COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

2300 SOUTH PARK STREET, MADISON WI 53713

PROJECT DESCRIPTION: NEW PARKING GARAGE FOR THE VILLAGE ON PARK STREET

CITY CONTRACT NUMBER XXXX / MUNIS NUMBER XXXX

UDC SUBMITTAL 10-31-2022



STRANG

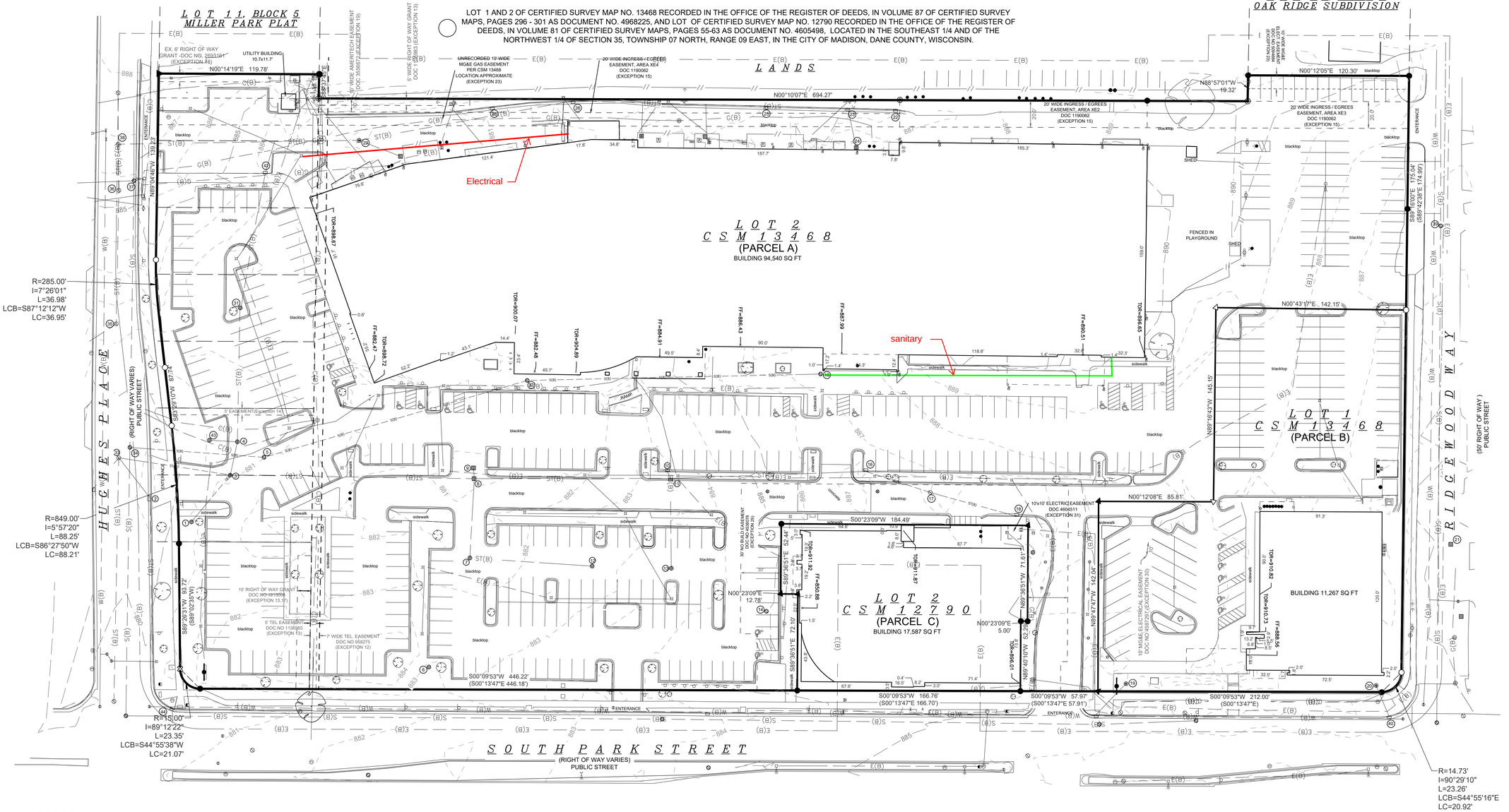
GRĀEF

JSD

Autodesk Docs://20225013.00 - Village on Park Garage/20225013_S22.rvt
10/31/2022 9:51:06 AM

ALTA/ACSM LAND TITLE SURVEY

LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, AND LOT OF CERTIFIED SURVEY MAP NO. 12790 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 81 OF CERTIFIED SURVEY MAPS, PAGES 55-63 AS DOCUMENT NO. 4605498, LOCATED IN THE SOUTHEAST 1/4 AND OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS TO THE EAST LINE OF REFERANCED TO WEST LINE OF WEST PARK STREET ASSUMED TO BEAR S00°09'53"W

LEGEND

FEATURES	FOUND
PK NAIL	▲
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●
ROW Marker	■
ROW Rail	H
Control Point	◆
Bench Mark	P
Platted Distance	M
Measured Bearing & Distance	R
Recorded As	D
Deed Distance	C
Calculated Distance	MPE
Minimum Protection Elevation	
Centerline	
Section Line	
1/4 Section Line	
1/4 1/4 Section Line	
Easement Line	

FEATURES	EXISTING
Spot Elevation	X 1225.25
Contour Elevation	1225
Fence (Barbed, Field, Hog)	X
Fence (Chain Link)	//
Fence (Wood)	○
Fence (Silt)	○
Tree Line	
Tree Stump	
Deciduous Tree \\ Shrub	
Coniferous Tree \\ Shrub	
Communication	C(*)
Fiber Optic	FO(*)
Underground Electric	E(*)
Overhead Electric	OE(*)
Gas Main with Size	G(*)
High Pressure Gas Main with Size	HPG(*)
Water Main with Size	W(*)
Sanitary Sewer with Size	S(*)
Duct Bank	DUCT(*)
Test Hole Location for SUE w/ID	

Sanitary Manhole	
Storm Sewer with Size	ST(*)
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	

Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	ICV
Soil Boring	B-2
Top of Roof Elevation	TOR
Finished Floor Elevation	FF



VACINITY MAP
NOT TO SCALE

MARK	REVISION	DATE	BY
1	COMMENTS	07-29-21	EEL
2	UTILITIES	11-24-21	

Scale: 1" = 40'
Engineer: EEL | Checked By: CHKD
Technician:TECH | Date: 06-11-21
T-R-S: T7N-R9W-S5

Project No:121.0555.30

Sheet 1 of 1

ALTA / NSPS SURVEY
VILLAGE ON PARK
CITY OF MADISON, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 121.0555.30
Sheet 1 of 1

V:\Projects\2021\121.0555.30\CAD\121.0555_30ALTA.dwg ERIC LINDNER, 2/24/2022 11:24:28 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

ALTA/ACSM LAND TITLE SURVEY

LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, AND LOT OF CERTIFIED SURVEY MAP NO. 12790 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 81 OF CERTIFIED SURVEY MAPS, PAGES 55-63 AS DOCUMENT NO. 4605498, LOCATED IN THE SOUTHEAST 1/4 AND OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR CERTIFICATION

To: The City of Madison, its successors and assigns First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item 1, 2, 4, 7(a), 7(b)(1), 7(c) 8, and 11, of Table A thereof. The field work was completed on June 29th, 2021.

Date of Map: 11/24/2021

Eric E. Lindaas

Eric E. Lindaas, P.L.S. S-2919
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
elindaas@snyder-associates.com

WISCONSIN ERIC E LINDAAS S-2919 McFARLAND WI LAND SURVEYOR

TITLE INFORMATION:

LEGAL DESCRIPTION AS DESCRIBED IN COMMITMENT NO.: NCS-1071790-MAD, COMMITMENT DATE: JUNE 10, 2021 @ 7:30 AM, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

PARCEL A:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON MARCH 08, 2013, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, BEING ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 12790, LOCATED IN THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 2300 SOUTH PARK STREET, MADISON WI 53713
TAX PARCEL NO. 251/0709-352-0406-9

PARCEL B:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON MARCH 08, 2013, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, BEING ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 12790, LOCATED IN THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 2202 SOUTH PARK STREET, MADISON WI 53713
TAX PARCEL NO. 251/0709-352-0408-5

PARCEL C:

UNIT ONE (1), TOGETHER WITH SAID UNIT'S UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT, ALL IN SOUTH MADISON COMMUNITY CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN, BY A DECLARATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, ON MARCH 05, 2010, AS DOCUMENT NO. 4639192; SAID CONDOMINIUM BEING LOCATED IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 2222 SOUTH PARK STREET, MADISON WI 53713
TAX PARCEL NOS. 251/0709-352-1201-2 AND 251/0709-352-0407-7 (NOTATION PARCEL)

TABLE A:

2. ADDRESS OF SURVEYED PROPERTY:
   2202, 2206, 2210, 2222, 2226, 2230, 2234, 2238, 2300, 2302, 2304, 2306, 2308, 2312, 2328 South Park Street, Madison, WI 53713

4. GROSS LAND AREA
   PARCEL A (LOT 2 CSM 13468)- 338,051 SQUARE FEET (7.76 ACRES)
   PARCEL B (LOT 1 CSM 13468)- 52,827 SQUARE FEET (1.21 ACRES)
   PARCEL C (LOT 2 CSM 12790)- 21,736 SQUARE FEET (0.50 ACRES)
   TOTAL 412,614 SQUARE FEET (9.47 ACRES)

7(a), (b)1, (c). BUILDING DIMENSIONS:
   As labeled on Survey

8. SUBSTANTIAL FEATURES OBSERVED:
   As mapped on survey.

11. UTILITIES:
   Utilities shown hereon marked from a Diggers Hotline Ticket Nos. 20212209288, 20212209319, 20212209400, 212122209416, 20212209442, 20212209459 Dated 05-28-2021.
   (Surveyors note- Utilities shown hereon we surveyed by the above described field markings and prints, and maps provided by the City of Madison.)

TITLE EXCEPTIONS:

The policy to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company as described in title commitment file no.: NCS-1071790, Commitment Date: June 10, 2021 @ 7:30 AM, issued by First American Title Insurance Company:

Exceptions 1-11, 20-22, 34, 38-39, 42-61 do not apply to this survey or are not plottable.

12. Easement granted to Wisconsin Telephone Company and conditions as set forth in instrument recorded May 23, 1958 in Volume 319 of Misc., Page 138 as Document Number 958275. (As shown of map)

13. Utility Easement to Wisconsin Telephone Company, dated June 25, 1965, recorded/filed July 22, 1965 in Volume 429 of Misc., Page 553 as Document No. 1136983. (As shown on map)

    Conveyance of Rights in Land by Madison Gas and Electric Company, a Wisconsin corporation recorded on April 21, 2011 as Document No. 4759165.

14. Easement granted to Wisconsin Telephone Company and conditions as set forth in instrument recorded July 22, 1965 in Volume 429 of Misc., Page 555 as Document Number 1136984. (As shown on map)

15. Non-exclusive easements for ingress and egress and use of North Wall and South Wall as set forth in Warranty Deed recorded July 19, 1967 in Volume 468 of Misc., Page 201 as Document Number 1190062, subject to Declaration of Release of Existing Cross Access Easement recorded November 7, 2008 as Document Number 4480413. (As shown on map)

16. Easement granted to the City of Madison and conditions as set forth in instrument recorded September 14, 1982 in Volume 3846, Records Page 13 as Document Number 1751859. (Not located in this survey, easement located in South Park Street right of way)

17. Right of Way Grant to Madison Gas and Electric Company and conditions as set forth in instrument recorded December 26, 1985 in Volume 7629 of Records, Page 32 as Document Number 1915008. (As shown on map)

    Conveyance of Rights in Land by Madison Gas and Electric Company, a Wisconsin corporation recorded on April 21, 2011 as Document No. 4759165.

    Partial Release of Easement recorded November 18, 2010 as Document No. 4716000.

18. Right of Way Grant recorded August 3, 1995 in Volume 30446, Records Page 53 as Document Number 2693161. (As shown on map)

19. Easement granted to Ameritech General and conditions as set forth in instrument recorded September 30, 2002 as Document Number 3556672. (As shown on map)

23. Unrecorded easements of 5 feet and 10 feet wide to MG&E as shown on Exhibit "B" of Declaration of Release of Existing Cross Access Easement recorded November 07, 2008 in the Office of the Register of Deeds for Dane County, Wisconsin as Document No. 4480413 and on Certified Survey Map No. 13468 and Certified Survey Map No. 12790. (As shown on map. Location approximate, location not defined on CSM.
    (Affects Parcels A and B)

    Partial Release as set forth on Grant of Underground Electric Line Easements and Release of Underground Electric and Partial Release of Overhead Electric Line and Pole Easement recorded August 28, 2014 as Document No. 5094684.

24. Notes as disclosed by Certified Survey Map No. 12600, recorded on December 18, 2008 as Document No. 4487383; as corrected by Affidavit of Correction recorded on January 09, 2009 as Document No. 4492149. (Affidavit of Correction does not affect this survey)

    (Affects Parcels A and C)

25. Declaration of Conditions and Covenants for the Certified Survey Map No. 12600 recorded January 12, 2009 as Document No. 4492666. (Declaration affects surveyed property but is not a survey matter)
    (Affects Parcels A, B and C)

26. Declaration of Conditions and Covenants for the Certified Survey Map No. 12600 recorded January 12, 2009 as Document No. 4492669. (Declaration affects surveyed property but is not a survey matter)

    (Affects Parcels A, B and C)

27. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded March 26, 2009 as Document No. 4523135. (Affects surveyed property, not plottable refer to document)

    (Affects Parcels A and C)

    Partial Release of Declaration recorded March 11, 2013 as Document No. 4968443. (Affects Parcel B)

28. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Operation and Easement Agreement recorded on April 01, 2009, as Document No. 4525865. (Affects Parcels, is not plottable)

    (Affects Parcels A, B and C)

    Modification and/or amendment by instrument: First Amendment to Operation and Easement Agreement
    Recording Information: March 11, 2013 as Document No. 4968445

29. Declaration Establishing a No-Build Easement Area recorded on April 28, 2009 as Document No. 4538078. (As shown on map)

    (Affects Parcels A and C)

    Modification and/or amendment by instrument: First Amendment to Declaration Establishing a No- Build Easement Area
    Recording Information: November 08, 2012 as Document No. 4931073

30. Underground Electric Easement granted to Madison Gas and Electric Company and conditions as set forth in instrument recorded August 19, 2009 as Document Number 4587297; as corrected by Affidavit of Correction recorded September 2, 2009 as Document Number 4591782. (As shown on map)

31. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated May 04, 2009, recorded/filed October 21, 2009 as Document No. 4604511. (As shown on map)

    (Affects Parcel C)

32. Notes as disclosed by Certified Survey Map No. 12790 recorded October 26, 2009 in Volume 81 of Certified Survey Maps, Page 55 as Document No. 4605498 as corrected by Affidavit of Correction recorded December 30, 2009 as Document No. 4623128. (Affects surveyed property, not plottable refer to document)

    (Affects Parcels A and C)

33. Covenants, conditions, restrictions, easements, limitations, reservations, terms, lien rights, provisions and charges, including, but not limited to, the use of, and the rights of others in and to the use of the limited common elements, contained in Declaration of Condominium of South Madison Community Condominium, recorded March 05, 2010, as Document No. 4639192, and any and all subsequent amendments thereto. (Affects surveyed property, not plottable refer to document)

    Statutory Reserve Account Statement South Madison Community Condominium recorded March 11, 2010 as Document No. 4640593.

    (Affects Parcel C)

35. Notes as disclosed by Certified Survey Map No. 13468 recorded on March 08, 2013 in Volume 87 of Certified Survey Maps, Page 296 as Document No. 4968225. (Not plottable refer to document)

    (Affects Parcels A and B)

36. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Perpetual Subsurface Parking Easement Agreement recorded on March 11, 2013, as Document No. 4968446.

    (Affects Parcels A and B)

37. Declaration of Conditions and Covenants for Certified Survey Map No. 13468 recorded March 11, 2013 as Document No. 4968447.

    (Affects Parcel B)

40. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded November 12, 2013 as Document No. 5037380.

    (Affects Parcel B)

41. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated August 25, 2014, recorded/filed August 28, 2014 as Document No. 5094684.

STORM SEWER

No	Type	RIM ELEV	IE	IE	IE	IE	Notes
1	Inlet	880.70	NW=876.60' 6" HDPE	E=876.57' 6" HDPE			
2	Rectangular Inlet	878.69	W=876.72' 8" PVC	E=876.72' 8" PVC	S=876.28' 12" RCP		
3	Inlet	880.82	W=875.24' HDPE	N=875.18' RCP	SE=875.58' HDPE	S=875.39' RCP	
4	Inlet	880.62	Could not measure.				
6	Inlet	882.70	Could not measure.				
7	Inlet	881.03	N=877.77 12"RCP	W= 877.47 12"RCP	BOT. MH =874.21		
8	Rectangular Inlet	880.81	S=876.52' RCP	W=877.61' 8" PVC	N=876.50' RCP	E=876.37' 12" RCP	
9	Rectangular Inlet	880.64	Could not measure.				
10	Curb Inlet		NE=878.94' 6" PVC				
11	Curb Inlet		S=877.30' 18" RCP	NW= Could not measure. 6" PVC	N= Could not measure. 8" PVC	E= Could not measure. RCP	
12	Inlet	882.32	SW=879.02' RCP				
13	Inlet	883.21	W=878.79' to flange invert. 12" RCP with 16" Flange				
16	Curb Inlet	886.97	N= 880.57' 8" PVC	S= 880.77' 8" PVC			
17	Stand Pipe	885.90	Center= 1" 8" PVC				Below manhole grate is a vertically oriented PVC pipe centered in structure.
18	Curb Inlet		Could not measure.				
19	Beehive	886.94	SE= 884.89' 8" HDPE				
20	Beehive	886.98	NW= 885.23' 6" HDPE	NE= 884.03' 12" PVC	SW= 884.38' 8" PVC		
21	???Culvert???	884.26	Could not measure.				
22	Curb Inlet		S= 882.09' 15" HDPE				
23	Curb Inlet		N= 880.86' 15" HDPE	S= 880.82' 15" HDPE	E= 880.86' 14" RCP		
24	Rectangular Inlet	885.77	W= 882.30' 12" PVC				
25	Curb Inlet		N= 879.95' 15" HDPE	S= 879.38' 24" HDPE			
26	Curb Inlet		N= 875.38' 24" HDPE	S= 874.97' 30" HDPE			
28	Curb Inlet		E= 876.03' 12" PVC				
29	Inlet	880.64	Center= 873.78'	N= Could not measure.	S= Could not measure.		
31	Inlet	881.23	NW= 876.23' 18" HDPE	E= 876.16' 18" HDPE	SW= 876.34' 6" HDPE		
33	Manhole	879.40	Center= 875.24'	N= 875.48'	E= 875.28', 30" RCP		Field verify, pipes are recessed in manhole.
35	Manhole	881.40	Center= 873.98'	W= Could not measure. 42" RCP	W= Could not measure. 42" RCP	S= Could not measure.	
36	Manhole	885.62	Center= 871.41'	W= Could not measure 42" RCP	E= Could not measure. 42" RCP		
38	Manhole	886.90	Center= 873.35'	NW= Could not measure. 36"	W= Could not measure. 24"	E= Could not measure. 42" RCP	
40	Curb Inlet	885.70	SW= 882.95' 12" HDPE	E= 882.90' 15" RCP			Concrete buildup in bottom of structure.
42	Curb Inlet	884.04	NE=876.89' 6" HDPE	SE=876.56' 15" HDPE			
43	Inlet	879.83	S=876.10' 6" HPDE	N=876.14' 15" HDPE			
44	Curb Inlet	880.67	E=877.84' 12" RCP				

SANITARY SEWER

No	Type	RIM ELEV	IE	IE	IE	IE	Notes
5	Manhole	881.10	N=871.68'	S=871.57'			
14	Manhole		Could not measure.				Could not remove lid.
15	Manhole	886.83	S=873.25'	N= could not measure, pipe plugged	NW= could not measure.		
32	Manhole	882.38	Center= 872.83'	S=872.53'	N=872.44'		
34	Manhole	879.30	N=871.46'	E=871.16' 8" VP	W=871.24' 8" VP		
37	Manhole	885.93	Center=876.44'	E= 876.4 8" Clay	W= 876.40 8" Clay		
39	Manhole	886.52	Center=877.32'	E= Could not measure.	W= Could not measure.		

MARK	REVISION	DATE	BY
2	UPDATE INVERT INFORMATION	08-20-21	EEL
1	COMMENTS	07-29-21	

Engineer: EEL | Checked By: CHKD | Scale: 1" =40
Technician:TECH | Date: 06-11-21 | T-R-S: TTN-RRW-SS
Project No:121.0555.30 | Sheet 1 of 1

ALTA / NSPS SURVEY
VILLAGE ON PARK
CITY OF MADISON, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.
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SNYDER & ASSOCIATES

Project No: 121.0555.30
Sheet 1 of 1

V:\Projects\2021\121.0555.30\CADD\1210555_BNDY_ALTA.dwg ERIC LINDAAS, 22X34 EXHIBIT L, 2021/11/24, 3:28 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. _____, PROJECT NO. _____). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE/VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

REMOVE DRIVEWAY APRON
REMOVE & RETAIN STOP SIGN FOR RELOCATION
REMOVE & RETAIN LIGHT POLE FOR RELOCATION, TYP.
PRESERVE & PROTECT EXISTING COMMUNICATION LINE
PRESERVE & PROTECT EXISTING SHED AND WALL
REMOVE EXISTING ASPHALT AND BASE
CONCRETE CURB AND GUTTER TO REMAIN
REMOVE CURB AND GUTTER, TYP.
SAWCUT, TYP.
REMOVE ASPHALT PARKING LOT
RELOCATE UNDERGROUND GAS LINE (BY MG&E)
REMOVE EXISTING CONCRETE SURROUNDING LIFT
REMOVE & RETAIN HYDRAULIC LIFT FOR REINSTALLATION
(6) REMOVE SIGN
REMOVE & DISCARD LIGHT POLE
REMOVE CURB & GUTTER, TYP.
PRESERVE & PROTECT EXISTING MG&E GAS & ELECTRIC LINE
REMOVE & RETAIN (4) PLANTER BOXES. PLANTERS TO BE SUPPLIED BACK TO CITY FOR FUTURE USE
REMOVE ASPHALT PARKING LOT
REMOVE (6) SIGNS
REMOVE & RETAIN (5) BIKE RACKS. BIKE RACKS TO BE SUPPLIED BACK TO CITY FOR FUTURE USE
REMOVE TREE, TYP.
REMOVE ELECTRIC WIRE
REMOVE STORM PIPE
REMOVE EXISTING ASPHALT AND BASE
REMOVE EXISTING CONCRETE SIDEWALK
REMOVE SIGN
REMOVE (2) BIKE RACKS
REMOVE TREE
REMOVE SIGN

VILLAGER SHOPPING CENTER

CONCRETE CURB AND GUTTER TO REMAIN
PRESERVE & PROTECT TREE, TYP.
REMOVE SIGN
REMOVE STORM LINE & INLET, TYP.
SAWCUT, TYP.
CONCRETE CURB AND GUTTER TO REMAIN
REMOVE EXISTING PAVEMENT MARKINGS, TYP.
CONCRETE CURB AND GUTTER TO REMAIN
REMOVE CURB & GUTTER, TYP.
REMOVE CONCRETE SURFACE, TYP.
SAWCUT, TYP.
REMOVE LANDSCAPE MATERIALS, TYP.
REMOVE STORM LINE & INLET, TYP.
REMOVE ELECTRIC WIRE, TYP.
SAWCUT, TYP.
REMOVE ASPHALT SURFACE, TYP.
REMOVE & RETAIN LIGHT POLE FOR RELOCATION
PRESERVE CURB & GUTTER
PRESERVE & PROTECT EXISTING AT&T COMMUNICATION LINES
PRESERVE & PROTECT EXISTING UNDERGROUND STORMWATER MANAGEMENT SYSTEM. NO MATERIAL STAGING OR HEAVY EQUIPMENT CROSSING PERMITTED
CONCRETE CURB AND GUTTER TO REMAIN
REMOVE ELECTRIC WIRE
PRESERVE STORM UTILITIES
REMOVE CONCRETE SIDEWALK
REMOVE ELECTRICAL WIRE
PRESERVE STORM UTILITIES
REMOVE STORM LINE & INLET, TYP.
REMOVE TREE, TYP.
REMOVE CONCRETE SIDEWALK
REMOVE CURB AND GUTTER, TYP.
REMOVE STORM LINE & INLET, TYP.
REMOVE STORM LINE & INLET, TYP.
REMOVE SIGN
PRESERVE & PROTECT TREE, TYP.
REMOVE ELECTRIC WIRE
REMOVE CURB AND GUTTER, TYP.
REMOVE CONCRETE SIDEWALK
PRESERVE CURB & GUTTER
REMOVE ASPHALT PARKING LOT
REMOVE ASPHALT PARKING LOT
REMOVE CURB AND GUTTER (TYP)
CONCRETE CURB AND GUTTER TO REMAIN
PRESERVE & PROTECT TREE, TYP.
REMOVE SHRUBS, TYP.

URBAN LEAGUE HUB

MADISON PUBLIC LIBRARY
URBAN LEAGUE
PLANNED PARENTHOOD

REMOVE EXISTING MONUMENT SIGN AND BASE
REMOVE SIGN
REMOVE DRIVEWAY APRON
REMOVE TREE, TYP.
REMOVE SHRUBS, TYP.
REMOVE CONCRETE
RELOCATE HYDRANT
REMOVE TREE

HUGHES PLACE

SOUTH PARK STREET (SB)

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 BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. _____, PROJECT NO. _____). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE/VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

north

SCALE IN FEET
20' 0 20'

GRAEF
275 West Wisconsin Avenue,
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Milwaukee, WI 53203
414 / 259 1500

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JSD

CLIENT:
COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
215 Martin Luther King Jr Blvd
Suite 161
Madison, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:
09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

PROJECT INFORMATION:
PROJECT NUMBER: 20225013.00
DATE: 10/31/2022
DRAWN BY: MWS
CHECKED BY: KJY
APPROVED BY:
AS NOTED

SHEET TITLE:
DEMO PLAN

SHEET NUMBER:
C200

SITE INFORMATION BLOCK	
SITE ADDRESS	2300 S PARK ST, MADISON, WI 53713
PROPERTY ACREAGE	307,341 SF
	7.06 ACRES
NUMBER OF BUILDING STORIES	5
EXISTING BUILDING SQUARE FOOTAGE	64,742
PROPOSED ADDITION SQUARE FOOTAGE	20,725
TOTAL BUILDING SQUARE FOOTAGE	85,467
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	318
ACCESSIBLE	16
TOTAL SURFACE	334
NUMBER OF BICYCLE STALLS:	30

PROPOSED PARKING STRUCTURE

VILLAGER SHOPPING CENTER

URBAN LEAGUE HUB

MADISON PUBLIC LIBRARY
URBAN LEAGUE
PLANNED PARENTHOOD

10.0' MG&E EASEMENT

5.0' BUILDING SETBACK

10.0' MG&E EASEMENT

39.7' UTILITY EASEMENT

12' STORMWATER EASEMENT

7.0' AT&T EASEMENT

35.9' STORMWATER EASEMENT

LOADING ZONE

HUGHES PLACE

SOUTH PARK STREET (SB)

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 BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. _____, PROJECT NO. _____) IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE/VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

north

SCALE IN FEET
20' 0 20'

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SHEET TITLE:
SITE PLAN - OVERALL

SHEET NUMBER:
C300

VILLAGER SHOPPING CENTER

PROPOSED PARKING STRUCTURE

URBAN LEAGUE HUB

HUGHES PLACE

MATCHLINE

RELOCATED HYDRAULIC LIFT

CONCRETE SIDEWALK, TYP.

12.4'

24.0'

EXISTING SHED

18" STANDARD CURB AND GUTTER, TYP

HEAVY DUTY CONCRETE PAVEMENT, TYP

TRASH ENCLOSURE (REFER TO ARCHITECTURE)

ASPHALT PAVEMENT, TYP

TRANSFORMER PAD (BY MG&E)

58.2'

10'x10' VISION TRIANGLE (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE EXISTING GRADE)

10.0'

CONCRETE SIDEWALK, TYP.

COMMERCIAL ENTRANCE

24.0'

5.0'

24.0'

5.0'

2' BICYCLE STALL OVERHANG

(10) B-CYCLE PARKING STALL

ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FIELD

PLANTER WALL (REFER TO GRADING PLAN)

18" STANDARD CURB AND GUTTER, TYP

CONCRETE SIDEWALK, TYP.

ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FIELD

26.0'

EXISTING TRANSFORMER

CROSS WALK 2' X 6' BARS, 4' C-C

44.0'

ASPHALT PAVEMENT, TYP

ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FIELD

CONCRETE STAIR AND RAIL

18" STANDARD CURB AND GUTTER, TYP

4.6'

7.0'

CONCRETE SIDEWALK, TYP.

15.4'

TYPE R-1 STOP SIGN

north

SCALE IN FEET

10' 0 10'

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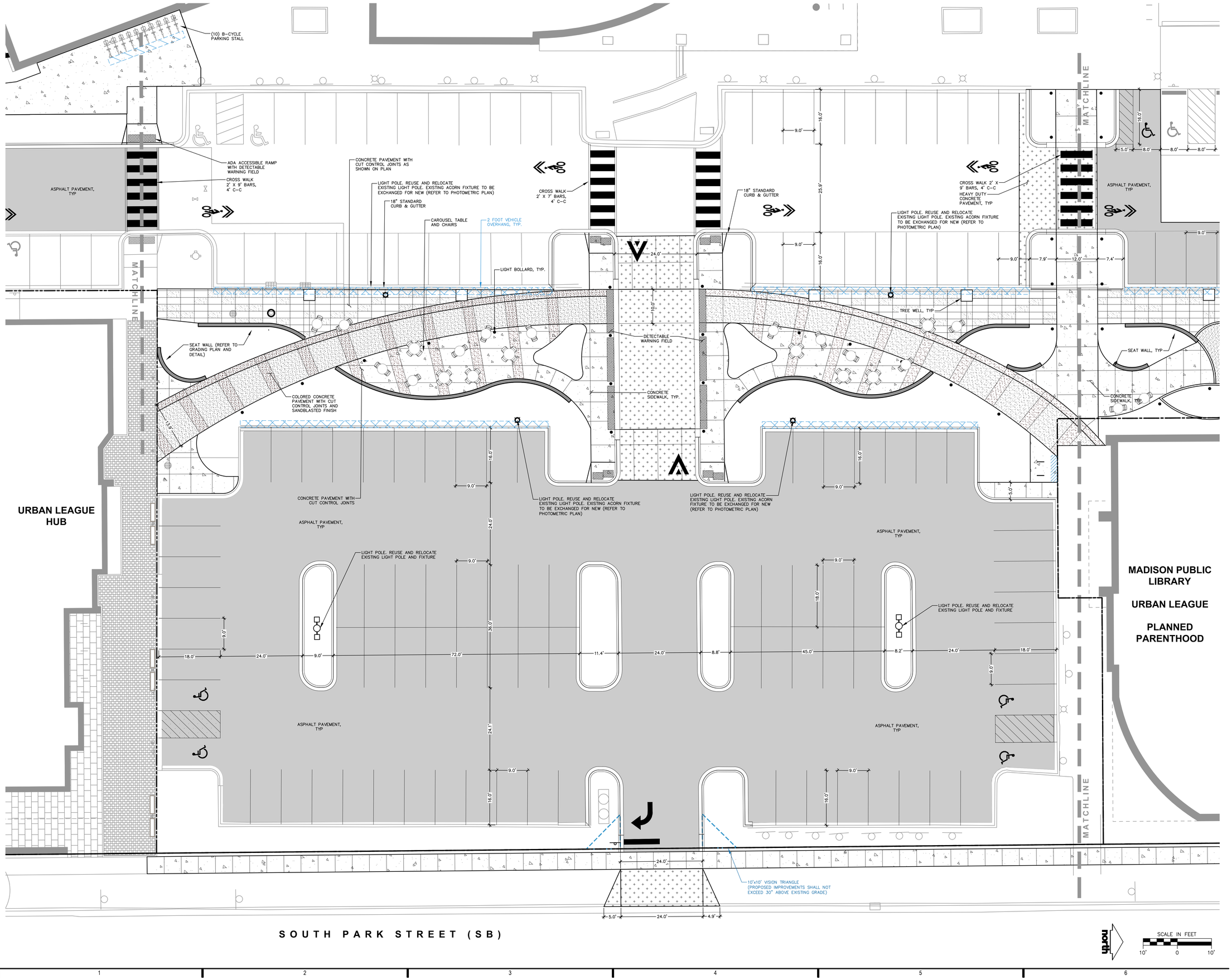
	AS NOTED

SHEET TITLE:

SITE PLAN - PARKING STRUCTURE

SHEET NUMBER:

C301



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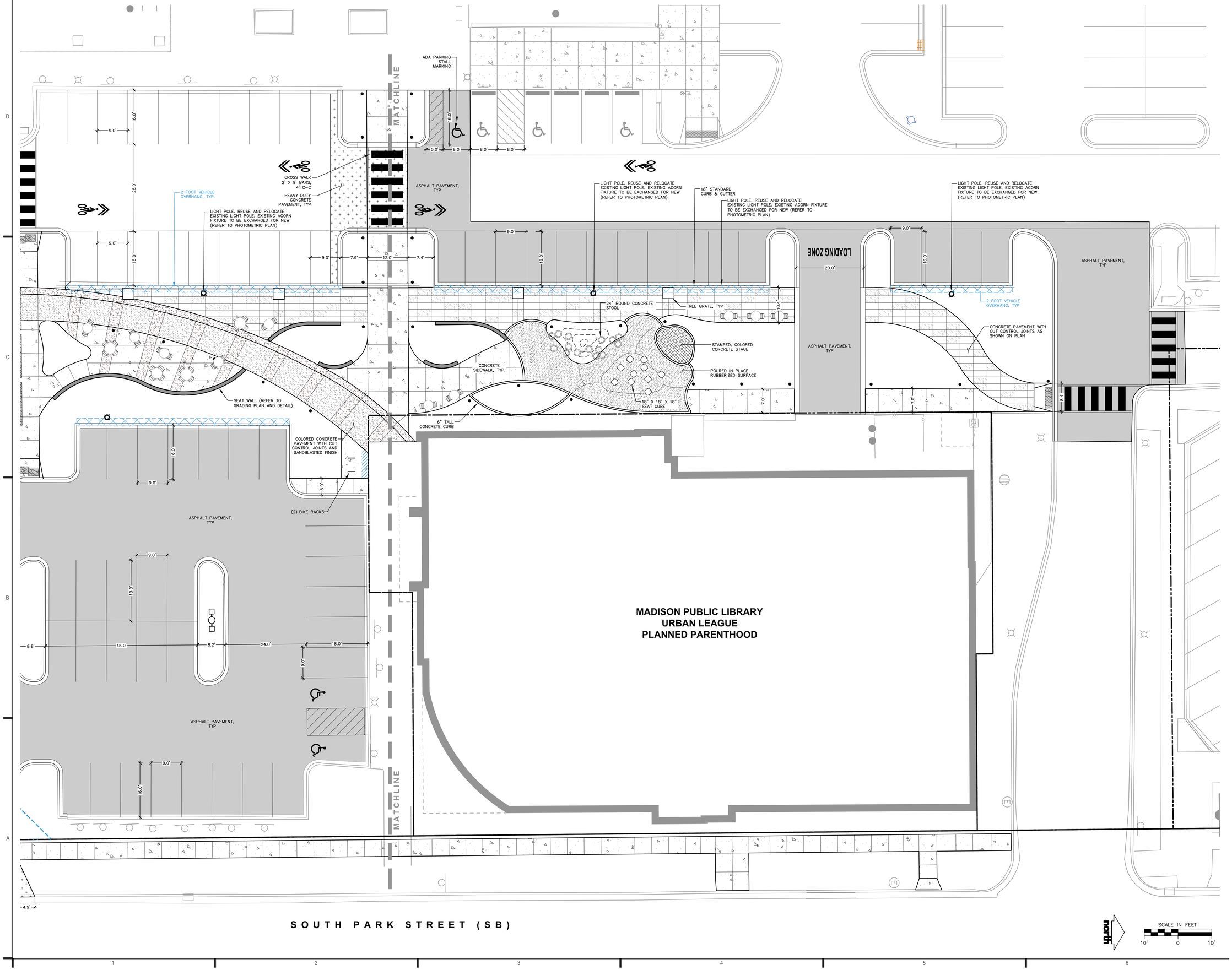
	AS NOTED

SHEET TITLE:
SITE PLAN - VILLAGE GREEN SOUTH

SHEET NUMBER:
C302



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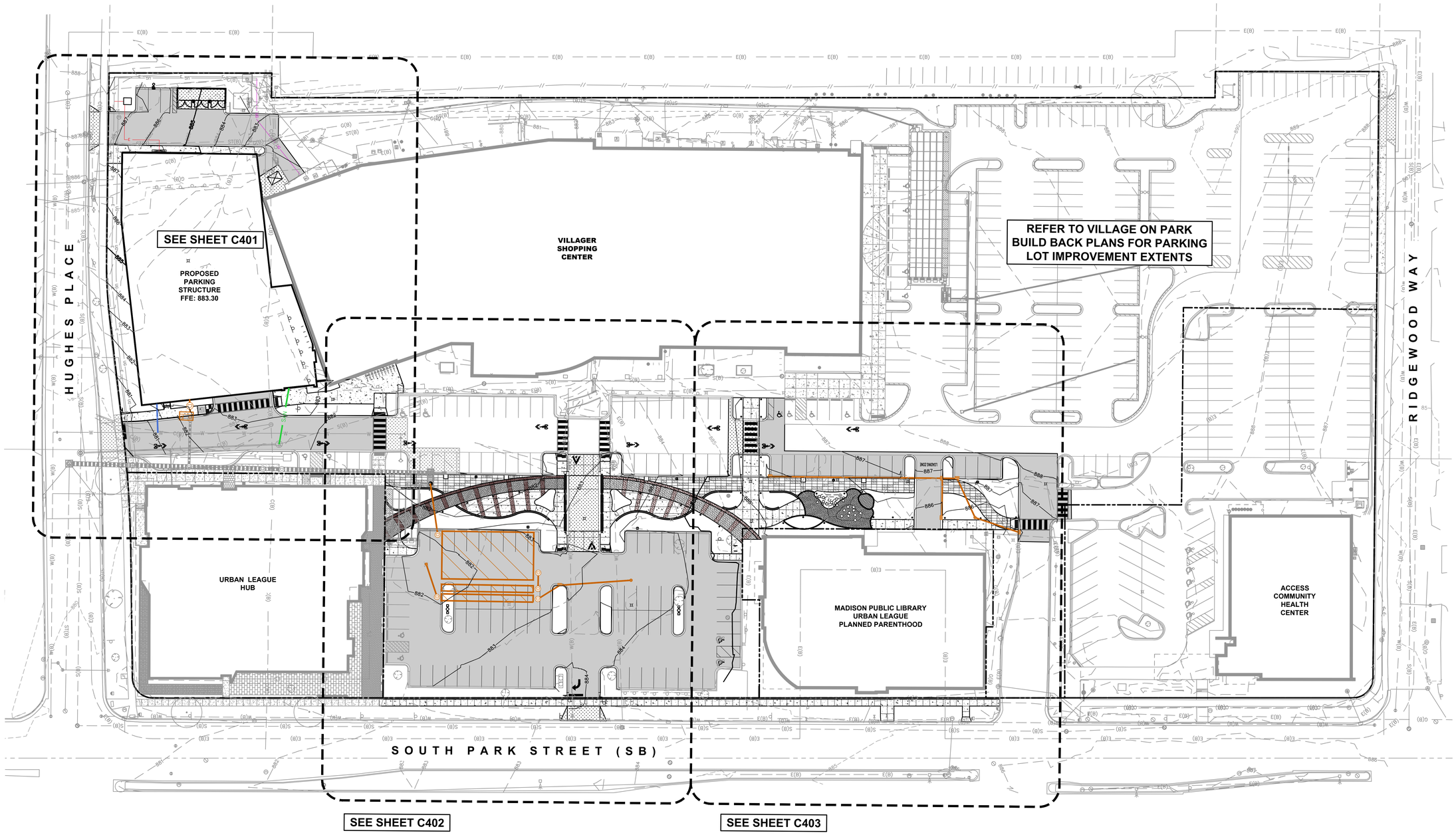
SHEET TITLE:
SITE PLAN - VILLAGE GREEN NORTH

SHEET NUMBER:
C303



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CHECKED BY:	MAH
APPROVED BY:	
	AS NOTED

SHEET TITLE:
GRADING PLAN - OVERALL

SHEET NUMBER:
C400

North

SCALE IN FEET
30' 0 30'

VILLAGER
SHOPPING
CENTER

PROPOSED
PARKING
STRUCTURE
FFE: 883.30

URBAN
LEAGUE
HUB

HUGHES PLACE

north

SCALE IN FEET
10' 0 10'

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SHEET TITLE:
GRADING PLAN -
PARKING STRUCTURE

SHEET NUMBER:
C401

VILLAGER SHOPPING CENTER

URBAN LEAGUE HUB

SOUTH PARK STREET (SB)

north

SCALE IN FEET
10' 0 10'

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APPROVED BY:	
	AS NOTED

SHEET TITLE:
GRADING PLAN - VILLAGE GREEN SOUTH

SHEET NUMBER:
C402

MADISON PUBLIC LIBRARY
URBAN LEAGUE
PLANNED PARENTHOOD

VILLAGER
SHOPPING
CENTER

LOADING ZONE

SOUTH PARK STREET (SB)

north

SCALE IN FEET
10' 0 10'

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APPROVED BY:	
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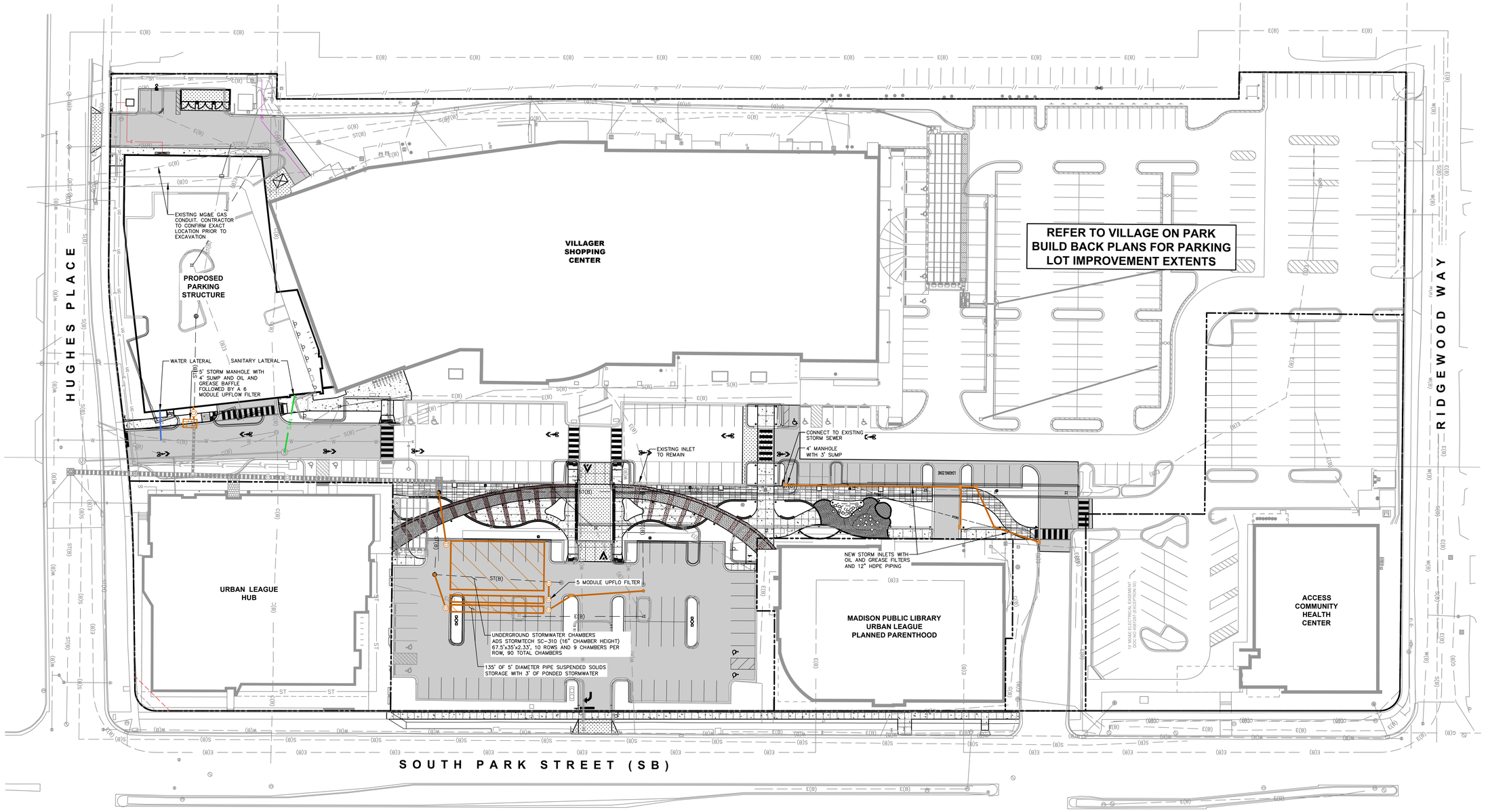
SHEET TITLE:
GRADING PLAN -
VILLAGE GREEN NORTH

SHEET NUMBER:
C403



north

SCALE IN FEET
30' 0 30'

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PROJECT NUMBER:	20225013.00
DATE:	10/31/2022
DRAWN BY:	MSS
CHECKED BY:	ACG
APPROVED BY:	
	AS NOTED

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C500

LANDSCAPE EXTENTS
(LANDSCAPE POINTS CALCULATED UTILIZING IMPERVIOUS AREA THROUGHOUT LANDSCAPE EXTENTS BOUNDARY)

PROPOSED PARKING STRUCTURE

SEE SHEET L1.1

VILLAGER SHOPPING CENTER

SEE SHEET L1.2

SEE SHEET L1.3

URBAN LEAGUE HUB

MADISON PUBLIC LIBRARY

HUGHES PLACE

SOUTH PARK STREET (SB)

EXISTING STREET TREES

FUTURE STREET TREES

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 BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CCJN	Carpinus caroliniana 'J.N. Strain' J.N. Strain American Hornbeam
	CECA	Cercis canadensis 'Columbus' Columbus Strain Eastern Redbud
	MAAM	Maackia amurensis Amur Maackia
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACMM	Acer miyabei 'Morton' State Street™ Miyabe Maple
	COPP	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry
	GIBI	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree
	GBPS	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree
	GLTR	Gleditsia triacanthos inermis 'Shademaster' TM Shademaster Locust
	GYDE	Gymnocladus dioica 'Espresso' Kentucky Coffeetree
	PAMC	Platanus x acerifolia 'Morton Circle' Exclamation!™ London Plane Tree
UPRIGHT EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**
	THTE	Thuja occidentalis 'Techny' Techny Arborvitae
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry
	CLAH	Clethra alnifolia 'Hummingbird' Hummingbird Summersweet
	COSE	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood
	FOVB	Forsythia viridissima 'Bronxensis' Bronx Forsythia
	HPDP	Hydrangea paniculata 'Dvp Pinky' TM Pinky Winky Panicle Hydrangea
	HPLQ	Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea
	PHAJ	Physocarpus opulifolius 'Amber Jubilee' Ninebark
	SYPA	Syringa x 'SMNJRP' TM Bloomerang Dwarf Pink Lilac
	VDLJ	Viburnum dentatum 'ICMeseventeen' Little Joe™ Arrowwood Viburnum
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood
	JCPK	Juniperus chinensis 'Pfitzerana Kallaya Compacta' Kally Pfitzer Compact Juniper
	JUCH	Juniperus chinensis 'Sea Green' Sea Green Juniper
	JUMA	Juniperus sabina 'Mini-Arcadia' Mini Arcadia Juniper
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	Allium x 'Summer Beauty' Summer Beauty Allium
	AQCA	Aquilegia canadensis Eastern Columbine
	ASAZ	Aster azureus Sky Blue Aster
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass
	CANE	Calamintha nepeta 'Montrose White' Montrose White Catmint
	ECPU	Echinacea purpurea 'PAS782917' PowWow® Wild Berry Coneflower
	LISK	Liatris spicata 'Kobold' Kobold Spike Gayfeather
	MNFI	Monarda fistulosa Bergamot
	PAVI	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass
	PVNW	Panicum virgatum 'Northwind' Northwind Switch Grass
	PNDT	Penstemon x 'Dark Towers' Dark Towers Beardtongue
	RUFU	Rudbeckia fulgida sullivantii 'Goldsturm' Goldsturm Coneflower +
	SCSC	Schizachyrium scoparium 'Prairie Blues' Prairie Blues Little Bluestem +
	SPHE	Sporobolus heterolepis 'Tara' Prairie Dropseed

CONTRACTOR NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED.
2. REFERENCE SHEET C1.0 FOR LEGEND.

north

SCALE IN FEET
20' 0 20'

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JSD

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APPROVED BY:
AS NOTED

SHEET TITLE:
LANDSCAPE PLAN - OVERALL

SHEET NUMBER:
L100

PLANT SCHEDULE PARKING STRUCTURE

UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	THTE	*Thuja occidentalis 'Techny'* *Techny Arborvitae*
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*
	CLAH	*Clethra alnifolia 'Hummingbird'* *Hummingbird Summersweet*
	COSE	*Cornus sericea 'Farrow'* *Arctic Fire® Red Twig Dogwood*
	HPDP	*Hydrangea paniculata 'Dvp Pinky' TM* *Pinky Winky Panicle Hydrangea*
	PHAJ	*Physocarpus opulifolius 'Amber Jubilee'* *Ninebark*
	SYPA	*Syringa x 'SMNJRPI' TM* *Bloomerang Dwarf Pink Lilac*
	VDLJ	*Viburnum dentatum 'KLMseventeen'* *Little Joe™ Arrowwood Viburnum*
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	JCPK	*Juniperus chinensis 'Pfitzerana Kallays Compacta'* *Kally Pfitzer Compact Juniper*
	JUCH	*Juniperus chinensis 'Sea Green'* *Sea Green Juniper*
	JUMA	*Juniperus sabina 'Mini-Arcadia'* *Mini Arcadia Juniper*
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	*Allium x 'Summer Beauty'* *Summer Beauty Allium*
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster'* *Karl Foerster Feather Reed Grass*
	CANE	*Calamintha nepeta 'Montrose White'* *Montrose White Catmint*
	ECPU	*Echinacea purpurea 'PAS782917'* *PowWow® Wild Berry Coneflower*
	PAVI	*Panicum virgatum 'Shenandoah'* *Shenandoah Switch Grass*
	PVNW	*Panicum virgatum 'Northwind'* *Northwind Switch Grass*
	SPHE	*Sporobolus heterolepis 'Tara'* *Prairie Dropseed*

MATCHLINE

VILLAGER SHOPPING CENTER

PROPOSED PARKING STRUCTURE

URBAN LEAGUE HUB

HUGHES PLACE

(3) CAAC
(2) ARME

(8) CAAC
(8) ARME
(7) CAAC

(5) JUMA
(17) CANE
(6) JUMA

(6) ALSU
(4) CAAC

(15) PAVI
(12) SPHE
(1) JCPK

(3) JCPK
(18) PHAJ

(2) VDLJ
(5) PVNW
(2) VDLJ
(3) JCPK
(14) PAVI
(14) SPHE

(1) JUCH
(1) THTE
(3) HPDP

(1) THTE
(4) JUCH

(1) THTE
(3) HPDP
(3) JUCH
(9) PAVI

SIGNAGE

(7) ARME
(3) HPDP
(1) THTE

(23) PAVI
(4) JUCH
(8) PAVI

(4) PAVI
(5) SYPA
(4) PAVI

(15) ALSU

(12) SPHE
(4) COSE
(1) JCPK

(1) JCPK
(4) CANE
(4) ARME

(5) CANE
(6) ECPU
(8) PAVI
(1) JCPK

(7) ARME
(9) SPHE
(1) JCPK
(7) ALSU

(11) SPHE
(1) JCPK

(1) JCPK
(9) ECPU
(5) CANE
(1) JCPK

(1) JCPK
(6) CANE
(10) ECPU

(1) JCPK
(13) ALSU
(7) SYPA
(11) COSE

(6) PAVI
(8) ALSU
(8) ECPU
(4) ARME

(4) CANE
(1) JCPK
(3) CANE

FUTURE STREET TREES

EXISTING STREET TREES

CONTRACTOR NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED.

north

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10' 0 10'

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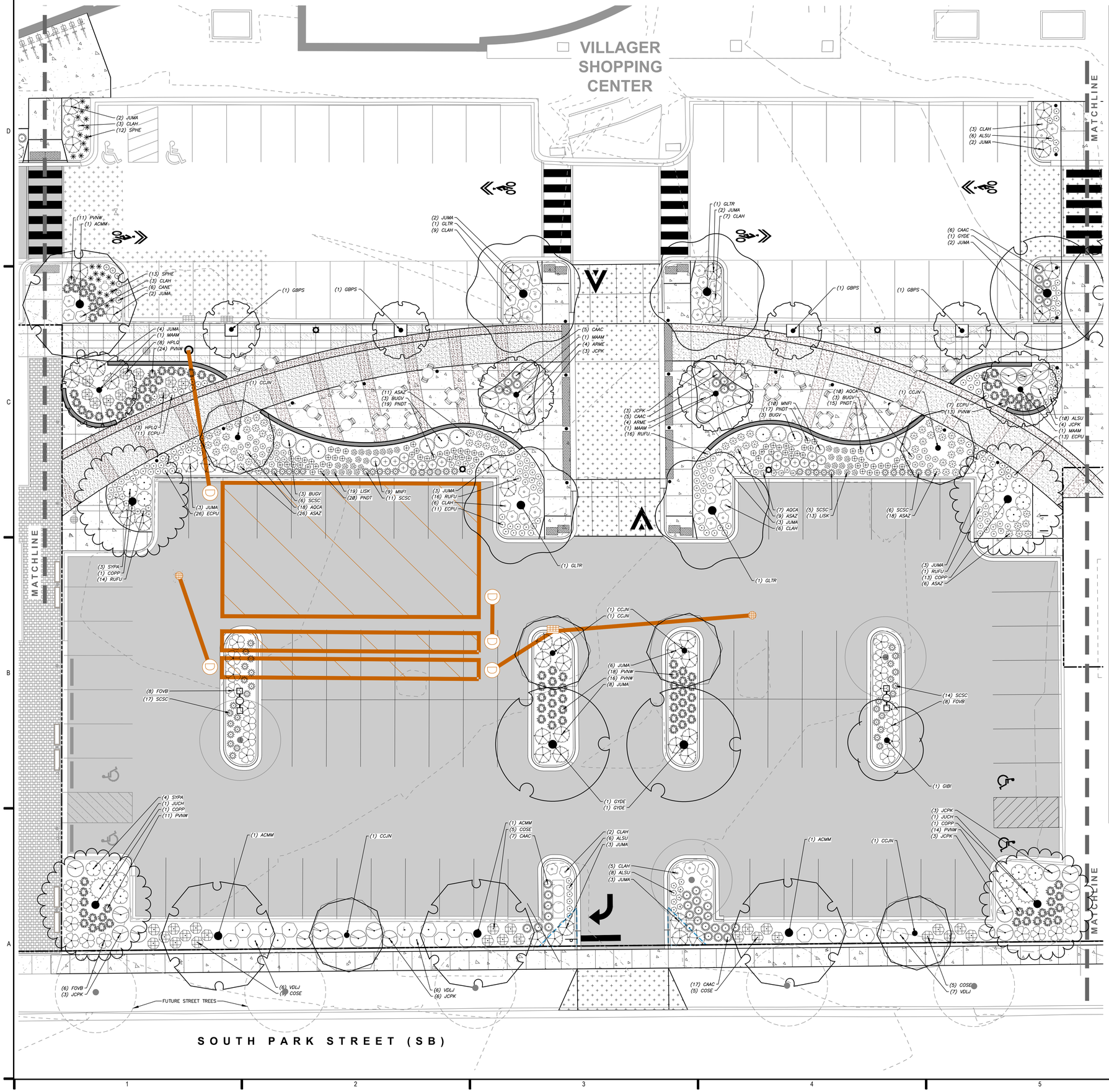
APPROVED BY:	
	AS NOTED

SHEET TITLE:
LANDSCAPE PLAN - PARKING STRUCTURE

SHEET NUMBER:
L101



PLANT SCHEDULE VILLAGE GREEN

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CCJN	*Carpinus caroliniana 'J.N. Strain' J.N. Strain American Hornbeam*
	CECA	*Cercis canadensis 'Columbus' Columbus Strain Eastern Redbud*
	MAAM	*Maackia amurensis Amur Maackia*
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACMM	*Acer miyabei 'Morton' State Street™ Miyabe Maple*
	COPP	*Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry*
	GIBI	*Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree*
	GBPS	*Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree*
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM Shademaster Locust*
	GYDE	*Gymnocladus dioica 'Espresso' Kentucky Coffeetree*
	PAMC	*Platanus x acerifolia 'Morton Circle' Exclamation!™ London Plane Tree*
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	*Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry*
	CLAH	*Clethra alnifolia 'Hummingbird' Hummingbird Summersweet*
	COSE	*Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood*
	FOVB	*Forsythia viridissima 'Bronxensis' Bronx Forsythia*
	HPLQ	*Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea*
	SYPA	*Syringa x 'SMNJRPI' TM Bloomerang Dwarf Pink Lilac*
	VDLJ	*Viburnum dentatum 'KLMseventeen' Little Joe™ Arrowwood Viburnum*
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	*Buxus x 'Green Velvet' Green Velvet Boxwood*
	JCPK	*Juniperus chinensis 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper*
	JUCH	*Juniperus chinensis 'Sea Green' Sea Green Juniper*
	JUMA	*Juniperus sabina 'Mini-Arcadia' Mini Arcadia Juniper*
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	*Allium x 'Summer Beauty' Summer Beauty Allium*
	AQCA	*Aquilegia canadensis Eastern Columbine*
	ASAZ	*Aster azureus Sky Blue Aster*
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass*
	CANE	*Calamintha nepeta 'Montrose White' Montrose White Catmint*
	ECPU	*Echinacea purpurea 'PAS782917' PowWow® Wild Berry Coneflower*
	LISK	*Liatris spicata 'Kobold' Kobold Spike Gayfeather*
	MNFI	*Monarda fistulosa Bergamot*
	PAVI	*Panicum virgatum 'Shenandoah' Shenandoah Switch Grass*
	PVNW	*Panicum virgatum 'Northwind' Northwind Switch Grass*
	PNDT	*Penstemon x 'Dark Towers' Dark Towers Beardtongue*
	RUFU	*Rudbeckia fulgida sullivantii 'Goldsturm' Goldsturm Coneflower* ★
	SCSC	*Schizachyrium scoparium 'Prairie Blues' Prairie Blues Little Bluestem* ★
	SPHE	*Sporobolus heterolepis 'Tara' Prairie Dropseed*

CONTRACTOR NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED.

north

SCALE IN FEET
10' 0 10'

GRAEF
275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

JSD

CLIENT:
COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
215 Martin Luther King Jr Blvd
Suite 161
Madison, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

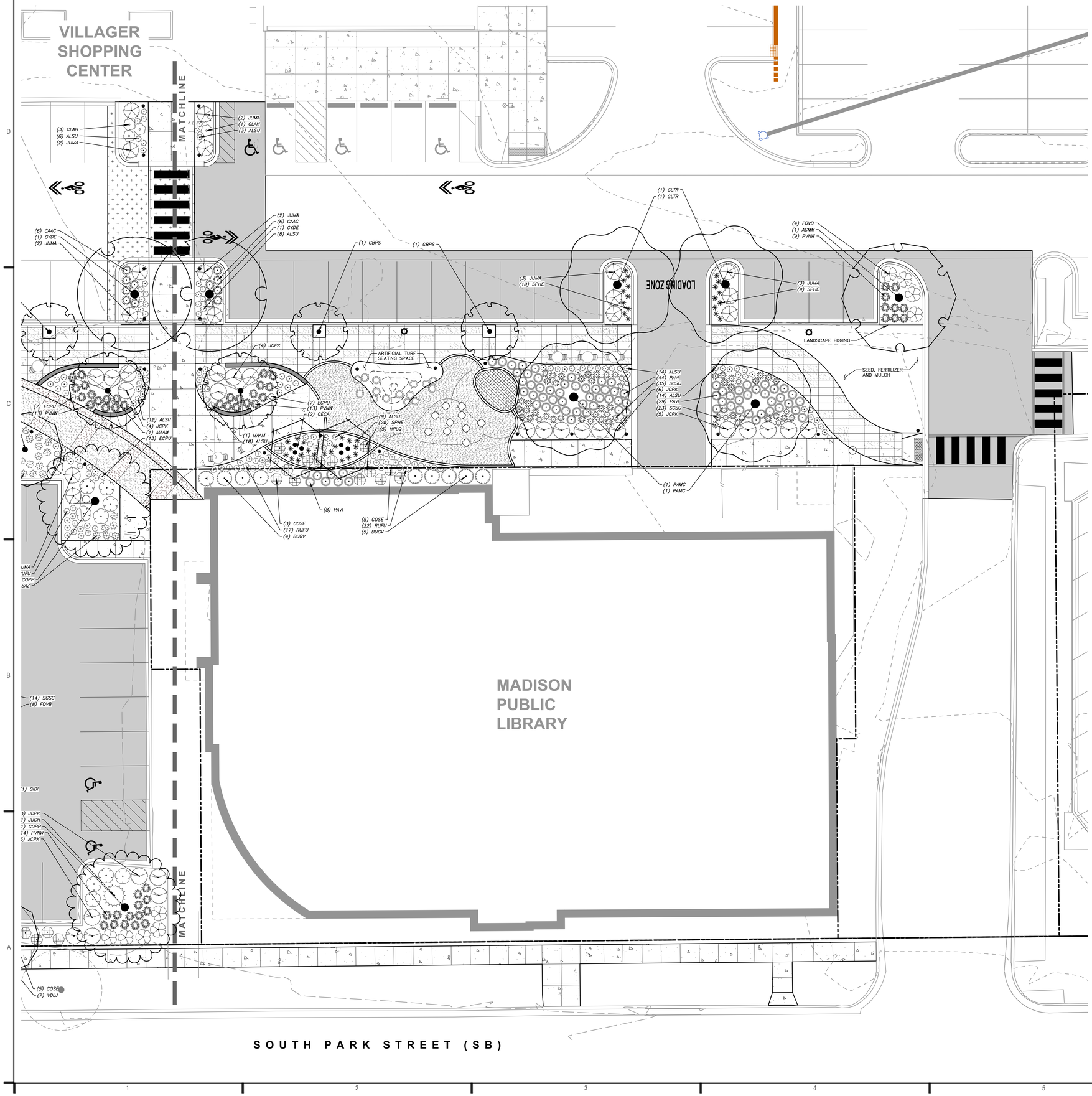
2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:
09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

PROJECT INFORMATION:
PROJECT NUMBER: 20225013.00
DATE: 10/31/2022
DRAWN BY: MWS
CHECKED BY: KJY
APPROVED BY:
AS NOTED

SHEET TITLE:
LANDSCAPE PLAN - VILLAGE GREEN SOUTH

SHEET NUMBER:
L102



PLANT SCHEDULE VILLAGE GREEN

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CCJN	*Carpinus caroliniana 'J.N. Strain'* *J.N. Strain American Hornbeam*
	CECA	*Cercis canadensis 'Columbus'* *Columbus Strain Eastern Redbud*
	MAAM	*Maackia amurensis* *Amur Maackia*
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACMM	*Acer miyabei 'Morton'* *State Street™ Miyabe Maple*
	COPP	*Celtis occidentalis 'Prairie Pride'* *Prairie Pride Hackberry*
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* *Autumn Gold Maidenhair Tree*
	GBPS	*Ginkgo biloba 'Princeton Sentry'* *Princeton Sentry Maidenhair Tree*
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM* *Shademaster Locust*
	GYDE	*Gymnocladus dioica 'Espresso'* *Kentucky Coffeetree*
	PAMC	*Platanus x acerifolia 'Morton Circle'* *Exclamation!™ London Plane Tree*
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquois Beauty Black Chokeberry*
	CLAH	*Clethra alnifolia 'Hummingbird'* *Hummingbird Summersweet*
	COSE	*Cornus sericea 'Farrow'* *Arctic Fire® Red Twig Dogwood*
	FOVB	*Forsythia viridissima 'Bronxensis'* *Bronx Forsythia*
	HPLQ	*Hydrangea paniculata 'Little Quick Fire'* *Little Quick Fire Hydrangea*
	SYPA	*Syringa x 'SMNJRPI' TM* *Bloomerang Dwarf Pink Lilac*
	VDLJ	*Viburnum dentatum 'KLMseventeen'* *Little Joe™ Arrowwood Viburnum*
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*
	JCPK	*Juniperus chinensis 'Pfitzerana Kallays Compacta'* *Kally Pfitzer Compact Juniper*
	JUCH	*Juniperus chinensis 'Sea Green'* *Sea Green Juniper*
	JUMA	*Juniperus sabina 'Mini—Arcadia'* *Mini Arcadia Juniper*
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	*Allium x 'Summer Beauty'* *Summer Beauty Allium*
	AQCA	*Aquilegia canadensis* *Eastern Columbine*
	ASAZ	*Aster azureus* *Sky Blue Aster*
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster'* *Karl Foerster Feather Reed Grass*
	CANE	*Calamintha nepeta 'Montrose White'* *Montrose White Catmint*
	ECPU	*Echinacea purpurea 'PAS782917'* *PowWow® Wild Berry Coneflower*
	LISK	*Liatris spicata 'Kobold'* *Kobold Spike Gayfeather*
	MNFI	*Monarda fistulosa* *Bergamot*
	PAVI	*Panicum virgatum 'Shenandoah'* *Shenandoah Switch Grass*
	PVNW	*Panicum virgatum 'Northwind'* *Northwind Switch Grass*
	PNDT	*Penstemon x 'Dark Towers'* *Dark Towers Beardtongue*
	RUFU	*Rudbeckia fulgida sullivantii 'Goldsturm'* *Goldsturm Coneflower* *
	SCSC	*Schizachyrium scoparium 'Prairie Blues'* *Prairie Blues Little Bluestem* *
	SPHE	*Sporobolus heterolepis 'Tara'* *Prairie Dropseed*

CONTRACTOR NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED.

north

SCALE IN FEET
10' 0 10'

GRAEF
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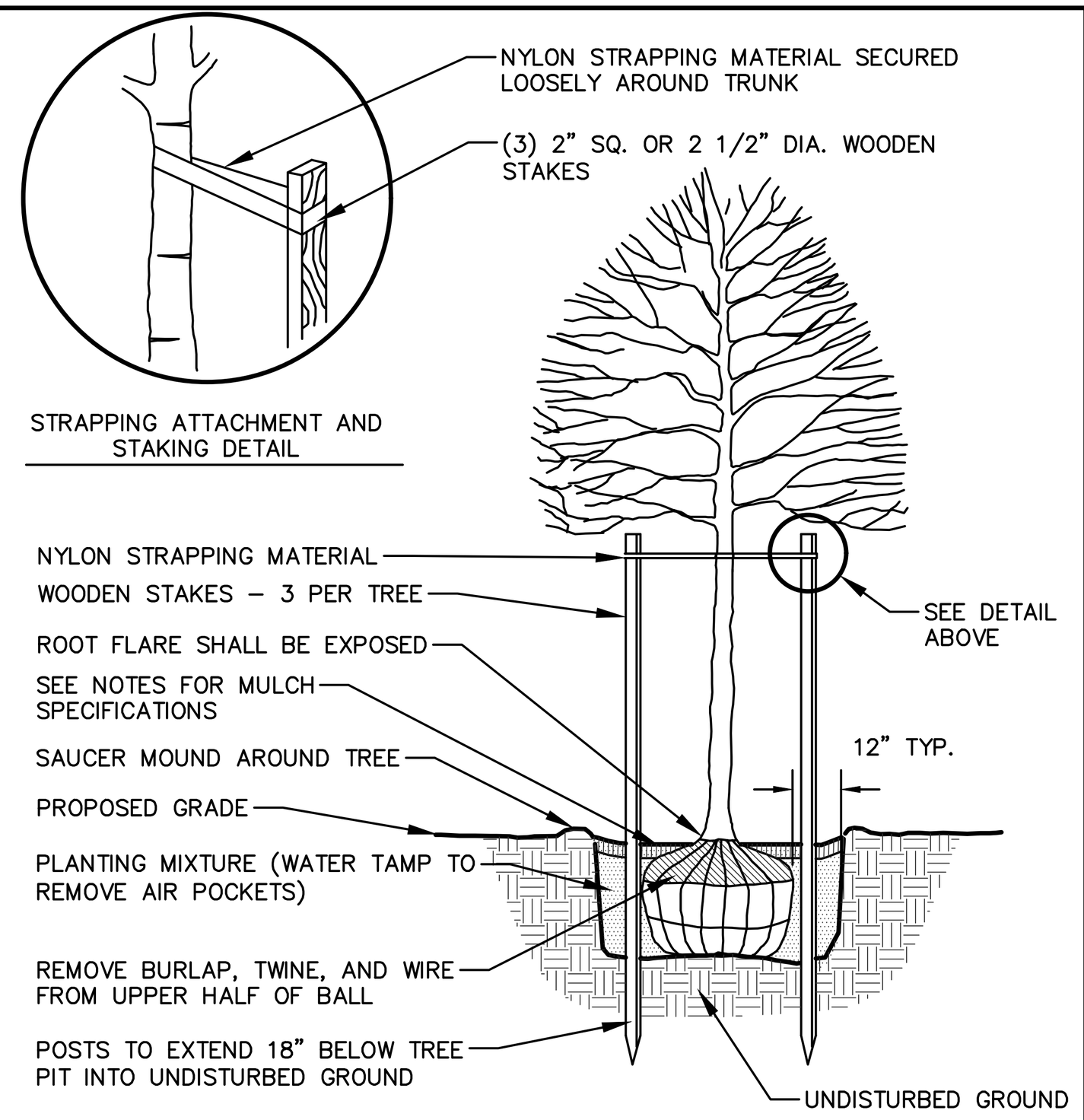
DRAWN BY:	MWS
CHECKED BY:	KJY
APPROVED BY:	
	AS NOTED

SHEET TITLE:
LANDSCAPE PLAN - VILLAGE GREEN NORTH

SHEET NUMBER:
L103



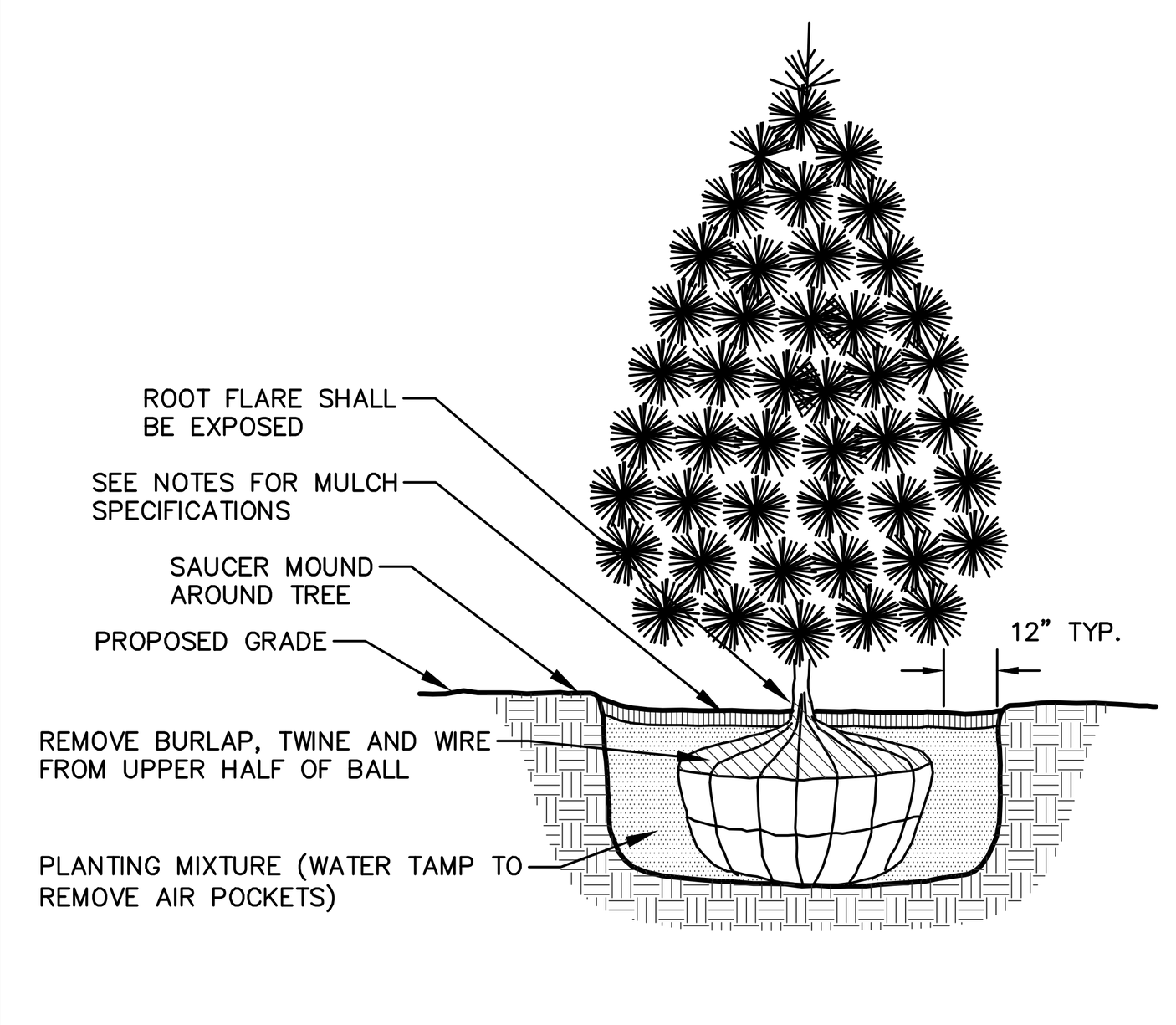
NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01–04–2019



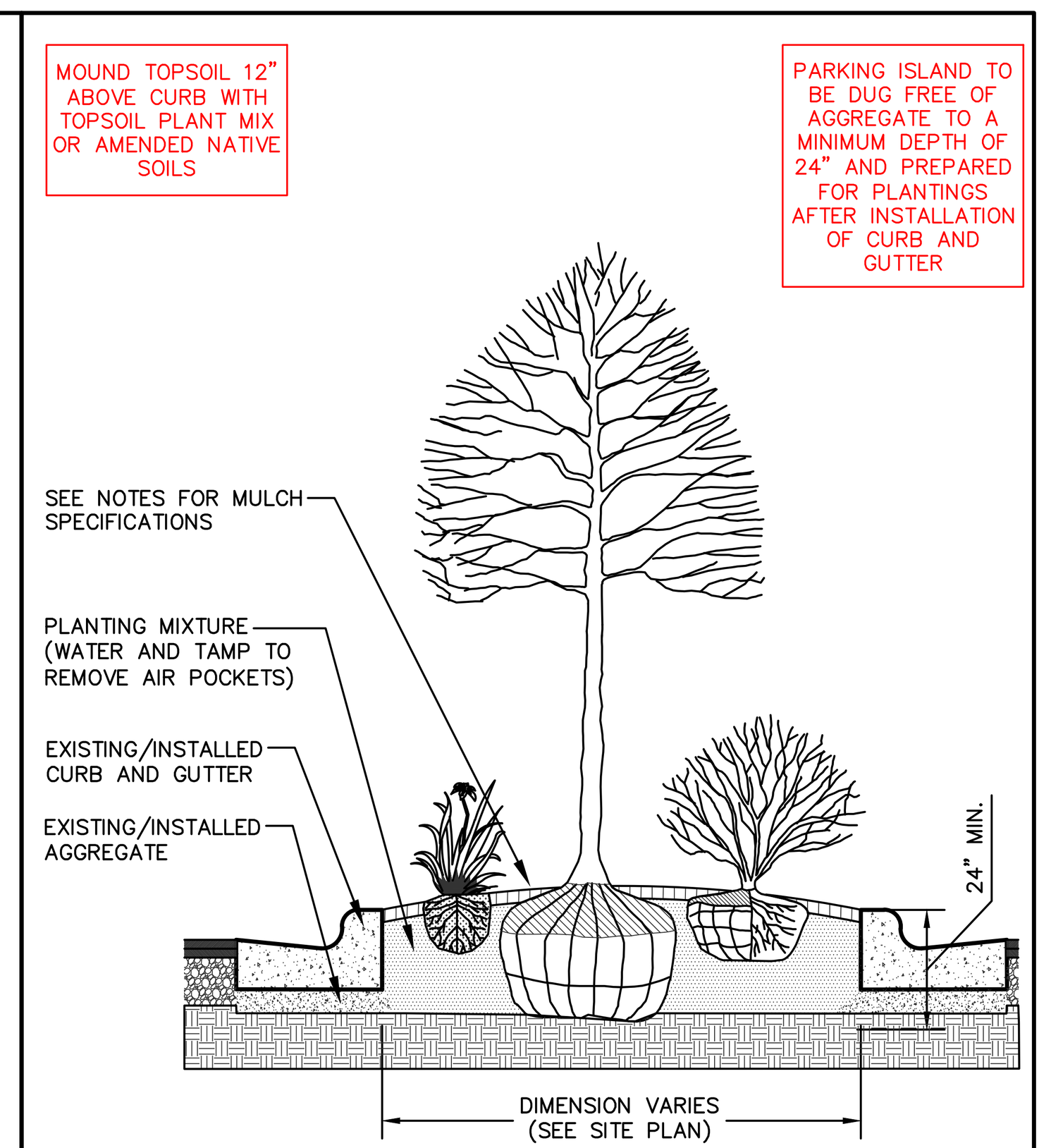
NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

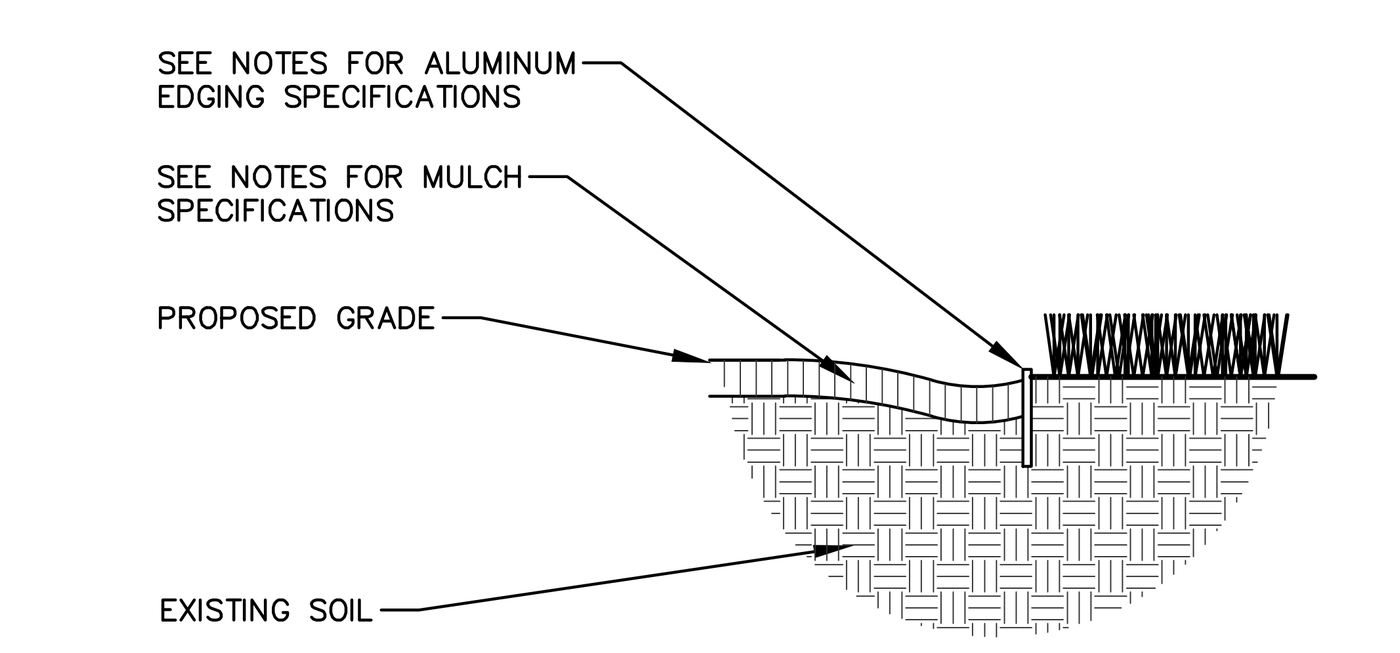
REV. 01–03–2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

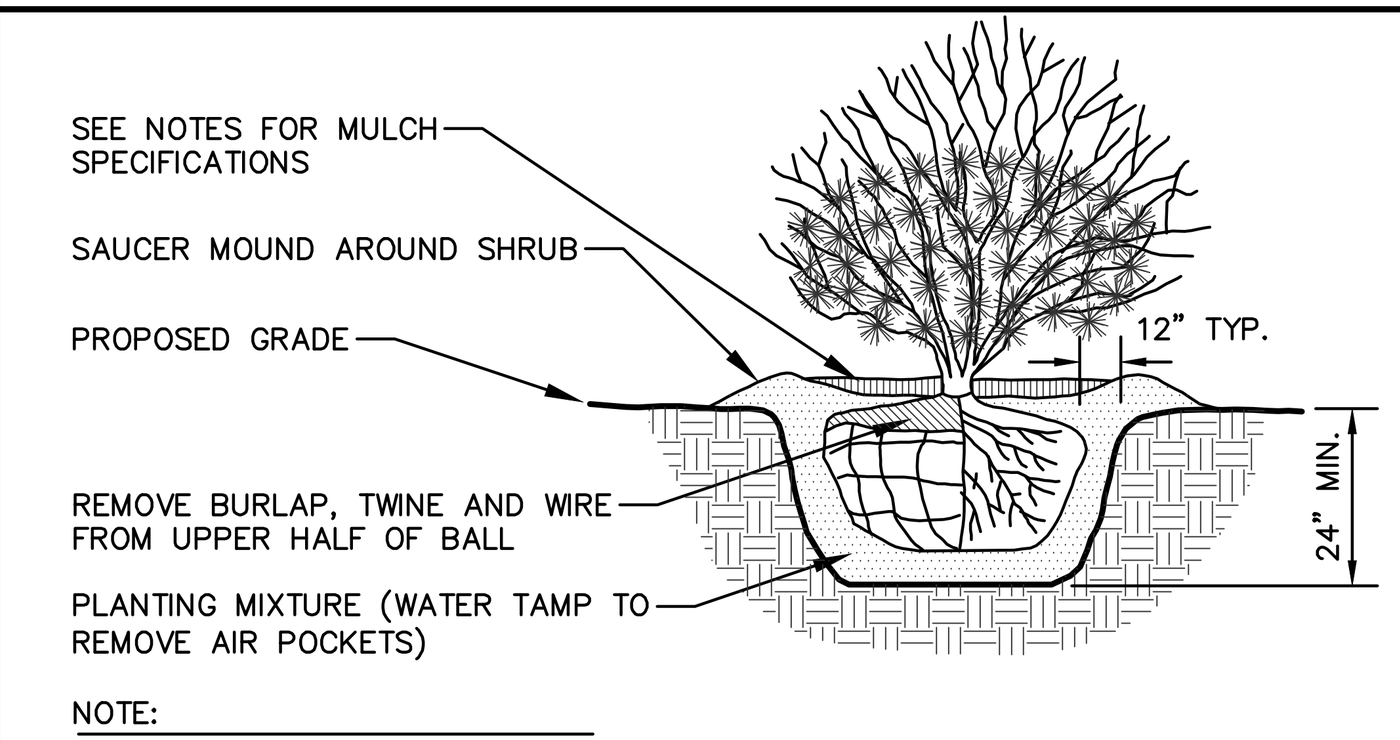
REV. 01–03–2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01–03–2019



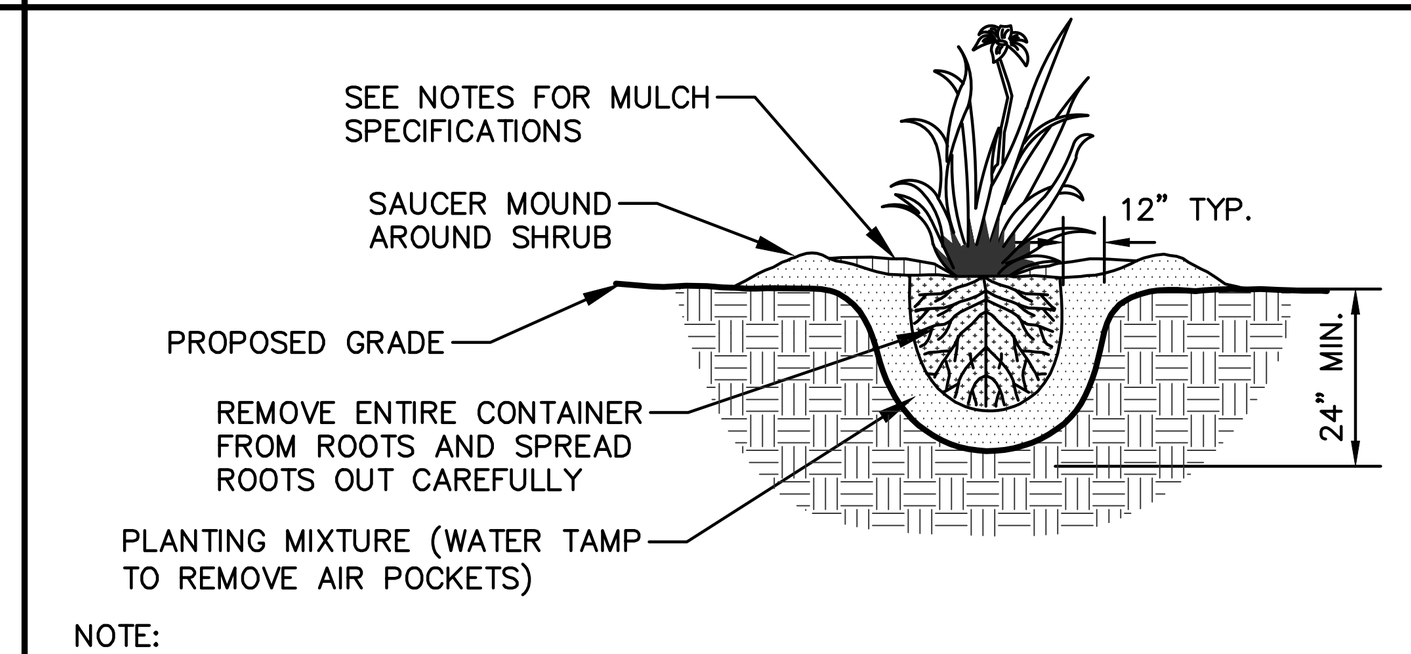
NOTE:

1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01–03–2019



NOTE:

1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01–03–2019

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.

Total square footage of developed area: **80,544 Square Feet**

Total landscape points required: **1,342 Points**

(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: ______

TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING: QUANTITY	CREDITS / EXISTING LANDSCAPING: POINTS ACHIEVED	NEW / PROPOSED LANDSCAPING: QUANTITY	NEW / PROPOSED LANDSCAPING: POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	28	980
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	13	195
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	4	40
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	249	747
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	165	660
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	1253	2506
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		5,128
TOTAL NUMBER OF POINTS PROVIDED			5,128			

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CCJN	*Carpinus caroliniana 'J.N. Strain'* / J.N. Strain American Hornbeam	B & B	1.5"Cal	6
	CECA	*Cercis canadensis 'Columbus'* / Columbus Strain Eastern Redbud	B & B	2" Cal (Multi–Stem)	2
	MAAM	*Maackia amurensis* / Amur Maackia	B & B	2"Cal	5
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACMM	*Acer miyabei 'Morton'* / State Street™ Miyabe Maple	B & B	2"Cal	5
	COPP	*Celtis occidentalis 'Prairie Pride'* / Prairie Pride Hackberry	B & B	2.5"Cal	4
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* / Autumn Gold Maidenhair Tree	B & B	2.5"Cal	1
	GBPS	*Ginkgo biloba 'Princeton Sentry'* / Princeton Sentry Maidenhair Tree	B & B	2"Cal	6
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM* / Shademaster Locust	B & B	2.5"Cal	6
	GYDE	*Gymnocladus dioica 'Espresso'* / Kentucky Coffeetree	B & B	2"Cal	4
	PAMC	*Platanus x acerifolia 'Morton Circle'* / Exclamation!™ London Plane Tree	B & B	2"Cal	2
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	THTE	*Thuja occidentalis 'Techny'* / Techny Arborvitae	B & B	Min. 5' Ht.	4
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ARME	*Aronia melanocarpa 'Morton' TM* / Iroquis Beauty Black Chokeberry	#3	Min. 12"–24"	40
	CLAH	*Clethra alnifolia 'Hummingbird'* / Hummingbird Summersweet	#5	Min. 24"–36"	45
	COSE	*Cornus sericea 'Farrow'* / Arctic Fire® Red Twig Dogwood	B & B	Min. 12"–24"	47
	FOVB	*Forsythia viridissima 'Bronxensis'* / Bronx Forsythia	#3	Min. 24" wide	31
	HPDP	*Hydrangea paniculata 'Dvp Pinky' TM* / Pinky Winky Panicle Hydrangea	B & B	Min. 24" Ht.	9
	HPLQ	*Hydrangea paniculata 'Little Quick Fire'* / Little Quick Fire Hydrangea	#3	Min. 12"–24"	16
	PHAJ	*Physocarpus opulifolius 'Amber Jubilee'* / Ninebark	B & B	Min. 24" Ht.	10
	SYPA	*Syringa x 'SMNJRPI' TM* / Bloomerang Dwarf Pink Lilac	B & B	Min. 24" Ht.	28
	VDLJ	*Viburnum dentatum 'KLMseventeen'* / Little Joe™ Arrowwood Viburnum	#5	Min. 24"–36"	23
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	*Buxus x 'Green Velvet'* / Green Velvet Boxwood	#3	Min. 24" tall	21
	JCPK	*Juniperus chinensis 'Pfitzerana Kallays Compacta'* / Kally Pfitzer Compact Juniper	B & B	Min. 12" Wide	58
	JUCH	*Juniperus chinensis 'Sea Green'* / Sea Green Juniper	B & B	Min. 24" wide	14
	JUMA	*Juniperus sabina 'Mini–Arcadia'* / Mini Arcadia Juniper	#3	Min. 12" Wide	72
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ALSU	*Allium x 'Summer Beauty'* / Summer Beauty Allium	#1	Min. 8"–18"	145
	AQCA	*Aquilegia canadensis* / Eastern Columbine	#1	Min 8"–18"	41
	ASAZ	*Aster azureus* / Sky Blue Aster	#1	Min 8"–18"	70
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster'* / Karl Foerster Feather Reed Grass	#1	Min. 8"–18"	68
	CANE	*Calamintha nepeta 'Montrose White'* / Montrose White Catmint	#1	Min. 8"–18"	50
	ECPU	*Echinacea purpurea 'PAS702917'* / PowWow® Wild Berry Coneflower	#1	Min 8"–18"	114
	LISK	*Liatris spicata 'Kobold'* / Kobold Spike Gayfeather	#1	Min. 8"–18"	32
	MNFI	*Monarda fistulosa* / Bergamot	#1	Min 8"–18"	19
	PAVI	*Panicum virgatum 'Shenandoah'* / Shenandoah Switch Grass	#1	Min. 8"–18"	172
	PVNW	*Panicum virgatum 'Northwind'* / Northwind Switch Grass	#1	Min 8"–18"	134
	PNDT	*Penstemon x 'Dark Towers'* / Dark Towers Beardtongue	#1	Min 8"–18"	71
	RUFU	*Rudbeckia fulgida sullivantii 'Goldsturm'* / Goldsturm Coneflower *	#1	Min. 8"–18"	98
	SCSC	*Schizachyrium scoparium 'Prairie Blues'* / Prairie Blues Little Bluestem *	#1	Min. 8"–18"	117
	SPHE	*Sporobolus heterolepis 'Tara'* / Prairie Dropseed	#1	Min. 8"–18"	122

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. 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.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. 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 GIVEN.
4. 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

1. 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 PRACTICES.
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 AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL 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 TEST.
3. 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.
4. 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.
5. 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.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE

GRAEF

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Suite 300
Milwaukee, WI 53203
414 / 259 1500

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JSD

CLIENT:

COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
215 Martin Luther King Jr Blvd
Suite 161
Madison, WI 53703

PROJECT TITLE:

CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:

09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER: 20225013.00
DATE: 10/31/2022
DRAWN BY: MWS
CHECKED BY: KJY
APPROVED BY:
AS NOTED

SHEET TITLE:

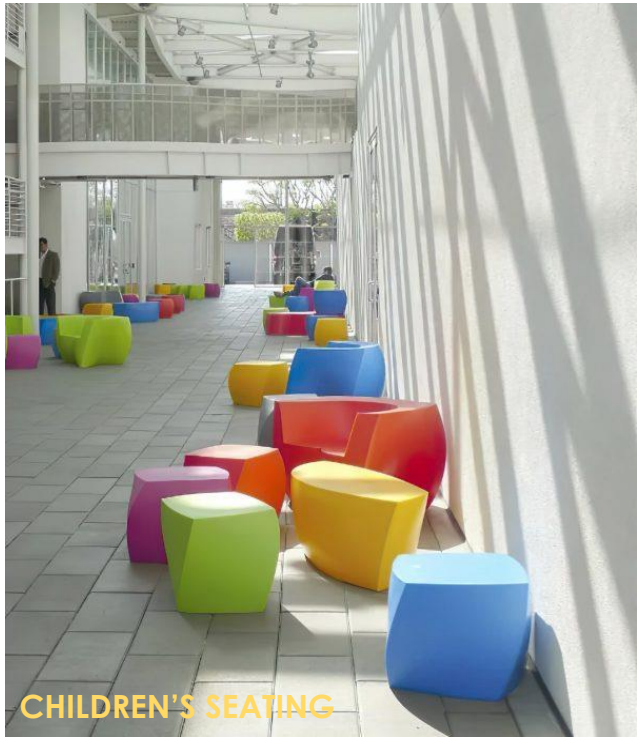
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:

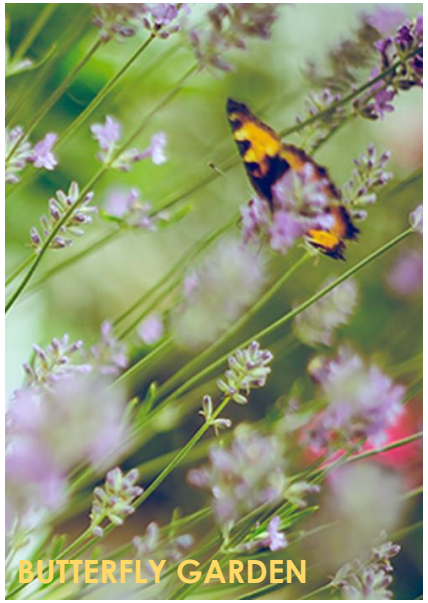
L200


LIGHT BOLLARDS

SITE ELEMENTS


CHILDREN'S SEATING

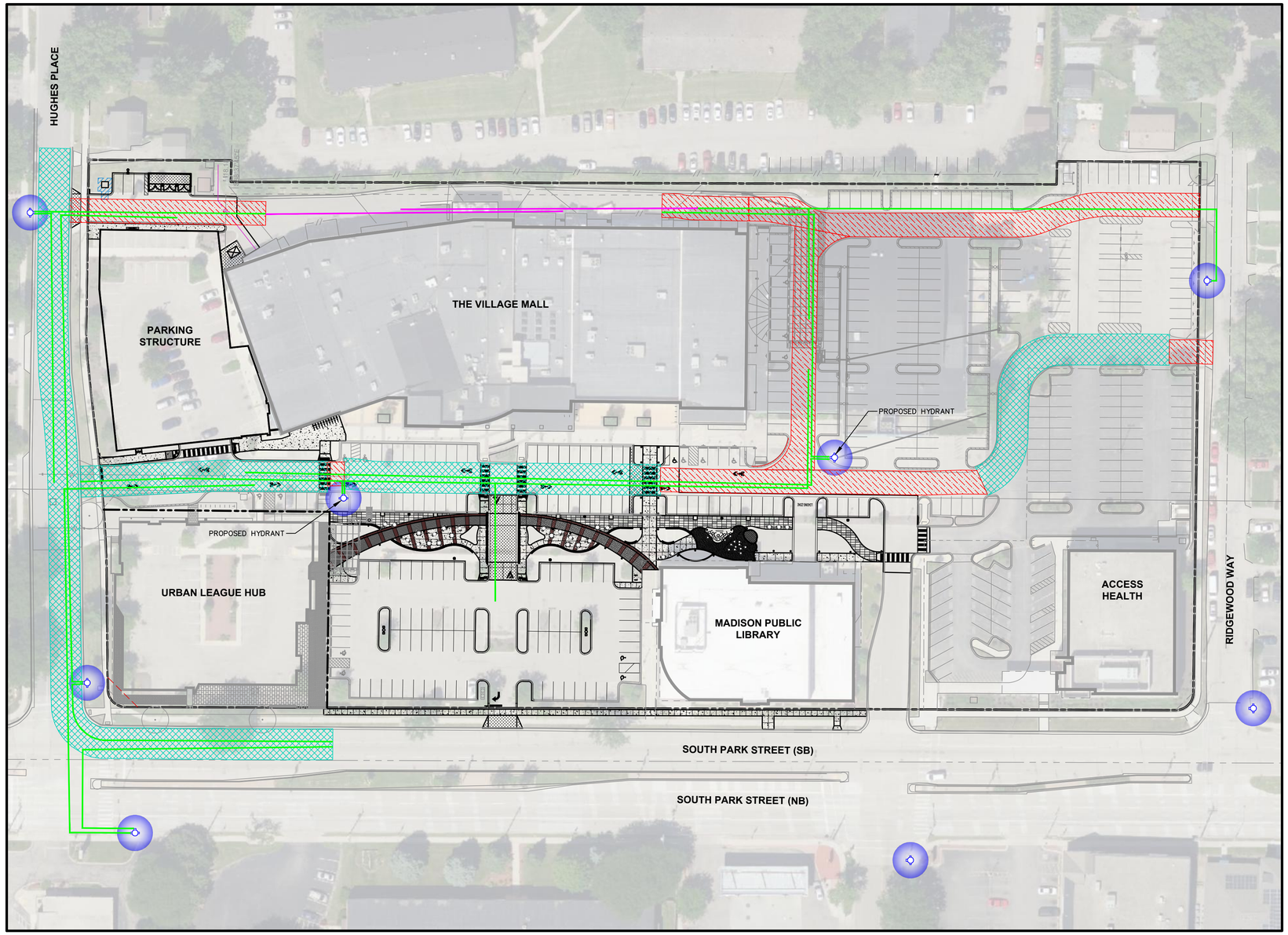

TURF PLAY AREA


BUTTERFLY GARDEN


CUT CONTROL JOINTING AND FINISH


TABLES AND CHAIRS


SEAT WALLS



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ADA PARKING SIGN
- LESS OR EQUAL TO 500' FIRE HOSE LAY ROUTE
- LESS OR EQUAL TO 250' FIRE HOSE LAY ROUTE
- 20' WIDE FIRE LANE
- 26' WIDE FIRE LANE – AERIAL APPARATUS
- HYDRANT LOCATION

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: THE VILLAGE MALL PARKING STRUCTURE - 2300 SOUTH PARK STREET
Contact Name & Phone #: Kevin Yeska, 608-848-5060

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

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: THE VILLAGE MALL - 2300 SOUTH PARK STREET
Contact Name & Phone #: Kevin Yeska, 608-848-5060

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	■ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	■ Yes	☐ No	☐ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	■ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	■ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	■ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	■ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	■ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	■ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	■ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	■ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support >85,000 lbs.)	☐ Yes	■ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	■ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	■ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	■ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	■ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	■ 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?	■ Yes	☐ No	☐ N/A
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?	■ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	■ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	■ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	■ Yes	☐ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	■ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	■ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	■ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	■ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☐ Yes	■ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	■ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	■ Yes	☐ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	■ Yes	☐ No	☐ 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 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 10/1/2016

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: URBAN LEAGUE HUB - 2300 SOUTH PARK STREET
Contact Name & Phone #: Kevin Yeska, 608-848-5060

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	■ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	■ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	■ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	■ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	■ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	■ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	■ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	■ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support >85,000 lbs.)	☐ Yes	■ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	■ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	■ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	■ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	■ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	■ 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
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c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	■ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	■ Yes	☐ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	■ Yes	☐ No	☐ N/A
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7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	■ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	■ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☐ Yes	■ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	■ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	■ Yes	☐ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	■ Yes	☐ No	☐ 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 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 10/1/2016

VILLAGE ON PARK

MADISON, WI

10-31-2022

FIRE ACCESS EXHIBIT

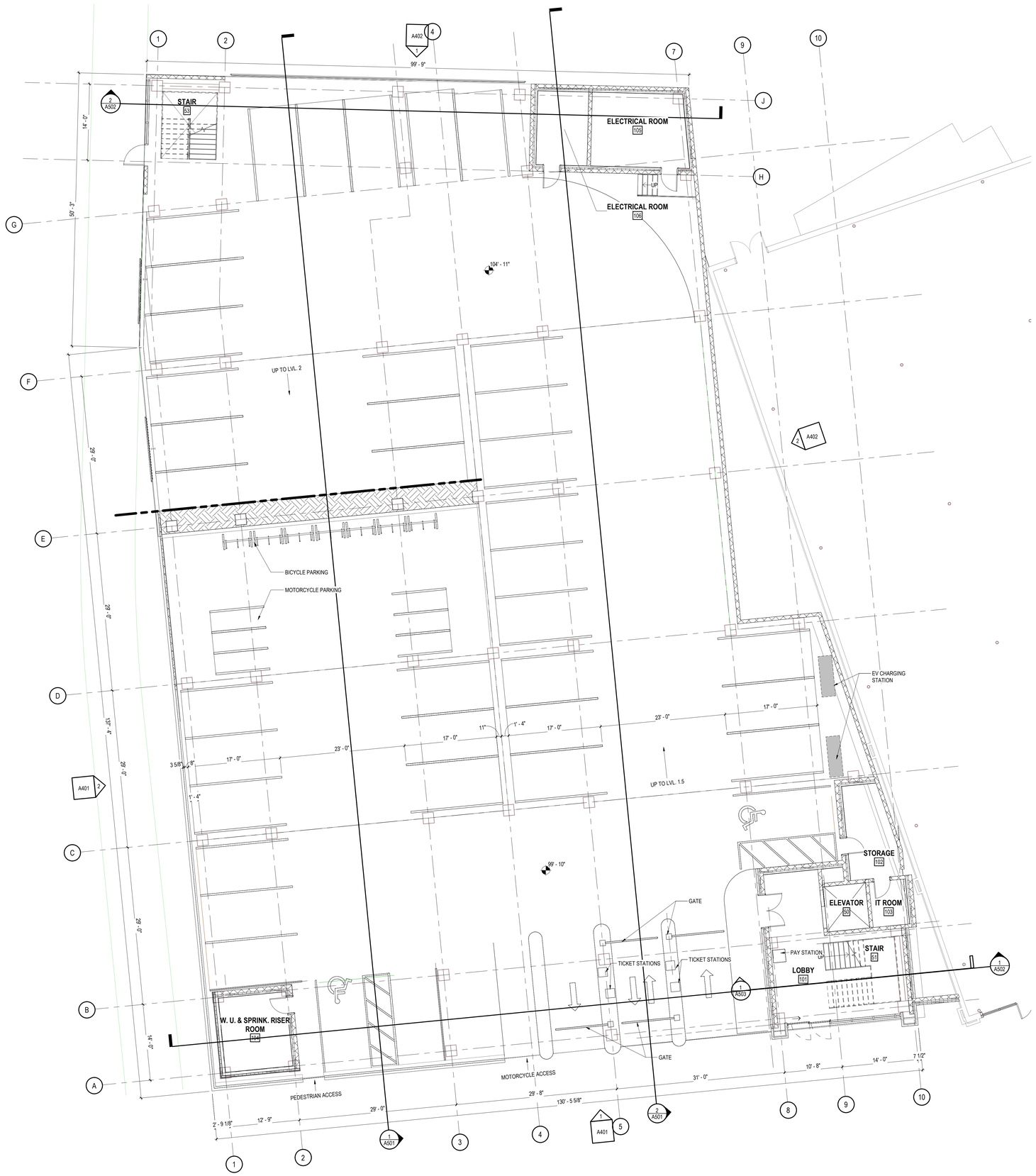
NORTH

0 50' 100'

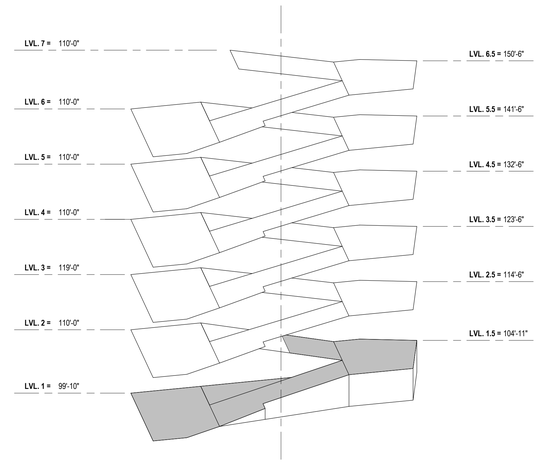
21-10461

JSD

File: I:\2021\21-10461_21-10461 - Parking BB\DWG\Civil Sheets\21-10461 EX - Fire Access 2021.08.12.dwg Layout: 22X34 User: mammel Plotted: Oct 31, 2022 - 9:47am Xref's:



1 A201 **LEVEL ONE PLAN**
SCALE: 1/8" = 1'-0"



2 A201 **ISOMETRIC KEY PLAN - LEVEL 1**
SCALE: 1" = 40'-0"

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1010 East Washington Avenue,
Suite 202
Madison, WI 53703
608 / 242 1550

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CLIENT:
COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

CDA

MADISON MUNICIPAL BUILDING
215 MARTIN LUTHER KING JR BLVD
SUITE 161
MADISON, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:
10/31/22 UDC SUBMITTAL

DD

PROJECT INFORMATION:

PROJECT NUMBER:	20225013.00
DATE:	09/26/2022
DRAWN BY:	DRW by
CHECKED BY:	CHK by
APPROVED BY:	Approver
SCALE:	AS NOTED

SHEET TITLE:
LEVEL ONE PLAN

SHEET NUMBER:
A201

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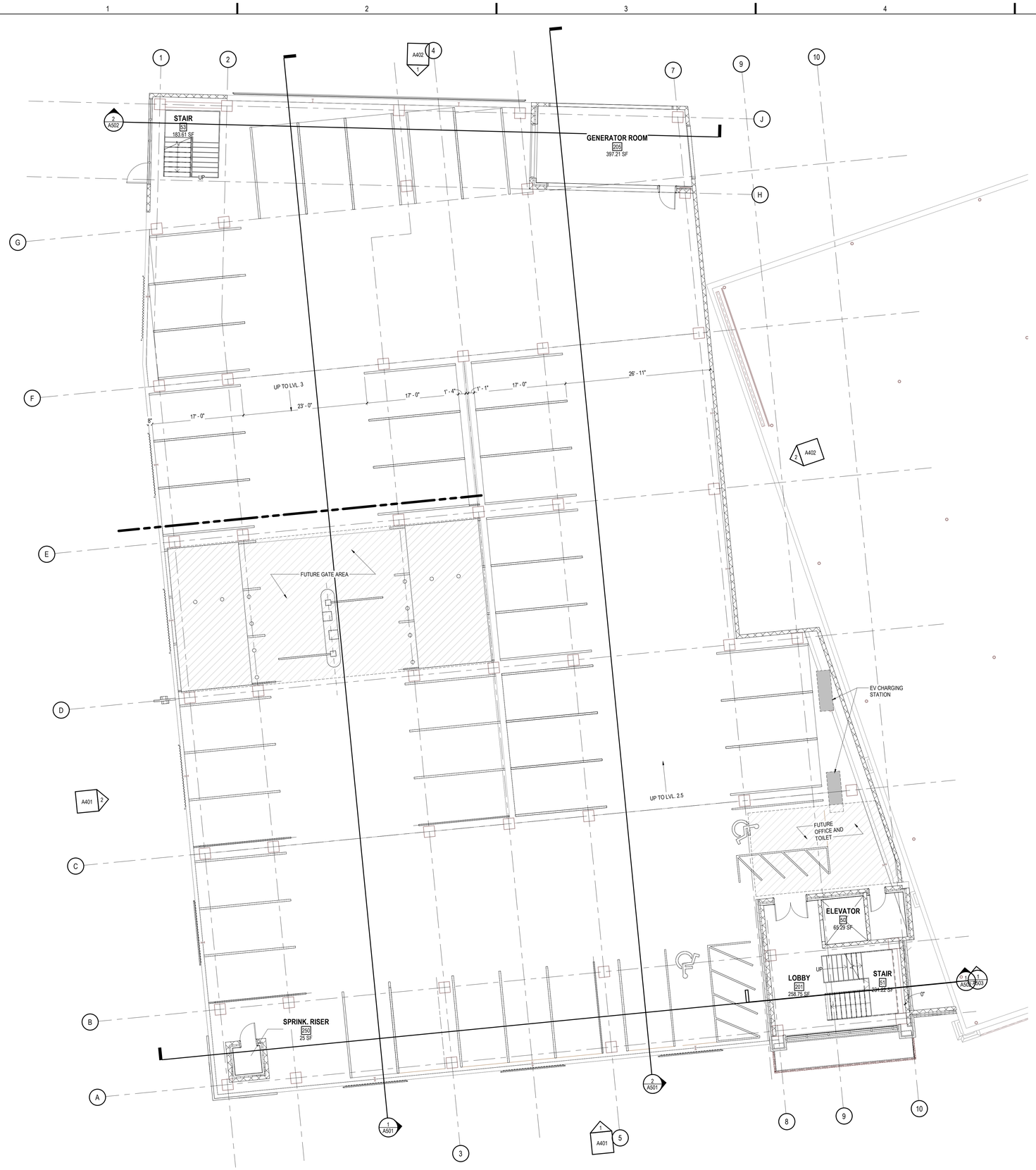
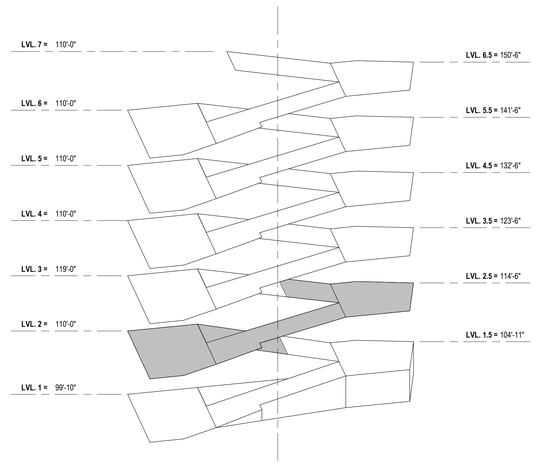


1 A202 **LEVEL TWO PLAN**
SCALE: 1/8" = 1'-0"



2 A202 **ISOMETRIC KEY PLAN - LEVEL 2**
SCALE: 1" = 40'-0"

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LEVEL TWO PLAN

SHEET NUMBER:
A202

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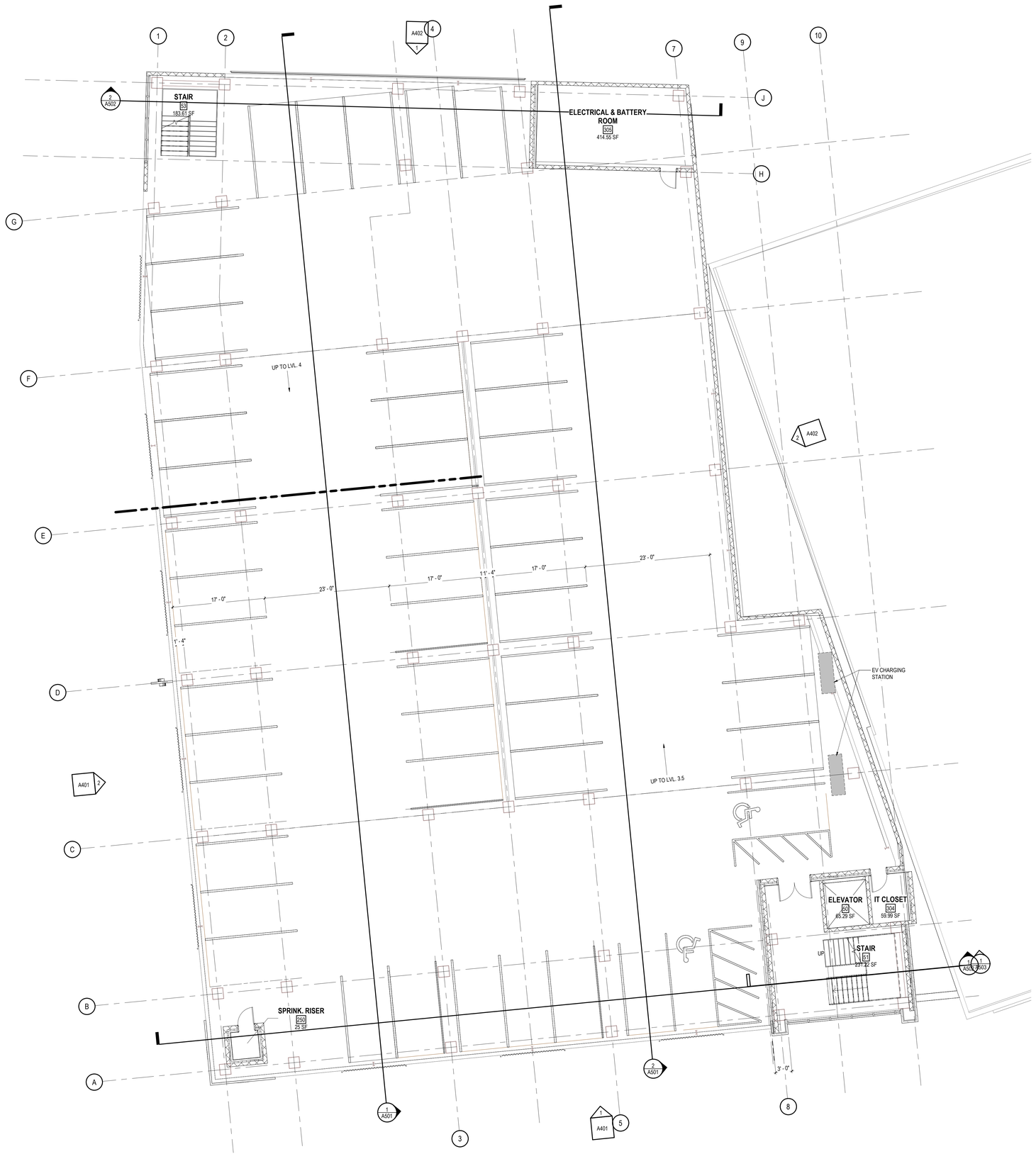
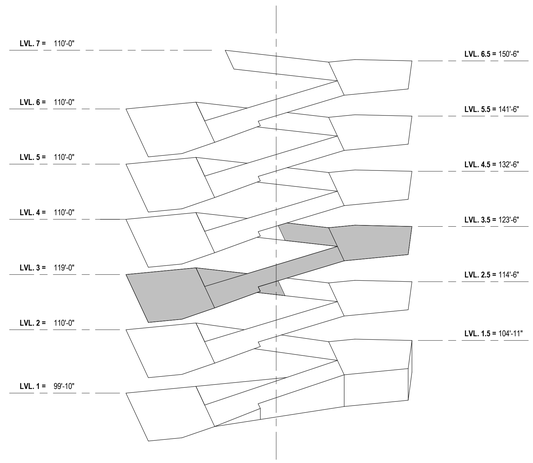


1 A203 **LEVEL THREE PLAN**
SCALE: 1/8" = 1'-0"



2 A203 **ISOMETRIC KEY PLAN - LEVEL 3**
SCALE: 1" = 40'-0"

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LEVEL THREE PLAN

SHEET NUMBER:
A203

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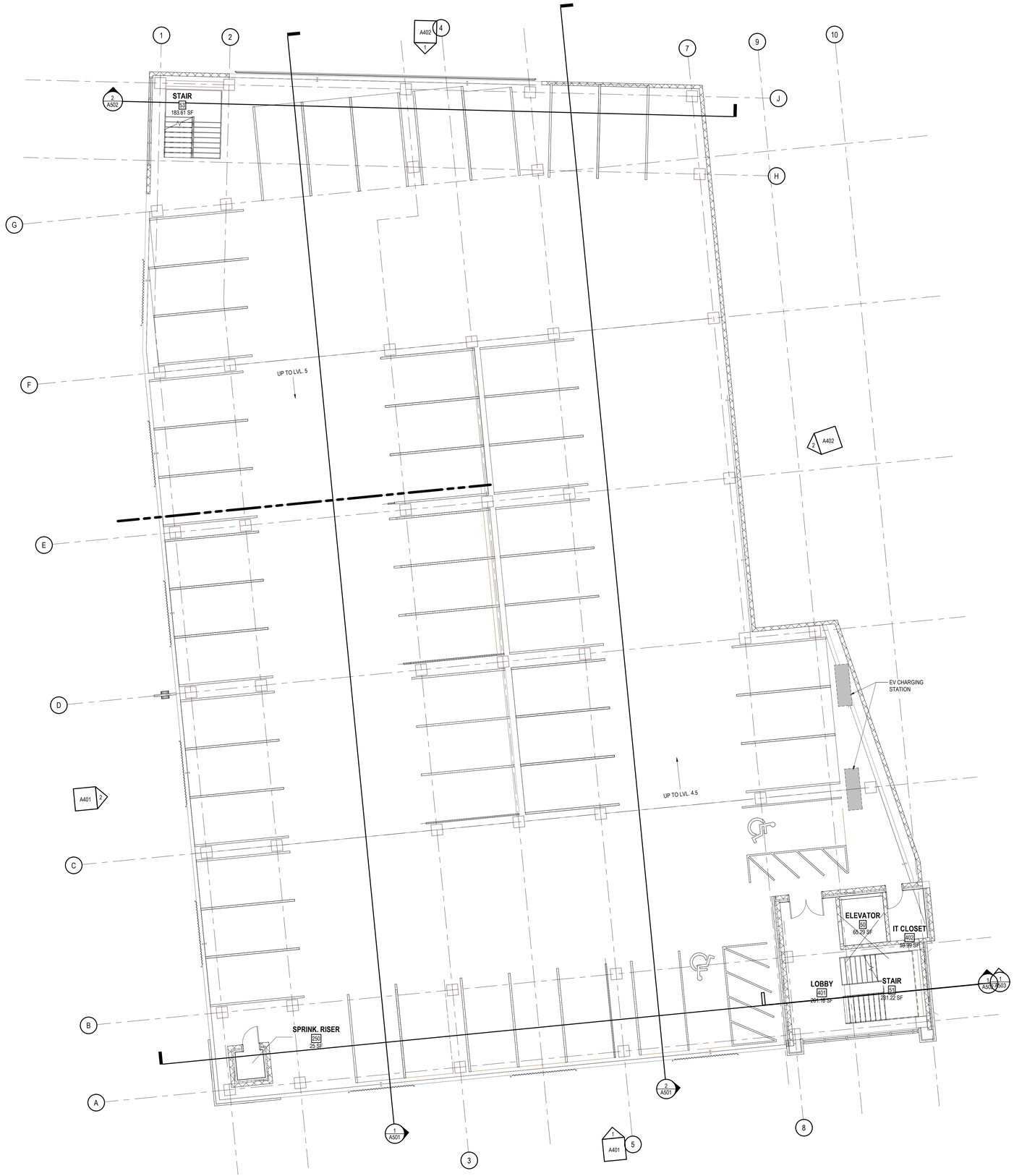
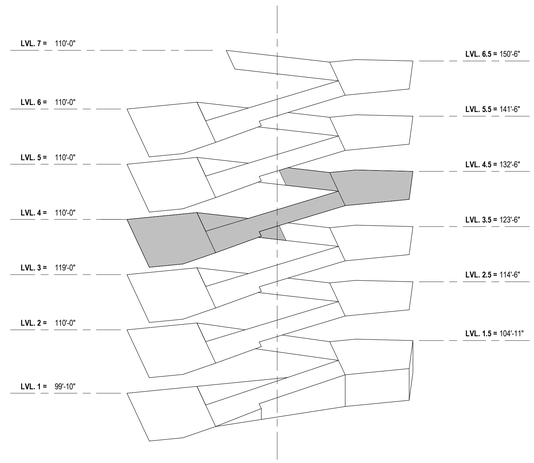


1 A204 **LEVEL FOUR PLAN**
SCALE: 1/8" = 1'-0"



2 A204 **ISOMETRIC KEY PLAN - LEVEL 4**
SCALE: 1" = 40'-0"

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LEVEL FOUR PLAN

SHEET NUMBER:
A204

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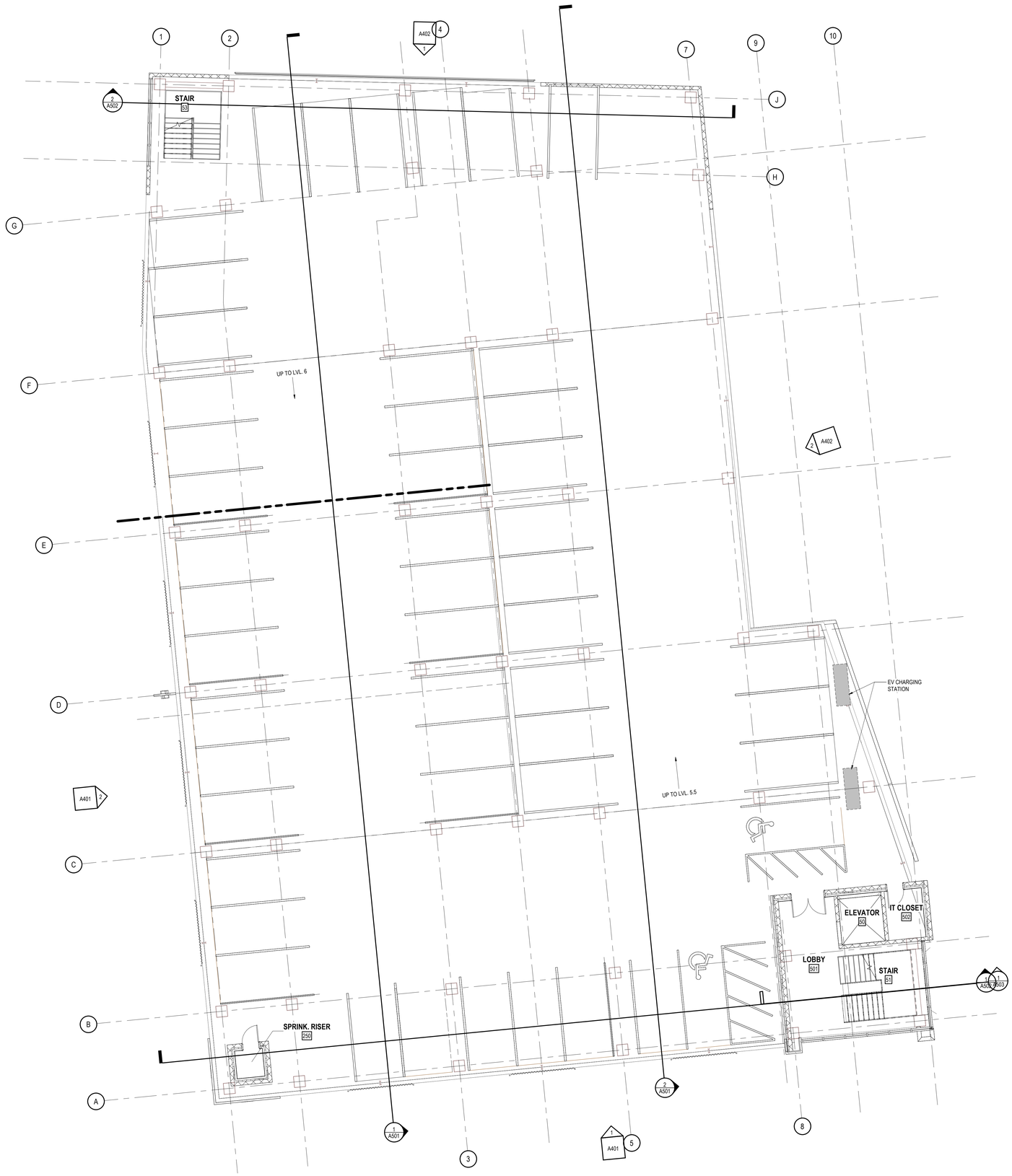
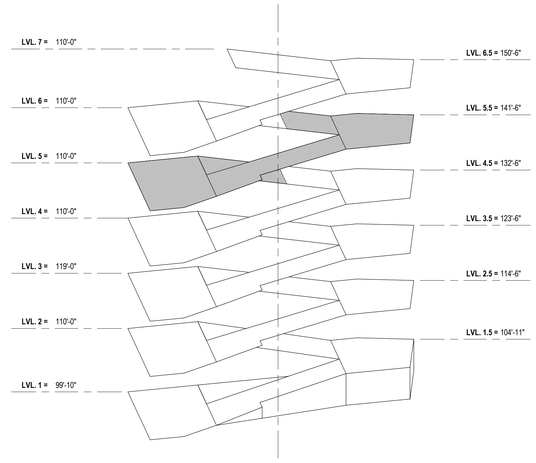


1 A205 **LEVEL FIVE PLAN**
SCALE: 1/8" = 1'-0"



2 A205 **ISOMETRIC KEY PLAN - LEVEL 5**
SCALE: 1" = 40'-0"

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LEVEL FIVE PLAN

SHEET NUMBER:
A205

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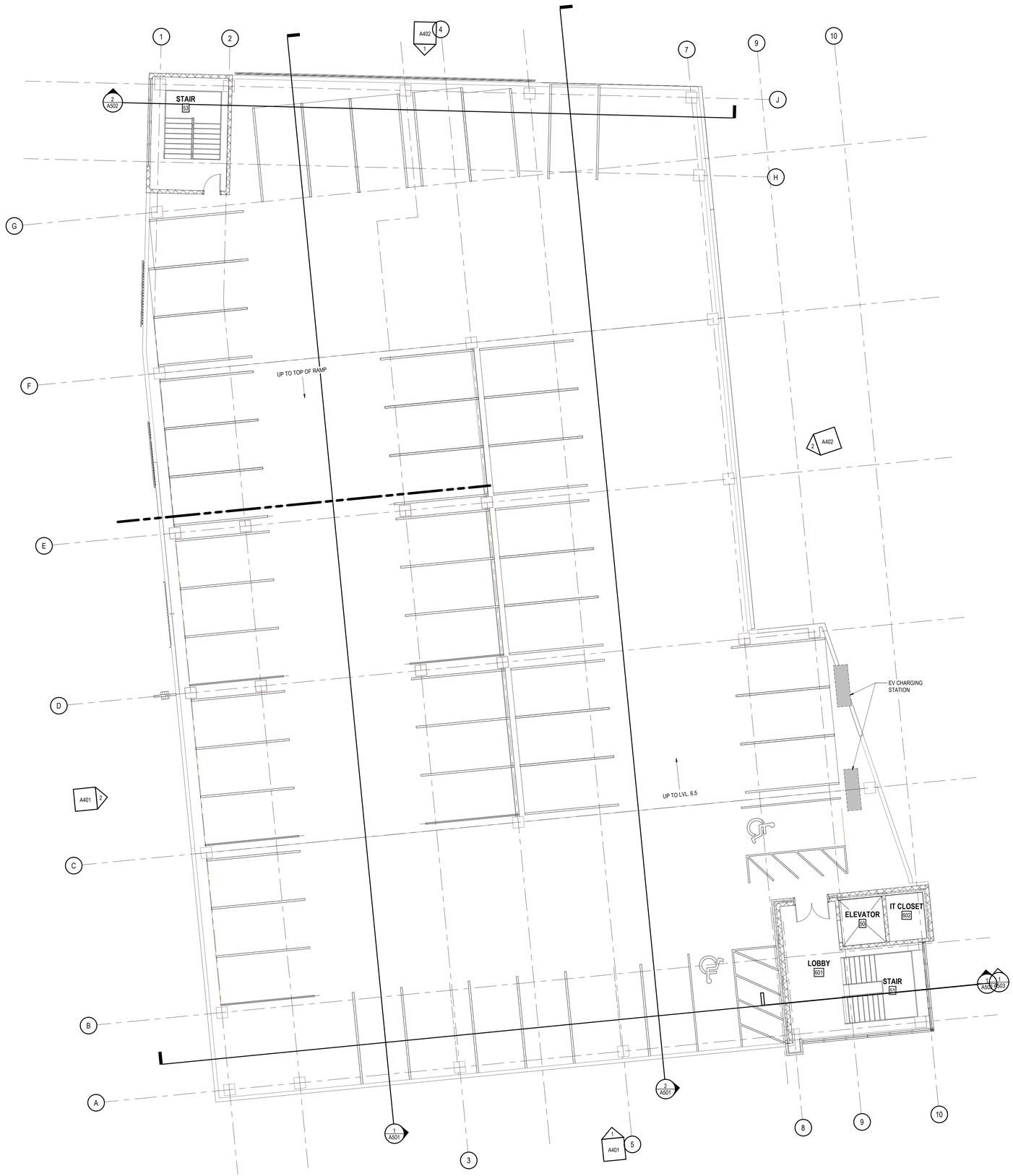
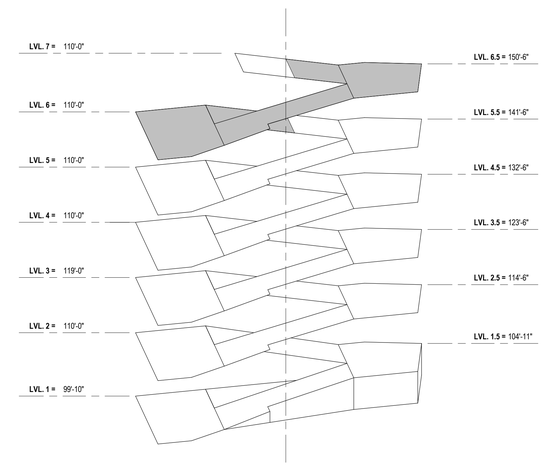


1 A206 **LEVEL SIX PLAN**
SCALE: 1/8" = 1'-0"



2 A206 **ISOMETRIC KEY PLAN - LEVEL 6**
SCALE: 1" = 40'-0"

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SHEET NUMBER:
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ROOF PLAN
1 / A210 — SCALE: 1/8" = 1'-0"

GENERAL ROOF PLAN NOTES

1 REFER TO OTHER DRAWINGS IN PLAN SET FOR ADDITIONAL INFORMATION AND COORDINATION.
2 VERIFY EXISTING CONDITIONS AT THE START OF ROOFING WORK TO CONFIRM DESIGN INTENT SHOWN ON PLANS.
3 NOTIFY ARCHITECT OF ANY FIELD DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION SHOWN ON PLAN.
4 PROVIDE TAPERED INSULATION CRICKETS AT EQUIPMENT CURBS FOR POSITIVE DRAINAGE TO ROOF DRAINS AND SCUPPERS.
5 REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF PLUMBING VENTS, STACKS, AND OTHER ROOF PENETRATIONS.
6 COMPLETE ROOFING WORK PER ROOFING MANUFACTURER'S STANDARD DETAILS TO MAINTAIN ROOFING MANUFACTURER'S WARRANTY.
8 ARROWS INDICATE DIRECTION OF DOWNWARD SLOPE, U.N.O.

SPECIFIC ROOF PLAN NOTES

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ROOF PLAN

SHEET NUMBER:
A210

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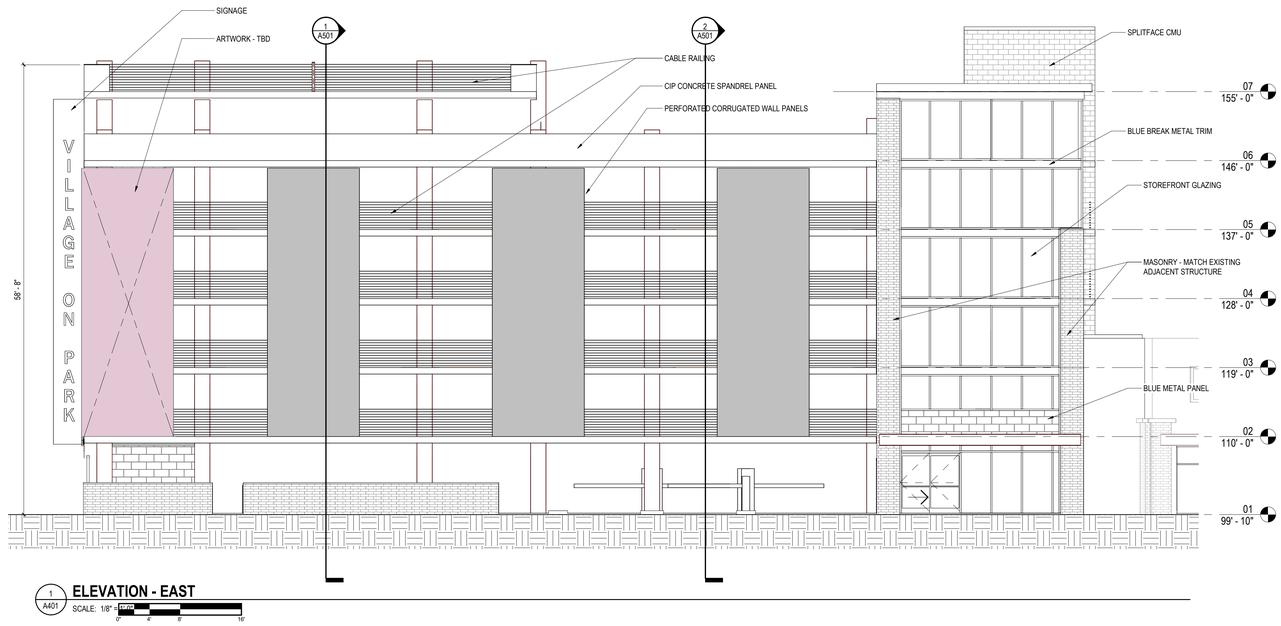
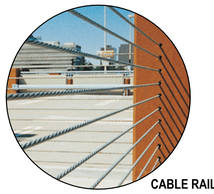
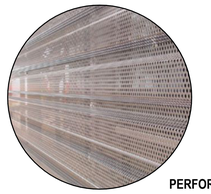


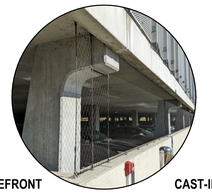
1 A401 **ELEVATION - EAST**
SCALE: 1/8" = 1'-0"

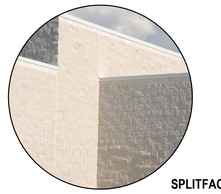

CABLE RAIL


PERFORATED METAL PANEL

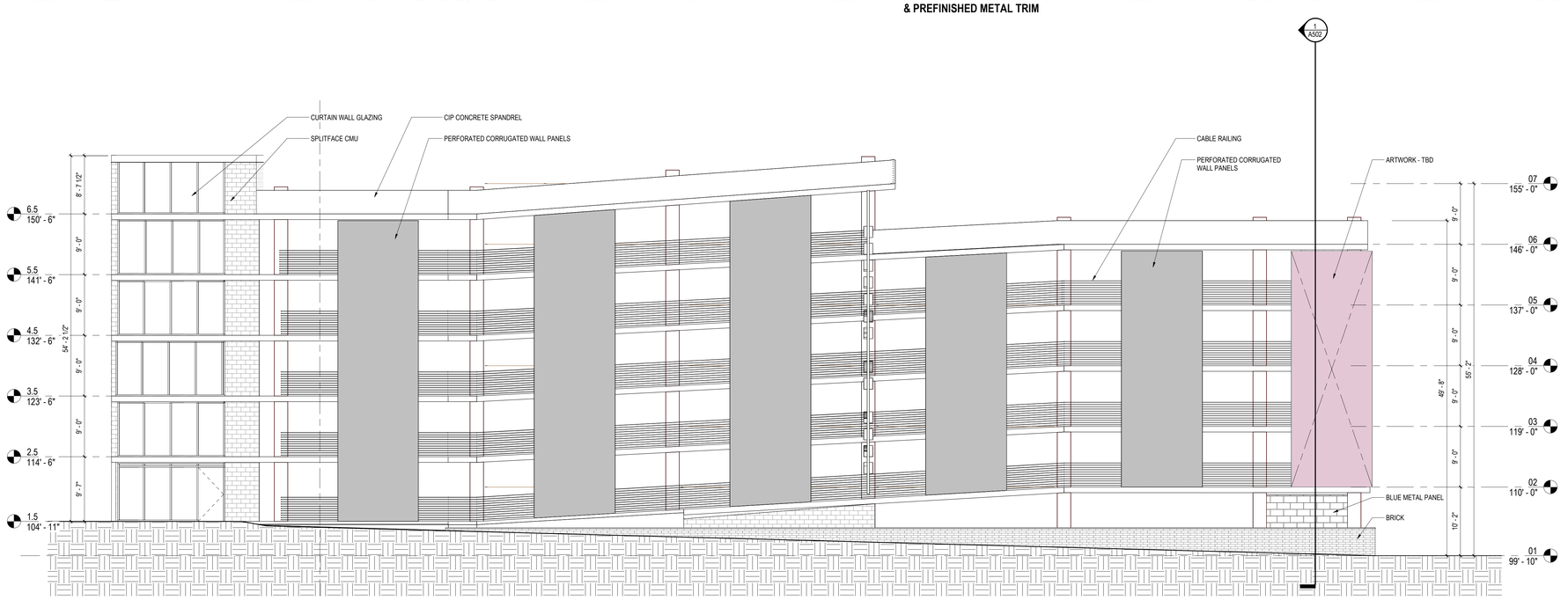

BRICK COLUMN WRAP


ANNODIZED ALUMINUM STOREFRONT & PREFINISHED METAL TRIM


CAST-IN-PLACE CONCRETE


SPLITFACE CMU


BLUE METAL PANEL



2 A401 **ELEVATION - SOUTH**
SCALE: 1/8" = 1'-0"

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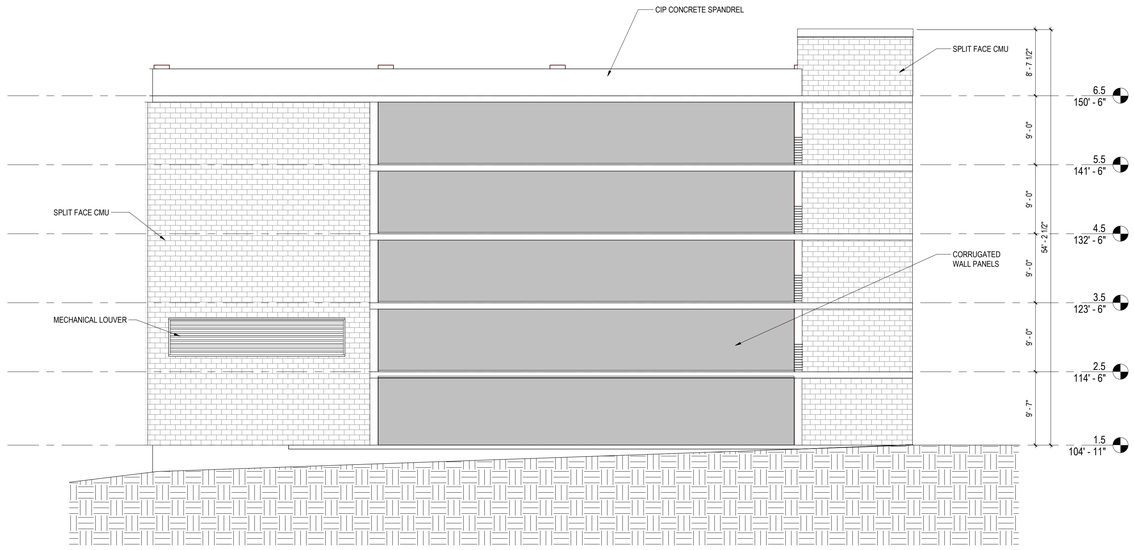
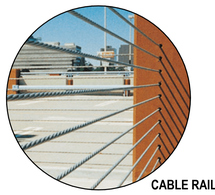
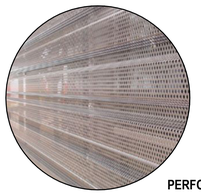


1 A402 **ELEVATION - WEST**

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



CABLE RAIL



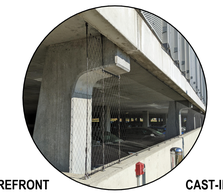
PERFORATED METAL PANEL



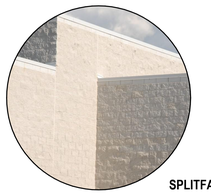
BRICK COLUMN WRAP



ANNODIZED ALUMINUM STOREFRONT & PREFINISHED METAL TRIM



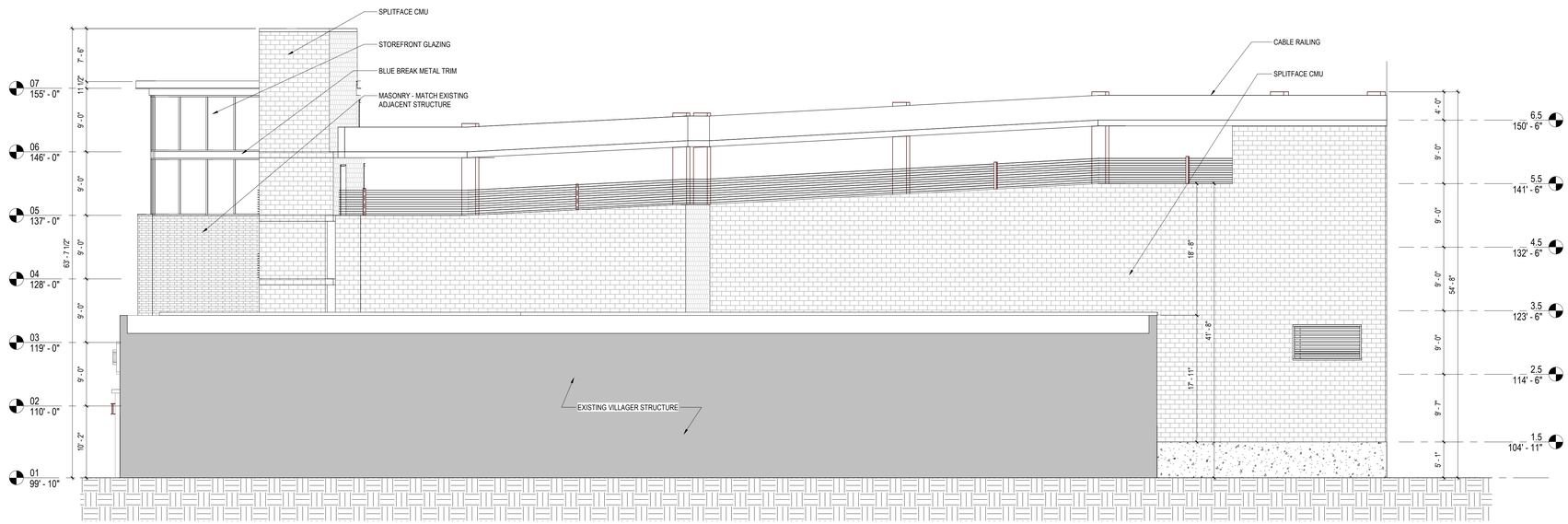
CAST-IN-PLACE CONCRETE



SPLITFACE CMU



BLUE METAL PANEL



2 A402 **ELEVATION - NORTH**

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

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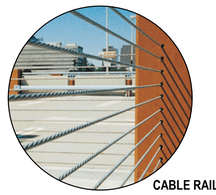
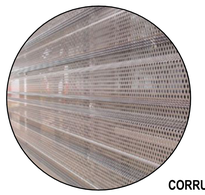
COLOR ORTHOGRAPHIC ELEVATION - EAST



CABLE RAIL



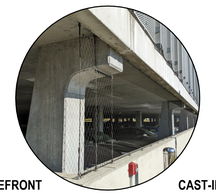
CORRUGATED METAL PANEL



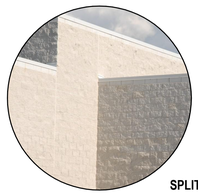
BRICK COLUMN WRAP



ANNODIZED ALUMINUM STOREFRONT & PREFINISHED METAL TRIM



CAST-IN-PLACE CONCRETE



SPLITFACE CMU



BLUE METAL PANEL



COLOR ORTHOGRAPHIC ELEVATION - SOUTH

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EXTERIOR ELEVATIONS - COLOR RENDERING

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A403

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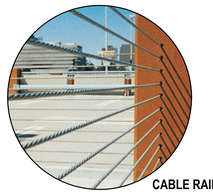
COLOR ORTHOGRAPHIC ELEVATION - WEST



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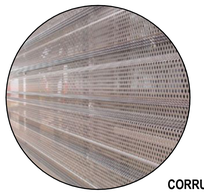


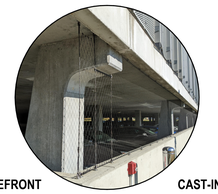
CORRUGATED METAL PANEL



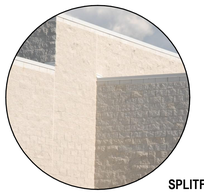
BRICK COLUMN WRAP



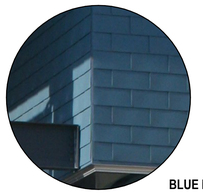
ANNODIZED ALUMINUM STOREFRONT & PREFINISHED METAL TRIM



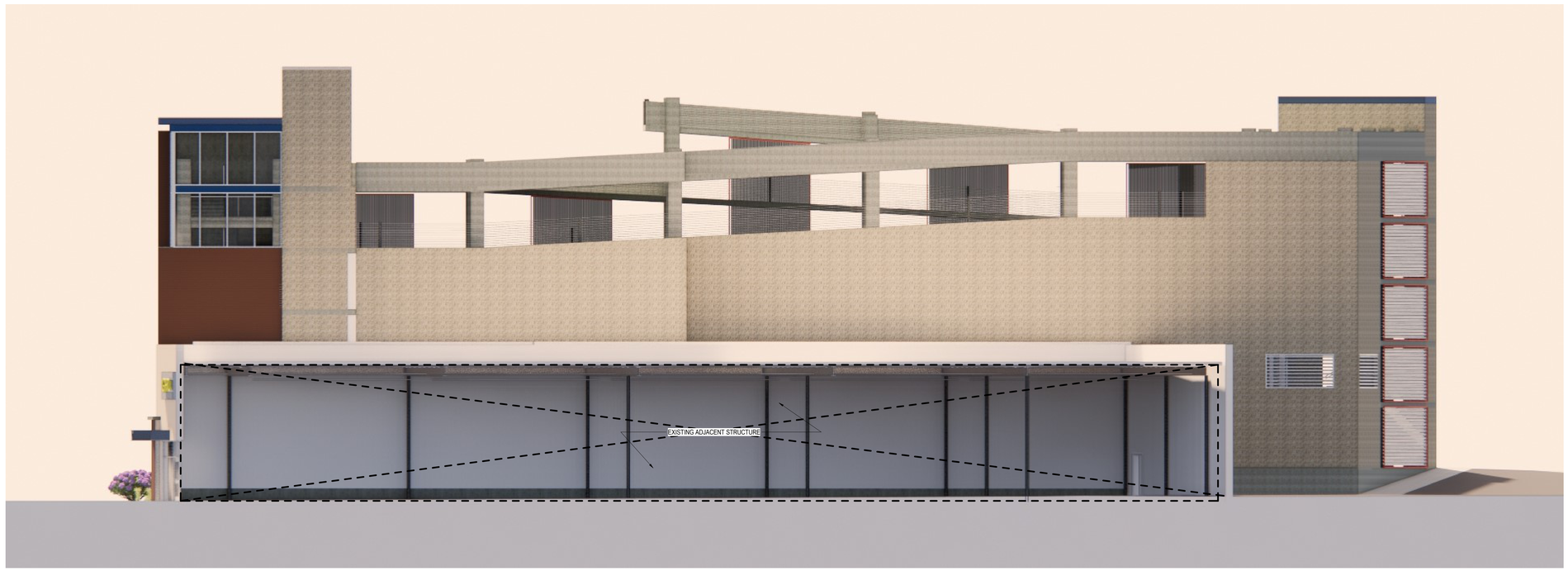
CAST-IN-PLACE CONCRETE



SPLITFACE CMU



BLUE METAL PANEL



COLOR ORTHOGRAPHIC ELEVATION - NORTH

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CDA

MADISON MUNICIPAL BUILDING
215 MARTIN LUTHER KING JR BLVD
SUITE 161
MADISON, WI 53703

PROJECT TITLE:

CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:

10/31/22 UDC SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER:	20225013.00
DATE:	09/26/2022
DRAWN BY:	DRW by
CHECKED BY:	CHK by
APPROVED BY:	Approver
SCALE:	AS NOTED

SHEET TITLE:

EXTERIOR ELEVATIONS - COLOR RENDERING

SHEET NUMBER:

A404

Autodesk Docs://20225013.00 - Village on Park Garage/20225013.00_A.rvt
10/31/2022 9:51:28 AM



1 A450 **NE PERSPECTIVE**
SCALE: 12" = 1'-0"

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EXTERIOR RENDERINGS

SHEET NUMBER:
A450

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1 A451 **SE PERSPECTIVE**
SCALE: 12" = 1'-0"

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SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
A451

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1 A452 **SW PERSPECTIVE**
SCALE: 12" = 1'-0"

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SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
A452

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