

3235 & 3237 BURKE AVENUE



LOOKING SOUTHEAST



LOOKING NORTHWEST



LOOKING SOUTHWEST



LOOKING NORTH
RESIDENCES ARE OCCUPIED AND COULD BE ENTERED



NORTHWEST VIEW ACROSS 3300 COMMERCIAL PARKING TO RESIDENCE



LOOKING WEST ALONG BURKE AVENUE

3236 COMMERCIAL AVENUE



ENTRY



WEST SIDE OF BUILDING



EAST ELEVATION WITH VAN USED AS RESIDENCE



ABANDONED VEHICLE AND STORAGE BUILDING
BUSINESS IN USE AND ACCESS TO THE INTERIOR WAS NOT OBTAINED



VIEW FROM COMMERCIAL AVENUE



VIEW SOUTH ACROSS COMMERCIAL AVENUE AND HIGHWAY 30

3300 COMMERCIAL AVENUE



WAREHOUSE SPACE



RECEPTION AREA



INTERIOR CORRIDOR



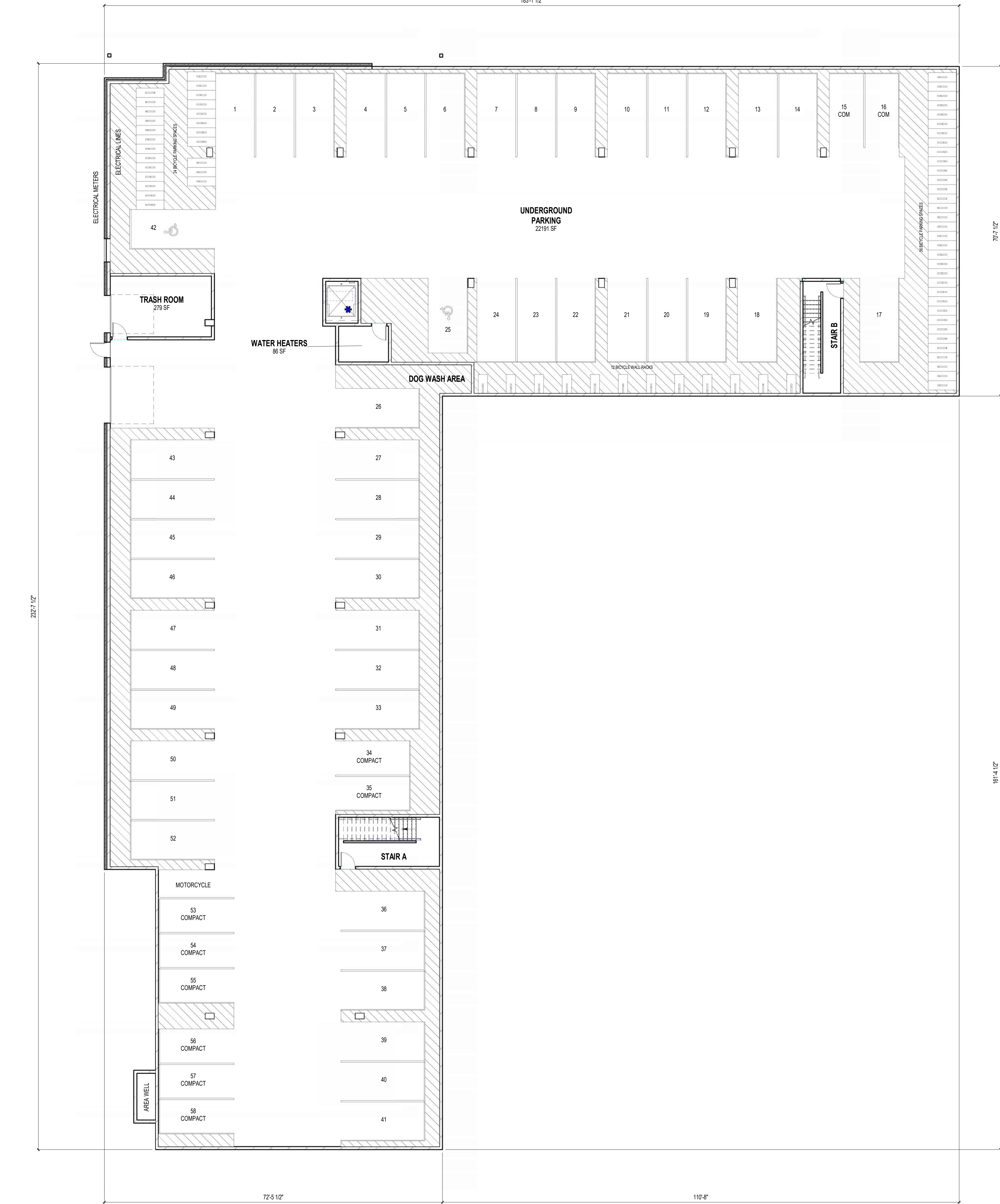
VIEW WEST ALONG BURKE AVENUE



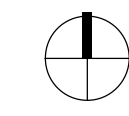
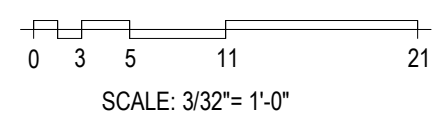
VIEW NORTHWEST ALONG COMMERCIAL AVENUE



VIEW SOUTH ACROSS COMMERCIAL AVENUE AND HIGHWAY 30



1 PARKING LEVEL P1 OVERALL PLAN
3/32" = 1'-0"



UNDERGROUND PARKING COMPOSITION	
STANDARD PARKING SPACES	46
COMPACT PARKING SPACES	10
MOTORCYCLE PARKING SPACES	1
ACCESSIBLE PARKING SPACES	2
TOTAL PARKING SPACES	59
BICYCLE PARKING SPACES	72

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LAND USE APPLICATION SET
BID PACKAGE:
DATE: 07-14-2025
JOB NO: 240026-02
SHEET NO: 72

MATHEA, LLC

PARKING LEVEL P1 PLAN

3240 COMMERCIAL AVENUE - MADISON, WISCONSIN

REVISIONS:

A

B

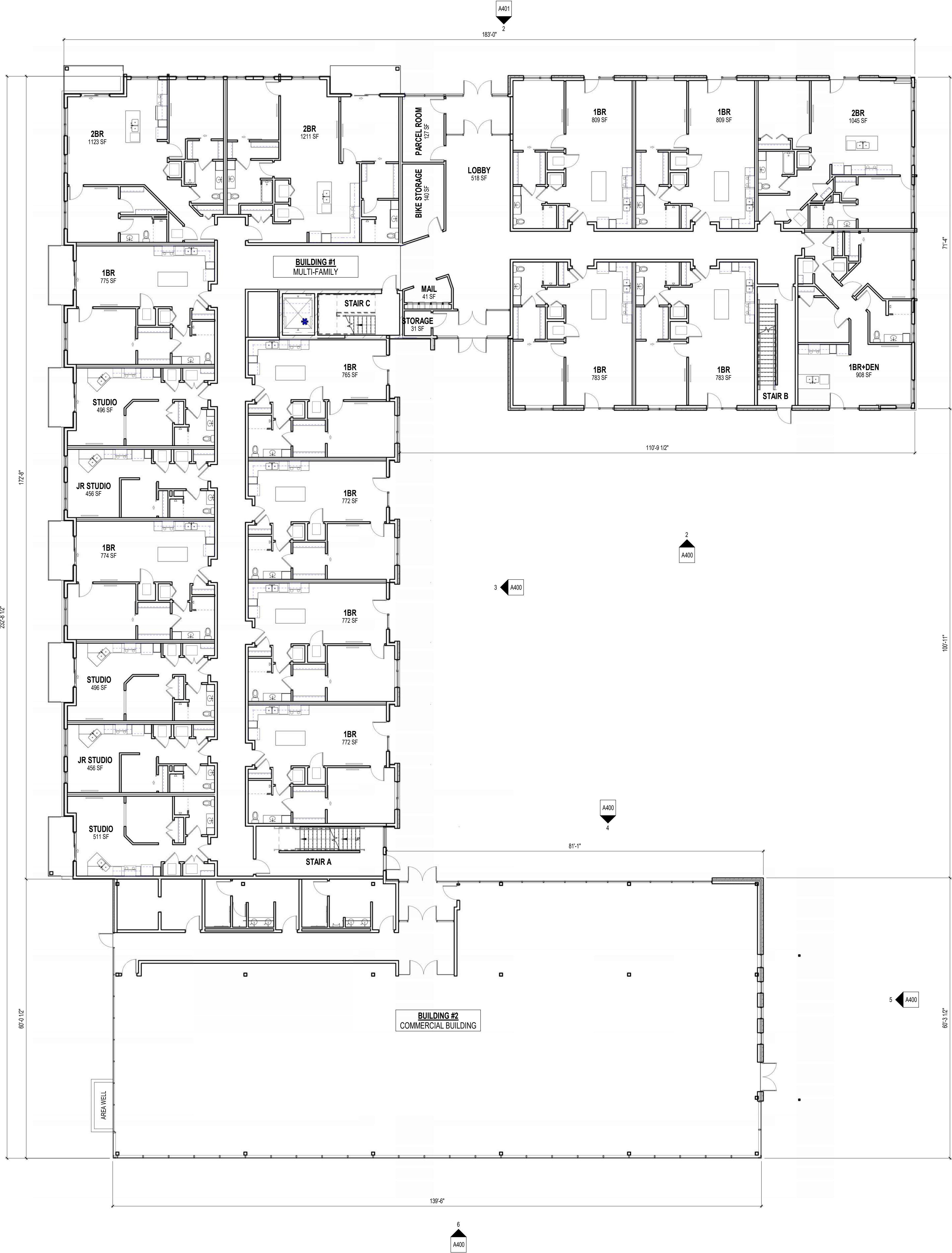
C

D

prad
PLUNKETT RAYSICH
ARCHITECTS

2025 Plunkett Raysich Architects, Inc. - Wisconsin 53704 414.352.3429
2310 Concord Drive, Suite 200, Madison, Wisconsin 53718 608.249.0900
1970 Main Street, Suite 201, Sarasota, Florida 34236 1.941.444.8895
311 Canyon Blvd, Suite 200, Boulder, Colorado 80501 1.303.447.9407

FIRST FLOOR OVERALL PLAN
3/32" = 1'-0"



DWELLING UNIT COMPOSITION					
UNIT TYPE	FIRST	SECOND	THIRD	FOURTH	TOTALS BY TYPE
JUNIOR STUDIO	2	2	2	2	8
FULL STUDIO	3	3	3	3	12
1-BEDROOM	10	10	10	6	36
1-BEDROOM PLUS DEN	1	1	1	0	3
2-BEDROOM	3	3	3	2	11
TOTALS BY FLOOR	19	19	19	13	70

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LAND USE APPLICATION SET
BID PACKAGE:
DATE: 07-14-2025
JOB NO: 240026-02
SHEET NO:

A201

MATHEA, LLC

3240 COMMERCIAL AVENUE - MADISON, WISCONSIN

FIRST FLOOR PLAN

prad
PLUNKETT RAYSICH
ARCHITECTS

200 West Lake Street, Suite 200, Madison, WI 53704
2310 Commercial Drive, Suite 200, Madison, WI 53718
1970 Main Street, Suite 201, Madison, WI 53706
311 Canyon Street, Suite 200, Madison, WI 53706

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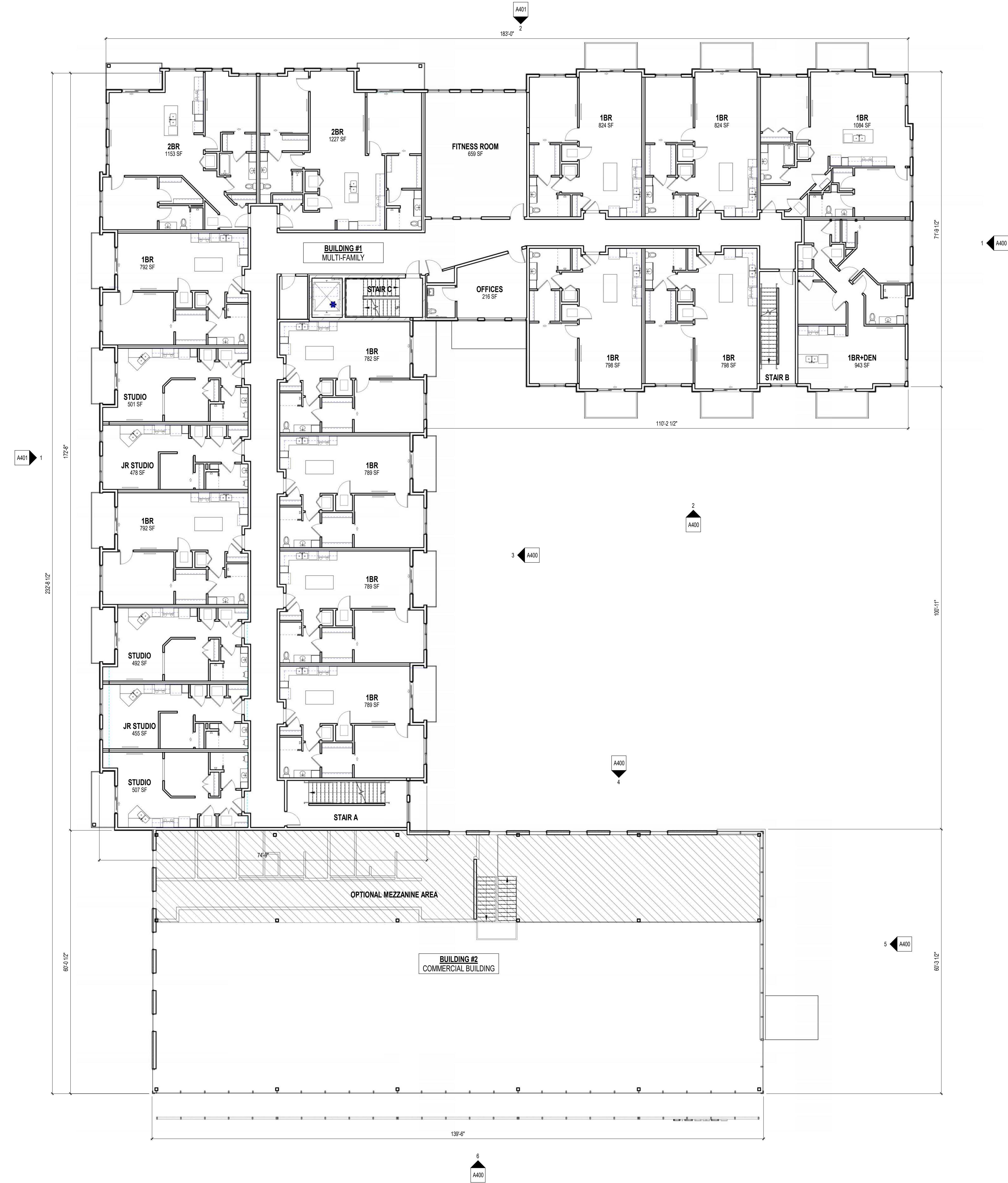
A

B

C

D

1 SECOND FLOOR OVERALL PLAN
3/32" = 1'-0"



DWELLING UNIT COMPOSITION					
UNIT TYPE	FIRST	SECOND	THIRD	FOURTH	TOTALS BY TYPE
JUNIOR STUDIO	2	2	2	2	8
FULL STUDIO	3	3	3	3	12
1-BEDROOM	10	10	10	6	36
1-BEDROOM PLUS DEN	1	1	1	0	3
2-BEDROOM	3	3	3	2	11
TOTALS BY FLOOR	19	19	19	13	70

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LAND USE APPLICATION SET
BID PACKAGE:
DATE: 07-14-2025
JOB NO: 240026-02
SHEET NO:

SECOND FLOOR & OFFICE MEZZANINE PLAN

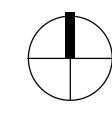
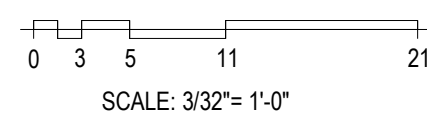
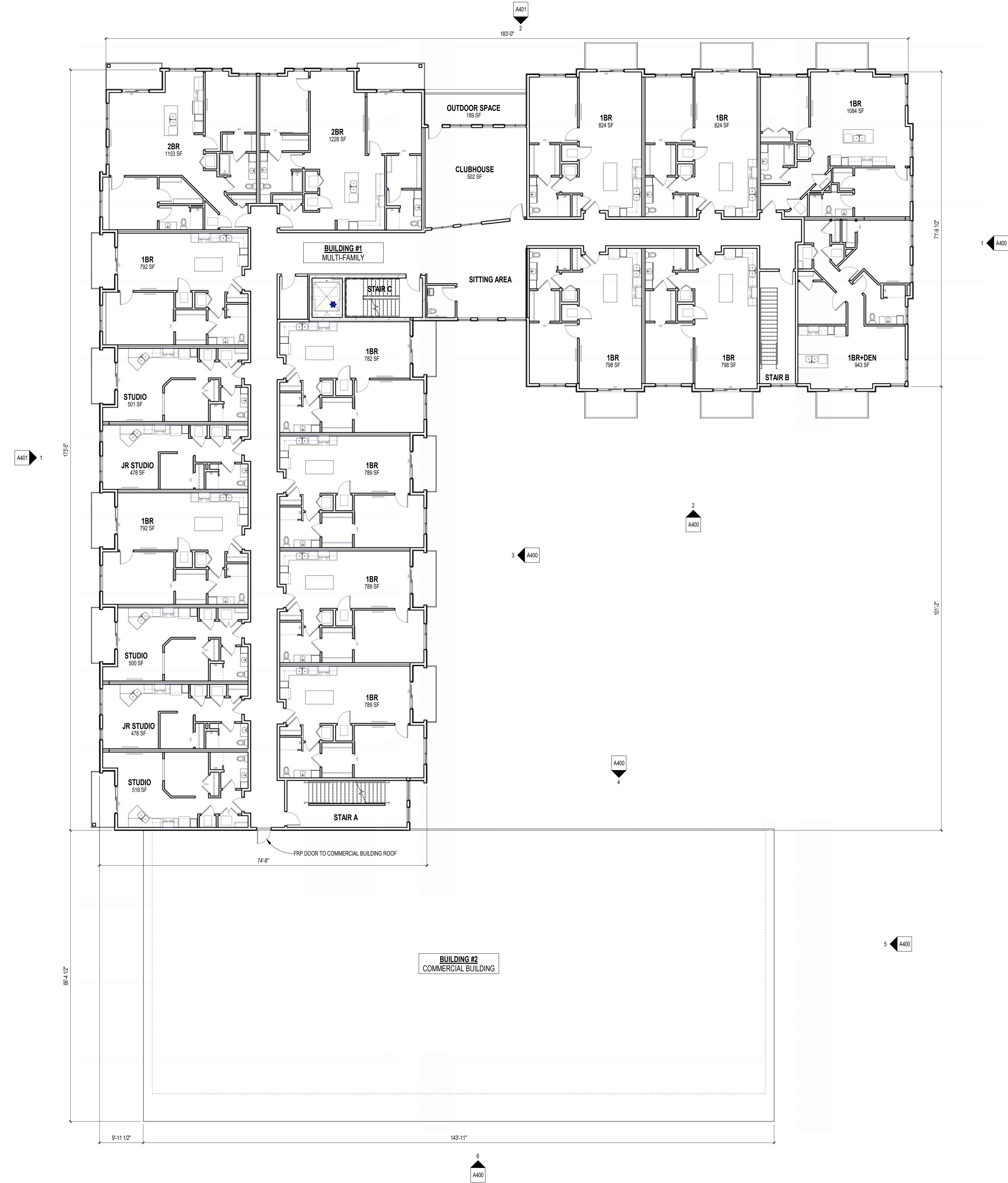
MATHEA, LLC

3240 COMMERCIAL AVENUE - MADISON, WISCONSIN

prad
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311 Canyon Street, Suite 200, Madison, WI 53703 608.249.9900

1 THIRD FLOOR OVERALL PLAN
3/32" = 1'-0"



DWELLING UNIT COMPOSITION					
UNIT TYPE	FIRST	SECOND	THIRD	FOURTH	TOTALS BY TYPE
JUNIOR STUDIO	2	2	2	2	8
FULL STUDIO	3	3	3	3	12
1-BEDROOM	10	10	10	6	36
1-BEDROOM PLUS DEN	1	1	1	0	3
2-BEDROOM	3	3	3	2	11
TOTALS BY FLOOR	19	19	19	13	70

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LAND USE APPLICATION SET
BID PACKAGE:
DATE: 07-14-2025
JOB NO: 240026-02
SHEET NO:

A203

MATHEA, LLC

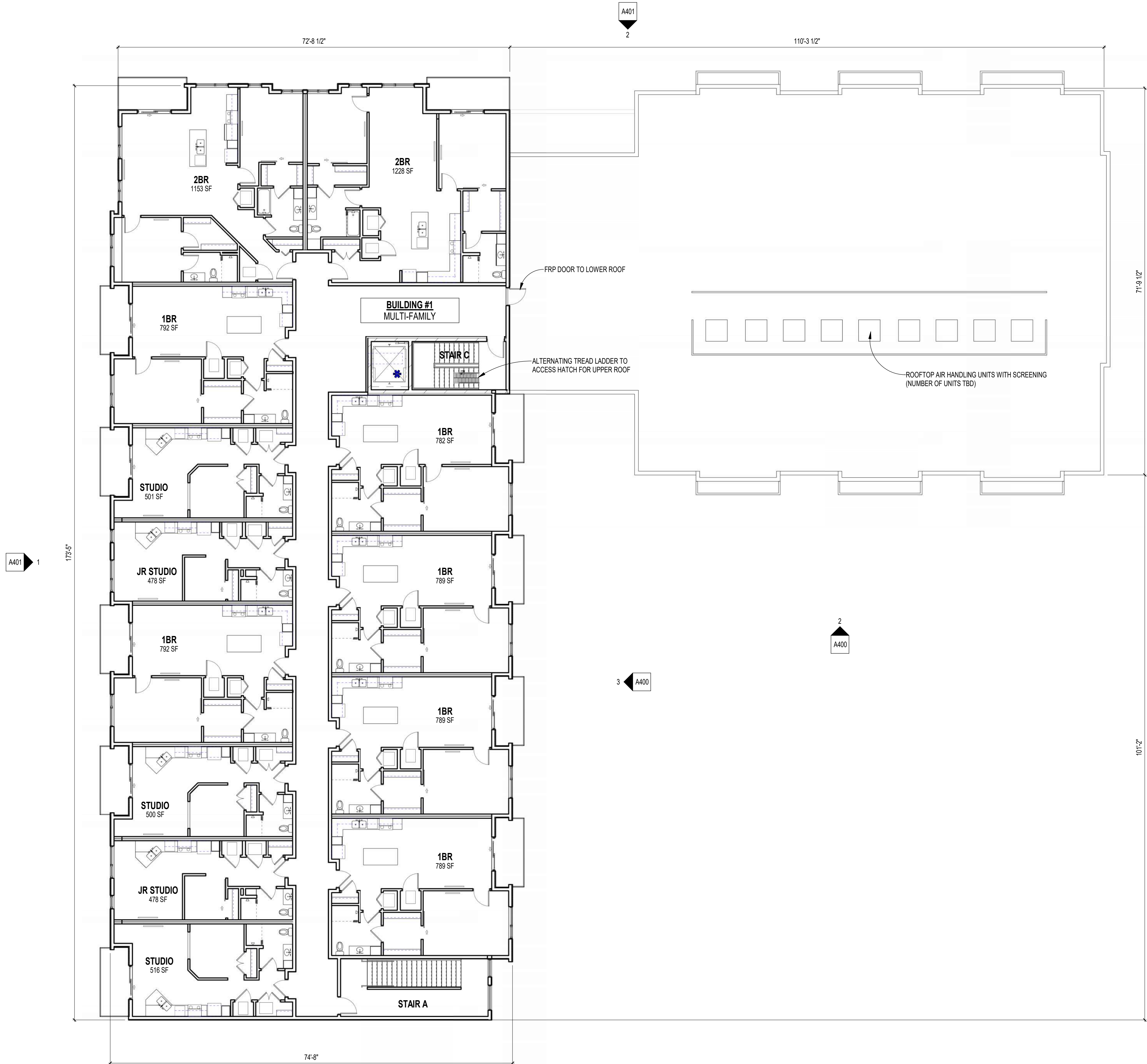
3240 COMMERCIAL AVENUE - MADISON, WISCONSIN

THIRD FLOOR PLAN

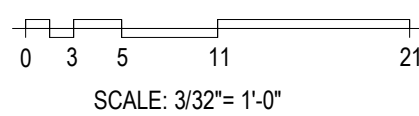
REVISIONS:

prad
PLUNKETT RAYSICH
ARCHITECTS

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2310 Concord Drive, Suite 200, Madison, WI 53718 608.240.9900
1970 Main Street, Suite 201, Madison, WI 53718 608.240.9900
311 Canyon Street, Suite 200, Boulder, CO 80501 303.447.9507



1 FOURTH FLOOR OVERALL PLAN
3/32" = 1'-0"



DWELLING UNIT COMPOSITION					
UNIT TYPE	FIRST	SECOND	THIRD	FOURTH	TOTALS BY TYPE
JUNIOR STUDIO	2	2	2	2	8
FULL STUDIO	3	3	3	3	12
1-BEDROOM	10	10	10	6	36
1-BEDROOM PLUS DEN	1	1	1	0	3
2-BEDROOM	3	3	3	2	11
TOTALS BY FLOOR	19	19	19	13	70

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LAND USE APPLICATION SET
BID PACKAGE:
DATE: 07-14-2025
JOB NO: 240026-02
SHEET NO:

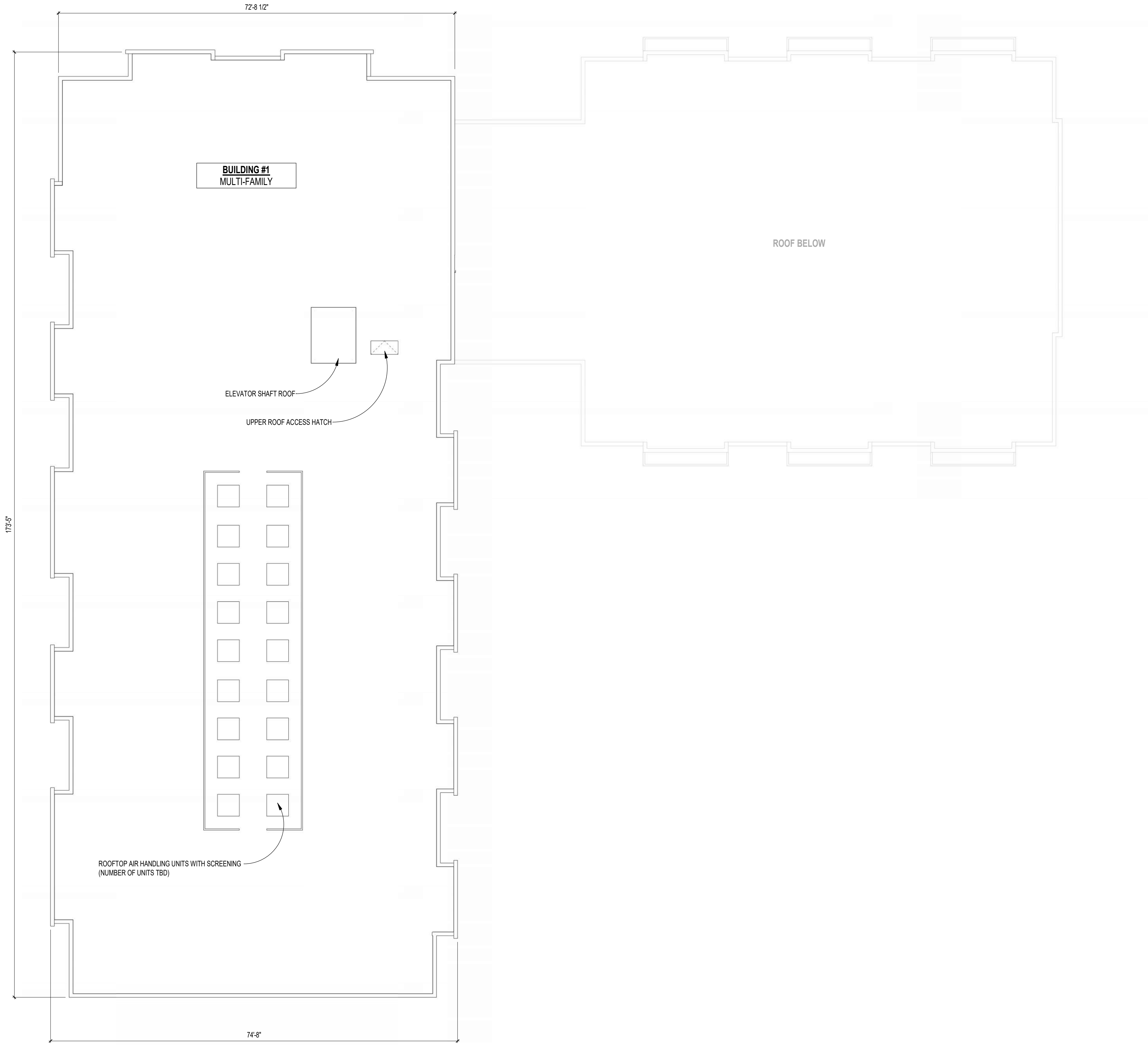
MATHEA, LLC

FOURTH FLOOR & LOWER APARTMENT ROOF PLAN

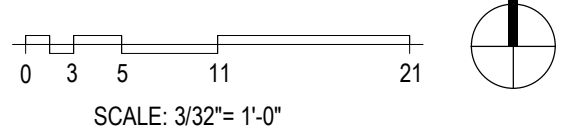
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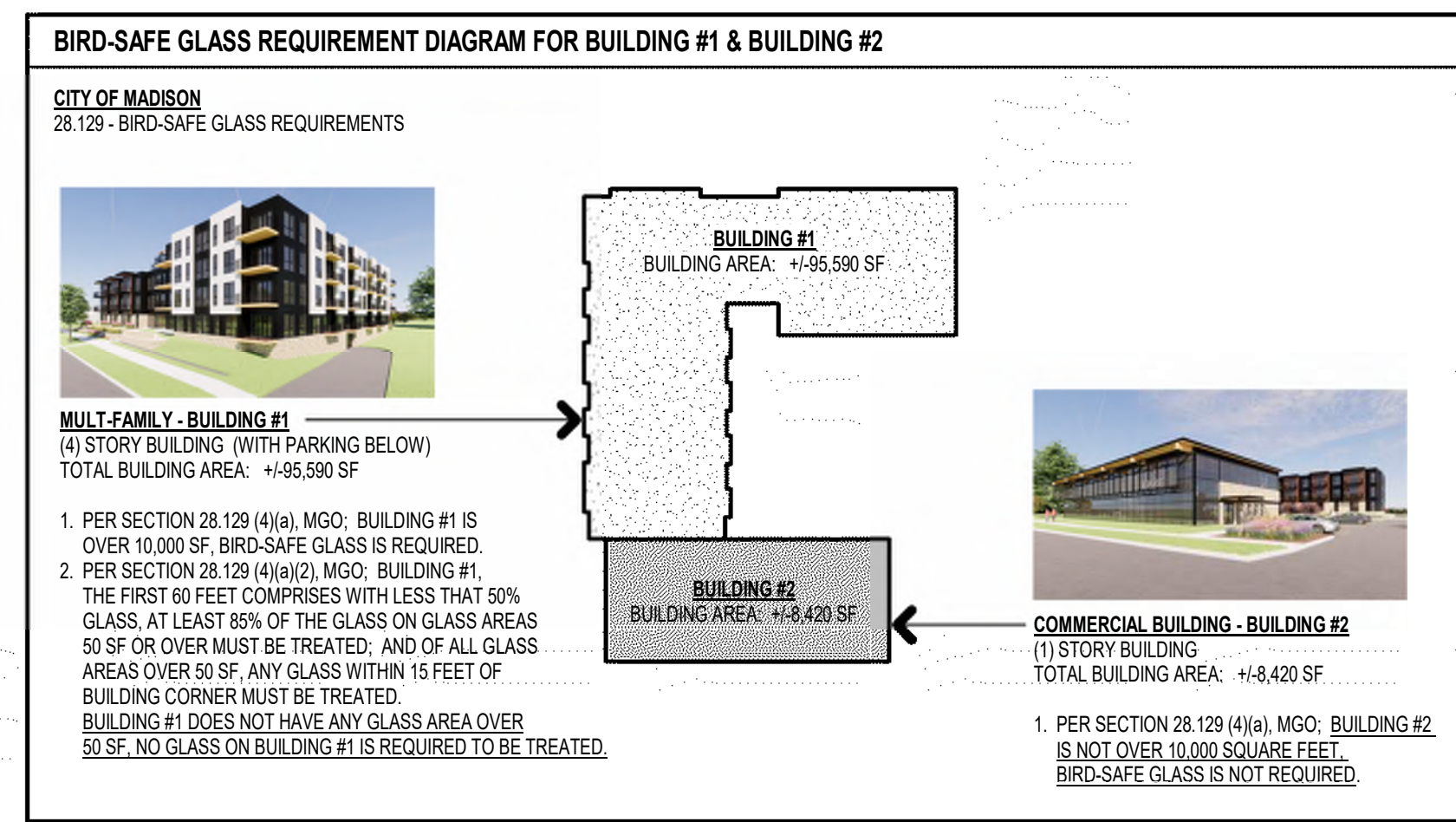
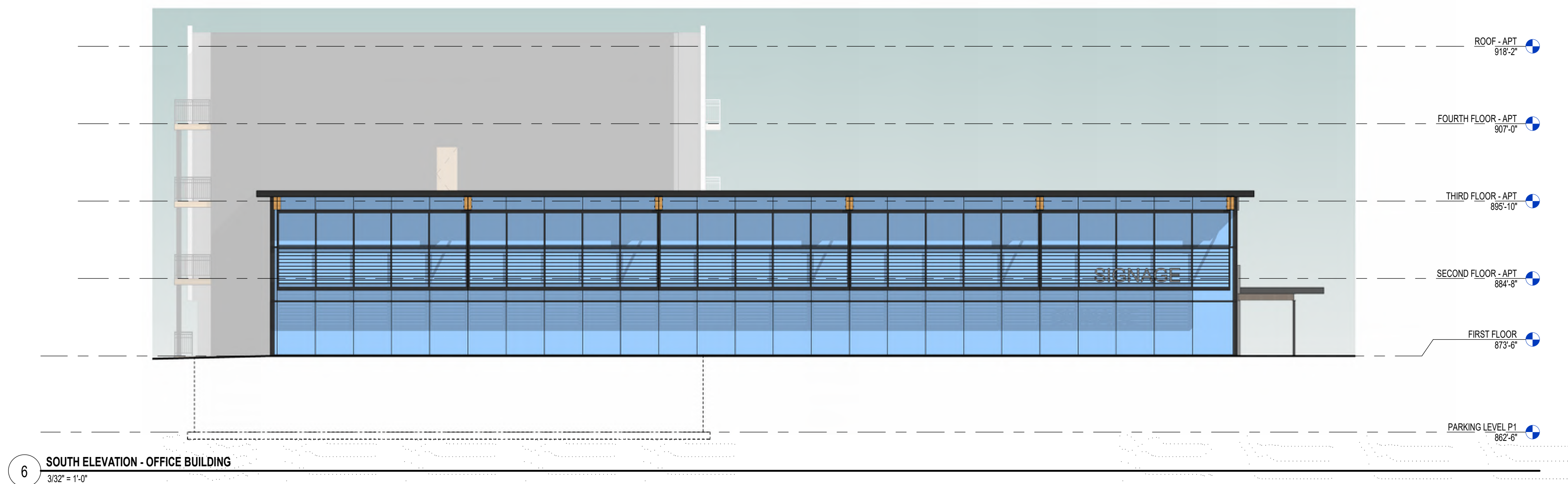
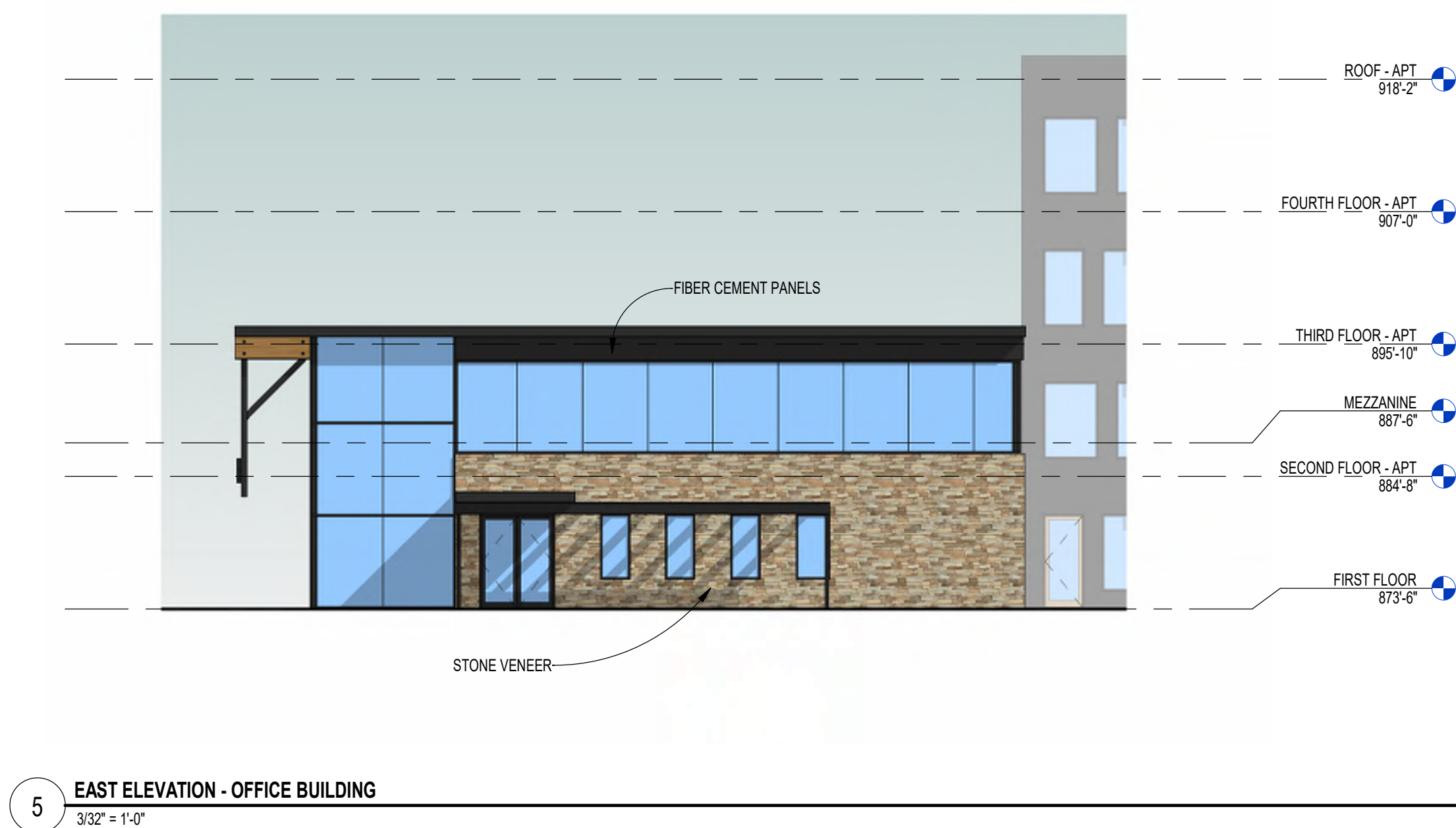
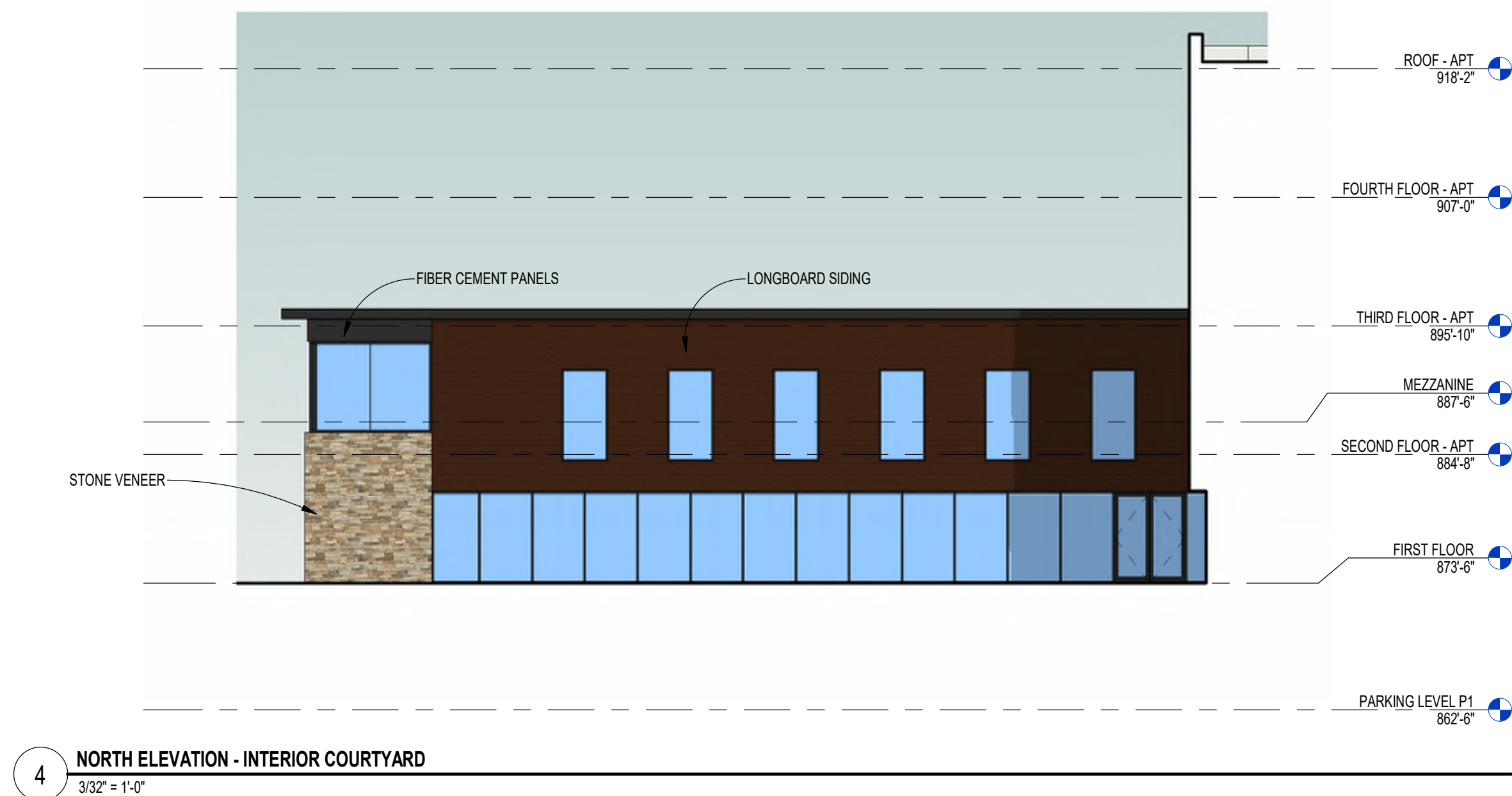
prad
PLUNKETT RAYSICH
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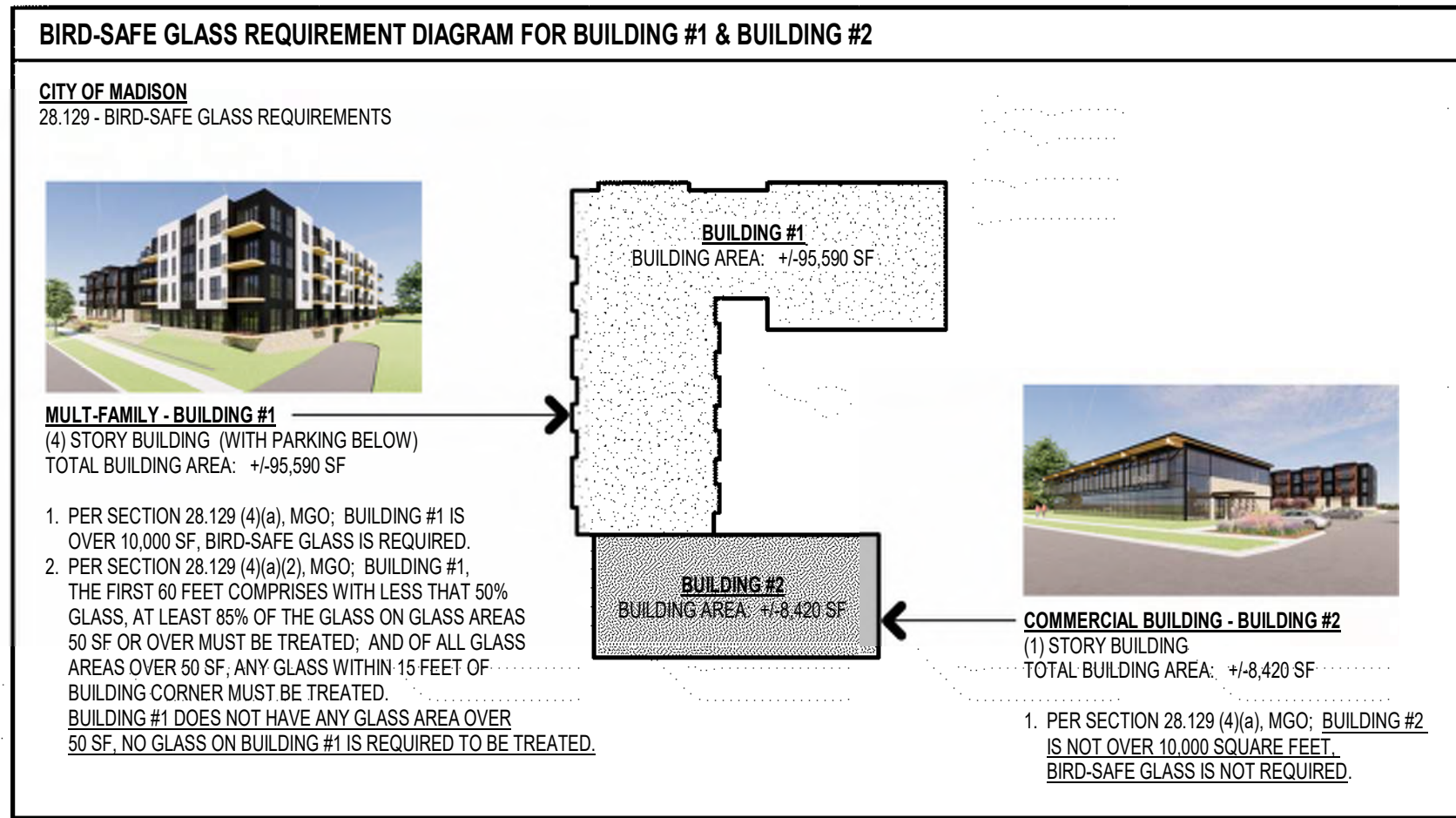
1 UPPER ROOF PLAN
3/32" = 1'-0"

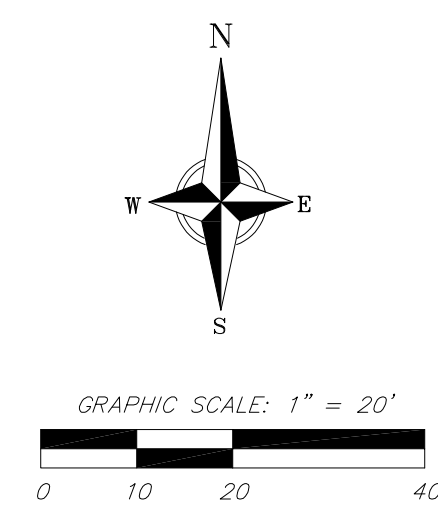






PERSPECTIVE FROM COMMERCIAL AVENUE





SURVEY LEGEND

⊗ FOUND 1" ⌀ IRON PIPE

● FOUND 3/4" ⌀ IRON ROD

() RECORDED AS INFORMATION

- ### TOPOGRAPHIC LINEWORK LEGEND
- | | | | |
|---|------------------------------------|---|---|
|  | EXISTING FLAG POLE |  | EXISTING FIBER OPTIC LINE |
|  | EXISTING MAILBOX |  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING POST |  | EXISTING RETAINING WALL |
|  | EXISTING SIGN (TYPE NOTED) |  | EXISTING WOOD FENCE |
|  | EXISTING CURB INLET |  | EXISTING GAS LINE |
|  | EXISTING FIELD INLET RECTANGULAR |  | EXISTING UNDERGROUND ELECTRIC LINE |
|  | EXISTING FIELD INLET |  | EXISTING GUY LINE |
|  | EXISTING STORM MANHOLE |  | EXISTING OVERHEAD GENERAL UTILITIES |
|  | EXISTING SANITARY MANHOLE |  | EXISTING SANITARY SEWER LINE (SIZE NOTED) |
|  | EXISTING FIRE HYDRANT |  | EXISTING STORM SEWER LINE (SIZE NOTED) |
|  | EXISTING WATER MAIN VALVE |  | EXISTING EDGE OF TREES |
|  | EXISTING CURB STOP |  | EXISTING WATER MAIN (SIZE NOTED) |
|  | EXISTING GAS VALVE |  | EXISTING MAJOR CONTOUR |
|  | EXISTING GAS METER |  | EXISTING MINOR CONTOUR |
|  | EXISTING AIR CONDITIONING PEDESTAL |  | EXISTING EDGE OF PAVEMENT |
|  | EXISTING DOWN GUY |  | EXISTING EDGE OF GRAVEL |
|  | EXISTING ELECTRIC PEDESTAL |  | EXISTING CONCRETE SURFACE |
|  | EXISTING TRANSFORMER |  | EXISTING ASPHALT SURFACE |
|  | EXISTING ELECTRIC METER |  | EXISTING GRAVEL SURFACE |
|  | EXISTING LIGHT POLE | | |
|  | EXISTING GENERIC LIGHT | | |
|  | EXISTING UTILITY POLE | | |
|  | EXISTING TELEPHONE PEDESTAL | | |
|  | EXISTING UNIDENTIFIED MANHOLE | | |
|  | EXISTING SHRUB | | |
|  | EXISTING CONIFEROUS TREE | | |
|  | EXISTING DECIDUOUS TREE | | |

3. This survey is based upon the survey work completed on May 14, 2025. Any changes in site conditions after this date are not reflected by this survey.

4. This survey is referenced to the Wisconsin County Coordinate System-Deane Zone, NAD 83 (2011). Elevations are based upon NAVD88 datum.

5. All underground utilities have been located per markings placed on the ground or maps provided by the utility's (owners) records. The surveyor reserves the liability per the Engineer's Stationing Manual, paragraph 20252.31.3804, 20252.31.3805, 20252.31.3806, 20252.31.3813, 20252.31.3816. Verbalizer does not warrant the locations marked or mapped by utility owners.

6. Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the City of Madison utilities website.

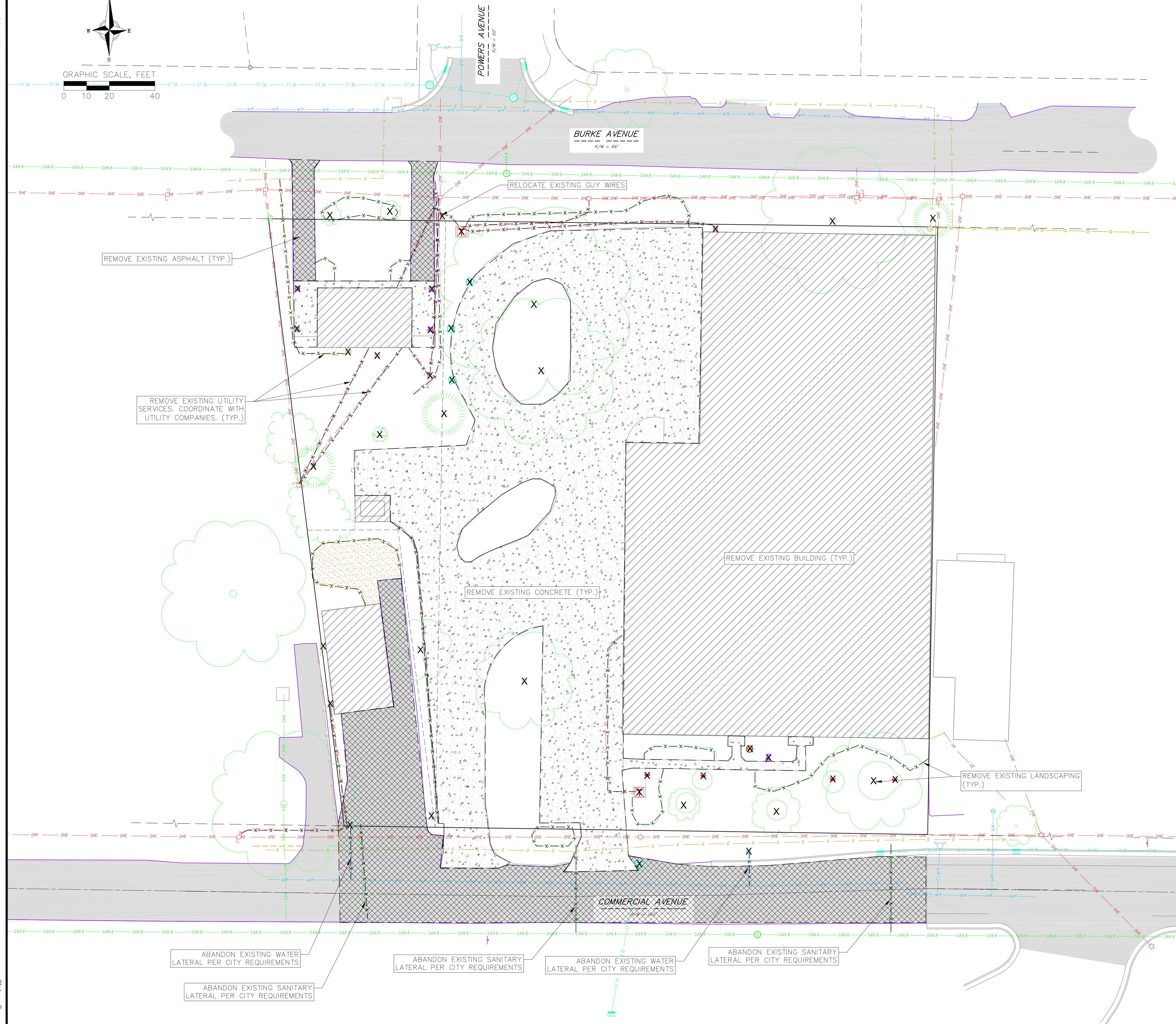
7. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.

8. Surveyor has made no investigation or independent search for easement, record, encumbrances, restrictive covenants, or other interests in the property.

9. This existing conditions plan was prepared at the request of Dupacy, LLC, 3300 Commercial Avenue, Madison, WI 53714.

NOT FOR CONSTRUCTION

C100	PROJECT NO.		250346	
	CHECKED		SCHU	
	DRAFTER		JPD/KFAP	
	DATE		7/14/2025	
REVISIONS		REVISIONS		
NO.		DATE		REMARKS



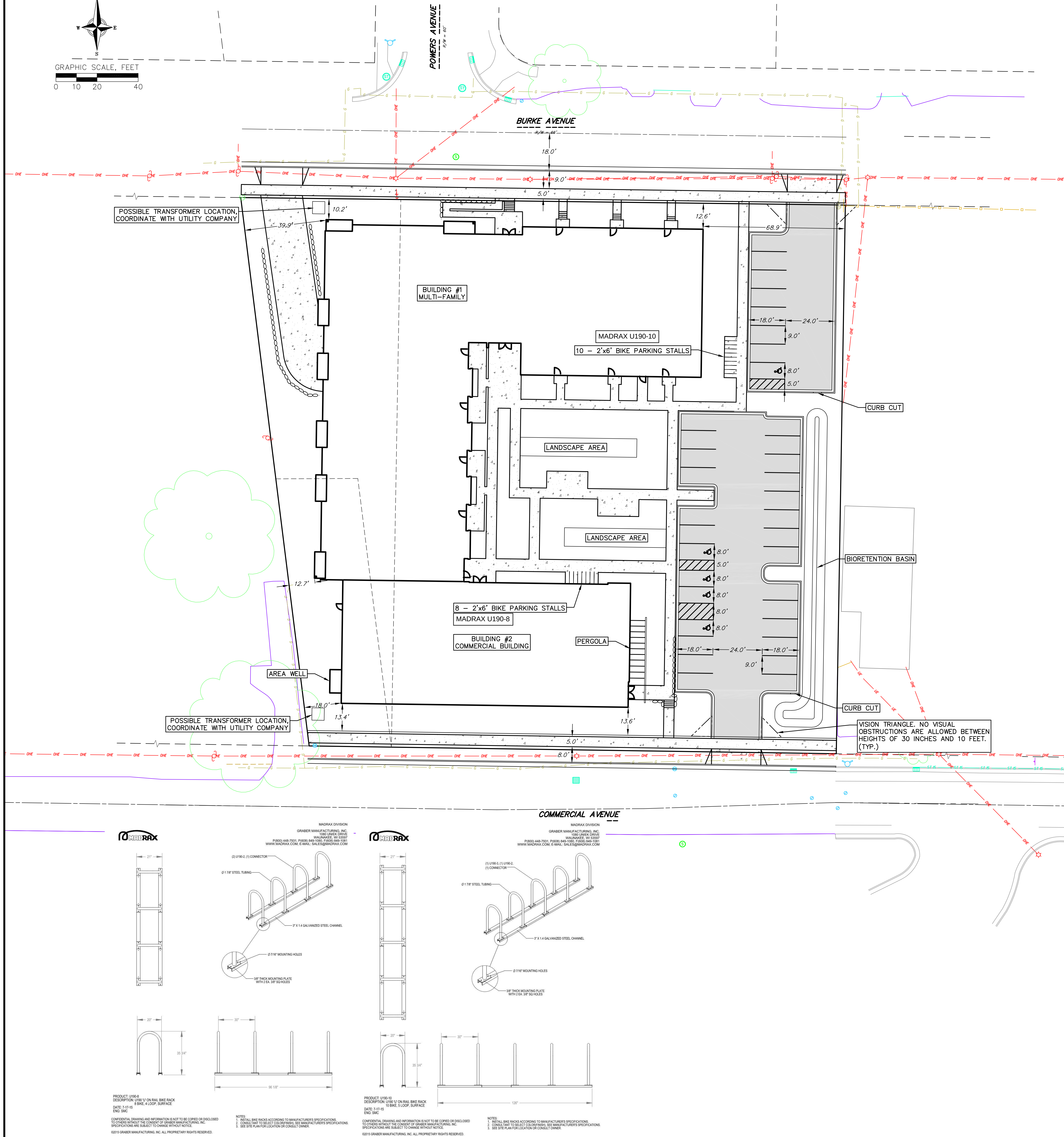
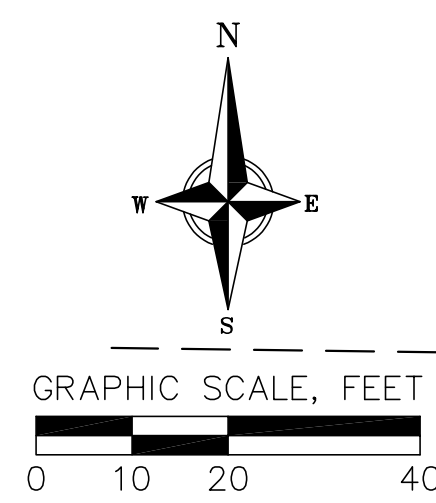
DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

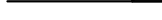
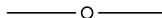
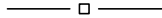
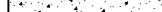
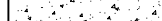
1. THE RIGHTS-OR-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURBS, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
7. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
9. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
10. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

NOT FOR CONSTRUCTION

DATE 7/14/2025 DRAFTER JGOL CHECKED SCHU PROJECT NO. 250346 C101	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE



SITE PLAN LEGEND

- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | CURB AND GUTTER (REVERSE CURB HATCHED) |
|  | PROPOSED CHAIN LINK FENCE |
|  | PROPOSED WOOD FENCE |
|  | PROPOSED CONCRETE |
|  | PROPOSED LIGHT-DUTY ASPHALT |
|  | PROPOSED HEAVY-DUTY ASPHALT |
|  | PROPOSED BUILDING |
|  | PROPOSED SIGN |
|  | PROPOSED LIGHT POLE |
|  | PROPOSED BOLLARD |
|  | PROPOSED ADA DETECTABLE WARNING FIELD |
|  | PROPOSED HANDICAP PARKING |
- ABBRE**

TC	— TOP
FT	— FINISH
FL	— FLOW
SW	— TOP
TW	— TOP
BW	— BOT

ABBREVIATIONS

- TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

SITE CONSTRUCTION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
6. THE RIGHTS-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
7. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
8. CONCRETE FOR DRIVEWAYS/ AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
9. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.

SITE DEVELOPMENT DATA:

ZONING - TE

DENSITIES:
LOT AREA - 73,316 SF
DWELLING UNITS (D.U.) - 70
LOT AREA/D.U. - 1047 SF/D.U.
DENSITY - 41.59 D.U./AC

LOT COVERAGE - 66.0%

BUILDING HEIGHT (ABOVE GRADE):
MULTI-FAMILY - 4 STORY (AT TALLEST POINT)
COMMERCIAL - 1 STORY

BUILDING GROSS AREA:
MULTI-FAMILY - 95,590 SF +/-
COMMERCIAL - 8,420 SF +/-

DWELLING UNIT MIX:
JR STUDIO - 8
STUDIO - 12
ONE BEDROOM - 36
ONE BEDROOM & DEN - 3
TWO BEDROOM - 11
TOTAL D.U. - 70

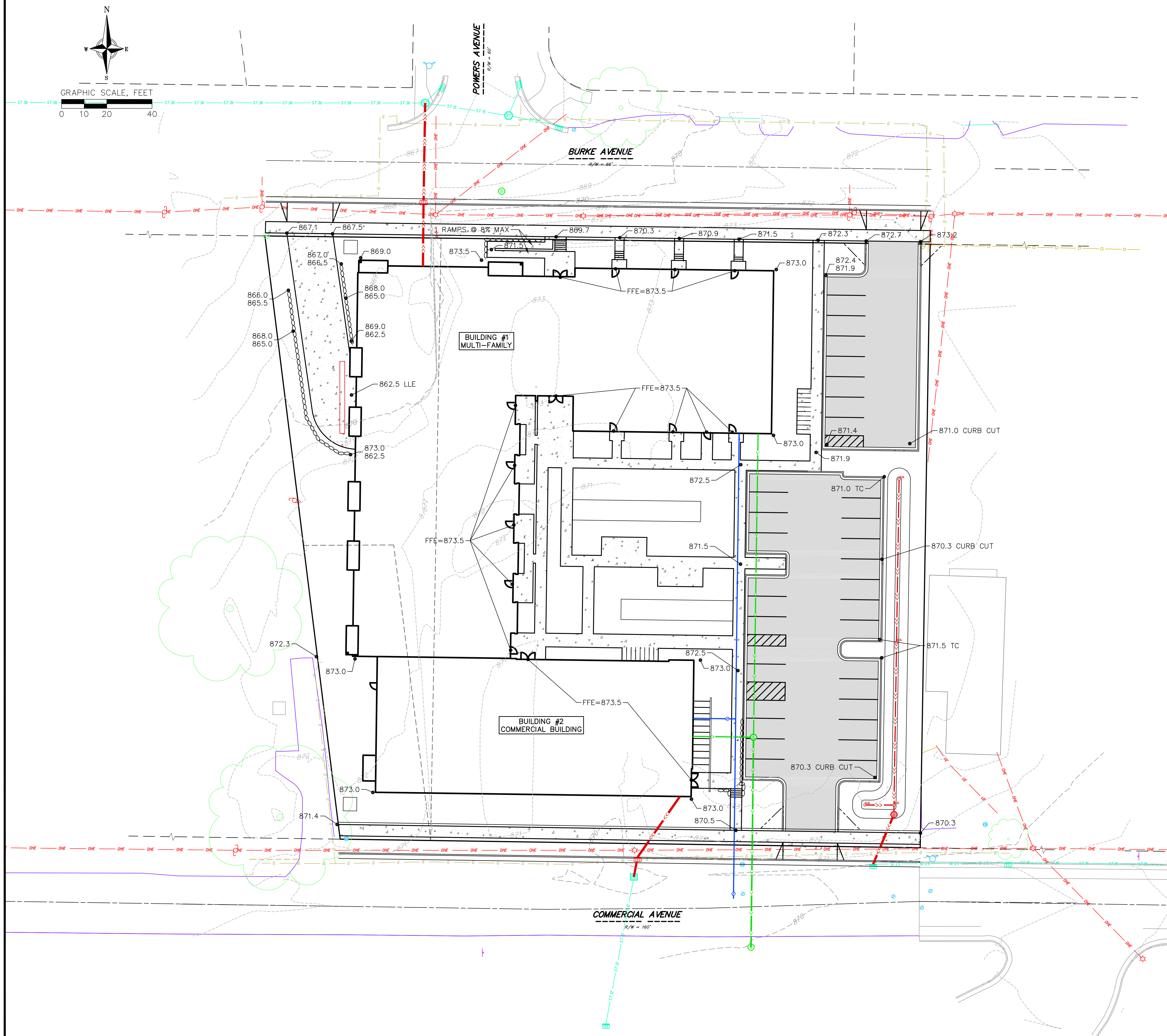
VEHICLE PARKING STALLS:
UNDERGROUND PARKING 58 (INCLUDING 2 ADA)
EV READY - 19
EV INSTALLED - 4 (INCLUDING 1 ADA)
SURFACE - 35 (INCLUDING 5 ADA)
TOTAL PARKING STALLS 93 (INCLUDING 7 ADA)

BICYCLE PARKING:
WITHIN BUILDING - 77
SURFACE - 19
TOTAL BICYCLE PARKING - 95

Site Plan

C200	PROJECT NO. 250346		CHECKED SCHU		DRAFTER JGOL		DATE 7/14/2025	
	REVISIONS		REVISIONS		REMARKS		REMARKS	
	NO.	DATE	NO.	DATE				

C200



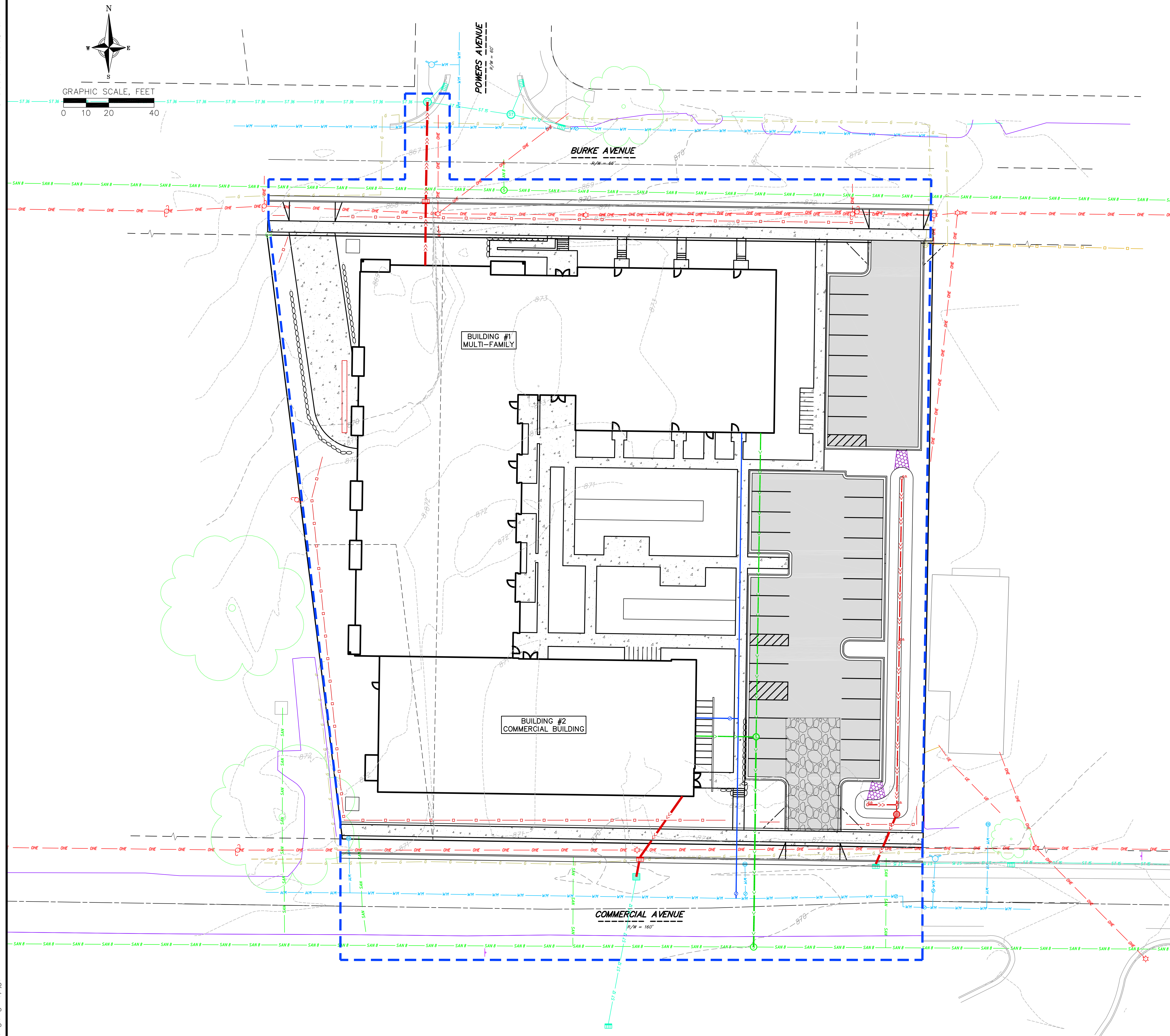
- ### GRADING LEGEND
- | | |
|-----------|-------------------------------|
| — ~ 820 — | EXISTING MAJOR CONTOURS |
| — ~ 818 — | EXISTING MINOR CONTOURS |
| — (820) — | PROPOSED MAJOR CONTOURS |
| — (818) — | PROPOSED MINOR CONTOURS |
| — — — — — | DITCH CENTERLINE |
| — □ — □ — | SILT FENCE |
| — — — — — | DISTURBED LIMITS |
| — — — — — | BERM |
| ⇒ | DRAINAGE DIRECTION |
| 2.92% | PROPOSED SLOPE ARROWS |
| ⊕ 1048.61 | EXISTING SPOT ELEVATIONS |
| ● 1048.61 | PROPOSED SPOT ELEVATIONS |
| () | STONE WEEPER |
| () | VELOCITY CHECK |
| () | INLET PROTECTION |
| () | EROSION MAT CLASS I, TYPE A |
| () | EROSION MAT CLASS II, TYPE B |
| () | EROSION MAT CLASS III, TYPE C |
| () | EROSION MAT CLASS II, TYPE A |
| () | TRACKING PAD |
| () | RIP RAP |

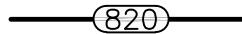
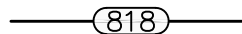
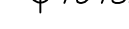
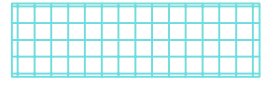
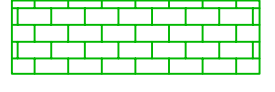
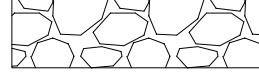
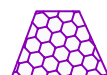
GRADING NOTES:

1. THE RIGHTS-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
3. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
4. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
5. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
6. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
7. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
8. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
9. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
6. THE RIGHTS-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

NOT FOR CONSTRUCTION

DATE 7/14/2025 DRAFTER JGOL CHECKED SCHU PROJECT NO. 250346 C300	REVISIONS		REVISIONS			
	NO.	DATE	REMARKS	NO.	DATE	REMARKS



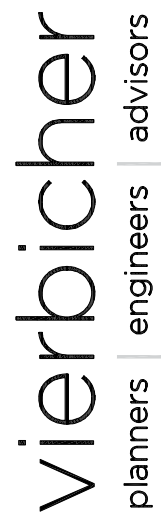
- ### GRADING LEGEND
- | | |
|---|-------------------------------|
|  | EXISTING MAJOR CONTOURS |
|  | EXISTING MINOR CONTOURS |
|  | PROPOSED MAJOR CONTOURS |
|  | PROPOSED MINOR CONTOURS |
|  | DITCH CENTERLINE |
|  | SILT FENCE |
|  | DISTURBED LIMITS |
|  | BERM |
|  | DRAINAGE DIRECTION |
|  | PROPOSED SLOPE ARROWS |
|  | EXISTING SPOT ELEVATIONS |
|  | PROPOSED SPOT ELEVATIONS |
|  | STONE WEEPER |
|  | VELOCITY CHECK |
|  | INLET PROTECTION |
|  | EROSION MAT CLASS I, TYPE A |
|  | EROSION MAT CLASS II, TYPE B |
|  | EROSION MAT CLASS III, TYPE C |
|  | EROSION MAT CLASS II, TYPE A |
|  | TRACKING PAD |
|  | RIP RAP |

NOTES:

1. THE RIGHTS-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

NOT FOR CONSTRUCTION

DATE		7/14/2025	
KRAFT			
JGOL			
CHECKED			
SCHU			
PROJECT NO.		250346	



Grading Detail
Mathea - 3300 Commercial Ave
City of Madison
Dane County, Wisconsin

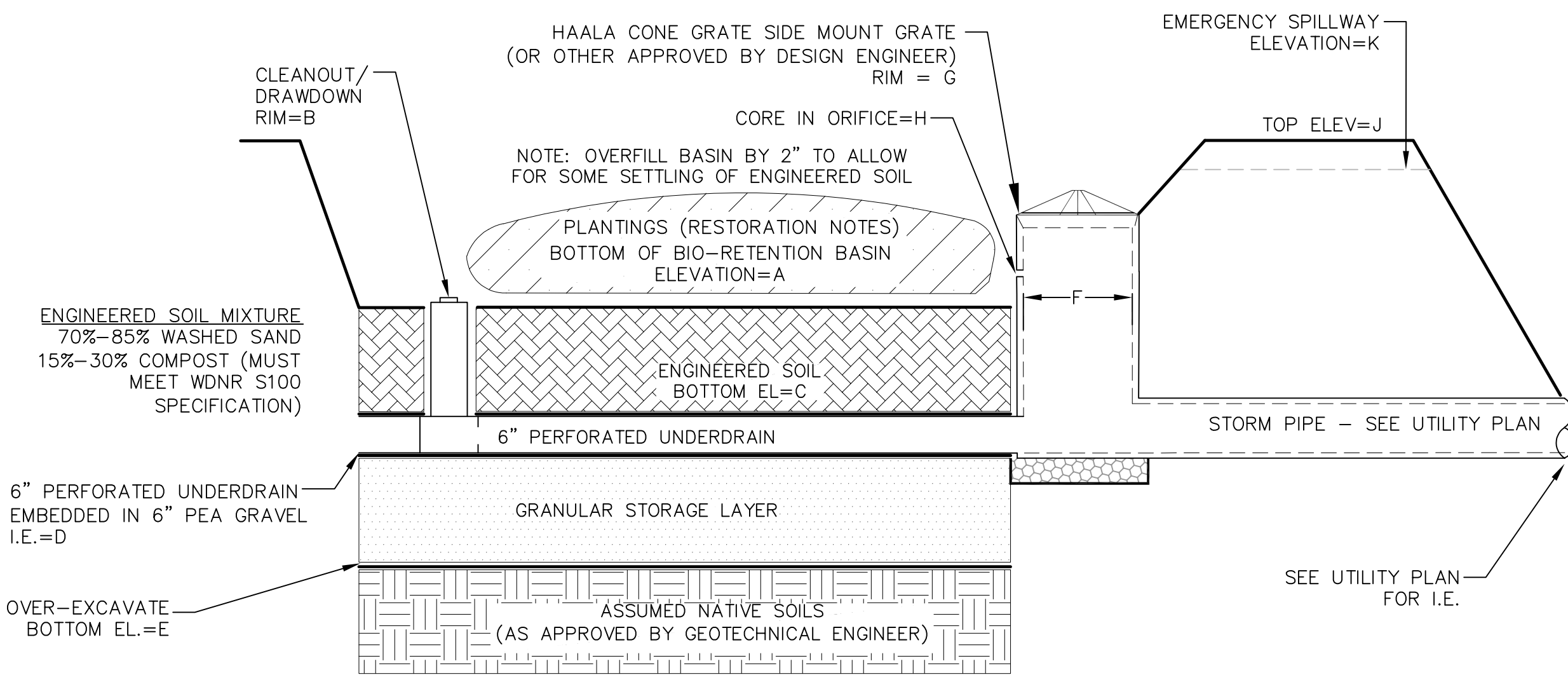
DATE		7/14/2025	
DRAFTER		JGOL	
CHECKED		SCHU	
PROJECT NO.		250346	
C302			

NOT FOR CONSTRUCTION

$$\text{— FFE} = 873.5 -$$



- | BIO-RETENTION BASIN ELEVATIONS | | | | | | | | | | | |
|--------------------------------|--------|--------|--------|--------|--------|-----|--------|---------------------|--------|--------|----------------------------------|
| | A | B | C | D | E | F | G | H | J | K | DESIGN INFILTRATION RATE (IN/HR) |
| BIO-RETENTION | 868.50 | 868.50 | 867.00 | 866.50 | 861.50 | 36" | 869.90 | 6" ϕ
869.00 | 870.50 | 870.00 | 0.50 |



BIORETENTION AREA SPECIFICATIONS:

- RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

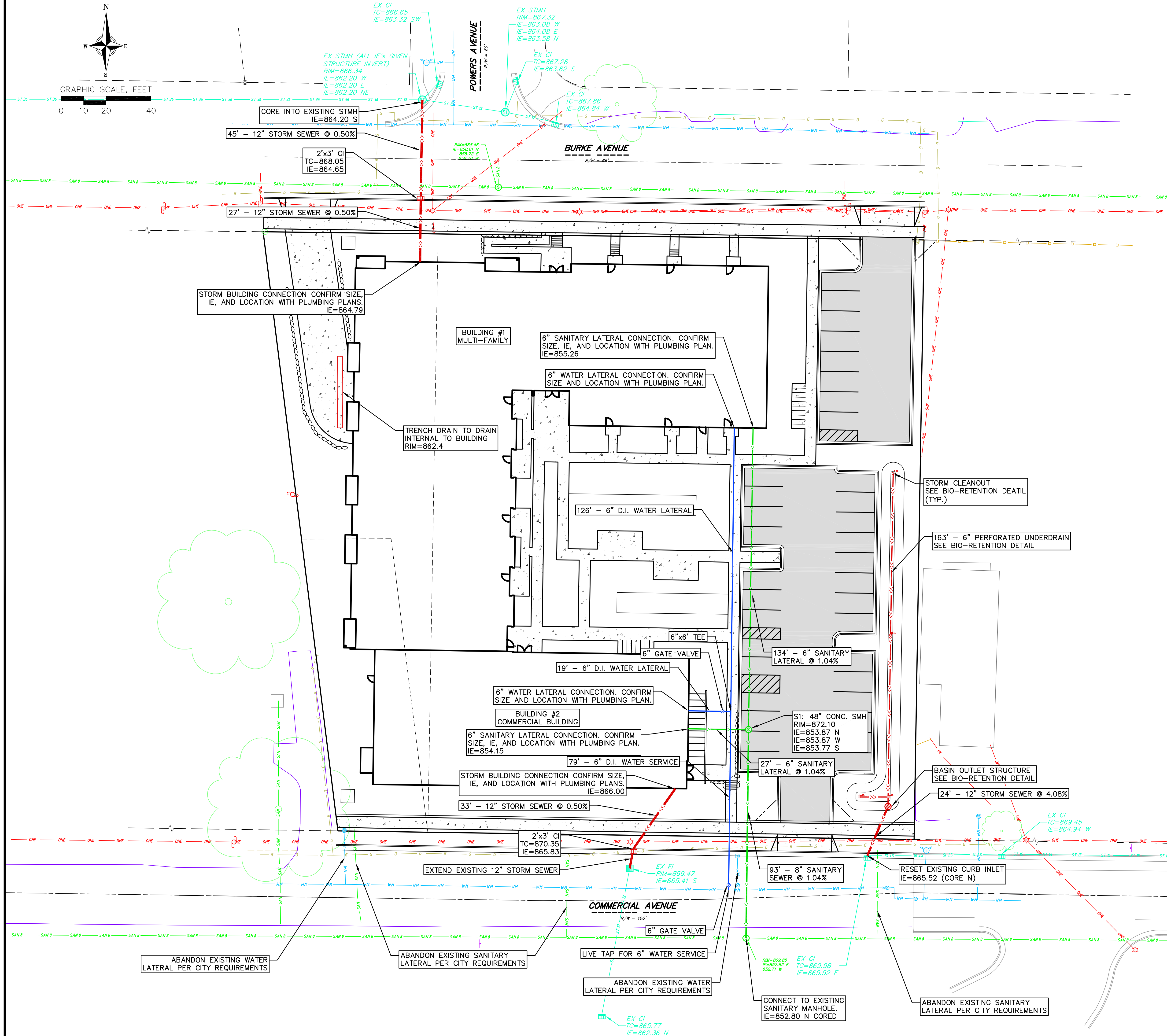
- CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

- LONG-TERM MAINTENANCE OF BIORETENTION AREA:

1. REFER TO DNR TECHNICAL STANDARD 1004

NOT FOR CONSTRUCTION

		REVISIONS		REVISIONS	
DATE	NO.	DATE	NO.	DATE	NO.
7/14/2025					
DRAFTER					
JGOL					
CHECKED					
SCHU					
PROJECT NO.					
250346					
C303					



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

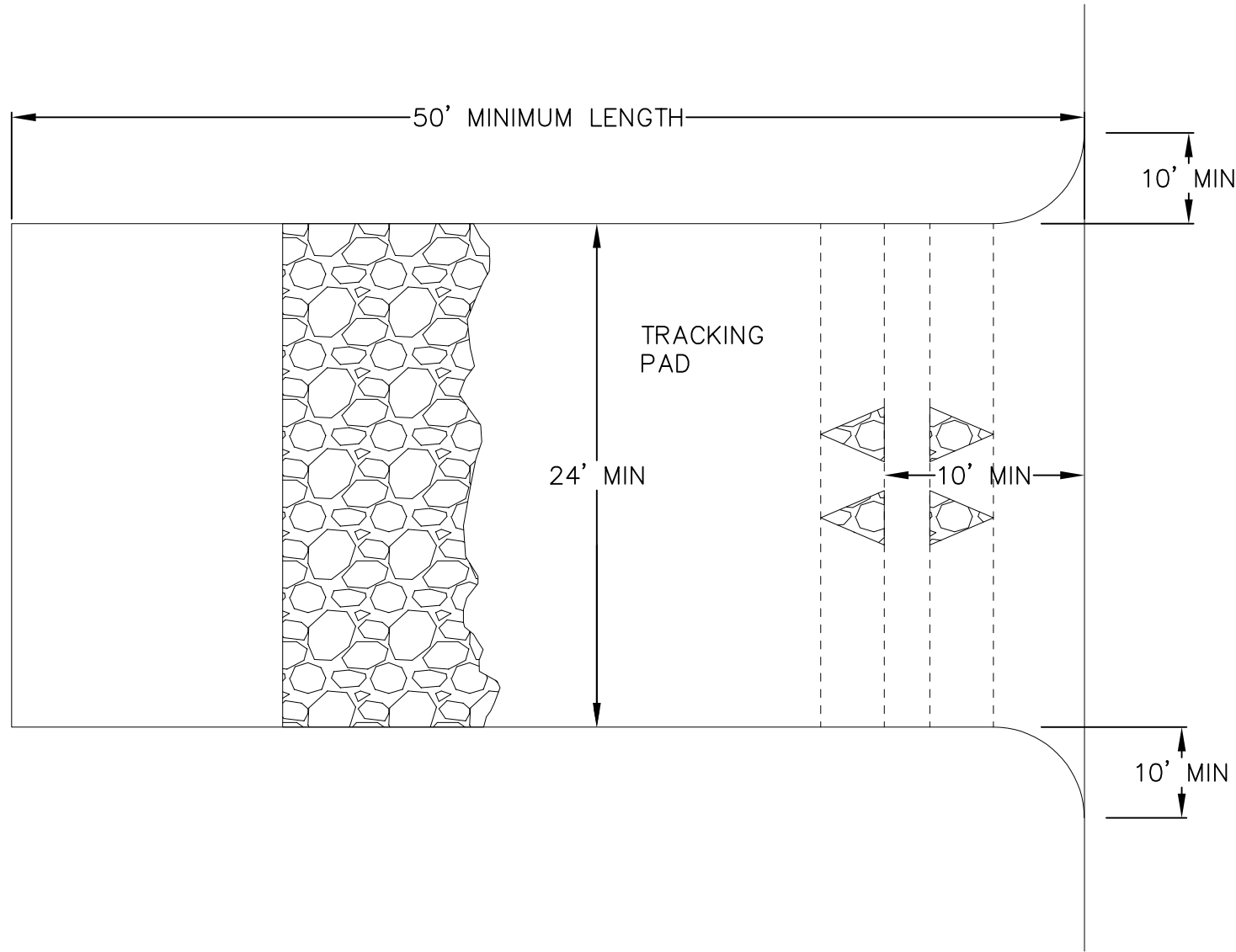
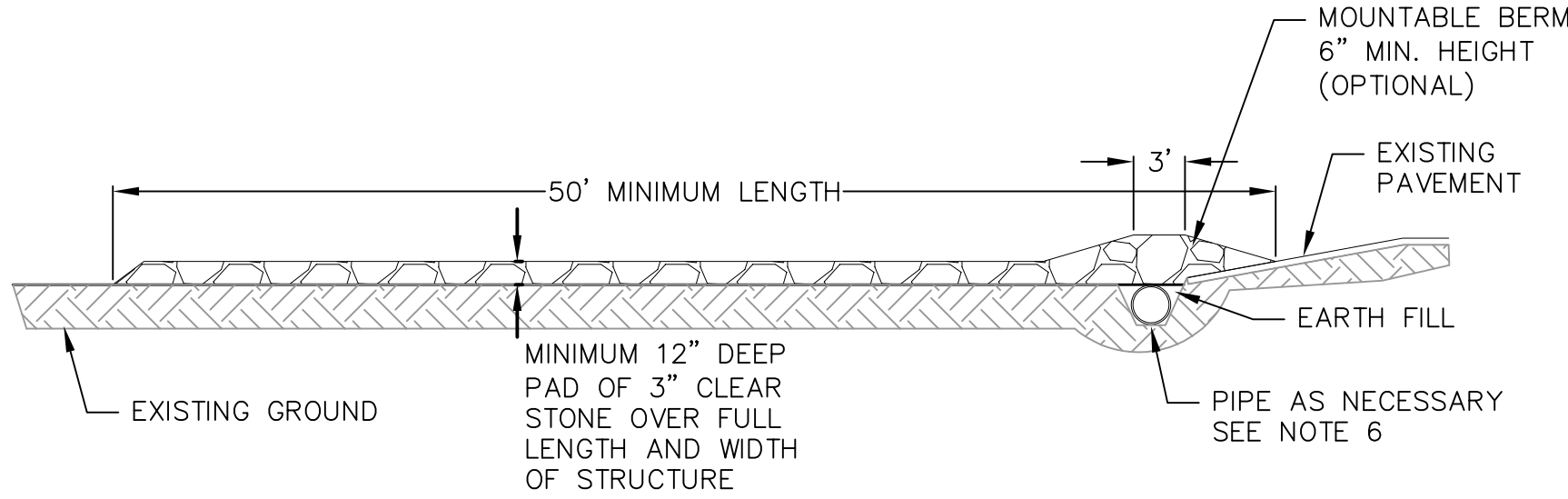
- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

- UTILITY NOTES:**
- THE RIGHTS-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
 - A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
 - PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 - UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
 - PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
 - NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
 - CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
 - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.

NOT FOR CONSTRUCTION

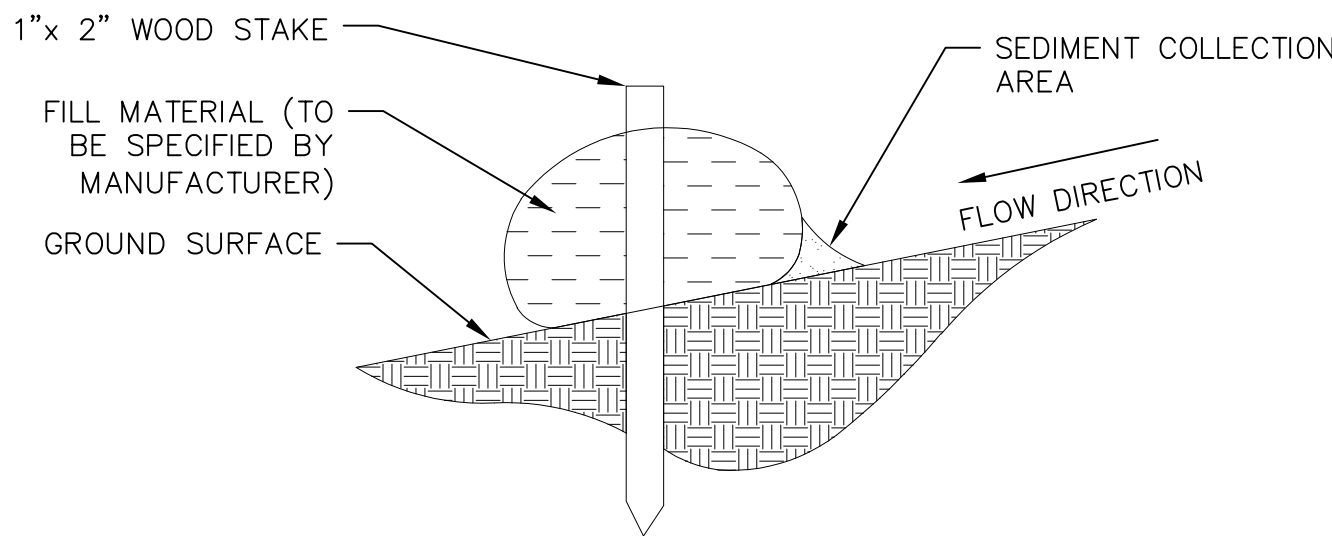
EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (HTTPS://DNR.WISCONSIN.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF, FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7--CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25--FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN--WORKED FOR A PERIOD OF MORE THAN 7--CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE--WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE--WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP--RAP SIZING. IN NO CASE WILL RIP--RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET.
15. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL--PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
16. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
17. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
18. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER THIS SHEET. SOIL STABILIZERS SHALL BE RE--APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
19. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
20. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
21. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
22. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
24. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH -- MINIMUM OF 50'
3. WIDTH -- 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE--HR GEOTEXTILE FABRIC.
5. STONE -- CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER -- ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION -- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD
C500 NOT TO SCALE



2 SILT SOCK
C500 NOT TO SCALE

CONSTRUCTION SEQUENCE:

1. INSTALL SILT SOCK, INLET PROTECTION AND TRACKING PAD
2. STRIP TOPSOIL
3. ROUGH GRADE
4. BEGIN BUILDING FOUNDATION
5. CONSTRUCT UNDERGROUND UTILITIES
6. PAVE AND RESTORE DISTURBED AREAS
7. REMOVE ALL EROSION CONTROL MEASURES ONCE SITE IS RESTORED

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

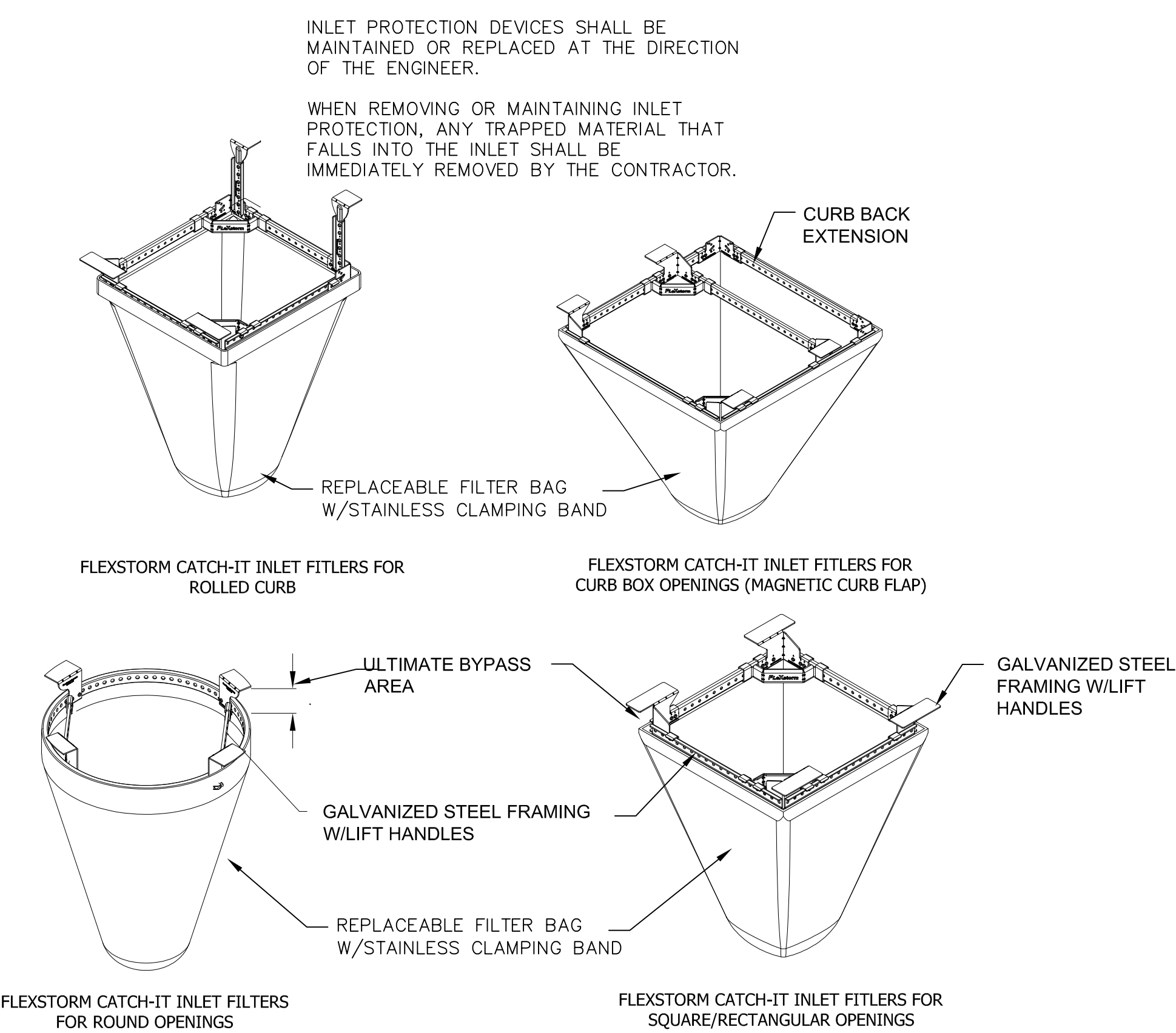
MULCHING RATES:

TEMPORARY AND PERMANENT:
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627. WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

SEEDING RATES:

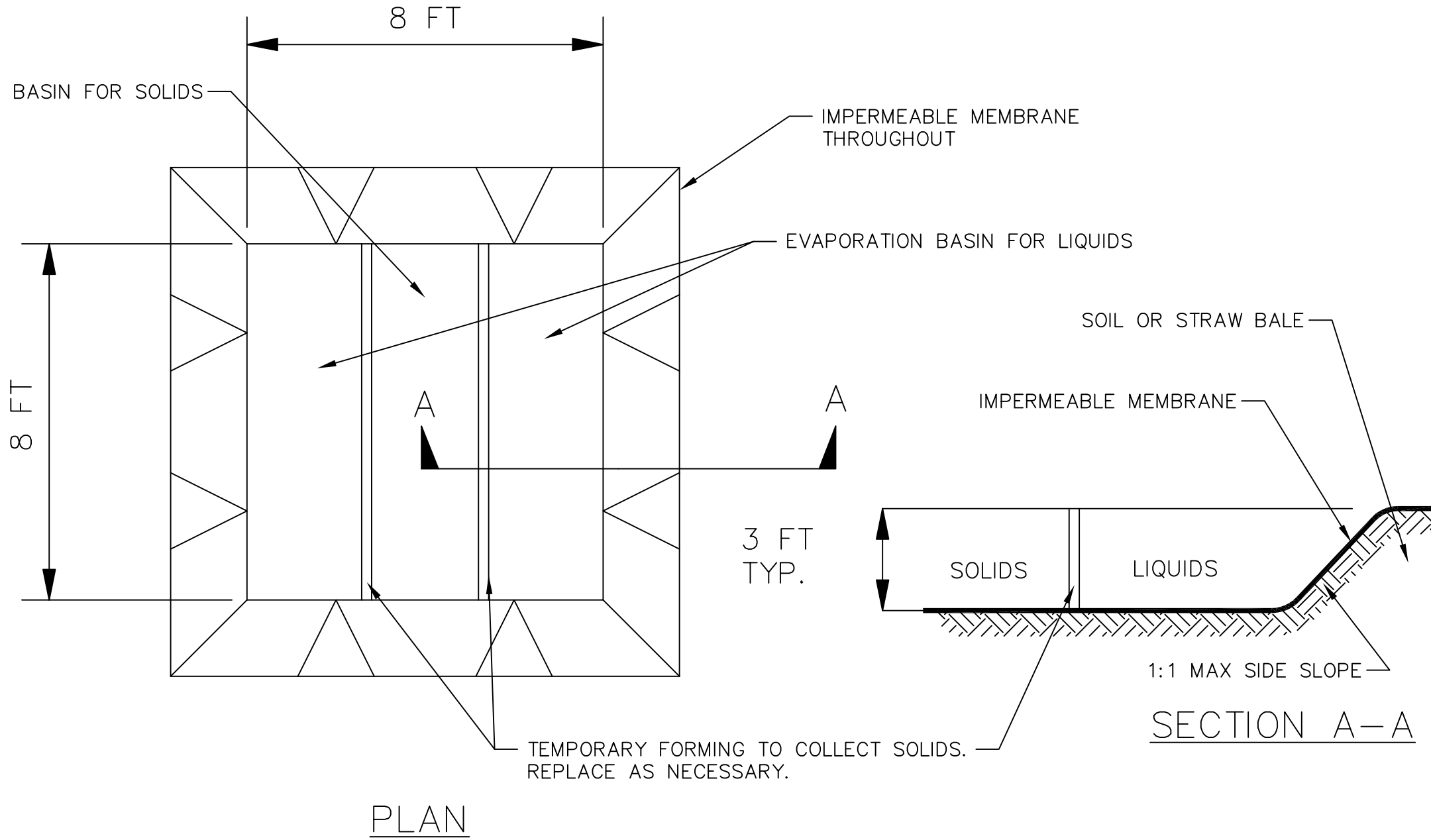
- TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED
- AFTER SEPTEMBER 15.

PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.



NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

3 FRAMED INLET PROTECTION
C500 NOT TO SCALE

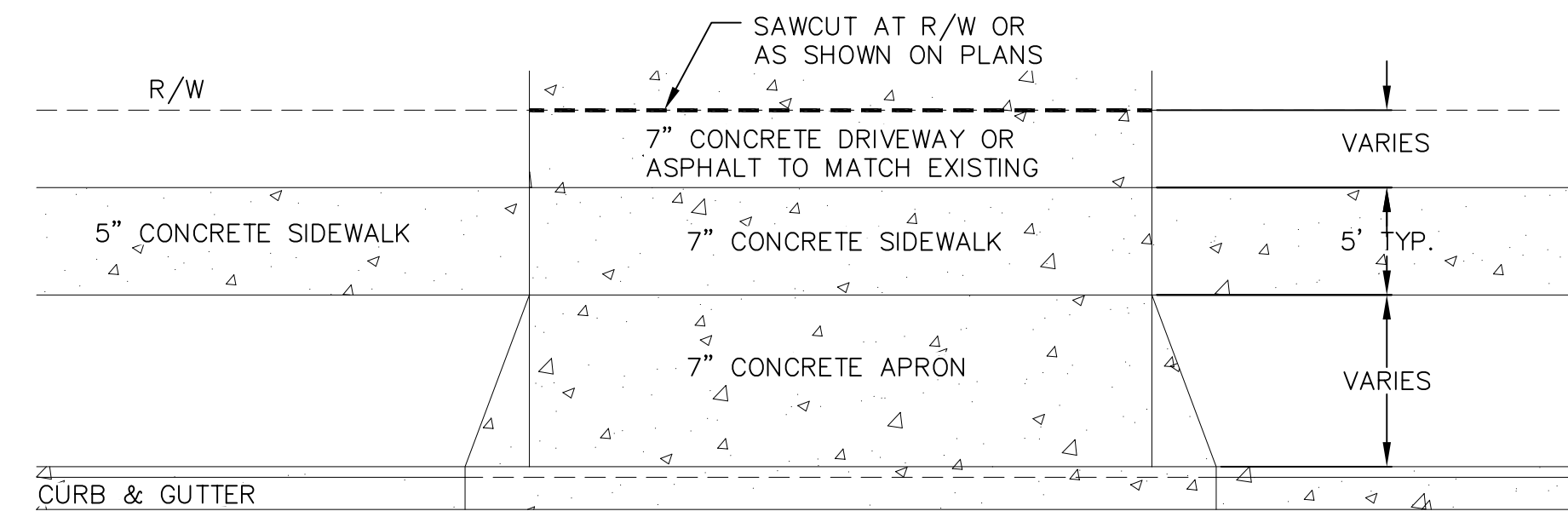


CONSTRUCTION SPECIFICATIONS

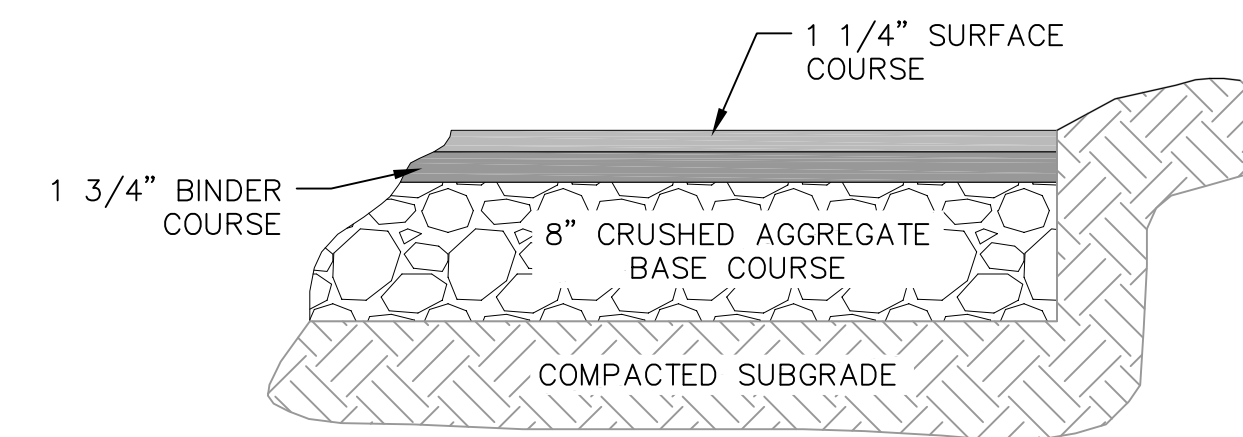
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET--VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

4 TEMPORARY CONCRETE WASHOUT
C500 NOT TO SCALE

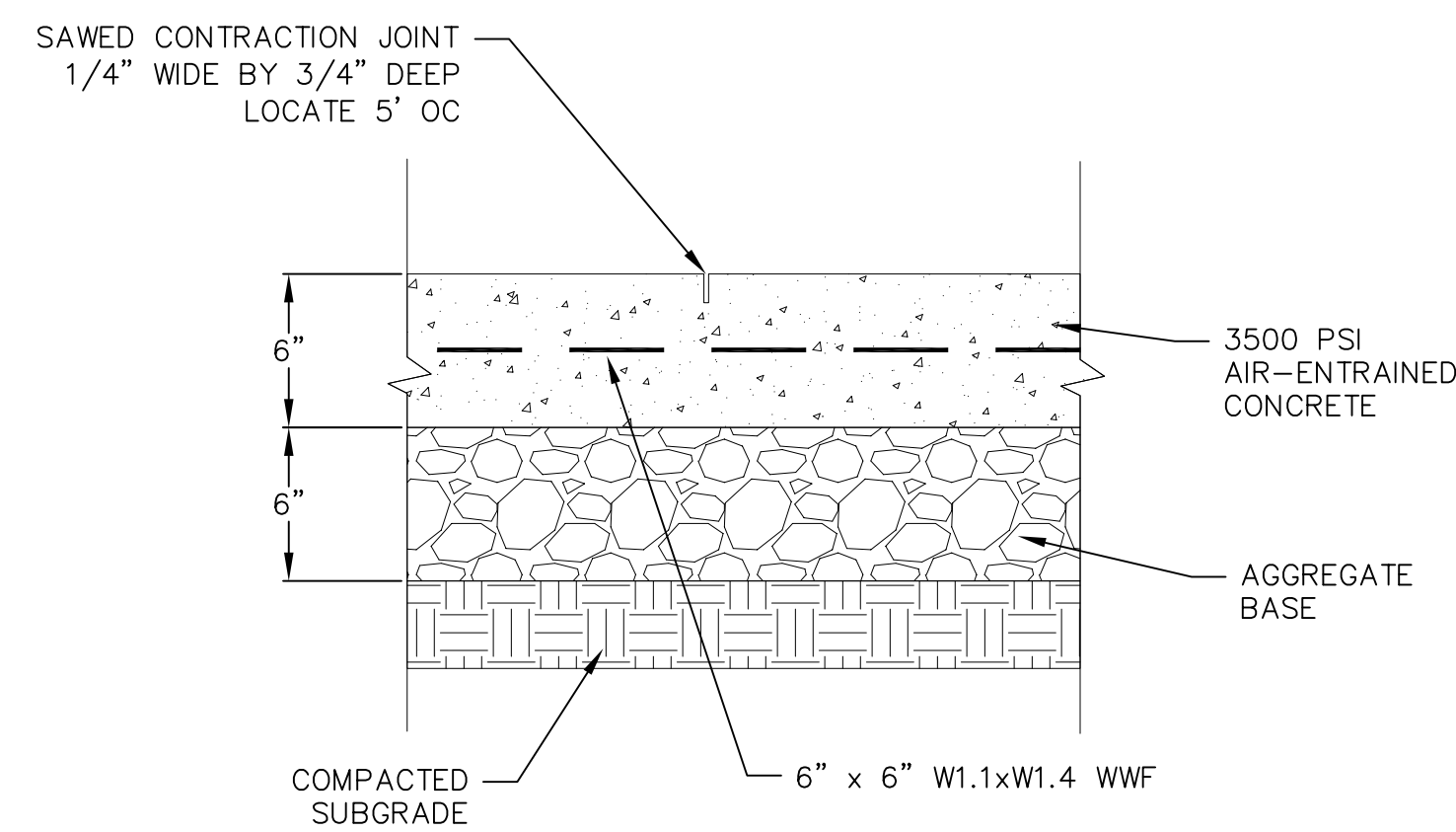
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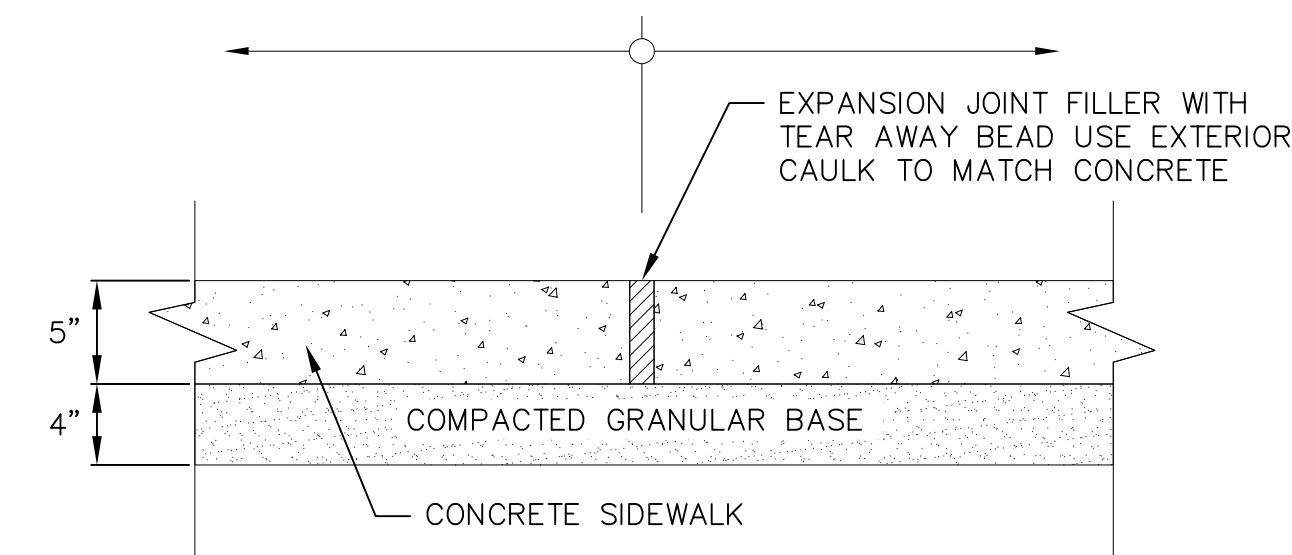
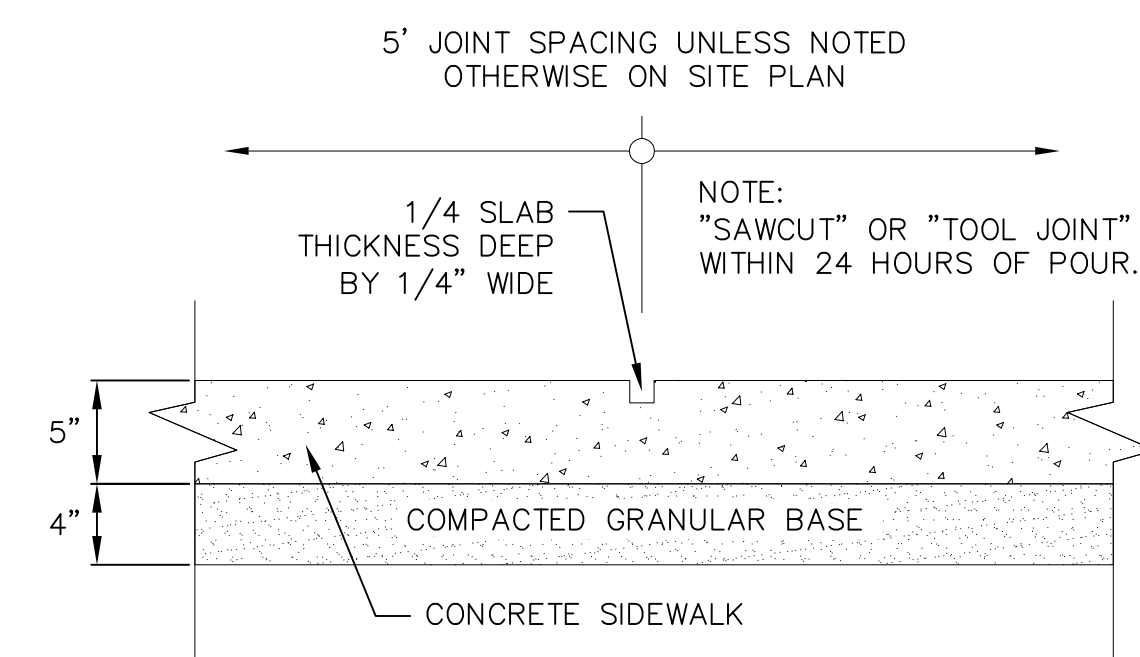
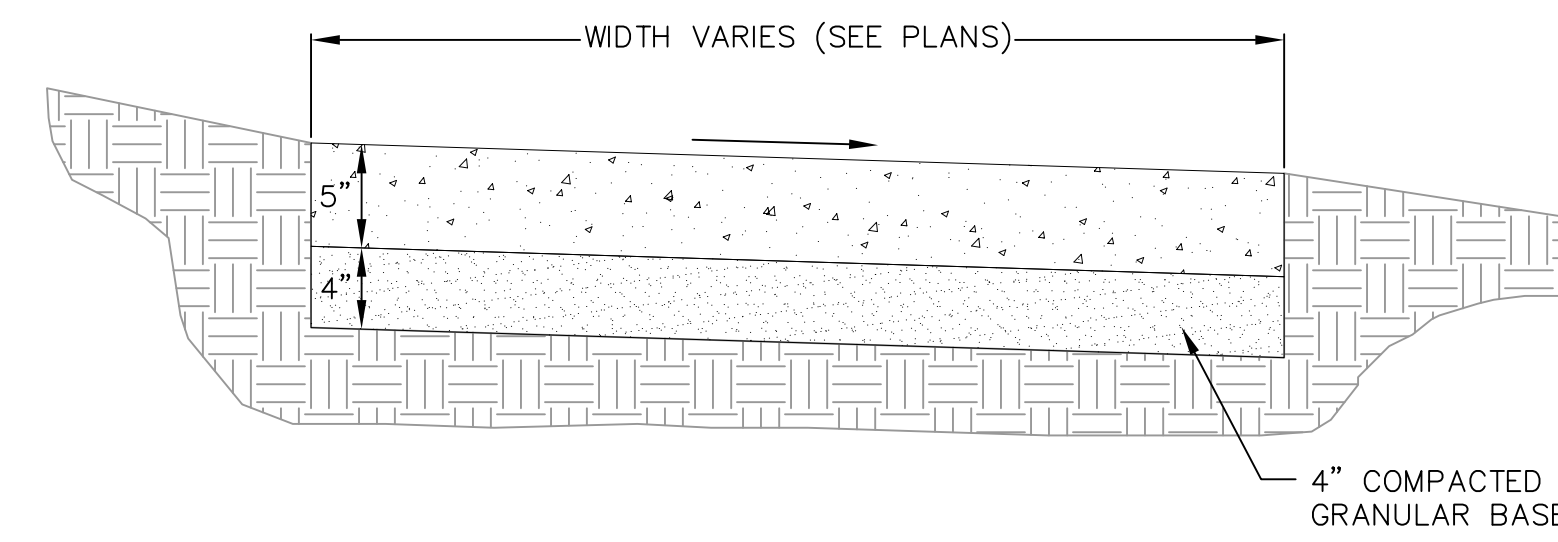
1 DRIVEWAY DETAIL
C501 NOT TO SCALE



2 SITE PAVEMENT
C501 NOT TO SCALE

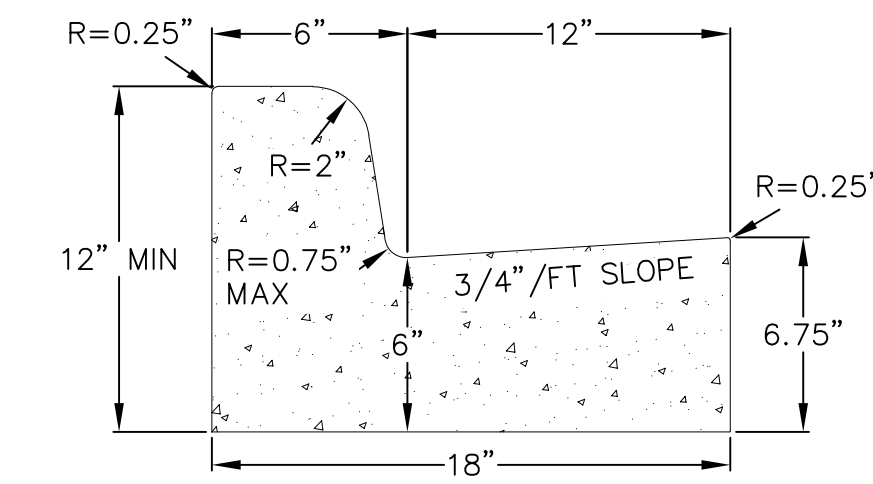
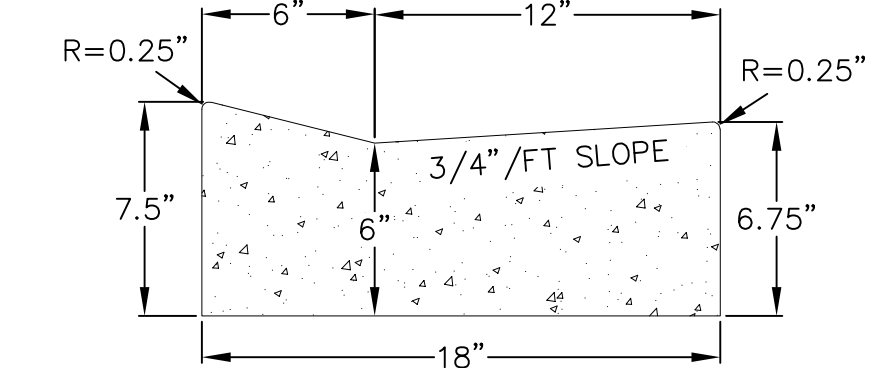


3 CONCRETE PAD
C501 NOT TO SCALE

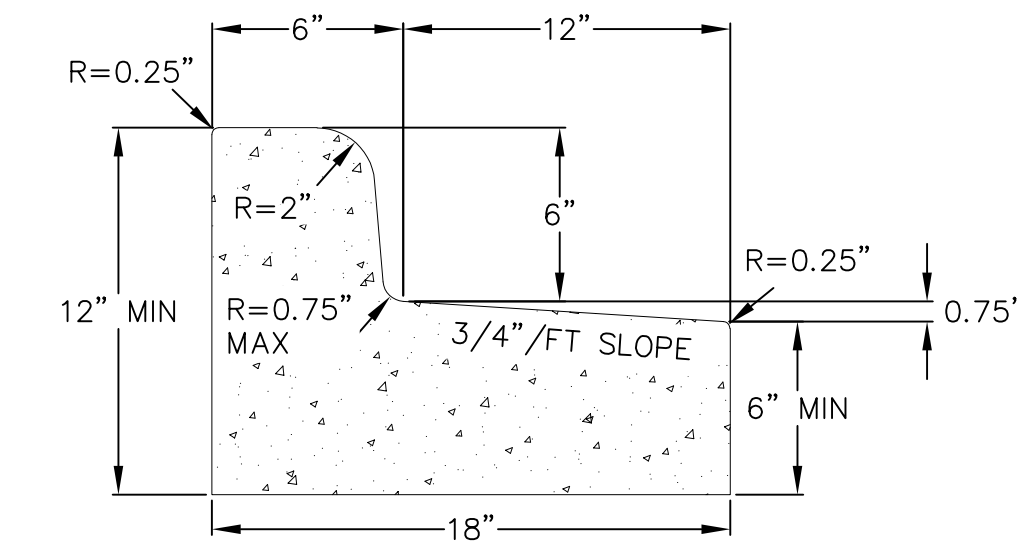


4
C501

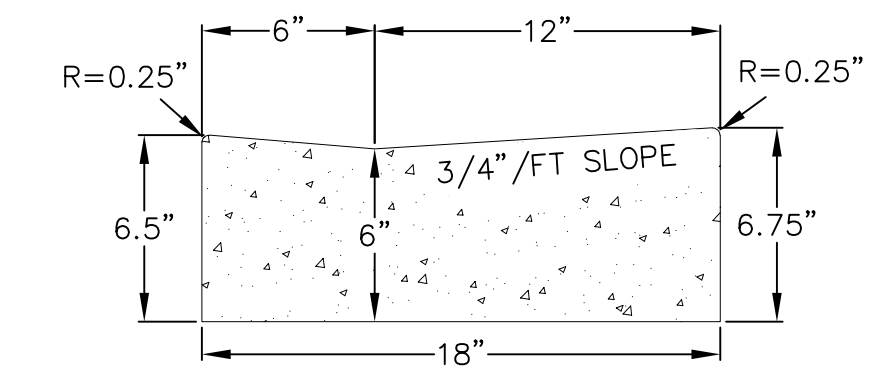
5" SIDEWALK
NOT TO SCALE

CURB AND GUTTER
CROSS SECTION

DRIVEWAY GUTTER CROSS SECTION



CURB AND GUTTER
REJECT SECTION

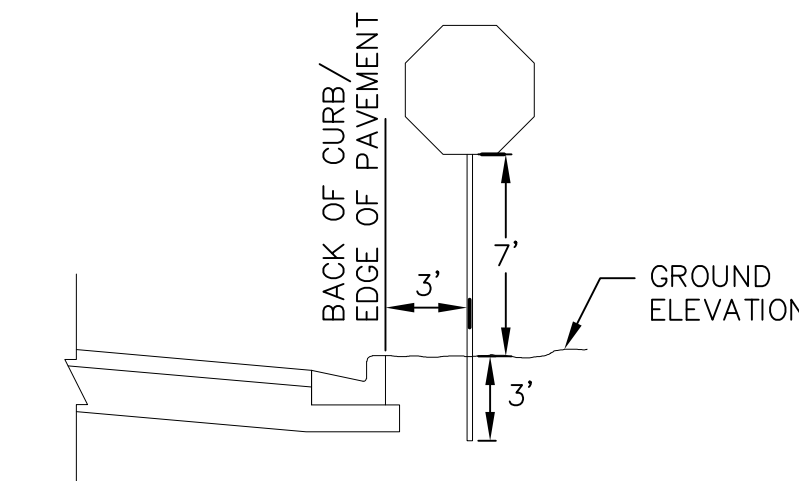


HANDICAP RAMP GUTTER CROSS SECTION

5 18" CONCRETE CURB AND GUTTER
C501 NOT TO SCALE

SIGNAGE NOTES:

1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
3. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.



6 STOP SIGN
C501 NOT TO SCALE

NOT FOR CONSTRUCTION

DATE		7/14/2025	
KRAFT			
JGOL			
CHECKED			
SCHU			
PROJECT NO.		250346	



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 3300 Commercial Ave

Contact Name & Phone #: Joe Goldsworthy 608-821-3977

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes ☐ Yes ☒ Yes	☐ No ☐ No ☐ No	☐ N/A ☒ N/A ☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes ☐ Yes ☐ Yes	☐ No ☐ No ☐ No ☐ No ☐ No ☒ No ☒ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes ☐ Yes ☐ Yes	☒ No ☐ No ☐ No	☐ N/A ☒ N/A ☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes ☐ Yes	☒ No ☐ No	☐ N/A ☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ 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: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes ☒ Yes ☒ Yes ☐ Yes ☒ Yes ☒ Yes	☐ No ☐ No ☐ No ☒ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes ☒ Yes ☒ Yes ☐ Yes ☒ Yes	☐ No ☐ No ☐ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☒ N/A ☐ N/A

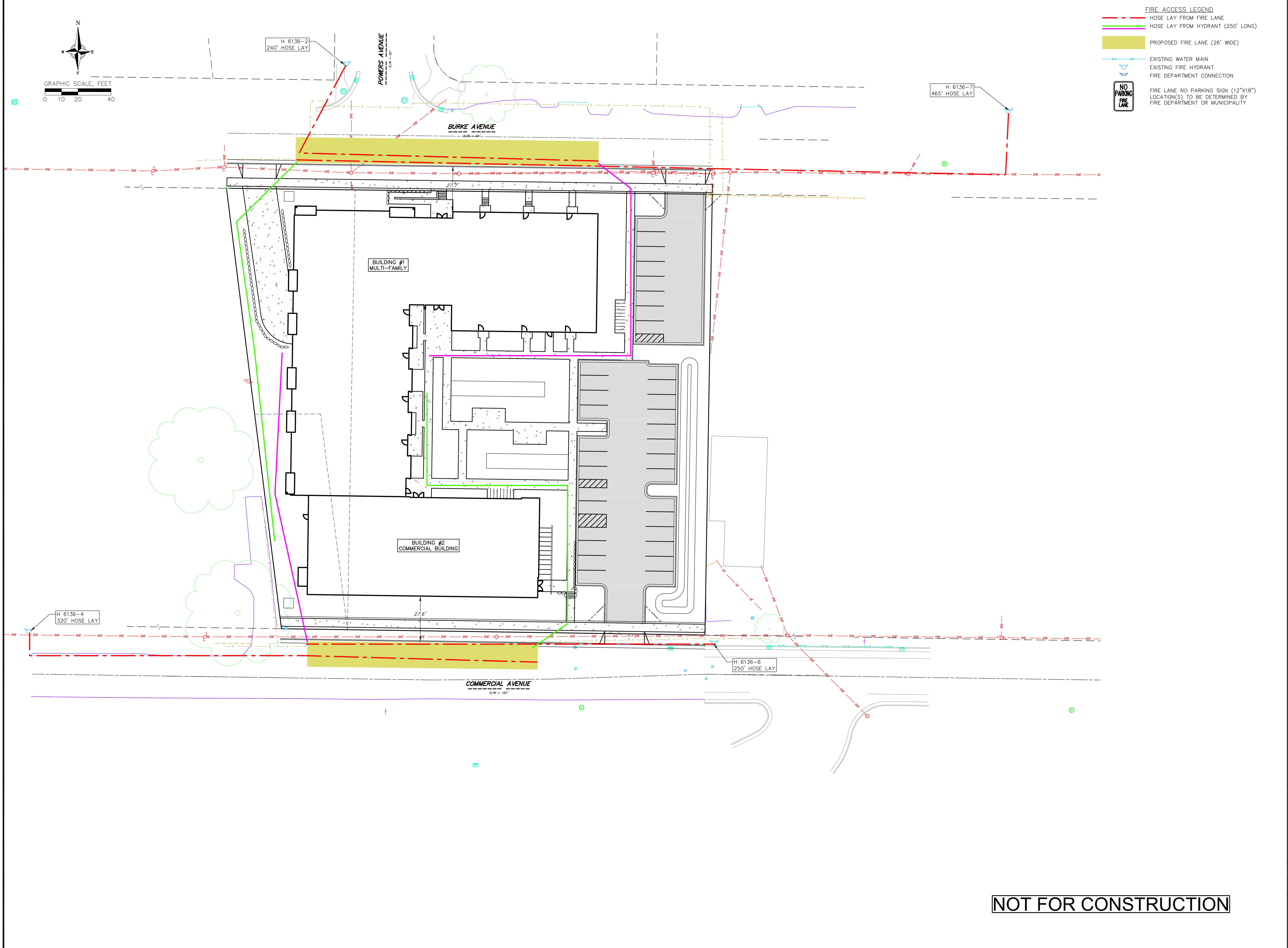
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

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

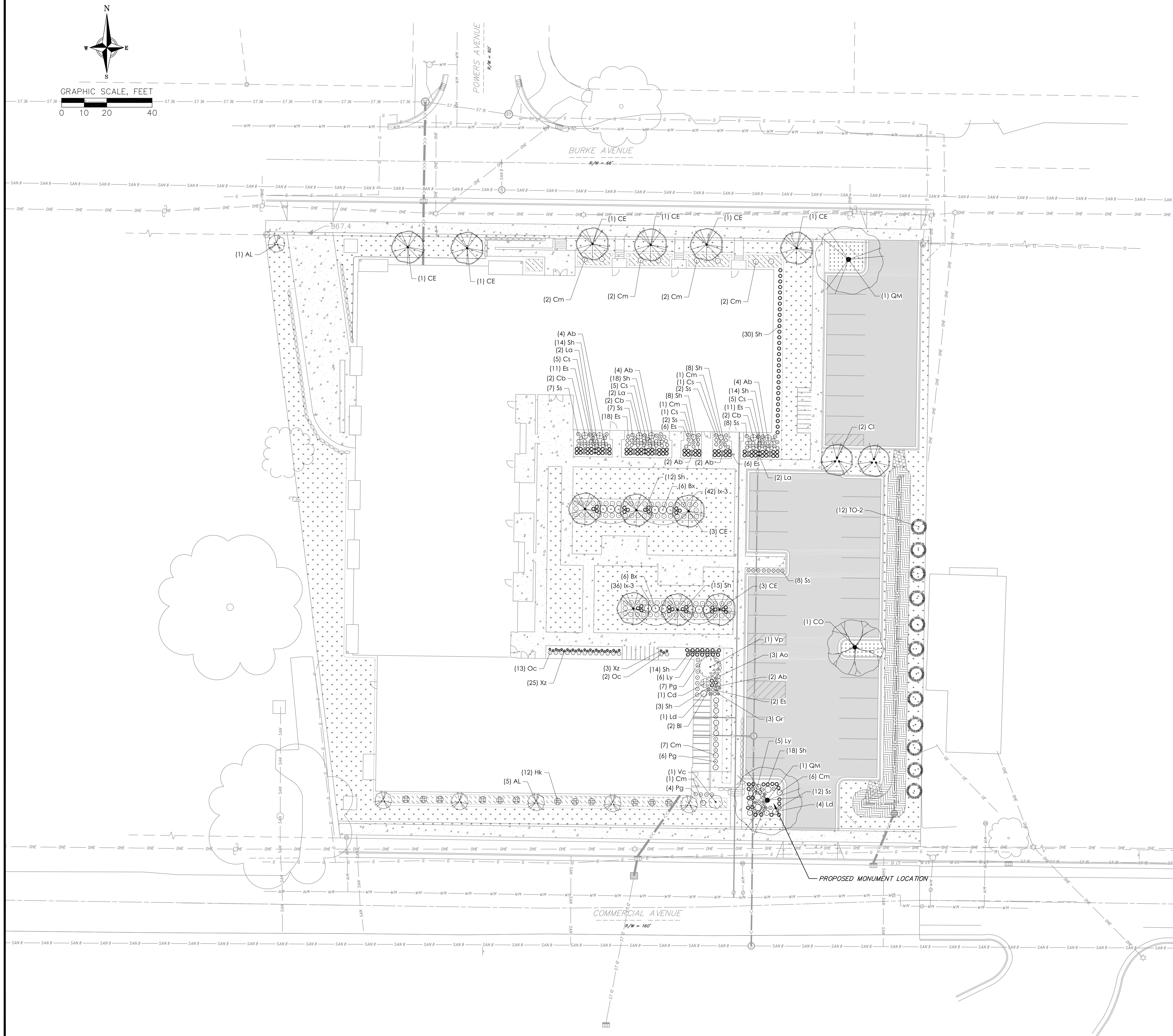
This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

10 Jul 2025 - 10:40a M:\Duplicity, LLC\250346 - Mathea\CADD\250346 - Base.dwg by: jgl
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NOT FOR CONSTRUCTION



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
CO	Celtis occidentalis / Common Hackberry	B & B	2.5' Cal		1
QM	Quercus macrocarpa / Burr Oak	B & B	2.5' Cal		2
EVERGREEN TREES					
TO-2	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	5' ht.		12
UNDERSTORY TREES					
AL	Amenlaethus laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	6
CE	Cercis canadensis / Eastern Redbud	B & B	4' ht.	Multi-Stem	12
CI	Crataegus crus-galli internis / Thornless Cockspur Hawthorn	B & B	2' Cal		2
DECIDUOUS SHRUBS					
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		24
Cd	Cephalanthus occidentalis / Buttonbush	Cont.	3 Gal.		6
Cb	Cephalanthus occidentalis 'Baileopsis' / Fiber Optic® Buttonbush	Cont.	7' Gal.		6
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.		5
Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.		12
Vc	Viburnum cassinoides / Withered Viburnum	Cont.	5 Gal.		1
Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4' ht.		1
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		12
Ix-3	Ilex glabra 'SMNGABI7' / Gem Box® Inkberry Holly	Cont.	3 Gal.		78
PERENNIALS					
Ao	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.		3
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.		18
Bl	Baptisia alba / White Wild Indigo	Cont.	1 Gal.		2
Xz	Carex bromoides / Bromo-like Sedge	Cont.	4 in.		28
Cs	Carexopsis palmata / Stiff Tickseed	Cont.	1 Gal.		17
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	4 in.		5
Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.		3
La	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.		6
Ly	Liatris pycnostachya / Gayleather	Cont.	1 Gal.		11
Oc	Onoclea dilatata / Cinnamon Fern	Cont.	1 Gal.		15
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.		17
Sh	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		46
Ss	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		154

CONCEPT PLANT SCHEDULE

TURF		14,545 sf
LACROSSE SEED CO - MADISON PARKS		
GROUND COVER #1		651 sf
Asclepias verticillata / Whorled Milkweed		34
Carex bromoides / Bromo-like Sedge		338
Dalea purpurea / Purple Prairie Clover		34
Koeleria macrantha / Prairie Junegrass		271
GROUND COVER #2		309 sf
Carex brevior / Oval Sedge		48
Careopsis palmata / Sticky Tickseed		20
Geum triflorum / Prairie Spoke		20
Liatris aspera / Rough Blazing Star		26
Sporobolus heterolepis / Prairie Dropseed		209
GROUND COVER #3		353 sf
Carex albicans / White-tinged Sedge		72
Carex bromoides / Bromo-like Sedge		183
Heuchera richardsonii / Prairie Alum Root		36
Hydrophyllum virginianum / Virginia Waterleaf		20
Polemonium reptans / Greek Valerian		56
NATIVE WET SEED		1,687 sf
PRAIRIE MOON NURSERY - SHORT SEDGE MEADOW		

NOT FOR CONSTRUCTION

DATE		7/14/2025	
DRAFTER		EGOR	
CHECKED		SCHU	
PROJECT NO.		250346	
L100			

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS,

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2.1(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. LANDSCAPE BORDERS IDENTIFIED AS STONE BORDERS ARE TO BE INSTALLED USING 1"-2", WASHED STONE TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
5. LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 8"X4" OR EQUAL, COLOR BLACK ANODIZED.
6. ALL TREES AND/OR SHRUBS PLANTED IN SEED AREAS TO BE INSTALLED WITH A 6" DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPDRESS TO ALL PLANTING AREAS PRIOR TO PLANT APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

1. ALL UNLABLELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDDED WITH "MADISON PARKS" SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE SEEDDED DAILY TO MAINTAIN A CONSTANT SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6". PRIOR TO SEEDING APPLY A MINIMUM OF 1" TOPSOIL TO ENTIRE AREA. AFTER SEEDING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
2. ALL AREAS LABELED "NATIVE WEED SEED MIX" TO BE SEEDDED WITH "SHORT SEED MEADOW" OR "PRAIRIE MOON NURSERY" OR EQUAL. AFTER SEEDING, APPLY A 1" LAYER OF COMPOST OR NATIVE SEEDINGS BETWEEN JUNE 15TH AND OCTOBER 15TH TO RECEIVE AT LEAST 1" WATER TWICE WEEKLY. NATIVE SEEDING PRIOR TO JUNE 15TH AND AFTER OCTOBER 15TH DO NOT REQUIRE WATERING. PRIOR TO SEEDING APPLY A MINIMUM OF 4" SCREENED TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING BROADCAST MULCH WITH A LAYER OF WEED FREE STRAW OR STRAW MAT. MULCH TO BE APPLIED FOR SUFFICIENT AIR AND LIGHT PENETRATION. REFER TO "PRAIRIE AREA" NOTES REGARDING SUGGESTED MAINTENANCE ACTION.
4. INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE. PLUGS ARE TO BE PLANTED IN PROPORTION TO QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE TOTAL FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUND COVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS. PATTERN ACCEPTED. WHERE PLANTINGS ABANDON WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLANTS. EXCEPT FOR THE 12" BORDER, THE MULCH SHALL BE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING. INSTALL GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. AFTER 4 WEEKS, APPLY AN APPLICATION OF POST-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

City of Madison Landscape Worksheet						
Address:		3240 Commercial Ave.		Date:	7/3/2025	
Total Square Footage of Developed Area:		(Site Area)	-	(Building Footprint at Grade)	=	43422 sf
			73411		29989	
Total Landscape Points Required (<5 ac):		43,422	/ 300 =	145	x 5 =	724
Landscape Points Required >5 ac:			/ 100 =	0	x 1 =	-
			Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0	3	105
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0	11	165
Upright evergreen shrub	3-4 feet tall	10		0		0
Shrub, deciduous	#3 gallon	3		0	41	123
Shrub, evergreen	#3 gallon	4		0	90	360
Ornamental/Decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
Sub Totals				0		753
			Total Points Provided:	753		

NOT FOR CONSTRUCTION

- Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
- Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

