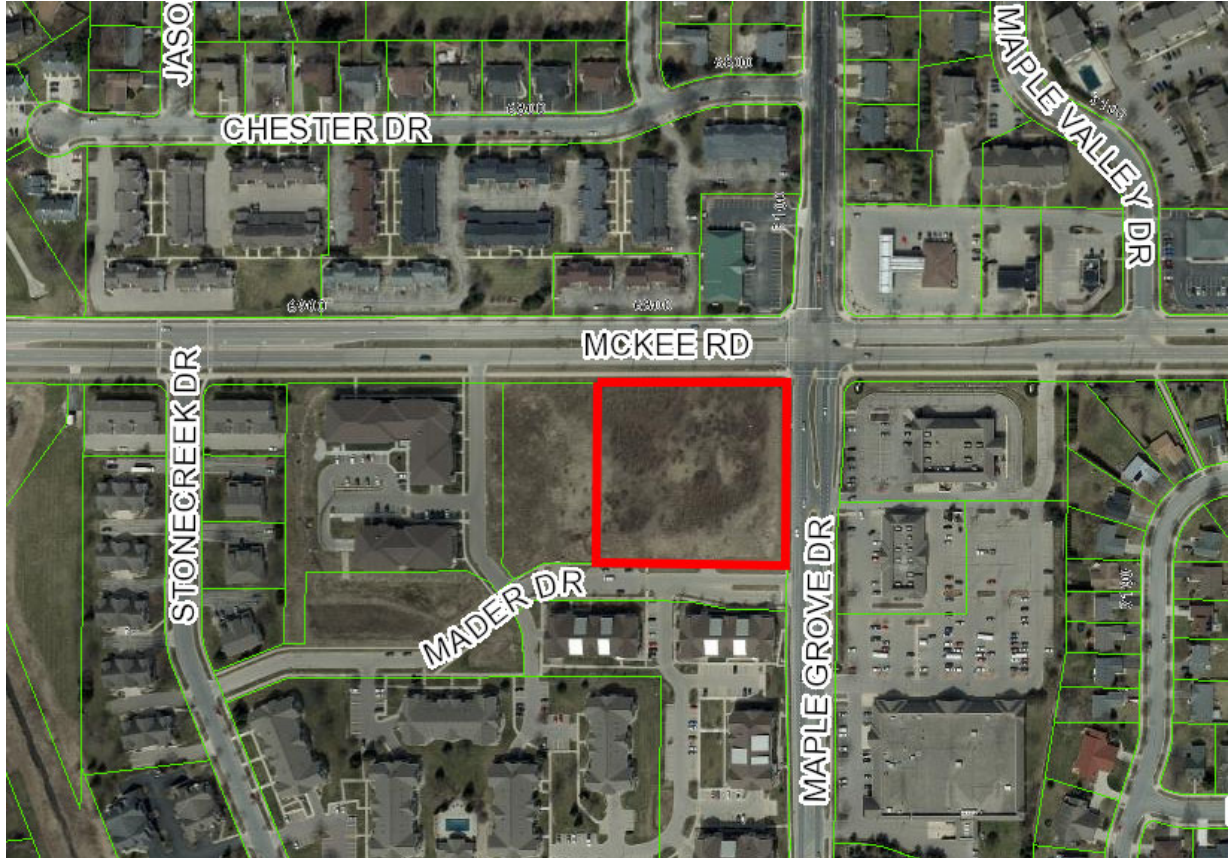
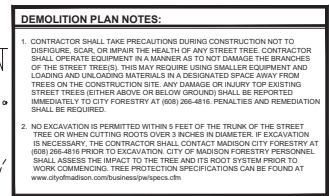


6702 Mader Drive
Contract 9639
MUNIS 15653
Developer: MAD Grove Two LLC



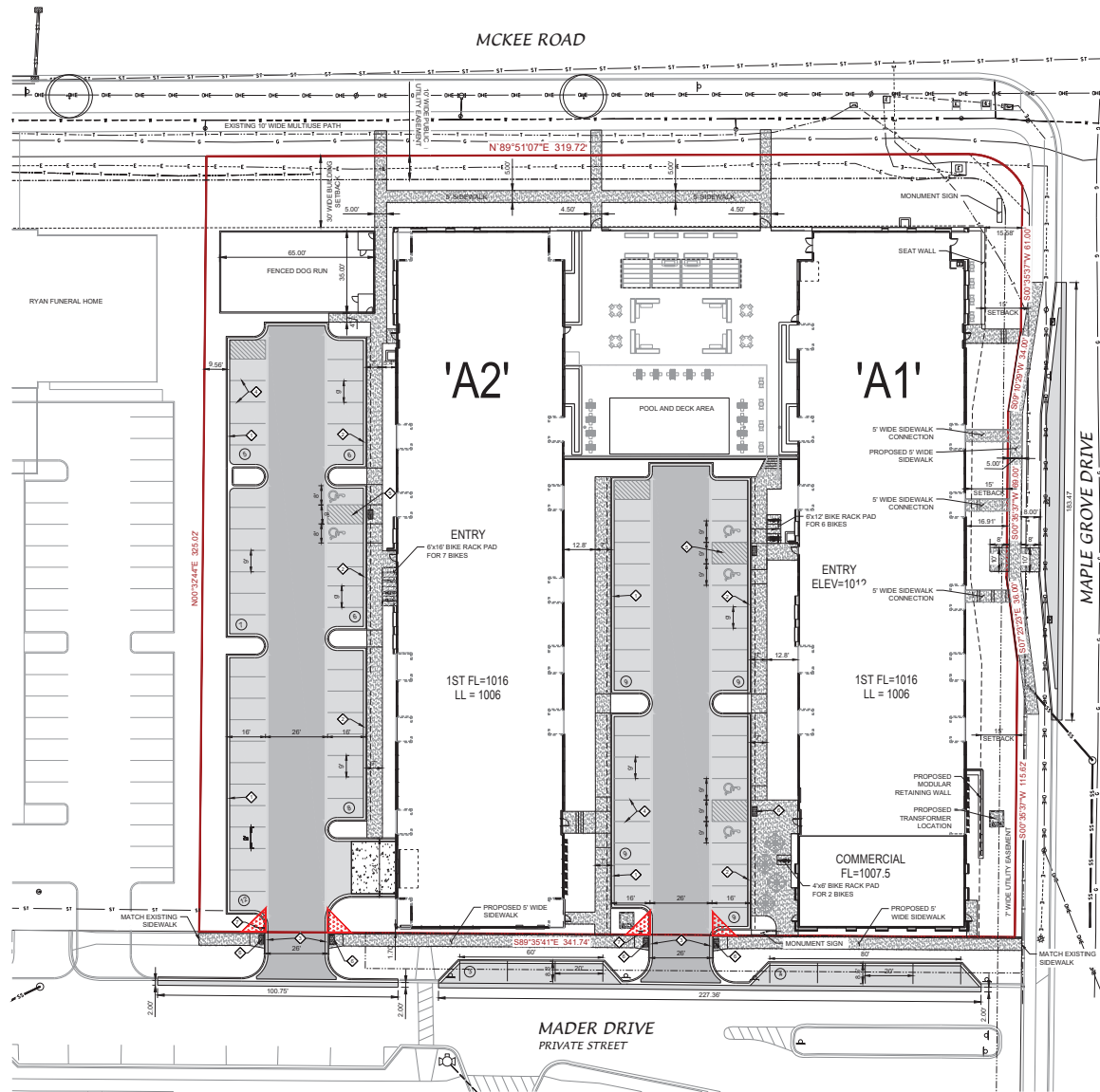
Summary of Improvements:

- Construct new bus pullout on Maple Grove Drive per City Traffic Engineering and Metro conditions of approval and per plans approved by the City Engineer.
- Construct public sidewalk, terrace, curb and gutter, and pavement improvements as needed to facilitate the private development project and per plans approved by the City Engineer.
- Resolve conflicts between existing public street lighting and City owned conduit or fiber facilities that may be in conflict with any other required public or private improvements. Protect or relocate existing public street lighting, conduit, or fiber as required by City Traffic Engineering or City IT.
- Construct private sanitary, storm, and water service laterals as needed to serve the private development.
- Public street terrace trees to be protected, removed, and/or planted per City Forestry approvals.



SHEET TITLE
SITE DEMOLITION PLAN
SHEET NUMBER
C002





- SITE PLAN NOTES:**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'-0" O.C. PROVIDE EXPANSION JOINTS 90' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OR BLACK WRTTOPROD.
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO 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 (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - 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 AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT www.cityofmadison.com/business/pet/pet-specs.htm.
 - THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POTENTIALLY HAZARDOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE DEMOLITION, GRADING OR BEGINNING OF CONSTRUCTION. 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 CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE ANSI A300 PART 1 STANDARDS FOR PRUNING.

PROPOSED IMPROVEMENTS LEGEND

- LIGHT DUTY PAVEMENT
 - 3.5" ASPHALT (2.00" BINDER, 1.50" SURFACE)
 - 4" UPPER BASE COURSE, 1.50" STONE
 - 4" LOWER BASE COURSE, 3" STONE
- MEDIUM DUTY PAVEMENT
 - 4" ASPHALT (2.25" BINDER, 1.75" SURFACE)
 - 4" UPPER BASE COURSE, 1.50" STONE
 - 6" LOWER BASE COURSE, 3" STONE
- CONCRETE SIDEWALK
 - 4" CONCRETE OVER 3" GRANULAR BASE
- CONCRETE PAVEMENT
 - 6" CONCRETE WITH MESH REINFORCEMENT
 - 6" CRUSHED AGGREGATE BASE COURSE
- PROPOSED PARKING SPACE COUNT

KEYNOTES

- VISION TRIANGLE (10' X 10' UNLESS OTHERWISE DIMENSIONED)
- 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
- 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
- DEPRESSED CURB & GUTTER (NO CURB HEAD)
- 4" WIDE PARKING SPACE STRIPING - TYP.
- 4" WIDE STRIPING, 2" ON-CENTER, 45-DEGREES
- 2' WIDE DETECTABLE WARNING FIELD
- STOP SIGN

SITE PLAN INFORMATION BLOCK

PROPERTY AREA	111,021.52
EXISTING IMPERVIOUS AREA	32,500.17
PROPOSED IMPERVIOUS AREA	32,500.17
TOTAL IMPERVIOUS AREA	65,000.34
IMPERVIOUS SURFACE RATIO	57.54%
BELOW-GROUND OFF-STREET STALLS	84
ABOVE-GROUND OFF-STREET STALLS	189
TOTAL PARKING STALLS	273
TOTAL ACCESSIBLE STALLS INCLUDED	135
EXTERIOR BICYCLE STALLS	135
INTERIOR BICYCLE STALLS	135
TOTAL BICYCLE STALLS	270



MADISON : MILWAUKEE
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Livesey
Company

D'ONOFRIO KOTKE AND ASSOCIATES, INC.

JLA PROJECT NUMBER: W22-0201

MCKEE ROAD MIXED USE DEVELOPMENT
SITE PLAN VERIFICATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional work. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: DECEMBER 20, 2024

REVISION SCHEDULE

Work	Description	Date
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SHEET TITLE

SHEET NUMBER

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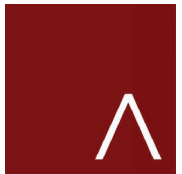
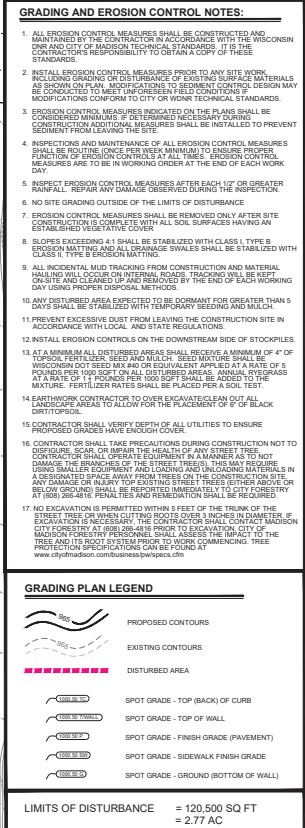
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JLA
ARCHITECTS

MADISON : MILWAUKEE
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SITE PLAN
VERIFICATION

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DATE OF ISSUANCE DECEMBER 20, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SITE GRADING
PLAN

SHEET NUMBER

C200





JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

JLA PROJECT NUMBER: W22-0201

MCKEE ROAD MIXED
USE DEVELOPMENT
SITE PLAN
VERIFICATION

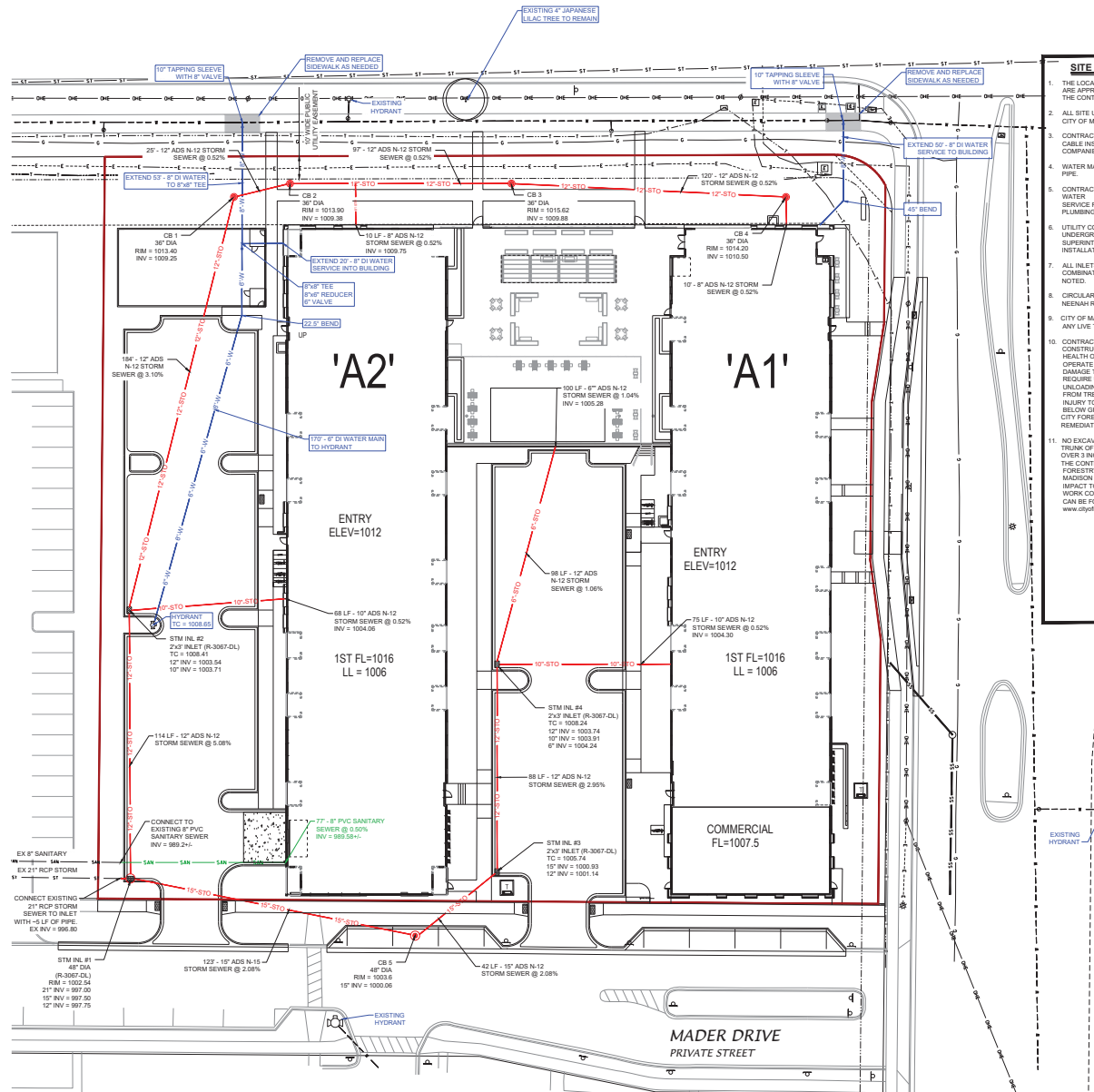
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DATE OF ISSUANCE: DECEMBER 20, 2024

REVISION SCHEDULE

Work	Description	Date
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- SITE UTILITY NOTES:**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
 2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
 5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
 6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 7. ALL INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE UNLESS OTHERWISE NOTED.
 8. CIRCULAR CATCH BASIN CASTINGS IN GRASS AREAS TO BE NEENAH R-2960-08.
 9. CITY OF MADISON WATER UTILITY TO BE NOTIFIED PRIOR TO ANY LIVE TAPPING.
 10. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO DISRUPT, SCALP, 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 (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 11. 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 AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT www.cityofmadison.com/business/pw/specs.cfm



SCALE: 1" = 20'

1"

20'

1"

20'

1"

20'

1"

20'

