GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. 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.

5. 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

6. 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.

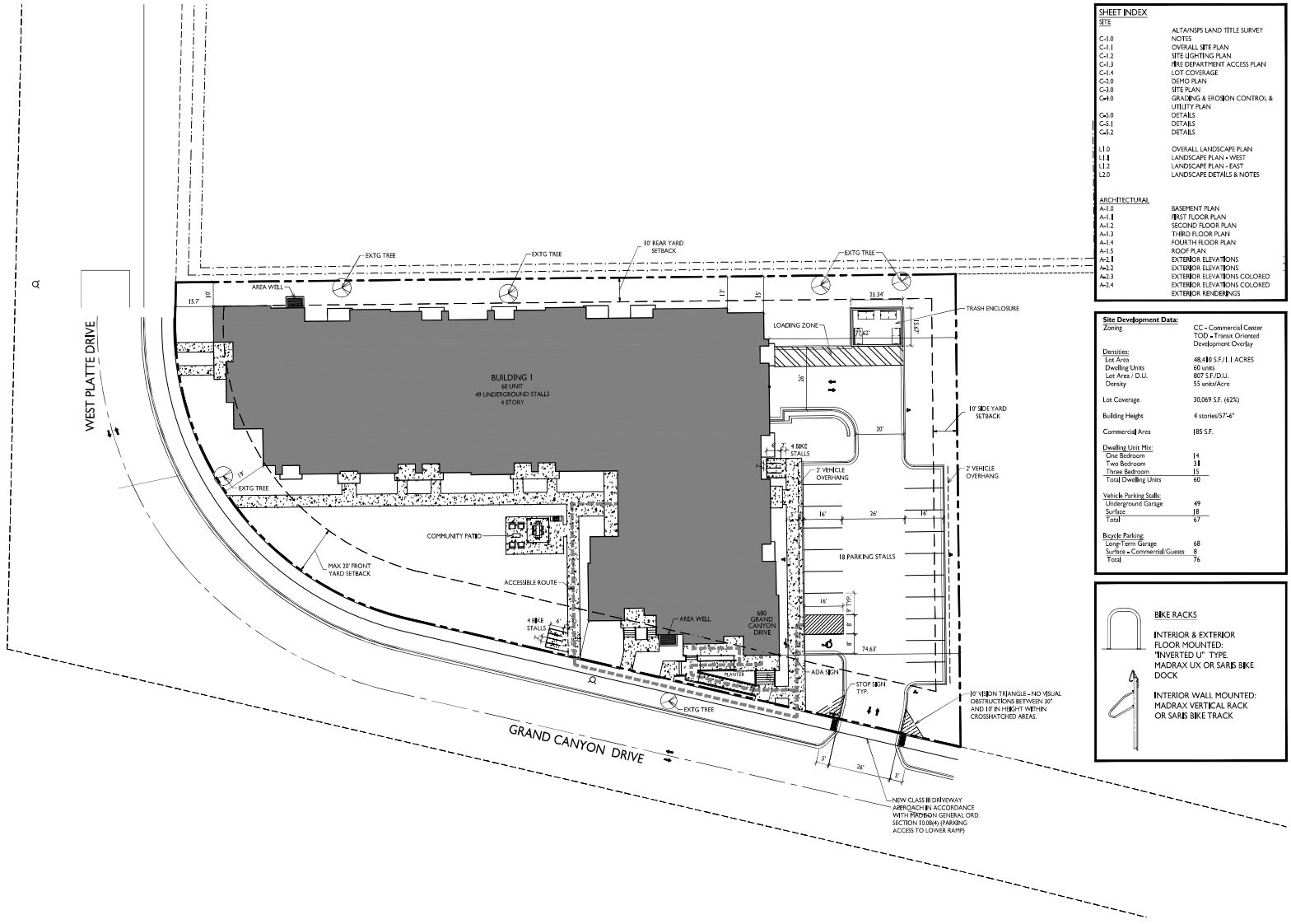
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE 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 1 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.

11. 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.



1 C-1.1 OVERALL SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

SHEET INDEX

SITE	
C-1.0	ALTA/NSPS LAND TITLE SURVEY
C-1.1	NOTES
C-1.2	OVERALL SITE PLAN
C-1.3	SITE LIGHTING PLAN
C-1.4	FIRE DEPARTMENT ACCESS PLAN
C-2.0	LOT COVERAGE
C-3.0	DEMO PLAN
C-4.0	SITE PLAN
C-5.0	GRADING & EROSION CONTROL & UTILITY PLAN
C-5.1	DETAILS
C-5.2	DETAILS
L1.0	DETAILS
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN - WEST
L2.0	LANDSCAPE PLAN - EAST
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ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS COLORED
A-2.4	EXTERIOR ELEVATIONS COLORED
	EXTERIOR RENDERINGS

Site Development Data:

Zoning	CC - Commercial Center TOD - Transit Oriented Development Overlay
Densities:	
Lot Area	48,410 S.F./1.1 ACRES
Dwelling Units	60 units
Lot Area / D.U.	807 S.F./D.U.
Density	55 units/Acre
Lot Coverage	30,069 S.F. (62%)
Building Height	4 stories/57'-6"
Commercial Area	185 S.F.
Dwelling Unit Mix:	
One Bedroom	14
Two Bedroom	31
Three Bedroom	15
Total Dwelling Units	60
Vehicle Parking Stalls:	
Underground Garage	49
Surface	18
Total	67
Bicycle Parking:	
Long-Term Garage	68
Surface + Commercial Guests	8
Total	76

BIKE RACKS

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

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for DAT - January 20, 2023
Issued for LUA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue Capital Grand Canyon Drive Development

680 Grand Canyon Drive, Madison, WI

SHEET TITLE
Overall Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 2303

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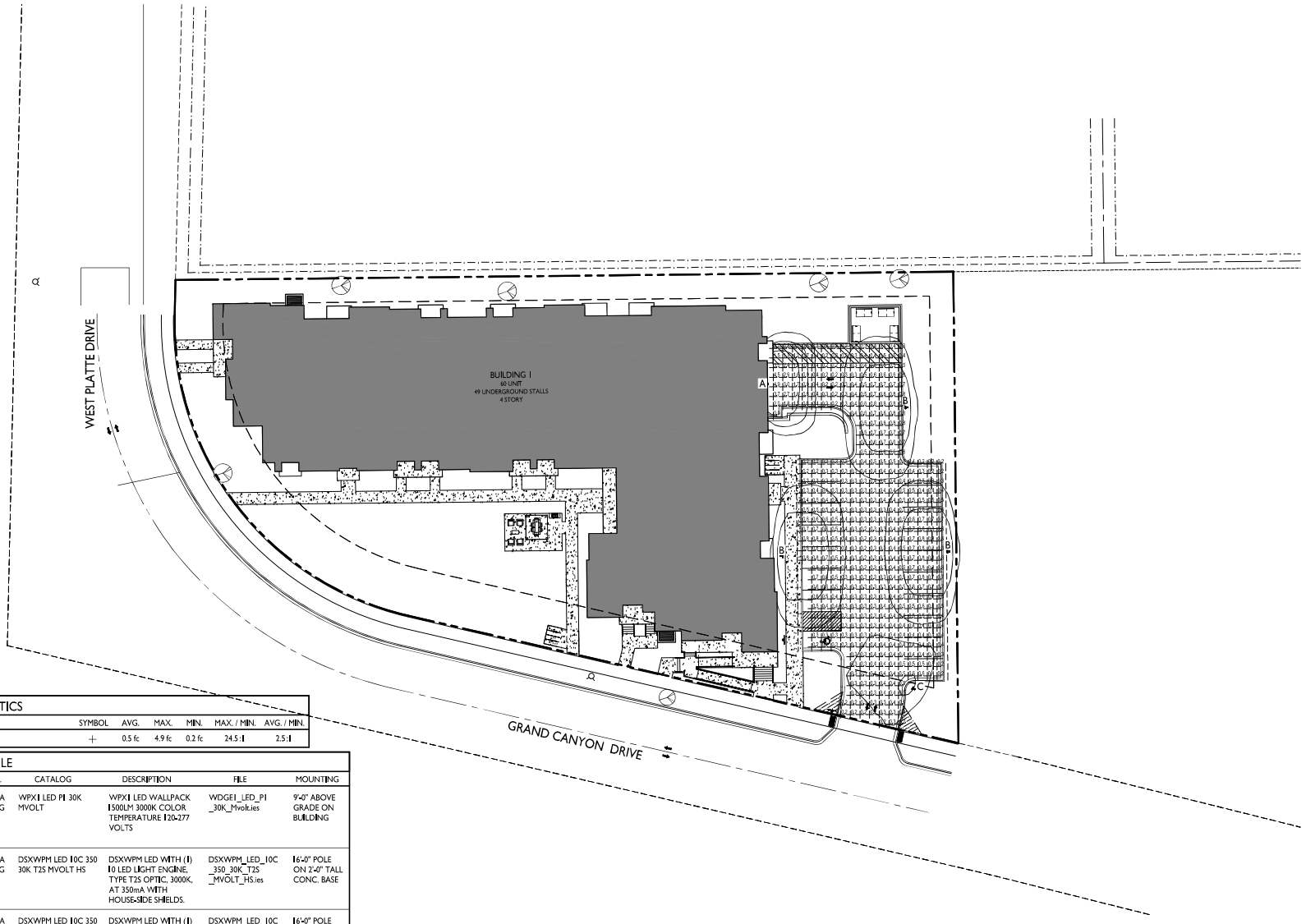


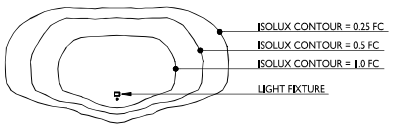
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle/Parking Lot	+	0.5 fc	4.9 fc	0.2 fc	24.5:1	2.5:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭	A	1	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK 1500LM 3000K COLOR TEMPERATURE 120-277 VOLTS	WDGE1_LED_P1_30K_Mvolt.ies	9'-0" ABOVE GRADE ON BUILDING
▭ □	B	3	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K, AT 350mA WITH HOUSE-SIDE SHIELDS.	DSXWPM_LED_10C_350_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
▭ □	C	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K, AT 350mA WITH HOUSE-SIDE SHIELDS	DSXWPM_LED_10C_350_30K_T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 C-1.2 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for LUA Submittal- August 7, 2023

PROJECT TITLE
Lincoln Avenue Capital Grand Canyon Drive Development

680 Grand Canyon Drive, Madison, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 2303

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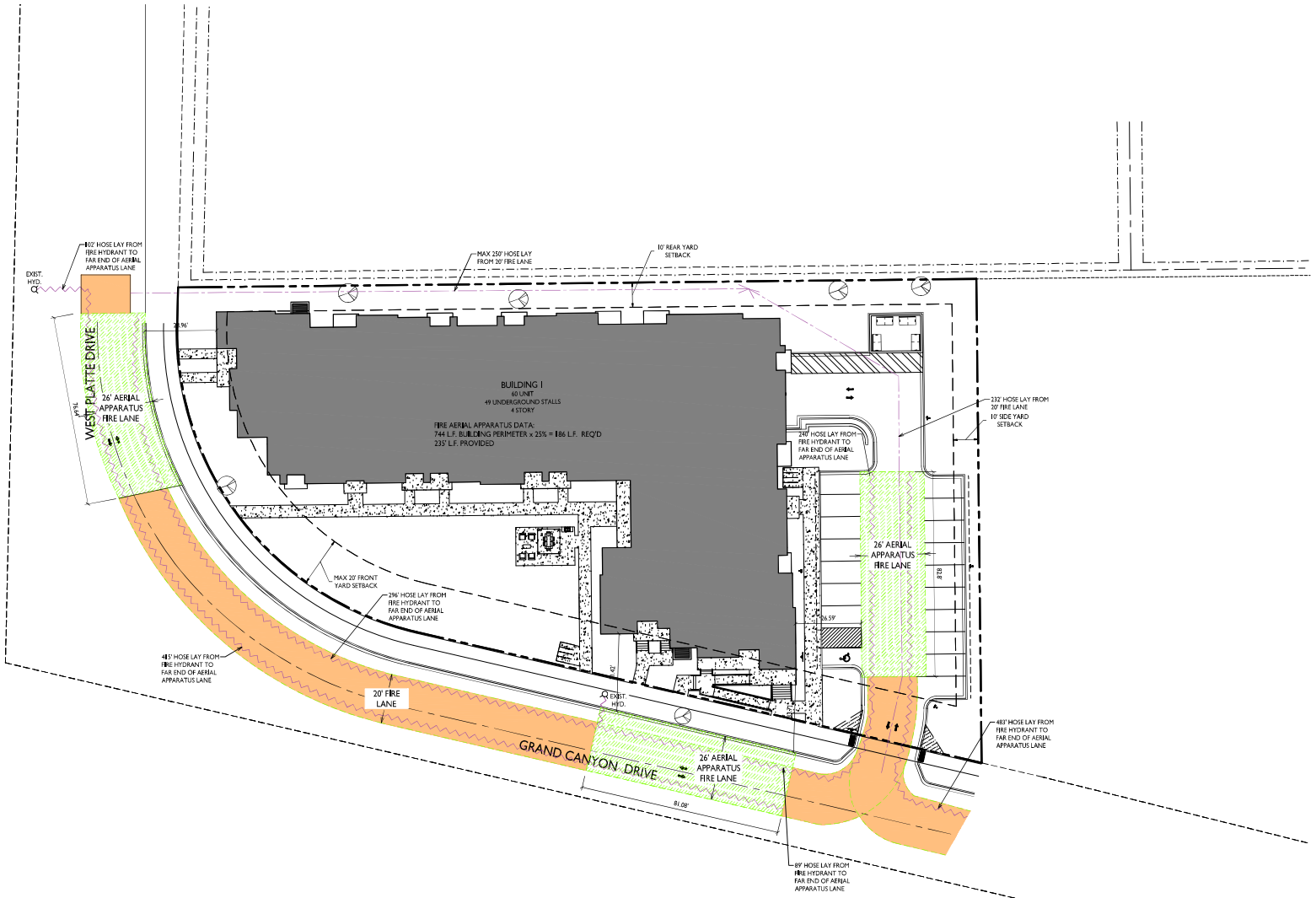

1 C-1.3 FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
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7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for LUA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue Capital Grand Canyon Drive Development

680 Grand Canyon Drive, Madison, WI

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
C-1.3

PROJECT NO. 2303

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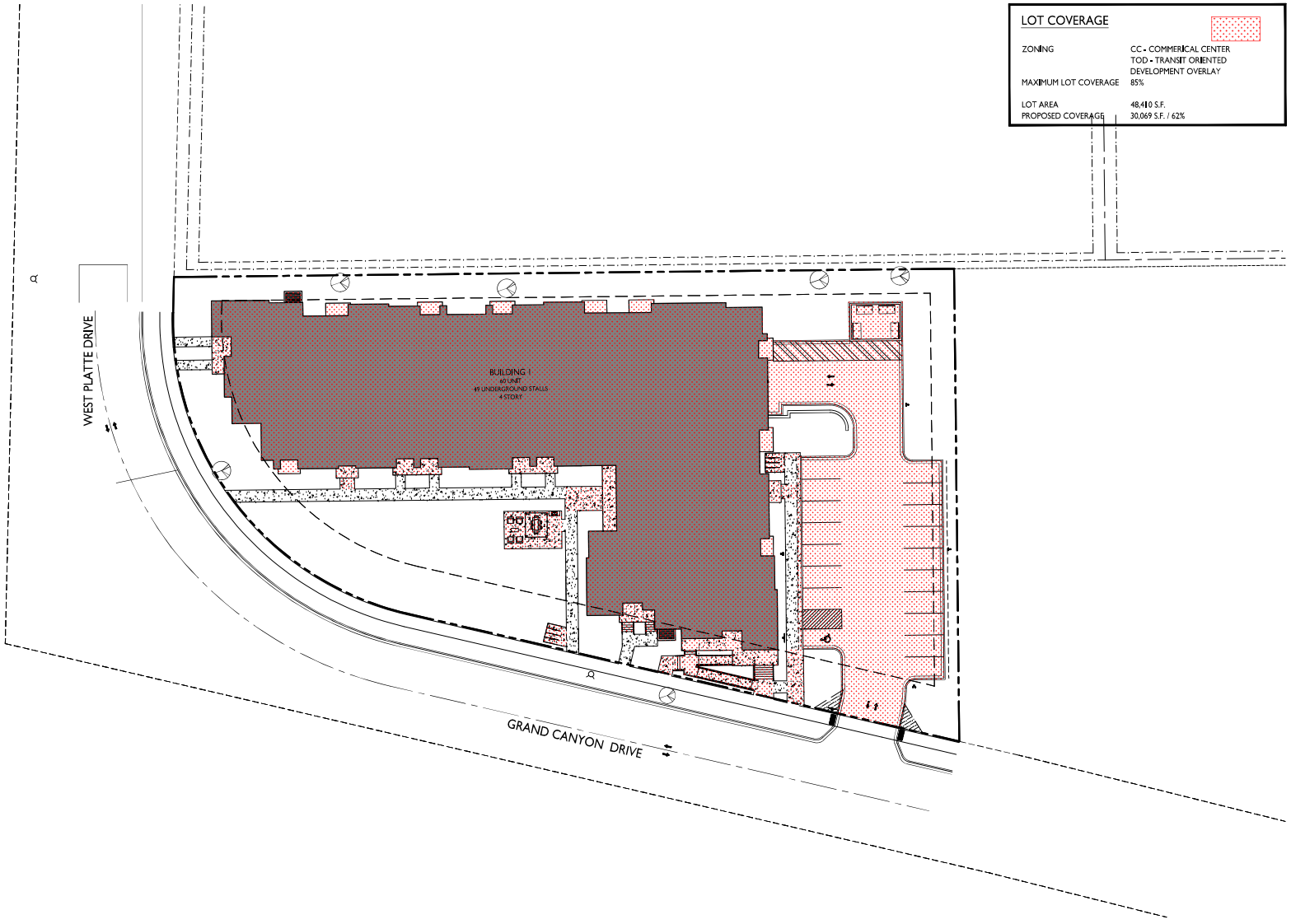

LOT COVERAGE

ZONING	CC - COMMERICAL CENTER TOD - TRANSIT ORIENTED DEVELOPMENT OVERLAY
MAXIMUM LOT COVERAGE	85%
LOT AREA	48,410 S.F.
PROPOSED COVERAGE	30,069 S.F. / 62%

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ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for LUA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue
Capital Grand
Canyon Drive
Development

680 Grand Canyon Drive,
Madison, WI

SHEET TITLE
Lot Coverage

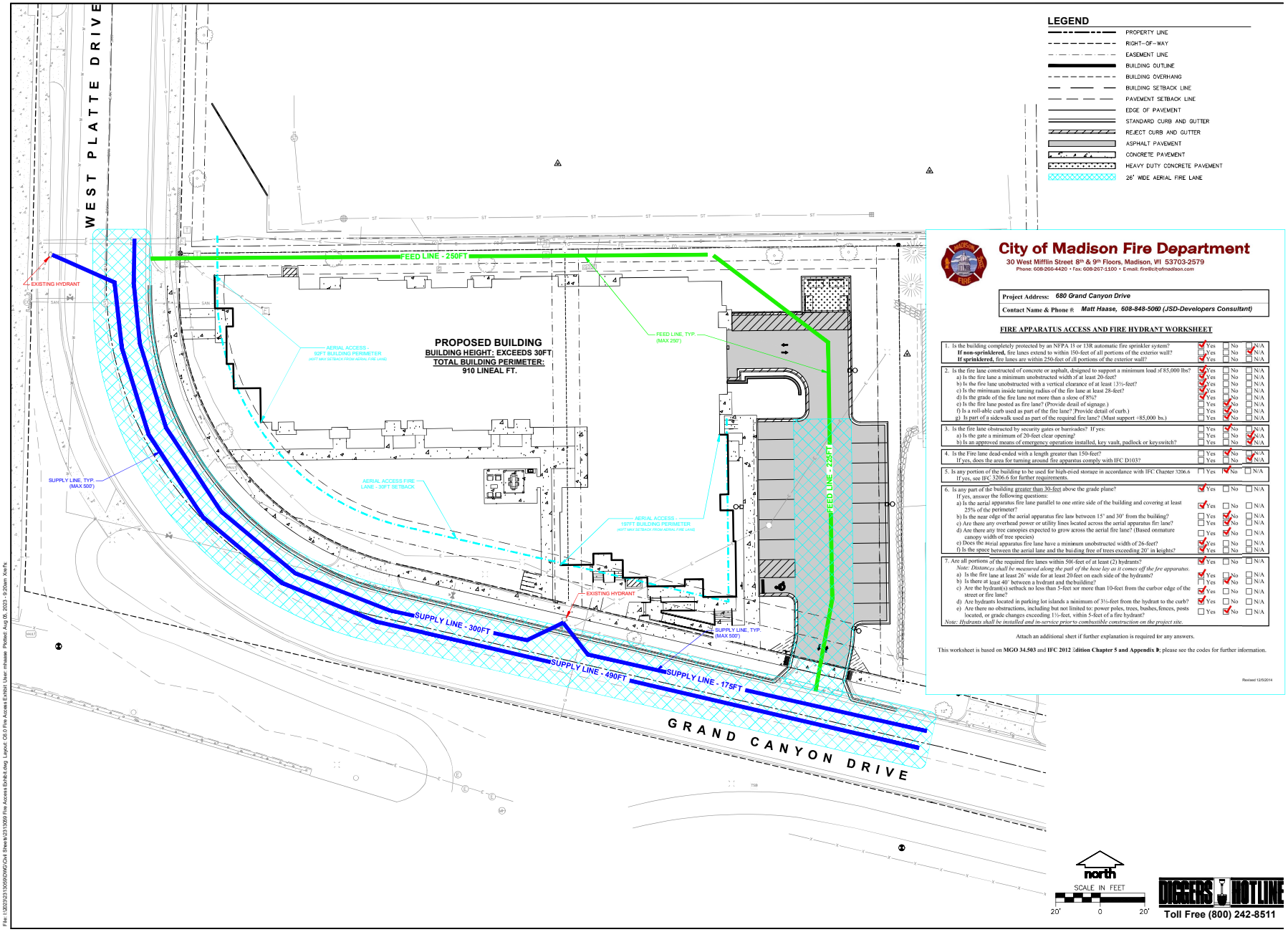
SHEET NUMBER
C-1.4

PROJECT NO. 2303

© Knothe & Bruce Architects, LLC

1 C-1.4 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 26' WIDE AERIAL FIRE LANE

City of Madison Fire Department

30 West Mifflin Street 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 • Fax: 608-267-1100 • Email: fire@cityofmadison.com

Project Address: *680 Grand Canyon Drive*

Contact Name & Phone #: *Matt Haase, 608-848-5060 (JSD-Developers Consultant)*

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-table 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 bs.)	☐ 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 operation installed, key vault, padlock or keyswitch?	☐ 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-rised storage in accordance with IFC Chapter 3206.6	☐ Yes	☑ No	☐ N/A
If yes, see IFC 3206.6 for further requirements.			
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 onmature 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 curbor 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 2012 2dition Chapter 5 and Appendix B**; please see the codes for further information.

Revised 12/5/2014

north
SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

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

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.07.2023	LAND-USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: CHG
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
FIRE ACCESS PLAN

SHEET NUMBER:
C6.0

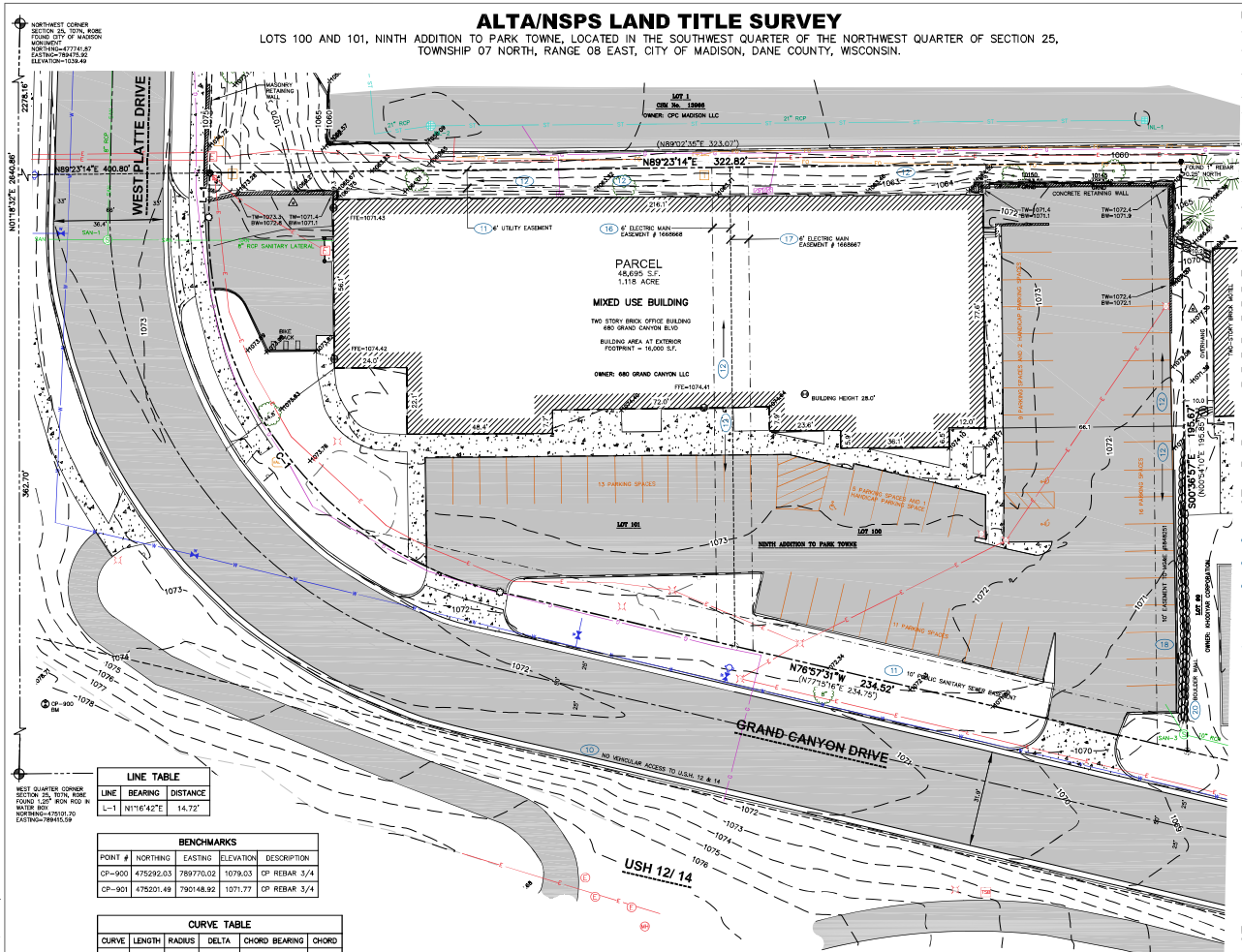
JSD PROJECT NO: 23-13059

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\2023\23130059\DWG\Civil Sheets\23130059 Fire Access Exhibit.dwg Layout: C6.0 Fire Access Exhibit User: mhaase Plotted: Aug 08, 2023 - 9:20am Xref:

ALTA/NSPS LAND TITLE SURVEY

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N11°16'42"E	14.72'

BENCHMARKS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-900	475292.03	789770.02	1079.03	CP REBAR 3/4
CP-901	475201.49	790148.92	1071.77	CP REBAR 3/4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	170.69'	125.00'	78°14'13"	N37°50'24"W	157.73'
( )	–	125.00'	78°11'20"	N38°10'34"W	157.65'

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN–1	1073.37	N	1065.10	8"	RCP
		E	1065.42	8"	RCP
		W	1065.25	8"	RCP
SAN–2	1069.02	N	1058.40	8"	RCP
		S	1058.47	8"	RCP
		W	1058.62	8"	RCP
SAN–3	1069.60	NW	1060.50	12"	RCP
		SE	1060.99	10"	RCP
SAN–4	1061.60	E	1052.74	12"	RCP
		N	1053.06	10"	RCP
		W	1052.94	12"	RCP

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL–1	1057.77	E	1051.23	18"	RCP
		W	1051.39	18"	RCP
INL–2	1057.69	W	1049.75	18"	RCP
		E	1049.79	18"	RCP
		N	1050.34	18"	RCP



VICINITY MAP
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED 'X' FOUND
- 1" IRON PIPE FOUND
- COTTON SPINDLE SET
- BENCHMARK
- BOLLARD
- SANITARY MANHOLE
- HYDRANT
- WATER OR GAS VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- GAS REGULATOR/METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- HANDICAP PARKING
- ARROWS INDICATE THAT DIRECTION OF SWALE CONSTRUCTION DURING GRADING. DRAINAGE SWALES SHALL BE MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT–OF–WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- BUILDING
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- ( ) DENOTES RECORDED AS DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES:

1. FIELD WORK PERFORMED ON MAY 24–25, 2023.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF SECTION 25, T07N, R08E, RECORDED AS N01°18'32"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A CITY OF MADISON MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 25, T07N, R08E, ELEVATION = 1039.49'
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 TICKET No.'s 20232020888, 20232020896 AND 20232020904, WITH A CLEAR DATE OF 5/22/2023.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON
   - MGE (ELECTRIC AND GAS)
   - AMERICAN TRANSMISSION (ATC2)
   - CHARTER COMMUNICATIONS
   - WISCONSIN DOT
   - DOT SOUTHWEST REGION
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHALL BE VERIFIED PRIOR TO BEING UTILIZED.
9. 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.
10. A PRIVATE UTILITY LOCATE WAS DONE BY GLS UTILITY LLC.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 1 COTTON GIN SPINDLES WERE SET, MARKING THE PI OF THE WEST CURVE

ITEM 2 SURVEYED PROPERTY ADDRESS IS 680 GRAND CANYON DRIVE, MADISON, WI 53703

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NUMBER 55025C0395G, EFFECTIVE DATE OF JANUARY 2, 2009.

ITEM 6(a) CURRENT ZONING CLASSIFICATION IS G2 COMMERCIAL.

ITEM 9 THERE ARE 54 PARKING SPACES AND 3 HANDICAP SPACES FOR A TOTAL OF 57 PARKING SPACES.

ITEM 10 THERE ARE NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING OWNERS.

ITEM 11 NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11(a) AND 11(b), INFORMATION FROM THE SOURCES CHECKED ABOVE 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 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 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT–OF–WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

NOTES CORRESPONDING TO SCHEDULE B–II EXCEPTIONS:

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS–1163026–MAD, EFFECTIVE DATE: JANUARY 19, 2023 AT 7:30 A.M.)

10. ACCESS RESTRICTIONS NOTE ON THE PLAT OF SUBDIVISION.
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON
11. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES DISCLOSED BY PLAT OF SUBDIVISION.
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON
12. DRAINAGE SWALE REQUIREMENT AS NOTED ON PLAT OF SUBDIVISION.
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON
13. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON FEBRUARY 04, 1970 IN VOLUME 158 OF RECORDS, PAGE 62 AS DOCUMENT NO. 1258023 AS MODIFIED IN VOLUME 4526 OF RECORDS, PAGE 4, AS DOCUMENT NO. 1781968.
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
14. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON AUGUST 01, 1973 IN VOLUME 460 OF RECORDS, PAGE 122 AS DOCUMENT NO. 1373566 AS MODIFIED IN VOLUME 4526 OF RECORDS, PAGE 4 AS DOCUMENT NO. 1781968.
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
15. DECLARATION OF CONDITIONS AND COVENANTS RECORDED ON NOVEMBER 10, 1978 IN VOLUME 1012 OF RECORDS, PAGE 484 AS DOCUMENT NO. 1599867.
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
16. RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: JUNE 19, 1980 VOLUME 1990 OF RECORDS, PAGE 86 AS DOCUMENT NO. 1668668
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
17. RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: JUNE 19, 1980 VOLUME 1990 OF RECORDS, PAGE 85 AS DOCUMENT NO. 1668667
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
18. GRANT OF EASEMENT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: AUGUST 23, 1984 VOLUME 6021 OF RECORDS, PAGE 76 AS DOCUMENT NO. 1848251
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
19. TERMS AND CONDITIONS OF THE MEMORANDUM OF AGREEMENT RECORDED: AUGUST 7, 1987 VOLUME 10445 OF RECORDS, PAGE 94 AS DOCUMENT NO. 2038048
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
20. BOULDER WALL EASEMENT BOULDER WALL EASEMENT RECORDED: MARCH 26, 2002 AS DOCUMENT NO. 3465513
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
21. MORTGAGE DATED APRIL 26, 2016 AND RECORDED APRIL 27, 2016 AS DOCUMENT NO. 5229919, MADE BY 680 GRAND CANYON LLC, TO U.S. BANK NATIONAL ASSOCIATION, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF $1,000,000.00, AND THE TERMS AND CONDITIONS THEREOF.
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
22. WE FIND A RELEASE RECORDED AS DOCUMENT NO. 5804217 ON JANUARY 10, 2022 PURPORTING TO RELEASE THE AFORESAID LIEN. NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
23. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
    THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS–1163026–MAD, EFFECTIVE DATE: JANUARY 19, 2023 AT 7:30 AM.)

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 680 GRAND CANYON DRIVE, MADISON WI

TAX KEY NUMBER: 251/0708–252–0417–9

SURVEYOR'S CERTIFICATE

TO:

I) LINCOLN AVENUE CAPITAL MANAGEMENT, LLC,
II) US NATIONAL BANK ASSOCIATION,
III) 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 ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 12, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.

Todd J. Buhr — 06/15/2023

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

WISCONSIN — TODD J. BUHR — S–2614 — DEFOREST, WI — LAND SURVEYOR

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD SUITE 1070
SANTA MONICA, CA 90401

north
SCALE IN FEET
20' 0 20'

PROJECT:
LINCOLN AVENUE CAPITAL GRAND CANYON DRIVE DEVELOPMENT

PROJECT LOCATION:
680 GRAND CANYON DRIVE
MADISON, DANE
WI 53703

MODIFICATIONS:

#	Date:	Description:
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Prepared By:	SMN 06/05/23
Reviewed By:	JK 06/13/23
Approved By:	TJB 06/14/23

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 23-13059

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
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

1. 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.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. 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.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR REASONABLE RELOCATION OR REUSE, OR DISPOSAL OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. 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 A LIKELY A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   7.1. 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.
   7.2. 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.
   7.4. 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 PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
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 4.14.4.0 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, DRIVEWAY, PAVEMENT, ETC.
21. PRESERVE AND PROTECT EXISTING STREET TREES WITHIN RIGHT OF WAY AS LABELED ON PLAN. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS RECOMMENDED ON THE L2.0 DETAIL. NO EXCAVATION IS PERMITTED WITHIN 5 FT OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FT OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT THE FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. 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 CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. GENERAL
   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 PREPARED BY _____ DATED _____.
   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 AND ARE READY TO RECEIVE PAVING.
   1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
   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. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
   3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHENEVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
   3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
   3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
   4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
   4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
   4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
   4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, 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.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
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.
8. 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 OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

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.
3. 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.
6. 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.
8. 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 – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

    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".

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE PER STRUCTURE TABLE IN SHEET C4.0.

    FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
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.

    HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MADISON. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

    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 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".
14. SANITARY SEWER SPECIFICATIONS –

    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 SUPPORT."

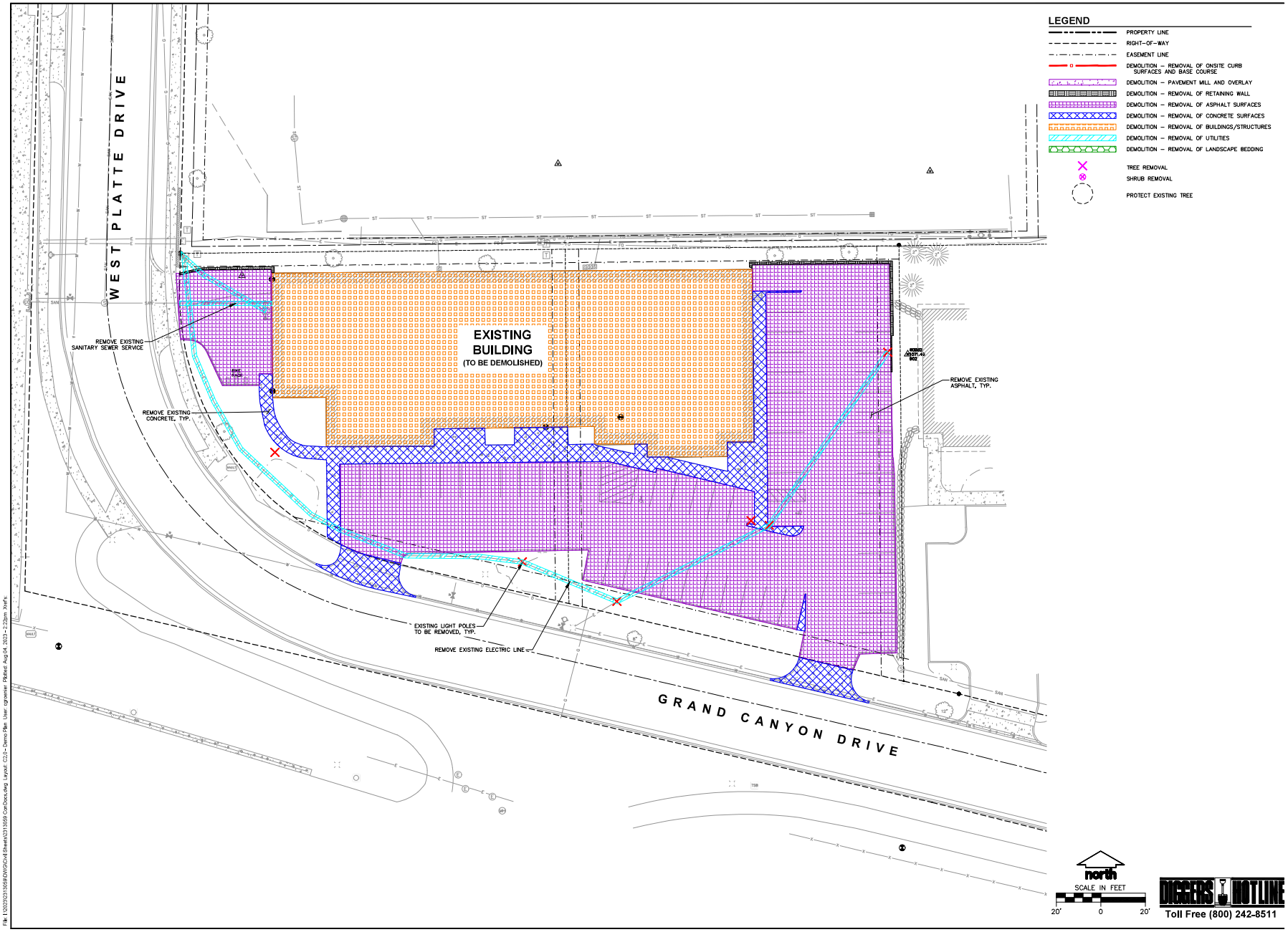
    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO 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.

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE PER STRUCTURE TABLE IN SHEET C4.0.
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS 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 (TYP.).

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON 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 MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 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 DA



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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.07.2023	LAND-USE SUBMITTAL
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Designed By: CHG
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
DEMO PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 23-13059

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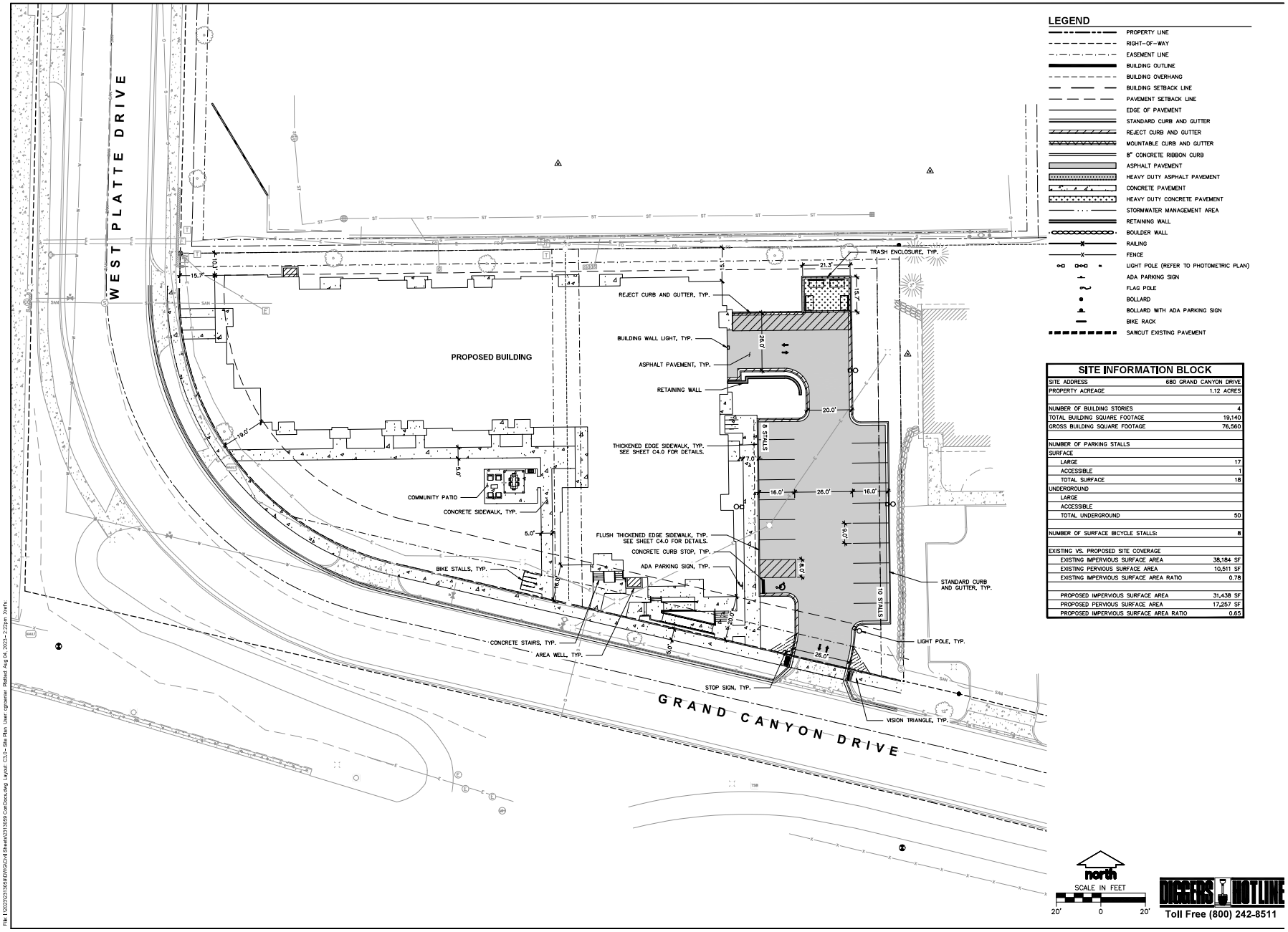

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- FLAG POLE
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

SITE INFORMATION BLOCK

SITE ADDRESS	680 GRAND CANYON DRIVE
PROPERTY ACREAGE	1.12 ACRES
NUMBER OF BUILDING STORIES	4
TOTAL BUILDING SQUARE FOOTAGE	19,140
GROSS BUILDING SQUARE FOOTAGE	76,560
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	17
ACCESSIBLE	1
TOTAL SURFACE	18
UNDERGROUND	
LARGE	
ACCESSIBLE	
TOTAL UNDERGROUND	50
NUMBER OF SURFACE BICYCLE STALLS:	8
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	38,184 SF
EXISTING PERVIOUS SURFACE AREA	10,511 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.78
PROPOSED IMPERVIOUS SURFACE AREA	31,438 SF
PROPOSED PERVIOUS SURFACE AREA	17,257 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.65

north

SCALE IN FEET

20' 0 20'

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SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

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Designed By: CHG
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 23-13059

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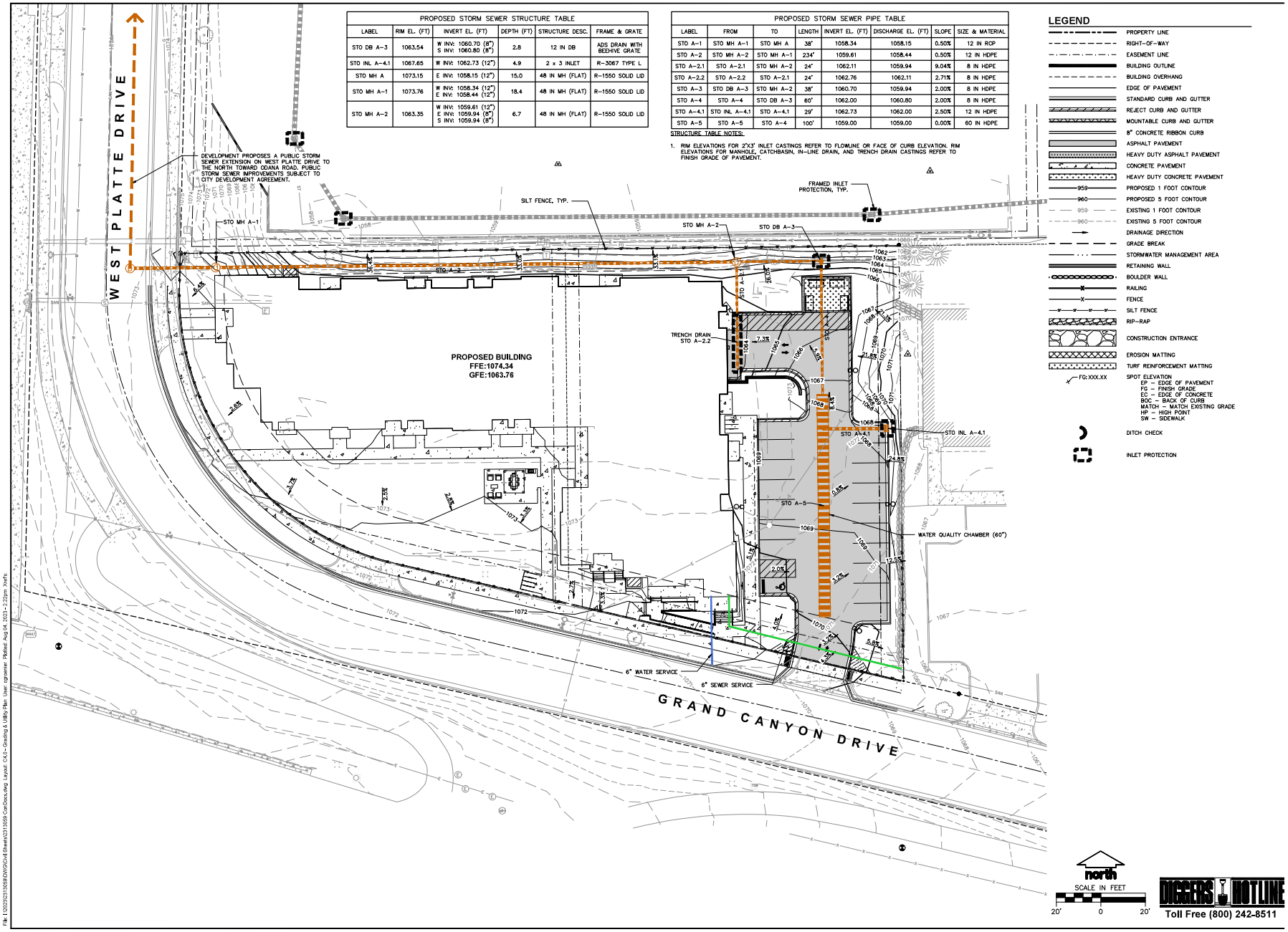

PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO DB A-3	1063.54	W INV: 1060.70 (8") S INV: 1060.80 (8")	2.8	12 IN DB	ADS DRAIN WITH BEEHIVE GRATE
STO INL A-4.1	1067.65	W INV: 1062.73 (12")	4.9	2 x 3 INLET	R-3067 TYPE L
STO MH A	1073.15	E INV: 1058.15 (12")	15.0	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-1	1073.76	W INV: 1058.34 (12") E INV: 1058.44 (12")	18.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-2	1063.35	W INV: 1059.61 (12") E INV: 1059.94 (8") S INV: 1059.94 (8")	6.7	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-1	STO MH A-1	STO MH A	38'	1058.34	1058.15	0.50%	12 IN RCP
STO A-2	STO MH A-2	STO MH A-1	234'	1059.61	1058.44	0.50%	12 IN HDPE
STO A-2.1	STO A-2.1	STO MH A-2	24'	1062.11	1059.94	9.04%	8 IN HDPE
STO A-2.2	STO A-2.2	STO A-2.1	24'	1062.76	1062.11	2.71%	8 IN HDPE
STO A-3	STO DB A-3	STO MH A-2	38'	1060.70	1059.94	2.00%	8 IN HDPE
STO A-4	STO A-4	STO DB A-3	60'	1062.00	1060.80	2.00%	8 IN HDPE
STO A-4.1	STO INL A-4.1	STO A-4.1	29'	1062.73	1062.00	2.50%	12 IN HDPE
STO A-5	STO A-5	STO A-4	100'	1059.00	1059.00	0.00%	60 IN HDPE

STRUCTURE TABLE NOTES:

1. RIM ELEVATIONS FOR 2'X3' INLET CASTINGS REFER TO FLOWLINE OR FACE OF CURB ELEVATION. RIM ELEVATIONS FOR MANHOLE, CATCHBASIN, IN-LINE DRAIN, AND TRENCH DRAIN CASTINGS REFER TO FINISH GRADE OF PAVEMENT.

LEGEND

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- EDGE OF PAVEMENT
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- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- SILT FENCE
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- TURF REINFORCEMENT MATTING
- SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
- DITCH CHECK
- INLET PROTECTION

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PROJECT:
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MADISON, DANE COUNTY
WISCONSIN 53719

PLAN MODIFICATIONS:

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Designed By: CHG
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
GRADING, EROSION CONTROL & UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 23-13059

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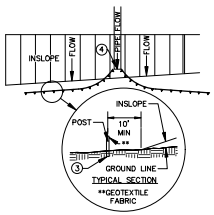
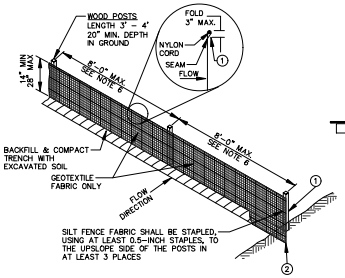
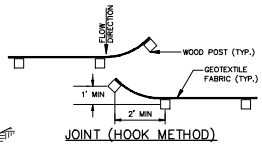
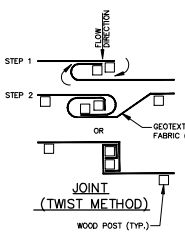


SILT FENCE ALONG SLOPES & OUTFALLS

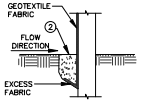




JOINT (HOOK METHOD)

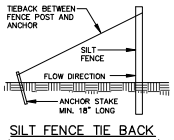


JOINT (TWIST METHOD)



NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL



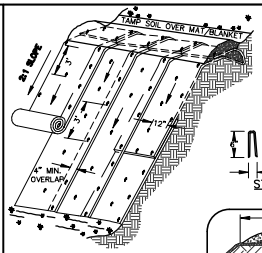
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

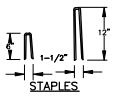
SILT FENCE
N.T.S.

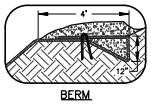
REV. 7-01-2019



ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.





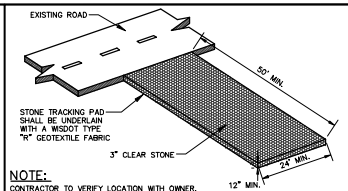
BERM

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

EROSION MATTING
N.T.S.

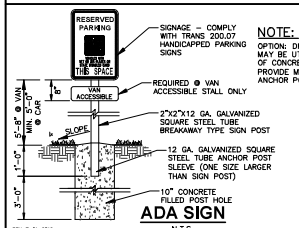
REV. 11-19-2018



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE
N.T.S.

REV. 12-10-2018



NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

ADA SIGN
N.T.S.

REV. 7-01-2019

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

1. INDENTIFY YOUR FRAME STYLE AND SIZE

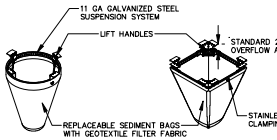
STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	6ZSRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	6ZMRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	6ZLRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	6ZXLRD
RECT/ CURB USE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	6ZSSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	6ZMSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	6ZLSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	6ZXLSQ
COMBO INLET	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZSCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZMCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZLCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZXLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

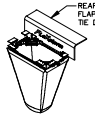
SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

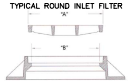
FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70



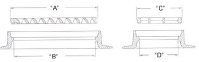


COMBINATION INLET FILTER FOR CURB HOODS

TYPICAL ROUND INLET FILTER



TYPICAL RECTANGULAR INLET FILTER

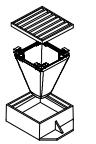




STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS
CATCH-ITS SPECIFIED W/ FX or FX-S BAGS

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

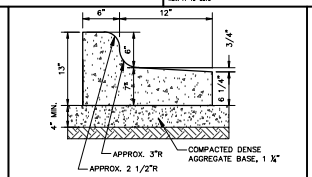


NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

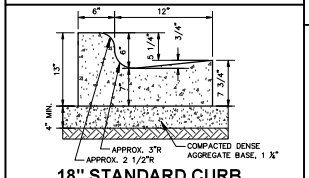
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

FRAMED INLET PROTECTION
N.T.S.



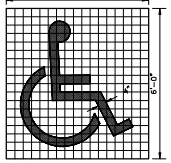
18" REJECT CURB & GUTTER
N.T.S.

REV. 12-17-2018



18" STANDARD CURB & GUTTER
N.T.S.

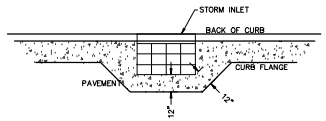
REV. 12-17-2018



NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

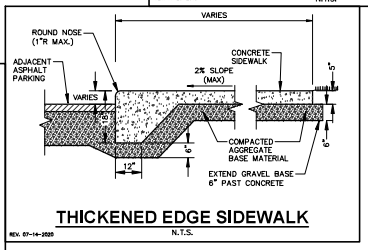
ADA PARKING STALL MARKING
N.T.S.

REV. 11-20-2018



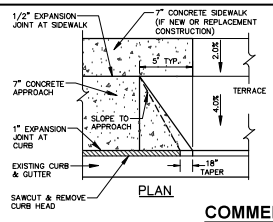
CONCRETE INLET COLLAR
N.T.S.

REV. 11-20-2018

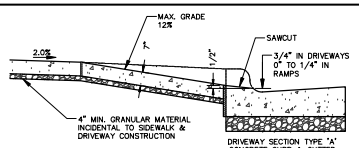


THICKENED EDGE SIDEWALK
N.T.S.

REV. 07-14-2020



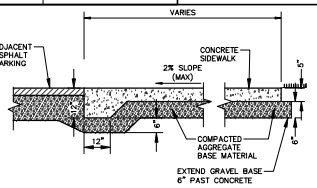
PLAN



SECTION

COMMERCIAL ENTRANCE
N.T.S.

REV. 2-12-2021



THICKENED EDGE SIDEWALK - FLUSH
N.T.S.

REV. 07-14-2020

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.07.2023	LAND-USE SUBMITTAL
2		
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Designed By: CHG
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.0

JSD PROJECT NO: 23-13059

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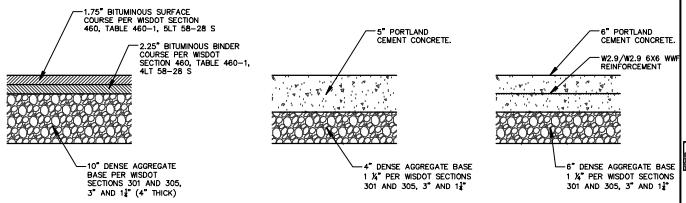


STANDARD ASPHALT PAVEMENT SECTION | CONCRETE SIDEWALK SECTION | REINFORCED CONCRETE SECTION

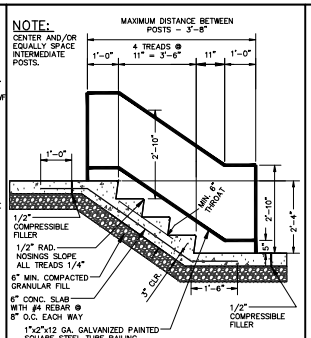
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT. GEOTECHNICAL REPORT TO BE PROVIDED ONCE GEOTECHNICAL WORK HAS BEEN COMPLETED. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A WIRE REINFORCEMENT MESH (6X6, W2.9XW2.9) FOR CRACK CONTROL.
4. AGGREGATE BASE SHALL BE 3" MINUS UP TO 4" BELOW PAVEMENT AND 1½" MINUS TO PAVEMENT.

PAVEMENT SECTIONS

REV. 7-01-2019 N.T.S.

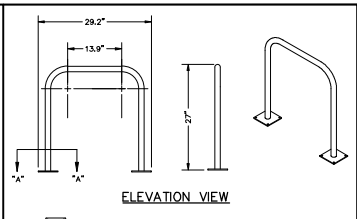
NOTE:
CENTER AND/OR EQUALLY SPACE INTERMEDIATE POSTS.



1"x2"x12 GA. GALVANIZED PAINTED SQUARE STEEL TUBE RAILING – EMBED 5" MINIMUM INTO CONCRETE. GROUT WITH NON-SHRINK GROUT & BEVEL GROUT UP TOWARD POSTS.

CONCRETE STAIRS W/ HANDRAIL

REV. 11-20-2018 N.T.S.



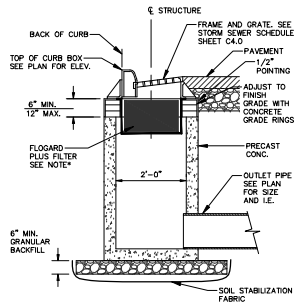
SURFACE FLANGE MOUNT (SF) SECTION VIEWS

GENERAL NOTES:

1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

INVERTED-U BIKE RACK

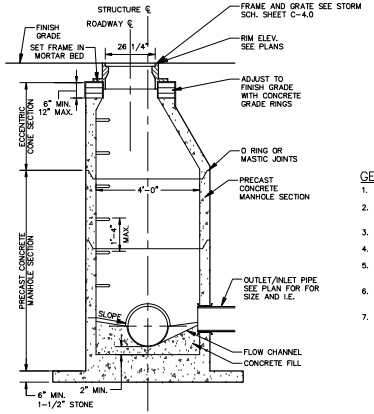
REV. 12-10-2018 N.T.S.



NOTE:
*INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

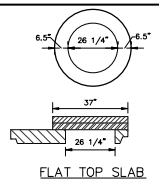
STORM INLET W/ OIL & GREASE FILTER

REV. 11-26-2018 N.T.S.



STORM SEWER MANHOLE

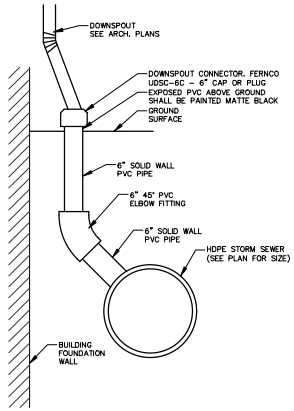
REV. 12-07-2018 N.T.S.



FLAT TOP SLAB

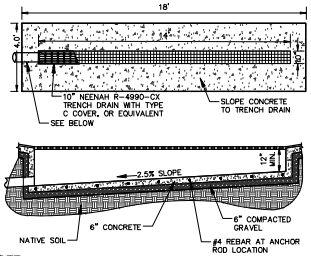
GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.
7. STORM MANHOLES B-1, B-2, B-3, AND B-4 TO HAVE 3' SUMP.



DOWNSPOUT

REV. 09-22-2022 N.T.S.

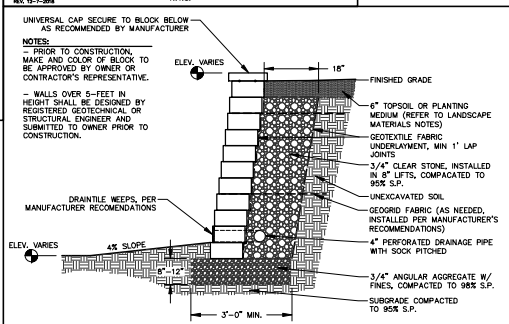


NOTE:
FOR FURTHER DETAILS AND INFORMATION, REFER TO NEENAH FOUNDRY FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES.

**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.
NOTE: INSTALL CATCH-ALL HR-1 ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

TRENCH DRAIN (CAST-IN-PLACE)

REV. 12-7-2018 N.T.S.



MODULAR RETAINING WALL

REV. 07-16-2019 N.T.S.

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CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.07.2023	LAND-USE SUBMITTAL
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Designed By:	CHG
Reviewed By:	MRH
Approved By:	MRH

SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.1

JSD PROJECT NO: 23-13059

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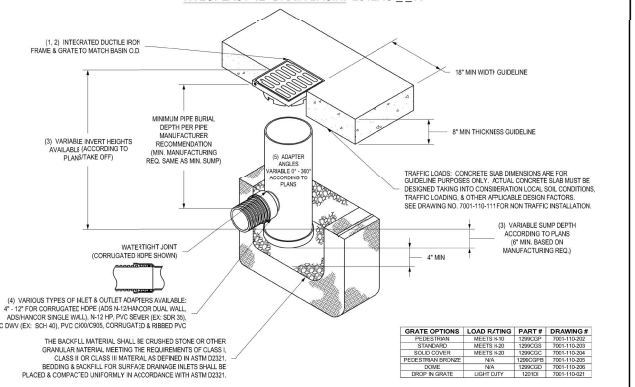
NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS N-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1212CG	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-40-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-003
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL, N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-113-012

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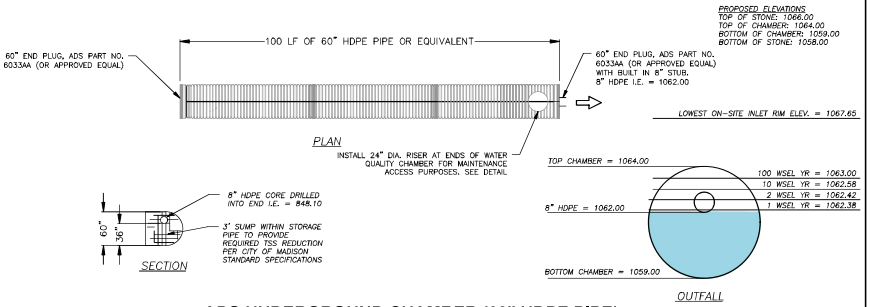
DRAWN BY: EBC | DATE: 03-29-06 | REVISED BY: NMH | DATE: 03-11-15 | MATERIAL | PROJECT NO./NAME | DWG SIZE: A | SCALE: 1:20 | SHEET: 1 OF 1

ADS Nyloplast
3134 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2460
www.nyloplast-us.com

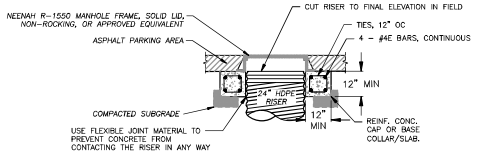
TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-116-189 | REV E

ADS UNDERGROUND CHAMBER (60" HDPE PIPE)



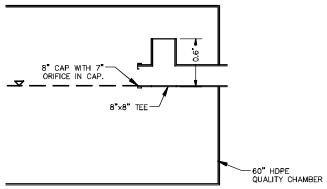
WATER QUALITY STORAGE RISER SECTION

N.T.S.



ADS UNDERGROUND CHAMBER TEE OUTLET

N.T.S.



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

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.07.2023	LAND-USE SUBMITTAL
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Designed By: CHG
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.2

JSD PROJECT NO: 23-13059

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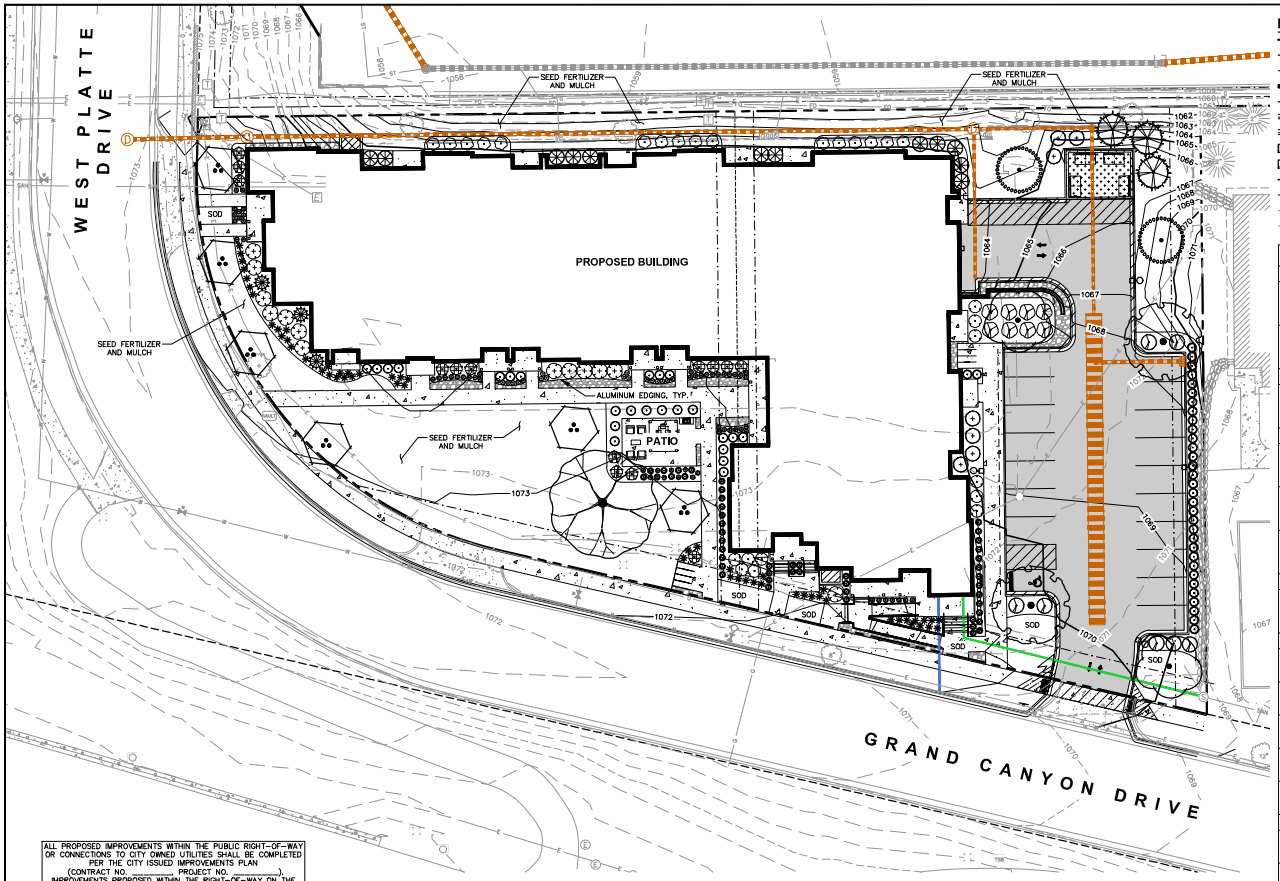
File: I:\2023\23-13059\DWG\Civil Sheets\23-13059 Civil Docs.dwg, Layout: C5.2 - Details, User: cgroeniger, Plotted: Aug 04, 2023 - 2:23pm, Xref's:



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.

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

CONTRACTOR NOTES

1. ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.

LEGEND

PROPERTY LINE	SANITARY SEWER
RIGHT-OF-WAY	WATERMAIN
EASEMENT LINE	STORM SEWER
BUILDING OUTLINE	EXISTING SANITARY SEWER
EDGE OF PAVEMENT	EXISTING WATERMAIN
STANDARD CURB AND GUTTER	EXISTING STORM SEWER
REJECT CURB AND GUTTER	RETAINING WALL
ASPHALT PAVEMENT	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
CONCRETE PAVEMENT	ADA PARKING SIGN
PROPOSED 1 FOOT CONTOUR	BIKE RACK
PROPOSED 5 FOOT CONTOUR	ALUMINUM EDGING
EXISTING 1 FOOT CONTOUR	DECORATIVE STONE MULCH
EXISTING 5 FOOT CONTOUR	

PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	JIVIC	*Juniperus virginiana 'Canaertii'* *Canaerti Eastern Redcedar*
	PIGL	*Picea glauca* *White Spruce*
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**
	CECA	*Cercis canadensis 'Columbus'* *Columbus Strain Eastern Redbud*
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* *Autumn Gold Maidenhair Tree*
	PLAT	*Platanus x acerifolia 'Morton Circle' TM* *Exclamation London Plane Tree*
	QUEA	*Quercus alba* *White Oak*
UPRIGHT EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**
	PICE	*Pinus cembra 'Chalet'* *Chalet Swiss Stone Pine*
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*
	HYPAL	*Hydrangea paniculata 'Little Quick Fire'* *Little Quick Fire Hydrangea*
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* *Ninebark*
	RHAR	*Rhus aromatica 'Gro-Low'* *Gro-Low Fragrant Sumac* *
	SYRM	*Syringa meyeri 'Palibin'* *Dwarf Korean Lilac*
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*
	JUCHK	*Juniperus chinensis 'Pfitzerana Kallays Compacta'* *Kally Pfitzer Compact Juniper*
	RHOD	*Rhododendron x 'P.J.M.'* *PJM Rhododendron*
	TAMEG	*Taxus x media 'Dark Green'* *Dark Green Yew*
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	CALO	*Calamagrostis x acutiflora 'Overdam'* *Overdam Feather Reed Grass*
	PAVIN	*Panicum virgatum 'Northwind'* *Northwind Switch Grass*
	SALV	*Salvia nemorosa 'Haeumanarc'* *Marcus® Meadow Sage*
	SISA	*Sisyrinchium angustifolium 'Lucerne'* *Lucerne Blue-eyed Grass*
	SPHE	*Sporobolus heterolepis* *Prairie Dropseed*

north

SCALE IN FEET

20' 0 20'

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CLIENT:
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CLIENT ADDRESS:
401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.17.2023	LAND-USE SUBMITTAL
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Designed By: MRA
Reviewed By: KJY
Approved By: MRH

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 23-13059

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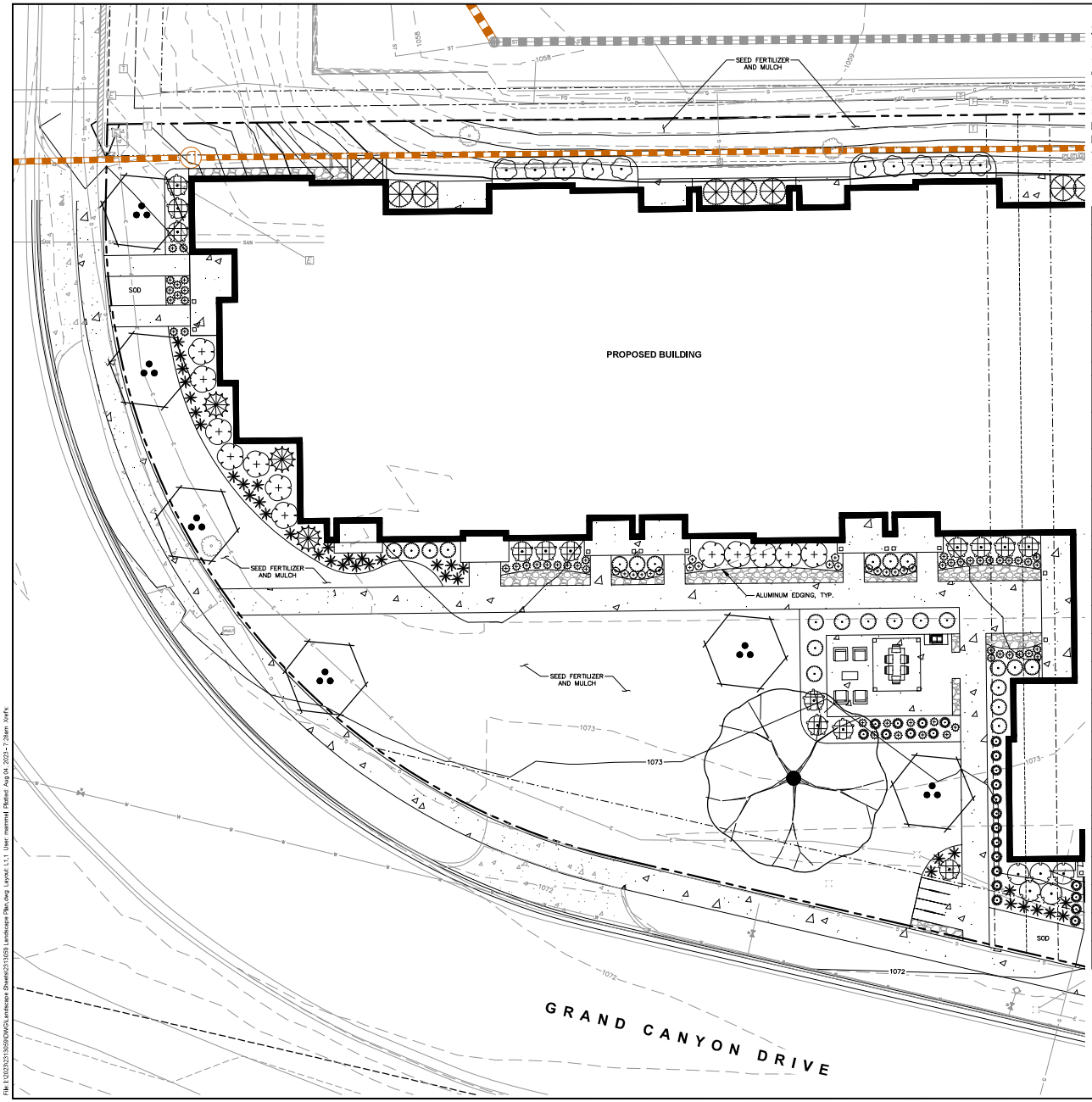

LEGEND

PROPERTY LINE	SANITARY SEWER
RIGHT-OF-WAY	WATERMAIN
EASEMENT LINE	STORM SEWER
BUILDING OUTLINE	EXISTING SANITARY SEWER
EDGE OF PAVEMENT	EXISTING WATERMAIN
STANDARD CURB AND GUTTER	EXISTING STORM SEWER
REJECT CURB AND GUTTER	RETAINING WALL
ASPHALT PAVEMENT	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
CONCRETE PAVEMENT	ADA PARKING SIGN
959 PROPOSED 1 FOOT CONTOUR	BIKE RACK
960 PROPOSED 5 FOOT CONTOUR	ALUMINUM EDGING
959 EXISTING 1 FOOT CONTOUR	DECORATIVE STONE MULCH
960 EXISTING 5 FOOT CONTOUR	

PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	JIVIC	*Juniperus virginiana 'Canaertii'* *Canaerti Eastern Redcedar*
	PIGL	*Picea glauca* *White Spruce*
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**
	CECA	*Cercis canadensis 'Columbus'* *Columbus Strain Eastern Redbud*
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* *Autumn Gold Maidenhair Tree*
	PLAT	*Platanus x acerifolia 'Morton Circle' TM* *Exclamation London Plane Tree*
	QUEA	*Quercus alba* *White Oak*
UPRIGHT EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**
	PICE	*Pinus cembra 'Chalet'* *Chalet Swiss Stone Pine*
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*
	HYPAL	*Hydrangea paniculata 'Little Quick Fire'* *Little Quick Fire Hydrangea*
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* *Ninebark*
	RHAR	*Rhus aromatica 'Gro-Low'* *Gro-Low Fragrant Sumac* *
	SYRM	*Syringa meyeri 'Palibin'* *Dwarf Korean Lilac*
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*
	JUCHK	*Juniperus chinensis 'Pfitzerana Kallays Compacta'* *Kally Pfitzer Compact Juniper*
	RHOD	*Rhododendron x 'P.J.M.'* *PJM Rhododendron*
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PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	CALO	*Calamagrostis x acutiflora 'Overdam'* *Overdam Feather Reed Grass*
	PAVIN	*Panicum virgatum 'Northwind'* *Northwind Switch Grass*
	SALV	*Salvia nemorosa 'Haeumanarc'* *Marcus® Meadow Sage*
	SISA	*Sisyrinchium angustifolium 'Lucerne'* *Lucerne Blue-eyed Grass*
	SPHE	*Sporobolus heterolepis* *Prairie Dropseed*

north

SCALE IN FEET

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SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.17.2023	LAND-USE SUBMITTAL
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Designed By: MRA
Reviewed By: KJY
Approved By: MRH

SHEET TITLE:
LANDSCAPE PLAN - WEST

SHEET NUMBER:
L1.1

JSD PROJECT NO: 23-13059

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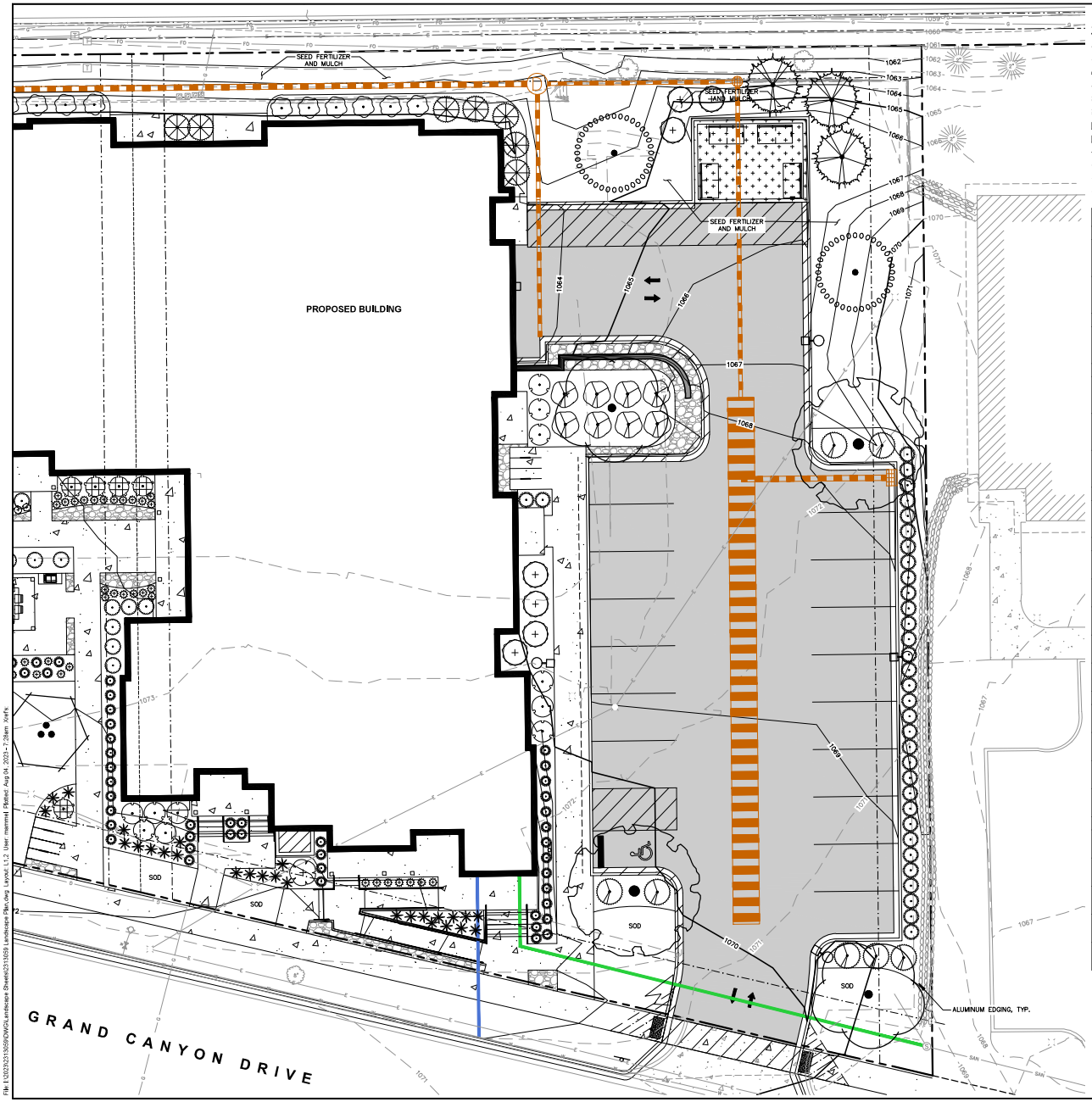

LEGEND

PROPERTY LINE		SANITARY SEWER	
RIGHT-OF-WAY		WATERMAIN	
EASEMENT LINE		STORM SEWER	
BUILDING OUTLINE		EXISTING SANITARY SEWER	
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STANDARD CURB AND GUTTER		EXISTING STORM SEWER	
REJECT CURB AND GUTTER		RETAINING WALL	
ASPHALT PAVEMENT		LIGHT POLE (REFER TO PHOTOMETRIC PLAN)	
CONCRETE PAVEMENT		ADA PARKING SIGN	
PROPOSED 1 FOOT CONTOUR		BIKE RACK	
PROPOSED 5 FOOT CONTOUR		ALUMINUM EDGING	
EXISTING 1 FOOT CONTOUR		DECORATIVE STONE MULCH	
EXISTING 5 FOOT CONTOUR			

PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	JIVIC	*Juniperus virginiana 'Canaertii'* *Canaerti Eastern Redcedar*
	PIGL	*Picea glauca* *White Spruce*
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**
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OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* *Autumn Gold Maidenhair Tree*
	PLAT	*Platanus x acerifolia 'Morton Circle' TM* *Exclamation London Plane Tree*
	QUEA	*Quercus alba* *White Oak*
UPRIGHT EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**
	PICE	*Pinus cembra 'Chalet'* *Chalet Swiss Stone Pine*
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*
	HYPAL	*Hydrangea paniculata 'Little Quick Fire'* *Little Quick Fire Hydrangea*
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* *Ninebark*
	RHAR	*Rhus aromatica 'Gro-Low'* *Gro-Low Fragrant Sumac* *
	SYRM	*Syringa meyeri 'Palibin'* *Dwarf Korean Lilac*
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*
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	SALV	*Salvia nemorosa 'Haeumanarc'* *Marcus® Meadow Sage*
	SISA	*Sisyrinchium angustifolium 'Lucerne'* *Lucerne Blue-eyed Grass*
	SPHE	*Sporobolus heterolepis* *Prairie Dropseed*

north

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PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

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Designed By: MRA
Reviewed By: KJY
Approved By: MRH

SHEET TITLE:
LANDSCAPE PLAN - EAST

SHEET NUMBER:
L1.2

JSD PROJECT NO: 23-13059

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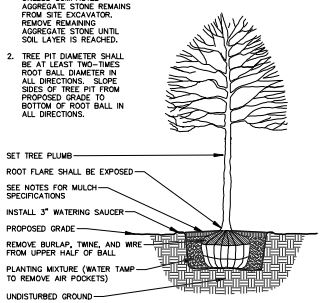
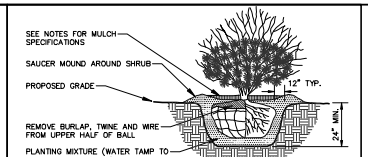
NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 10-29-2021

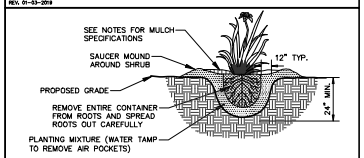


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

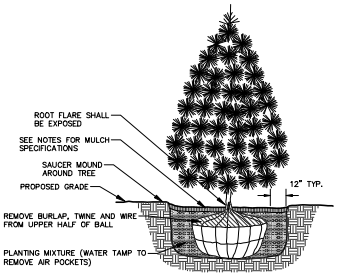


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

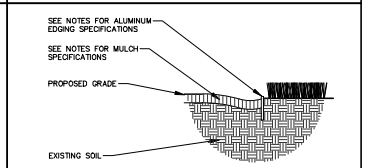


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JIVIC	*Juniperus virginiana 'Canaertii'* *Canaerti Eastern Redcedar*	B & B	Min. 6' Ht.	3
	PIGL	*Picea glauca* *White Spruce*	B & B	Min. 6' Ht.	2
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CECA	*Cercis canadensis 'Columbus'* *Columbus Strain Eastern Redbud*	B & B	2" Cal (Multi-Stem)	6
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* *Autumn Gold Maidenhair Tree*	B & B	2.5"Cal	2
	PLAT	*Platanus x acerifolia 'Morton Circle' TM* *Exclamation London Plane Tree*	B & B	2.5"Cal	2
	QUEA	*Quercus alba* *White Oak*	B & B	2.5"Cal	1
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	PICE	*Pinus cembra 'Chalet'* *Chalet Swiss Stone Pine*	B & B	5' Min Ht.	3
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*	#3	Min. 12"–24"	11
	HYPAL	*Hydrangea paniculata 'Little Quick Fire'* *Little Quick Fire Hydrangea*	#3	Min. 12"–24"	14
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* *Ninebark*	#5	Min. 24"–36"	7
	RHAR	*Rhus aromatica 'Gro–Low'* *Gro–Low Fragrant Sumac* *	#3	Min. 12"–24"	8
	SYRM	*Syringa meyeri 'Palibin'* *Dwarf Korean Lilac*	#3	Min. 24"	13
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*	#3	Min. 12"–24"	24
	JUCHK	*Juniperus chinensis 'Pfitzerana Kallays Compacta'* *Kally Pfitzer Compact Juniper*	#5	Min. 24" wide	7
	RHOD	*Rhododendron x 'P.J.M.'* *PJM Rhododendron*	#5	Min. 24"	16
	TAMEG	*Taxus x media 'Dark Green'* *Dark Green Yew*	#5	Min. 24"	12
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CALO	*Calamagrostis x acutiflora 'Overdam'* *Overdam Feather Reed Grass*	#1	Min 8"–18"	48
	PAVIN	*Panicum virgatum 'Northwind'* *Northwind Switch Grass*	#1	Min. 12"–24"	34
	SALV	*Salvia nemorosa 'Haeumanarc'* *Marcus® Meadow Sage*	#1	Min 8"–18"	59
	SISA	*Sisyrinchium angustifolium 'Lucerne'* *Lucerne Blue–eyed Grass*	#1	Min 8"–18"	18
	SPHE	*Sporobolus heterolepis* *Prairie Drapseed*	#1	Min. 8"–18"	55

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. 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.
3. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. 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 WEEDS 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 – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 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.

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: 12,539 SF

Total landscape points required: 209 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	5	175
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	5	175
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	6	90
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	3	30
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	53	159
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	59	236
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	210	420
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE ≥ 14" CALIPER	≥ 14" CALIPER (TREES GREATER THAN MAXIMUM POINTS ALLOWED)	200	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE ≥ 13" CALIPER	≥ 13" CALIPER (14 POINTS PER CALIPER INCH DBH - CANNOT COMPRISE MORE THAN 30% OF TOTAL REQUIRED POINTS	14*4	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		1,285
TOTAL NUMBER OF POINTS PROVIDED				1,285		

SEEDING & SODDING 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
2. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY TWO 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 TURFGRASS 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.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE 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.

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.

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401

PROJECT:
680 GRAND CANYON DEVELOPMENT

PROJECT LOCATION:
608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.17.2023	LAND-USE SUBMITTAL
2		
3		
4		
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7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MRA
Reviewed By: KJY
Approved By: MRH

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

JSD PROJECT NO: 23-13059

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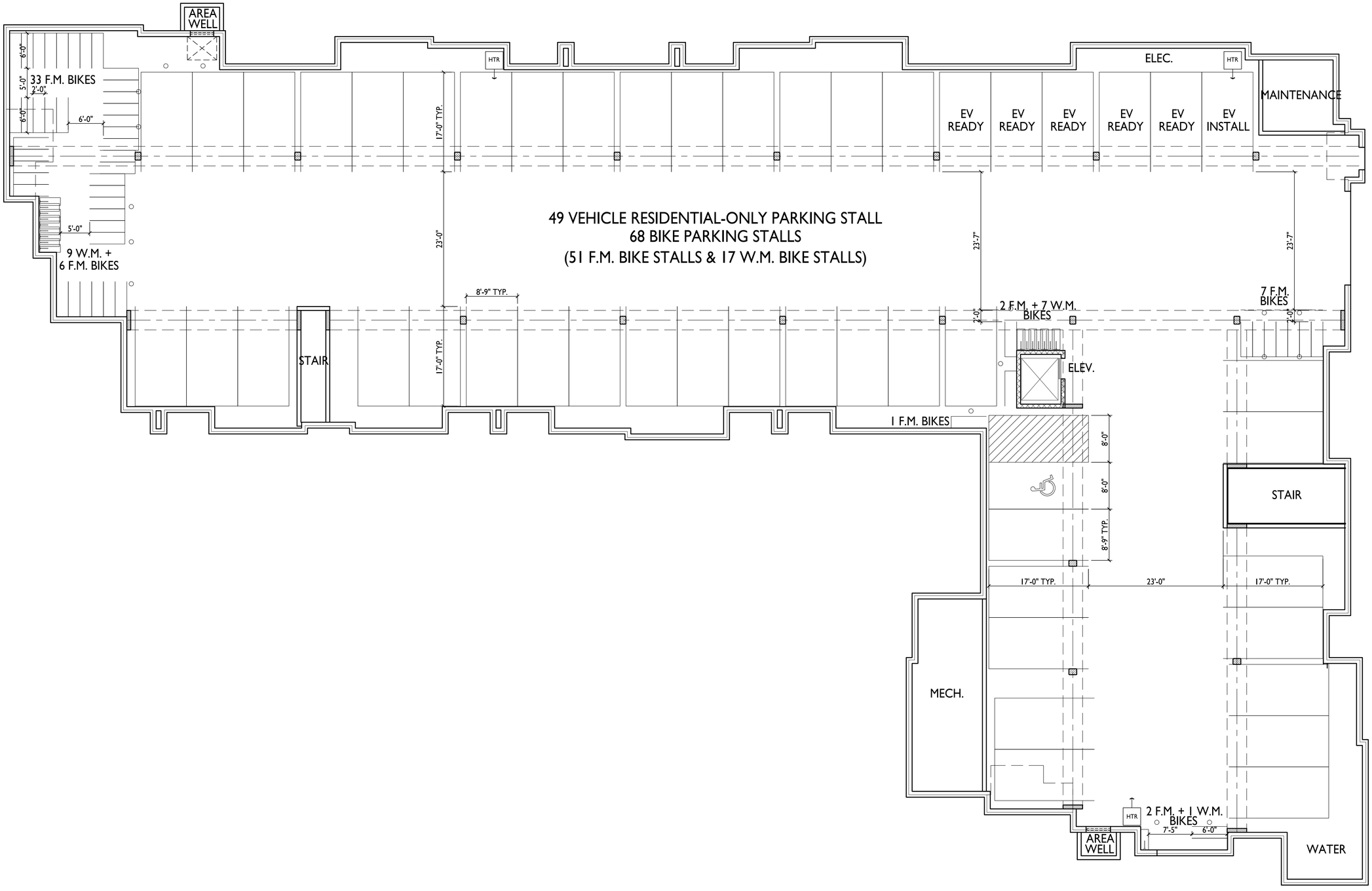

1 / A-1.0 BASEMENT FLOOR PLAN

1/8"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for LUA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue
Capital Grand
Canyon Drive
Development

680 Grand Canyon Drive,
Madison, WI

SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

A-1.0

PROJECT NO. 2303

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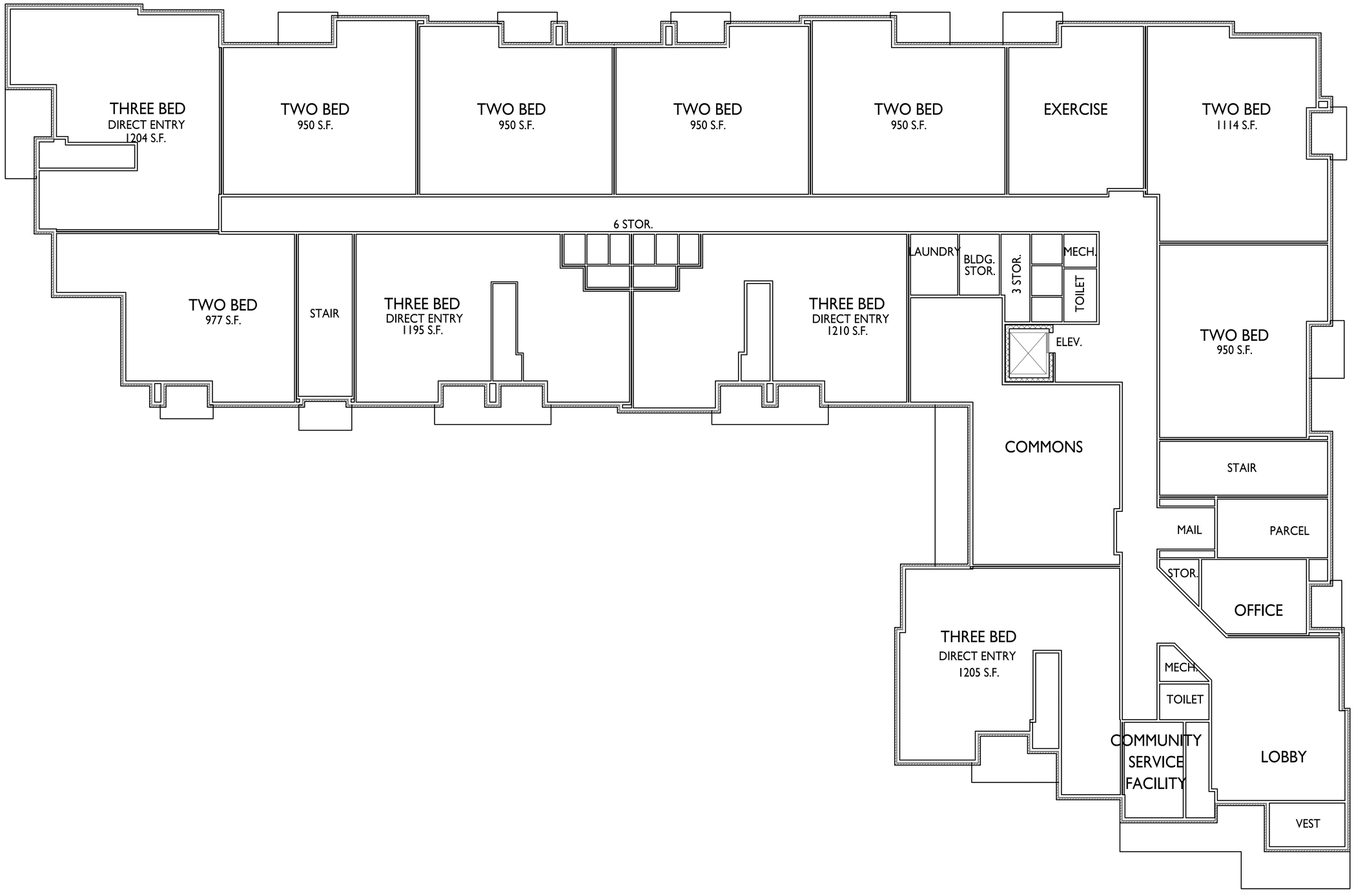

1 A-1.1 FIRST FLOOR PLAN

1/8"=1'-0"

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Middleton, WI 53562

ISSUED
Issued for LUA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue
Capital Grand
Canyon Drive
Development

680 Grand Canyon Drive,
Madison, WI

SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. 2303

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1 / A-1.2 SECOND FLOOR PLAN

1/8"=1'-0"

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ISSUED
Issued for LUA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue
Capital Grand
Canyon Drive
Development

680 Grand Canyon Drive,
Madison, WI

SHEET TITLE
Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 2303

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1 / A-1.3 THIRD FLOOR PLAN

1/8"=1'-0"

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Middleton, WI 53562

ISSUED
Issued for LUA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue
Capital Grand
Canyon Drive
Development

680 Grand Canyon Drive,
Madison, WI

SHEET TITLE
Third Floor Plan

SHEET NUMBER
A-1.3

PROJECT NO. 2303

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1 / A-1.4 FOURTH FLOOR PLAN

1/8"=1'-0"

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Phone: 608.836.3690
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Middleton, WI 53562

ISSUED
Issued for LUA Submittal - August 7, 2023

PROJECT TITLE
Lincoln Avenue
Capital Grand
Canyon Drive
Development

680 Grand Canyon Drive,
Madison, WI

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
A-1.4

PROJECT NO. 2303

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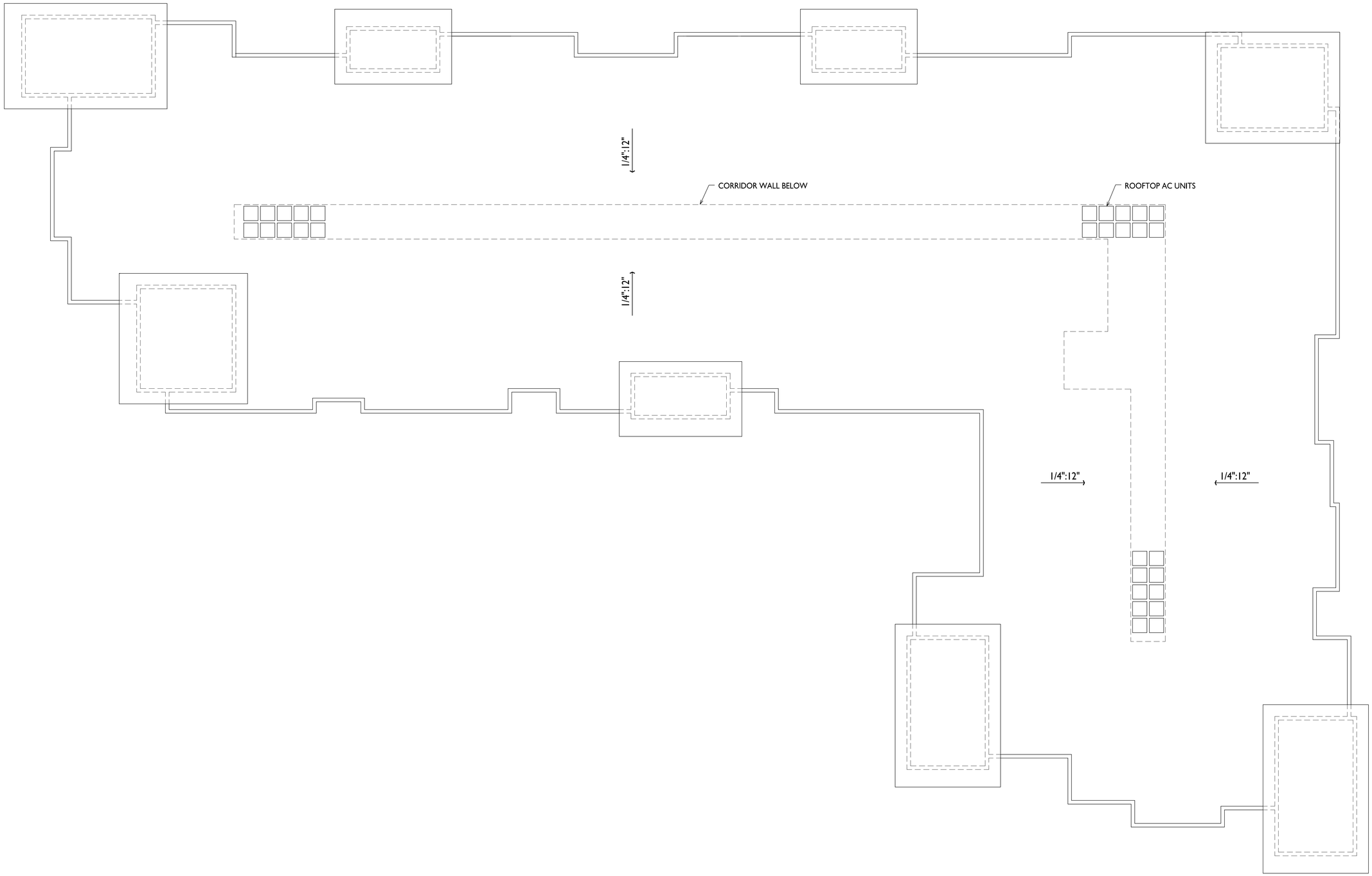

1 A-1.5 ROOF PLAN
1/8"=1'-0"

knothe bruce
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Phone: 608.836.3690
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Middleton, WI 53562

ISSUED
Issued for LUA Submittal - August 7, 2023
Revised for LUA Submittal - August 22, 2023

PROJECT TITLE
Lincoln Avenue
Capital Grand
Canyon Drive
Development

680 Grand Canyon Drive,
Madison, WI

SHEET TITLE
Roof Plan

SHEET NUMBER
A-1.5

PROJECT NO. 2303

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1 A-2.1 ELEVATION - WEST
1/8" = 1'-0"



2 A-2.1 ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	GRAY SLATE
02	COMPOSITE PANEL	JAMES HARDIE	SANTA MONICA PIER BLUE
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE WOOD TONE	WINCHESTER BROWN
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	LIGHT MIST
05	BRICK VENEER	SIOUX CITY BRICK	EBONITE SMOOTH
06	CAST STONE	ROCKCAST	CRYSTAL WHITE
09	WRAPPED COLUMN	JAMES HARDIE	LIGHT MIST
10	COMPOSITE WINDOW	TBD	LIGHT GRAY
11	ALUMINIUM STOREFRONT	N/A	CLEAR ANODIZED
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	FASCIA	JAMES HARDIE	MATCH ADJ. SIDING
14	SOFFIT	JAMES HARDIE	LIGHT MIST

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED
Issued for LUA Submittal - August 7, 2023
Issued for LUA Submittal - August 22, 2023

PROJECT TITLE
Lincoln Avenue Capital Grand Canyon Drive Development

680 Grand Canyon Drive Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 2303

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1 A-2.2 ELEVATION - EAST
1/8" = 1'-0"



2 A-2.2 ELEVATION - SOUTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	GRAY SLATE
02	COMPOSITE PANEL	JAMES HARDIE	SANTA MONICA PIER BLUE
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE WOOD TONE	WINCHESTER BROWN
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	LIGHT MIST
05	BRICK VENEER	SIOUX CITY BRICK	EBONITE SMOOTH
06	CAST STONE	ROCKCAST	CRYSTAL WHITE
09	WRAPPED COLUMN	JAMES HARDIE	LIGHT MIST
10	COMPOSITE WINDOW	TBD	LIGHT GRAY
11	ALUMINIUM STOREFRONT	N/A	CLEAR ANODIZED
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	FASCIA	JAMES HARDIE	MATCH ADJ. SIDING
14	SOFFIT	JAMES HARDIE	LIGHT MIST

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PROJECT NUMBER 2303

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1 A-2.3 COLORED ELEVATION - WEST
1/8" = 1'-0"



2 A-2.3 COLORED ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	GRAY SLATE
02	COMPOSITE PANEL	JAMES HARDIE	SANTA MONICA PIER BLUE
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE WOOD TONE	WINCHESTER BROWN
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PROJECT NUMBER 2303

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



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

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	GRAY SLATE
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SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
A-2.4

PROJECT NUMBER 2303

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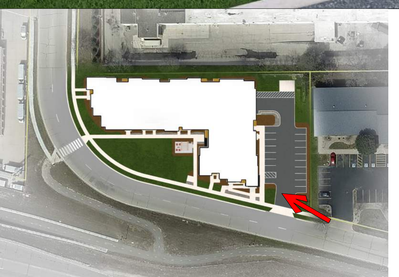

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680 Grand Canyon Drive Madison, WI

RENDER IMAGE

August 22, 2023

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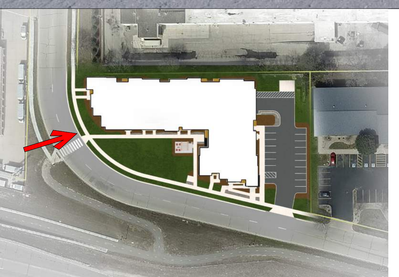

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