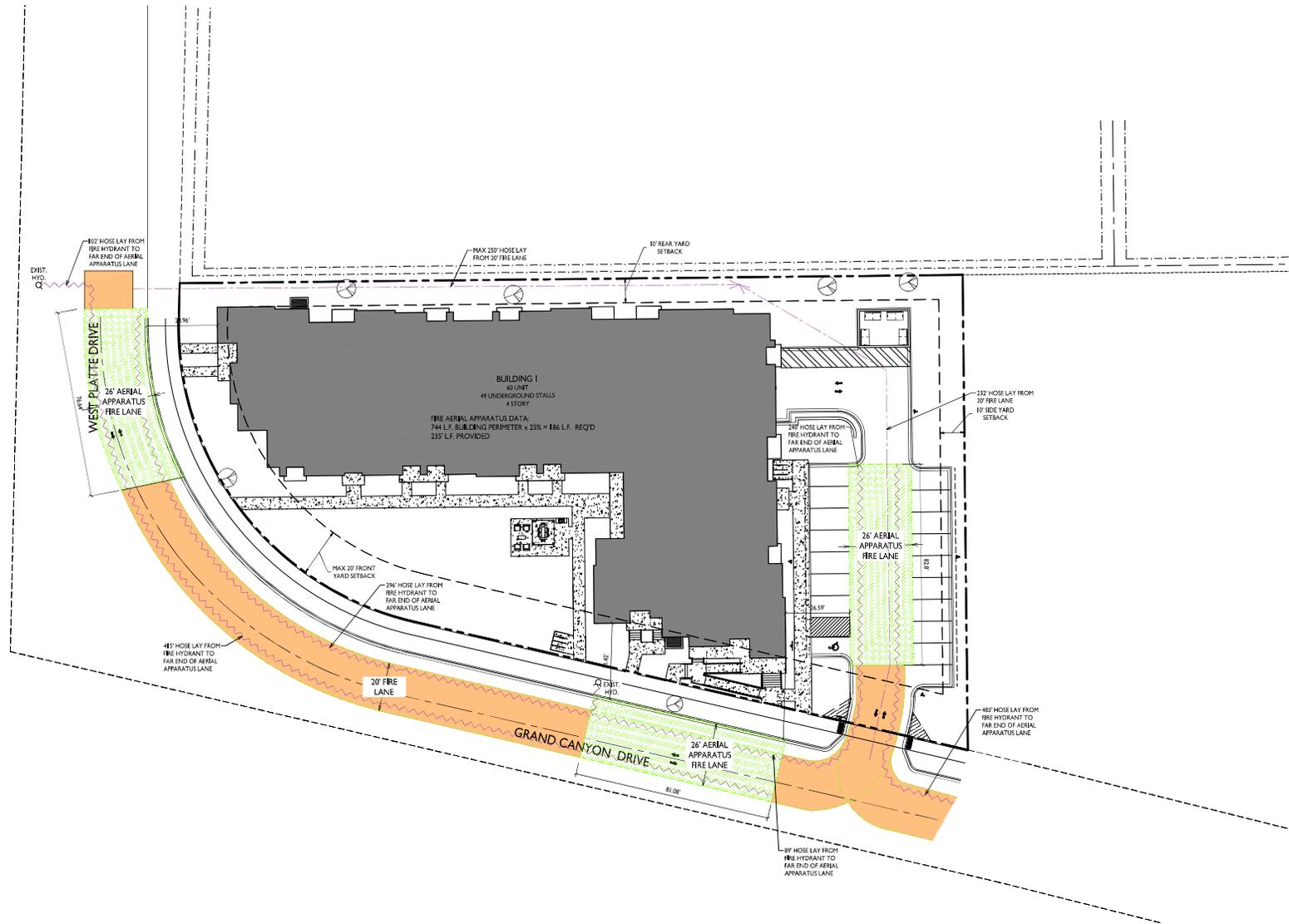
LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	1	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK 1500LP 3000K COLOR TEMPERATURE 12x277 VOLTS	WDGE1_LED_P1_30K_mvolt.ies	9'-0" ABOVE GRADE ON BUILDING
□	B	3	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T25 MVOLT HS	DSXWPM LED WITH (1) I0 LED LIGHT ENGINE, TYPE T25 OPTIC, 3000K, AT 350mA WITH HOUSE-SIDE SHELDS.	DSXWPM_LED_10C_350_30K_T25_mvolt_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT HS	DSXWPM LED WITH (1) I0 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K, AT 350mA WITH HOUSE-SIDE SHELDS.	DSXWPM_LED_10C_350_30K_T4M_mvolt_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



I SITE LIGHTING PLAN
 C-1.2 1" = 20'-0"





ISSUED
 Issued for LIA Submittal - August 7, 2023

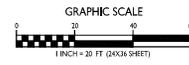
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 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

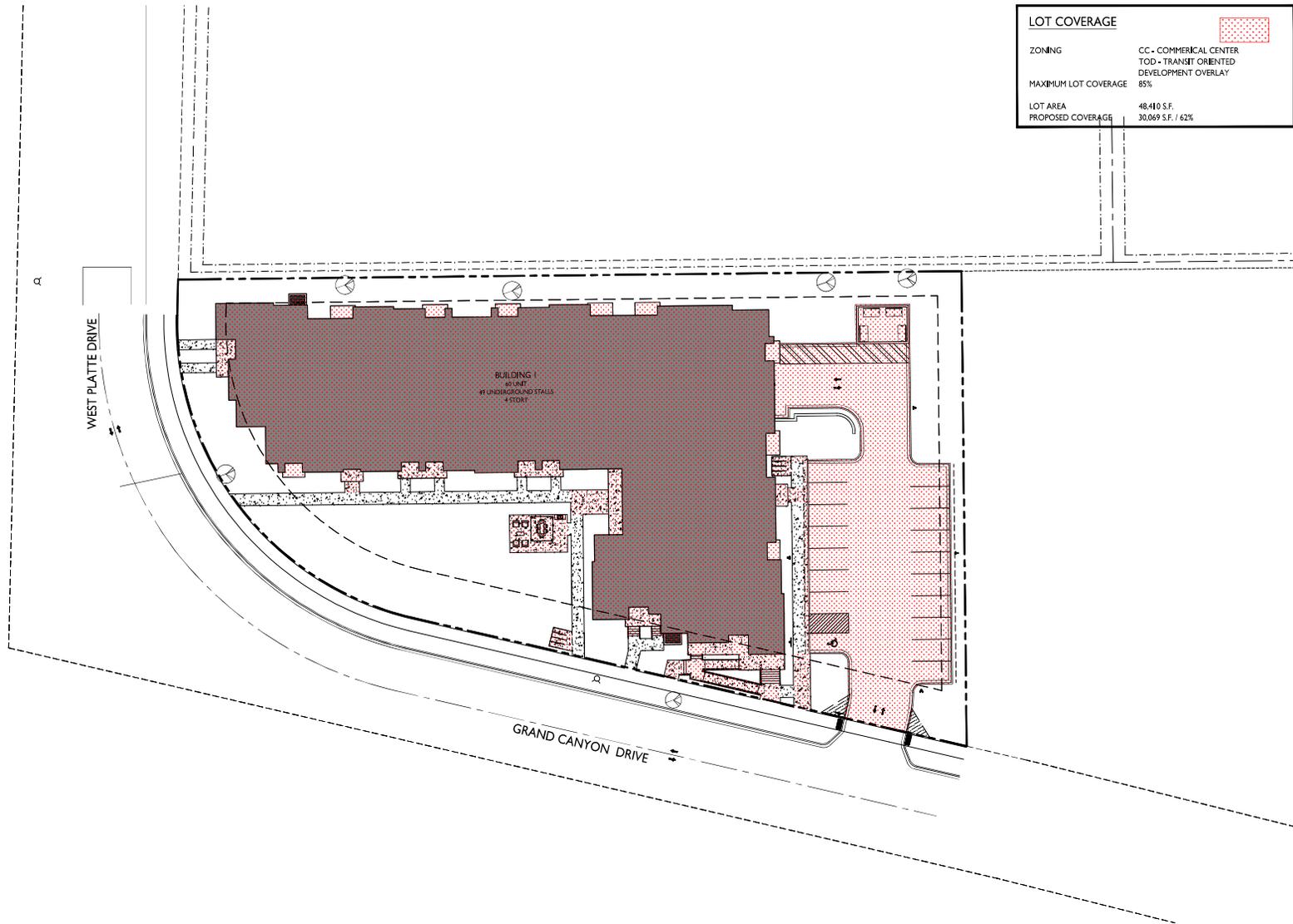
680 Grand Canyon Drive,
 Madison, WI
 SHEET TITLE
 Fire Department
 Access Plan

SHEET NUMBER

C-I.3
 PROJECT NO. 2303
 © Knothe & Bruce Architects, LLC

1 FIRE DEPARTMENT ACCESS PLAN
 C-I.3 1" = 20'-0"





ISSUED
Issued for LIA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue
Capital Grand
Canyon Drive
Development

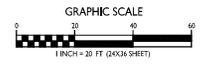
680 Grand Canyon Drive,
Madison, WI
SHEET TITLE
Lot Coverage

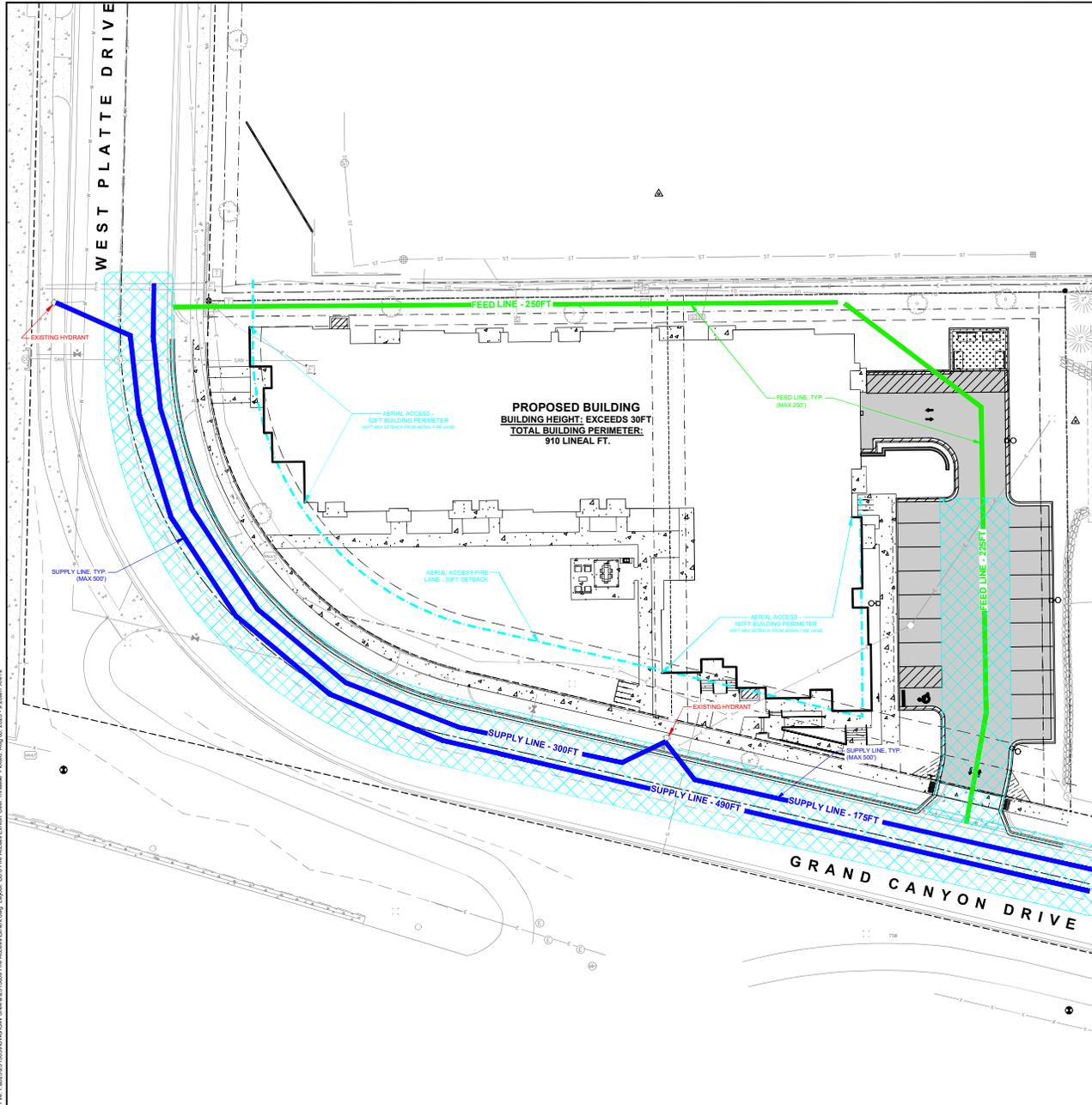
SHEET NUMBER

C-1.4

PROJECT NO. 2303
© Knothe & Bruce Architects, LLC

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





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
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	26' WIDE AERIAL FIRE LANE

City of Madison Fire Department
 30 West Mifflin Street 8th & 9th Floors, Madison, WI 53703-2579
 Phone: 608.266.4420 • Fax: 608.937.1100 • Email: fire@cityofmadison.com

Project Address: **680 Grand Canyon Drive**
 Contact Name & Phone #: **Matt Haase, 608-848-5000 (JSD-Developers Consultant)**

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lines extend to within 100-feet of all portions of the exterior wall? If sprinklered, fire lines are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
2. Is the fire line constructed of concrete or asphalt, designed to support a minimum load of 35,000 lbs? a) Is the fire line a minimum unobstructed width of at least 20-feet? b) Is the fire line unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire line at least 28-feet? d) Is the grade of the fire line not more than a slope of 6%? e) Is the fire line posted as fire line? (Provide detail of signage.) f) Is a rollable curb used as part of the fire line? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire line? (Min support = 85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
3. Is the fire line obstructed by security gates or barriers? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operation installed, key switch, padlock or key-ring?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4. Is the fire line dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-rail storage in accordance with IFC Chapter 1206.6? If yes, see IFC 2306.6 for further requirements.	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire line 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 line between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire line? d) Are there any tree canopies expected to grow across the aerial fire line? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire line 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 height?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lines within 500-feet of at least (2) hydrants? Note: Distance shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire line at least 26' wide for at least 20-feet on each side of the hydrant? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet or more than 10-feet from the curb/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.	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.
 This worksheet is based on MGO 34.563 and IFC 2012 Edition Chapter 5 and Appendix B; please see the codes for further information.

JSD
 CREATE THE VISION TELL THE STORY
 jsdinc.com
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.248.5060

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD., #170 SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

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

PLAN MODIFICATIONS:

#	Date	Description
1	08.07.2023	LANDUSE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

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

SHEET TITLE:
FIRE ACCESS PLAN

SHEET NUMBER:
C6.0

0 20' 40' 60' 80' 100' 120' 140' 160' 180' 200'

Scale in Feet

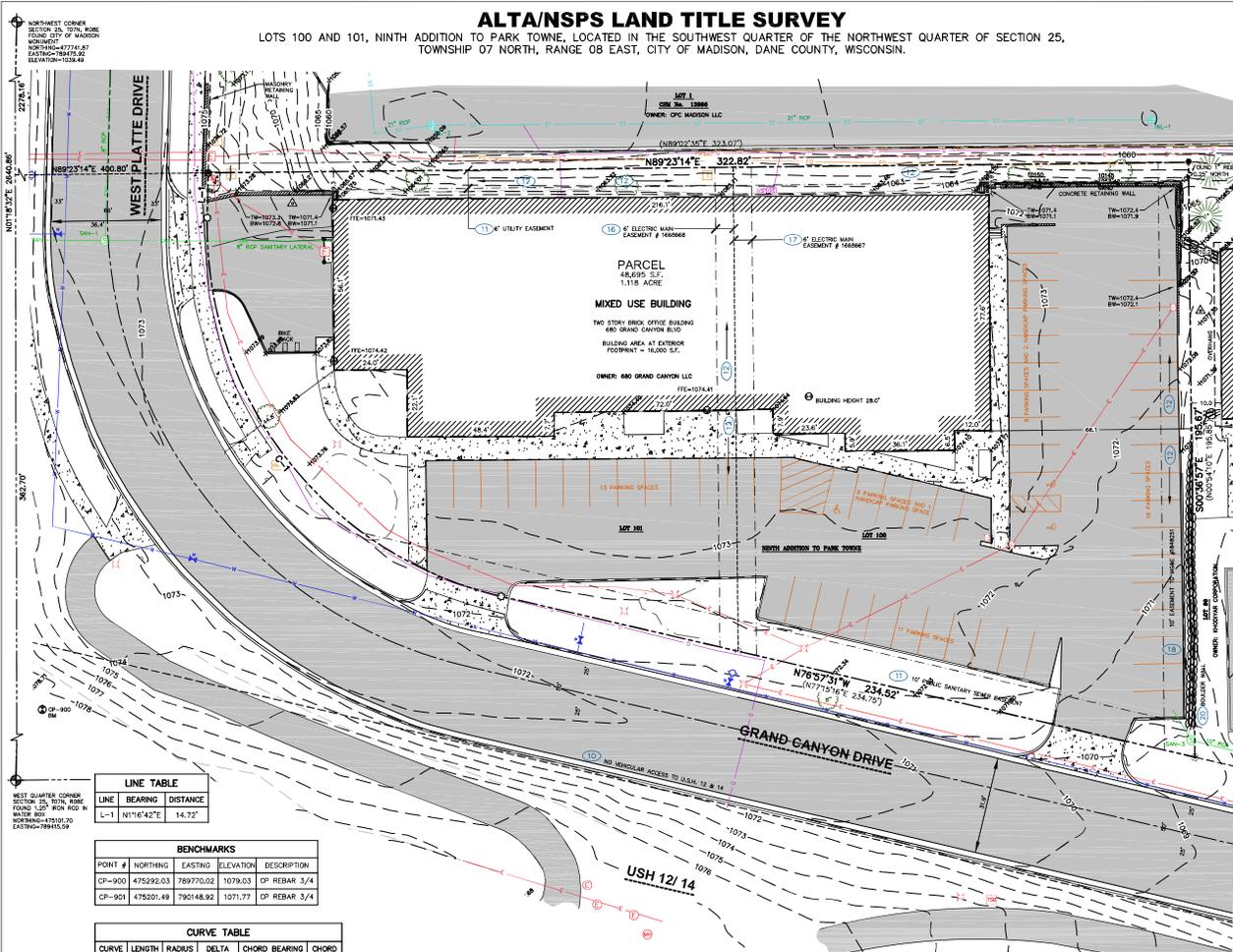
DIGGERS NOTLINE
 Toll Free (800) 242-8511

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ALTA/NSPS LAND TITLE SURVEY

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NOTES:

- FIELD WORK PERFORMED ON MAY 24-25, 2023.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF SECTION 25, TOWNE, ROBE, RECORDED AS 101715Z7E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BENCHMARK IS A CITY OF MADISON MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 25, 1978, BORE, ELEVATION = 1036.87.
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPROPRIATELY, LOCATING DIGGER HOLE FIELD MARKERS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOLE TICKET NO. 4-202300098, 202300099 AND 202300099, WITH A CALL DATE OF 5/22/2023.
- UTILITY COMPANIES CONTACTED THRU DIGGER'S HOLE:
 - CITY OF MADISON: CHARTER COMMUNICATIONS WISCONSIN DOT
 - WISCONSIN ELECTRIC AND GAS: WISCONSIN DOT
 - AMERICAN TRANSMISSION (AT2): DOT SOUTHWEST REGION
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOLE TICKET NO. 1.800.848.5060.
- 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 SHALL BE VERIFIED PRIOR TO BEING UTILIZED.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN CONFORMANCE WITH THE SUPPLIED CITY RECORDS.
- A PRIVATE UTILITY LOCATE WAS DONE BY GLS UTILITY LLC.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- CUTTING OR SPINDLES WERE SET MARKING THE P.I. OF THE WEST CURVE.
- SURVEYED PROPERTY ADDRESS IS 680 GRAND CANYON DRIVE, MADISON, WI 53703.
- THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NUMBER 16025C0395S, EFFECTIVE DATE OF JANUARY 2, 2009.
- CURRENT ZONING CLASSIFICATION IS C2 COMMERCIAL.
- THERE ARE 54 PARKING SPACES AND 3 HANDICAP SPACES FOR A TOTAL OF 57 PARKING SPACES.
- THERE ARE NO DIVISION OF PARTY WALLS WITH RESPECT TO ADJOINING OWNERS.
- NOTE TO THE CLIENT, ENGINEER, AND LENDER - WITH REGARD TO TABLE A (ITEM 11(a) AND 11(b)), INFORMATION FROM THE SOURCES LISTED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 9.01 TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED, AND RELIANCE ON THESE SERVICES, IN SOME CIRCUMSTANCES, BY OTHER SURVEYING UTILITY LOCATE REQUESTS FROM THE CLIENT, MAY BE AFFECTED. THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, IS ADDED TO THIS SURVEY. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

NOTES CORRESPONDING TO SCHEDULE B - I EXCEPTIONS:

- ACCESS RESTRICTIONS NOTE ON THE PLAT OF SUBDIVISION. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES DISCLOSED BY PLAT OF SUBDIVISION. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
- DRAINAGE SCALE REQUIREMENT AS NOTED ON PLAT OF SUBDIVISION. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON FEBRUARY 04, 1970 IN VOLUME 158 OF RECORDS, PAGE 62 AS DOCUMENT NO. 125823 AS NOTED IN VOLUME 408 OF RECORDS, PAGE 4 AS DOCUMENT NO. 178186. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON AUGUST 01, 1973 IN VOLUME 460 OF RECORDS, PAGE 12 AS DOCUMENT NO. 137306 AS NOTED IN VOLUME 408 OF RECORDS, PAGE 4 AS DOCUMENT NO. 178186. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- DECLARATION OF COVENANTS AND CONDITIONS RECORDED ON NOVEMBER 10, 1978 IN VOLUME 1012 OF RECORDS, PAGE 484 AS DOCUMENT NO. 169667. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: JUNE 19, 1980 VOLUME 1990 OF RECORDS, PAGE 86 AS DOCUMENT NO. 164866. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
- RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: JUNE 19, 1980 VOLUME 1990 OF RECORDS, PAGE 85 AS DOCUMENT NO. 164867. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
- GRANT OF EASEMENT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: AUGUST 7, 1987 VOLUME 1046 OF RECORDS, PAGE 76 AS DOCUMENT NO. 184833. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
- TERMS AND CONDITIONS OF THE MEMORANDUM OF AGREEMENT RECORDED: AUGUST 7, 1987 VOLUME 1046 OF RECORDS, PAGE 94 AS DOCUMENT NO. 203808. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- BOLLARD WALL EASEMENT BOLLARD WALL EASEMENT RECORDED: MARCH 26, 2002 AS DOCUMENT NO. 348513. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
- MORTGAGE DATED APRIL 26, 2016 AND RECORDED APRIL 27, 2016 AS DOCUMENT NO. 622919, MADE BY 680 GRAND CANYON LLC, TO U.S. BANK NATIONAL ASSOCIATION, TO SECURE AN INTEREST IN THE AMOUNT OF \$1,000,000.00, AND THE TERMS AND CONDITIONS THEREOF. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- WE FIND A RELEASE AGREEMENT AS DOCUMENT NO. 884317 ON JANUARY 10, 2023 PURPORTING TO RELEASE THE FORESAID LIEN. NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR ENDING THE COMBUSTIBLE TRANSMISSION. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 161265-16326-WAD, EFFECTIVE DATE: JANUARY 10, 2023 AT 7:30 A.M.)
 LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
 FOR INFORMATIONAL PURPOSES ONLY:
 ADDRESS: 680 GRAND CANYON DRIVE, MADISON WI
 TAX KEY NUMBER: 25/1078-253-0417-9

SURVEYOR'S CERTIFICATE

- TO:
 (1) LINCOLN AVENUE CAPITAL MANAGEMENT, LLC,
 (2) U.S. NATIONAL BANK ASSOCIATION,
 (3) FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD ACTUAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND HOLDS THEM (1, 2, 3, 4, 5, 6(a), 7(a), 10(a)), (10), (11), (12), (14, 15, 16, 17, 18 AND 19) OF TABLE A THEREOF, OF THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.

DATE: 05/15/2023

TODD J. BURR, 5-2614
 PROFESSIONAL LAND SURVEYOR
 Email: todd.burr@jdsinc.com
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CREATE THE VISION TELL THE STORY

www.jdsinc.com

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 SUITE 1070
 SANTA MONICA, CA 90401**

PROJECT LOCATION:
**680 GRAND CANYON DRIVE
 MADISON, DANE COUNTY
 WI 53703**

PROJECT TITLE:
ALTA/NSPS LAND TITLE SURVEY

MODIFICATIONS:

#	Date	Description
1		
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16		

APPROVED BY: SMN 06/05/23
 RECORDED BY: JK 06/13/23
 APPROVED BY: LJB 06/14/23

SHEET NUMBER:
1 OF 1

PROJECT NO.: 25-12028

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N1°16'42"E	14.72'

BENCHMARKS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-900	475292.03	789770.02	1079.03	DP REBAR 3/4"
CP-901	475250.49	789148.92	1071.77	DP REBAR 3/4"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	170.69'	125.00'	78°41'3"	N27°50'24"W	157.73'
()	-	125.00'	78°11'20"	N38°10'30"W	157.65'

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1073.37	N 1065.10	8"	RSP
		W 1065.42	8"	RSP
		S 1065.25	8"	RSP
SAN-2	1069.02	N 1058.40	8"	RSP
		S 1058.47	8"	RSP
SAN-3	1069.60	NW 1060.50	12"	RSP
		SE 1060.99	12"	RSP
SAN-4	1061.60	E 1052.74	12"	RSP
		N 1063.06	12"	RSP
		N 1052.94	12"	RSP

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1057.77	E 1051.23	18"	RSP
		W 1051.39	18"	RSP
		N 1049.79	18"	RSP
INL-2	1007.69	E 1049.79	18"	RSP
		N 1050.34	18"	RSP



- #### LEGEND
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - CHESTED 'X' FOUND
 - 1" IRON PIPE FOUND
 - COTTON SPINDLE SET
 - BENCHMARK
 - BOLLARD
 - SANITARY MANHOLE
 - HYDRANT
 - WATER OR GAS VALVE
 - STORM MANHOLE
 - ROUND CASTED INLET
 - SQUARE CASTED INLET
 - GAS REGULATOR/METER
 - ELECTRIC TRANSFORMER
 - LIGHT POLE
 - HANDICAP PARKING
 - ARROWS INDICATE THAT DIRECTION OF STORM MANHOLE DURING DRAINAGE SHALL BE MAINTAINED BY THE LOT OWNER (UNLESS NOTED WITH THE APPROVAL OF THE CITY ENGINEER).
 - PARCEL BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - PLATTED LOT LINE
 - EASEMENT LINE
 - DOSE OF PAVEMENT
 - CONCRETE CURB & OUTER SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - BUILDING
 - STURBOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - () DENOTES RECORDED AS DATA DERIVING THE SAME LINE ON THE SURROUND AS RETRACED BY THIS SURVEY

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GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOLOGICAL REPORT PREPARED BY WISCONSIN DATED _____.
- EXISTING GRADE SPOUT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OR DRAINAGE OR DRAINAGE OF PROPOSED SILT FENCE LOCATION. NO LAND BEYOND PERMITS SHALL BE WATER CONSTRUCTION UNLESS PERMITTED BY THE CITY OF MADISON.
- 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.

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE INSPECTION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DOGGER'S HOTLINE" LOCATION, AND GENERAL STANDARD OF CARE. THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE IN PART OR ANOTHER SOURCE (DISCREPANCY) IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS IN THEIR OPINION MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. LIDT TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE BROUGHT TO PROPOSED SUBGRADE.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OFF SITE UNLESS OTHERWISE NOTED.

- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS LIMITED BY THE CONTRACTOR'S DESIGN AND GUTTER THAT 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.
- PROTECT EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. VERIFY DISCREPANCIES IMMEDIATELY TO THE ENGINEER AND RESOLVE PRIOR TO THE START OF CONSTRUCTION.
- VERIFY UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.

- NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
- NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE ORIGINAL CONDITION. THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.

- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS LOCATIONS.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.2.4. OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.1.4.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.

- ALL PERMITTER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- BUILDING DEMOLISH SHALL BE BY A QUALIFIED CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS. DISCONNECT ALL UTILITIES. OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.

- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITH BUILDING FOOTPRINT USING LOW DENSITY CONCRETE/ALLOWABLE FILL.
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL SEEDING AND MULCHING.

- PRESERVE AND PROTECT EXISTING STREET TREES WITHIN RIGHT OF WAY AS LABELED ON PLAN. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS RECOMMENDED ON THE 1.2.0 DETAIL. NO EXCAVATION IS PERMITTED WITHIN 5 FT OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FT OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (261-4814) 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. ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH SECTION 10.13.1.3 OF THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE SUBMITTAL PLAN IS APPROVED WILL REQUIRE LESS THAN 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.

CONSTRUCTION SEQUENCING

- INSTALL PERMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 - STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 - CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
 - INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
 - EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION. EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

- GENERAL
- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOLOGICAL REPORT PREPARED BY WISCONSIN DATED _____."
- ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING UNLESS ALL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS
- CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, HEREAFTER. THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

- WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE GRADED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

- ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS
- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

- CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH, WHERE POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24" ON CENTER.
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- CONCRETE SURFACES SHALL BE SEALED WITH TYPE 1X-26UV CONCRETE SEALANT.

- PAVEMENT MARKING SPECIFICATIONS
- USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
- 2' x 4' TRUNCATED DOME WARNING DETECTION FIBER SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.

- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SOODED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOOD MIXED TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL CHISEL-FLOW OR DEEP TILL WITH DOUBLE TILLS ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SOODING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.

- CONTRACTOR SHALL WATER ALL NEWLY SOODED/SEEDED AREAS DURING THE SUMMER MONTHS INDEPENDENT THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PEROUS SURFACES PRIOR TO SOODING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

- EXPANDED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WNR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE. THEREFORE, CONTRACTOR/OWNER SHALL CALL "DOGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMITS COSTS, TAP FEES, WATER DEPOSITS, BONDS, AND OTHER FEES REQUIRED.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND NOTIFYING ENGINEER PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION FOR DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE ORIGINAL DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

- STORM SEWER SPECIFICATIONS –
 - PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III PIPE – 24" TO 36" WITH PERMISSIBLE DEFLECTIONS OF 1/8" PER FOOT. 48" TO 60" SHALL MEET DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUIV. WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

- INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH M.O. 28 OF THE "STANDARD SPECIFICATIONS" OR APPROVED EQUIV. WITH A 1'-8" X 2'-8" MAXIMUM OPENING, CURB FRAME & GATE SHALL BE NEWMAN R-3067 WITH TYPE R GATE, OR EQUIV. WITH 4" GATE.
- BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

- MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE PER STRUCTURE TABLE IN SHEET C4.0.
- FIELD TILE CONNECTION – ALL FIELDS TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

- WATER MAIN SPECIFICATIONS –
 - PIPE – DUCTILE IRON PIPE SHALL BE CLASS 50 CONFORMING TO ANNA C151 AND CHAPTER 8.1.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) SHALL MEET THE REQUIREMENTS OF ANNA STANDARD 9-200, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL INSULATOR TRACER WIRE AND SPOOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION BRACER WIRE AND CONFORM WITH SPI 302.30(1)(V).
 - VALVES AND VALVE BOXES – GATE VALVES SHALL BE ANNA. GATE VALVES MEETING THE REQUIREMENTS OF ANNA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

- HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MADISON, THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES (SEE DETAIL).
- BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".

- BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

- SANITARY SEWER SPECIFICATIONS –
 - PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ANNA D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ANNA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS".
 - BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A) BEDDING SHALL BE THE SAME AS USED FOR BEDDING IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF 6" TO 8" MAXIMUM. BEDDING SHALL BE PLACED IN THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL USE CARE TO COMPLETELY COVER BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SOIL SUPPORT."

- BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

- MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON.
- MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE PER STRUCTURE TABLE IN SHEET C4.0.

- WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR POWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLAN.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WMNR) TECHNICAL STANDARDS CONTRACTED BY THE CITY OF MADISON. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

- INSTALL PERMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLANS. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMRP'S ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE REDDRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A MANNER WHICH WILL PREVENT TRACKING OF MUD OR DIRT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/or SCALDED TO REMOVE ACCUMULATED SOIL DIRT AND/ODR AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.

- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT THE INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEM.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TAGGER".

- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEPARTMENT'S TECHNICAL STANDARDIZATION PROGRAM. DISCHARGE TO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR FLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WNR TECHNICAL STANDARDS 1052 AND 1053.

- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WNR REQUIREMENTS.
- STABILIZATION PRACTICES:
 - 17.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 17.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASES. (IE: THE TOTAL PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - 17.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING MAY CONSIST OF SPRING GRASS (TWOLES/ACRE) AND/OR WHEAT OR CEREAL RYE (TWOLES/ACRE)
 - HYDRO-MULCHING WITH A TAGGER
 - GEOTEXTILE EROSION MATTING
 - SOODING

STORMWATER FACILITIES CONSTRUCTION NOTES

- ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
- STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOLS HAVE BEEN STABILIZED.
- AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.

- CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
- NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S DETERMINATION OF FACTORS. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
- NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SANDS THAT MAY BE PRESENT.

- TRIGGER SETS OR CLAY LAYERS SHALL BE OVERFLOWED SETS OR TRIGGER SETS SHALL BE FULLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WNR TECH STANDARD 1064.



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P. 608.948.5060

CLIENT

**LINCOLN AVENUE
CAPITAL
MANAGEMENT, LLC**

CLIENT ADDRESS
401 WILSHIRE BLVD., #170
SANTA MONICA, CA 90401

PROJECT:

**680 GRAND CANYON
DEVELOPMENT**

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

PLAN MODIFICATIONS	
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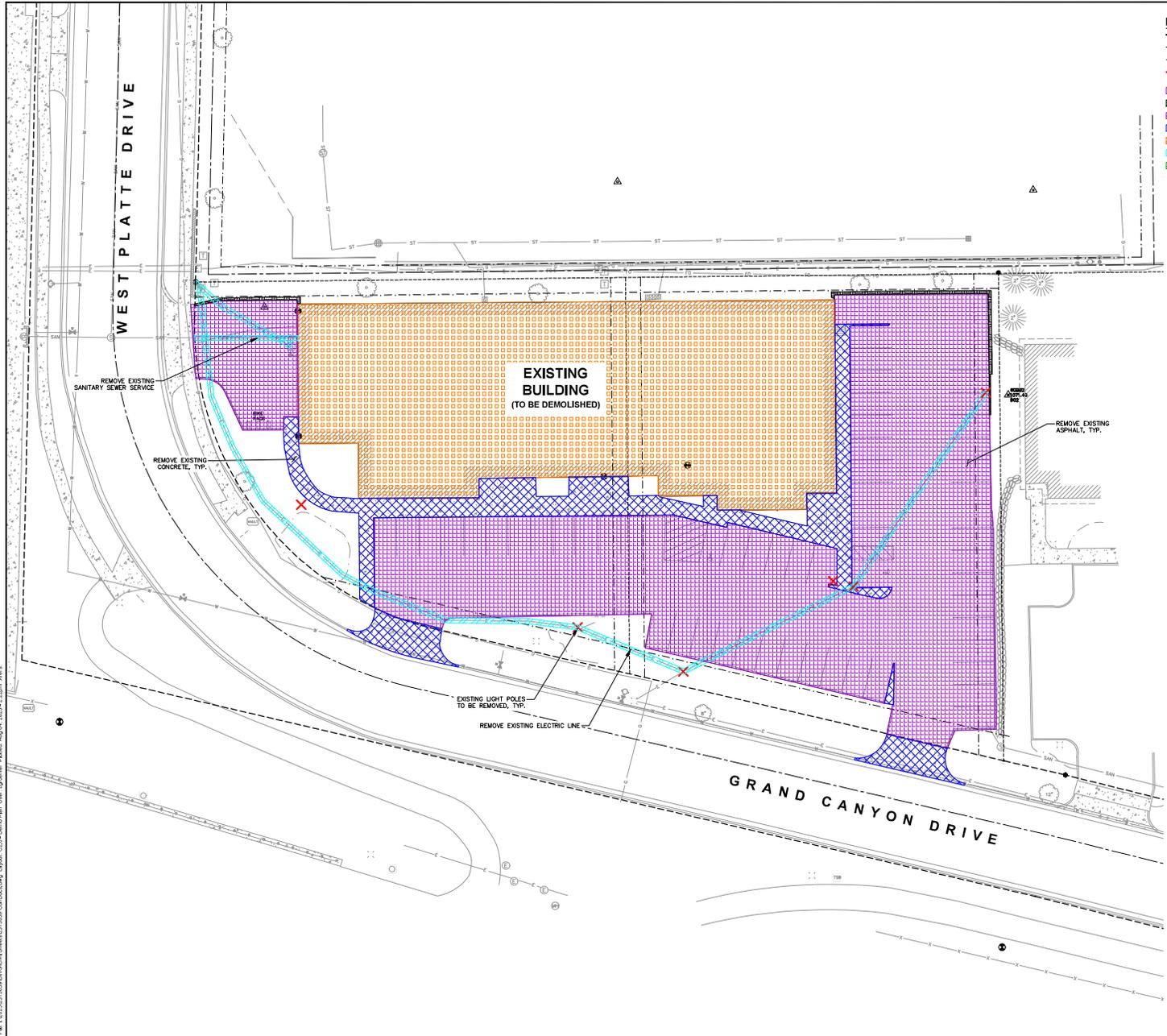
DESIGNED BY	
Reviewed By	MRB
Approved By	MKH
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SHEET NUMBER



C1.0

680 PROJECT NO. 23-004



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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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:
**608 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:
DEMO PLAN

SHEET NUMBER:
C2.0

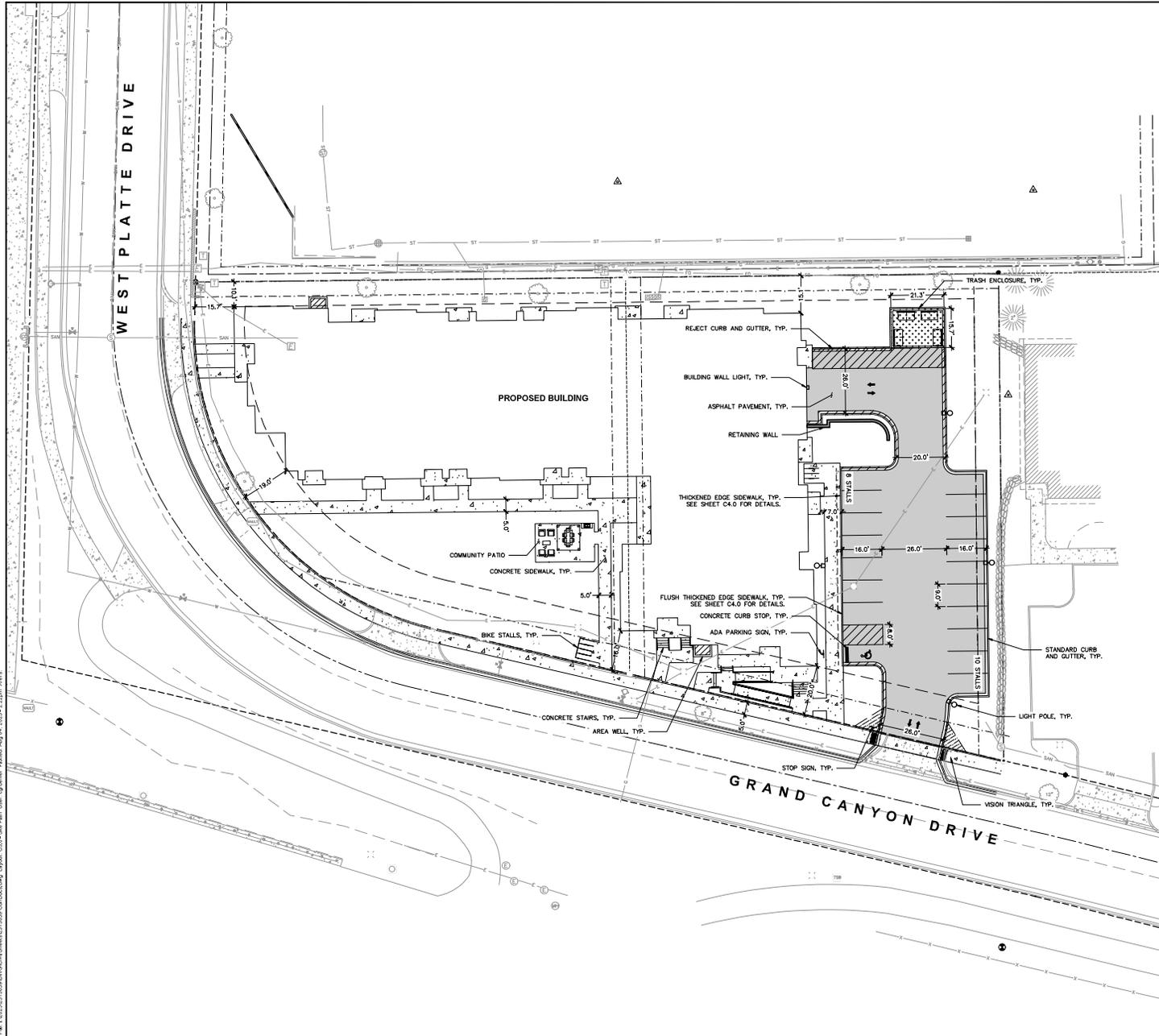
ISSUE PROJECT NO. 25412028

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- 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
 - MOUNTABLE CURB AND GUTTER
 - 8" CONCRETE RIBBON CURB
 - ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - STORMWATER MANAGEMENT AREA
 - RETAINING WALL
 - BOULDER WALL
 - RAILING
 - FENCE
 - 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	680 GRAND CANYON DRIVE
PROPERTY ACREAGE	1.12 ACRES
NUMBER OF BUILDING STORIES	4
TOTAL BUILDING SQUARE FOOTAGE	19,140
GROSS BUILDING SQUARE FOOTAGE	76,560
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	38,184 SF
EXISTING PERVIOUS SURFACE AREA	10,511 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.78
PROPOSED IMPERVIOUS SURFACE AREA	31,438 SF
PROPOSED PERVIOUS SURFACE AREA	17,257 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.65

PLAN MODIFICATIONS:

#	Date	Description
1	06.07.2023	LANDUSE SUBMITTAL
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Designed By: CHG
 Reviewed By: MRH
 Approved By: MRH

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

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CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

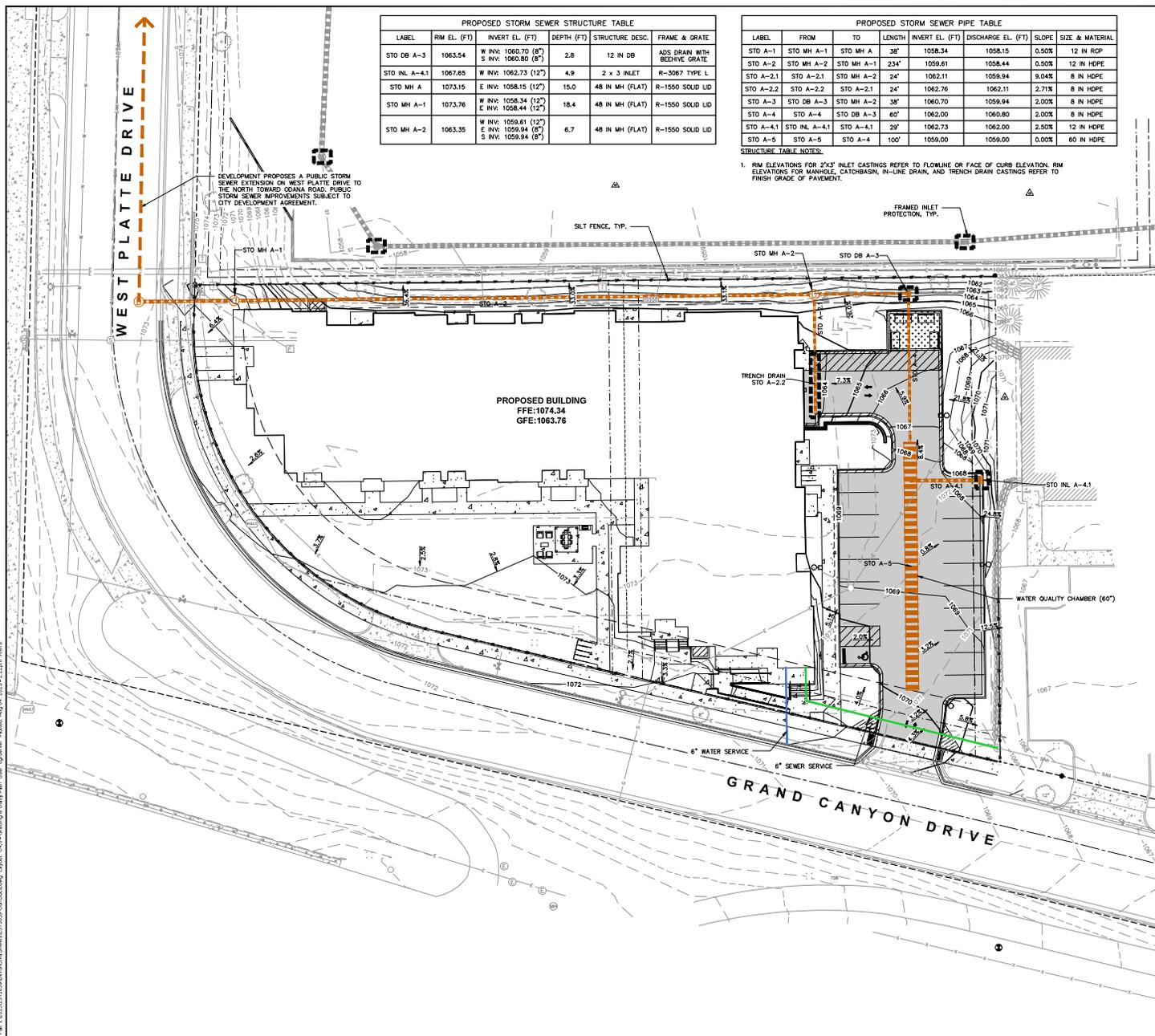
CLIENT ADDRESS:
 401 WILSHIRE BLVD., #1070
 SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DRIVE DEVELOPMENT

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

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PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO DB A-3	1063.54	W INV: 1060.70 (8") S INV: 1060.80 (8")	2.8	12 IN DB	ADD. DRAIN WITH RESERVE GRATE
STO INL A-4.1	1067.65	W INV: 1062.73 (12")	4.9	2 x 3 INLET	R-3067 TYPE L
STO MH A-1	1073.15	E INV: 1058.15 (12")	15.0	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-1	1073.76	W INV: 1058.34 (12") E INV: 1058.44 (12")	18.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-2	1063.35	W INV: 1059.61 (12") E INV: 1059.84 (8") S INV: 1059.94 (8")	6.7	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 A-1	STO MH A-1	STO MH A	38'	1058.34	1058.15	0.50%	12 IN RCP
STO A-2	STO MH A-2	STO MH A-1	234'	1059.61	1058.44	0.50%	12 IN HDPE
STO A-2.1	STO A-2.1	STO MH A-2	24'	1062.11	1059.94	9.04%	8 IN HDPE
STO A-2.2	STO A-2.2	STO MH A-2	24'	1062.76	1062.11	2.71%	8 IN HDPE
STO A-3	STO DB A-3	STO MH A-2	38'	1060.70	1059.94	2.00%	8 IN HDPE
STO A-4	STO A-4	STO DB A-3	60'	1062.00	1060.80	2.00%	8 IN HDPE
STO A-4.1	STO INL A-4.1	STO DB A-3	29'	1062.73	1062.00	2.50%	12 IN HDPE
STO A-5	STO A-5	STO A-4	100'	1059.00	1059.00	0.00%	60 IN HDPE

STRUCTURE TABLE NOTES:
1. RM ELEVATIONS FOR 24" INLET CASTINGS REFER TO FLOWLINE OR FACE OF CURB ELEVATION; RM 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
 - MOUNTABLE CURB AND GUTTER
 - 8" CONCRETE RIBBON CURB
 - ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - 959 --- PROPOSED 1 FOOT CONTOUR
 - 960 --- PROPOSED 5 FOOT CONTOUR
 - 959 --- EXISTING 1 FOOT CONTOUR
 - 960 --- EXISTING 5 FOOT CONTOUR
 - DRAINAGE DIRECTION
 - GRADE BREAK
 - STORMWATER MANAGEMENT AREA
 - RETAINING WALL
 - BOULDER WALL
 - RAILING
 - FENCE
 - SILT FENCE
 - RIP-RAP
 - CONSTRUCTION ENTRANCE
 - EROSION MATTING
 - TURF REINFORCEMENT MATTING
 - SPOT ELEVATION
 - EQ - EDGE OF PAVEMENT
 - FG - FINISH GRADE
 - EC - EDGE OF CONCRETE
 - BOC - BACK OF CURB
 - MATCH - MATCH EXISTING GRADE
 - HP - HIGH POINT
 - BW - SIDEWALK
 - DITCH CHECK
 - INLET PROTECTION

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CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

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

PROJECT:
680 GRAND CANYON DRIVE DEVELOPMENT

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

PLAN MODIFICATIONS:

#	Date	Description
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Designed By: CHG
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
GRADING, EROSION CONTROL & UTILITY PLAN

SHEET NUMBER:
C4.0

800 PROJECT NO. 24-1206

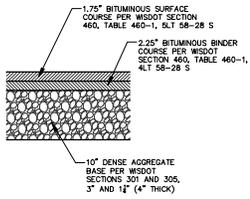
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North Arrow

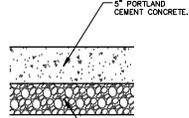
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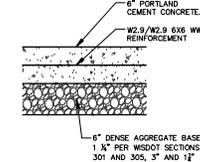
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STANDARD ASPHALT PAVEMENT SECTION



CONCRETE SIDEWALK SECTION



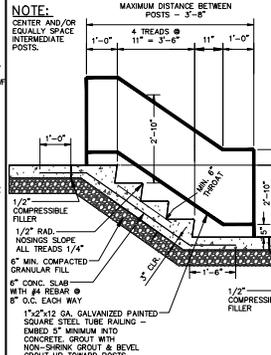
REINFORCED CONCRETE SECTION

GENERAL NOTES:

- REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, GEOTECHNICAL REPORT TO BE PROVIDED ONCE GEOTECHNICAL WORK HAS BEEN COMPLETED. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
- WSOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
 - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
 - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
- CONCRETE EQUIPMENT PADS SHALL HAVE A WIRE REINFORCEMENT MESH (6X6, W2.9XW2.9) FOR CRACK CONTROL.
- AGGREGATE BASE SHALL BE 3" MINUS UP TO 4" BELOW PAVEMENT AND 1" MINUS TO PAVEMENT.

PAVEMENT SECTIONS

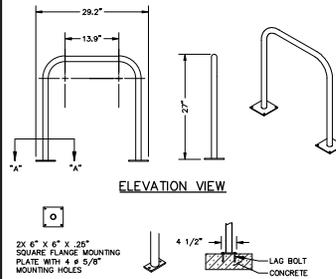
N.T.S.



CONCRETE STAIRS W/ HANDRAIL

REV. 11-20-2008

N.T.S.

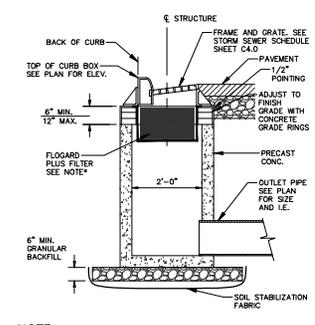


INVERTED-U BIKE RACK

REV. 11-20-2008

N.T.S.

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

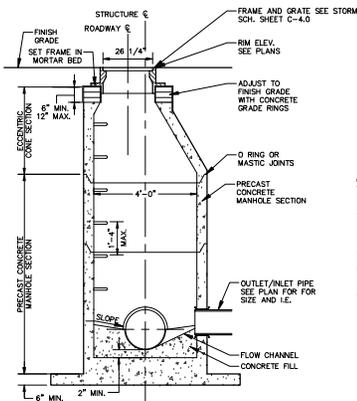


STORM INLET W/ OIL & GREASE FILTER

REV. 11-20-2008

N.T.S.

- NOTE:**
- INSTALL FLOARGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.



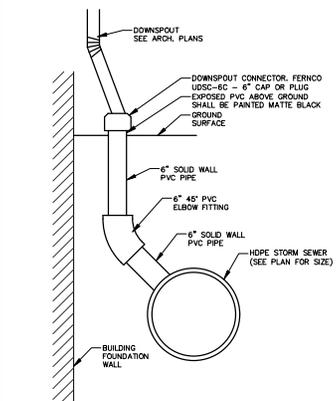
STORM SEWER MANHOLE

REV. 10-01-2009

N.T.S.

GENERAL NOTES:

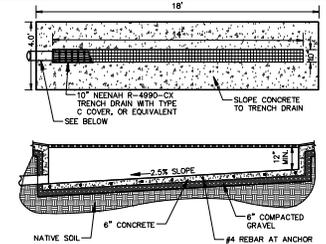
- MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
- PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
- JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
- USE MORTAR FOR PIPE CONNECTIONS.
- ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ROADWAY.
- USE NENNAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.
- STORM MANHOLES B-1, B-2, B-3, AND B-4 TO HAVE 3' SUMP.



DOWNSPOUT

REV. 10-20-2008

N.T.S.

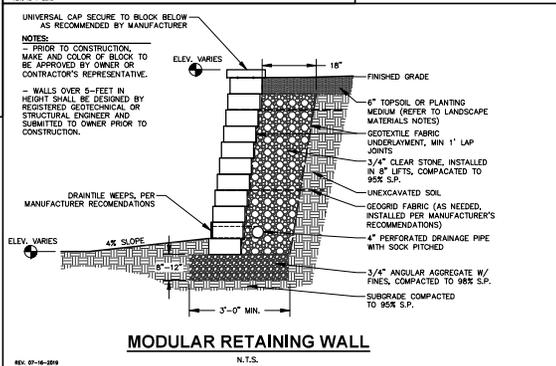


TRENCH DRAIN (CAST-IN-PLACE)

REV. 10-20-2008

N.T.S.

- NOTE:**
- FOR FURTHER DETAILS AND INFORMATION, REFER TO NENNAH FOUNDRY FORMING PROCEDURES FOR INSTALLING NENNAH DRAINAGE STRUCTURES.
 - **REFER TO NENNAH FORMING PROCEDURES FOR INSTALLING NENNAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION. NOTE: INSTALL CATCH-ALL HR-1 ABSORBENT BOTTOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.



MODULAR RETAINING WALL

REV. 01-10-2008

N.T.S.

- NOTES:**
- PRIOR TO CONSTRUCTION, MAKE AND COLOR OF BLOCK TO BE APPROVED BY OWNER OR CONTRACTOR'S REPRESENTATIVE.
 - WALLS OVER 5'-FEET IN HEIGHT SHALL BE DESIGNED BY REGISTERED GEOTECHNICAL OR STRUCTURAL ENGINEER AND SUBMITTED TO OWNER PRIOR TO CONSTRUCTION.

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

PROJECT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

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

PROJECT:
680 GRAND CANYON DEVELOPMENT

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

PLAN MODIFICATIONS:

#	Date	Description
1	09.07.2023	LANDUSE SUBMITTAL
2		
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15		

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

SHEET TITLE:
DETAILS

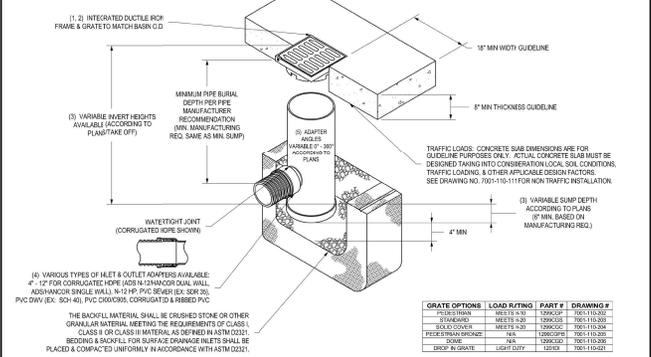
SHEET NUMBER:
C5.1

DEEBERS MOTULINE

Toll Free (800) 242-8511

ISS PROJECT NO: 2342008

NYLOPLAST 12" DRAIN BASIN: 2812AG __ X



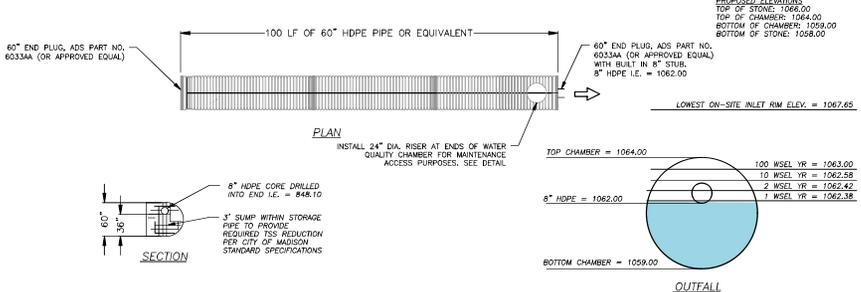
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTAL	WET	12000-01	700110-02
FRAMING	WET	12000-02	700110-03
SOLID COVER	WET	12000-03	700110-04
FRAMING WITH RIBS	WET	12000-04	700110-05
FRAMING WITH RIBS	WET	12000-05	700110-06
FRAMING WITH RIBS	WET	12000-06	700110-07
FRAMING WITH RIBS	WET	12000-07	700110-08
FRAMING WITH RIBS	WET	12000-08	700110-09
FRAMING WITH RIBS	WET	12000-09	700110-10
FRAMING WITH RIBS	WET	12000-10	700110-11

1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A153 GRADE 15.05.
2. WITH THE EXCEPTION OF THE BRONZE GRADE.
3. FRAMES SHALL BE DUCTILE IRON PER ASTM A153 GRADE 15.05.
4. DRAIN BASIN SHALL BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
5. RESISTANCE TO ROOT PENETRATION SHALL BE AS PER THE MANUFACTURER'S RECOMMENDATION.
6. DRAINAGE CONNECTIONS SHALL BE AS PER THE MANUFACTURER'S RECOMMENDATION.
7. ALL JOINTS SHALL BE SEALED WITH AN APPROPRIATE JOINT SEALANT.
8. ADAPTER SHALL BE INSTALLED ON ANY INLET TO THE BASIN TO PREVENT ROOT PENETRATION.
9. ANGLE BETWEEN ADAPTERS SHALL BE AS PER THE MANUFACTURER'S RECOMMENDATION.

DESIGNED BY	DATE	SCALE	SHEET	TOTAL SHEETS
MM	05-24-23	1/8" = 1'-0"	1 OF 1	1

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH INVENTOR HAS PROPERTY RIGHTS, THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONSTITUTE A LICENSE OR ASSIGNMENT OF THE INVENTOR'S RIGHTS. TECHNICAL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

ADS UNDERGROUND CHAMBER (60" HDPE PIPE)

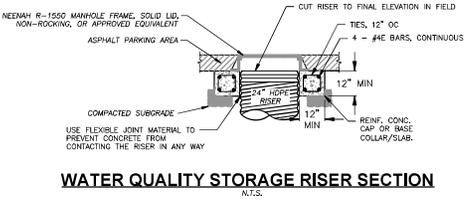


PROPOSED ELEVATIONS
 TOP OF STONE: 1066.00
 TOP OF CHAMBER: 1064.00
 BOTTOM OF CHAMBER: 1059.00
 BOTTOM OF STONE: 1058.00

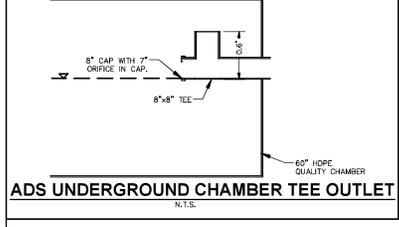
LOWEST ON-SITE INLET R/W ELEV. = 1067.65

TOP CHAMBER = 1064.00
 6" HDPE = 1062.00
 BOTTOM CHAMBER = 1059.00

100 WSEL YR = 1063.00
 10 WSEL YR = 1062.58
 2 WSEL YR = 1062.42
 1 WSEL YR = 1062.38



WATER QUALITY STORAGE RISER SECTION
 N.T.S.



ADS UNDERGROUND CHAMBER TEE OUTLET
 N.T.S.

JSD
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 jsdinc.com
 MADISON REGIONAL OFFICE
 161 HORDON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.248.5060

CLIENT:
**LINCOLN AVENUE
 CAPITAL
 MANAGEMENT, LLC**

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

PROJECT:
**680 GRAND CANYON
 DEVELOPMENT**

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

#	DATE	DESCRIPTION
1	01.07.2023	LAND-USE SUBMITTAL
2		
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Designed By: CHG
 Reviewed By: MRH
 Approved By: MRH

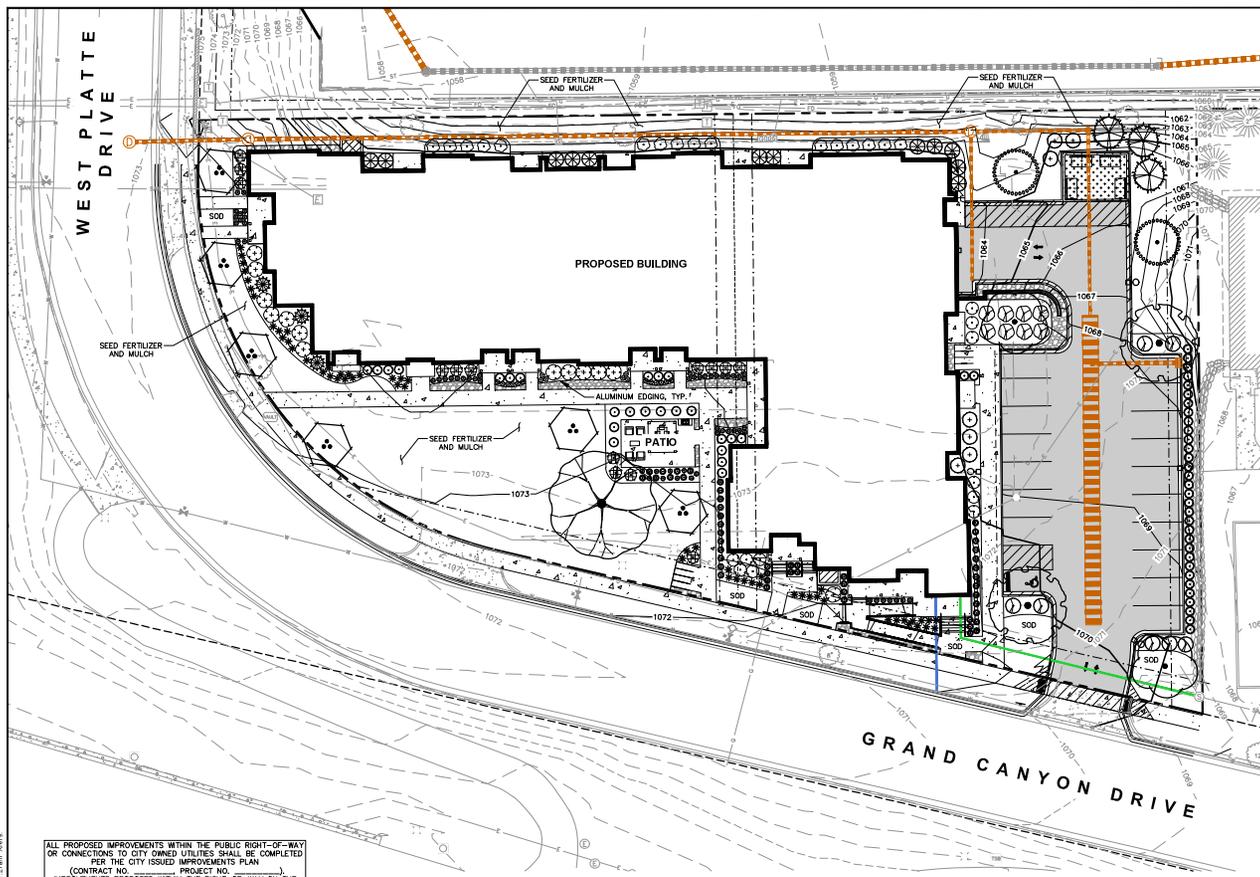
SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.2

ISO PROJECT NO. 23-1205

DEEGERS **NOTLINE**
 Toll Free (800) 242-8511

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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 ON THE WILKAGE ON PARK PARKING STRUCTURE/ALLIAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

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.

CONTRACTOR NOTES

1. ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.

LEGEND

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

PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	JIVC	<i>Juniperus virginiana</i> 'Conaerti' Conaerti Eastern Redcedar
	PIGL	<i>Picea glauca</i> White Spruce
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CECA	<i>Cercis canadensis</i> 'Columbus' Columbus Strain Eastern Redbud
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold'™ Autumn Gold Maidenhair Tree
	PLAT	<i>Platanus x acerifolia</i> 'Morton Circle'™ Exclamation London Plane Tree
	QUEA	<i>Quercus alba</i> White Oak
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	PICE	<i>Pinus cembra</i> 'Chalet' Chalet Swiss Stone Pine
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARME	<i>Aronia melanocarpa</i> 'Morton'™ Iraqwis Beauty Black Chokeberry
	HYPA	<i>Hydrangea paniculata</i> 'Little Quick Fire' Little Quick Fire Hydrangea
	PHOPA	<i>Physocarpus opulifolius</i> 'Amber Jubilee' Ninebark
	RHAR	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac
	SYRM	<i>Syringa meyeri</i> 'Palibin' Dwarf Korean Lilac
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUGV	<i>Buxus</i> x 'Green Velvet' Green Velvet Boxwood
	JUCHK	<i>Juniperus chinensis</i> 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper
	RHOD	<i>Rhododendron</i> x 'P.J.M.' PJM Rhododendron
	TAMEG	<i>Taxus x media</i> 'Dark Green' Dark Green Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	CALD	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass
	PAVIN	<i>Panicum virgatum</i> 'Northwind' Northwind Switch Grass
	SALV	<i>Salvia nemorosa</i> 'Husmannara' Marcus Meadow Sage
	SISA	<i>Sisyrinchium angustifolium</i> 'Lucerne' Lucerne Blue-eyed Grass
	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed



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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.248.5060

CLIENT:
**LINCOLN AVENUE
CAPITAL
MANAGEMENT, LLC**

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

PROJECT:
**680 GRAND CANYON
DEVELOPMENT**

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

PLAN MODIFICATIONS:

#	Date	Discipline
1	07/17/2023	LANDSCAPE SUBMITTAL
2		
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Designed By: MBA
Reviewed By: KJY
Approved By: MRH

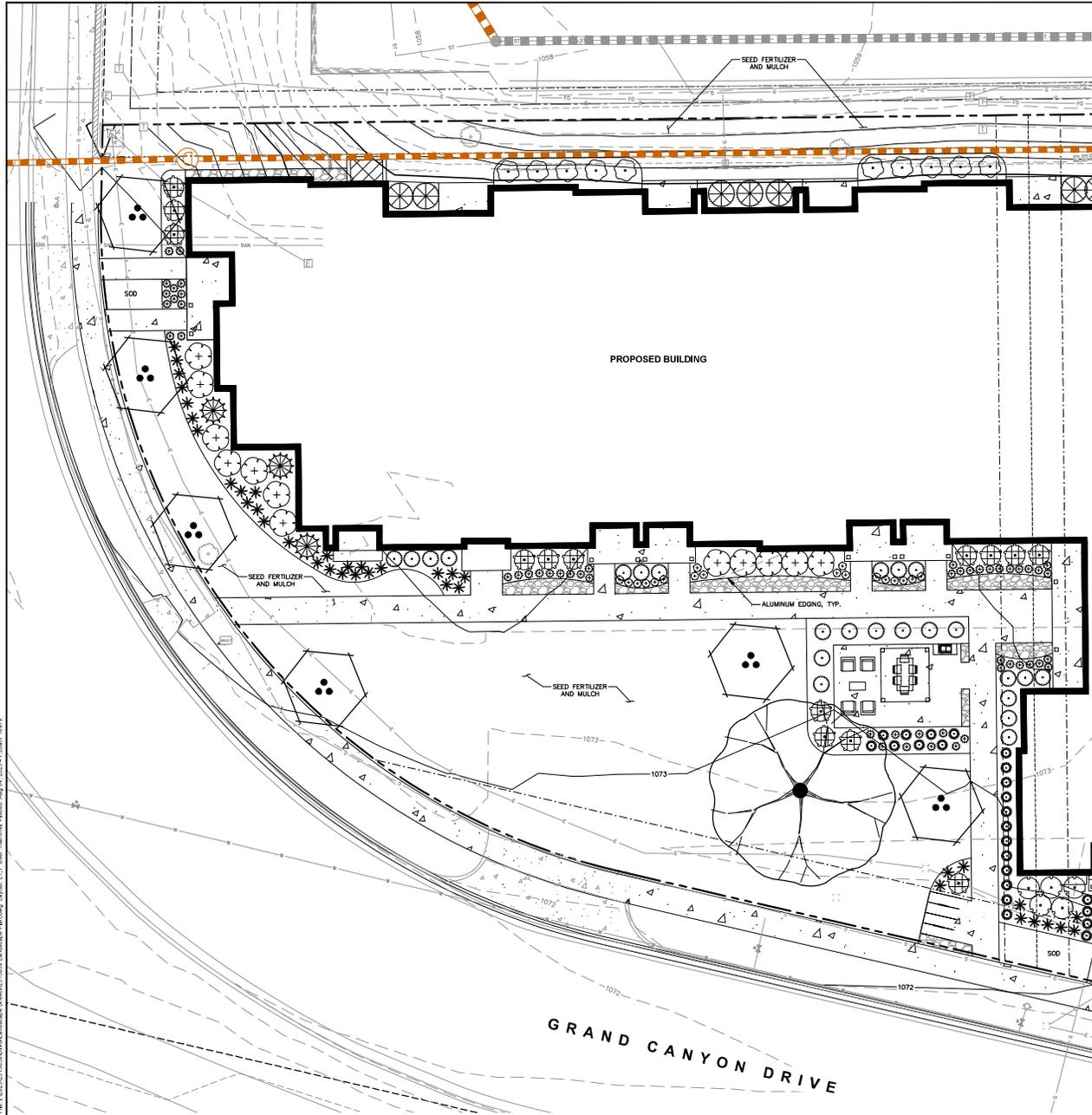
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**OVERALL
LANDSCAPE PLAN**

SHEET NUMBER:
L1.0

680 PROJECT NO. 23-13268



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LEGEND

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

PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	JIVIC	<i>Juniperus virginiana</i> 'Conoerti' Conoerti Eastern Redcedar
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ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CECA	<i>Cercis canadensis</i> 'Columbus' Columbus Strain Eastern Redbud
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold'™ Autumn Gold Maidenhair Tree
	PLAT	<i>Platanus x acerifolia</i> 'Morton Circle'™ Exclamation London Plane Tree
	QIEA	<i>Quercus alba</i> White Oak
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	PICE	<i>Pinus cembra</i> 'Chalet' Chalet Swiss Stone Pine
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARME	<i>Aronia melanocarpa</i> 'Morton'™ Iraqus Beauty Black Chokeberry
	HYPA	<i>Hydrangea paniculata</i> 'Little Quick Fire' Little Quick Fire Hydrangea
	PHOP	<i>Physocarpus opulifolius</i> 'Amber Jubilee' Ninebark
	RHAR	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac
	SYRM	<i>Syringa meyeri</i> 'Palibin' Dwarf Korean Lilac
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUGV	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood
	JUCHK	<i>Juniperus chinensis</i> 'Pfitzerana Kallias Compacta' Kally Pfitzer Compact Juniper
	RHOD	<i>Rhododendron x 'P.J.M.'</i> PJM Rhododendron
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	SISA	<i>Sisyrinchium angustifolium</i> 'Lucerne' Lucerne Blue-eyed Grass
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680 GRAND CANYON DRIVE
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WISCONSIN 53719

PLAN MODIFICATIONS:

#	Date	Discussed
1	07/17/2023	LANDSCAPE SUBMITTAL
2		
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Designed By: MSA
Reviewed By: KJY
Approved By: MRH

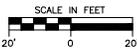
SHEET TITLE:
**LANDSCAPE PLAN -
WEST**

SHEET NUMBER:
L1.1

800 PROJECT NO. 23-1326



SCALE IN FEET

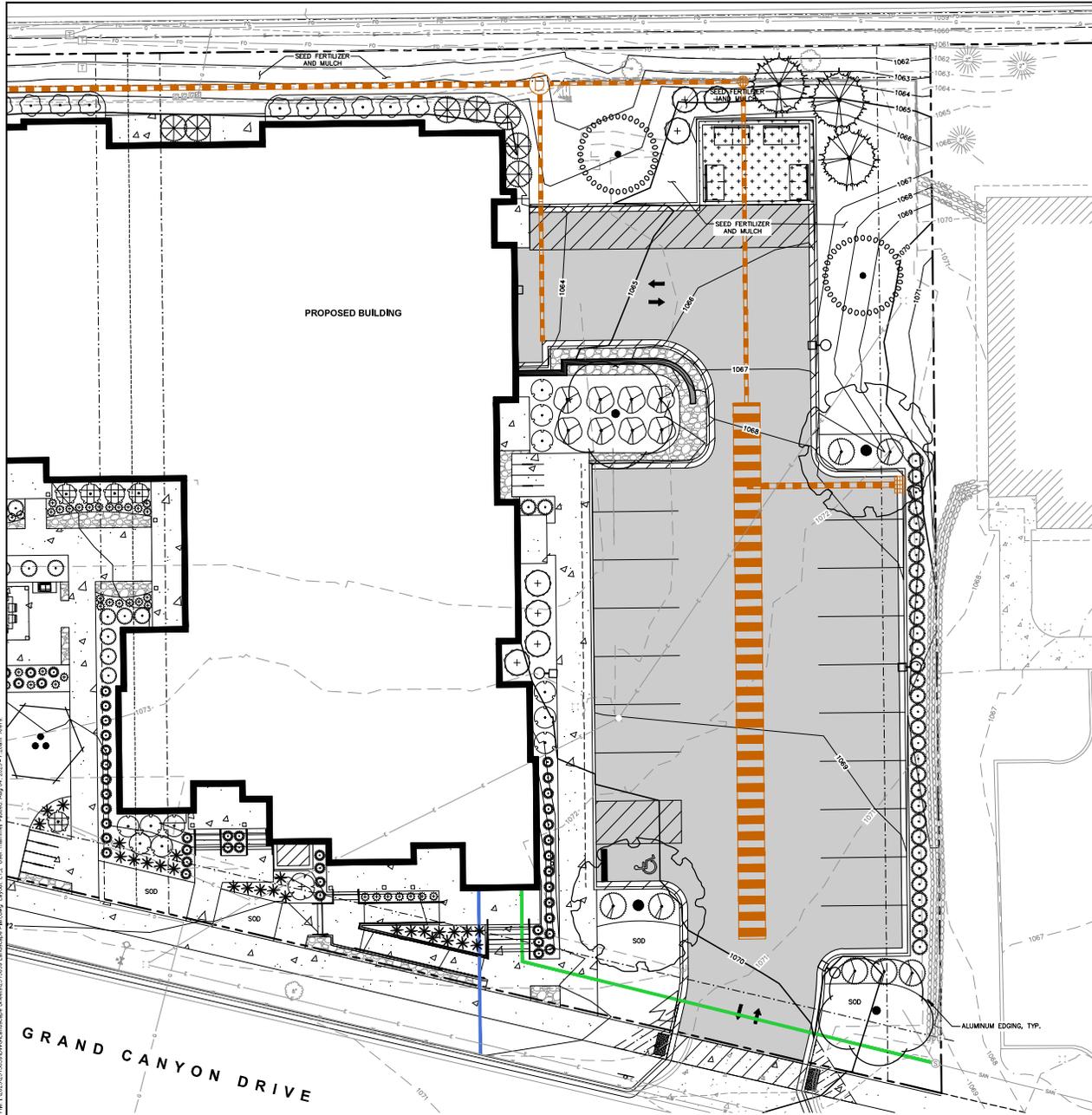


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LEGEND

--- (dashed line)	PROPERTY LINE	--- (dashed line)	SANITARY SEWER
--- (dashed line)	RIGHT-OF-WAY	--- (dashed line)	WATERMAIN
--- (dashed line)	EASEMENT LINE	--- (dashed line)	STORM SEWER
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--- (dashed line)	CONCRETE PAVEMENT	--- (dashed line)	ADA PARKING SIGN
--- (dashed line)	PROPOSED 1 FOOT CONTOUR	--- (dashed line)	BIKE RACK
--- (dashed line)	959	--- (dashed line)	ALUMINUM EDGING
--- (dashed line)	960	--- (dashed line)	DECORATIVE STONE MULCH
--- (dashed line)	EXISTING 1 FOOT CONTOUR		
--- (dashed line)	959		
--- (dashed line)	EXISTING 5 FOOT CONTOUR		
--- (dashed line)	960		

PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
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	PIGL	Picea glauca White Spruce
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CECA	Cercis canadensis 'Columbus' Columbus Strain Eastern Redbud
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	PLAT	Platanus x acaenifolia 'Morton Circle'™ Exclamation Landon Plane Tree
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	RHOD	Rhododendron x 'P.J.M.' PJM Rhododendron
	TAMEC	Taxus x media 'Dark Green' Dark Green Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	CALO	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass
	PAWN	Panicum virgatum 'Northwind' Northwind Switch Grass
	SALV	Salvia nemorosa 'Hoeumanarc' Marcus Meadow Sage
	SISA	Sisyrinchium angustifolium 'Lucerne' Lucerne Blue-eyed Grass
	SPHE	Sporobolus heterolepis Prairie Dropseed

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
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P. 608.248.5060

CLIENT:
**LINCOLN AVENUE
CAPITAL
MANAGEMENT, LLC**

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

PROJECT:
**680 GRAND CANYON DRIVE
DEVELOPMENT**

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

PLAN MODIFICATIONS:

#	Date	Discipline
1	07.17.2023	LAND-USE SUBMITTAL
2		
3		
4		
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15		

Designed By: MSA
Reviewed By: KJY
Approved By: MSH

SHEET TITLE:
**LANDSCAPE PLAN -
EAST**

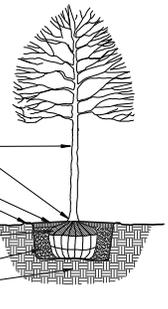
SHEET NUMBER:
L1.2

800 PROJECT NO. 23-13268
Toll Free (800) 242-8511

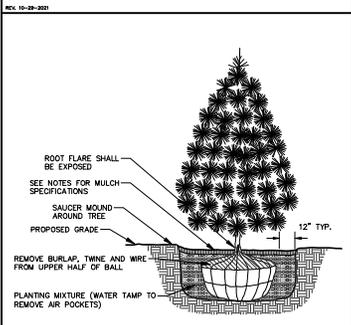
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NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

2. TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.

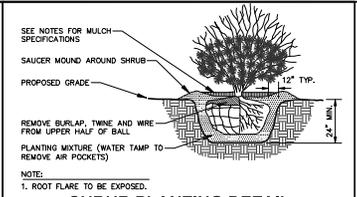


DECIDUOUS TREE PLANTING DETAIL

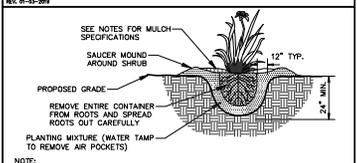


EVERGREEN TREE PLANTING DETAIL

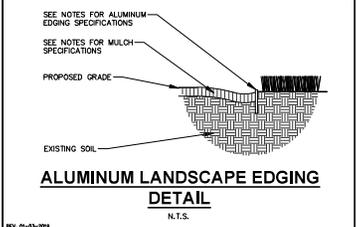
NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.



SHRUB PLANTING DETAIL



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL



ALUMINUM LANDSCAPE EDGING DETAIL

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE				
JVIC	Juniperus virginiana "Concert" Concert Eastern Redcedar	B & B	Min. 6' HL.	3
PIGL	Picea glauca White Spruce	B & B	Min. 6' HL.	2
ORNAMENTAL TREES				
CECA	Cercis canadensis "Columbus" Columbus Strain Eastern Redbud	B & B	2" Cal (Multi-Stem)	6
OVERSTORY DECIDUOUS TREES				
GIBI	Ginkgo biloba "Autumn Gold" TM Autumn Gold Maidenhair Tree	B & B	2.5" Cal	2
PLAT	Platanus x acerifolia "Morton Circle" TM Exclamation London Plane Tree	B & B	2.5" Cal	2
QUEA	Quercus alba White Oak	B & B	2.5" Cal	1
UPRIGHT EVERGREEN SHRUB				
PICE	Pinus cembra "Chapel" White Swiss Stone Pine	B & B	5' Min HL.	3
DECIDUOUS SHRUBS				
ARNE	Aronia melanocarpa "Morton" TM Iniquis Beauty Black Chokeberry	#3	Min. 12"-24"	11
HYFLA	Hydrangea paniculata "Little Quick Fire" Little Quick Fire Hydrangea	#3	Min. 12"-24"	14
PHOYA	Photocarpus opulifolius "Amber Jubilee" Ninebark	#5	Min. 24"-36"	7
RHAR	Rhus aromatica "Gra-Low" Gra-Low Fragrant Sumac	#3	Min. 12"-24"	8
SYRM	Syringa meyeri "Palibin" Dwarf Korean Lilac	#3	Min. 24"	13
EVERGREEN SHRUBS				
BUGV	Buxus x "Green Velvet" Green Velvet Boxwood	#3	Min. 12"-24"	24
JUCHK	Juniperus chinensis "Pfitzerana Kallias Compacta" Kally Pfitzer Compact Juniper	#5	Min. 24" wide	7
RHOD	Rhododendron x "T.J.M." P.M. Rhododendron	#5	Min. 24"	16
TAMEO	Taxus x media "Dark Green" Dark Green Yew	#5	Min. 24"	12
PERENNIALS & GRASSES				
CALO	Calamagrostis x acutiflora "Overdam" Overdam Feather Reed Grass	#1	Min. 8"-16"	48
PAVIN	Panicum virgatum "Northwind" Northwind Switch Grass	#1	Min. 12"-24"	34
SALV	Salvia nemorosa "Husmannar" Marcus Meadow Sage	#1	Min. 8"-16"	59
SISA	Sisyrinchium angustifolium "Lucerna" Lucerne Blue-eyed Grass	#1	Min. 8"-16"	18
SPHE	Sporobolus heterolepis Prairie Dropseed	#1	Min. 8"-16"	55

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 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 LOCAL 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'S GRADING AND FINISH GRADING AS COMPLETE.
- 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.
- GENERAL: ALL WORK IN THE R-0-8-16 AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. 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. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DAMAGE DONE BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. ALL PLANTS SHALL BE PROTECTED FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PLANTS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PLANTS SHALL BE KEPT IN SHADY, MOIST AND WELL-DRAINING AREA. PROTECT THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIA. CONTRACTOR SHALL KEEP ALL PLANTS ABOVE GROUND UNTIL PLANTS ARE PLANTED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS. DO NOT PICK UP CONTAINERS OR BALLED PLANTS BY STEEL OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER. ALL PLANTS SHALL BE PLANTED ONLY WHEN HEAVILY AND SOIL SHALL BE THE HIGHEST QUALITY. POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY, PARASITIC TREES AND PARASITIC PLANTS. PLANTS SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND SHRUBS UPON AN INQUIRY THAT OCCURS DURING THE PLANTING PROCESS. DROPPED BRANCHES, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, AME 430. PRUNE TREES IN ACCORDANCE WITH AMA GUIDELINES. DO NOT CUT TREES. TRIM SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER BRUSH THE BARK, TRIM THE INJURED CORKY LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED ANTIFUNGIC LATEX-BASED ANTISETIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM OCTOBER THROUGH APRIL ON SCHEDULE.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOILS AND BRANCHES, END AND WRAP THESE MATERIALS AND REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ADDRESS BE EXPOSED TO THE PUBLIC OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LACKING OF LANDSCAPE AREAS FOR SOIL TEST ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- PLANTING MIXTURE: ALL HOLEX EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- TOPSOIL: TOPSOIL TO BE CLEAN, FIBRE-FREE LOAM FROM A LOCAL SOURCE. FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM THINGS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THE ABOVE CRITERIA AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROMOTE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLANTING. DO NOT PLACE FROZEN OR MUDDED TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS FOR SOIL TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- SHREDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED-FREE SHREDED HARDWOOD BARK MULCH. MULCH SHALL BE APPLIED TO A MINIMUM OF 3-INCHES DEEP. SHREDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. MULCH SHALL BE CONFORMANCE WITH APPLICABLE COUNTY AND STATE REQUIREMENTS. SHREDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOODEN WEED BARRIER FABRIC.
- STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOODEN WEED BARRIER FABRIC OR PLASTIC/AGRICULTURE BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDS SHALL BE SURROUNDED BY A MINIMUM OF 6" DIAMETER SHREDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHALL BE INSTALLED TO A CONSISTENT DEPTH 3-INCHES OUT EDGE, ANGLE 45 DEGREES INTO SOIL AT A 5' DIAMETER AROUND THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS APPLIED TO COMPLETE RELATION OF TREE RING.
- ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4" ALUMINUM EDGING. MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING & SODDING NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARBET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 60 INCH, PLUS OR MINUS 25 INCH. AT TIME OF CUTTING, SUPERFICIAL TURFGRASS SHALL EXCLUDE TOP GROWTH AND THATCH, LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (48-60 INCHES) AND LENGTH, BROKEN EDGES AND TORN OR UNDOEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY BY THE OWNER. THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPORTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH UP TO 1/2" INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (100% WEEDS/100 SO. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGAIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTING SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A WOODRUS THROWING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENTS INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY MANNER BY PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRENGTHENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE (CONTRACTOR) FOR ALL PLANTINGS, SEEDS AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY WOODRUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHARING OR SUPPLEMENT OF IDENTIFICATION OF PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MAINTAINED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS/EXISTING LANDSCAPING		NEW/PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
TALL EVERGREEN TREE	5'0" TALL MIN.	35	0	0	5	315
ORNAMENTAL TREE	1.5" CAL MIN.	35	0	0	6	30
UPRIGHT EVERGREEN SHRUB	3-4' TALL MIN.	10	0	0	3	30
SHRUB EVERGREEN	#9 CONT., MIN. 12"-24"	3	0	0	59	180
SHRUB EVERGREEN	#9 CONT., MIN. 12"-24"	0	0	0	59	216
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-16"	2	0	0	210	420
ORNAMENTAL/DECORATIVE FENCING OR WALL	10 POINTS / 10 LF	4	0	0	0	0
EXISTING SIGNIFICANT SPECIMEN TREE 14" CALIPE	1-2" CALIPE (OR GREATER THAN MAXIMUM POINTS ALLOWED)	200	0	0	0	0
EXISTING SIGNIFICANT SPECIMEN TREE 13" CALIPE	1-3" CALIPE (OR GREATER THAN MAXIMUM POINTS ALLOWED)	174	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (MINIMUM 2 SEATERS ONLY. MAXIMUM 2 SEATERS PER SEAT. MAXIMUM 2 SEATERS PER SEAT. MAXIMUM 2 SEATERS PER SEAT.)	5	0	0	0	0
SUBTOTAL						1,285
TOTAL NUMBER OF POINTS PROVIDED						1,285

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Require landscape areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area which is 4' higher in elevation than the existing ground surface, including patios, driveways and site grading. Includes, but not including the area of any building footprint at grade. Land designed for open space uses such as athletic fields, and undeveloped areas such as the existing site. There are three methods for calculating landscape points depending on the size of the lot and zoning district.

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
- Total square footage of developed area: 13,539 SF
- Total landscape points required: 209 POINTS



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P. 608.248.5060

CLIENT
LINCOLN AVEVO CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS
401 MILSHIRE BLVD., #1970
SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

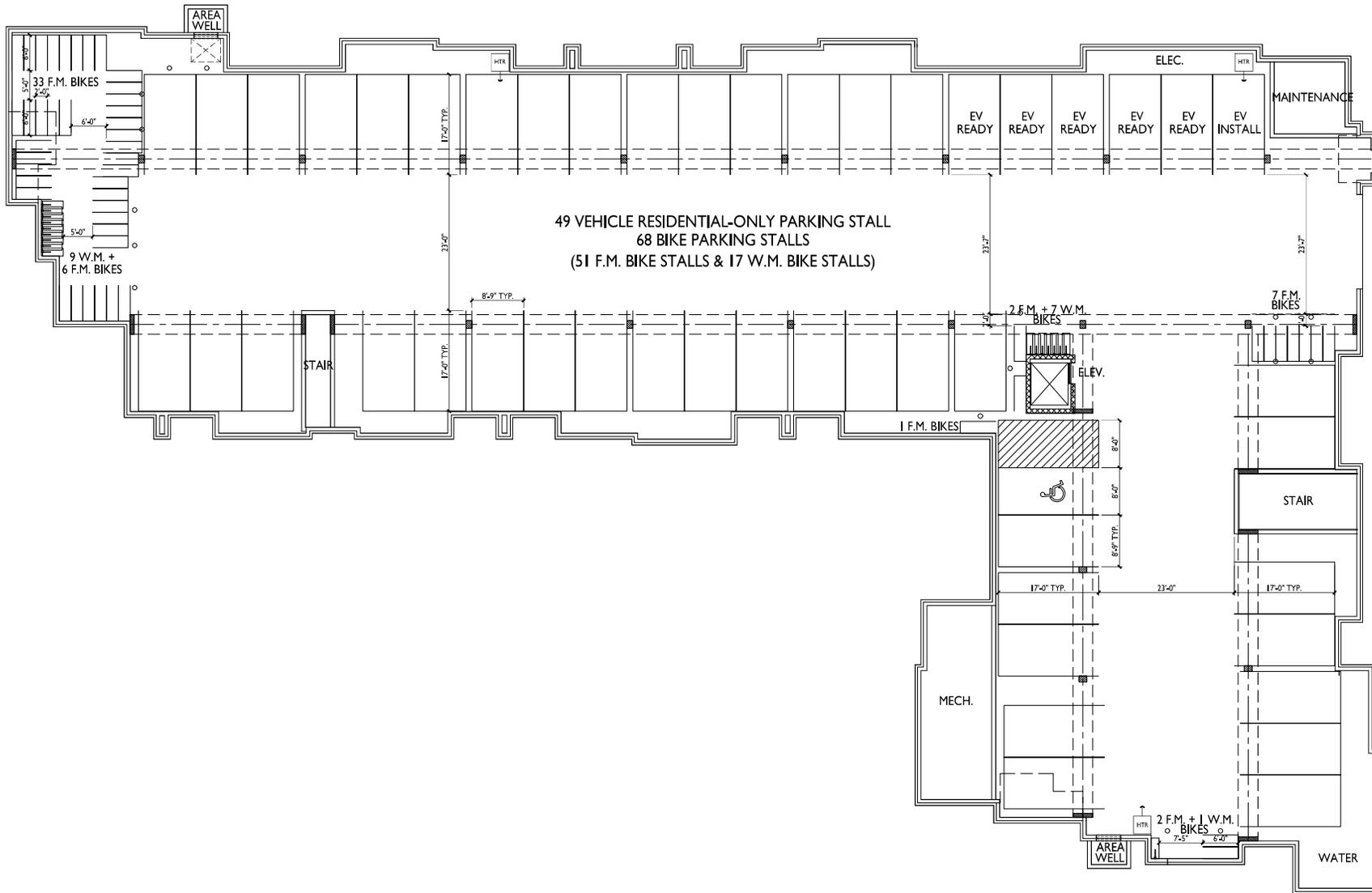
PROJECT LOCATION:
**608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719**

PLAN MODIFICATIONS

#	Date	Description
1	07/17/2023	LANDSCAPE SUBMITTAL
2		
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Designed By: MSA
Reviewed By: KLY
Approved By: MSH
SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0
JSD PROJECT NO: 23-12028



ISSUED
 Issued for LIA Submittal - August 7, 2023

PROJECT TITLE
 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

680 Grand Canyon Drive,
 Madison, WI
 SHEET TITLE
 Basement Floor
 Plan

SHEET NUMBER

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



A-1.0

PROJECT NO. 2303
 © Knothe & Bruce Architects, LLC



ISSUED
 Issued for LIA Submittal - August 7, 2023

PROJECT TITLE
 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

680 Grand Canyon Drive,
 Madison, WI
 SHEET TITLE
 First Floor Plan

SHEET NUMBER

A-1.1
 PROJECT NO. 2303
 © Knothe & Bruce Architects, LLC

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





ISSUED
 Issued for LIA Submittal - August 7, 2023

PROJECT TITLE
 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

680 Grand Canyon Drive,
 Madison, WI
 SHEET TITLE
 Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 2303
 © Knothe & Bruce Architects, LLC

1
A-1.2 SECOND FLOOR PLAN

1/8"=1'-0"





ISSUED
 Issued for LIA Submittal - August 7, 2023

PROJECT TITLE
 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

680 Grand Canyon Drive,
 Madison, WI
 SHEET TITLE
 Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 2303
 © Knothe & Bruce Architects, LLC

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





ISSUED
 Issued for LIA Submittal - August 7, 2023

PROJECT TITLE
 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

680 Grand Canyon Drive,
 Madison, WI
 SHEET TITLE
 Fourth Floor Plan

SHEET NUMBER

A-1.4
 PROJECT NO. 2303
 © Knothe & Bruce Architects, LLC

1
A-1.4 **FOURTH FLOOR PLAN**
 1/8"=1'-0"



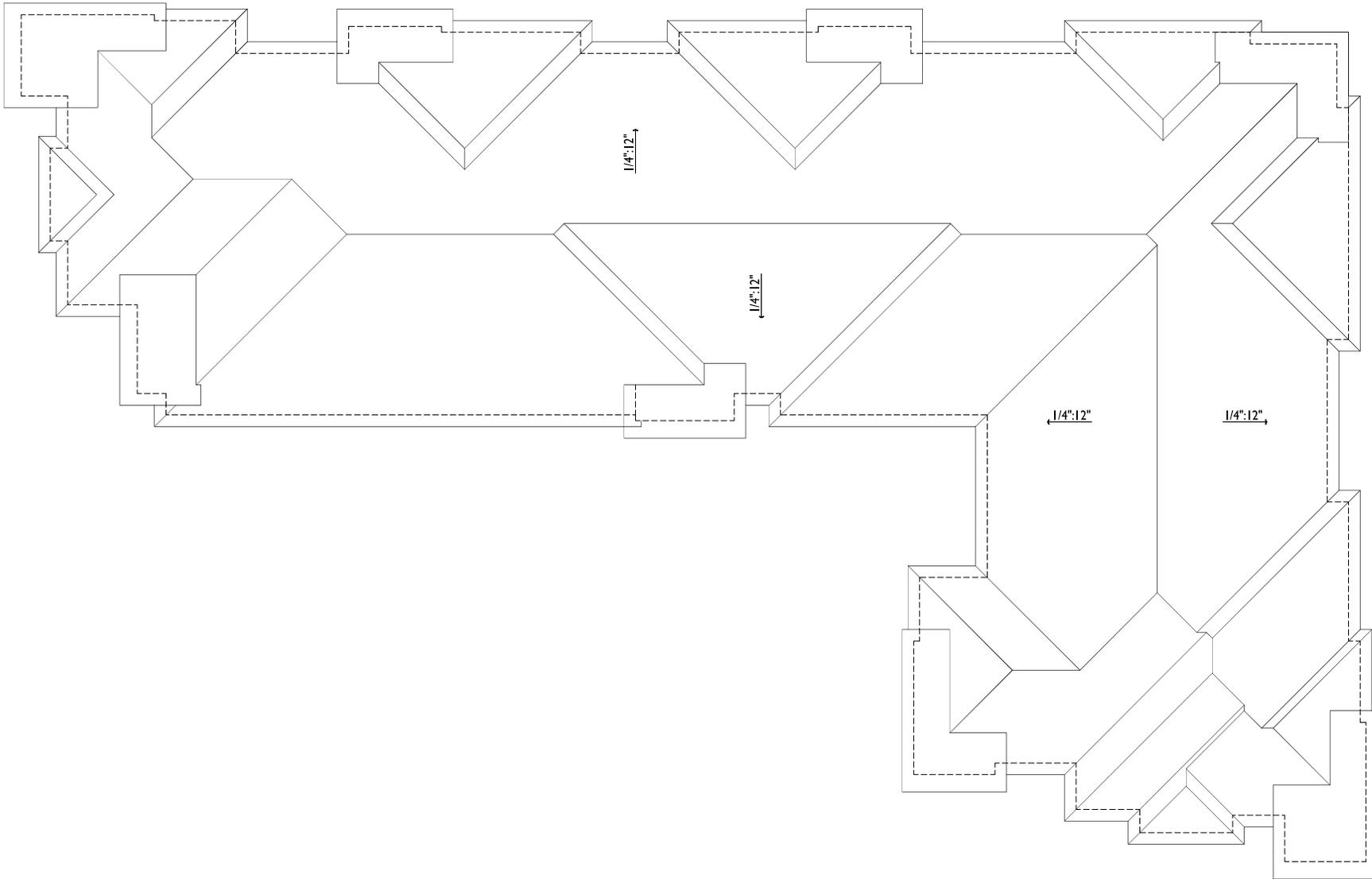
ISSUED
 Issued for LIA Submittal - August 7, 2023

PROJECT TITLE
 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

680 Grand Canyon Drive,
 Madison, WI
 SHEET TITLE
Roof Plan

SHEET NUMBER

A-1.5
 PROJECT NO. 2303
 © Knothe & Bruce Architects, LLC



1 ROOF PLAN
 A-1.5 1/8"=1'-0"





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



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



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	GRAY SLATE
02	COMPOSITE PANEL	JAMES HARDIE	SANTA MONICA PIER BLUE
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE WOOD TONE	WINCHESTER BROWN
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	LIGHT MIST
05	BRICK VENEER	SOULIX CITY BRICK	EBONITE SMOOTH
06	CAST STONE	ROCKCAST	CRYSTAL WHITE
09	WRAPPED COLUMN	JAMES HARDIE	LIGHT MIST
10	COMPOSITE WINDOW	TBO	LIGHT GRAY
11	ALUMINUM STONEFRONT	N/A	CLEAR ANODIZED
12	RAILINGS & HANDRAILS	CLIPPER	BLACK
13	SOFFIT & FASCIA	JAMES HARDIE	LIGHT MIST
14	ASPHALT SHINGLE ROOF	CERTAINTED	COLONIAL SLATE

ISSUED
 Issued for LIA Submittal - August 7, 2023

PROJECT TITLE
 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

680 Grand Canyon
 Drive Madison, WI

EXTERIOR
 ELEVATIONS

SHEET NUMBER

A-2.1
 PROJECT NUMBER 2303

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



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

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	GRAY SLATE
02	COMPOSITE PANEL	JAMES HARDIE	SANTA MONICA PIER BLUE
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE WOOD TONE	WINCHESTER BROWN
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	LIGHT MIST
05	BRICK VENEER	SILOUX CITY BRICK	EBONITE SMOOTH
06	CAST STONE	ROCKCAST	CRYSTAL WHITE
09	WRAPPED COLUMN	JAMES HARDIE	LIGHT MIST
10	COMPOSITE WINDOW	TBD	LIGHT GRAY
11	ALUMINUM STOREFRONT	N/A	CLEAR ANODIZED
12	RAILINGS & HANDRAILS	UPPERIOR	BLACK
13	SOFFIT & FASCIA	JAMES HARDIE	LIGHT MIST
14	ASPHALT SHINGLE ROOF	CERTAINTED	COLONIAL SLATE



ISSUED
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PROJECT TITLE
 Lincoln Avenue
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 Development

680 Grand Canyon
 Drive Madison, WI
 EXTERIOR
 ELEVATIONS

SHEET NUMBER

A-2.2
 PROJECT NUMBER 2303

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1
 A-2.3
 COLORED ELEVATION - WEST
 1/8" = 1'-0"



2
 A-2.3
 COLORED ELEVATION - NORTH
 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	GRAY SLATE
02	COMPOSITE PANEL	JAMES HARDIE	SANTA MONICA PIER BLUE
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE WOOD TONE	WINCHESTER BROWN
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	LIGHT MIST
05	BRICK VENEER	SIQUIX CITY BRICK	EBONITE SMOOTH
06	CAST STONE	ROCKCAST	CRYSTAL WHITE
09	WRAPPED COLUMN	JAMES HARDIE	LIGHT MIST
10	COMPOSITE WINDOW	TBD	LIGHT GRAY
11	ALUMINUM STONEFRONT	N/A	CLEAR ANODIZED
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	SOFFIT & FASCIA	JAMES HARDIE	LIGHT MIST
14	ASPHALT SHINGLE ROOF	CERTAINTED	COLONIAL SLATE



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PROJECT TITLE
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EXTERIOR
 ELEVATIONS
 COLORED

SHEET NUMBER

A-2.3
 PROJECT NUMBER 2303

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1
A-2.4
COLORED ELEVATION - EAST
1/8" = 1'-0"

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2
A-2.4
COLORED ELEVATION - SOUTH
1/8" = 1'-0"

PROJECT TITLE
 Lincoln Avenue
 Capital Grand
 Canyon Drive
 Development

680 Grand Canyon
 Drive Madison, WI
 EXTERIOR
 ELEVATIONS
 COLORED

SHEET NUMBER

A-2.4
 PROJECT NUMBER 2303

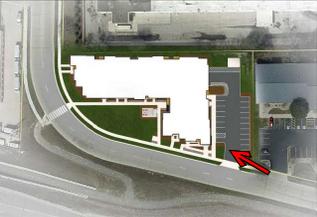
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	GRAY SLATE
02	COMPOSITE PANEL	JAMES HARDIE	SANTA MONICA PIER BLUE
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06	CAST STONE	ROCKCAST	CRYSTAL WHITE
09	WRAPPED COLUMN	JAMES HARDIE	LIGHT MIST
10	COMPOSITE WINDOW	TBD	LIGHT GRAY
11	ALUMINUM STOREFRONT	N/A	CLEAR ANODIZED
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	SOFFIT & FASCIA	JAMES HARDIE	LIGHT MIST
14	ASPHALT SHINGLE ROOF	CERTAINTED	COLONIAL SLATE





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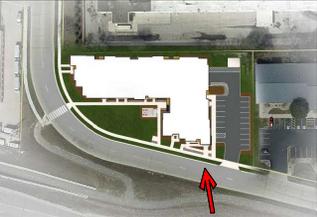
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August 07, 2023





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