

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 2430 Frazier Ave, Madison, WI (formerly 2424 Broadway)

Title: Starion Bank

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 11, 2018

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Robert Feller Company Iconica

Street address 901 Deming Way City/State/Zip Madison, WI 53717

Telephone 608-664-3591 Email bob.feller@iconicacreates.com

Project contact person Robert Feller Company Iconica

Street address 901 Deming Way City/State/Zip Madison, WI 53717

Telephone 608-664-3591 Email bob.feller@iconicacreates.com

Property owner (if not applicant) Starion Bank - Accepted Purchase Agreement with Dexter Holdings, LLC

Street address 333 North 4th Street City/State/Zip Bismarck, ND 58501

Telephone 701-250-1405 Email curtw@starionbank.com

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on March 1, 2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Robert Feller Relationship to property Architect

Authorized signature of Property Owner Date 5/14/2018

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



May 15, 2018

Via Email and Hand Delivery

Plan Commission and Urban Design Commission
City of Madison
126 South Hamilton Street
Madison, WI 53703

**Re: Letter of Intent for Proposed Development
Rezoning and Conditional Use for Starion Bank– 2430 Frazier Street.
Formerly, 2424 Broadway**

Dear Commission Members:

On behalf of Starion Bank, I am pleased to submit the enclosed materials for Initial and Final Review, Rezoning and Conditional Use approval for a new Starion Bank Branch for the property located at 2430 Frazier Street., formerly 2424 Broadway (Parcel number 071019410069), located in Urban Design District #1. The proposal includes a request construct a 1,880 sf, two-story bank with drive-thru service lanes, 933 square feet of second story space, 11 parking spaces and 4 bike stalls.

Existing Site Conditions

The existing site is home to a surface parking lot and is zoned TR-V1. The property is currently owned by DEXTER HOLDINGS LLC, subject to an offer to purchase by Starion Bank. The property is bounded by residential properties to the west, a park to the north and a Kwik Trip C-Store and gas station to the east.

To develop the site as proposed, application will be made to rezone to CC-T Commercial Corridor-Transitional District. This is the zoning of the adjacent Kwik Trip property. Additionally, in an informational meeting with City Staff, it was shared that the future Zoning map is being considered to be amended such for the subject property to be rezoned as Commercial. Also a Conditional Use is being requested for the Service Window.

Access to the site is provided by two driveways on Frazier Street. The intention is to close both drive access points in exchange for a new drive access located 60' from the adjacent residential property to the west.

The Applicant met with the Development Assistance Team on March 22, 2018 and has adjusted the plans in response to Staff feedback shared at that meeting.

Additionally, the project was presented to the UDC on April 25, 2018 for Informational Review. Comments regarding the building and site have been incorporated into the attached design, including elevation refinement, relocation of the bike racks to pull closer to building entrance, impervious material reduction, and drive circulation simplification.

Project Layout

The proposal is to remove the existing parking pavement and scrub landscape. The site is laid out to separate drive through traffic from pedestrian and parking areas.

The architectural design will use high-quality, durable materials featuring face brick, Nichiha panels, aluminum storefront and glass, and cultured stone. The maximum height for the structure is proposed to be 25'-0" tall. The style will be contemporary and include features such as sun shades, flat roof and expanses of glass. The main entrance is located on the West elevation of the building, but has been pulled forward to be proud of the elevation and roof elements have been incorporated along with site design, to provide a clear point of entry for pedestrian traffic while also addressing the street. The south façade provides a hansom face with a large expanse of brick and storefront which offers views of the interior grand stair and building conference rooms.

The proposal is consistent with the City of Madison Future Comprehensive Plan, which identifies the site for General Commercial use. The proposal will also convert an underutilized and unsightly site into a vibrant, and productive business serving the local and greater Madison community.

Project Objectives and Benefits

Consistent with the purpose and standards for the Commercial Corridor-Transitional District, the Project will benefit the City of Madison in the following ways:

- Improve the quality of landscaping, site design and urban design by replacing a vacant lot, with a high-quality commercial building with a reputable business.
- Maintaining the viability of existing residential uses adjacent to the corridor by providing additional full-time and part-time employment opportunities in the neighborhood.
- Encouraging appropriate transitions between commercial and residential areas by constructing a lower-density commercial use with daytime hours of operation that are compatible with residential uses.
- Improving vehicular, bicycle and pedestrian access to and circulation around the site by eliminating one existing access driveway near a School bus Flag Stop.

Project Data

<u>Location:</u>	2430 Frazier Street
<u>Building Sq. Ft.:</u>	1,880 sq. ft. (footprint)
<u>Start Construction:</u>	Approximately October 2018
<u>Complete Construction:</u>	Approximately March 2019
<u>Type of Building:</u>	Commercial - Bank
<u>Land Area:</u>	0.42 acres (18,387sq. ft.)
<u>Vehicle Parking:</u>	Proposed 11 vehicle parking spaces

<u>Bicycle Parking:</u>	Proposed 4 bicycle spaces
<u>Site Access:</u>	Frazier Avenue
<u>Impervious Area:</u>	13,364 sq. ft. (74%)
<u>Pervious Area:</u>	4,623 sq. ft. (26%)
<u>Hours of Operation:</u>	Approximately 8:00 a.m.-6:00 p.m. Monday through Friday / 8:00 a.m.-4:00 p.m. Saturday

Project Financial Information

Public Subsidy Requested: None.

Urban Design District #1 Standards

The proposal complies with the requirements and guidelines of Urban Design District #1 through the following design elements:

1. Off-Street Parking and Loading Areas. The parking lot landscape plan has been developed in accordance with parking lot landscaping requirements. Parking areas are located at the rear of the building and landscaped areas are used to buffer and screen parking areas from sidewalks and adjacent properties. Parking and loading areas have been integrated into the overall site development.
2. Signs. The proposal includes two building signs located on the façade of the building and integrated with the architecture of the building. The signs identify the business, are appropriate for the type of activity and clientele served by the business, and are designed to be legible to the intended viewer. Additionally, a monument sign is being proposed near the drive entrance. Size and exact location are pending.
3. Building Design. Exterior materials are primarily durable, low-maintenance materials that provide a vibrant new look to the intersection. All building elevations have been designed to maintain a high-quality appearance on all four sides of the building.
4. Lighting. Exterior lighting is used only to illuminate building facades, pedestrian walks, and parking and service areas. Lighting is adequate but not excessive. Security lighting provides necessary levels of illumination without reflecting direct rays of light onto adjacent property.
5. Landscaping. Landscaping elements will be used throughout the site to soften building corners, screen parking and drive-thru areas, and complement the architecture of the building.
6. Drive-thru Service Window. Drive-thru Service Window has been located on the side opposite the residential lot and held away from the street to reduce visual impact.

Project Team

Owner:
Starion Bank
333 North 4th Street
Bismarck, ND 58501
Contact: Curt Walth
701-250-1405
CurtW@starionbank.com

Architect:
Iconica
901 Deming Way
Madison, WI 53717
Contact: Robert Feller
608-664-3591
Bob.feller@iconicacreates.com

Building Engineer:
Iconica
901 Deming Way
Madison, WI 53717
Contact: Patrick Eagan
608-664-3535
patrick.eagan@iconicacreates.com

Civil Engineer and Landscape Architect:
Vierbicher
Matt Schreiner, PE
608-821-3961
msch@vierbicher.com

We look forward to presenting these materials to you and seeking your approval of this proposal to revitalize and enhance this site.

Sincerely,

Robert Feller
Architectural Director
Iconica



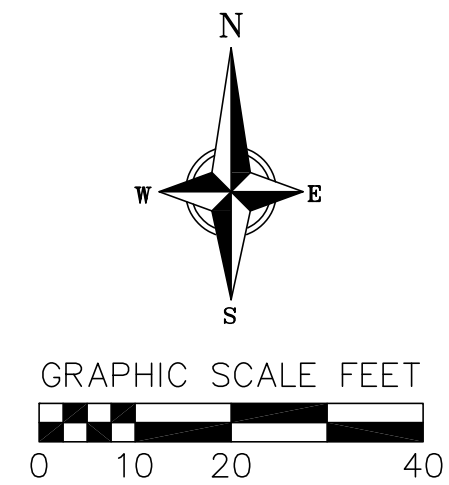
Re: Starion Bank proposed for 2430 Frazier Ave, Madison, WI

This letter is to document that a conversation occurred between Bob Feller, of Iconica, and Josh Lavik, Head of the Neighborhood Group, regarding the proposed new Starion Bank to be located at 2430 Frazier Ave. The initial conversation occurred after the March 22 DAT meeting and subsequent conversations have occurred since. Additionally, initial designs have been shared via email.

Sincerely,

Robert Feller
Architectural Director
Iconica

WAUNONA PARK



PART OF LOT 10
BLOCK 6, HOBOKEN BEACH

LOT 5

LOT 6

LOT 7

SCHULZ SUBDIVISION

LOT 2
CSM NO. 4136

PART OF
LOT 10
BLOCK 6
HOBOKEN BEACH

PART OF LOT 9
BLOCK 6, HOBOKEN BEACH

LOT 1
CSM NO. 4826

- TOPOGRAPHIC LINEWORK LEGEND**
- FO — FO — EXISTING FIBER OPTIC LINE
 - OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - EXISTING CHAIN LINK FENCE
 - * — * — EXISTING GENERAL FENCE
 - G — G — EXISTING GAS LINE
 - GUY — GUY — EXISTING GUY LINE
 - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
 - FM — FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
 - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING EDGE OF TREES
 - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
 - 875 — EXISTING MAJOR CONTOUR
 - 876 — EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- ✉ EXISTING MAILBOX
 - ✎ EXISTING POST
 - ↑ EXISTING SIGN (TYPE NOTED)
 - ⊠ EXISTING CURB INLET
 - ⊠ EXISTING FIELD INLET RECTANGULAR
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊙ EXISTING CURB STOP
 - ⊙ EXISTING GAS METER
 - ⊙ EXISTING AIR CONDITIONING PEDESTAL
 - ↑ EXISTING DOWN GUY
 - ⊙ EXISTING ELECTRIC MANHOLE
 - ⊙ EXISTING ELECTRIC PEDESTAL
 - ⊙ EXISTING TRANSFORMER
 - ☆ EXISTING LIGHT POLE
 - ☆ EXISTING GENERIC LIGHT
 - ☆ EXISTING UTILITY POLE
 - ⊙ EXISTING TELEPHONE VAULT
 - ⊙ EXISTING CONIFEROUS TREE
 - ⊙ EXISTING DECIDUOUS TREE

- NOTES:**
- Field work for this map was performed on April 2nd and completed on April 9, 2018. Any changes in site conditions after April 9, 2018 are not reflected on this map.
 - All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and or their authorized representatives. Markings are per Digger's Hotline Ticket #20181303463. Vierbicher does not warrant the locations marked or mapped by others.
 - This map is referenced to the Wisconsin County Coordinate System, Dane Zone NAD 83 (2007). Elevations are referenced to North American Vertical Datum NAVD 88 (1991). Field data was obtained using Robotic Total Station and GPS.
 - The property lines shown on this map are based on found property corners, existing surveys of record and the recorded Hoboken Beach plat.
 - Sizes shown for underground utilities are from the City GTWeb site. Contractor to verify sizes at time of construction.
 - This existing conditions map was prepared at the request of Curt Walth, Executive Vice President, Starion Bank, 333 N. 4th Street, Bismarck, ND 58501

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN

DATE: 05-16-2018

DRAFTER: SCHR/MKRI

CHECKED: ABAR/MSCH

PROJECT NO.: 180124

NOT FOR CONSTRUCTION

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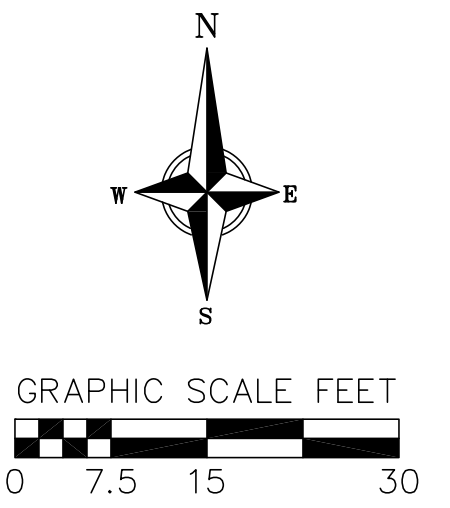
PART OF LOT 10
BLOCK 6, HOBOKEN BEACH

LOT 5

LOT 6

LOT 7

SCHULZ SUBDIVISION



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE 05-16-2018

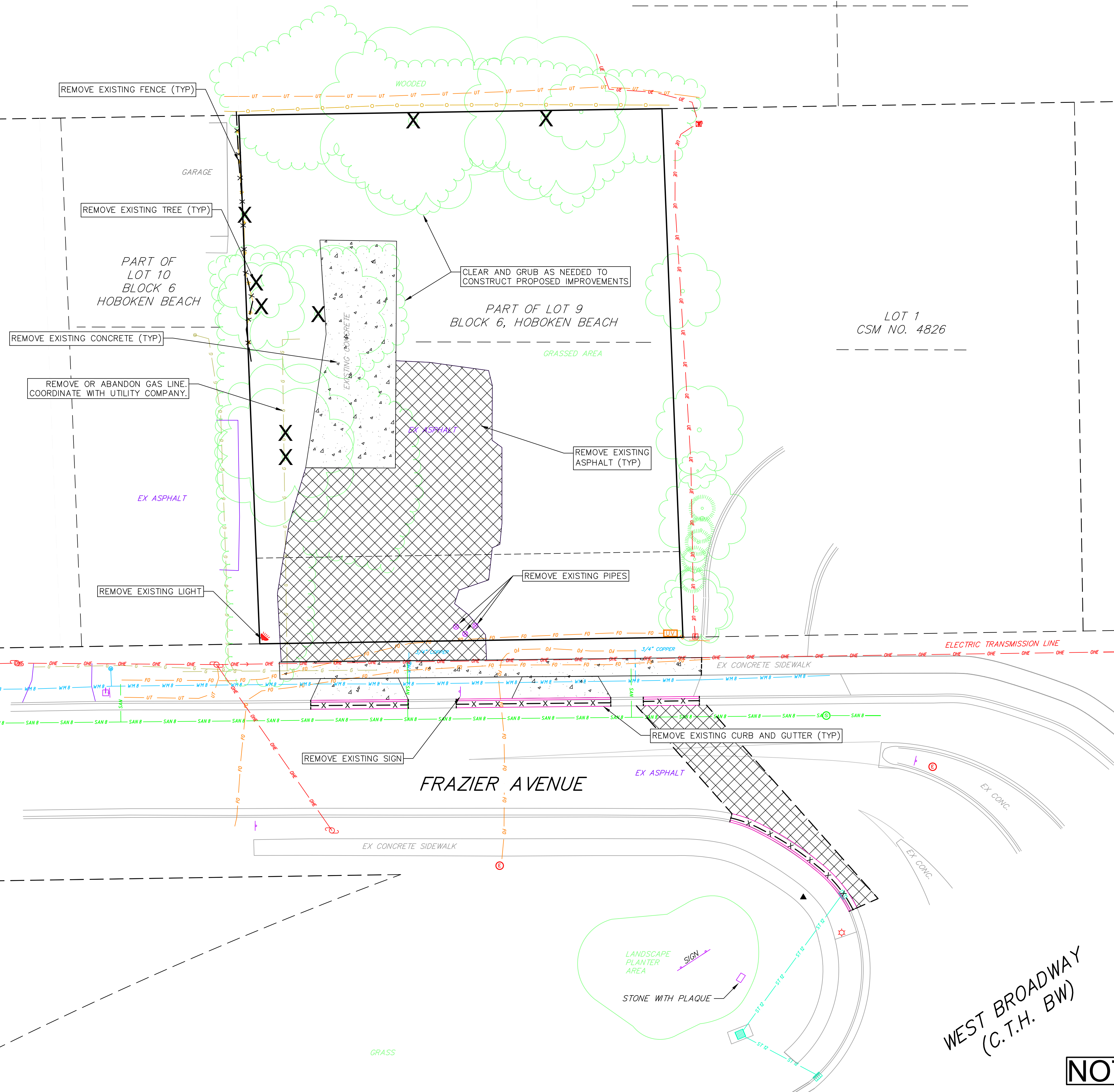
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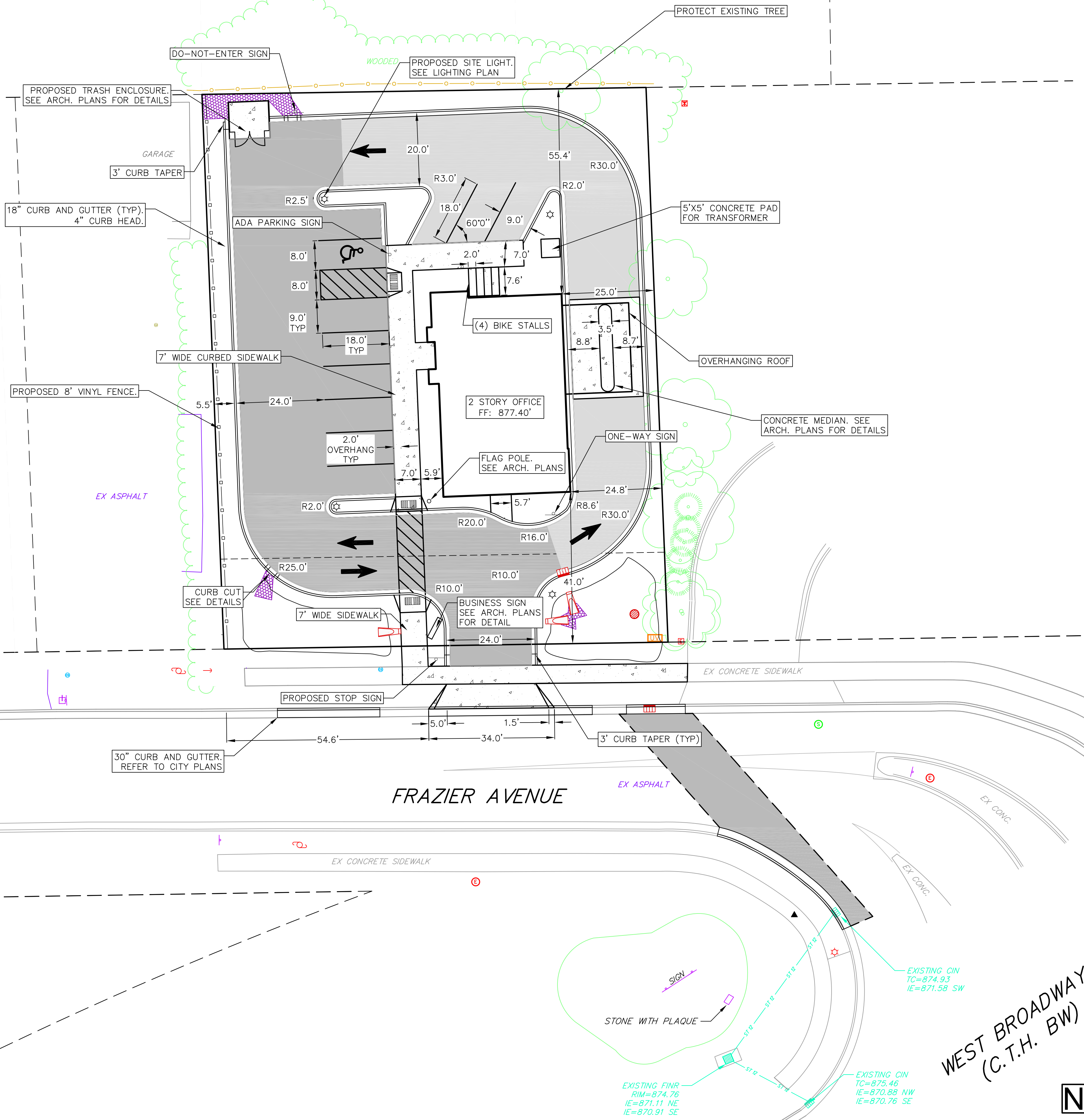
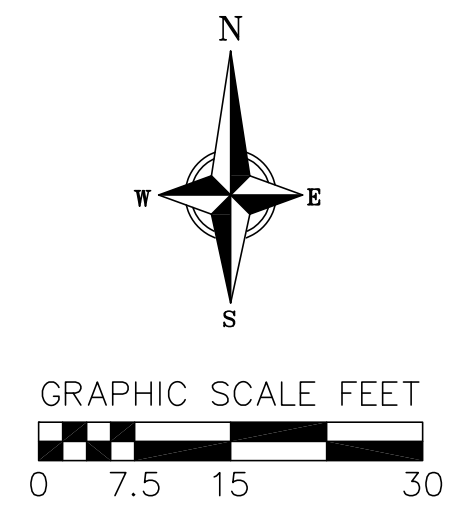


DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

- NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN DISTURBANCE LIMITS.
 - IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY ABANDONMENT/PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
 - ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS.

NOT FOR CONSTRUCTION



Parking Lot Plan Site Information Block

Site Address: 2430 Frazier Avenue
 Site acreage (total) = 0.41 ACRES

Number of building stories (above grade): 2
 Building height: Average Existing Grade to Top of Building = 25' - 0"
 DILHR type of construction (new structures): TYPE 5B

Use of property: Commercial
 Gross square feet of building: 1,880 (1ST) + 933 (2ND) = 2,813 GSF
 Gross square feet of retail area: N/A
 Number of employees in warehouse: N/A
 Number of employees in production area: N/A
 Capacity of restaurant/place of assembly: N/A

Number of bicycle stalls shown: 4 external stalls

Number of parking stalls:

Large Car	10 Large + 0 Compact = 10
Accessible	1
Total	11

Number of trees shown: See Landscape Plan

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED VINYL FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- PROPOSED LIGHT POLE
- RIP RAP

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

- NOTES:**
- ALL DIMENSIONS GIVEN ARE TO FACE OF CURB WHEN APPLICABLE.
 - CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD SPECIFICATIONS, DETAILS ON THE PLANS, AND THE LATEST EDITION OF THE DOT SPECIFICATIONS.
 - EXISTING CURB REMOVAL AND ASPHALT REPLACEMENT LIMITS ARE APPROXIMATE. ADDITIONAL REMOVAL AND REPLACEMENT MAY BE REQUIRED.
 - ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON PLANS.

WEST BROADWAY
(C.T.H. BW)

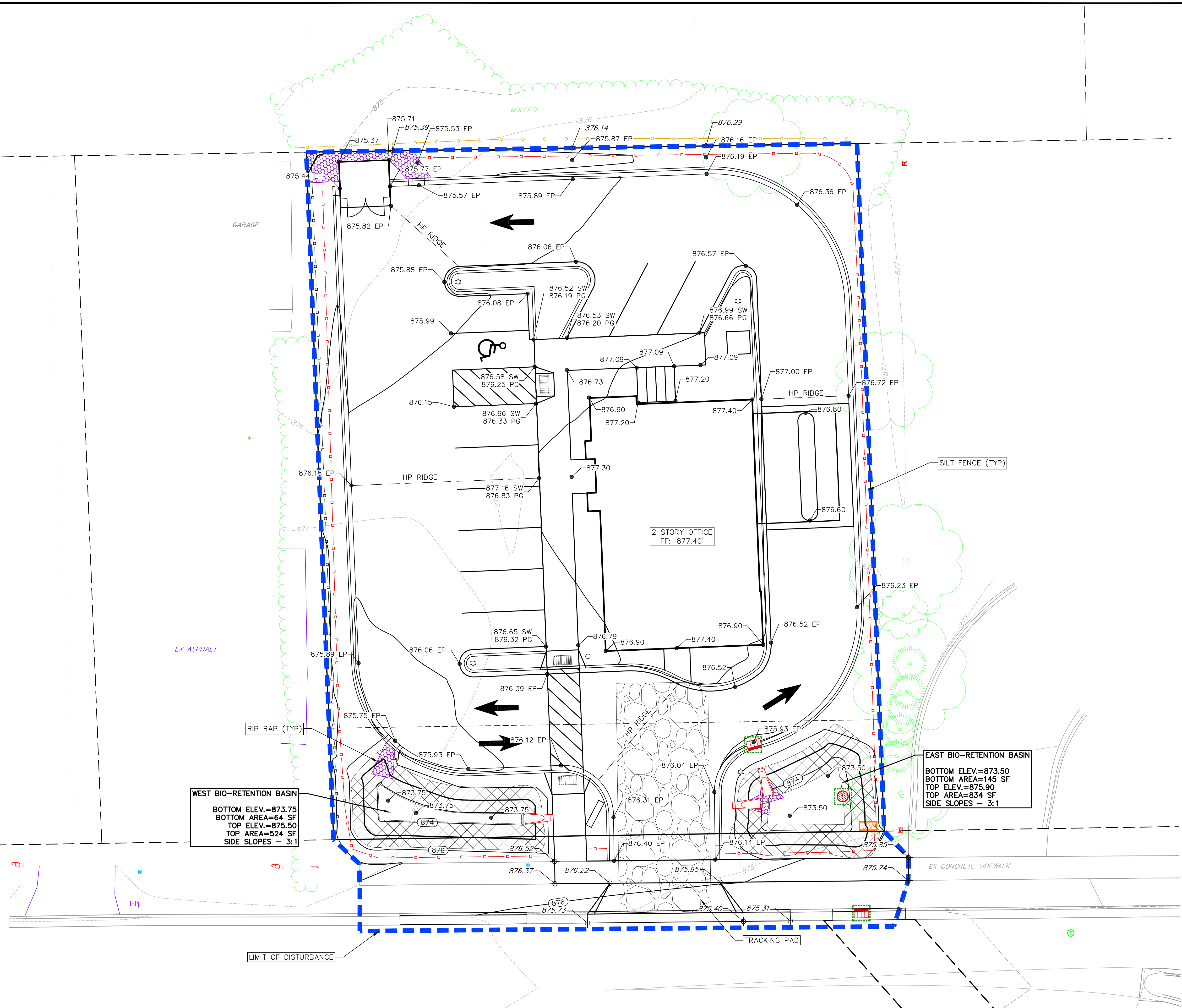
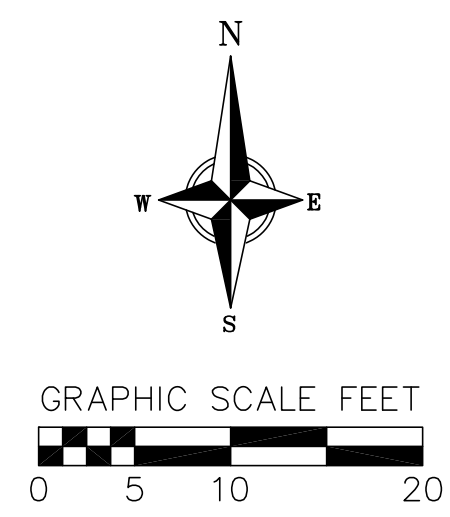
NOT FOR CONSTRUCTION

Site Plan
 Starion Bank - 2430 Frazier Avenue
 City of Madison
 Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
 DATE 05-16-2018
 DRAFTER schr
 CHECKED ABAR/MSCH
 PROJECT NO. 180124

C
300



GRADING LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- (820) — PROPOSED MAJOR CONTOURS
- (818) — PROPOSED MINOR CONTOURS
- - - - SILT FENCE
- - - - DISTURBED LIMITS
- → → → PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- ⊕ INLET PROTECTION
- ▨ EROSION MAT URBAN CLASS I TYPE A
- ▨ TRACKING PAD
- ▨ RIP RAP

ABBREVIATIONS

- BW - BOTTOM OF WALL
- TW - TOP OF WALL
- EP - EDGE OF PAVEMENT
- TC - TOP OF CURB
- FL - FLOW LINE (BOTTOM OF CURB)
- GR - GRADE
- PG - PAVEMENT GRADE
- ME - MATCH EXISTING
- SW - SIDEWALK
- BS - BOTTOM OF STEP
- TS - TOP OF STEP

- NOTES:**
1. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
 3. ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS.

WEST BIO-RETENTION BASIN
 BOTTOM ELEV.=873.75
 BOTTOM AREA=64 SF
 TOP ELEV.=875.50
 TOP AREA=524 SF
 SIDE SLOPES - 3:1

EAST BIO-RETENTION BASIN
 BOTTOM ELEV.=873.50
 BOTTOM AREA=145 SF
 TOP ELEV.=875.90
 TOP AREA=834 SF
 SIDE SLOPES - 3:1

2 STORY OFFICE
 FF: 877.40'

FRAZIER AVENUE

NOT FOR CONSTRUCTION

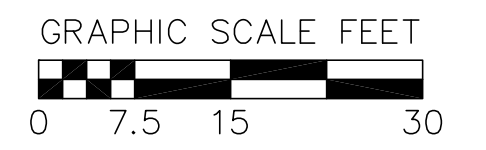
Grading and Erosion Control Plan
 Station Bank - 2430 Frazier Avenue
 City of Madison
 Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN
 DATE 05-16-2018
 DRAFTER SCHR/IGRE
 CHECKED ABAR/MSCH
 PROJECT NO. 180124
 C
 400

PROPOSED UTILITY LEGEND

- >>> STORM SEWER PIPE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- STORM SEWER CLEANOUT
- STORM SEWER ENDWALL
- STANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE
- WATER VALVE
- ▨ POLYSTYRENE INSULATION

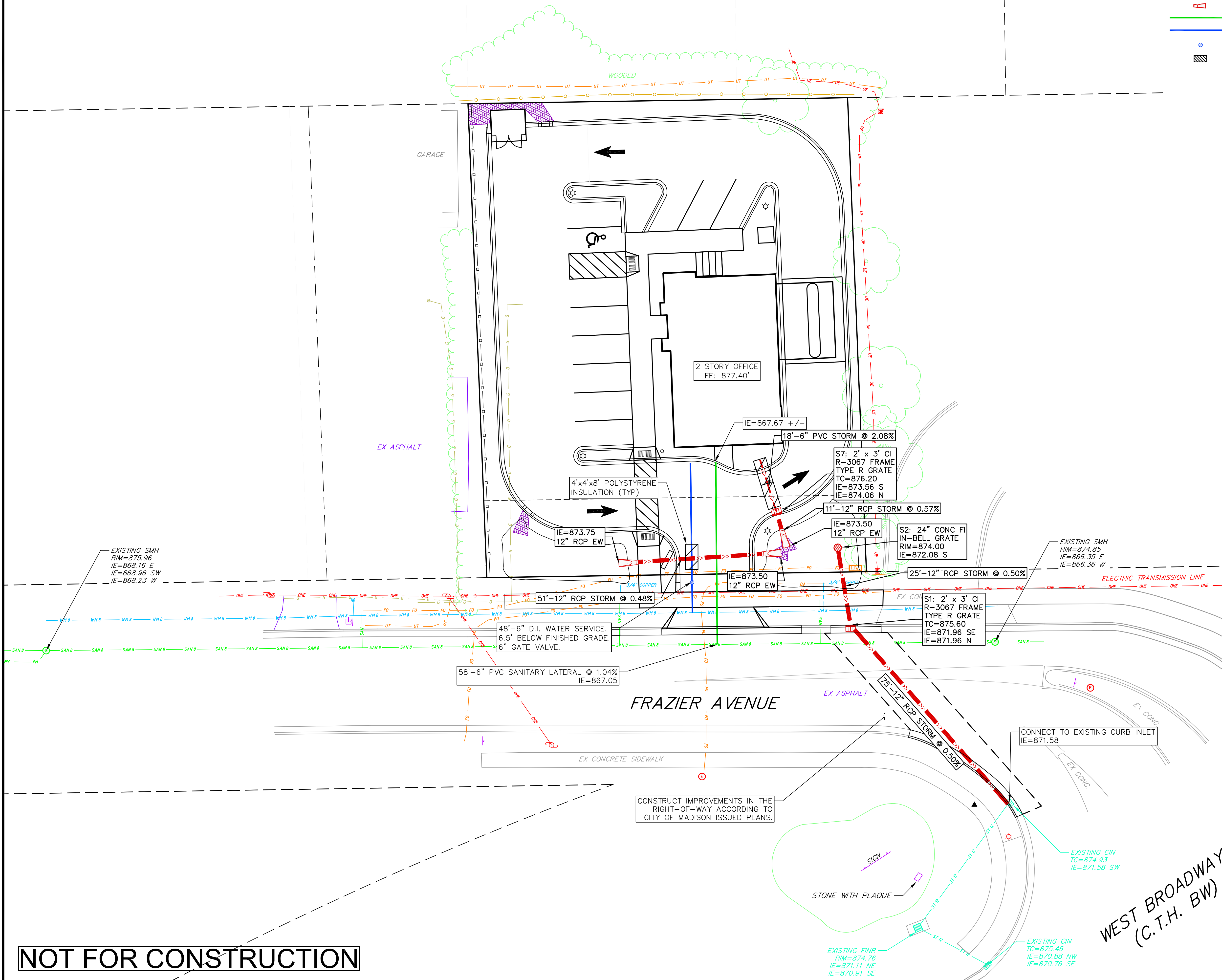


ABBREVIATIONS

STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

NOTES:

1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DNR PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
6. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
7. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
8. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
9. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
10. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
11. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
12. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
13. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
14. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
15. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
17. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS, PROJECT #-----.



NOT FOR CONSTRUCTION

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 05-16-2018

DRAFTER SCHR/IGRE

CHECKED ABAR/MSCH

PROJECT NO. 180124

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
11. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE PAVED AND VEGETATIVE AREAS ARE 70% ESTABLISHED.
12. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
13. VEGETATIVE AREAS SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
14. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
15. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
16. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON AND DNR.
21. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

1. USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

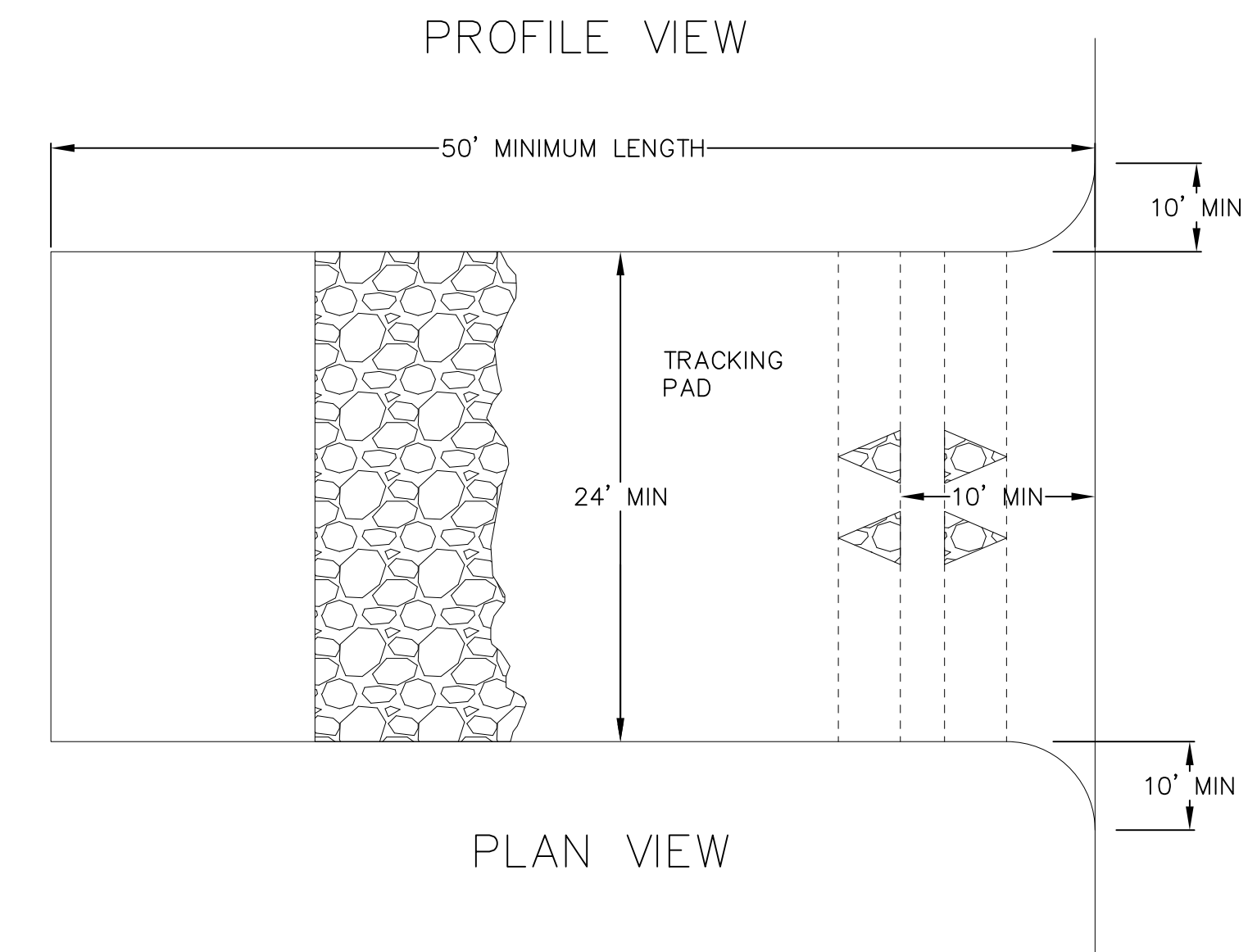
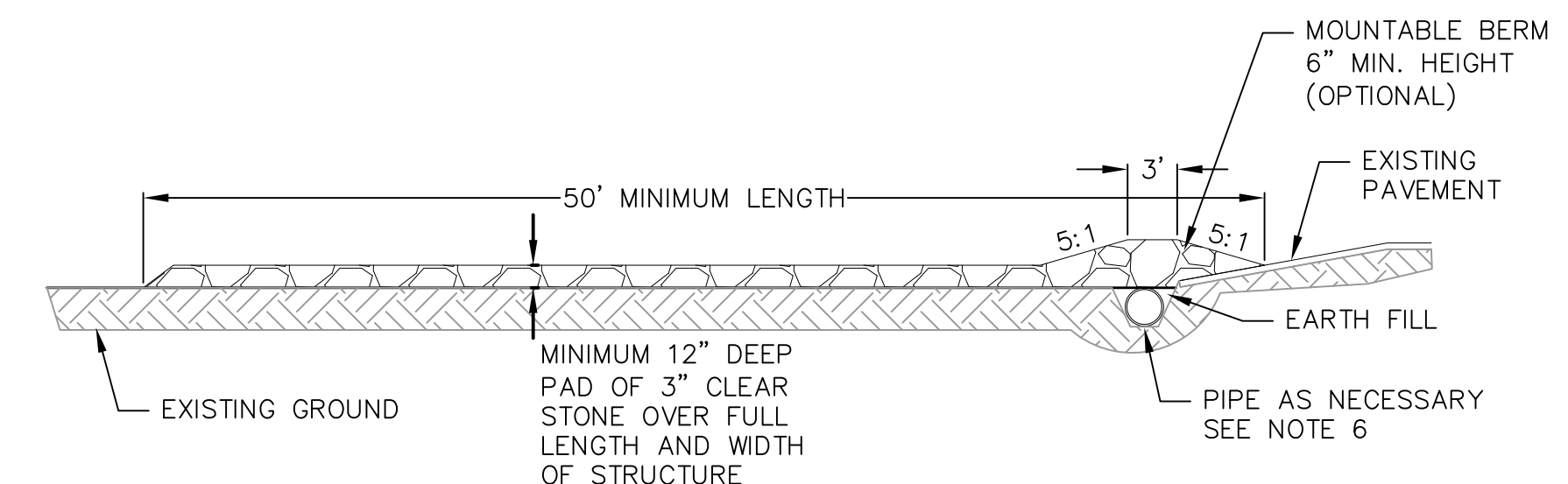
MULCHING RATES:

TEMPORARY AND PERMANENT:

1. USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

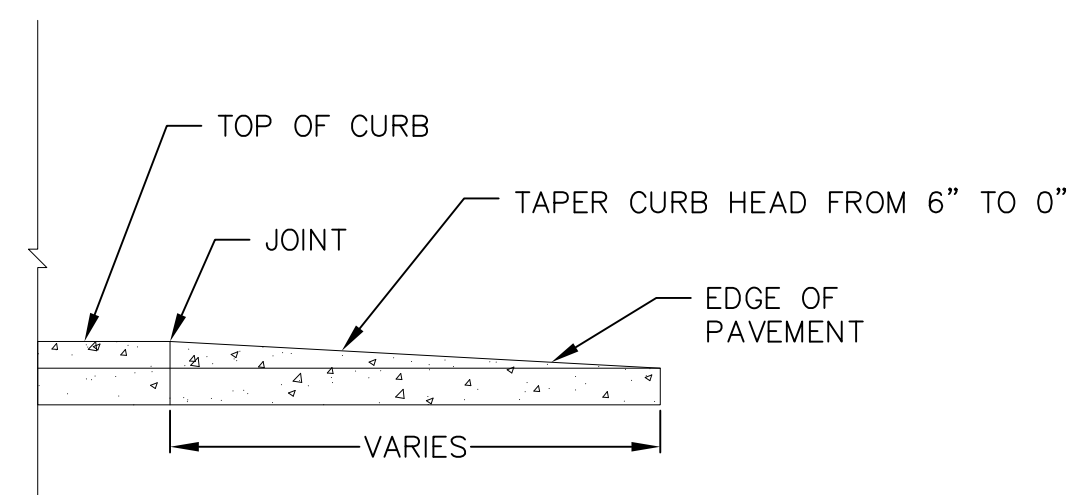
CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. CONDUCT DEMOLITION
3. ROUGH GRADE - BIORETENTION BASINS
4. STRIP TOPSOIL - SITE
5. ROUGH GRADE - SITE
6. CONSTRUCT UNDERGROUND UTILITIES
7. INSTALL INLET PROTECTION IN NEW INLETS
8. CONSTRUCT BUILDING
9. CONSTRUCT RETAINING WALL
10. CONSTRUCT PAVEMENT
11. FINAL GRADE AND RESTORE DISTURBED AREAS
12. FINAL GRADE BIORETENTION BASINS, REMOVE CONSTRUCTION SEDIMENT, PLACE ENGINEERED SOIL AND RESTORE PER PLAN.
13. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE PAVED AND VEGETATIVE AREAS ARE 70% RESTORED



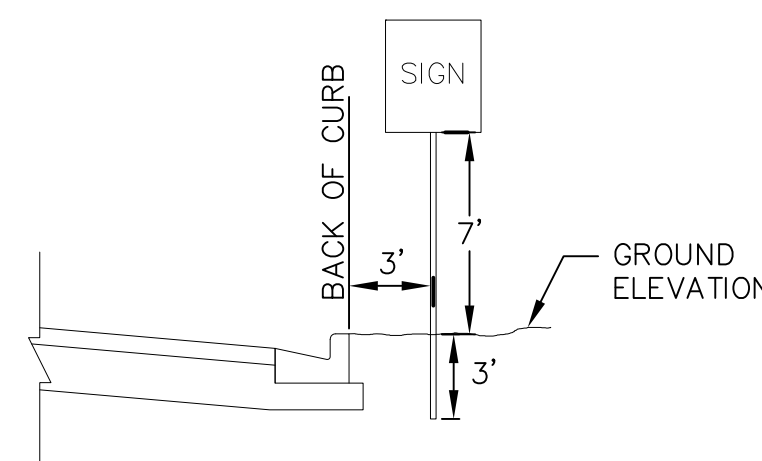
1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD
1 NOT TO SCALE



PROFILE VIEW

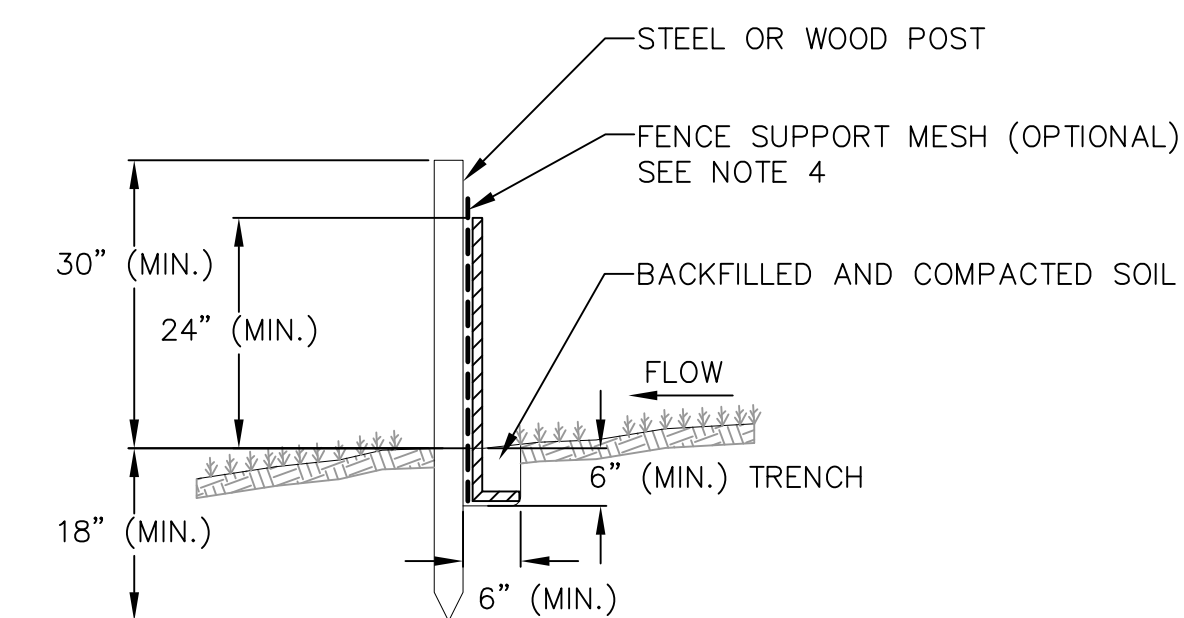
1 CURB & GUTTER TERMINATION
1 NOT TO SCALE



SIGNAGE NOTES:

1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
3. STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
4. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.
5. LOADING ZONE SIGNS SHALL BE 12"x9" R8-3gP.
6. ONE-WAY SIGNS SHALL BE 18"x24" R6-2.
7. DO NOT ENTER SIGN SHALL BE 30"x30" R5-1.

1 STANDARD SIGN
1 NOT TO SCALE



1 SILT FENCE
1 NOT TO SCALE

NOTES:

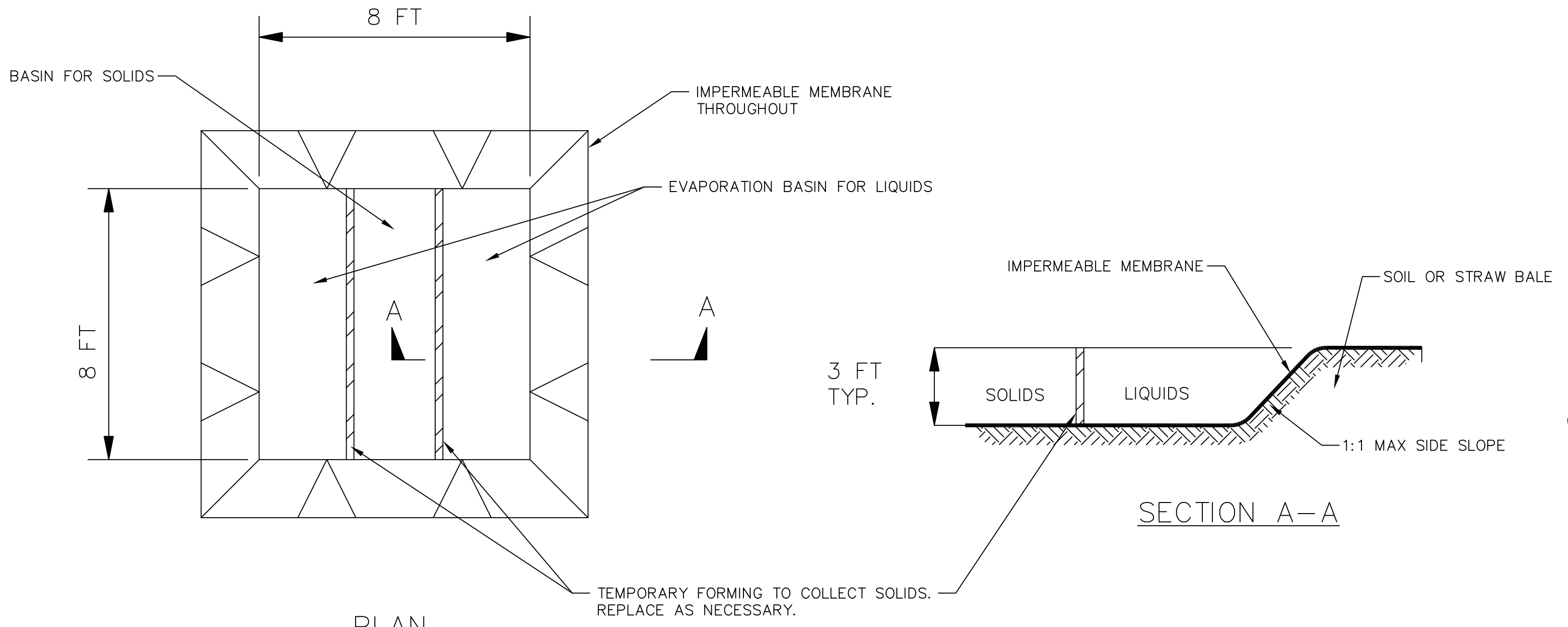
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS
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DATE		05-16-2018	
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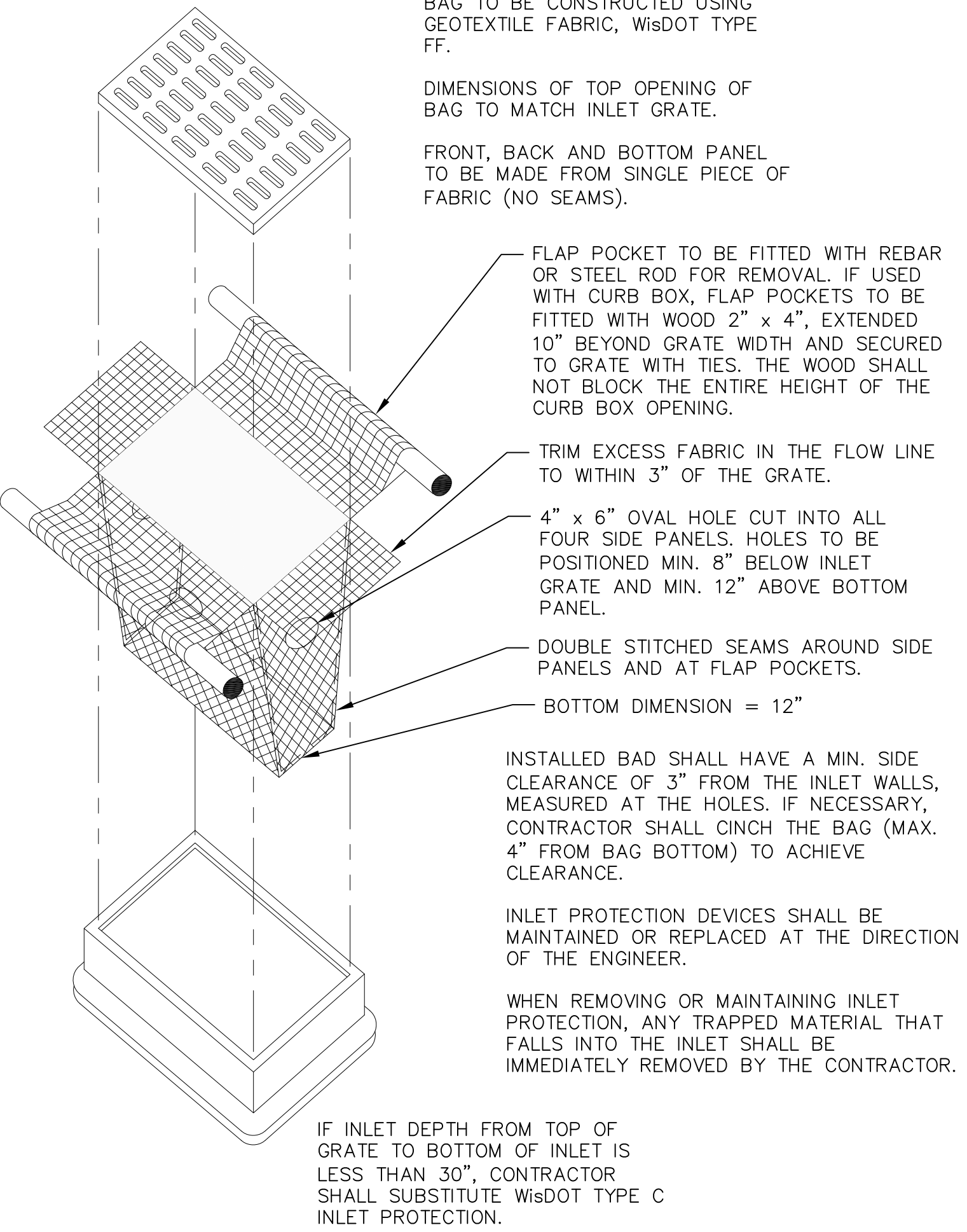
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NO.	DATE	NO.	DATE

SCALE AS SHOWN
DATE 05-16-2018
DRAFTER SCHR
CHECKED ABAR/MSCH
PROJECT NO. 180124



PLAN

SECTION A-A



1 INLET PROTECTION TYPE D
1 NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

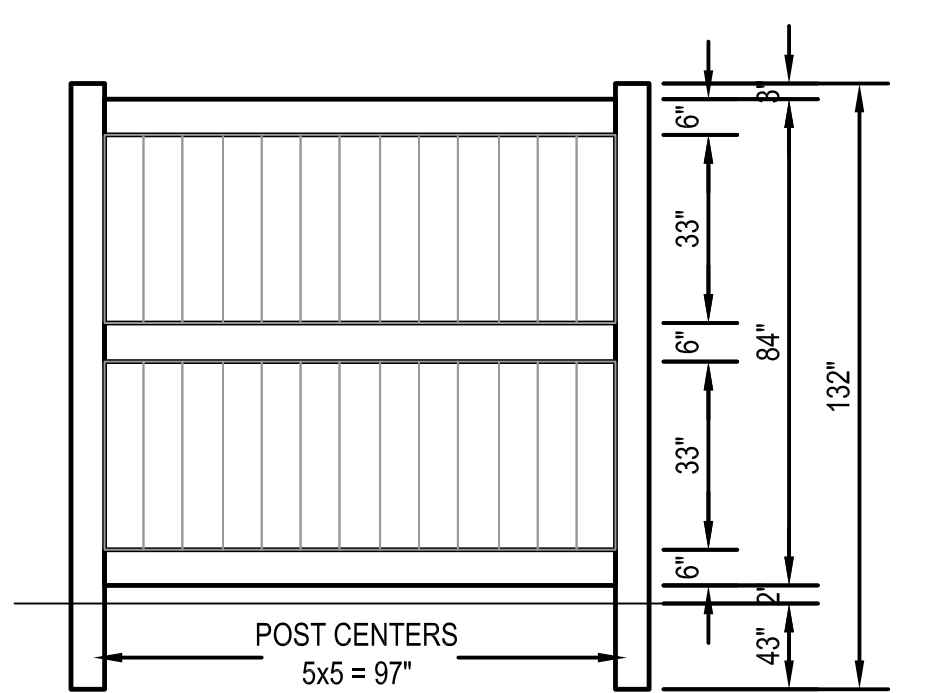
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

1 TEMPORARY CONCRETE WASHOUT
1 NOT TO SCALE

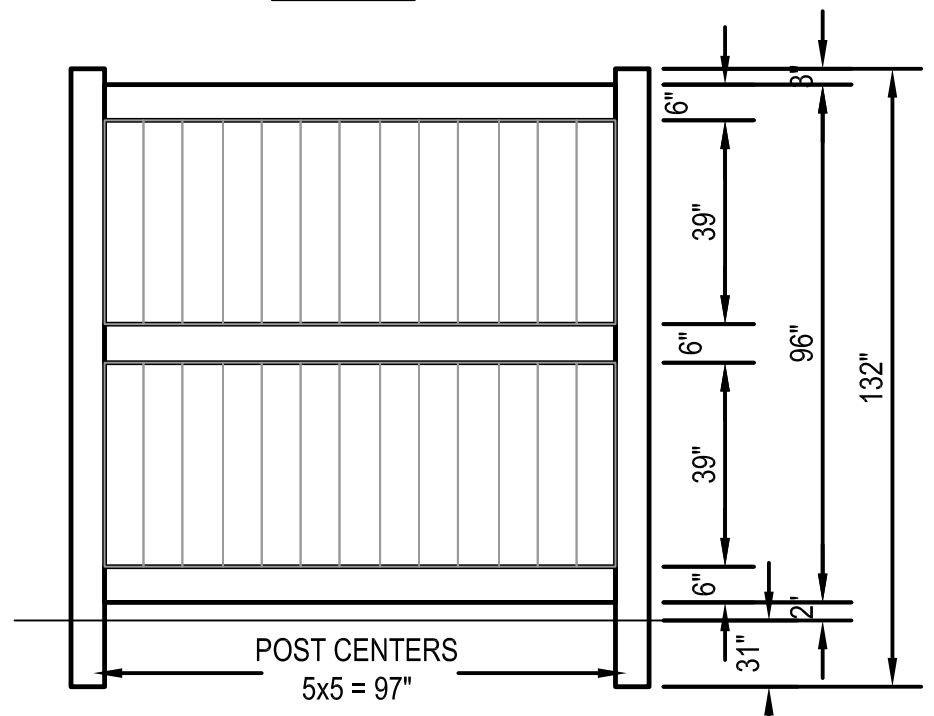


CERTAINTEED CORPORATION FENCE, DECK & RAIL DIVISION
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BUFFALO, NY 14218
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- SELECT DESIRED HEIGHT
- 7'
 - 8'
- SELECT DESIRED COLOR
- ARBOR BLEND
 - ARCTIC BLEND
 - BRAZILIAN BLEND
 - FRONTIER BLEND
 - HONEY BLEND
 - NATURAL CLAY
 - SIERRA BLEND
 - WEATHERED BLEND



7 FT VINYL FENCE

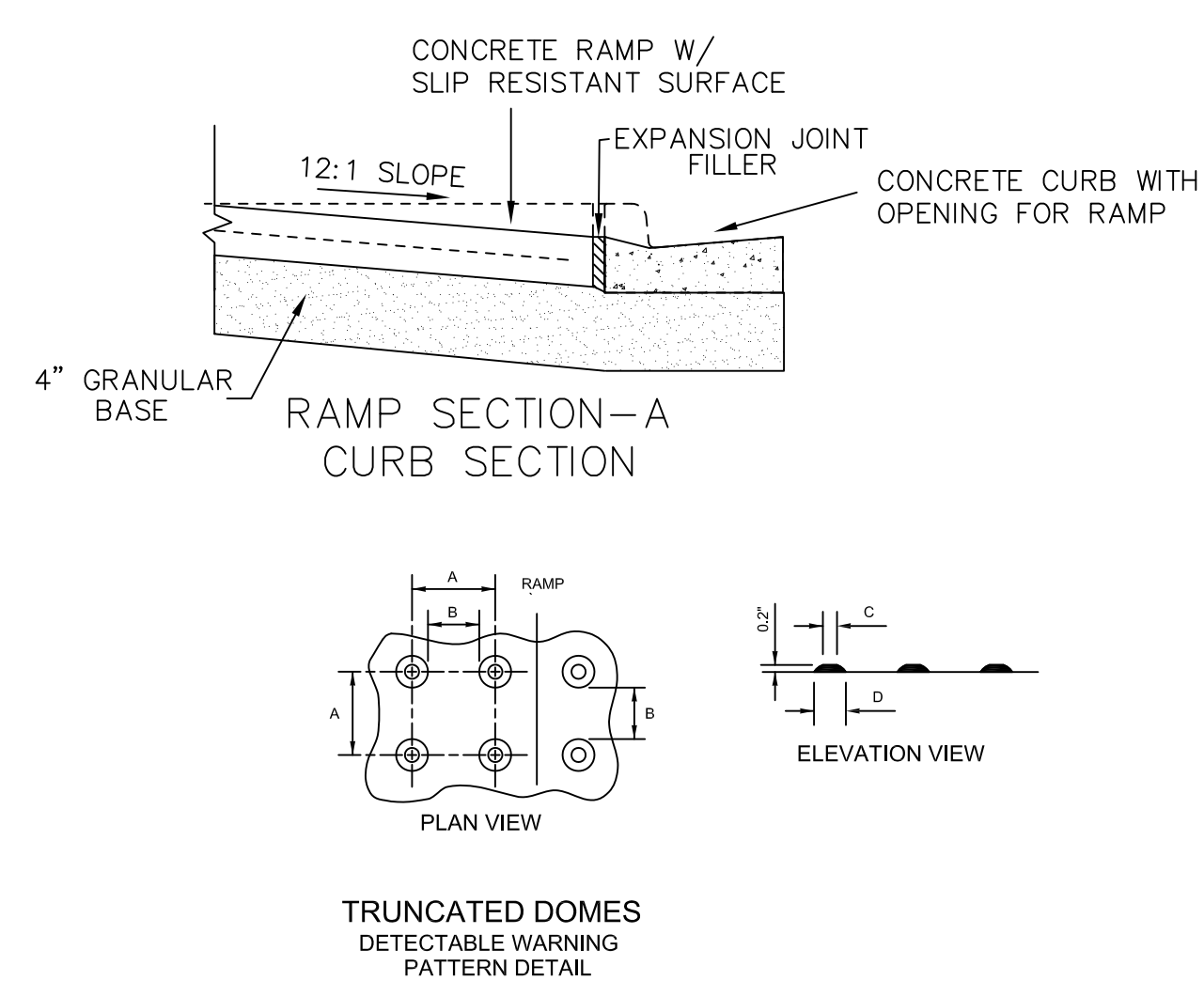


8 FT VINYL FENCE

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 035-088.

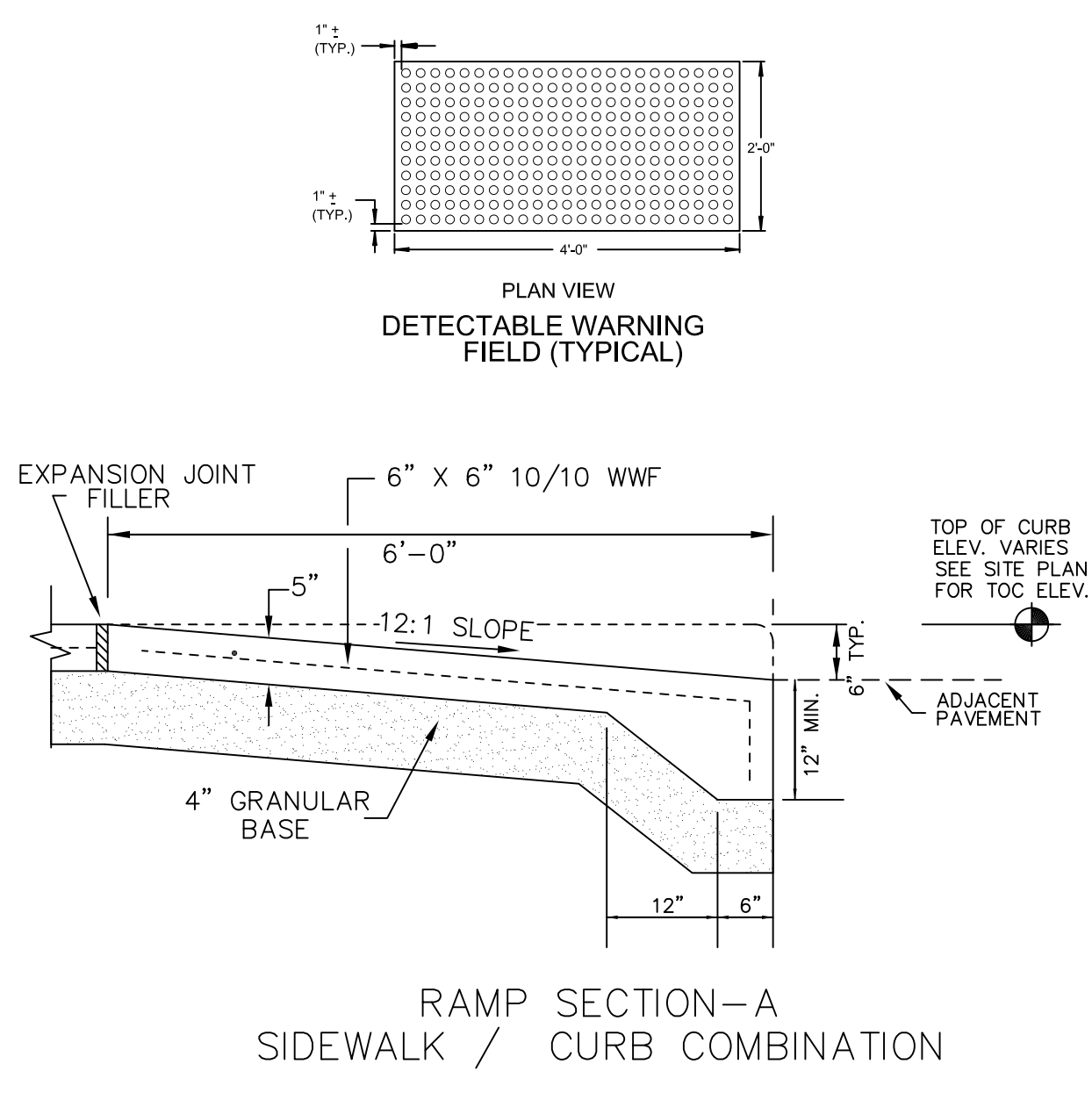
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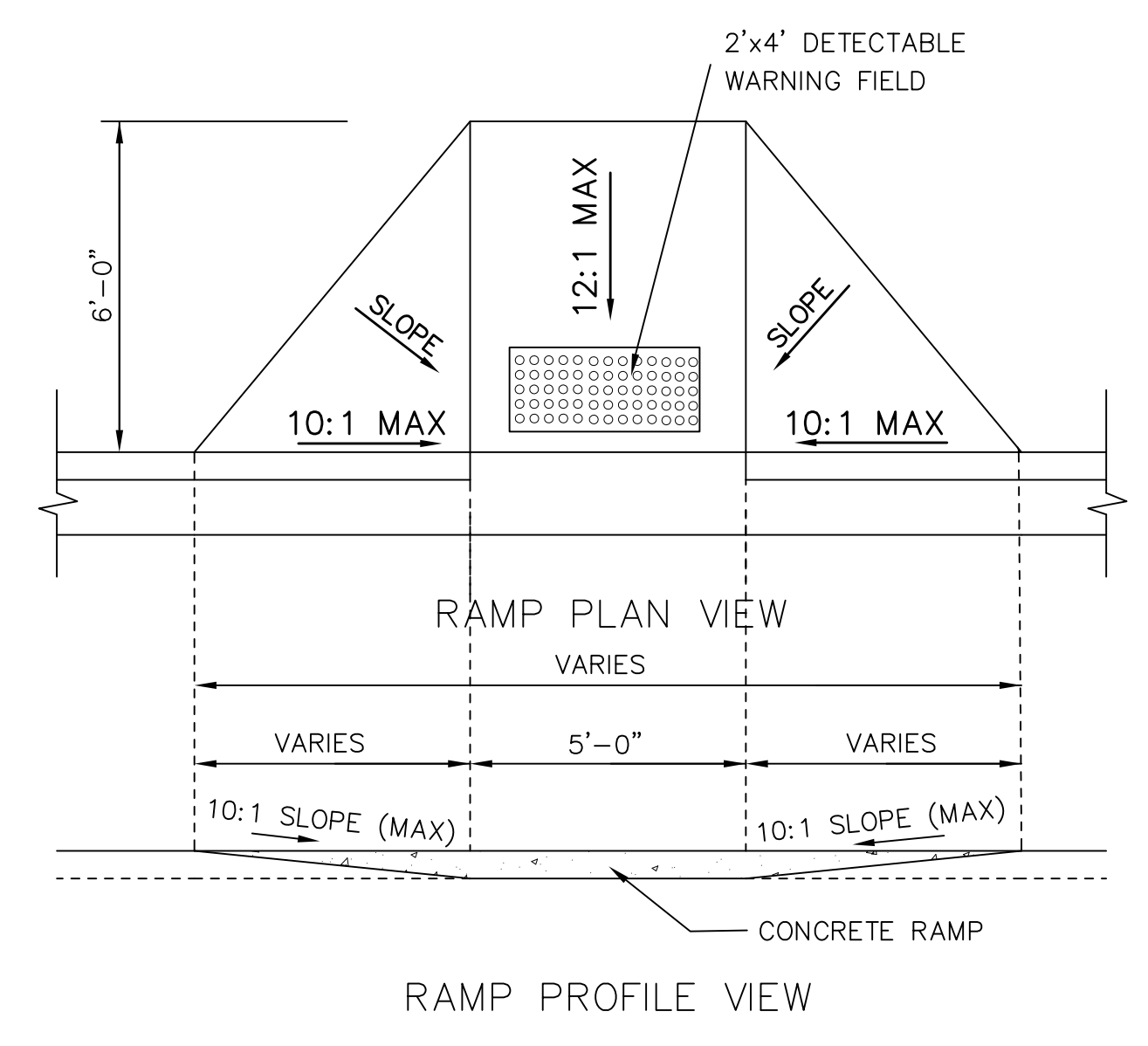


TRUNCATED DOMES
DETECTABLE WARNING
PATTERN DETAIL

NOTE: 1) MATERIALS AND METHOD OF CONSTRUCTION FOR TRUNCATED DOMES SHALL BE SPECIFIED IN SPECIAL PROVISIONS OR AS REQUIRED BY THE VILLAGE ENGINEER
2) COLOR SHALL BE A DISSIMILAR COLOR FROM THE ADJACENT PAVED SURFACE AND APPROVED BY THE OWNER AND ENGINEER



RAMP SECTION-A
SIDEWALK / CURB COMBINATION



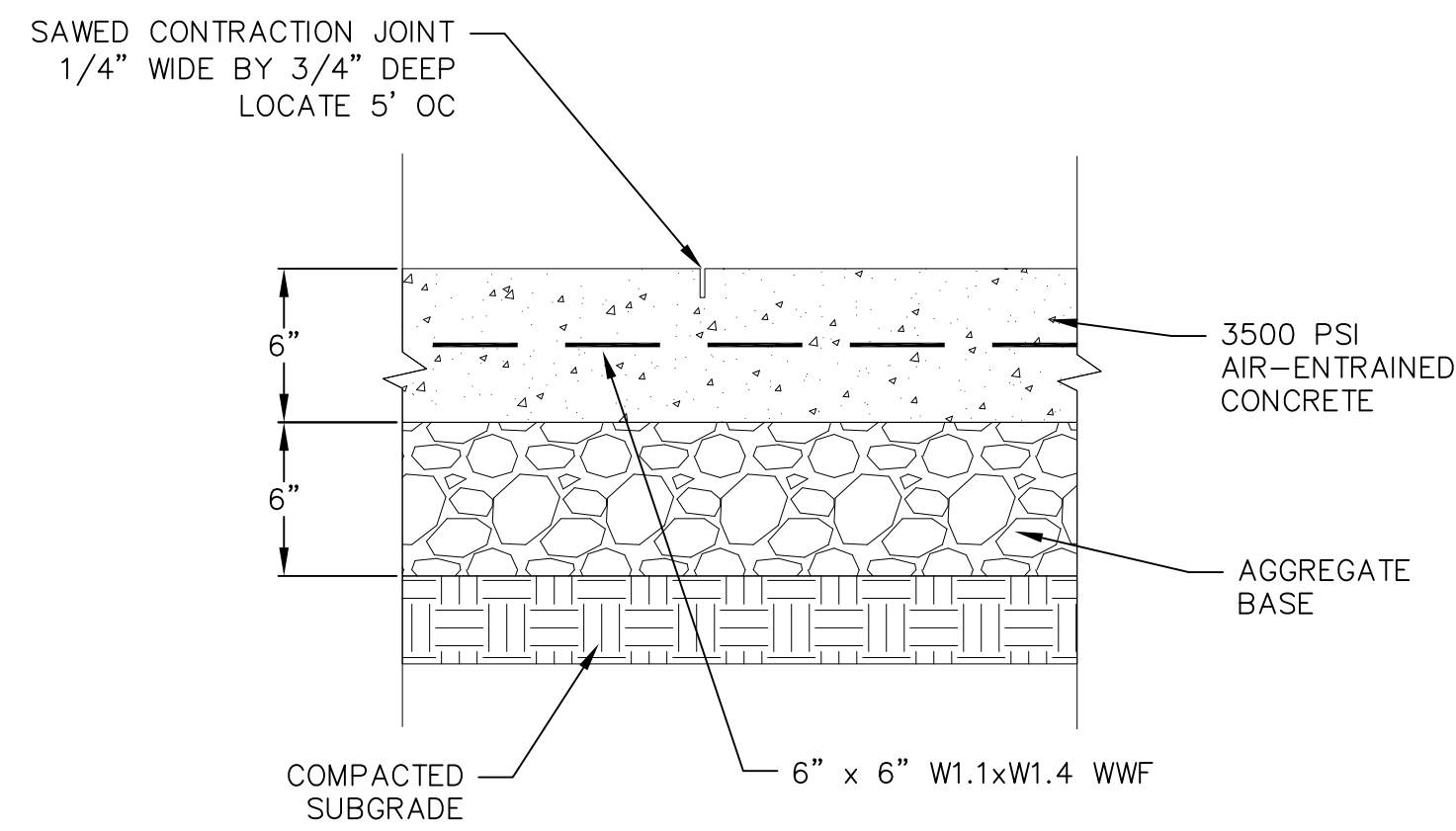
RAMP PROFILE VIEW

GENERAL NOTES
RAMPS SHALL BE BUILT AT 12:1 OR FLATTER. WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

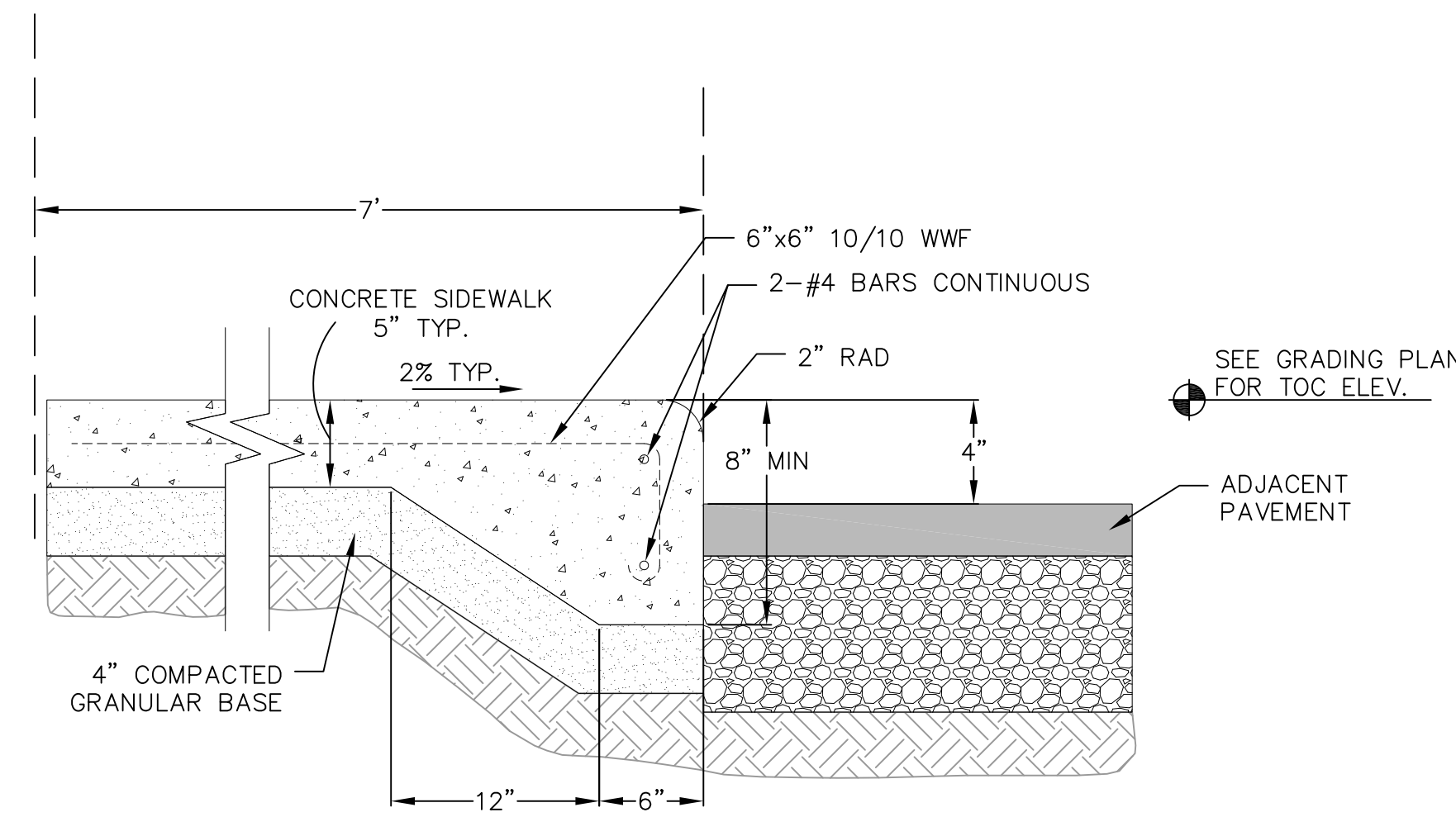
1 CURB RAMP DETAIL
1 NOT TO SCALE

NOT FOR CONSTRUCTION

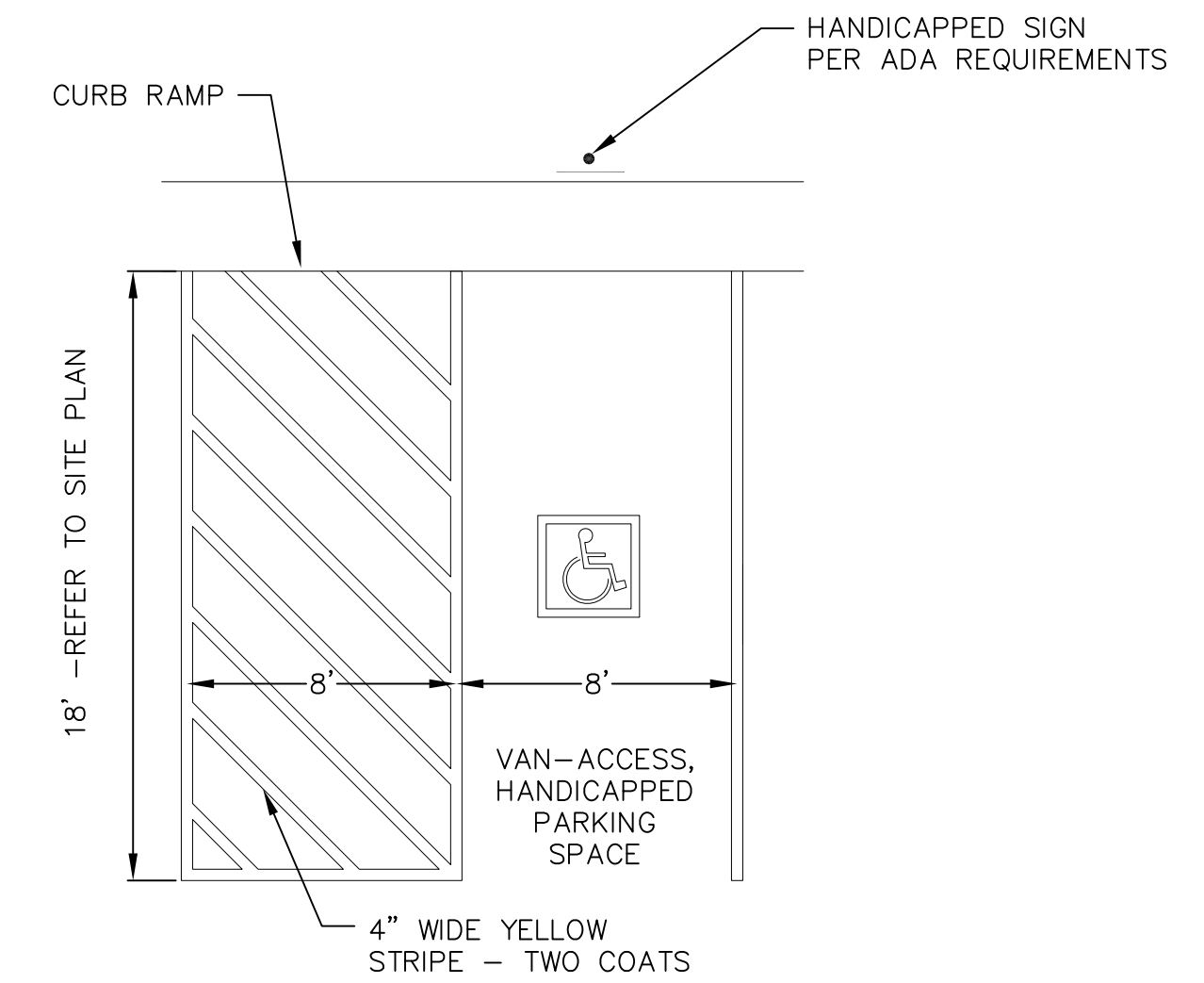
1 VINYL FENCE
1 NOT TO SCALE



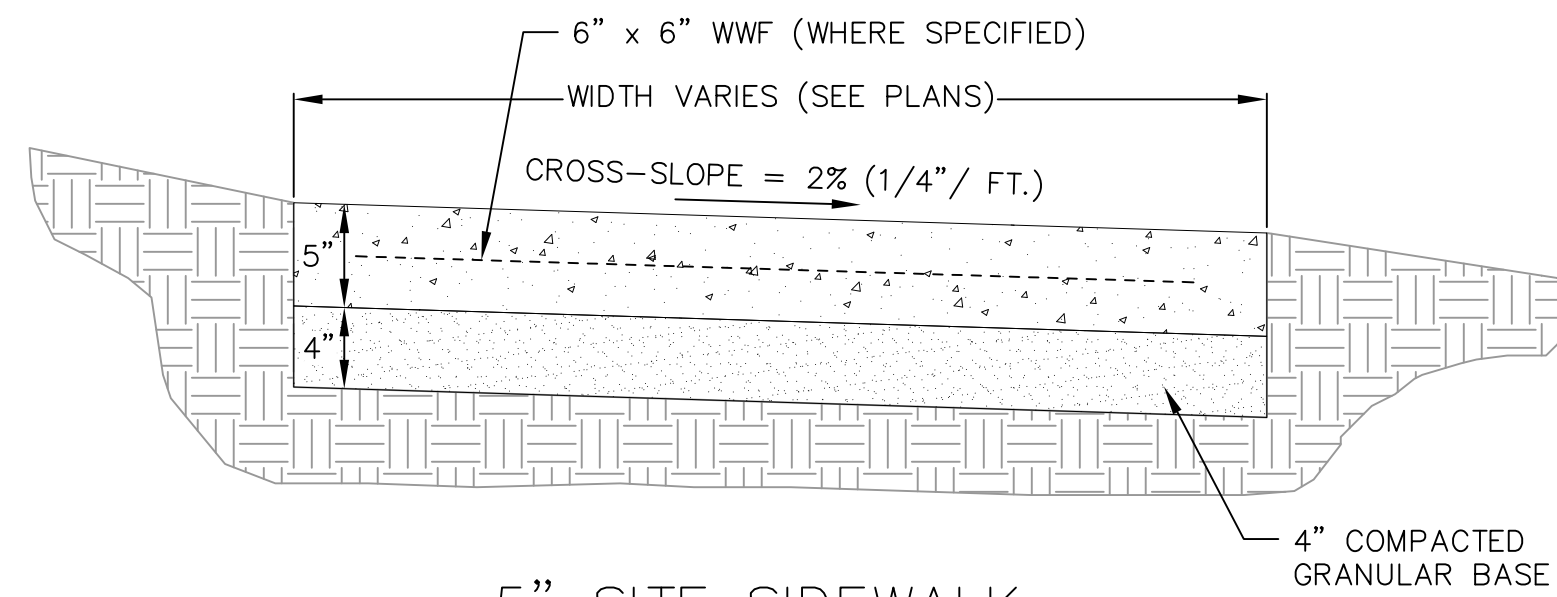
1 CONCRETE PAD
1 NOT TO SCALE



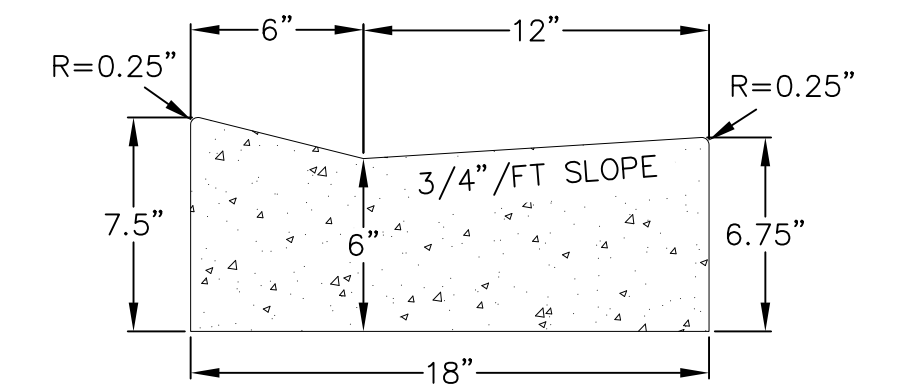
1 CURBED SIDEWALK DETAIL
1 NOT TO SCALE



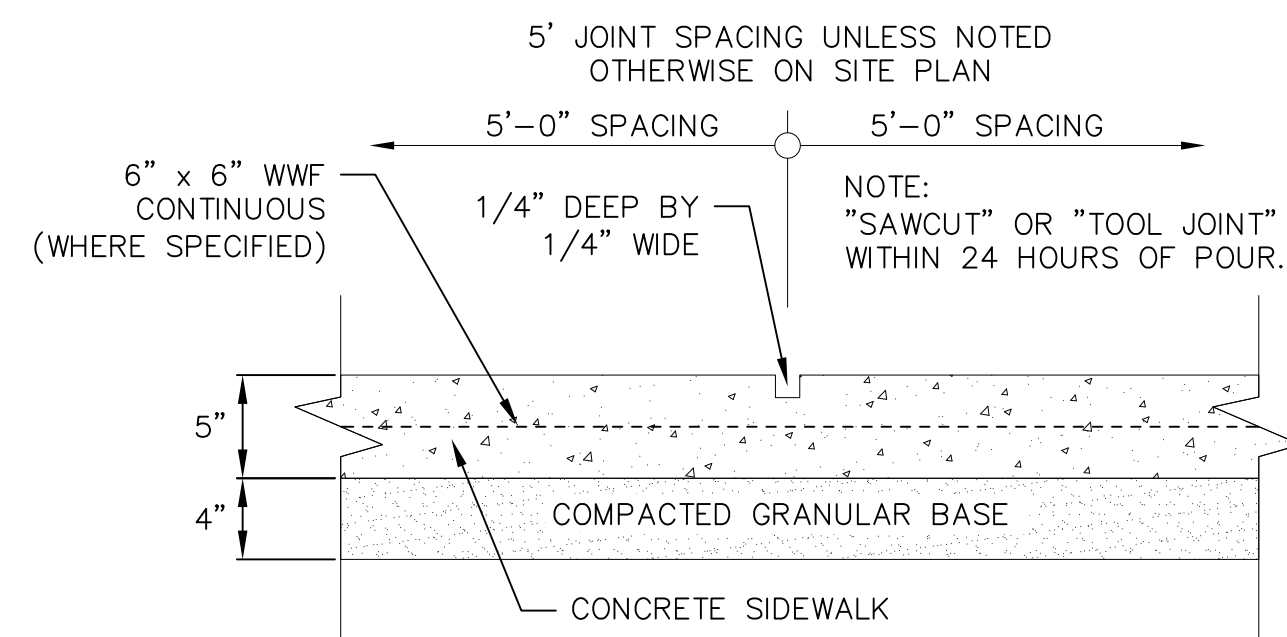
1 ADA STRIPING
1 NOT TO SCALE



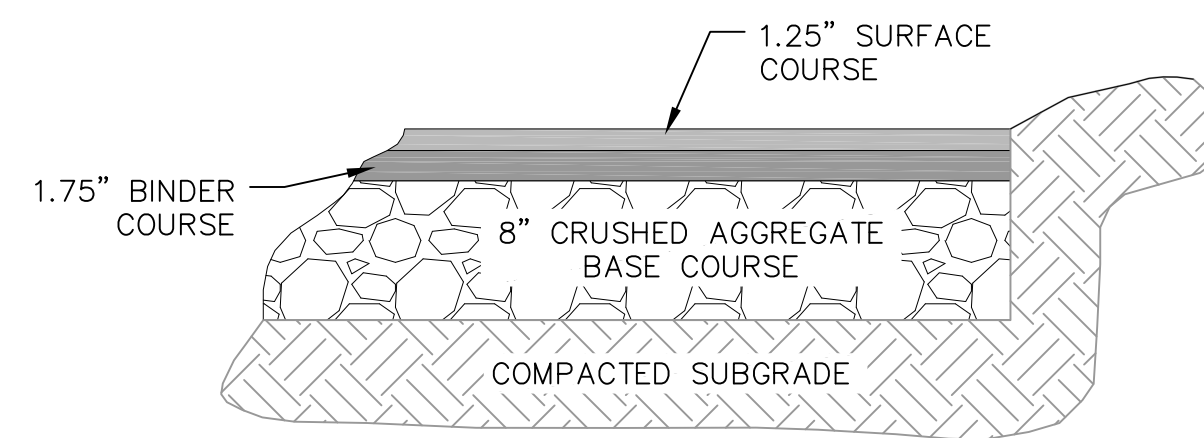
5" SITE SIDEWALK



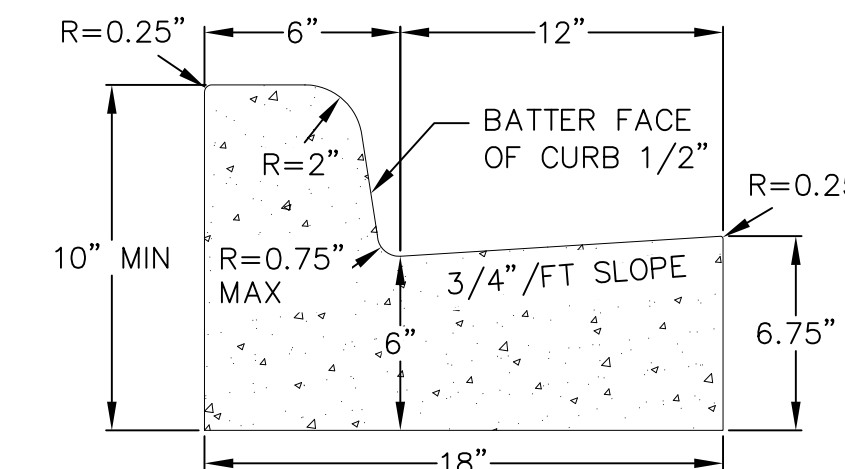
DRIVEWAY GUTTER CROSS SECTION



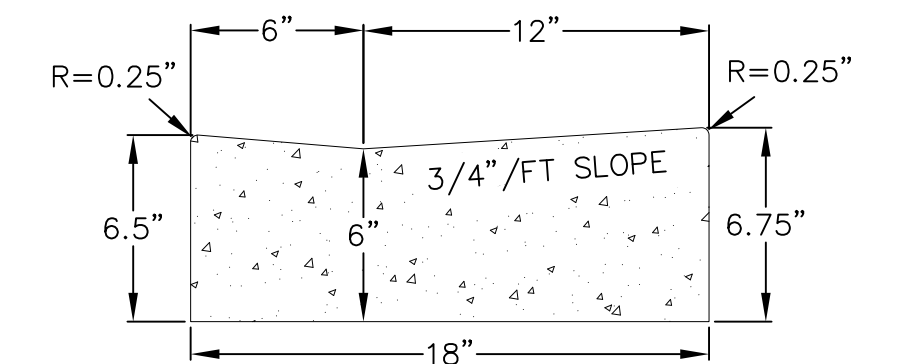
SIDEWALK CONTROL JOINT



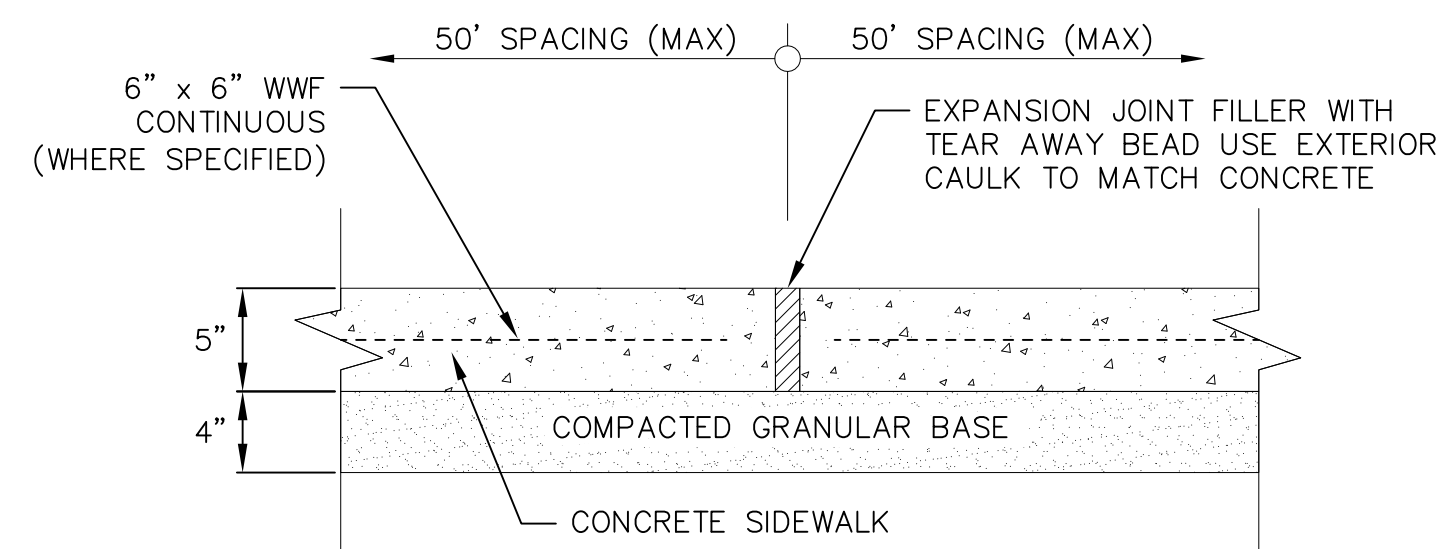
LIGHT-DUTY BITUMINOUS PAVEMENT



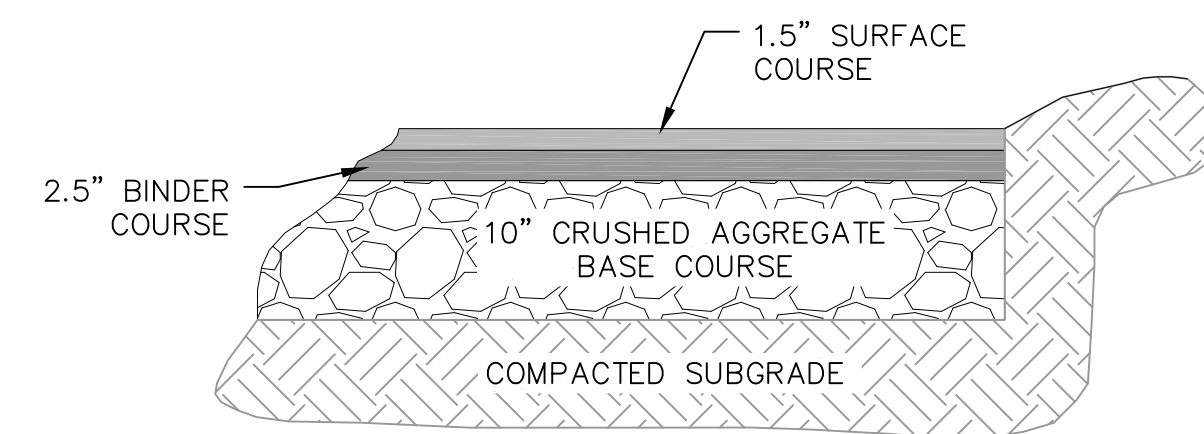
4" CURB AND GUTTER CROSS SECTION



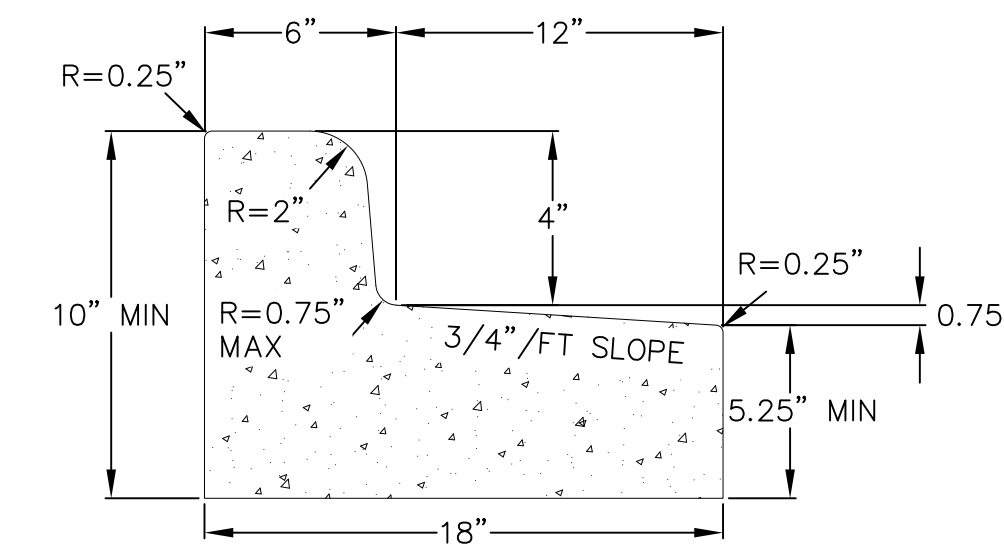
HANDICAP RAMP GUTTER CROSS SECTION



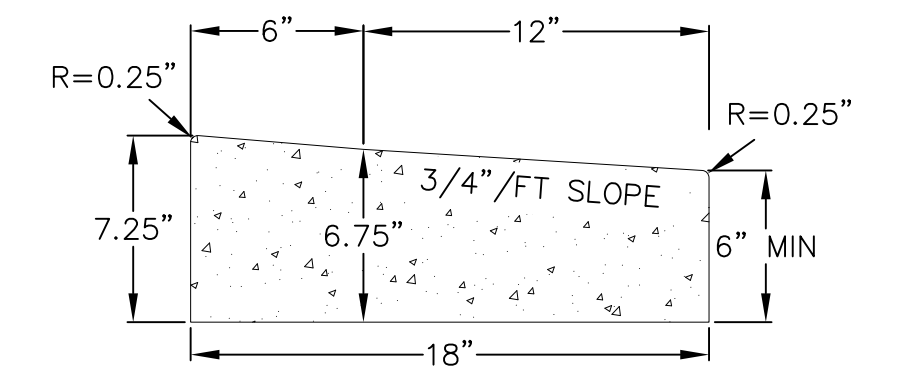
SIDEWALK EXPANSION JOINT



HEAVY-DUTY BITUMINOUS PAVEMENT



4" CURB AND GUTTER REJECT SECTION



HANDICAP RAMP GUTTER REJECT SECTION

1 5" SIDEWALK
1 NOT TO SCALE

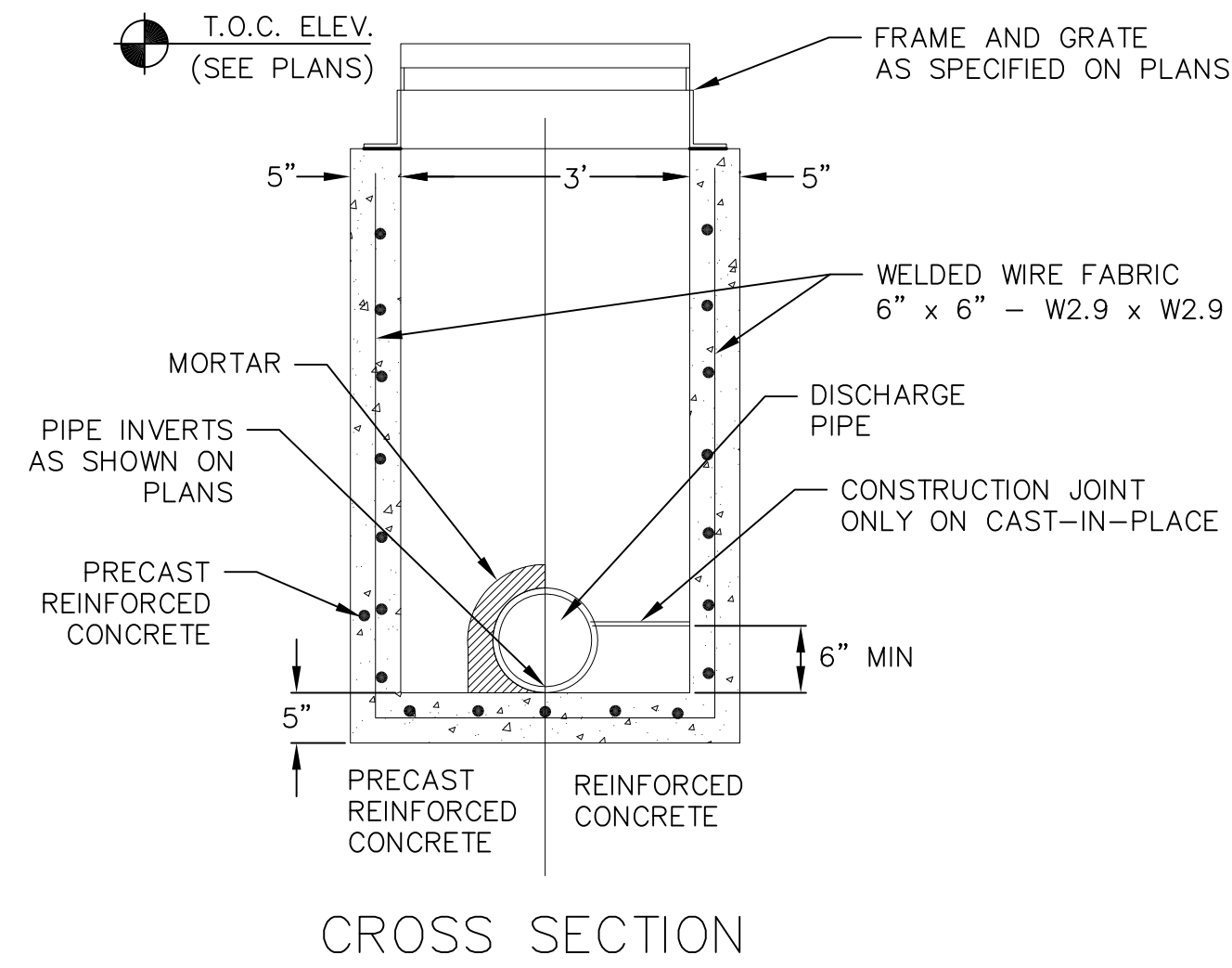
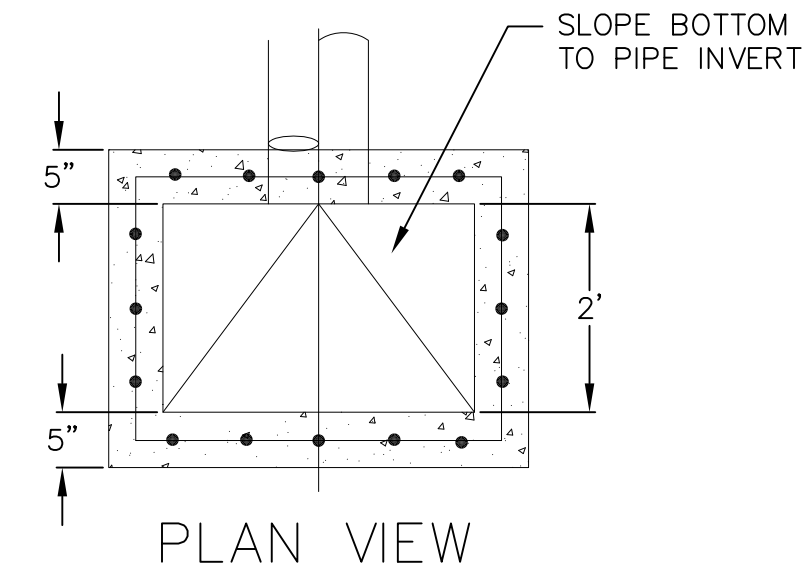
1 SITE PAVEMENT
1 NOT TO SCALE

1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE

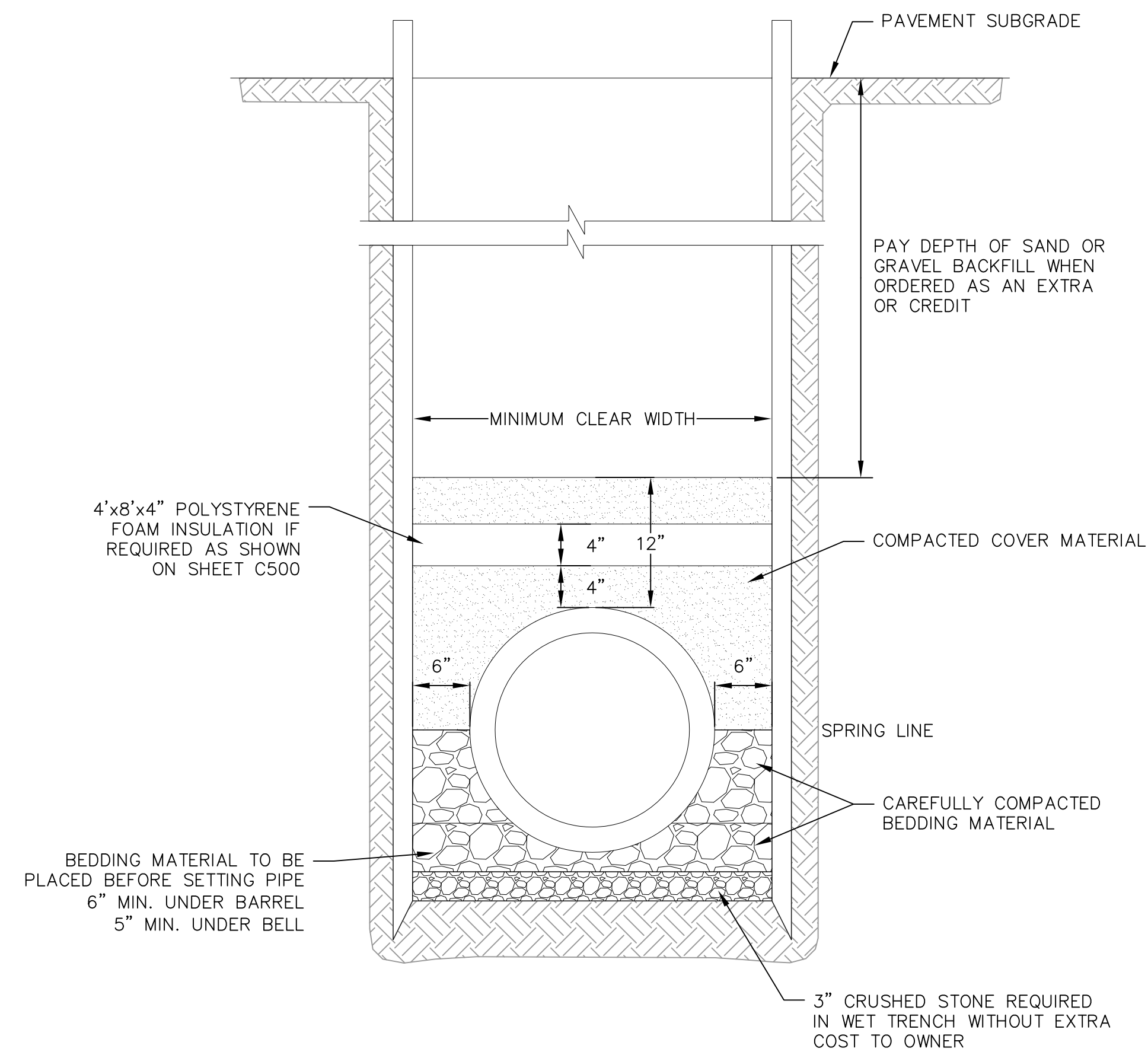
NOT FOR CONSTRUCTION

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

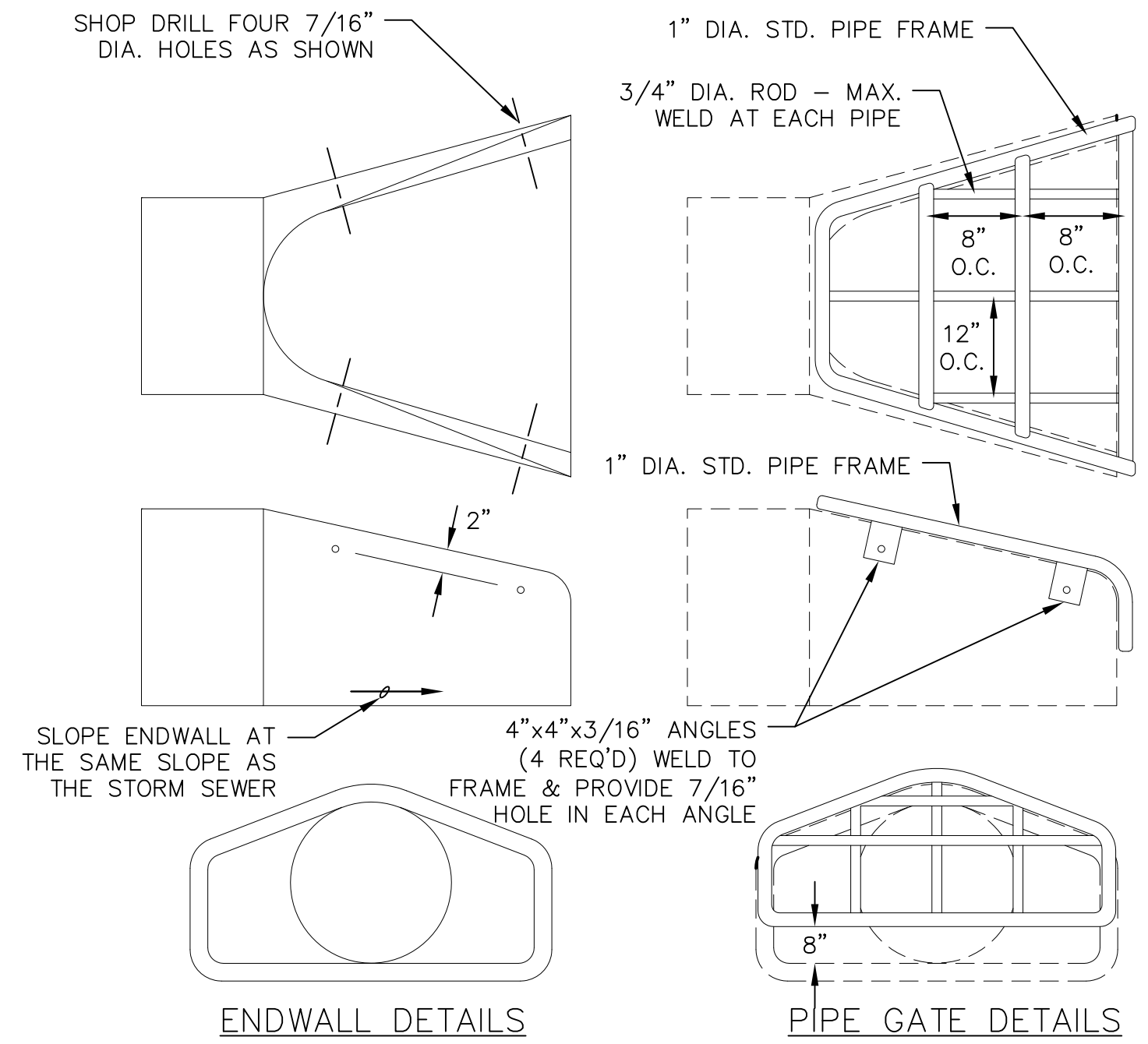
SCALE AS SHOWN
DATE 05-16-2018
DRAFTER SCHR
CHECKED ABAR/MSCH
PROJECT NO. 180124



1 CURB INLET - TYPE 3, 2' x 3' BASIN
1 NOT TO SCALE



1 CLASS B BEDDING COMPACTED SECTION
1 NOT TO SCALE

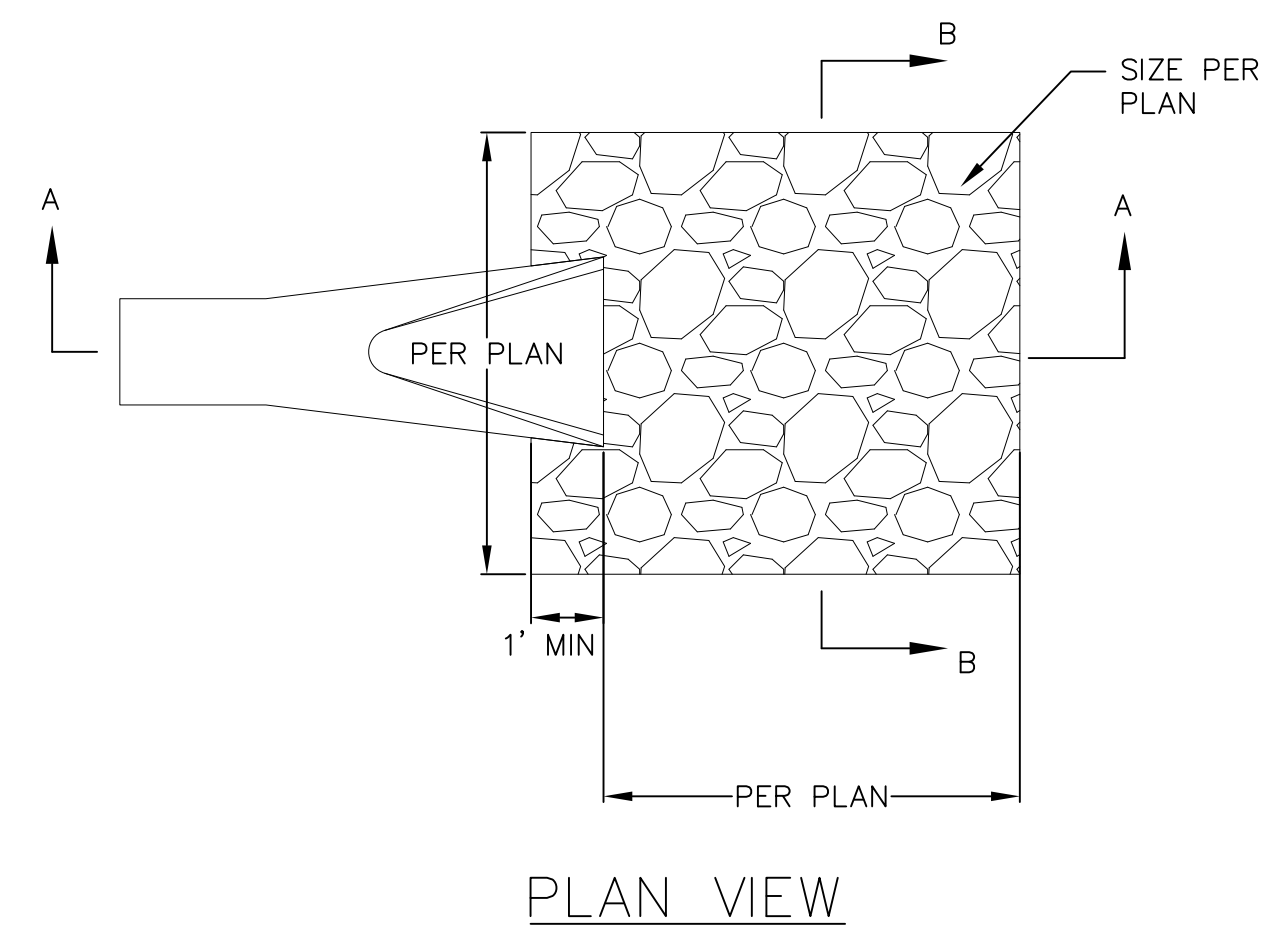
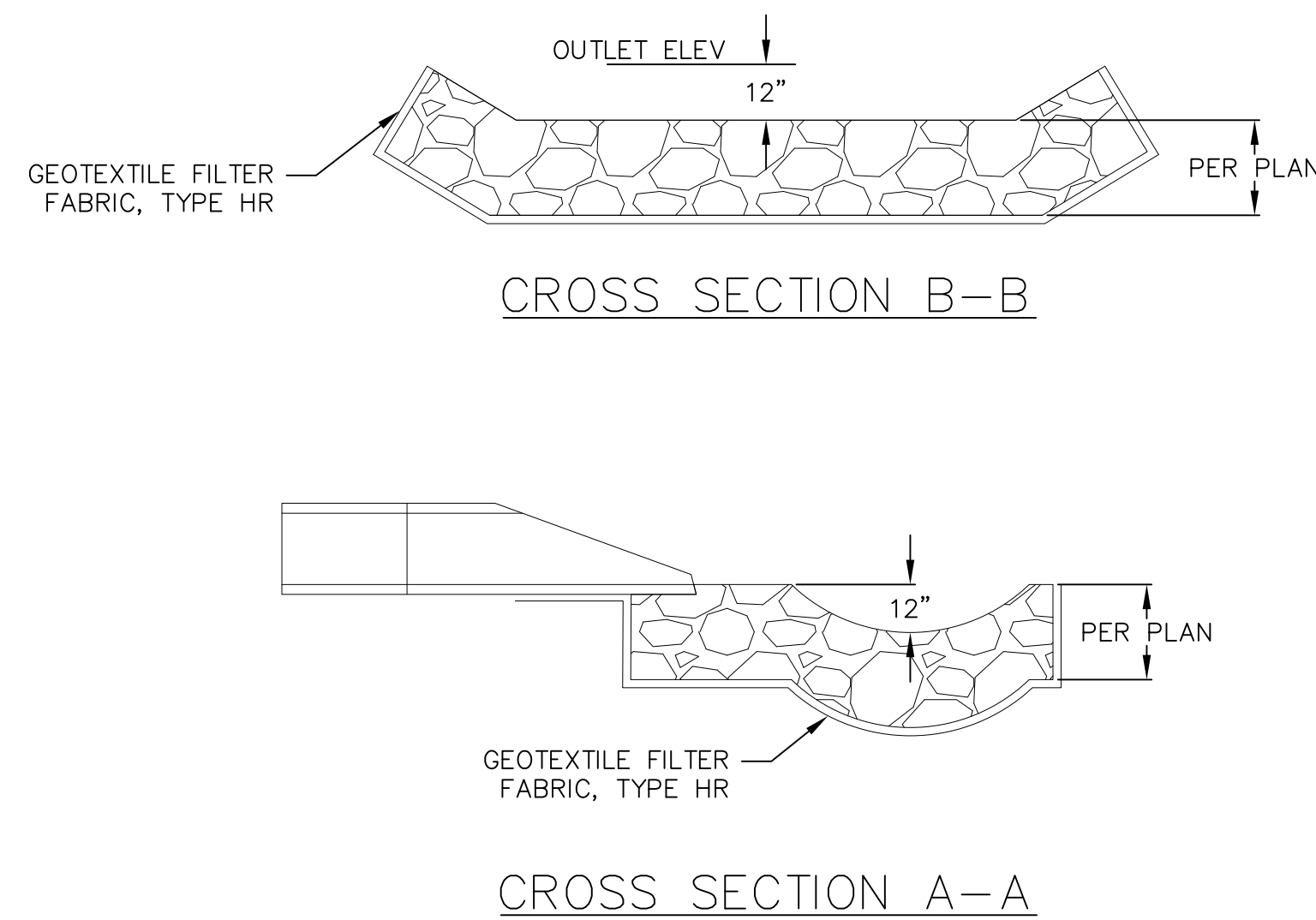


NOTES:
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

PAINTING SPECIFICATIONS:
- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

1 STANDARD ENDWALL
1 NOT TO SCALE



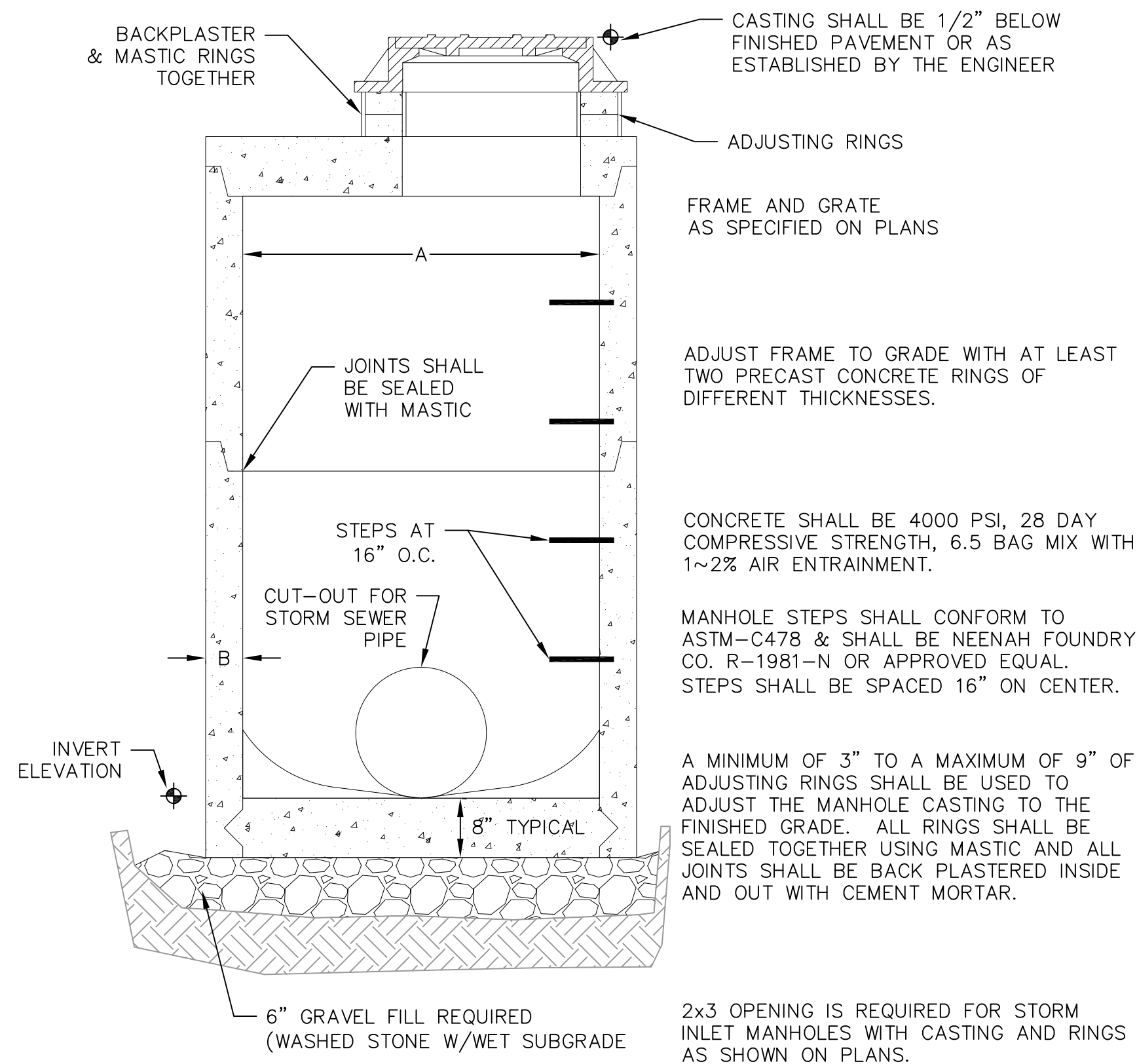
1 RIP-RAP OUTLET
1 NOT TO SCALE

APRON SIZING

NOT FOR CONSTRUCTION

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

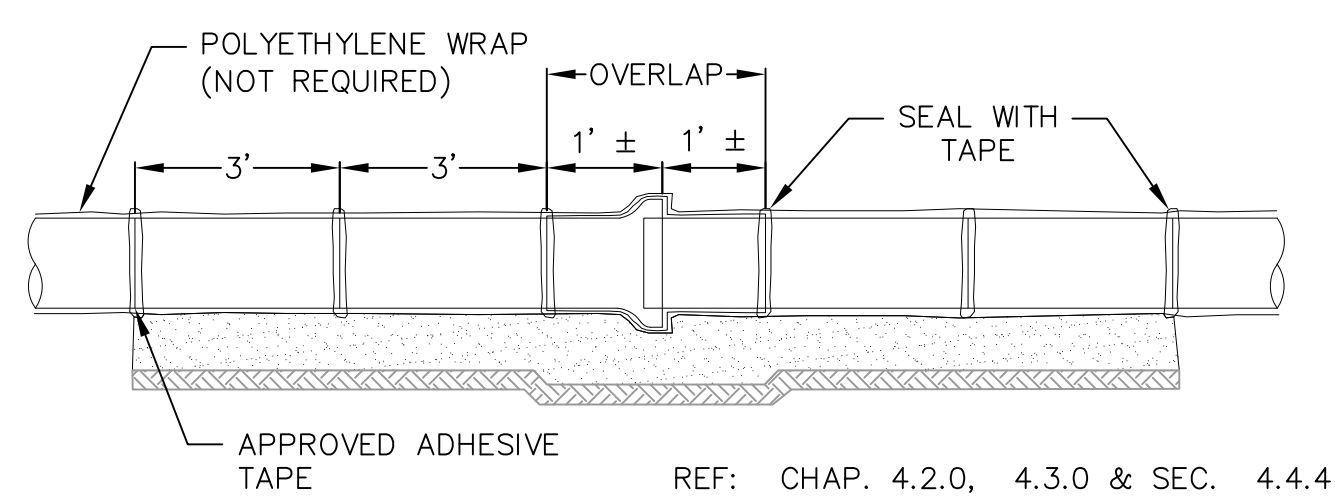
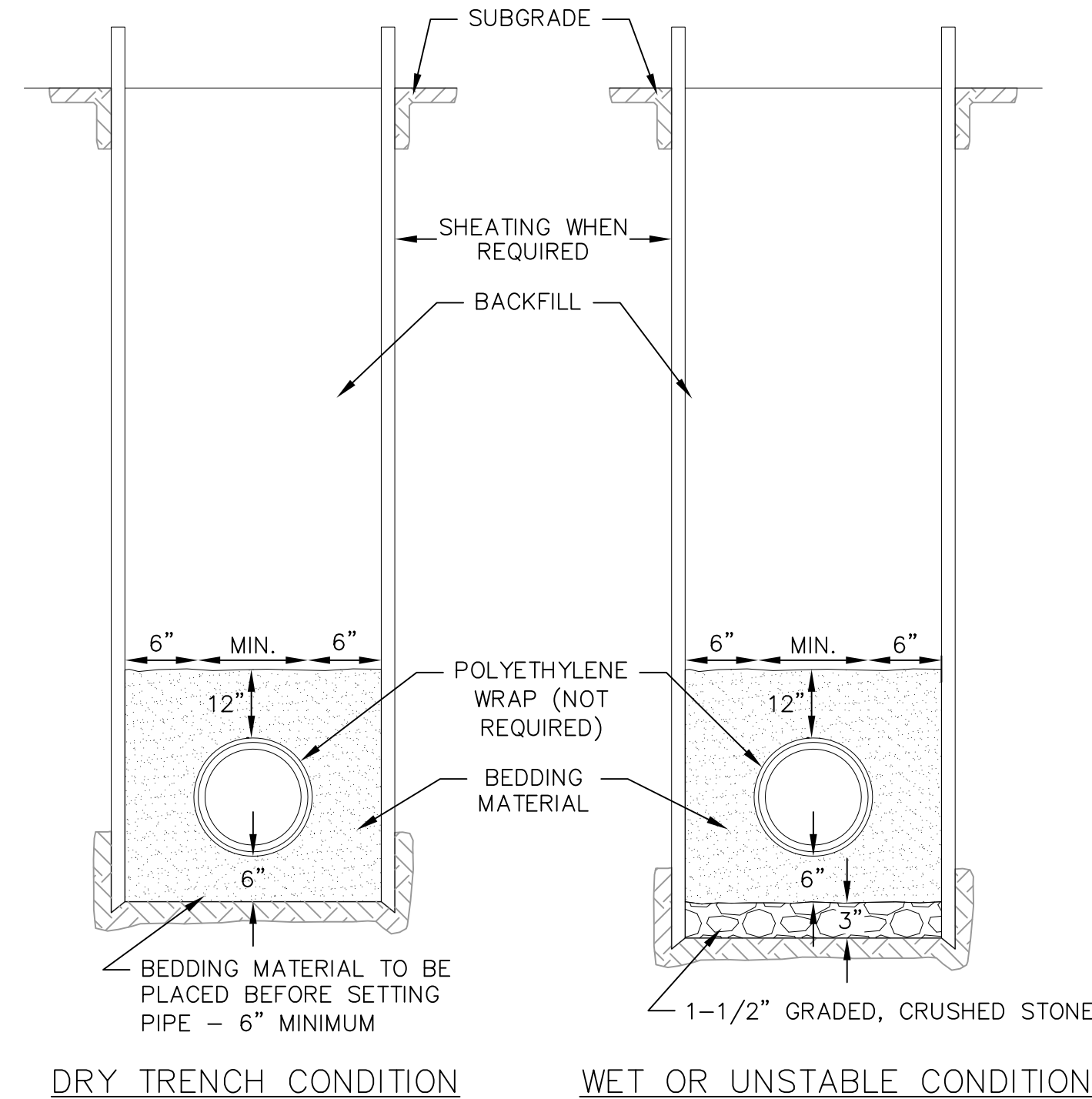
SCALE AS SHOWN
DATE 05-16-2018
DRAFTER SCHR
CHECKED ABAR/MSCH
PROJECT NO. 180124



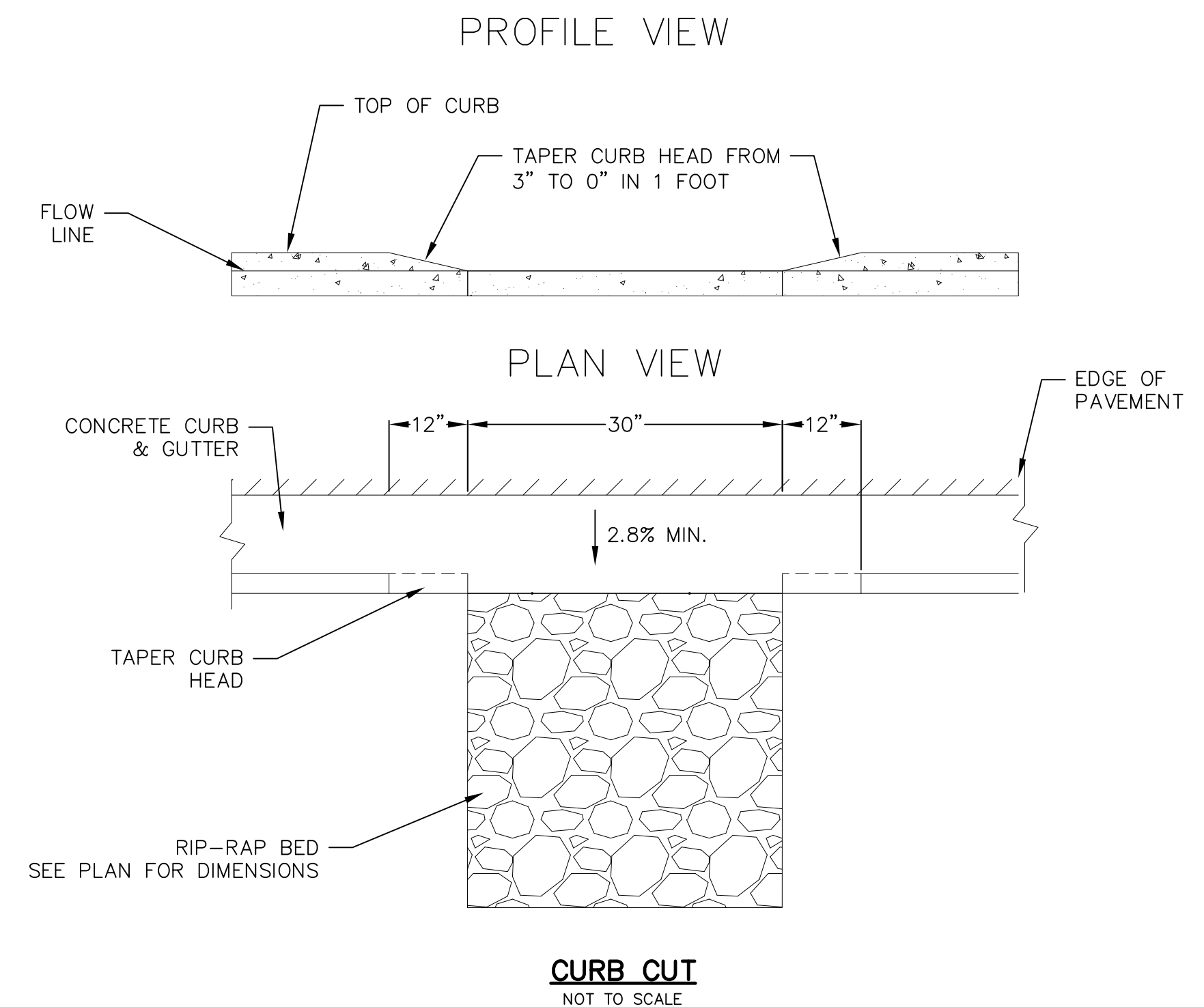
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

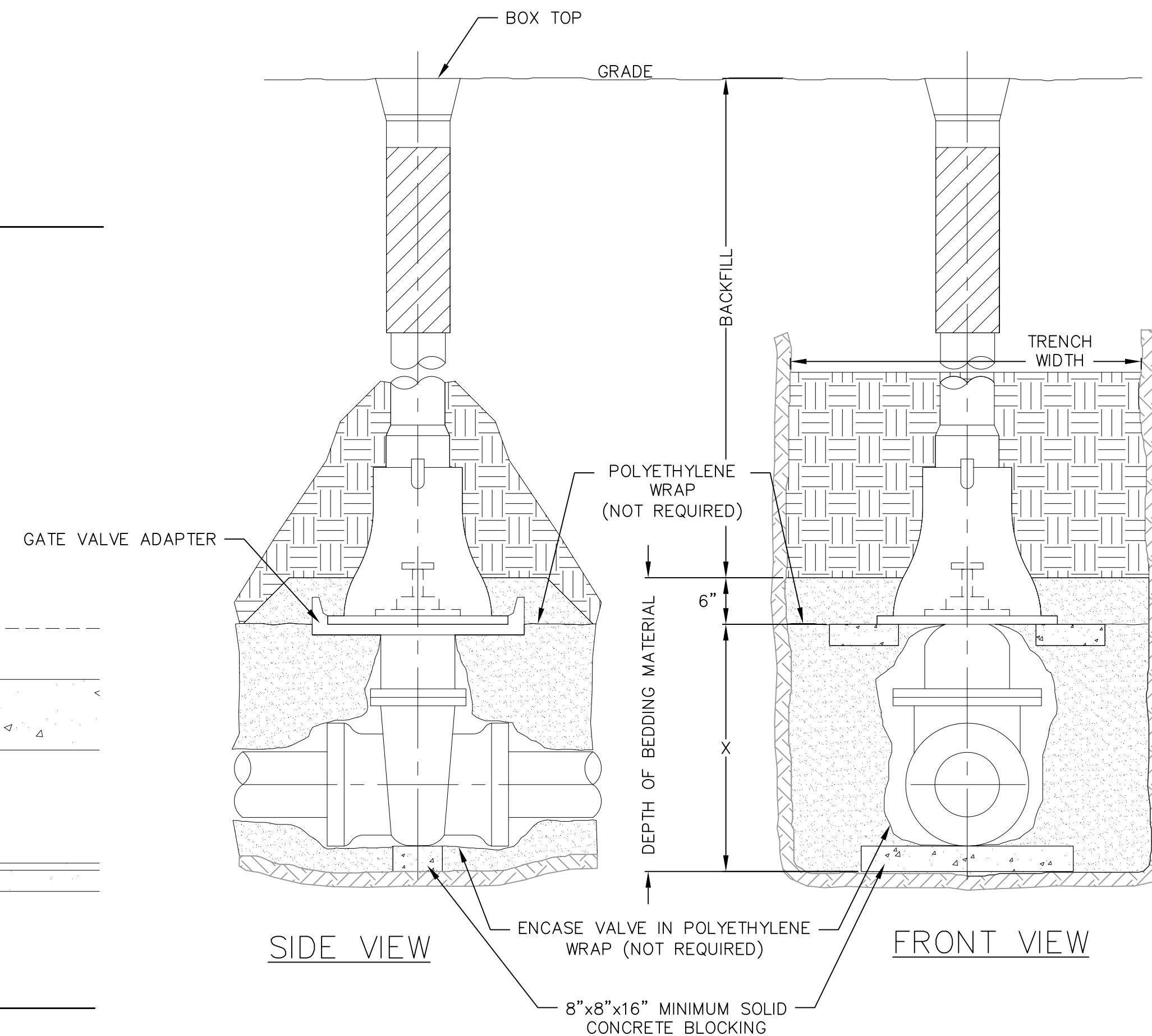
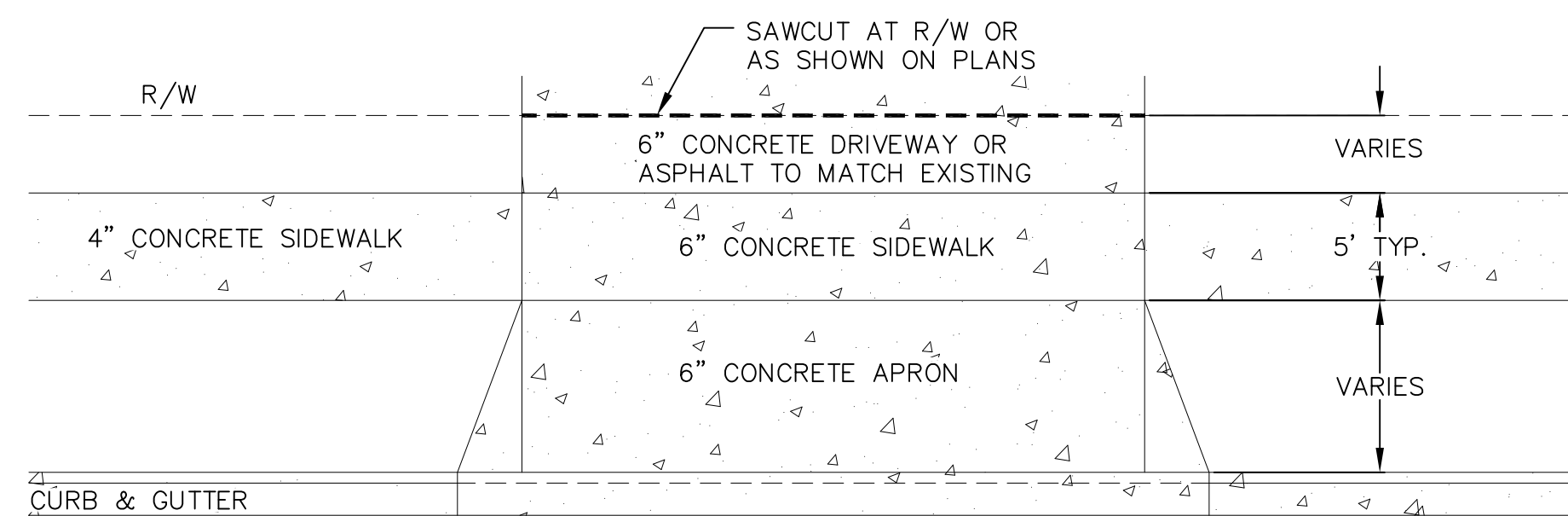
1 STORM SEWER FIELD INLET
1 NOT TO SCALE



1 DRIVEWAY DETAIL
1 NOT TO SCALE



1 CURB CUT
1 NOT TO SCALE

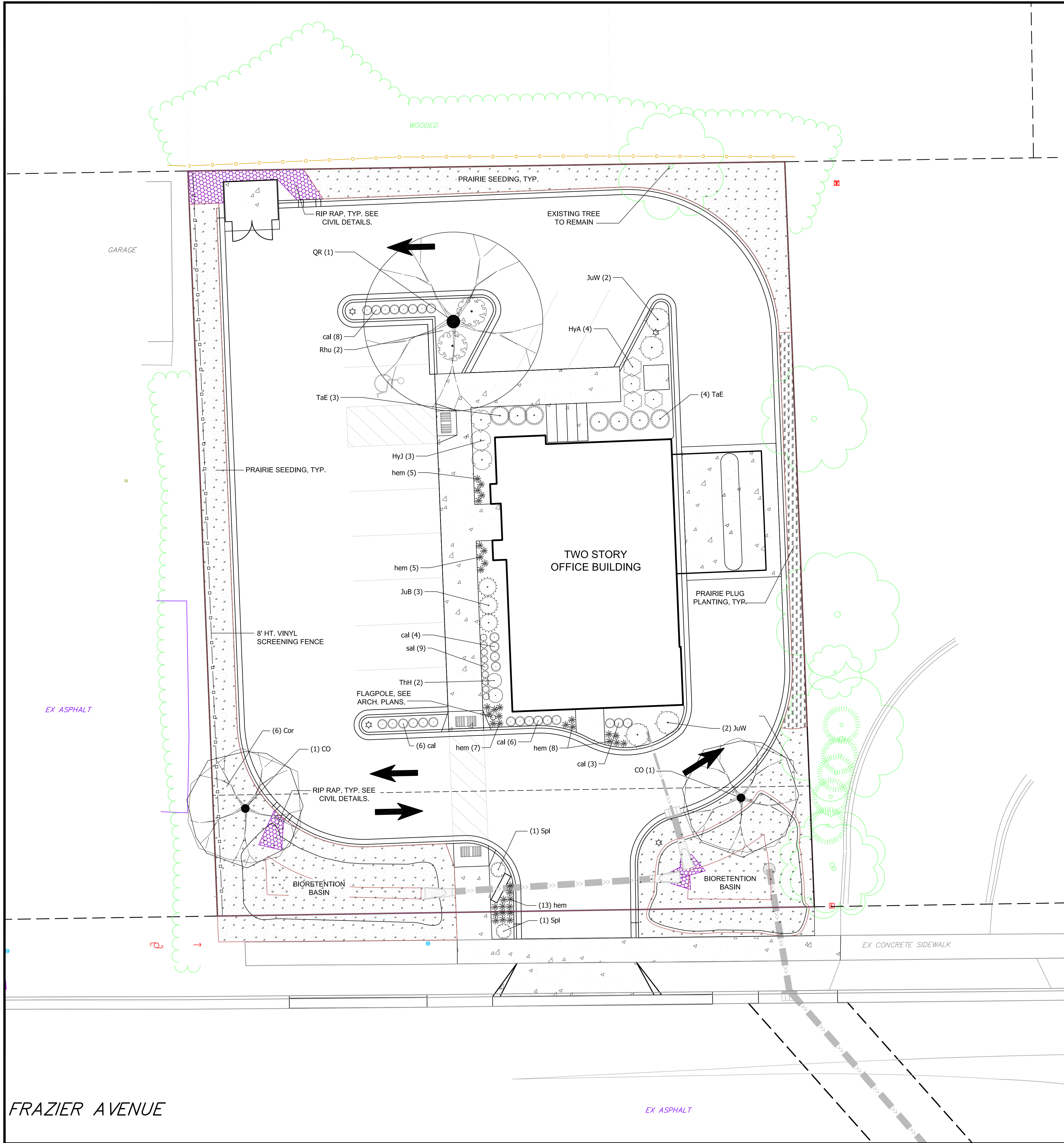


PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

1 STANDARD GATE VALVE BOX SETTING
1 NOT TO SCALE

1 STANDARD WATER MAIN TRENCH SECTION
1 NOT TO SCALE

NOT FOR CONSTRUCTION



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
CO	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal	2
QR	Quercus rubra / Red Oak	B & B	2.5" Cal	1
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
cal	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont	27
hem	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	4" pot	Cont	38
sal	Salvia nemorosa 'Caradonna' / Caradonna Perennial Salvia	4" pot	Cont	9
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
HyA	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal	Cont	4
HyJ	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	Cont	3
Rhu	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont	2
Spi	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	3 gal	Cont	2
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
JuW	Juniperus horizontalis 'Wisconsin' / Wisconsin Juniper	5 gal	Cont	4
JuB	Juniperus sabina 'Blue Forest' / Blue Forest Juniper	5 gal	Cont	3
TaE	Taxus x media 'Everlow' / Yew	5 gal	Cont	7
THH	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal	Cont	2

BIORETENTION PLUG/SEED SCHEDULE

	BIORETENTION PLUG MIX	245 sf
	Asclepias incarnata / Swamp Milkweed	23
	Carex cristatella / Crested Oval Sedge	21
	Carex lurida / Lurid Sedge	21
	Coreopsis tripteris / Tall Coreopsis	21
	Elymus virginicus / Virginia Wild Rye	21
	Iris virginica / Blue Flag Iris	23
	Liatris spicata / Spike Gayfeather	23
	Lobelia siphilitica / Great Lobelia	21
	Panicum virgatum / Switch Grass	21
	Rudbeckia triloba / Brown-eyed Susan	23
	Spartina pectinata / Prairie Cordgrass	21
	Symphoricarpos novae-angliae / New England Aster	21
	ECONOMY PRAIRIE SEED MIX	3,399 sf
	PRAIRIE PLUGS	212 sf
	Echinacea purpurea / Purple Coneflower	38
	Monarda fistulosa / Bergamot	38
	Panicum virgatum / Switch Grass	56
	Rudbeckia hirta / Black-eyed Susan	36
	Schizachyrium scoparium / Little Bluestem Grass	56

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Economy Prairie Mix by Cardno Native Plant Nursery, or equal, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging.

City of Madison Landscape Worksheet						
Plant Type/Element	Min. Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0	3	105
Tall Evergreen Tree	5-6 feet tall	35		0	0	0
Ornamental tree	1.5" cal	15		0	0	0
Upright evergreen shrub	3-4 feet tall	10		0	2	20
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	11	33
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	14	56
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	27	54
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0	0	0
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.			0	0	0
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"		0	0	0
Sub Totals				0		268
			Total Points Provided: 268			

PLOT DATE:

DIGGERS HOTLINE

TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
TDD 1-800-542-2289

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF TRANSMISSION FACILITIES AT LEAST THREE WORKING DAYS BEFORE YOU DIG

HARD SURFACE LEGEND

- CONCRETE SIDEWALKS:
4" THICK SLAB W/ BROOM FINISH OVER 4" THICK COMPACTED SUBBASE.
- STANDARD PAVEMENT: 3" BITUMINOUS PAVING (1/2" SURFACE COURSE AND 1/2" BINDER COURSE) OVER AN 8" THICK COMPACTED STONE BASE (+/- 4" OF BREAKER RUN STONE & +/- 4" OF 3/4" COMPACTED STONE)
- REPAVING AT EXISTING PARKING LOT. SEE CIVIL DRAWINGS FOR AREA IDENTIFICATION. BASE BID TO INCLUDE SURFACE COURSE OF LISTED THICKNESS. ALTERNATE ADD TO INCLUDE STANDARD PAVEMENT DESIGN AS NOTED ABOVE.



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MADISON, WISCONSIN 53713

STARION FINANCIAL
333 NORTH 4TH STREET
BISMARCK, NORTH DAKOTA 58501

ISSUE DATES:
~~05-16-18~~
~~05-16-18~~
CONDITIONAL USE: 05-16-18
REZONING: 05-16-18

RFI/SI DATE:

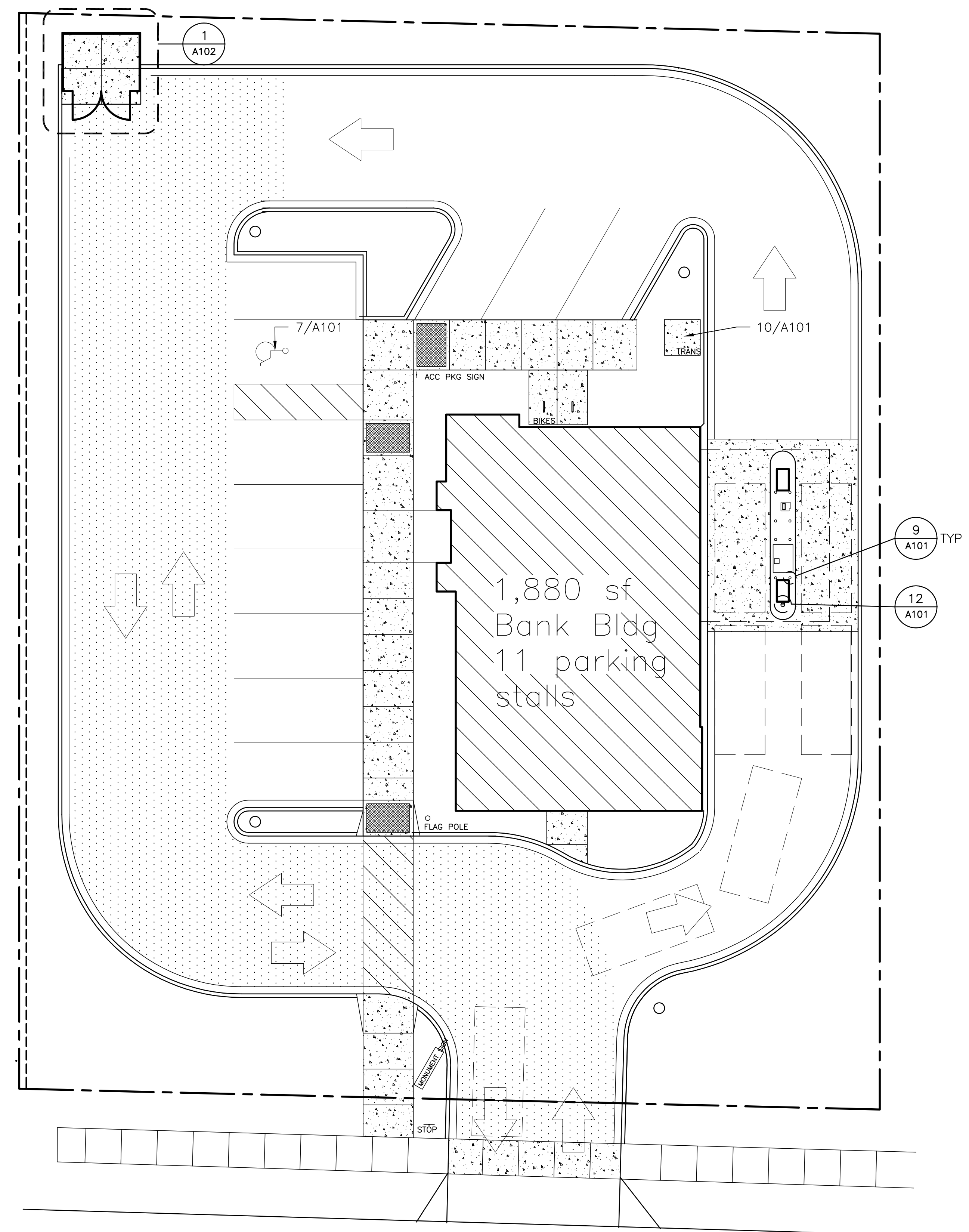
Schematic Design Phase:
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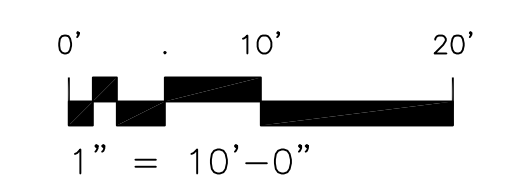
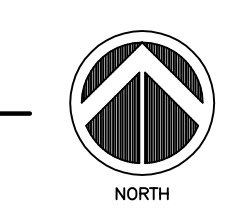
PROJECT #: 20180130
SHEET NUMBER

A100

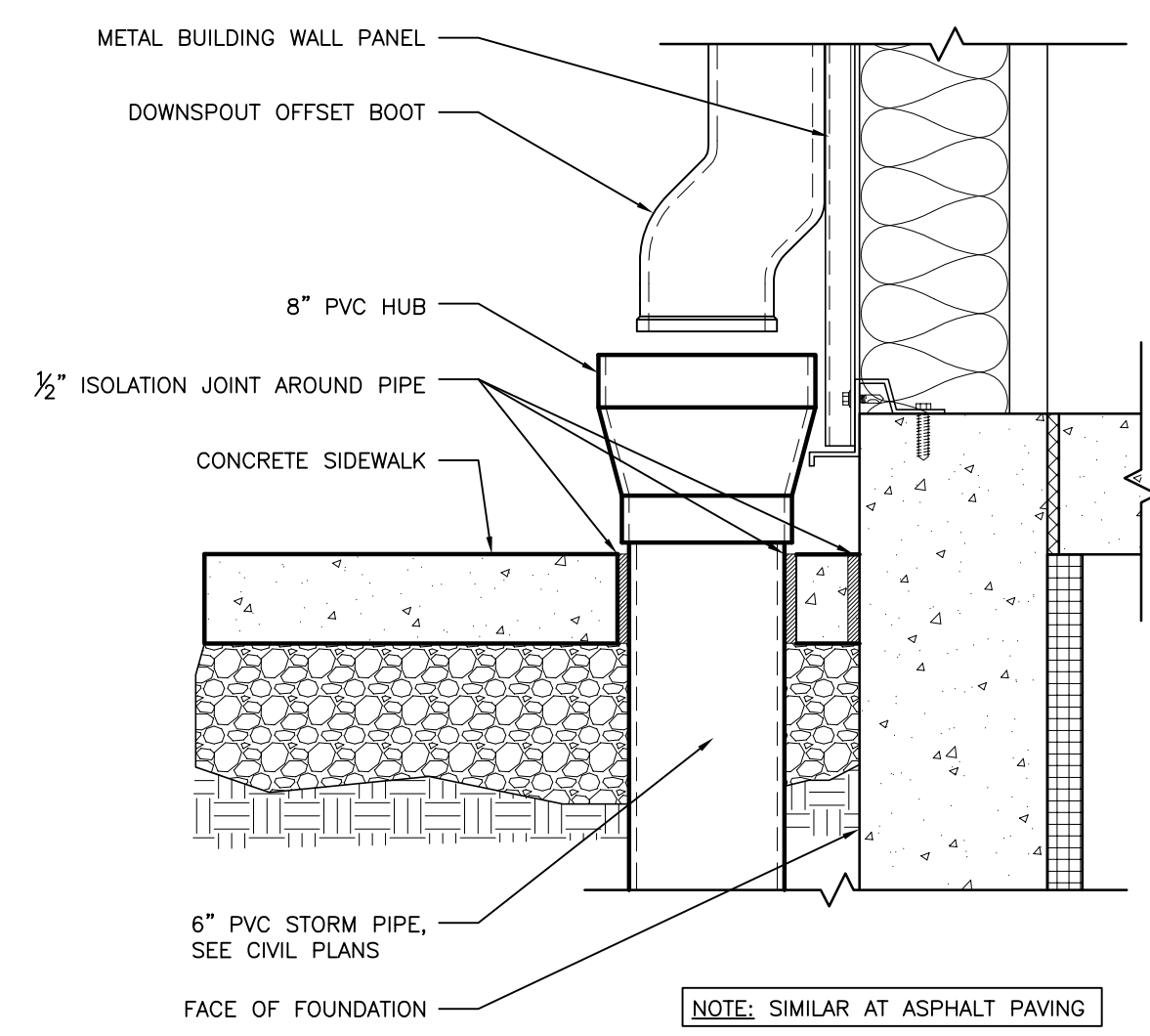
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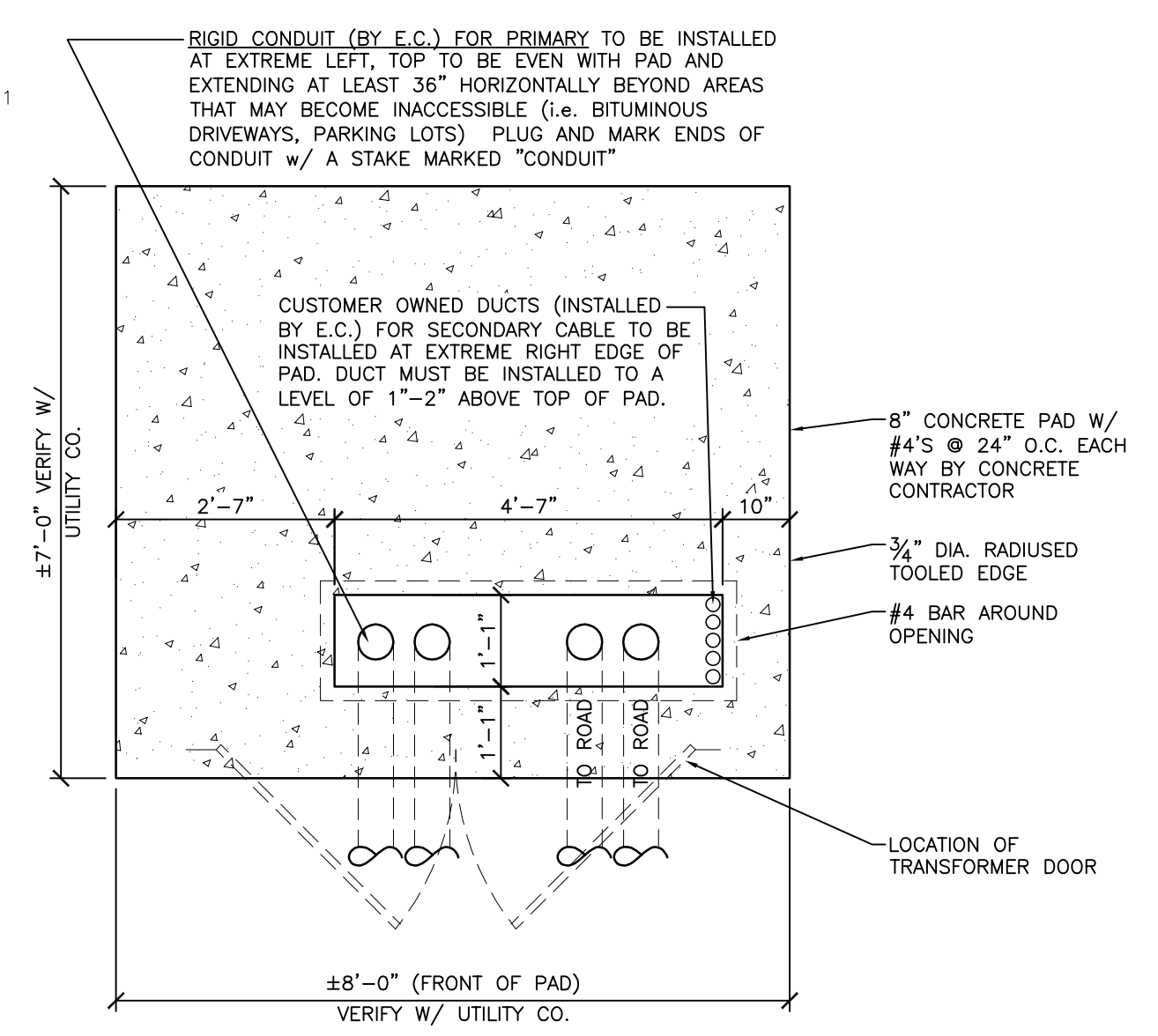
1 SITE PLAN
A100 SCALE: 1" = 40'-0"



PLOT DATE:

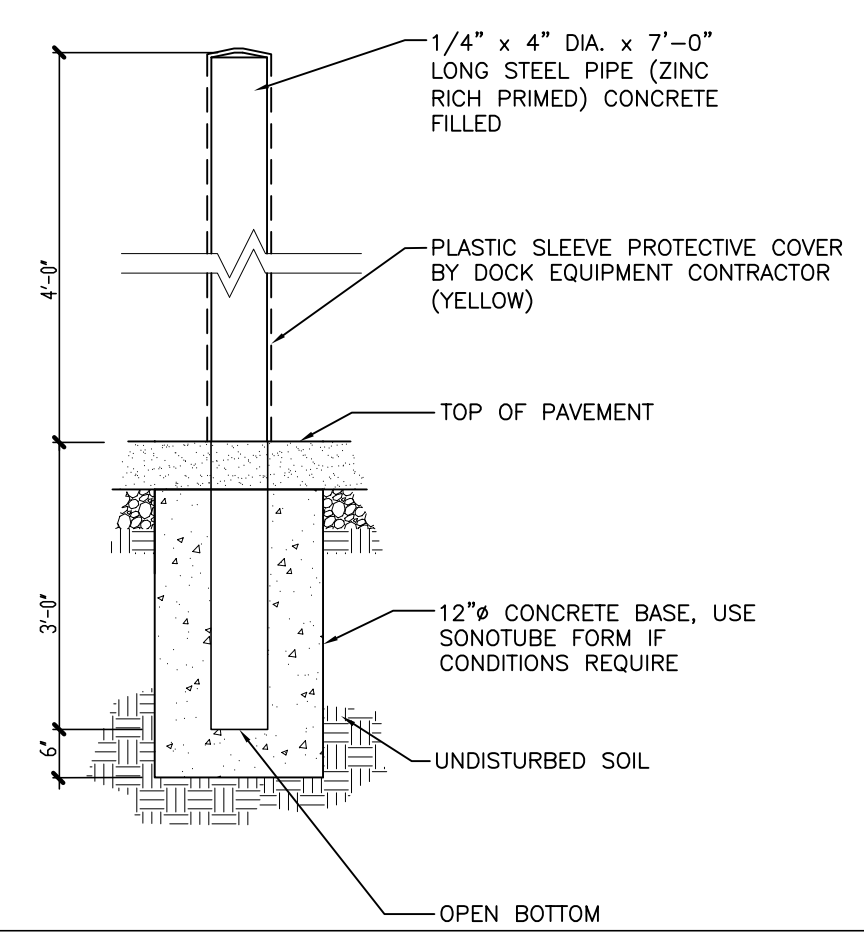


12 HUB DRAIN DETAIL @ SIDEWALK
 A101 SCALE: 1 1/2" = 1'-0" 02751.00.00.101



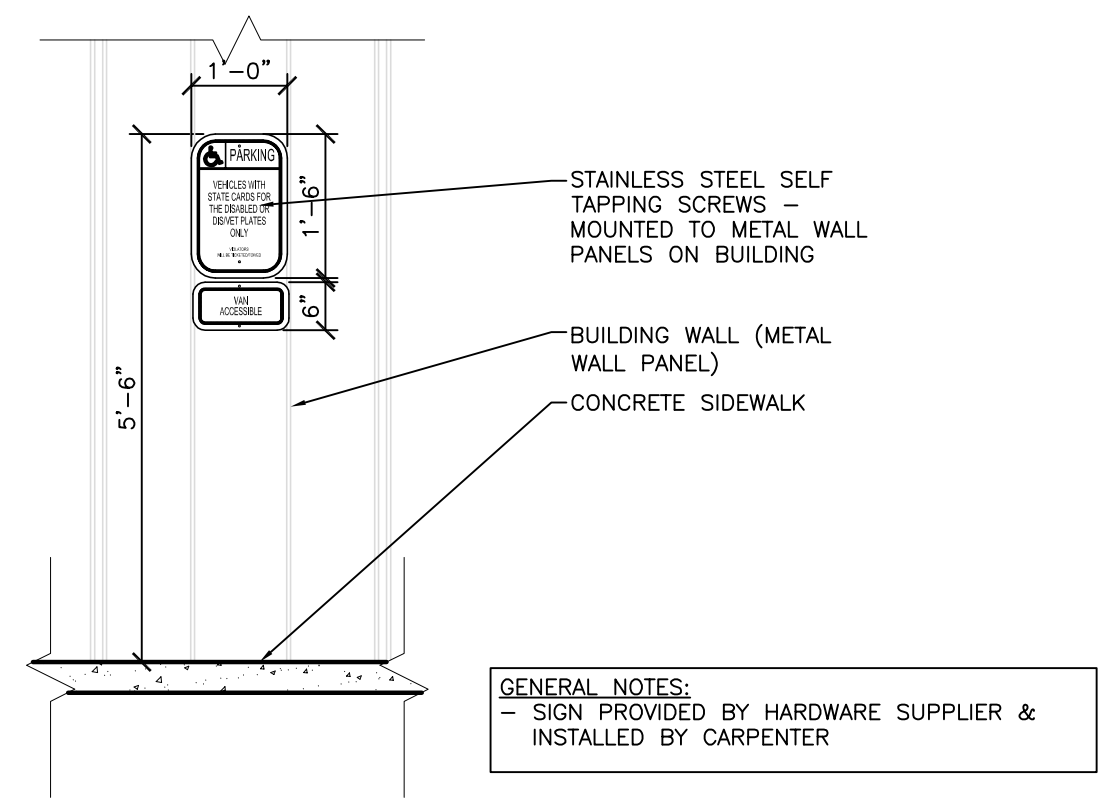
GENERAL NOTES:
 - ELECTRICAL CONTRACTOR TO CONFIRM EXACT DIMENSIONS & LOCATION WITH LOCAL UTILITY COMPANY
 - CONFIRM TRANSFORMER DOOR LOCATION WITH DESIGN-BUILDER'S ARCHITECT & ELECTRICAL ENGINEER PRIOR TO ROUGH IN OF ELECTRICAL DUCTS
 - DESIGN-BUILDER'S SUPERINTENDENT TO VERIFY ELEVATIONS OF PAD WITH RESPECT TO SURROUNDING GRADES & NOTIFY ARCHITECT OF POTENTIAL GRADING CONFLICTS PRIOR TO POURING SET PAD LEVEL
 - DESIGN-BUILDER'S SUPERINTENDENT TO VERIFY REQUIRED CLEARANCES WITH UTILITY COMPANY PRIOR TO SETTING PAD
 - DESIGN-BUILDER AND ELECTRICAL CONTRACTOR TO VERIFY REQUIRED CLEARANCES TO BUILDING, WINDOWS, DOORS ETC. WITH LOCAL UTILITY COMPANY PRIOR TO SETTING PAD

10 TRANSFORMER PAD CONCEPT
 A101 SCALE: 1/2" = 1'-0" 02751.00.00.302

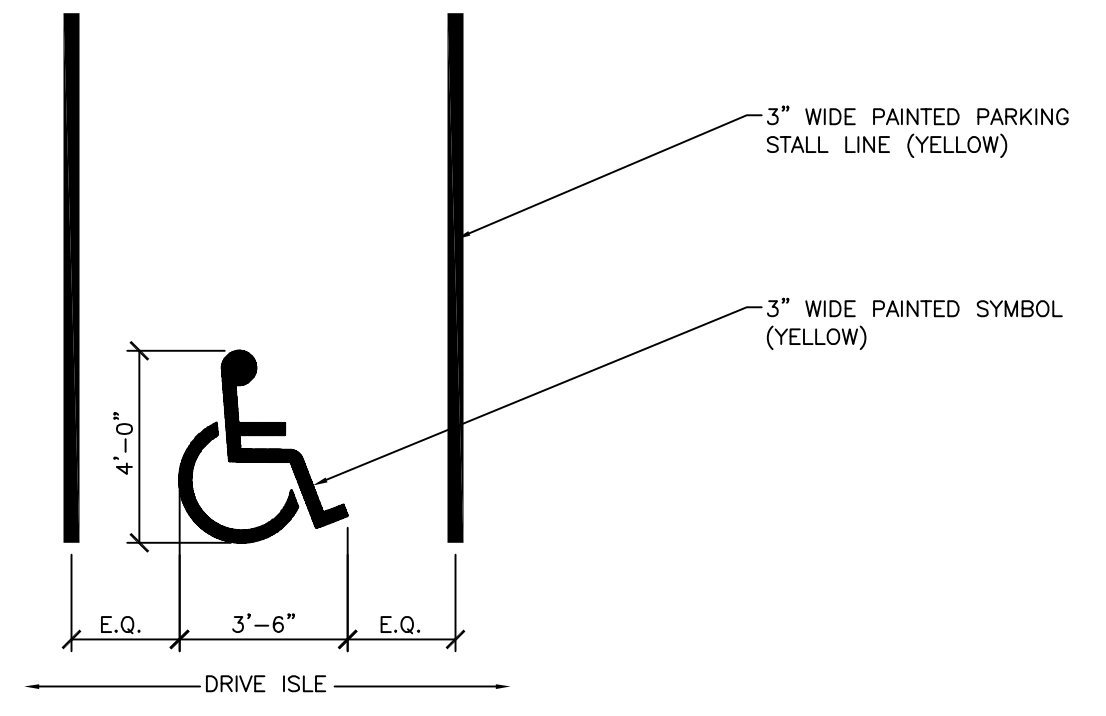


GENERAL NOTES:
 - STEEL BOLLARD (Z.R.P.) BY STEEL FABRICATOR
 - CONCRETE CONTRACTOR TO EXCAVATE AND POUR BASE, SET PIPE BOLLARD, AND FILL BOLLARD WITH CONCRETE
 - CONCRETE CONTRACTOR TO WIPE DOWN STEEL BOLLARD CLEAN OF ALL CONCRETE RESIDUE @ TIME OF POURING

9 BOLLARD DETAIL
 A101 SCALE: 1/2" = 1'-0" 000000.000



8 WISCONSIN VAN ACCESSIBLE PARKING SIGN
 A101 SCALE: 1/2" = 1'-0" 02890.00.00.002



7 ACCESSIBLE PARKING STALL STRIPING
 A101 SCALE: NONE 02760.00.00.001

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 MADISON, WISCONSIN 53713

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ISSUE DATES:
 UDC INITIAL/FINAL: 05-16-18
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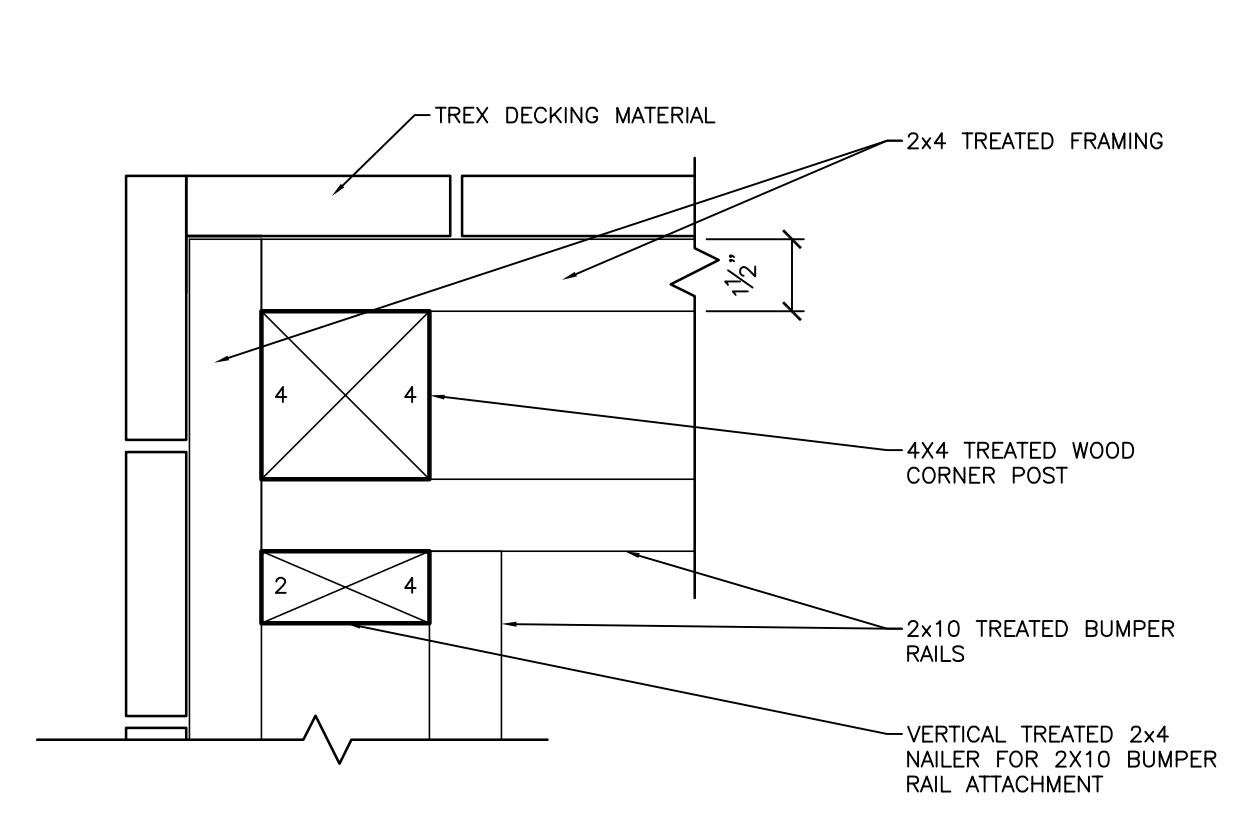
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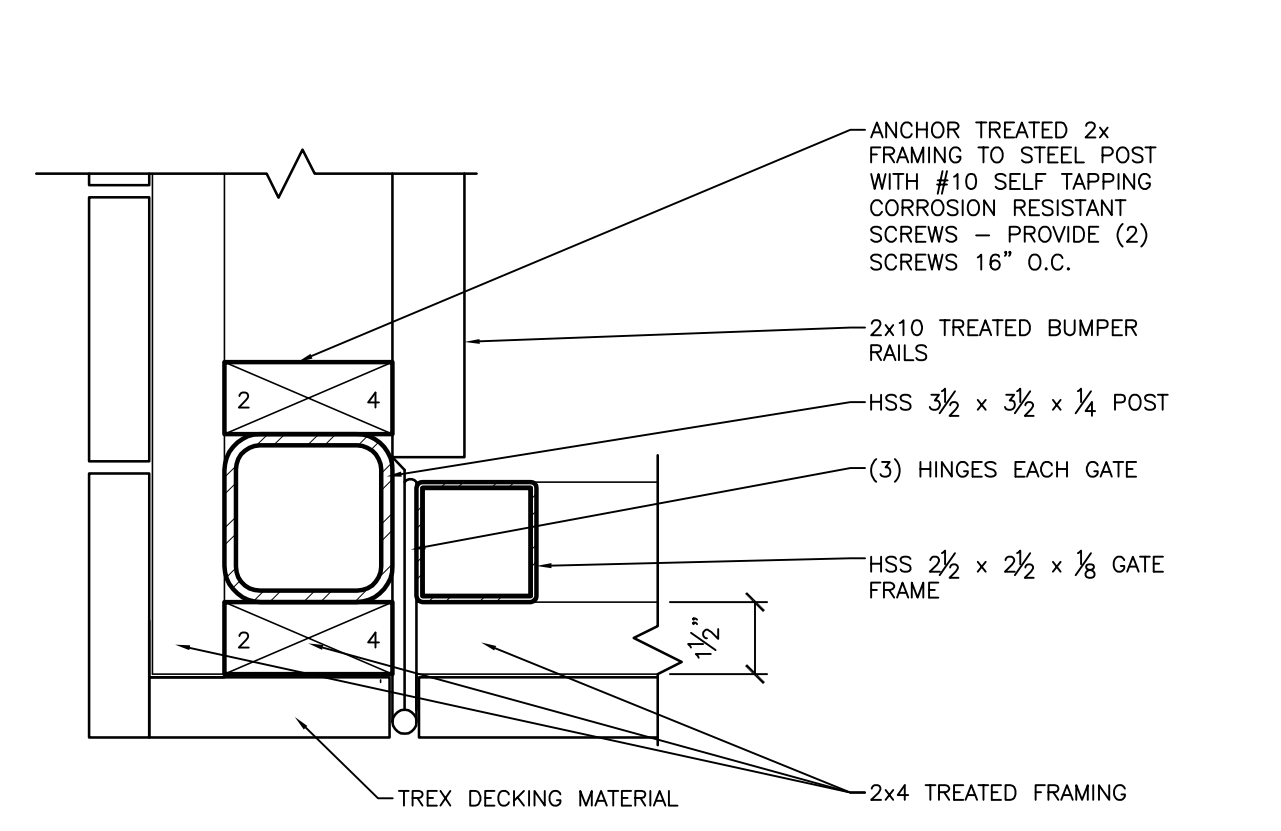
PROJECT #: 20180130
SHEET NUMBER

A101

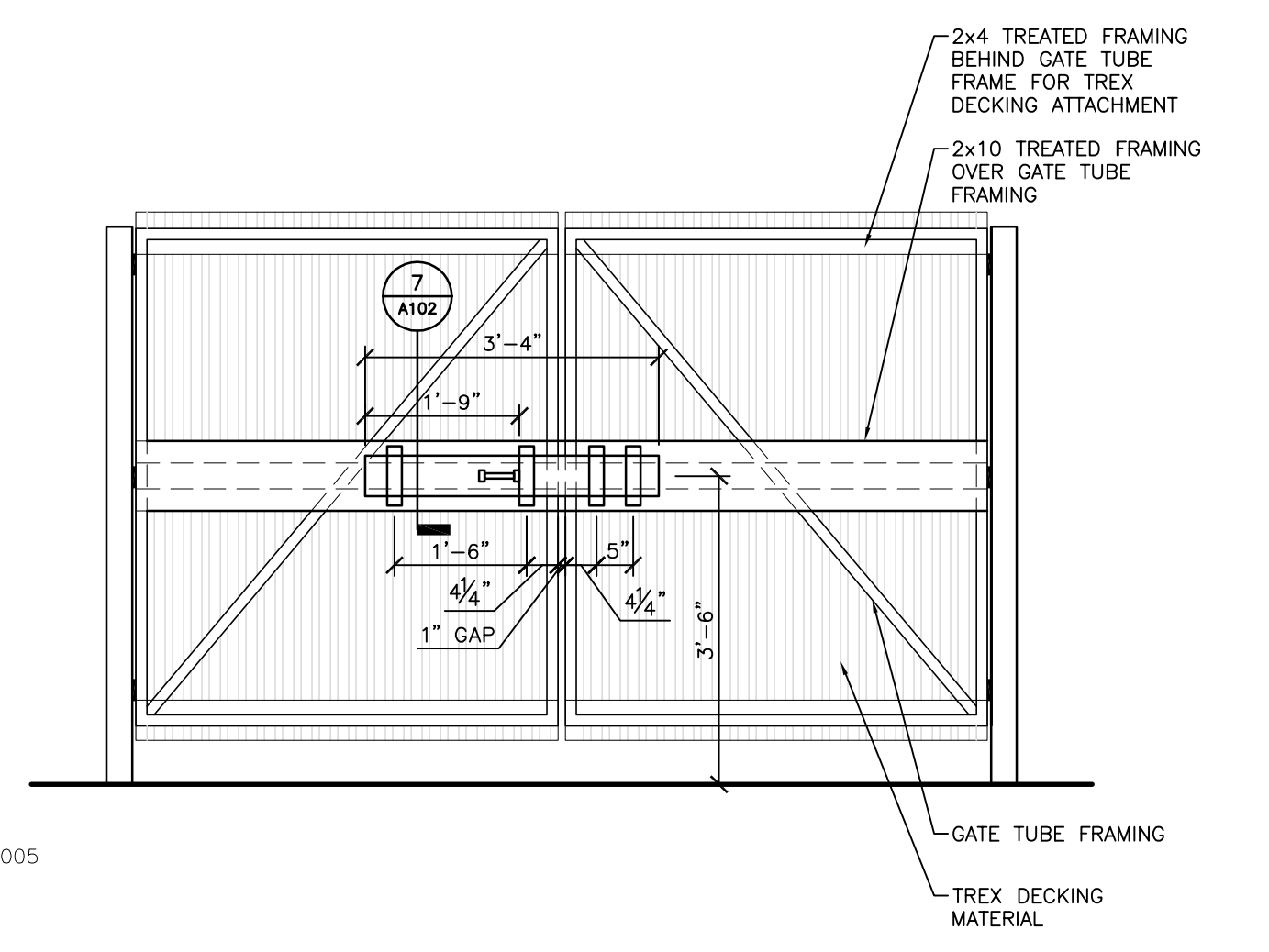
PLOT DATE:



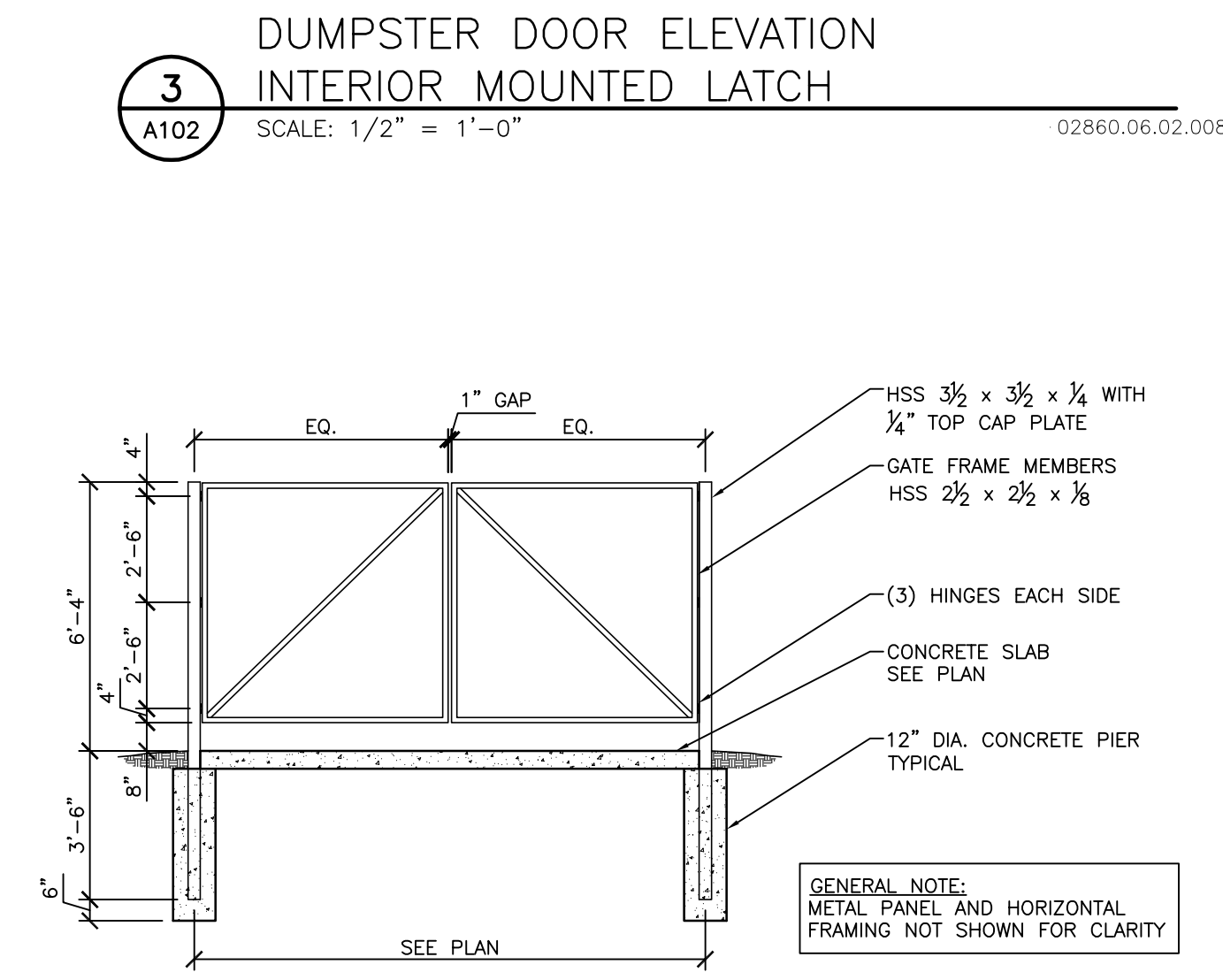
8 DUMPSTER ENCLOSURE CORNER POST
A102 SCALE: 3" = 1'-0" 02860.06.02.007



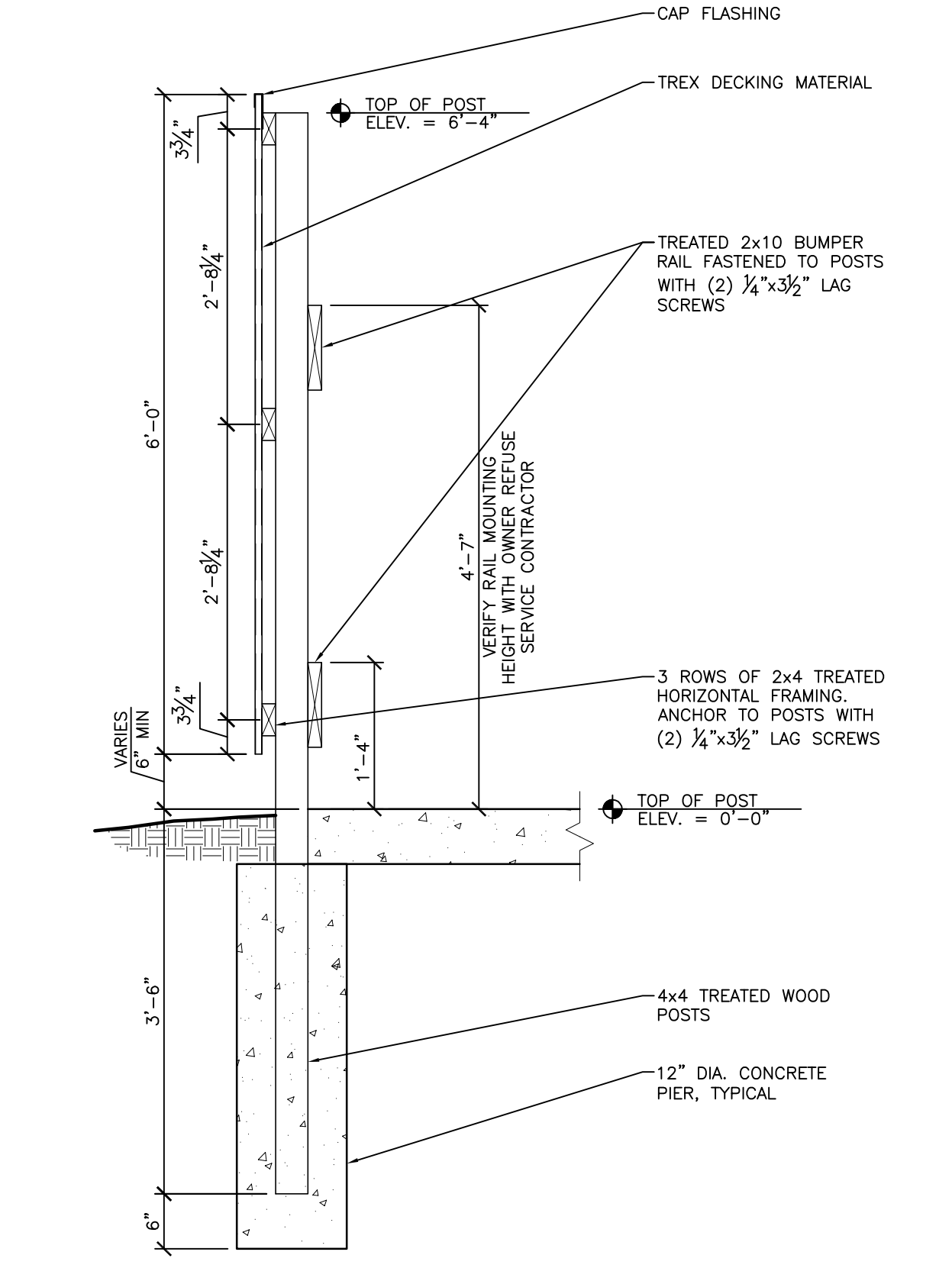
6 DUMPSTER GATE POST
A102 SCALE: 3" = 1'-0" 02860.06.02.005



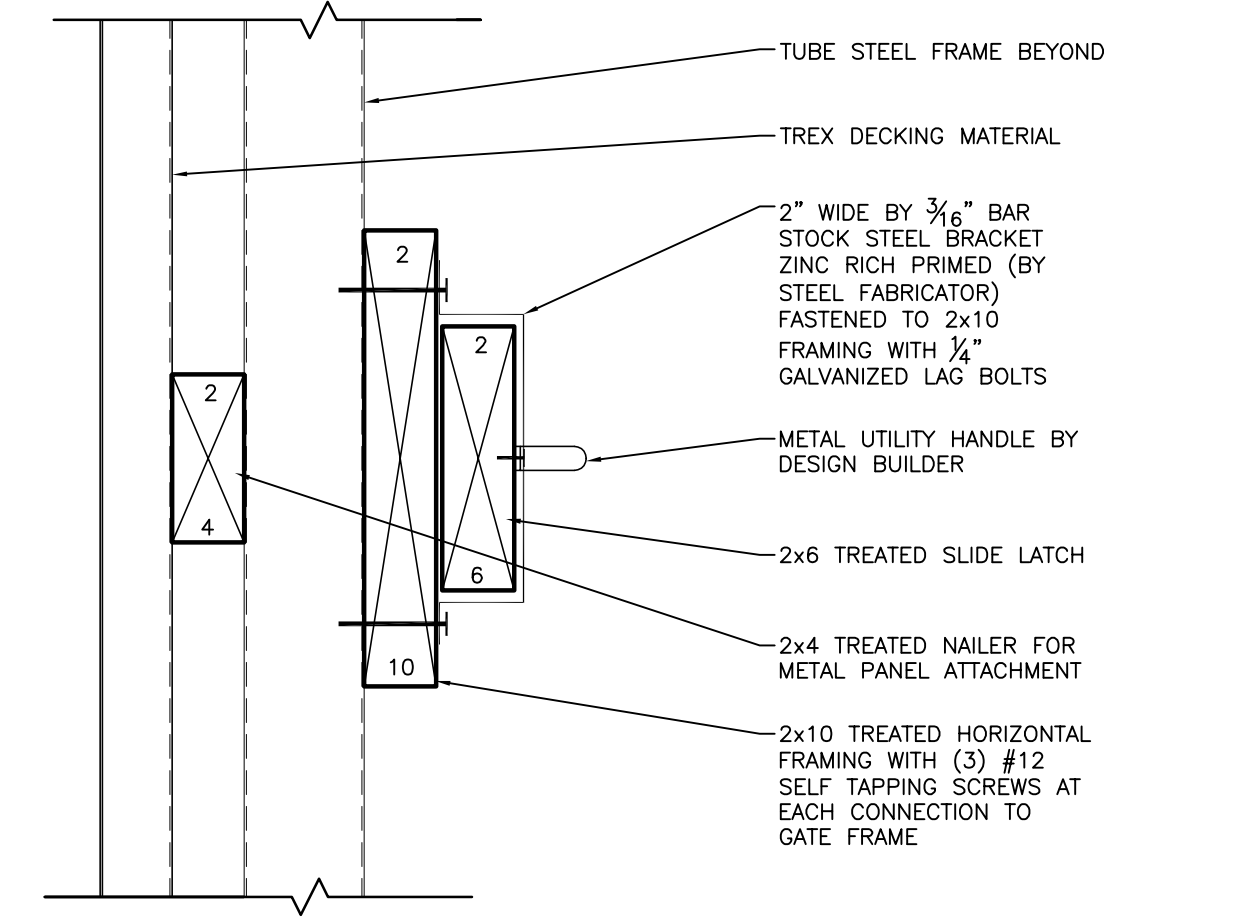
3 DUMPSTER DOOR ELEVATION INTERIOR MOUNTED LATCH
A102 SCALE: 1/2" = 1'-0" 02860.06.02.008



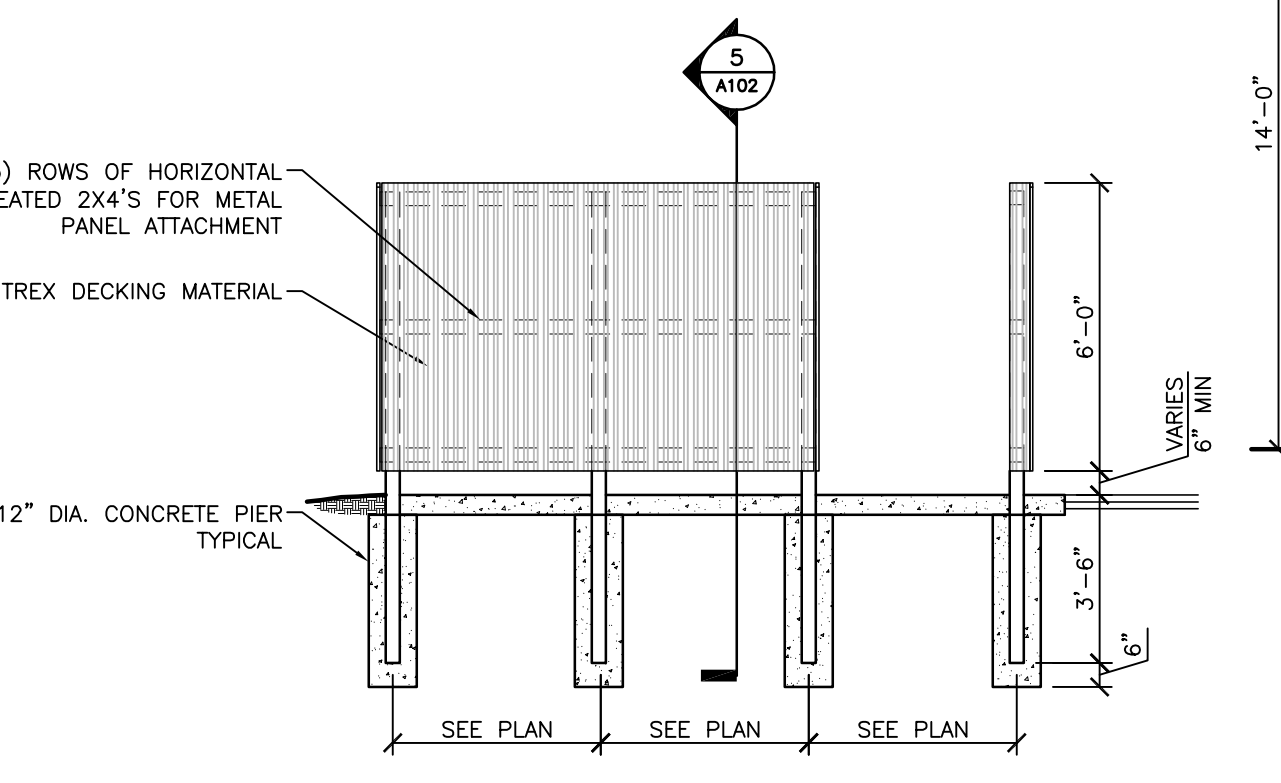
2 DUMPSTER GATE FRAME ELEVATION
A102 SCALE: 1/4" = 1'-0" 02860.06.02.002



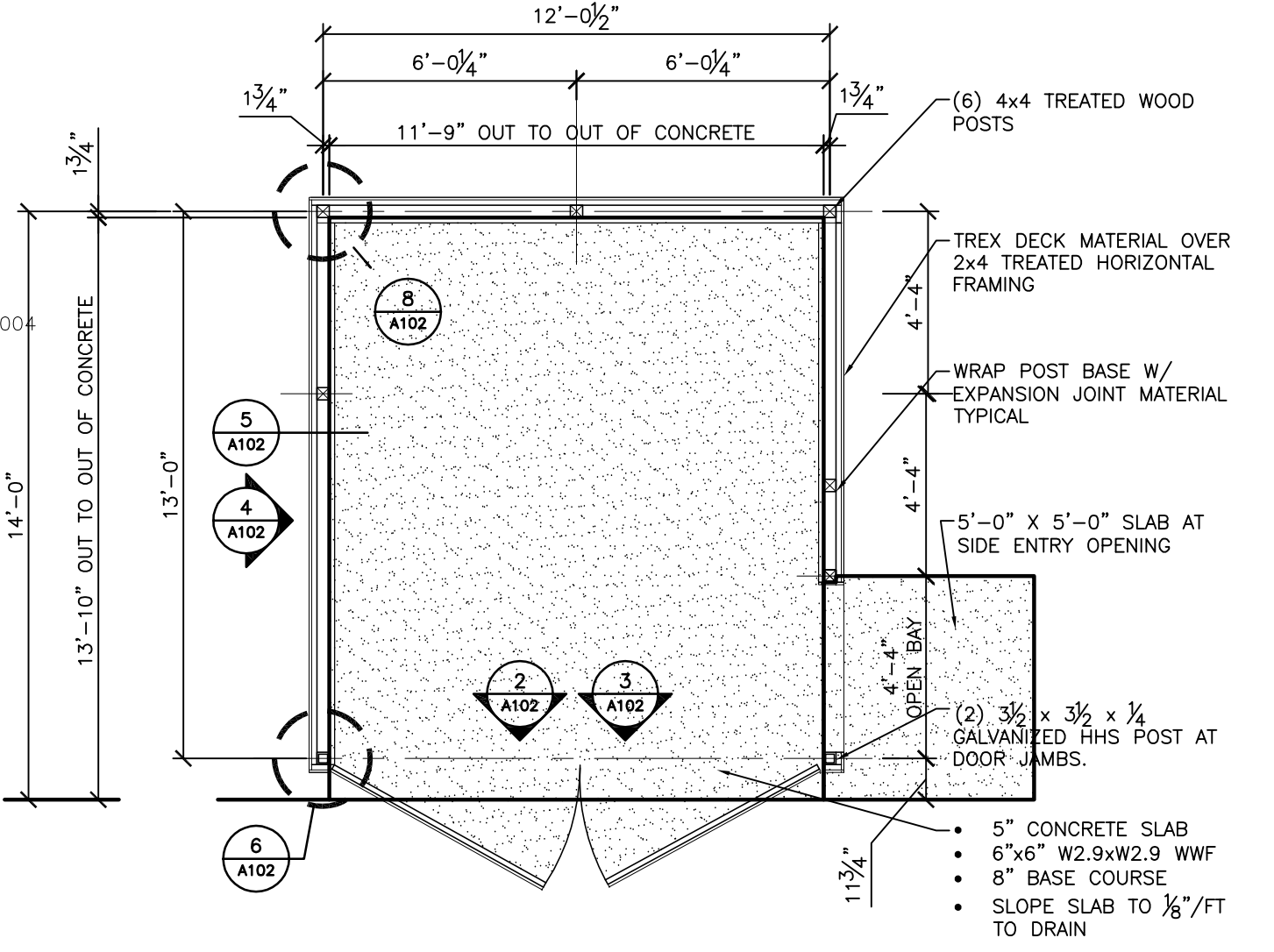
5 DUMPSTER ENCLOSURE SECTION
A102 SCALE: 3/4" = 1'-0" 02860.06.02.004



7 DETAIL AT DUMPSTER DOOR LATCH
A102 SCALE: 3" = 1'-0" 02860.06.02.007



4 DUMPSTER SIDE ELEVATION
A102 SCALE: 1/4" = 1'-0" 02860.06.02.003



GENERAL NOTES:
- DRILLED EXCAVATION & CONCRETE PIERS BY CONCRETE CONTRACTOR
- CARPENTER TO SET AND LEVEL POSTS
- ALL STEEL MEMBER SHALL BE ZINC RICH PRIMED STEEL
- PAINTING CONTRACTOR TO FIELD APPLY (2) COATS OF PAINT TO STEEL MEMBERS PRIOR TO INSTALLATION OF WOOD FRAMING
- HINGES TO HAVE REMOVABLE PINS AND WELDED TO GATE AND POSTS BY STEEL FABRICATOR

1 DUMPSTER ENCLOSURE PLAN
A102 SCALE: 1/4" = 1'-0" 02860.06.02.001

ISSUE DATES:
UDC INITIAL/FINAL: 05-16-18
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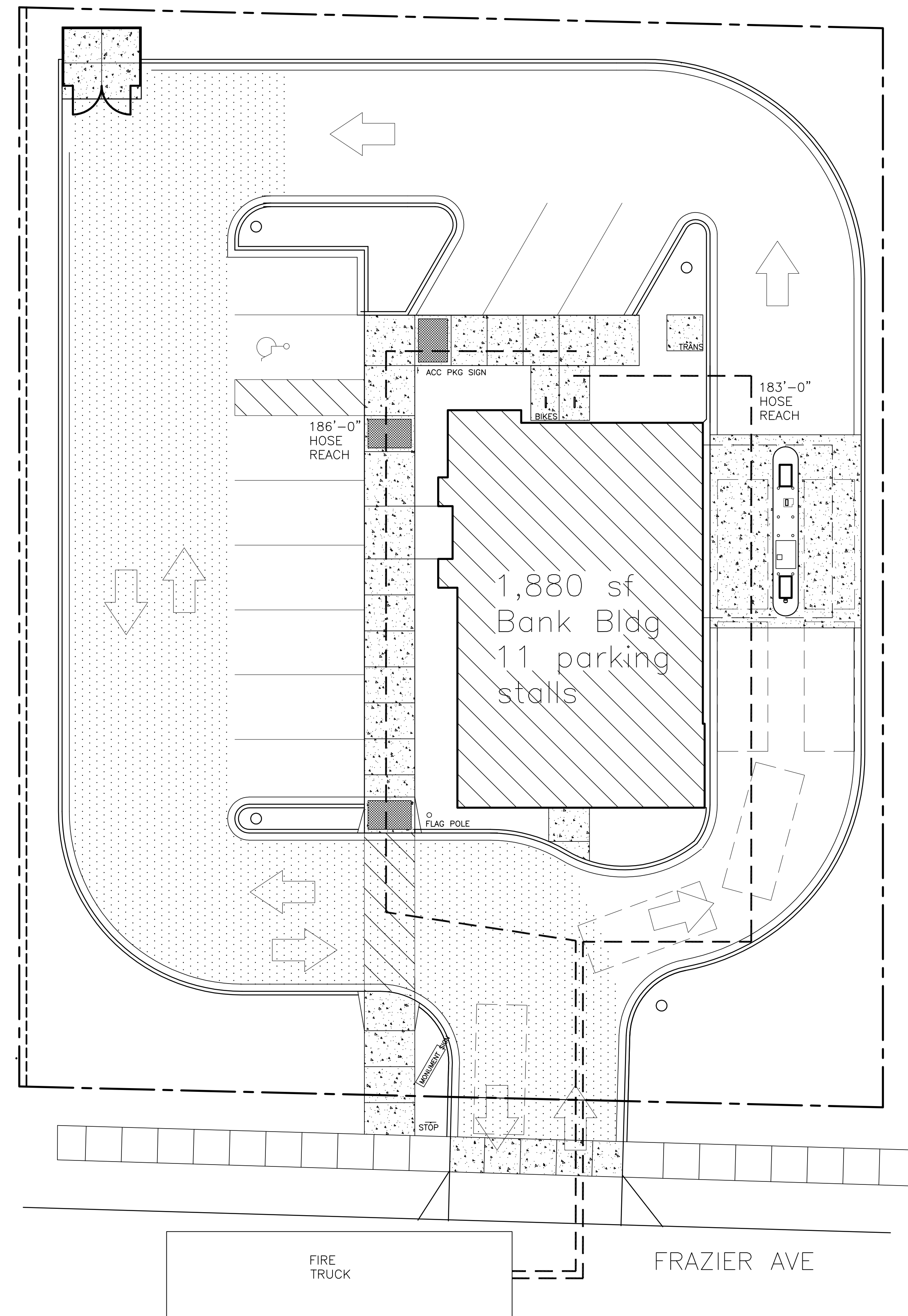
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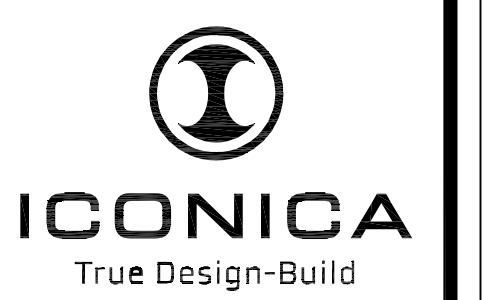
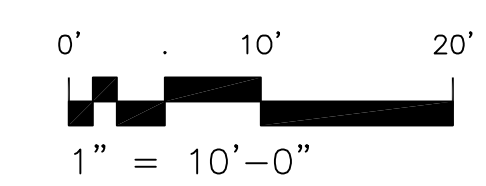
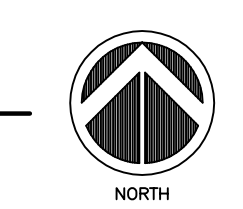
PROJECT #: 20180130
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PLOT DATE:



1 FIRE ACCESS PLAN
 A103 SCALE: 1" = 40'-0"



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ISSUE DATES:
 PRELIMINARY: 05-16-18
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 REZONING: 05-16-18

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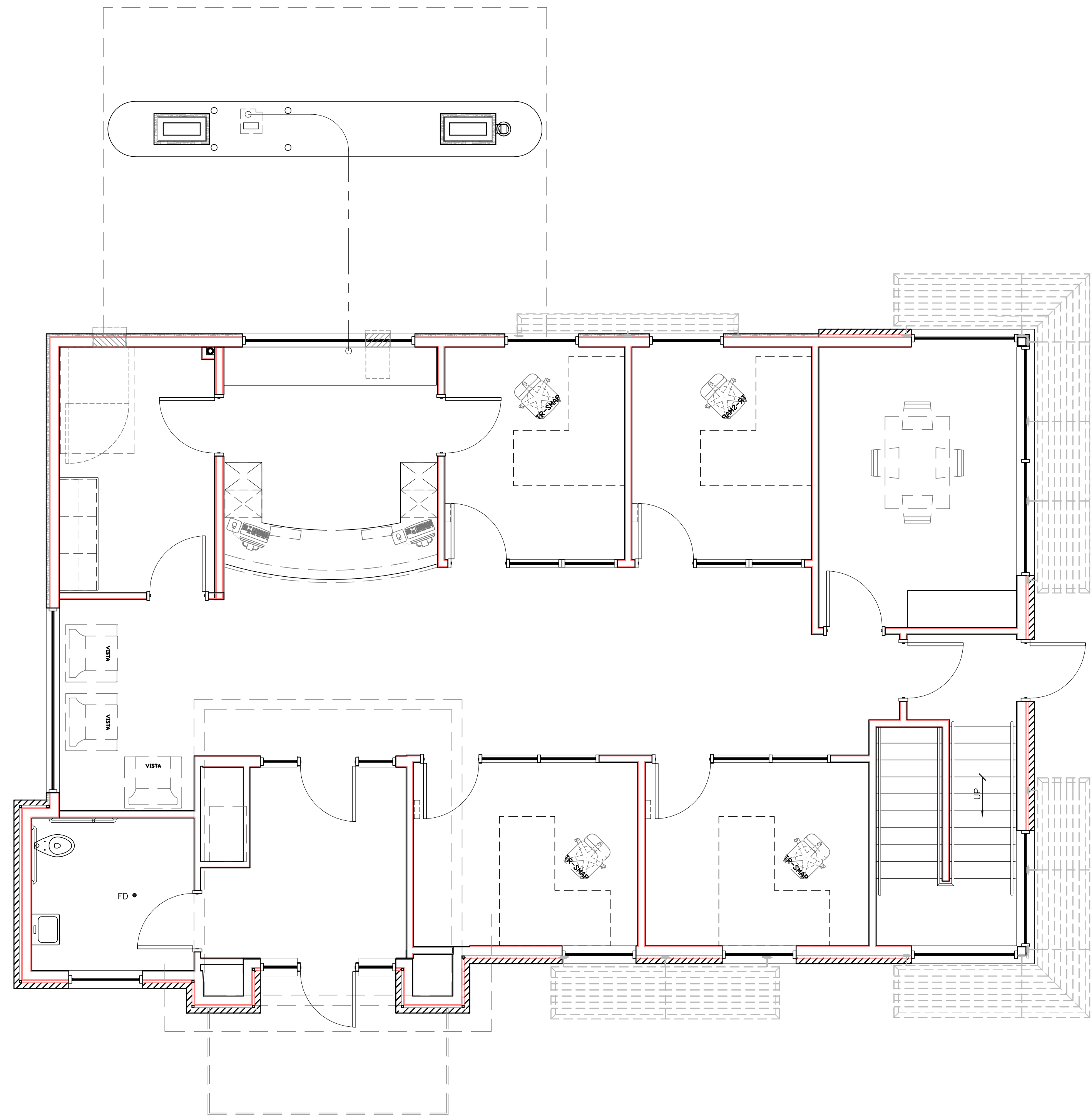
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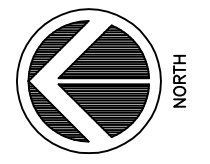
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SHEET NUMBER

A103

PLOT DATE:



1 FIRST FLOOR PLAN
 A201 SCALE: 1/4" = 1'-0"



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ISSUE DATES:
 HDC UNIFORM PLAN: 05-16-18
 CONDITIONAL USE: 05-16-18
 REZONING: 05-16-18

RF/IS DATE:

Schematic Design Phase:
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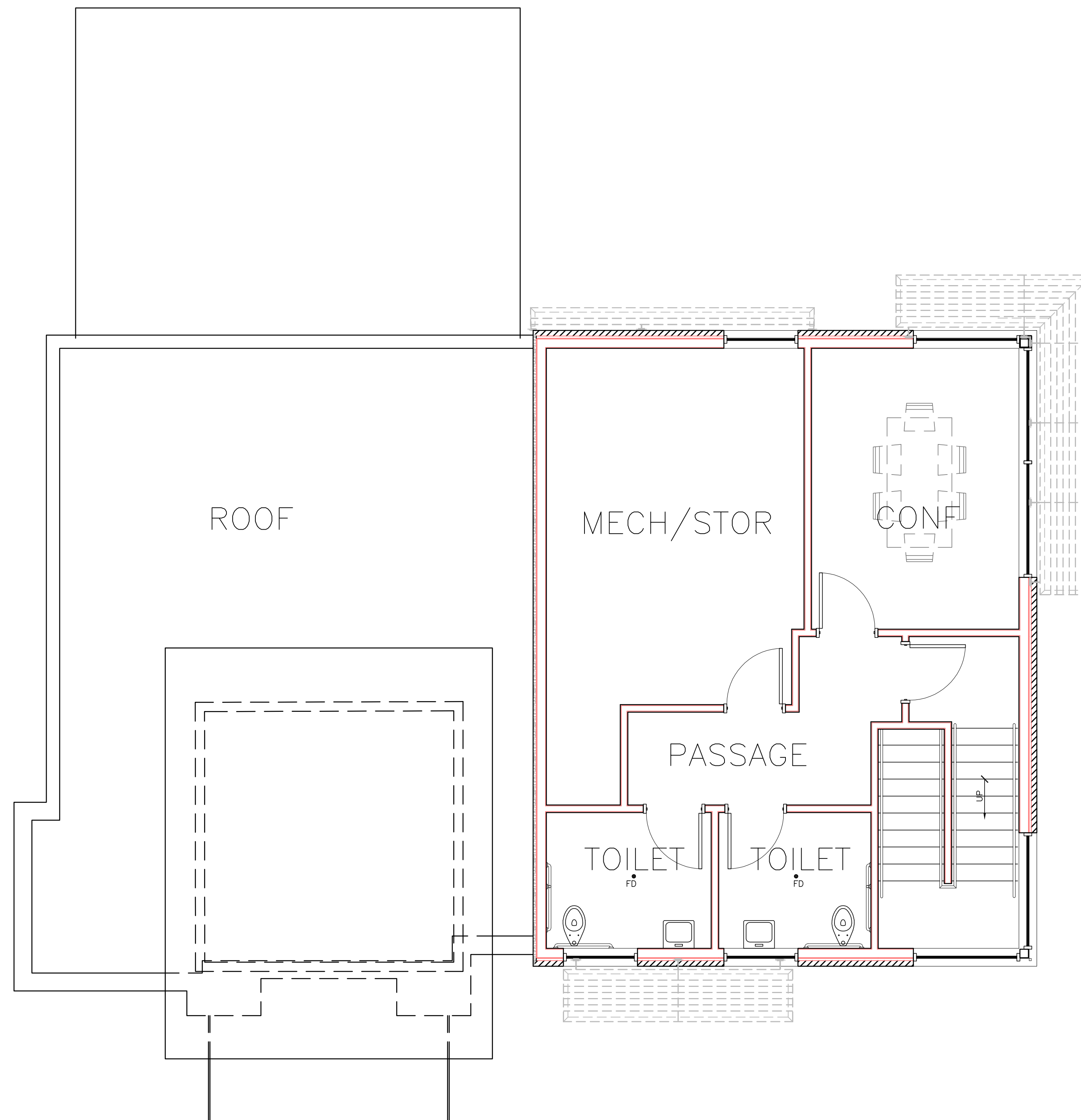
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PROJECT #: 20180130
SHEET NUMBER

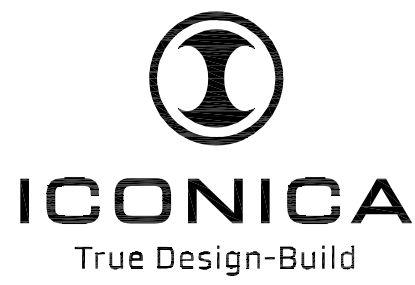
A201

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PLOT DATE:



1 SECOND FLOOR PLAN
 A202 SCALE: 1/4" = 1'-0"



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ISSUE DATES:
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RFI/SD DATE:

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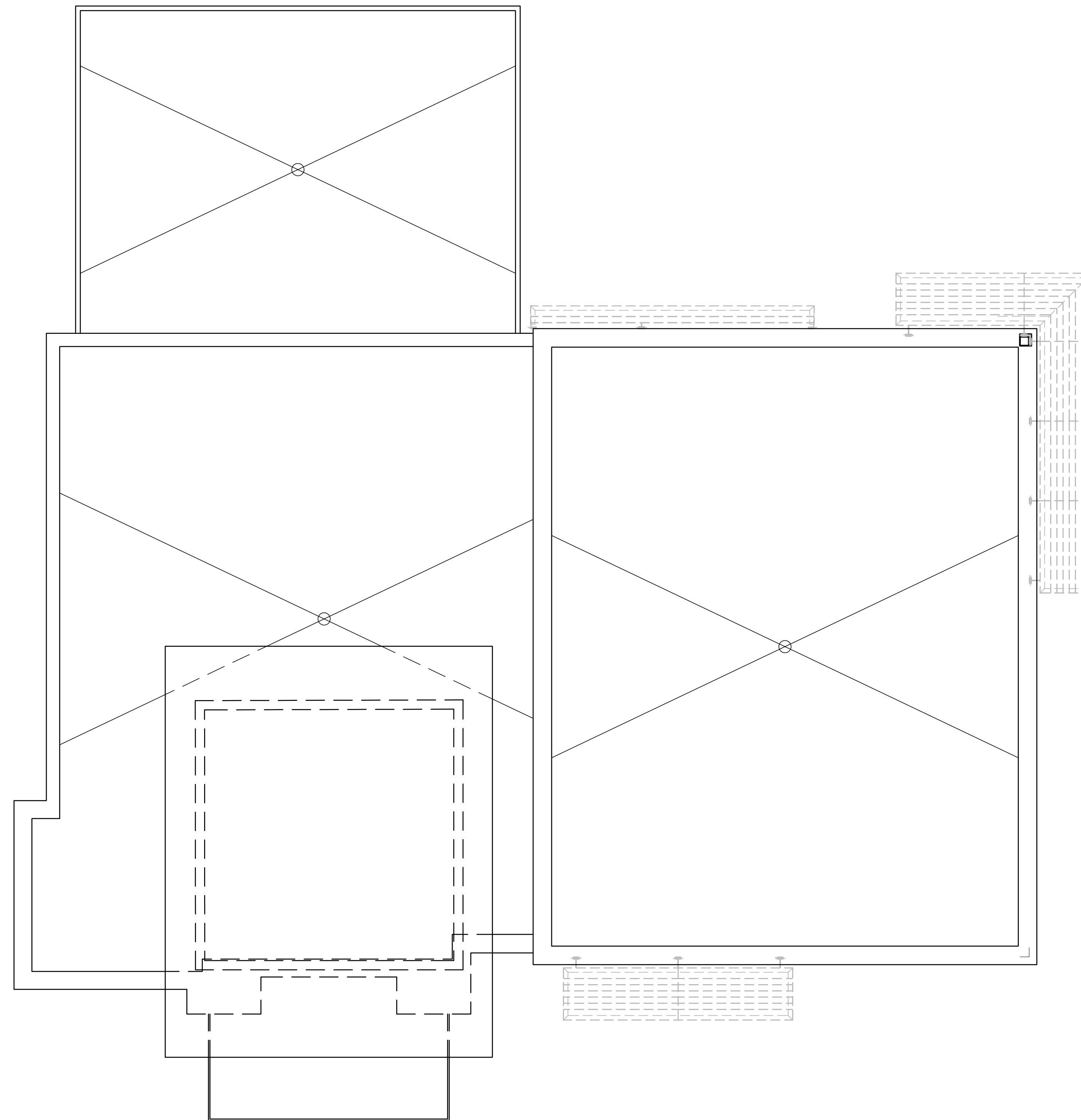
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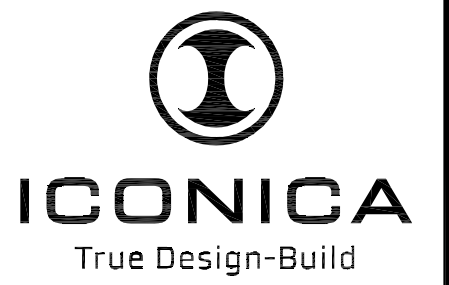
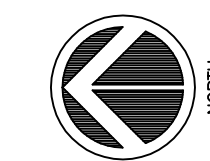
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1 ROOF PLAN
 A203 SCALE: 1/4" = 1'-0"



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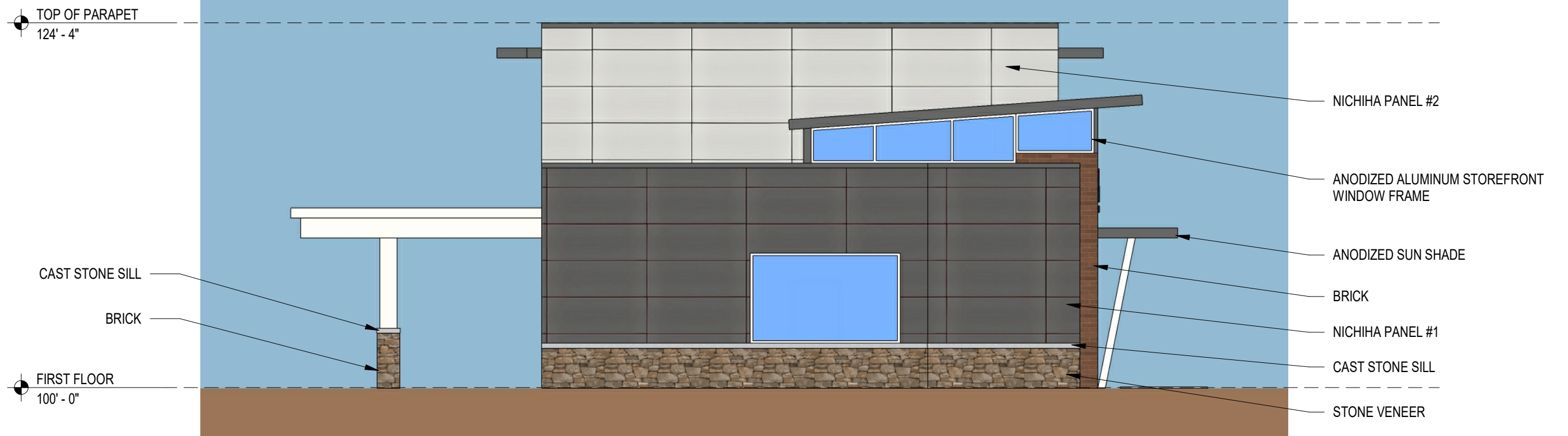
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A203



1 WEST ELEVATION
 A300 1/8" = 1'-0"



2 NORTH ELEVATION
 A300 1/8" = 1'-0"

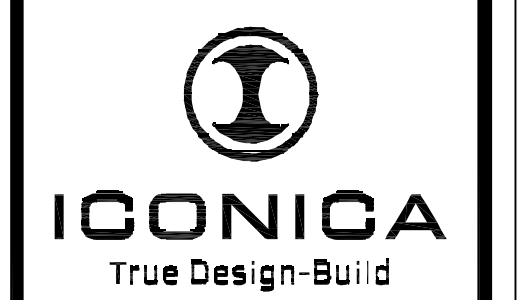




1 EAST ELEVATION
 A301 1/8" = 1'-0"



2 SOUTH ELEVATION
 A301 1/8" = 1'-0"



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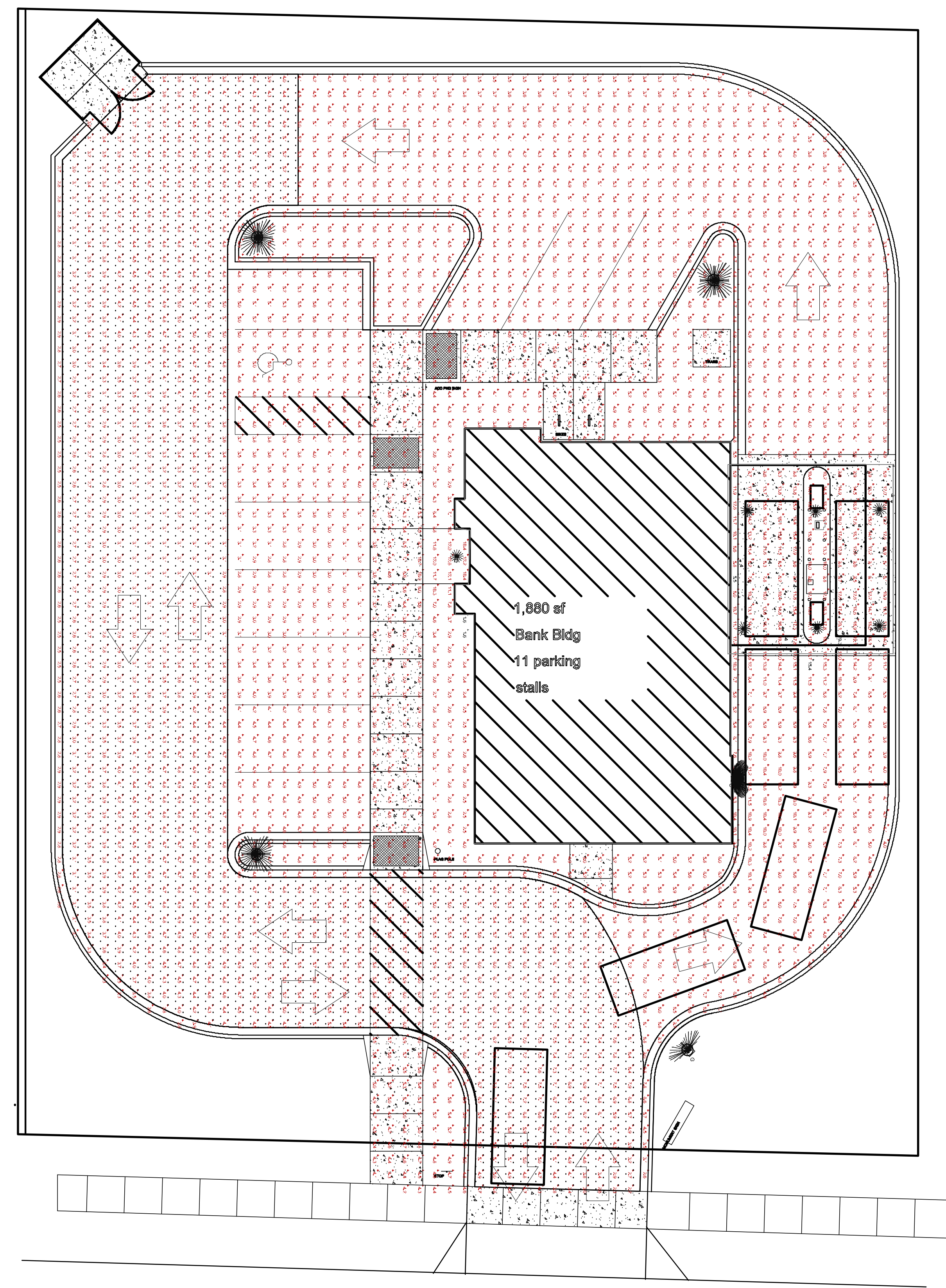
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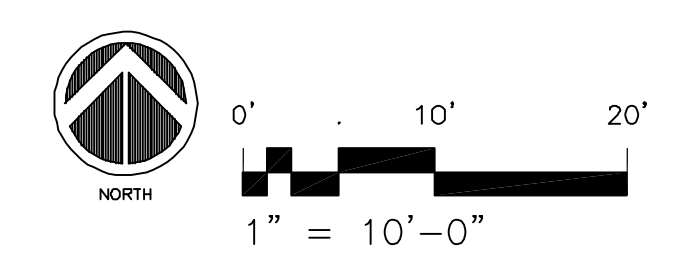
E100

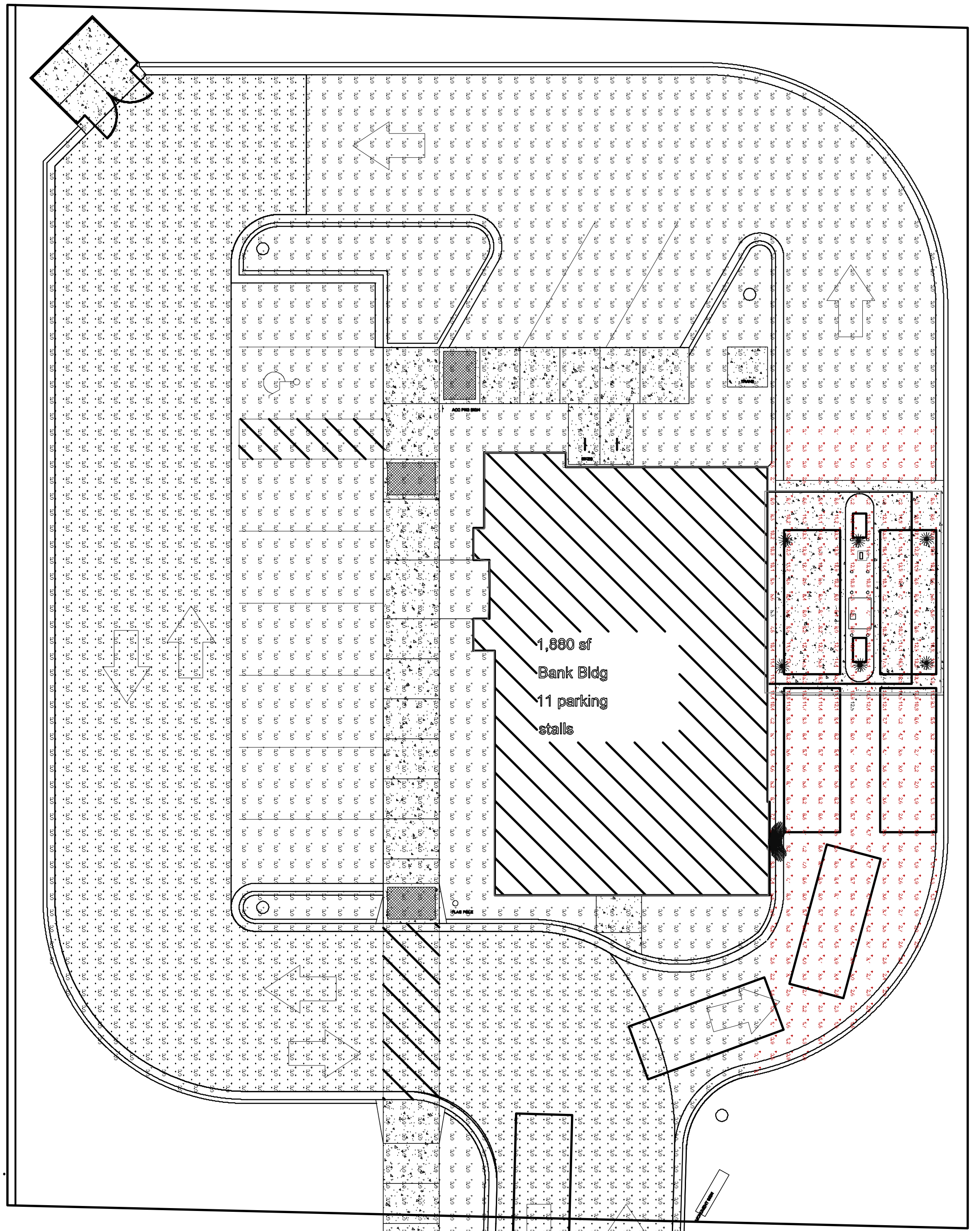


STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE CANOPY	13.3 FC	20.3 FC	5.5 FC	3.7:1	2.4:1
PARKING LOT	4.8 FC	15.4 FC	1.6 FC	9.6:1	3.0:1
EAST LOT	0.9 FC	1.8 FC	0.1 FC	18.0:1	9.0:1
NORTH LOT	0.7 FC	2.0 FC	0.1 FC	20.0:1	7.0:1
WEST LOT	0.6 FC	1.2 FC	0.1 FC	12.0:1	6.0:1

LIGHT FIXTURE SCHEDULE							
ID	Description	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
C	WALL MOUNTED EXTERIOR LIGHT	LITHONIA LIGHTING (ACUITY BRANDS)	DSXW1 LED 20C 700 40K T3S	MVOLT	LED (INCLUDED)	SURFACE	
D	RECESSED CAN LIGHT	GOHAM LIGHTING (ACUITY BRANDS)	EVO 40/15 6AR MD LD	MVOLT	LED (INCLUDED)	RECESSED	
F	SITE POLE LIGHT 20'	LITHONIA LIGHTING (ACUITY BRANDS)	DSX2 LED P2 40K T3M	MVOLT	LED (INCLUDED)	RECESSED	
G	SITE POLE LIGHT 20'	LITHONIA LIGHTING (ACUITY BRANDS)	DSX2 LED P2 40K T5M	MVOLT	LED (INCLUDED)	RECESSED	

1 PHOTOMETRICS PLAN - BUSINESS
 E100 SCALE: 1" = 40'-0"

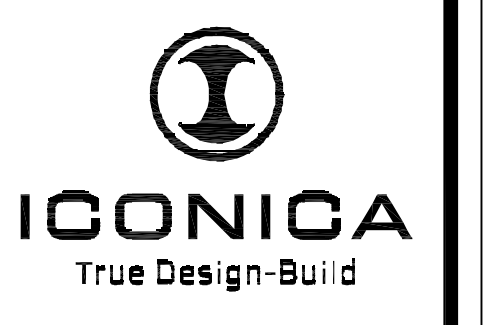
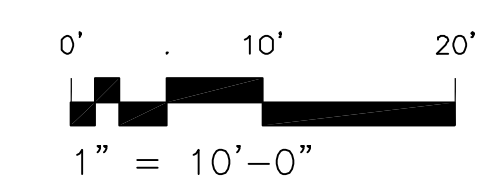




STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE CANOPY	11.0 FC	17.7 FC	5.3 FC	3.3:1	2.1:1
PARKING LOT	0.4 FC	12.5 FC	0.0 FC	N/A	N/A
EAST LOT	0.0 FC	0.0 FC	0.0 FC	N/A	N/A
NORTH LOT	0.0 FC	0.0 FC	0.0 FC	N/A	N/A

LIGHT FIXTURE SCHEDULE							
ID	Description	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
C	WALL MOUNTED EXTERIOR LIGHT	LITHONIA LIGHTING (ACUITY BRANDS)	DSXW1 LED 20C 700 40K T3S	MVOLT	LED (INCLUDED)	SURFACE	
D	RECESSED CAN LIGHT	GOTHAM LIGHTING (ACUITY BRANDS)	EVO 40/15 6AR MD LD	MVOLT	LED (INCLUDED)	RECESSED	

1 PHOTOMETRICS PLAN - NIGHT
 E101 SCALE: 1" = 10'-0"



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PROJECT #: 20180130
 SHEET NUMBER

E101



Starion Madison - 3-D view

PLOT DATE: 09/05/2018

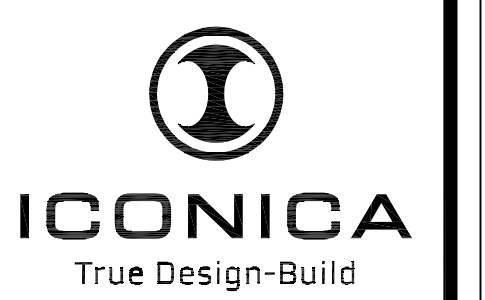
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 MILWAUKEE AREA 414-259-1181
 TDD 1-800-542-2289

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF TRANSMISSION FACILITIES AT LEAST THREE WORKING DAYS BEFORE YOU DIG

HARD SURFACE LEGEND

- CONCRETE SIDEWALKS:**
4" THICK SLAB W/ BROOM FINISH OVER 4" THICK COMPACTED SUBBASE.
- STANDARD PAVEMENT:** 3" BITUMINOUS PAVING (1/2" SURFACE COURSE AND 1/2" BINDER COURSE) OVER AN 8" THICK COMPACTED STONE BASE (+/- 4" OF BREAKER RUN STONE & +/- 4" OF 3/4" COMPACTED STONE)
- REPAVING AT EXISTING PARKING LOT:** SEE CIVIL DRAWINGS FOR AREA IDENTIFICATION. BASE BID TO INCLUDE SURFACE COURSE OF LISTED THICKNESS. ALTERNATE ADD TO INCLUDE STANDARD PAVEMENT DESIGN AS NOTED ABOVE.



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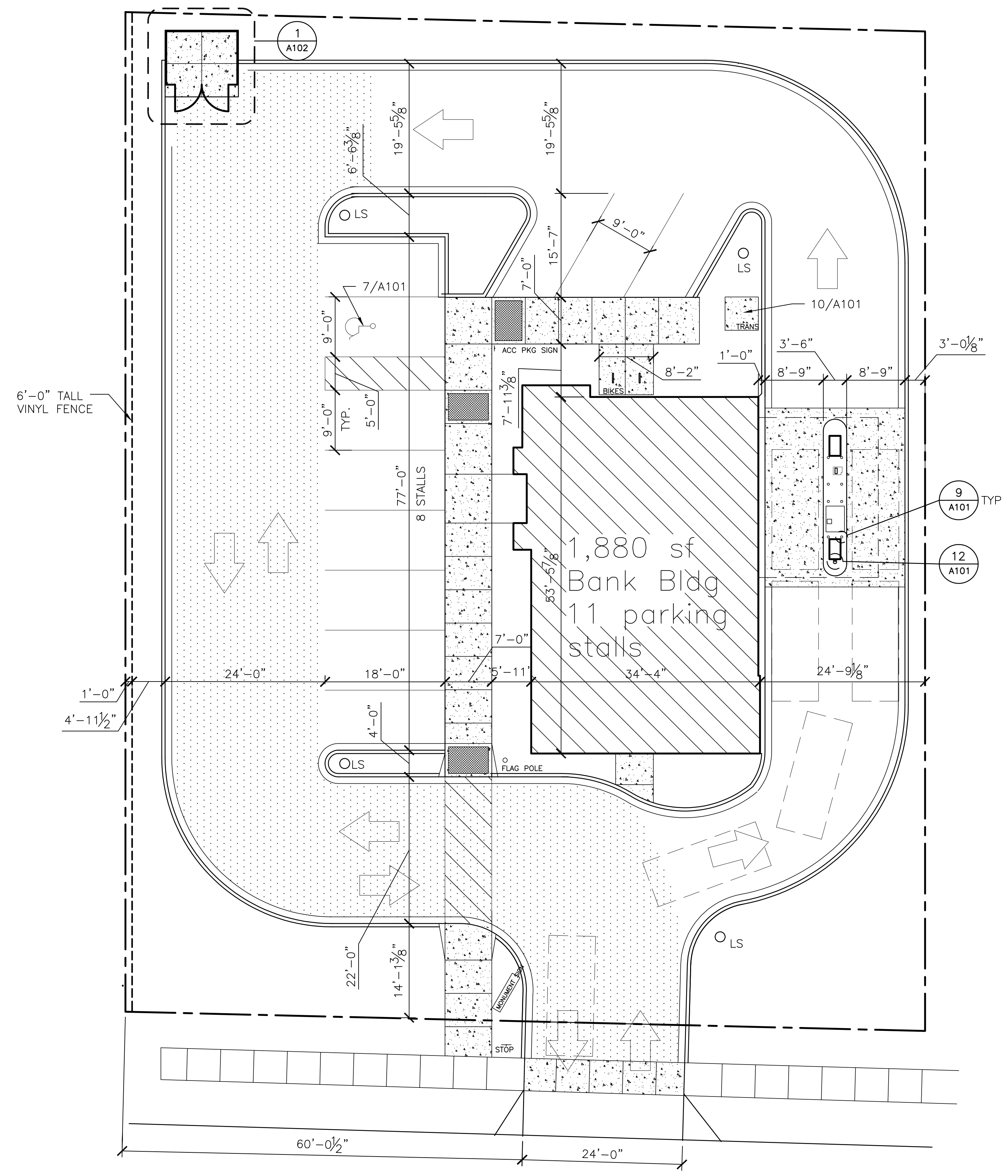
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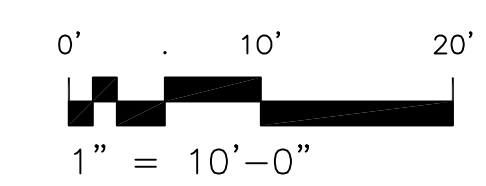
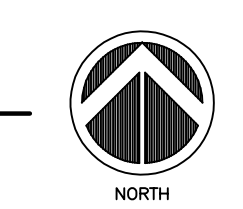
PROJECT #: 20180130
SHEET NUMBER

A100

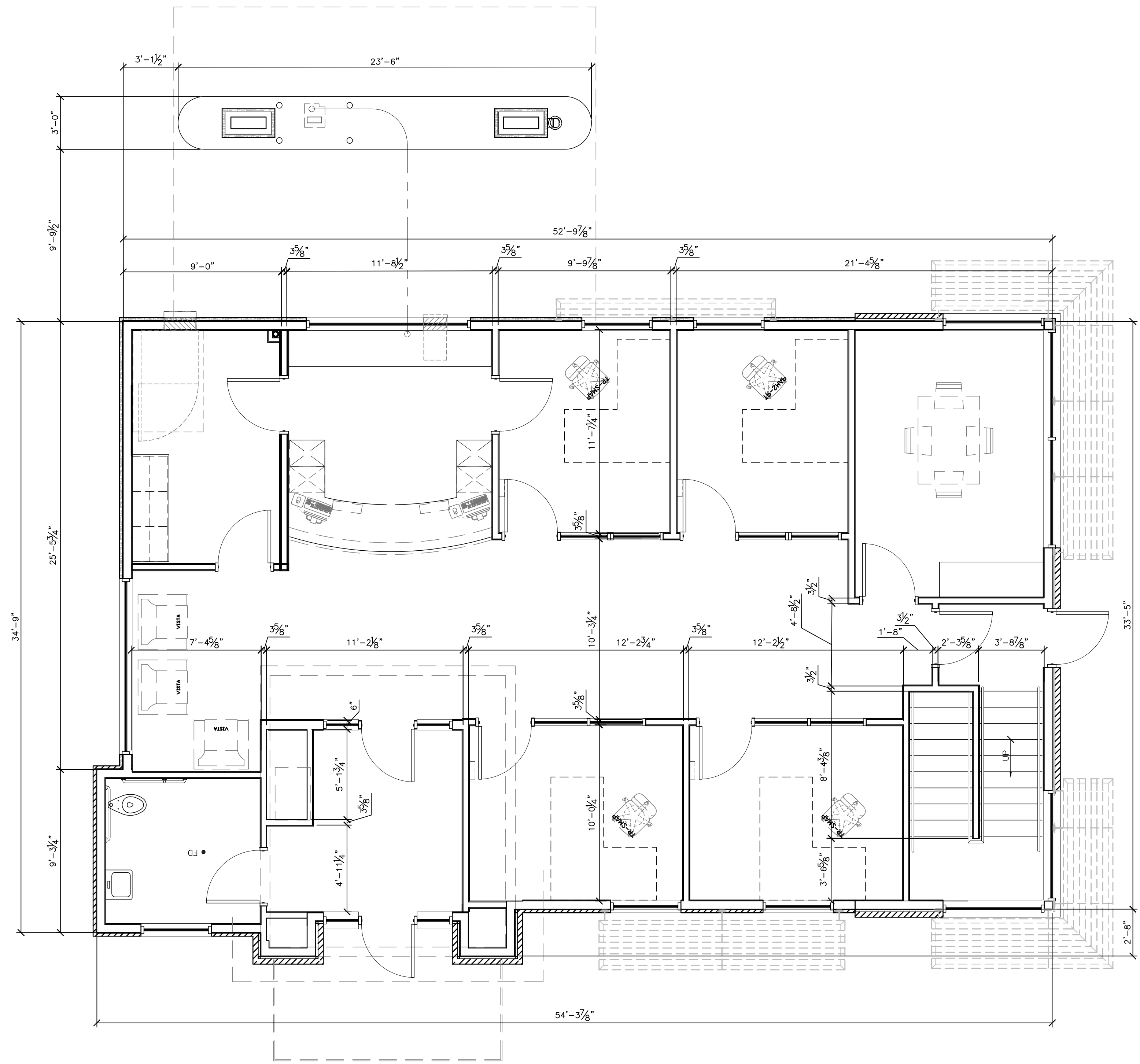
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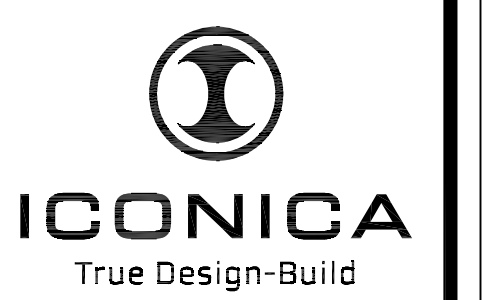
1 SITE PLAN
 A100 SCALE: 1" = 40'-0"



PLOT DATE: 06/05/2018



1 FIRST FLOOR PLAN
 A201 SCALE: 1/4" = 1'-0"



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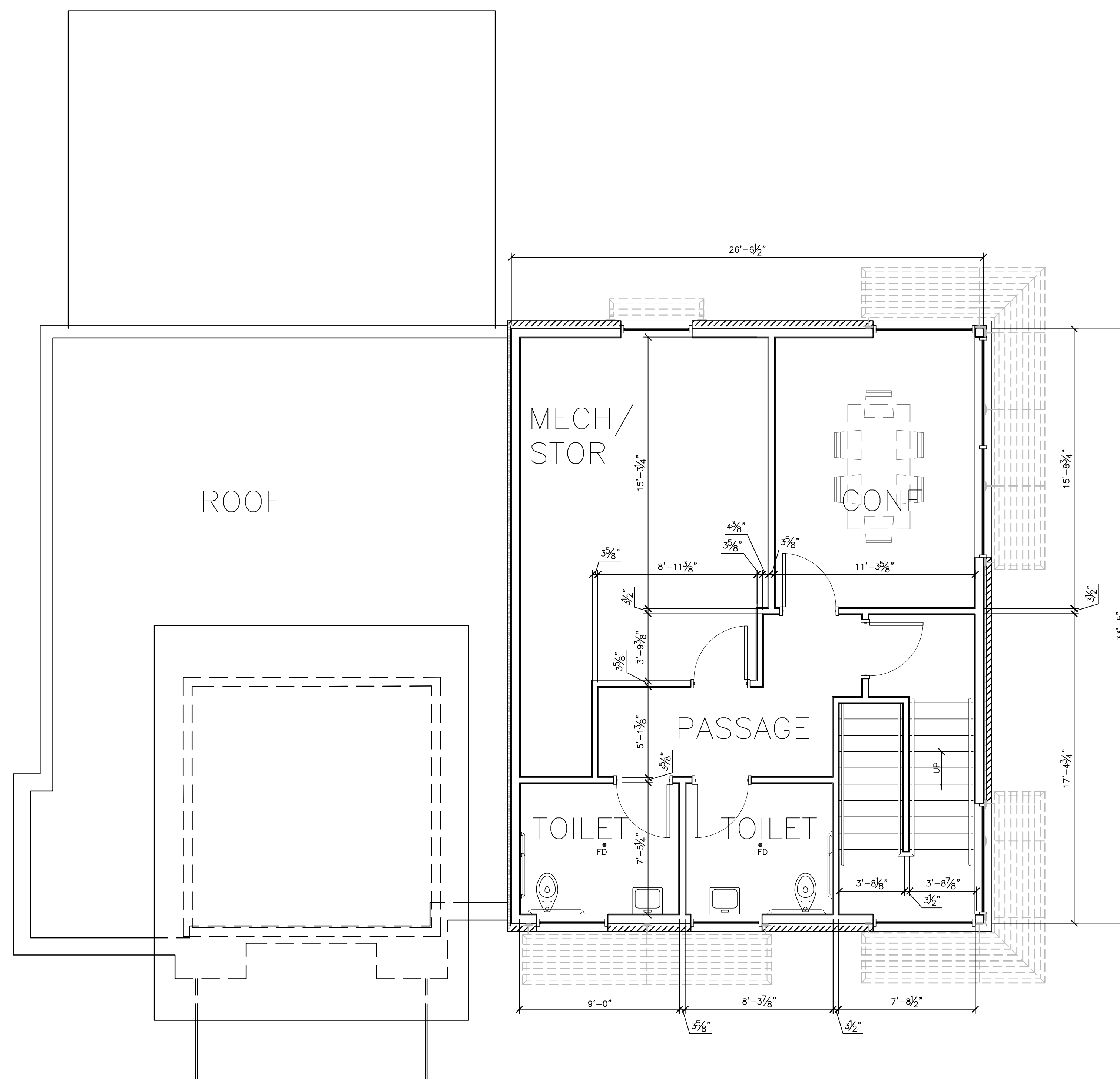
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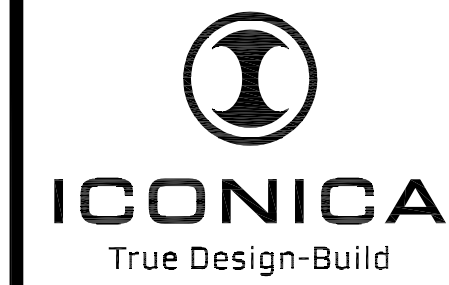
A201

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PLOT DATE: 06/05/2018



1 SECOND FLOOR PLAN
 A202 SCALE: 1/4" = 1'-0"



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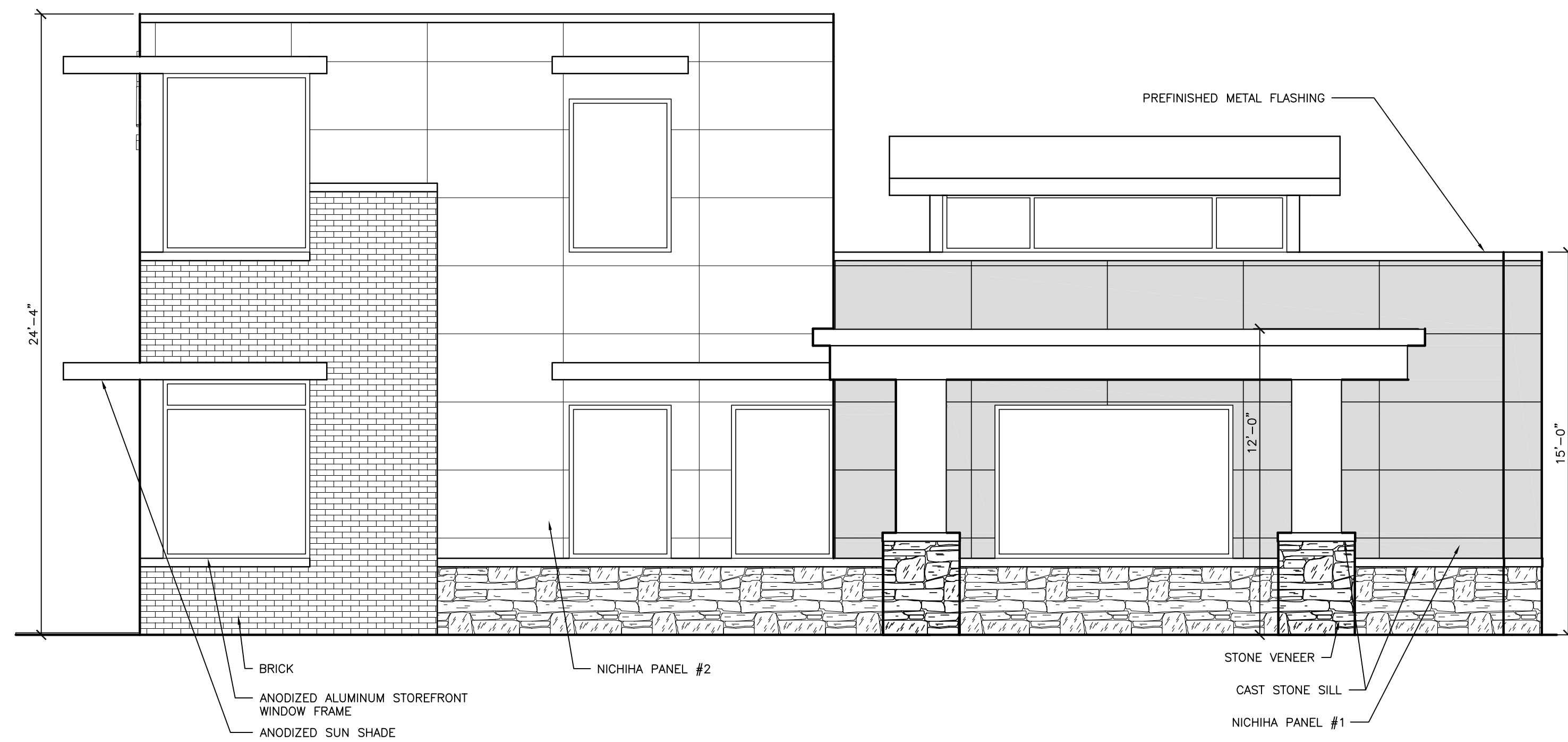
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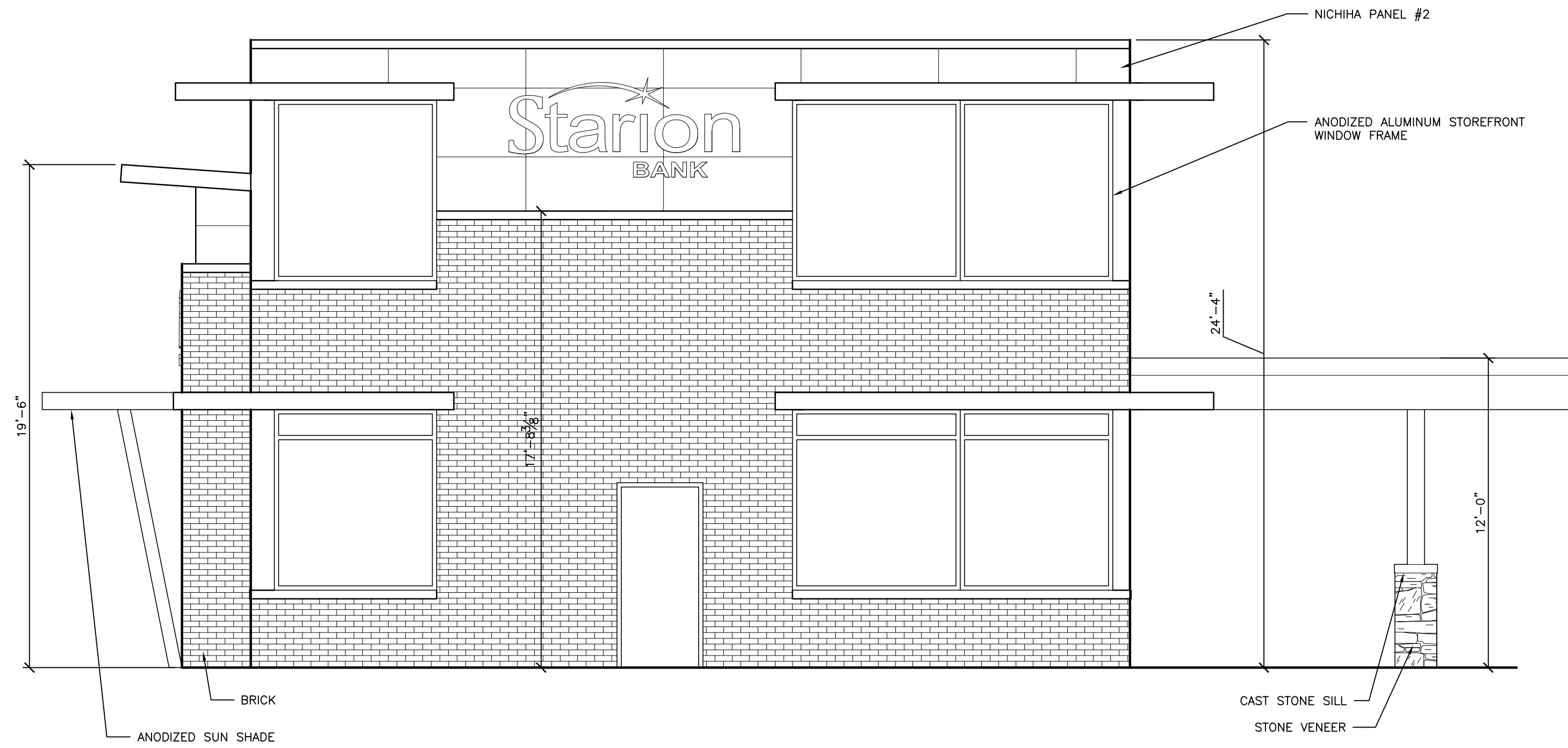
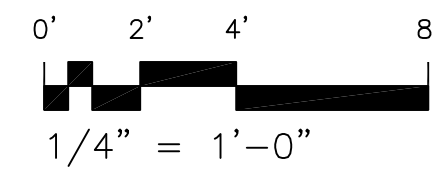
A202

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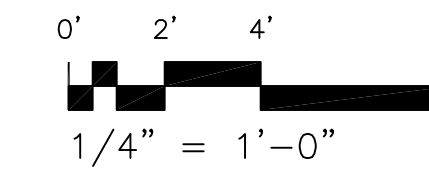
PLOT DATE: 06/05/2018



1 EAST EXTERIOR ELEVATION
A301 SCALE: 1/4" = 1'-0"

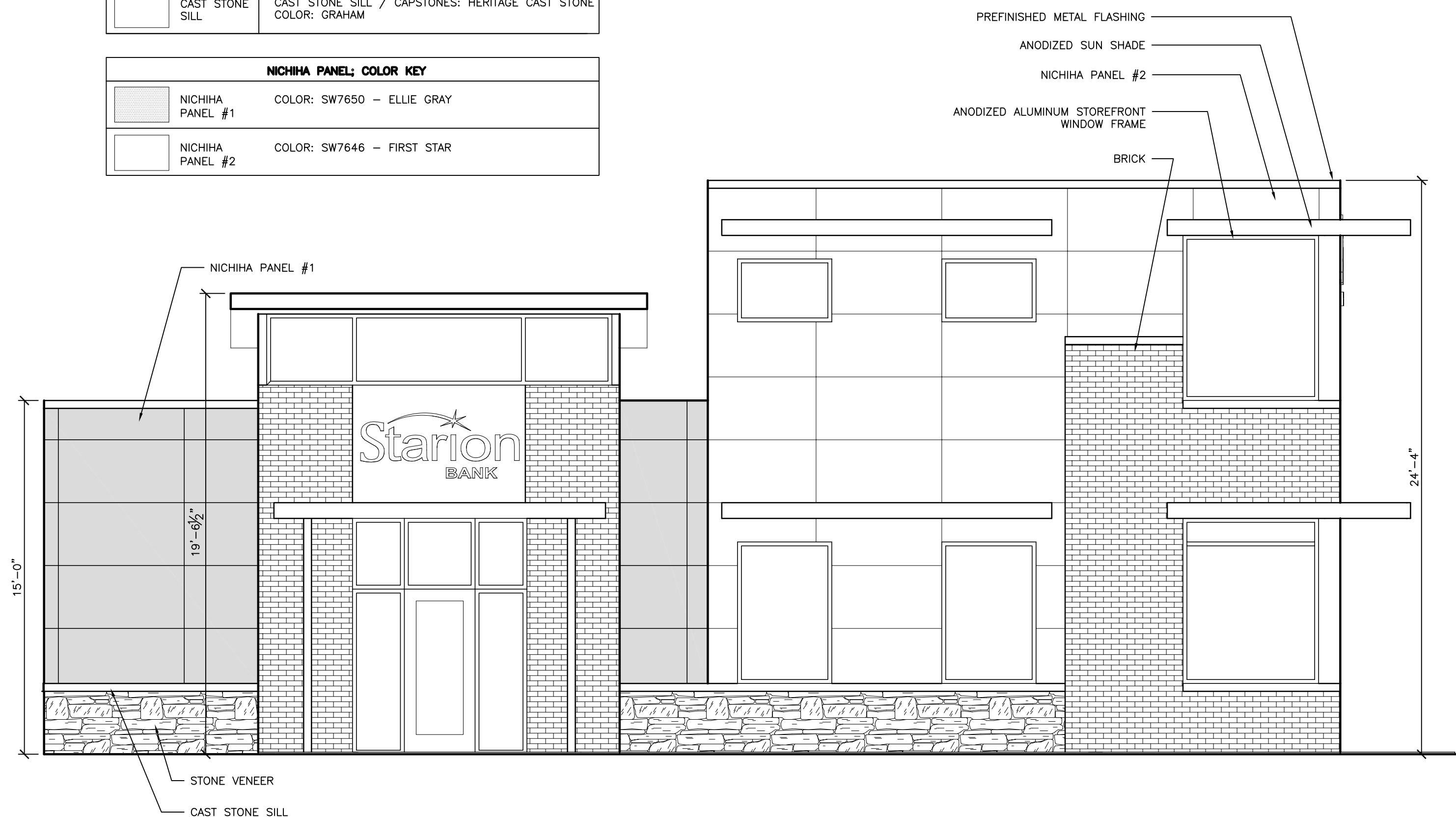


1 SOUTH EXTERIOR ELEVATION
A301 SCALE: 1/4" = 1'-0"

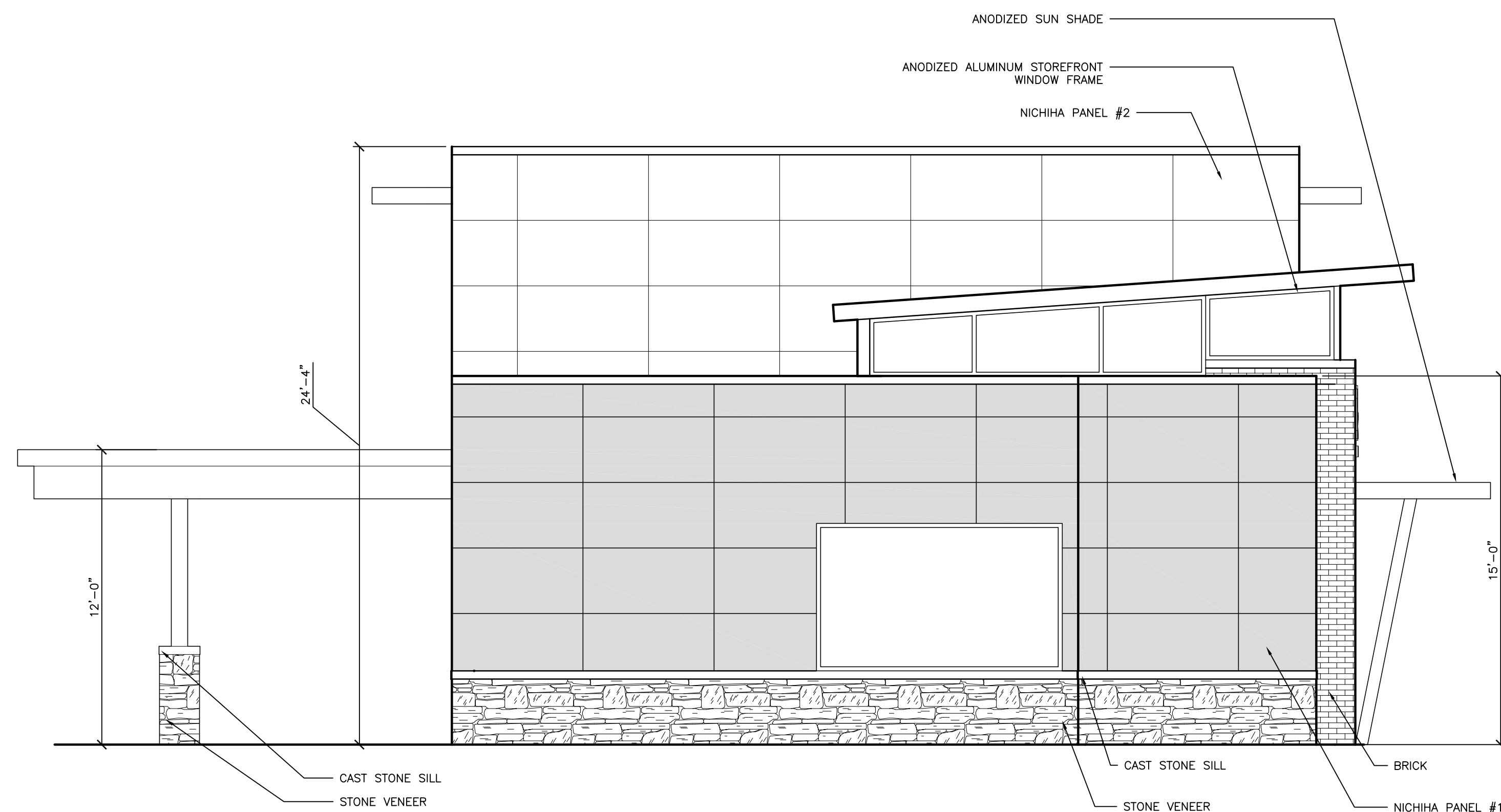
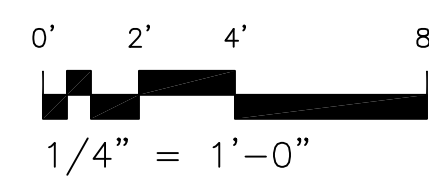


MASONRY	
	BRICK #1 BOWERSTON BRICK COMPANY - OLD ENGLISH MODULAR MORTAR - COLOR: STANDARD GREY
	STONE #1 HALQUIST STONE - CHILTON (FULL COLOR), 1/2" MORTAR - COLOR: STANDARD GREY
	CAST STONE SILL CAST STONE SILL / CAPSTONES: HERITAGE CAST STONE COLOR: GRAHAM

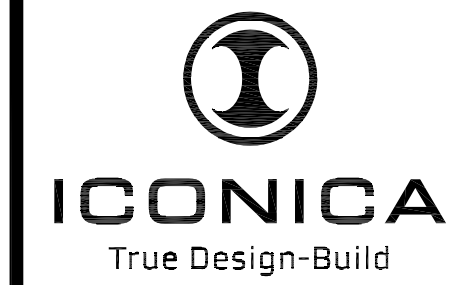
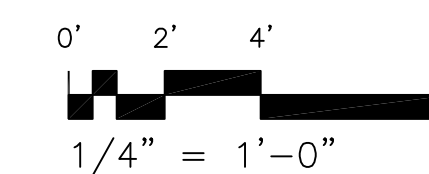
NICHIIA PANEL: COLOR KEY	
	NICHIIA PANEL #1 COLOR: SW7650 - ELLIE GRAY
	NICHIIA PANEL #2 COLOR: SW7646 - FIRST STAR



1 WEST EXTERIOR ELEVATION
A301 SCALE: 1/4" = 1'-0"



1 NORTH EXTERIOR ELEVATION
A301 SCALE: 1/4" = 1'-0"



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