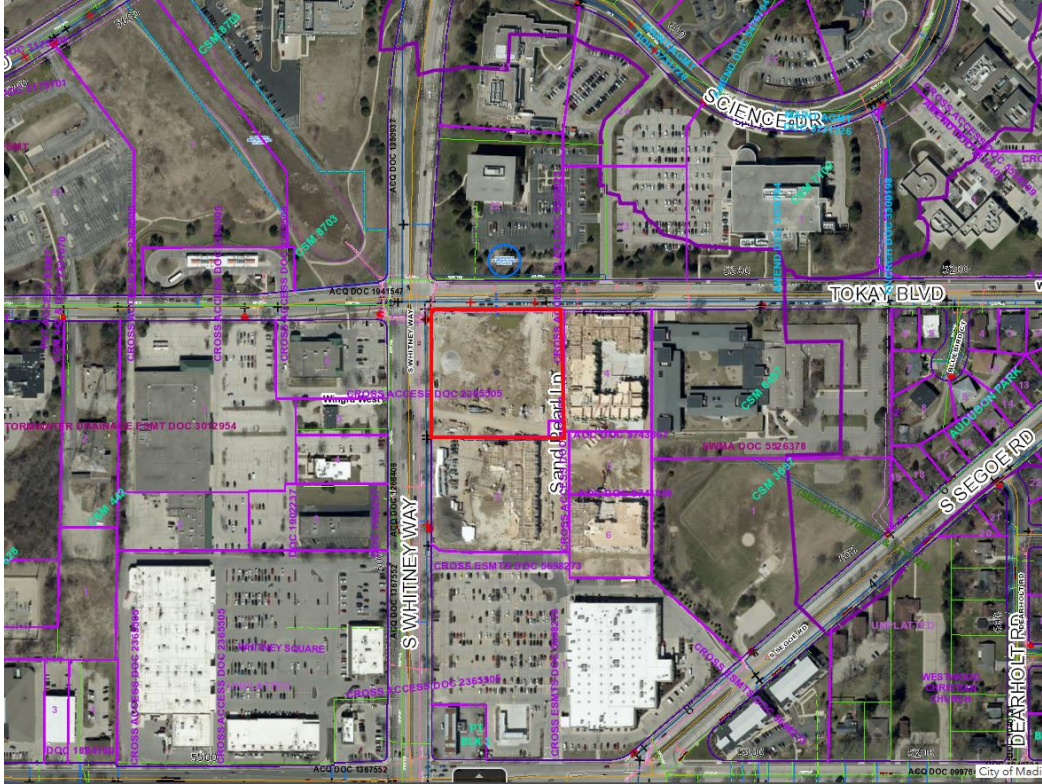
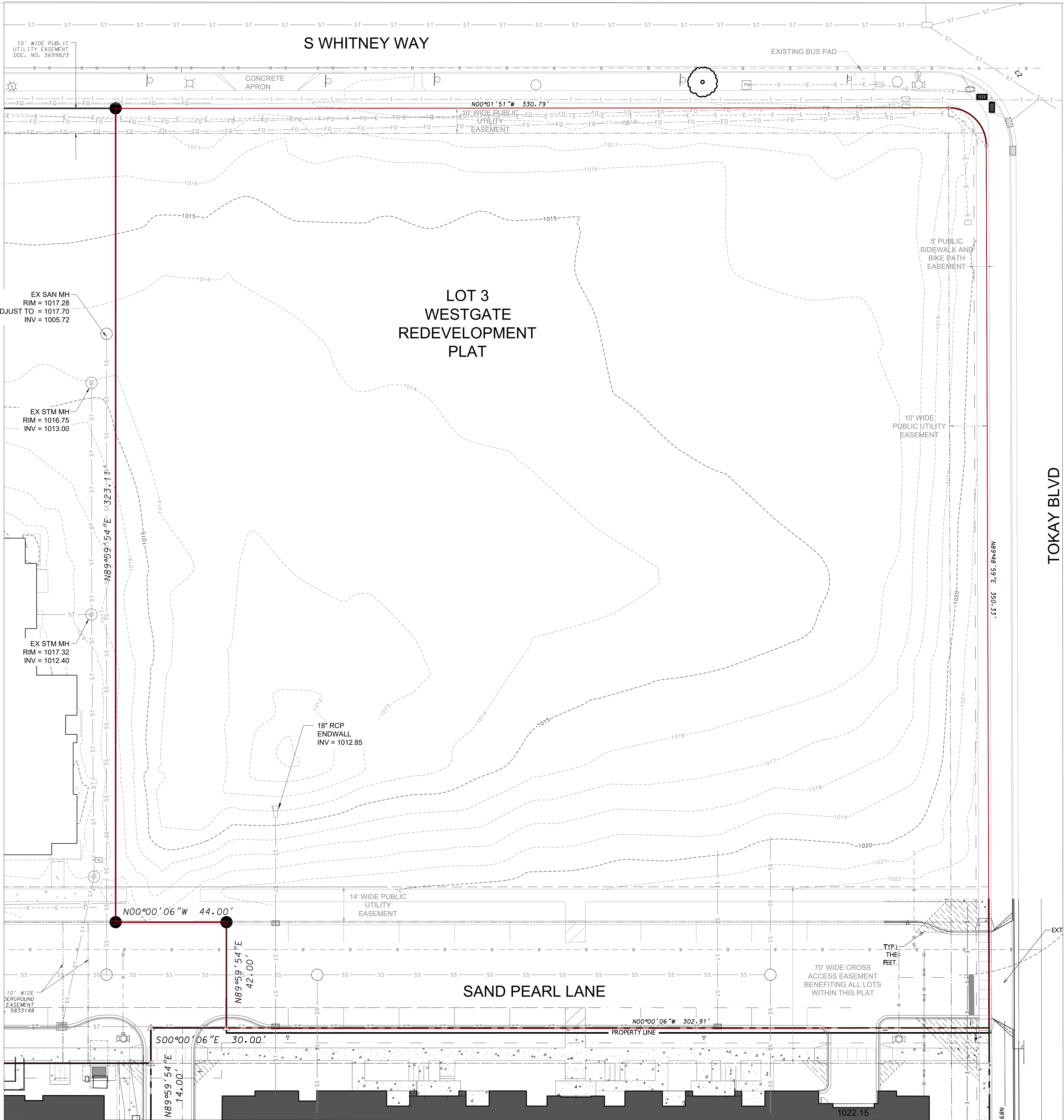


603 S Whitney Way
Contract 9658
MUNIS 15742
Developer: University Park Acquisitions LLC



Summary of Improvements:

- Construct sidewalk, terrace, curb and gutter and pavement to a plan as approved by the City Engineer on S Whitney Way and/or Tokay Boulevard.
- Construct private sanitary, storm, and water service laterals necessary to serve 603 S Whitney Way per plans approved by the City Engineer.
- Construct public sanitary sewer upgrades on Segoe Road and Odana Road to provide sanitary sewer capacity for the proposed redevelopment. The City Sanitary Sewer Utility will participate in reimbursement to the Developer for the public sanitary sewer upgrades equivalent to lining the existing sanitary sewer (up to the maximum amount allowed per State statute).
- Provide existing public street tree protection, removals, and plantings per City Forestry approvals.
- Repair or replace existing sidewalk, terrace, curb & gutter as needed.
- Coordinate with City Traffic Engineering for any temporary relocation of existing streetlights needed to facilitate construction.



LEGEND	
	FOUND PLSS MONUMENT
	FOUND 3/4" RED CAPPED REBAR
	FOUND 3/4" REBAR
	FOUND PK NAIL
	FOUND CHISELED "X" IN CONCRETE
	PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	GAS MAIN
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELECOMMUNICATION
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL/Vault
	MANHOLE
	CATCH BASIN/INLET
	POWER POLE
	POWER POLE w/LIGHT
	LIGHT POLE
	TRAFFIC SIGNAL
	GAS METER
	VALVE
	HYDRANT
	GUARD POST
	SIGN
	GUY WIRE
	DECIDUOUS TREE
	BUSH
	CONIFEROUS TREE
	TREE/SHRUB LINE
	FLAGPOLE
	GUARD RAIL
	CONCRETE
	BOULDER RETAINING WALL
	CONCRETE RETAINING WALL
	FENCE
	CONCRETE CURB AND GUTTER
	EXISTING CONTOUR
	BACK OF WALK SPOT ELEVATION (10' +)
	"RECORDED AS" INFORMATION

knothe & bruce

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GRID NORTH

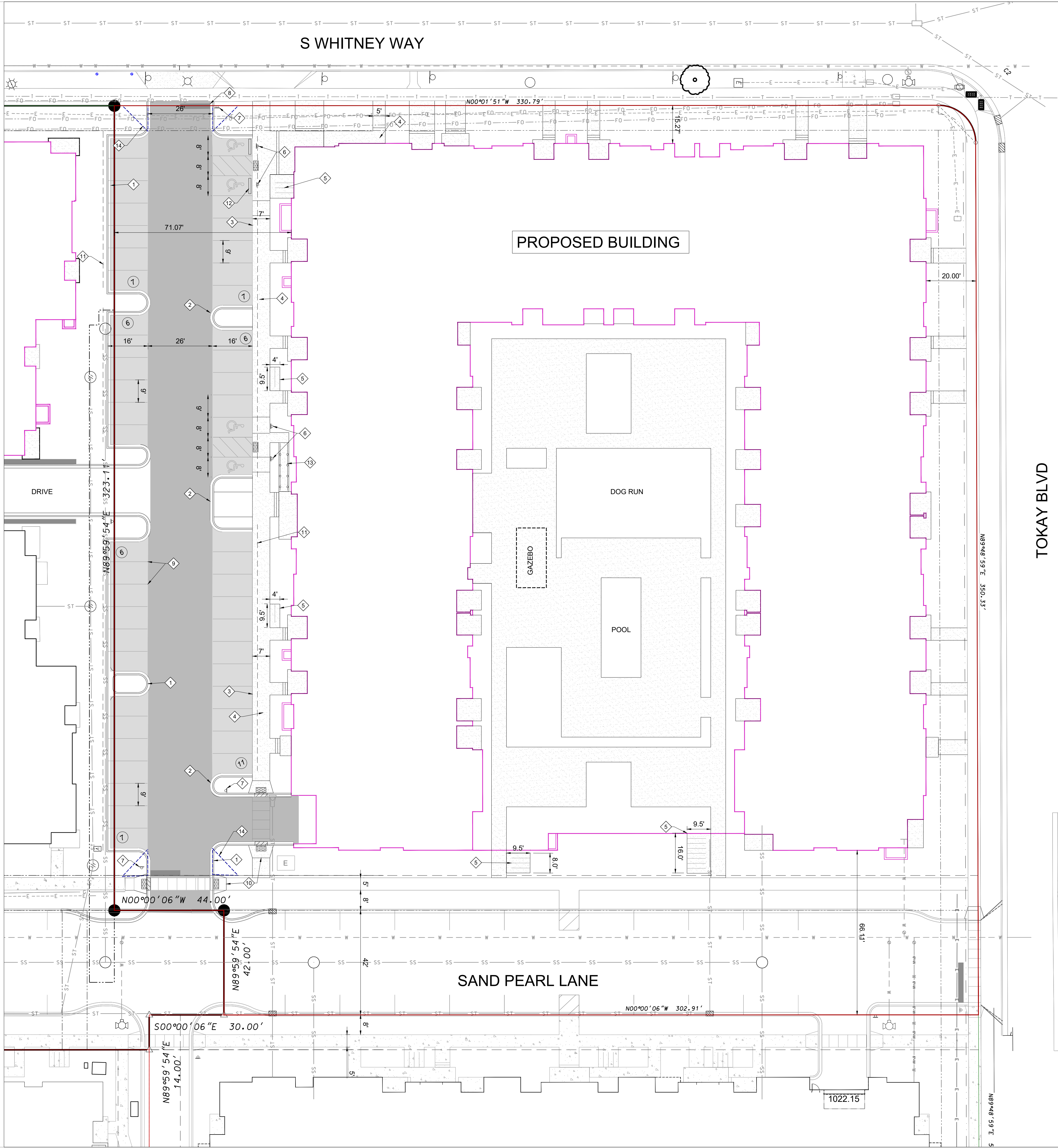
WISCONSIN COUNTY COORDINATE

SYSTEM (DANE ZONE)

5410 Divided Sky Drive
Madison, WI
SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER

C-1.0
PROJECT NO. 23-05-117
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- SITE PLAN NOTES**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'+/- O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
 - CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL REQUIRED PERMITS.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - ALL PARCELS WITHIN THIS DEVELOPMENT ARE BOUND BY THE CROSS ACCESS AGREEMENT ON FILE WITH THE REGISTER OF DEEDS.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

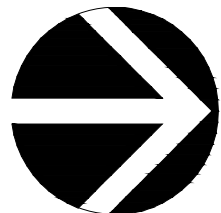
SITE PLAN INFORMATION BLOCK

PROPERTY AREA	124,583 SF
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	95,328 SF
ACCESSIBLE STALLS	4
ABOVE-GROUND OFF-STREET STALLS	48
BELOW GRADE STALLS	189
TOTAL PARKING STALLS	239
EXTERIOR BICYCLE STALLS	20
INTERIOR BICYCLE STALLS	171
TOTAL BICYCLE STALLS	191

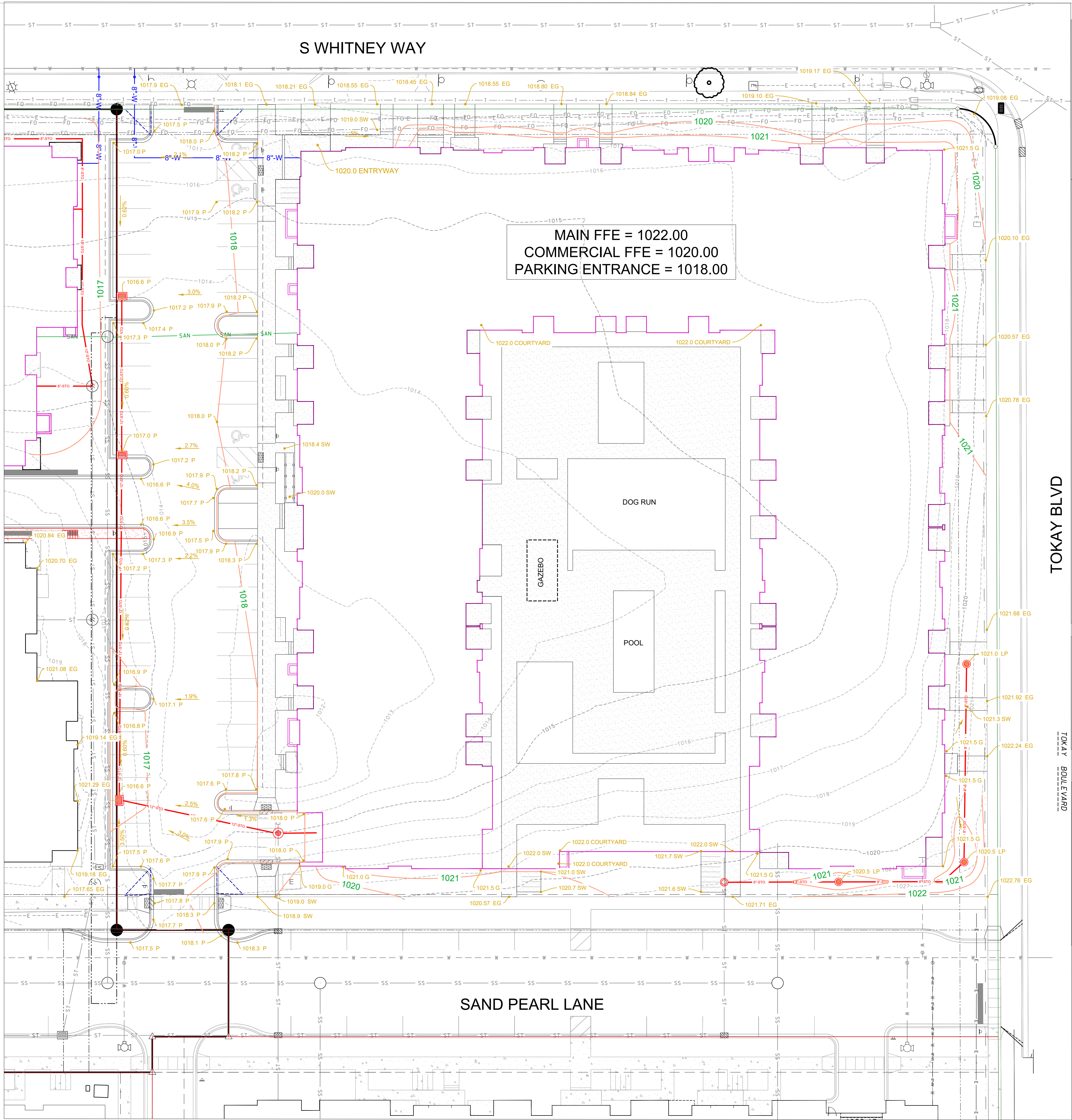
- PAVEMENT IMPROVEMENTS LEGEND**
- LIGHT DUTY PAVEMENT
3.5" ASPHALT (2.00" BINDER, 1.50" SURFACE)
4" UPPER BASE COURSE, 1-1/4" STONE
4" LOWER BASE COURSE, 3" STONE
 - MEDIUM DUTY PAVEMENT
4" ASPHALT (2.25" BINDER, 1.75" SURFACE)
4" UPPER BASE COURSE, 1-1/4" STONE
6" LOWER BASE COURSE, 3" STONE
 - CONCRETE SIDEWALK
4" CONCRETE OVER 3" GRANULAR BASE
 - PROPOSED PARKING SPACE COUNT
 - DEPRESSED CURB

- KEYNOTES**
- 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
 - 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
 - 6" THICKENED EDGE WALK
 - CONCRETE SIDEWALK
 - BIKE STALL PARKING
 - ACCESSIBLE PARKING SIGN
 - TRAFFIC STOP SIGN
 - STOP BAR STRIPING
 - PARKING SPACE STRIPING - TYP
 - CITY OF MADISON STANDARD CURB RAMP
 - TWO (2) FEET OF VEHICLE OVERHANG
 - CONCRETE CURB STOP
 - WALKWAY RAILING
 - VISION TRIANGLE

- LEGEND**
- FOUND 3/4" SOLID ROUND IRON STAKE
 - FOUND 1-1/4" SOLID ROUND IRON STAKE
 - FOUND CHISLED X
 - ELECTRIC TRANSFORMER/VAULT
 - TELECOMMUNICATION PED
 - LIGHT POLE
 - HYDRANT
 - SIGN
 - CONC. CURB
 - CONCRETE



SCALE: 1"=20'
(PAGE SIZE: 24x36)



- GENERAL NOTES**
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
 4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
 6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
 7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

- GRADING AND EROSION CONTROL NOTES:**
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
 2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNr TECHNICAL STANDARDS.
 3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 4. 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.
 5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
 6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
 8. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS-I, TYPE -B EROSION MAT OTHERWISE FOLLOW WISDOT FDM 10-5 EROSION CONTROL MATRIX.
 9. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING.
 10. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
 11. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
 12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
 13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
 14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.5 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
 15. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.

- SEQUENCE OF CONSTRUCTION**
1. INSTALL EROSION CONTROL
 2. ROUGH SITE GRADING
 3. UTILITIES, FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT
 4. RE-SPREAD TOPSOIL AND FINAL RESTORATION
 5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED

GRADING PLAN LEGEND

	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	TOP (BACK) OF CURB
	PAVEMENT
	SIDEWALK
	GROUND
	EXISTING GRADE

LEGEND

	FOUND 3/4" SOLID ROUND IRON STAKE
	FOUND 1-1/4" SOLID ROUND IRON STAKE
	FOUND CHISLED X
	ELECTRIC TRANSFORMER/VAULT
	TELECOMMUNICATION PED
	LIGHT POLE
	HYDRANT
	SIGN
	CONC. CURB
	CONCRETE

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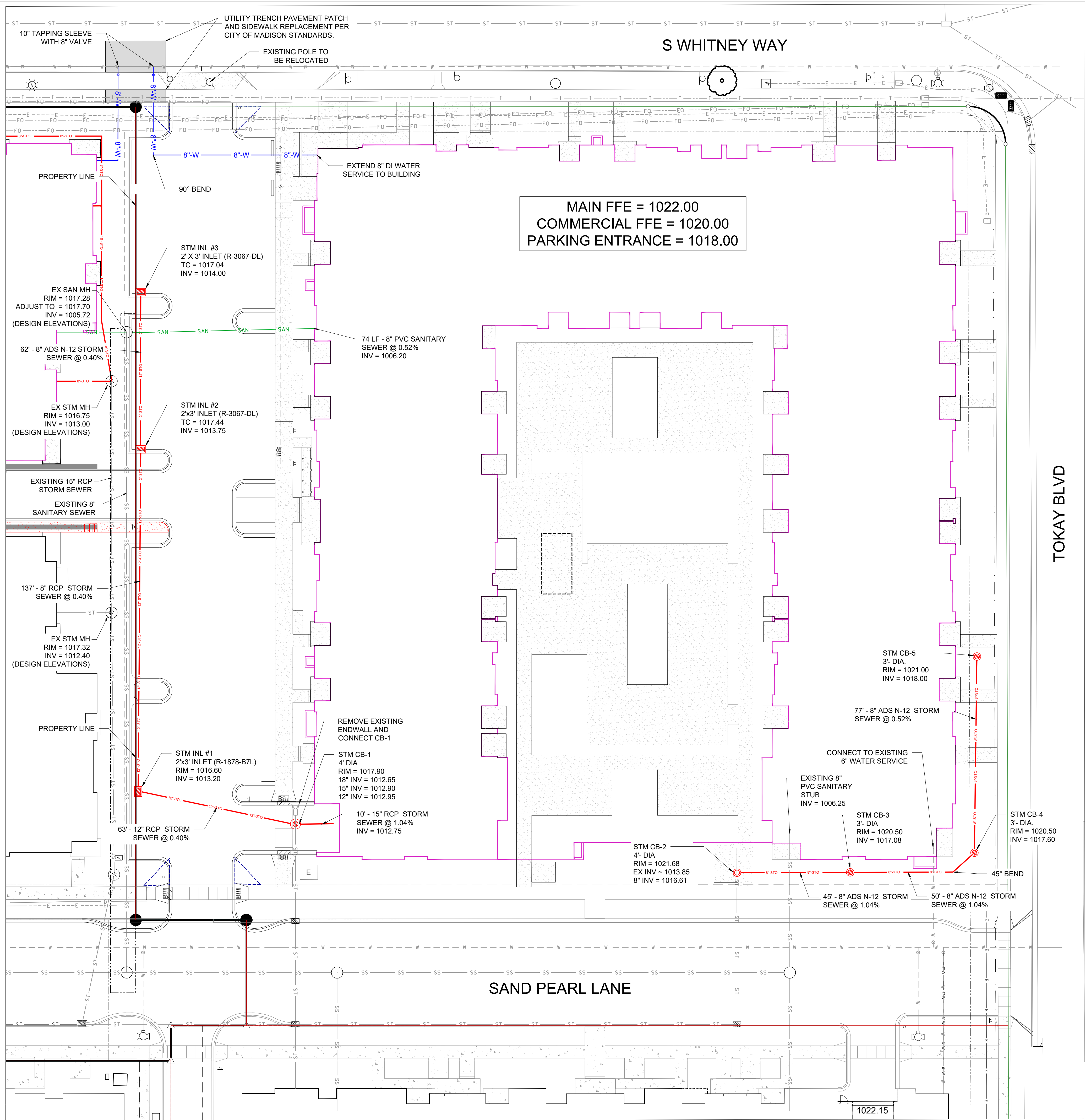
5410 Divided Sky Drive
Madison, WI

SHEET TITLE
GRADING PLAN

SHEET NUMBER

C-3.0

PROJECT NO. 23-05-117
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- ### SITE UTILITY NOTES
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
 2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
 5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
 6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 7. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE.
 8. ALL STORM PIPES IN FUTURE CITY OF MADISON RIGHT-OF-WAY TO BE REINFORCED CONCRETE PIPE.
 9. ALL ROOF DRAIN STORM PIPES TO BE ADS N-12 @ 1.0% UNLESS OTHERWISE SHOWN.

PROPOSED STORM SEWER STRUCTURES

Structure ID	Rim Grade	Bottom Invert	Depth	Structure Size	Frame
INL #1	1016.60	1013.20	3.40	2' x 3' Inlet Box	R-1878-B7L
INL #2	TC = 1017.44	1013.75	3.69	2' x 3' Inlet Box	R-3067
INL #3	TC = 1017.04	1014.00	3.04	2' x 3' Inlet Box	R-3067
CB - 1	1017.90	1012.65	5.25	48" Manhole	R-1550-A
CB - 2	1021.68	1013.85	7.83	48" Manhole	R-3067
CB - 3	1020.50	1017.08	3.42	18" Nyloplast	Beehive
CB - 4	1020.50	1017.60	2.90	18" Nyloplast	Beehive
CB - 5	1021.00	1018.00	3.00	18" Nyloplast	Beehive

- ### LEGEND
- FOUND 3/4" SOLID ROUND IRON STAKE
 - FOUND 1-1/4" SOLID ROUND IRON STAKE
 - ⊗ FOUND CHISLED X
 - ⬡ ELECTRIC TRANSFORMER/VAULT
 - ⬢ TELECOMMUNICATION PED
 - ⬣ LIGHT POLE
 - ⬤ HYDRANT
 - 4 SIGN
 - CONC. CURB
 - CONCRETE

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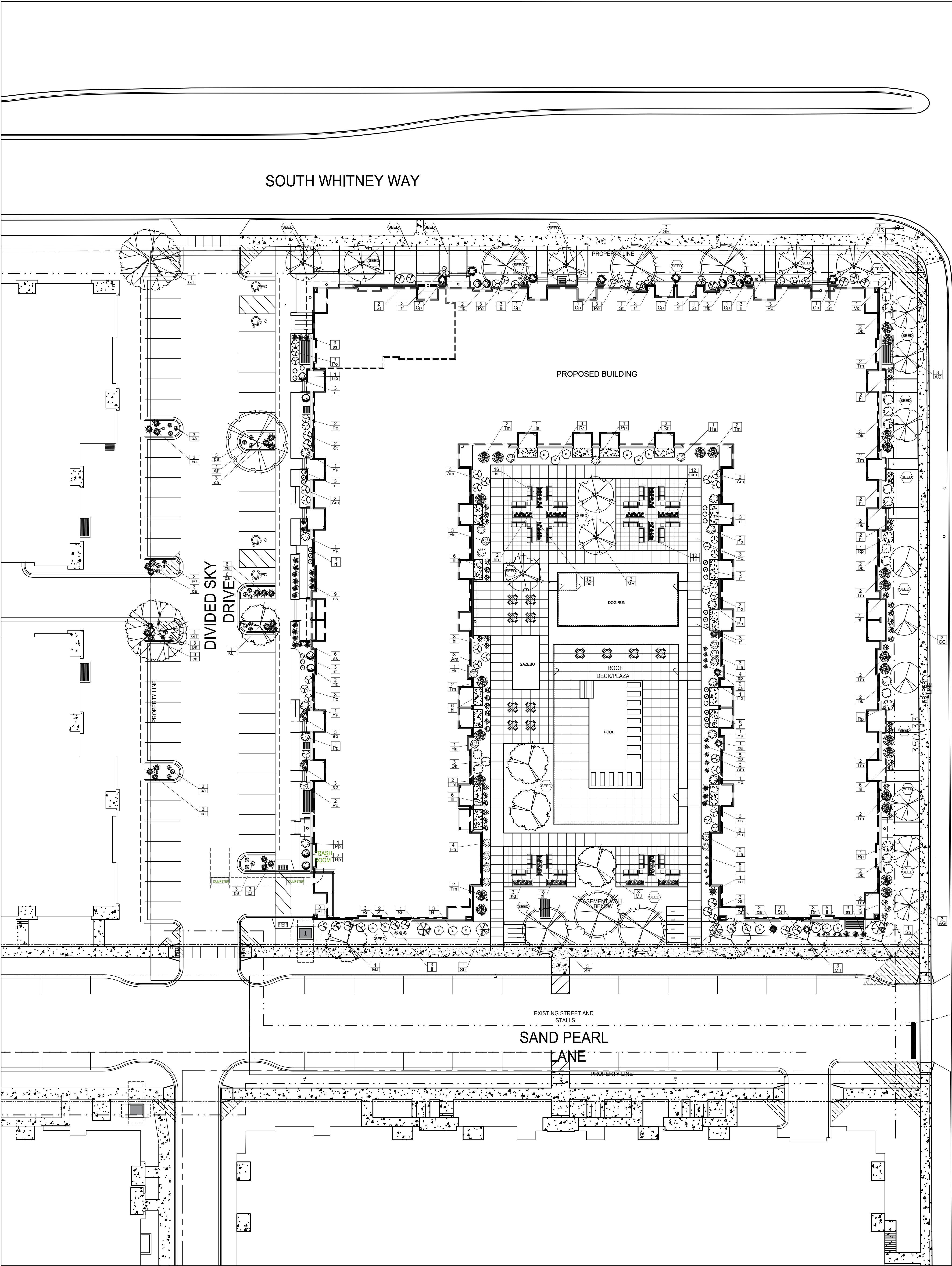

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5410 Divided Sky Drive
Madison, WI
SHEET TITLE
UTILITY PLAN

SHEET NUMBER

C-4.0

PROJECT NO. 23-05-117
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PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	1	2"	B&B	
GT	<i>Gleditsia triacanthos</i> 'Draves'	Streetkeeper Honeylocust	2	2"	B&B	

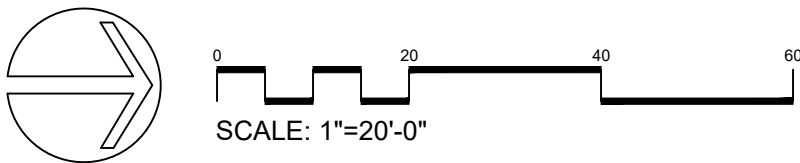
ORNAMENTAL TREES						
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	2"	B&B	tree form
CC	<i>Crataegus crus-galli</i> var. <i>inermis</i> '	Thornless Cockspur Hawthorn	3	2"	B&B	tree form
MJ	<i>Malus</i> 'Jewelcole'	Red Jewel Crabapple	8	2"	B&B	
MR	<i>Malus</i> 'JFS-KWS'	Royal Raindrops Crabapple	8	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6	2"	B&B	tree form

EVERGREEN SHRUBS						
Cp	<i>Chamaecyparis pisifera</i> 'Golden Mop'	Golden Mop Jap False Cypress	7	#3	Cont.	
Pp	<i>Picea pungens</i> 'Globosa'	Dwarf Globe Blue Spruce	12	#5	Cont.	
Rp	<i>Rhododendron</i> 'PJM'	PJM Rhododendron	3	#5	Cont.	
Tm	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew	24	#5	Cont.	

DECIDUOUS SHRUBS						
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Chokeberry	13	#3	Cont.	
Dk	<i>Diervilla</i> 'G2X885411'	Kodiak Red Bush Honeysuckle	16	#3	Cont.	
Ha	<i>Hydrangea aborescens</i> 'Aetwo'	Incrediball Hydrangea	16	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'SMHPLQF'	Little Quick Fire Hydrangea	11	#3	Cont.	
Po	<i>Physocarpus opulifolius</i> 'SMPTW'	Tiny Wine Ninebark	28	#5	Cont.	
Rr	<i>Rosa</i> 'BAlmir'	Easy Elegance Kashmir Rose	18	#3	Cont.	
St	<i>Spiraea betulifolia</i> 'Tor Gold'	Glow Girl Spirea	17	#3	Cont.	
Sb	<i>Syringa</i> 'SMSJBPT'	Dark Purple Bloomerang Lilac	3	#3	Cont.	
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	1	#5	Cont.	

ORNAMENTAL GRASSES & PERENNIALS						
ag	<i>Andropogon gerardii</i> 'Blackhawks'	Blackhawks Big Bluestem Grass	3	#1	Cont.	
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	30	#1	Cont.	
cm	<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	12	#1	Cont.	
ep	<i>Echinacea</i> 'Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	15	#1	Cont.	
hc	<i>Heuchera</i> 'Caramel'	Caramel Coralbells	12	#1	Cont.	
hh	<i>Helleborus x hybridus</i> 'RD09'	Frostkiss Pippa's Purple Helleborus	12	#1	Cont.	
hi	<i>Hosta</i> 'Liberty'	Liberty Hosta	41	#1	Cont.	
hl	<i>Hosta</i> 'Island Breeze'	Island Breeze Hosta	12	#1	Cont.	
is	<i>Iris sibirica</i> 'Caesar's Brothers'	Caesar's Brother Iris	16	#1	Cont.	
li	<i>Lavandula angustifolia</i> 'Balavurlu'	Superblue Lavendar	18	#1	Cont.	
pa	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	24	#1	Cont.	
pl	<i>Perovskia atriplicifolia</i> 'Little Lace'	Little Lace Russian Sage	18	#1	Cont.	
ss	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	23	#1	Cont.	
rf	<i>Rudbeckia fulgida</i> 'Vitte's Little Suzy'	Little Suzy Black Eyed Susan	36	#1	Cont.	

- LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
 - All planting beds to receive organic bark mulch vinyl edging.
 - Individual tree and shrub groupings in lawn areas to receive organic bark mulch rings with shovel cut edge.
 - Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent.



CITY OF MADISON LANDSCAPE WORKSHEET					
Total Developed Area	SQUARE FEET				LANDSCAPE POINTS REQ.
124,583 sf (lot) - 46,696 sf (building footprint)	77,887	3 points per 300 sq ft			1298
		CREDITS / EXISTING LANDSCAPING	NEW / PROPOSED LANDSCAPING		
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory Deciduous (2.5" caliper)	35		0	3	105
Tall Evergreen Tree (5'-6')	35		0	0	0
Ornamental Tree (1.5" caliper)	15		0	31	465
Upright Evergreen Shrub (i.e. arbovitae) 3'-4' tall	10		0	0	0
Shrub, deciduous (#3 gal cont)	3		0	123	369
Shrub, evergreen (#3 gal. cont)	4		0	46	184
Ornamental Grasses/Perennials (#1 gal cont)	2		0	272	544
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree (2.5" dbh)	14		0		0
Landscape Furniture for public seating and/or transit connections (5pts. per seat)	5		0		0
			0		1667
TOTAL POINTS ACHIEVED					1667

