

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 hwm hom ntawv los sis hwm cov kev pab kom paub txog cov lus qhia no, thav 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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 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

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

- **Informational Presentation.** 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)
- **Initial Approval.** Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
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Presentations to the Commission

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Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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.

1. Informational Presentation

- 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

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

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

3. Final Approval

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

- Grading Plan
- 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 each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable 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 must 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.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with 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 Anthony Adams Date 05/22/24

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Urban Design Districts: \$350 (per §33.24(6) MGO). <input type="checkbox"/> Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO) <input type="checkbox"/> Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO) <input type="checkbox"/> Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO) <input type="checkbox"/> All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO) | <p>A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:</p> <ul style="list-style-type: none"> — Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC) — Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC) — Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP) — Planned Multi-Use Site or Residential Building Complex |
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Address (list all addresses on the project site): 2430, 2434, and 2450 E Washington Avenue; 10 and 16 N 7th St.

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UDC meeting date requested October 9, 2024

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Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Project contact person _____ **Company** _____
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Name of applicant Anthony Adams Authentisign Relationship to property Owner
 Authorizing signature of property owner Anthony Adams Date 08/21/24

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- Planned Multi-Use Site or Residential Building Complex

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.

Bicycle Parking:

Garage Wall-Mount	21
Garage Floor-Mount	58
Resident Surface	5
Commercial Surface	1
<u>Guest Surface</u>	<u>8</u>
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



d#series

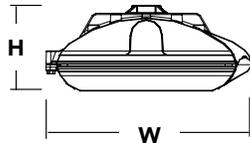
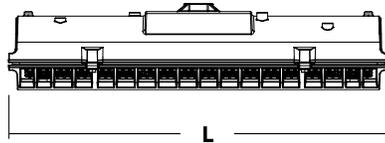
Specifications

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)



Catalog
Number

Notes

Type

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

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: DSXSCL 20C 700 40K T5M MVOLT SRM DWHXD

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

Options	Finish (required)
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	Shipped separately BDS Bird shroud ⁷ DWHXD White DNAXD Natural aluminum DDBXD Dark bronze
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	

Accessories

Ordered and shipped separately.

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

NOTES

- Available with 700mA or 1000mA option only.
- Not available with 347 or 480V.
- AMBPC only available with 530mA or 700mA.
- DesignLights Consortium qualified.
- 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).
- N/A with one light engine (10C). Only available with 700mA or 1000mA.
- Also available as a separate accessory; see Accessories information at left.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

- See the electrical section on page 3 for more details.
- DMG not available with all PIR options
- Dimming driver standard. Available in layouts up to 30'. Not available with 347V or 480V. Not available with fusing.
- 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
			TSE	2,731	1	0	0	105	2,933	1	0	0	113	2,951	1	0	0	113	2,366	1	0	0	91
			TSM	2,742	1	0	0	105	2,945	2	0	0	113	2,963	2	0	0	114	2,376	2	0	0	91
			TSR	2,700	2	0	2	104	2,899	2	0	2	112	2,918	2	0	2	112	2,339	2	0	2	90
			TSW	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					
	TSE	3,830	1	0	0	104	4,113	2	0	0	111	4,138	2	0	0	112							
	TSM	3,846	2	0	0	104	4,130	2	0	1	112	4,156	2	0	1	112							
	TSR	3,786	2	0	2	102	4,066	2	0	2	110	4,091	3	0	3	111							
	TSW	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					
			TSE	2,938	1	0	0	118	3,155	1	0	0	126	3,174	2	0	0	127					
			TSM	2,950	2	0	0	118	3,168	2	0	0	127	3,188	2	0	1	128					
			TSR	2,905	2	0	2	116	3,119	2	0	2	125	3,139	2	0	2	126					
			TSW	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
	TSE	4,243	2	0	0	115	4,556	2	0	0	123	4,584	2	0	0	124	3,702	2	0	0	100		
	TSM	4,260	2	0	1	115	4,575	2	0	1	124	4,604	2	0	1	124	3,717	2	0	1	100		
	TSR	4,195	2	0	2	113	4,504	3	0	3	122	4,532	3	0	3	122	3,660	3	0	3	99		
	TSW	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	
TSE	5,386	2	0	0	117	5,784	2	0	0	126	5,820	2	0	0	127	4,554	2	0	0	99			
TSM	5,409	2	0	1	118	5,808	3	0	1	126	5,844	3	0	1	127	4,573	3	0	1	99			
TSR	5,325	3	0	3	116	5,718	3	0	3	124	5,754	3	0	3	125	4,502	3	0	3	98			
TSW	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						
TSE	7,437	2	0	0	101	7,986	2	0	0	108	8,036	2	0	1	109								
TSM	7,468	3	0	1	101	8,020	3	0	1	108	8,070	3	0	1	109								
TSR	7,353	3	0	3	99	7,896	3	0	3	107	7,945	3	0	3	107								
TSW	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					
			TSE	4,382	2	0	0	125	4,706	2	0	0	134	4,735	2	0	0	135					
			TSM	4,401	2	0	1	126	4,726	2	0	1	135	4,755	3	0	1	136					
			TSR	4,333	2	0	2	124	4,653	3	0	3	133	4,682	3	0	3	134					
			TSW	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
	TSE	6,296	2	0	0	119	6,760	2	0	0	128	6,803	2	0	0	128	5,599	2	0	0	106		
	TSM	6,322	3	0	1	119	6,789	3	0	1	128	6,831	3	0	1	129	5,623	3	0	1	106		
	TSR	6,224	3	0	3	117	6,684	3	0	3	126	6,726	3	0	3	127	5,536	3	0	3	104		
	TSW	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	
TSE	7,936	2	0	0	118	8,521	3	0	1	127	8,575	3	0	1	128	6,829	3	0	1	102			
TSM	7,969	3	0	1	119	8,557	3	0	1	128	8,610	3	0	2	129	6,858	3	0	1	102			
TSR	7,846	3	0	3	117	8,425	3	0	3	126	8,478	3	0	3	127	6,752	3	0	3	101			
TSW	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						
TSE	10,724	3	0	1	100	11,516	3	0	1	108	11,588	3	0	1	108								
TSM	10,769	3	0	1	101	11,564	3	0	2	108	11,636	3	0	2	109								
TSR	10,603	3	0	3	99	11,385	4	0	4	106	11,457	4	0	4	107								
TSW	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

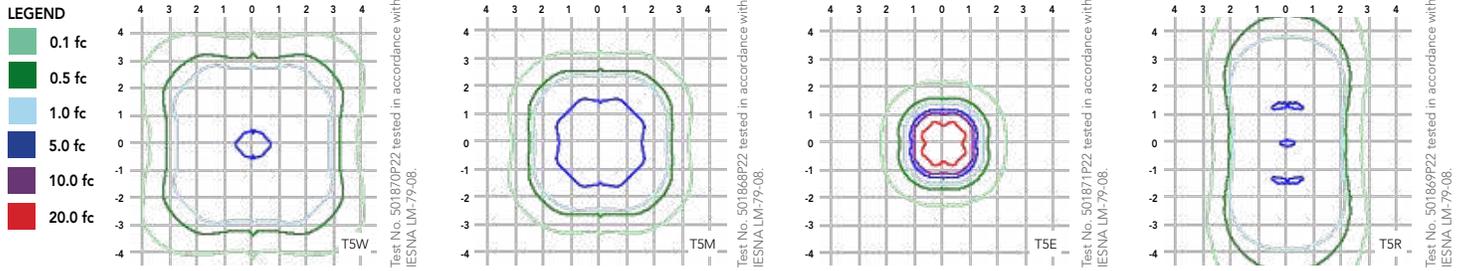
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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
Lumen Maintenance Factor	DSXSC LED 30C 1000			
	1.0	0.93	0.89	0.80
Lumen Maintenance Factor	DSXSC LED 30C 700			
	1.0	0.98	0.97	0.95



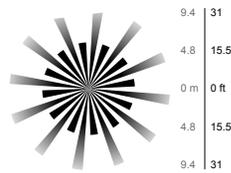
Isofootcandle plots for the DSXSC LED 30C 700 40K. Distances are in units of mounting height (8').



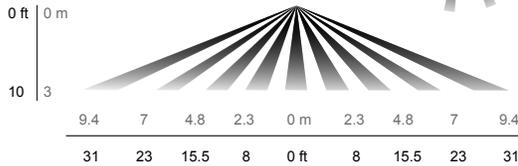
Motion Sensing

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

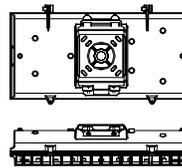


SIDE VIEW



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 4x4" 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



Catalog
Number

Notes

Type

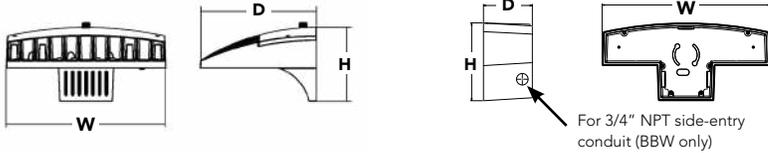
Hit the Tab key or mouse over the page to see all interactive elements.

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)		



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 DBBTXD

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

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

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- 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
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- 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

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

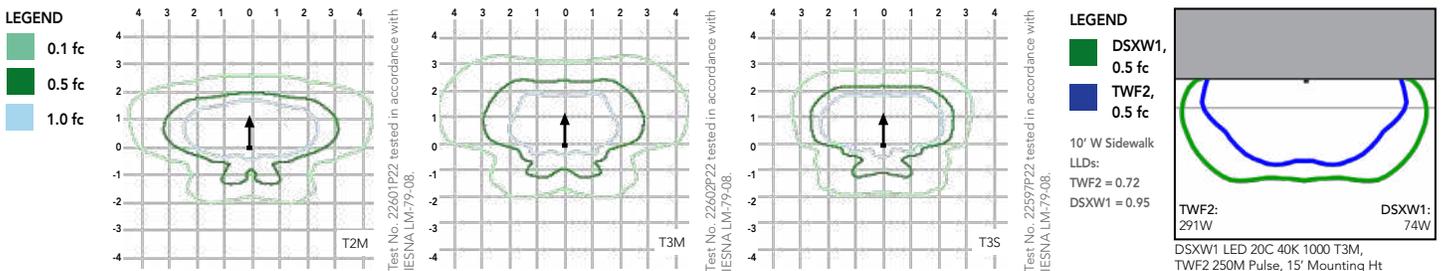
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

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

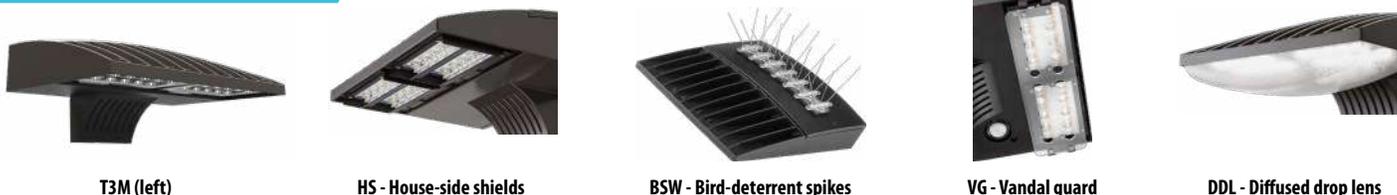
Photometric Diagrams

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').



Options and Accessories



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.

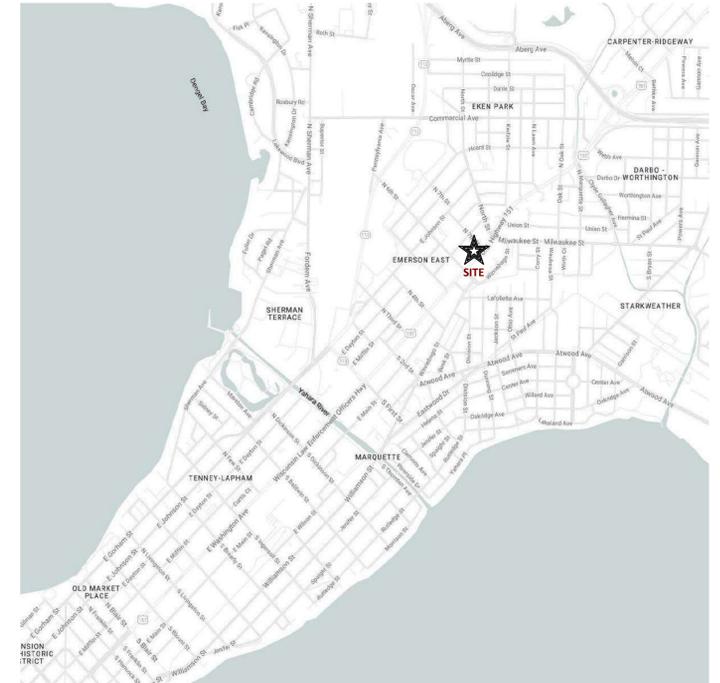




Mixed-Use Redevelopment

2450 E. Washington Ave., Madison

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



SHEET INDEX

G000 – Cover Sheet and Sheet Index

CIVIL ARCHITECTURAL

CA101 – Architectural Site Plan
CA102 – Site Lighting Plan
CA103 – Site Fire Access Plan
CA104 – Lot Coverage Plan

CIVIL

C001 – ALTA/NSPS Land Title Survey
C100 – Demolition Plan
C101 – Site plan
C102 – Grading and Erosion Control
C103 – Detailed Grading Plan
C104 – Green Roof Areas Plan
C105 – Utility Plan
C500 – Site Details
C501 – Erosion Control & Utility Details

LANDSCAPE

L100 – Landscape Plan
L101 – Detailed Landscape Plan
L500 – Landscape Notes & Details

ARCHITECTURAL

A101 – First Floor Plan
A102 – Second Floor Plan
A103 – Third Floor Plan
A104 – Fourth Floor Plan
A105 – Fifth Floor Plan
A106 – Roof Plan
A201 – Exterior Elevations
A202 – Exterior Elevations
A203 – Exterior Elevations Colored
A204 – Exterior Elevations Colored

A900 – Material Board

Concept Images

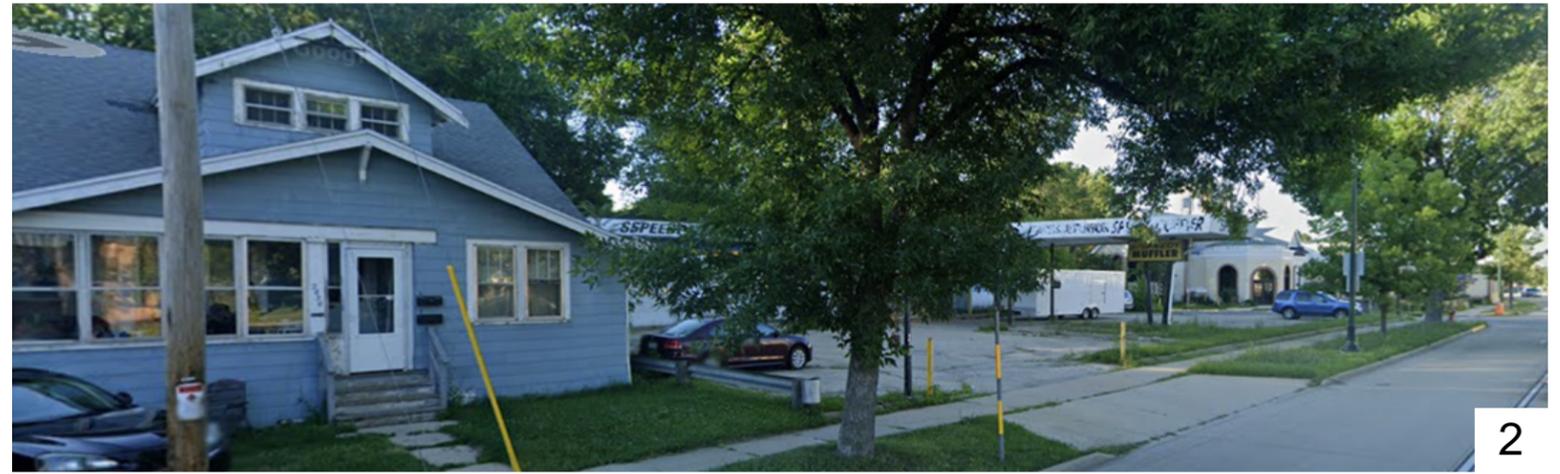
2024.08.26

ISSUED
UDC SUBMITTAL

PROJECT NUMBER 2422

SHEET NUMBER
G000

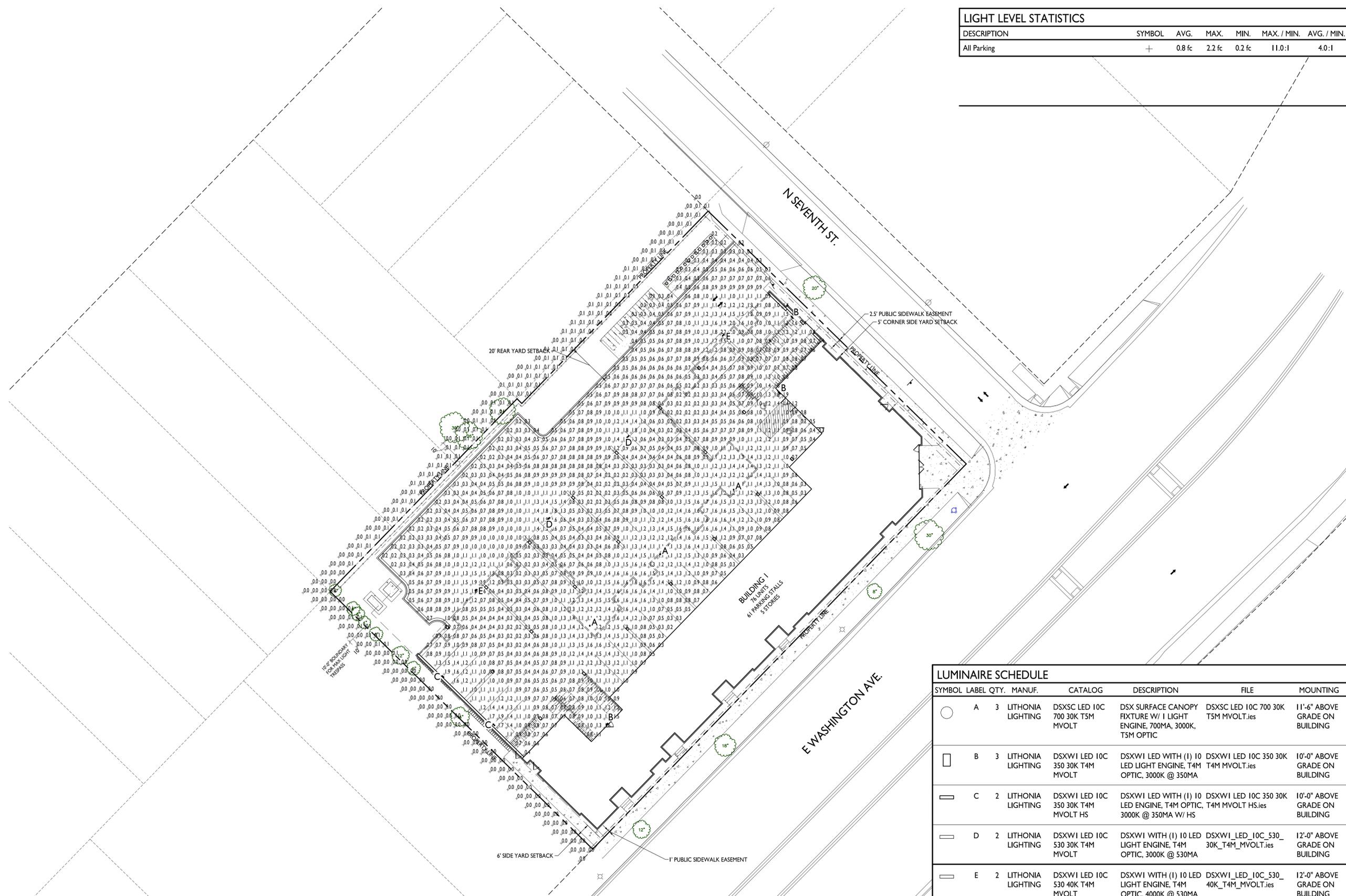




- 1. Looking northwest
- 2. Looking north
- 3. Looking south
- 4. Looking west
- 5. Looking north

CONTEXT PHOTOS

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

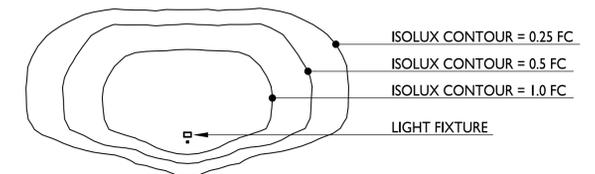


ISSUED
 2024.08.26 Land Use & UDC Submittal

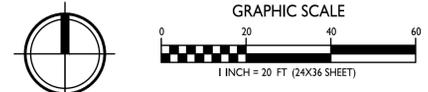
PROJECT TITLE
**Mixed-Use
 Redevelopment**

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	DSXWI LED 10C 350 30K T4M MVOLT	DSXWI LED WITH (1) 10 LED LIGHT ENGINE, T4M OPTIC, 3000K @ 350MA	DSXWI_LED_10C_350_30K_T4M_MVOLT.ies	10'-0" ABOVE GRADE ON BUILDING
▭	C	2	LITHONIA LIGHTING	DSXWI LED 10C 350 30K T4M MVOLT HS	DSXWI LED WITH (1) 10 LED ENGINE, T4M OPTIC, 3000K @ 350MA W/ HS	DSXWI_LED_10C_350_30K_T4M_MVOLT_HS.ies	10'-0" ABOVE GRADE ON BUILDING
▭	D	2	LITHONIA LIGHTING	DSXWI LED 10C 530 30K T4M MVOLT	DSXWI WITH (1) 10 LED LIGHT ENGINE, T4M OPTIC, 3000K @ 530MA	DSXWI_LED_10C_530_30K_T4M_MVOLT.ies	12'-0" ABOVE GRADE ON BUILDING
▭	E	2	LITHONIA LIGHTING	DSXWI LED 10C 530 40K T4M MVOLT	DSXWI WITH (1) 10 LED LIGHT ENGINE, T4M OPTIC, 4000K @ 530MA	DSXWI_LED_10C_530_40K_T4M_MVOLT.ies	12'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION



I SITE LIGHTING PLAN
 CA102 1" = 20'-0"



SHEET NUMBER

CA102

PROJECT NO. **2422**
 © Knothe & Bruce Architects, LLC

2450 E. Washington Ave.
 Madison, WI
 SHEET TITLE
Site Lighting Plan

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"
NO PARKING FIRE LANE
12"

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? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) Proposed sign along 7th St. f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? 92' on 7th St. If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? 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 e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? 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? b) Is there at least 40' between a hydrant and the building? At the corner of E. Washington & 6th St. 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 d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

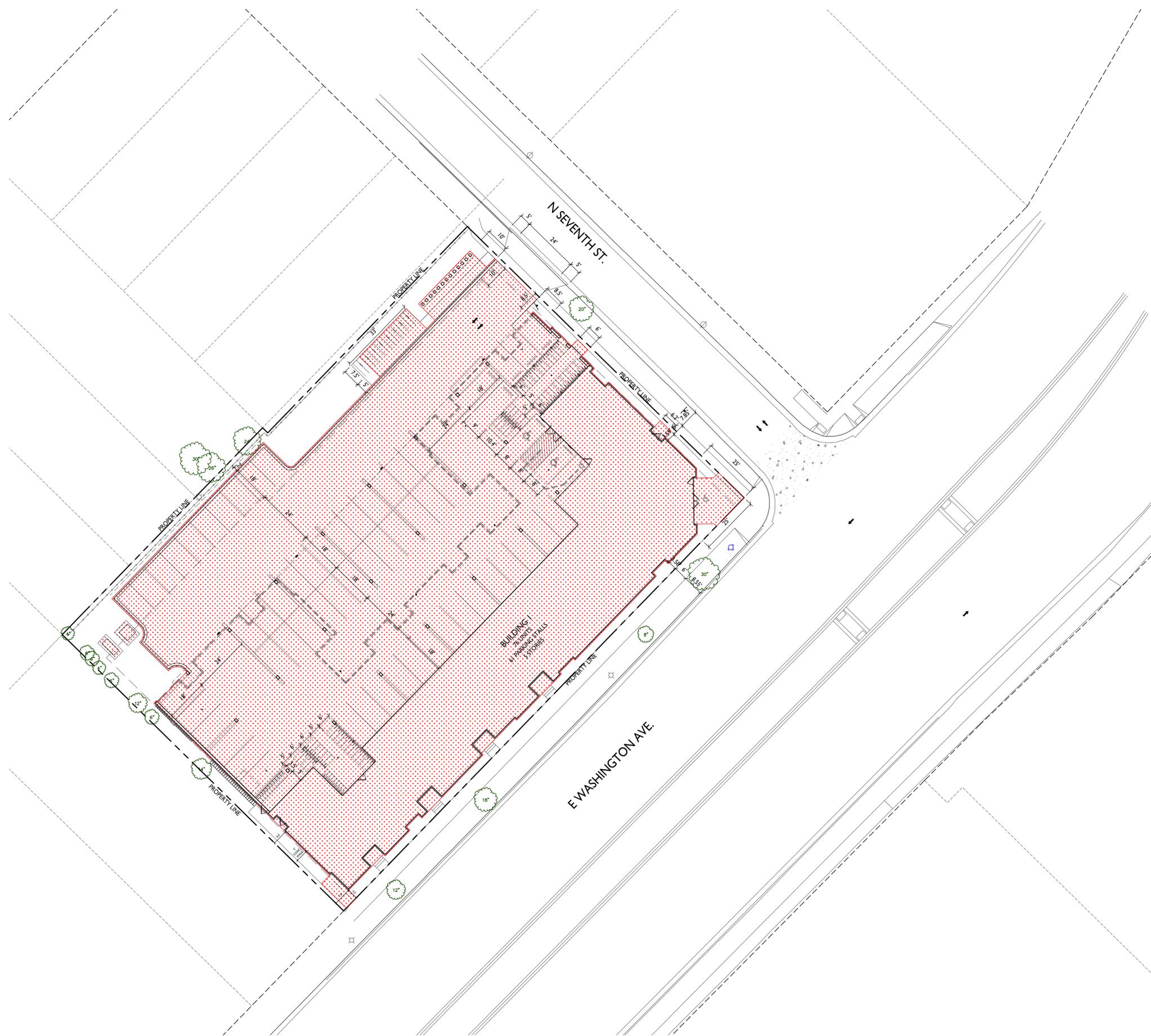
Attach an additional sheet if further explanation is required for any answers.

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



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%



ISSUED
 2024.08.26 Land Use & UDC Submittal

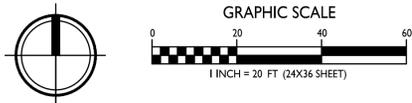
PROJECT TITLE
**Mixed-Use
 Redevelopment**

2450 E. Washington Ave.
 Madison, WI
 SHEET TITLE
**LOT COVERAGE
 SITE PLAN**

SHEET NUMBER

CA104
 PROJECT NO. **2422**
 © Knothe & Bruce Architects, LLC

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



ALTA/NSPS LAND TITLE SURVEY

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GRISTENBREI'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.



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

Prepared By: INIT 001000
SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY
SHEET NUMBER:
C001
PROJECT NO: 24-14144



VICINITY MAP
NOT TO SCALE

- LEGEND**
- GOVERNMENT CORNER
 - 1" IRON PIPE FOUND
 - CHISELED "X" SET
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - CONTROL POINT
 - FINISHED FLOOR SHOT LOCATION
 - BENCHMARK
 - 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
 - WATER LINE
 - ST
 - ST
 - ST
 - OVERHEAD GAS
 - OVERHEAD LINE
 - UNDERGROUND ELECTRIC
 - FO
 - FIBER OPTIC
 - BUILDING
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BITUMINOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - GRAVEL
 - PAVEMENT STRIPING
 - END OF FLAGGED UTILITIES
 - DENOTES RECORDED AS MEASUREMENTS
 - DENOTES THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
 - PARCEL NUMBER

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 SB9'45'09"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. DIGGERS HOTLINE TICKET No.'s 20241100877, 20241100934 AND 20241101015, WITH A CLEAR DATE OF MARCH 14, 2024.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
 - MCI
 - CHARTER COMMUNICATIONS
 - A&T DISTRIBUTION
 - 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), GRISTENBREI'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), GRISTENBREI'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), GRISTENBREI'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), GRISTENBREI'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

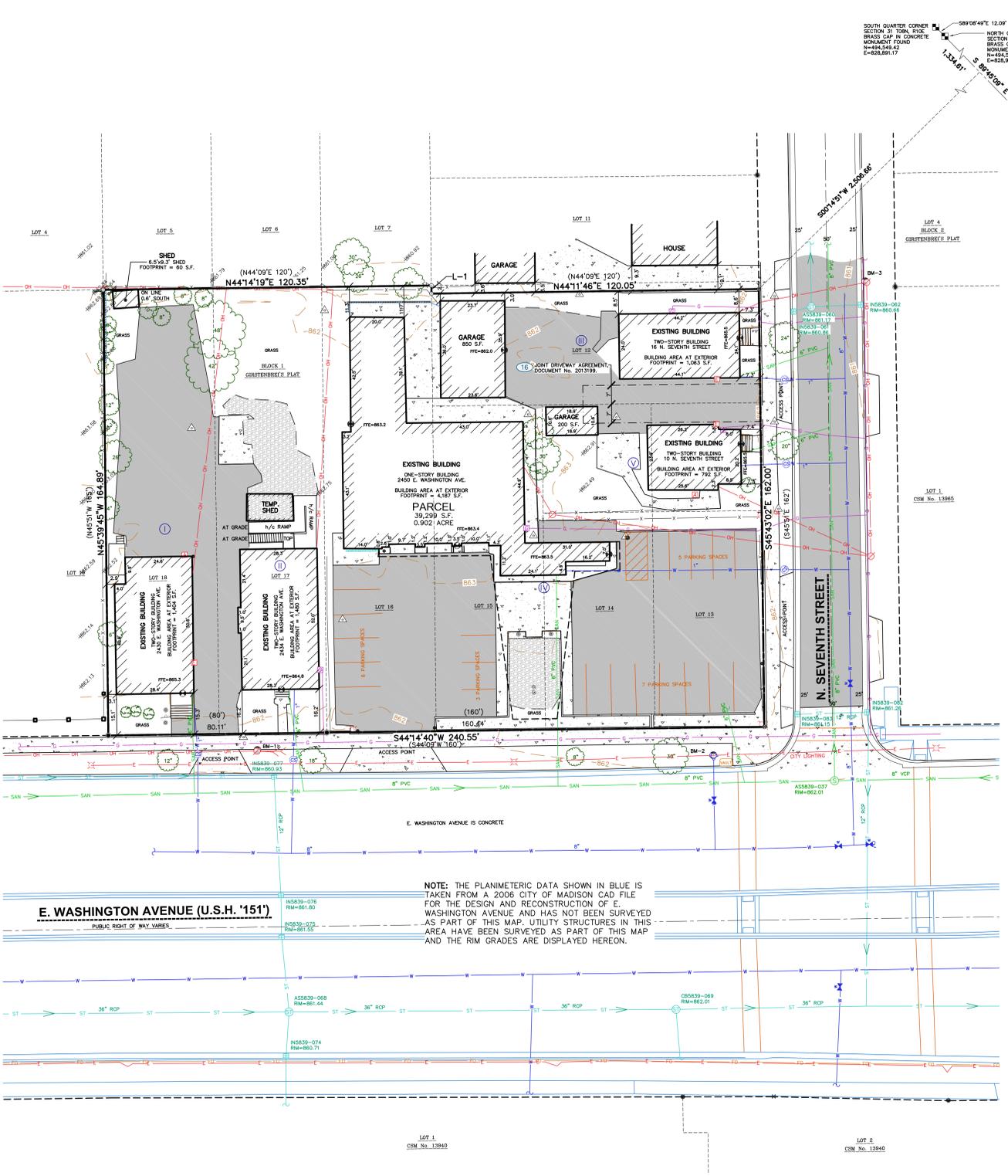
PARCEL V:
THE NORTHWEST 40 FEET OF LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK ONE (1), GRISTENBREI'S PLAT OF BLOCKS 295, 296, 297, FARWELL'S ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 10 NORTH SEVENTH STREET, MADISON, WI 53716
TAX PARCEL No.: 251/0710-061-1923-6

SURVEYOR'S CERTIFICATE

TO:
i) VOLKER DEVELOPMENT INC., A WISCONSIN CORPORATION,
ii) ADAMS PROPERTIES LLC, G/K/G 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

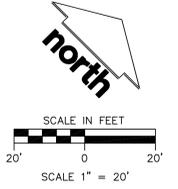


BENCHMARKS

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

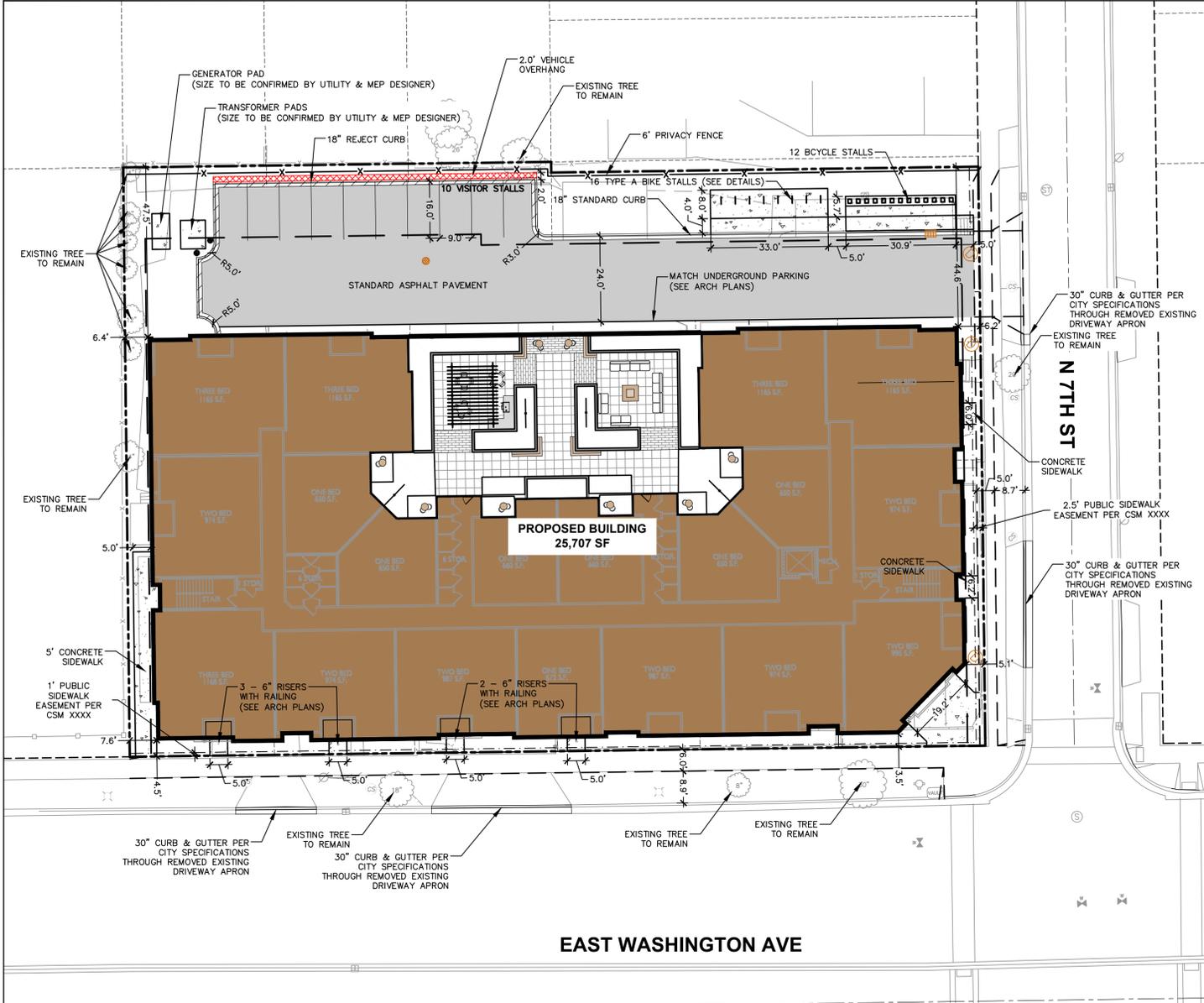
LINE TABLE

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



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.

File: \USDINC\project\2024\24144\DWG\Civil\Sheets\24144\144\ComDocs.dwg Layout: C101-SITE User: isaac.newman Plotted: Aug 23, 2024 - 4:21pm Xref's:



PAVING NOTES

- 1. GENERAL:
1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS...
1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB...
1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT...
1.4. SURFACE PREPARATION - NOTIFY ENGINEER...
1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB...
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM...
2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED...
2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS...
2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT...
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION...
3.2. WEATHER LIMITATIONS:
3.2.1. DO NOT PLACE HMA WHEN BASE IS WET...
3.2.2. DO NOT PLACE ASPHALTIC MIXTURE...
3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED...
3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE...
3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS)...
3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN...
3.4. BINDER COURSE AGGREGATE:
3.4.1. THE AGGREGATE FOR THE BINDER COURSE...
3.5. SURFACE COURSE AGGREGATE:
3.5.1. THE AGGREGATE FOR THE SURFACE COURSE...
3.6. ASPHALTIC MATERIALS:
3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM...
4. CONCRETE PAVING SPECIFICATIONS:
4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE...
4.2. CURING COMPOUNDS SHALL CONFORM...
4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN...
4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS...
4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER...
4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB...
4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS...
4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME...
5. PAVEMENT MARKING SPECIFICATIONS:
5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE...
5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS...
5.3. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL...
5.4. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED...
5.5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED...
5.6. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY...
5.7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL...
6. SEED PREPARATION SPECIFICATIONS:
6.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL...
6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS...
6.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX...
6.4. SOW SEED AT RATES SPECIFIED USING METHOD "A"...
7. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
7.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1...
7.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER...

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

Table with 2 columns: 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 (STANDARD: 10, UNDERGROUND: 59, ACCESSIBLE: 2, TOTAL: 61), NUMBER OF BICYCLE STALLS (SURFACE: 16, UNDERGROUND: 77), EXISTING VS. PROPOSED SITE COVERAGE (EXISTING IMPERVIOUS: 30,948 SF, PROPOSED IMPERVIOUS: 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:

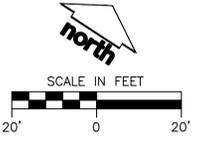
GREEN ROOF AREA WAS COUNTED AS PERVIOUS AREA FOR THE LOT COVERAGE SURFACE

SEEDING AND RESTORATION NOTES

- 1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL...
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED...
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED...
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY...
5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL...
6. SEED PREPARATION SPECIFICATIONS:
6.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL...
6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS...
6.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX...
6.4. SOW SEED AT RATES SPECIFIED USING METHOD "A"...
7. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
7.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1...
7.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER...

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)



DIGGERS HOTLINE Toll Free (800) 242-8511



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 WISCONSIN 53704

PLAN MODIFICATIONS table with columns: #, Date, Description. Rows 1-15.

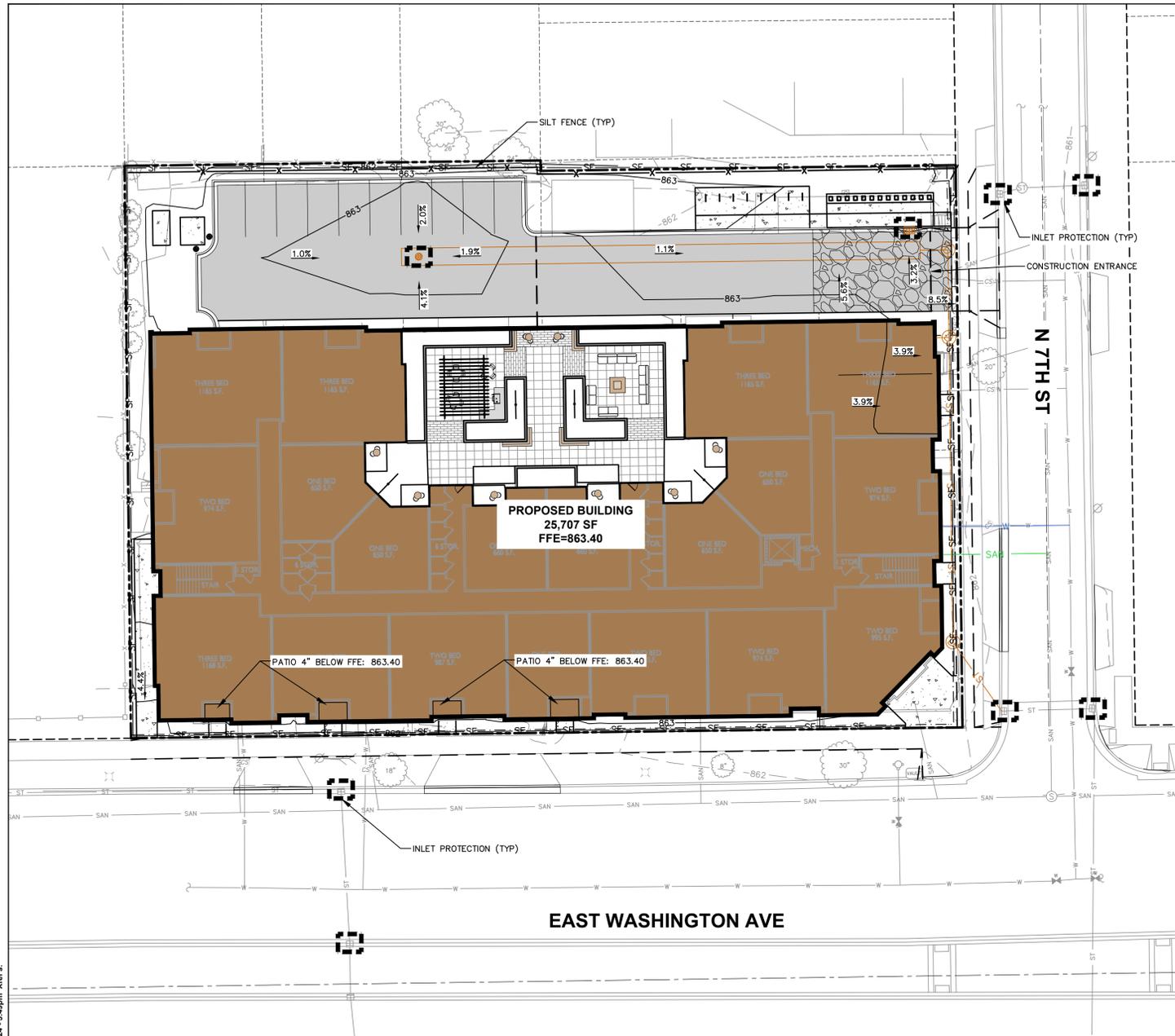
Designed By: IRN Reviewed By: AG Approved By: MH SHEET TITLE: SITE PLAN

SHEET NUMBER: C101

JSD PROJECT NO: 24-14144

NOT FOR CONSTRUCTION

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



GRADING AND EARTHWORK NOTES

- 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.
- 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.
- 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.
- ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTH FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
- CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
- 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 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
- 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.
- CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
- 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.
- SOIL MATERIAL SPECIFICATIONS:**
 - FILL AND BACKFILL MATERIALS**
 - MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ON-SITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
 - IMPORTED FILL MATERIAL
 - MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ON-SITE. 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".
 - GRANULAR FILL
 - 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

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
- 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.
- 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.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5" ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- 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 SEDIMENT OFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
- 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.
- 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.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - 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.
- 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 ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ON-SITE. 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.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 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.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON-SITE 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:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS/ACRE) IN FALL
 - HYDRO-MULCHING WITH A TACKIFIER
 - WOVEN AND NON-WOVEN GEOTEXTILES
 - EROSION MATTING
 - SODDING
 - OTHER MEASURES AS APPROVED BY THE ENGINEER
- 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.
- 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
- RECTIFY CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- 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

JSD

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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
WISCONSIN 53704**

PLAN MODIFICATIONS:

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

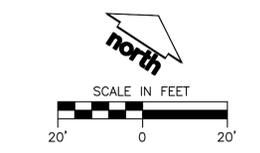
SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C102

JSD PROJECT NO: 24-14144

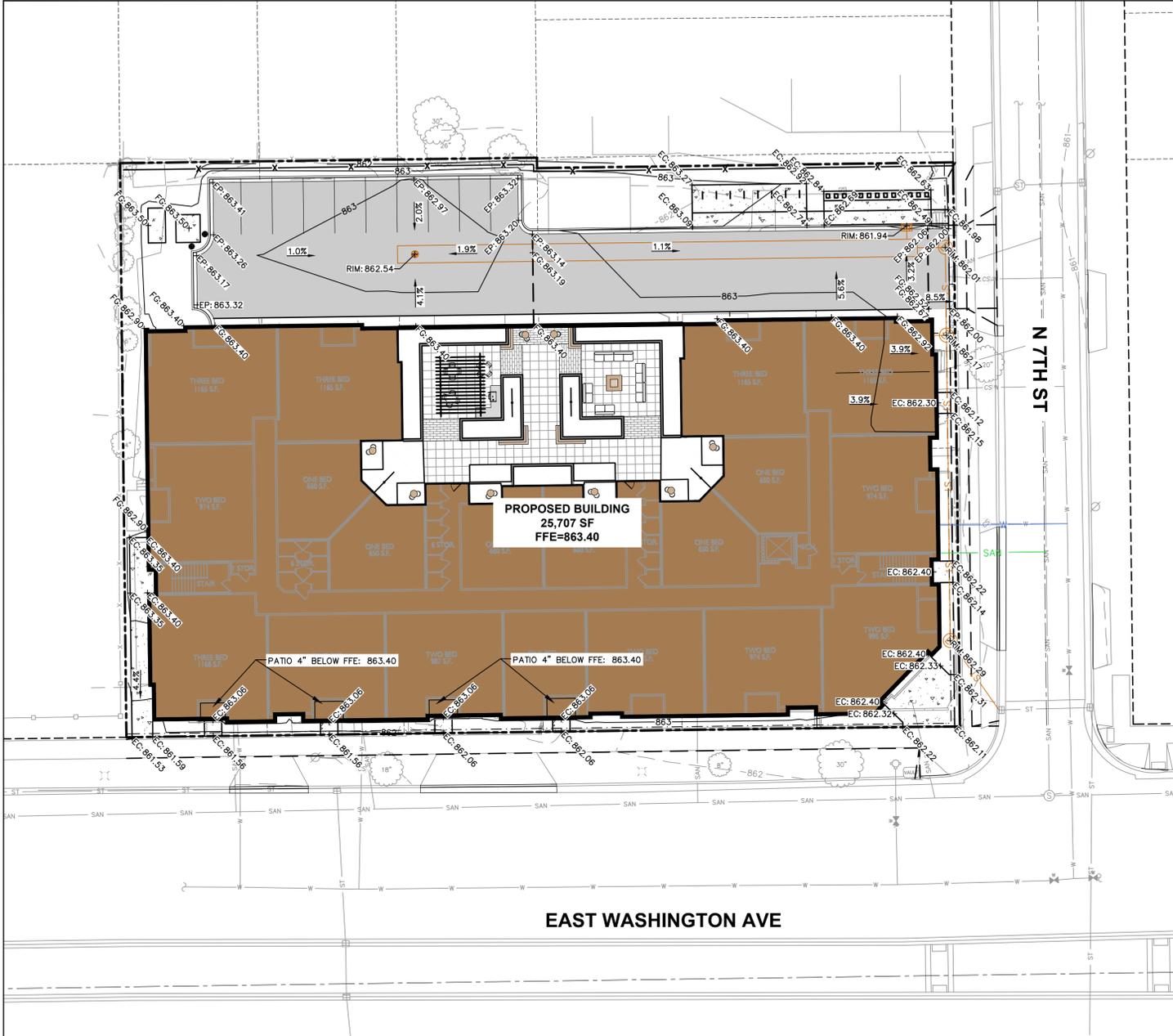
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

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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LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
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	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	DRAINAGE DIRECTION
	GRADE BREAK

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Designed By: IRN
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SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:
C103

JSD PROJECT NO: 24-14144

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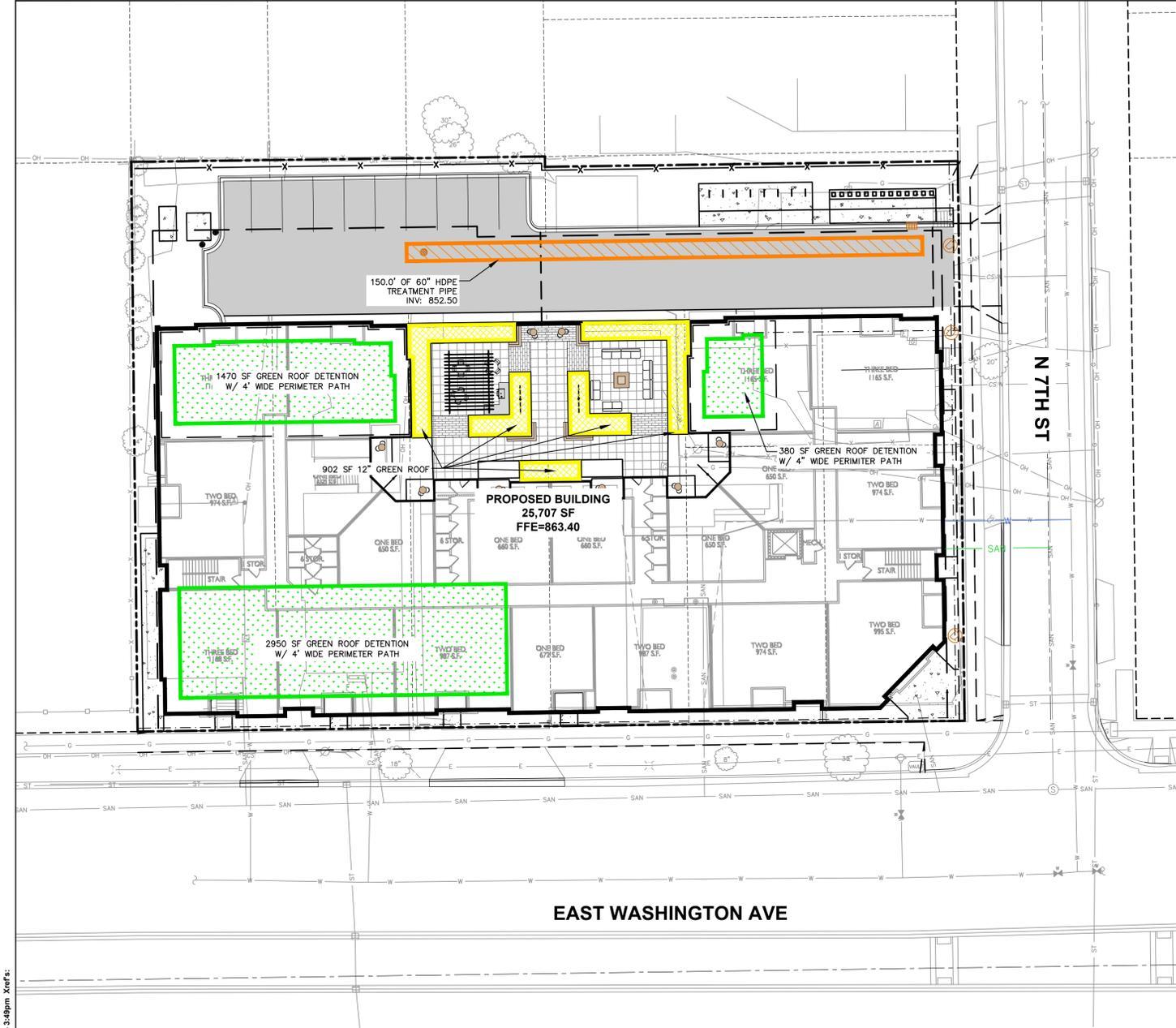
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north

SCALE IN FEET

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LEGEND

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---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
X	FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER

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Designed By: IRN
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SHEET TITLE:
GREEN ROOF AREAS PLAN

SHEET NUMBER:
C104

JSD PROJECT NO: 24-14144

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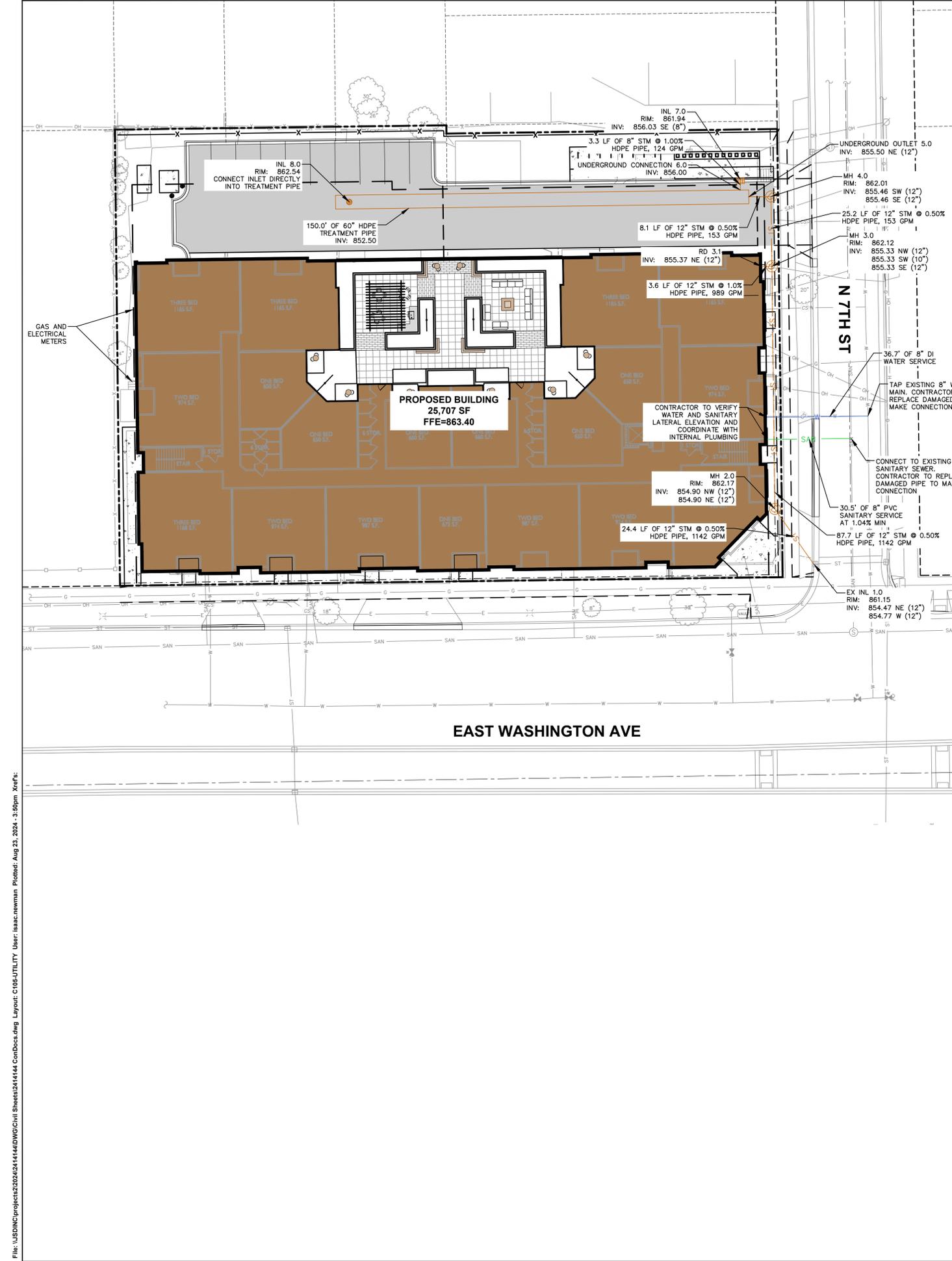
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UTILITY NOTES

- 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.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - 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.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - 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.
- 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.
- SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- 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.
- 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.
- 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(1)(H), SPS 382.30(7)(C)10, AND SPS 382.40(B)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
- DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
- 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.
- 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.
- 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.
- IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH INSULATION THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(1)(G) OR WATER PIPING 382.40(B)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(1)(K)2 FOR PROTECTION FROM FROST.
- STORM SEWER SPECIFICATIONS:**
 - PIPE:
 - REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.
 - 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 M204 TYPE "S".
 - 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.
 - INLETS AND CATCH BASINS:
 - 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.
 - 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.
 - FRAME AND GRATINGS:
 - CURB FRAMES AND GRATINGS SHALL BE NEENAH R-3087 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - SOLID LID FRAME AND GRATINGS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - GRATE FRAME AND GRATINGS SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - MANHOLES:
 - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
 - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
- BACKFILL AND BEDDING:
 - STORM SEWERS 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.
 - LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.
- FIELD TILE CONNECTIONS:
 - 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.
- WATER MAIN & WATER LATERAL SPECIFICATIONS:**
 - PIPE:
 - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.
 - 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.
 - COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER.
 - 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".
 - VALVES AND VALVE BOXES:
 - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
 - CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS.
 - WATER SERVICES CONNECTIONS
 - 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.
 - 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.
 - HYDRANTS:
 - 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).
 - JOINT RESTRAINT:
 - 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.
 - BEDDING AND COVER MATERIAL:
 - 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.
 - BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
 - BACKFILL:
 - 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.
 - LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.
- 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.
- SANITARY SEWER SPECIFICATIONS:**
 - PIPE:
 - 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.
 - 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.
 - MANHOLES:
 - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE JURISDICTIONAL AUTHORITIES.
 - 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.
 - MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WRAP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923.
 - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LIDS OR EQUAL, UNLESS SPECIFIED IN THE PLANS.
 - BEDDING AND COVER MATERIAL:
 - 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).
 - 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."
 - BACKFILL:
 - 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.
 - LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.

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- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- FENCE
- SANITARY SEWER
- WATERMAIN
- STORM SEWER

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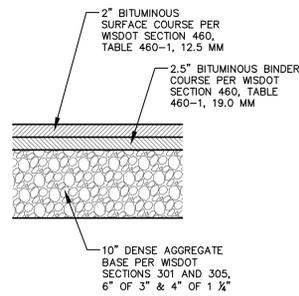
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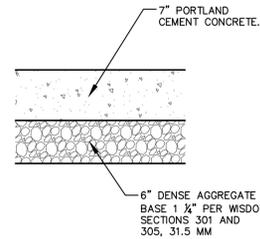
JSD PROJECT NO: 24-14144

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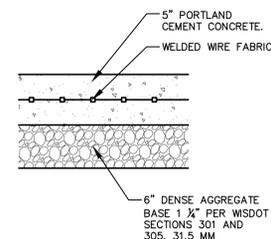
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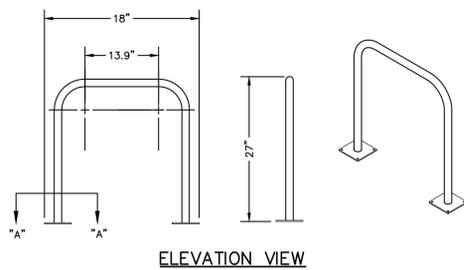
STANDARD DUTY ASPHALT PAVEMENT SECTION



CONCRETE SECTION



CONCRETE SIDEWALK SECTION



ELEVATION VIEW

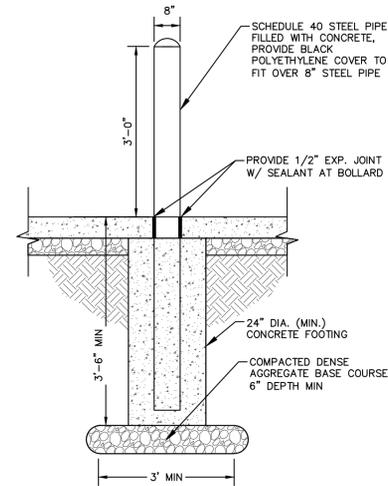


SURFACE FLANGE MOUNT (SF) SECTION VIEWS

GENERAL NOTES:

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

TYPE A INVERTED-U BIKE RACK



CONCRETE BOLLARD

REV. 12-17-2018

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:

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

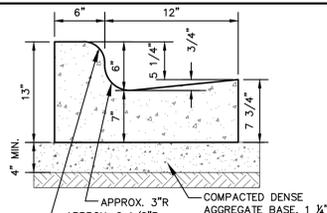
BIKE RACK OPTIONS

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PAVEMENT SECTIONS

REV. 7-01-2019

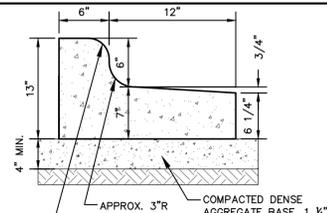
N.T.S.



18" STANDARD CURB & GUTTER

REV. 12-17-2018

N.T.S.



18" REJECT CURB & GUTTER

REV. 12-17-2018

N.T.S.



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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
WISCONSIN 53704

PLAN MODIFICATIONS:

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

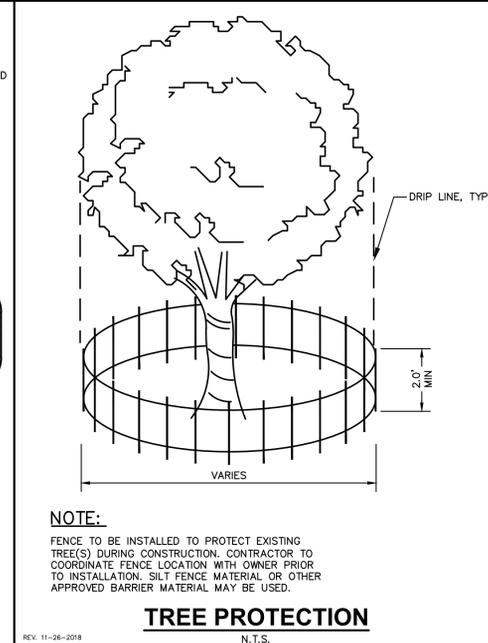
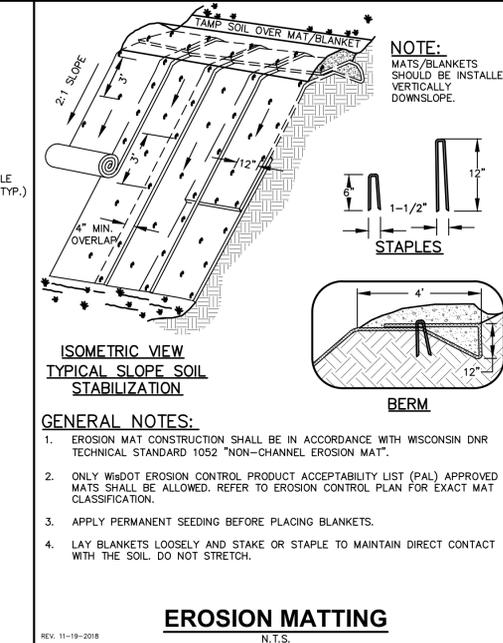
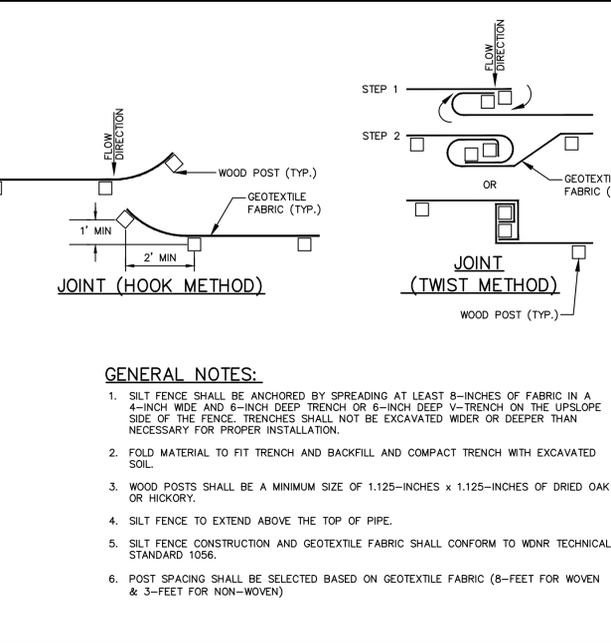
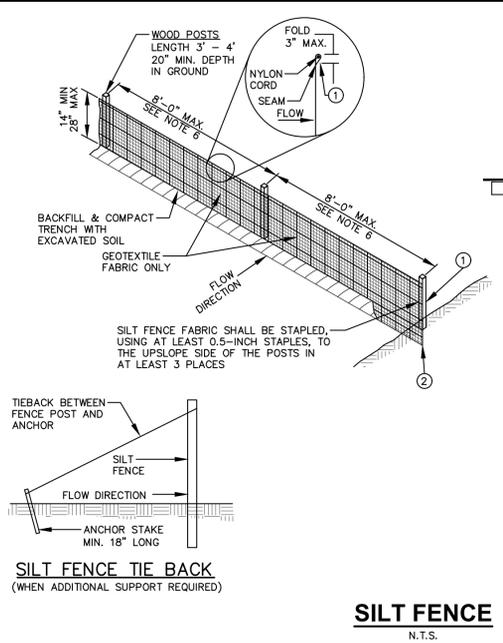
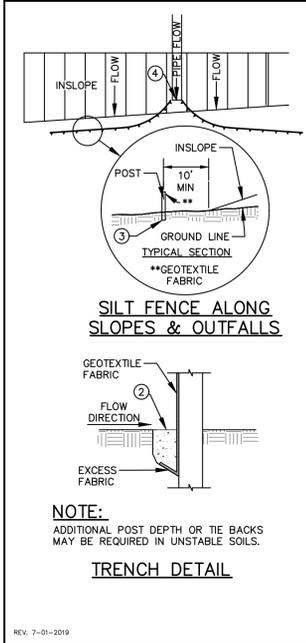
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SITE DETAILS

SHEET NUMBER:

C500

JSD PROJECT NO: 24-14144





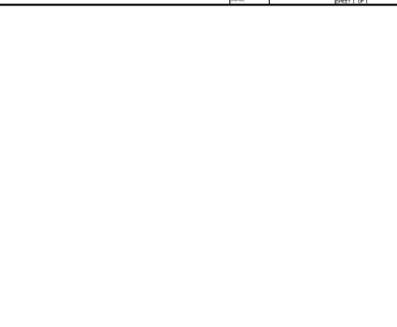
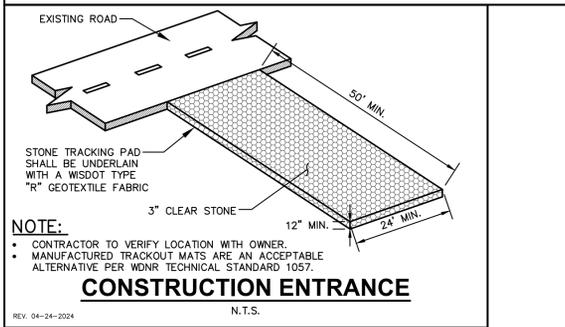
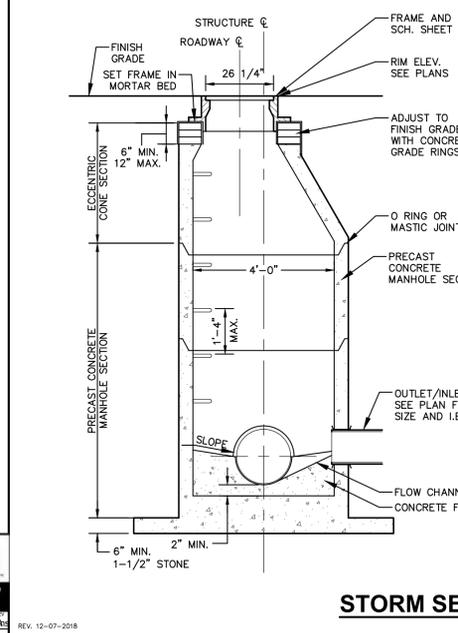
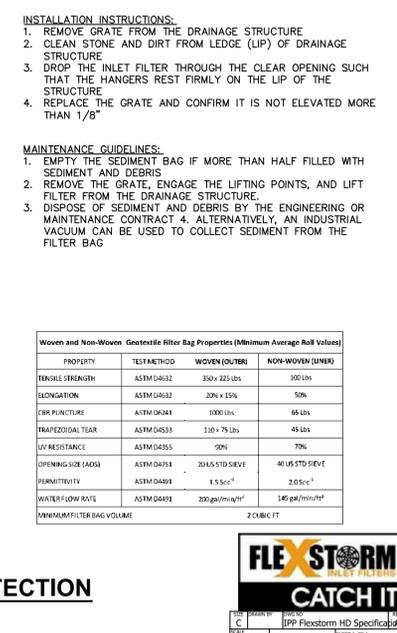
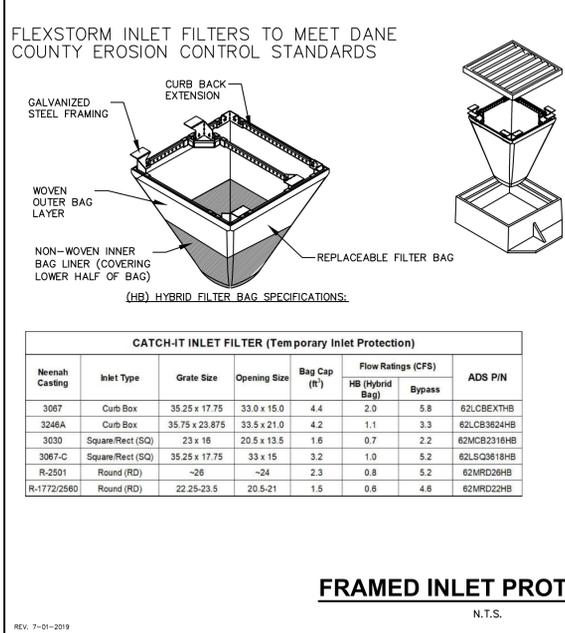
REV. 7-01-2019

N.T.S.

N.T.S.

REV. 11-19-2018

REV. 11-26-2018



JSD

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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
WISCONSIN 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

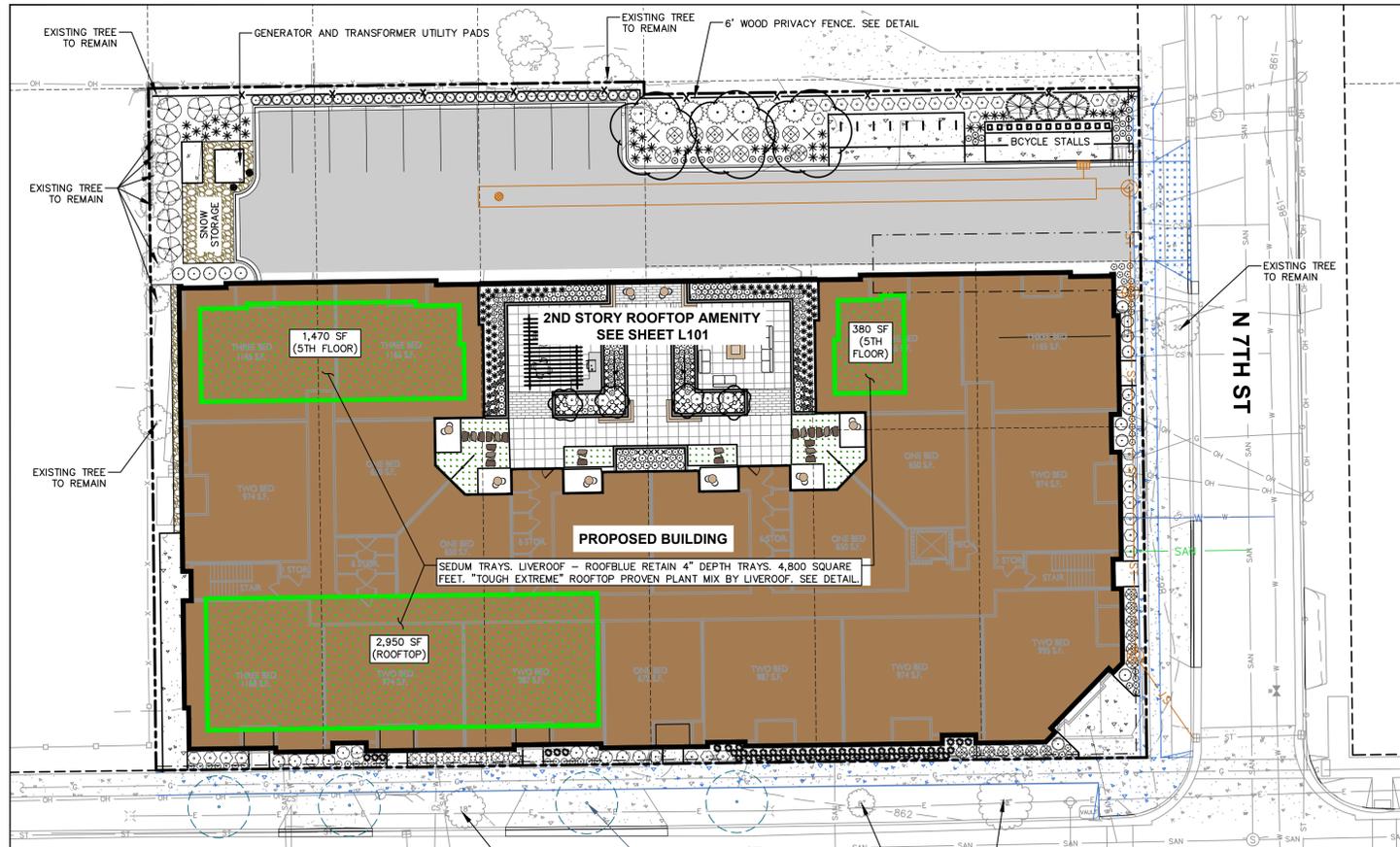
JSD PROJECT NO: 24-14144

DIGGERS HOTLINE

Toll Free (800) 242-8511

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PLANT SCHEDULE

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

CONTRACTOR NOTES

- ALL PLANTING AREAS SHALL RECEIVE SHREDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.
- ALL DISTURBED AREAS SHALL RECEIVE SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE DEPICTED.

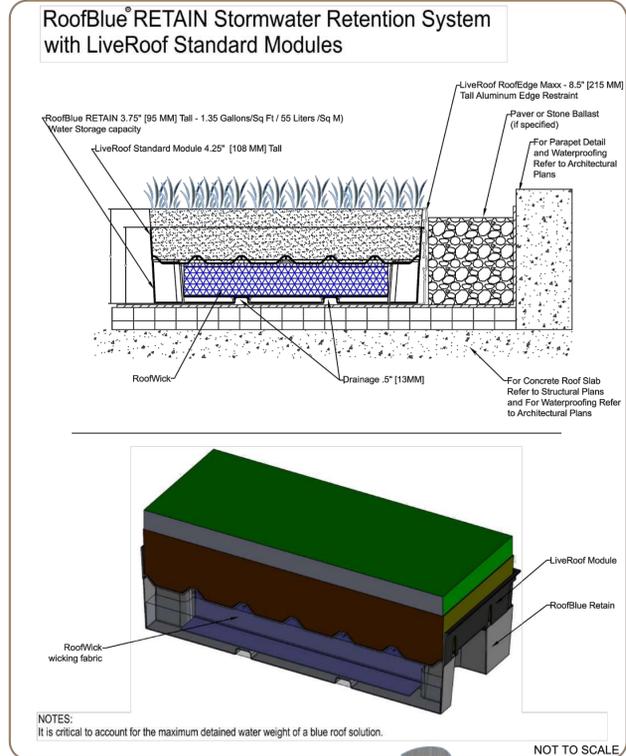
EAST WASHINGTON AVE

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.

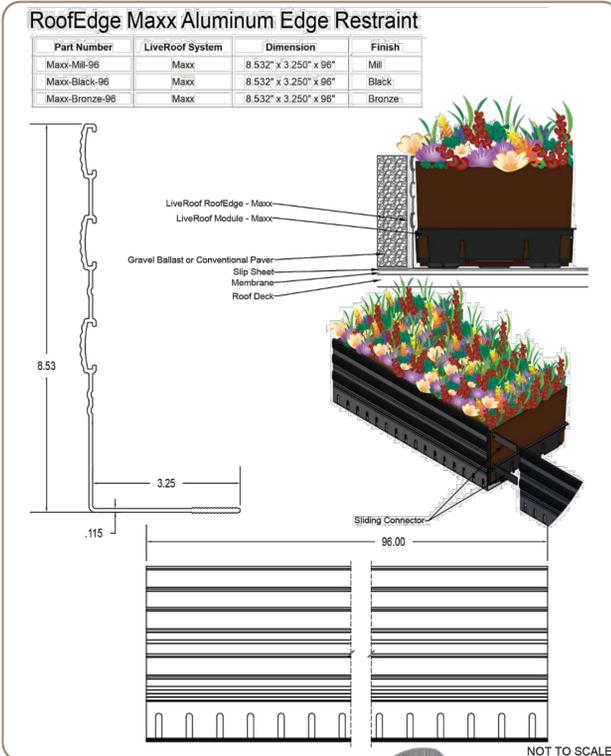
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

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.



STD-BLUE-RETAIN v2022-11-9



MAXX Restraint 2022-11-8



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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
WISCONSIN 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: JSD\BDC\project\2024\2414144\DWG\Landscapes\Sheet\2414144 - Landscape.dwg Layout: L100 User: matt.ammal Plotted: Aug 23, 2024 - 2:20pm Xrefs: 24-14144 Volker - 2450 E Washington Ave

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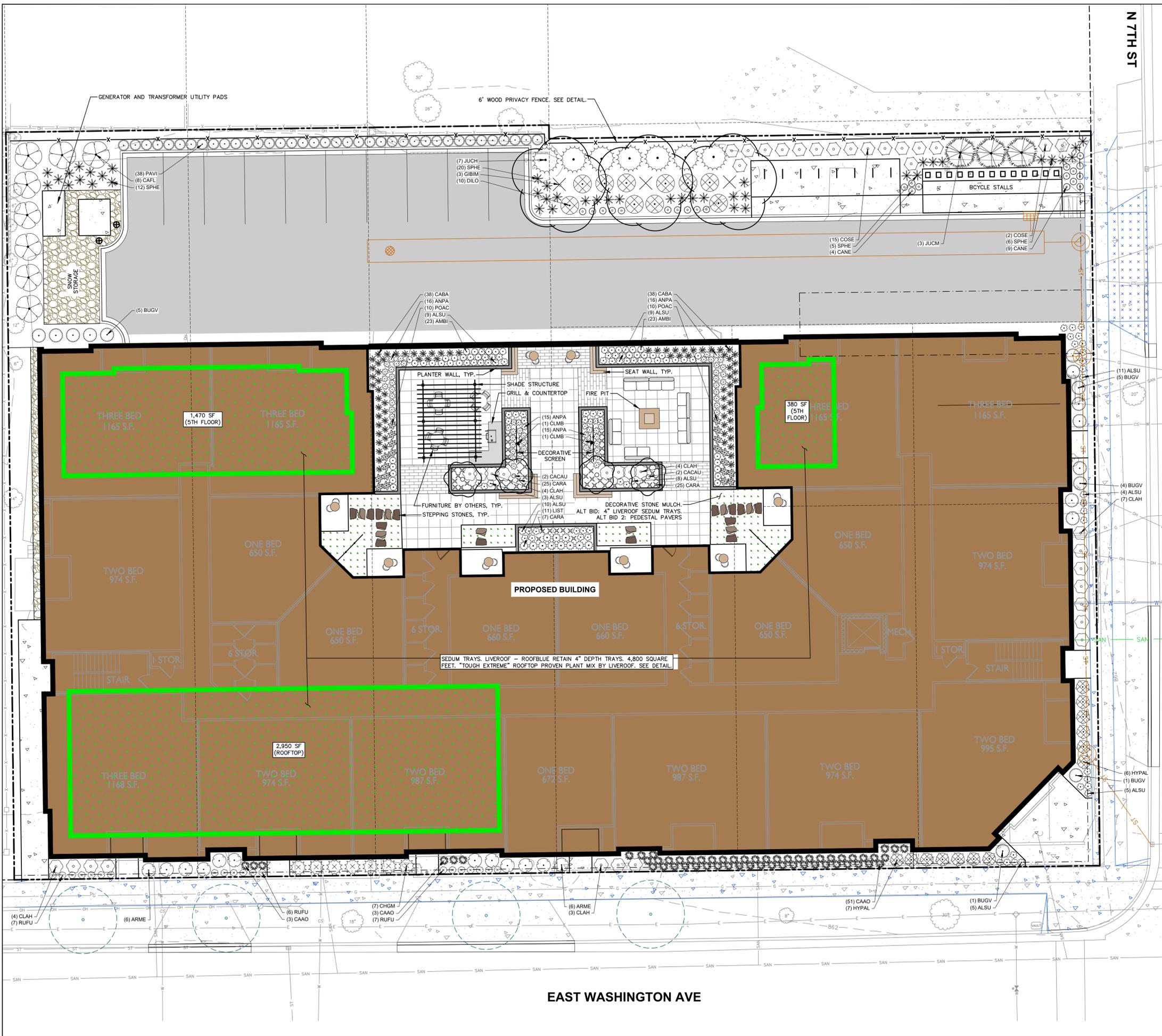
LiveRoof Global, LLC
P.O. Box 533
Spring Lake, MI 49456
(800) 875-1362
www.liveroof.com



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(800) 875-1362
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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
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD
- BIKE RACK
- DECORATIVE STONE MULCH
- ALUMINUM EDGING

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
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OVERSTORY DECIDUOUS TREES		
	GIBIM	<i>Ginkgo biloba</i> 'Magyar' Magyar Maidenhair Tree
UPRIGHT EVERGREEN SHRUB		
	JUCM	<i>Juniperus chinensis</i> 'Mountbatten' Mountbatten Juniper
DECIDUOUS SHRUBS		
	ARME	<i>Aronia melanocarpa</i> 'Worton'™ Iroquois Beauty Black Chokeberry
	CAFL	<i>Calycanthus floridus</i> 'SMNCAF' Simply Scentsational® Sweetshrub
	CLAH	<i>Clethra alnifolia</i> 'Hummingbird' Hummingbird Summersweet
	COSE	<i>Cornus sericea</i> 'Farrow' Arctic Fire® Red Twig Dogwood
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	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' Little Quick Fire Hydrangea
EVERGREEN SHRUBS		
	BUGV	<i>Buxus</i> x 'Green Velvet' Green Velvet Boxwood
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	JUCH	<i>Juniperus chinensis</i> 'Sea Green' Sea Green Juniper
PERENNIALS & GRASSES		
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	AMBI	<i>Amsonia</i> x 'Blue Ice' Blue Ice Bluestar
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	CAAO	<i>Calamagrostis</i> x acutiflora 'Overdam' Overdam Feather Reed Grass
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	CARA	<i>Carex radiata</i> Eastern Star Sedge
	CLMB	<i>Clematis</i> x 'Multi Blue' Multi Blue Clematis
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	POAC	<i>Polystichum acrostichoides</i> Christmas Fern
	RUFU	<i>Rudbeckia fulgida sultivantii</i> 'Goldsturm' Goldsturm Coneflower
	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed

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VOLKER DEVELOPMENT INC

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FOND DU LAC, WI 54935

PROJECT:
MIXED USE REDEVELOPMENT

PROJECT LOCATION:
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MADISON, DANE CO
WISCONSIN 53704

PLAN MODIFICATIONS:		
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Designed By: _____
Reviewed By: _____
Approved By: _____

SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L101

JSD PROJECT NO: 24-14144

NORTH

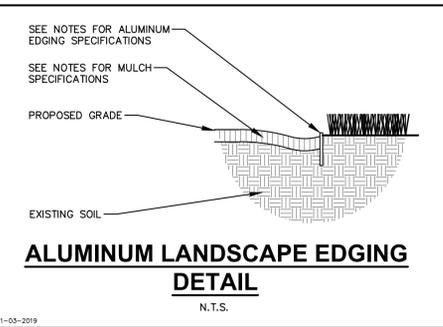
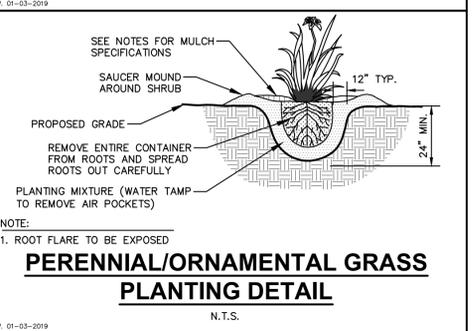
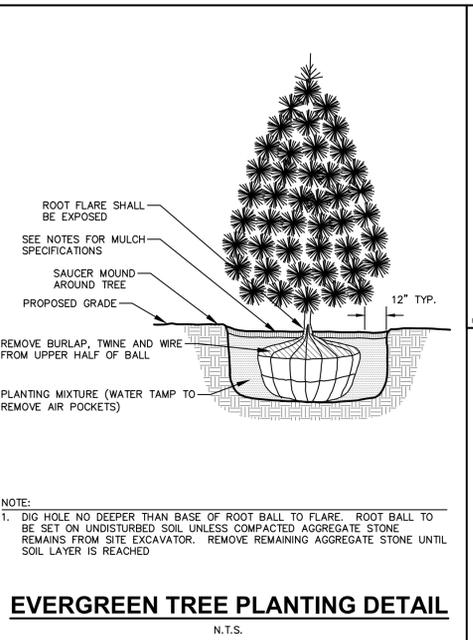
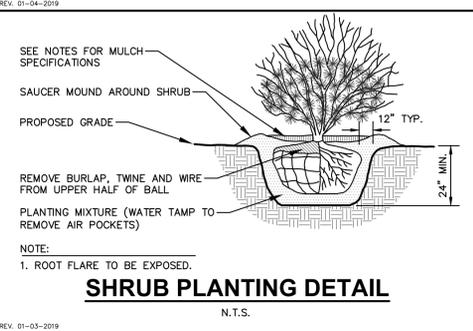
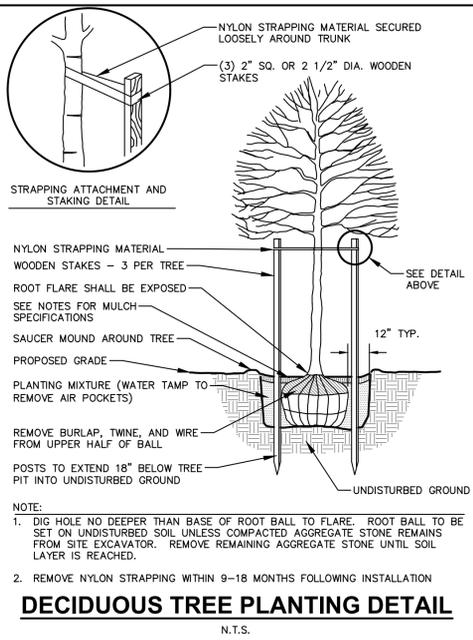
SCALE IN FEET

10' 0 10'

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LANDSCAPE CALCULATIONS AND DISTRIBUTIONS
 Required landscape 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 or 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 (LI) 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: _____

TABLATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			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	0	1,609	1,609
TOTAL NUMBER OF POINTS PROVIDED					1,609	

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

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
- GENERAL: ALL WORK IN THE R-0-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 DELIVERY AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- 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). TREES 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.
- 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 Z30.1. PRUNE TREES AND SHRUBS 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.
- 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.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

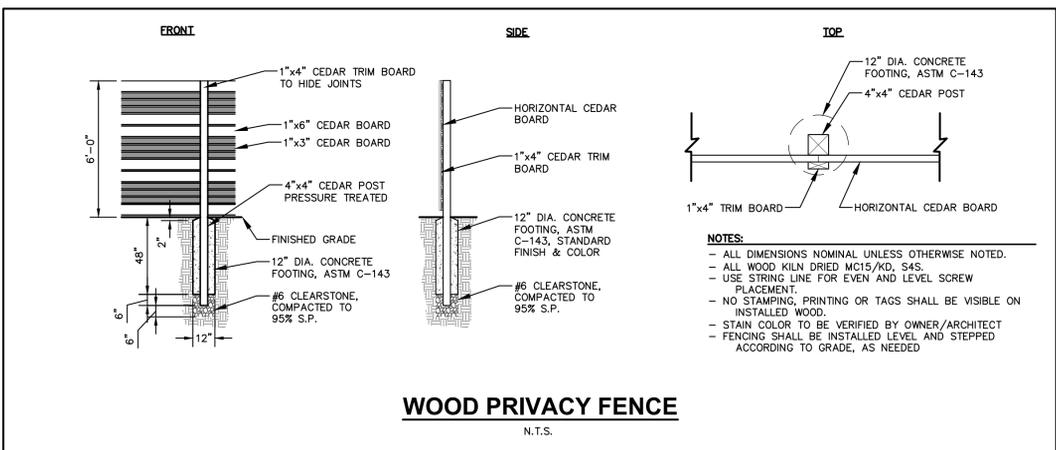
- MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG; PRODUCT TO BE "TRIGATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 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

- MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPETS "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

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- 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.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, 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.
- 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.**



WOOD PRIVACY FENCE
N.T.S.

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 CREATE THE VISION TELL THE STORY
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 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
 WISCONSIN 53704**

PLAN MODIFICATIONS:

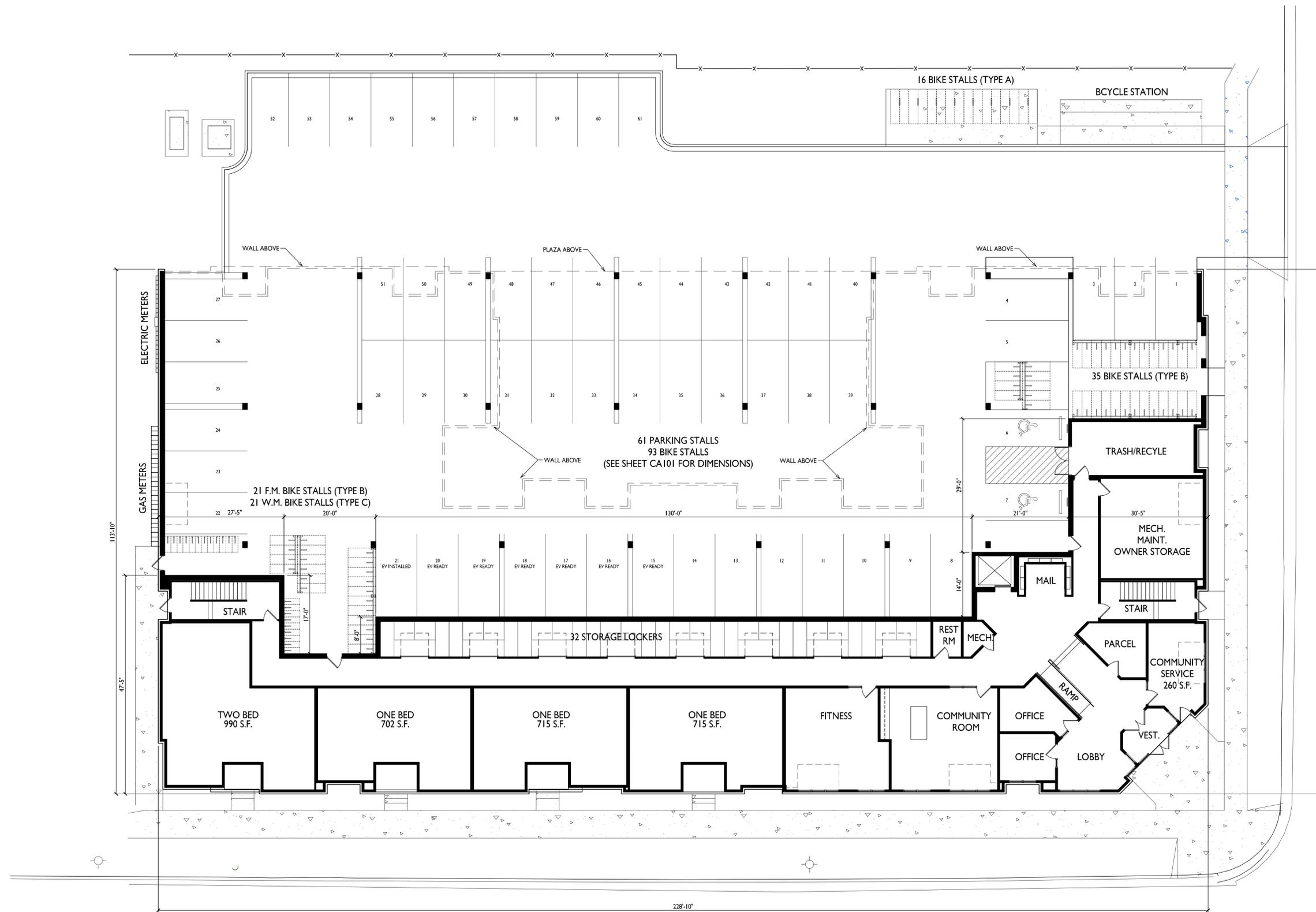
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Designed By:
 Reviewed By:
 Approved By:
 SHEET TITLE:

LANDSCAPE NOTES & DETAILS

SHEET NUMBER:
L500
 JSD PROJECT NO: 24-14144

DIGGERS HOTLINE
 Toll Free (800) 242-8511



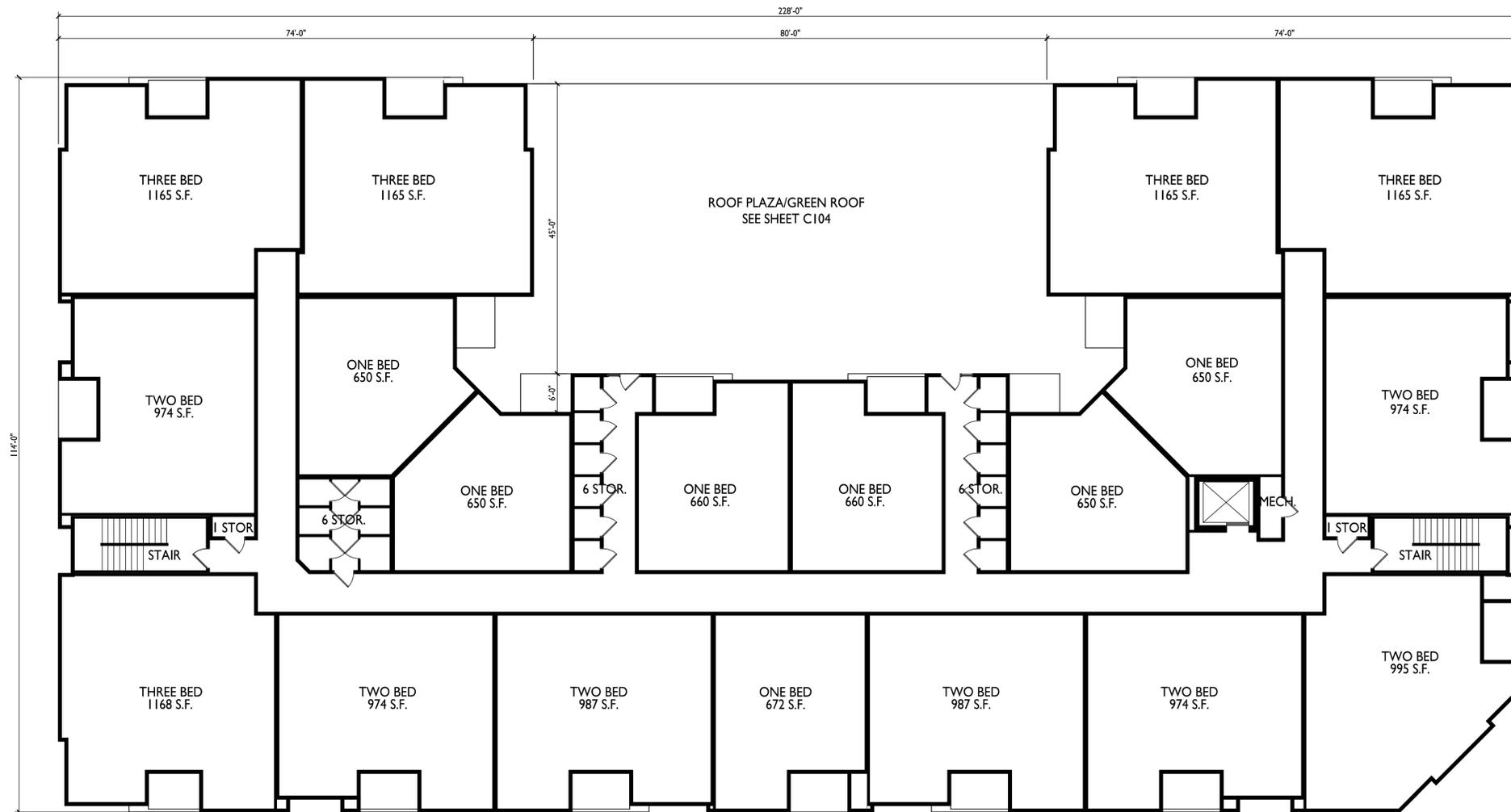
1 FIRST FLOOR PLAN
A101 3/32" = 1'-0"





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



ISSUED
2024.08.26 Land Use & UDC Submittal

PROJECT TITLE
**Mixed-Use
Redevelopment**

2450 E. Washington Ave.
Madison, WI
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A102

PROJECT NO. **2422**
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SECOND FLOOR PLAN
A102 3/32" = 1'-0"





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2024.08.26 Land Use & UDC Submittal

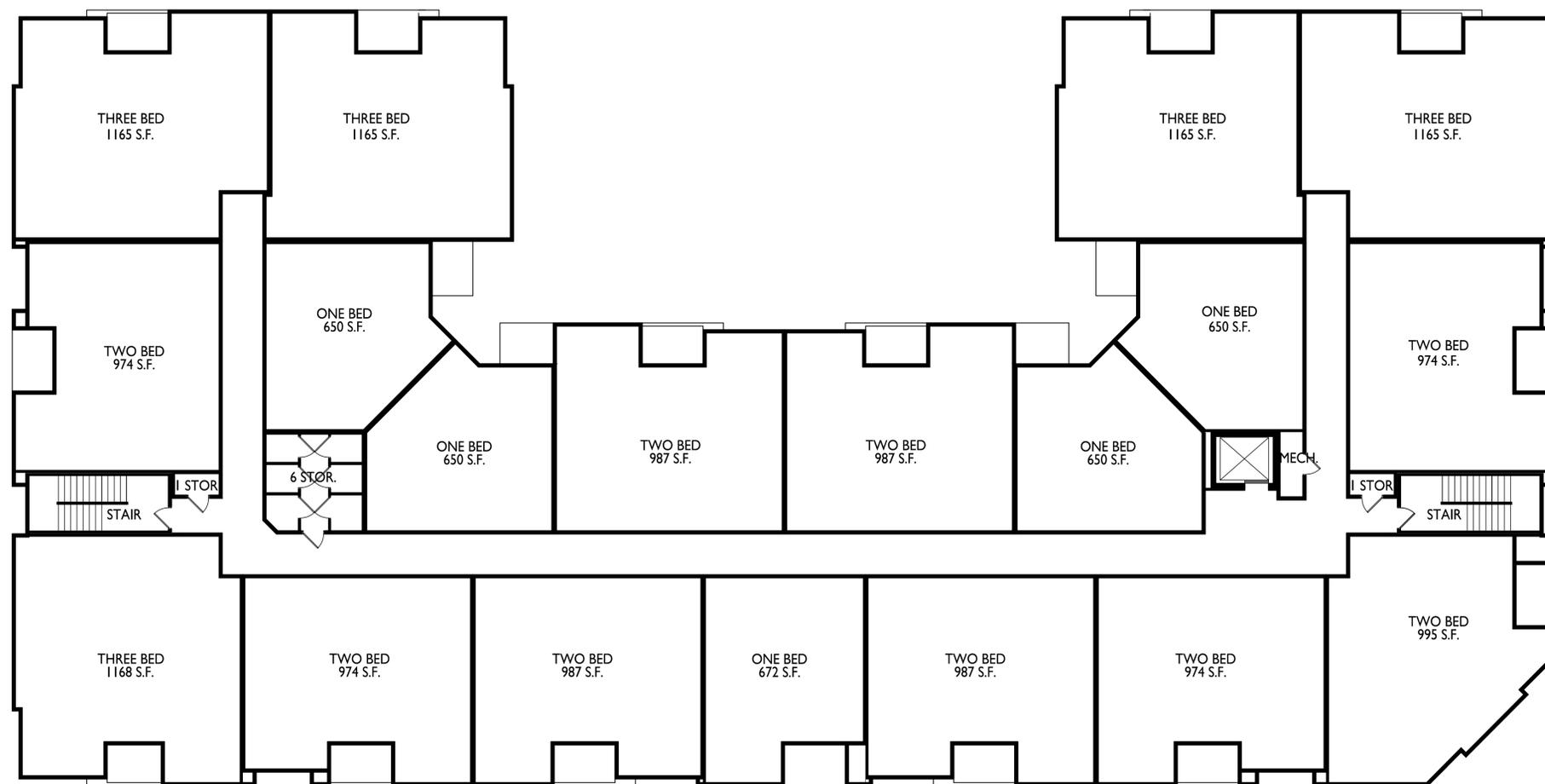
PROJECT TITLE
**Mixed-Use
Redevelopment**

2450 E. Washington Ave.
Madison, WI
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A103

PROJECT NO. **2422**
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THIRD FLOOR PLAN
A103 3/32" = 1'-0"





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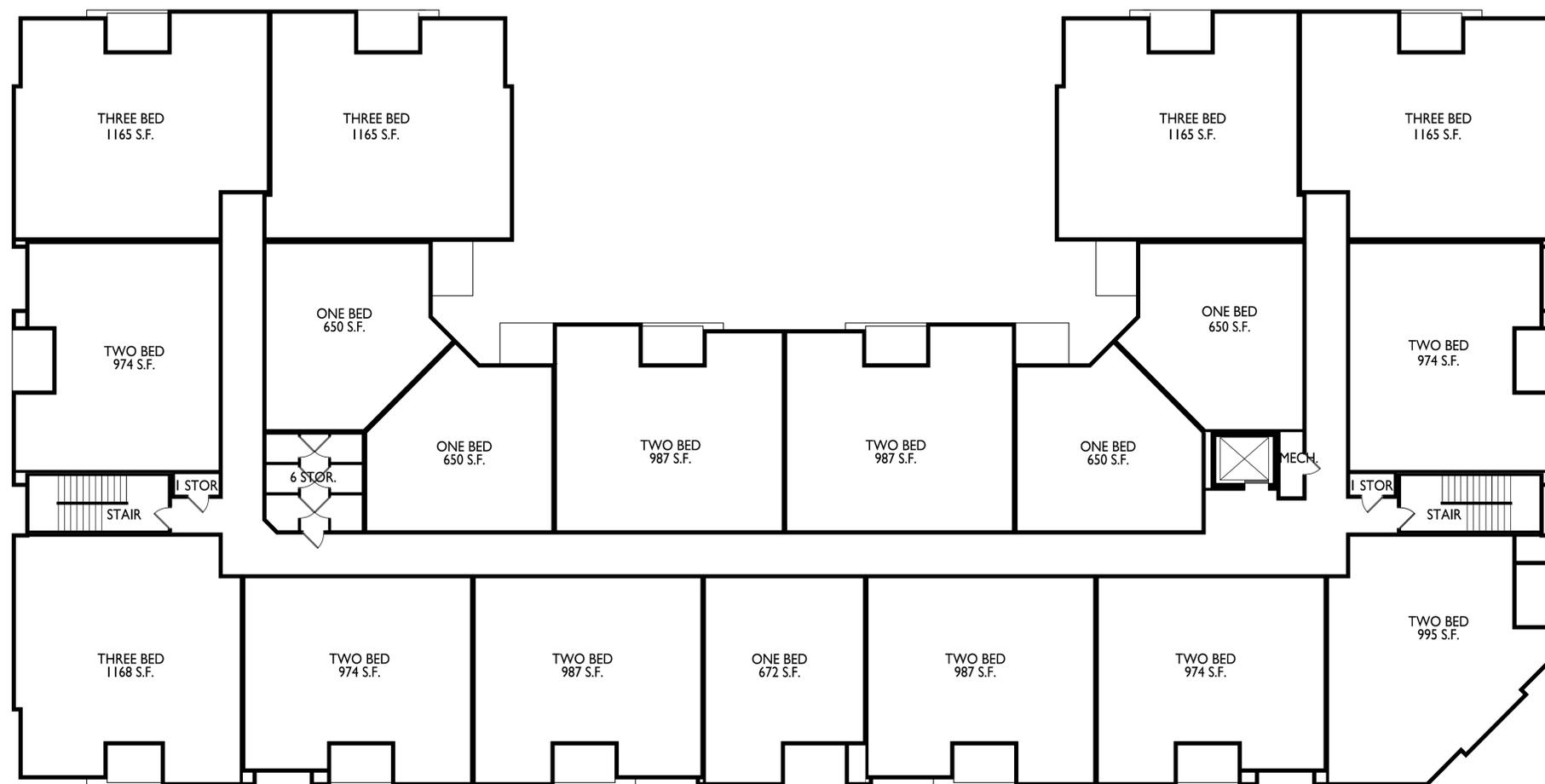
PROJECT TITLE
**Mixed-Use
Redevelopment**

2450 E. Washington Ave.
Madison, WI
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A104

PROJECT NO. **2422**
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FOURTH FLOOR PLAN
A104 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**
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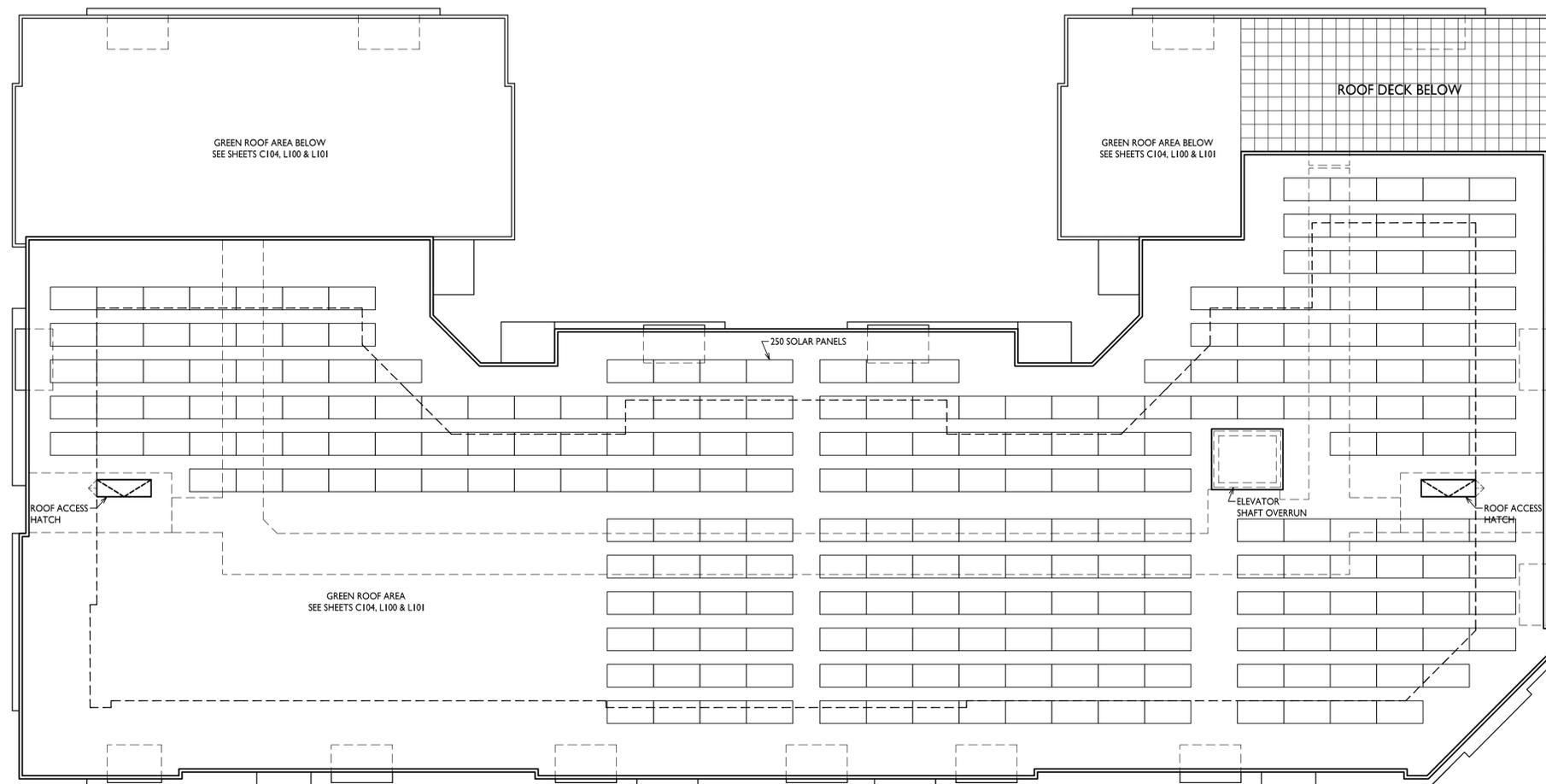
FIFTH FLOOR PLAN
A105 3/32" = 1'-0"





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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**
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ROOF PLAN
A106 3/32" = 1'-0"





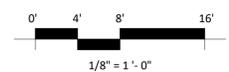
1 CITY ELEVATION - SOUTH
1/8" = 1'-0"



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



2 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



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

ISSUED
UDC SUBMITTAL



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

PROJECT TITLE
**Mixed-Use
Redevelopment**

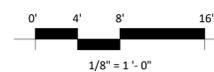
2450 E. Washington
Ave., Madison
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A202

PROJECT NUMBER

2422



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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608.836.3690 Middleton, WI 53562

KEY PLAN

ISSUED
UDC SUBMITTAL



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



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



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

PROJECT TITLE
**Mixed-Use
Redevelopment**

2450 E. Washington
Ave., Madison
SHEET TITLE
**Exterior
Elevations Colored**

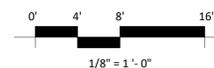
SHEET NUMBER

A203

PROJECT NUMBER

2422

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





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

ISSUED
UDC SUBMITTAL



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

PROJECT TITLE
**Mixed-Use
Redevelopment**

2450 E. Washington
Ave., Madison
SHEET TITLE
**Exterior
Elevations Colored**

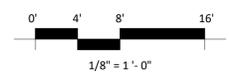
SHEET NUMBER

A204

PROJECT NUMBER

2422

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
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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





Concept Image

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

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Concept Image



Concept Image



Concept Image



Concept Image

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

UDC SUBMITTAL | 2024.08.26 | 2422



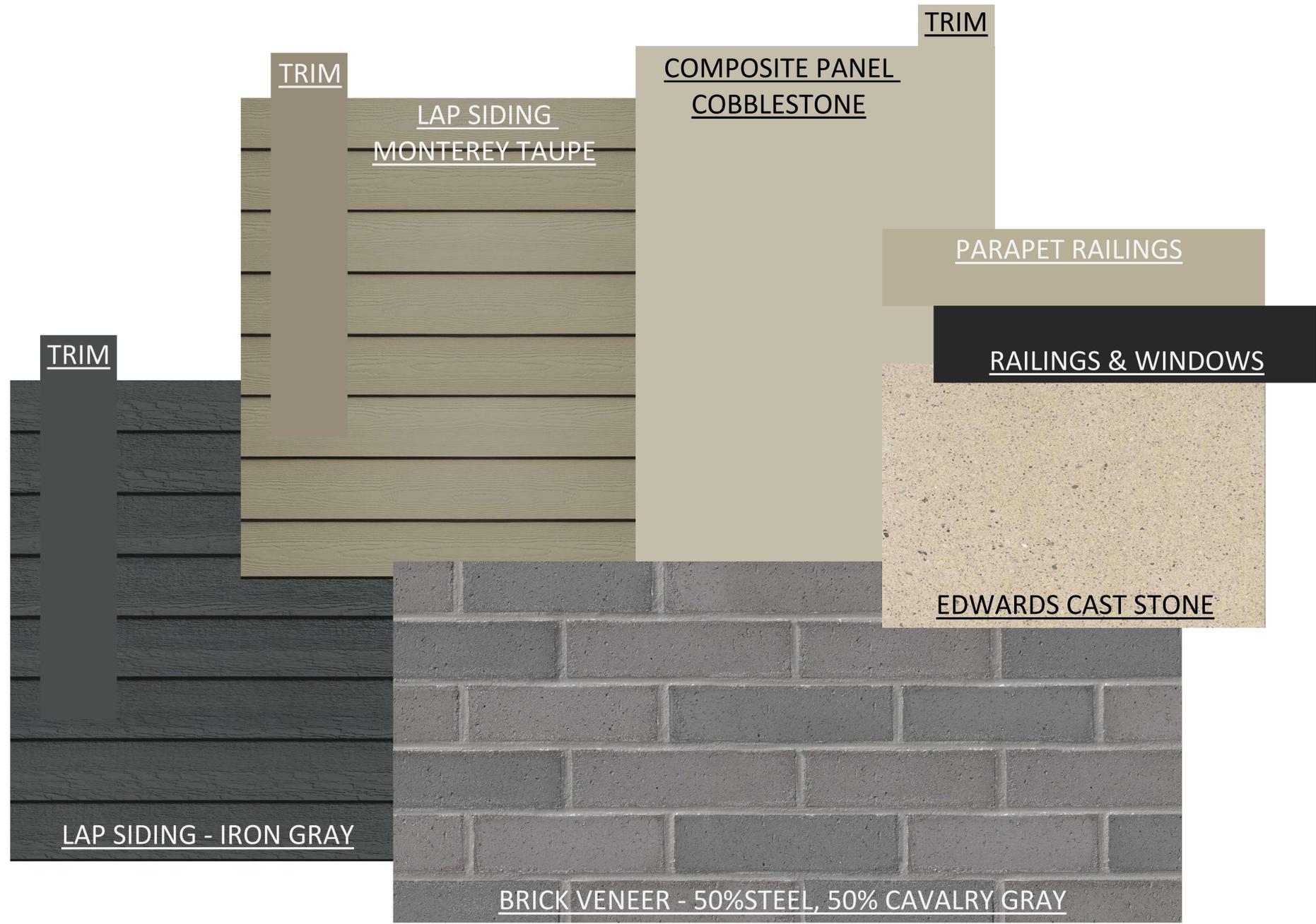


Concept Image

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

UDC SUBMITTAL | 2024.08.26 | 2422





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PROJECT TITLE
**Mixed-Use
Redevelopment**

2450 E. Washington
Ave., Madison
SHEET TITLE
Material Board

SHEET NUMBER

A900

PROJECT NUMBER

2422

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
06	RAILINGS & HANDRAILS	SUPERIOR	BLACK
07	RAILINGS - PARAPET	SUPERIOR	SANDSTONE
08	ALUMINIUM STOREFRONT	N/A	BLACK
09	COMPOSITE WINDOW	ANDERSEN	BLACK