

686 Grand Canyon Drive  
Contract 9148  
MUNIS 14937  
Developer: 680 Canyons LLC



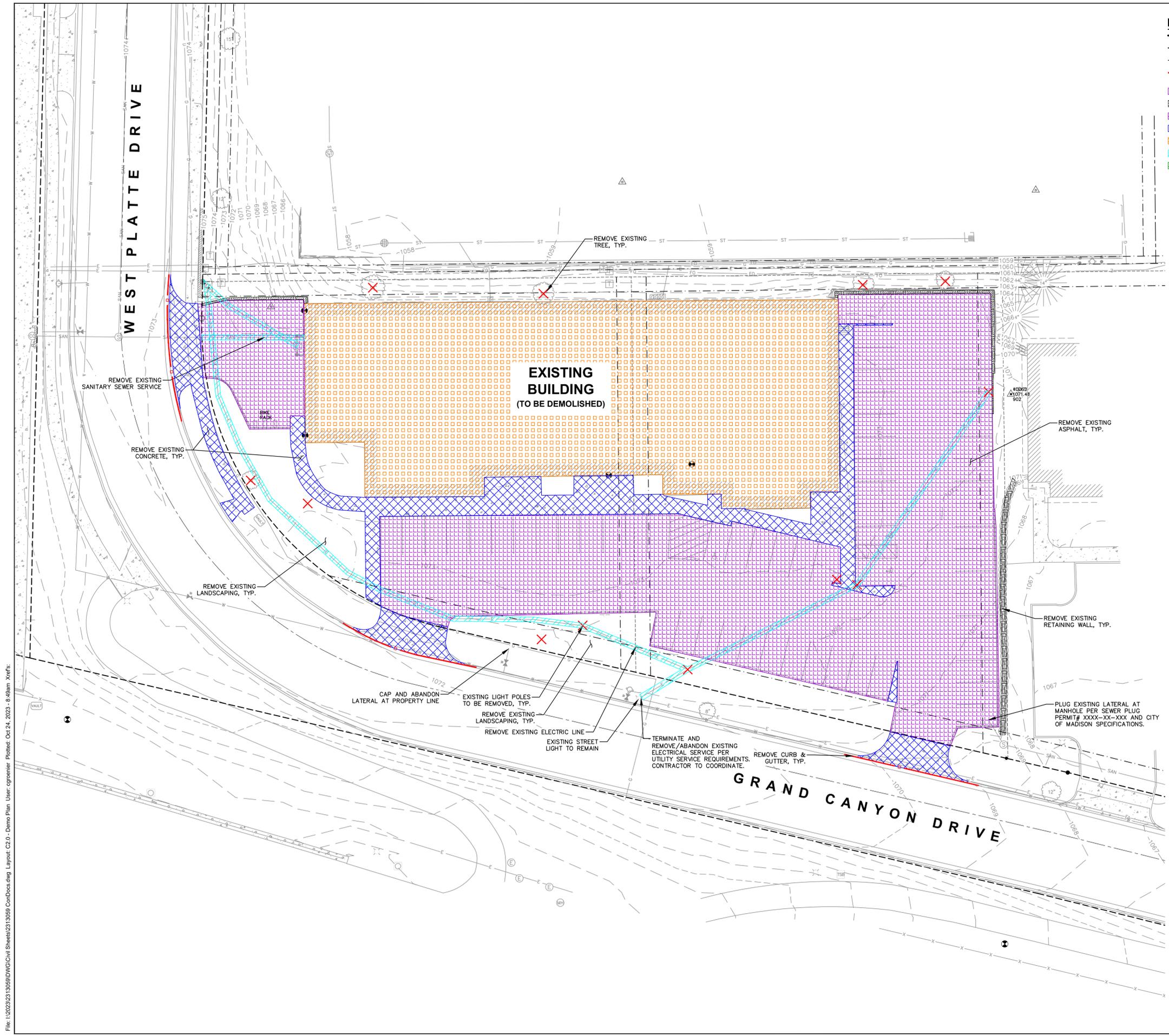
**Summary of Improvements:**

- Construct new public sidewalk on Grand Canyon Drive and W Platte Drive adjacent to the redevelopment at 686 Grand Canyon Drive.
- Construct approximately 800' of new public storm sewer in W Platte Drive from Odana Road to provide public storm sewer to serve the redevelopment at 686 Grand Canyon Drive. The Developer will be reimbursed by the City for the cost to install the proposed inlets and storm leads on W Platte Drive located at about the mid-point of the new storm sewer.

- Repair or replace existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Remove drive aprons for abandoned driveways and close existing curb cuts with curb and gutter.
- Construct new private drive apron on Grand Canyon Drive for the proposed drive entrance.
- Construct private sanitary, storm, and water service laterals to serve the redevelopment.
- Install additional street lights as required by City Traffic Engineering
- Protect existing public street terrace tree on Grand Canyon Drive. Install new street terrace trees as approved by City Forestry

# EXHIBIT OF IMPROVEMENTS - 686 GRAND CANYON DRIVE BOARD OF PUBLIC WORKS 1/10/2024





**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
	DEMOLITION - PAVEMENT MILL AND OVERLAY
	DEMOLITION - REMOVAL OF RETAINING WALL
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
	DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
	TREE REMOVAL
	SHRUB REMOVAL
	PROTECT EXISTING TREE



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

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

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

PROJECT:  
**680 GRAND CANYON  
DEVELOPMENT**

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.07.2023	LAND-USE SUBMITTAL
2	10.24.2023	SPV SUBMITTAL
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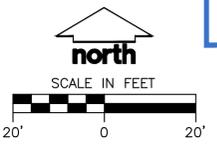
Designed By: CHG  
Reviewed By: MRH  
Approved By: MRH

SHEET TITLE:  
**DEMO PLAN**

SHEET NUMBER:  
**C2.0**

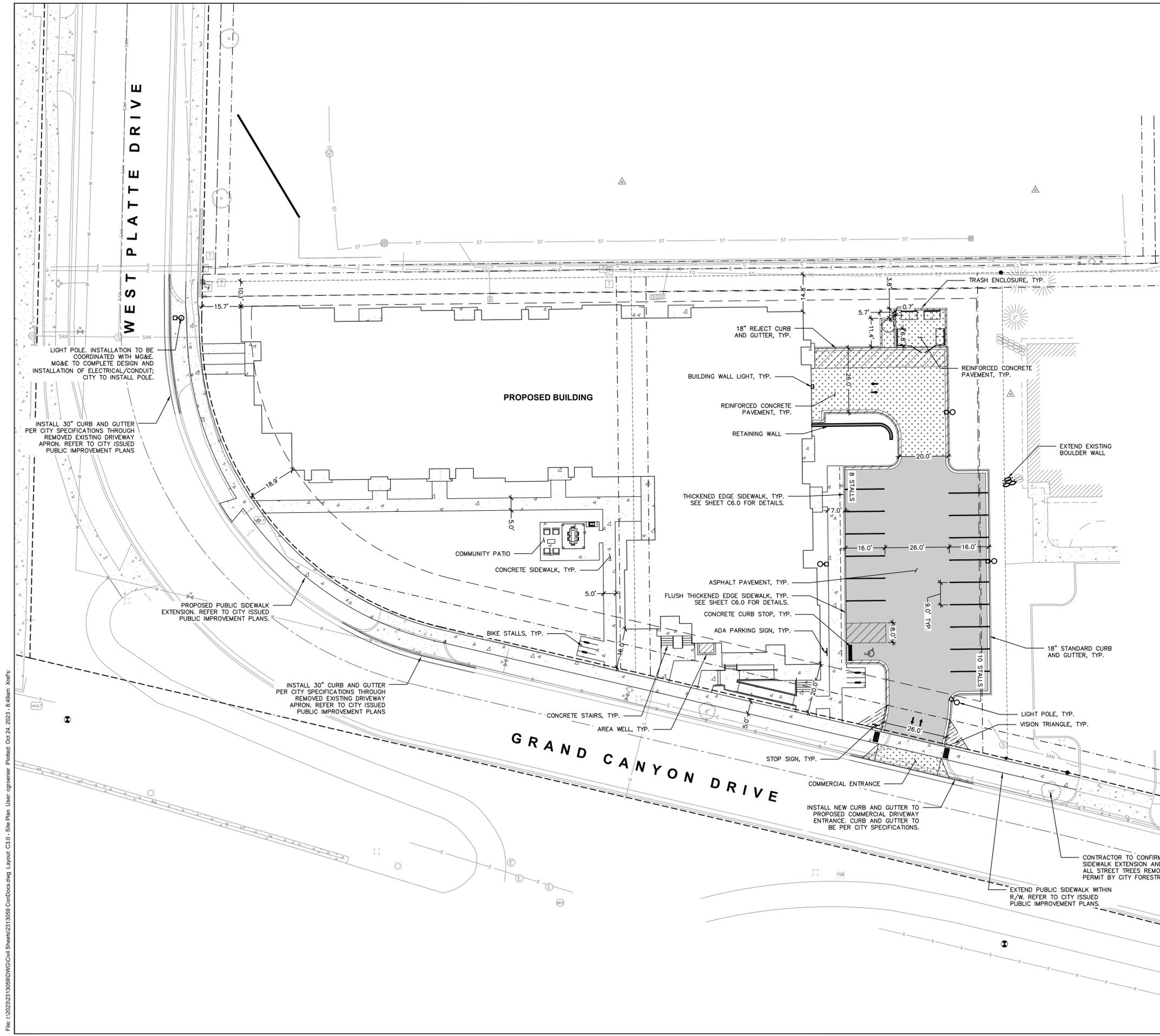
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

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**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- - - BUILDING OVERHANG
- - - BUILDING SETBACK LINE
- - - PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- REINFORCED CONCRETE PAVEMENT
- RETAINING WALL
- BOULDER WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ▲ ADA PARKING SIGN
- ▲ FLAG POLE
- BOLLARD
- ▲ BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

**SITE INFORMATION BLOCK**

SITE ADDRESS	686 GRAND CANYON DRIVE
PROPERTY ACREAGE	1.12 ACRES
NUMBER OF BUILDING STORIES	4
TOTAL BUILDING SQUARE FOOTAGE	19,316
GROSS BUILDING SQUARE FOOTAGE	77,264
NUMBER OF PARKING STALLS SURFACE	
LARGE	17
ACCESSIBLE	1
TOTAL SURFACE	18
UNDERGROUND	
LARGE	
ACCESSIBLE	
TOTAL UNDERGROUND	50
NUMBER OF SURFACE BICYCLE STALLS:	8
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	40,108 SF
EXISTING PERVIOUS SURFACE AREA	8,587 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.82
PROPOSED IMPERVIOUS SURFACE AREA	31,850 SF
PROPOSED PERVIOUS SURFACE AREA	16,845 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.65



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

PROJECT:  
**680 GRAND CANYON DEVELOPMENT**

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

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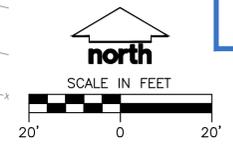
SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C3.0**

JSD PROJECT NO: 23-13059

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PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-2.1	1063.20	N INV: 1060.06 (8") S INV: 1061.06 (8")	3.1	24 IN DB	ADS DRAIN WITH FLAT OPEN GRATE
STO DB A-3	1062.91	W INV: 1060.10 (8") S INV: 1060.20 (8")	2.8	12 IN DB	ADS DRAIN WITH SOLID LID
**STO INL A	1072.90	W INV: 1055.55 (15") E INV: 1055.65 (15")	17.4	2 x 3 INLET	R-3067 TYPE L
STO INL A-4.1	1067.65	W INV: 1062.87 (12")	4.8	2 x 3 INLET	R-3067 TYPE L
*STO MH A-1	1073.35	W INV: 1055.80 (15") S INV: 1059.26 (8") E INV: 1059.90 (15")	20.6	48 IN MH (FLAT)	R-1550 SOLID LID
*STO MH A-2	1062.27	W INV: 1057.08 (15") S INV: 1059.26 (8") E INV: 1059.03 (8")	8.2	48 IN MH (FLAT)	R-1550 SOLID LID

NOTES:  
 \* STORM MANHOLES TO INCLUDE A 3 FOOT DEEP SUMP BELOW LOWEST INVERT.  
 \*\* STORM INL A IS SHOWN FOR REFERENCE ONLY. REFER TO CITY ISSUED PUBLIC IMPROVEMENT PLANS FOR FINAL RIM & INVERT ELEVATIONS.

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-1	STO MH A-1	STO INL A	30'	1055.80	1055.65	0.50%	15 IN RCP
STO A-2	STO MH A-2	STO MH A-1	236'	1057.08	1055.90	0.50%	15 IN HDPE
STO A-2.1	STO CB A-2.1	STO MH A-2	20'	1060.06	1059.26	4.00%	8 IN HDPE
STO A-2.2	STO A-2.2	STO CB A-2.1	11'	1061.50	1061.06	4.00%	8 IN HDPE
STO A-3	STO DB A-3	STO MH A-2	36'	1060.10	1059.03	3.00%	8 IN HDPE
STO A-4	STO A-4	STO DB A-3	60'	1062.00	1060.20	3.00%	8 IN HDPE
STO A-4.1	STO INL A-4.1	STO A-4.1	29'	1062.87	1062.00	3.00%	12 IN HDPE
STO A-5	STO A-5	STO A-4	45'	1059.00	1059.00	0.00%	60 IN HDPE

STRUCTURE TABLE NOTES:  
 1. RIM ELEVATIONS FOR 2'X3' INLET CASTINGS REFER TO FLOWLINE OR FACE OF CURB ELEVATION. RIM ELEVATIONS FOR MANHOLE, CATCHBASIN, IN-LINE DRAIN, AND TRENCH DRAIN CASTINGS REFER TO FINISH GRADE OF PAVEMENT.

**LEGEND**

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- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- REINFORCED DUTY CONCRETE PAVEMENT
- RETAINING WALL
- BOULDER WALL
- SANITARY SEWER
- WATERMAIN
- STORM SEWER



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PROJECT:  
**680 GRAND CANYON  
 DEVELOPMENT**

PROJECT LOCATION:  
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 MADISON, DANE COUNTY  
 WISCONSIN 53719**

PLAN MODIFICATIONS:

#	Date	Description
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2	10.24.2023	SPV SUBMITTAL
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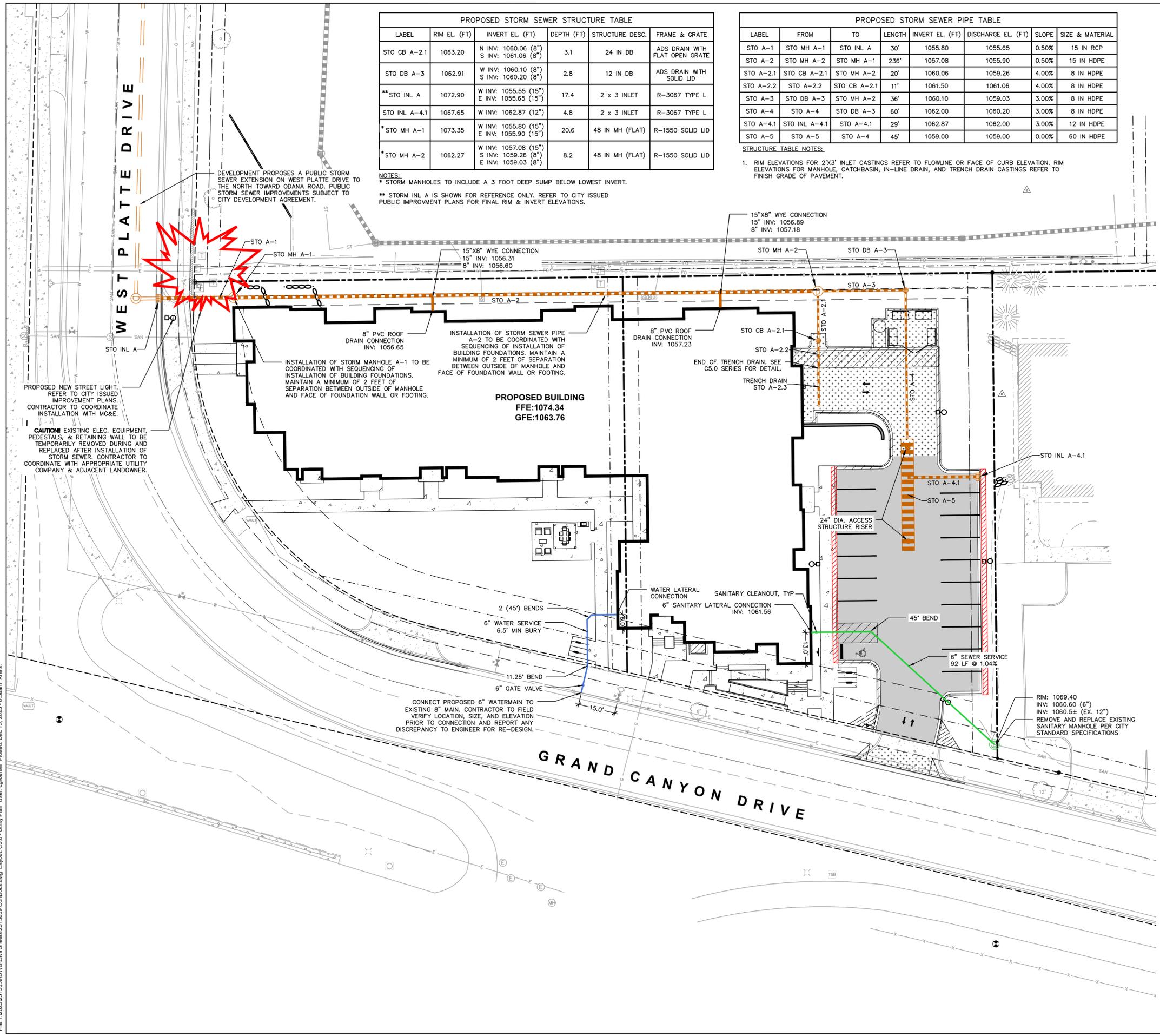
Designed By: CHG  
 Reviewed By: MRH  
 Approved By: MRH

**UTILITY PLAN**

SHEET NUMBER:

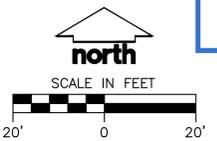
**C5.0**

JSD PROJECT NO: 23-13059



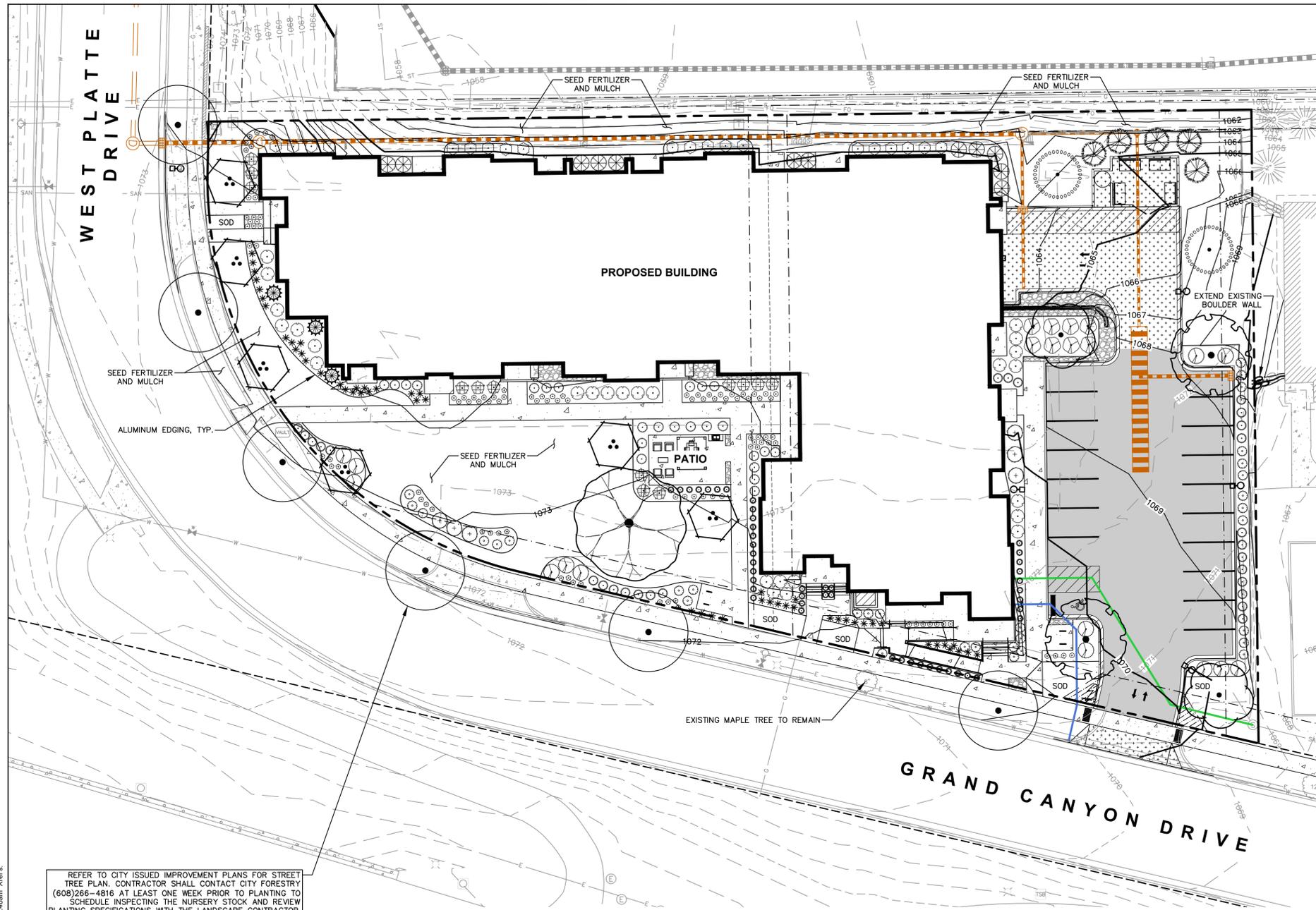
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**LEGEND**

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

**PLANT LIST**

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	PIGL	<i>Picea glauca</i> White Spruce
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CECA	<i>Cercis canadensis 'Columbus'</i> Columbus Strain Eastern Redbud
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	GIBI	<i>Ginkgo biloba 'Autumn Gold'™</i> Autumn Gold Maidenhair Tree
	PLAT	<i>Platanus x acerifolia 'Morton Circle'™</i> Exclamation London Plane Tree
	QUEA	<i>Quercus alba</i> White Oak
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	JUCM	<i>Juniperus chinensis 'Mountbatten'</i> Mountbatten Juniper
	PICE	<i>Pinus cembra 'Chalet'</i> Chalet Swiss Stone Pine
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARME	<i>Aronia melanocarpa 'Morton'™</i> Iroquois Beauty Black Chokeberry
	HYMB	<i>Hydrangea macrophylla 'Baumer'</i> Endless Summer® The Original Hydrangea
	HYPAL	<i>Hydrangea paniculata 'Little Quick Fire'</i> Little Quick Fire Hydrangea
	HYKA	<i>Hypericum kalmianum 'Ames'</i> Ames St. Johnswort
	PHOPA	<i>Physocarpus opulifolius 'Amber Jubilee'</i> Ninebark
	RHAR	<i>Rhus aromatica 'Gro-Low'</i> Gro-Low Fragrant Sumac *
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUGV	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood
	JUCHK	<i>Juniperus chinensis 'Pfitzerana Kallays Compacta'</i> Kally Pfitzer Compact Juniper
	TAMEG	<i>Taxus x media 'Dark Green'</i> Dark Green Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	CALO	<i>Calamagrostis x acutiflora 'Overdam'</i> Overdam Feather Reed Grass
	ECHP	<i>Echinacea purpurea 'PAS702918'</i> PowWow® White Coneflower
	PAVIN	<i>Panicum virgatum 'Northwind'</i> Northwind Switch Grass
	RUFU	<i>Rudbeckia fulgida sullivantii 'Goldsturm'</i> Goldsturm Coneflower *
	SISA	<i>Sisyrinchium angustifolium 'Lucerne'</i> Lucerne Blue-eyed Grass
	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed

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.

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- CONTRACTOR NOTES**
- ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
  - ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
  - ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.

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Designed By: **MRA**  
Reviewed By: **KJY**  
Approved By: **MRH**

SHEET TITLE:  
**OVERALL LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.0**

JSD PROJECT NO: \_\_\_\_\_ 23-13059

Scale in Feet: 20' 0 20'

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511

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