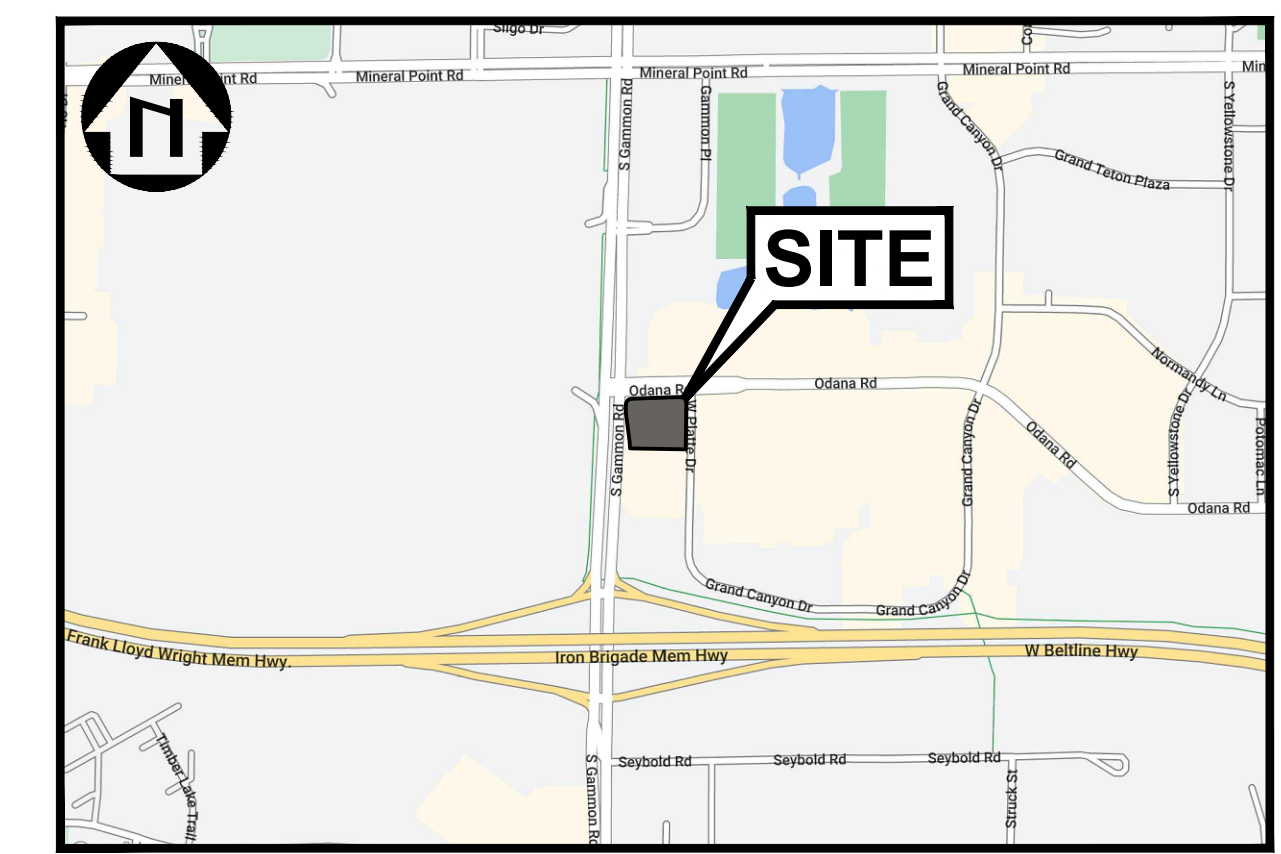


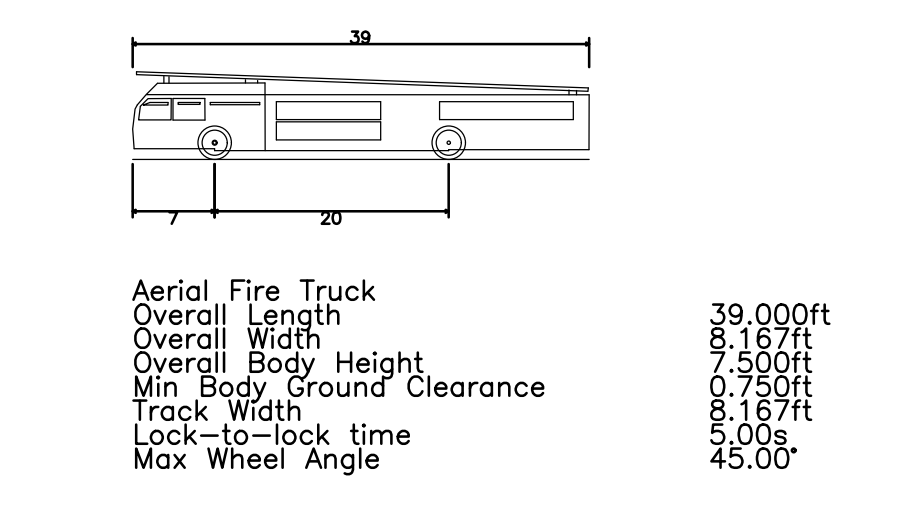
PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	EASEMENT LINE	---
---	APPROXIMATE LIMITS OF DISTURBANCE	---
1	1-FOOT CONTOUR	1
5	5-FOOT CONTOUR	5
---	WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	GAS LINE	---
---	WALL	---
---	SIGN/BOLLARD	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	STORM CURB INLET/CATCH BASIN	---
---	ELECTRICAL METER/PEDESTAL	---
---	ELECTRICAL TRANSFORMER	---
---	GAS METER	---
---	LIGHT POLE/YARD LIGHT	---
---	PARKING COUNT	---
---	STANDARD PCC PAVEMENT/SIDEWALK	---
---	HEAVY-DUTY PCC PAVEMENT	---
---	STANDARD AC PAVEMENT	---
---	LANDSCAPE AREA	---



VICINITY MAP  
NOT TO SCALE

- SITE PLAN KEY NOTES**
- PROPOSED 6" TALL PCC BARRIER CURB.
  - PROPOSED PAVEMENT DIRECTIONAL ARROW/PAVEMENT MARKING, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (TYP) TO MATCH EXISTING STRIPING
  - PROPOSED "DO NOT ENTER" R5-1 SIGN.
  - PROPOSED "STOP" R1-1 SIGN.
  - PROPOSED 6"-DIAMETER VEHICLE BOLLARD W/ HDPE SLEEVE PER BANK STANDARDS.
  - PROPOSED VARIABLE HEIGHT PCC BARRIER CURB. SEE SHEET C2.0 FOR CONTINUATION.
  - PROPOSED BUILDING OVERHANG. SEE ARCHITECTURAL PLANS.
  - PROPOSED DRIVE-UP SERVICE ATM ON 4"-TALL PCC PAD & SECURITY BOLLARDS PER BANK STANDARDS (9'x19' VEHICLE ENVELOPE SHOWN FOR STACKING).

**FIRE ACCESS DESIGN VEHICLE**



GAMMON ROAD  
505 S. GAMMON RD.  
MADISON, WI 53719

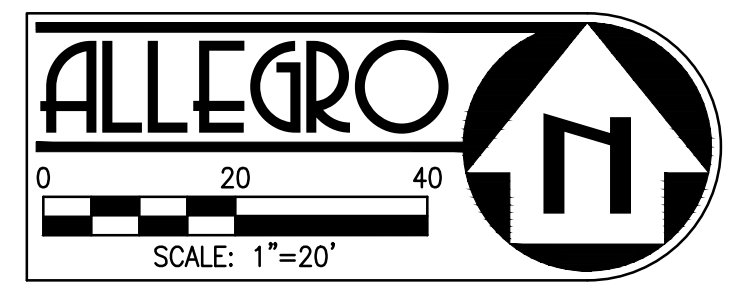
Delta	Issue	Description	Date
3	CUP APPLICATION		08.21.2023
2	PRE-APP MEETING COMMENTS		08.14.2023
1	CONCEPT PLAN		07.28.2023



ALLEGRO CIVIL ENGINEERS  
4322 N. LINCOLN AVE. SUITE A  
CHICAGO, IL 60618  
(872) 270-3691

MR/JBBE	A/JH	Owner Approval
Drawn	Check	As indicated
Job No. 2023-003-001		Scale

**SITE & FIRE ACCESS PLAN**  
Title  
**C1.0**  
Sheet



**SHEET INDEX:**

C1.0	SITE & FIRE ACCESS PLAN
C2.0	GRADING & UTILITY PLAN
L1.1	LANDSCAPE LAYOUT PLAN
L1.2	LANDSCAPE DETAILS
A1	FLOOR PLAN
A2	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS

**SITE INFORMATION:**

PARCEL NO.: 070825200812  
ZONING: CC: COMMERCIAL CENTER DISTRICT  
ODLAY: TOD: TRANSIT ORIENTED DEVELOPMENT (ODANA AREA PLAN)  
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE "X" PER FIRM MAP NO: 55025C0395G, WITH AN EFFECTIVE DATE OF JANUARY 2, 2009. ZONE AE IS DEFINED AS "AREA SUBJECT TO MINIMAL FLOODING"

SUMMARY:	
TOTAL PARCEL AREA	±55,869 SF (±1.28 ACRES)
TOTAL DISTURBED AREA	± 3,286 SF (±0.08 ACRES)
EX. BUILDING FOOTPRINT	± 6,056 SF
ADD. BLDG FOOTPRINT (DRIVE THRU)	± 267 SF

DISTURBED AREA SUMMARY:		EXISTING	PROPOSED
IMPERVIOUS AREA		±1,119 SF	±3,286 SF
PERVIOUS AREA		±2,167 SF	±0 SF
CHANGE IN IMPERVIOUS AREA			±2,167 SF INCREASE

SETBACKS:		LANDSCAPE	BUILDING
FRONT		15 FT	15 FT
SIDE		5 FT	5 FT
REAR		5 FT	5 FT

PARKING SUMMARY:			
STANDARD STALLS (x'x')	EXISTING	PROPOSED	REQUIRED
ADA STALLS (x'x')	54	51	16
TOTAL	2	2	1
	56	53	17 (1/400 SF GFA)

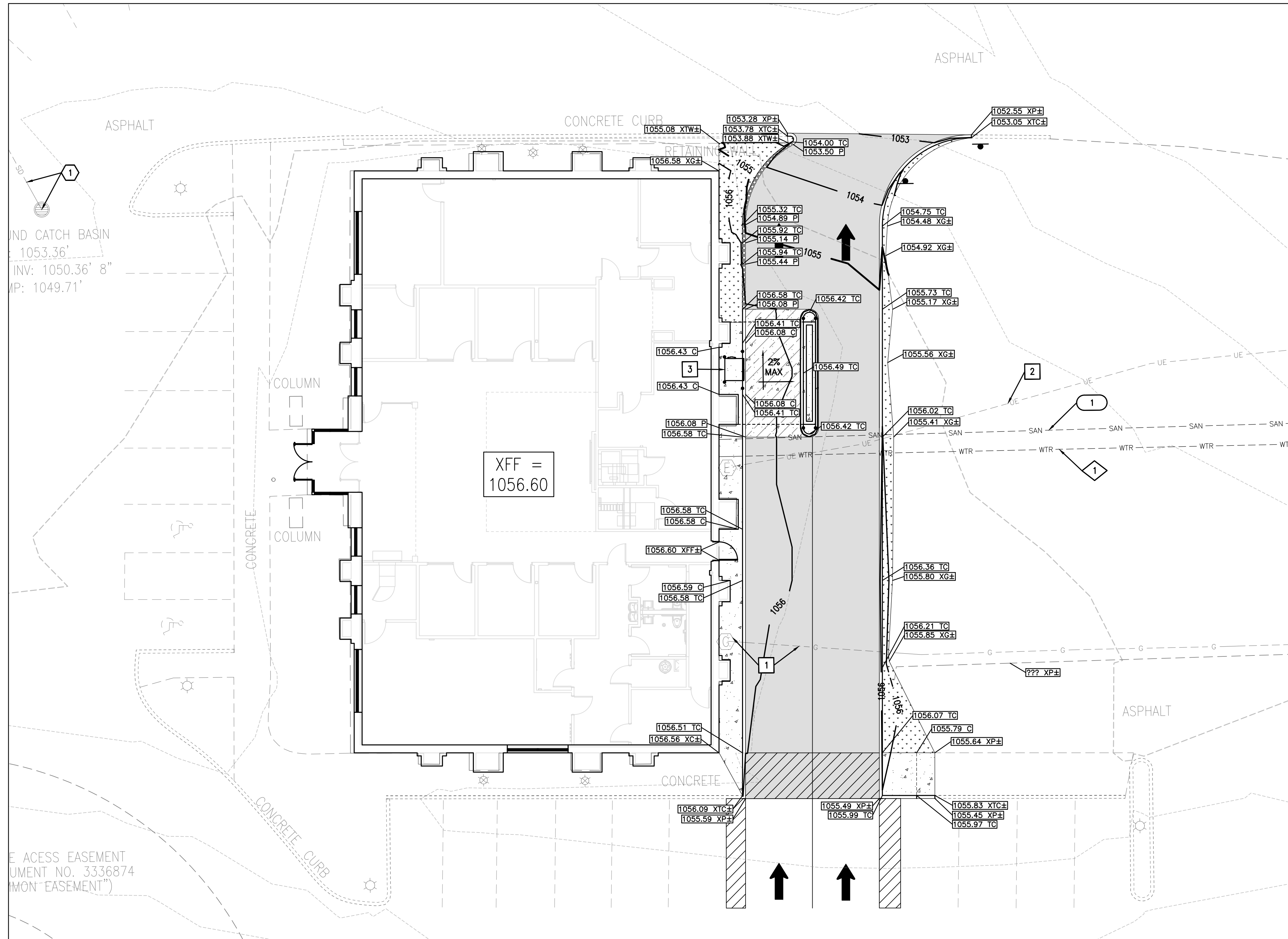
**SURVEY NOTES:**

- TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY SURVEY ASSOCIATES, INC., DATED APRIL 14, 2023.
- BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 25-7-8. ELEVATION: 1039.49' NGVD 1988 DATUM
- ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MADISON, DANE COUNTY, WISDOT, AND WISCONSIN STANDARDS AND SPECIFICATIONS.
- ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.





PROPOSED	LEGEND	EXISTING
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---	APPROXIMATE LIMITS OF DISTURBANCE	---
1	1-FOOT CONTOUR	1
5	5-FOOT CONTOUR	5
---	WATER LINE	WTR
---	SANITARY SEWER LINE	SAN
---	STORM DRAIN LINE	SD
---	UNDERGROUND ELECTRIC LINE	UE
---	GAS LINE	G
---	WALL	---
---	SIGN/BOLLARD	---
---	FIRE HYDRANT	---
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---	LANDSCAPE AREA	---

SPOT GRADING LEGEND	
10.00 X	PROPOSED ELEVATION TO MATCH EXISTING ITEM
10.00 =	PROPOSED ELEVATION EQUAL TO PROPOSED ITEM
10.00 C	PROPOSED ELEVATION AT TOP OF CONCRETE PAVEMENT
10.00 FF	PROPOSED ELEVATION AT FINISHED FLOOR
10.00 FL	PROPOSED ELEVATION AT FLOW LINE
10.00 G	PROPOSED ELEVATION AT FINISHED GROUND
10.00 P	PROPOSED ELEVATION AT TOP OF ASPHALT PAVEMENT
10.00 RM	PROPOSED ELEVATION AT TOP OF UTILITY STRUCTURE
10.00 SB	PROPOSED ELEVATION AT BOTTOM OF STAIR
10.00 ST	PROPOSED ELEVATION AT TOP OF STAIR
10.00 TC	PROPOSED ELEVATION AT TOP OF CURB
10.00 WB	PROPOSED ELEVATION AT BASE OF WALL
10.00 WT	PROPOSED ELEVATION AT TOP OF WALL
1.5%	PROPOSED DRAINAGE SLOPE ARROW

- SANITARY SEWER KEY NOTES**
- 1 EXISTING SANITARY SEWER LINE / STRUCTURE TO REMAIN - PROTECT IN PLACE
- WATER KEY NOTES**
- 1 EXISTING WATER LINE / STRUCTURE TO REMAIN - PROTECT IN PLACE
- STORM DRAIN KEY NOTES**
- 1 EXISTING STORM DRAIN LINE / STRUCTURE TO REMAIN - PROTECT IN PLACE

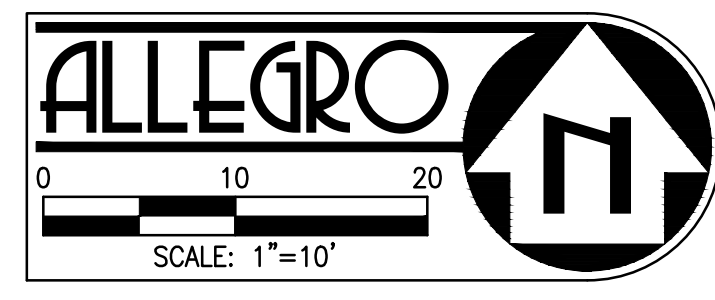
- DRY UTILITY KEY NOTES**
- 1 EXISTING NATURAL GAS LINE / STRUCTURE TO REMAIN - PROTECT IN PLACE
  - 2 EXISTING ELECTRICAL LINE / STRUCTURE TO REMAIN - PROTECT IN PLACE
  - 3 PROPOSED DRIVE-UP ATM

- GRADING NOTES:**
- ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SAGS.
  - UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

- UTILITY PLAN NOTES:**
- EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
  - LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
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GAMMON ROAD  
505 S. GAMMON RD.  
MADISON, WI 53719

Delta	Issue	Description	Date
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1	CONCEPT PLAN		07.28.2023



ALLEGRO CIVIL ENGINEERS  
4322 N. LINCOLN AVE. SUITE A  
CHICAGO, IL 60618  
(872) 270-3691

MRJBBE	AJH	Owner Approval
Drawn	Check	As indicated
Job No. 2023-003-001		Scale

**GRADING & UTILITY PLAN**  
Title  
**C2.0**  
Sheet

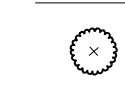
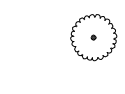


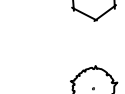
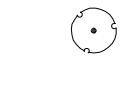


**General Notes:**

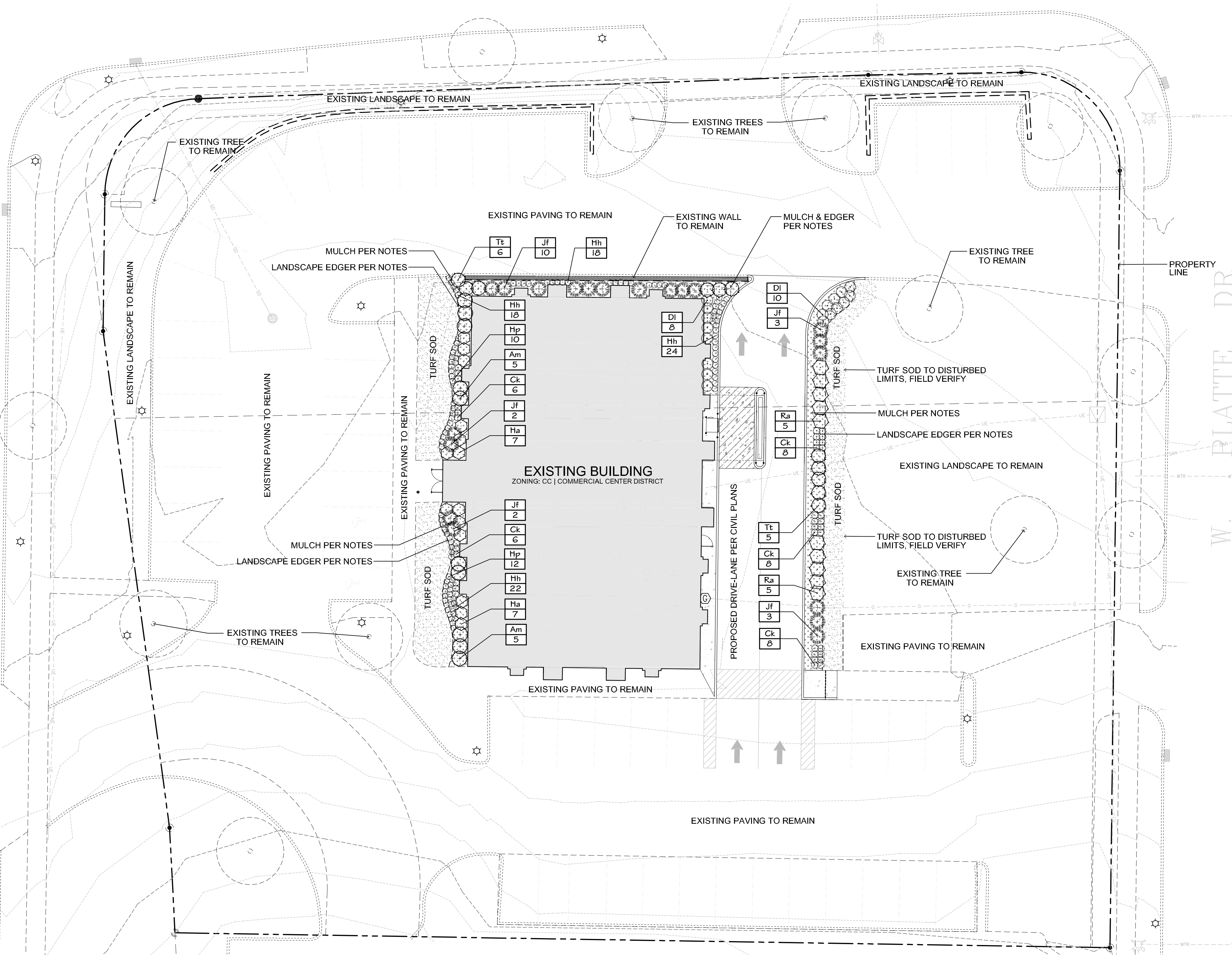
1. See Civil Engineer's plans for grading layout and requirements
2. Contractor to coordinate all work in the city right-of-way with City of Madison Public Works Department.
3. Sod all disturbed areas except plant beds and mulch beds.
4. All existing utilities must be verified.

**Landscape Symbols Legend:**

 New Wood Mulch Per Landscape Notes

**PLANT SCHEDULE**

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Am	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	3 gal.	Pot	10	
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	18	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	14	
	Jf	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	Pot	20	
	Ra	Ribes alpinum	Alpine Currant	5 gal.	Pot	10	
	Tt	Thuja occidentalis 'Techny Globe'	Techny Globe Arborvitae	5 gal.	Pot	11	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Hh	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.	Pot	82	
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	22	
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	36	



**Landscape Requirements:**

Zoning: CC Commercial Center District

**LANDSCAPE POINTS**

Five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: 3,286 SF (Disturbed by Project)

Total landscape points required: **11 Landscape Points\***

\*Refer to City of Madison Landscape Worksheet submitted for this project

**MINIMUM PLANT SIZES AT INSTALLATION & DESIGNATED POINTS**

- Overstory Deciduous Tree 2.5" caliper (35 Points)
- Tall Evergreen Tree 5'-6" tall (35 Points)
- Ornamental Tree 1.5" caliper (15 Points)
- Upright Evergreen Shrub 3'-4" tall (10 Points)
- Deciduous Shrub #3 gallon (3 Points)
- Evergreen Shrub #3 gallon (4 Points)
- Ornamental Grass or Perennial #1 gallon (2 Points)



GAMMON ROAD

505 S. GAMMON RD.  
MADISON, WI 53719

**CALYX**

CALYX DESIGN GROUP  
LANDSCAPE ARCHITECTURE  
475 CLEVELAND AVENUE N | SUITE 101A  
SAINT PAUL, MN 55104  
(651) 788-9018

**~PRELIMINARY~  
NOT INTENDED FOR  
CONSTRUCTION**

1 CUP APPLICATION 08.21.2023

Delta Issue Description Date



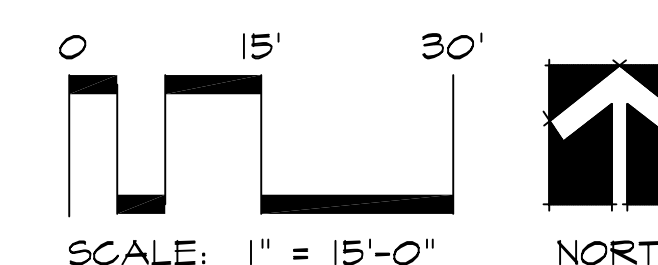
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HL Drawn BH Check Owner Approval

Job No. 2023-003-001 As indicated Scale

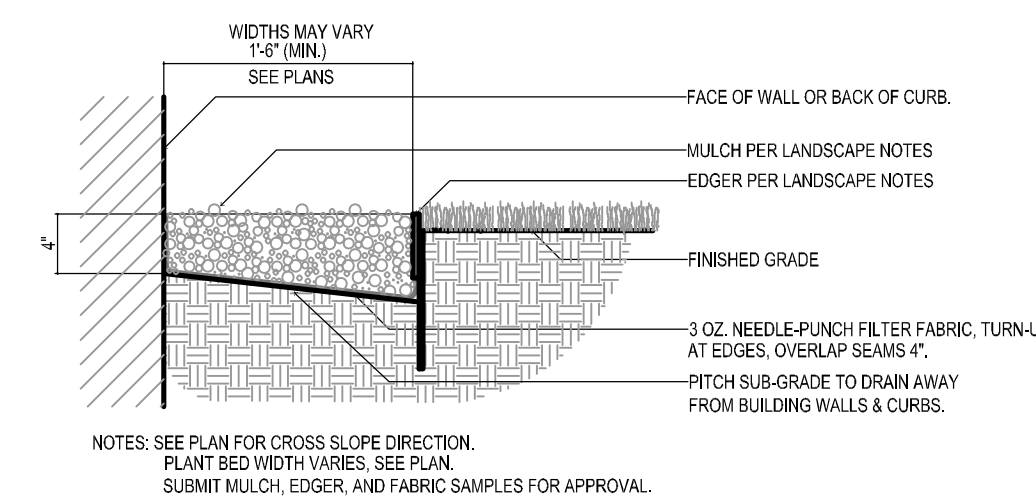
**LANDSCAPE  
LAYOUT PLAN**

Title  
**L1.1**  
Sheet

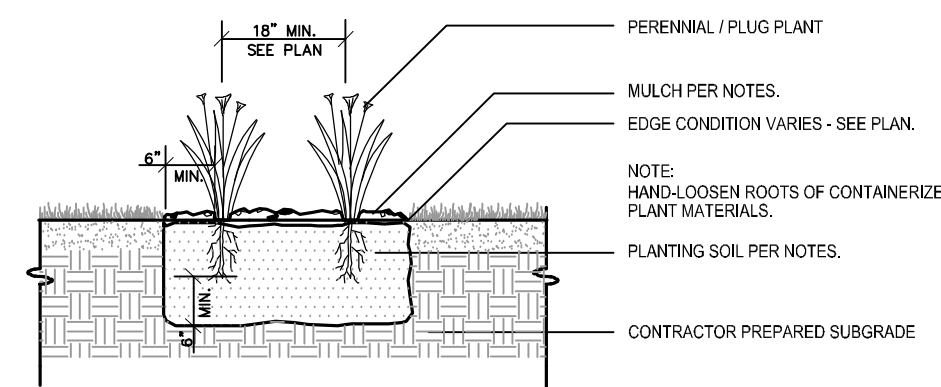


**Landscape Notes & Requirements:**

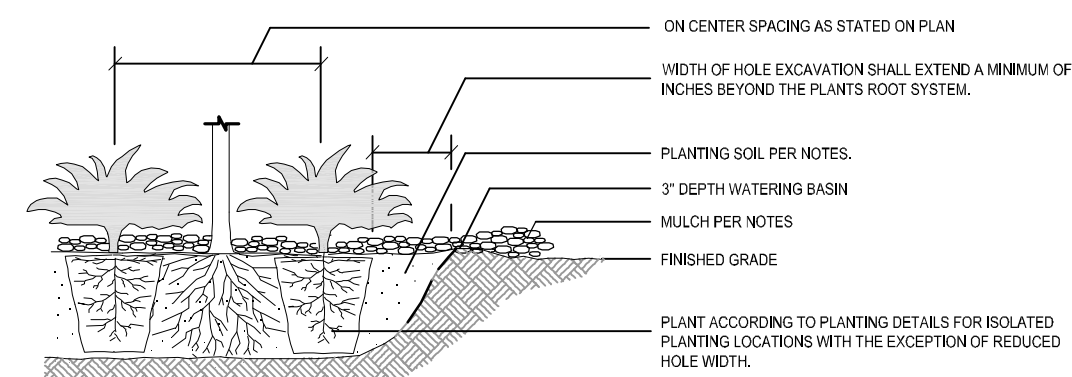
1. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be placed as close to the location(s) indicated on the plan as possible. Contact the landscape architect if discrepancies arise during plant installation that require deviating location(s) from those shown on the plans.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material for the duration of the plant warranty, with the exception of turf sod, which shall be maintained for 30 days after installation or until the first mowing, whichever comes first. Contractor must bag clippings from initial mowing and remove from the job site. Any acts of vandalism or damage which may occur prior to warranty start shall be the responsibility of the contractor. Contractor shall provide the owner with O&M information, including (but not limited to), written instructions on proper lawn mowing height, yearly lawn maintenance recommendations, proper plant pruning information, plant & lawn fertilization schedule, and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date punch list review. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Irrigation: All newly planted areas shall be irrigated. Refer to Sheet L1.3.
18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
19. Mulch: Planting beds to receive wood mulch shall be Western Red Cedar wood mulch, to a depth of 4-inches over free-draining weed mat. Submit mulch sample for review and approval.
20. Edger to be 16 GA Plated Finish Perforated Edger, Coyote or approved Equal. Stake every 18" minimum. Submit sample for approval.
21. All planting areas shall be prepared prior to installation activities with clean, imported topsoil. Provide a firm planting bed free of stones, sticks, construction debris, etc.
22. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
23. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
24. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
25. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
26. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
27. Any work performed beyond the property line shall be restored to predevelopment condition. The landscape contractor is responsible for gaining approval for any work beyond the property line.
28. All sub-cut areas of the site that are designated on the site plan as open space for landscape shall be graded with imported, pulverized topsoil. Slope away from building. See note 32 below.
29. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with WISDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
30. Fencing (if noted) per Architect's Plans and Specifications.
31. Landscape contractor shall include in their bid to remove any existing shrubs, sod, edger, fabric, and edger that interferes with new improvements shown in this package.
32. Landscape Contractor and Excavator shall be responsible for providing 18" depth topsoil in plant beds and 24" in tree pits.



1 TYP. MULCH DETAIL  
L1.2 NOT TO SCALE



2 TYP. PERENNIAL/PLUG PLANTING DETAIL  
L1.2 NOT TO SCALE



3 TYP. SHRUB PLANTING - SECTION  
L1.2 NOT TO SCALE

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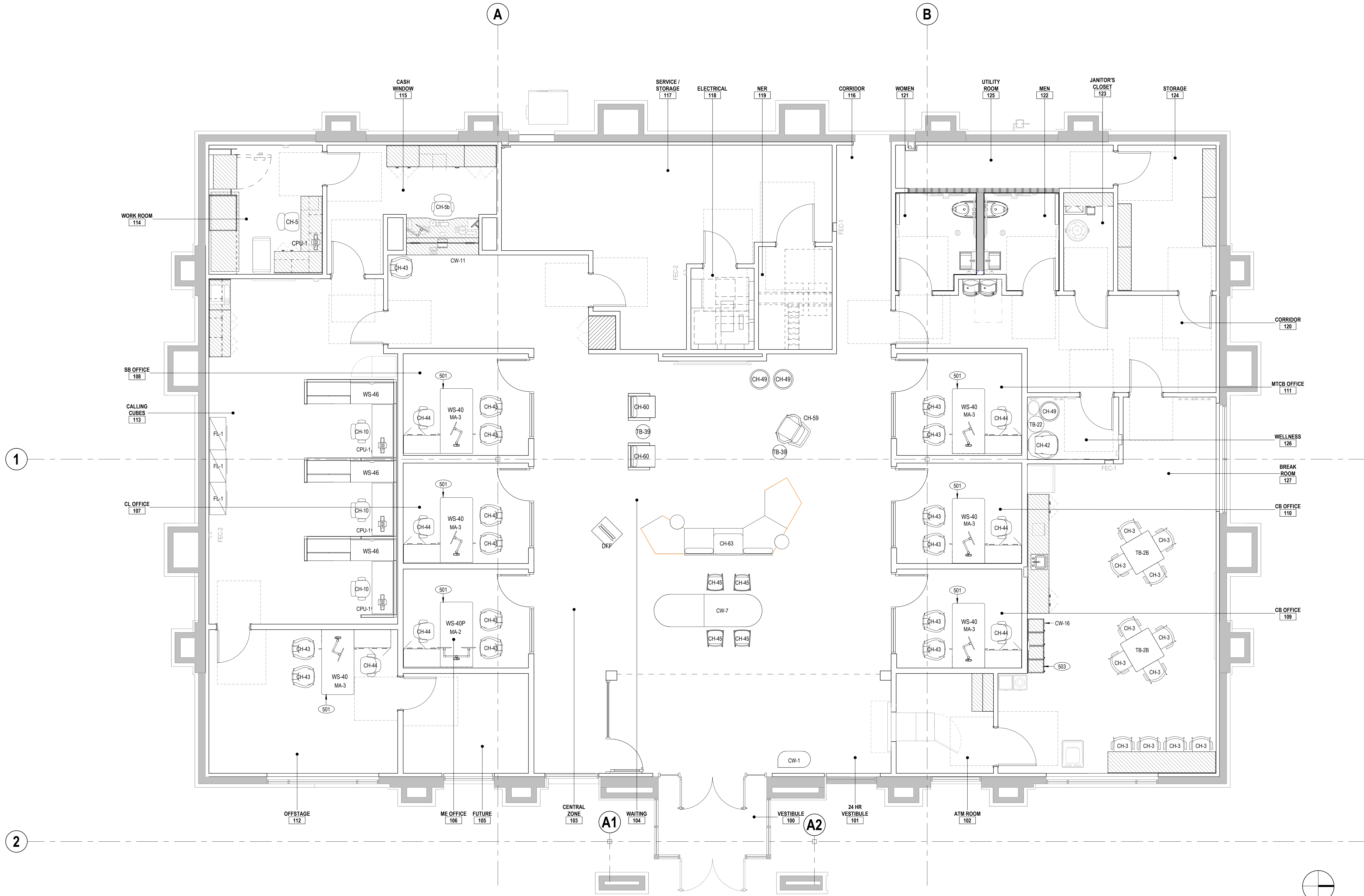
HL Drawn	BH Check	Owner Approval
Job No. 2023-003-001		As indicated Scale

**LANDSCAPE  
DETAILS**

Title  
**L1.2**  
Sheet

GAMMON ROAD

505 SOUTH GAMMON ROAD  
MADISON, WI 53719



1 CONSTRUCTION PLAN  
1/4" = 1'-0"

NO.	ISSUE	DESCRIPTION	DATE
3	COE SET		04.17.2023
2	ISSUED FOR SD FINAL		04.10.2023
1	ISSUED FOR 90% SD REVIEW		03.10.2023



CHARLOTTE  
615 S. COLLEGE ST. SUITE 725  
CHARLOTTE, NC 28202  
TEL 704-908-1540

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Owner Approval  
9/20/2019.00 As Indicated  
Job No. Scale

CONSTRUCTION PLAN

A1

BANK VENDOR		PROVIDED BY GC	
<b>BERNHARDT</b>			
CH-42	BERNHARDT CANELLE	1	
CH-43	BERNHARDT CHANTAL	15	
CH-45	BERNHARDT BARSTOOL	4	
CH-49	BERNHARDT OTTOMAN APEL	3	
TB-22	BERNHARDT QUIET	1	
<b>HBF</b>			
CH-59	FULTON LOUNGE CHAIR	1	
CH-60	HBF CITYSCAPE-2 LOUNGE CHAIR WITH ARMS	2	
CH-63	HBF CITYSCAPE LARGE LEFT HAND VERSION	1	
TB-39	SIDE TABLE - 16" DIA X 26" HIGH	2	
<b>STEELCASE</b>			
CH-3	STEELCASE MOVE CHAIR	12	
CH-5	STEELCASE TURNSTONE A LA CARTE STOOL	1	
CH-5b	STEELCASE TURNSTONE A LA CARTE CHAIR	1	
CH-10	STEELCASE TURNSTONE JACK CHAIR	3	
CH-44	STEELCASE SILQ CHAIR	7	
CPU-1	CPU HOLDER	4	
FL-1	STEELCASE ANSWER LATERAL FILE	3	
MA-2	X2B1WETB12	1	
MA-3	X2ABTWETB12	6	
TB-2B	STEELCASE UNIVERSAL TABLE	2	
WS-40	WORKSTATION	6	
WS-40P	POWERED WORKSTATION	1	
WS-46	WORKSTATION	3	
<b>CW-16</b> BREAK ROOM LOCKERS 1			
<b>B&amp;N</b>			
<b>CW-7</b> CLIENT ENGAGEMENT TABLE 1			
<b>CW-1</b> TRASH CABINET 1			
<b>IDX</b>			
<b>CW-11</b> ADA CASH WINDOW TELLER 1			
<b>DMG</b>			
<b>DMG FIXTURE</b>			
OFF	DOUBLE-SIDED FREESTANDING MEDIA WALL	1	

**SHEET NOTES**

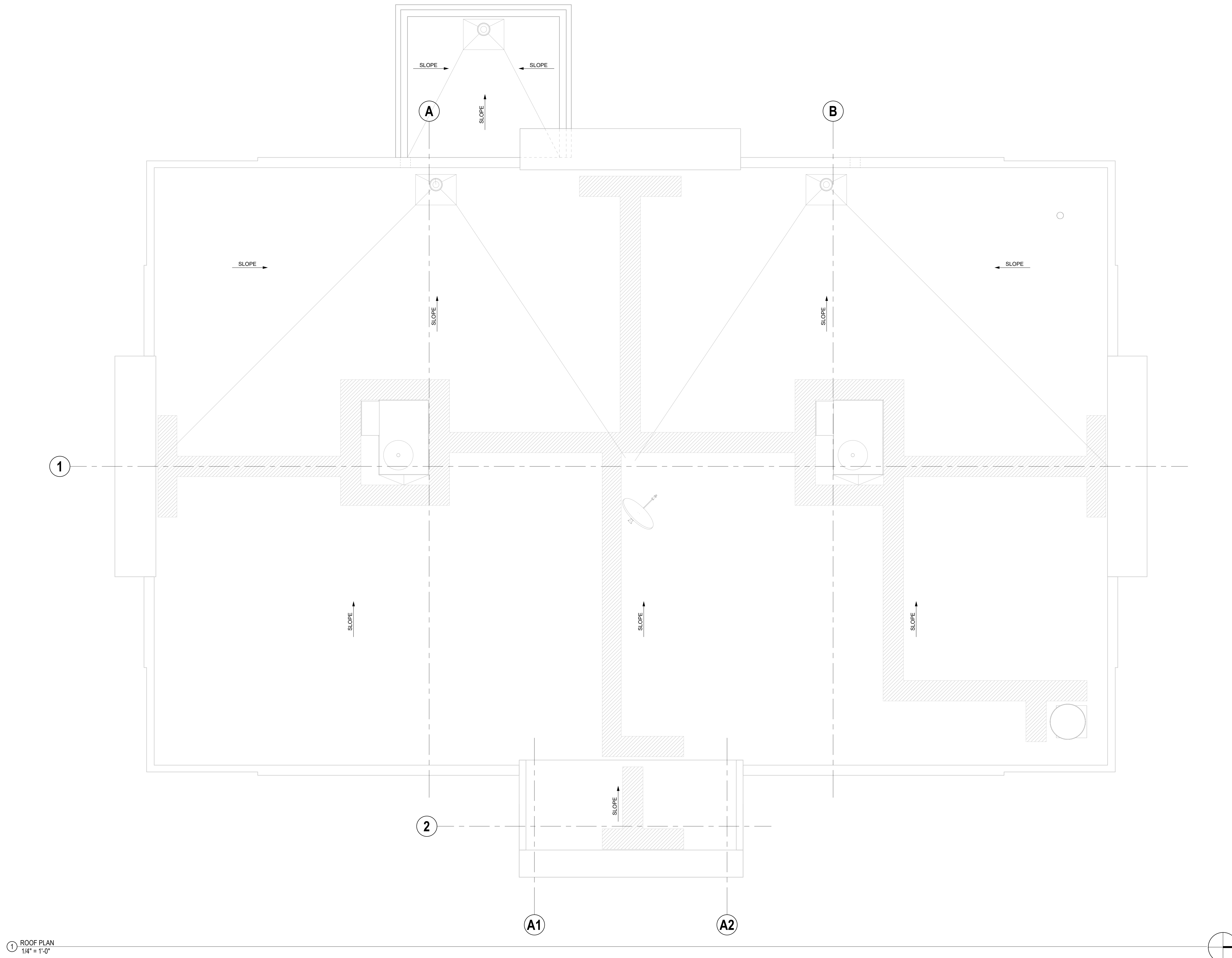
- FURNITURE PLAN IS FOR REFERENCE ONLY. REFER TO FURNITURE VENDOR DRAWINGS AND SPECIFICATIONS FOR THIS SCOPE OF WORK.
- CONTRACTOR SHALL REFERENCE FURNITURE VENDOR DRAWINGS FOR FINAL LAYOUT OF FLOOR CORES AND DEVICES SERVING FURNITURE BY OTHERS. REFERENCE FLOOR CORING REQUIREMENTS SHEET A03.01.

KEYNOTES	
NO.	DESCRIPTION
S01	INSTALL WALL BASE AFTER FURNITURE HAS BEEN INSTALLED.
S03	LOCKERS TO BE PROVIDED BY BANK VENDOR.

GAMMON ROAD

505 SOUTH GAMMON  
ROAD  
MADISON, WI 53719

NOT FOR  
CONSTRUCTION



1 ROOF PLAN  
1/4" = 1'-0"

DELTA	ISSUE	DESCRIPTION	DATE

**IA** INTERIOR ARCHITECTS

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CHARLOTTE, NC 28202  
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Owner Approval \_\_\_\_\_  
9/20/2019.00 \_\_\_\_\_ 1/4" = 1'-0"  
Job No. \_\_\_\_\_ Scale

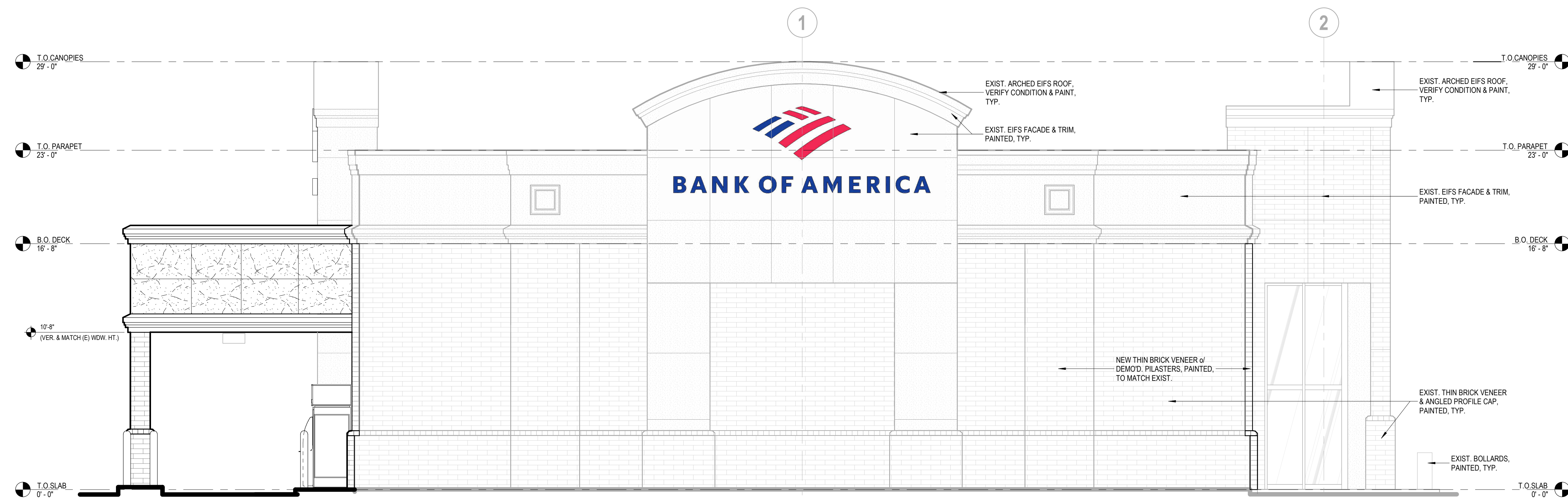
ROOF PLAN

A2

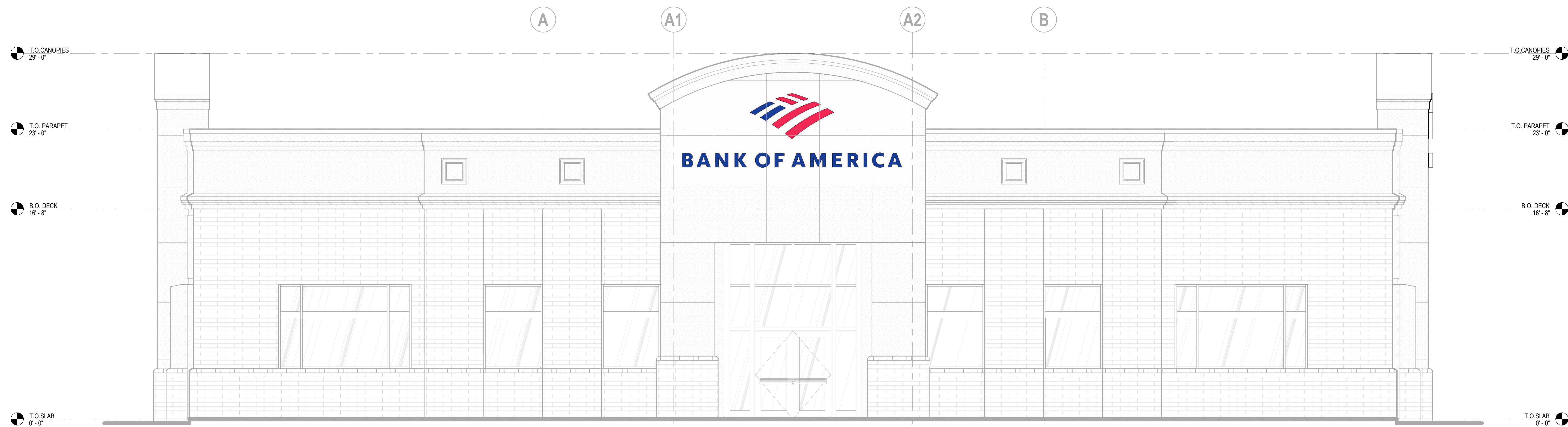
GAMMON ROAD

505 SOUTH GAMMON ROAD  
MADISON, WI 53719

NOT FOR CONSTRUCTION



② SIDE (NORTH) EXTERIOR ELEVATION  
1/4" = 1'-0"



③ FRONT (WEST) EXTERIOR ELEVATION  
1/4" = 1'-0"

DELTA	ISSUE	DESCRIPTION	DATE
-------	-------	-------------	------

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Owner Approval \_\_\_\_\_  
9/20/2019.00 1/4" = 1'-0"  
Job No. \_\_\_\_\_ Scale

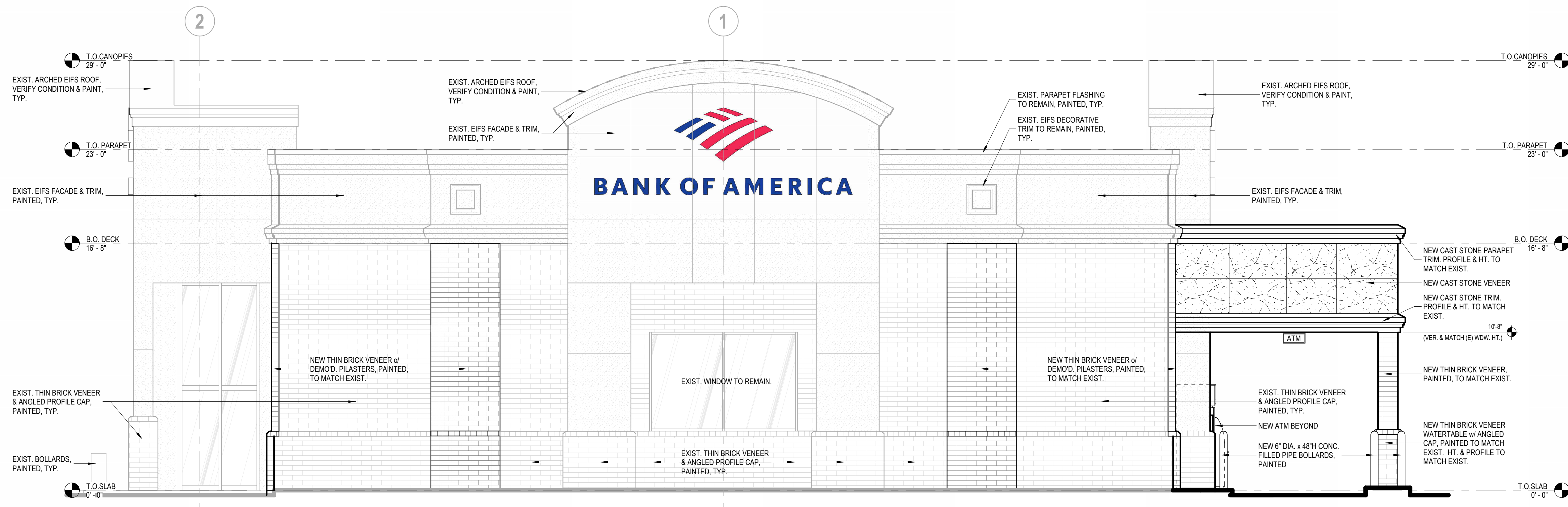
EXTERIOR ELEVATIONS

A4.1

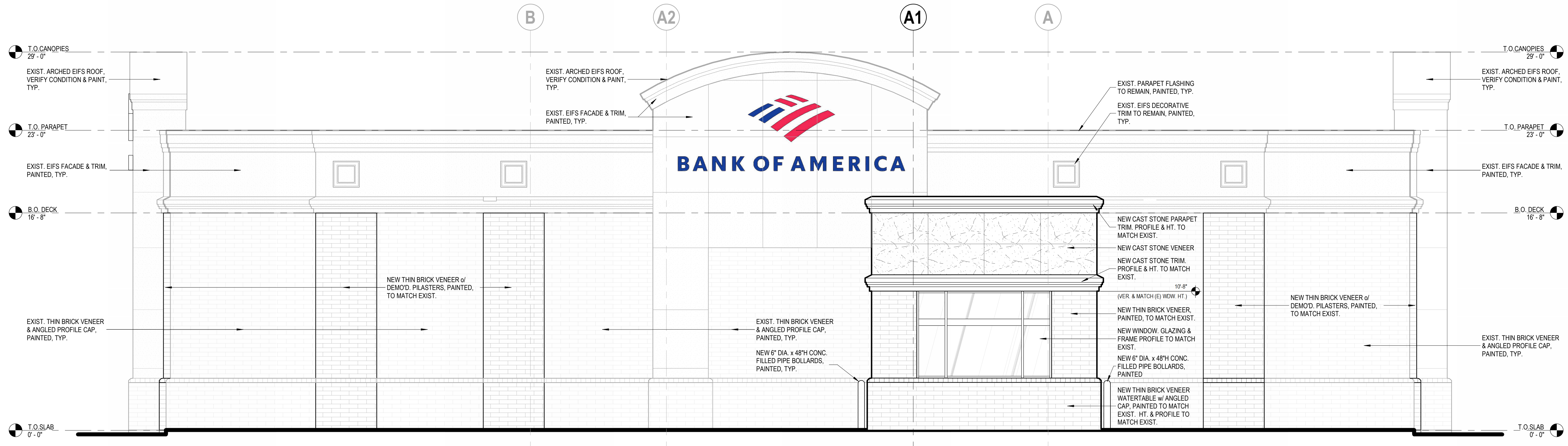
GAMMON ROAD

505 SOUTH GAMMON ROAD  
MADISON, WI 53719

NOT FOR CONSTRUCTION



2 SIDE (SOUTH) EXTERIOR ELEVATION  
1/4" = 1'-0"



1 REAR (EAST) EXTERIOR ELEVATION  
1/4" = 1'-0"

DELTA	ISSUE	DESCRIPTION	DATE

IA INTERIOR ARCHITECTS

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Owner Approval  
9900919.00 1/4" = 1'-0"  
Job No. Scale

EXTERIOR ELEVATIONS  
A4.2





# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703  
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

<b>Project Address:</b>	505 S GAMMON RD, MADISON, WI 53719
<b>Contact Name &amp; Phone #:</b>	BRIAN EMRICH; 872-270-3691

EXISTING PAVEMENT IN FIRE LANE TO REMAIN; BEARING CAPACITY UNKNOWN

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

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

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



# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 505 S. GAMMON ROAD, MADISON, WI 53719

Name of Project BANK OF AMERICA - GAMMON ROAD

Owner / Contact PAUL HURCHANIK - CUSHMAN WAKEFIELD

Contact Phone 720-582-6073 Contact Email paul.hurchanik@cushwake.com

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size  
MUST be prepared by a registered landscape architect. \*\***

### Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### Landscape Calculations and Distribution

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 at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 3,286 SF (DISTURBED BY PROJECT)

Total landscape points required 11

- (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 N/A

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area N/A

Total landscape points required N/A

- (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 N/A

Total landscape points required N/A

**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			52	156
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			31	124
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			140	280
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>						

**Total Number of Points Provided** 560

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

**Total Developed Area**

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 at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

**Development Frontage Landscaping**

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

**Interior Parking Lot Landscaping**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the interior parking lot standards.

**Foundation Plantings**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

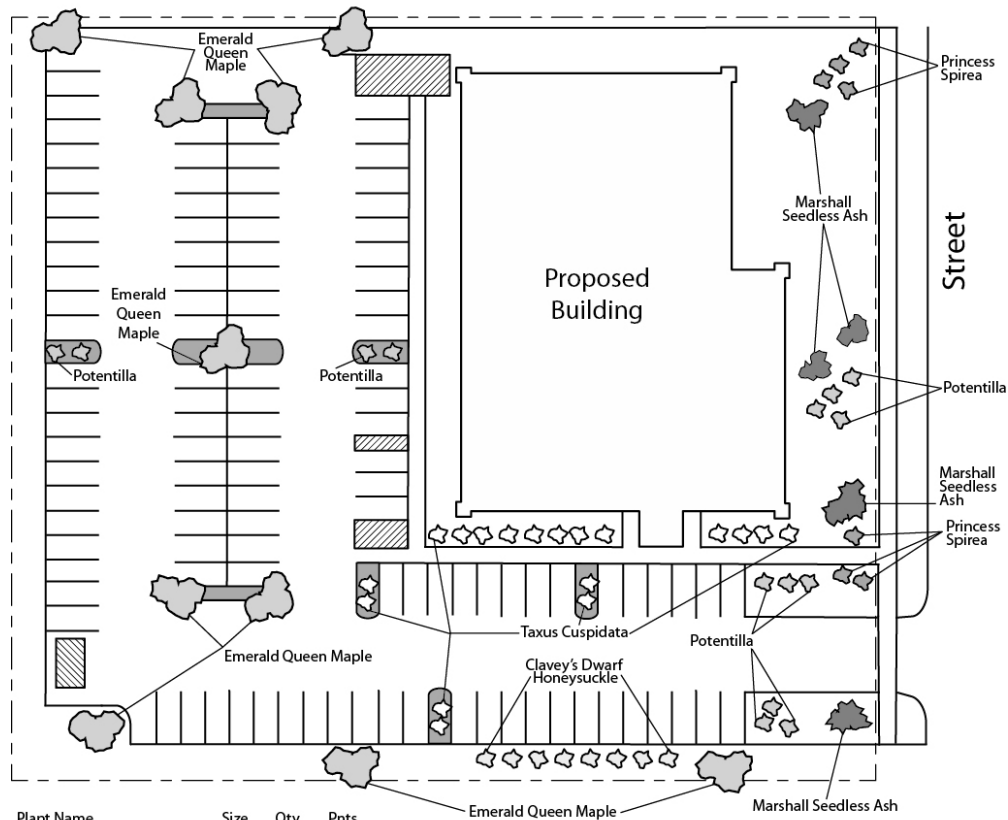
**Screening Along District Boundaries**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

**Screening of Other Site Elements**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

**Example Landscape Plan**



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clayey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

## LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

### **Applicability.**

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### **Landscape Plan and Design Standards.**

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
  - 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
  - 2. Site amenities, including bike racks, benches, trash receptacles, etc.
  - 3. Storage areas including trash and loading.
  - 4. Lighting (landscape, pedestrian or parking area).
  - 5. Irrigation.
  - 6. Hard surface materials.
  - 7. Labeling of mulching, edging and curbing.
  - 8. Areas of seeding or sodding.
  - 9. Areas to remain undisturbed and limits of land disturbance.
  - 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
  - 11. Existing trees eight (8) inches or more in diameter.
  - 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

### **Landscape Calculations and Distribution.**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, 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 at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
  - 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
  - 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
  - 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

### **Development Frontage Landscaping.**

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

**Interior Parking Lot Landscaping.**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

**Foundation Plantings.**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

**Screening Along District Boundaries.**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

**Screening of Other Site Elements.**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

**Maintenance.**

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

ALTA/NSPS LAND TITLE SURVEY

To: 505 Gammon, LLC., First American Title Insurance, and any other person or entity that purchases, mortgages or guarantees the title thereto within one year of the date of this survey:

This is to certify that this map or plat of survey and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on April 6, 2023.

Dated this 14<sup>th</sup> day of April, 2023.

Marc C. Passarelli  
Professional Land Surveyor S-2817  
State of Wisconsin

LEGAL DESCRIPTION

Lot One (1) and Lot Two (2) of CERTIFIED SURVEY MAP NO. 1075 recorded in the office of the Register of Deeds for Dane County, Wisconsin on February 23, 1973, in Volume 4 of Certified Surveys, Page 366 as Document No. 1356008, said Certified Survey Map being a division of Lot 17, Park Towne Plat, in the City of Madison, Dane County, Wisconsin. Expecting there from that portion of land conveyed in Warranty Deed recorded on January 24, 2002 as Document No. 3435790.

Tax Key No: 251-0708-252-0081-2  
Address: 505 South Gammon Road, and 6917-6925 Odana Road, Madison, WI 53719

Note 1: The property hereon described is the same as the pertinent property as described in First American Title Insurance Company, Policy Number: NCS-1171410-CLE, Date of Policy: March 21, 2023.

Note 2: Survey closure meets 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys as adopted by American Land Title Association and National Society of Professional Surveyors.

Note 3: "The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities." Surface indications of utilities along with Digger's Hotline markings (Ticket No 20231300946 dated March 30, 2023) on the surveyed parcel have been shown."

ITEMS CORRESPONDING TO SCHEDULE B

- 9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.
- 10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Park Towne, as recorded in August 20, 1969 in Volume 35 of Plats, Pages 40 and 41 as Document No. 1243468, but deleting any condition, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Property as shown. See Notes)
- 11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1075, recorded on February 23, 1973 in Volume 4 of Certified Surveys, Page 366 as Document No. 1356008 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (Affects Property as shown. See Notes)
- 12. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in June 24, 1966 in Volume 819 of Deeds, Page 579 as Document No. 1163945 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Property, General in Nature, Not Plottable)
- 13. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in January 11, 1968 in Volume 3 of Records, Page 162 as Document No. 1204640 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Agreement for Release of Restriction recorded on September 16, 1969 in Volume 133 of Records, Page 347 as Document No. 1250377. (Affects Property, General in Nature, Not Plottable)
- 14. Covenants, conditions, restrictions and easements in the document recorded February 04, 1970 in Volume 158, Page 62 as Document No. 1255223 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (Affects Property, General in Nature, Not Plottable)
- 15. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated December 14, 1972, recorded/ filed January 31, 1973 in Volume 412, Page 208 as Document No. 1353895. (Affects Property as shown)

- 16. Covenants, conditions, restrictions and easements in the document recorded August 01, 1973 in Volume 460, Page 122 as Document No. 1373566 of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (Affects Property, General in Nature, Not Plottable)
- As amended by Affidavit of Approval recorded on August 29, 1978 in Volume 987, Page 570 as Document No. 1589130. (Affects Property, General in Nature, Not Plottable)
- 17. Covenants, conditions, restrictions and easements in the document recorded May 27, 1983 in Volume 4526, Page 4 as Document No. 1781968 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (Affects Property, General in Nature, Not Plottable)
- 18. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Agreement for Access Easements recorded on June 21, 2001, as Document No. 3336874. (Affects Property as shown)
- 19. Terms and provisions of an unrecorded lease dated June 04, 2001, by and between 505 Gammon, LLC as lessor and Daniel H. Neviser as lessee, as disclosed by a Memorandum of Parking Lot Lease and Driveway Access recorded July 10, 2001 as Document No. 3345696 of Official Records. (Affects Property as shown)
- Assignment and Assumption of Lease Agreement and Landlord's Consent by and between 505 Gammon, LLC (Assignor), S and H 509 Gammon, LLC (Assignee) and 505 Gammon, LLC (Landlord) recorded on July 24, 2006 as Document No. 4215708. (Affects Property as shown. Rights acquired by different tenant)

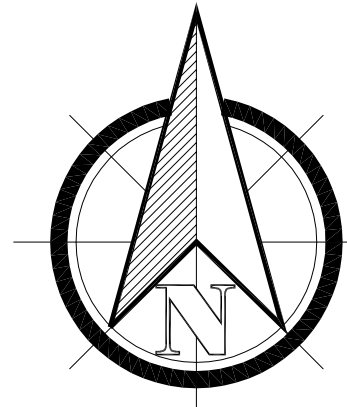
LEGEND

- - Denotes Found Iron Rebar
- - Denotes Set 3/4" Iron Rebar
- - Denotes Found Iron Pipe
- - Denotes Existing Bollard
- - Denotes Existing Catch Basin
- ⊖ - Denotes Existing Electric Meter
- - Denotes Existing Gas Meter
- ♿ - Denotes Existing Handicap Space
- ⊕ - Denotes Existing Hydrant
- ▲ - Denotes Existing Flood Light
- ☆ - Denotes Existing Light Pole
- ⊕ - Denotes Existing Round Catch Basin
- ⊕ - Denotes Existing Water Valve
- - Denotes Existing Underground Electric Line
- - Denotes Existing Underground Gas Line
- - Denotes Existing Underground Sewer Line
- - Denotes Existing Underground Water Line
- x 1055 - Denotes Existing Spot Elevation
- 1055 - Denotes Existing Contour Line
- 11 - Denotes Items Corresponding to Schedule B

AREA OF PROPERTY  
55,869 Sq. Ft. / 1.2825 Acres

SURVEYOR'S NOTES

10. ALL LOTS BACKING OR SIDING ON THE EXISTING CITY OF MADISON RETENTION BASIN SHALL BE GRADED TO A MINIMUM ELEVATION OF 188.00' PRIOR TO THE SALE OF SAID LOTS
11. NO PART OF LOTS 1 & 2 SHALL BE USED FOR OFFSITE ADVERTISING SIGNS
11. THE LOCATION AND SIZE OF ALL BUSINESS SIGNS SHALL BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION ON EITHER LOTS 1 OR 2 OF THIS CERTIFIED SURVEY

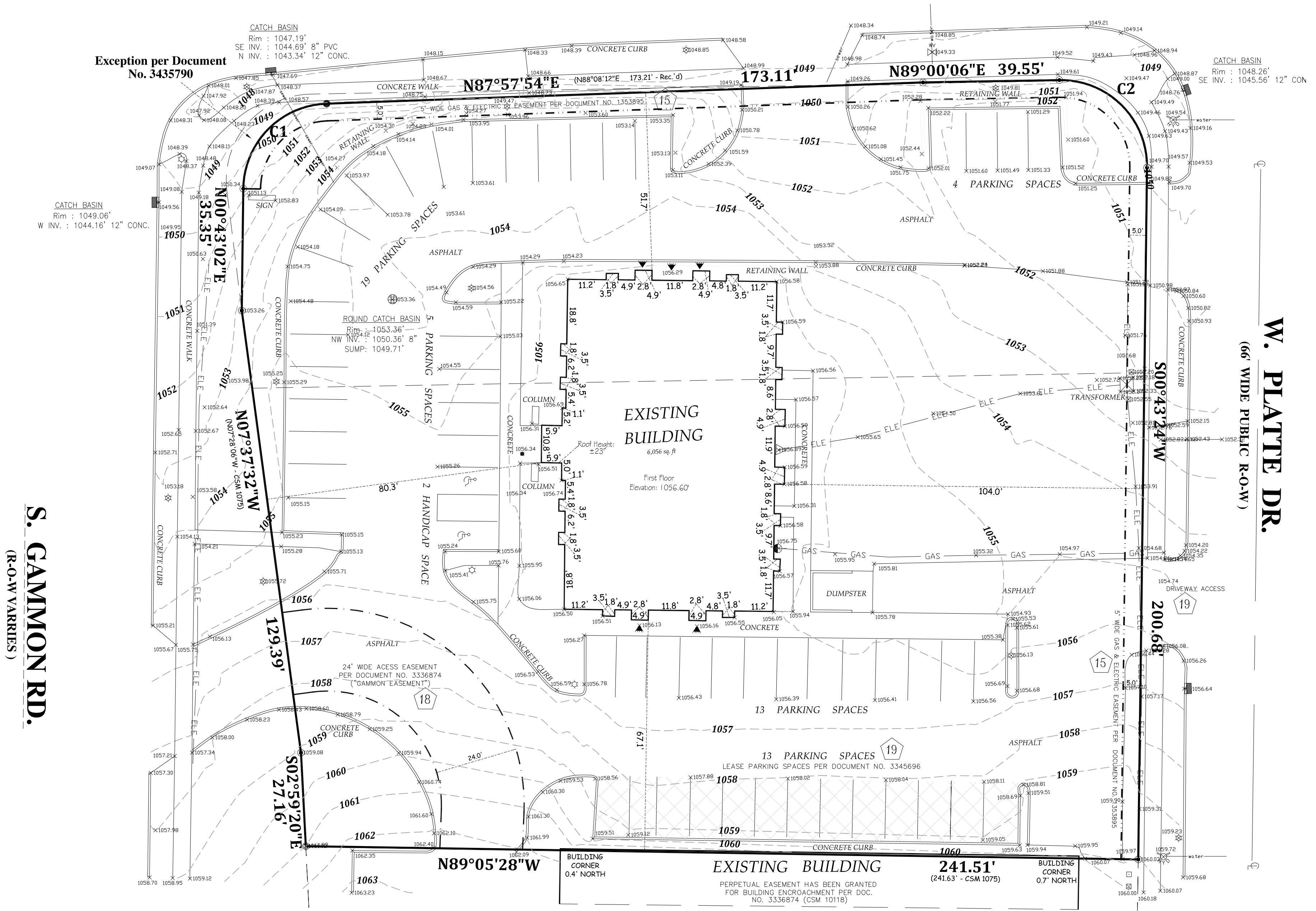


ODANNA RD.  
(100' WIDE PUBLIC R-O-W)

BENCHMARK FOR ELEVATIONS:  
Concrete Monument with Brass Cap  
Marking the Northwest Corner of the  
Northwest 1/4 of Section 25-7-8.  
Elevation : 1039.49' NGVD 1988 Datum

S. GAMMON RD.  
(R-O-W VARIES)

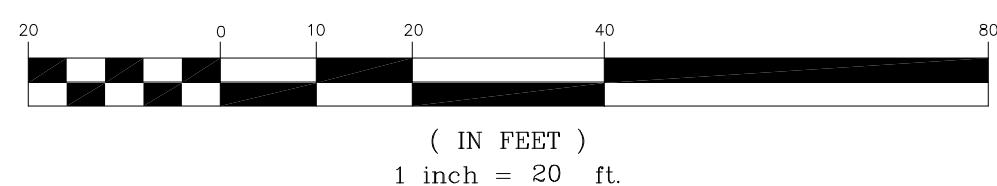
W. PLATTE DR.  
(66' WIDE PUBLIC R-O-W)



PARKING NOTE

54 Regular Parking Spaces  
2 Handicap Parking Spaces

GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	38.14'	25.00'	N44°25'37"E	34.55'	87°25'10"
C2	40.10'	25.00'	S45°02'24"E	35.94'	91°54'40"

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map/Community Panel No. 50025C0395G which bears an effective date of 07/22/2009 and is not in a Special Flood Hazard Area. By telephone call dated N/A to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

REVISION NO.	DESCRIPTION	DATE	BY	FIELD WORK BY	DATE
1	Topo Added	4/17/23	MWW	MWW/JE	04/06/23
2	Inverts Added	6/26/23	MWW	MWW/MCP	04/14/23
				APPROVED BY	DATE
				CADFILE XREF LMAN	

ALTA/NSPS LAND TITLE SURVEY  
TAX KEY NO.: 251-0708-252-0081-2  
505 South Gammon Road & 6917-6925 Odana Road  
MADISON, WI. 53719

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

**SURVEYING ASSOCIATES, INC.**  
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
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(414) 257-2212 FAX: (414) 257-2443  
MARC C. PASSARELLI P.L.S.

PROJECT NUMBER  
36474  
PROJECT SCALE  
1" = 20'  
SHEET NUMBER  
1 of 1