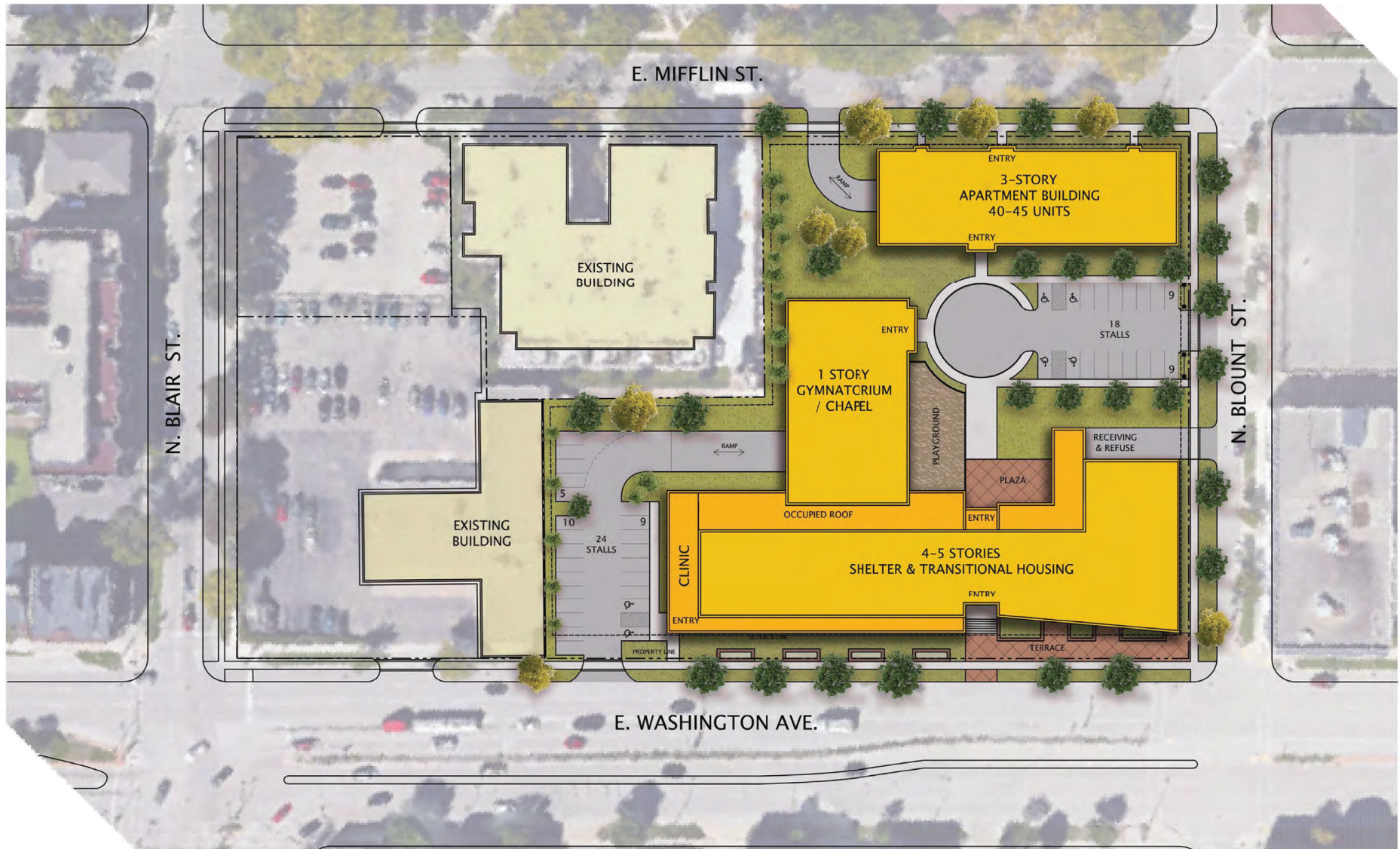


630 E Washington Ave - Salvation Army Dane County
Project No.: 13993 Contract No.: 9137
Entity: The Salvation Army Services, Inc.



JLA
ARCHITECTS

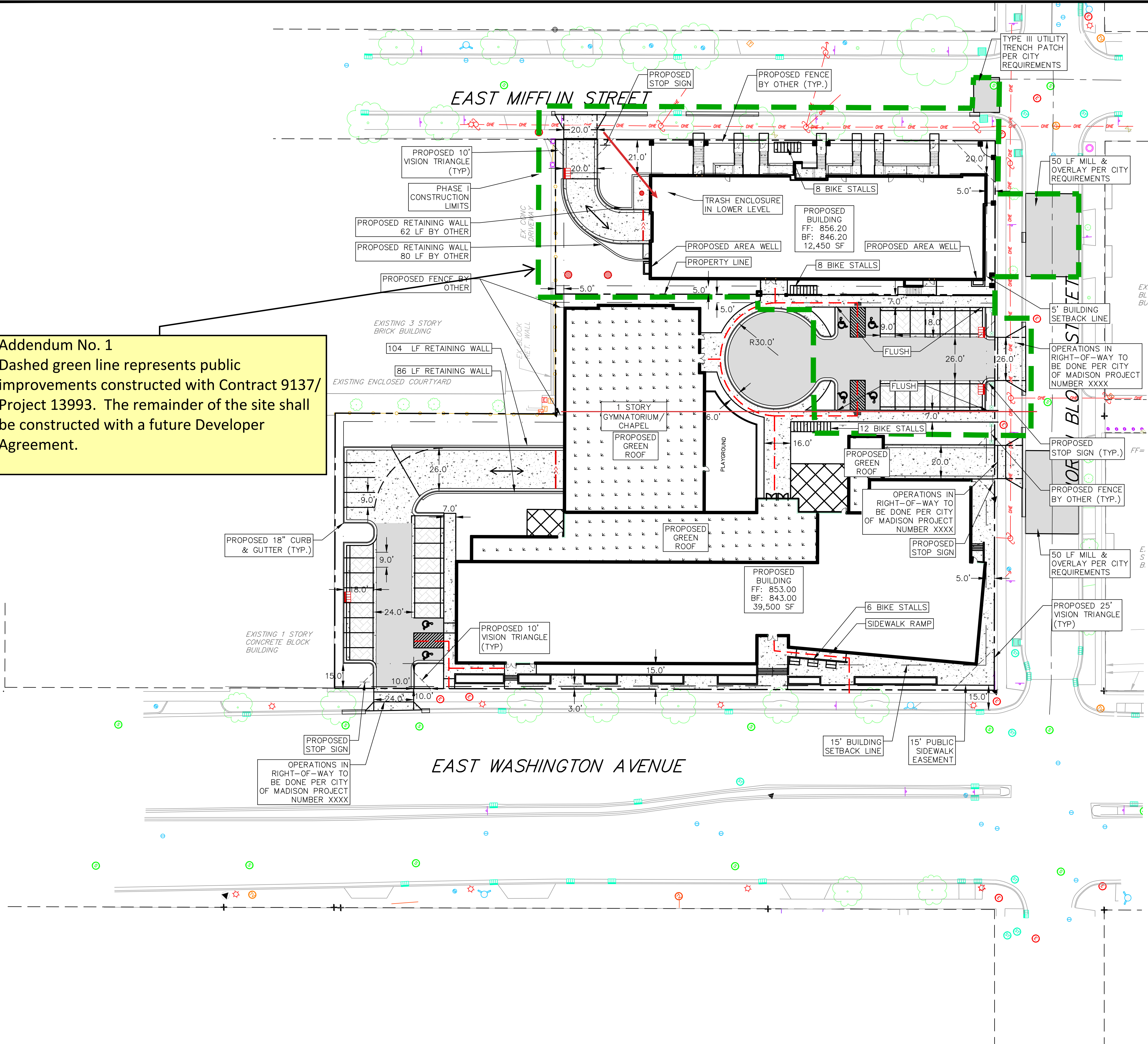
SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL MASTERPLAN

JANUARY 24, 2022
1"=60' @ 11x17



Addendum No. 1
Dashed green line represents public improvements constructed with Contract 9137/Project 13993. The remainder of the site shall be constructed with a future Developer Agreement.



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- HANDICAP ACCESS ROUTE
- PROPOSED VISION TRIANGLE

ABBREVIATIONS

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

- SITE CONSTRUCTION NOTES:**
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - CROSS ACCESS EASEMENTS/AGREEMENTS SHALL BE PROVIDED FOR SHARED DRIVE AISLES BETWEEN PROPERTIES.
 - NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN VISION TRIANGLES.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT 9137, PROJECT 13993).
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>
ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

SITE IMPERVIOUS SUMMARY:

AREA	SF	AC
TOTAL SITE	109,372	2.51
EXISTING IMPERVIOUS	95,364	2.19
NEW IMPERVIOUS	8,868	0.20
REDEVELOPED IMPERVIOUS	86,622	1.99
REMOVED IMPERVIOUS	18,038	0.41
NET IMPERVIOUS	86,194	1.98

EXISTING CONDITIONS IMPERVIOUS 87%
 PROPOSED CONDITIONS IMPERVIOUS 79%

vierbicher | planners | engineers | advisors
 Phone: (800) 261-3898

Site Plan

622 and 630 East Washington
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
AS SHOWN			
REVISIONS	NO. <td>DATE <td>REMARKS</td> </td>	DATE <td>REMARKS</td>	REMARKS
1	1/08/22	CB #1	RT #39
2	12/05/22	CB #4	RT #32
3	05/20/23		

SCALE: AS SHOWN

DATE: 12/05/2022

DRAFTER: CKNA

CHECKED: JKAS

PROJECT NO.: 160245

SHEET: 3 OF 10

DWG. NO.: C2.2

ADDENDUM NO. 1

**CONTRACT FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS
TO BE ACCEPTED BY THE CITY OF MADISON
630 E WASHINGTON AVE – SALVATION ARMY DANE COUNTY
CONTRACT NO. 9137
PROJECT NO. 13993**

THIS AGREEMENT, made and entered into this _____ day of _____, 2024, by and between The Salvation Army Services, Inc., of Huffman Estates, IL, hereinafter the "Developer", and the City of Madison, hereinafter the "City", a municipal corporation located in Dane County, Wisconsin.

Said contract is hereby amended as follows:

Page 14, ARTICLE II - SUPPLEMENTAL CONDITIONS, add the following sections:

- Y. The Developer has requested Contract No 9137, 630 E Washington Ave – Salvation Army Dane County be finalized upon completion and acceptance of public right of way improvement to serve the three-story apartment building fronting E Mifflin Street on Lot 1 of Certified Survey Map 16122.
- Z. The Developer shall enter into a new Developer Agreement with the City of Madison for public infrastructure improvements required to serve the proposed building on Lot 2 of Certified Survey Map 16122 upon meeting fund raising goals for the construction of the four to five story shelter and transitional housing building facing E Washington Avenue.
- AA. The Developer shall complete all public improvements to serve the apartment building on Lot 1 and as required by City Engineering, including warranty work, and the restoration of right of way infrastructure damaged by the construction of this contract per City of Madison Standard Specifications.

All other terms and conditions of said contract remain unchanged.

IN WITNESS WHEREOF, the parties hereto have set their hand(s) at Madison, Wisconsin.

THE SALVATION ARMY SERVICES, INC.

BY: _____
(signature) Date

(print name and title of person signing)

BY: _____
(signature) Date

(print name and title of person signing)

CITY OF MADISON, WISCONSIN

BY: _____
Satya Rhodes-Conway, Mayor

Date
APPROVED AS TO FORM:

BY: _____
Michael Haas, City Attorney Date

APPROVED:

BY: _____
Eric T. Veum, Risk Manager Date

BY: _____
Maribeth Witzel-Behl, City Clerk Date

COUNTERSIGNED:

BY: _____
David Schmiedicke, Finance Director Date