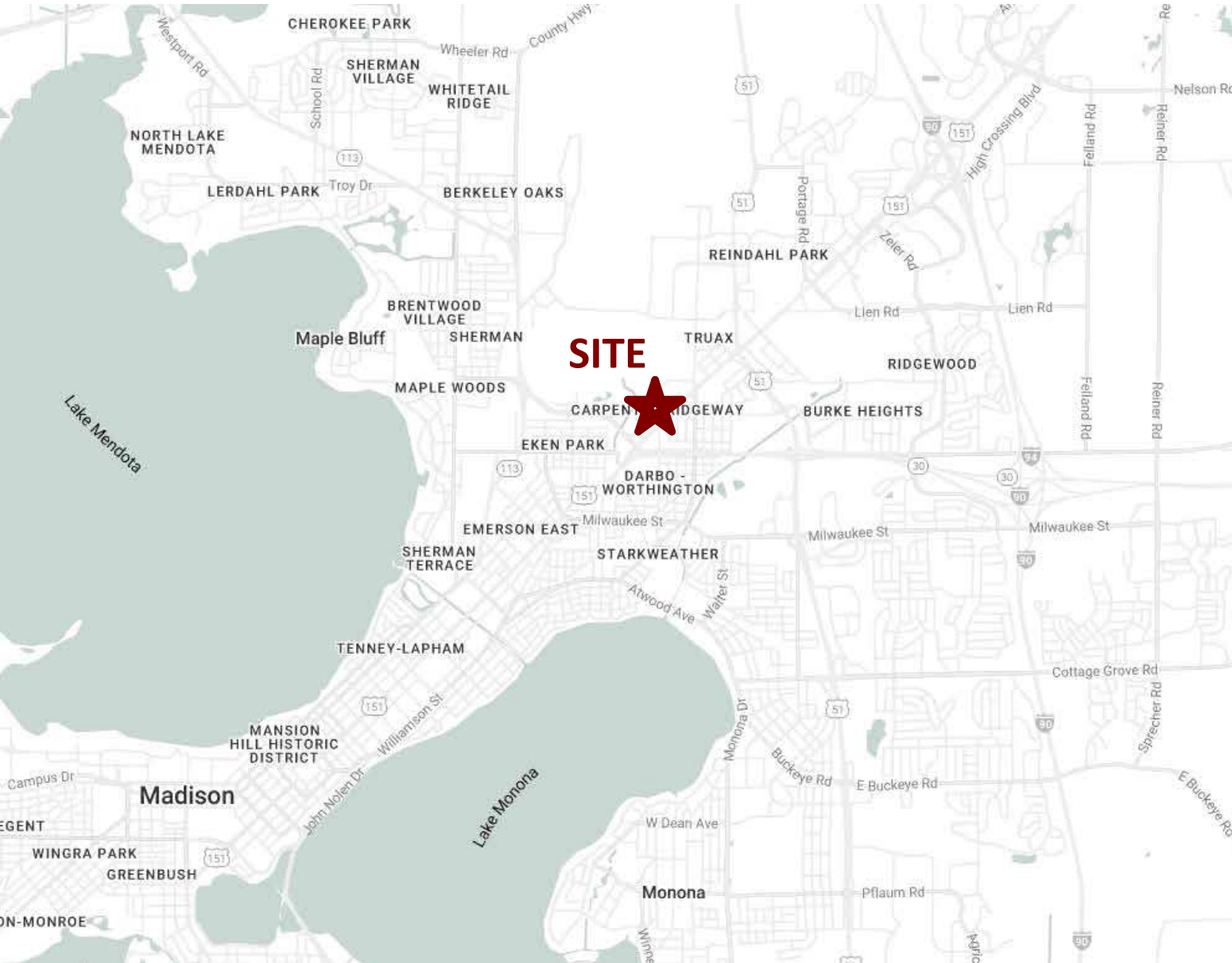




East Washington Ave. Mixed-Use
Redevelopoment

3222-3240 E. Washington Ave. Madison WI
5 STORY, 91 UNIT APARTMENT BUILDING; 2
LEVELS UNDERGROUND PARKING



SHEET INDEX

PROJECT NUMBER 2437

SITE SHEETS

G 000 Cover Sheet
G 001 Site Locator Map & Context Photos

C300 Site Plan
C400 Grading Plan
C500 Utility Plan

L100 Overall Landscape Plan
L101 Detailed Landscape Plan Second Floor Patio
L200 Landscape Details and Notes

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

ARCHITECTURAL SHEETS

AC101 First Floor Plan
AC102 Second Floor Plan
AC103 Third Floor Plan
AC104 Fourth Floor Plan
AC105 Fifth Floor Plan
AC106 Roof Plan

AC201 Exterior Elevations
AC202 Exterior Elevations
AC203 Exterior Elevations Colored
AC204 Exterior Elevations Colored

AC900 Material Board

Concept Images

ISSUED FOR:
LUA / UDC SUBMITTAL - August 25, 2025



A



B



C



D

G 001

Site Locator Map & Context Photos

East Washington Ave. Mixed-Use Redevelopment
3222-3238 E. Washington Ave. & 3229 Ridgeway Ave., Madison, WI

UDC & LUA SUBMITTAL | 2025.08.25 | 2437



SITE DEVELOPMENT DATA:	
ZONING	TR-U2
DENSITIES:	
LOT AREA	52,227 S.F. / 1.20 ACRES
DWELLING UNITS	91 UNITS
LOT AREA / D.U.	574 S.F. / D.U.
DENSITY	76 UNITS / ACRE
LOT COVERAGE	39,411 S.F. (75%)
BUILDING HEIGHT	5 STORIES / 61'-0"
COMMERCIAL AREA	347 S.F.
GROSS BUILDING AREA (INCLUDES GARAGE)	138,295 S.F.
DWELLING UNIT MIX:	
ONE BEDROOM	51
TWO BEDROOM	40
TOTAL	91 D.U.
VEHICLE PARKING STALLS:	
SURFACE	5 (INCL. 1 ADA)
UNDERGROUND GARAGE - LVL 1	67 (INCL. 2 ADA)
UNDERGROUND GARAGE - LVL 2	32 (INCL. 1 ADA)
TOTAL	104 VEHICLE STALLS
10% EV READY (10)	
BICYCLE PARKING:	
GARAGE LONG-TERM	91
SURFACE - COMMERCIAL / GUESTS	12
TOTAL	103 BICYCLE STALLS

BIKE RACKS

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

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

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

KEYED PLAN NOTES	
1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM
2	ACCESSIBLE RAMP: 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE
3	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
4	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS FROM 30' TO 10' HEIGHT WITHIN HATCHED AREA
5	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
6	SHORT-TERM GUEST/COMMERCIAL BIKE STALLS - TYPE A
7	2' BICYCLE OVERHANG
8	EXISTING TREES TO REMAIN
9	EXISTING SIDEWALKS, CURBS, APRONS, AND DRIVEWAY ENTRANCES TO BE REMOVED
10	PROPOSED PUBLIC SIDEWALKS
11	BENCH - SEE STANDARD SPECIFICATION FOR DETAILS
12	RETAINING WALL - SEE CIVIL PLANS FOR HEIGHT
13	PROPOSED TRANSFORMER ON CONCRETE PAD
14	OUTLINE OF ROOF CANOPY ABOVE
15	CONCRETE PLANTERS - SEE LANDSCAPING PLAN FOR DETAILS
16	EXISTING OVERHEAD LINES
17	25' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS FROM 30' TO 10' HEIGHT WITHIN HATCHED AREA

- GENERAL NOTES:
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

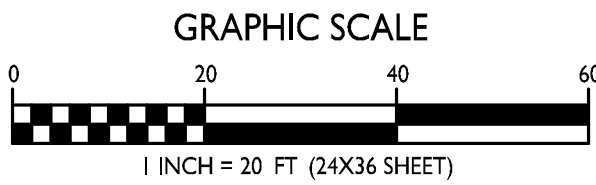
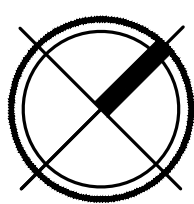
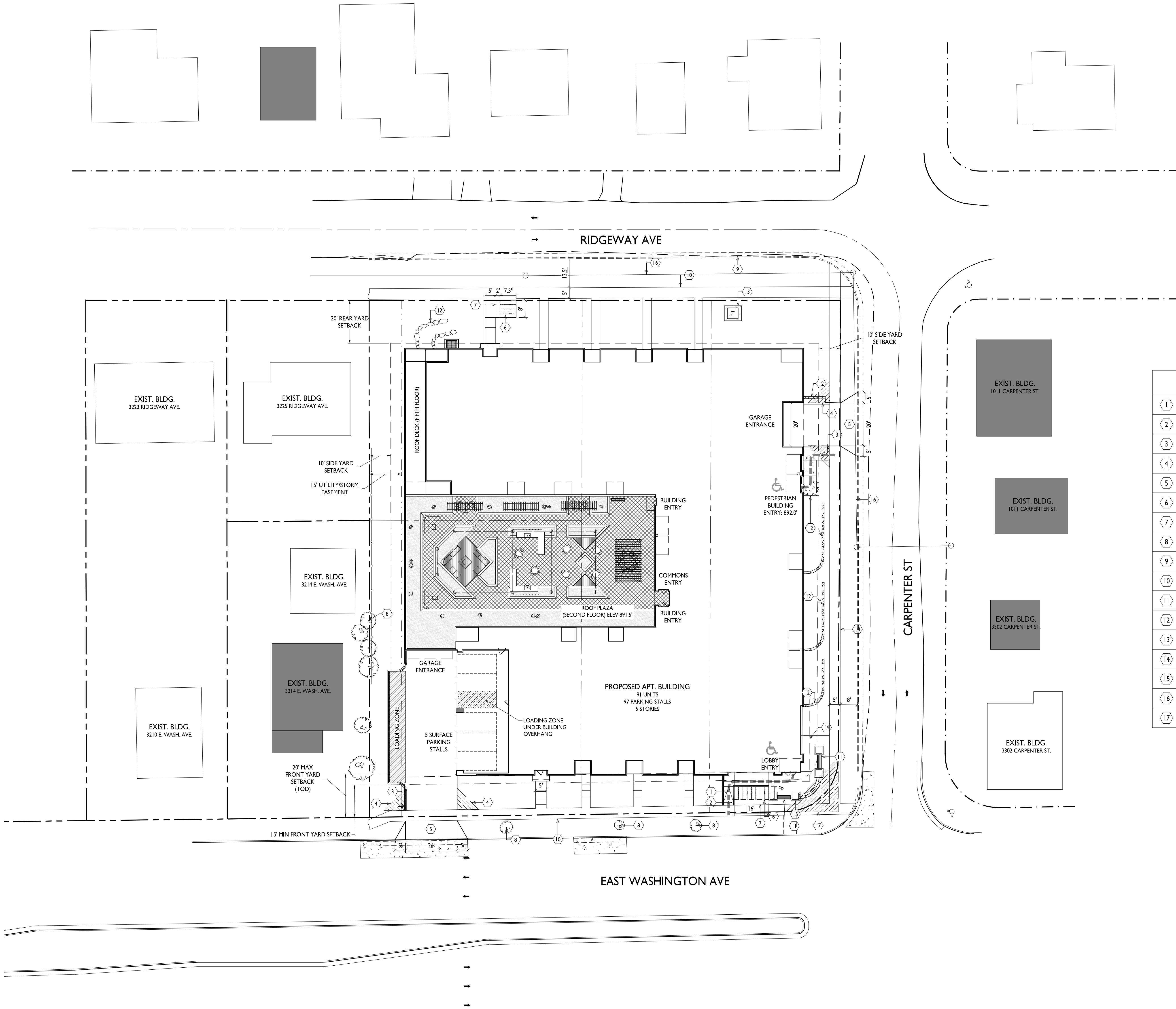
ISSUED
LUA / LUDC Submittal - August 25, 2025

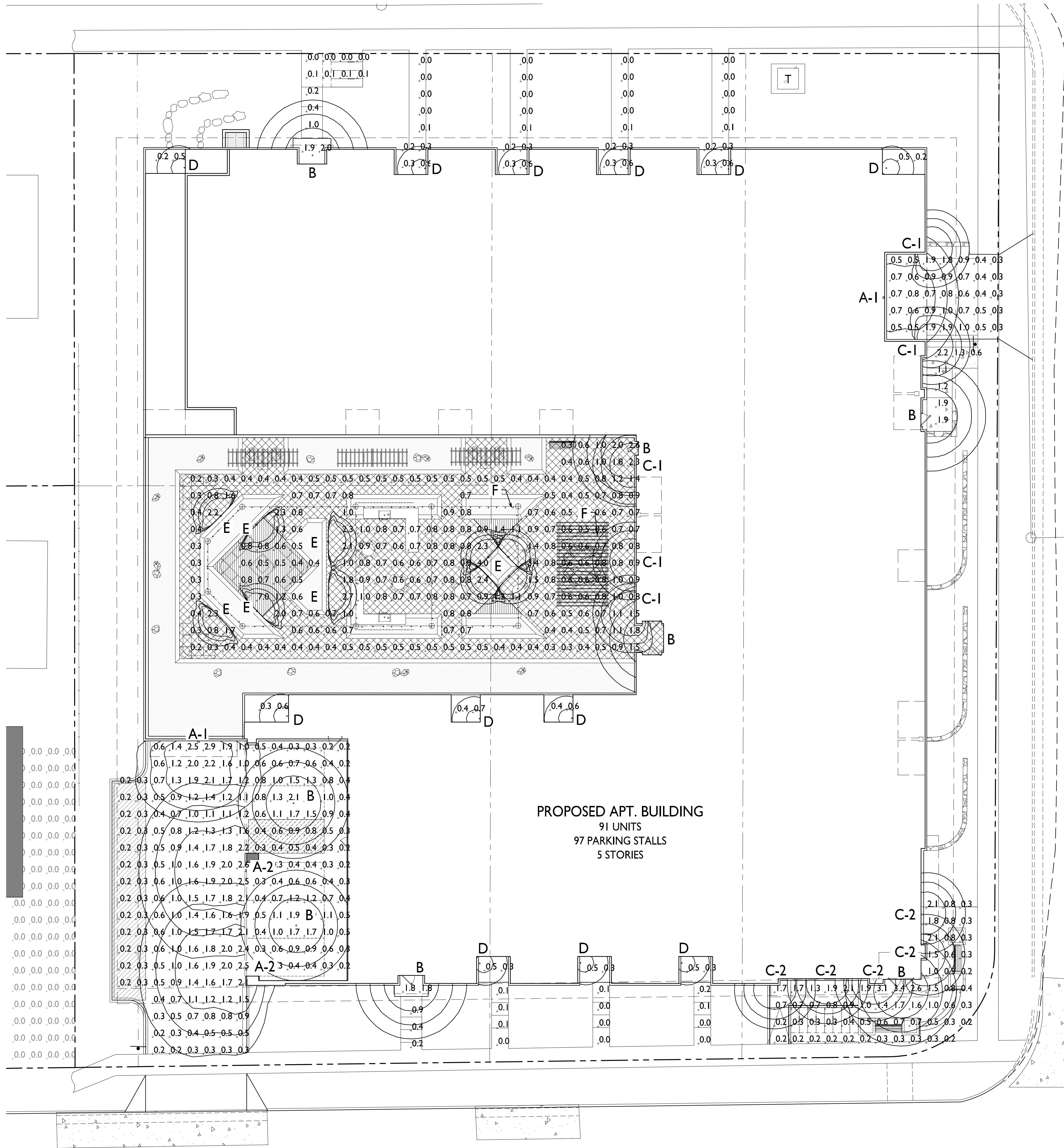
PROJECT TITLE
East Washington
Ave. Mixed-Use
Redevelopment

3222-3240 E.
Washington Ave.
Madison, WI
SHEET TITLE
Architectural
Site Plan

SHEET NUMBER

CA101
PROJECT NO. 2437
© Knothe & Bruce Architects, LLC

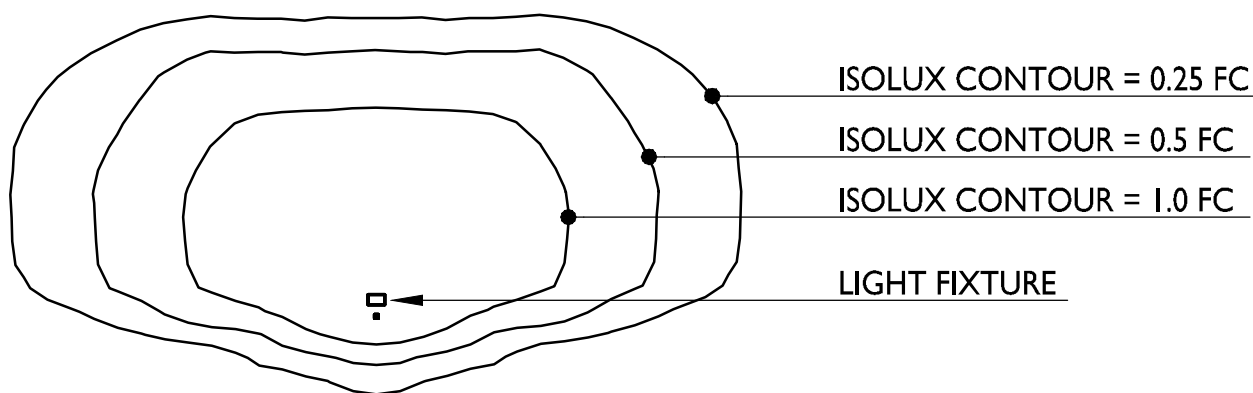




LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Carpenter St. Underground Entrance	+	0.8 fc	1.9 fc	0.3 fc	6.3:1	2.7:1
Main Building Entrance	+	0.9 fc	3.4 fc	0.2 fc	17.0:1	4.5:1
Carpenter St. Walkup Entrance	+	1.5 fc	2.2 fc	0.6 fc	3.7:1	2.5:1
Surface Parking & Loading Zone	+	0.9 fc	2.9 fc	0.2 fc	14.5:1	4.5:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A-1	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 90CRI VF MVOLT DBLXD	LED WALL MOUNT, MVOLT, BLACK FINISH	WDGE1_LED_P0_30K_90CRI_VF.ies	10'-0" ABOVE GRADE ON BUILDING
	A-2	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 90CRI VF MVOLT DBLXD	LED WALL MOUNT, MVOLT, BLACK FINISH	WDGE1_LED_P0_30K_90CRI_VF.ies	13'-0" ABOVE GRADE ON BUILDING
	B	8	LITHONIA LIGHTING	WF3 LED 30K	3" LED ULTRA-THIN WAFER DOWNLIGHT, 3000K, MATTE BLACK	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	C-1	5	WAC LIGHTING	WS-W54620-30K-AL	LED WALL SCONCE, 3000K, 458lm, BRUSHED ALUMINUM FINISH	WS-W54620.ies	7'-0" ABOVE GRADE ON BUILDING
	C-2	5	WAC LIGHTING	WS-W54620-30K-AL	LED WALL SCONCE, 3000K, 458lm, BRUSHED ALUMINUM FINISH	WS-W54620.ies	8'-0" ABOVE GRADE ON BUILDING
	D	12	WAC LIGHTING	WS-W27106-30K-BK	LED WALL SCONCE, 3000K, 307lm, 90CRI, BLACK FINISH	WS-W27106.ies	7'-0" ABOVE GRADE ON BUILDING
	E	10	KUZCO LIGHTING	EW71211-BK	LED 120V, 2700K, 90CRI, CLEAR GLASS WALL MOUNT STEP LIGHT	EW71211-BK-MESA.ies	2'-6" ABOVE PLAZA FLOOR ON PLANTERS
	F	119	CALI ACCENT LIGHTING	ML2000-27K-GSF-1W	LED STRING LIGHTS, 120V, 1W, 18" O.C., FORWARD PHASE	ML2000-27K-GSF-1W.ies	8'-0" ABOVE PLAZA ON TRELLIS

EXAMPLE LIGHT FIXTURE DISTRIBUTION



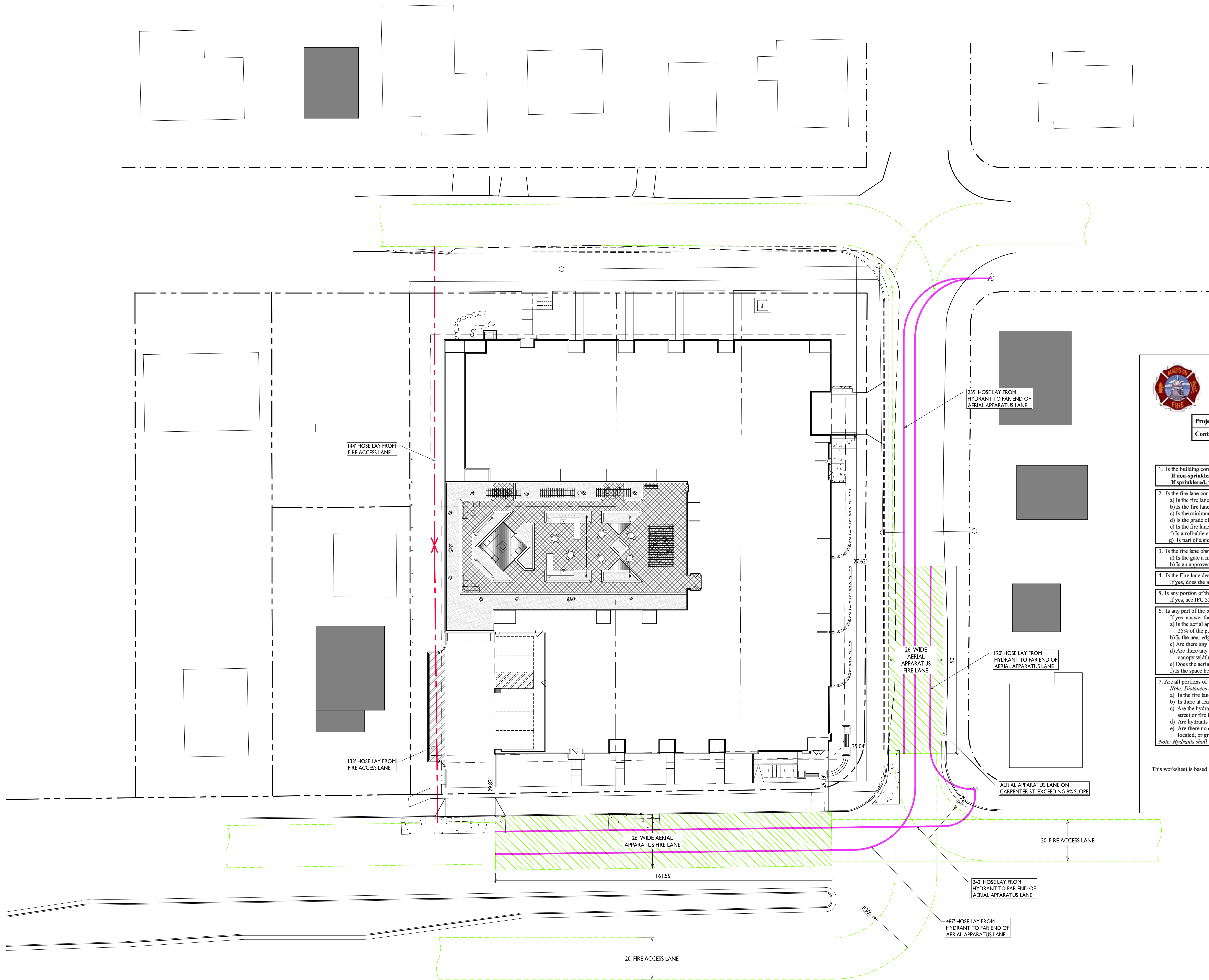
ISSUED
Land Use and UDC Submittal - August 25, 2025

PROJECT TITLE
East Washington
Ave. Mixed-Use
Redevelopment

3222-3240 E.
Washington Ave.
Madison, WI
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

CA102
PROJECT NO. 2437
© Knothe & Bruce Architects, LLC





City of Madison Fire Department
314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • Email: fire@cityofmadison.com

Project Address: 3222-3240 E. Washington Avenue

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

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

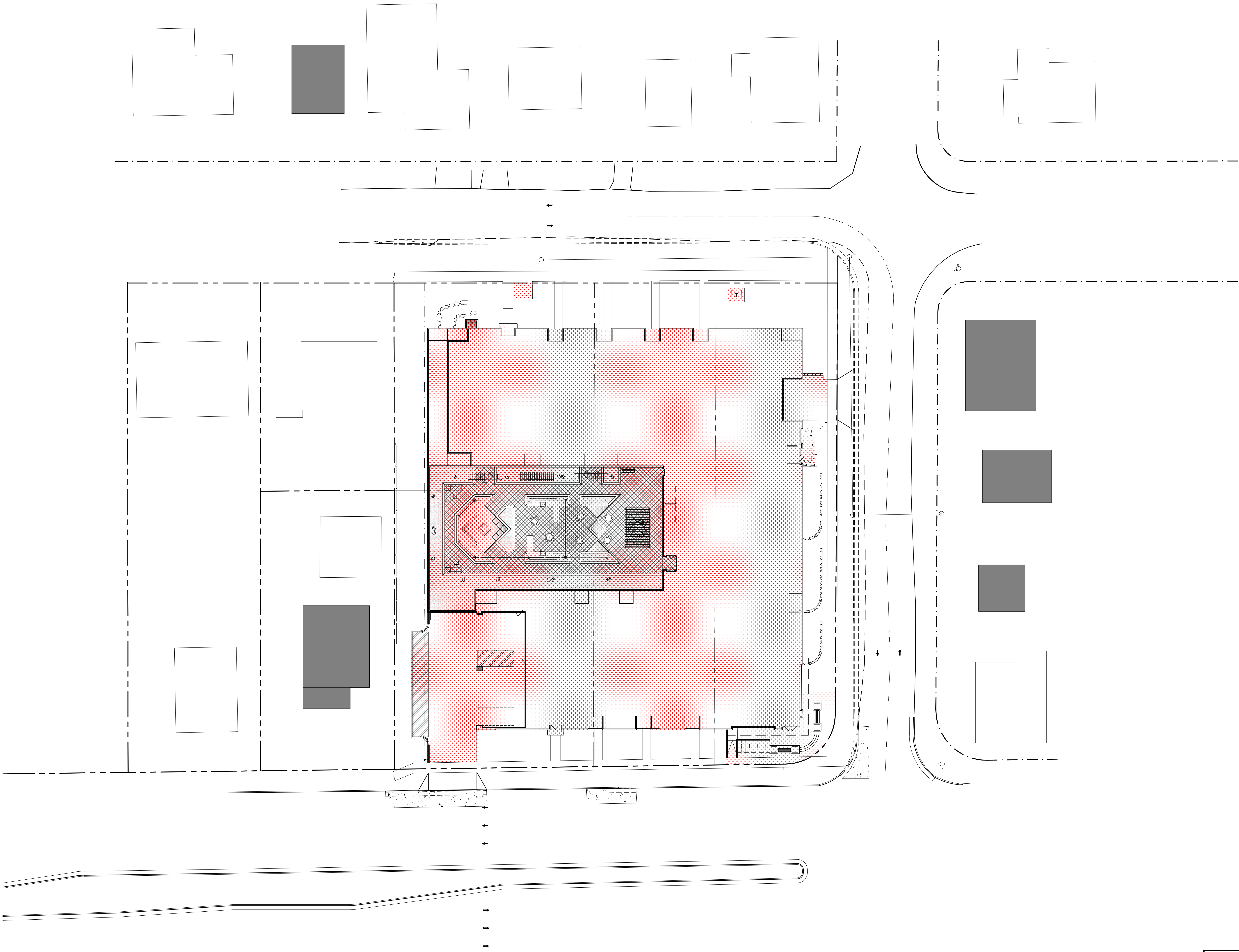
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 26-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☒ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D1037?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6?	☐ Yes	☒ No	☐ N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 20' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☐ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

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

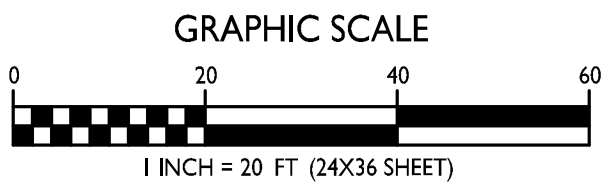
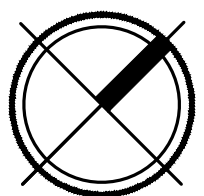
This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

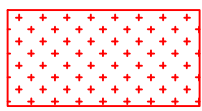
FIRE ACCESS DATA	
BUILDING PERIMETER	952 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	238 LR. FT. REQUIRED (25%) 251 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE	



CA104 LOT COVERAGE
1" = 20'-0"



LOT COVERAGE



ZONING	TR-U2
MAXIMUM LOT COVERAGE	41,782 S.F. / 80%
LOT AREA	52,227 S.F.
PROPOSED LOT COVERAGE	39,411 S.F. / 75%

ISSUED
Land Use and UDC Submittal - August 25, 2025

PROJECT TITLE
East Washington
Ave. Mixed-Use
Redevelopment

3222-3240 E.
Washington Ave.
Madison, WI
SHEET TITLE
Lot Coverage

SHEET NUMBER

CA104

PROJECT NO. 2437
© Knothe & Bruce Architects, LLC

File: JSD\INC\project\2024\241428\DWG\Civil Sheets\2024\241428\241428.dwg Layout: C200-DEMOL User: isaac.newman PlotDate: Aug 22, 2023 4:53pm Xref's:



LEGEND

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

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, TOGETHER WITH LINE LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFY ALL UTILITIES OWNERS PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
- ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
- ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
- BUILDING REMOVALS SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
- CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING LOW DENSITY CONCRETE/FLOWABLE FILL.
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.
- CAP AND ABANDON EXISTING WATER LATERALS AT THE PROPERTY LINE.
- ABANDON EXISTING SANITARY SERVICE PER CITY REQUIREMENTS. CAP OFF LATERALS AT THE PROPERTY LINE. CONTRACTOR SHALL OBTAIN SERRER PLUG PERMIT.
- ANY REMAINING UNLICENSED/PERMITTED PRIVATE WELLS EXISTING ON THIS PARCEL MUST BE PROPERLY ABANDONED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE NR 612 AND MADISON GENERAL ORDINANCE 13.21 PRIOR TO THE DEMOLITION OF THE PROPERTY. PLEASE CONTACT WATER UTILITY STAFF AT (608) 2684654 TO SCHEDULE AN ON-SITE PRIVATE WELL SURVEY PRIOR TO DEMOLITION. OTHERWISE, FOR ADDITIONAL INFORMATION REGARDING WELL ABANDONMENT PROCEDURES AND POTENTIAL WELL ABANDONMENT REIMBURSEMENT PROGRAMS, THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER AT LEAST TWO WORKING DAYS PRIOR TO DEMOLITION. CONTACT THE WATER UTILITY METER DEPARTMENT AT (608) 268-4765 TO SCHEDULE THE METER REMOVAL APPOINTMENT.

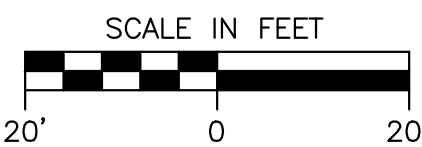
GENERAL NOTES

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

CONSTRUCTION SEQUENCING

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

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



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)

ALL SANITARY LATERALS TO BE ABANDONED SHALL BE PERMANENTLY PLUGGED PER SEWER PLUG PERMIT # 2024-XX-XXX

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



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:
EAST WASHINGTON AVE.
MIXED-USE
REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

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

Designed By:
Reviewed By:
Approved By:

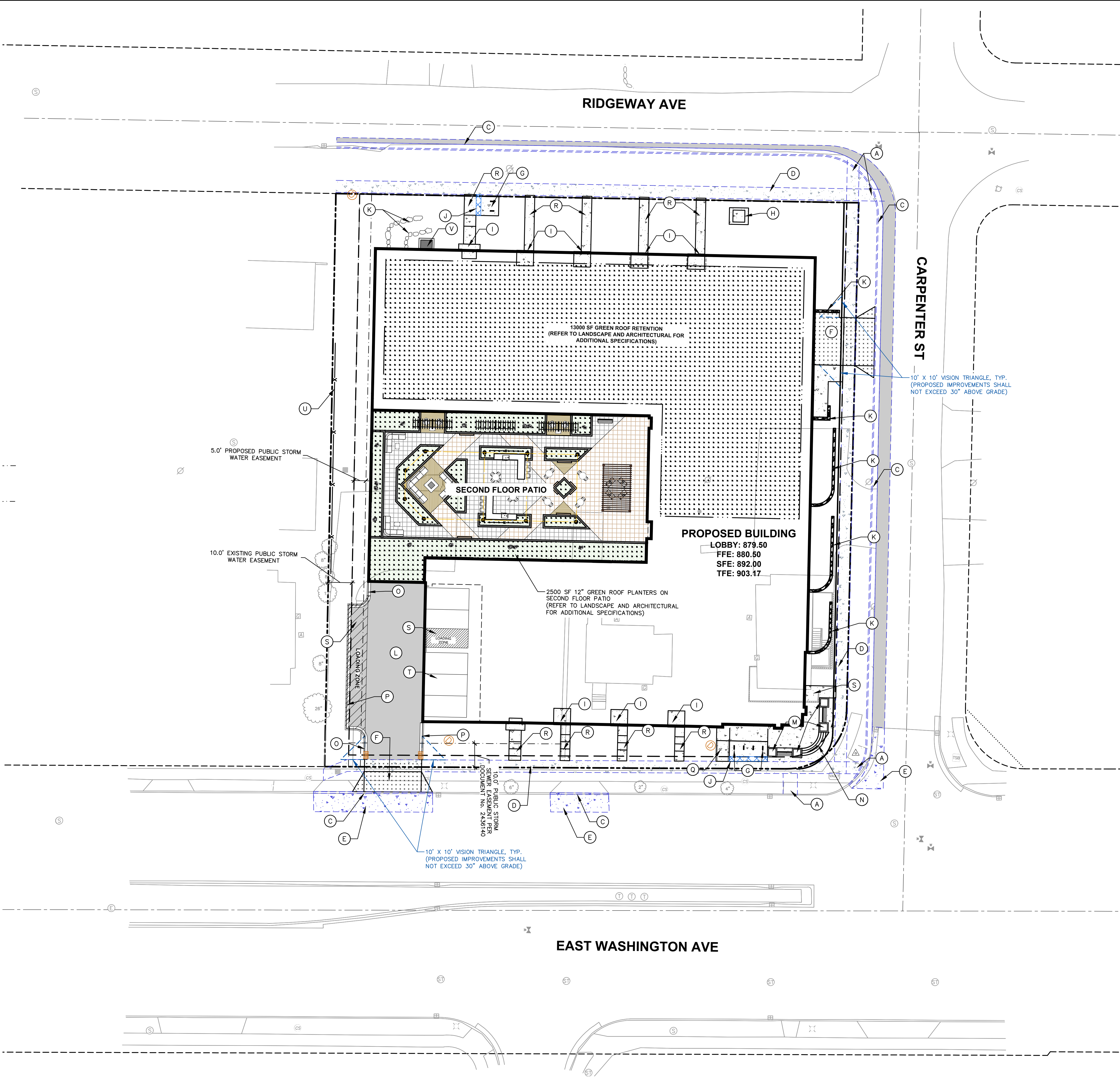
SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C200

JSD PROJECT NO: 24-1428

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.

File: USDNC\projects\2024\441428\DWG\civil\Sheet\3042.dwg Layout: C300-SITE User: lisa.newman Printed: Aug 22, 2025 - 4:07pm Xrefs:



- PAVING NOTES**
1. GENERAL:
- 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY CEC, INC. TITLED GEOTECHNICAL EXPLORATION REPORT EAST WASHINGTON AVE & NORTH 7TH STREET, ISSUE DATE AUGUST 29, 2024. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
- 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
- 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
- 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
- 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
- 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
- 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
- 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.2. WEATHER LIMITATIONS:
- 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
- 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
- 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
- 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
- 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 220°F.
- 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 3.4. BINDER COURSE AGGREGATE:
- 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.5. SURFACE COURSE AGGREGATE:
- 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.6. ASPHALTIC MATERIALS:
- 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
- 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
- 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
- 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
- 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
- 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 1/8" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DICTATES.
- 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
- 5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
- 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

- SEEDING AND RESTORATION NOTES**
1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 24-HOUR LATEX WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDED AND MULCHING TO PROMOTE INFILTRATION.
6. SEED PREPARATION SPECIFICATIONS:
- 6.1. SCARIFY SUBSOILS TO A DEPTH OF 2" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
- 6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
- 6.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURER'S RECOMMENDATIONS.
- 6.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
7. SEED MULCH/EROSION MATTING SPECIFICATIONS:
- 7.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
- 7.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

- CITY FORESTRY NOTES**
1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ADEERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4616) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES; THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4616. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
7. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm). ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.
8. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4616 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

- 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
- X ----- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD
- BIKE RACK

SITE INFORMATION BLOCK	
SITE ADDRESS	3222 E WASHINGTON AVE
PROPERTY ACREAGE	1.20 ACRES
GROSS BUILDING SQUARE FOOTAGE	36668 SF
LOT COVERAGE SURFACE AREA	30,053 SF
LOT COVERAGE SURFACE AREA RATIO	0.58
NUMBER OF PARKING STALLS	
VEHICLE	
UNDERGROUND	105
SURFACE (COVERED)	6
TOTAL	111
BICYCLE	
LONG TERM	95
SHORT TERM	12
TOTAL	107
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	10,068 SF
EXISTING PERVIOUS SURFACE AREA	42,159 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.19
PROPOSED IMPERVIOUS SURFACE AREA	38,645 SF
PROPOSED PERVIOUS LAWN/LANDSCAPE AREA	
PROPOSED INTENSIVE GREEN ROOF AREA	
PROPOSED 12" GREEN ROOF AREA	
PROPOSED PERVIOUS SURFACE AREA	13,382 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.74

- NOTE:**
- GREEN ROOF AREA WAS COUNTED AS PERVIOUS AREA FOR THE LOT COVERAGE SURFACE.
- KEY NOTES**
- A. ADA ACCESSIBLE RAMP
- B. REMOVE AND REPLACE STREET PAVING PER CITY SPECIFICATIONS. REFER TO CITY ISSUED PLANS
- C. NEW 30" CURB & GUTTER PER CITY SPECIFICATIONS. REFER TO CITY ISSUED PLANS
- D. PUBLIC SIDEWALK - 5' WIDE PER CITY SPECIFICATIONS. REFER TO CITY ISSUED PLANS
- E. REPLACE EX. CONCRETE PAVEMENT PER CITY SPECIFICATIONS. REFER TO CITY ISSUED PLANS
- F. REINFORCED CONCRETE PAVEMENT
- G. BIKE RACK
- H. TRANSFORMER PAD AND TERMINATION CABINET (CONTRACTOR TO COORDINATE WITH MG&E ON FINAL PLACEMENT. ANY PLACEMENT MODIFICATIONS FROM THE CONTRACT DOCUMENTS TO BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.)
- I. CONCRETE STOOP, STAIRCASE, AND RAILING (REFER TO ARCHITECTURAL)
- J. 2'-0" BICYCLE OVERHANG
- K. MODULAR BLOCK RETAINING WALL (SEE DETAILS)
- L. ASPHALT PAVEMENT
- M. ELEVATED PLANTER (SEE LANDSCAPE PLAN)
- N. CONCRETE STEPS AND RAILING
- O. 18" STANDARD CURB AND GUTTER
- P. 18" REJECT CURB AND GUTTER
- Q. ADA ACCESSIBLE RAMP WITH RAILING
- R. CONCRETE SIDEWALK
- S. PAVEMENT MARKING - LOADING ZONE - 4" - WHITE DIAGONAL HATCH
- T. PAVEMENT MARKING - 4" WIDE, WHITE
- U. 6'-TALL PRIVACY FENCE
- V. AREA WELL (SEE ARCH PLAN)



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:
EAST WASHINGTON AVE.
MIXED-USE
REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

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

Designed By: _____
Reviewed By: _____
Approved By: _____
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C300

JSD PROJECT NO: 24-14285



SCALE IN FEET

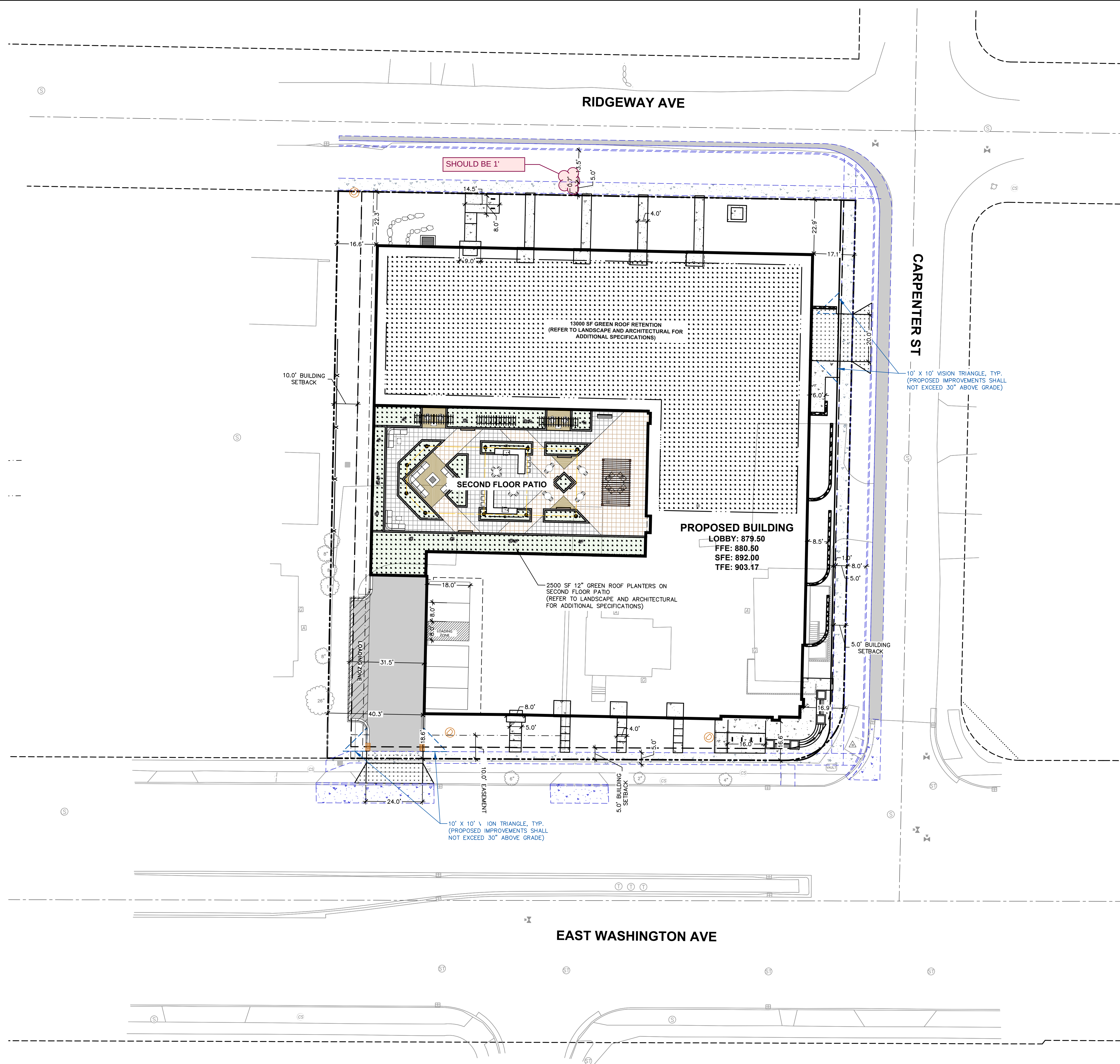
20' 0 20'



Toll Free (800) 242-8511

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.

File: USDINC\project\3224\322414280\DWG\Site\Sheet\32242 3414285 ConDoc.dwg Layout: C301-SITE DIMENSIONAL User: Isaac Newman Plotted: Aug 22, 2025 - 4:08pm Xref's:



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



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:
EAST WASHINGTON AVE.
MIXED-USE
REDEVELOPMENT

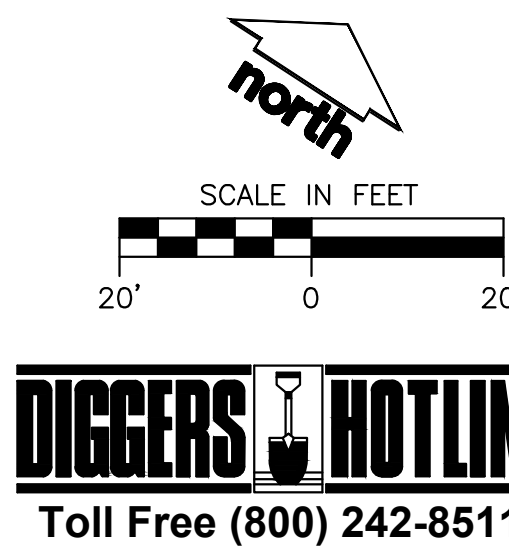
PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

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

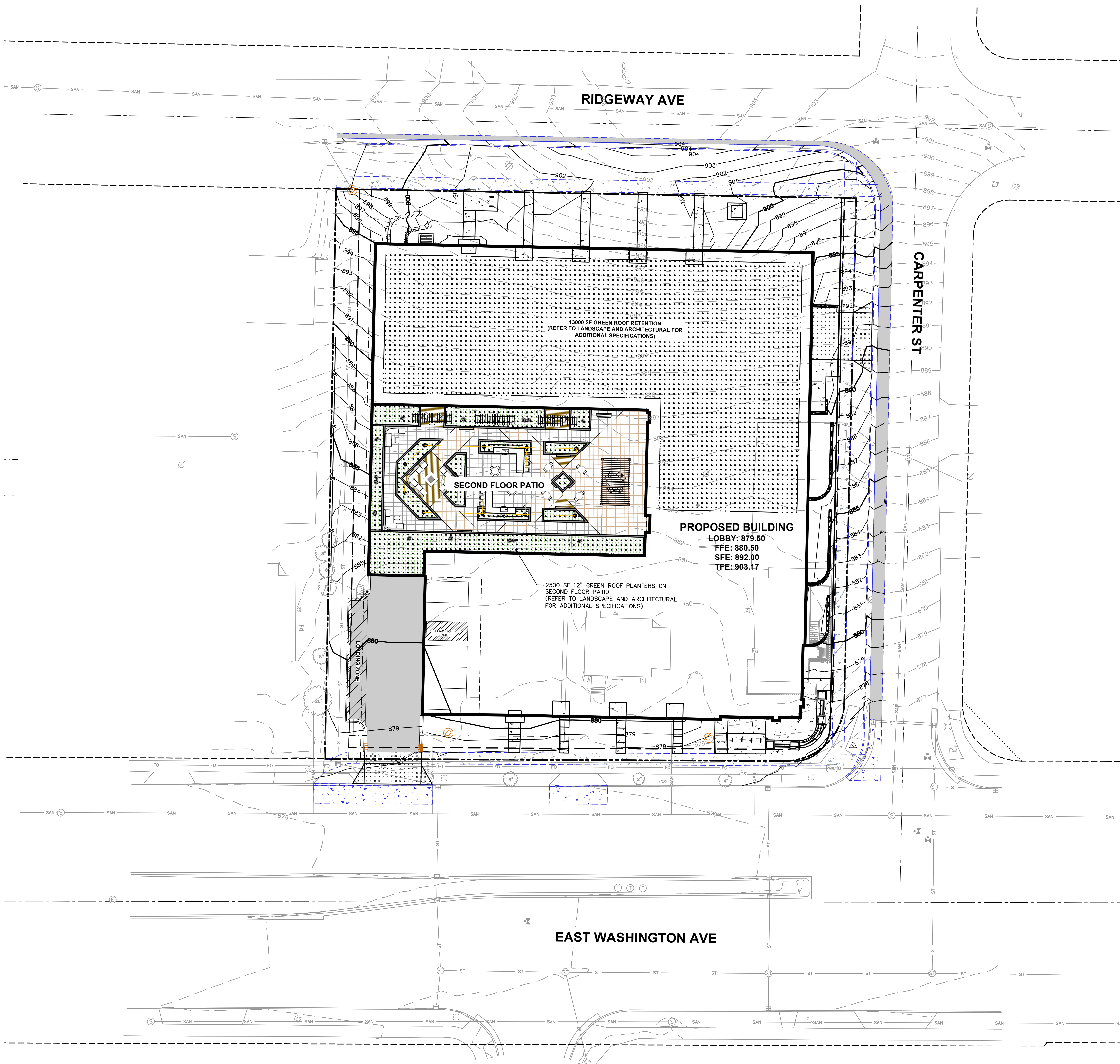
Designed By:
Reviewed By:
Approved By:
SHEET TITLE:
DIMENSIONAL SITE PLAN

SHEET NUMBER:
C301

JSD PROJECT NO: 24-14285



File: JSD\INC\project\42024\414265\DWG\Civil\Sheet\30542_3414265_ConDraw.dwg Layout: C400-GRADING User: isaac.renman Plotter: Aug 22, 2023 4:08pm Xref's:



GRADING AND EARTHWORK NOTES

- ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. TITLED "GEOTECHNICAL EXPLORATION REPORT EAST WASHINGTON AVE & NORTH 7TH STREET" ISSUE DATE: AUGUST 29, 2024. 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 DEPTHS 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 (ESS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER. THEY SHALL 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 ESS ARE REQUIRED. ESS 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, IMPORTED FILL 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 0.2" 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 8' LONG AND NO LESS THAN 12" THICK BY USE OF 2" 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 1 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) DAYS). 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 (100LBS/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
---	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
---	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



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:
EAST WASHINGTON AVE.
MIXED-USE
REDEVELOPMENT

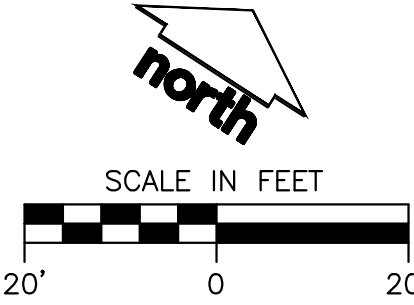
PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

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

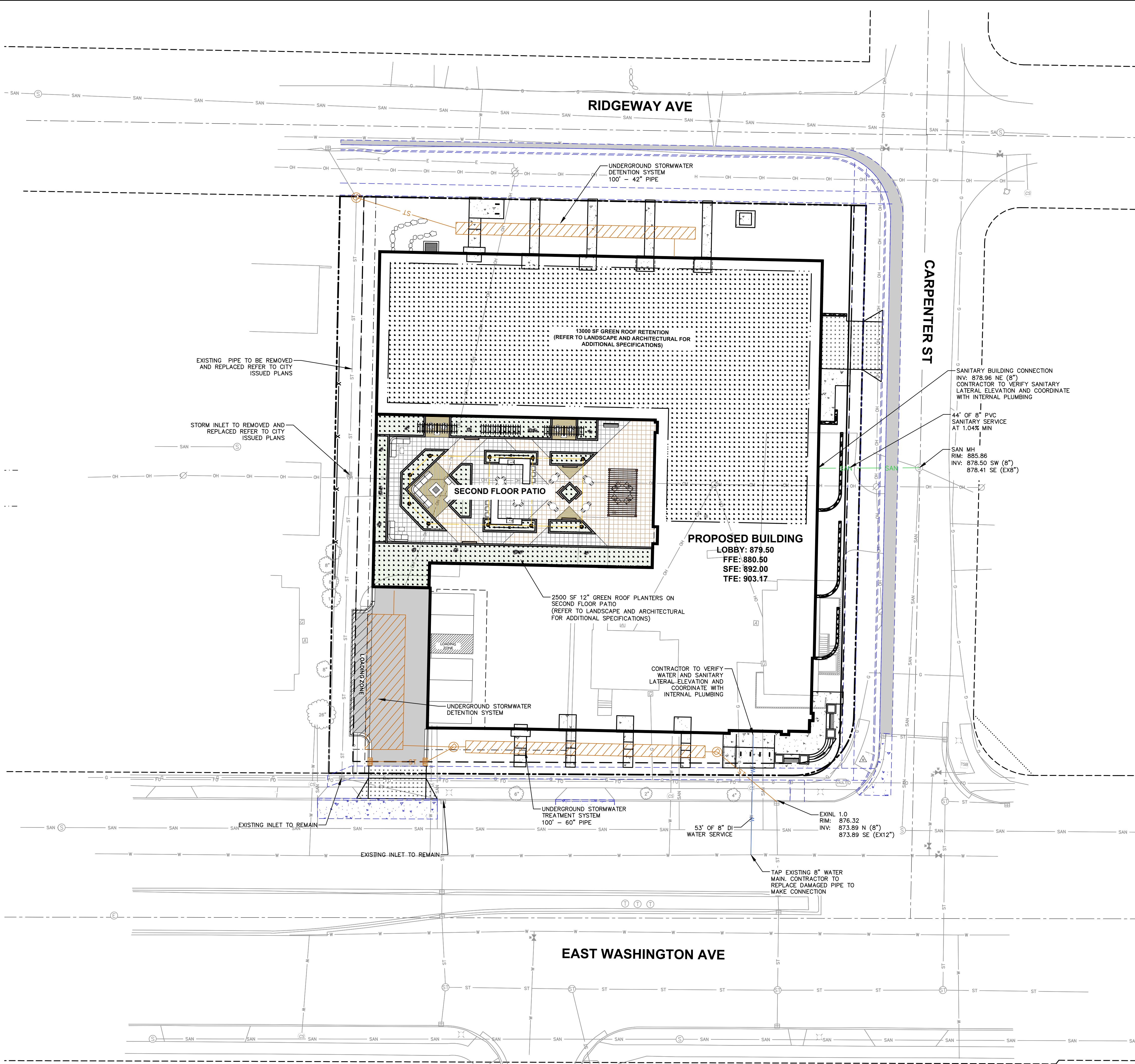
Designed By:
Reviewed By:
Approved By:
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C400

JSD PROJECT NO: 24-14265



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.



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. ANY DISCREPANCY, NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - 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 DEPARTMENTS 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 382.36(7)(C)10, AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
 - 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 LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(1)(G) OR WATER PIPING 382.40(8)(A), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(1)(G)2 FOR PROTECTION FROM FROST.
 - STORM SEWER SPECIFICATIONS:**
 - PIPE:
 - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS II (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 WATER TIGHT 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" - 18" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212, ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4" - 36". 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 F447, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION.
 - FRAME AND GRATES/LIDS:
 - CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - GRATE FRAME AND GRATES 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 SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 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 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 888 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 B82, 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 TIE 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 22" 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 CONFORM 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. ALSO REQUIRE GRAVEL BACKFILL.
 - LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 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" - 36". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.
 - CONNECTION TO DISMILAR 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 WARP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923.
- MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH 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 8.43.5 OF THE STANDARD SPECIFICATIONS.

LEGEND

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



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:
**EAST WASHINGTON AVE.
MIXED-USE
REDEVELOPMENT**

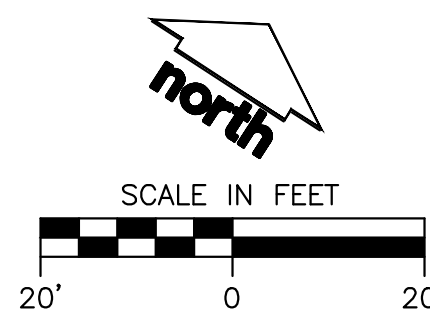
PROJECT LOCATION:
**3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704**

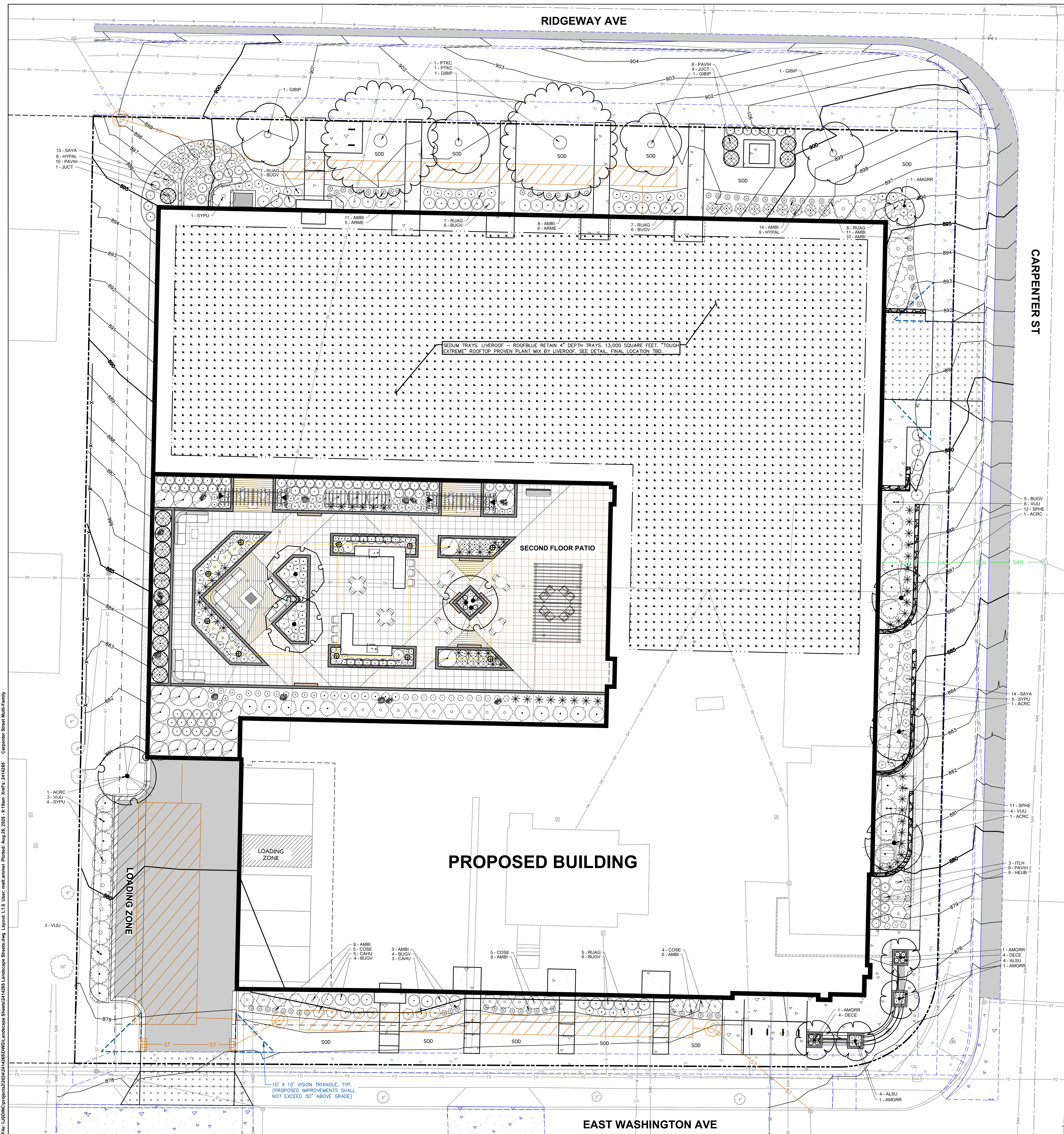
PLAN MODIFICATIONS:		
#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: _____
Reviewed By: _____
Approved By: _____
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C500

JSD PROJECT NO: 24-14285





PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
ORNAMENTAL TREES					
	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B	1.5" Cal	2
	AMGR	<i>Amelanchier x grandiflora</i> 'Robin Hill' Robin Hill Apple Serviceberry	B & B	1.5" Cal	5
	CECA	<i>Cercis canadensis</i> 'Columbus' Columbus Strain Eastern Redbud	B & B	1.5" Cal	1
OVERSTORY DECIDUOUS TREES					
	ACRC	<i>Acer rubrum</i> 'Columnare' Columnar Red Maple	B & B	1.5" Cal	4
	GIBIP	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Maidenhair Tree	B & B	2.5" Cal	4
	PTKC	<i>Gymnocladus dioica</i> 'J.C. McDaniel' TM Prairie Titan Kentucky Coffeetree	B & B	2.5" Cal	2
UPRIGHT EVERGREEN SHRUB					
	JUCT	<i>Juniperus chinensis</i> 'Trautman' Trautman Juniper	B & B	Min. 6' Ht.	16
DECIDUOUS SHRUBS					
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM Iraqawi Beauty Black Chokeberry	#3	12" Ht. (min)	11
	CAHU	<i>Clethra alnifolia</i> 'Hummingbird' Hummingbird Summersweet	#3	Min. 24"	16
	COSE	<i>Cornus sericea</i> 'Farrow' Arctic Fire® Red Twig Dogwood	#3	24" Ht. (min)	20
	HAAB	<i>Hydrangea arborescens</i> 'Annabelle' Annabelle Smooth Hydrangea	#3	24" Min Ht.	10
	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' Little Quick Fire Hydrangea	#3	24" Ht. (min)	23
	ITLH	<i>Itea virginica</i> 'Little Henry' Little Henry Dwarf Sweetspire	#3	Min. 24"	13
	PHOPA	<i>Physocarpus opulifolius</i> 'Amber Jubilee' Amber Jubilee Ninebark	#5	24" Ht. (min)	7
	SYPU	<i>Syringa pubescens patula</i> 'Miss Kim' Miss Kim Korean Lilac	#5	24" Ht. (min)	10
	VJUU	<i>Viburnum x juddii</i> Judd Viburnum	#5	Min. 36" tall	16
EVERGREEN SHRUBS					
	BUGV	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	#5	24" Ht. (min)	34
	JUCHK	<i>Juniperus chinensis</i> 'Kailash Compacta' Kailash Compact Juniper	#5	24" Dia. (min)	21
PERENNIALS & GRASSES					
	ALSU	<i>Allium x 'Summer Beauty'</i> Summer Beauty Allium	#1	Min. 8"-18"	67
	AMBI	<i>Amsonia x 'Blue Ice'</i> Blue Ice Bluestar	#1	Min. 8"-18"	69
	CLPA	<i>Clematis paniculata</i> Sweet Autumn Clematis	#1	Min. 12"-24"	2
	DECE	<i>Deschampsia cespitosa</i> 'Goldtau' Gold Dew Tufted Hair Grass	#1	Min 8"-18"	12
	HEUB	<i>Heuchera x 'Blackout'</i> Blackout Coral Bell	#1	Min 8"-16"	35
	PAVH	<i>Panicum virgatum</i> 'Heavy Metal' Heavy Metal Switch Grass	#1	Min. 12"-24"	95
	RUAG	<i>Rudbeckia x 'American Gold Rush'</i> American Gold Rush Coneflower	#1	Min. 8"-18"	64
	SAYA	<i>Salvia yangii</i> 'Little Spire' Little Spire Russian Sage	#1	Min 8"-18"	55
	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed	#1	Min. 8"-18"	61
	WIFR	<i>Wisteria frutescens</i> American Wisteria	#1	Min. 12"-24"	4

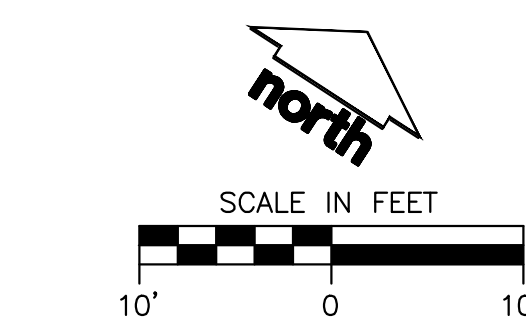
CONTRACTOR NOTES

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

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.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	FENCE
	BIKE RACK
	LANDSCAPE EDGING
	DECORATIVE STONE MULCH



DIGGERS HOTLINE
Toll Free (800) 242-8511

CREATE THE VISION TELL THE STORY

isdinc.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:
**EAST WASHINGTON AVE.
MIXED-USE
REDEVELOPMENT**

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

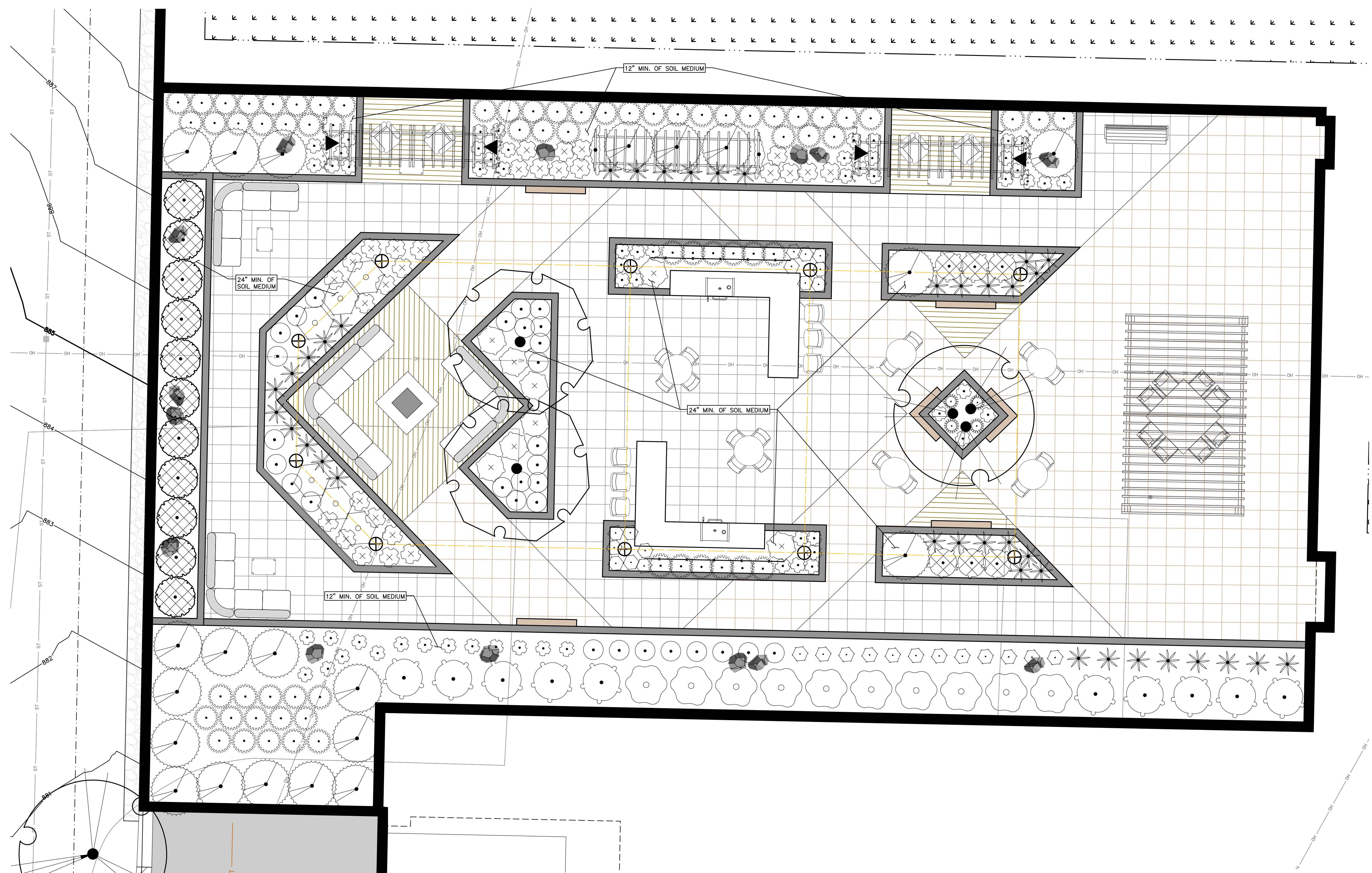
PLAN MODIFICATIONS:		
#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	AMW
Reviewed By:	MRA
Approved By:	KLV

SHEET TITLE:
**OVERALL LANDSCAPE
PLAN**

SHEET NUMBER:

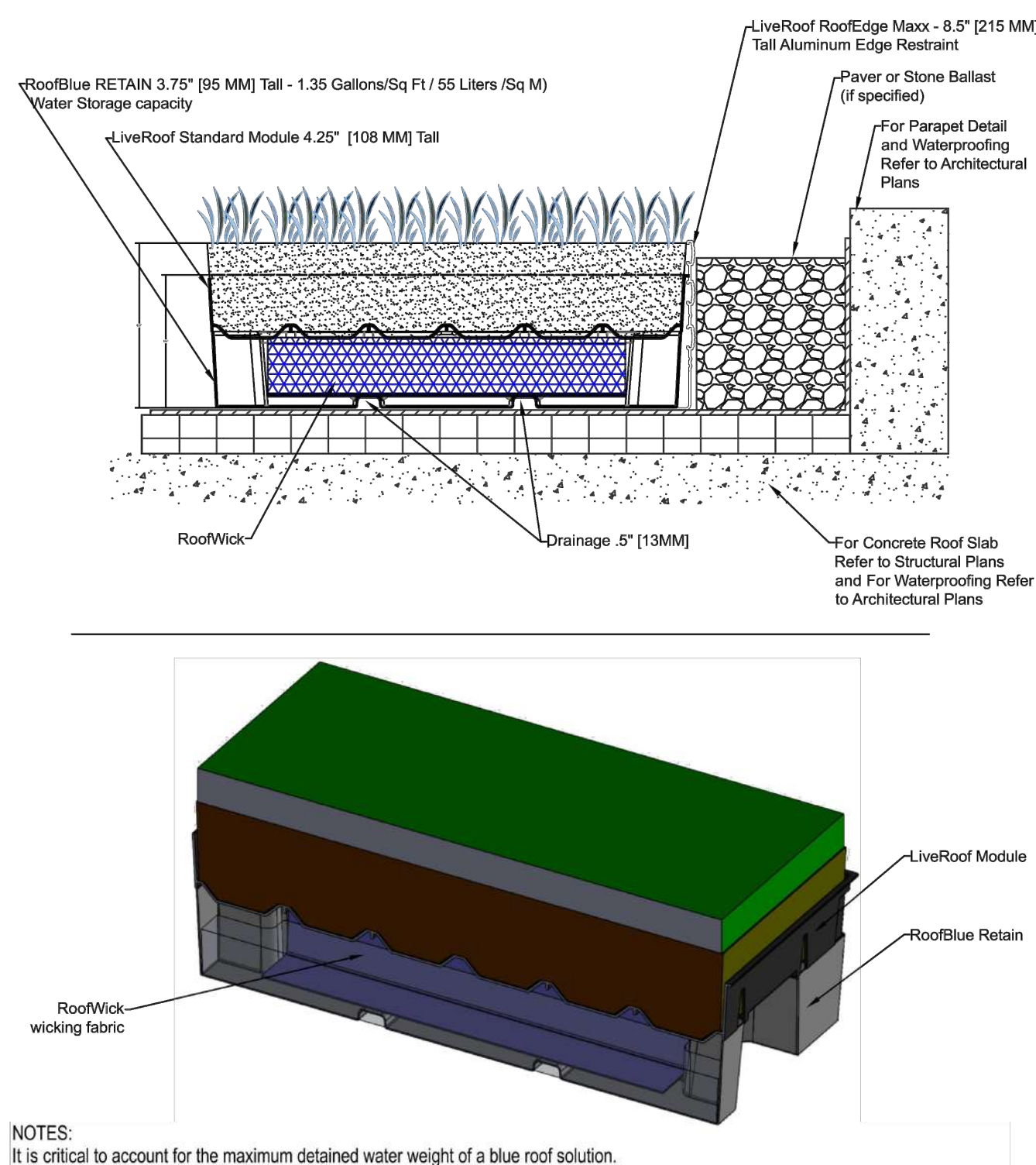
L1.0



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
ORNAMENTAL TREES					
	AMGL	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B	1.5" Cal	2
	AMGR	Amelanchier x grandiflora 'Robin Hill' Robin Hill Apple Serviceberry	B & B	1.5" Cal	5
	CECA	Cercis canadensis 'Columbus' Columbus Strain Eastern Redbud	B & B	1.5" Cal	1
OVERSTORY DECIDUOUS TREES					
	ACRC	Acer rubrum 'Columnare' Columnar Red Maple	B & B	1.5" Cal	4
	GIBP	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree	B & B	2.5" Cal	4
	PTKC	Gymnocladus dioica 'J.C. McDaniel' TM Prairie Titan Kentucky Coffeetree	B & B	2.5" Cal	2
UPRIGHT EVERGREEN SHRUB					
	JUCT	Juniperus chinensis 'Trautman' Trautman Juniper	B & B	Min. 6' Ht.	16
DECIDUOUS SHRUBS					
	ARME	Aronia melanocarpa 'Morton' TM Iraquis Beauty Black Chokeberry	#3	12" Ht. (min)	11
	CAHU	Clethra alnifolia 'Hummingbird' Hummingbird Summersweet	#3	Min. 24"	16
	COSE	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood	#3	24" Ht. (min)	20
	HAAB	Hydrangea arborescens 'Annabelle' Annabelle Smooth Hydrangea	#3	24" Min Ht.	10
	HYPAL	Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea	#3	24" Ht. (min)	23
	ITLH	Itea virginica 'Little Henry' Little Henry Dwarf Sweetspire	#3	Min. 24"	13
	PHOPA	Physocarpus opulifolius 'Amber Jubilee' Amber Jubilee Ninebark	#5	24" Ht. (min)	7
	SYPU	Syringa pubescens patula 'Miss Kim' Miss Kim Korean Lilac	#5	24" Ht. (min)	10
	VUJU	Viburnum x juddii Judd Viburnum	#5	Min. 36" tall	16
EVERGREEN SHRUBS					
	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood	#5	24" Ht. (min)	34
	JUCHK	Juniperus chinensis 'Kallays Compacta' Kally Pfitzer Compact Juniper	#5	24" Dia. (min)	21
PERENNIALS & GRASSES					
	ALSU	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"-18"	67
	AMBI	Amsonia x 'Blue Ice' Blue Ice Bluestar	#1	Min. 8"-18"	69
	CLPA	Clematis paniculata Sweet Autumn Clematis	#1	Min. 12"-24"	2
	DECE	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	#1	Min. 8"-18"	12
	HEUB	Heuchera x 'Blackout' Blackout Coral Bells	#1	Min. 8"-18"	35
	PAVH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	#1	Min. 12"-24"	95
	RUAG	Rudbeckia x 'American Gold Rush' American Gold Rush Coneflower	#1	Min. 8"-18"	64
	SAYA	Salvia yangii 'Little Spire' Little Spire Russian Sage	#1	Min. 8"-18"	55
	SPHE	Sporobolus heterolepis Prairie Dropseed	#1	Min. 8"-18"	61
	WIFR	Wisteria frutescens American Wisteria	#1	Min. 12"-24"	4

RoofBlue® RETAIN Stormwater Retention System with LiveRoof Standard Modules



NOTES:

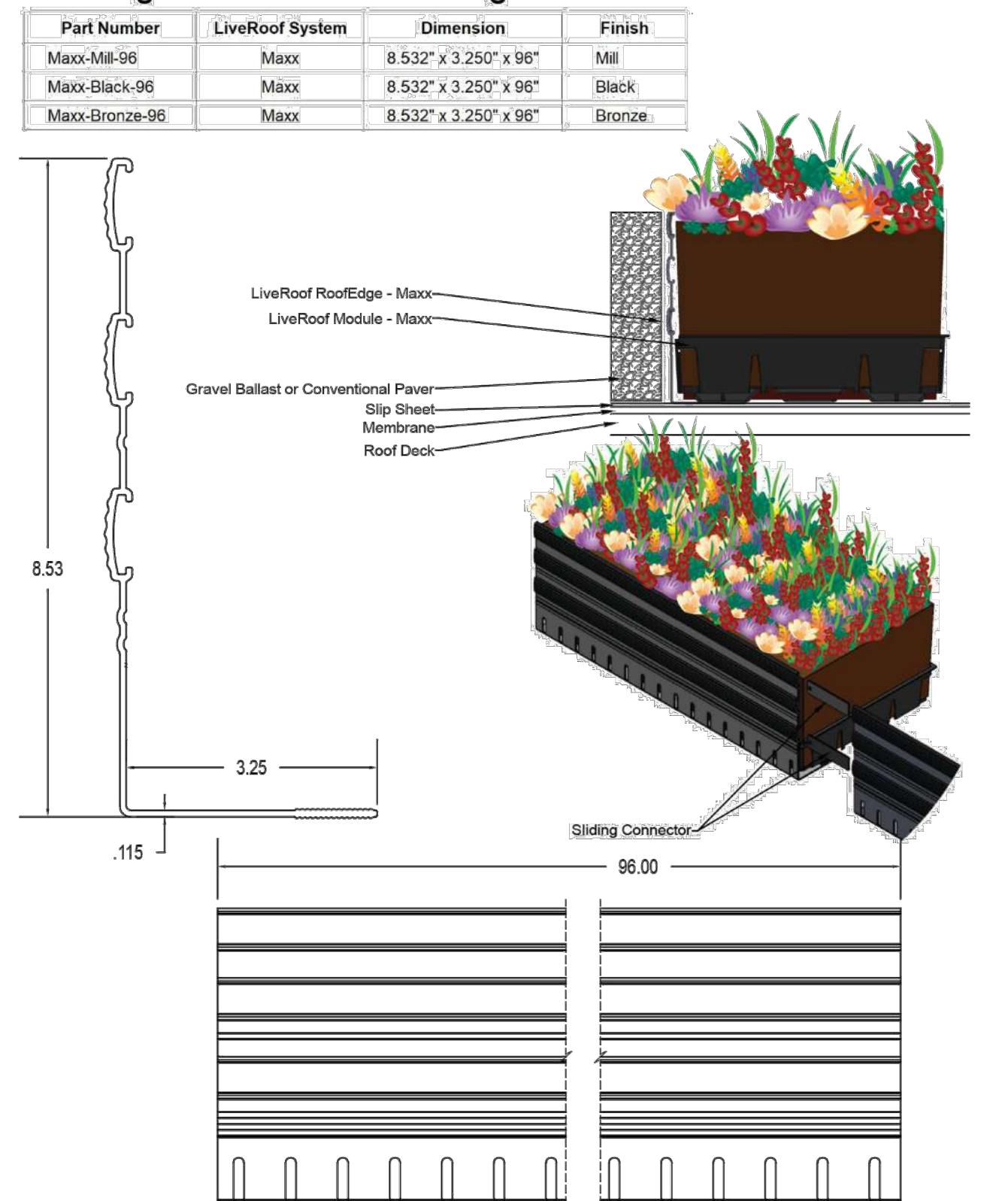
It is critical to account for the maximum detained water weight of a blue roof solution.

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

LiveRoof Global, LLC
P.O. Box 533
Spring Lake, MI 49458
(800) 875-1392
www.liveroof.com

LiveRoof

RoofEdge Maxx Aluminum Edge Restraint

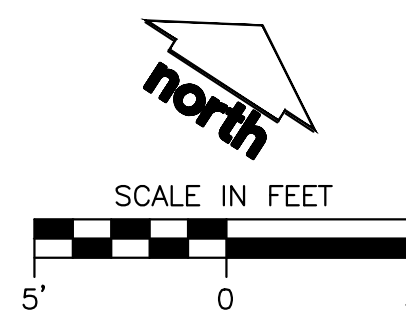


ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

LiveRoof Global, LLC
P.O. Box 533
Spring Lake, MI 49458
(800) 875-1392
www.liveroof.com

LiveRoof

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



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:
**EAST WASHINGTON AVE.
MIXED-USE
REDEVELOPMENT**

PROJECT LOCATION:
**3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704**

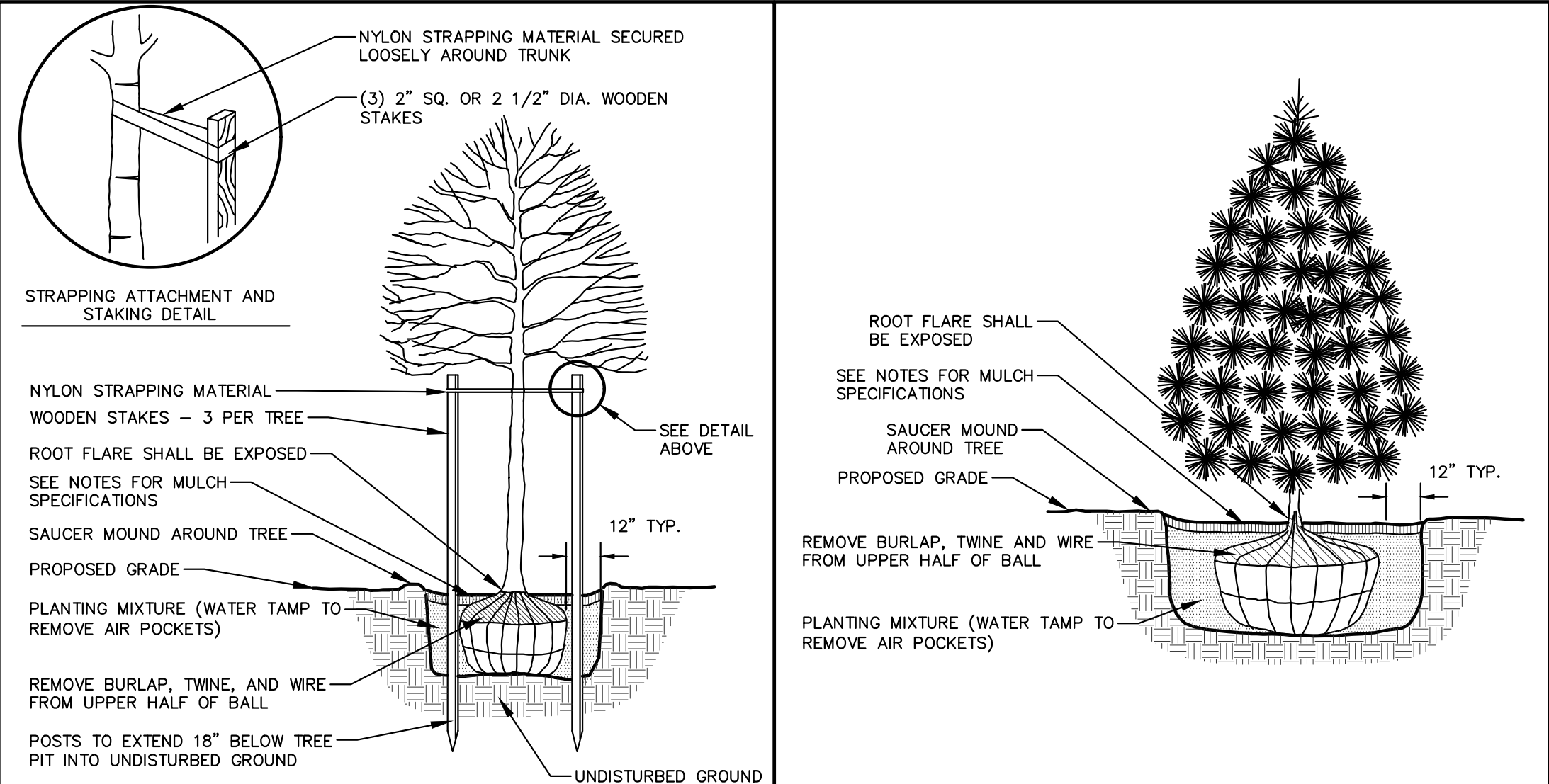
#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: AMW
Reviewed By: MRA
Approved By: KJV

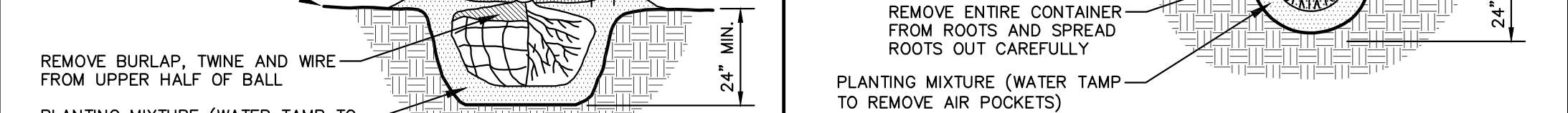
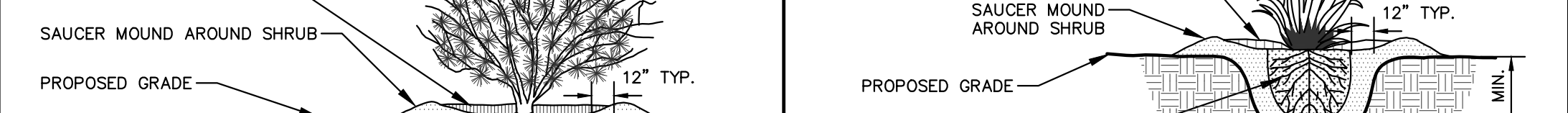
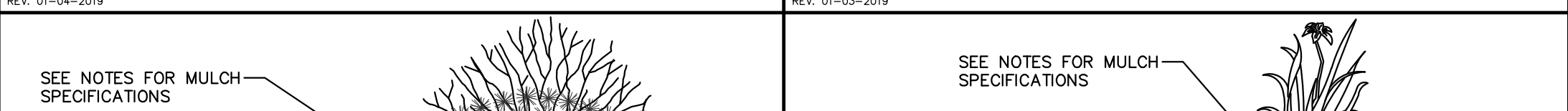
SHEET TITLE:
**DETAILED LANDSCAPE
PLAN SECOND FLOOR
PATIO**

SHEET NUMBER:
L1.1

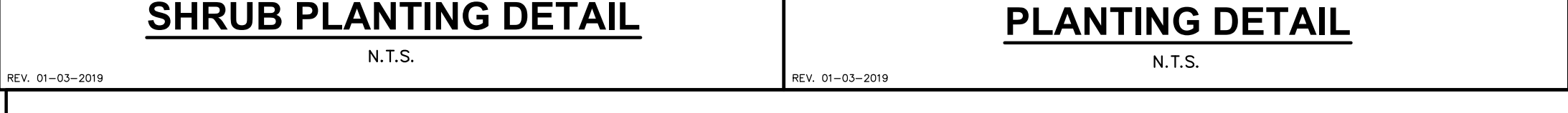
JSD PROJECT NO: 24-14265



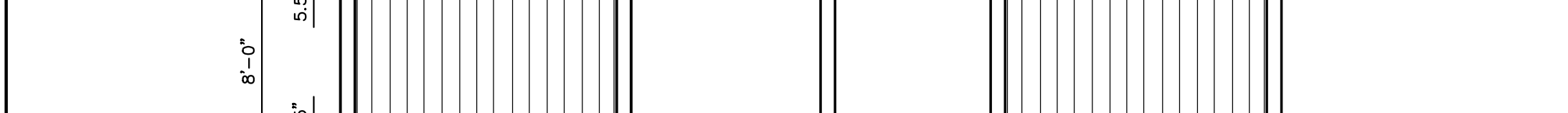
NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION



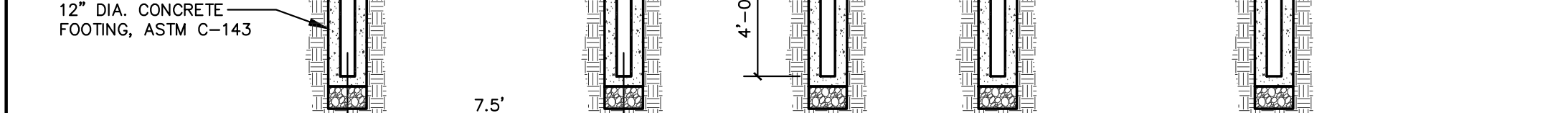
1. COLOR: WHITE
2. FENCING DETAIL PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL SELECT SUPPLIER THAT BEST MATCHES THE DETAIL PROVIDED AND SUPPLY LANDSCAPE ARCHITECT WITH SHOP DRAWING FOR REVIEW.



NOTE:
1. ROOT FLARE TO BE EXPOSED



NOTE:
1. ROOT FLARE TO BE EXPOSED



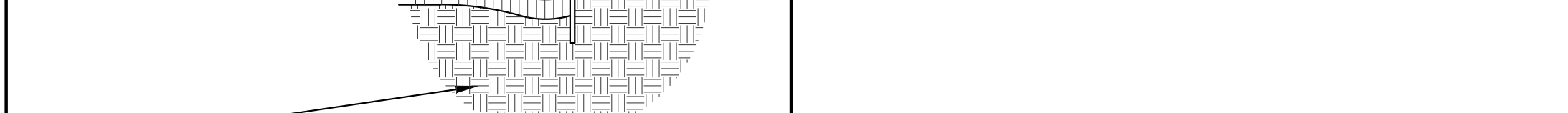
NOTE:
1. ROOT FLARE TO BE EXPOSED



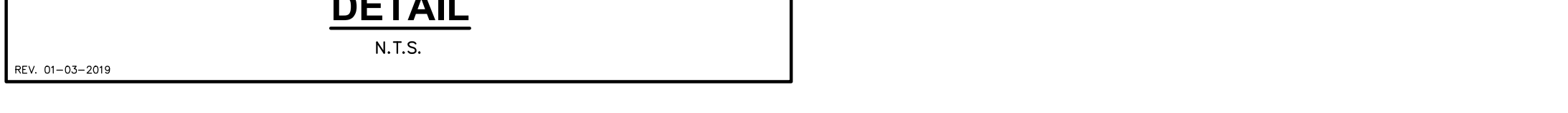
NOTE:
1. ROOT FLARE TO BE EXPOSED



NOTE:
1. ROOT FLARE TO BE EXPOSED



NOTE:
1. ROOT FLARE TO BE EXPOSED



NOTE:
1. ROOT FLARE TO BE EXPOSED



NOTE:
1. ROOT FLARE TO BE EXPOSED



NOTE:
1. ROOT FLARE TO BE EXPOSED



NOTE:
1. ROOT FLARE TO BE EXPOSED



NOTE:
1. ROOT FLARE TO BE EXPOSED

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, SEEDING 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 SHREDED 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.

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint 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 landscape points required: 86

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

Total square footage of developed area: _____

Five (5) acres: _____

First five (5) developed acres: _____

Remainder of developed area: _____

Total landscape points required: _____

(C) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area: _____

Total landscape points required: _____

TABULATION OF LANDSCAPE CREDITS AND POINTS						
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	10	350
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5' CAL MIN.	15	0	0	8	120
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	16	160
SHRUB, DECIDUOUS	#3 CONT., MIN. 12" x 24"	3	0	0	126	378
SHRUB, EVERGREEN	#3 CONT., MIN. 12" x 24"	4	0	0	55	220
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8" x 8"	2	0	0	464	928
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. MINIMUM 200 POINTS PER TREE	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT WITHIN PUBLICLY ACCESSIBLE DEVELOPED AREA. CANNOT COMBINE MORE THAN SIX (6) TOTAL REQUIRED POINTS	5	0	0	0	0
SUBTOTAL			0			2,156
TOTAL NUMBER OF POINTS PROVIDED				2,156		

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. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - 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 DIG (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 INJURY (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 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 DEBRIS, 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 ADEQUATE 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 ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES UNLESS OTHERWISE DEPICTED. 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: SNOW STORAGE AREA AND BUILDING MAINTENANCE STRIP DEPICTED ON PLAN PER THE LEGEND 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 VESQUEEN.
- 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 AROUND 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 LODPE TREE GUARDS AS MANUFACTURED BY A.E. 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 "TREE GATOR 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 AND SOD NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, FASTALLED 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
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CITY FORESTRY NOTES

- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) - ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.



CREATE THE VISION TELL THE STORY

jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 100
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:
EAST WASHINGTON AVE.
MIXED-USE
REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

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

Designed By: AMN
Reviewed By: MRA
Approved By: KJV

SHEET TITLE:
LANDSCAPE DETAILS
AND NOTES

SHEET NUMBER:
L 2.0
JSD PROJECT NO: 241426S

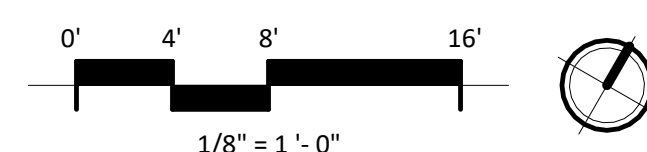


Toll Free (800) 242-8511



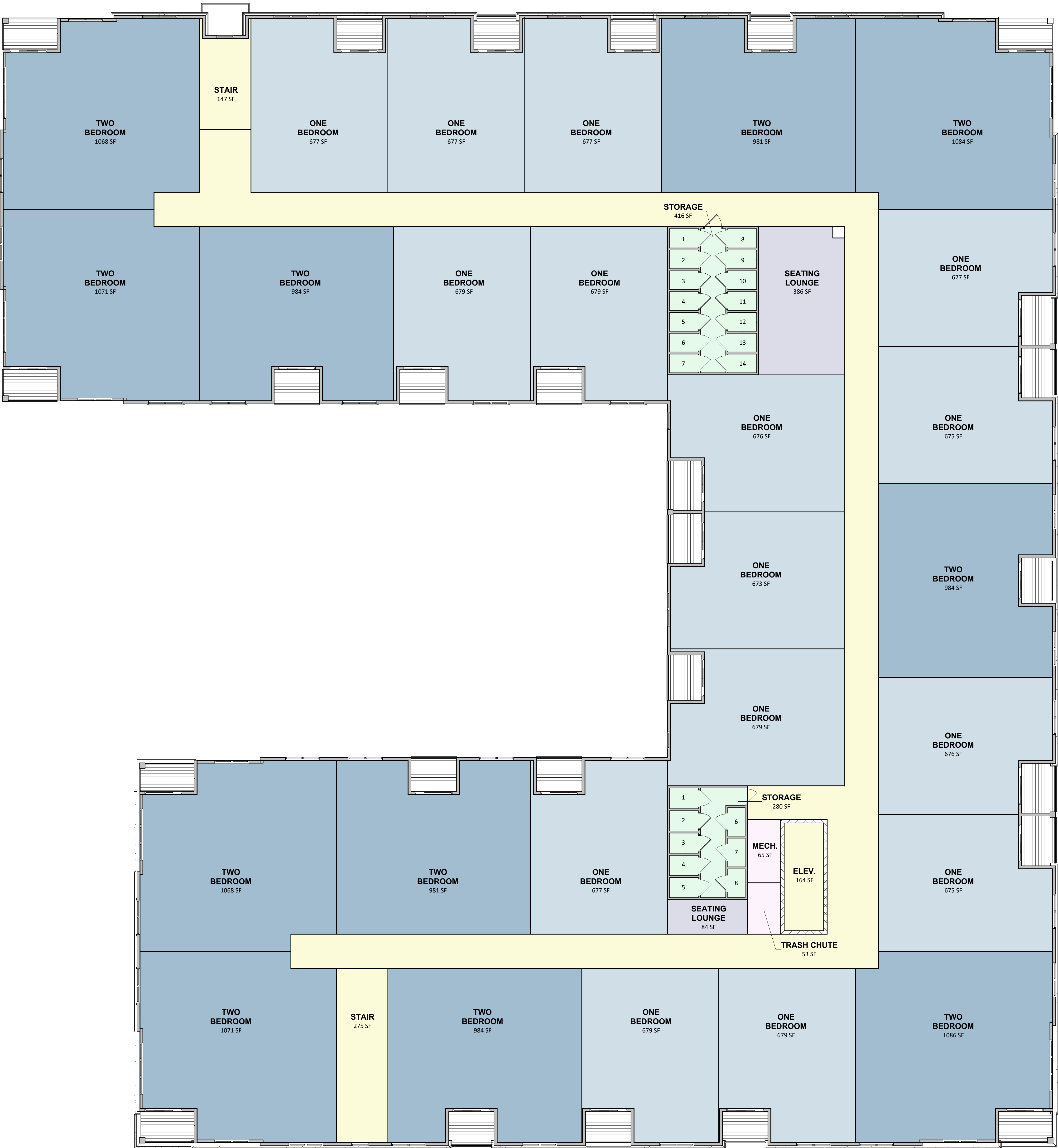
	1 Bed
	2 Bed
	Amenity - Active
	Amenity - Leasur
	Circulation
	Parking
	Storage
	Utility

UNIT MIX:			
ONE BEDROOM	50	55.0%	
<u>TWO BEDROOM</u>	<u>41</u>	<u>45.0%</u>	
TOTAL	91		









LEGEND

- 1 Bed
- 2 Bed
- Amenity - Active
- Amenity - Leisure
- Circulation
- Parking
- Storage
- Utility

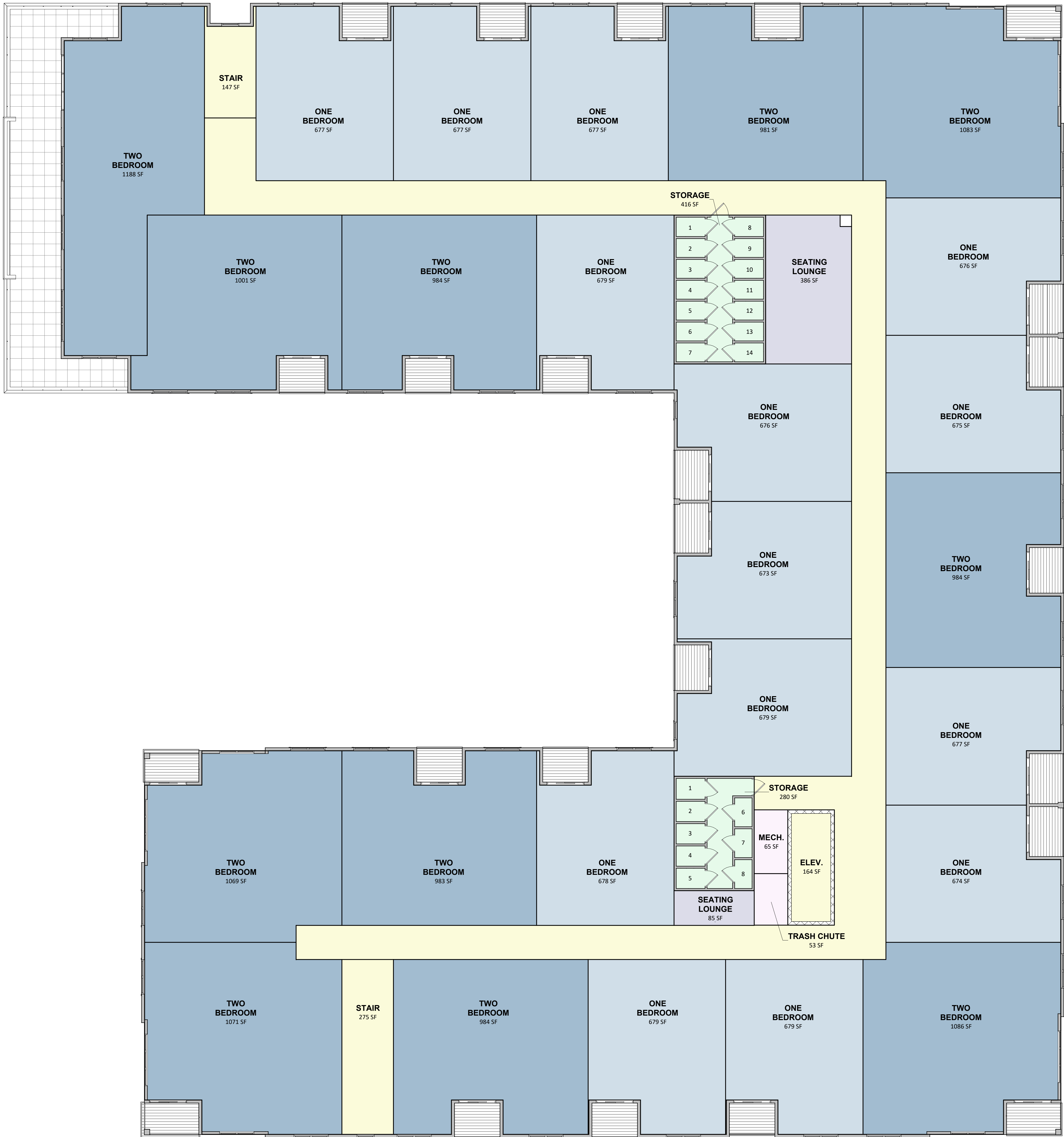
PROJECT TITLE
East Washington
Ave. Mixed-Use
Redevelopment

3222-3240 E.
Washington Ave.
Madison WI
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

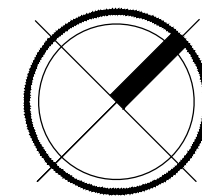
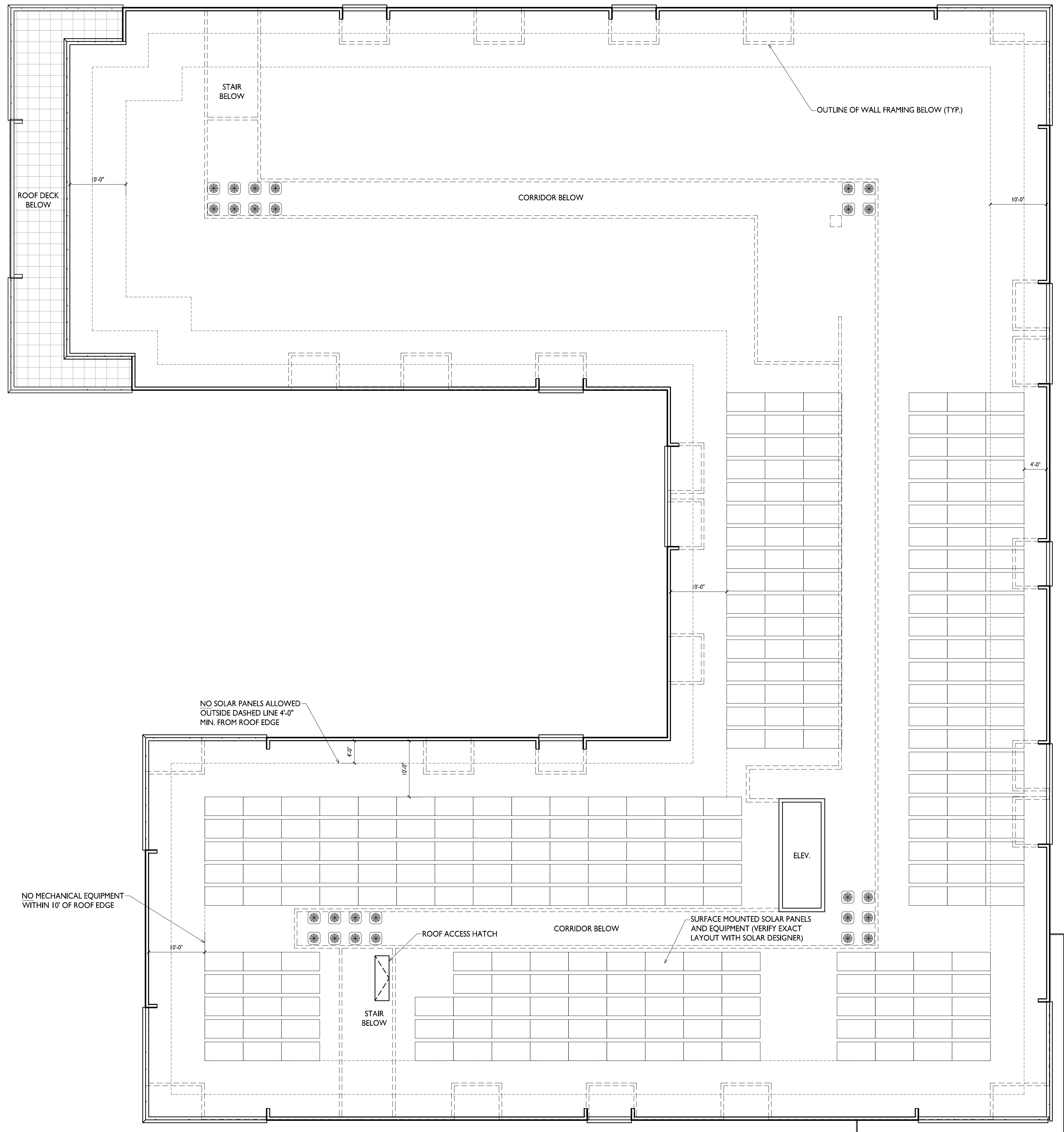
AC104

PROJECT NUMBER
2437



LEGEND

- 1 Bed
- 2 Bed
- Amenity - Active
- Amenity - Leisure
- Circulation
- Parking
- Storage
- Utility





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



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



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

PROJECT TITLE
East Washington
Ave. Mixed-Use
Redevelopment

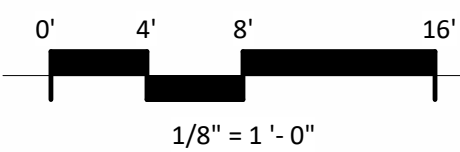
3222-3240 E.
Washington Ave.
Madison WI
SHEET TITLE

Exterior
Elevations

SHEET NUMBER

AC201

PROJECT NUMBER
2437



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO- SMOOTH
02	COMPOSITE PANEL	JAMES HARDIE	CUSTOM-BLACK - SMOOTH
03	COMPOSITE PANEL	JAMES HARDIE	CUSTOM- RUST RED- SMOOTH
04	COMPOSITE PANEL	JAMES HARDIE	WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER - FULL DEPTH	TBD	BUFF
07	BRICK VENEER - REDUCED DEPTH	TBD	GREY
08	BRICK VENEER - SOLDIER COURSE	MATCH ADJACENT	MATCH ADJ. MATERIAL
09	CAST STONE BANDS & SILLS	TBD	GREY & BUFF
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	COMPOSITE BALCONY DECK BOARDS	TBD	TBD
12	GARAGE DOORS & LOUVERS	TBD	MATCH ADJACENT BRICK
13	ALUMINIUM STOREFRONT	KAWNEER	BLACK
14	RAILINGS & HANDRAILS	TBD	BLACK
15	WRAPPED COLUMN	TBD	BLACK
16	PATIO TRIM	TBD	BLACK
17	RETAINING WALL- MODULAR BLOCK	TBD	LIMESTONE
18	MASONRY VENEER - SPLITFACE	TBD	BUFF



1 CITY ELEVATION - WEST
AC202 1/8" = 1'-0"



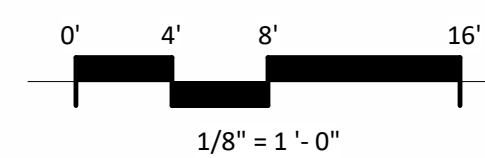
2 ELEVATION - COURTYARD NORTH
AC202 1/8" = 1'-0"



3 ELEVATION - COURTYARD WEST
AC202 1/8" = 1'-0"



4 ELEVATION - COURTYARD SOUTH
AC202 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO- SMOOTH
02	COMPOSITE PANEL	JAMES HARDIE	CUSTOM-BLACK - SMOOTH
03	COMPOSITE PANEL	JAMES HARDIE	CUSTOM- RUST RED- SMOOTH
04	COMPOSITE PANEL	JAMES HARDIE	WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER - FULL DEPTH	TBD	BUFF
07	BRICK VENEER - REDUCED DEPTH	TBD	GREY
08	BRICK VENEER - SOLDIER COURSE	MATCH ADJACENT	MATCH ADJ. MATERIAL
09	CAST STONE BANDS & SILLS	TBD	GREY & BUFF
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	COMPOSITE BALCONY DECK BOARDS	TBD	TBD
12	GARAGE DOORS & LOUVERS	TBD	MATCH ADJACENT BRICK
13	ALUMINIUM STOREFRONT	KAWNEER	BLACK
14	RAILINGS & HANDRAILS	TBD	BLACK
15	WRAPPED COLUMN	TBD	BLACK
16	PATIO TRIM	TBD	BLACK
17	RETAINING WALL- MODULAR BLOCK	TBD	LIMESTONE
18	MASONRY VENEER - SPLITFACE	TBD	BUFF

PROJECT TITLE
East Washington
Ave. Mixed-Use
Redevelopment

3222-3240 E.
Washington Ave.
Madison WI
SHEET TITLE

Exterior
Elevations

SHEET NUMBER

AC202

PROJECT NUMBER
2437



1 CITY COLORED ELEVATION - SOUTH
AC203 1/8" = 1'-0"



2 CITY COLORED ELEVATION - EAST
AC203 1/8" = 1'-0"



3 CITY COLORED ELEVATION - NORTH
AC203 1/8" = 1'-0"

PROJECT TITLE
East Washington
Ave. Mixed-Use
Redevelopment

3222-3240 E.
Washington Ave.
Madison WI

SHEET TITLE

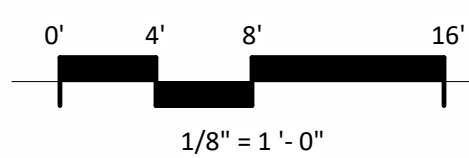
Exterior
Elevations Colored

SHEET NUMBER

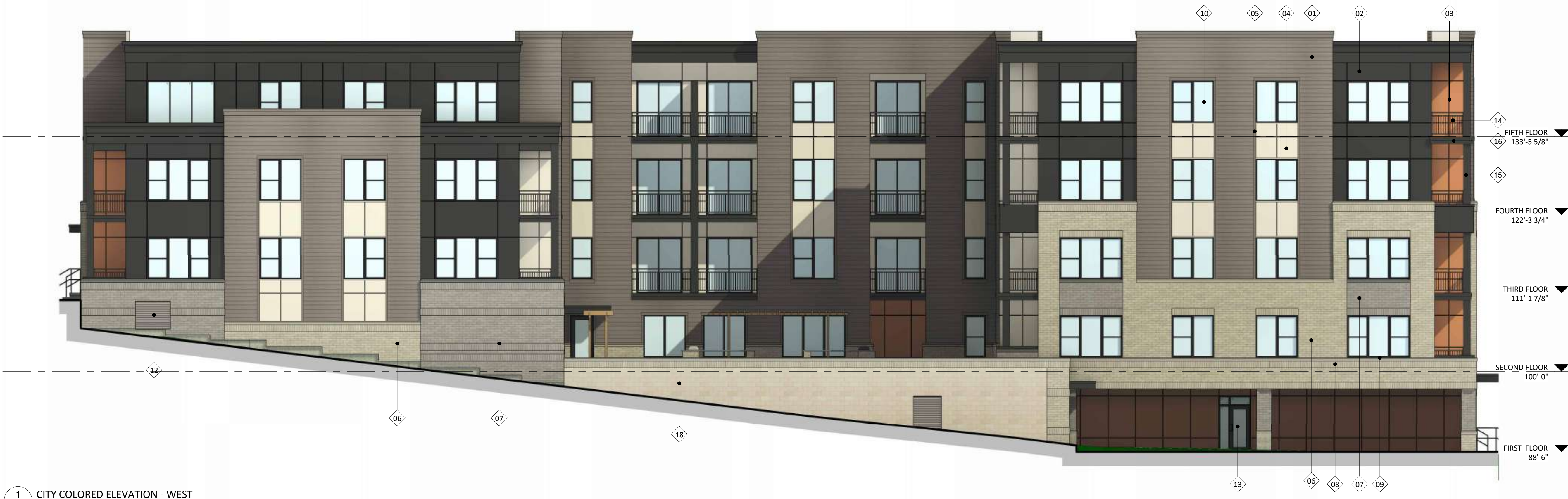
AC203

PROJECT NUMBER

2437



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO- SMOOTH
02	COMPOSITE PANEL	JAMES HARDIE	CUSTOM-BLACK - SMOOTH
03	COMPOSITE PANEL	JAMES HARDIE	CUSTOM- RUST RED- SMOOTH
04	COMPOSITE PANEL	JAMES HARDIE	WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER - FULL DEPTH	TBD	BUFF
07	BRICK VENEER - REDUCED DEPTH	TBD	GREY
08	BRICK VENEER - SOLDIER COURSE	MATCH ADJACENT	MATCH ADJ. MATERIAL
09	CAST STONE BANDS & SILLS	TBD	GREY & BUFF
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	COMPOSITE BALCONY DECK BOARDS	TBD	TBD
12	GARAGE DOORS & LOUVERS	TBD	MATCH ADJACENT BRICK
13	ALUMINIUM STOREFRONT	KAWNEER	BLACK
14	RAILINGS & HANDRAILS	TBD	BLACK
15	WRAPPED COLUMN	TBD	BLACK
16	PATIO TRIM	TBD	BLACK
17	RETAINING WALL- MODULAR BLOCK	TBD	LIMESTONE
18	MASONRY VENEER - SPLITFACE	TBD	BUFF



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



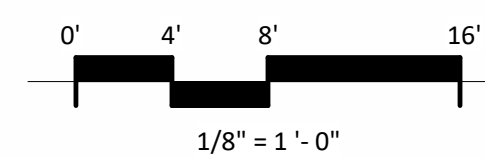
2 ELEVATION - COURTYARD NORTH
1/8" = 1'-0"



3 ELEVATION - COURTYARD WEST
1/8" = 1'-0"



4 ELEVATION - COURTYARD SOUTH
1/8" = 1'-0"



1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO- SMOOTH
02	COMPOSITE PANEL	JAMES HARDIE	CUSTOM-BLACK - SMOOTH
03	COMPOSITE PANEL	JAMES HARDIE	CUSTOM- RUST RED- SMOOTH
04	COMPOSITE PANEL	JAMES HARDIE	WHITE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	BRICK VENEER - FULL DEPTH	TBD	BUFF
07	BRICK VENEER - REDUCED DEPTH	TBD	GREY
08	BRICK VENEER - SOLDIER COURSE	MATCH ADJACENT	MATCH ADJ. MATERIAL
09	CAST STONE BANDS & SILLS	TBD	GREY & BUFF
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	COMPOSITE BALCONY DECK BOARDS	TBD	TBD
12	GARAGE DOORS & LOUVERS	TBD	MATCH ADJACENT BRICK
13	ALUMINIUM STOREFRONT	KAWNEER	BLACK
14	RAILINGS & HANDRAILS	TBD	BLACK
15	WRAPPED COLUMN	TBD	BLACK
16	PATIO TRIM	TBD	BLACK
17	RETAINING WALL- MODULAR BLOCK	TBD	LIMESTONE
18	MASONRY VENEER - SPLITFACE	TBD	BUFF

PROJECT TITLE
East Washington
Ave. Mixed-Use
Redevelopment

3222-3240 E.
Washington Ave.
Madison WI

SHEET TITLE

Exterior
Elevations Colored

SHEET NUMBER

AC204

PROJECT NUMBER

2437



Concept Image

East Washington Ave. Mixed-Use Redevelopment
3222-3240 E. Washington Ave. Madison WI

LU & UDC SUBMITTAL | 2025.08.25 | 2437





Concept Image

East Washington Ave. Mixed-Use Redevelopment
3222-3240 E. Washington Ave. Madison WI

LU & UDC SUBMITTAL | 2025.08.25 | 2437





Concept Image

East Washington Ave. Mixed-Use Redevelopment
3222-3240 E. Washington Ave. Madison WI





Concept Image

East Washington Ave. Mixed-Use Redevelopment
3222-3240 E. Washington Ave. Madison WI

LU & UDC SUBMITTAL | 2025.08.25 | 2437





Concept Image

East Washington Ave. Mixed-Use Redevelopment
3222-3240 E. Washington Ave. Madison WI

LU & UDC SUBMITTAL | 2025.08.25 | 2437





Concept Image

East Washington Ave. Mixed-Use Redevelopment
3222-3240 E. Washington Ave. Madison WI

LU & UDC SUBMITTAL | 2025.08.25 | 2437





Concept Image

East Washington Ave. Mixed-Use Redevelopment
3222-3240 E. Washington Ave. Madison WI

LU & UDC SUBMITTAL | 2025.08.25 | 2437





MATERIAL BOARD

VOLKER MIXED-USE REDEVELOPMENT
3230 E WASHINGTON AVE, MADISON

LUA/UDC SUBMITTAL | 2025-08-25 | 2437

