URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

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Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 2450 E Washington Avenue

Title: _____

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

UDC meeting date requested July 17, 2024 October 9, 2024

☐ 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)

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- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Travis Fauchald Company Volker

Street address 464 S Hickory St, Ste C City/State/Zip Fond du Lac, WI 54935

Telephone 952-334-7294 Email t.fauchald@volker.co

Project contact person Kevin Burow Company Knothe & Bruce Architects

Street address 8401 Greenway Blvd., Ste. 900 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email kburow@knothebruce.com

Property owner (if not applicant) Anthony Adams individually and/or d/b/a Adams Properties, LLC

Street address 4920 FEMRITE DR City/State/Zip MADISON WI 53716

Telephone 608-692-8246 Email tonygadams83@yahoo.com

URBAN DESIGN COMMISSION APPROVAL PROCESS

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Introduction

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Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. 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 Modification requests)
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URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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The items listed below are minimum 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.

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- ☐ Locator Map
- ☐ 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)
- ☐ 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

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- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

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3. Final Approval

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

- ☐ Grading Plan
- ☐ 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)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval *(Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications 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)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

☐ **Application Form**

- A completed application form is required for <u>each</u> 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.

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- 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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)

☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

☐ **Electronic Submittal**

- Complete electronic submittals <u>must</u> be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
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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 Jessica Vaughn on 6/18/24.
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.

Name of applicant Anthony Adams Relationship to property Owner

Authorizing signature of property owner AuthentiSIGN *Anthony Adams* Date 05/22/24

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Title: _____

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UDC meeting date requested October 9, 2024

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Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

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Name of applicant Anthony Adams Relationship to property Owner

Authorizing signature of property owner Anthony Adams Date 08/21/24

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August 26, 2024

Ms. Meagan Tuttle
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent - Land Use Application Submittal

2450 E Washington Ave
KBA Project #2422

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff, Plan Commission's and the Urban Design Commission's consideration of approval.

Organizational Structure:

Developer:
Volker Development
464 S. Hickory St., Ste C
Fond Du Lac, WI 54935
(952) 334-7294
Contact: Travis Fauchald
t.fauchald@volker.co

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Civil Engineer:
JSD
507 W. Verona Ave., Ste 500
Verona, WI 53593
(608) 893-0085
Contact: Matt Haase
Matt.haase@JSDInc.com

Landscape Design:
JSD
507 W. Verona Ave., Ste 500
Verona, WI 53593
(608) 893-0085
Contact: Matt Haase
Matt.haase@JSDInc.com

Introduction:

This proposed multi-family development involves the development of 10 & 16 N 7th Street and 2430, 2434, & 2450 E Washington Avenue located at the corner of N 7th Street and E Washington Avenue. Located within the Emerson East Neighborhood, the site is currently occupied by a former muffler shop and (4) single family rental homes. This application requests removal of the existing buildings for the development of a new 5-story building with 76 multifamily units and 61 vehicle parking stalls. The 10 & 16 N 7th Street addresses on the site are currently zoned TR-C4 and we are requesting a rezoning to TSS zoning for the proposed redevelopment, while the 2430, 2434, & 2450 E Washington Avenue addresses are currently zoned TSS and will remain zoned as TSS.

The development has submitted an application to the City of Madison Community Development Division (CDD) for public subsidy from the City's Affordable Housing Fund (RFP # 13059-2024)

Project Description:

The proposed project is a mixed-use multi-family development consisting of 76 dwelling units. The building is 5 stories tall, and the building steps back at the 5th floor level to serve as a transition to the single-family homes to the north and to comply with the step back requirements of the zoning code.

The building has been placed on the site to anchor the corner while being able to provide space for foundation landscaping plantings to soften the pedestrian experience. The corner of the building has been chamfered to accommodate the vision triangle requirements while providing an opportunity to create a prominent entry facing the inbound traffic. The first-floor units along E Washington Ave will have direct entry porches and these have been raised up above the sidewalk elevation to provide a separation and sense of place for those residents while still activating the façade along this primary arterial street.

Parking is contained at the first-floor level with the majority being located underneath the footprint of the building. Access to the parking is solely off of 7th Street and all existing curb cuts on East Washington Ave will be vacated. A solid fence will be erected along the north property line and the landscaping has been designed to serve as additional screening for the parking areas.

A B-Cycle station will be added to this property which will serve as an amenity for both the residents and the neighborhood and will provide more opportunities to connect to the greater community.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including pre-application meetings and attending a DAT meeting. An in-person neighborhood meeting led by Alder Latimer Burris was held on August 5, 2024, and was attended by many neighbors and City Staff. The project was well received with a lot of positive feedback on rejuvenating this site and providing additional housing on this great location that is well connected to the rest of the city via public transportation. It was suggested that less parking would be appropriate, so parking counts have been reduced in order to provide more landscaping and green space. This project was also presented to UDC for an informational presentation and all this feedback has helped to improve this project.

Demolition Standards

The existing commercial building was most recently used as a muffler shop but is now vacant. The existing single-family buildings are most recently used as rental properties. These buildings have served many people over their time but have become outdated and in need of major repairs and updates. We are proposing that the existing buildings be demolished. The site is located on a prominent corner in the city that is currently underutilized and would be better utilized as a mixed-use multi-family property. The existing commercial building is a specialized use and is of a size and shape that a relocation is not financially feasible. The existing rental homes would be made available for relocation if there is an interested party in doing so, however it is not likely that there will be any interest. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures.

Conditional Use Approvals:
The proposed development requires a conditional use to allow for a more than 60 dwelling units in a mixed-use building and a conditional use for the building height at 5 stories. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Community Mixed Use (CMU) development. We have met or exceeded all other standards of the TSS zoning.

Conformance with UDD No. 5 Requirements
The project has been designed to generally conform to the guidelines set in the Urban Design District Number 5 and the following items have been incorporated into the design of the proposed project:

- Off-street parking has been located behind and underneath the building and landscaping has been added to screen the parking from view. The north property line will also have a solid fence to further aid in the screening.
- The terrace along 7th Street is being increased so that additional street tree plantings can occur, and these will be coordinated with City Forestry.
- The structure has been designed to be compatible with the adjacent structures on East Washington Ave and we are using durable and low maintenance materials of masonry and composite sidings. All facades will receive these materials and are considered of equal importance. The roof parapets have also been raised to screen any roof mounted mechanicals and the majority of the roof will be covered with solar panels.
- Landscaping has been designed with plants selected to be compatible with our region and will provide interest to all sides of the property, with more extensive plantings along the north side of the parking area to assist with screening. Foundation plantings have also been included along the street facing facades to enhance the pedestrian experience.
- Exterior lighting has been designed with full cut-off fixtures to avoid any glare onto neighboring properties and the lighting to be installed above the protected parking stalls will be shielded to prevent any adjacent glare as well.

Site Development Data:

Densities:	
Lot Area	39,299 S.F. / 0.9 acres
Dwelling Units	76 D.U.
Lot Area / D.U.	517 S.F./D.U.
Density	84 units/acre
Lot Coverage	28,553 S.F. / 73%
Usable Open Space	Not required in TOD Overlay
Building Height:	4 and 5 Stories / 62'-3"
Commercial Area:	260 S.F.
Dwelling Unit Mix:	

One Bedroom	26
Two Bedroom	34
Three Bedroom	16
Total	76 D.U.

Vehicle Parking:	
Surface parking lot	61 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	21
Garage Floor-Mount	58
Resident Surface	5
Commercial Surface	1
Guest Surface	8
Total	93 bike stalls

Project Schedule:
It is anticipated that construction will start in the Spring of 2025 and be completed in Spring/Summer of 2026.

Thank you for your time and consideration of our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

D-Series
LED Surface Canopy

BAA BABA

d#series

Catalog Number TYPE A

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

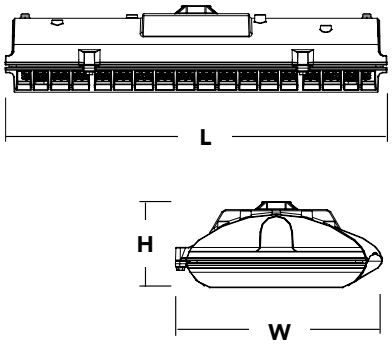
Specifications

Length: 17-3/4" *(45.1 cm)*

Width: 8-1/2" *(21.6 cm)*

Height: 3-7/16" *(8.7 cm)*

Weight (max): 16 lbs *(7.3 kg)*



Introduction

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

Ordering Information

EXAMPLE: DSXSC LED 20C 700 40K T5M MVOLT SRM DWHXD

DSXSC LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSXSC LED	10C 10 LEDs (one engine) [1,2] 20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[3]	T5E Type V, entryway [4] T5M Type V, medium T5W Type V, wide T5R Type V, rectangular ASY Asymmetric	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [6] 480 [6]	**Shipped included** SRM Surface mount (12-inch length supply leads)

Options

Shipped installed

HS	House-side shield (housing visor) [7]
SF	Single fuse (120, 277, 347V) [8]
DF	Double fuse (208, 240, 480V) [8]
SPD	Separate surge protection [9]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [10,11]
PIR	Motion/ambient sensor for 8-15' mounting heights [12]
PIRH	Motion/ambient sensor for 15-30' mounting heights [12]
PIR3FC3V	Motion/ambient sensor for 8-15' mounting heights and for typical applications requiring daylight harvesting and Title 24 compliance [12]
PIRH3FC3V	Motion/ambient sensor for 15-30' mounting heights and typical applications requiring daylight harvesting and Title 24 compliance [12]

Shipped separately

BDS	Bird shroud [7]

Finish *(required)*

DWHXD	White
DNAXD	Natural aluminum
DDBXD	Dark bronze

Accessories

Ordered and shipped separately.

DSXSCHS U	House-side shield (1 per light engine)
DSXSCBDSSJ DWHXD U	Bird shroud for SRM on surface J-box only, white (specify finish)

NOTES

1. Available with 700mA or 1000mA option only.
2. Not available with 347 or 480V.
3. AMBPC only available with 530mA or 700mA.
4. DesignLights Consortium qualified.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
6. N/A with one light engine (10C). Only available with 700mA or 1000mA.
7. Also available as a separate accessory; see Accessories information at left.
8. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
9. See the electrical section on page 3 for more details.
10. DMG not available with all PIR options
11. Dimming driver standard. Available in layouts up to 30'. Not available with 347V or 480V. Not available with fusing.
12. PIR & PIR3FC3V specifies the Acuity Controls SBOR 10 ODP motion/ambient sensor, the PIRH & PIRH3FC3V specifies the Acuity Controls SBOR 6 ODP motion/ambient sensor.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Light Engines	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 80 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 65 CRI)					AMBPC				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	700 mA	26W	ASY	2,601	0	0	1	100	2,793	1	0	1	107	2,810	1	0	1	108	2,253	1	0	1	87
			T5E	2,731	1	0	0	105	2,933	1	0	0	113	2,951	1	0	0	113	2,366	1	0	0	91
			T5M	2,742	1	0	0	105	2,945	2	0	0	113	2,963	2	0	0	114	2,376	2	0	0	91
			T5R	2,700	2	0	2	104	2,899	2	0	2	112	2,918	2	0	2	112	2,339	2	0	2	90
			T5W	2,570	2	0	1	99	2,760	2	0	1	106	2,777	2	0	1	107	2,226	2	0	1	86
	1000 mA	37W	ASY	3,647	1	0	1	99	3,917	1	0	1	106	3,941	1	0	1	107					
			T5E	3,830	1	0	0	104	4,113	2	0	0	111	4,138	2	0	0	112					
			T5M	3,846	2	0	0	104	4,130	2	0	1	112	4,156	2	0	1	112					
			T5R	3,786	2	0	2	102	4,066	2	0	2	110	4,091	3	0	3	111					
			T5W	3,604	2	0	1	97	3,870	2	0	1	105	3,894	3	0	1	105					
20C (20 LEDs)	350 mA	25W	ASY	2,798	1	0	1	112	3,004	1	0	1	120	3,023	1	0	1	121					
			T5E	2,938	1	0	0	118	3,155	1	0	0	126	3,174	2	0	0	127					
			T5M	2,950	2	0	0	118	3,168	2	0	0	127	3,188	2	0	1	128					
			T5R	2,905	2	0	2	116	3,119	2	0	2	125	3,139	2	0	2	126					
			T5W	2,765	2	0	1	111	2,969	2	0	1	119	2,987	2	0	1	119					
	530 mA	37W	ASY	4,041	1	0	1	109	4,339	1	0	1	117	4,366	1	0	1	118	3,525	1	0	1	95
			T5E	4,243	2	0	0	115	4,556	2	0	0	123	4,584	2	0	0	124	3,702	2	0	0	100
			T5M	4,260	2	0	1	115	4,575	2	0	1	124	4,604	2	0	1	124	3,717	2	0	1	100
			T5R	4,195	2	0	2	113	4,504	3	0	3	122	4,532	3	0	3	122	3,660	3	0	3	99
			T5W	3,992	2	0	1	108	4,287	3	0	1	116	4,314	3	0	1	117	3,484	3	0	1	94
	700 mA	46W	ASY	5,129	1	0	1	112	5,508	1	0	1	120	5,543	1	0	1	120	4,337	1	0	1	94
			T5E	5,386	2	0	0	117	5,784	2	0	0	126	5,820	2	0	0	127	4,554	2	0	0	99
			T5M	5,409	2	0	1	118	5,808	3	0	1	126	5,844	3	0	1	127	4,573	3	0	1	99
			T5R	5,325	3	0	3	116	5,718	3	0	3	124	5,754	3	0	3	125	4,502	3	0	3	98
			T5W	5,068	3	0	1	110	5,443	3	0	1	118	5,477	3	0	1	119	4,285	3	0	1	93
	1000 mA	74W	ASY	7,083	1	0	1	96	7,606	1	0	1	103	7,653	1	0	2	103					
			T5E	7,437	2	0	0	101	7,986	2	0	0	108	8,036	2	0	1	109					
			T5M	7,468	3	0	1	101	8,020	3	0	1	108	8,070	3	0	1	109					
			T5R	7,353	3	0	3	99	7,896	3	0	3	107	7,945	3	0	3	107					
			T5W	6,998	3	0	1	95	7,515	3	0	2	102	7,562	3	0	2	102					
30C (30 LEDs)	350 mA	35W	ASY	4,174	1	0	1	119	4,482	1	0	1	128	4,510	1	0	1	129					
			T5E	4,382	2	0	0	125	4,706	2	0	0	134	4,735	2	0	0	135					
			T5M	4,401	2	0	1	126	4,726	2	0	1	135	4,755	3	0	1	136					
			T5R	4,333	2	0	2	124	4,653	3	0	3	133	4,682	3	0	3	134					
			T5W	4,124	2	0	1	118	4,428	3	0	1	127	4,456	3	0	1	127					
	530 mA	53W	ASY	5,996	1	0	1	113	6,438	1	0	1	121	6,478	1	0	1	122	5,333	1	0	1	101
			T5E	6,296	2	0	0	119	6,760	2	0	0	128	6,803	2	0	0	128	5,599	2	0	0	106
			T5M	6,322	3	0	1	119	6,789	3	0	1	128	6,831	3	0	1	129	5,623	3	0	1	106
			T5R	6,224	3	0	3	117	6,684	3	0	3	126	6,726	3	0	3	127	5,536	3	0	3	104
			T5W	5,924	3	0	1	112	6,362	3	0	1	120	6,401	3	0	1	121	5,269	3	0	1	99
	700 mA	67W	ASY	7,557	1	0	1	113	8,115	1	0	2	121	8,166	1	0	2	122	6,504	1	0	2	97
			T5E	7,936	2	0	0	118	8,521	3	0	1	127	8,575	3	0	1	128	6,829	3	0	1	102
			T5M	7,969	3	0	1	119	8,557	3	0	1	128	8,610	3	0	2	129	6,858	3	0	1	102
			T5R	7,846	3	0	3	117	8,425	3	0	3	126	8,478	3	0	3	127	6,752	3	0	3	101
			T5W	7,467	3	0	1	111	8,019	3	0	2	120	8,069	3	0	2	120	6,426	3	0	2	96
	1000 mA	107W	ASY	10,213	1	0	2	95	10,967	2	0	2	102	11,036	2	0	2	103					
			T5E	10,724	3	0	1	100	11,516	3	0	1	108	11,588	3	0	1	108					
			T5M	10,769	3	0	1	101	11,564	3	0	2	108	11,636	3	0	2	109					
			T5R	10,603	3	0	3	99	11,385	4	0	4	106	11,457	4	0	4	107					
			T5W	10,092	3	0	2	94	10,837	4	0	2	101	10,904	4	0	2	102					

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	700	26W	0.25	0.15	0.13	0.11	–	–
	1000	37W	0.37	0.21	0.18	0.16	–	–
20C	350	25W	0.23	0.13	0.12	0.10	–	–
	530	37W	0.33	0.19	0.17	0.14	–	–
	700	46W	0.43	0.25	0.22	0.19	0.15	0.11
	1000	74W	0.68	0.39	0.34	0.29	0.23	0.17
30C	350	35W	0.33	0.19	0.16	0.14	–	–
	530	53W	0.50	0.29	0.25	0.22	–	–
	700	67W	0.66	0.38	0.33	0.29	0.23	0.17
	1000	107W	1.01	0.58	0.50	0.44	0.35	0.25

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

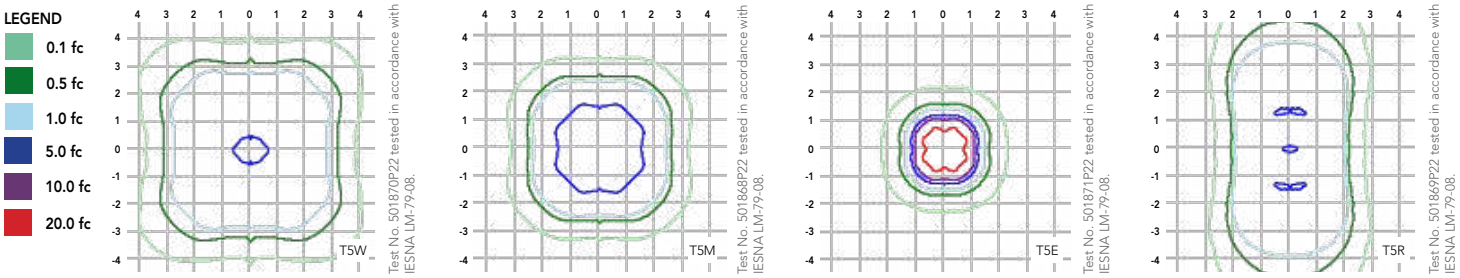
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSXSC LED 10C 1000			
	1.0	0.97	0.94	0.90
	DSXSC LED 30C 1000			
	1.0	0.93	0.89	0.80
	DSXSC LED 30C 700			
	1.0	0.98	0.97	0.95

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Parking Garage homepage.

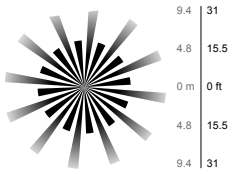
Isofootcandle plots for the DSXSC LED 30C 700 40K. Distances are in units of mounting height (8').



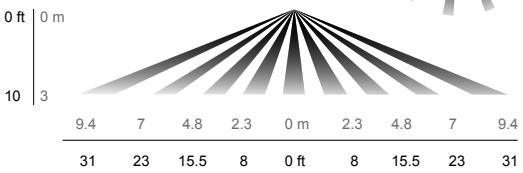
Motion Sensing

The motion/ambient sensor options (PIR360SS or PIRH360SS) have 360° of passive infrared sensing and adjustable bi-level dimming to save energy when there are no occupants.

TOP VIEW

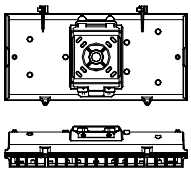


SIDE VIEW



Mounting Options

Surface Mounting



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life, and easy-to-install design of the D-Series LED Surface Canopy luminaire make it the smart choice for canopy lighting in commercial, industrial and institutional applications with mounting heights of 8-15'.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded proprietary acrylic lenses provide five different photometric distributions suited to a variety of canopy and walkway applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (65 min. CRI) configurations.

ELECTRICAL

Light engines consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life. The electronic driver has a power factor of >90%, THD <20%, and a minimum 2.5 KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Mounts to a 4×4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with captive screws. Supply leads are 12" in length as standard. For longer supply leads, please consult factory.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

d-series

D-Series Size 1
LED Wall Luminaire

NIGHTTIME FRIENDLY™ BAA BABA

Catalog Number **TYPE B, C, D, E**

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

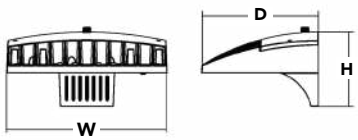
Specifications

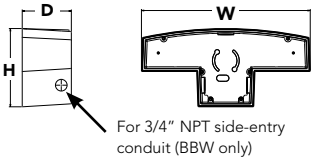
Luminaire

Width:	13-3/4" *(34.9 cm)*	**Weight:**	12 lbs *(5.4 kg)*
Depth:	10" *(25.4 cm)*		
Height:	6-3/8" *(16.2 cm)*		

Back Box (BBW, E20WC)

Width:	13-3/4" *(34.9 cm)*	**BBW Weight:**	5 lbs *(2.3 kg)*
Depth:	4" *(10.2 cm)*	**E20WC Weight:**	10 lbs *(4.5 kg)*
Height:	6-3/8" *(16.2 cm)*		





For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	**10C** 10 LEDs (one engine) **20C** 20 LEDs (two engines) [1]	**350** 350 mA **530** 530 mA **700** 700 mA **1000** 1000 mA (1 A) [1]	**30K** 3000 K **40K** 4000 K **50K** 5000 K **AMBPC** Amber phosphor converted	**T2S** Type II Short **T2M** Type II Medium **T3S** Type III Short **T3M** Type III Medium **T4M** Type IV Medium **TFTM** Forward Throw Medium	**MVOLT** [2] **120** [3] **208** [3] **240** [3] **277** [3] **347** [3,4] **480** [3,4]	**Shipped included** (blank) Surface mounting bracket **BBW** Surface-mounted back box (for conduit entry) [5]	**Shipped installed** **PE** Photoelectric cell, button type [6] **DMG** 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) **PIR** 180° motion/ambient light sensor, <15' mtg ht [1,7] **PIRH** 180° motion/ambient light sensor, 15-30' mtg ht [1,7] **PIR1FC3V** Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] **PIRH1FC3V** Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] **E20WC** Emergency battery backup (includes external component enclosure), CA Title 20 compliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	**DSSXD**	Sandstone	**DWHGXD**	Textured white
DBLXD	Black	**DDBTXD**	Textured dark bronze	**DSSTXD**	Textured sandstone
DNAXD	Natural aluminum	**DBLBXD**	Textured black		
DWHXD	White	**DNATXD**	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

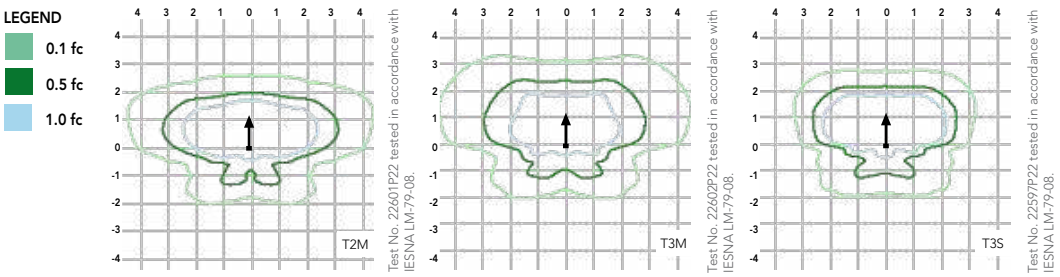
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

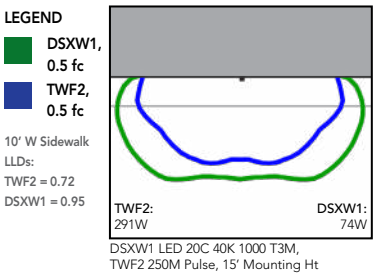
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left)

HS - House-side shields

BSW - Bird-deterrent spikes

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

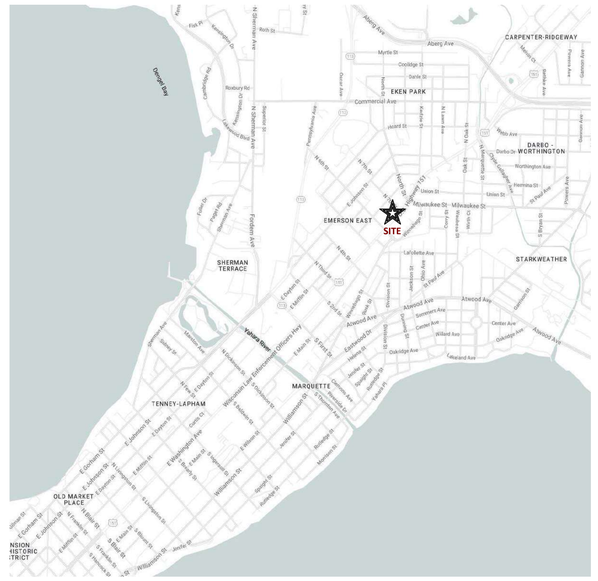
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Mixed-Use Redevelopment

2450 E. Washington Ave., Madison

5 STORY, 76 UNIT APARTMENT BUILDING;
61 SURFACE LEVEL PARKING



SHEET INDEX

2024.08.26
ISSUED
UDC SUBMITTAL

PROJECT NUMBER 2422

SHEET NUMBER
G000

knothe • bruce
ARCHITECTS

1

2

3

4

5

1. Looking northwest
2. Looking north
3. Looking south
4. Looking west
5. Looking north

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 PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:
CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

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 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

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 (266-4816).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

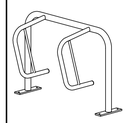
SITE DEVELOPMENT DATA:

ZONING:
CC-T
COMMERCIAL CORRIDOR -TRANSITIONAL DISTRICT

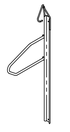
DENSITIES:	
LOT AREA	39,299 S.F./.9 ACRES
DWELLING UNITS	76 UNITS
LOT AREA / D.U.	517 S.F./D.U.
DENSITY	84.4 UNITS/ACRE
LOT COVERAGE	28,553 S.F. (73%)
BUILDING HEIGHT	5 STORIES/62'-3"
COMMERCIAL AREA	260 S.F.
GROSS BUILDING AREA	87,828 S.F.
DWELLING UNIT MIX:	
ONE BEDROOM	26
TWO BEDROOM	34
THREE BEDROOM	16
TOTAL	76 D.U.
VEHICLE PARKING STALLS:	
SURFACE COVERED	51 (2 ACCESSIBLE)
SURFACE	10
TOTAL	61 VEHICLE STALLS
1% EV INSTALLED (1)	
10% EV READY (6)	
BICYCLE PARKING:	
LONG-TERM COVERED	76 (90%)
LONG-TERM UNCOVERED	8 (10%)
SHORT-TERM GUEST	8 (10%)
COMMERCIAL	1
TOTAL	93 BICYCLE STALLS
CITY OF MADISON BCYCLE:	12 STATIONS

BIKE RACKS

TYPE A
INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK



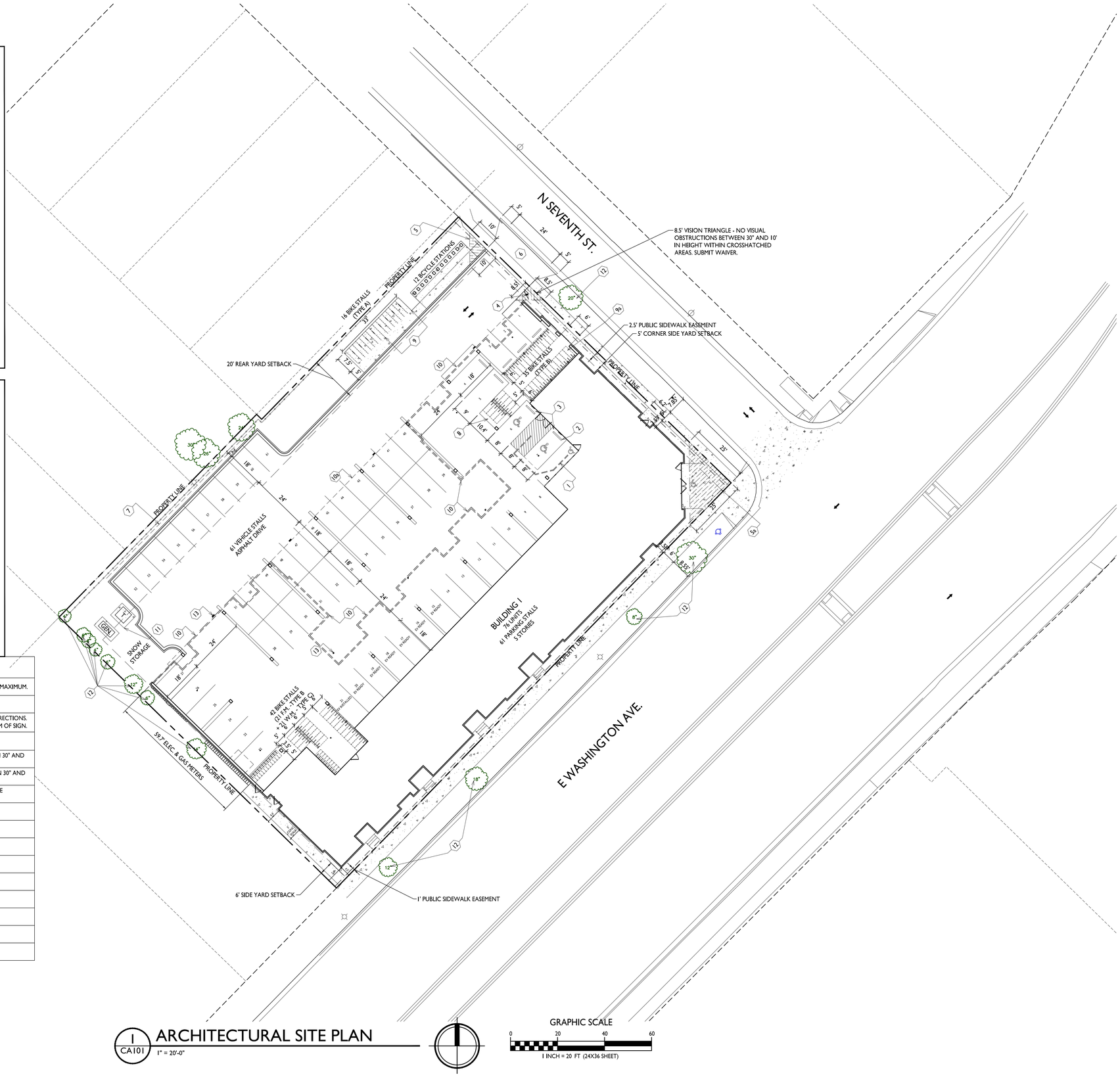
TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK



TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
2	WHEEL STOP
3	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
4	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
5	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
5a	25' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
6	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
7	2' VEHICLE OVERHANG
8	2' BICYCLE OVERHANG
9	SHORT-TERM GUEST BIKE PARKING STALLS
9a	COMMERCIAL BIKE PARKING STALL
10	LINE OF WALL ABOVE
10a	LINE OF PLAZA ABOVE
11	TRANSFORMER/GENERATOR ON CONCRETE PAD
12	EXISTING TREE TO TO REMAIN
13	SITE LIGHTING FIXTURE ABOVE



1 CA101 ARCHITECTURAL SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
2024.08.26 Land Use & UDC Submittal

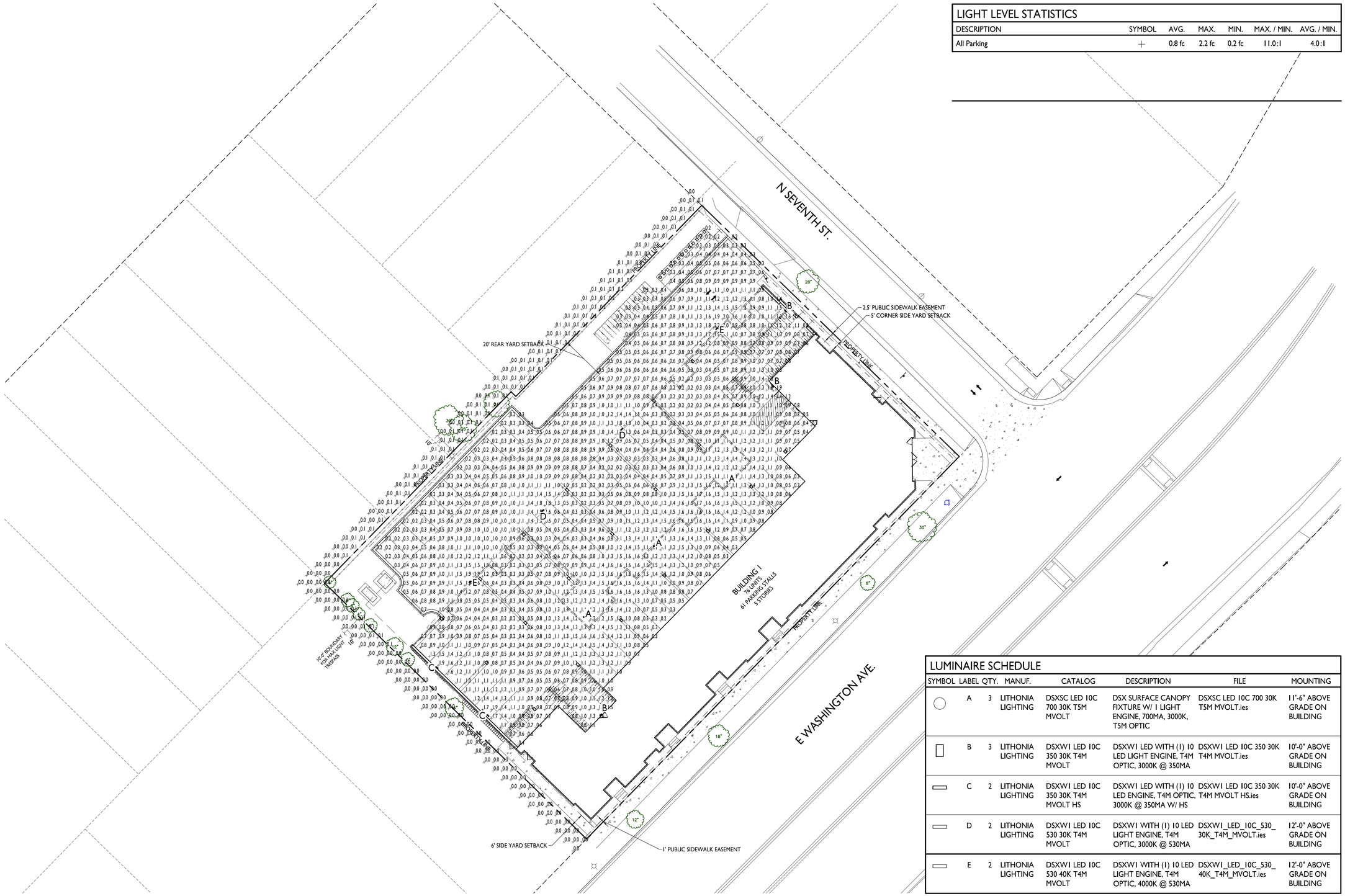
PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave.
Madison, WI

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
CA101

PROJECT NO. 2422



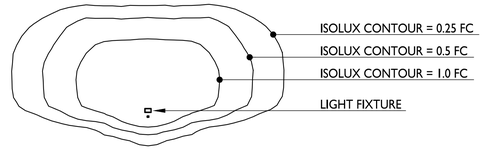
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
All Parking	+	0.8 fc	2.2 fc	0.2 fc	11.0:1	4.0:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	3	LITHONIA LIGHTING	DSXSC LED 10C 700 30K T5M MVOLT	DSX SURFACE CANOPY FIXTURE W/ 1 LIGHT ENGINE, 700MA, 3000K, T5M OPTIC	DSXSC LED 10C 700 30K T5M MVOLT.ies	11'-6" ABOVE GRADE ON BUILDING
▯	B	3	LITHONIA LIGHTING	DSXW1 LED 10C 350 30K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINE, T4M OPTIC, 3000K @ 350MA	DSXW1 LED 10C 350 30K T4M MVOLT.ies	10'-0" ABOVE GRADE ON BUILDING
▬	C	2	LITHONIA LIGHTING	DSXW1 LED 10C 350 30K T4M MVOLT HS	DSXW1 LED WITH (1) 10 LED ENGINE, T4M OPTIC, 3000K @ 350MA W/ HS	DSXW1 LED 10C 350 30K T4M MVOLT HS.ies	10'-0" ABOVE GRADE ON BUILDING
▬	D	2	LITHONIA LIGHTING	DSXW1 LED 10C 530 30K T4M MVOLT	DSXW1 WITH (1) 10 LED LIGHT ENGINE, T4M OPTIC, 3000K @ 530MA	DSXW1_LED_10C_530_30K_T4M_MVOLT.ies	12'-0" ABOVE GRADE ON BUILDING
▬	E	2	LITHONIA LIGHTING	DSXW1 LED 10C 530 40K T4M MVOLT	DSXW1 WITH (1) 10 LED LIGHT ENGINE, T4M OPTIC, 4000K @ 530MA	DSXW1_LED_10C_530_40K_T4M_MVOLT.ies	12'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 / CA102 SITE LIGHTING PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
2024.08.26 Land Use & UDC Submittal

PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave.
Madison, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2422

FIRE ACCESS DATA

BUILDING PERIMETER — 758 LINEAR FEET

26' WIDE AERIAL APPARATUS FIRE LANE — 190 LR. FT. REQUIRED (25%); 219 LR. FT. PROVIDED

20' WIDE FIRE ACCESS LANE

250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE

SIGN TYPE "C"

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 2450 E. Washington Avenue

Contact Name & Phone #: Kevin Burow 608-836-3690

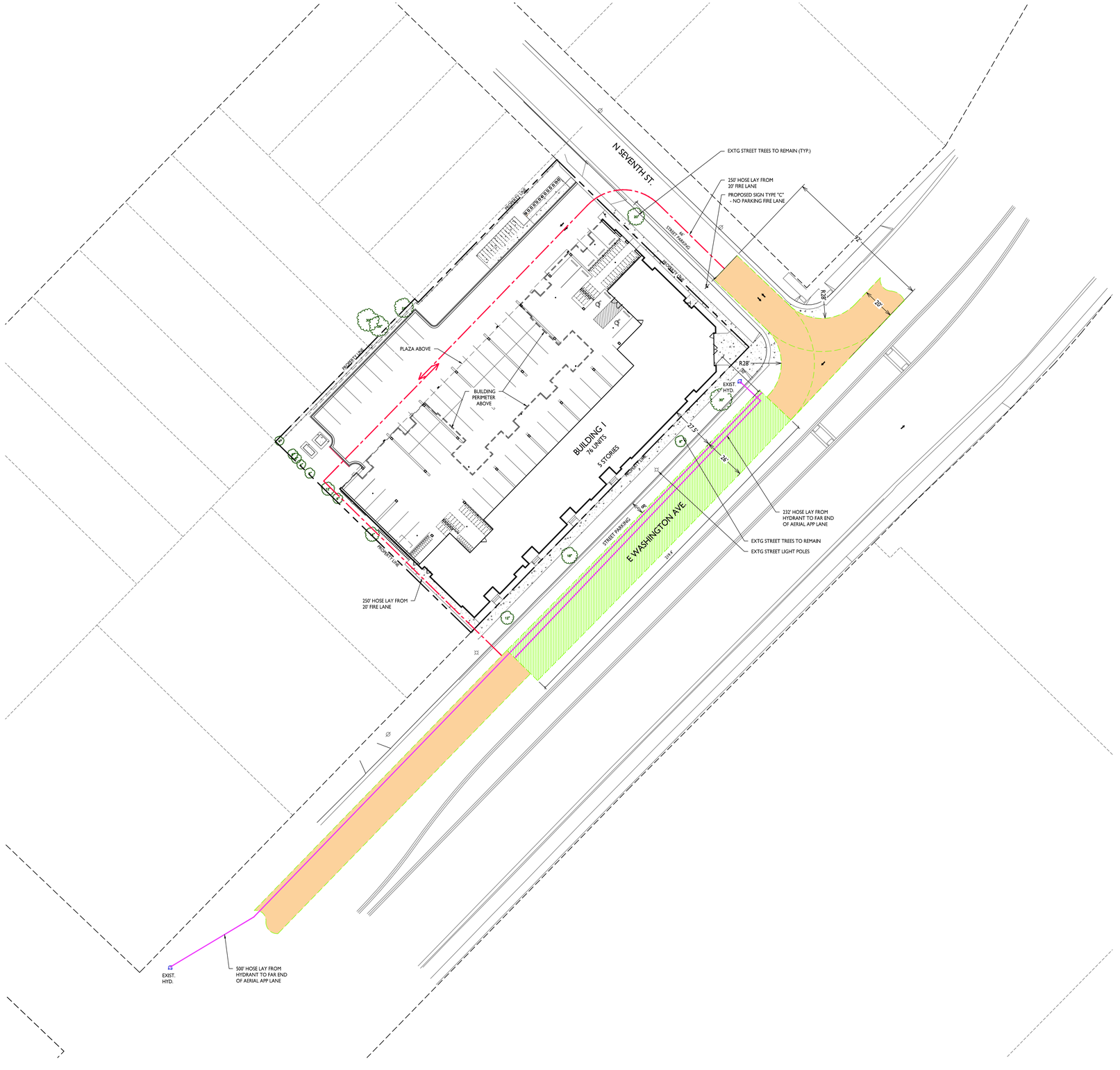
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ] Yes	[ ] No	[X] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X] Yes	[ ] No	[ ] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.) Proposed sign along 7th St.	[X] Yes	[ ] No	[ ] N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ] Yes	[X] No	[ ] N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ] Yes	[X] No	[ ] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[X] No	[ ] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[X] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[X] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? 92' on 7th St.	[ ] Yes	[X] No	[ ] N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	[ ] Yes	[ ] No	[X] N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	[ ] Yes	[X] No	[ ] N/A
6. Is any part of the building greater than 30-feet above the grade plane?	[X] Yes	[ ] No	[ ] N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	[X] Yes	[ ] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[X] Yes	[ ] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[ ] Yes	[X] No	[ ] N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) Some street trees along E. Washington	[X] Yes	[ ] No	[ ] N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	[ ] Yes	[X] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	[X] Yes	[ ] No	[ ] N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	[X] Yes	[ ] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building? At the corner of E. Washington & 6th St.	[X] Yes	[ ] No	[ ] N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? Both along E. Wash are less than 5' from curb	[ ] Yes	[X] No	[ ] N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	[ ] Yes	[ ] No	[X] N/A
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?	[X] Yes	[ ] No	[ ] N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022



1 / CA103 SITE FIRE ACCESS PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

knothe • bruce ARCHITECTS
Phone: 608.836.3690
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Middleton, WI 53562

ISSUED
2024.08.26 Land Use & UDC Submittal

PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave.
Madison, WI

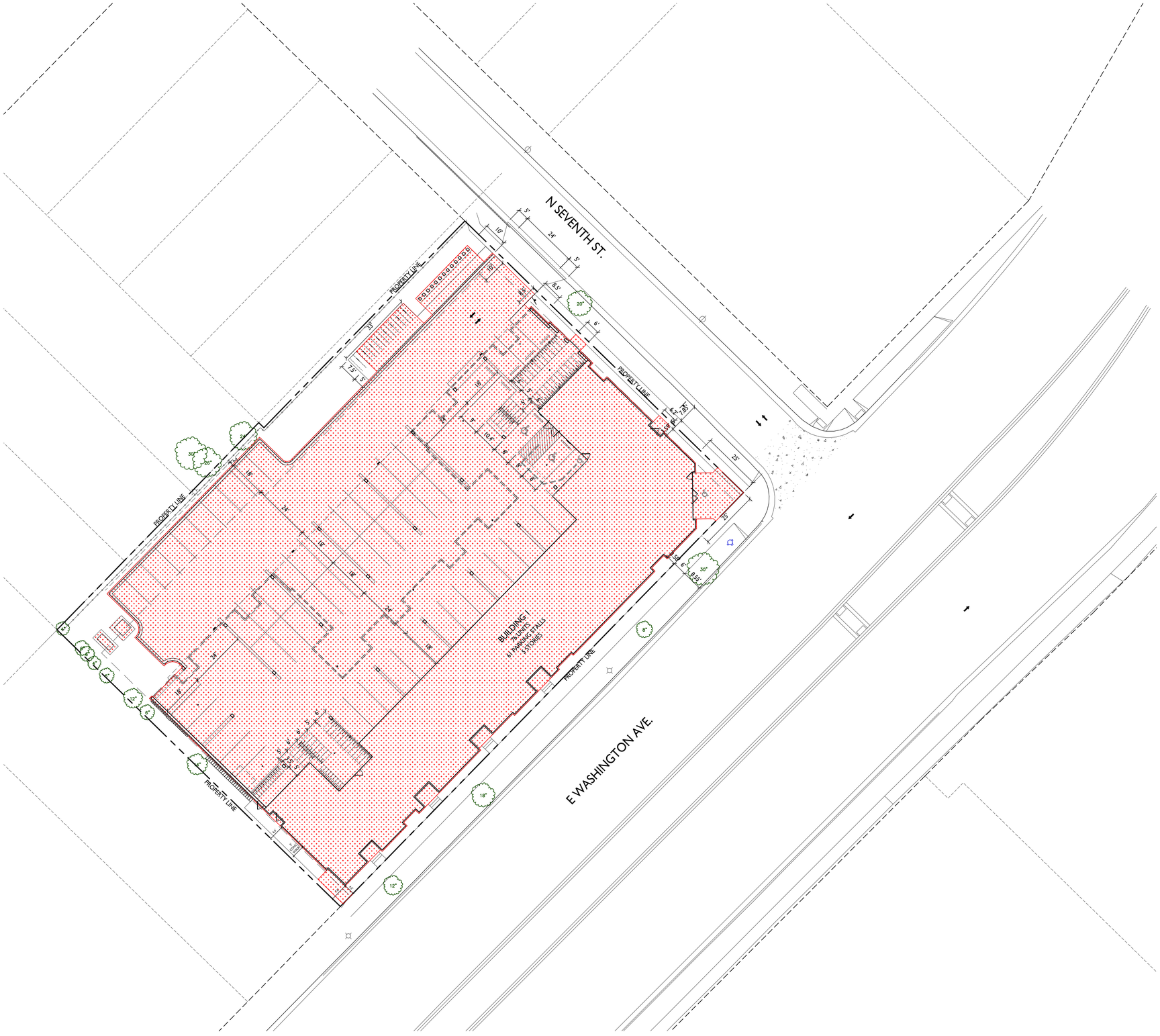
SHEET TITLE
Site Fire Access Plan

SHEET NUMBER
CA103

PROJECT NO. 2422

LOT COVERAGE

ZONING	CC-T
LOT AREA	39,299 S.F.
MAXIMUM LOT COVERAGE	33,404 S.F. / 85%
PROPOSED COVERAGE	
SURFACE	34,256 S.F.
GREEN ROOF	-5,703 S.F. (SEE SHEET C104 FOR CALCS.)
TOTAL	28,553 S.F. / 73%



1 CA104 LOT COVERAGE SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
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ISSUED
2024.08.26 Land Use & UDC Submittal

PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave.
Madison, WI

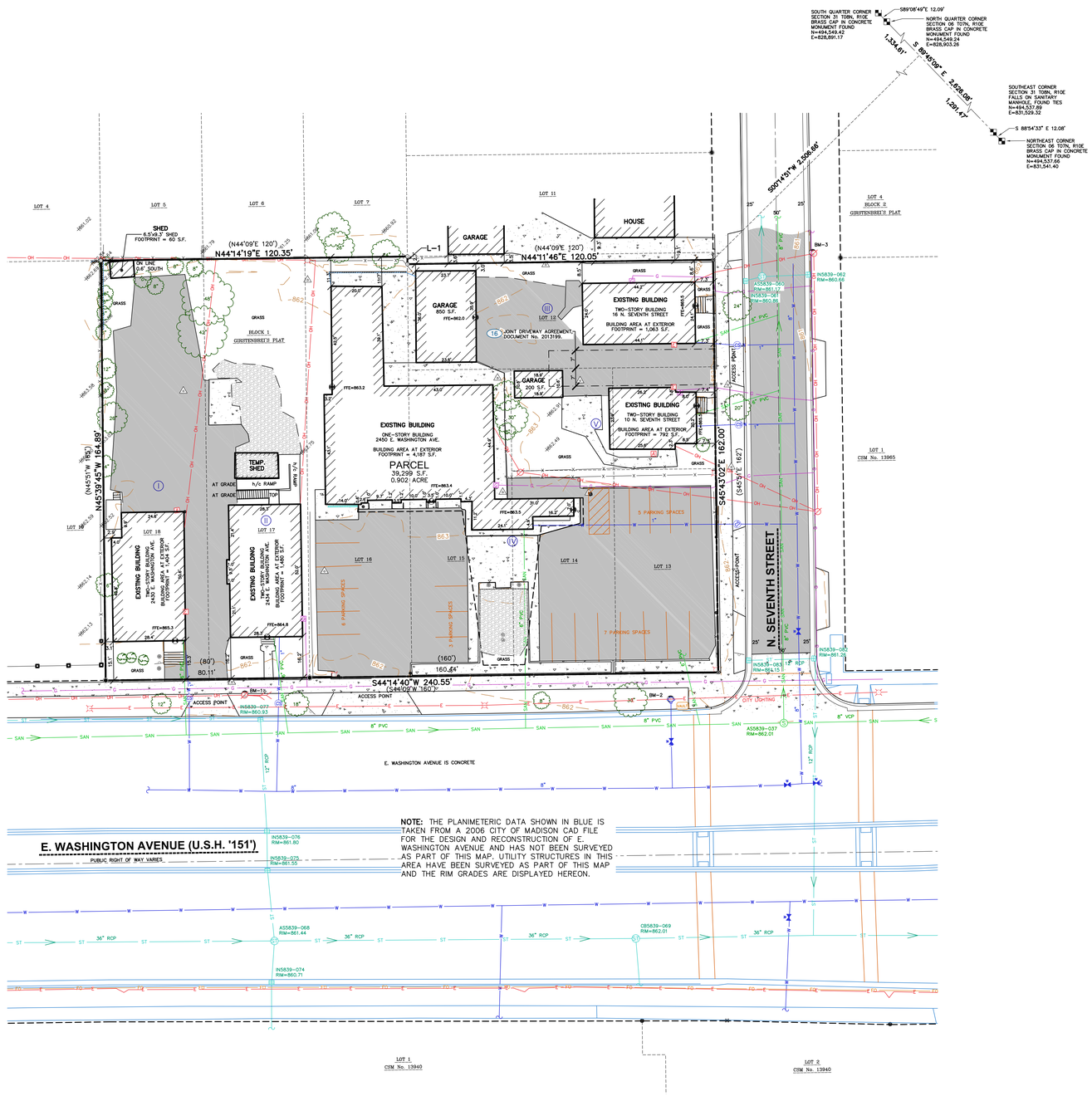
SHEET TITLE
LOT COVERAGE SITE PLAN

SHEET NUMBER
CA104

PROJECT NO. 2422

ALTA/NSPS LAND TITLE SURVEY

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GIRSRENBREI'S PLAT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NOTE: THE PLANIMETERIC DATA SHOWN IN BLUE IS TAKEN FROM A 2006 CITY OF MADISON CAD FILE FOR THE DESIGN AND RECONSTRUCTION OF E. WASHINGTON AVENUE AND HAS NOT BEEN SURVEYED AS PART OF THIS MAP. UTILITY STRUCTURES IN THIS AREA HAVE BEEN SURVEYED AS PART OF THIS MAP AND THE RIM GRADES ARE DISPLAYED HEREON.

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	862.57	NAIL IN POWER POLE ON E. WASHINGTON AVENUE
BM-2	864.39	BURY BOLT ON HYDRANT IN FRONT OF 2450 E. WASHINGTON AVENUE
BM-3	862.24	NAIL IN POWER POLE ON N. SEVENTH STREET

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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S45°37'02"E	3.00'
( )	S45°51'E	3.00'

north

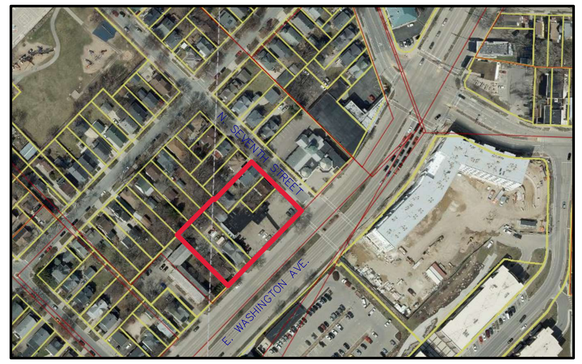
SCALE IN FEET

20' 0 20'

SCALE 1" = 20'

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- CHISELED 'X' SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CONTROL POINT
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- CURB INLET
- GAS REGULATOR/METER
- ELECTRIC METER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/GUY
- VAULT
- DECIDUOUS TREE
- BUSH
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE LINE
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
- (V) PARCEL NUMBER



VICINITY MAP
NOT TO SCALE

NOTES

1. FIELD WORK PERFORMED ON MARCH 13–15, 2024.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 06–07–10, RECORDED AS S89°45'09"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A CUT CROSS ON MANHOLE MARKING THE SOUTHEAST CORNER OF SECTION 31–08–10, ELEVATION = 851.31'.
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20241100877, 20241100934 AND 20241101015, WITH A CLEAR DATE OF MARCH 14, 2024.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON ENGINEERING
   - CHARTER COMMUNICATIONS
   - AT&T DISTRIBUTION
   - MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
   - MCI
   - LEVEL 3 NOW LUMEN
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. SITE PLAN RECORDS WERE REQUESTED FROM THE CITY OF MADISON ZONING DEPARTMENT. 2450 E. WASHINGTON AVENUE SITE WAS SUPPLIED FOR THIS SITE.
9. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

NOTES CORRESPONDING TO SCHEDULE B–SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS–1210874–MAD, COMMITMENT DATE: MARCH 05, 2024 AT 7:30 A.M.)

(15) ASSESSMENTS, IF ANY, RESULTING FROM SIDEWALK REPAIR & REHABILITATION PROGRAM IN THE CITY OF MADISON.
THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(16) JOINT DRIVEWAY AGREEMENT RECORDED APRIL 28, 1987 IN VOLUME 9896, PAGE 57 AS DOCUMENT No. 2013199.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(17) MORTGAGE DATED OCTOBER 15, 2021 AND RECORDED OCTOBER 18, 2021 AS DOCUMENT No. 5780678, MADE BY ADAMS PROPERTIES, LLC TO STATE BANK OF CROSS PLAINS, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF $500,000.00, AND THE TERMS AND CONDITIONS THEREOF.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(18) MORTGAGE DATED SEPTEMBER 28, 2023 AND RECORDED OCTOBER 03, 2023 AS DOCUMENT No. 5927122, MADE BY ADAMS PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, TO LAKE RIDGE BANK, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF $104,000.00, AND THE TERMS AND CONDITIONS THEREOF.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS–1210874–MAD, COMMITMENT DATE: MARCH 05, 2024 AT 7:30 A.M.)

PARCEL I:

LOT EIGHTEEN (18), BLOCK ONE (1), GIRSTENBREI'S PLAT OF BLOCKS 295, 296 AND 297 OF FARWELL'S ADDITION TO MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 2430 EAST WASHINGTON AVENUE, MADISON, WI 53716
TAX PARCEL NO.: 251/0710–061–1920–2

PARCEL II:

LOT SEVENTEEN (17), BLOCK ONE (1), GIRSTENBREI'S PLAT OF BLOCKS 295, 296 AND 297 OF FARWELL'S ADDITION TO MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 2434 EAST WASHINGTON AVENUE, MADISON, WI 53716
TAX PARCEL NO.: 251/0710–061–1921–0

PARCEL III:

LOT TWELVE (12), BLOCK ONE (1), GIRSTENBREI'S PLAT OF PART OF BLOCKS 295, 296, & 297 OF FARWELL'S ADDITION TO MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 16 NORTH SEVENTH STREET, MADISON, WI 53716
TAX PARCEL NO.: 251/0710–061–1924–4

PARCEL IV:

LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16), BLOCK ONE (1), GIRSTENBREI'S PLAT OF PART OF BLOCKS 295, 296 AND 297 OF FARWELL'S ADDITION TO MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE NORTHWEST 40 FEET OF SAID LOTS 13 AND 14.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 2450 EAST WASHINGTON AVENUE, MADISON, WI 53716
TAX PARCEL NO.: 251/0710–061–1922–8

PARCEL V:

THE NORTHWEST 40 FEET OF LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK ONE (1), GIRSTENBREI'S PLAT OF BLOCKS 295, 296, 297, FARWELL'S ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 10 NORTH SEVENTH STREET, MADISON, WI 53716
TAX PARCEL No.: 251/0710–061–1923–6

SURVEYOR'S CERTIFICATE

TO:
- i) VOLKER DEVELOPMENT INC., A WISCONSIN CORPORATION,
- ii) ADAMS PROPERTIES LLC, a/k/a ADAMS PROPERTIES, LLC AS TO PARCELS I AND II,
- iii) ANTHONY ADAMS, UNMARRIED MAN, AS TO PARCEL III,
- iv) ADAMS PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS TO PARCELS IV AND V,
- v) FIRST AMERICAN 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 DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2024.

TODD J. BUHR, S–2614
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jsdinc.com
Website: www.jsdinc.com

DATE

WISCONSIN TODD J. BUHR S–2614 DEFOREST, WI LAND SURVEYOR

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT, INC.

CLIENT ADDRESS:
464 S. HICKORY ST., SUITE C
FOND DU LAC, WI 54935

PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
2450 E. WASHINGTON AVENUE
MADISON, WI
DANE COUNTY

MODIFICATIONS:

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

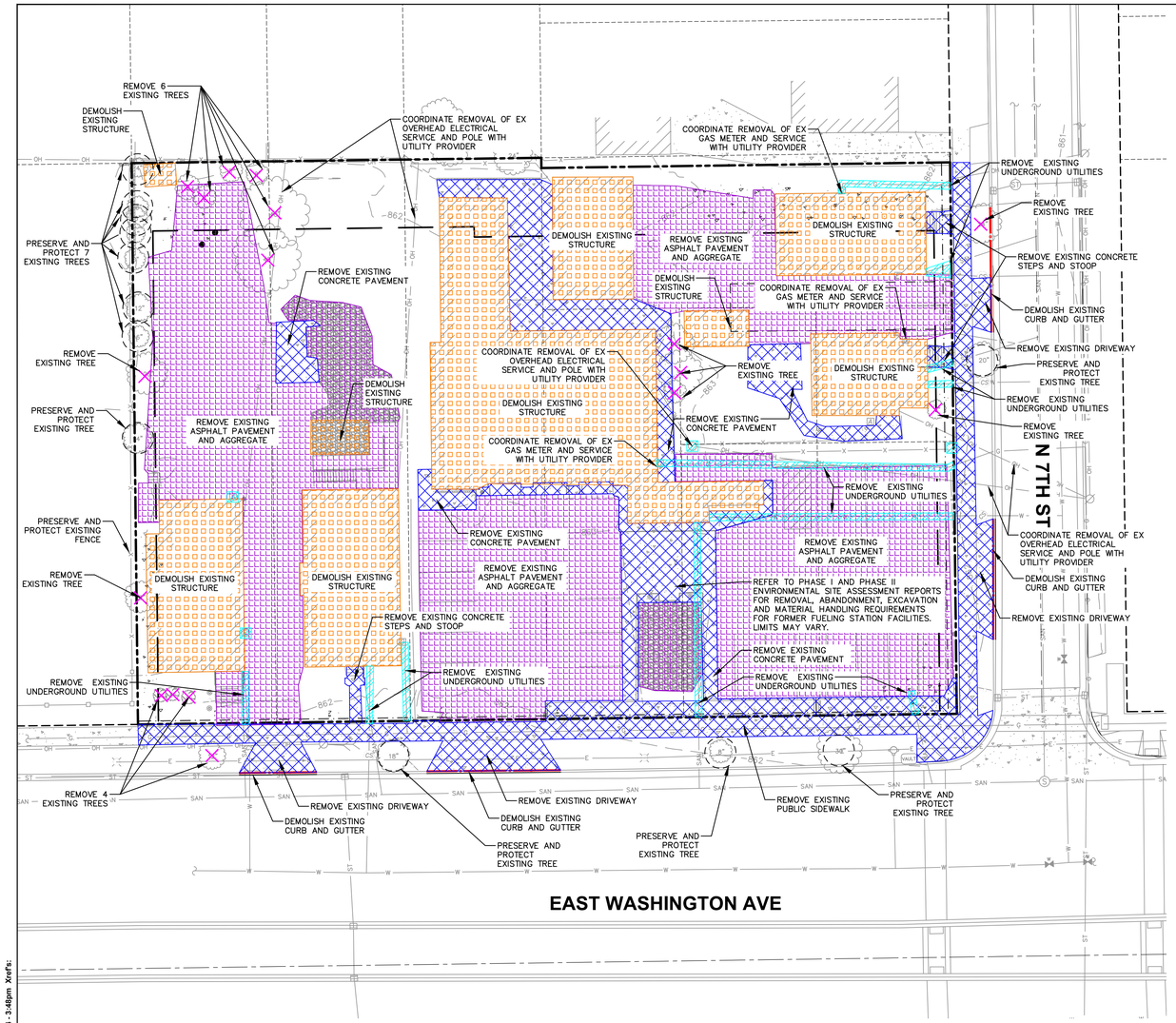
Prepared By: INIT 00/00/00

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
C001

PROJECT NO: 24-14144

File: \JSDINC\projects\2024\24-14144\DWG\Survey Sheets\24114144 ALTA.dwg Layout: ALTA User: isaac.newman Plotted: Aug 23, 2024 - 1:08pm XrefN:



GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 9.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY
   - 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT 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. JSD 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.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. 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. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
14. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
16. BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
17. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
18. 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 AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.
19. CAP AND ABANDON EXISTING WATER LATERALS AT THE PROPERTY LINE.
20. ABANDON EXISTING SANITARY SERVICE PER CITY REQUIREMENTS. CAP OFF LATERALS AT THE PROPERTY LINE. CONTRACTOR SHALL OBTAIN SERER PLUG PERMIT

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION – REMOVAL OF UTILITIES
- TREE REMOVAL
- PROTECT EXISTING TREE

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

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

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Toll Free (800) 242-8511

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jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
2450 E WASHINGTON AVE
MADISON, DANE CO
WISONSIN 53704

NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date:	Description:
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Designed By:	IRN
Reviewed By:	AG
Approved By:	MH

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C100

JSD PROJECT NO: 24-14144

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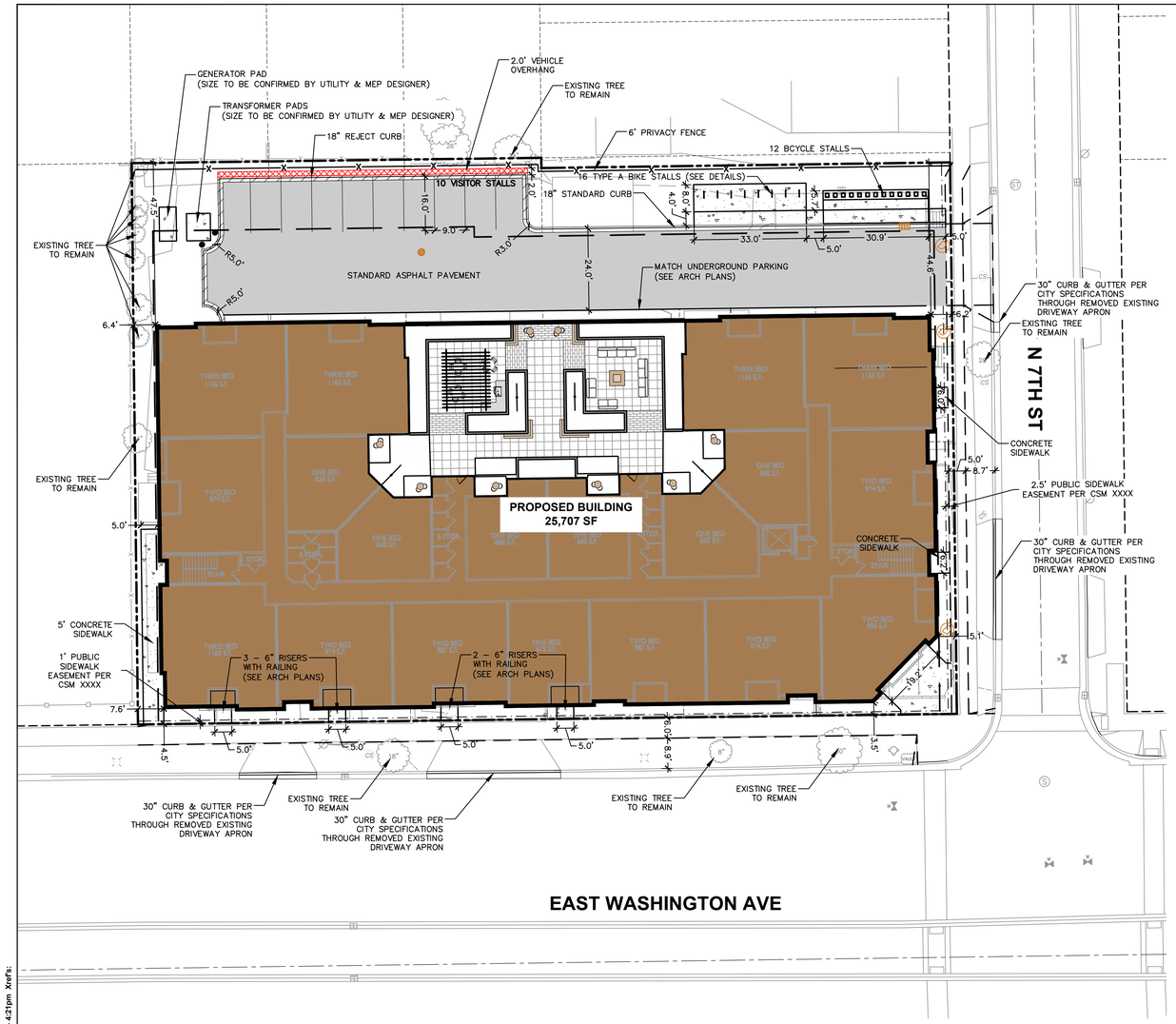

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY **[FIRM NAME]**, TITLED **["REPORT TITLE"]**, ISSUE DATE **[DATE.]**. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.

2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.

3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.

4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.

5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
   - 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
6. SEED PREPARATION SPECIFICATIONS:
   - 6.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
   - 6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
   - 6.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
   - 6.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
7. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
   - 7.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 7.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD
- BIKE RACK

SITE INFORMATION BLOCK

SITE ADDRESS	2450 E WASHINGTON AVE
PROPERTY ACREAGE	0.90 ACRES
GROSS BUILDING SQUARE FOOTAGE	87,828 SF
LOT COVERAGE SURFACE AREA	28,553 SF
LOT COVERAGE SURFACE AREA RATIO	0.73
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD (VISITOR)	10
UNDERGROUND	
STANDARD	59
ACCESSIBLE	2
TOTAL UNDERGROUND	61
NUMBER OF BICYCLE STALLS:	
SURFACE	16
UNDERGROUND	77
BCYCLE STALLS:	12
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	30,948 SF
EXISTING PERVIOUS SURFACE AREA	8,351 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.79
PROPOSED IMPERVIOUS SURFACE AREA	34,860 SF
PROPOSED PERVIOUS LAWN/LANDSCAPE AREA	4,439 SF
PROPOSED INTENSIVE GREEN ROOF AREA	4,800 SF
PROPOSED 12" GREEN ROOF AREA	903 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.89

NOTE:

GREEN ROOF AREA WAS COUNTED AS PERVIOUS AREA FOR THE LOT COVERAGE SURFACE

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VERONA, WISCONSIN 53593
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CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
2450 E WASHINGTON AVE
MADISON, DANE CO
WISONSIN 53704

NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

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Designed By: IRN
Reviewed By: AG
Approved By: MH

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C101

JSD PROJECT NO: 24-14144

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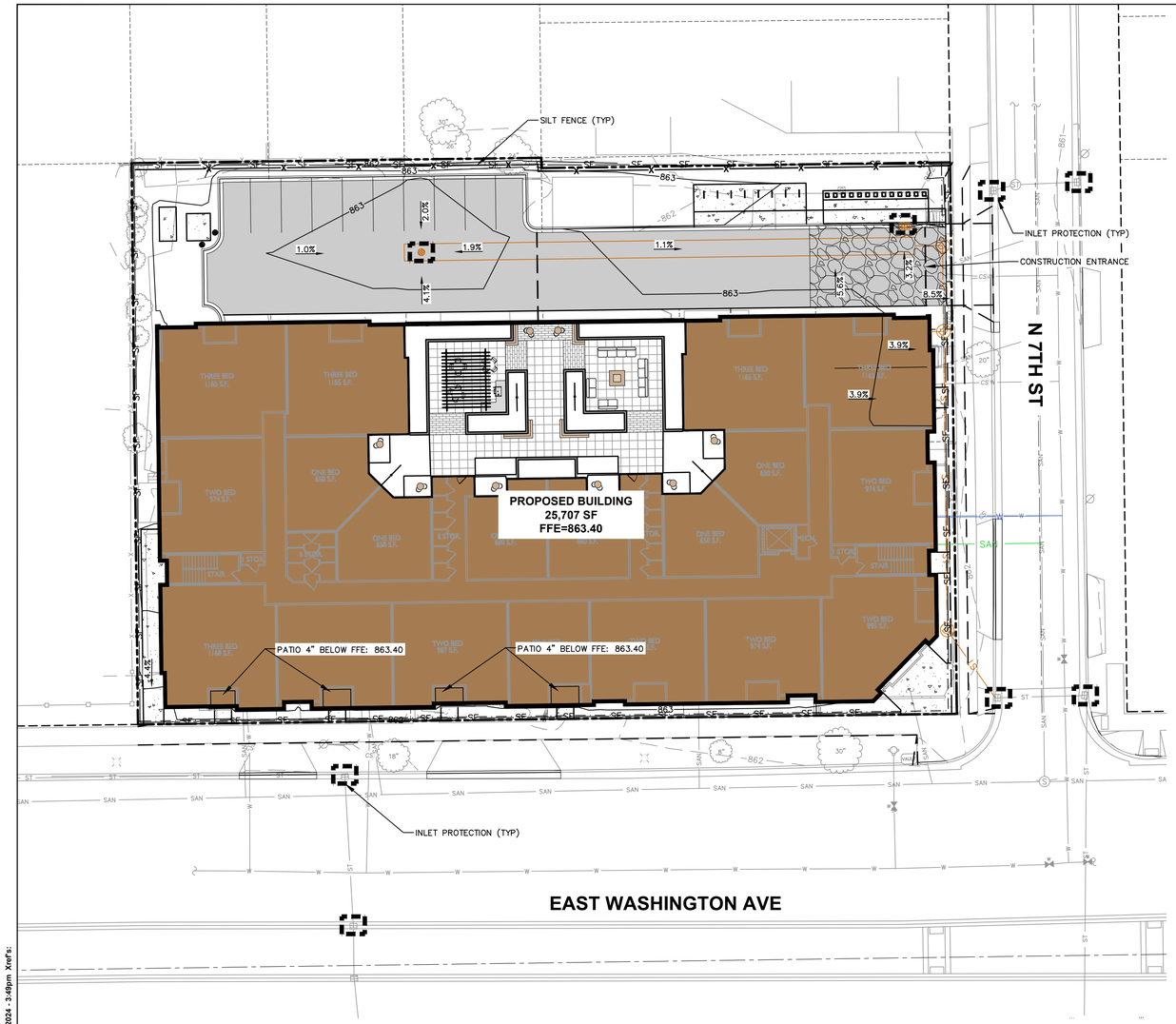

GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY **[FIRM NAME]**, TITLED **["REPORT TITLE"]**, ISSUE DATE **[DATE]**. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.

2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

3. 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.

4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.

5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.

6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 2". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.

7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.

8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.

9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.

10. SOIL MATERIAL SPECIFICATIONS:
    - 10.1. FILL AND BACKFILL MATERIALS
      - 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
    - 10.2. IMPORTED FILL MATERIAL
      - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
    - 10.3. GRANULAR FILL
      - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.

2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.

4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

5. 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.

6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.

8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.

9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.

10. 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 "TACKIFIER."

11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 12.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.

16. 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:
    - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 16.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (*I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY*), 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.
    - 16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
      - 16.3.1. PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
      - 16.3.2. TEMPORARY SEEDING. MAY CONSIST OF SPRING OATS(100LBS./ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
      - 16.3.3. HYDRO-MULCHING WITH A TACKIFIER
      - 16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
      - 16.3.5. EROSION MATTING
      - 16.3.6. SODDING
      - 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER

17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- FG: XXX.XX — SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
- INLET PROTECTION

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

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

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
2450 E WASHINGTON AVE
MADISON, DANE CO
WISONSIN 53704

NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

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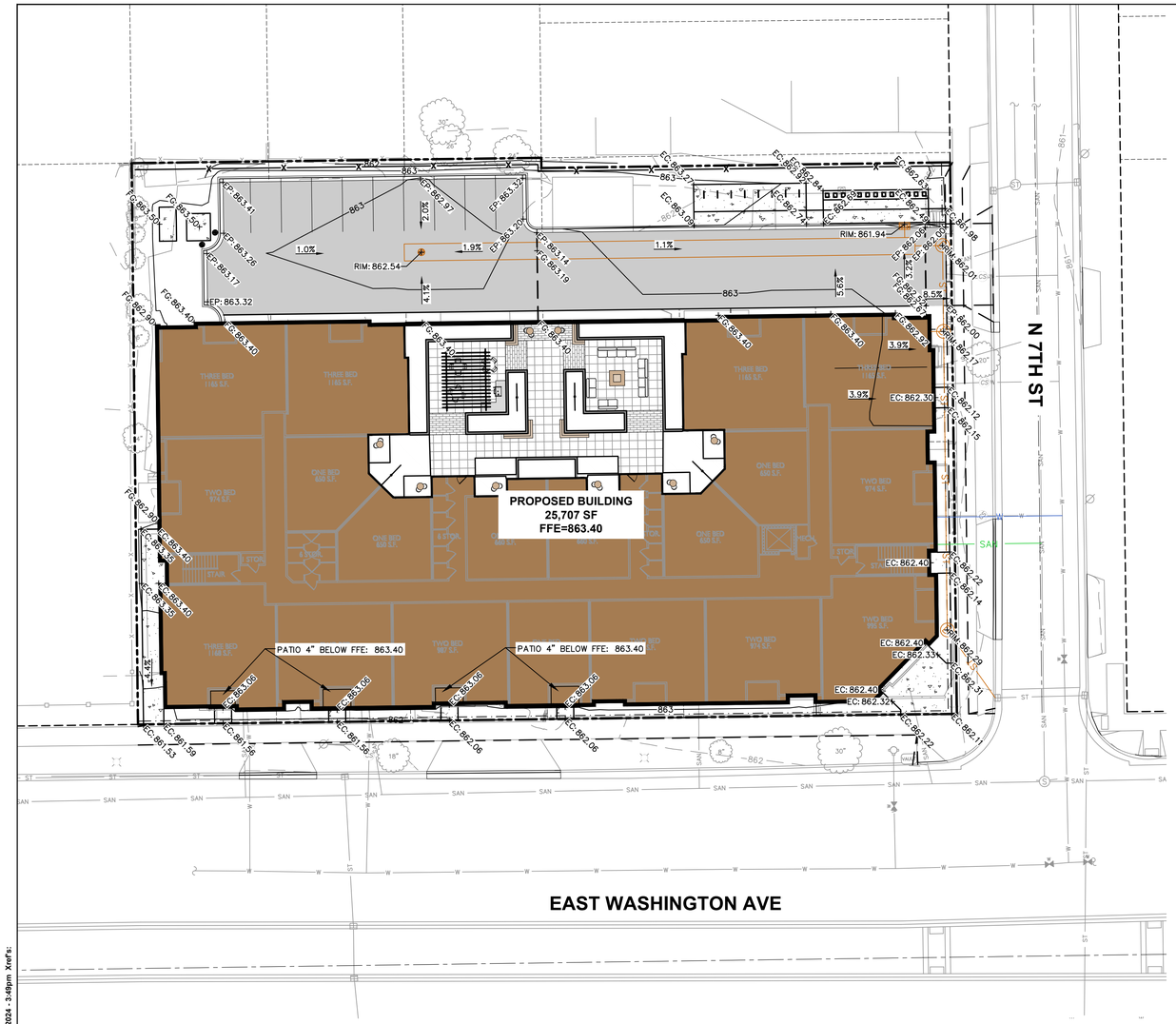
Designed By:	IRN
Reviewed By:	AG
Approved By:	MH

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C102

JSD PROJECT NO: 24-14144

File: \\JSDINC\projects\2024\24144\4WDW\Civil Sheets\24144 ConDocs.dwg Layout: C102-GRADING User: isaac.newman Plotted: Aug 23, 2024 - 3:49pm Xref's:



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- 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

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

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Designed By:	IRN
Reviewed By:	AG
Approved By:	MH

SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:
C103

JSD PROJECT NO: 24-14144

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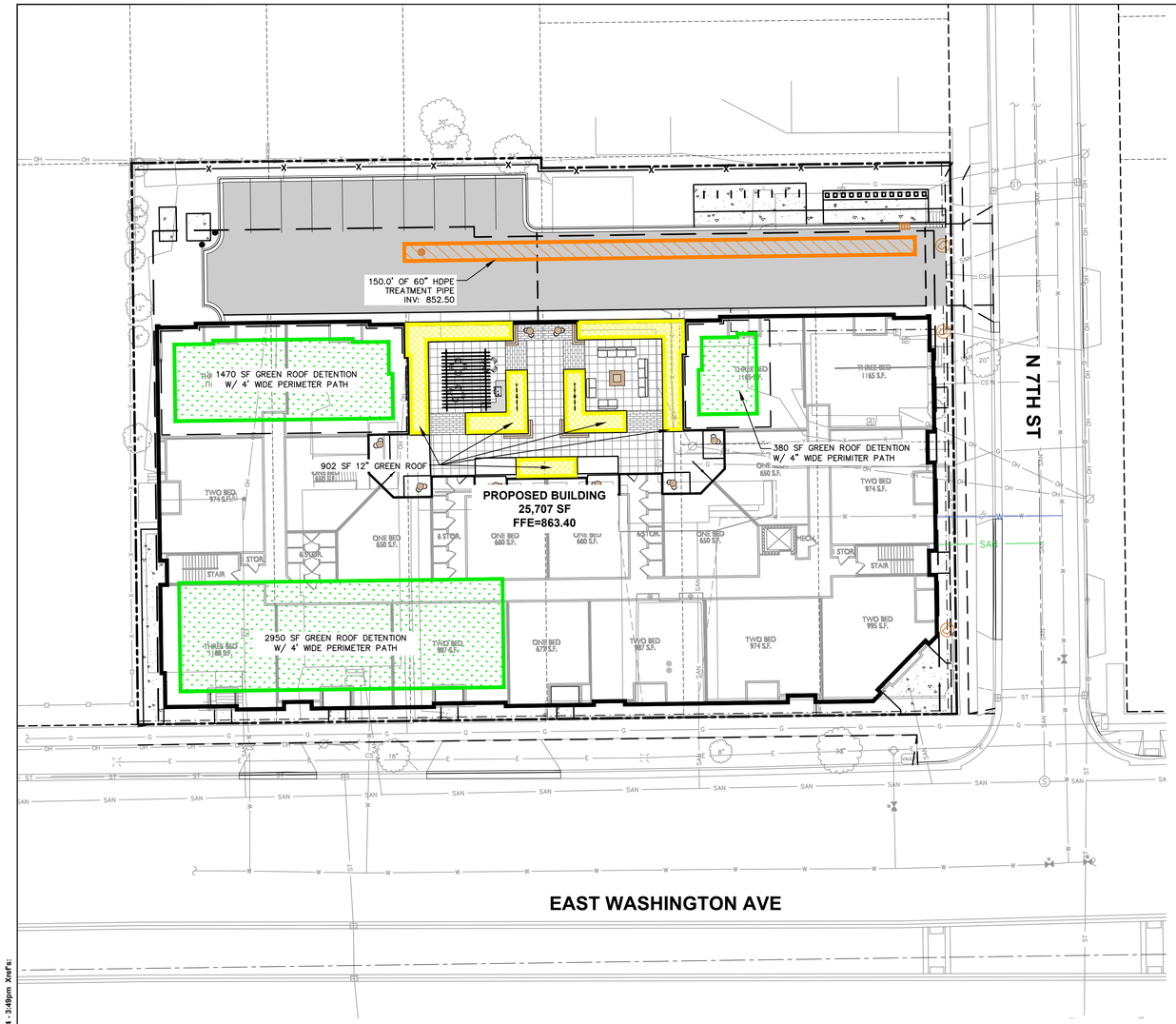

LEGEND

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

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

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

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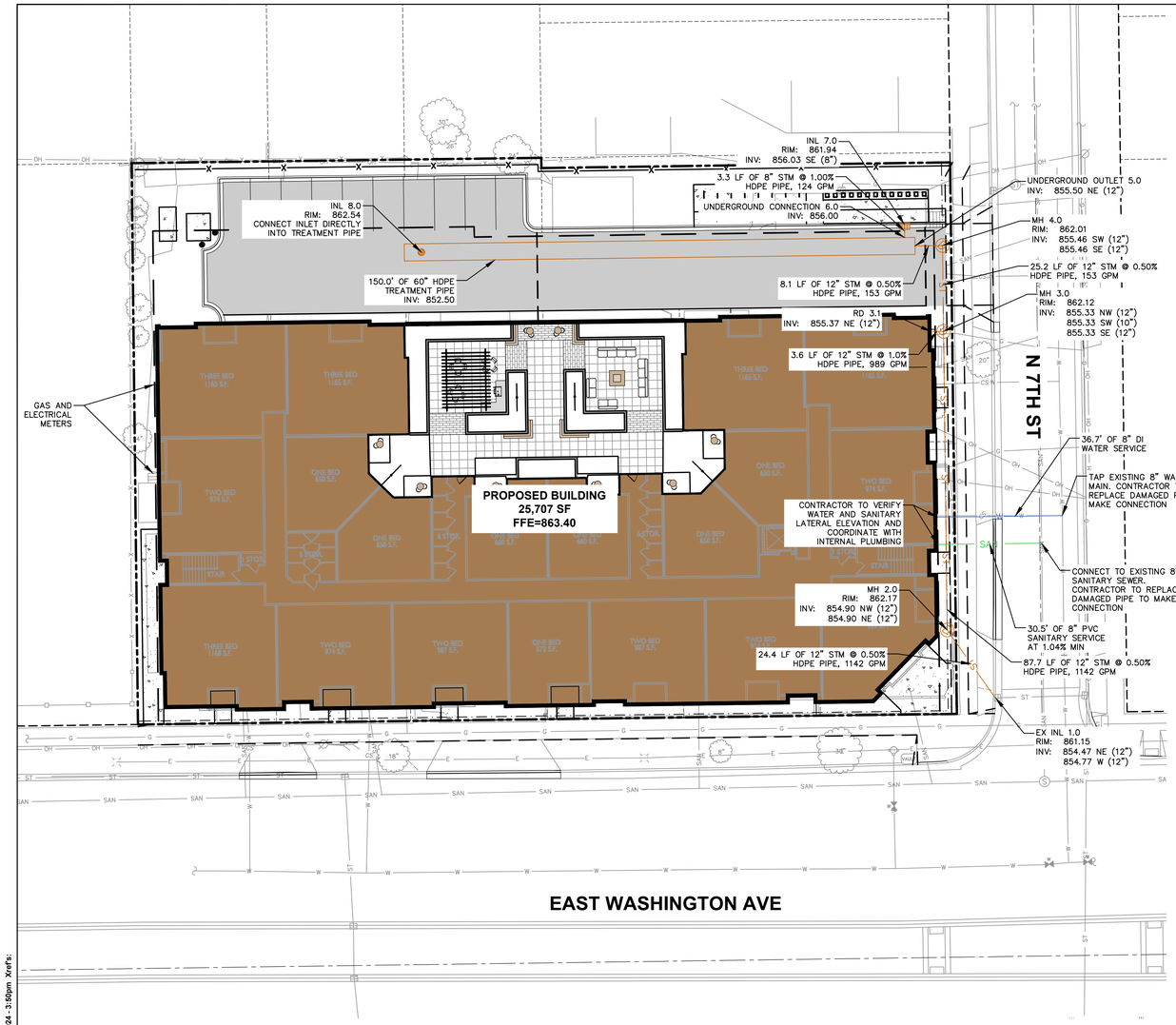
Designed By:	IRN
Reviewed By:	AG
Approved By:	MH

SHEET TITLE:
GREEN ROOF AREAS PLAN

SHEET NUMBER:
C104

JSD PROJECT NO: 24-14144

File: \\JSDINC\projects\2024\24141144\DWG\Civil Sheets\24141144 ConDocs.dwg Layout: C104-SWMP User: isaac.newman Plotted: Aug 23, 2024 - 3:49pm Xref's:



UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. 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.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. 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.

3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS 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 JURISDICTIONAL AUTHORITIES.

4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.

5. 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.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.

8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.

10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.

11. THE PRIME CONTRACTOR SHALL BE 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.

12. 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 JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

15. STORM SEWER SPECIFICATIONS:
   - 15.1. PIPE:
     - 15.1.1. REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.
     - 15.1.2. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
     - 15.1.3. POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.
   - 15.2. INLETS AND CATCH BASINS:
     - 15.2.1. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING.
     - 15.2.2. POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION.
     - 15.2.3. FRAME AND GRATE/LIDS:
       - 15.2.3.1. CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
       - 15.2.3.2. SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
       - 15.2.3.3. GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
     - 15.2.4. MANHOLES:
       - 15.2.4.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
       - 15.2.3.2. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
   - 15.3. BACKFILL AND BEDDING:
     - 15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 15.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
   - 15.4. FIELD TILE CONNECTIONS:
     - 15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

16. WATER MAIN & WATER LATERAL SPECIFICATIONS:
   - 16.1. PIPE:
     - 16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.
     - 16.1.2. POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30".WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
     - 16.1.3. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER
     - 16.1.4. HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".
   - 17.2. VALVES AND VALVE BOXES:
     - 17.2.1. GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
     - 17.2.2. CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS.
   - 17.3. WATER SERVICES CONNECTIONS
     - 17.3.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.
     - 17.3.2. SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.
   - 17.4. HYDRANTS:
     - 17.4.1. HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITIES. 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 " AND NO GREATER THAN 23"(SEE DETAIL).
   - 17.5. JOINT RESTRAINT:
     - 17.5.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.
   - 17.6. BEDDING AND COVER MATERIAL:
     - 17.6.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.
     - 17.6.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
   - 17.7. BACKFILL:
     - 17.7.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 17.7.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
18. SEPARATION DISTANCES
   - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
     - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
     - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

19. SANITARY SEWER SPECIFICATIONS:
   - 19.1. PIPE:
     - 19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212, ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.
     - 19.1.2. CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.
   - 19.2. MANHOLES:
     - 19.2.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO'S. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE JURISDICTIONAL AUTHORITIES.
     - 19.2.2. MANHOLES SHALL HAVE INTERNAL CHIMNEY SEALS INSTALLED IN ALL SANITARY MANHOLES IN ACCORDANCE WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD SPECIFICATIONS.
     - 19.2.3. MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WARP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923.
     - 19.2.4. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH NON-ROCKING SOLID LIDS OR EQUAL, UNLESS SPECIFIED IN THE PLANS.
   - 19.3. BEDDING AND COVER MATERIAL:
     - 19.3.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A).
     - 19.3.2. MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
   - 19.4. BACKFILL:
     - 19.4.1. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 19.4.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

LEGEND

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

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

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

north

SCALE IN FEET
20' 0 20'

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MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
2450 E WASHINGTON AVE
MADISON, DANE CO
WISONSIN 53704

NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date:	Description:
1		
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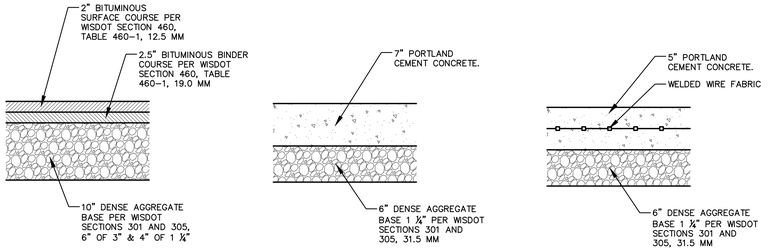
Designed By:	IRN
Reviewed By:	AG
Approved By:	MH

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C105

JSD PROJECT NO: 24-14144

File: \\JSD\INC\projects\2024\24144\140\DWG\Civil Sheets\24144 ConDocs.dwg Layout: C105-UTILITY User: isaac.newman Plotted: Aug 23, 2024 - 3:56pm XrefFs:



STANDARD DUTY ASPHALT PAVEMENT SECTION

CONCRETE SECTION

CONCRETE SIDEWALK SECTION

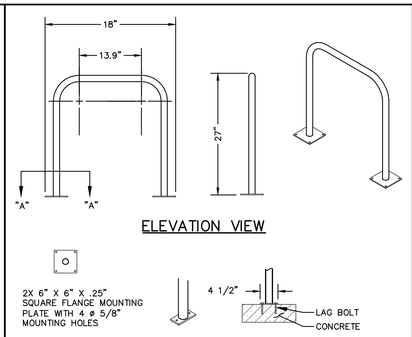
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY **[GEOTECH NAME]** TITLED "**[GEOTECH REPORT TITLE]**" DATED **[DATE]**. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT 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.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 7" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

REV. 7-01-2019

PAVEMENT SECTIONS

N.T.S.



ELEVATION VIEW

SURFACE FLANGE MOUNT (SF) SECTION VIEWS

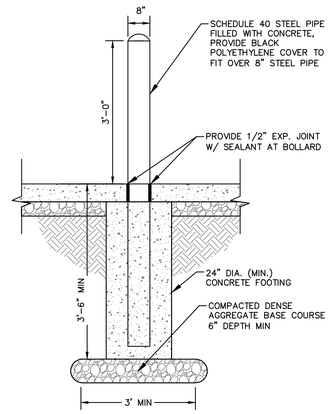
GENERAL NOTES:

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

REV. 12-10-2018

TYPE A INVERTED-U BIKE RACK

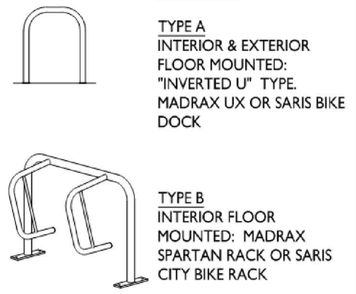
N.T.S.



REV. 12-17-2018

CONCRETE BOLLARD

N.T.S.



BIKE RACKS

TYPE A
INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

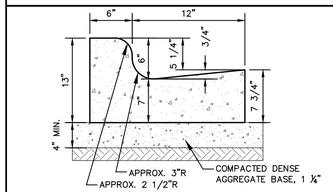
TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

GENERAL NOTES:

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

BIKE RACK OPTIONS

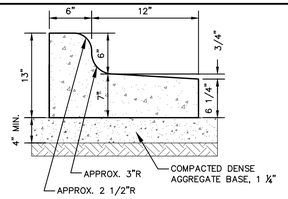
N.T.S.



18" STANDARD CURB & GUTTER

N.T.S.

REV. 12-17-2018



18" REJECT CURB & GUTTER

N.T.S.

REV. 12-17-2018

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PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
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NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

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1		
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Designed By:	IRN
Reviewed By:	AG
Approved By:	MH

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C500

JSD PROJECT NO: 24-14144

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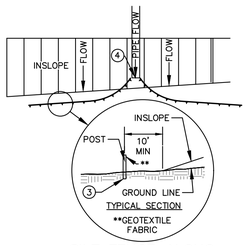
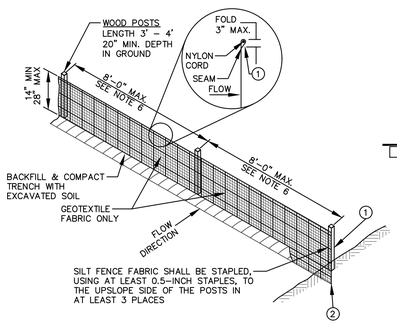
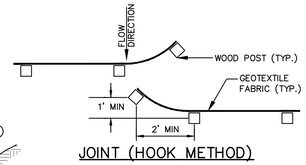
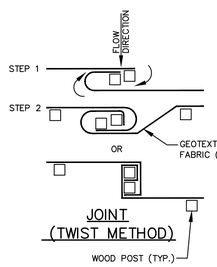


SILT FENCE ALONG SLOPES & OUTFALLS

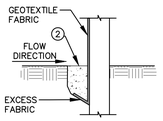




JOINT (HOOK METHOD)

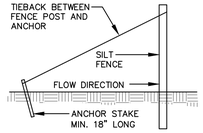


JOINT (TWIST METHOD)



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

TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

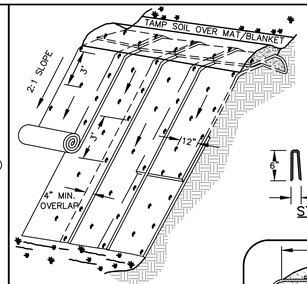
GENERAL NOTES:

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

REV. 7-01-2019

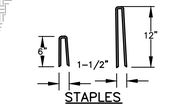
SILT FENCE

N.T.S.

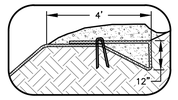


ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.



STAPLES



BERM

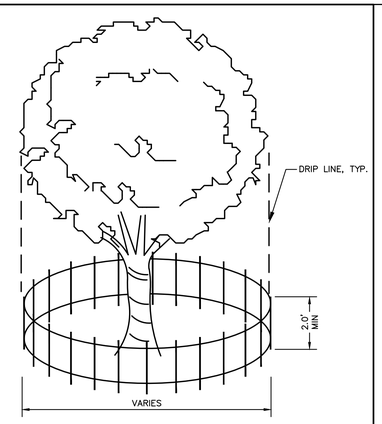
GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

REV. 11-19-2018

EROSION MATTING

N.T.S.



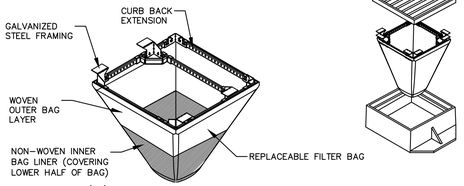
NOTE:
FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

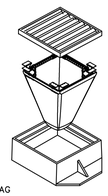
REV. 11-26-2018

TREE PROTECTION

N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS





(HB) HYBRID FILTER BAG SPECIFICATIONS:

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

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

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft³)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3087	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	350 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4632	20% x 15%	50%
CBR PUNCTURE	ASTM D6241	1000 Lbs	65 Lbs
TRAPEZOIDAL TEAR	ASTM D4533	110 x 75 Lbs	45 Lbs
UV RESISTANCE	ASTM D4355	90%	70%
OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	40 US STD SIEVE
PERMITTIVITY	ASTM D4491	$1.5 sec^{-1}$	$2.0 sec^{-1}$
WATER FLOW RATE	ASTM D4491	200 gal/min/ft²	145 gal/min/ft²
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

REV. 7-01-2019

FRAMED INLET PROTECTION

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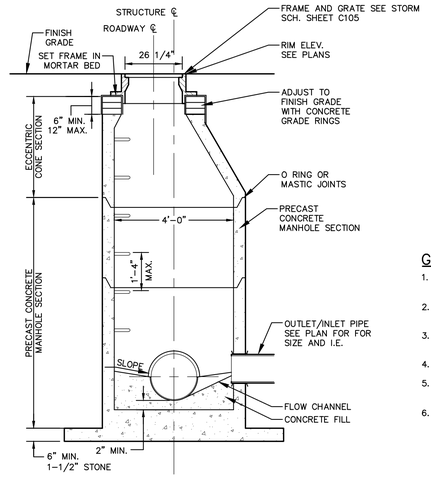
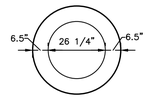
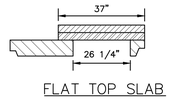


REV. 12-07-2018

STORM SEWER MANHOLE

N.T.S.

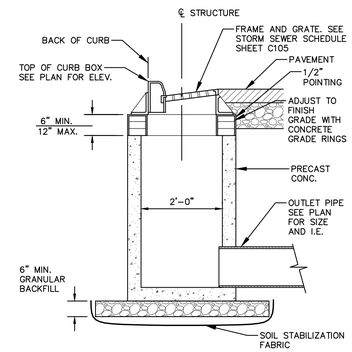




FLAT TOP SLAB

GENERAL NOTES:

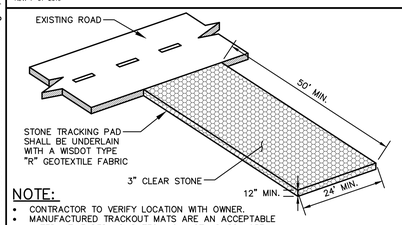
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF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



REV. 11-26-2018

STORM INLET

N.T.S.



NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

REV. 04-24-2024

CONSTRUCTION ENTRANCE

N.T.S.

FLEXSTORM INLET FILTERS
CATCH IT

SIZE	DRAWN BY	DWG NO.	REV
C		IPP Flexstorm HD Specification	
SCALE		SHEET 1 OF 1	

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CLIENT:
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CLIENT ADDRESS:
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FOND DU LAC, WI 54935

PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
2450 E WASHINGTON AVE
MADISON, DANE CO
WISONSIN 53704

NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

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Designed By:	IRN
Reviewed By:	AG
Approved By:	MH

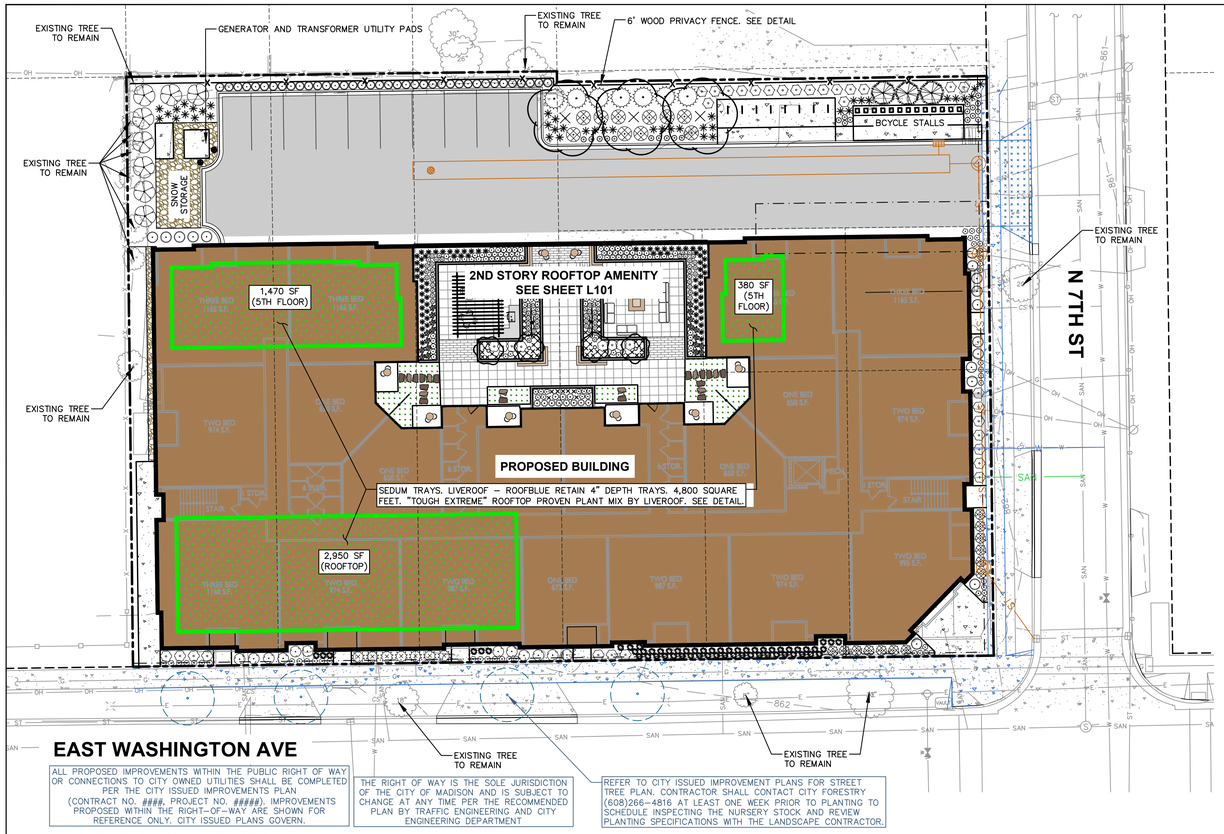
SHEET TITLE:
EROSION CONTROL AND UTILITY DETAILS

SHEET NUMBER:
C501

JSD PROJECT NO: 24-14144

DIGGERS HOTLINE
Toll Free (800) 242-8511

File: \\JSDINC\projects\2024\24141-44\DWG\Civil Sheets\24144 ConDocs.dwg Layout: C501-DETAILS User: isaac.newman Plotted: Aug 23, 2024 - 3:59pm Xref's:



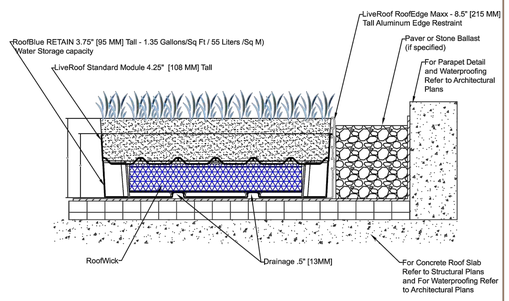
ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. ####, PROJECT NO. #####). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

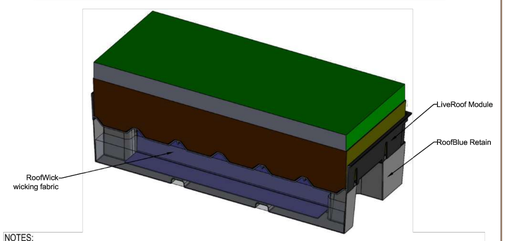
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

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

NOTE: "LIVEROOF" DETAIL PROVIDED FOR REFERENCE ONLY. FINAL DETAILING, SPECIFICATIONS AND DRAINAGE REQUIREMENTS SHALL BE PROVIDED BY LIVEROOF AND/OR ARCHITECTURAL

RoofBlue® RETAIN Stormwater Retention System with LiveRoof Standard Modules





NOTES:
It is critical to account for the maximum detained water weight of a blue roof solution.

NOT TO SCALE

STD-BLUE-RETAIN v2022-11-9

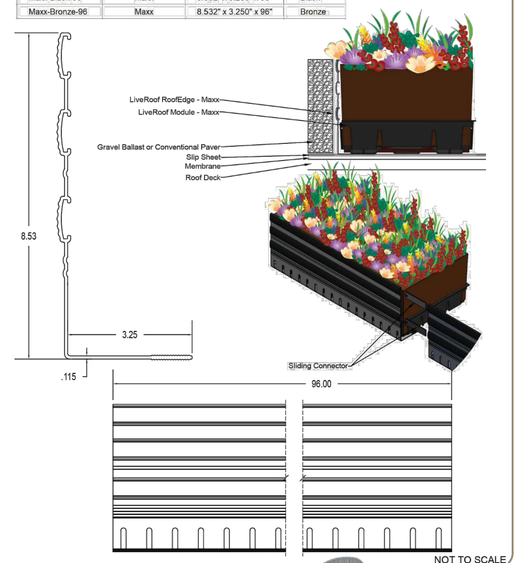
ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

LiveRoof Global, LLC
P.O. Box 533
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com

LiveRoof

RoofEdge Maxx Aluminum Edge Restraint

Part Number	LiveRoof System	Dimension	Finish
Maxx-Mill-96	Maxx	8.532" x 3.250" x 96"	Mill
Maxx-Black-96	Maxx	8.532" x 3.250" x 96"	Black
Maxx-Bronze-96	Maxx	8.532" x 3.250" x 96"	Bronze



NOT TO SCALE

MAXX Restraint 2022-11-8

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

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Spring Lake, MI 49456
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www.liveroof.com

LiveRoof

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
	CACAU	*Carpinus caroliniana 'J.N. Upright'* *Firespire® American Hornbeam*	B & B	5' Ht. (min)	4
OVERSTORY DECIDUOUS TREES					
	GIBIM	*Ginkgo biloba 'Magyar'* *Magyar Maidenhair Tree*	B & B	2" Cal	3
UPRIGHT EVERGREEN SHRUB					
	JUCM	*Juniperus chinensis 'Mountbatten'* *Mountbatten Juniper*	B & B	5' Ht. (min)	3
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*	#3	12" Ht. (min)	12
	CAFL	*Calycanthus floridus 'SMNCAF'* *Simply Scentsational® Sweetshrub*	#5	24" Ht. (min)	8
	CLAH	*Clethra alnifolia 'Hummingbird'* *Hummingbird Summersweet*	#3	12" Ht. (min)	22
	COSE	*Cornus sericea 'Farrow'* *Arctic Fire® Red Twig Dogwood*	#3	24" Ht. (min)	17
	DILO	*Diervilla lonicera* *Bush Honeysuckle*	#3	18" Ht. (min)	10
	HYPAL	*Hydrangea paniculata 'Little Quick Fire'* *Little Quick Fire Hydrangea*	#3	18" Ht. (min)	13
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*	#3	18" Ht. (min)	16
	CHGM	*Chamaecyparis pisifera 'Golden Mop'* *Golden Mop Threadleaf Sawara Cypress*	#3	18" Ht. (min)	7
	JUCH	*Juniperus chinensis 'Sea Green'* *Sea Green Juniper*	#5	24" Ht. (min)	7
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty'* *Summer Beauty Allium*	#1	Min. 8"-18"	69
	AMBI	*Amsonia x 'Blue Ice'* *Blue Ice Bluestar*	#1	Min 8"-18"	46
	ANPA	*Anemone x hybrida 'Pamina'* *Pamina Japanese Anemone*	#1	Min 8"-18"	62
	CABA	*Calamagrostis brachytricha* *Korean Feather Reed Grass*	#1	Min. 12"-24"	76
	CAAO	*Calamagrostis x acutiflora 'Overdam'* *Overdam Feather Reed Grass*	#1	Min. 12"-24"	57
	CANE	*Calamintha nepeta 'Montrose White'* *Montrose White Catmint*	#1	Min. 8"-18"	23
	CARA	*Carex radiata* *Eastern Star Sedge*	#1	Min 8"-18"	57
	CLMB	*Clematis x 'Multi Blue'* *Multi Blue Clematis*	#1	Min. 12"-24"	2
	LIST	*Ligularia stenocephala 'Little Rocket'* *Little Rocket Ligularia*	#1	Min 8"-18"	11
	PAVI	*Panicum virgatum 'Shenandoah'* *Shenandoah Switch Grass*	#1	Min. 8"-18"	38
	POAC	*Polystichum acrostichoides* *Christmas Fern*	#1	Min. 8"-18"	20
	RUFU	*Rudbeckia fulgida sullivantii 'Goldsturm'* *Goldsturm Coneflower* *	#1	Min. 8"-18"	20
	SPHE	*Sporobolus heterolepis* *Prairie Dropseed*	#1	Min. 8"-18"	43

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- X — FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD
- BIKE RACK
- DECORATIVE STONE MULCH
- ALUMINUM EDGING

CONTRACTOR NOTES

1. ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.
2. ALL DISTURBED AREAS SHALL RECEIVE SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE DEPICTED.

north

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
2450 E WASHINGTON AVE
MADISON, DANE CO
WISONSIN 53704

PLAN MODIFICATIONS:

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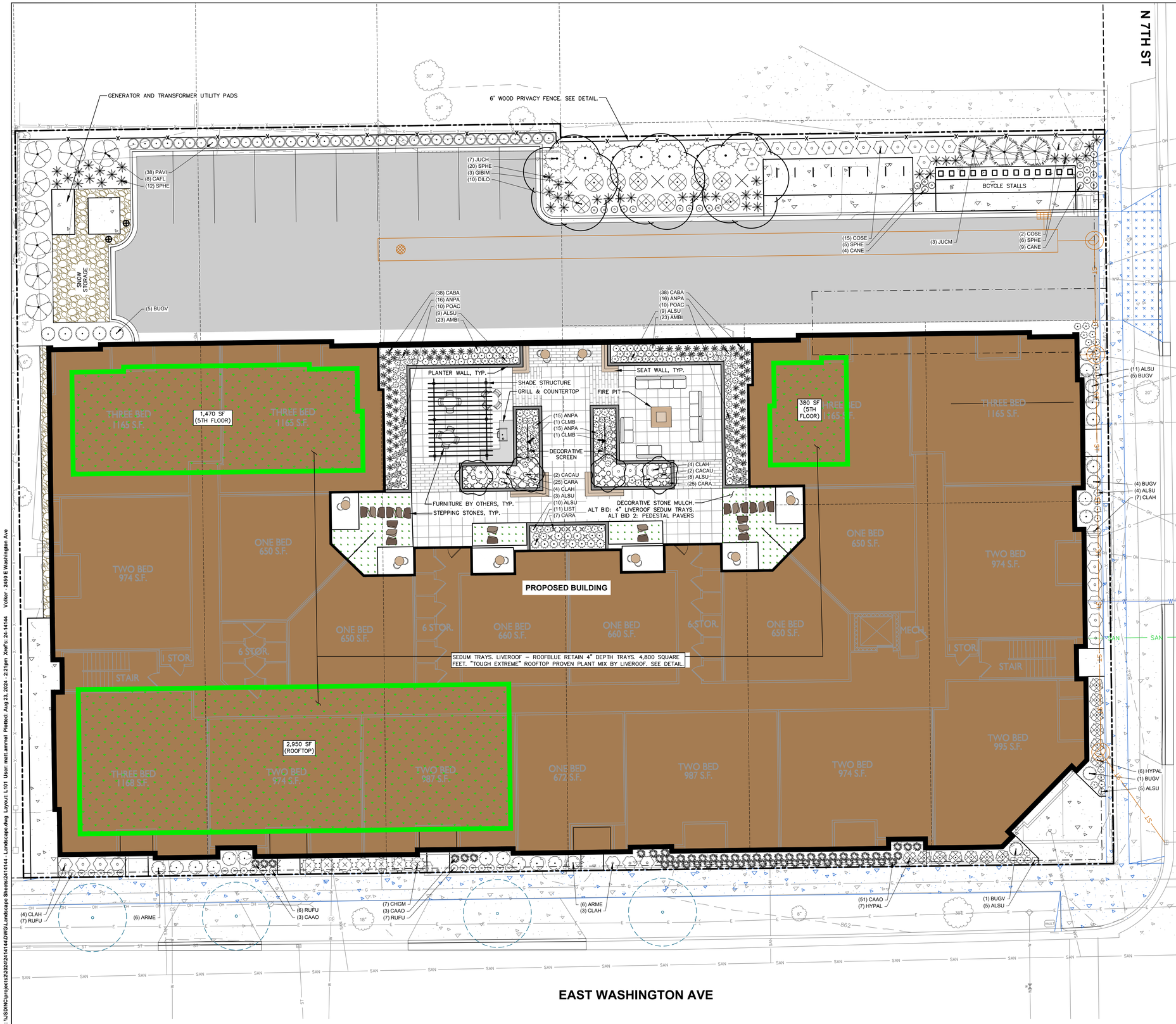
Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

JSD PROJECT NO: 24-14144

File: \\JSDINC\projects\2024\24144\DWG\Landscape Sheets\24144 - Landscape.dwg Layout: L100 User: matt.ammel Plotted: Aug 23, 2024 - 2:20pm Xref's: 24-14144 Volker - 2450 E Washington Ave



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD
- BIKE RACK
- DECORATIVE STONE MULCH
- ALUMINUM EDGING

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
ORNAMENTAL TREES		
	CACAU	*Carpinus caroliniana 'J.N. Upright' Firespire® American Hornbeam*
OVERSTORY DECIDUOUS TREES		
	GIBIM	*Ginkgo biloba 'Magyar' Magyar Maidenhair Tree*
UPRIGHT EVERGREEN SHRUB		
	JUCM	*Juniperus chinensis 'Mountbatten' Mountbatten Juniper*
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry*
	CAFL	*Calycanthus floridus 'SMNCAF' Simply Scentsational® Sweetshrub*
	CLAH	*Clethra alnifolia 'Hummingbird' Hummingbird Summersweet*
	COSE	*Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood*
	DILO	*Diervilla lonicera Bush Honeysuckle*
	HYPAL	*Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea*
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet' Green Velvet Boxwood*
	CHGM	*Chamaecyparis pisifera 'Golden Mop' Golden Mop Threadleaf Sawara Cypress*
	JUCH	*Juniperus chinensis 'Sea Green' Sea Green Juniper*
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty' Summer Beauty Allium*
	AMBI	*Amsonia x 'Blue Ice' Blue Ice Bluestar*
	ANPA	*Anemone x hybrida 'Pamina' Pamina Japanese Anemone*
	CABA	*Calamagrostis brachytricha Korean Feather Reed Grass*
	CAAO	*Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass*
	CANE	*Calamintha nepeta 'Montrose White' Montrose White Catmint*
	CARA	*Carex radiata Eastern Star Sedge*
	CLMB	*Clematis x 'Multi Blue' Multi Blue Clematis*
	LIST	*Ligularia stenocephala 'Little Rocket' Little Rocket Ligularia*
	PAVI	*Panicum virgatum 'Shenandoah' Shenandoah Switch Grass*
	POAC	*Polystichum acrostichoides Christmas Fern*
	RUFU	*Rudbeckia fulgida sullivantii 'Goldsturm' Goldsturm Coneflower*
	SPHE	*Sporobolus heterolepis Prairie Dropseed*

north

SCALE IN FEET

10' 0 10'

DIGGERS HOTLINE

Toll Free (800) 242-8511

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
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MIXED USE REDEVELOPMENT

PROJECT LOCATION:
2450 E WASHINGTON AVE
MADISON, DANE CO
WISONSIN 53704

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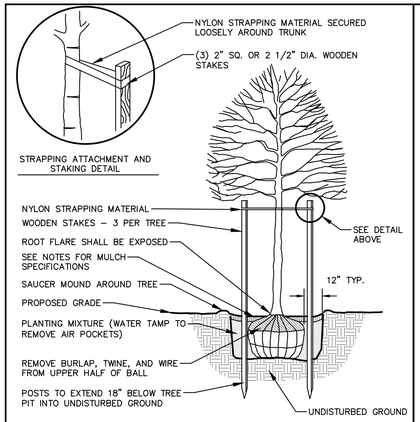
Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L101

JSD PROJECT NO: 24-14144

File: \\JSDINC\projects\2024\24144\4DWG\Landscape Sheets\24144 - Landscape.dwg Layout: L101 User: matt.ammon Plotted: Aug 23, 2024 - 2:21pm Xref's: 24-14144 Volker - 2450 E Washington Ave

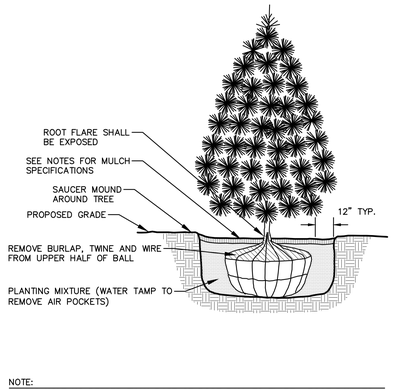


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019

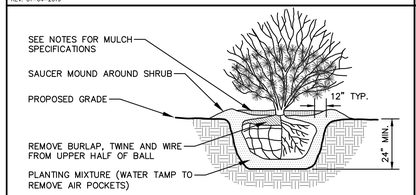


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019

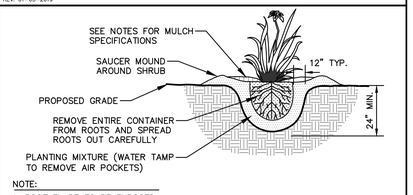


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

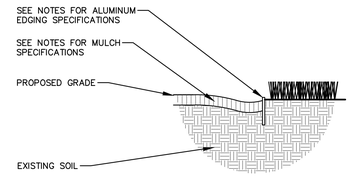


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS 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 VIGOROUS THRIVING 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 REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **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.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME 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 VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **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.**

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(A) 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: 9,140

Total landscape points required: 153

~~(B) For lots larger than five (5) acres; points shall be provided at five (5) points per three hundred (300) square feet for the first Five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres:~~

~~Total square footage of developed area:~~

~~Five (5) acres =~~

~~First five (5) developed acres =~~

~~Remainder of developed area:~~

~~Total landscape points required:~~

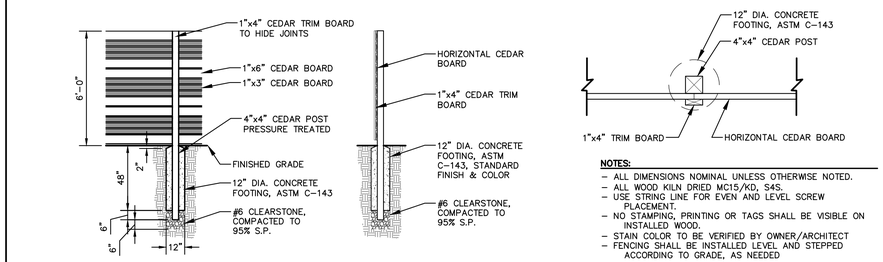
~~(C) For the Industrial – Limited (IL) and Industrial – General (IG) districts; one (1) point shall be provided per one hundred (100) square feet of developed area:~~

~~Total square footage of developed area:~~

~~Total landscape points required:~~

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	3	105
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	4	60
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	3	30
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	82	246
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	30	120
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	524	1048
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
	SUBTOTAL			**0**		**1,609**
TOTAL NUMBER OF POINTS PROVIDED			**1,609**			



NOTES:
- ALL DIMENSIONS NOMINAL UNLESS OTHERWISE NOTED.
- ALL WOOD KILN DRIED MC15/KD, S4S.
- USE STRING LINE FOR EVEN AND LEVEL SCREW PLACEMENT.
- NO STAMPING, PRINTING OR TAGS SHALL BE VISIBLE ON INSTALLED WOOD.
- STAIN COLOR TO BE VERIFIED BY OWNER/ARCHITECT
- FENCING SHALL BE INSTALLED LEVEL AND STEPPED ACCORDING TO GRADE, AS NEEDED

WOOD PRIVACY FENCE

N.T.S.

TREE WATERING PROGRAM:

BASE BID – WATERING OF ALL TREES ON A REGULAR WEEKLY BASIS. CONTRACTOR TO KEEP A LOG OR JOURNAL OF A RECORD OF DATES AND QUANTITIES OF SUPPLEMENTAL WATERING EFFORTS

ALTERNATE BID 1* – INSTALLATION OF ONE (1) WATERING BAG PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

ALTERNATE BID 2* – INSTALLATION OF TWO (2) AERATION WATERING TUBES PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

*SEE LANDSCAPE MATERIALS NOTES FOR PRODUCTS

IRRIGATION (SEE SPECS):

BASE BID – DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING

ALTERNATE BID – POP–UP IRRIGATION FOR ALL PERIMETER PLANTING BEDS AND TURFGRASS AREAS

LANDSCAPING:

LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING

INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. 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.
3. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. 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
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
7. GENERAL: ALL WORK IN THE R–O–W 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 REPAIRING ANY DAMAGE DONE TO UTILITIES. 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.
8. 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. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
9. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, 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 CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY 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 ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES 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.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS 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 THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – 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 WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT 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 TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 9813–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. MATERIALS – (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO–318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

SEEDING NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'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

DIGGERS HOTLINE
Toll Free (800) 242-8511

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jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
2450 E WASHINGTON AVE
MADISON, DANE CO
WISONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1		
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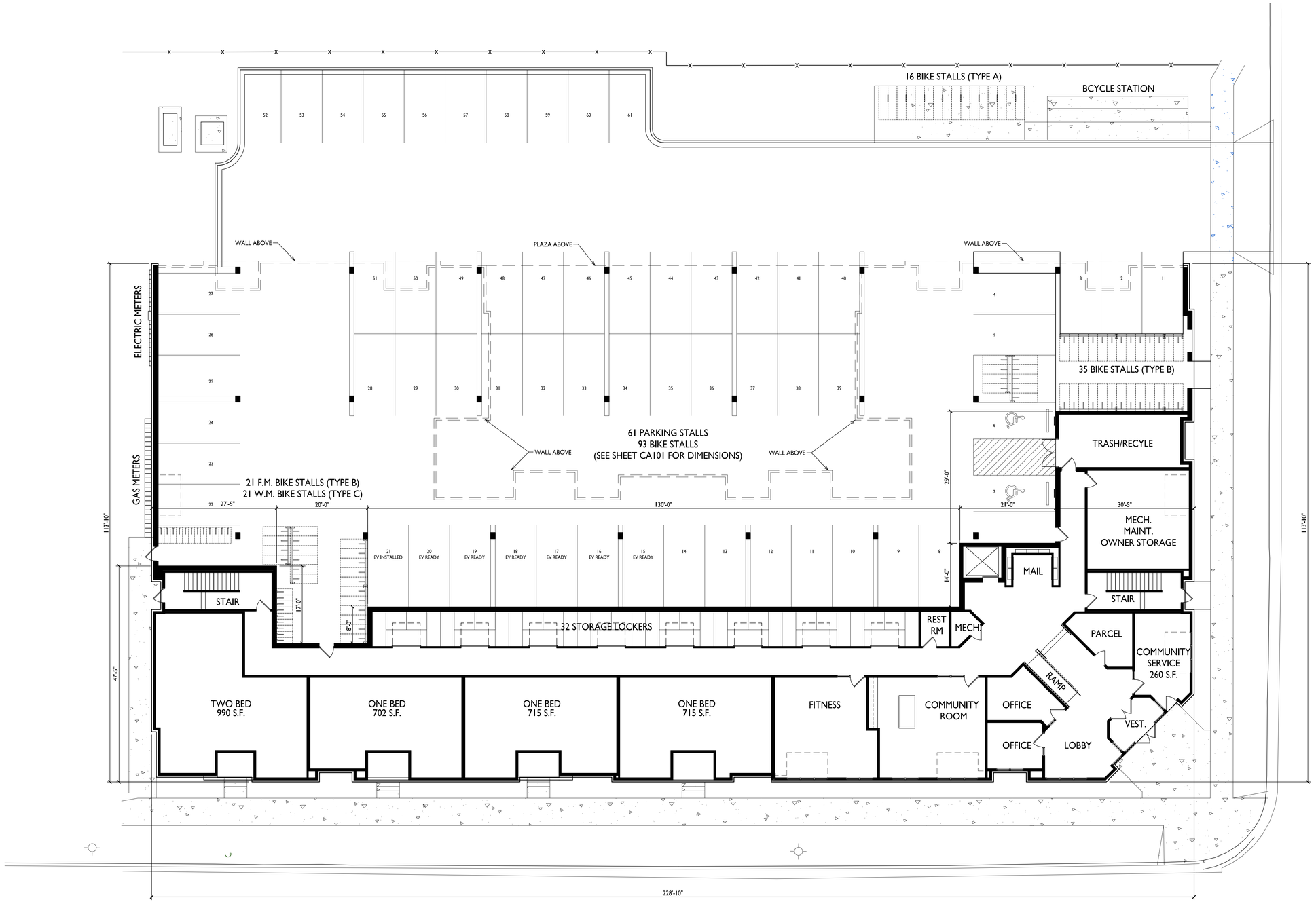
Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SHEET NUMBER:
L500

JSD PROJECT NO: 24-14144

File: \\JSDINC\projects\2024\24-14144\DWG\Landscape Sheets\24-14144 - Landscape.dwg Layout: L500 User: matt.ammel Plotted: Aug 23, 2024 - 2:11pm Xref's: 24-14144 Volker - 2450 E Washington Ave



1 A101 FIRST FLOOR PLAN

3/32" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
2024.08.26 Land Use & UDC Submittal

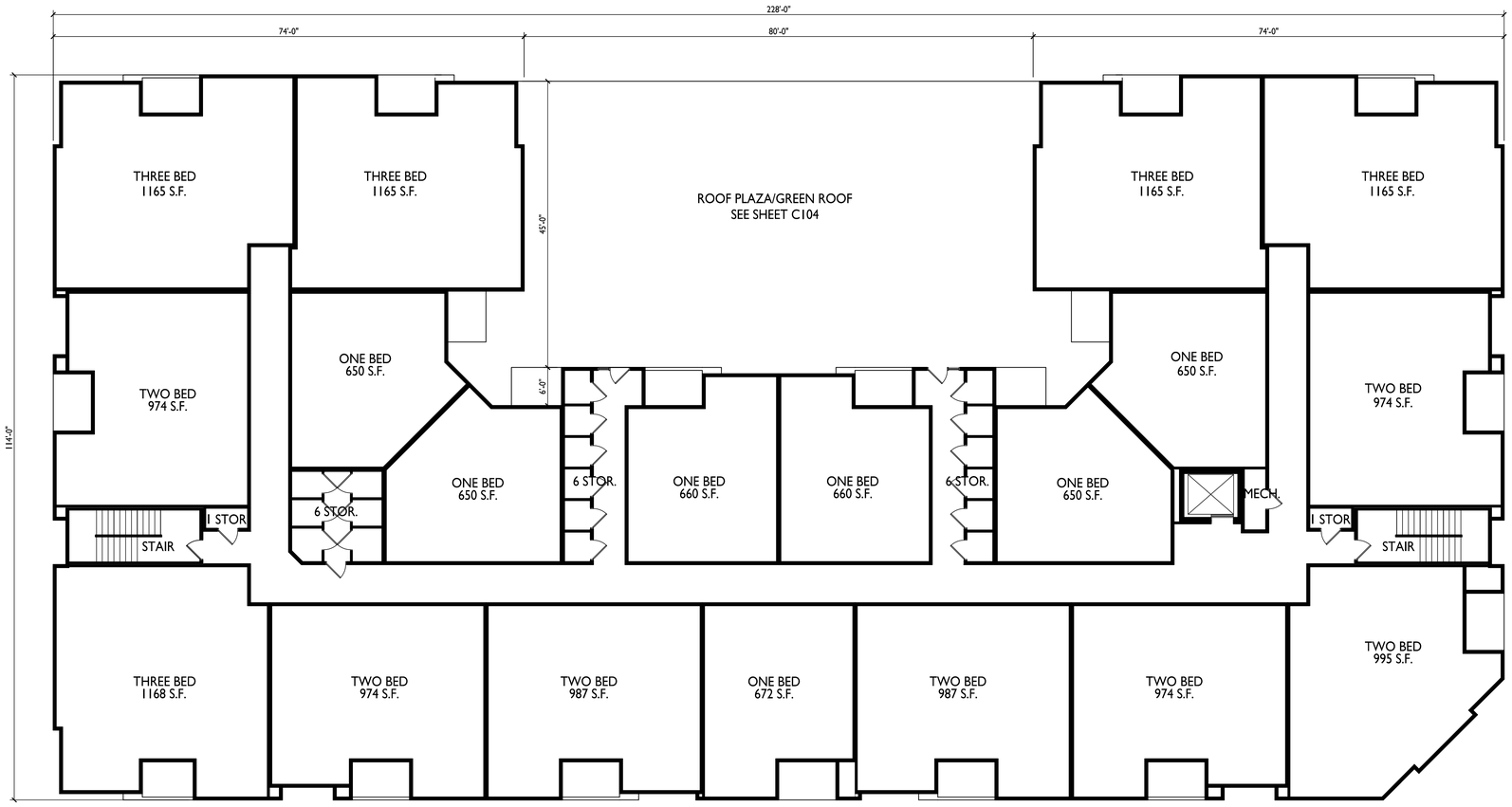
PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave.
Madison, WI

SHEET TITLE
First Floor Plan

SHEET NUMBER
A101

PROJECT NO. 2422



1 / A102 SECOND FLOOR PLAN

3/32" = 1'-0"

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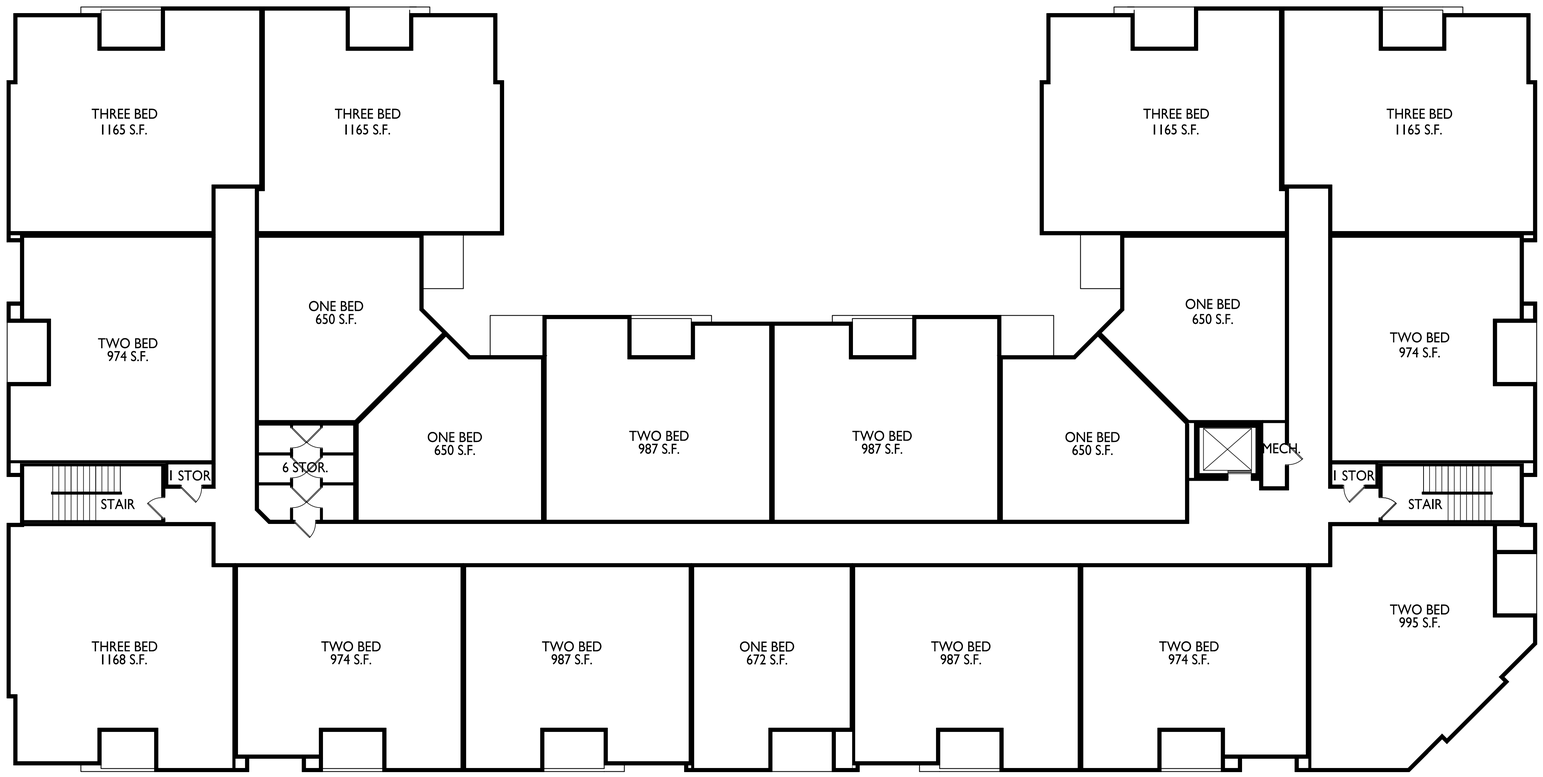
PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave.
Madison, WI

SHEET TITLE
Second Floor Plan

SHEET NUMBER
A102

PROJECT NO. 2422



1 / A103 THIRD FLOOR PLAN

3/32" = 1'-0"

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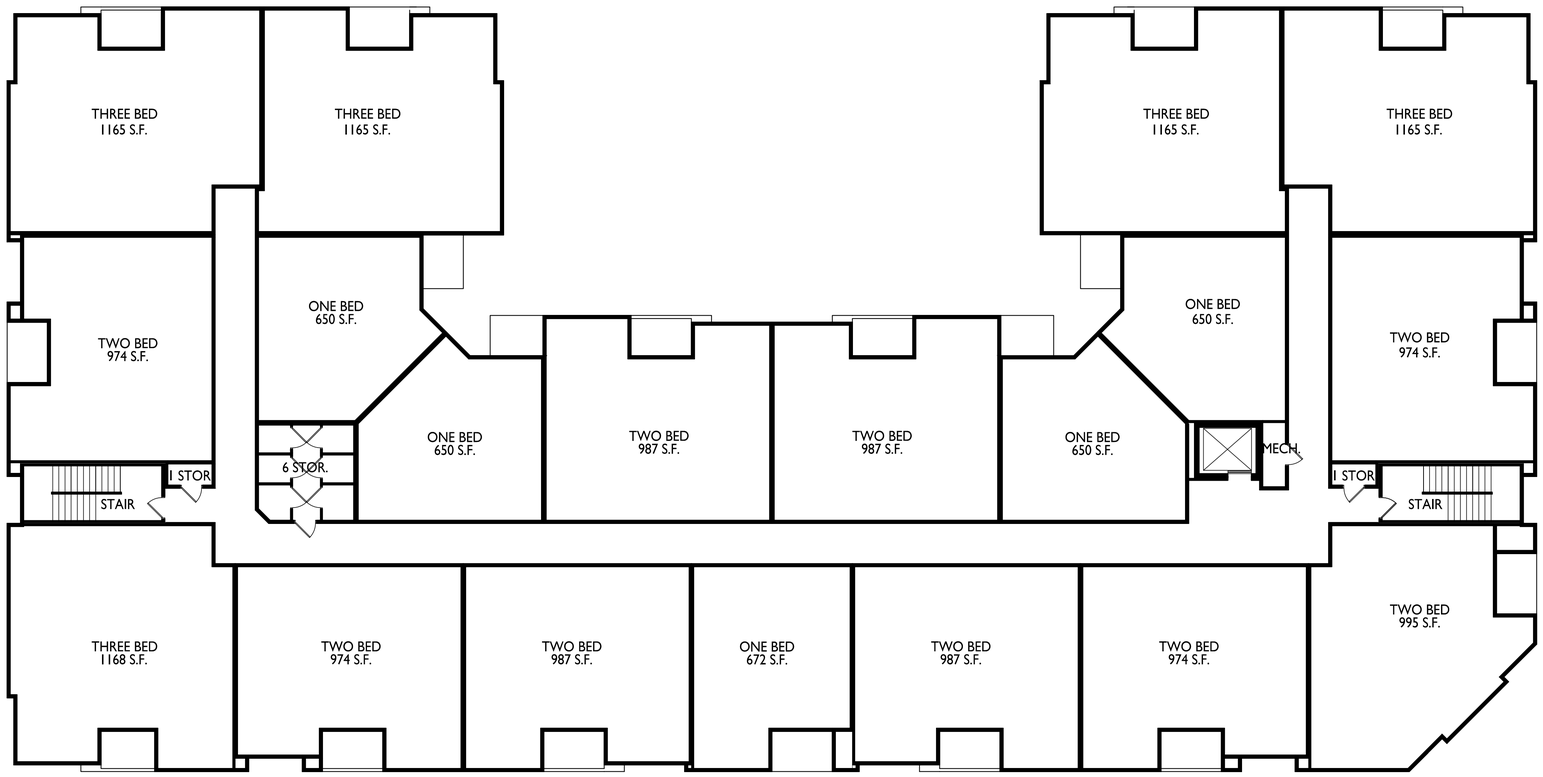
PROJECT TITLE
Mixed-Use
Redevelopment

2450 E. Washington Ave.
Madison, WI

SHEET TITLE
Third Floor Plan

SHEET NUMBER
A103

PROJECT NO. 2422



1 / A104 FOURTH FLOOR PLAN

3/32" = 1'-0"

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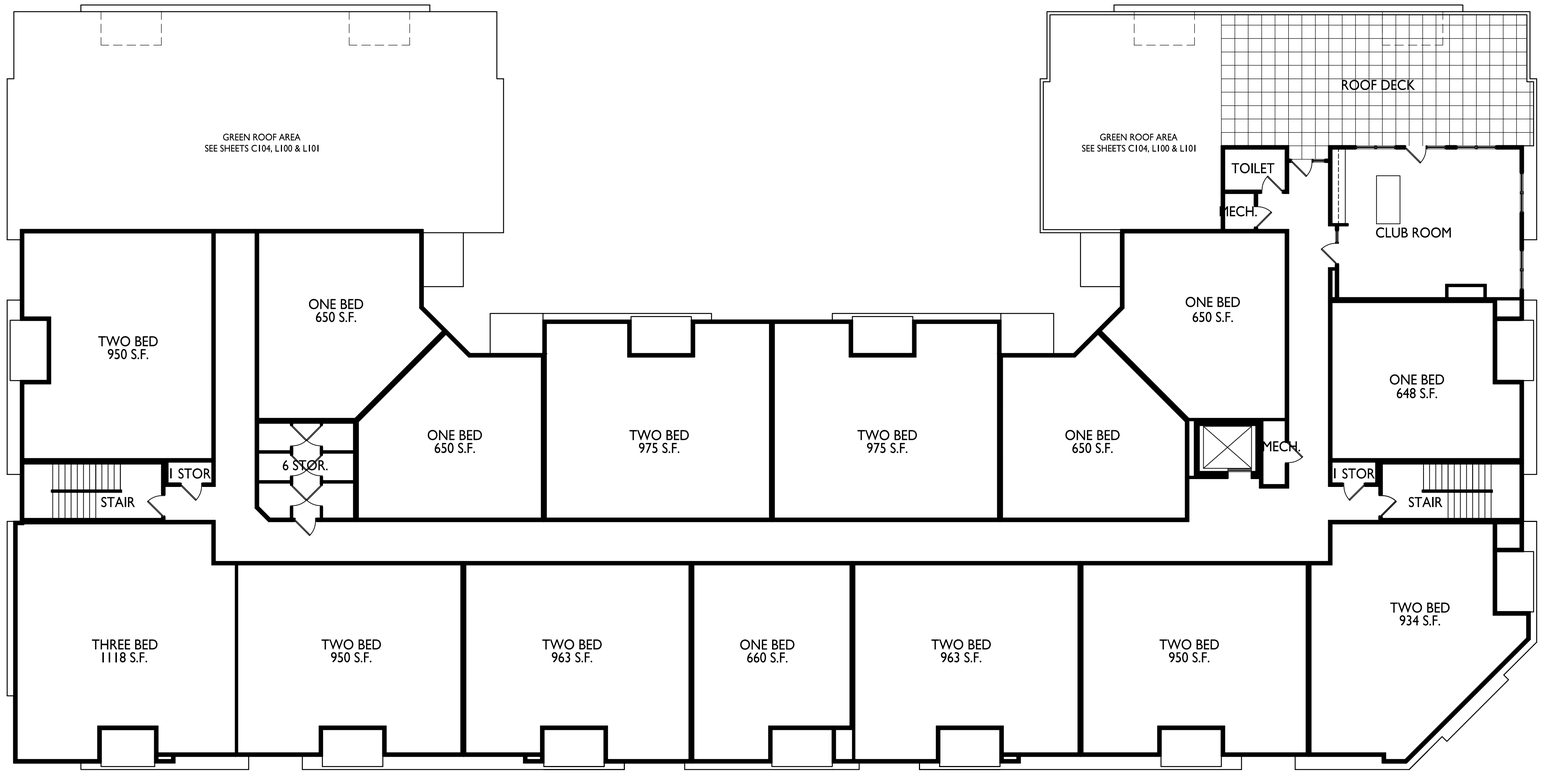
PROJECT TITLE
Mixed-Use
Redevelopment

2450 E. Washington Ave.
Madison, WI

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
A104

PROJECT NO. 2422



1 / A105 FIFTH FLOOR PLAN

3/32" = 1'-0"

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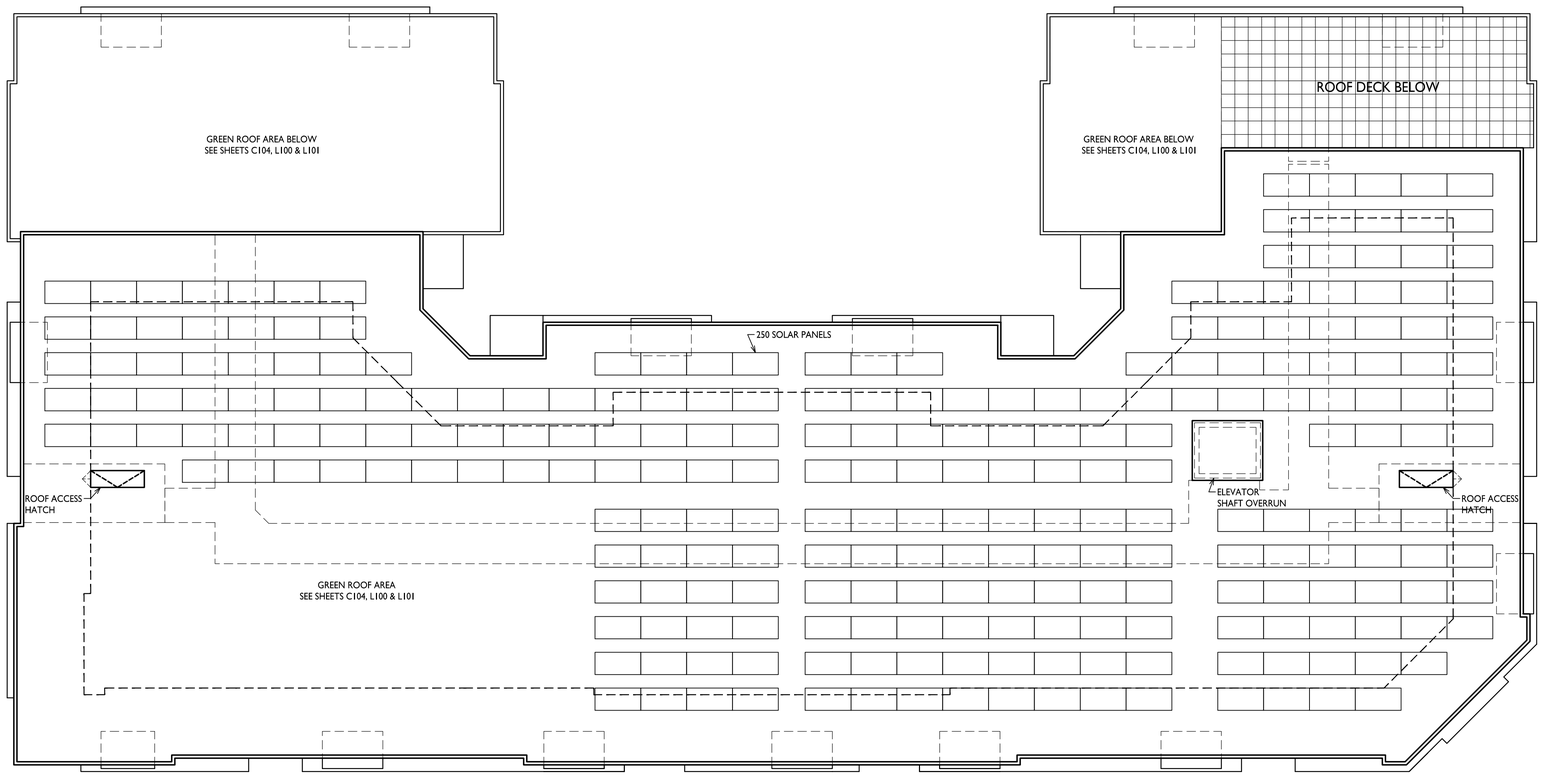
PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave.
Madison, WI

SHEET TITLE
Fifth Floor Plan

SHEET NUMBER
A105

PROJECT NO. 2422



1 A106 ROOF PLAN

3/32" = 1'-0"

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PROJECT TITLE

Mixed-Use Redevelopment

2450 E. Washington Ave.
Madison, WI

SHEET TITLE

Roof Plan

SHEET NUMBER

A106

PROJECT NO. 2422

1 A201 CITY ELEVATION - SOUTH
1/8" = 1'-0"

3 A201 CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"

2 A201 CITY ELEVATION - EAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE PANEL - SMOOTH	JAMES HARDIE	COBBLESTONE
02	COMPOSITE SIDING 6"	JAMES HARDIE	MONTEREY TAUPE
03	COMPOSITE SIDING 6"	JAMES HARDIE	IRON GRAY
04	BRICK VENEER	GENERAL SHALE	MIX 50% STEEL, 50% CAVALRY GRAY
05	CAST STONE	EDWARDS	18-025
06	RAILINGS & HANDRAILS	SUPERIOR	BLACK
07	RAILINGS - PARAPET	SUPERIOR	SANDSTONE
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	COMPOSITE WINDOW	ANDERSEN	BLACK

0' 4' 8' 16'
1/8" = 1 '- 0"

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KEY PLAN

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PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave., Madison

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A201

PROJECT NUMBER
2422

1 / A202 CITY ELEVATION - WEST
1/8" = 1'-0"

2 / A202 CITY ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE PANEL - SMOOTH	JAMES HARDIE	COBBLESTONE
02	COMPOSITE SIDING 6"	JAMES HARDIE	MONTEREY TAUPE
03	COMPOSITE SIDING 6"	JAMES HARDIE	IRON GRAY
04	BRICK VENEER	GENERAL SHALE	MIX 50% STEEL, 50% CAVALRY GRAY
05	CAST STONE	EDWARDS	18-025
06	RAILINGS & HANDRAILS	SUPERIOR	BLACK
07	RAILINGS - PARAPET	SUPERIOR	SANDSTONE
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	COMPOSITE WINDOW	ANDERSEN	BLACK

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Middleton, WI 53562

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PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave., Madison

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A202

PROJECT NUMBER
2422

1 A203 COLORED CITY ELEVATION - SOUTH
1/8" = 1'-0"

3 A203 COLORED CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"

2 A203 COLORED CITY ELEVATION - EAST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE PANEL - SMOOTH	JAMES HARDIE	COBBLESTONE
02	COMPOSITE SIDING 6"	JAMES HARDIE	MONTEREY TAUPE
03	COMPOSITE SIDING 6"	JAMES HARDIE	IRON GRAY
04	BRICK VENEER	GENERAL SHALE	MIX 50% STEEL, 50% CAVALRY GRAY
05	CAST STONE	EDWARDS	18-025
06	RAILINGS & HANDRAILS	SUPERIOR	BLACK
07	RAILINGS - PARAPET	SUPERIOR	SANDSTONE
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	COMPOSITE WINDOW	ANDERSEN	BLACK

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KEY PLAN

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PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave., Madison

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
A203

PROJECT NUMBER
2422

1 / A204 COLORED CITY ELEVATION - WEST
1/8" = 1'-0"

2 / A204 COLORED CITY ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE PANEL - SMOOTH	JAMES HARDIE	COBBLESTONE
02	COMPOSITE SIDING 6"	JAMES HARDIE	MONTEREY TAUPE
03	COMPOSITE SIDING 6"	JAMES HARDIE	IRON GRAY
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07	RAILINGS - PARAPET	SUPERIOR	SANDSTONE
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	COMPOSITE WINDOW	ANDERSEN	BLACK

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UDC SUBMITTAL

PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave., Madison

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
A204

PROJECT NUMBER
2422

Concept Image

Mixed-Use Redevelopment
2450 E. Washington Ave., Madison
UDC SUBMITTAL | 2024.08.26 | 2422

Concept Image

Mixed-Use Redevelopment
2450 E. Washington Ave., Madison

Concept Image

Mixed-Use Redevelopment
2450 E. Washington Ave., Madison
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Concept Image

Mixed-Use Redevelopment
2450 E. Washington Ave., Madison
UDC SUBMITTAL | 2024.08.26 | 2422
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Concept Image

Mixed-Use Redevelopment
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Concept Image

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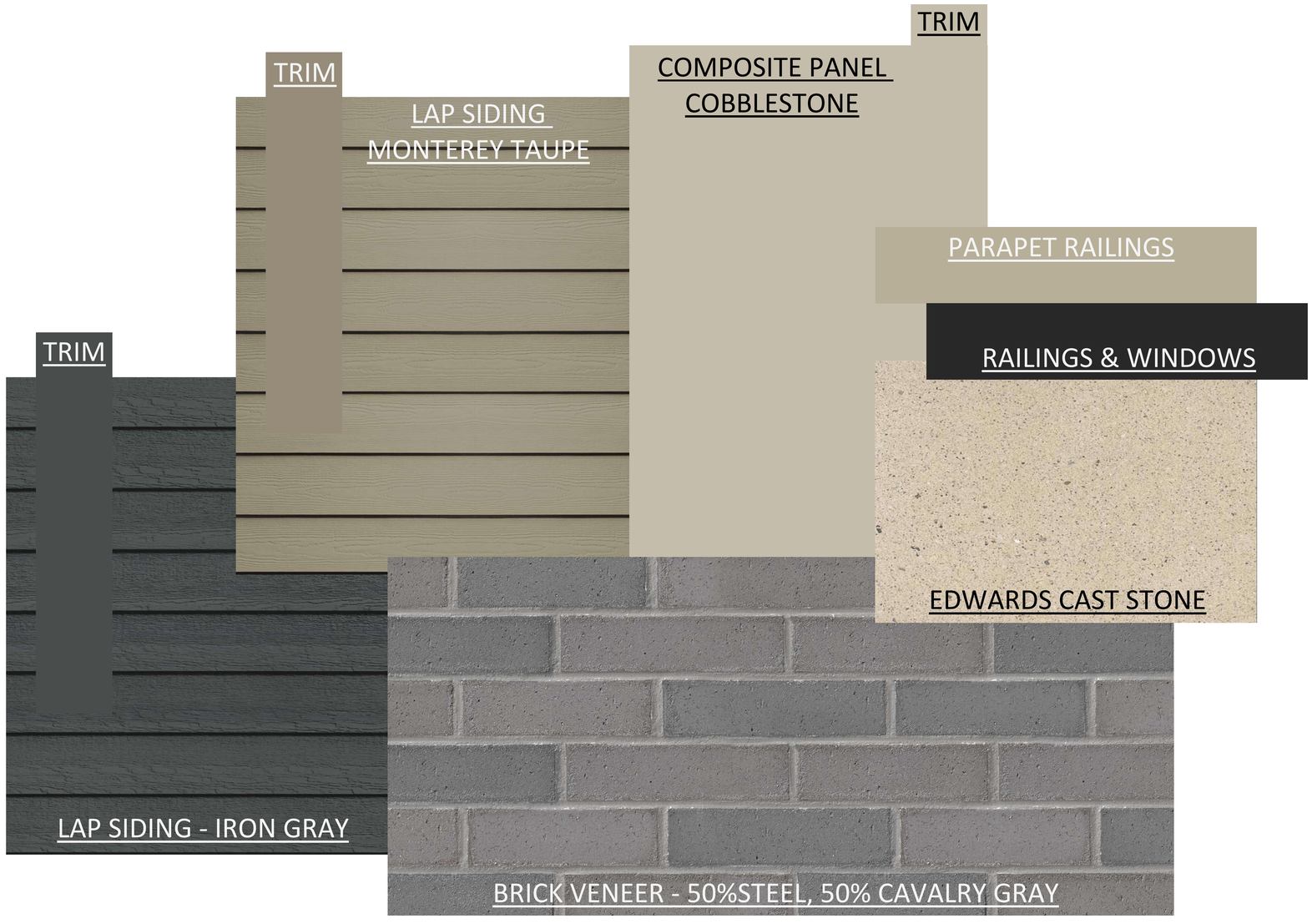

NOTE: COLORS MAY DIFFER ON VERIED SCREENS OR PRINTS, PLEASE REFER TO MANUFACTURER WEBSITES.

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE PANEL - SMOOTH	JAMES HARDIE	COBBLESTONE
02	COMPOSITE SIDING 6"	JAMES HARDIE	MONTEREY TAUPE
03	COMPOSITE SIDING 6"	JAMES HARDIE	IRON GRAY
04	BRICK VENEER	GENERAL SHALE	MIX 50% STEEL, 50% CAVALRY GRAY
05	CAST STONE	EDWARDS	18-025
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07	RAILINGS - PARAPET	SUPERIOR	SANDSTONE
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	COMPOSITE WINDOW	ANDERSEN	BLACK

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Middleton, WI 53562

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PROJECT TITLE
Mixed-Use Redevelopment

2450 E. Washington Ave., Madison

SHEET TITLE
Material Board

SHEET NUMBER
A900

PROJECT NUMBER
2422