

BIKE RACKS:



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

GENERAL NOTES:

1. 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.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. 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.
4. EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TRUNK. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (264-816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. 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 FORESTRY (264-816).
6. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. 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.

Site Development Data:

Dimensions:

| | |
|-----------------|--------------------------|
| Lot Area | 105,375 S.F./2.419 acres |
| Dwelling Units | 189 units |
| Lot Area / D.U. | 561 S.F./unit |
| Density | 78 units/Acre |

Usable Open Space 38,751 S.F. (206 S.F./unit)
Lot Coverage 76,275 S.F. (72.4%)

Building Height: 4 stories

Dwelling Unit Mix:

| Unit Type | 80% | 10% | 10% |
|-----------------------------|-----------|------------|----------|
| Studio | 17 | 16 | 2 |
| One Bedroom | 39 | 59 | 0 |
| One Bed + Den | 0 | 1 | 0 |
| One Bed (Live/Work) | 3 | 0 | 0 |
| Two Bedroom | 18 | 34 | 0 |
| Two Bed (Live/Work) | 1 | 0 | 0 |
| Total Dwelling Units | 78 | 110 | 0 |

Vehicle Parking Spots:

| | | |
|--------------------|-----------|------------|
| Underground Garage | 80 | 113 |
| Surface | 14 | 24 |
| Total | 94 | 137 |

Parking Ratio: 1.23 stalls/unit

Bicycle Parking:

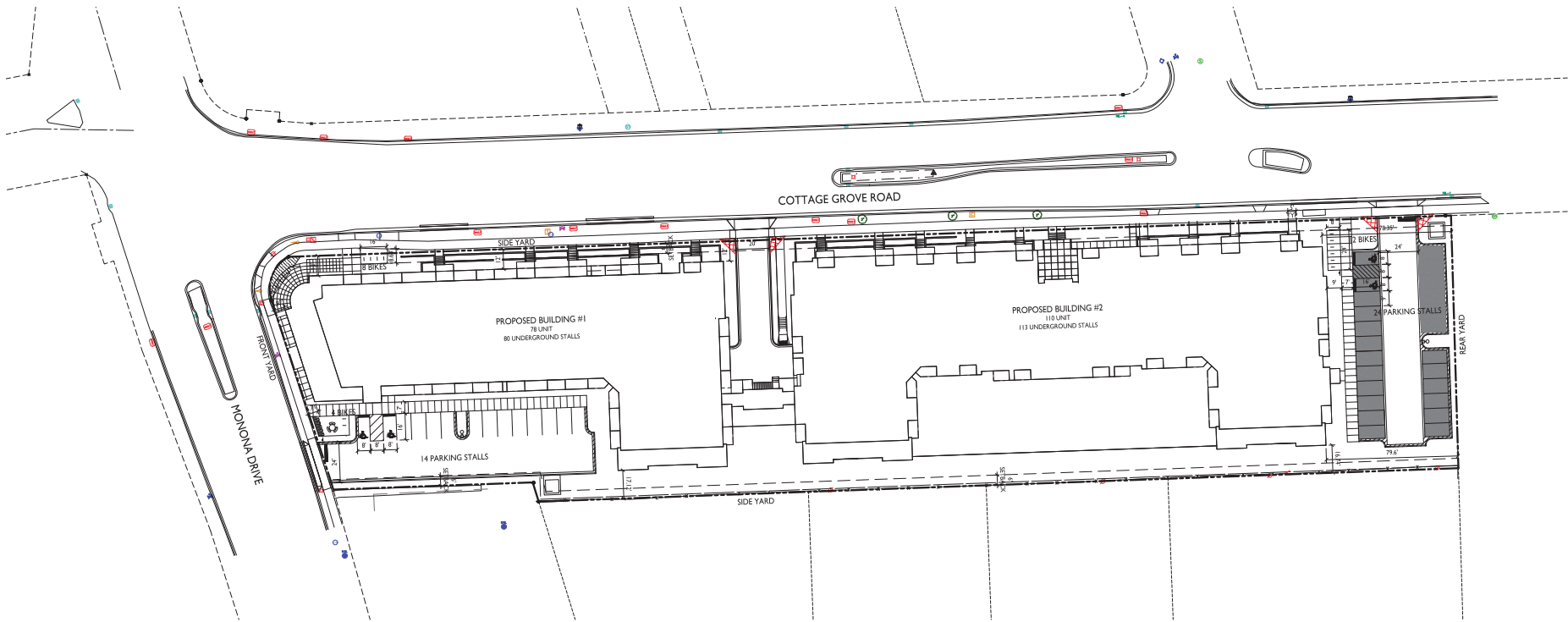
| | | |
|-------------------------------|------------|------------|
| Protected and Secure Surface | 96 | 92 |
| Surface stalls for visitors | 8 | 12 |
| Surface stalls for commercial | 4 | 0 |
| Total | 108 | 104 |

SHEET INDEX

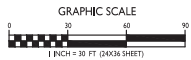
| SITE | |
|-------|--------------------------------|
| C-01 | SITE PLAN |
| C-02 | SITE LIGHTING PLAN |
| C-03 | LOT COVERAGE |
| C-04 | USABLE OPEN SPACE |
| - | EXISTING CONDITIONS SURVEY |
| - | EXISTING CONDITIONS SURVEY |
| C-10 | DEMOLITION PLAN |
| C-20 | SITE PLAN |
| C-30 | GRADING & EROSION CONTROL PLAN |
| C-31 | DETAILED GRADING PLAN |
| C-32 | DETAILED GRADING PLAN |
| C-33 | DETAILED GRADING PLAN |
| C-40 | UTILITY PLAN |
| C-50 | CONSTRUCTION DETAILS |
| C-51 | CONSTRUCTION DETAILS |
| L-10 | OVERALL LANDSCAPE PLAN |
| L-11 | BUILDING 1 LANDSCAPE PLAN |
| L-12 | BUILDING 2 LANDSCAPE PLAN WEST |
| L-13 | BUILDING 2 LANDSCAPE PLAN EAST |
| L-14 | BUILDING 2 ROOFTOP PATIO PLAN |
| L-20 | LANDSCAPE DETAILS & NOTES |
| EX. A | ROOFTOP PATIO CONCEPT |
| EX. A | FIRE ACCESS EXHIBIT |

ARCHITECTURAL

| | |
|------|----------------------------|
| A-10 | BASEMENT PLAN - BLDG 1 |
| A-11 | BASEMENT PLAN - BLDG 2 |
| A-12 | FIRST FLOOR PLAN - BLDG 1 |
| A-13 | FIRST FLOOR PLAN - BLDG 2 |
| A-14 | SECOND FLOOR PLAN - BLDG 1 |
| A-15 | SECOND FLOOR PLAN - BLDG 2 |
| A-16 | THIRD FLOOR PLAN - BLDG 1 |
| A-17 | THIRD FLOOR PLAN - BLDG 2 |
| A-18 | FOURTH FLOOR PLAN - BLDG 1 |
| A-19 | FOURTH FLOOR PLAN - BLDG 2 |
| A-21 | ELEVATIONS - BLDG 1 |
| A-22 | ELEVATIONS - BLDG 2 |
| A-23 | COLOR ELEVATIONS - BLDG 1 |
| A-24 | COLOR ELEVATIONS - BLDG 2 |
| | RENDERINGS |



SITE PLAN
1" = 30'-0"



ISSUED
Issued for Land Use Submittal - July 8, 2020

PROJECT TITLE
Prime Urban
Properties
Development

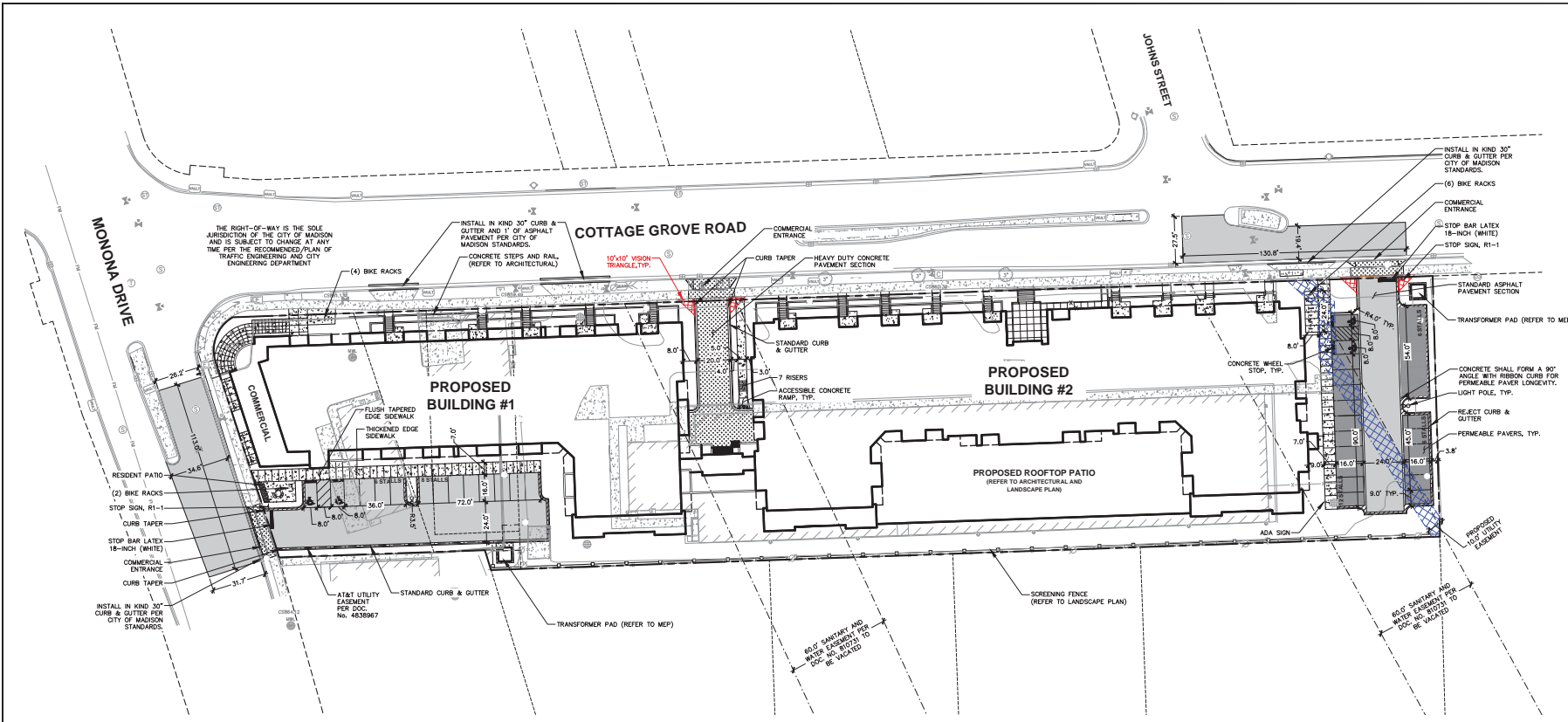
209 Cottage Grove Rd.
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-0.1

PROJECT NO. 2019

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GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- 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.

PAVING NOTES

- GENERAL**
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY (TR0).
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 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.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 450.4, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (+1° C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVEMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 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 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- PAVEMENT MARKING SPECIFICATIONS**
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT FOR SPECIFICATION.
 - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

SITE INFORMATION BLOCK

| | |
|--|-----------------------------|
| SITE ADDRESS | 209 COTTAGE GROVE ROAD |
| PROPERTY ACREAGE | 2.419 ACRES |
| NUMBER OF BUILDING STORIES | 4 |
| TOTAL BUILDING SQUARE FOOTAGE | REFER TO ARCHITECTURAL PLAN |
| GROSS BUILDING SQUARE FOOTAGE | REFER TO ARCHITECTURAL PLAN |
| NUMBER OF PARKING STALLS | |
| SURFACE | |
| LARGE | 34 |
| ACCESSIBLE | 4 |
| TOTAL SURFACE | 38 |
| UNDERGROUND | |
| LARGE | REFER TO ARCHITECTURAL PLAN |
| ACCESSIBLE | REFER TO ARCHITECTURAL PLAN |
| TOTAL UNDERGROUND | REFER TO ARCHITECTURAL PLAN |
| NUMBER OF BICYCLE STALLS | 24 |
| EXISTING VS. PROPOSED SITE COVERAGE | |
| EXISTING IMPERVIOUS SURFACE AREA | 94,097 SF |
| EXISTING PERVIOUS SURFACE AREA | 11,289 SF |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.89 |
| PROPOSED IMPERVIOUS SURFACE AREA | 76,275 SF |
| PROPOSED PERVIOUS SURFACE AREA | 29,111 SF |
| PROPOSED IMPERVIOUS SURFACE AREA RATIO | 0.72 |

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PROPOSED EASEMENT HATCH
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERMEABLE PAVEMENT
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK

PLAN MODIFICATIONS:

| # | Date | Description |
|----|------------|--------------------|
| 1 | 07.08.2020 | LAND USE SUBMITTAL |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |

Design/Drawn: MESSIAH
Approved:

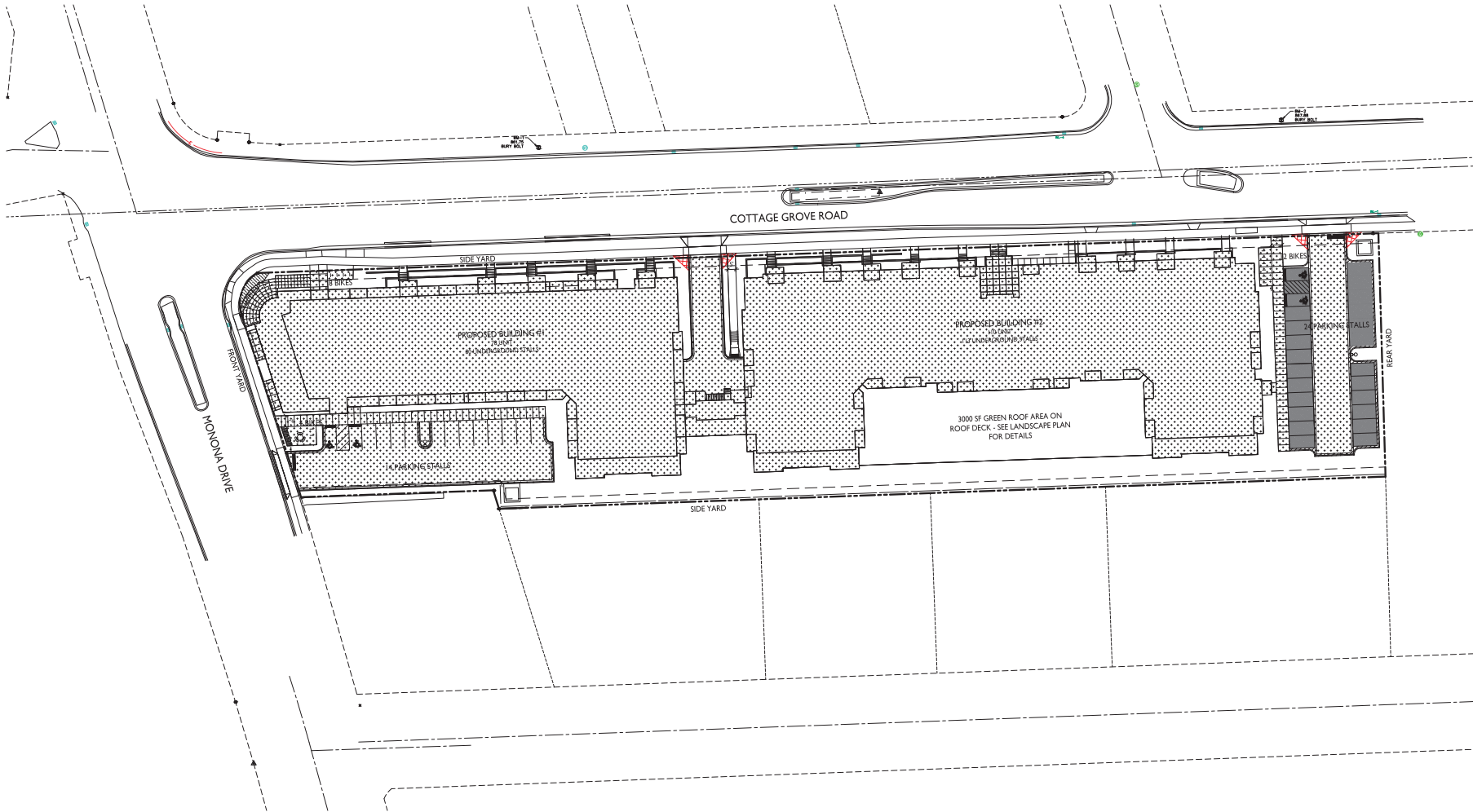
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO.: 20-0688



DEEGERS & MOTTUNE
Toll Free (800) 242-8511



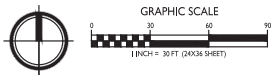
ISSUED
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PROJECT TITLE
**Prime Urban
 Properties
 Development**

209 Cottage Grove Rd.
 Madison, Wisconsin
 SHEET TITLE
Lot Coverage

LOT COVERAGE
 ZONING: NMX
 MAXIMUM LOT COVERAGE: 75%
 LOT AREA: 105,375 S.F.
 PROPOSED COVERAGE: 76,275 S.F. / 72.4%

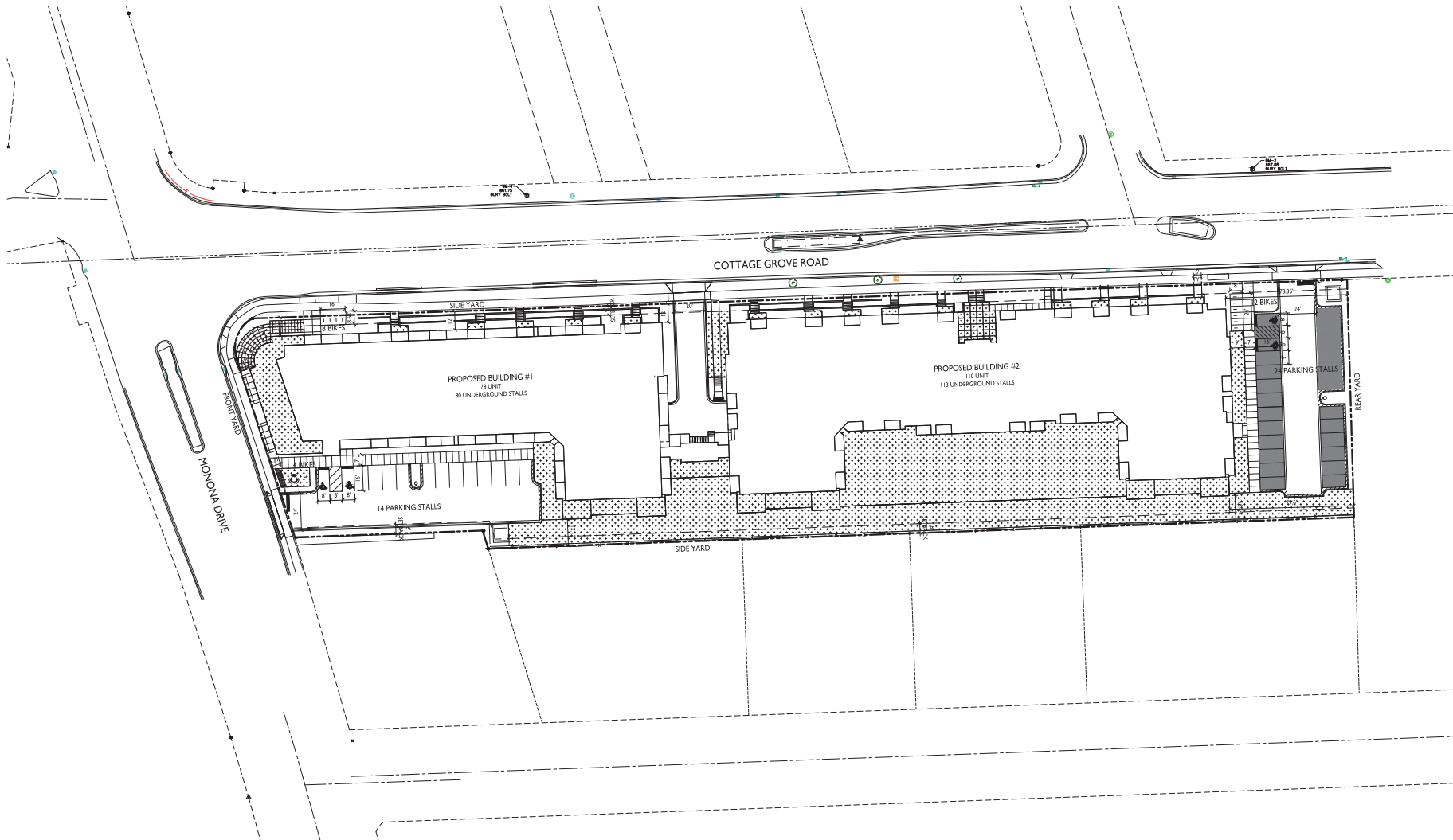
LOT COVERAGE
 C-0.3 1" = 30'-0"



SHEET NUMBER

C-0.3

PROJECT NO. **2019**
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ISSUED
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PROJECT TITLE
**Prime Urban
 Properties
 Development**

209 Cottage Grove Rd.
 Madison, Wisconsin

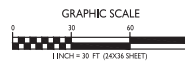
SHEET TITLE
**Usable Open
 Space**

SHEET NUMBER

C-0.4

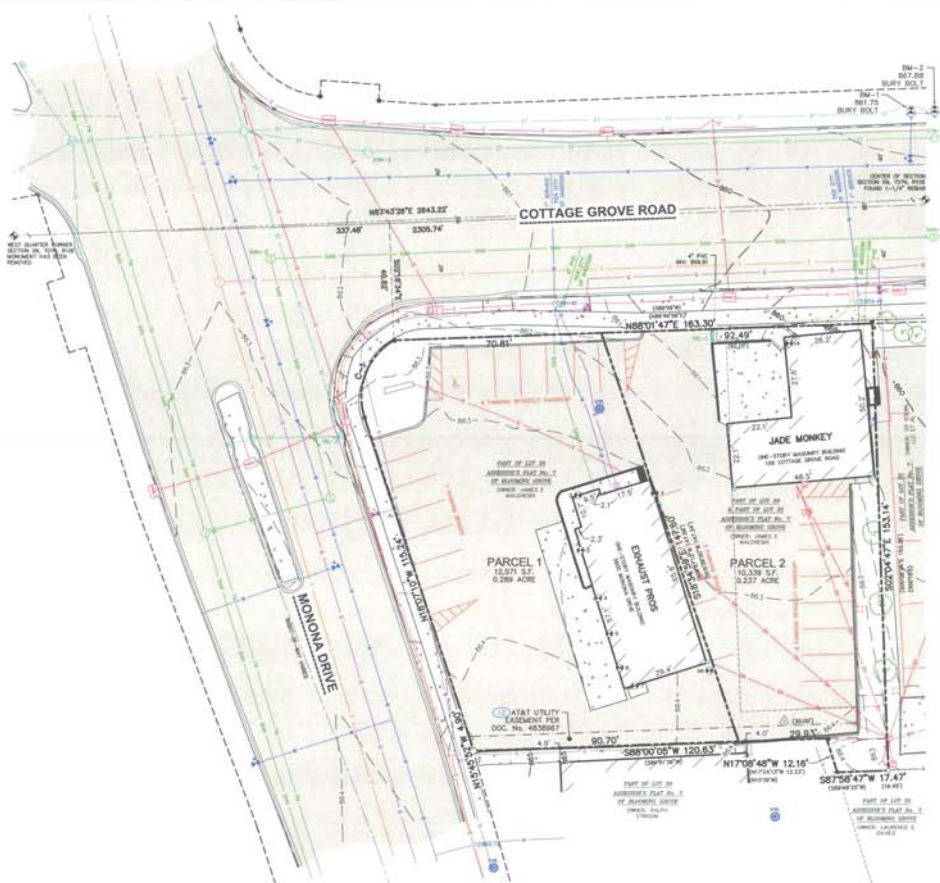
PROJECT NO. **2019**
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1 USABLE OPEN SPACE
 C-0.4 1" = 30'-0"



| USABLE OPEN SPACE | |
|----------------------|--|
| ZONING: | NMX |
| REQUIRED OPEN SPACE: | 160 S.F. / D.U. (FOR 1 BEDROOMS) 320 S.F. / D.U. (FOR > 1 BEDROOMS) |
| DWELLING UNITS: | 188 (135 STUDIO/1 BED + 53 > 1 BED) |
| | (140 X 135) + (230 X 53) = 38,560 S.F. OPEN SPACE REQUIRED |
| OPEN SPACE PROVIDED: | |
| BALCONIES/PORCHES: | 12,810 S.F. |
| ROOF TERRACES: | 11,966 S.F. |
| SURFACE: | 13,975 S.F. |
| TOTAL: | 38,751 S.F. |

File: L:\2020\20200808\0400\Survey\Sheet\20200808_ALTA-NSPS.dwg User: jacobson PlotDate: Jun 30, 2020 - 4:50pm DWG



ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 29 AND PART OF LOT 30, BLOOMING GROVE ASSESSOR'S PLAT NO. 7, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

- #### LEGEND
- | | | |
|---------------------------------|------------------------|---|
| ○ COTTON SPINDLE SET | ⊠ ELECTRIC METER | — SANITARY SEWER |
| ⊠ GOVERNMENT CORNER | ⊠ ELECTRIC TRANSFORMER | — WATER LINE |
| ⊠ CHISELED "X" FOUND | ⊠ AIR CONDITION UNIT | — STORM SEWER |
| ⊠ "X" REBAR FOUND | ⊠ LIGHT POLE | — NATURAL GAS |
| ⊠ CONTROL POINT | ⊠ POWER POLE W/O/UY | — OVERHEAD LINE |
| ⊠ BENCHMARK | ⊠ TRAFFIC SIGNAL | — UNDERGROUND ELECTRIC |
| ⊠ BENCHMARK | ⊠ VALVE | — FIBER OPTIC |
| ⊠ BENCHMARK FLOOR SHOT LOCATION | ⊠ TELEPHONE MANHOLE | — UNDERGROUND TELEPHONE |
| ⊠ BOLLARD | ⊠ TELEPHONE PEDESTAL | — BUILDING |
| ⊠ SIGN | ⊠ DEODOROUS TREE | — INDEX CONTOUR |
| ⊠ SANITARY MANHOLE | ⊠ HANDICAP PARKING | — 874 — INTERMEDIATE CONTOUR |
| ⊠ WATCHMAN OR GASMAIN VALVE | ⊠ CHORD LINE | — EDGE OF BRIMMUS |
| ⊠ HYDRANT | ⊠ SECTION LINE | — EDGE OF PAVEMENT |
| ⊠ CURB STOP/SERVICE VALVE | ⊠ RIGHT-OF-WAY LINE | — CONCRETE CURB & GUTTER |
| ⊠ STORM MANHOLE | ⊠ EASEMENT LINE | — BITUMINOUS PAVEMENT |
| ⊠ SQUARE GATED INLET | ⊠ FENCE LINE | — RETAINING WALL |
| ⊠ CURB INLET | ⊠ GUARD RAIL | — CONCRETE PAVEMENT |
| ⊠ DOWNSPOUT | | — PAVEMENT STRIPING |
| ⊠ GAS REGULATOR/METER | | () SPOKE/RECORD DATA INDICATING THE SAME LINE OR THE SURVEY AS RETRACED BY THIS SURVEY |
| ⊠ ELECTRIC PEDESTAL | | |

- #### NOTES
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 09 BEARS N87°44'31"E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 09, TOWN, HYD. ELEVATION = 894.08'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPROPRIATELY LOCATING DODGERS' HOLELINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DODGERS' HOLELINE LOCATE TICKET NO. 2020712725, 2020712748, 2020712778, AND 2020712822, WITH A CLEAR DATE OF APRIL 24, 2020, AND DODGERS' HOLELINE PRINTS TICKET NO. 2020712792 AND 2020712843, WITH A CLEAR DATE OF MAY 01, 2020.
 - UTILITY COMPANIES CONTACTED THRU DODGERS' HOLELINE:

| | |
|-----------------------------|-------------------------|
| CITY OF MADISON | TELE METROCOM |
| CITY OF MADISON ENGINEERING | CHARTER COMMUNICATIONS |
| MADISON GAS & ELECTRIC | NO. |
| MADISON GAS & ELECTRIC | BEAR COMMUNICATIONS LLC |
| M&T DISTRIBUTION | |
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DODGERS' HOLELINE AT 1.800.242.8511.
 - ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

- #### NOTES CORRESPONDING TO TABLE A REQUIREMENTS:
- THERE ARE 24 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 26 PARKING SPACES.
 - SOIL INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 52.24 TO DEVELOP A NEW SET OF THE UNDERGROUND UTILITIES, NOWHERE, LOCATING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, BTL OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN UNWELCOME RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
 - NO DELINEATION MARKERS OBSERVED AT THE TIME OF THIS SURVEY.
- #### NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS
- (FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: MCS-1010335-WAD, EFFECTIVE DATE: APRIL 13, 2020 AT 8:00 A.M.)
- ⊠ UTILITY EASEMENT TO WISCONSIN BELL INC., 4/9/14 AT&T-WISCONSIN, DATED JANUARY 3, 2012, RECORDED/FILED FEBRUARY 1, 2012 AS DOCUMENT NO. 438897
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: MCS-1010335-WAD, EFFECTIVE DATE: APRIL 13, 2020 AT 8:00 A.M.)

PARCEL 1:
 A PART OF LOT 30, ASSESSOR'S PLAT NO. 7 OF THE TOWNSHIP OF BLOOMING GROVE, NOW IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF MONONA DRIVE AND THE SOUTH LINE OF COTTAGE GROVE ROAD; THENCE SOUTH ALONG THE EAST LINE OF MONONA DRIVE, 150 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF DAVENSON STREET, 100 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF MONONA DRIVE, 150 FEET, MORE OR LESS, TO THE SOUTH LINE OF COTTAGE GROVE ROAD; THENCE WEST ALONG THE SOUTH LINE OF THE COTTAGE GROVE ROAD, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF: PART OF LOT 30, ASSESSOR'S PLAT NO. 7 OF THE TOWNSHIP OF BLOOMING GROVE, NOW IN THE CITY OF MADISON, A RECORDED PLAT IN SECTION 9, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF MONONA DRIVE WITH THE SOUTH LINE OF COTTAGE GROVE ROAD AS PLATTED IN THE ASSESSOR'S PLAT NO. 7 OF THE TOWNSHIP OF BLOOMING GROVE, A RECORDED PLAT IN SECTION 9, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN; THENCE SOUTHWESTERLY 33.9 FEET ALONG THE EAST LINE OF MONONA DRIVE TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT CURVE TO THE NORTHWEST HAVING A RADIUS OF 20 FEET AND A LONG CHORD THAT BEARS NORTH 54°26' EAST, 31.8 FEET TO A POINT THAT IS 40 FEET SOUTH OF MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE EAST 74.8 FEET ALONG A LINE THAT IS PARALLEL TO AND 40 FEET SOUTH OF MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9 TO A POINT 100 FEET EAST OF THE EAST LINE OF MONONA DRIVE; MEASURED ALONG THE LAST DESCRIBED COURSE; THENCE NORTHWESTERLY 7.7 FEET ALONG A LINE THAT IS PARALLEL TO THE EAST LINE OF MONONA DRIVE TO THE SOUTH LINE OF COTTAGE GROVE ROAD; THENCE WEST 100 FEET ALONG THE SOUTH LINE OF COTTAGE GROVE ROAD TO THE POINT OF BEGINNING, AS DESCRIBED IN AWARD OF CHARGES RECORDED MAY 4, 1986, IN VOLUME 444, PAGE 102, AS DOCUMENT NO. 1138824.

FURTHER EXCEPT THEREFROM LANDS COVERED IN WARRANTY DEEDS RECORDED JANUARY 27, 2012 AS DOCUMENT NO. 4837133.

PARCEL 2:
 LOT 29 AND PART OF LOT 30, ASSESSOR'S PLAT NO. 7, IN THE TOWNSHIP OF BLOOMING GROVE, NOW IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TO W/1, COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, ASSESSOR'S PLAT NO. 7; THENCE NORTH 19°30'00" WEST, 120 FEET; THENCE NORTH 89°15'00" EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE NORTH 19°30'00" WEST, 143.5 FEET; THENCE NORTH 89°15'00" EAST, 92.10 FEET; THENCE SOUTH 09°24'00" EAST, 163.55 FEET; THENCE SOUTH 89°46'25" WEST, 19.45 FEET; THENCE NORTH 19°30'00" WEST, 12.18 FEET; THENCE SOUTH 89°15'00" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

ADDRESS: 2010 COTTAGE GROVE ROAD, MADISON, WI
 TAX KEY NUMBER: 201/070-063-0312-5

SURVEYOR'S CERTIFICATE

TO:
 () FIRST AMERICAN TITLE INSURANCE COMPANY,
 () KIRKPATRICK FAMILY LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP,
 () JAMES E. MALCHESIO

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 4, 5, 7(a), 8, 9, 11, 13, 14, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 05, 2020.

JAMES E. MALCHESIO DATE: 6-30-2020
 TITLE: PROFESSIONAL LAND SURVEYOR
 Email: james.malch@jamesmalch.com
 Website: www.jamesmalch.com



CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
|-------|--------|--------|---------|-----------|--------|---------------|
| C-1 | 33.91' | 22.50' | 18.12 | 77°41'50" | 28.23' | N02°46'54"E |

FINISHED FLOOR ELEVATIONS

| DOORWAY | ELEVATION | DESCRIPTION |
|---------|-----------|---------------------------|
| 1A | 861.11 | 1ST DOOR SLL |
| 2 | 864.63 | 1ST DOOR SLL |
| 3 | 864.57 | 1ST DOOR SLL |
| 4 | 864.11 | GARAGE BAY DOOR SLL |
| 5 | 864.53 | GARAGE BAY DOOR SLL |
| 6 | 864.54 | GARAGE BAY DOOR SLL |
| 7 | 864.60 | 1ST DOOR SLL |
| 11 | 877.52 | BUSING HEIGHT AT OVERHANG |

SANITARY SEWER MANHOLES

| STRUCT. ID | R/W ELEVATION | INVERT ELEVATION | PIPE SIZE | PIPE TYPE |
|------------|---------------|------------------|-----------|-----------|
| SAN-1 | 858.84 | W 850.30 | 10" | PVC |
| | | E 850.20 | 10" | PVC |
| SAN-2 | 862.51 | W 853.88 | 8" | PVC |

STORM SEWER MANHOLES

| STRUCT. ID | R/W ELEVATION | INVERT ELEVATION | PIPE SIZE | PIPE TYPE |
|------------|---------------|------------------|-----------|-----------|
| STM-1 | 858.30 | W 853.82 | 18" | RCPP |
| | | E 853.92 | 18" | RCPP |
| STM-2 | 861.49 | W 854.07 | 18" | RCPP |
| | | NW 852.48 | 18" | RCPP |
| | | E 852.48 | 18" | RCPP |

STORM SEWER INLETS

| INLET ID | R/W ELEVATION | INVERT ELEVATION | PIPE SIZE | PIPE TYPE |
|----------|---------------|------------------|-----------|-----------|
| INL-1 | 860.43 | N 860.02 | 4" | PVC |
| INL-2 | 862.58 | W 858.87 | 12" | RCPP |
| | | N 856.28 | 12" | RCPP |



CREATE THE VISION TELL THE STORY

MADISON MILWAUKEE
 KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 WESTLAKE, WISCONSIN 53691
 P. 908.848.5060

CLIENT:
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:
**2010 EASTWOOD DRIVE, SUITE 201
 MADISON, WI 53704-5387**

PROJECT:
3900 MONONA DRIVE

PROJECT LOCATION:
**CITY OF MADISON, WI
 DANE COUNTY**



Design/Drawn: CAD 05/09/20
 Approved: T.M. 05/10/20

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

202 PROJECT NO: 20-06680

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CREATE THE VISION | TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
101 PRUDEN DRIVE, SUITE 201
MADISON, WISCONSIN 53703
P. 608.848.5960

CLIENT:
**PRIME URBAN
PROPERTIES, LLC**

CLIENT ADDRESS:
2010 EASTWOOD DRIVE, SUITE 201
MADISON, WI 53704-5387

PROJECT:
**209 COTTAGE
GROVE ROAD**

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

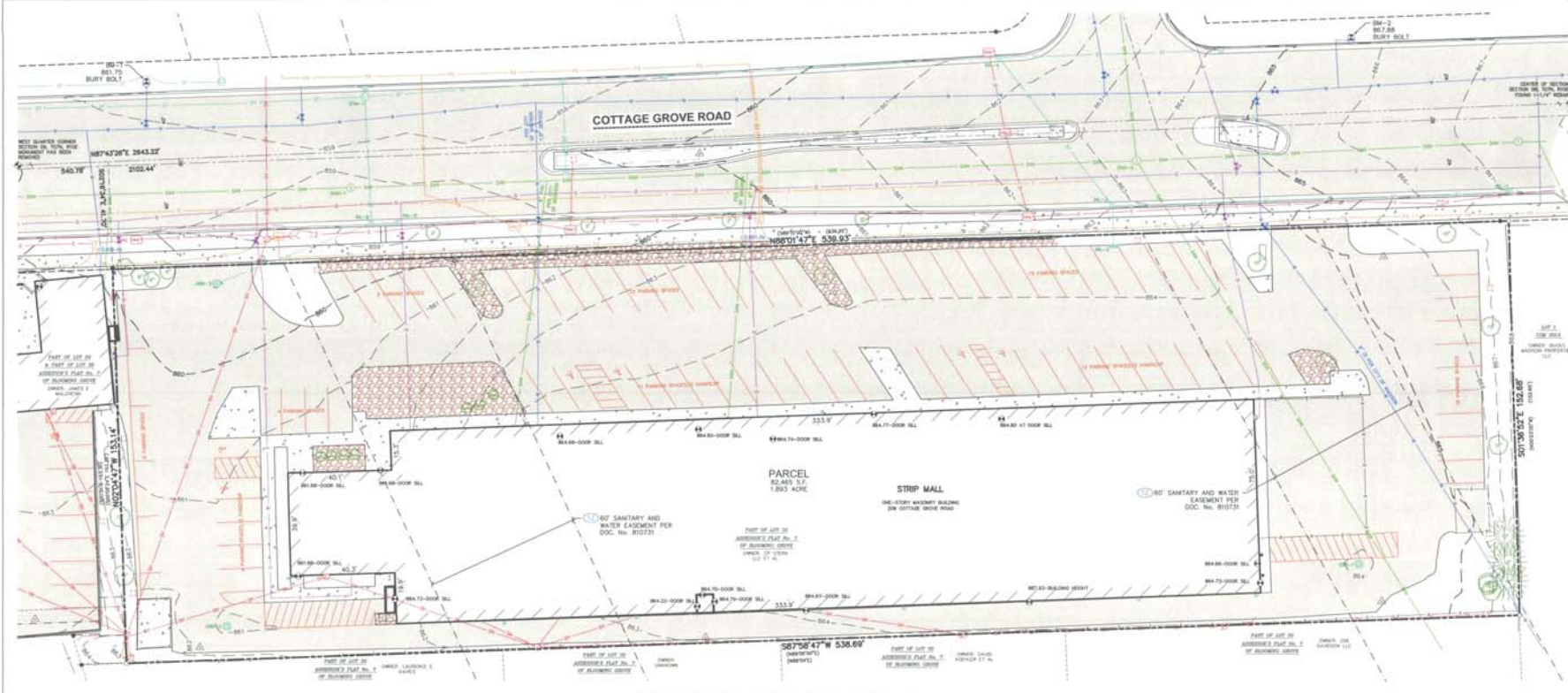


Design/Drawn: GAO 2020-09
Approved: LAR 2020-09

SHEET TITLE:
**ALTA/NSPS
LAND TITLE
SURVEY**

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 20-09882



ALTA/NSPS LAND TITLE SURVEY
PART OF LOT 30, BLOOMING GROVE ASSESSOR'S PLAT NO. 7, BEING PART OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- 3/4" x 24" REBAR SET (1.50 LB/LF)
- GOVERNMENT CORNER
- N REBAR FOUND
- CONTROL POINT
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SKIN
- SANITARY MANHOLE
- CLEAN OUT
- WATERMANN OR GASSMAN VALVE
- HYDRANT
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- DOWNPOUT
- GAS REGULATOR/METER
- ELECTRIC METER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/UV
- VAULT
- TELEPHONE/PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- HANDICAP PARKING
- CENTRIKING

STORM SEWER MANHOLES

| STRUCT. ID | RM ELEVATION | INVERT ELEVATION | PIPE SIZE | PIPE TYPE |
|------------|--------------|----------------------------------|-------------------|-----------|
| STM-1 | 858.30 | W 853.82 E 853.82 S 854.07 | 18" 18" 18" | PCP |

SANITARY SEWER MANHOLES

| STRUCT. ID | RM ELEVATION | INVERT ELEVATION | PIPE SIZE | PIPE TYPE |
|------------|--------------|----------------------------------|-------------------|-----------|
| SSM-1 | 858.84 | W 850.30 E 850.30 S 850.30 | 10" 10" 10" | PCP |
| SSM-2 | 863.34 | W 845.83 E 847.82 S 846.02 | 15" 15" 15" | PCP |

STORM SEWER INLETS

| INLET ID | RM ELEVATION | INVERT ELEVATION | PIPE SIZE | PIPE TYPE |
|----------|--------------|----------------------------------|-------------------|-----------|
| ISR-1 | 863.88 | * | * | * |
| ISR-2 | 860.73 | * | * | * |
| ISR-3 | 860.79 | W 860.50 E 862.32 S 862.32 | 12" 8" 8" | PCP |
| ISR-4 | 861.30 | W 860.27 E 860.27 S 860.27 | 12" 12" 12" | PCP |
| ISR-5 | 861.30 | W 859.50 E 858.75 S 857.45 | 12" 12" 12" | PCP |
| ISR-6 | 858.75 | W 858.75 E 858.75 S 858.75 | 12" 12" 12" | PCP |
| ISR-7 | 858.95 | W 855.14 E 855.14 S 855.14 | 12" 12" 12" | PCP |
| ISR-8 | 858.25 | W 855.63 E 855.63 S 855.63 | 12" 12" 12" | PCP |
| ISR-9 | 858.25 | W 855.37 E 855.37 S 855.37 | 12" 12" 12" | PCP |

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE; THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 09 BEARS N87°44'31"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD85). BENCHMARK IS A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 09, TOWN, RISE, ELEVATION = 854.06'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND APPURTENANCES. LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE LOCATE TICKET NO. 202007282 AND 2020072822, WITH A CLEAR DATE OF APRIL 24, 2020, AND DIGGERS HOTLINE PRINTS TICKET NO. 2020072824, WITH A CLEAR DATE OF MAY 01, 2020.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MONROE 4147 DISTRIBUTION
CITY OF MADISON ENGINEERS 105 METROCOM
MADISON METRO SERVICE DIST CHARTER COMMUNICATIONS
MADISON GAS & ELECTRIC NCI
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1.800.242.8551.
- ROADWAY UTILITY RECORD DRAWINGS MORE REQUESTED FROM THE CITY OF MADISON; THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 9: THERE ARE 78 PARKING SPACES AND 8 HANDICAP SPACES FOR A TOTAL OF 84 PARKING SPACES.

ITEM 11: SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 1.6.4. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN ADDITION, IN SOME JURISDICTIONS, BUT IN OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

ITEM 18: NO DELINEATION MARKERS OBSERVED AT THE TIME OF THIS SURVEY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(1) GRANT OF EASEMENT TO WISCONSIN TELEPHONE COMPANY RECORDED NOVEMBER 30, 1921, AS DOCUMENT NO. 4065794.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(2) GRANT OF EASEMENT TO THE TOWN OF BLOOMING GROVE FOR SANITARY SEWER LINE AND WATER MAIN RECORDED JANUARY 03, 1925 VOLUME 236 OF MISCELLANEOUS, PAGE 15, AS DOCUMENT NO. 810731.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)
(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-109336-MAD, EFFECTIVE DATE: APRIL 13, 2020 AT 8:00 A.M.)

PART OF LOT THIRTY (30), BLOOMING GROVE ASSESSOR'S PLAT NO. 7, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 29 OF SAID ASSESSOR'S PLAT, THENCE 00°51' EAST, THENCE NORTH 89°06' EAST, 538.84 FEET, THENCE NORTH 00°51' WEST, 152.43 FEET TO THE SOUTH LINE OF THE NEWLY WIDENED COTTAGE GROVE ROAD, THENCE SOUTH 89°06' WEST, ALONG SAID SOUTH LINE OF NEWLY WIDENED ROAD, 538.85 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF ABOVE MENTIONED OUTLOT 29, THENCE SOUTH 00°51' EAST ALONG SAID EAST LINE OF OUTLOT, 154.0 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: 309 COTTAGE GROVE ROAD, MADISON, WI
TAX KEY NUMBER: 251/070-083-032-5

SURVEYOR'S CERTIFICATE

TO:
(1) FIRST AMERICAN TITLE INSURANCE COMPANY,
(2) PRIME-URBAN PROPERTIES LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP,
(3) STERN, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% TENANT COMMON INTEREST,
(4) STAR INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, A/J/A STAR INVESTMENTS, LLC, AS TO AN UNDIVIDED 40% TENANT IN COMMON INTEREST.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 E, 4, 5, 7(a), 8, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 05, 2020.

JSD
DATE: 6-30-2020
PROFESSIONAL LAND SURVEYOR
Email: jds@jds.com
Website: www.jds.com

File: I:\2020\2020088\Survey\2020088_ALTA-209.dwg, Layout: 24x36, User: cshen, Plotted: Jun 30, 2020 - 5:00pm, 3x6"

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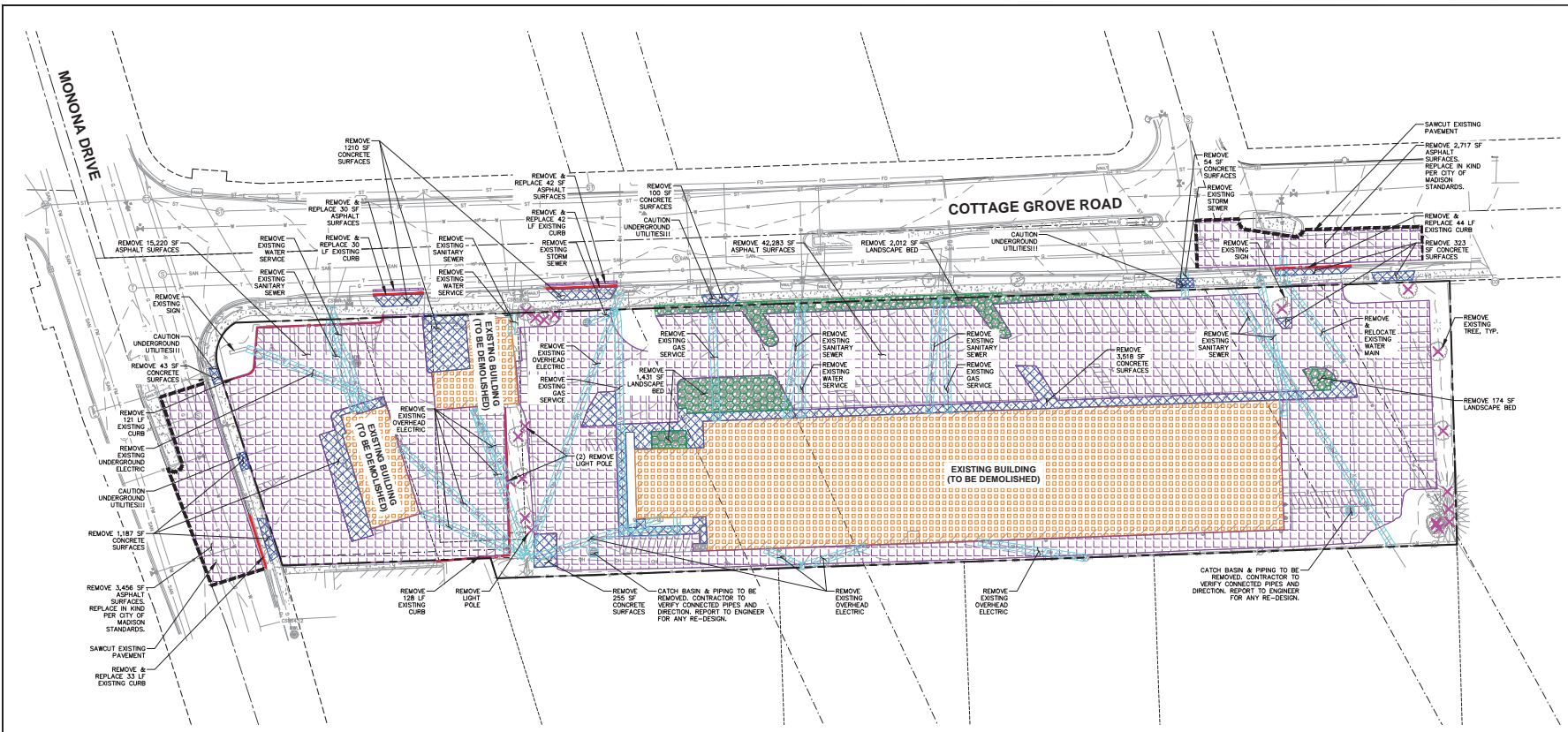
| Rev. | Date | Description |
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Design/Drawn:
Approved:

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO.: 20-0688



DEMOLITION NOTES

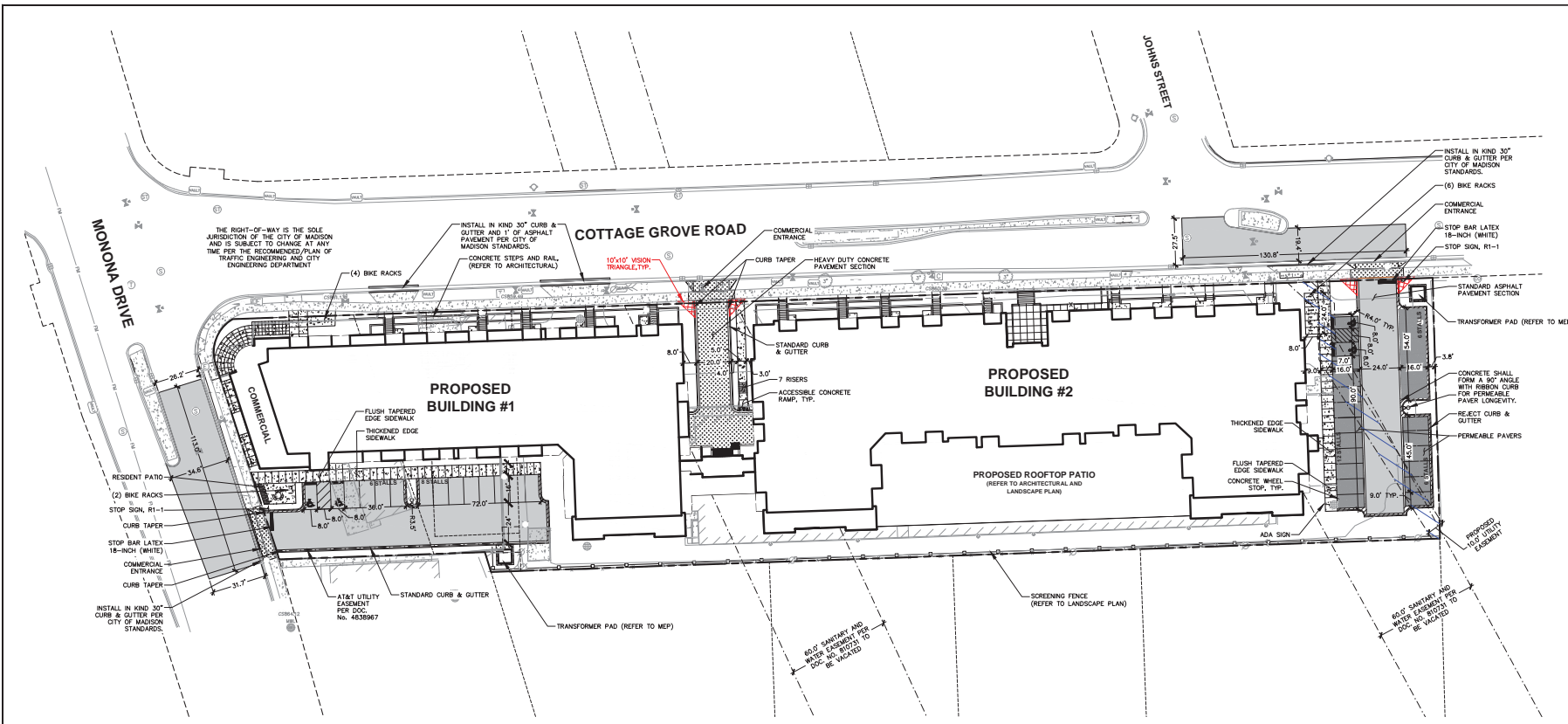
- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE-GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'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/OWNER 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 AND STUMPS SHALL BE GRADEN TO PROPOSED SURFACE.
- 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 DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL OVERWALL AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DEMONSTRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 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.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
 - 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 OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
 - CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
 - ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
 - ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24. OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING 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 SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION - PAVEMENT MILL AND OVERLAY
- DEMOLITION - REMOVAL OF RETAINING WALL
- 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
- SAWCUT EXISTING PAVEMENT



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GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- 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.

PAVING NOTES

- GENERAL**
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY (TRB).
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 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.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 450.4, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVEMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 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 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- PAVEMENT MARKING SPECIFICATIONS**
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT FOR SPECIFICATIONS.
 - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

SITE INFORMATION BLOCK

| | |
|--|-----------------------------|
| SITE ADDRESS | 209 COTTAGE GROVE ROAD |
| PROPERTY ACREAGE | 2.419 ACRES |
| NUMBER OF BUILDING STORIES | 4 |
| TOTAL BUILDING SQUARE FOOTAGE | REFER TO ARCHITECTURAL PLAN |
| GROSS BUILDING SQUARE FOOTAGE | REFER TO ARCHITECTURAL PLAN |
| NUMBER OF PARKING STALLS | |
| SURFACE | |
| LARGE | 34 |
| ACCESSIBLE | 4 |
| TOTAL SURFACE | 38 |
| UNDERGROUND | |
| LARGE | REFER TO ARCHITECTURAL PLAN |
| ACCESSIBLE | REFER TO ARCHITECTURAL PLAN |
| TOTAL UNDERGROUND | REFER TO ARCHITECTURAL PLAN |
| NUMBER OF BICYCLE STALLS | 24 |
| EXISTING VS. PROPOSED SITE COVERAGE | |
| EXISTING IMPERVIOUS SURFACE AREA | 94,097 SF |
| EXISTING PERVIOUS SURFACE AREA | 11,289 SF |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.89 |
| PROPOSED IMPERVIOUS SURFACE AREA | 76,275 SF |
| PROPOSED PERVIOUS SURFACE AREA | 29,111 SF |
| PROPOSED IMPERVIOUS SURFACE AREA RATIO | 0.72 |

LEGEND

- PROPERTY LINE
- - - - - RIGHT-OF-WAY
- - - - - EASEMENT LINE
- PROPOSED EASEMENT HATCH
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERMEABLE PAVEMENT
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK

PLAN MODIFICATIONS:

| # | Date | Description |
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| 1 | 07.08.2020 | LAND USE SUBMITTAL |
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Design/Drawn: MESSIAH
Approved:

SHEET TITLE:
SITE PLAN

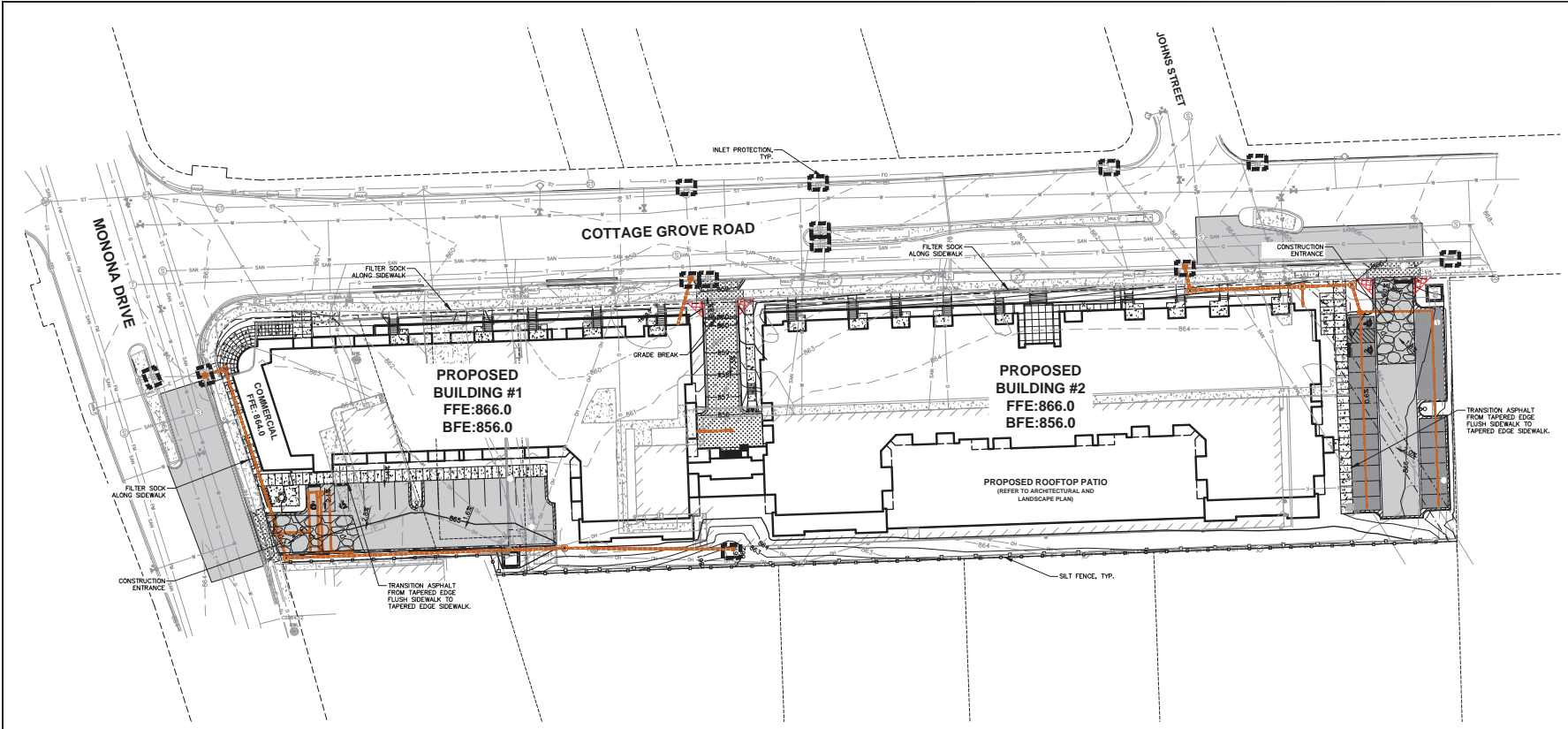
SHEET NUMBER:

C2.0

JSD PROJECT NO.: 20-0688



DEEGERS & MOTTUNE
Toll Free (800) 242-8511



EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNRR) TECHNICAL STANDARDS (REFERRED TO AS BMPs) AND CITY OF MADISON ORDINANCE. IT IS 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 UNPUBLISHED FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLANS. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNPUBLISHED FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. 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.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.2 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCOPED TO REMOVE ACCUMULATED SOIL, DIRT AND DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. FILL EXCAVATED TO TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A STABILIZATION OR FILTERING TANK IN ACCORDANCE WITH THE DETAILING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WNR TECHNICAL STANDARDS 1059 AND 1063.
13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WNR TECHNICAL STANDARD 1068.
14. 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 DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WNR REQUIREMENTS.
16. STABILIZATION PRACTICES:
 - 16.1. *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 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.
 - 16.2. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME ACCEPTABLE STABILIZATION HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER, CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * HYBRID SEEDING, WHICH CONSIST OF SPRING CROPS (CROUS/AGRS) AND WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYPER SEEDING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SOILING

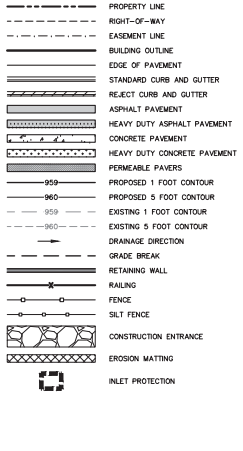
GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES.
2. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. 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.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SOOLED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOIL/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHESS-FLAP OR DEEP TILL WITH DOUBLE TIMES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SOILING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SOOLED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PAVEMENT SURFACES PRIOR TO SOILING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 2:06 OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WNR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. STRIP AND STOOPKLE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOOPKLE.
 3. ROUGH GRADE RETENTION POND AND INSTALL POND OULET.
 4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
 5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
 8. RESTORE RETENTION POND (FINAL GRADE RETENTION POND PER PLAN REQUIREMENTS).
 9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION. EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

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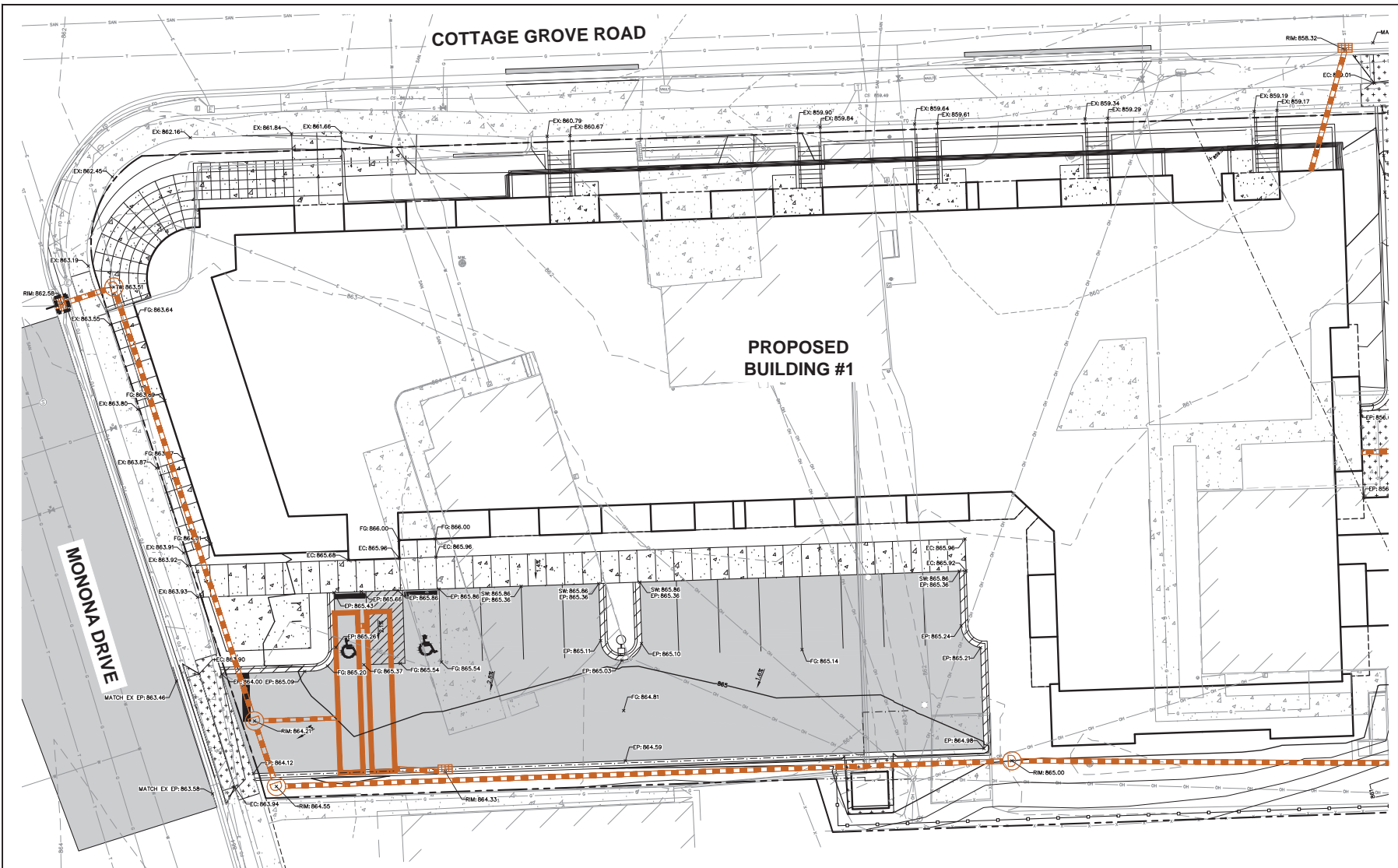


PLAN MODIFICATIONS

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SHEET TITLE:
**GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER:
C3.0



COTTAGE GROVE ROAD

MONONA DRIVE

PROPOSED BUILDING #1

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 950 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 950 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- RETAINING WALL
- RAILING
- FENCE
- SILT FENCE
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- TURF REINFORCEMENT MATTING
- SPOT ELEVATION
- EP = EDGE OF PAVEMENT
- EC = FINISH GRADE
- EC = EDGE OF CONCRETE
- EC = BACK OF CURB
- EC = MATCH EXISTING GRADE
- HP = HIGH POINT
- SW = SIDEWALK
- INLET PROTECTION



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APPLETON KENOSHA CHICAGO
COUSHDALE

MADISON REGIONAL OFFICE
161 HORIZONTAL DRIVE, SUITE 301
VERONA, WISCONSIN 53593
P. 608.848.5960

CLIENT:
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:
1952 ATWOOD AVENUE
MADISON, WI 53704

PROJECT:
209 COTTAGE GROVE ROAD APARTMENTS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

| # | Date | Description |
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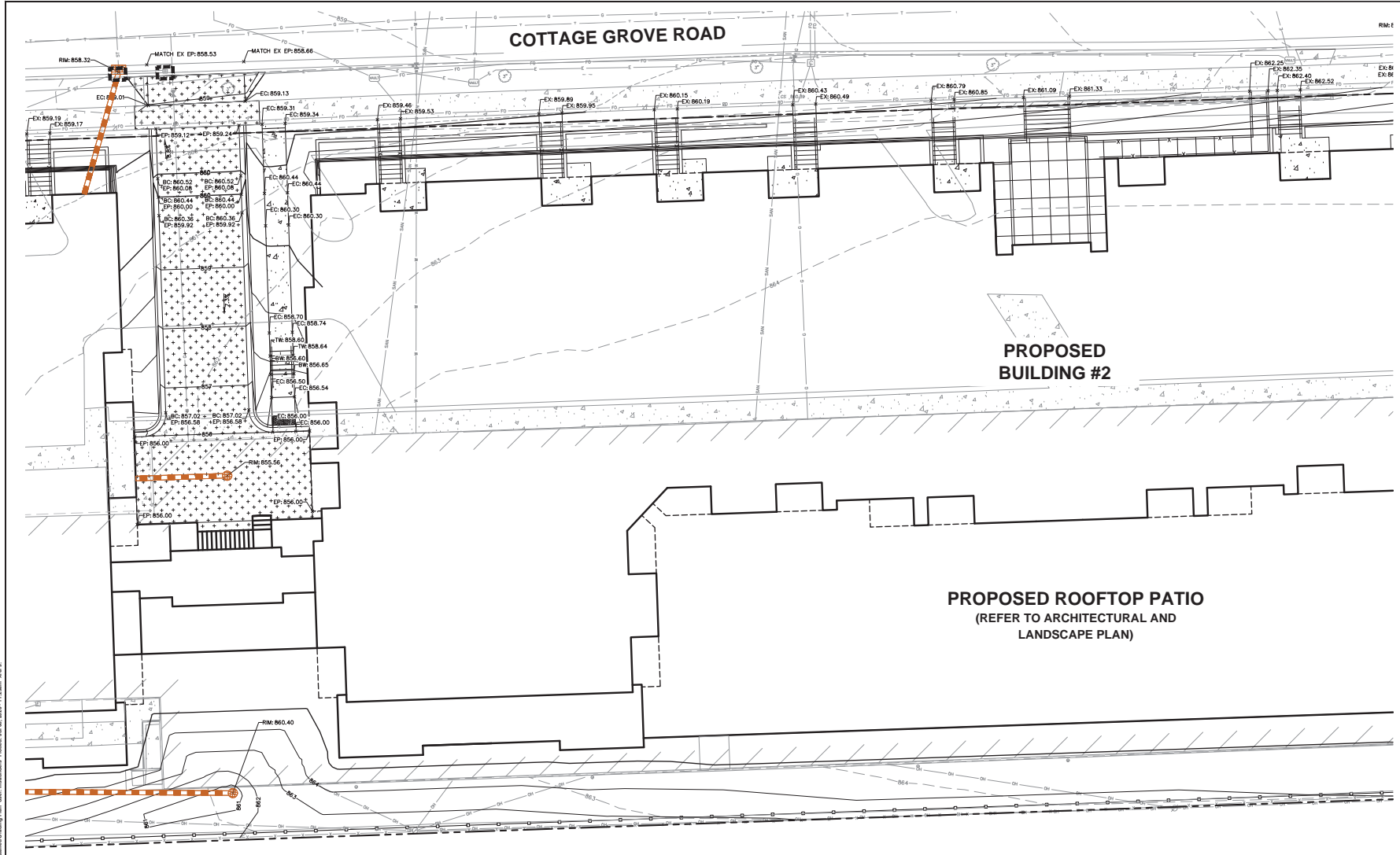
Design/Drawn: MSB/AM
Approved:

SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:
C3.1

JSD PROJECT NO: 20-0688

Plan: 13/08/2020 09:00 AM (C:\Users\jld\OneDrive\Documents\2020\209 Cottage Grove Road\209 Cottage Grove Road.dwg) User: jld Date: 07/08/2020 09:00 AM



COTTAGE GROVE ROAD

**PROPOSED
BUILDING #2**

PROPOSED ROOFTOP PATIO
(REFER TO ARCHITECTURAL AND
LANDSCAPE PLAN)

LEGEND

| | | | | | |
|--|-----------------------------|--|------------------------------|--|------------------------------|
| | PROPERTY LINE | | HEAVY DUTY CONCRETE PAVEMENT | | RIP-RAP |
| | RIGHT-OF-WAY | | PROPOSED 1 FOOT CONTOUR | | CONSTRUCTION ENTRANCE |
| | EASEMENT LINE | | PROPOSED 5 FOOT CONTOUR | | EROSION MATTING |
| | BUILDING OUTLINE | | EXISTING 1 FOOT CONTOUR | | TURF REINFORCEMENT MATTING |
| | EDGE OF PAVEMENT | | EXISTING 5 FOOT CONTOUR | | SPOT ELEVATION |
| | STANDARD CURB AND GUTTER | | DRAINAGE DIRECTION | | EP - EDGE OF PAVEMENT |
| | REJECT CURB AND GUTTER | | RETAINING WALL | | FG - FINISH GRADE |
| | ASPHALT PAVEMENT | | RAILING | | EC - EDGE OF CONCRETE |
| | HEAVY DUTY ASPHALT PAVEMENT | | FENCE | | BC - BACK OF CURB |
| | CONCRETE PAVEMENT | | SILT FENCE | | MATCH = MATCH EXISTING GRADE |
| | | | | | HP - HIGH POINT |
| | | | | | SW - SIDEWALK |
| | | | | | INLET PROTECTION |



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MADISON REGIONAL OFFICE
161 HOSKINA DRIVE, SUITE 300
VERONA, WISCONSIN 53593
P. 608.848.5960

CLIENT:
**PRIME URBAN
PROPERTIES, LLC**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

PROJECT LOCATION:
**MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date | Description |
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| 1 | 07.08.2020 | LAND USE SUBMITTAL |
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Design/Drawn: MBS/APM
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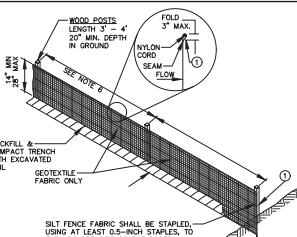
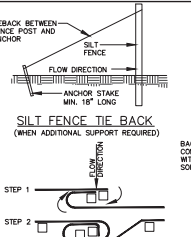
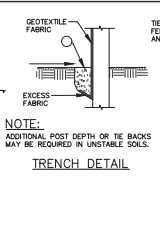
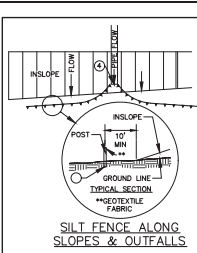
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**DETAILED GRADING
PLAN**

SHEET NUMBER:
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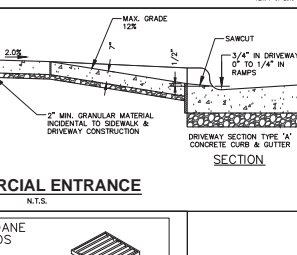
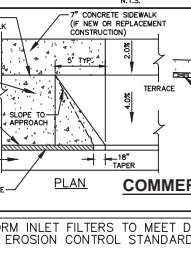
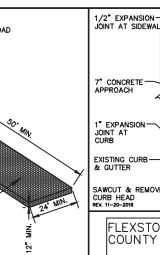
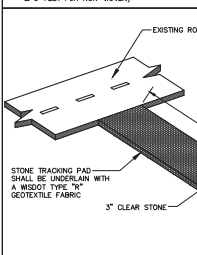
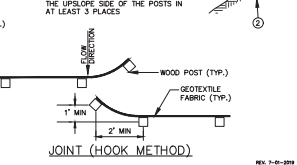
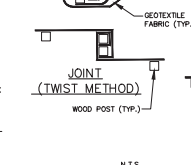
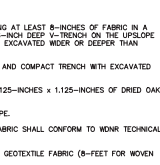
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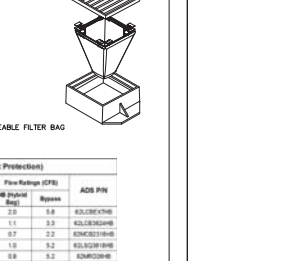
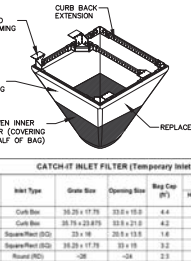
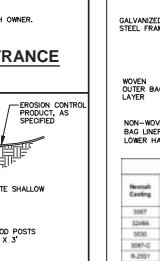
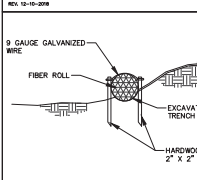
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- GENERAL NOTES:**
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 2-INCH DEEP TRENCH OR 8-INCH DEEP 1/2-INCH TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
 - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
 - SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO MNR TECHNICAL STANDARD 1056.
 - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN).



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.



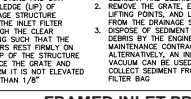
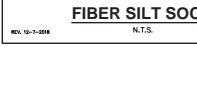
- GENERAL NOTES:**
- EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
 - PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" x 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS, TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
 - NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL WITH 9 GAUGE GALVANIZED WIRE OR 1/4" DIAMETER BRAIDED NYLON ROPE.
 - PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMPE PLANTS WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

CATCH-IT INLET FILTER (Temporary Inlet Protection)

| Material | Initial Type | Grain Size | Opening Size | Bag Cap (in) | Flow Rating (CFR) | ASR PIN |
|----------|-----------------|---------------|--------------|--------------|-------------------|---------|
| 100FT | Curb Bag | 30-20 x 17-70 | 20.5 x 13.0 | 4.4 | 2.0 | 5.8 |
| 1000FT | Curb Bag | 30-17 x 20-70 | 20.5 x 21.0 | 4.0 | 1.1 | 3.3 |
| 1000FT | Super-Roll (SG) | 20 x 16 | 20.5 x 13.0 | 1.6 | 0.7 | 2.2 |
| 100FT-42 | Super-Roll (SG) | 30-20 x 17-70 | 33 x 19 | 3.2 | 1.0 | 5.2 |
| 1-100FT | Super-Roll (SG) | 30-20 | 33 | 2.3 | 0.8 | 5.2 |
| 10-100FT | Super-Roll (SG) | 20-20 | 20.5 x 21 | 1.5 | 0.8 | 4.8 |

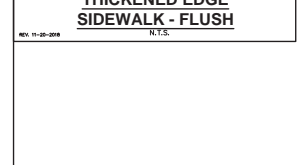
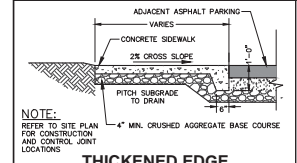
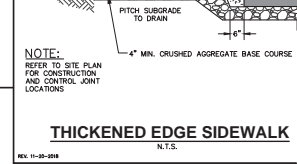
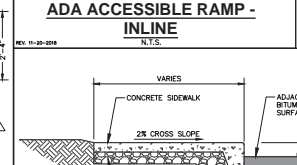
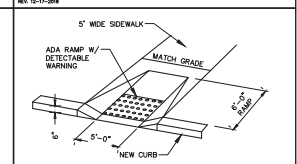
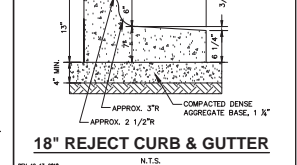
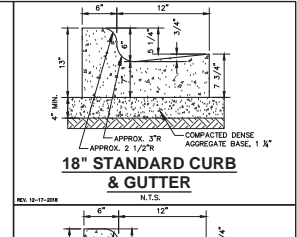
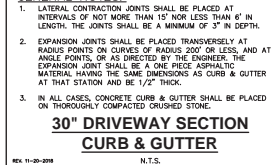
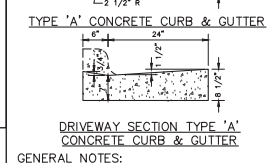
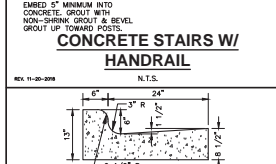
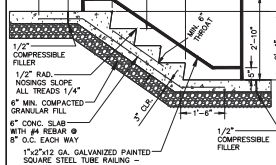
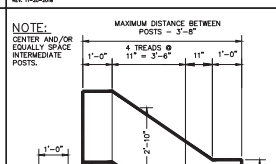
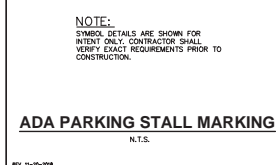
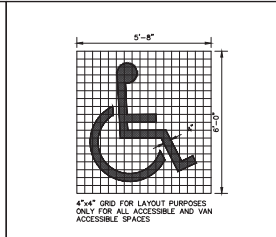
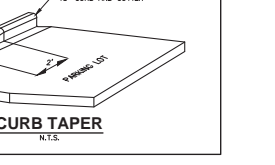
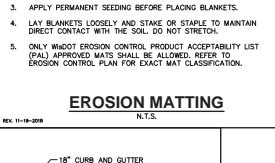
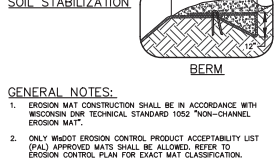
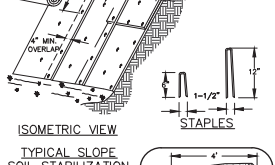
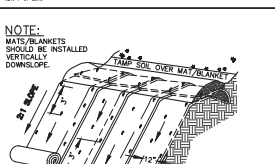
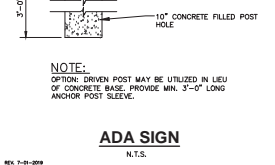
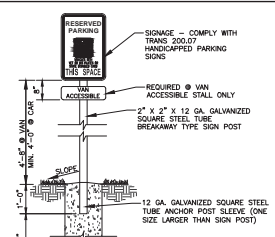
(H8) HYBRID FILTER BAG SPECIFICATIONS:

| Material | Initial Type | Grain Size | Opening Size | Bag Cap (in) | Flow Rating (CFR) | ASR PIN |
|----------|-----------------|---------------|--------------|--------------|-------------------|---------|
| 100FT | Curb Bag | 30-20 x 17-70 | 20.5 x 13.0 | 4.4 | 2.0 | 5.8 |
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| 1000FT | Super-Roll (SG) | 20 x 16 | 20.5 x 13.0 | 1.6 | 0.7 | 2.2 |
| 100FT-42 | Super-Roll (SG) | 30-20 x 17-70 | 33 x 19 | 3.2 | 1.0 | 5.2 |
| 1-100FT | Super-Roll (SG) | 30-20 | 33 | 2.3 | 0.8 | 5.2 |
| 10-100FT | Super-Roll (SG) | 20-20 | 20.5 x 21 | 1.5 | 0.8 | 4.8 |



- INSTALLATION INSTRUCTIONS:**
- REMOVE GRATE FROM THE DRAINAGE STRUCTURE.
 - CLEAN STONE AND DIRT FROM LEASE (LEFT OF DRAINAGE STRUCTURE FROM THE DRAINAGE STRUCTURE THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE TOP OF THE STRUCTURE.
 - REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8".

- MAINTENANCE GUIDELINES:**
- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS.
 - REMOVE THE GRATE, EXPOSE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
 - DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEER OR MAINTENANCE CONTRACTOR.
 - ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG.



JSD Professional Services, Inc.
Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
VERONA, WISCONSIN 53593
P. 608.848.5000

PROJECT:
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:
1952 ATWOOD AVENUE
MADISON, WI 53704

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

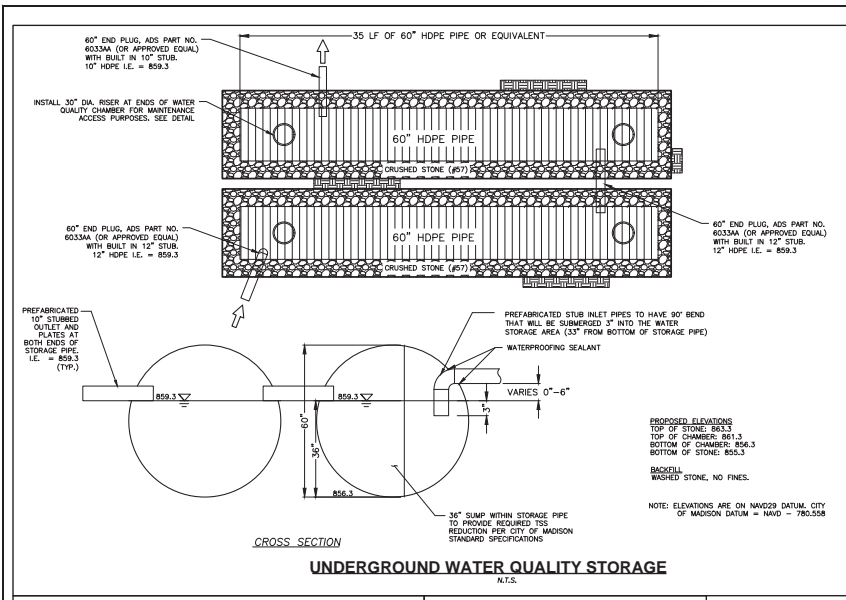
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|----|------------|--------------------|
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Design/Drawn:
Approved:
SHEET TITLE:
CONSTRUCTION DETAILS

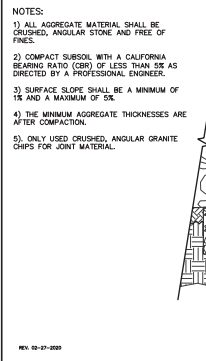
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C5.0

JSD PROJECT NO.: 20-0688

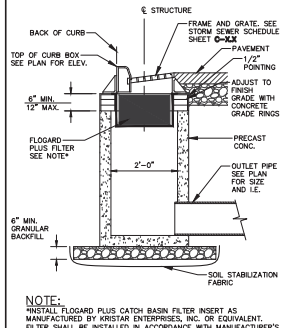
Toll Free (800) 242-8511



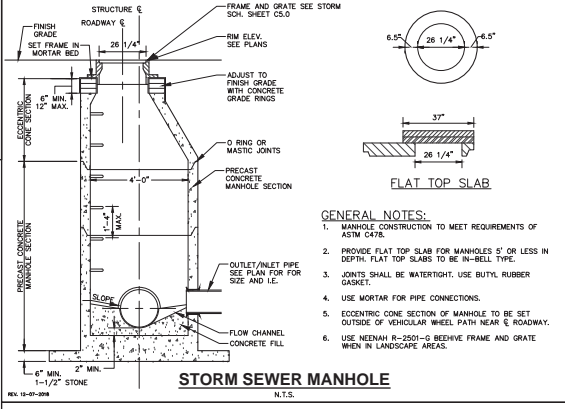
CROSS SECTION
UNDERGROUND WATER QUALITY STORAGE
N.T.S.



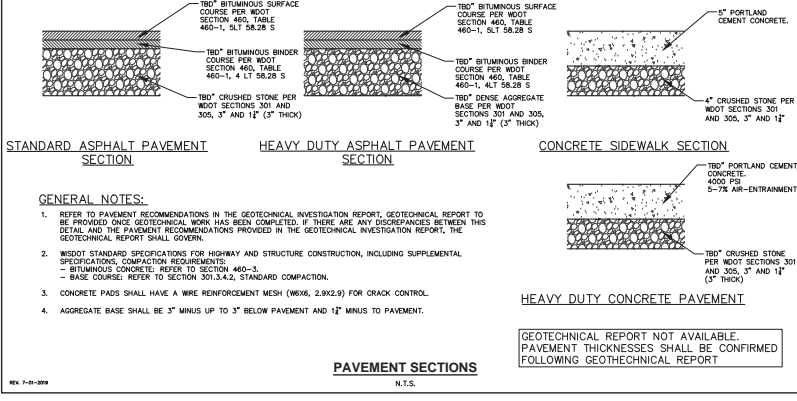
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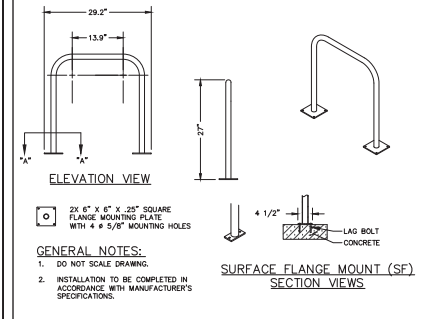
STORM INLET W/ OIL & GREASE FILTER
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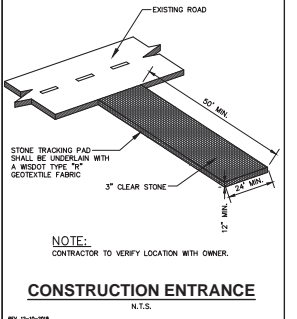
STORM SEWER MANHOLE
N.T.S.



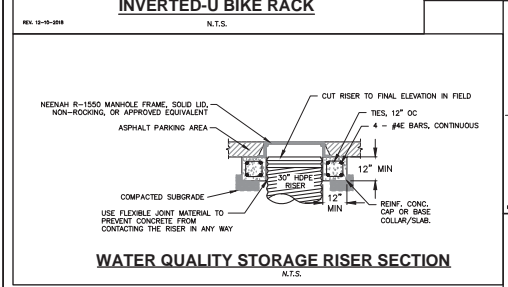
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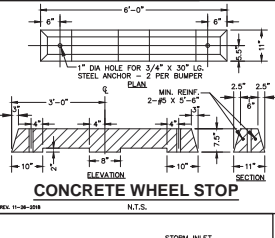
INVERTED-U BIKE RACK
N.T.S.



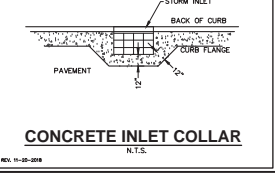
CONSTRUCTION ENTRANCE
N.T.S.



WATER QUALITY STORAGE RISER SECTION
N.T.S.



CONCRETE WHEEL STOP
N.T.S.



CONCRETE INLET COLLAR
N.T.S.

CREATE THE VISION TELL THE STORY

MADISON MILWAUKEE WAUSAU
APPLETON KENOSHA CHICAGO
VERONA WISCONSIN 53503
P. 608.848.5060

PROJECT:
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT LOCATION:
**MADISON, WI
DANE COUNTY**

| # | Date | Description |
|----|------------|--------------------|
| 1 | 07.08.2020 | LAND USE SUBMITTAL |
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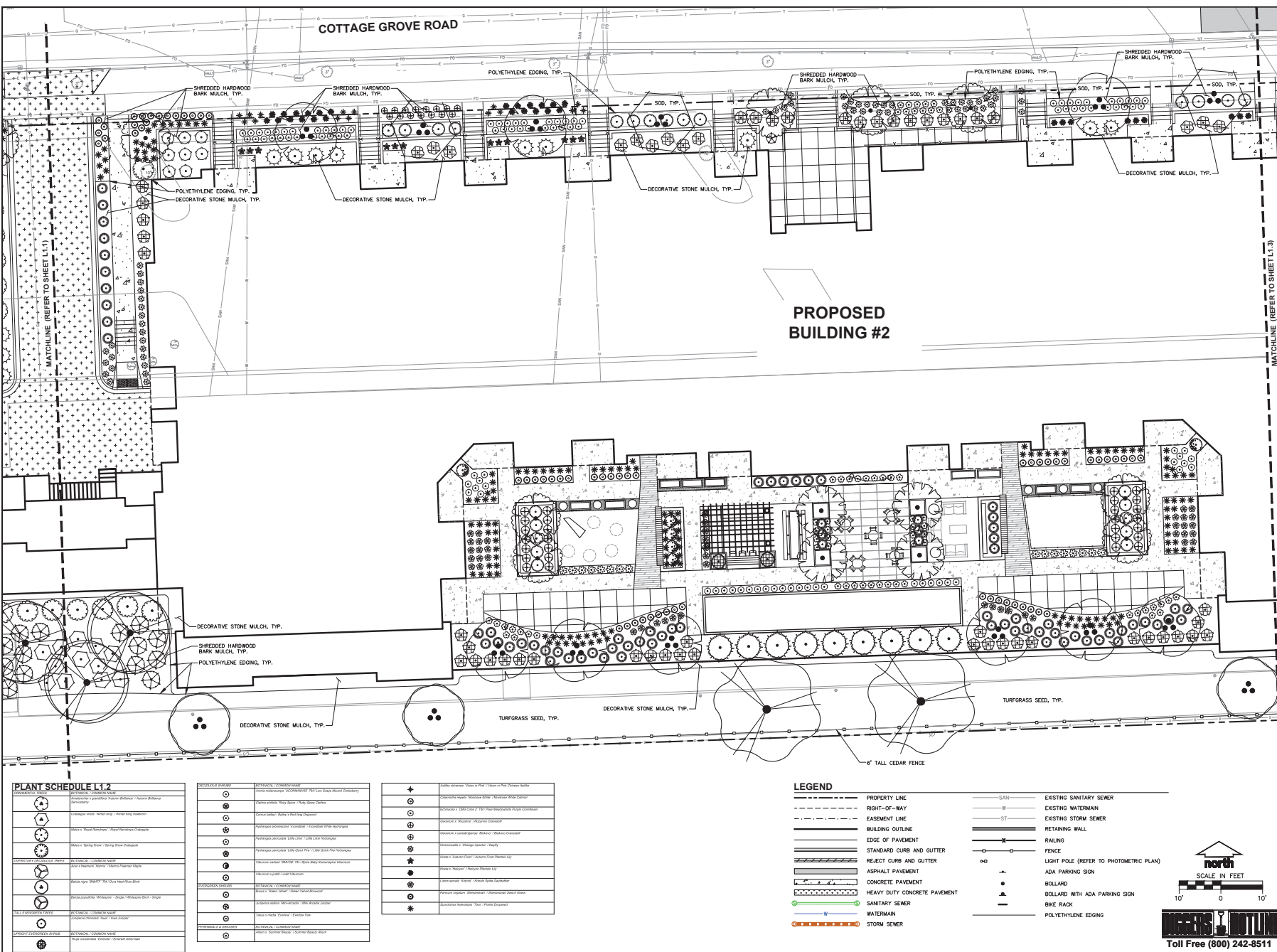
Design/Drawn:
Approved:

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C5.1

Toll Free (800) 242-8511

JSD PROJECT NO.: 20-0688



COTTAGE GROVE ROAD

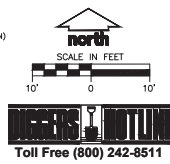
PROPOSED BUILDING #2

PLANT SCHEDULE L1.2

| Symbol | Description |
|---------------------------------|----------------------|
| (Symbol: Tree with 5' height) | 5' ROUND LEAF TREE |
| (Symbol: Tree with 6' height) | 6' ROUND LEAF TREE |
| (Symbol: Tree with 8' height) | 8' ROUND LEAF TREE |
| (Symbol: Tree with 10' height) | 10' ROUND LEAF TREE |
| (Symbol: Tree with 12' height) | 12' ROUND LEAF TREE |
| (Symbol: Tree with 14' height) | 14' ROUND LEAF TREE |
| (Symbol: Tree with 16' height) | 16' ROUND LEAF TREE |
| (Symbol: Tree with 18' height) | 18' ROUND LEAF TREE |
| (Symbol: Tree with 20' height) | 20' ROUND LEAF TREE |
| (Symbol: Tree with 24' height) | 24' ROUND LEAF TREE |
| (Symbol: Tree with 28' height) | 28' ROUND LEAF TREE |
| (Symbol: Tree with 32' height) | 32' ROUND LEAF TREE |
| (Symbol: Tree with 36' height) | 36' ROUND LEAF TREE |
| (Symbol: Tree with 40' height) | 40' ROUND LEAF TREE |
| (Symbol: Tree with 44' height) | 44' ROUND LEAF TREE |
| (Symbol: Tree with 48' height) | 48' ROUND LEAF TREE |
| (Symbol: Tree with 52' height) | 52' ROUND LEAF TREE |
| (Symbol: Tree with 56' height) | 56' ROUND LEAF TREE |
| (Symbol: Tree with 60' height) | 60' ROUND LEAF TREE |
| (Symbol: Tree with 64' height) | 64' ROUND LEAF TREE |
| (Symbol: Tree with 68' height) | 68' ROUND LEAF TREE |
| (Symbol: Tree with 72' height) | 72' ROUND LEAF TREE |
| (Symbol: Tree with 76' height) | 76' ROUND LEAF TREE |
| (Symbol: Tree with 80' height) | 80' ROUND LEAF TREE |
| (Symbol: Tree with 84' height) | 84' ROUND LEAF TREE |
| (Symbol: Tree with 88' height) | 88' ROUND LEAF TREE |
| (Symbol: Tree with 92' height) | 92' ROUND LEAF TREE |
| (Symbol: Tree with 96' height) | 96' ROUND LEAF TREE |
| (Symbol: Tree with 100' height) | 100' ROUND LEAF TREE |
| (Symbol: Tree with 104' height) | 104' ROUND LEAF TREE |
| (Symbol: Tree with 108' height) | 108' ROUND LEAF TREE |
| (Symbol: Tree with 112' height) | 112' ROUND LEAF TREE |
| (Symbol: Tree with 116' height) | 116' ROUND LEAF TREE |
| (Symbol: Tree with 120' height) | 120' ROUND LEAF TREE |
| (Symbol: Tree with 124' height) | 124' ROUND LEAF TREE |
| (Symbol: Tree with 128' height) | 128' ROUND LEAF TREE |
| (Symbol: Tree with 132' height) | 132' ROUND LEAF TREE |
| (Symbol: Tree with 136' height) | 136' ROUND LEAF TREE |
| (Symbol: Tree with 140' height) | 140' ROUND LEAF TREE |
| (Symbol: Tree with 144' height) | 144' ROUND LEAF TREE |
| (Symbol: Tree with 148' height) | 148' ROUND LEAF TREE |
| (Symbol: Tree with 152' height) | 152' ROUND LEAF TREE |
| (Symbol: Tree with 156' height) | 156' ROUND LEAF TREE |
| (Symbol: Tree with 160' height) | 160' ROUND LEAF TREE |
| (Symbol: Tree with 164' height) | 164' ROUND LEAF TREE |
| (Symbol: Tree with 168' height) | 168' ROUND LEAF TREE |
| (Symbol: Tree with 172' height) | 172' ROUND LEAF TREE |
| (Symbol: Tree with 176' height) | 176' ROUND LEAF TREE |
| (Symbol: Tree with 180' height) | 180' ROUND LEAF TREE |
| (Symbol: Tree with 184' height) | 184' ROUND LEAF TREE |
| (Symbol: Tree with 188' height) | 188' ROUND LEAF TREE |
| (Symbol: Tree with 192' height) | 192' ROUND LEAF TREE |
| (Symbol: Tree with 196' height) | 196' ROUND LEAF TREE |
| (Symbol: Tree with 200' height) | 200' ROUND LEAF TREE |
| (Symbol: Tree with 204' height) | 204' ROUND LEAF TREE |
| (Symbol: Tree with 208' height) | 208' ROUND LEAF TREE |
| (Symbol: Tree with 212' height) | 212' ROUND LEAF TREE |
| (Symbol: Tree with 216' height) | 216' ROUND LEAF TREE |
| (Symbol: Tree with 220' height) | 220' ROUND LEAF TREE |
| (Symbol: Tree with 224' height) | 224' ROUND LEAF TREE |
| (Symbol: Tree with 228' height) | 228' ROUND LEAF TREE |
| (Symbol: Tree with 232' height) | 232' ROUND LEAF TREE |
| (Symbol: Tree with 236' height) | 236' ROUND LEAF TREE |
| (Symbol: Tree with 240' height) | 240' ROUND LEAF TREE |
| (Symbol: Tree with 244' height) | 244' ROUND LEAF TREE |
| (Symbol: Tree with 248' height) | 248' ROUND LEAF TREE |
| (Symbol: Tree with 252' height) | 252' ROUND LEAF TREE |
| (Symbol: Tree with 256' height) | 256' ROUND LEAF TREE |
| (Symbol: Tree with 260' height) | 260' ROUND LEAF TREE |
| (Symbol: Tree with 264' height) | 264' ROUND LEAF TREE |
| (Symbol: Tree with 268' height) | 268' ROUND LEAF TREE |
| (Symbol: Tree with 272' height) | 272' ROUND LEAF TREE |
| (Symbol: Tree with 276' height) | 276' ROUND LEAF TREE |
| (Symbol: Tree with 280' height) | 280' ROUND LEAF TREE |
| (Symbol: Tree with 284' height) | 284' ROUND LEAF TREE |
| (Symbol: Tree with 288' height) | 288' ROUND LEAF TREE |
| (Symbol: Tree with 292' height) | 292' ROUND LEAF TREE |
| (Symbol: Tree with 296' height) | 296' ROUND LEAF TREE |
| (Symbol: Tree with 300' height) | 300' ROUND LEAF TREE |
| (Symbol: Tree with 304' height) | 304' ROUND LEAF TREE |
| (Symbol: Tree with 308' height) | 308' ROUND LEAF TREE |
| (Symbol: Tree with 312' height) | 312' ROUND LEAF TREE |
| (Symbol: Tree with 316' height) | 316' ROUND LEAF TREE |
| (Symbol: Tree with 320' height) | 320' ROUND LEAF TREE |
| (Symbol: Tree with 324' height) | 324' ROUND LEAF TREE |
| (Symbol: Tree with 328' height) | 328' ROUND LEAF TREE |
| (Symbol: Tree with 332' height) | 332' ROUND LEAF TREE |
| (Symbol: Tree with 336' height) | 336' ROUND LEAF TREE |
| (Symbol: Tree with 340' height) | 340' ROUND LEAF TREE |
| (Symbol: Tree with 344' height) | 344' ROUND LEAF TREE |
| (Symbol: Tree with 348' height) | 348' ROUND LEAF TREE |
| (Symbol: Tree with 352' height) | 352' ROUND LEAF TREE |
| (Symbol: Tree with 356' height) | 356' ROUND LEAF TREE |
| (Symbol: Tree with 360' height) | 360' ROUND LEAF TREE |
| (Symbol: Tree with 364' height) | 364' ROUND LEAF TREE |
| (Symbol: Tree with 368' height) | 368' ROUND LEAF TREE |
| (Symbol: Tree with 372' height) | 372' ROUND LEAF TREE |
| (Symbol: Tree with 376' height) | 376' ROUND LEAF TREE |
| (Symbol: Tree with 380' height) | 380' ROUND LEAF TREE |
| (Symbol: Tree with 384' height) | 384' ROUND LEAF TREE |
| (Symbol: Tree with 388' height) | 388' ROUND LEAF TREE |
| (Symbol: Tree with 392' height) | 392' ROUND LEAF TREE |
| (Symbol: Tree with 396' height) | 396' ROUND LEAF TREE |
| (Symbol: Tree with 400' height) | 400' ROUND LEAF TREE |
| (Symbol: Tree with 404' height) | 404' ROUND LEAF TREE |
| (Symbol: Tree with 408' height) | 408' ROUND LEAF TREE |
| (Symbol: Tree with 412' height) | 412' ROUND LEAF TREE |
| (Symbol: Tree with 416' height) | 416' ROUND LEAF TREE |
| (Symbol: Tree with 420' height) | 420' ROUND LEAF TREE |
| (Symbol: Tree with 424' height) | 424' ROUND LEAF TREE |
| (Symbol: Tree with 428' height) | 428' ROUND LEAF TREE |
| (Symbol: Tree with 432' height) | 432' ROUND LEAF TREE |
| (Symbol: Tree with 436' height) | 436' ROUND LEAF TREE |
| (Symbol: Tree with 440' height) | 440' ROUND LEAF TREE |
| (Symbol: Tree with 444' height) | 444' ROUND LEAF TREE |
| (Symbol: Tree with 448' height) | 448' ROUND LEAF TREE |
| (Symbol: Tree with 452' height) | 452' ROUND LEAF TREE |
| (Symbol: Tree with 456' height) | 456' ROUND LEAF TREE |
| (Symbol: Tree with 460' height) | 460' ROUND LEAF TREE |
| (Symbol: Tree with 464' height) | 464' ROUND LEAF TREE |
| (Symbol: Tree with 468' height) | 468' ROUND LEAF TREE |
| (Symbol: Tree with 472' height) | 472' ROUND LEAF TREE |
| (Symbol: Tree with 476' height) | 476' ROUND LEAF TREE |
| (Symbol: Tree with 480' height) | 480' ROUND LEAF TREE |
| (Symbol: Tree with 484' height) | 484' ROUND LEAF TREE |
| (Symbol: Tree with 488' height) | 488' ROUND LEAF TREE |
| (Symbol: Tree with 492' height) | 492' ROUND LEAF TREE |
| (Symbol: Tree with 496' height) | 496' ROUND LEAF TREE |
| (Symbol: Tree with 500' height) | 500' ROUND LEAF TREE |

LEGEND

| | | | |
|---------------------------------|------------------------------|---------------------------------|--|
| (Symbol: Dashed line) | PROPERTY LINE | (Symbol: Dashed line with 'S') | EXISTING SANITARY SEWER |
| (Symbol: Solid line) | RIGHT-OF-WAY | (Symbol: Dashed line with 'W') | EXISTING WATERMAN |
| (Symbol: Dotted line) | EASEMENT LINE | (Symbol: Dashed line with 'ST') | EXISTING STORM SEWER |
| (Symbol: Thick solid line) | BUILDING OUTLINE | (Symbol: Solid line) | RETAINING WALL |
| (Symbol: Thin solid line) | EDGE OF PAVEMENT | (Symbol: Dashed line with 'X') | RAILING |
| (Symbol: Thick solid line) | STANDARD CURB AND GUTTER | (Symbol: Circle with 'L') | LIGHT POLE (REFER TO PHOTOMETRIC PLAN) |
| (Symbol: Thin solid line) | REFLECT CURB AND GUTTER | (Symbol: Triangle with 'A') | ADA PARKING SIGN |
| (Symbol: Dashed line with 'A') | ASPHALT PAVEMENT | (Symbol: Circle with 'B') | BOLLARD |
| (Symbol: Dashed line with 'C') | CONCRETE PAVEMENT | (Symbol: Circle with 'R') | BOLLARD WITH ADA PARKING SIGN |
| (Symbol: Dashed line with 'H') | HEAVY DUTY CONCRETE PAVEMENT | (Symbol: Square with 'B') | BIKE RACK |
| (Symbol: Dashed line with 'S') | SANITARY SEWER | (Symbol: Dashed line with 'P') | POLYETHYLENE EDGING |
| (Symbol: Dashed line with 'W') | WATERMAN | | |
| (Symbol: Dashed line with 'ST') | STORM SEWER | | |



JSD Professional Services, Inc.
Engineers • Surveyors • Planners

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VERONA, WISCONSIN 53593
P. 608.848.0960

CLIENT:
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:
1952 ATWOOD AVENUE
MADISON, WI 53704

PROJECT:
209 COTTAGE GROVE ROAD APARTMENTS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

| # | Date | Description |
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| 1 | 07.08.2020 | LAND USE SUBMITTAL |
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Design/Drawn: MWS
Approved: KJT

SHEET TITLE:
BUILDING 2 - LANDSCAPE PLAN WEST

SHEET NUMBER:
L1.2

JSD PROJECT NO. 20-0038

Toll Free (800) 242-8511

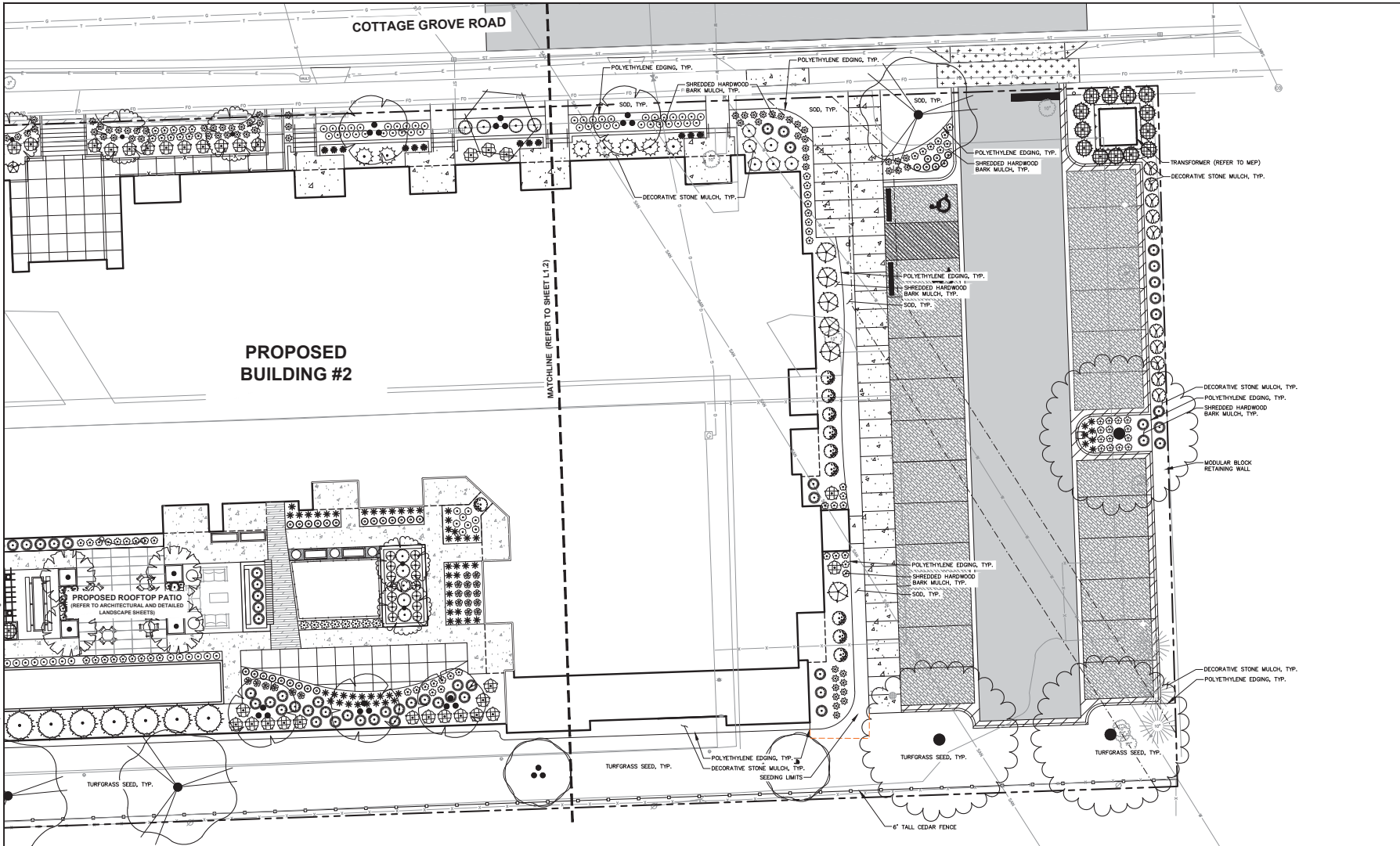
| # | Date | Description |
|----|------------|--------------------|
| 1 | 07.08.2020 | LAND USE SUBMITTAL |
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Design/Drawn: MBW
Approved: KJT

SHEET TITLE:
**BUILDING 2 - LANDSCAPE
PLAN WEST**

SHEET NUMBER:
L1.3

JSD PROJECT NO.: 20-0888



| SYMBOL | BOTANICAL / COMMON NAME |
|--------|-------------------------|
| | ORNAMENTAL TREES |
| | SHRUBBERY |
| | DECIDUOUS SHRUBS |
| | EVERGREEN SHRUBS |
| | ORNAMENTAL GRASSES |
| | TURFGRASS |
| | POLYETHYLENE EDGING |
| | MULCH |
| | RETAINING WALL |
| | FENCING |
| | LIGHT POLE |
| | ADA PARKING SIGN |
| | BOLLARD |
| | BIKE RACK |
| | POLYETHYLENE EDGING |

| SYMBOL | DESCRIPTION |
|---------------------------------------|------------------------------|
| <td>PROPERTY LINE</td> | PROPERTY LINE |
| <td>RIGHT-OF-WAY</td> | RIGHT-OF-WAY |
| <td>EASEMENT LINE</td> | EASEMENT LINE |
| <td>BUILDING OUTLINE</td> | BUILDING OUTLINE |
| <td>EDGE OF PAVEMENT</td> | EDGE OF PAVEMENT |
| <td>STANDARD CURB AND GUTTER</td> | STANDARD CURB AND GUTTER |
| <td>REFLECT CURB AND GUTTER</td> | REFLECT CURB AND GUTTER |
| <td>ASPHALT PAVEMENT</td> | ASPHALT PAVEMENT |
| <td>CONCRETE PAVEMENT</td> | CONCRETE PAVEMENT |
| <td>HEAVY DUTY CONCRETE PAVEMENT</td> | HEAVY DUTY CONCRETE PAVEMENT |
| <td>SANITARY SEWER</td> | SANITARY SEWER |
| <td>WATERMAIN</td> | WATERMAIN |
| <td>STORM SEWER</td> | STORM SEWER |

| SYMBOL | DESCRIPTION |
|--------|--|
| | SAN |
| | EXISTING WATERMAIN |
| | EXISTING STORM SEWER |
| | RETAINING WALL |
| | RAILING |
| | FENCE |
| | LIGHT POLE (REFER TO PHOTOMETRIC PLAN) |
| | ADA PARKING SIGN |
| | BOLLARD |
| | BOLLARD WITH ADA PARKING SIGN |
| | BIKE RACK |
| | POLYETHYLENE EDGING |

LEGEND

PROPERTY LINE
RIGHT-OF-WAY
EASEMENT LINE
BUILDING OUTLINE
EDGE OF PAVEMENT
STANDARD CURB AND GUTTER
REFLECT CURB AND GUTTER
ASPHALT PAVEMENT
CONCRETE PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
SANITARY SEWER
WATERMAIN
STORM SEWER

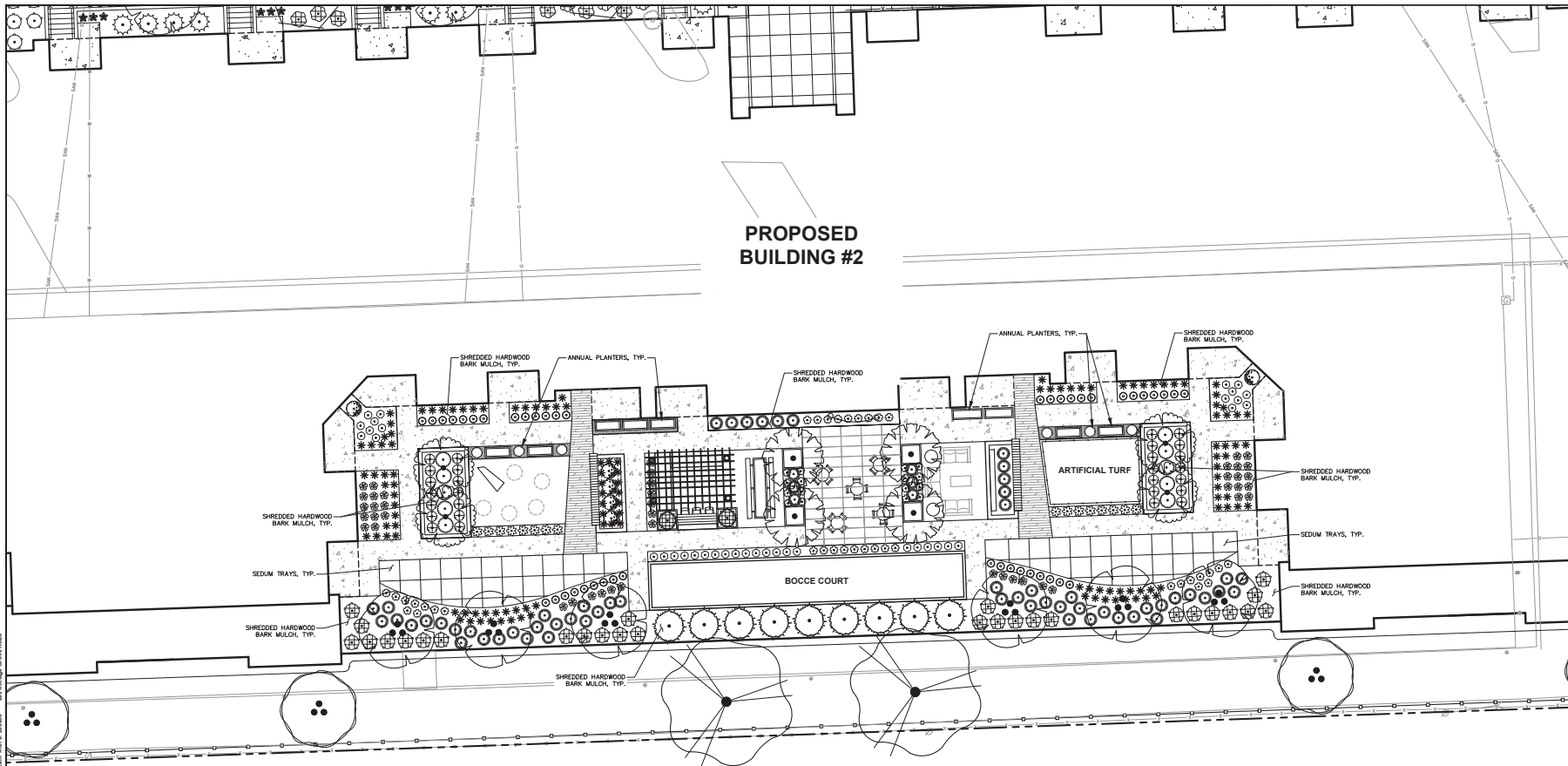
—SAN— EXISTING SANITARY SEWER
—WM— EXISTING WATER MAIN
—ST— EXISTING STORM SEWER
—R— RETAINING WALL
—F— FENCING
—L— LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
—A— ADA PARKING SIGN
—B— BOLLARD
—B+— BOLLARD WITH ADA PARKING SIGN
—R— BIKE RACK
—E— POLYETHYLENE EDGING

Scale in Feet: 0, 10, 20

NEEDS OUTLINE
Toll Free (800) 242-8511

File: L1020200088.DWG | Path: \\jds-jdr\projects\20-0888 - Landscape Plan West - L1.3 - 02.dwg | User: jds-jdr | Date: 07/08/2020 | Time: 11:32am | Plot: 20-0888

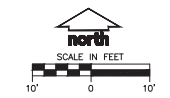
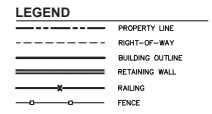
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PROPOSED BUILDING #2

| PLANT SCHEDULE L1.4 | |
|--------------------------------|---|
| | BOTANICAL / COMMON NAME |
| ORNAMENTAL TREES | |
| | <i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry |
| | <i>Malus x 'Royal Raindrops'</i> / Royal Raindrops Crabapple |
| | <i>Malus x 'Spring Snow'</i> / Spring Snow Crabapple |
| TALL EVERGREEN TREES | |
| | <i>Juniperus chinensis 'Iowa'</i> / Iowa Juniper |
| UPRIGHT EVERGREEN SHRUB | |
| | <i>Thuja occidentalis 'Emerald'</i> / Emerald Arborvitae |
| DECIDUOUS SHRUBS | |
| | <i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea |
| | <i>Viburnum carlesii 'SMVCB'</i> TM / Spice Baby Koreanspice Viburnum |

| | BOTANICAL / COMMON NAME |
|---------------------------------|---|
| | <i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood |
| PERENNIALS & GRASSES | |
| | <i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium |
| | <i>Calamintha nepeta 'Montrose White'</i> / Montrose White Calmint |
| | <i>Echinacea x 'CBG Cone 2'</i> TM / Pioxie Meadowwhite Purple Coneflower |
| | <i>Geranium x 'Rozanne'</i> / Rozanne Cranesbill |
| | <i>Hemerocallis x 'Chicago Apache'</i> / Daylily |
| | <i>Liatris spicata 'Kobold'</i> / Kobold Spike Gayfeather |
| | <i>Panicum virgatum 'Shenandoah'</i> / Shenandoah Switch Grass |
| | <i>Sporobolus heterolepis 'Tara'</i> / Prairie Dropseed |



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COVING TALENTE

MADISON REGIONAL OFFICE
161 HOSKOLD DRIVE, SUITE 301
VERONA, WISCONSIN 53593
P. 608.848.5990

CLIENT:
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MADISON, WI 53704**

PROJECT:
209 COTTAGE GROVE ROAD APARTMENTS

PROJECT LOCATION:
**MADISON, WI
DANE COUNTY**

| PLAN MODIFICATIONS | |
|--------------------|-------------------------------|
| # | Date Description |
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Design/Drawn: MWS
Approved: KJT

SHEET TITLE:
BUILDING 2 - ROOFTOP PATIO PLAN

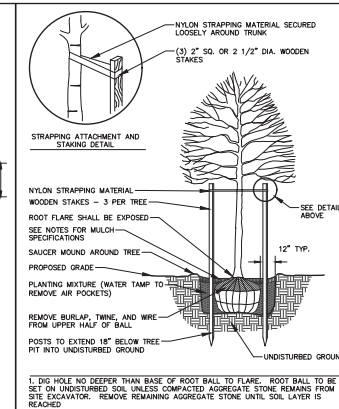
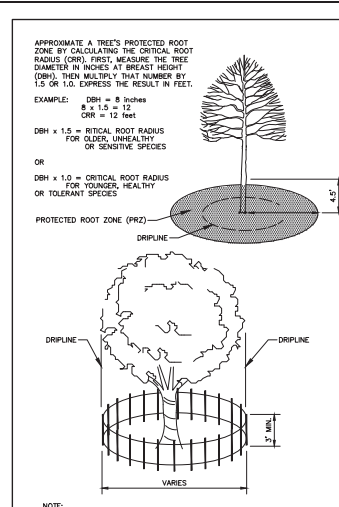
SHEET NUMBER:
L1.4

JSD PROJECT NO: 23-0688

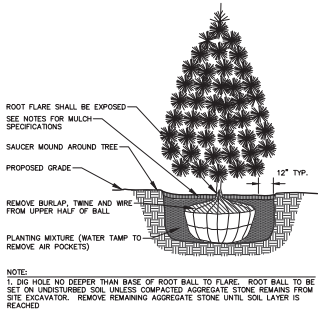
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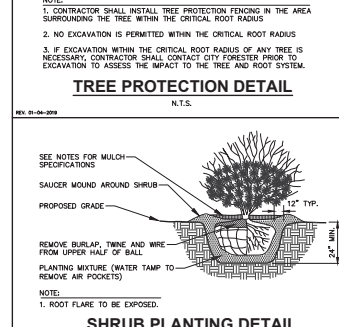
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Toll Free (800) 242-8511



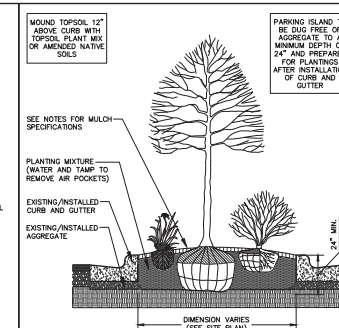
DECIDUOUS TREE PLANTING DETAIL
N.T.S.



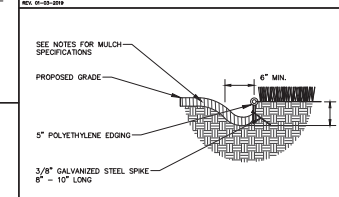
EVERGREEN TREE PLANTING DETAIL
N.T.S.



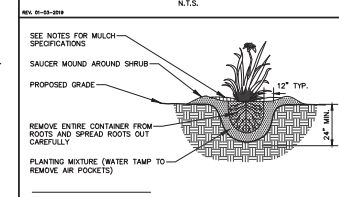
SHRUB PLANTING DETAIL
N.T.S.



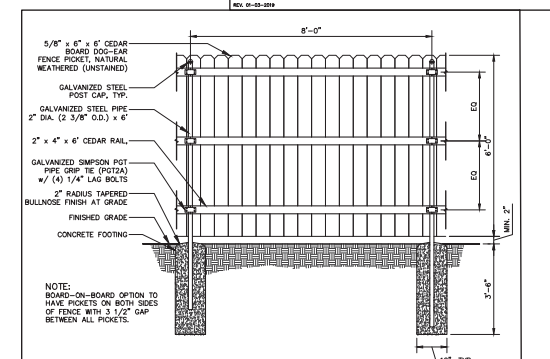
PARKING ISLAND LANDSCAPE DETAIL
N.T.S.



POLYETHYLENE LANDSCAPE EDGING DETAIL
N.T.S.



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.



OPAQUE CEDAR PRIVACY FENCE
N.T.S.

- GENERAL NOTES**
- 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 DESIGN OR CONSTRUCTION. THE 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. HAZARD AND ALL OTHER UTILITIES ARE EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW. OWNER PROVIDES PRELIMINARY AND FINISH 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 ACCURATELY APPROVED AND APPROVED BY THE OWNER'S REPRESENTATIVE. ALL PLANTS TO BE DELIVERED TO THE PROJECT. ALL PLANT MATERIALS SHALL BE WIND AND DIRECT SUN PROTECTED. DELIVER PLANTS WITH PROTECTION LABELING. PLANTS TO BE DELIVERED DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DISEASE. 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 - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND 2621. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE LOCALITY OF THE PROJECT FOR AT LEAST 7 YEARS. PLANTS SHALL BE FRESHLY CUT (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SOUND, UNBROKEN, UNBURNED AND UNINFESTED BY INSECTS, DISEASES, OR MAMMALS (EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PRESENT THIRING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS FORM FOR THEIR SPECIES AND BE FREE OF NAUGHTY, 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. PRUNING SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, AND ALSO, PRUNE TREES IN ACCORDANCE WITH NHA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4\"/>
 - CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS, STONE AND BRANCHES, BIND AND WRAP THESE MATERIALS TO ANY REJECTED PLANTS AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROPERLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF STUMP BRANCHES OR OTHER DEBRIS BE LEFT ON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. Likewise, UNDER NO CIRCUMSTANCES SHALL WASTE DEBRIS OR INCIDENTAL MATERIALS BE HEAVED UPON ADJACENT PRIVATE PROPERTY.
 - SUBSTITUTION: 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 BLEND PRIOR TO INSTALLATION.
 - MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM A LOCAL SOURCE. FREE FROM STONES OR DEBRIS OVER 3/4\"/>
 - MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND MAXIMUM DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
 - MATERIALS - DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 2\"/>
 - MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4\"/>
 - MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 3\"/>
 - MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO. OR APPROVED EQUAL.
 - MATERIALS - ALTERNATIVE BY: TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) TREE WATERING BAG. PRODUCT TO BE \"TREE GATOR ORIGINAL SOLID RELEASE WATERING BAG\", PRODUCT NO. 9803-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

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 WORTHY 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, SEEDED 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 PLANT MATERIALS AND SHIPPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED 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 MAINTAINED CONDITION UNTIL THE TIME WHEN THE OWNER'S REPRESENTATIVE 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.

- IRRIGATION (SEE SPECS)**
- BASE BID - SPRINKLER PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING AND ROOFTOP PATIO PLANTERS
 - ALTERNATE BID - POP-UP IRRIGATION FOR ALL PERIMETER PLANTING BEDS AND TURFGRASS AREAS

SEEDING & SODDING NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6\"/>
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6\"/>



CREATE THE VISION TELL THE STORY

MADISON MILWAUKEE WAUSAU
APPLETON KENOSHA CHICAGO
CRESBURG PALMER

MADISON REGIONAL OFFICE
163 HOLCOMB DRIVE, SUITE 301
VERONA, WISCONSIN 53593
P: 608.848.5900

CLIENT:
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

PROJECT LOCATION:
**MADISON, WI
DAUNE COUNTY**

PLAN MODIFICATIONS:

| # | Date | Description |
|----|------------|--------------------|
| 1 | 07.08.2020 | LAND USE SUBMITTAL |
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Design/Drawn: **MBB**
Approved: **ZJF**

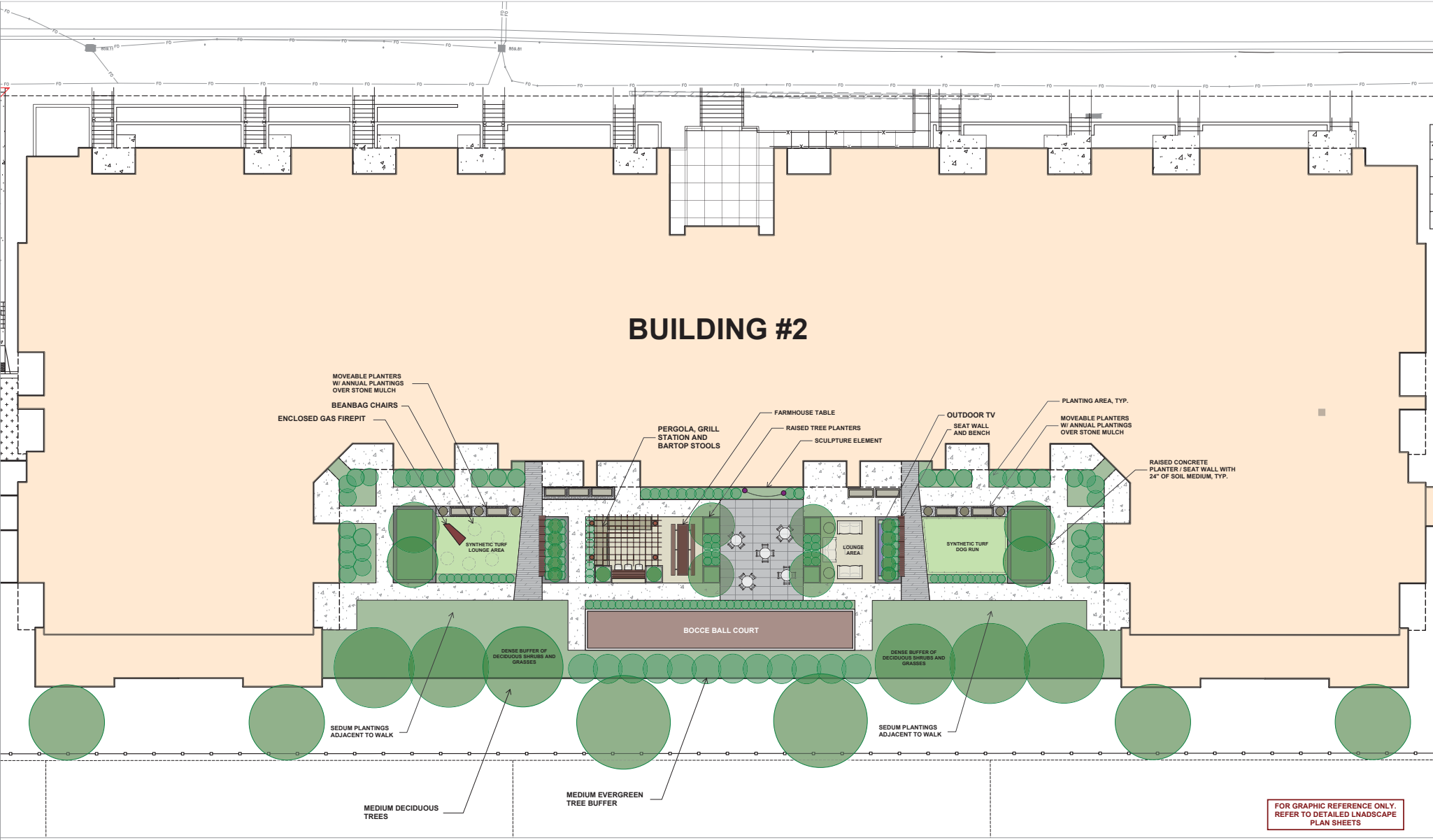
SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

JSD PROJECT NO.: 20-088

Toll Free (800) 242-8511

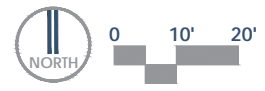
BUILDING #2

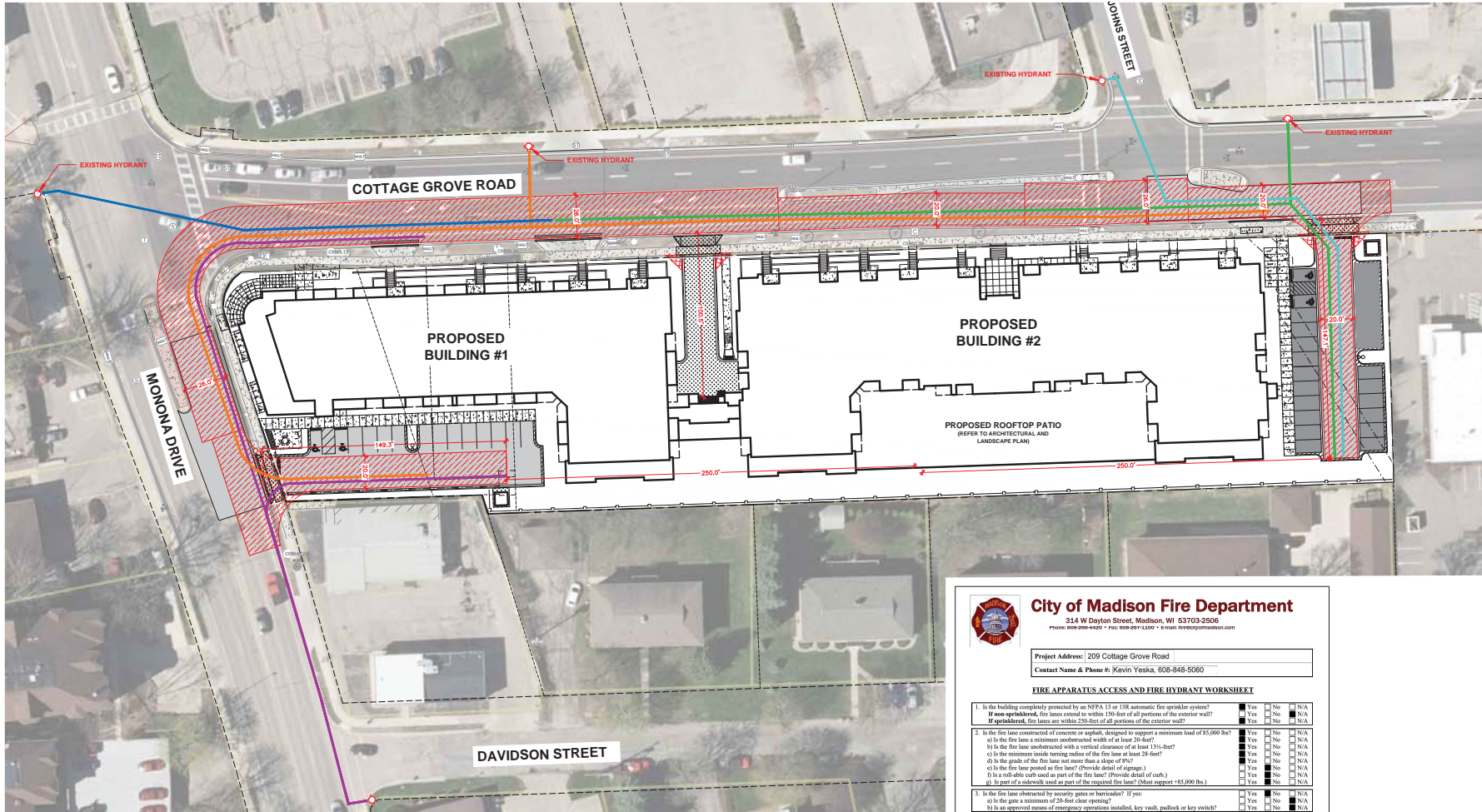


FOR GRAPHIC REFERENCE ONLY.
REFER TO DETAILED LANDSCAPE
PLAN SHEETS

209 COTTAGE GROVE ROAD
CITY OF MADISON 07.08.2020

ROOFTOP PATIO CONCEPT





LEGEND

| | |
|--------------|------------------------------|
| --- (dashed) | PROPERTY LINE |
| --- (dotted) | RIGHT-OF-WAY |
| --- | EASEMENT LINE |
| --- | BUILDING OUTLINE |
| --- | EDGE OF PAVEMENT |
| --- | STANDARD CURB AND GUTTER |
| --- | REACT CURB AND GUTTER |
| --- | ASPHALT PAVEMENT |
| --- | CONCRETE PAVEMENT |
| --- | HEAVY DUTY CONCRETE PAVEMENT |
| --- | RETAINING WALL |
| --- | FIRE LANE |
| --- | EXISTING FIRE HYDRANT |

ALL HOSE LAY ROUTES SHOWN ON PLAN ARE A MAXIMUM LENGTH OF 500 FEET

City of Madison Fire Department
314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-260-4420 • Fax: 608-261-1300 • Email: fire@cityofmadison.com

Project Address: 209 Cottage Grove Road
Contact Name & Phone #: Kirvin Yeska, 608-848-5060

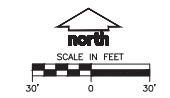
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

| | | | |
|--|-----|----|-----|
| 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 13'-0"? | Yes | No | N/A |
| c) Is the minimum inside turning radius of the fire lane at least 24-feet? | Yes | No | N/A |
| d) Is the grade of the fire lane not more than a slope of 5%? | Yes | No | N/A |
| e) Is the fire lane pointed at the fire lane? (Provide detail of signage.) | Yes | No | N/A |
| f) Is a rollable 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 barriers? If yes: | Yes | No | N/A |
| a) Is the gate a minimum of 20-foot 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? 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 2306.4-10.2, see IFC 2306.6 for further requirements? | Yes | No | N/A |
| 6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: | Yes | No | N/A |
| a) Is the aerial apparatus fire lane parallel to one center side of the building and covering at least 25% of the perimeter? | Yes | No | N/A |
| b) Is the rear 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 height? | Yes | No | N/A |
| 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distance shall be measured along the peak of the hose lay or at center of the fire apparatus. | Yes | No | N/A |
| a) Is the fire lane at least 20' wide for at least 20-feet on each side of the hydrant? | Yes | No | N/A |
| b) Is there a lane 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 3'-0" 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 1'-0" feet, within 5-feet of a fire hydrant? | Yes | No | N/A |
| Note: Hydrants shall be installed and maintained prior to construction on the project site. | Yes | No | N/A |

Attach an additional sheet if further explanation is required for any answers.
This worksheet is based on MGD 34383 and IFC 2015 Edition Chapter 5 and Appendix D, please see the codes for further information.

DESIGNED BY: KJT
DATE: 12/28/18

EXEMPTION REQUESTED DUE TO COTTAGE GROVE ROAD MEDIAN



DEEGERS & MOTTLINE
Toll Free (800) 242-8511

PLAN MODIFICATIONS

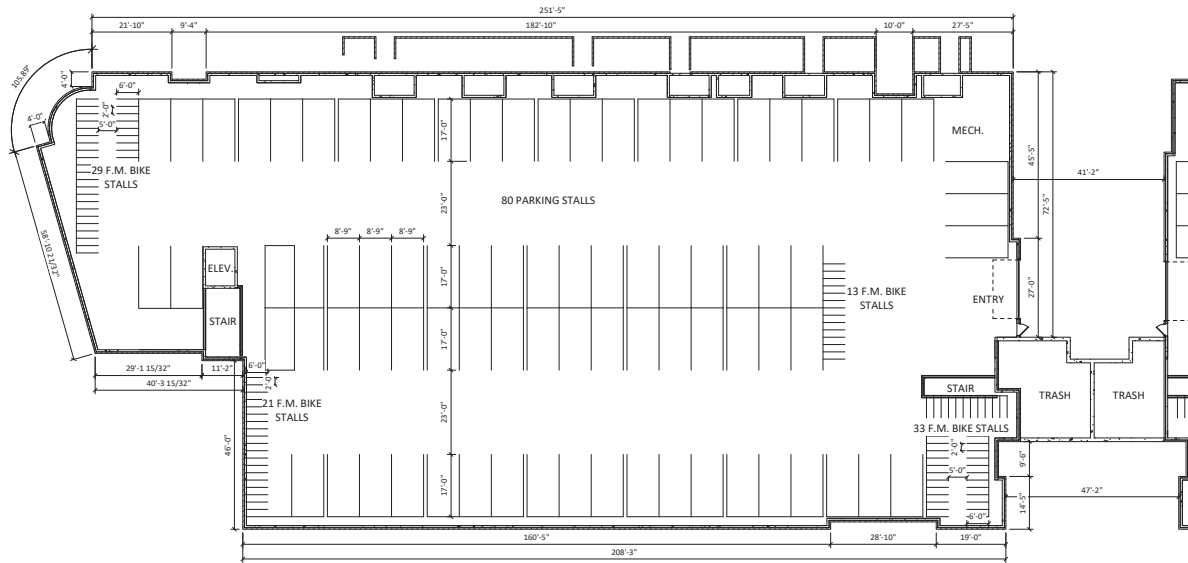
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|----|------------|--------------------|
| 1 | 07.08.2020 | LAND USE SUBMITTAL |
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Design/Drawn: ABEK
Approved: KJT

SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:
EX. A

JSD PROJECT NO.: 20-0688



1
 A-1.0 00 - BUILDING #1 - BASEMENT

1/16" = 1'-0"

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PROJECT TITLE

Prime Urban Properties Development

209 Cottage Grove Rd. Madison, Wisconsin

SHEET TITLE

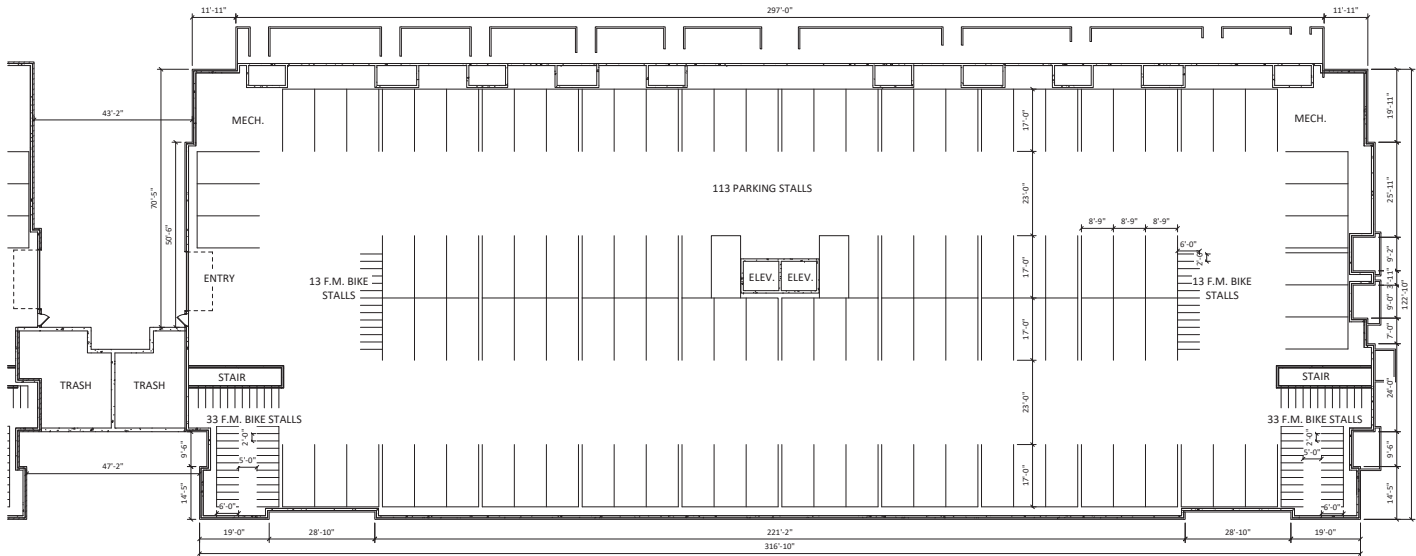
BASEMENT FLOOR PLAN

SHEET NUMBER

A-1.0

PROJECT NUMBER **2019**

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00 - BUILDING #2 - BASEMENT
 A-1.1 1/16" = 1'-0"

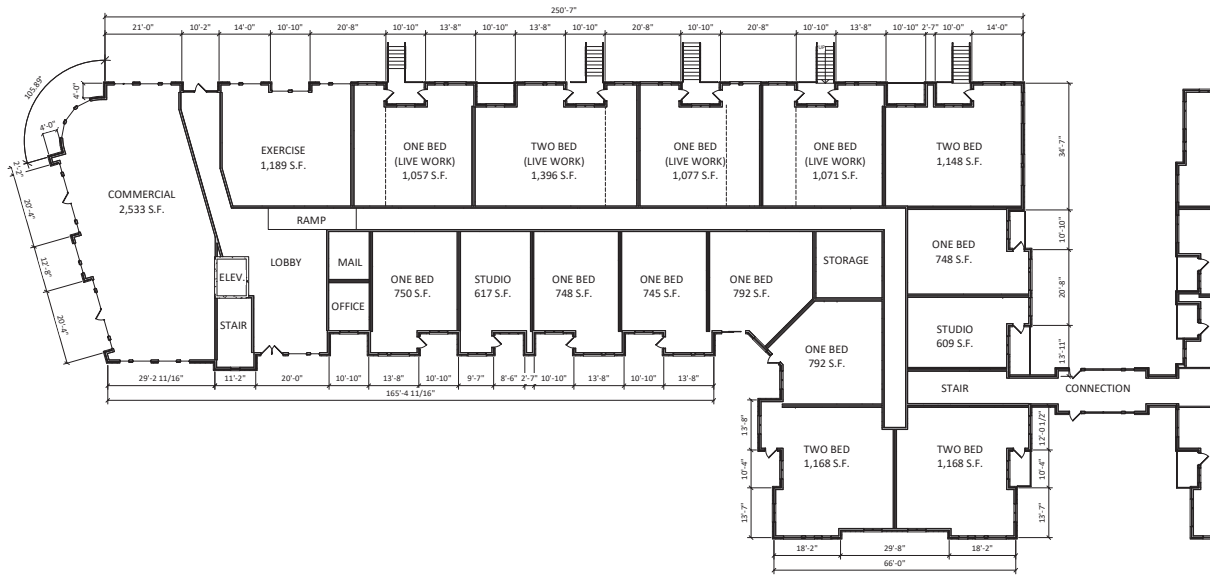
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PROJECT TITLE
**Prime Urban
 Properties
 Development**

209 Cottage Grove
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 SHEET TITLE
**BASEMENT
 FLOOR PLAN**

SHEET NUMBER

A-1.1
 PROJECT NUMBER **2019**
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01 - BUILDING #1 - FIRST FLOOR
 1/A-1.2 1/16" = 1'-0"

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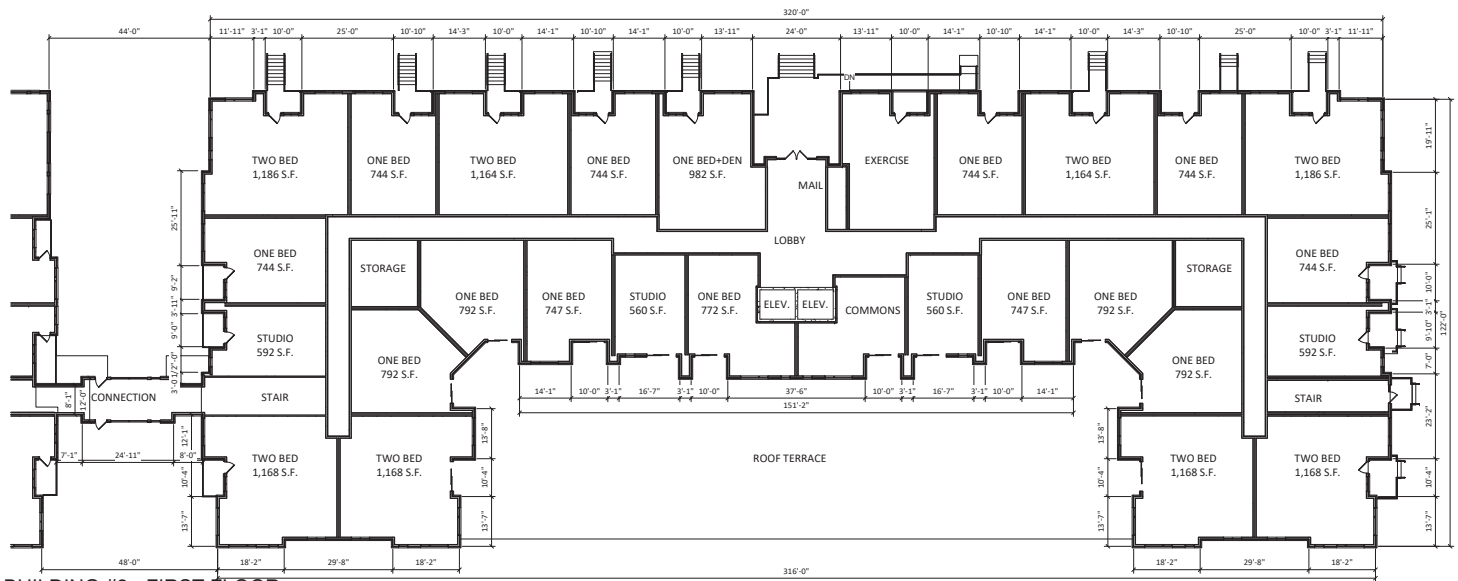
PROJECT TITLE
**Prime Urban
 Properties
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209 Cottage Grove
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SHEET TITLE
**FIRST FLOOR
 PLAN**

SHEET NUMBER

A-1.2
 PROJECT NUMBER 2019
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1
01 - BUILDING #2 - FIRST FLOOR
 1/16" = 1'-0"

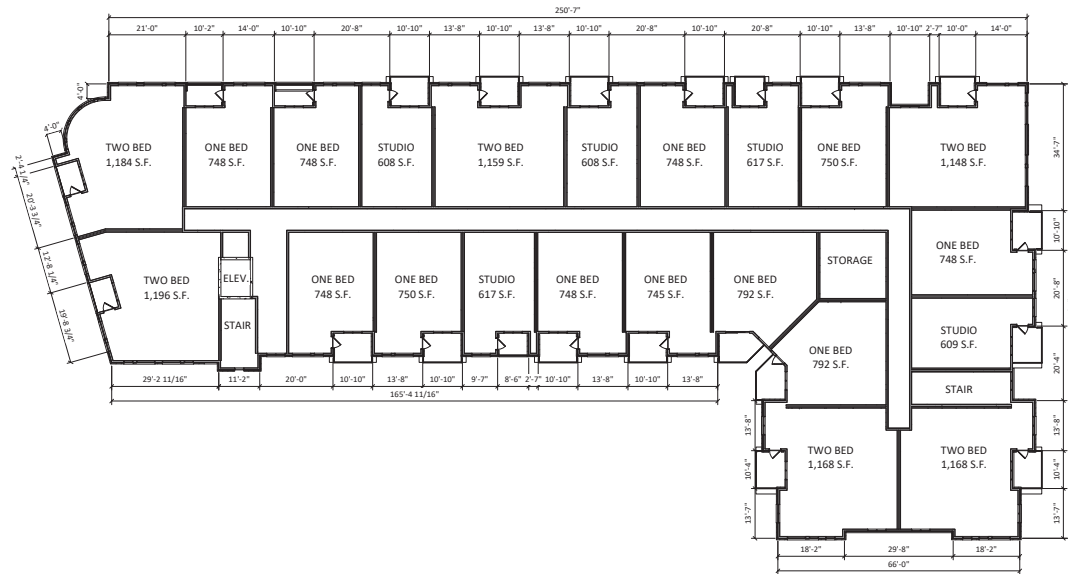
ISSUED
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PROJECT TITLE
Prime Urban Properties Development

209 Cottage Grove Rd. Madison, Wisconsin
 SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER

A-1.3
 PROJECT NUMBER **2019**
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02 - BUILDING #1 - SECOND FLOOR
 1/16" = 1'-0"

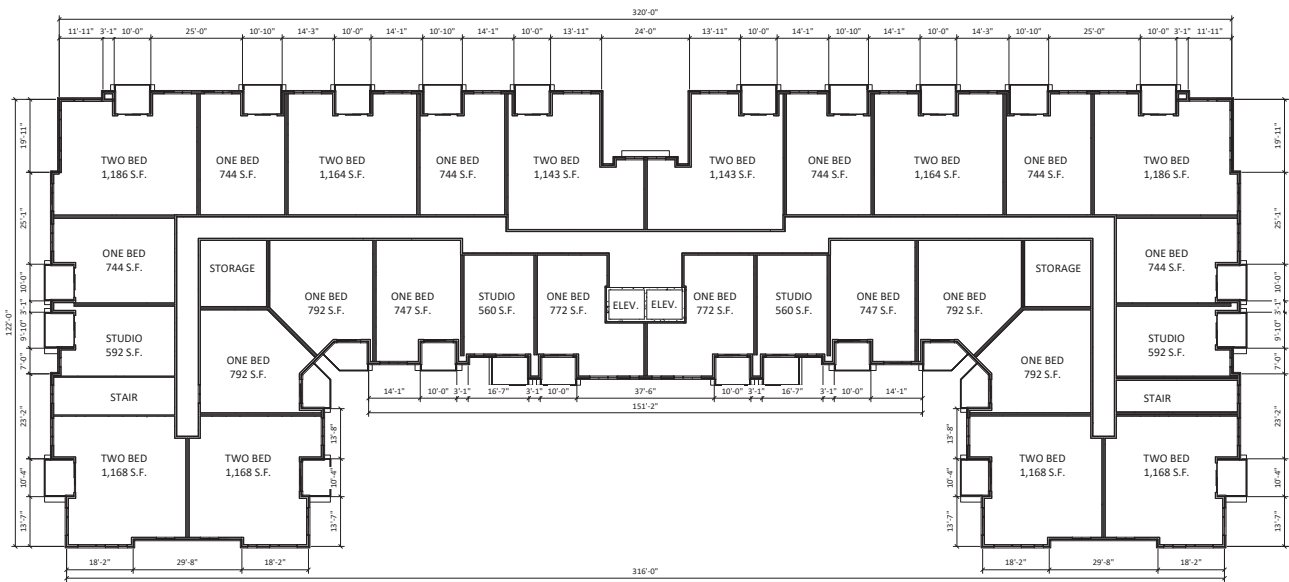
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PROJECT TITLE
**Prime Urban
 Properties
 Development**

209 Cottage Grove
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 SHEET TITLE
**SECOND FLOOR
 PLAN**

SHEET NUMBER

A-1.4
 PROJECT NUMBER 2019
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1
 A-1.5
02 - BUILDING #2 - SECOND FLOOR
 1/16" = 1'-0"

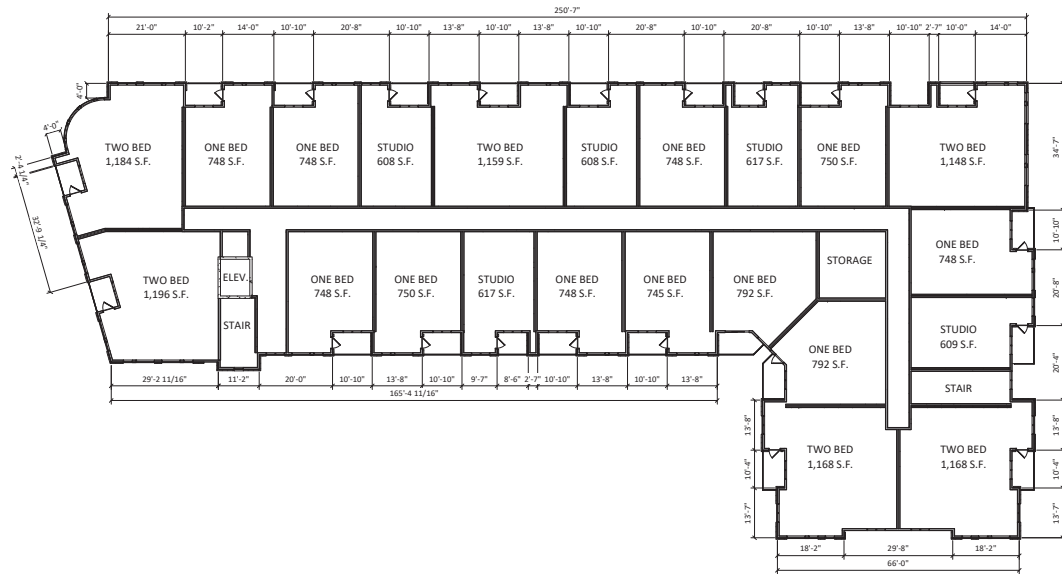
ISSUED
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PROJECT TITLE
**Prime Urban
 Properties
 Development**

209 Cottage Grove
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 SHEET TITLE
**SECOND FLOOR
 PLAN**

SHEET NUMBER

A-1.5
 PROJECT NUMBER 2019
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03 - BUILDING #1 - THIRD FLOOR
 1/16" = 1'-0"

ISSUED
 01/07/20

PROJECT TITLE
**Prime Urban
 Properties
 Development**

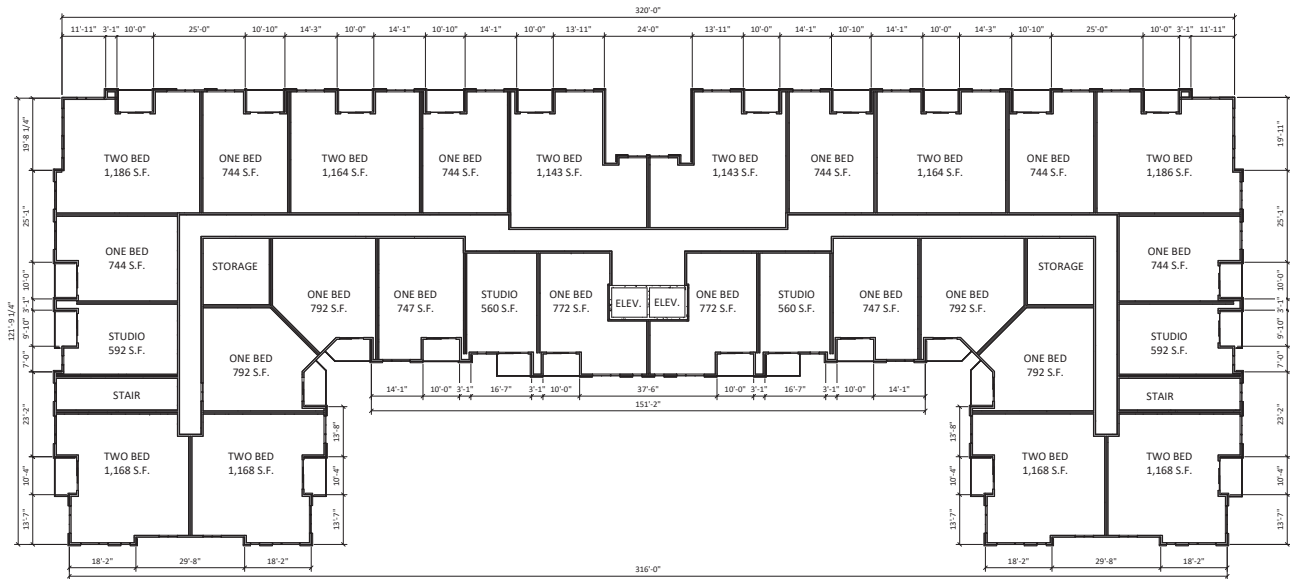
209 Cottage Grove
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SHEET TITLE
**THIRD FLOOR
 PLAN**

SHEET NUMBER

A-1.6

PROJECT NUMBER **2019**
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03 - BUILDING #2 - THIRD FLOOR
 1/A-1.7 1/16" = 1'-0"

ISSUED
 01/07/20

PROJECT TITLE
**Prime Urban
 Properties
 Development**

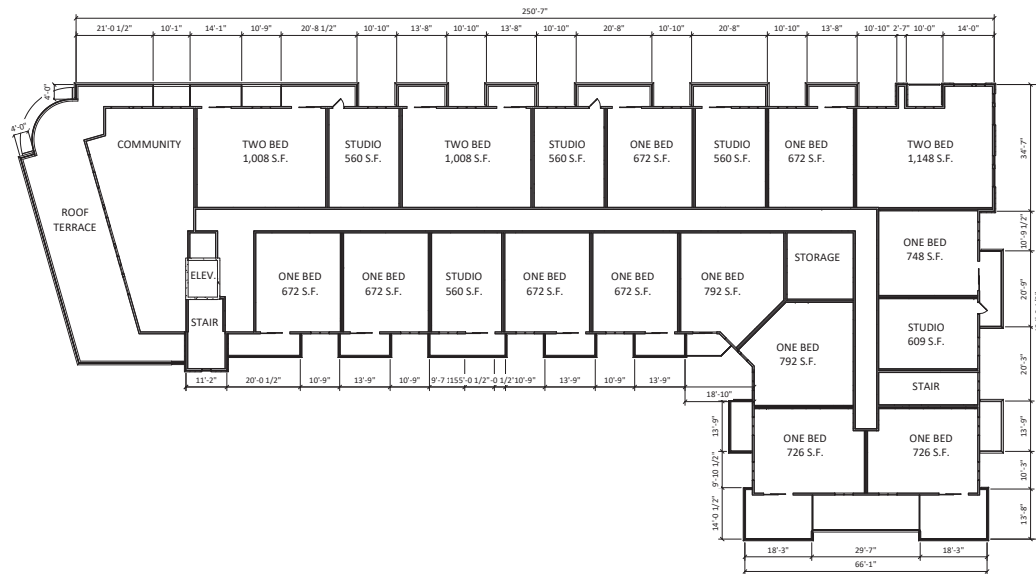
209 Cottage Grove
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 Wisconsin

SHEET TITLE
**THIRD FLOOR
 PLAN**

SHEET NUMBER

A-1.7

PROJECT NUMBER **2019**
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1
 A-1.8
 04 - BUILDING #1 - FOURTH FLOOR
 1/16" = 1'-0"

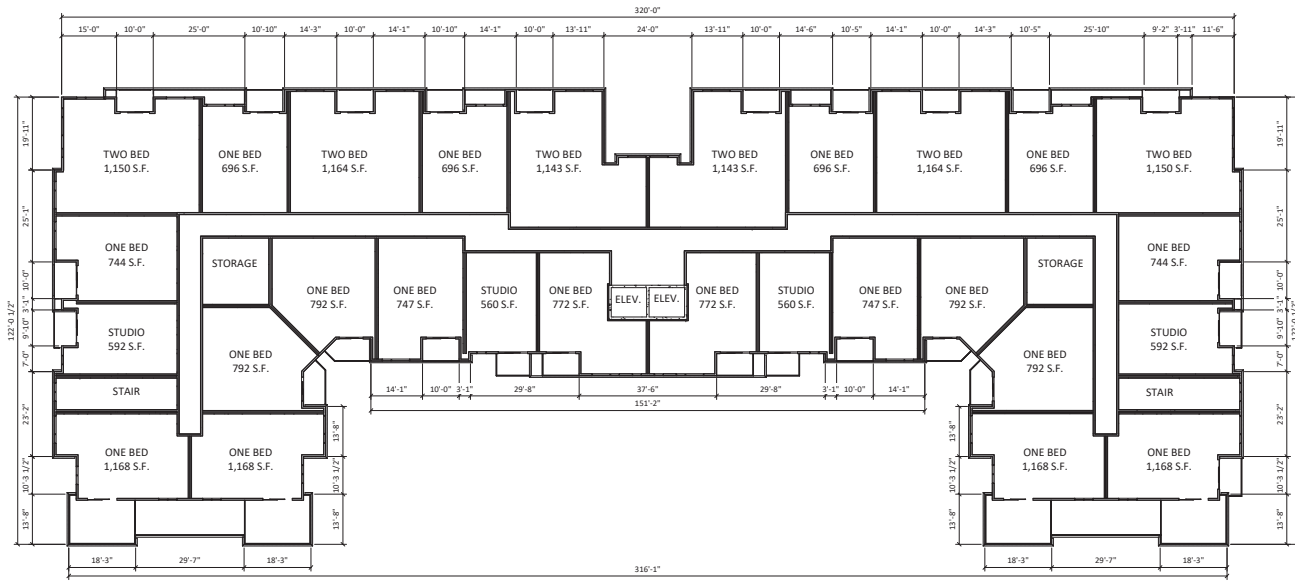
ISSUED
 01/07/20

PROJECT TITLE
 Prime Urban
 Properties
 Development

209 Cottage Grove
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 SHEET TITLE
 FOURTH FLOOR
 PLAN

SHEET NUMBER

A-1.8
 PROJECT NUMBER 2019
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04 - BUILDING #2 - FOURTH FLOOR

1
 A-1.9
 1/16" = 1'-0"

ISSUED
 01/07/20

PROJECT TITLE
**Prime Urban
 Properties
 Development**

209 Cottage Grove
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SHEET TITLE
**FOURTH FLOOR
 PLAN**

SHEET NUMBER

A-1.9
 PROJECT NUMBER 2019
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1 BUILDING #1 - NORTH ELEVATION
1/16" = 1'-0"



2 BUILDING #1 - SOUTH ELEVATION
1/16" = 1'-0"



3 BUILDING #1 - EAST ELEVATION
1/16" = 1'-0"



4 BUILDING #1 - WEST ELEVATION
1/16" = 1'-0"



5 BUILDING #1 - WEST ELEVATION INTERIOR
1/16" = 1'-0"



1 BUILDING #2 - NORTH ELEVATION
 1/16" = 1'-0"



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 Issued for xyz - Month DD, YYYY

2 BUILDING #2 - SOUTH ELEVATION
 1/16" = 1'-0"



3 BUILDING #2 - EAST ELEVATION
 1/16" = 1'-0"



4 BUILDING #2 - EAST ELEVATION INTERIOR
 1/16" = 1'-0"



5 BUILDING #2 - WEST ELEVATION
 1/16" = 1'-0"



6 BUILDING #2 - WEST ELEVATION INTERIOR
 1/16" = 1'-0"

PROJECT TITLE
 Prime Urban
 Properties
 Developments

209 Cottage Grove
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SHEET TITLE
 EXTERIOR
 ELEVATIONS

SHEET NUMBER

A-2.2

PROJECT NUMBER 2019
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1 COLORED - BUILDING #1 - NORTH ELEVATION
A2.3 1/16" = 1'-0"



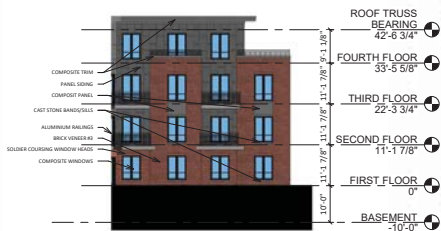
2 COLORED - BUILDING #1 - SOUTH ELEVATION
A2.3 1/16" = 1'-0"



3 COLORED - BUILDING #1 - EAST ELEVATION
A2.3 1/16" = 1'-0"



4 COLORED - BUILDING #1 - WEST ELEVATION
A2.3 1/16" = 1'-0"



5 COLORED - BUILDING #1 - WEST ELEVATION INTERIOR
A2.3 1/16" = 1'-0"



1
A-2.4
COLORED - BUILDING #2 - NORTH ELEVATION
1/16" = 1'-0"



2
A-2.4
COLORED - BUILDING #2 - SOUTH ELEVATION
1/16" = 1'-0"



3
A-2.4
COLORED - BUILDING #2 - EAST ELEVATION
1/16" = 1'-0"



4
A-2.4
COLORED - BUILDING #2 - EAST ELEVATION INTERIOR
1/16" = 1'-0"



5
A-2.4
COLORED - BUILDING #2 - WEST ELEVATION
1/16" = 1'-0"



6
A-2.4
COLORED - BUILDING #2 - WEST ELEVATION INTERIOR
1/16" = 1'-0"



Prime Urban Properties
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September 8, 2020





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