SITE PLAN

THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY

GENERAL NOTES:

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. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:

CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.

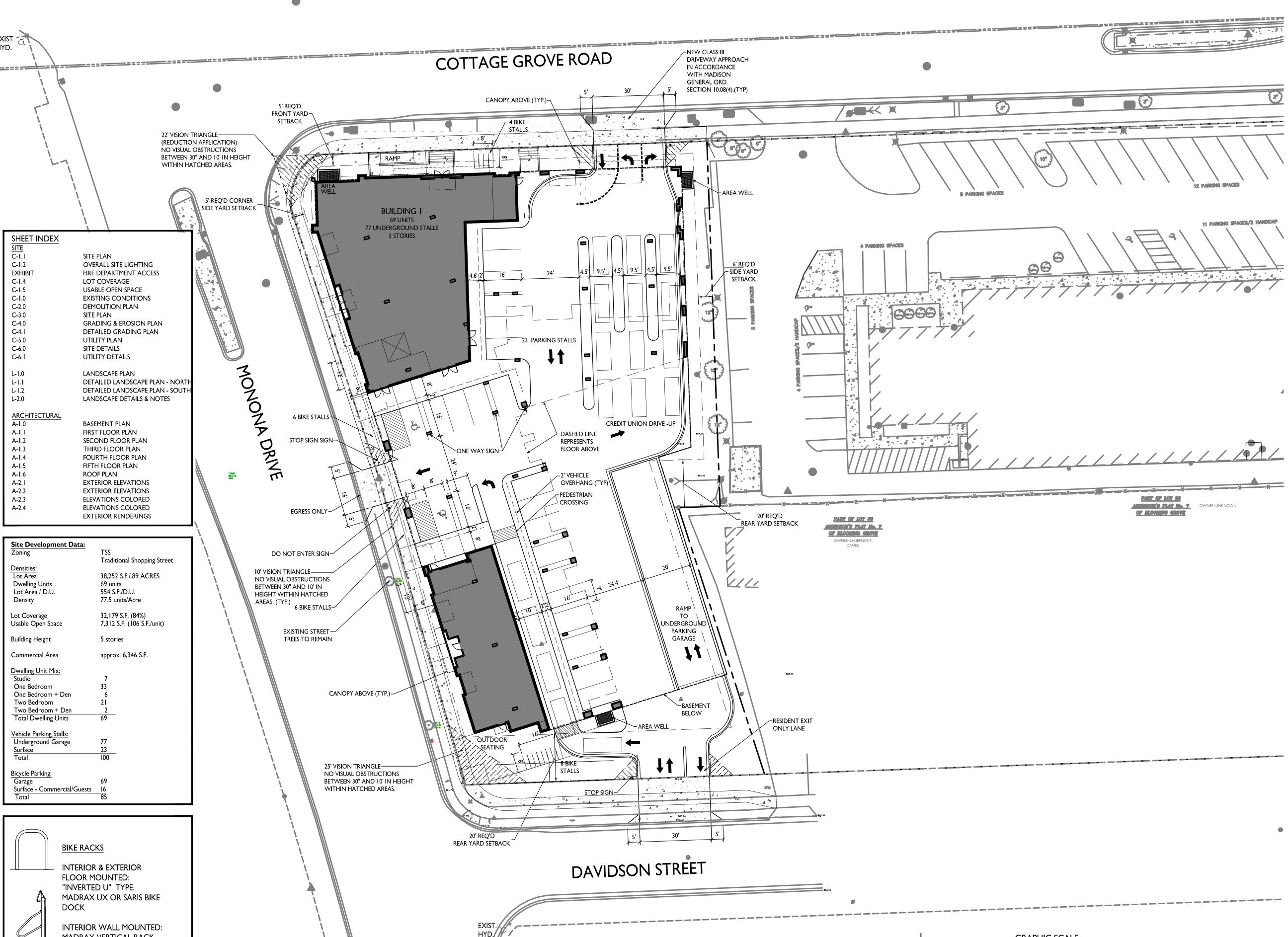
10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

II. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE **OBTAINED FROM THE CITY FORESTER (266-4816).**

12. 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 APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

MADRAX VERTICAL RACK

OR SARIS BIKE TRACK





ISSUED Issued for Land Use - April 11, 2022

PROJECT TITLE Threshold Development

OWNER: UNKNOWN

of modellis alove

GRAPHIC SCALE

I INCH = 20 FT (24X36 SHEET)

3900 Monona Drive Madison, Wisconsin SHEET TITLE Site Plan

SHEET NUMBER

PROJECT NO.

LIGHT LEVEL STATISTI	CS					
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle and Security Lighting	+	0.9 fc	7.1 fc	0.2 fc	35.5:I	4.5:1

SYMBOL	LABEL	QTY.	. MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	Α	2	LITHONIA LIGHTING	WPX I LED PI 30K MVOLT	WPX1 LED WALLPACK, 1500LM, 3000K COLOR TEMP., 120-277 VOLTS	WPXI_LED_PI _30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	В	3	LITHONIA LIGHTING	DSXWI LED IOC 1000 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSXWI LED WITH (I) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 1000mA, WITH HOUSE SIDE SHEILD	DSXWI_LED_I0C _1000_30K_T4M _MVOLT_HS.ies	18'-0" ABOVE GRADE ON BUILDING
		,	<u>E</u>	XAMPLE LIGHT FI	XTURE DISTRIBUT	CONTOUR = 0.25 FC	
					7	CONTOUR = 0.5 FC CONTOUR = 1.0 FC XTURE	







Issued for Land Use - April 11, 2022

PROJECT TITLE Threshold Development

3900 Monona Drive Madison, Wisconsin SHEET TITLE
Site Lighting Plan

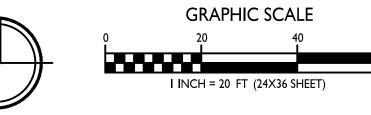
SHEET NUMBER

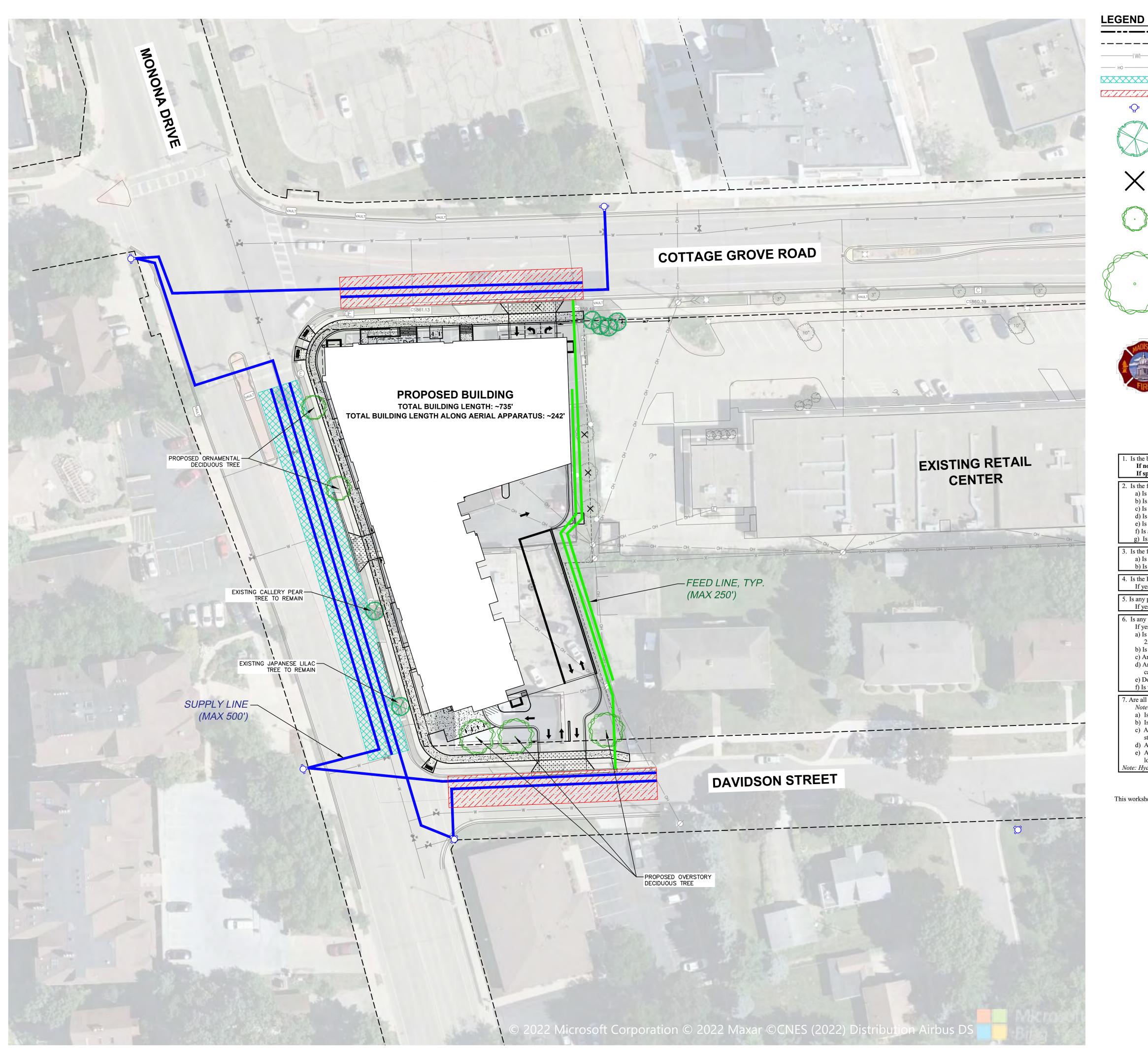
C-1.2

© Knothe & Bruce Architects, LLC

PROJECT NO. 2150







PROPERTY LINE —— HO —— HO — EXISTING OVERHEAD ELECTRIC 26' WIDE FIRE LANE - AERIAL APPARATUS 20' WIDE FIRE LANE

EXISTING HYDRANT LOCATION

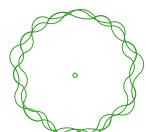
EXISTING STREET TREE TO REMAIN



EXISTING TREE TO BE REMOVED



PROPOSED ORNAMENTAL DECIDUOUS TREE (REFER TO LANDSCAPE)



PROPOSED OVERSTORY DECIDUOUS TREE (REFER TO LANDSCAPE)



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 3900 MONONA DR. MADISON, WI 53716 Contact Name & Phone #: KEVIN YESKA 608-848-5060

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

 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	
 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	No No No No No No No No	
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	
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	1 <u> </u> 1
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 No	
 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 Yes Yes	 No No No No No No No No No 	
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.	Yes Yes	□ No □ No □ No	111111111

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

This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 1/21/2016

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE

161 HORIZON DRIVE, SUITE 101

VERONA, WISCONSIN 53593

P. 608.848.5060

THRESHOLD DEVELOPMENT GROUP

CLIENT ADDRESS: 1952 ATWOOD AVENUE MADISON, WISCONSIN 53704

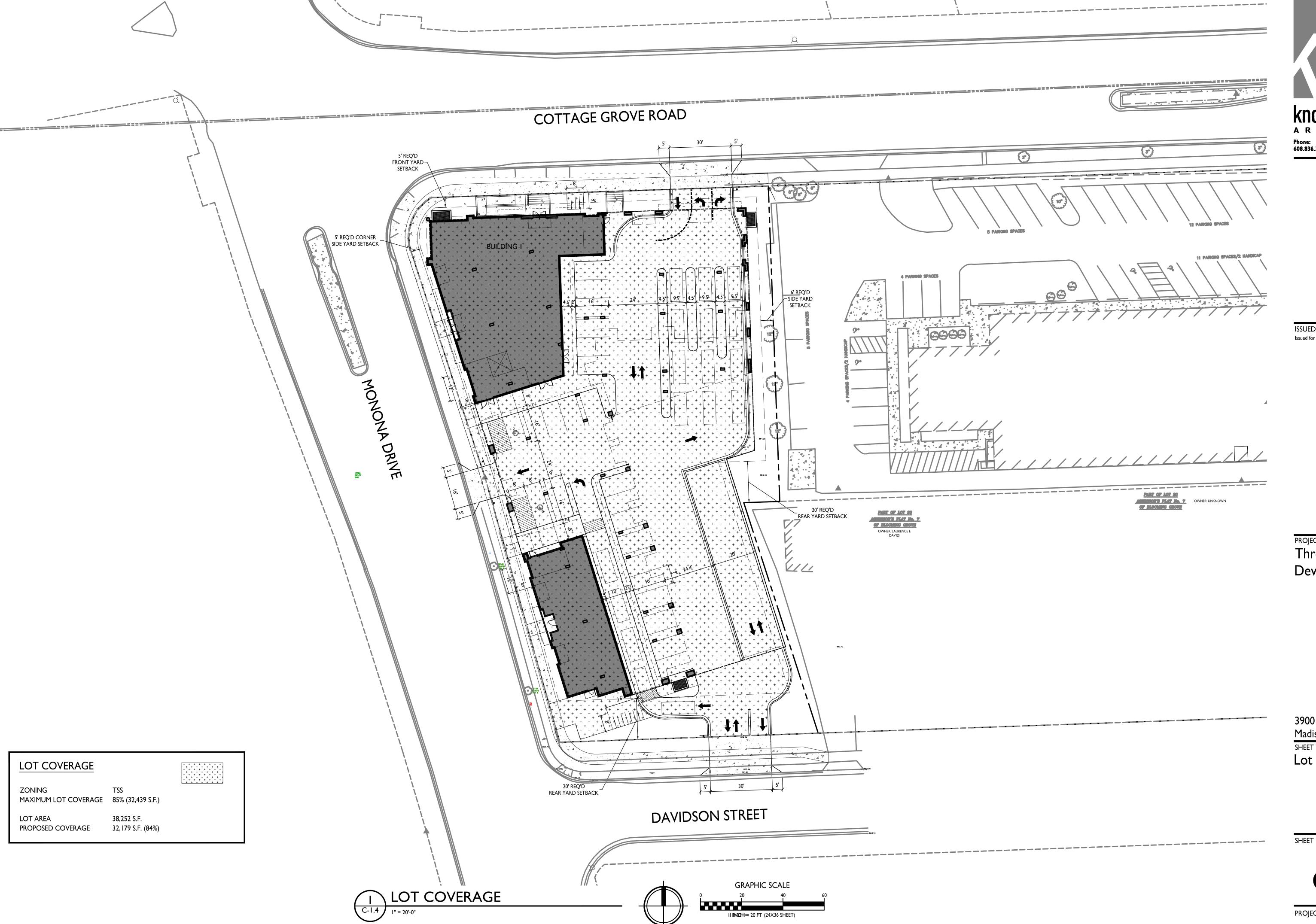
3900 MONONA DRIVE REDEVELOPMENT

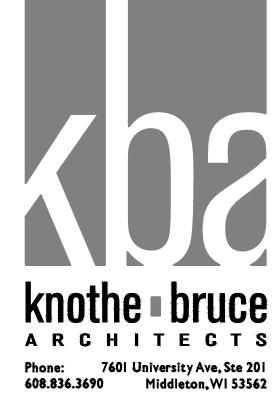
PROJECT LOCATION: 3900 MONONA DRIVE MADISON, DANE COUNTY WISCONSIN 53716

Date:	Description:
04.11.22	LAND USE - UDC SUBMITTAL
	-

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<u>4</u> 5		
3_		

FIRE ACCESS



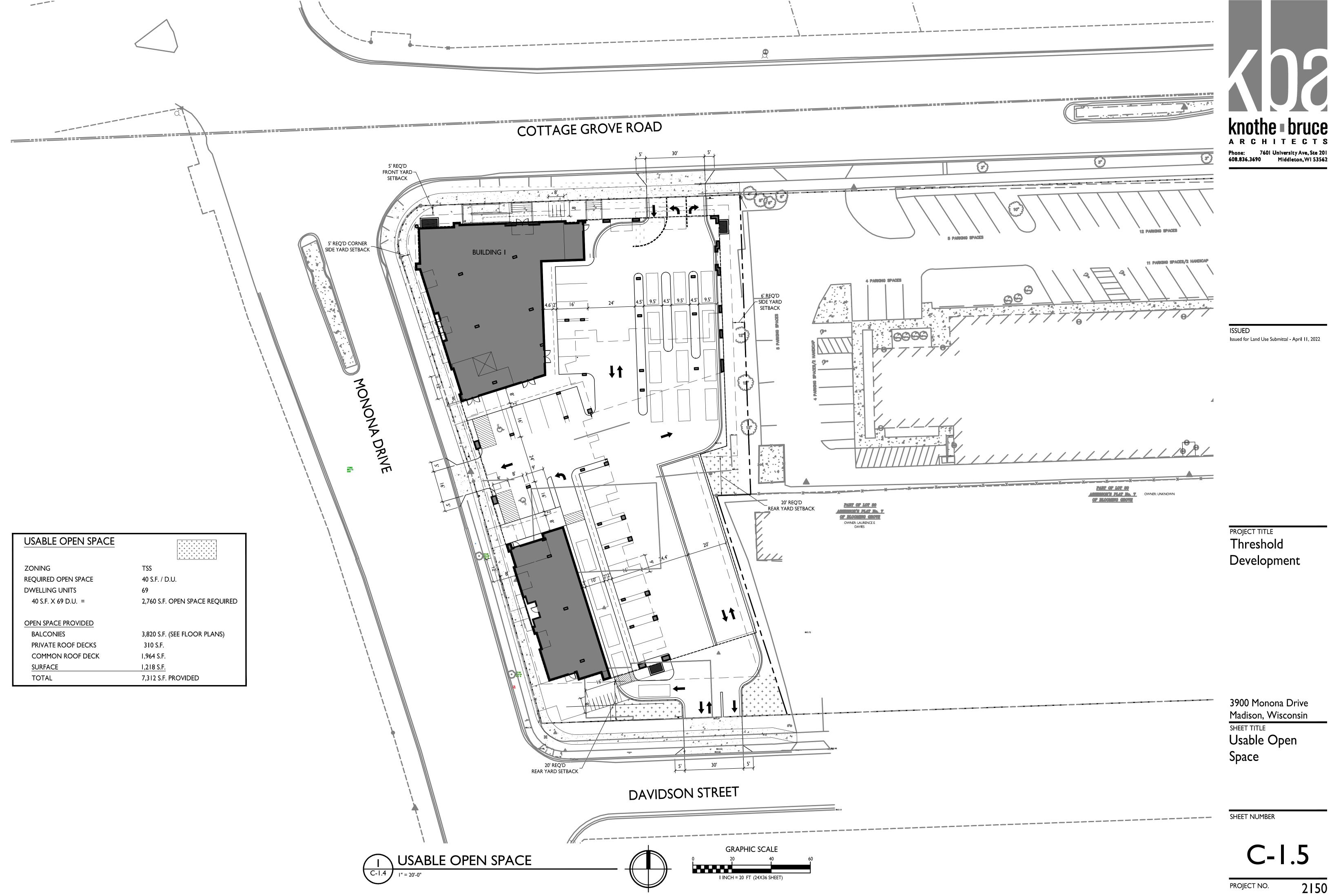


Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE Threshold Development

3900 Monona Drive Madison, Wisconsin SHEET TITLE Lot Coverage

SHEET NUMBER



867.88 BURY BOLT COTTAGE GROVE ROAD N87:43'26"E 2643.22" 2305.74 WEST QUARTER CORNER SECTION 09, T071, R10E MONUMENT HAS BEEN REMOVED INV: 859.91 N88°01'47"E 163.30" JADE MONKEY 109 COTTAGE GROVE ROAD ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE OWNER: JAMES E MALCHESKI PART OF LOT 29 & PART OF LOT 30 ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE QWNER: JAMES E MALCHESKI PARCEL : 12,571 S.F. 10,339 S.F. 0.237 ACRE 12 AT&T UTILITY -EASEMENT PER DOC. No. 4838967 4\$88'00'05"W 120.63' Gg /N17°08'48"W 12.16' (N17'24'13"W 12.23') S87'58'47"W 17.47" (N15°39'W) PART OF LOT 30 (S89'48'25"W) (19.45') ASSESSOR'S PLAT No. 7 PART OF LOT 30 OF BLOOMING GROVE ASSESSOR'S PLAT No. 7 OWNER: RALPH OF BLOOMING GROVE OWNER: LAURENCE E CURVE TABLE SANITARY SEWER MANHOLES CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING STRUCT. ID RIM ELEVATION INVERT | ELEVATION PIPE SIZE PIPE TYPE C-1 | 30.51' | 22.50' | 18.12 | 77°41'55" | 28.23' | N20°46'56"E 850.20 SAN-2 852.63

FINISHED FLOOR ELEVATIONS					
DOORWAY	ELEVATION	DESCRIPTION			
1A	861.51	ON DOOR SILL			
1	863.11	ON DOOR SILL			
2	864.63	ON DOOR SILL			
3	864.57	ON DOOR SILL			
4	864.51	GARAGE BAY DOOR SILL			
5	864.53	GARAGE BAY DOOR SILL			
6	864.54	GARAGE BAY DOOR SILL			
7	864.60	ON DOOR SILL			
H1	877.52	BUILDING HEIGHT AT OVERHANG			

	STORM	SEWER	MANHOLE	S	
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	858.30	W	853.82	18"	RCP
		E	853.82	18"	RCP
		S	854.07	15"	RCP
STM-2	861.49	NW	852.48	18"	RCP
		E	852.48	18"	RCP

STORM SEWER INLETS						
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	
INL-1	860.43	N	860.02	4"	PVC	
INL-2	862.58	W	858.87	12"	RCP	
		N	856.28	12"	RCP	

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

3/4" x 24" REBAR SET (1.50 LBS/LF)

GOVERNMENT CORNER

CHISELED 'X' FOUND

3/4" REBAR FOUND

CONTROL POINT

BENCHMARK

FINISHED FLOOR SHOT LOCATION

BOLLARD

SIGN

SIGN
SANITARY MANHOLE
WATERMAIN OR GASMAIN VALVE
HYDRANT
CURB STOP/SERVICE VALVE

STORM MANHOLE

SQUARE CASTED INLET

CURB INLET

DOWNSPOUT

GAS REGULATOR/METER

E ELECTRIC PEDESTAL

E ELECTRIC TRANSFORMER

AIR CONDITION UNIT

LIGHT POLE

POWER POLE W/GUY

TRAFFIC SIGNAL

VAULT

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

DECIDUOUS TREE

HANDICAP PARKING

CHORD LINE

E ELECTRIC METER

CHORD LINE

CENTERLINE

RIGHT-OF-WAY LINE

SECTION LINE

PARCEL BOUNDARY

PROPERTY LINE

EASEMENT LINE

X— FENCE LINE

GUARD OR SAFETY RAIL

() DENOTES RECORD DATA DEPICTING
THE SAME LINE ON THE GROUND
AS RETRACED BY THIS SURVEY

OTES

1. 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.

- 2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 09, T07N, R10E, ELEVATION = 854.08'
- 3. CONTOUR INTERVAL IS ONE FOOT.

4. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE LOCATE TICKET NO. 20201712725, 20201712748, 20201712779, AND 20201712822, WITH A CLEAR DATE OF APRIL 24, 2020, AND DIGGER'S HOTLINE PRINTS TICKET NO. 20201712792 AND 20201712842, WITH A CLEAR DATE OF MAY 01, 2020.

5. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:

CITY OF MONONA

CITY OF MADISON ENGINEERING

MADISON METRO SEWERAGE DIST

MADISON GAS & ELECTRIC

AT&T DISTROBUTION

TDS METROCOM

CHARTER COMMUNICATIONS

MCI

BEAR COMMUNICATIONS LLC

6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511

7. 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:

ITEM 9 THERE ARE 24 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 26 PARKING SPACES.

SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR 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 PLAT 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

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1010355-MAD, EFFECTIVE DATE: APRIL 13, 2020 AT 8:00 A.M.)

12 UTILITY EASEMENT TO WISCONSIN BELL INC., d/b/a AT&T-WISCONSIN, DATED JANUARY 3, 2012, RECORDED/FILED FEBRUARY 1, 2012 AS DOCUMENT No. 483897.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1010355-MAD, EFFECTIVE DATE: APRIL 13, 2020 AT 8:00 A.M.)

PARCEL 1:

A PART OF LOT 30, ASSESSOR'S PLAT NO. 7 OF THE TOWN 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, 155 FEET; THENCE EAST PARALLEL WITH THE EAST LINE OF MONONA DRIVE, 155 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 POINT OF INTERSECTION OF THE EAST LINE OF MONONA DRIVE WITH THE SOUTH LIE 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 SOUTHEASTERLY 33.9 FEET ALONG THE EAST LINE OF MONONA DRIVE TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT CONVEX TO THE NORTHWEST HAVING A RADIUS OF 20 FEET AND A LONG CHORD THAT BEARS NORTH 34"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 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 DAMAGES RECORDED MAY 4, 1966, IN VOLUME 444, PAGE 102, AS DOCUMENT NO. 1159824.

FURTHER EXCEPTING THEREFROM LANDS CONVEYED IN WARRANTY DEED RECORDED JANUARY 27, 2012 AS DOCUMENT NO. 4837133.

PARCEL 2:

LOT 29 AND PART OF LOT 30, ASSESSOR'S PLAT NO. 7, IN THE TOWN OF BLOOMING GROVE, NOW IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, ASSESSOR'S PLAT NO. 7; THENCE NORTH 15°39'00" WEST, 135 FEET; THENCE NORTH 89°51'36" EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE NORTH 15°39'00" WEST, 147.34 FEET; THENCE NORTH 89°51'36" EAST, 92.10 FEET; THENCE SOUTH 00°08'24" EAST, 153.35 FEET; THENCE SOUTH 89°48'25" WEST, 19.45 FEET; THENCE NORTH 15°39' WEST, 12.16 FEET; THENCE SOUTH 89°51'36" WEST, 30.00 FEET TO THE POINT OF BEGINNING. FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 209 COTTAGE GROVE ROAD, MADISON, WI

TAX KEY NUMBER: 251/0710-093-0312-5

SURVEYOR'S CERTIFICATE

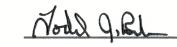
TO:

i) FIRST AMERICAN TITLE INSURANCE COMPANY,

i) FIRST AMERICAN TITLE INSURANCE COMPANY,
ii) KRUPP—GROVE FAMILY LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP,

iii) JAMES E. MALCHESKI

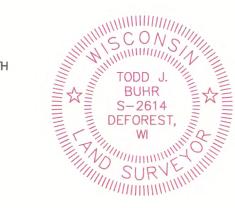
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 4, 5, 7(a), 8, 9, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 05, 2020.



6-30-2020

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jsdinc.com
Website: www.jsdinc.com

DATE





CREATE THE VISION TELL THE STORY

MADISON || MILWAUKEE KENOSHA || APPLETON || WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

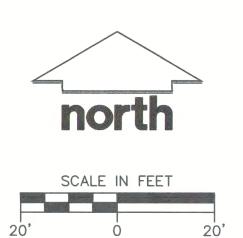
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:

2010 EASTWOOD DRIVE, SUITE 201 MADISON, WI 53704-5387

PROJECT:
3900 MONONA DRIVE

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY



esign/Drawn: CJO	05/06/20
pproved: TJB	05/07/20

SHEET TITLE:

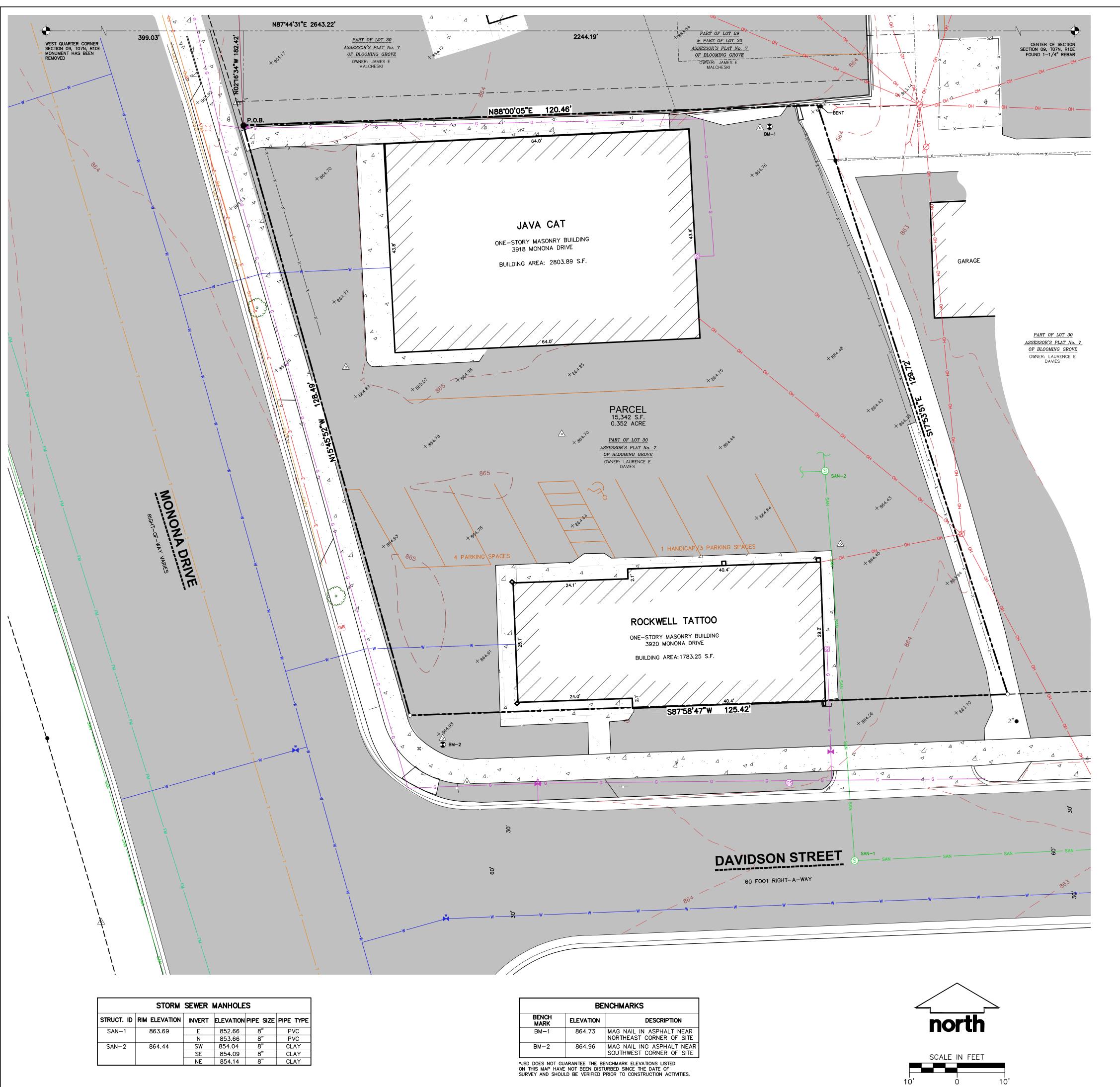
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:

1 OF 1

SD PROJECT NO:

20-96889

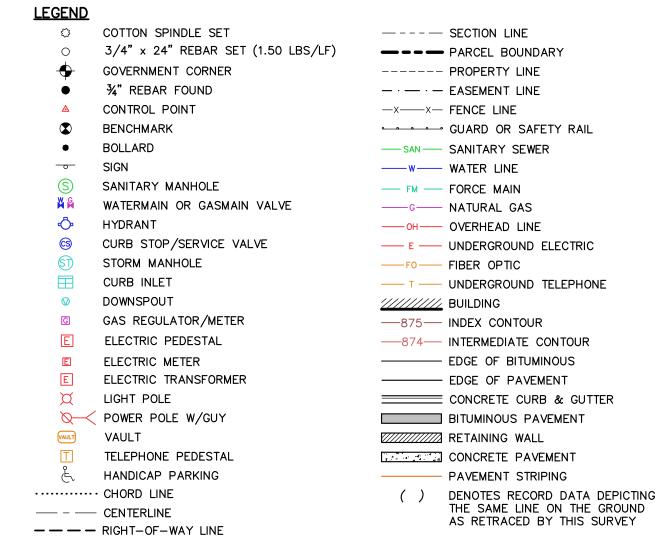


EXISTING CONDITIONS SURVEY

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.



VICINITY MAP (NOT TO SCALE)



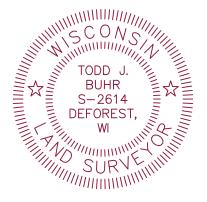
<u>NOTES</u>

- 1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 23-24, 2021
- 2. 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
- 3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 4. CONTOUR INTERVAL IS ONE FOOT.
- 5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE LOCATE TICKET NO. 20214701975, 20214701985, 20214701958 WITH A CLEAR DATE OF NOVEMBER, 18 2021, AND DIGGER'S HOTLINE PRINTS TICKET NO. 20214701964, WITH A CLEAR DATE OF NOVEMBER, 25 2021.
- 6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF MONONA TDS METROCOM CITY OF MADISON ENGINEERING CHARTER COMMUNICATIONS MADISON METRO SEWERAGE DIST MADISON GAS & ELECTRIC AT&T DISTROBUTION
- 7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- 8. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILIITES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

SURVEYOR'S CERTIFICATE

TODD J. BUHR, WISCONSIN WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2614 HEREBY CERTIFY THAT UNDER THE DIRECTION OF THRESHOLD DEVELOPMENT, THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614 PROFESSIONAL LAND SURVEYOR Email: todd.buhr@jsdinc.com Website: www.jsdinc.com







CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060

THRESHOLD DEVELOPMENT

CLIENT ADDRESS: **1954 ATWOOD AVENUE** MADISON, WI 53704

WI, 53716

3900 & 3916 MONONA DRIVE REDEVELOPMENT

PROJECT LOCATION: **3900 & 3916 MONONA DRIVE** MADISON, DANE COUNTY

MODIFICATIONS:	

#_	Date.	Description.
1		
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CMD 12/16/21 CJO 12/16/21

Prepared By: Reviewed By: Approved By:

EXISTING CONDITIONS

SURVEY

PROJECT NO:

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND
- 2. 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.
- 3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- 5. 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.

DEMOLITION NOTES

TO BEGINNING CONSTRUCTION.

- 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 A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- BASE AND ALL APPURTENANCES. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.

ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING

- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK 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 DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR
- 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.
- 7.3. 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.
- 8. 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.
- 9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.

10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND

- NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- 11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING
- 12. 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.
- 14. EXISTING UNDERGROUND UTILITIES 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 UNDERGROUND
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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".
- 20. 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

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION
- COMPLETE ALL NECESSARY DEMOLITION OF BUILDINGS, PAVEMENTS, UTILITIES, ETC. AS INDICATED ON PLANS.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS,
- PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- FINAL SEEDING AND MULCHING TO BE COMPLETED WITHIN 30 DAYS OF SITE WORK COMPLETION. IF THIS DATE IS TO CHANGE, CITY OF MADISON MUST BE NOTIFIED 24 HOURS PRIOR TO THIS DATE.
- 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 IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE

CITY TRAFFIC ENGINEERING NOTES

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BUY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

PAVING NOTES

- 1.1. 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
- 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 1.3. SURFACE PREPARATION NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED
- 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

AND ARE READY TO RECEIVE PAVING.

- 2.1. 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, 455, 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.
- 2.2. 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).
- 2.3. GRADE CONTROL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 2.4. CRUSHED AGGREGATE BASE COURSE THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 2.5. BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
- 2.6. SURFACE COURSE AGGREGATE THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 2.7. ASPHALTIC MATERIALS THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- 3. CONCRETE PAVING SPECIFICATIONS
- 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.3. 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.
- 3.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' ON
- 3.5. EXTERIOR CONCRETE SURFACES SHALL BE LIGHT BROOM FINISHED OR SAND FINISH (REFER TO SITE PLAN).
- 3.6. INTEGRAL CONCRETE MIXES TO COMPLY WITH CONCRETE PAVING SPECIFICATIONS AND A. MINIMUM PORTLAND CEMENT CONTENT: FIVE SACKS OF CEMENT PER CUBIC YARD.
- MAXIMUM SLUMP: 4-INCHES C. AIR CONTENT: 6-PERCENT, PLUS OR MINUS 1-PERCENT.
- 3.7. INTEGRAL CONCRETE MIX ASTM C 979, FACTORY-MEASURED POWDERED MIX SELF-DISSOLVING PACKAGING, CONSISTING OF NON-FADING FINELY-GROUND SYNTHETIC MINERAL-OXIDE COLORING PIGMENTS AND WATER REDUCING WETTING AGENT. A. PRODUCT: SITKA CORPORATION COLOR UNI-MIX INTEGRAL COLORANT
- OR APPROVED EQUAL. B. COLOR: SEE PLANS.
- 3.9 ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

GRADING AND SEEDING NOTES

- 1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL ADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 2. 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.
- 3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- 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 SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE
- 7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO
- PROMOTE INFILTRATION. B. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER
- MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL. 9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- 10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS
- 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 WDNR TECHNICAL STANDARD 1059 AND CITY OF FITCHBURG ORDINANCE

SOIL MATERIAL SPECIFICATIONS

OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

- FILL AND BACKFILL MATERIALS SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ON-SITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS. MATERIALS USED IN FILLS AND BACKFILLS SHALL HAVE A MAXIMUM NOMINAL DIMENSION OF BETWEEN SIX AND EIGHT INCHES, UNLESS OTHERWISE SPECIFIED.
- IMPORTED FILL MATERIAL: SATISFACTORY MATERIAL PROVIDED FROM OFF-SITE BORROW AREAS WHEN SUFFICIENT SATISFACTORY MATERIALS ARE NOT AVAILABLE FROM REQUIRED EXCAVATIONS. IMPORTED FILL MATERIAL SHALL BE CLEAN MATERIAL CONSISTING OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE OR GRAVEL SHALL BE BETWEEN SIX TO EIGHT INCHES.
- GRANULAR FILL: CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2"GRANULAR BACKFILL AS DEFINED IN WISDOT SECTION 209.2.1, AND AS SPECIFIED ON
- BUILDING STRUCTURAL FILL: CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN WISDOT SECTION 210.2.1 AND 210.2.2. STRUCTURAL FILL SHALL CONFORM TO GEOTECHNICAL REPORT RECOMMENDATIONS AS A NON-FROST SUSCEPTIBLE MATERIAL WITH LESS THAN 8% OF MATERIALS PASSING THE NUMBER 200
- BEDDING AND COVER: SHALL BE IN CONFORMANCE WITH THE MATERIALS SPECIFIED IN THE ASSOCIATED UTILITY SPECIFICATION SECTION AND MEETING CURRENT EDITION OF STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN THE STATE OF
- TOPSOIL: TOPSOIL SHALL CONSIST OF STRIPPING MATERIAL EXCAVATED FROM THE SITE. TOPSOIL SHALL CONSIST OF ORGANIC SURFICIAL SOIL FOUND ON-SITE AND SHALL BE FREE OF TREES, STUMPS, VEGETATION, DEBRIS OR OTHER DELETERIOUS MATERIALS.

UTILITY NOTES

- 1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- 2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR: EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING
- DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. · VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM
- LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND
- IMPROVEMENTS NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS
- OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- 4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
- 5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- 7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION. 9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH
- OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS. 10. 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. 11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT
- CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

12. STORM SEWER SPECIFICATIONS -

PIPE - ALL STORM SEWER INSTALLED WITHIN THE CITY ROW SHALL BE REINFORCED CONCRETE PIPE (RCP). REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM

PVC PIPE - ALL STORM SEWER ROOF DRAIN CONNECTIONS SHALL BE PVC PIPE CONFORMING TO ASTM D3034 WITH SOLVENT WELD OR ELASTOMERIC JOINTS. PIPE SHALL BE SDR-35, UNLESS OTHERWISE NOTED. PIPE OVER 15 INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F679-03. DO NOT MIX DIFFERENT MANUFACTURER'S PRODUCTS, OR

HDPE CORRUGATED WALL PIPE - ALL PRIVATE STORM SEWER SHALL BE SHALL BE HDPE CORRUGATED WALL PIPE WITH AN INTEGRALLY FORMED SMOOTH LINER. PIPES WHICH ARE BETWEEN 4-INCH DIAMETER AND 36-INCH DIAMETER SHALL MEET THE REQUIREMENTS OF AASHTO M252 AND M294. TYPE S. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PE COMPOUNDS CONFORMING TO THE REQUIREMENTS OF ASTM D3350. CELL CLASS 324420C. JOINTS FOR FITTINGS AND PIPE SHALL BE WATER-TIGHT BELL AND SPIGOT PROVIDED WITH RUBBER GASKET. RUBBER GASKET SHALL BE INSTALLED BY THE PIPE

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

13. WATER MAIN SPECIFICATIONS -

PIPE - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382,30(11)(h).

VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS"

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEFT BEYOND THE FDGE OF PAVEMENT, TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

14. SANITARY SEWER SPECIFICATIONS -

SUPPORT."

PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE

ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212 BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS. OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS. WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON

LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING

WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND

WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL. 15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS

6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

7. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE FROSION CONTROL AND STORMWATER MANAGEMENT PLANS, ENGINEER OF RECORD AND APPROPRIATE CITY OF FITCHBURG 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 (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF FITCHBURG 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 UNFORESEEN FIELD CONDITIONS.
- 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 PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF FITCHBURG PRIOR TO DEVIATION OF THE APPROVED
- 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
- 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
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 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 SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF FITCHBURG.
- 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. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- 11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER
- MAIN, ETC.): PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
- BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO

RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

- 13. ALL SLOPES 5:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) 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 ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- 14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM
- CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068. 15. 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.
- 16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN

17. STABILIZATION PRACTICES:

*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. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY 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 * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)

* GEOTEXTILE EROSION MATTING * SODDING

TO A TREE REMOVAL PERMIT BEING ISSUED.

CITY FORESTRY NOTES 1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR

* HYDRO-MULCHING WITH A TACKIFIER

- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS: //WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- . CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE
- 4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- 5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE

LEGEND _---PROPERTY LINE ---- RIGHT-OF-WAY — · — · — · — · — EASEMENT LINE SAWCUT EXISTING PAVEMENT DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE DEMOLITION - REMOVAL OF ONSITE FENCE 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 MISCELLANEOUS ITEM REMOVAL 4' TALL TREE PROTECTION FENCING BUILDING OUTLINE ---- BUILDING OVERHANG FDGE OF PAVEMENT STANDARD CURB AND GUTTER REJECT CURB AND GUTTER 6" RIBBON CURB CONCRETE PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT REGULATORY SIGN AND POST **BOLLARD** BIKE RACK -----959----- PROPOSED 1 FOOT CONTOUR PROPOSED 5 FOOT CONTOUR — — — 959— — EXISTING 1 FOOT CONTOUR ----- EXISTING 5 FOOT CONTOUR ——sf——sf——sf——sf—— SILT FENCE SPOT ELEVATION EP - EDGE OF PAVEMENT FG - FINISH GRADE

EC - EDGE OF CONCRETE - TOP OF CURB EX - MATCH EXISTING GRADE TS - TOP OF STAIR BS - BOTTOM OF STAIR TW - TOP OF WALL BW - BOTTOM OF WALL

S SANITARY SEWER WATERMAIN D STORM SEWER

SPECIFICATIONS

8'x4'x4" INSULATION (PLAN VIEW) **EXCAVATION, FILL PLACEMENT, & COMPACTION**

FRAMED INLET PROTECTION

ALL EXCAVATIONS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.

CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS,

WALKS OTHER PAVED AREAS STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS

WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3 INCHES. REMOVED OR STRIPPED

- TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS INDICATED ON THE DRAWINGS. WHERE CONTRACTOR ENCOUNTERS ROCK IN EXCAVATIONS OR TRENCHES, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER FOR FURTHER DETERMINATION OF EXCAVATION LIMITS
- AND SPECIFICATIONS. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUB-SOIL CONDITIONS NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
- ALL FILL SHALL BE PLACED TO THE ELEVATIONS AND GRADES SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF BASE COURSES, PAVEMENTS TOPSOIL AND OTHER FILL MATERIALS TO THE SPECIFIED DEPTHS.

ALL FILL UNDER PROPOSED BUILDINGS, STRUCTURES, PAVEMENTS AND TURF AREAS SHALL

BE PLACED IN HORIZONTAL LIFTS, NOT EXCEEDING A THICKNESS OF 1-FOOT, UNLESS

OTHERWISE DIRECTED BY OWNER OR ENGINEER. FILLS UNDER INFILTRATION AREAS SHALL BE PLACED TO MITIGATE COMPACTION WHICH COMPROMISES INFILTRATION CAPACITIES OF THE SOILS. REFER TO STORM WATER SPECIFICATIONS FOR FURTHER DETAILS. PLACEMENT AND COMPACTION OF FILL MATERIALS SHALL BE COMPLETED TO MINIMIZE

UTILITIES AND OTHER WORK IN PLACE OR IN PROGRESS.

FOOTINGS, OR BUILDINGS MAY REQUIRE SUCH MEANS.

BELOW COMPACTION SPECIFICATIONS AND THE REPORT OCCUR.

CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE BELOW COMPACTION SPECIFICATIONS. THE GEOTECHNICAL REPORT RECOMMENDATIONS SHALL GOVERN IF DISCREPANCIES BETWEEN THE

SETTLEMENT AND AVOID DAMAGE TO EXISTING BUILDINGS, STRUCTURES, PAVEMENTS

AREAS BENEATH PAVEMENTS, SIDEWALKS OR OTHER EXTERIOR HARD SURFACES: 95% MODIFIED PROCTOR AREAS OUTSIDE 10' OF STRUCTURE OR PAVEMENTS AND IN TURF: 90% MODIFIED

9.1. AREAS BENEATH FOOTINGS, FLOOR SLABS AND BUILDINGS: 95% MODIFIED PROCTOR

- 9.3.1. EXCLUDING STORM WATER INFILTRATION AREAS. 10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY COMPACTION AND GRADING EQUIPMENT AND MEANS AND METHODS TO ACHIEVE THE SPECIFIED COMPACTION REQUIREMENTS, INCLUDING USE OF HAND GUIDED VIBRATORY OR TAMPING COMPACTORS WHEN SPACE CONSTRAINTS OF COMPACTING BACKFILL ALONG WALLS,
- PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR UNDERCUTTING OR EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUB-GRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF UNDERCUTTING OR EBS IS REQUIRED. UNDERCUTTING OR EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.



CREATE THE VISION TELL THE STORY

MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593

DEVELOPMENT GROUP

jsdinc.com

P. 608.848.5060 CLIENT:

THRESHOLD

CLIENT ADDRESS:

1952 ATWOOD AVENUE

MADISON, WISCONSIN 53704

3900 MONONA DRIVE REDEVELOPMENT

PROJECT LOCATION: **3900 MONONA DRIVE** MADISON, DANE COUNTY

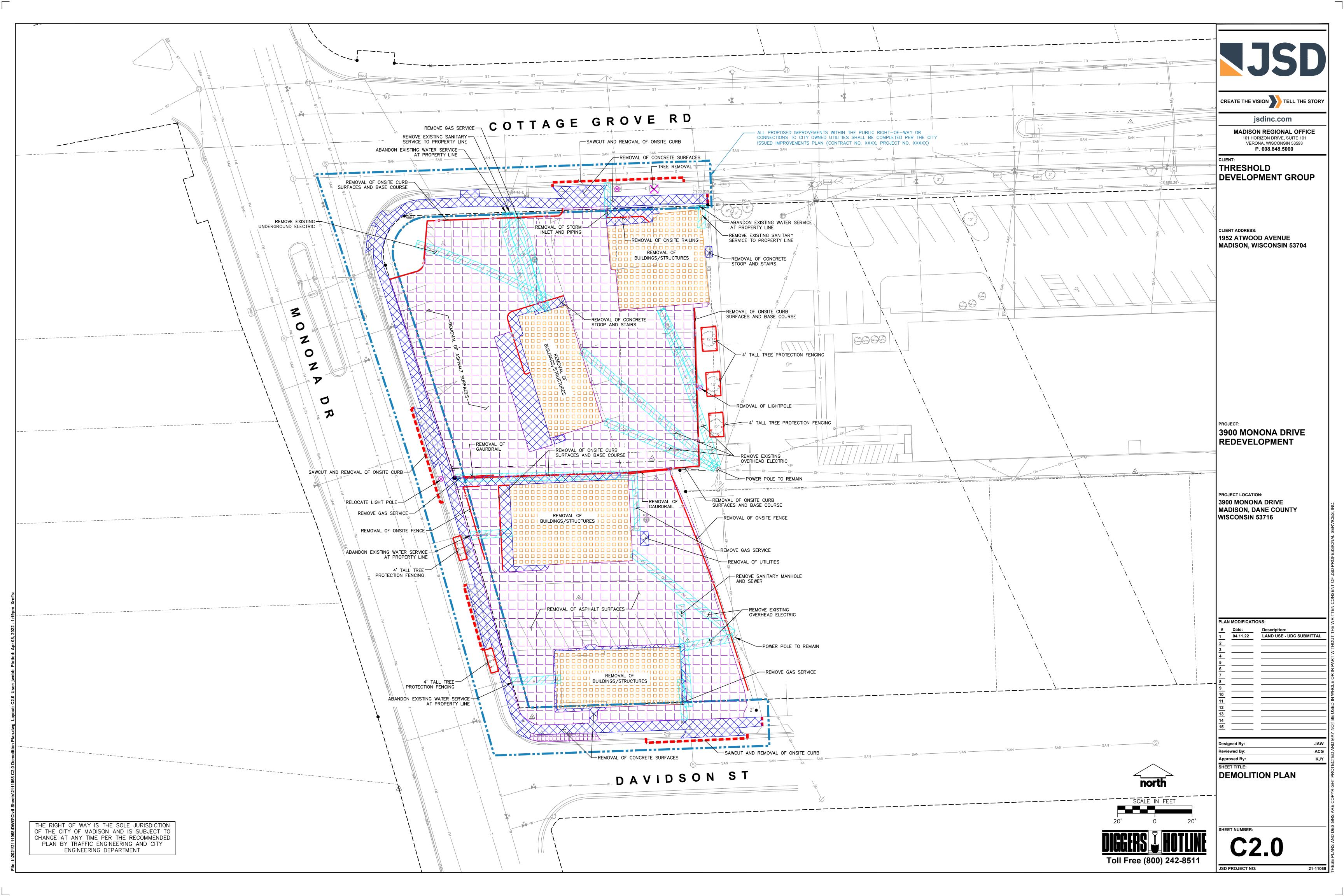
WISCONSIN 53716

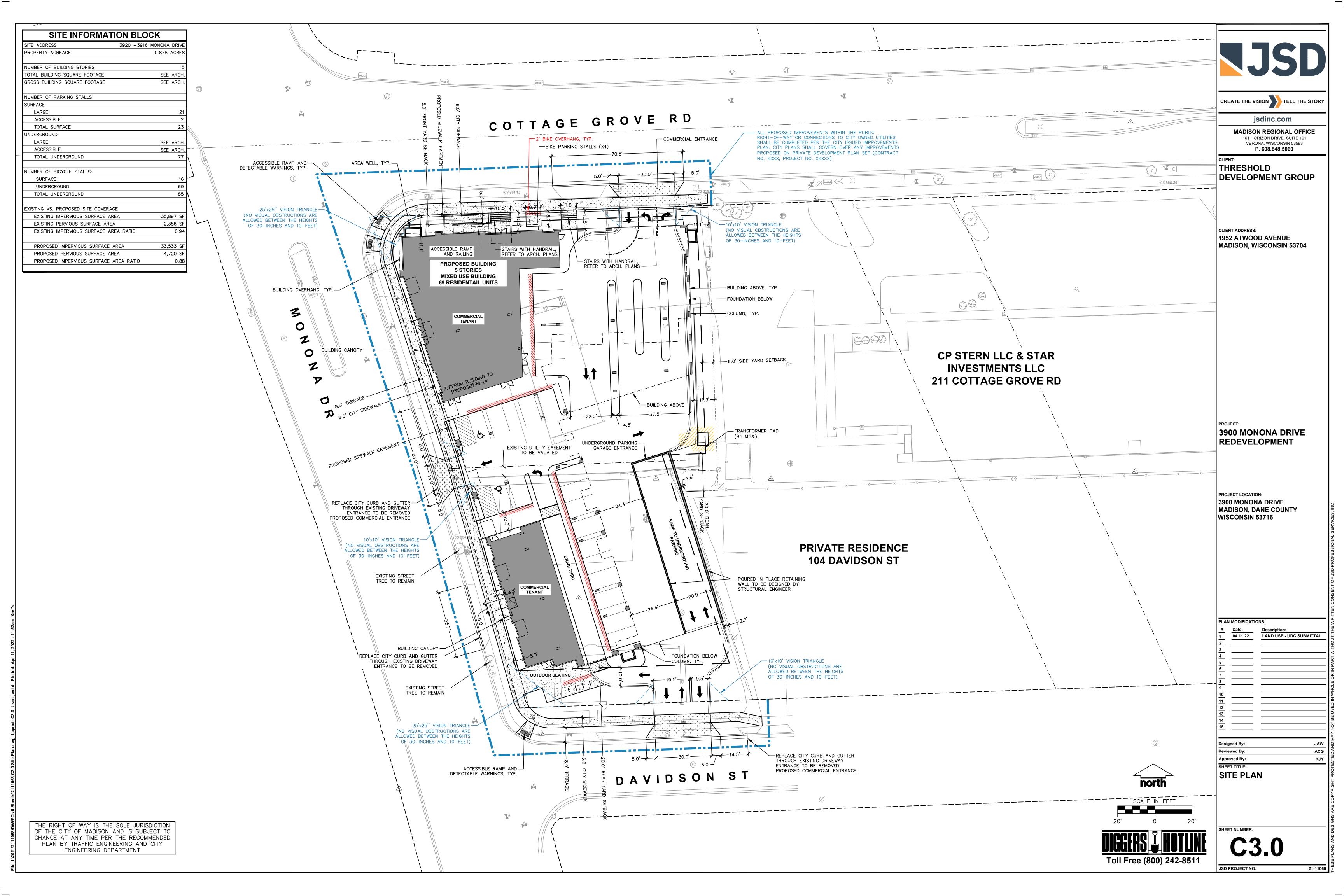
1		
PL/	AN MODIFICATI	ONS:
#	Date:	Description:
1_	04.11.22	LAND USE - UDC SUBMITTA
2		
3		
4		
5		

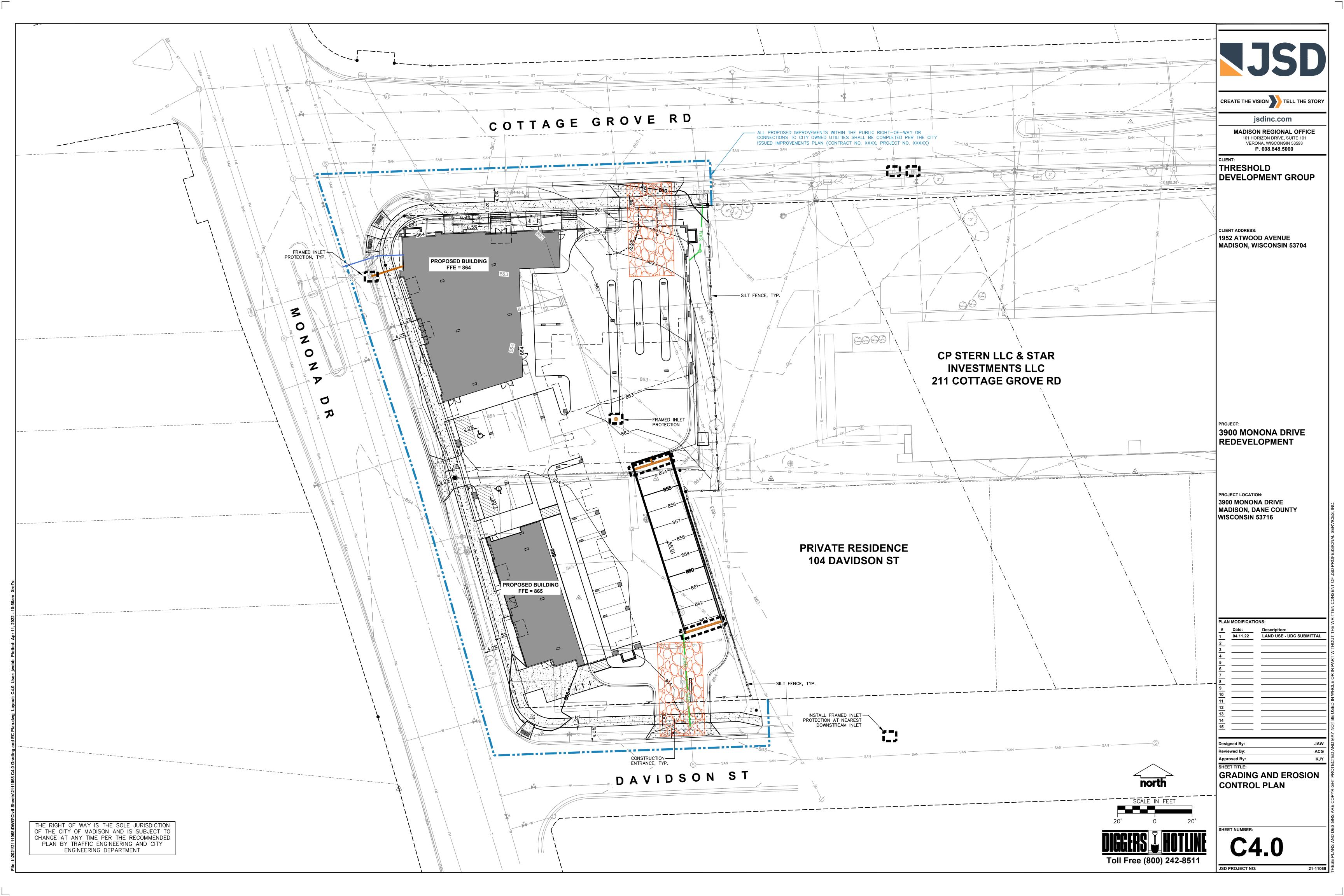
NOTES AND LEGENDS

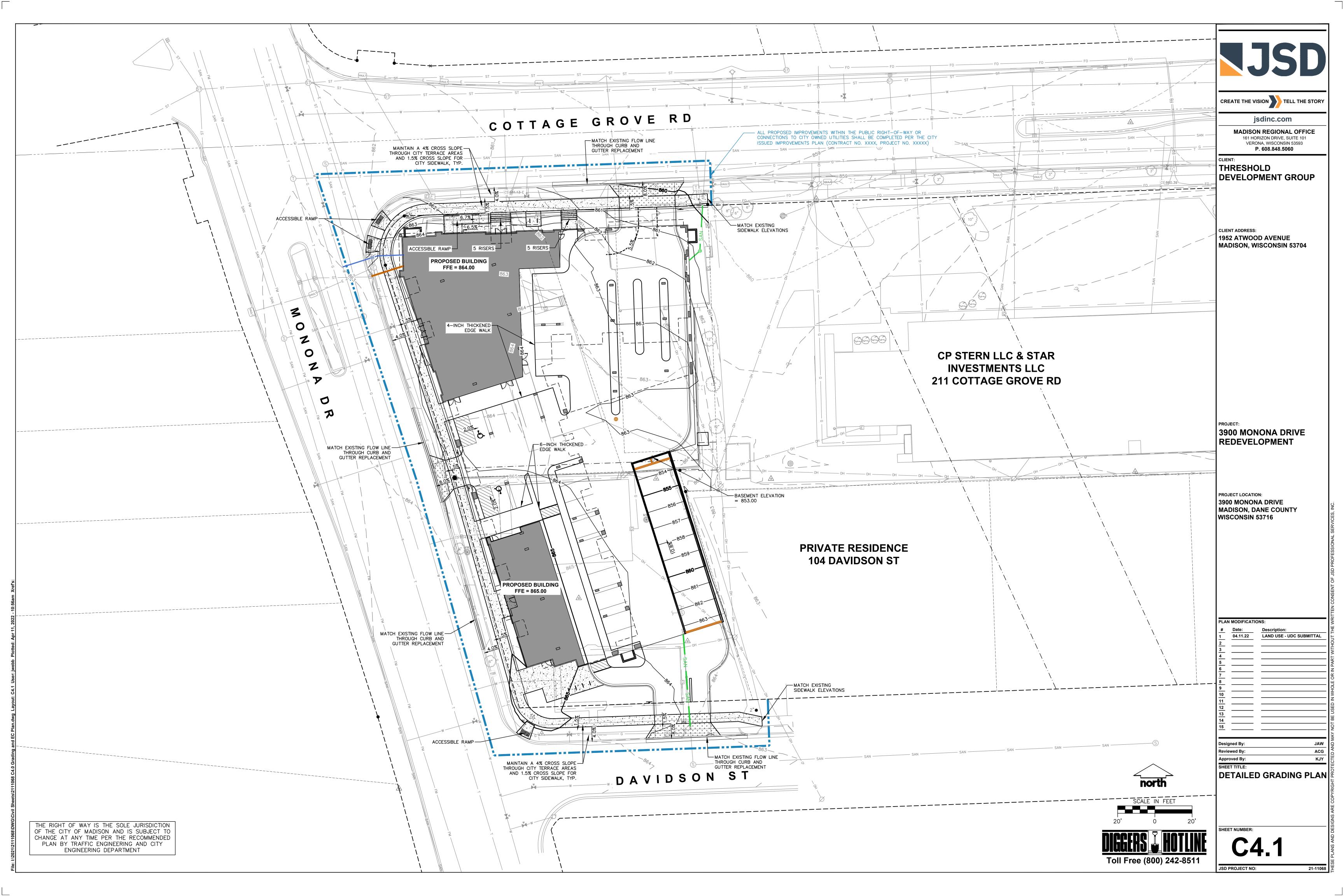
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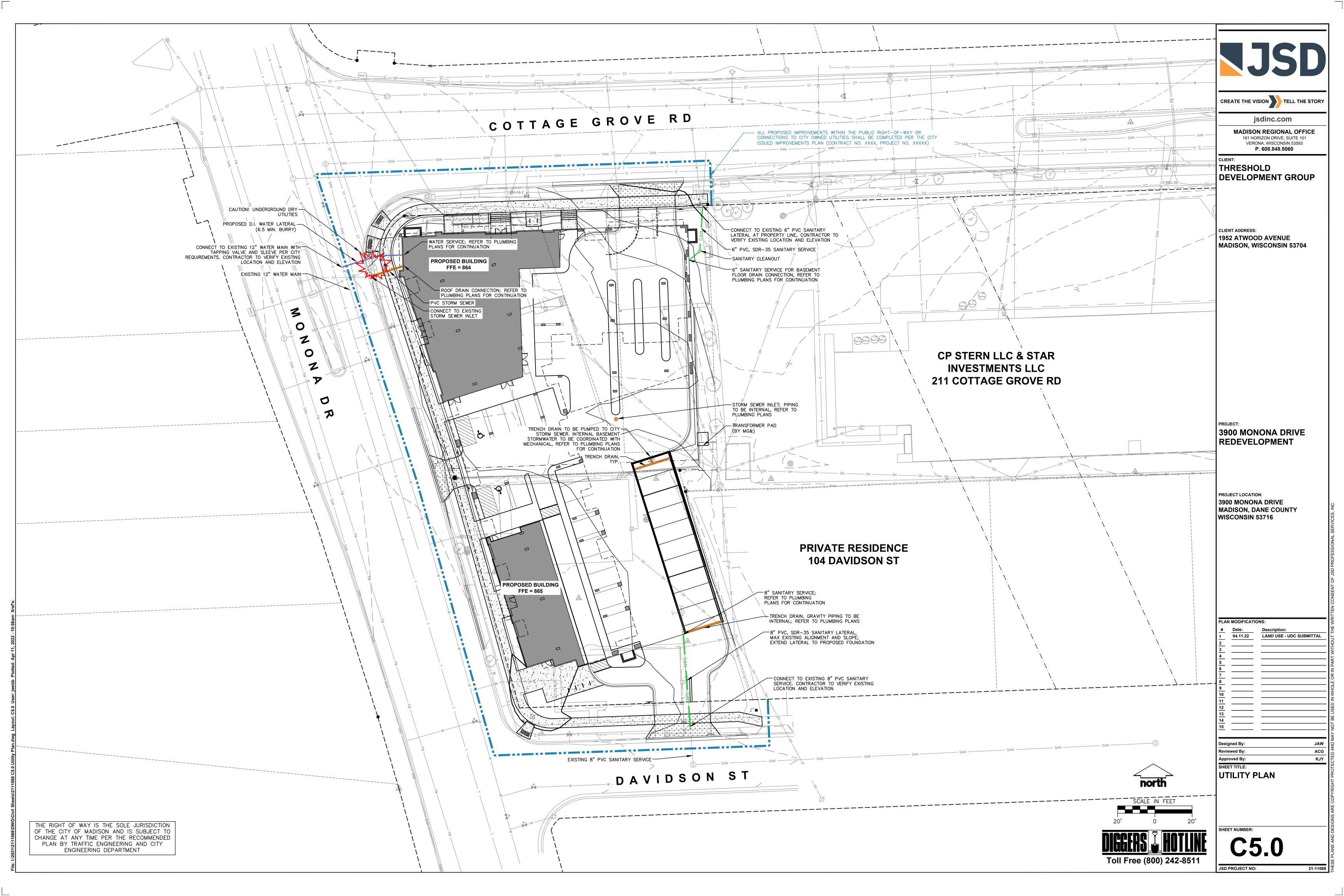
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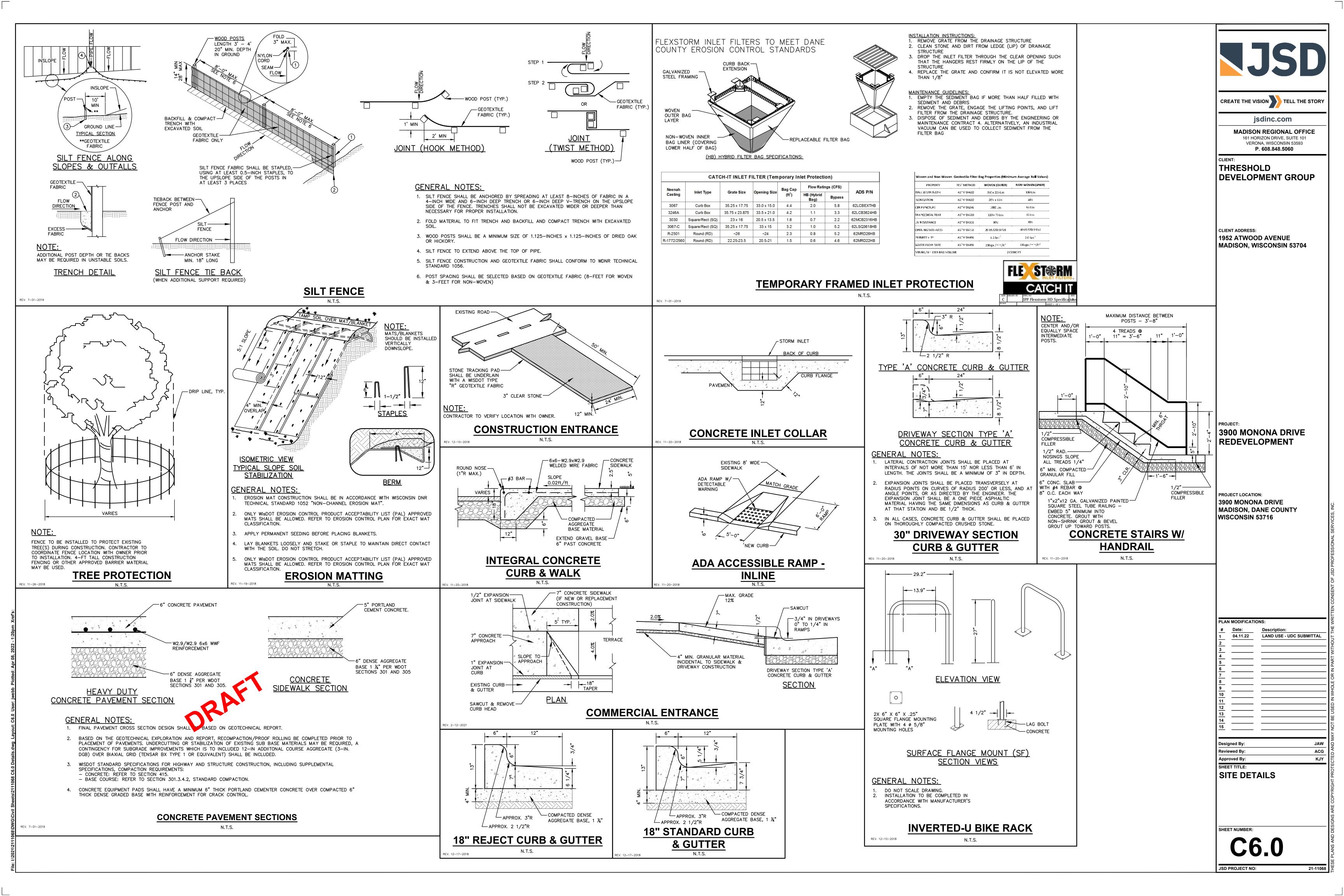


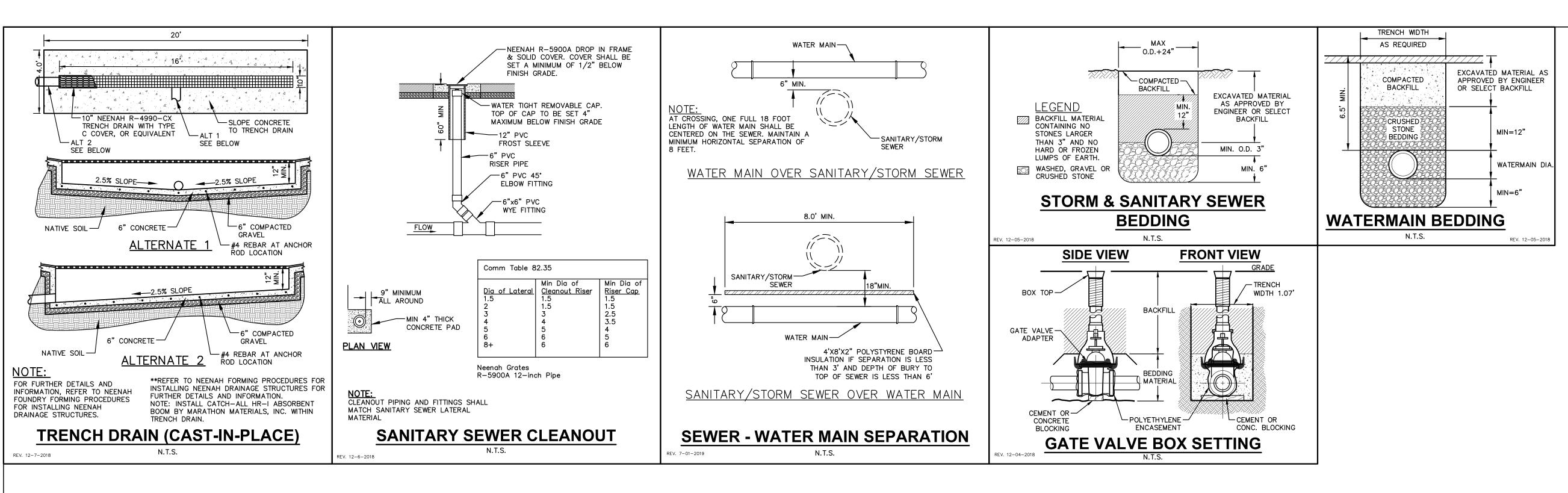


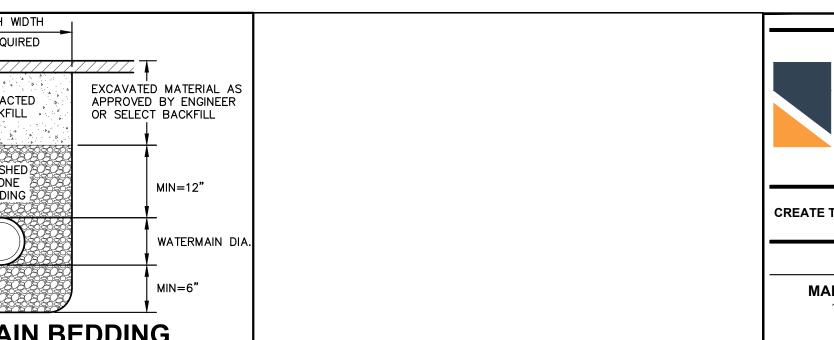












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MADISON REGIONAL OFFICE

161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 **P. 608.848.5060**

CLIENT:

THRESHOLD
DEVELOPMENT GROUP

CLIENT ADDRESS:
1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704

PROJECT:
3900 MONONA DRIVE
REDEVELOPMENT

PROJECT LOCATION:
3900 MONONA DRIVE
MADISON, DANE COUNTY
WISCONSIN 53716

PLAN MODIFICATIONS:				
#_	Date:	Description:		
1	04.11.22	LAND USE - UDC SUBMITTAL		
2				
2 3 4 5 6 7				
4				
5				
6				
7				
8				
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_				
<u>11</u>				
12				
40				

Designed By: JAW
Reviewed By: ACG
Approved By: KJY
SHEET TITLE:

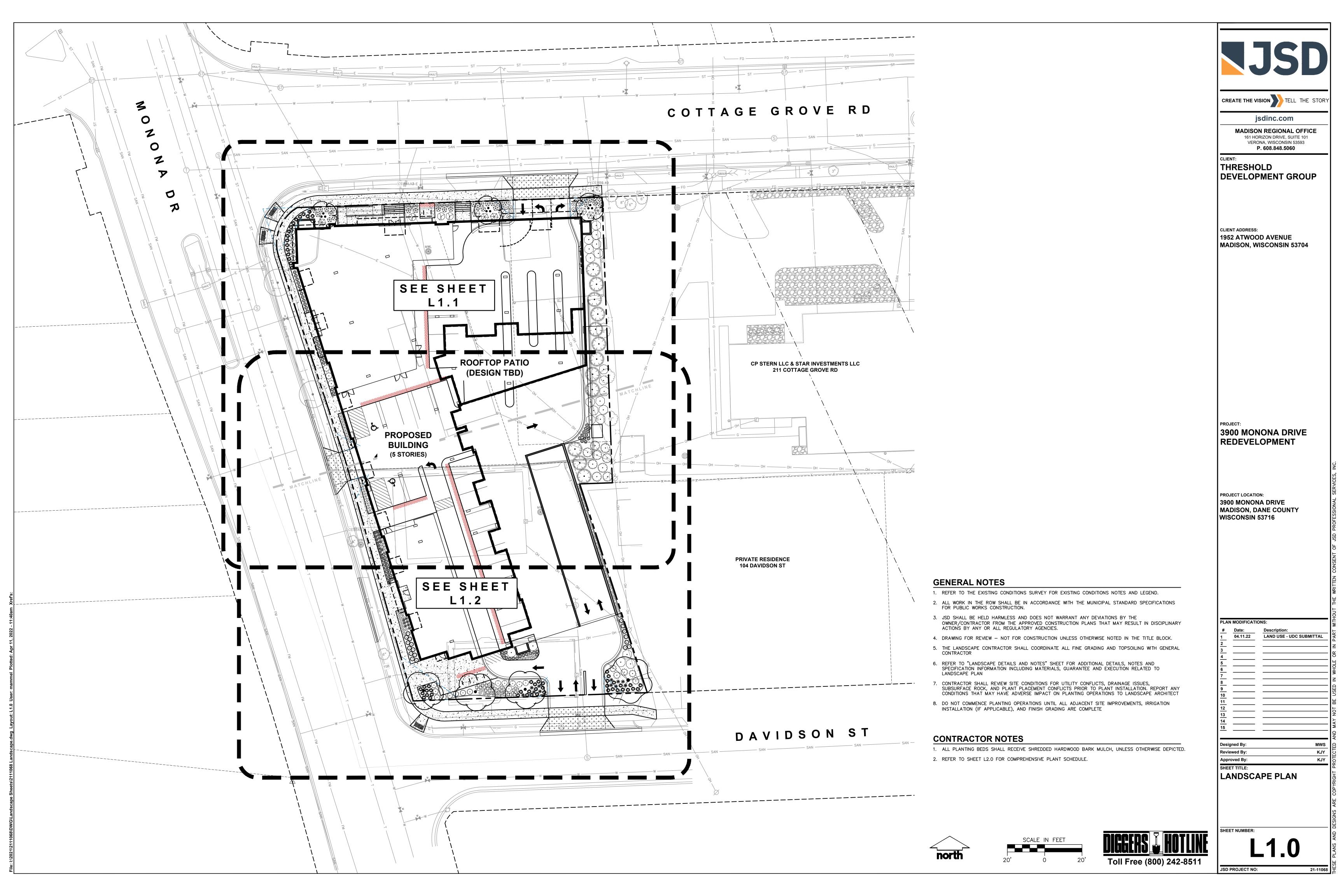
UTILITY DETAILS

NUMBER:

JSD PROJECT NO:

C6.1

21-110



ROOFTOP PATIO

(DESIGN TBD)

PROPOSED

BUILDING

(5 STORIES)

DECIDUOUS ORNAMENTAL TREE

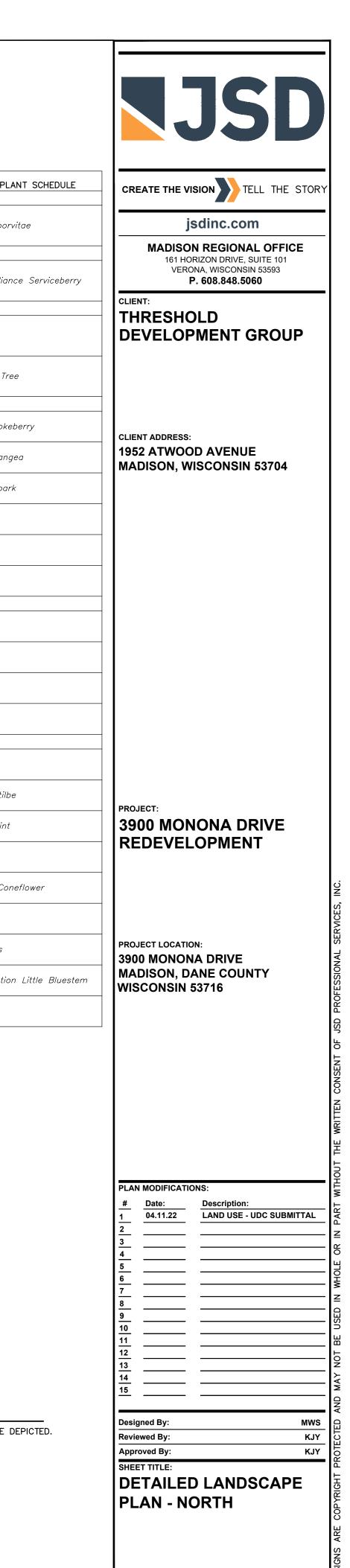
TO BE PLANTED IN COORDINATION
WITH THE CITY ISSUED IMPROVEMENTS PLAN

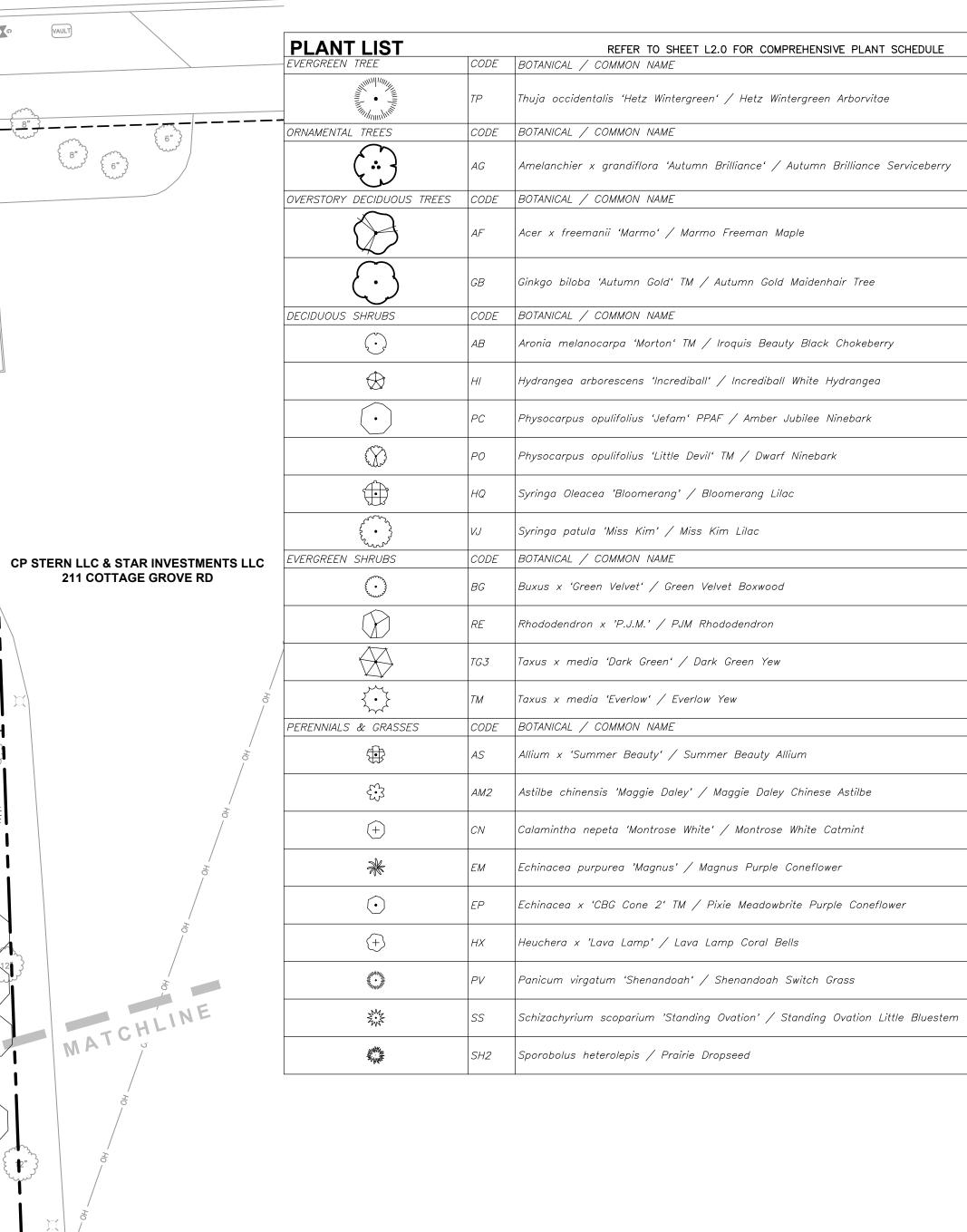
(CONTRACT NO. XXXX, PROJECT NO. XXXXX)

DECIDUOUS ORNAMENTAL TREE

TO BE PLANTED IN COORDINATION
WITH THE CITY ISSUED IMPROVEMENTS PLAN

(CONTRACT NO. XXXX, PROJECT NO. XXXXX)





VAULT

CONTRACTOR NOTES

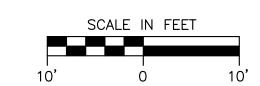
1. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.

2. REFER TO SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE.

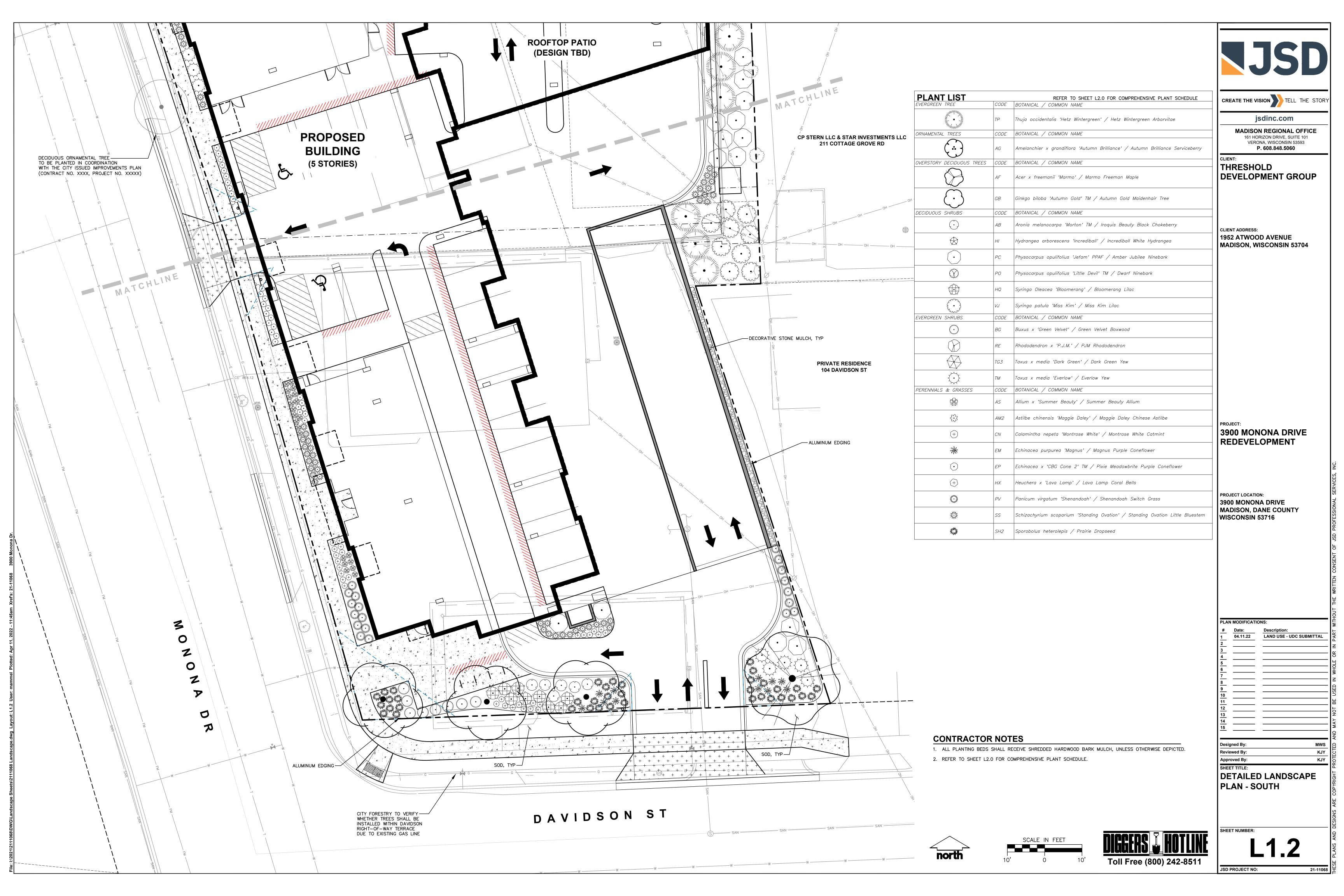


PRIVATE RESIDENCE

104 DAVIDSON ST





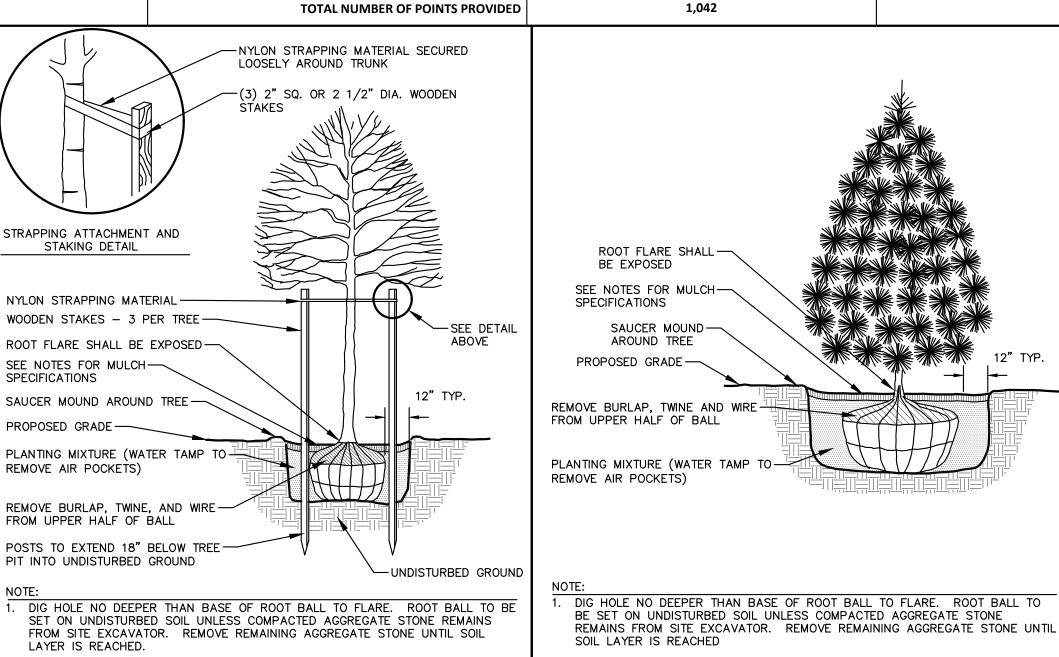


LANDSCAPE CALCULATIONS AND DISTRIBUTIONS Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District (A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area. 16,297 SF Total square footage of developed area: 272 POINTS Total landscape points required: (B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first Five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres. Total square footage of developed area: Five (5) acres = First five (5) developed acres = Remainder of developed area Total landscape points required (C) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area

Total square footage of developed area:

Total landscape points required:

TABU	ILATION OF LA	NDSCA	PE CRED	ITS AND	POINTS	
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING		
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	4	140
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	3	45
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	81	243
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	29	116
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	249	498
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		0		1,042



EVERGREEN TREE PLANTING DETAIL

SEE NOTES FOR ALUMINUM-

EDGING SPECIFICATIONS

SEE NOTES FOR MULCH-

SPECIFICATIONS

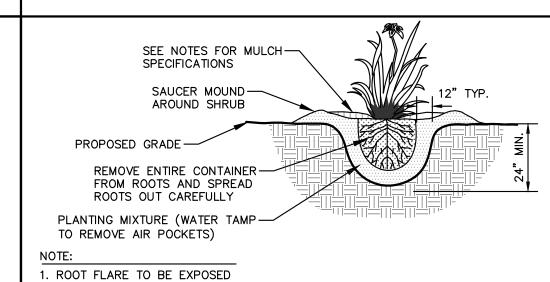
PROPOSED GRADE -

REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

Layo	N.T.S. REV. 01-04-2019
pe.awg	VII WY KOL
-allus co	SEE NOTES FOR MULCH————————————————————————————————————
1 1000 1	SAUCER MOUND AROUND SHRUB
20120	PROPOSED GRADE 12" TYP.
the on	N N N N N N N N N N N N N N N N N N N
allusco	REMOVE BURLAP, TWINE AND WIRE FROM UPPER HALF OF BALL
DVO	PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS)
000	NOTE:
7	1. ROOT FLARE TO BE EXPOSED.

EXISTING SOIL ALUMINUM LANDSCAPE EDGING DETAIL SHRUB PLANTING DETAIL N.T.S.



COMPREHENSIVE PLANT SCHEDULE

OVERSTORY DECIDUOUS TREES | CODE | BOTANICAL / COMMON NAME

CODE BOTANICAL / COMMON NAME

CODE BOTANICAL / COMMON NAME

CODE BOTANICAL / COMMON NAME

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

PERENNIALS & GRASSES

loop

+

Z. Z

SAME SAME

•••

Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae

|Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree

Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry

|Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea

|Physocarpus opulifolius 'Jefam' PPAF / Amber Jubilee Ninebark

Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark

|Syringa Oleacea 'Bloomerang' / Bloomerang Lilac

Buxus x 'Green Velvet' / Green Velvet Boxwood

Rhododendron x 'P.J.M.' / PJM Rhododendron

Taxus x media 'Dark Green' / Dark Green Yew

| Allium x 'Summer Beauty' / Summer Beauty Allium

| Astilbe chinensis 'Maggie Daley' / Maggie Daley Chinese Astilbe

| Calamintha nepeta 'Montrose White' / Montrose White Catmint

Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower

Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem

Echinacea purpurea 'Magnus' / Magnus Purple Coneflower

Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass

Heuchera x 'Lava Lamp' / Lava Lamp Coral Bells

Sporobolus heterolepis / Prairie Dropseed

Taxus x media 'Everlow' / Everlow Yew

BOTANICAL / COMMON NAME

Syringa patula 'Miss Kim' / Miss Kim Lilac

| Acer x freemanii 'Marmo' / Marmo Freeman Maple

| Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)—YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE
- 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 ANY PRUNING OF PLANT MATERIALS, AND SHAPING 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 MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS
- 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.

GENERAL NOTES

CONT

CONT

CONT

CONT

CONT

CONT

SIZE

SIZE

SIZE

SIZE

|B & B | Min. 24" Ht.

Min. 12"-24"

Min. 12"-24"

Min. 12"-24"

Min. 12"-24"

Min. 12"-24"

Min. 12"-24"

Min. 12" Wide

Min. 8"-18"

Min. 8"-18"

Min. 8"-18"

Min. 8"-18"

Min. 8"-18"

Min 8"-18"

Min. 8"-18"

Min. 8"-18"

Min. 8"-18"

SIZE

B & B | Min. 24-36" Ht.

B & B | Min. 18" Ht.

SIZE

QTY

B & B | 2.5"Cal

| B & B | 2.5"Cal

| B & B | 1.5" Cal (Multi-Stem)

B & B | Min. 4' Ht.

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. 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. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- 2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL
- 3. MATERIALS PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS. AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY, PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- 4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- 6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- 1. MATERIALS PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- 2. MATERIALS TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE. FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A ph VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL
- 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 CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC
- MATERIALS STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- 5. MATERIALS TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- 6. MATERIALS ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SOD NOTES

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

Toll Free (800) 242-8511



CREATE THE VISION TELL THE STORY

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VERONA, WISCONSIN 53593 P. 608.848.5060

161 HORIZON DRIVE, SUITE 101

THRESHOLD **DEVELOPMENT GROUP**

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

3900 MONONA DRIVE REDEVELOPMENT

PROJECT LOCATION: **3900 MONONA DRIVE MADISON. DANE COUNTY** WISCONSIN 53716

LAN MODIFICATIONS:				
#	Date:	Description:		
	04.11.22	LAND USE - UDC SUBMITTAL		
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Approved By: LANDSCAPE DETAILS & NOTES

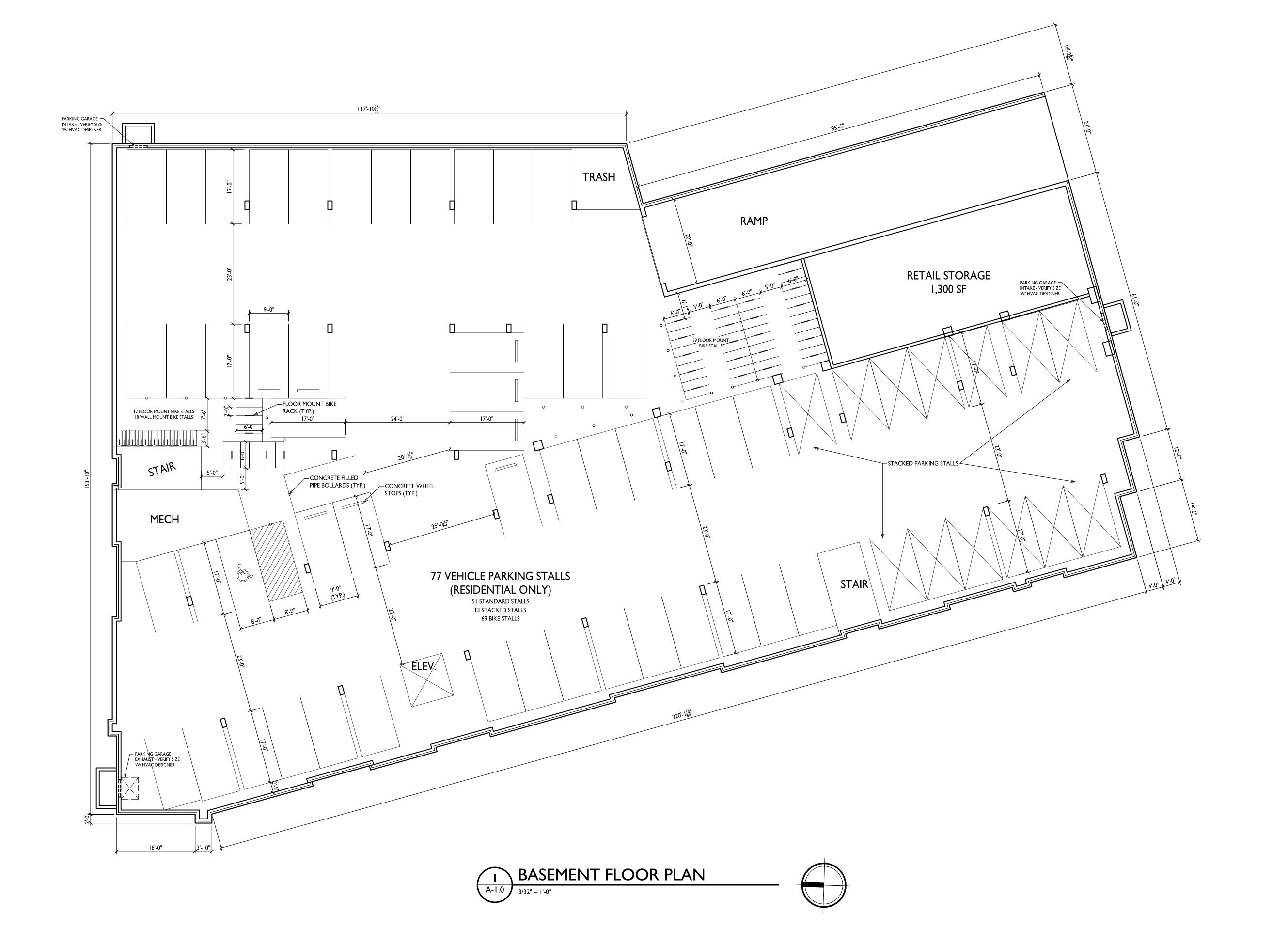
esigned By:

eviewed By:

JSD PROJECT NO:

ACG

KJY





Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE

Threshold Development

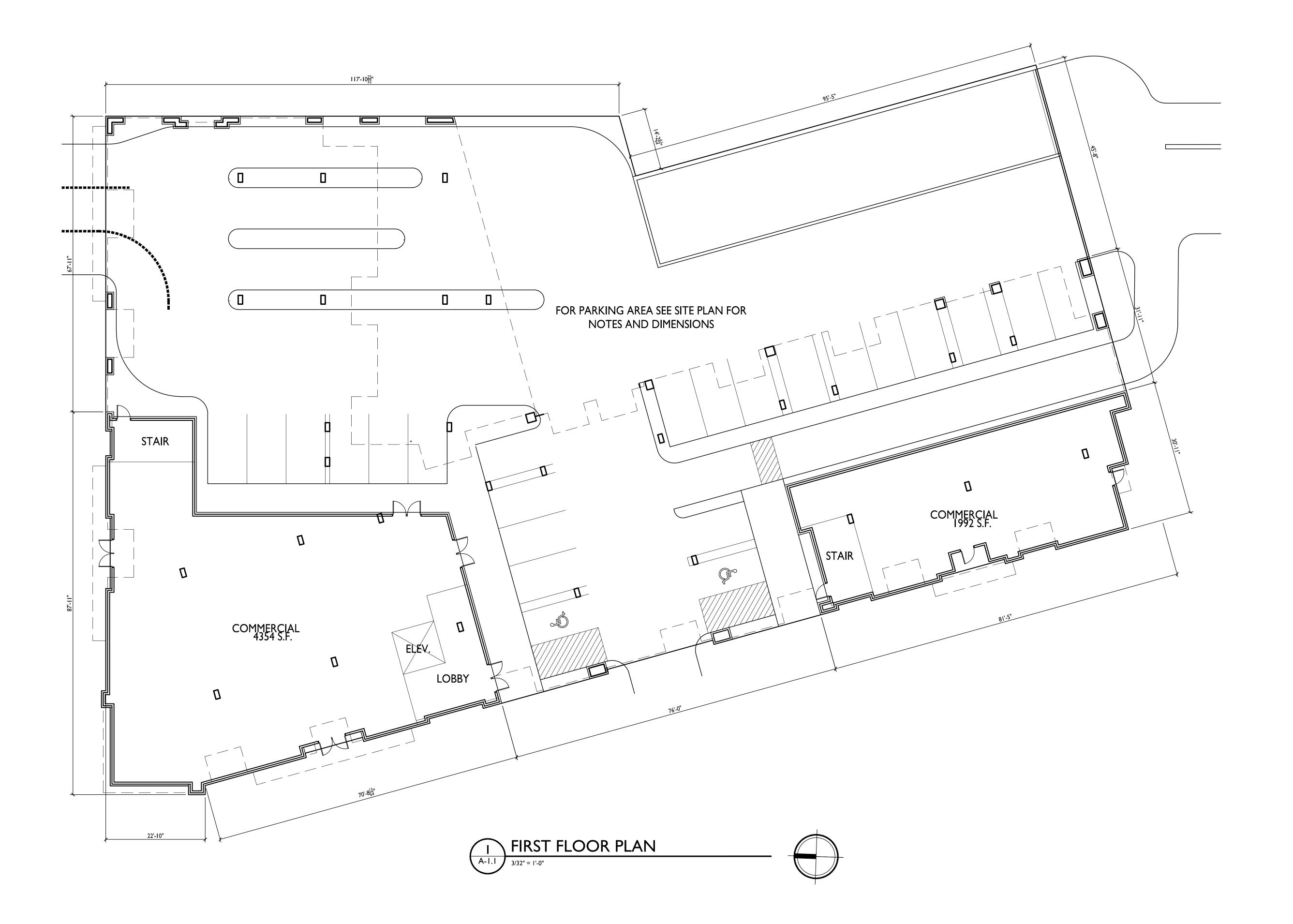
3900 Monona Drive Madison, Wisconsin SHEET TITLE Basement Floor

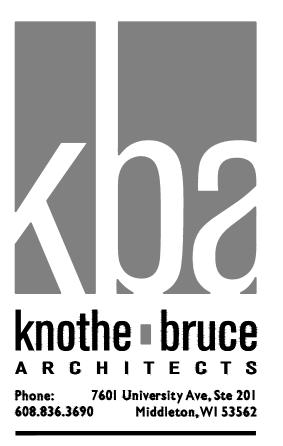
SHEET NUMBER

Plan

A-1.0

PROJECT NO.





Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE

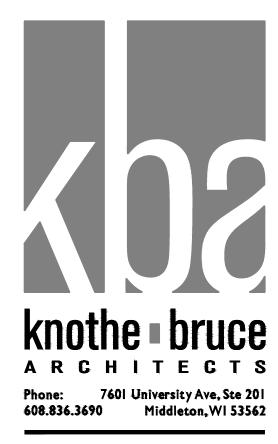
Threshold Development

3900 Monona Drive Madison, Wisconsin SHEET TITLE
First Floor Plan

SHEET NUMBER



PROJECT NO.



ISSUED
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE

Threshold

Development

3900 Monona Drive Madison, Wisconsin SHEET TITLE

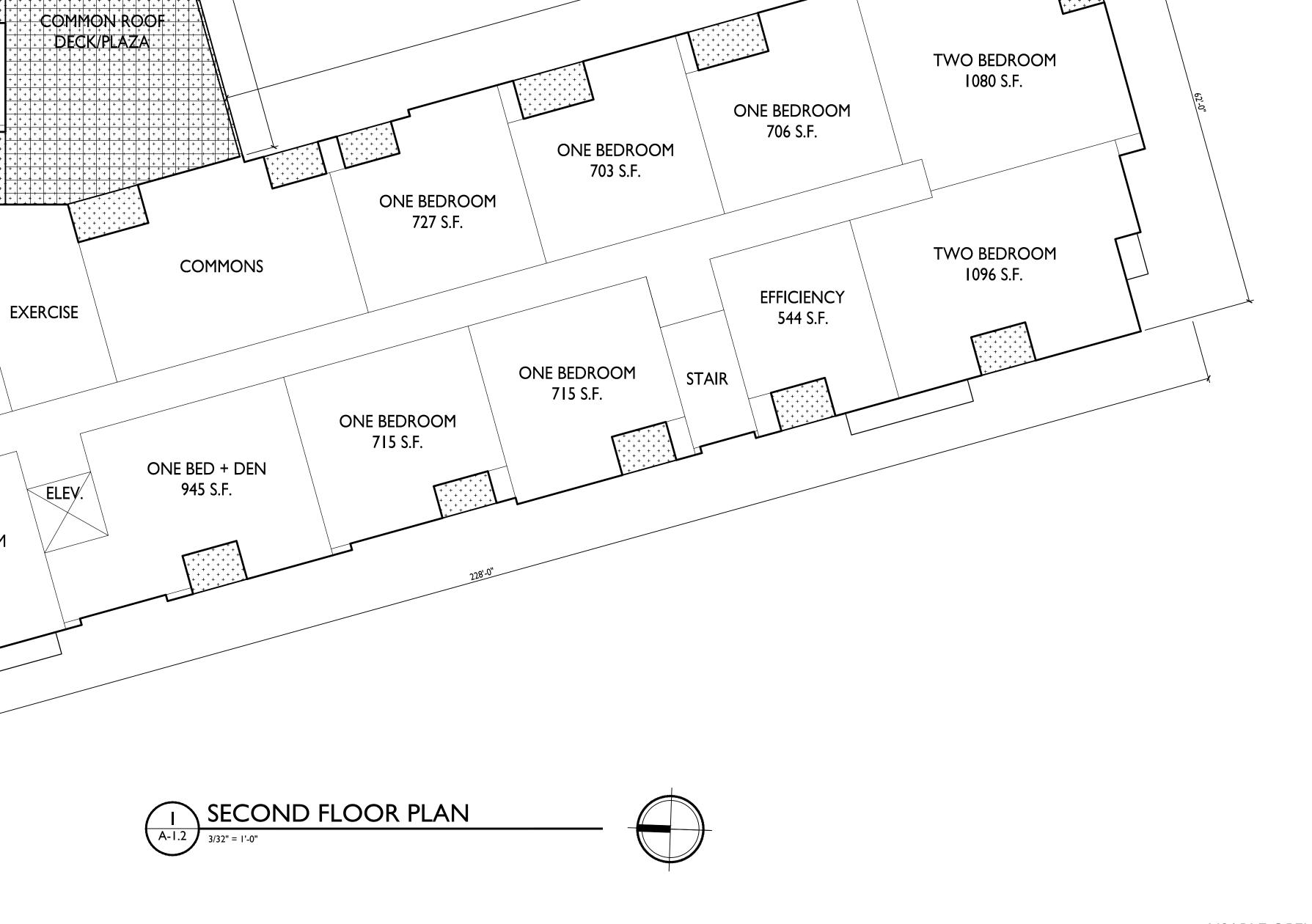
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 2150

© Knothe & Bruce Architects, LLC



79'-2<u>|3</u>"

TWO BEDROOM

1116 S.F.

ONE BEDROOM

712 S.F.

TWO BEDROOM

1116 S.F.

ONE BED + DEN

892 S.F.

23'-0"

STAIR

TWO BEDROOM

1096 S.F.

ONE BEDROOM

715 S.F.

EFFICIENCY

547 S.F.

STORAGE

ONE BEDROOM

743 S.F.





THIRD FLOOR PLAN

ISSUED
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE

Threshold

Development

3900 Monona Drive Madison, Wisconsin SHEET TITLE

SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

USABLE OPEN SPACE





FOURTH FLOOR PLAN

ISSUED
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE

Threshold

Development

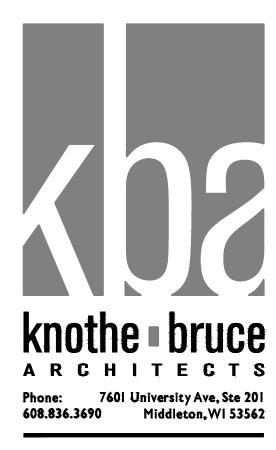
3900 Monona Drive Madison, Wisconsin

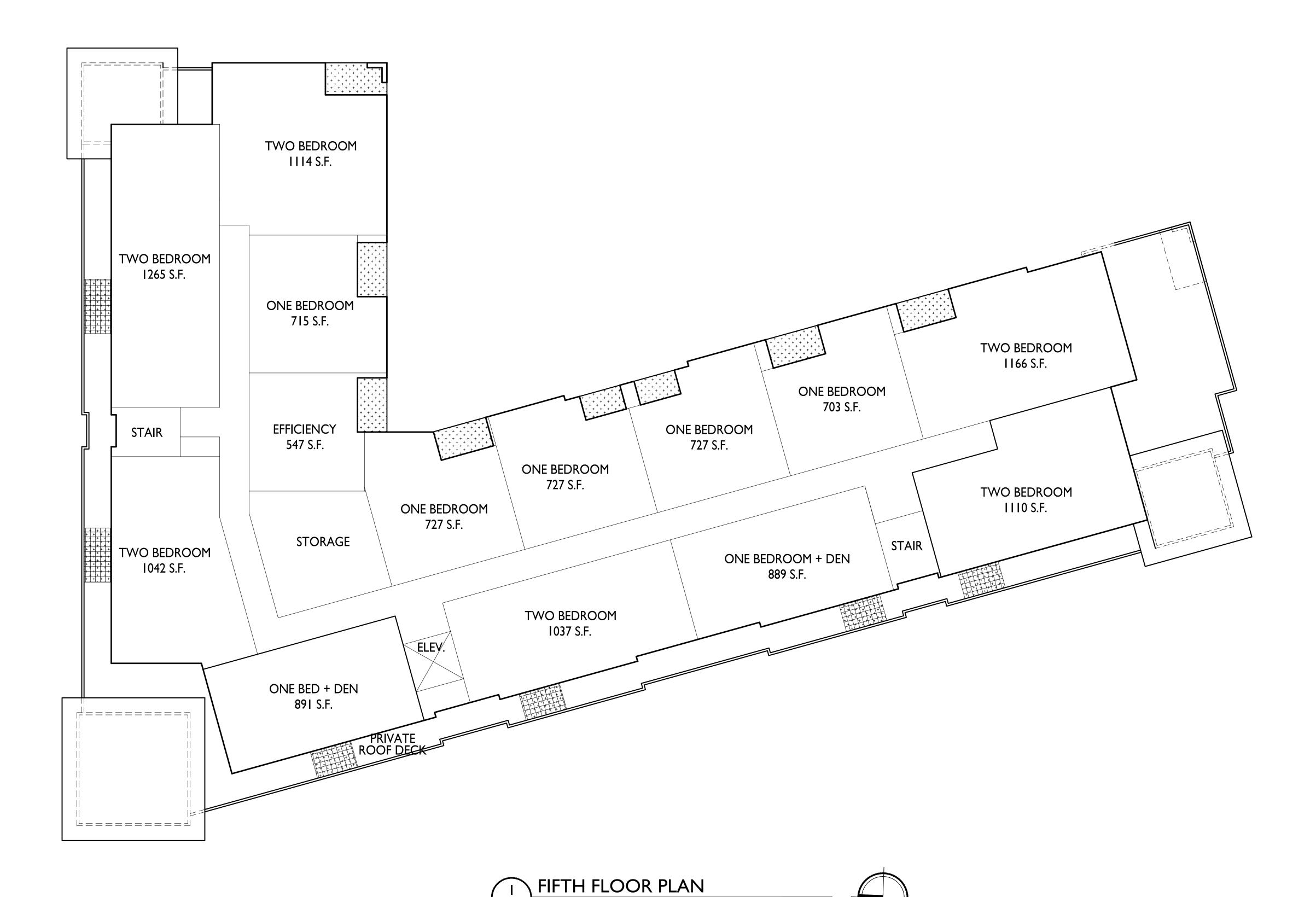
Fourth Floor Plan

SHEET NUMBER

A-1.4

USABLE OPEN SPACE





Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE

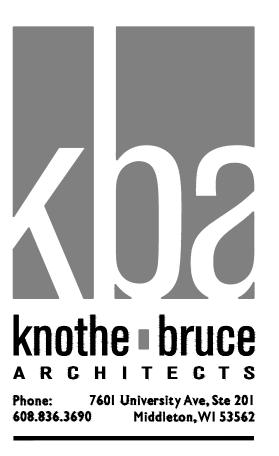
Threshold Development

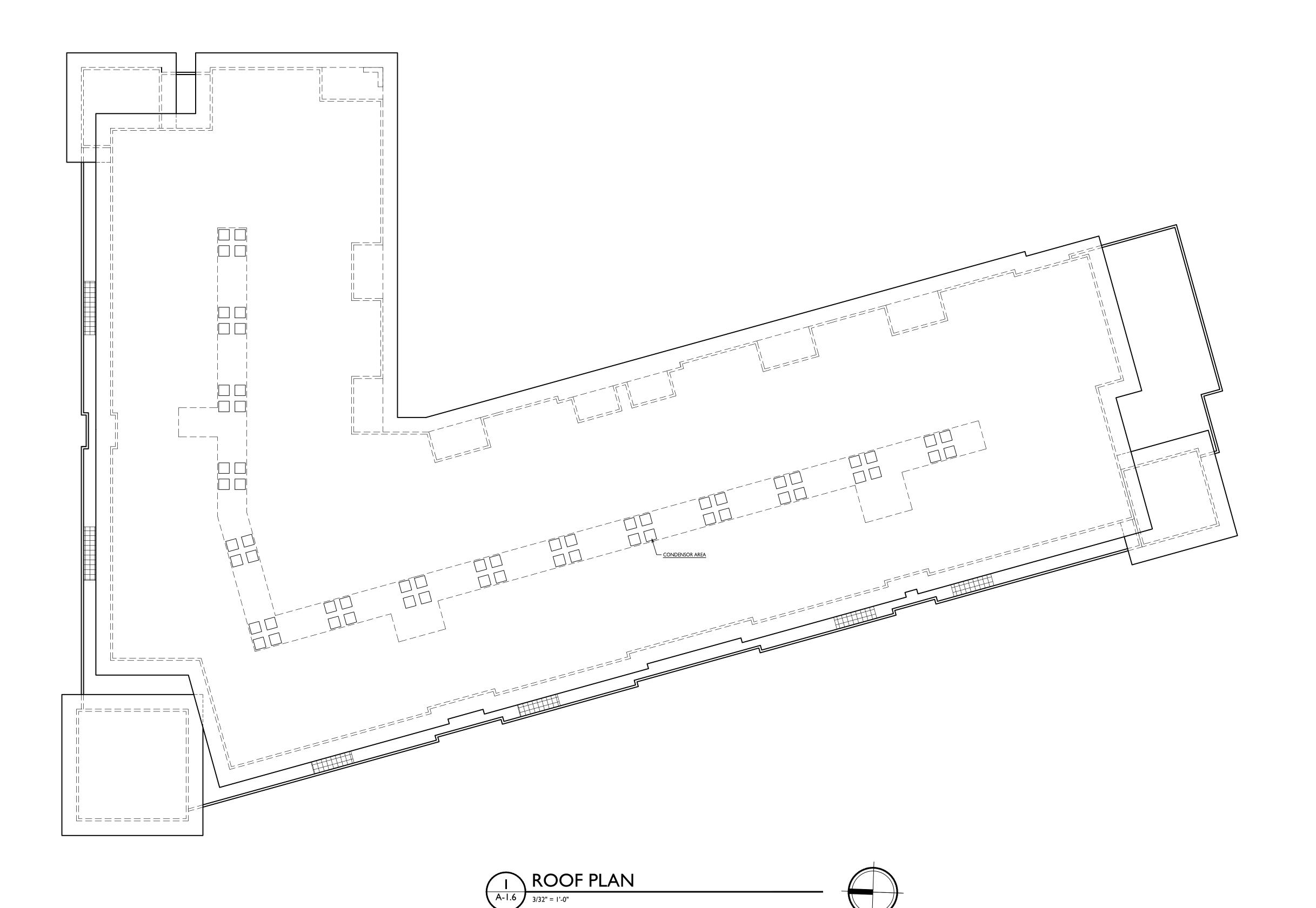
3900 Monona Drive Madison, Wisconsin

SHEET TITLE
Fifth Floor Plan

SHEET NUMBER

USABLE OPEN SPACE





ISSUED
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE
Threshold
Development

3900 Monona Drive Madison, Wisconsin
SHEET TITLE
Roof Plan

SHEET NUMBER

A-1.6

USABLE OPEN SPACE

PROJECT NO. 2 1 50
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TRUE NORTH



KEY PLAN

ISSUED

PROJECT TITLE Threshold Development

3900 Monona Drive Madison, Wisconsin SHEET TITLE **EXTERIOR**

SHEET NUMBER

A-2.1



(#1) - VERTICAL METAL PANEL SIDING

(#2) - VERTICAL METAL PANEL SIDING

(#3) - COMPOSITE PANEL SIDING

(#4) - COMPOSITE PANEL SIDING

(#5) - BRICK VENEER

(#6) - MASONRY VENEER

---1/8" = 1 '--0"---

0' 1/2" 1"

TBD

TBD

TBD

(#7) - COMPOSITE TRIM

(#9) - COMPOSITE WINDOWS

(#10) - ALUM. STOREFRONT

CANOPY & BAY SOFFITS

(#11) - RAILINGS & HANDRAILS

TREATED-EXPOSED DECK BEAMS

(#8) - CAST STONE BANDS & SILLS & HEADERS

TBD

TBD

TBD

TBD

TBD

TBD

Middleton, WI 53562 TRUE NORTH



PROJECT TITLE Threshold

3900 Monona Drive Madison, Wisconsin

EXTERIOR ELEVATIONS

SHEET NUMBER

TBD

BLACK

BLACK

BROWN TREATED

COLOR TO MATCH ADJ. TRIM/SIDING

EDWARDS CAST STONE

ANDERSEN 100

SUPERIOR

TBD

N/A

A-2.2

PROJECT NUMBER 2150



608.836.3690 Middleton, WI 53562

TRUE NORTH



KEY PLAN

ISSUED

PROJECT TITLE Threshold Development

3900 Monona Drive Madison, Wisconsin SHEET TITLE

EXTERIOR ELEVATIONS COLORED

SHEET NUMBER

PROJECT NUMBER 2150



1 COLORED ELEVATION - WEST A-2.4 1/8" = 1'-0"

PARAPET 160'-7 5/8" ROOF TRUSS BEARING 157'-11 5/8" FIFTH FLOOR 147'-11 5/8" FOURTH FLOOR 136'-3 3/4" THIRD FLOOR 125'-1 7/8" SECOND FLOOR 114'-0"

2 COLORED ELEVATION - EAST INTERIOR A-2.4 1/8" = 1'-0"

0' 4' 8	3' 16'		32'
		1/8 -1 -0	
0' 1/2" 1	L" 2"	·	4"

		EXTERIOR MATE	ERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VERTICAL METAL PANEL SIDING	TBD TB	BD	(#7) - COMPOSITE TRIM	TBD	TBD
(#2) - VERTICAL METAL PANEL SIDING	TBD	BD	(#8) - CAST STONE BANDS & SILLS & HEADERS	EDWARDS CAST STONE	TBD
(#3) - COMPOSITE PANEL SIDING	TBD TB	BD	(#9) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL SIDING	TBD TB	BD	(#10) - ALUM. STOREFRONT	N/A	ТВО
(#5) - BRICK VENEER	тво тв	BD	(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#6) - MASONRY VENEER	тво тв	BD	CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
S	· · · · · · · · · · · · · · · · · · ·	· ·	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



TRUE NORTH



KEY PLAN

ISSUED

PROJECT TITLE Threshold Development

3900 Monona Drive Madison, Wisconsin SHEET TITLE

EXTERIOR ELEVATIONS COLORED

SHEET NUMBER

PROJECT NUMBER 2150