

February 13, 2013

Madison Plan Commission and Common Council 215 Martin Luther King Jr. Blvd Madison WI 53703

Via: Hand Delivery

Re: Letter of Intent - Resubmitted

20120410 - Pacific Cycle - Office Expansion

Dear Members of the Madison Plan Commission and Common Council:

When Pacific Cycle moved into the former WISC-TV studios on Hammersley Road almost 14 years ago, the primary motivation was to locate on a major bicycle artery; little did they know how great the neighborhood would be. Not many businesses in the Madison area are lucky enough to be located within an area in which their employees would also like to live; quiet streets and a welcoming neighborhood have helped Pacific Cycle attract and retain top talent in the bicycle industry. As a result, their business has prospered, employment has more than doubled and continues to grow.

Currently, Pacific Cycle employs over 90 professionals in design, sales, IT, finance and operations. They are adding another 30+ positions by July and if projections are correct, more soon after. To accommodate this growth at the current location, they need more space and parking. They would like to stay in their present location but have received some very attractive offers to relocate their entire operation outside of Madison.

We are resubmitting this Letter of Intent with revisions in response to concerns expressed by some residents of the condominiums located on Whitcomb Circle (immediately to the west of Pacific's office) as well as Plan Commission members at the February 4th meeting. Madison City Planning staff has also participated in the development of the new plans.

As originally stated, the proposed expansion includes removal of the adjacent single family residence located at 4908 Hammersley Rd., rezone the lot from R-1 to C-2 and revising the CSM to create a single parcel encompassing both the 4902 and 4908 Hammersley properties. Once complete, the intention is to build a 10,500 sf Design Studio addition to the current office building.

Communication with the Neighbors

The Orchard Ridge Neighborhood Association with 300 members representing a neighborhood of 780+ households has endorsed the revised plan. Since the February 4th Plan Commission meeting, the property owner, Chris Hornung has met with various neighbors and as well as a majority of the 32 owners belonging to the Whitcomb Condominium Association to share design changes resulting from their concerns. For the record, Pacific's expansion plans were presented at a neighborhood meeting attended by members of the Orchard Ridge and Whitcomb Village Associations as well as the City of Madison's Economic Development and Mayor's office held on November 15th, 2012.

Parking

We appreciate concerns shared by the Commission regarding what appears to be parking in excess of the needs, but Pacific Cycle and the building owner want to continue to provide extra parking spaces that may be utilized by people wishing to drive to this location to access the existing bike trail system. History has proven that people drive to and utilize this lot and the comfort station that Pacific has developed and maintained at it's expense. This is especially important since street parking was disallowed near the trail connection five years ago. Additionally, it is our desire to provide a solution that will allow this location to serve Pacific's needs as their growth continues.

In response to staff, neighbor's and Commission concerns on the parking issues, we have updated the drawings to provide a decorative wood fence separating the proposed lot at 4817 Hammersley from the adjacent residential neighbors. Landscaping will be provided outside of the fence to soften the edge. The height of the fence will be set at the highest allowable by Zoning. Additionally, a decorative wood fence will be provided on the west and north edges of the 4908 property to screen the parking lot and building from the adjacent residential lots. This too will have landscaping provided to aid in screening and softening the edge.

Lights at the proposed 4817 lot will be controlled per staff comments of maximum foot candles and will be tied to a photo cell to turn on and a time clock to turn off at times allowed by the conditional use.

We have worked to locate the curbs and gutters to allow for retention of as many existing trees as possible on the 4817 Hammersley site. Stormwater management designs have been revised such that 2 large existing trees located in the northwest corner of the site should be able to be preserved. These trees have been identified on the revised site plan along with approximate locations of existing trees to remain on the adjacent neighbor's lots.

Another revision shows a more clearly defined pedestrian path that leads from the proposed 4817 parking lot, across Hammersley Rd, through the Pacific parking lot to the new employee entrance. We will work with City staff to refine the location of a refuge area on Hammersley Rd prior to construction.

Due to the shifting of the addition (more detail is outlined below) and the extension of the pedestrian path, **8 stalls were removed from the original request**. This along with other minor tweaks to the plan has netted 1,600 sf of surface that was originally identified to be paved; now being green space located along the west and north edges of the 4908 lot.

Addition location and relationship to Condominiums

In response to the concerns of the neighbors to the northwest and Commission members, we have revised our building and site plan to **relocate the proposed addition 16' to the east**. We have located an outline of the existing condominium building to show their relationship to the proposed addition. In addition to the existing vegetation on the condominium owner's property additional plantings will be made to provide screening of the new addition. Building elevations have also been provided to show that the proposed addition will be skinned in materials of the same palette on all elevations; it will not be a bear concrete block wall. The new location will allow us to **recess the building structure** into the current slope lowering the visible height by as much as 4 feet.

We have revised the building elevations to show brick veneer on the east and south addition elevations near the ground, thus reducing the amount of EIFS on these street visible facades. Also, roof top screening will be provided on the north and west sides of the roof top unit that will serve the new addition (not yet shown on drawings). This will aide in the visual and acoustical screening of the unit from the adjacent neighbors. Since the Plan Commission meeting an investigation to find the source of an annoying mechanical noise identified by one of the neighbors during the hearing was commenced. As of this writing no sounds emanating from the Pacific office have been found. However, contact information for a person at Pacific Cycle will be shared with the neighbor to aide in identifying the source of the annoyance if it reappears.

The land owner has proposed a resolution to the 4 foot access easement previously granted to the condominiums north and west of the Property. The proposed solution includes an increased 6'-0" wide access easement being provided along the western edge of the 4908 lot and over the top of the utility easement. Details are still being discussed at the time of this writing.

While shifting the building 16 feet east we have also relocated the truck berth to the east side of the building which will provide an acoustic separation from the delivery vans and the neighbors to the west and north of the site.

Site Utilities

Also attached are revised Civil drawings with proposed utility locations and stormwater management. The revisions reflect the modifications associated with the addition shifting east.

The desired schedule is to receive Plan Commission Approval at the February 18th, 2013 meeting and Common Council approval at the February 26th, 2013 meeting to achieve permits for a March start.

We respectfully request your consideration for the application of the rezoning of the adjacent property and non-accessory conditional use of the property across the street.

Please feel free to contact me with questions about this submittal at (608)-664-3591.

Sincerely,

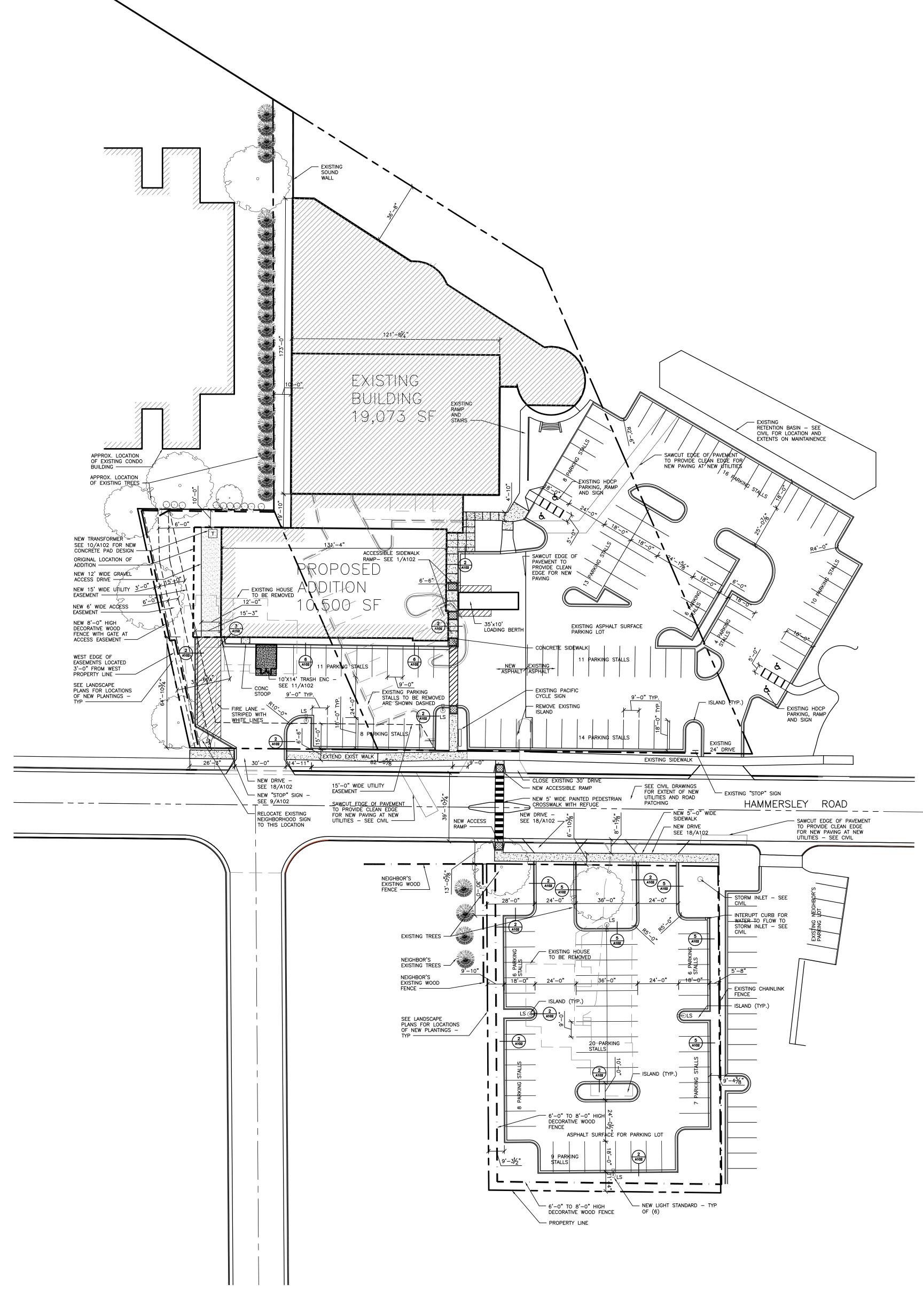
Robert G. Feller, AIA, NCARB, LEEDAP

Architectural Director

RGF/rgf

cc: File 201204010 - 2

Alder Brian Solomon



1 SITE PLAN
A101 SCALE: 1" = 30'-0"

PARKING LOT SITE PLAN INFORMATION - NORTH SIDE OF ROAD SITE ADDRESS: 4902 & 4908 HAMMERSLEY ROAD, MADISON WISCONSIN, 53711 SITE ACREAGE: 0.806 ACRES NUMBER OF BUILDING STORIES (ABOVE GRADE): 2
BUILDING HEIGHT: 29'-8"
DILHR TYPE OF CONSTRUCTION: TYPE II-B CONSTRUCTION ON THE ADDITION
TOTAL SQUARE FOOTAGE OF BUILDINGS: 29,573 S.F. USE OF PROPERTY: OFFICE GROSS SQUARE FEET OF OFFICE: NUMBER OF EMPLOYEES: 140 NUMBER OF BICYCLE STALLS SHOWN: 20 INTERIOR NUMBER OF PARKING STALLS STANDARD CAR: 97 ACCESSIBLE: 4 101 (ADDITIONAL STALLS PROPOSED ACROSS

HAMMERSLEY ROAD - SEE BELOW)

TOTAL:

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

PARKING LOT SITE PLAN INFORMATION - SOUTH SIDE OF ROAD SITE ADDRESS: 4817 HAMMERSLEY ROAD, MADISON WISCONSIN, 53711 SITE ACREAGE: 0.594 ACRES NUMBER OF BUILDING STORIES (ABOVE GRADE): N/A BUILDING HEIGHT: N/A DILHR TYPE OF CONSTRUCTION: N/A TOTAL SQUARE FOOTAGE OF BUILDINGS: N/A NUMBER OF BICYCLE STALLS SHOWN: SEE ABOVE NUMBER OF PARKING STALLS STANDARD CAR: ACCESSIBLE: NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

<u>LEGEND</u> CONCRETE SIDEWALK: 4" CONCRETE - NO MESH

CONCRETE FLATWORK:
6" CONCRETE SLAB W/ 6x6 - W2.9xW2.9 WWF ON 6" COMPACTED SUBBASE

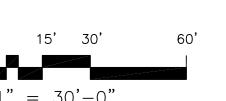
SIDEWALK RAMP: (STAMPED DETECTABLE WARNING GRID) 3" BITUMINOUS PAVING (1 $\frac{1}{2}$ " SURFACE COURSE, 1½" BASE COURSE) OVER 8" THICK LAYERED BASE COURSE (±4" OF BREAKER

CONCRETE CURB AND GUTTER (SEE CIVIL SITE DRAWINGS FOR CURB DETAILS AND LOCATION OF HOLDING AND REJECT CURBS)

RUN STONE BELOW ±4" OF COMPACTED BASE

--- PROPERTY LINES *ALL PAVEMENT MARKINGS TO BE *SEE LANDSCAPE PLAN FOR NEW SITE PLANTINGS







901 Deming Way // Madison, WI 53717 Ph: 608.664.3500 // Fx: 608.664.3535 iconicacreates.com

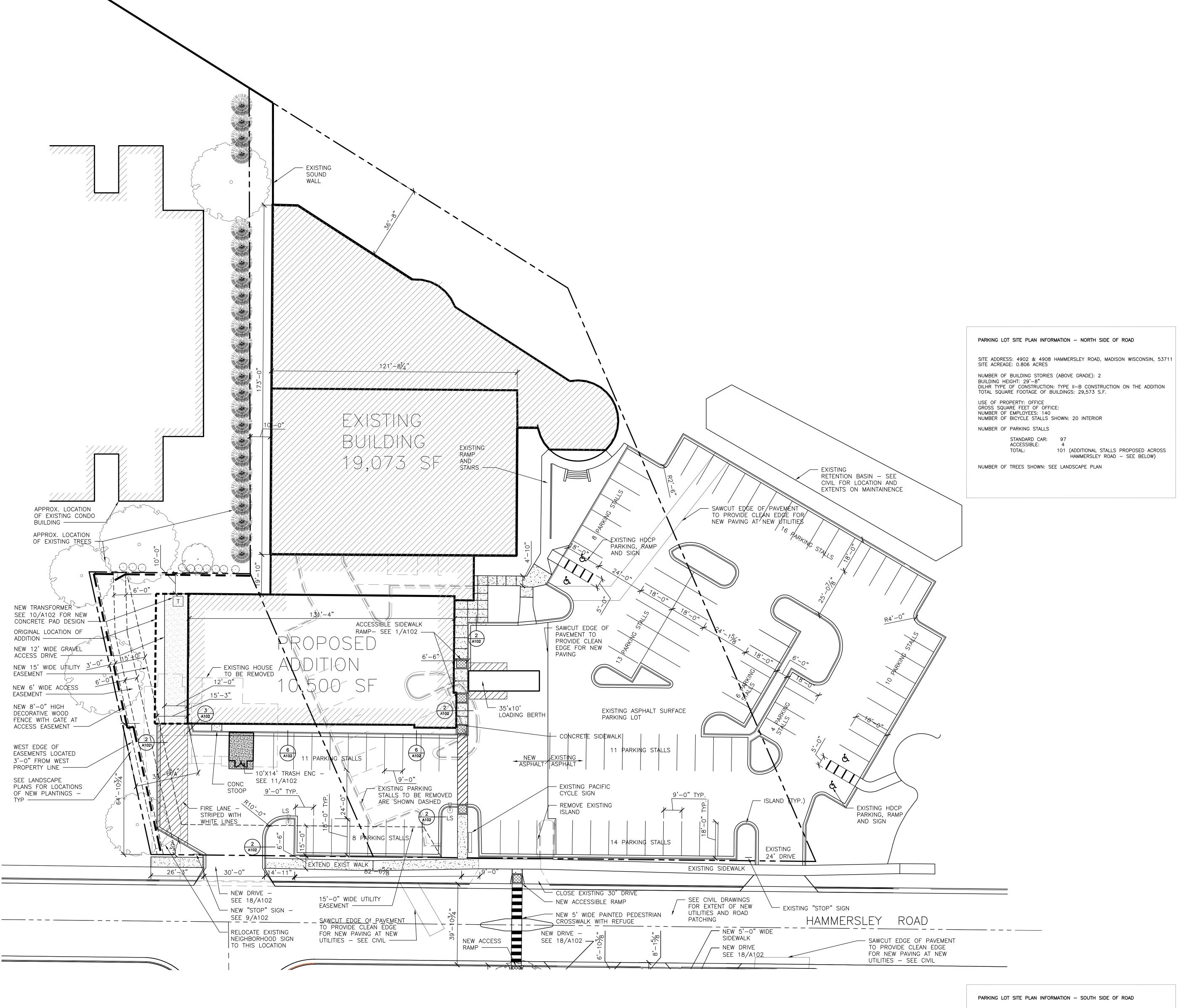
ISSUE DATES: CITY REVIEW SET: 02/13/13

RFI/SI DATE:

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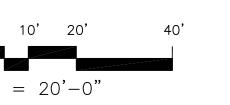
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1 SITE PLAN - 4902/4908 A101 SCALE: 1" = 20'-0"





SITE ADDRESS: 4817 HAMMERSLEY ROAD, MADISON WISCONSIN, 53711 SITE ACREAGE: 0.594 ACRES

NUMBER OF BUILDING STORIES (ABOVE GRADE): N/A
BUILDING HEIGHT: N/A
DIERR TYPE OF CONSTRUCTION: N/A

BUILDING HEIGHT: N/A
DILHR TYPE OF CONSTRUCTION: N/A
TOTAL SQUARE FOOTAGE OF BUILDINGS: N/A
NUMBER OF BICYCLE STALLS SHOWN: SEE ABOVE
NUMBER OF PARKING STALLS

STANDARD CAR: 56

ACCESSIBLE:

TOTAL: 56

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

ICONICA
True Design-Build

901 Deming Way // Madison, WI 53717 Ph: 608.664.3500 // Fx: 608.664.3535 iconicacreates.com

ACIFIC CYCLE
4902 HAMMERSLEY ROAD
AADISON, WISCONSIN, 53711

ISSUE DATES:
CITY REVIEW SET: 02/13/13

RFI/SI DATE:

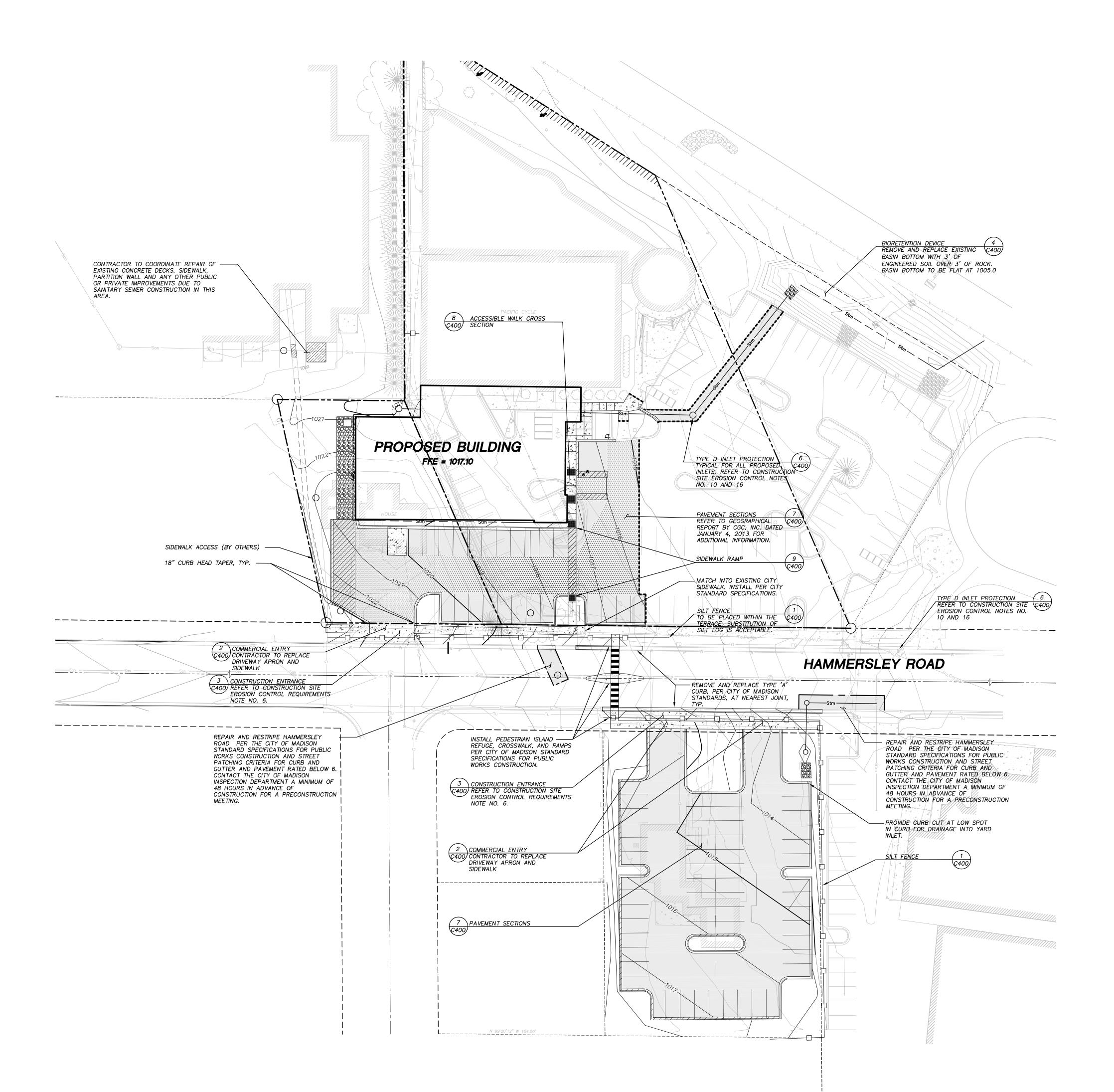
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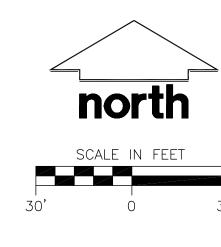
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LEGEND (PROPOSE	:D)
	PROPERTY LINE
1011	PROPOSED 1 FOOT CONTOUR
1010	PROPOSED 5 FOOT CONTOUR
	BUILDING LINE
Stm	STORM SEWER
	SILT FENCE
	EDGE OF CONCRETE
···-	STORMWATER AREA
	18" CONCRETE CURB & GUTTER
	18" REJECT CONCRETE CURB &
	TRENCH PATCH LIMITS
Δ Δ Δ	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

REINFORCED ASPHALT PAVEMENT



GENERAL NOTES

SAWCUT

- 1. SURVEY CONDITIONS SHOWN BASED ON FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES ON SEPTEMBER 24 & 26 AND OCTOBER 3, 2012.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 3. 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
- 4. ALL NEW CURB AND GUTTER SHALL HAVE A 4" HEIGHT AND REPLACEMENT CURB AND GUTTER A 6" HEIGHT

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- 1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm
- 2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL
- 3. 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 ARÉ TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
- 4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- 5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- 6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
- 7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. 8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- 9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.): A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH. B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION. C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH

THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER,

- RECEIVING STREAM, OR DRAINAGE DITCH. 10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO CITY OF MADISON STANDARD
- SPECIFICATIONS FOR DETAILS. 11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- 12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 13. ALL SLOPES EXCEEDING 5:1 (20%) AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT
- 14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR AND WSPS REQUIREMENTS.
- 15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- 16. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

DISTURBING ACTIVITY.

- 1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- 2. 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
- 3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- 4. CONTRACTOR SHALL CHISEL—PLOW OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGMENET FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS—BUILT CERTIFICATION.
- 5. CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- 6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION. 7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL
 - 1 GRADING AND EROSION CONTROL PLAN



"BUILDING RELATIONSHIPS WITH A



- CIVIL ENGINEERING
- CONSTRUCTION SERVICES • WATER RESOURCES
- PLANNING & DEVELOPMENT TRANSPORTATION ENGINEERING

• SURVEYING & MAPPING

- STRUCTURAL ENGINEERING LANDSCAPE ARCHITECTURE
- MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593

MADISON | MILWAUKEE KENOSHA APPLETON

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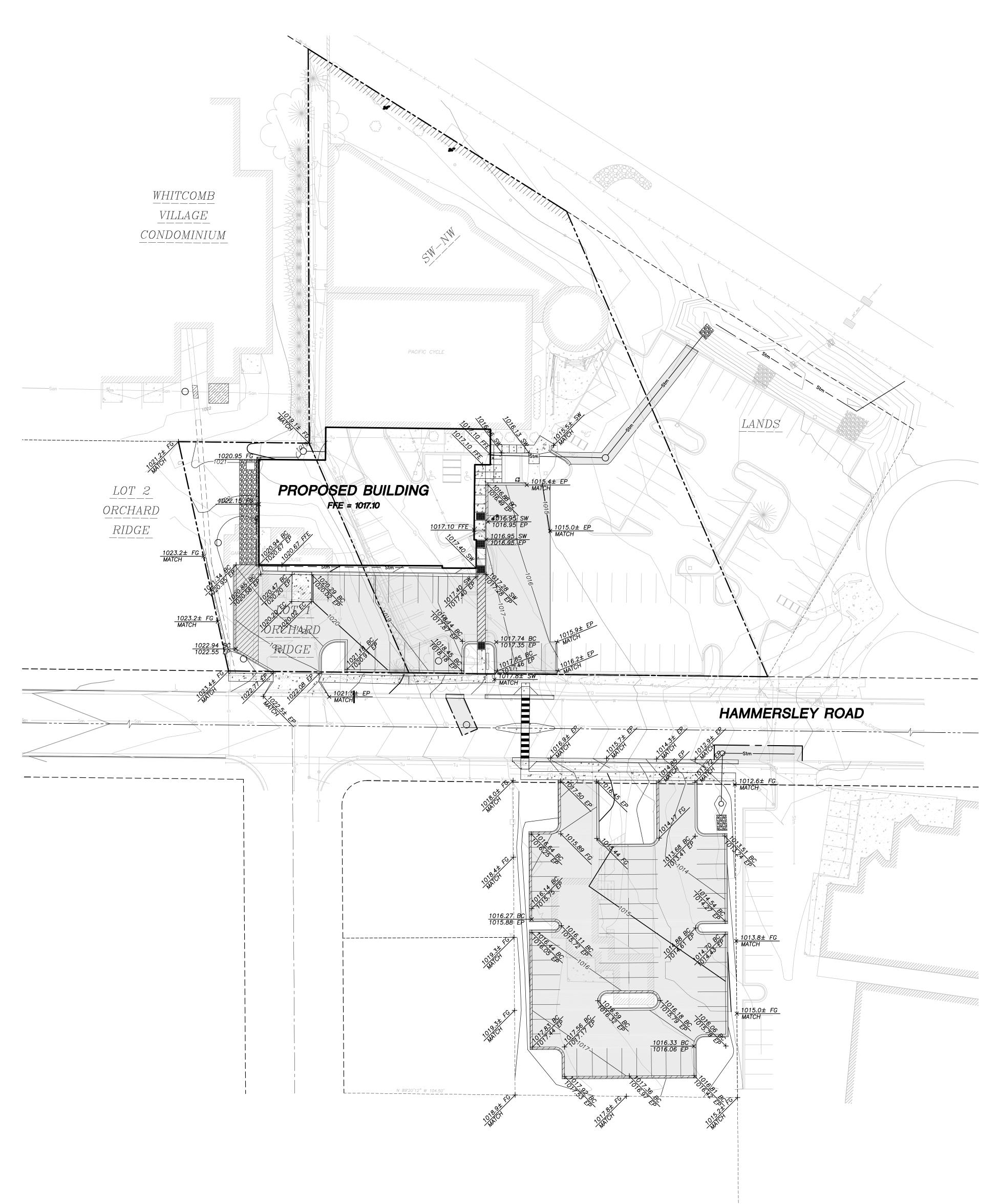
ISSUE DATES: BP #2: 01-22-2013

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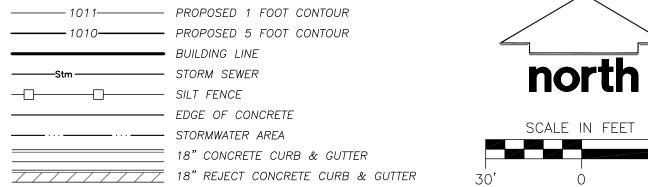


BUILDING LINE — SILT FENCE ----- EDGE OF CONCRETE ----- STORMWATER AREA

18" CONCRETE CURB & GUTTER

PROPOSED CONCRETE PAVEMENT PROPOSED ASPHALT PAVEMENT

TRENCH PATCH LIMITS



GENERAL NOTES

1. SURVEY CONDITIONS SHOWN BASED ON FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES ON SEPTEMBER 24 & 26 AND OCTOBER 3, 2012.

- 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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.

1 DETAIL GRADING
C201 SCALE: VARIES

4. ALL NEW CURB AND GUTTER SHALL HAVE A 4" HEIGHT AND REPLACEMENT CURB AND GUTTER A 6" HEIGHT. 5. SEE SHEET C300 FOR MANHOLE RIM ELEVATIONS.



- "BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"
- CIVIL ENGINEERING
- CONSTRUCTION SERVICES • WATER RESOURCES

• SURVEYING & MAPPING

- PLANNING & DEVELOPMENT • TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE MADISON REGIONAL OFFICE

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S - 4

S - 6

PIPE LABEL

AREA DRAIN NO. 2

STM MH NO. 1S

AREA DRAIN NO. 2S 1007.33

STM MH NO. 1 APRON ENDWALL

AREA DRAIN NO. 2 BUILDING

BIORETENTION OUTFALL

1006.98

BUILDING STMMH NO 1

PROPOSED STORM SEWER PIPE SCHEDULE

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL INVERT ELEV. (FT) RIM ELEV. (FT) DEPTH (FT) STRUCTURE DESCRIPTION

1018.33

1012.10

1012.75

DISCHARGE

| INVERT ELEVATION (FT) | ELEVATION (FT) | SLOPE (%) | PIPE SIZE & TYPE | 1010.52 | 1008.62 | 2.00% | 10"PVC | 1011.74 | 1010.62 | 1.60% | 10"PVC PRESSURE

1013.67 1013.46 1.60% 10"PVC PRESSURE

1002.00 1001.60 0.30% 6" PERFERATED

 1006.98
 1006.65
 0.75%
 12"RCP

 1007.33
 1007.10
 0.75%
 12"RCP

DEPTH (FT)STRUCTURE DESCRIPTIONGRATE3.2848" DIA MANHOLER-2050, MANHOLE FRAME, TYPE D GRATE4.6636" DIA MANHOLER-4380-32 IN BELL FLAT BAR GRATE5.1236" DIA MANHOLER-2050, MANHOLE FRAME, TYPE D GRATE

5.42 36" DIA MANHOLE R-4380-32 IN BELL FLAT BAR GRATE

LEGEND (PROPOSED)

BUILDING LINE

GAS SERVICE (DESIGN BY OTHERS) ————Tu ————— FIBER OPTIC/TELPHONE SERVICE (DESIGN BY OTHERS) ------ EDGE OF CONCRETE ----- STORMWATER AREA

PROPOSED ASPHALT PAVEMENT

ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

SCALE IN FEET 18" CONCRETE CURB & GUTTER PROPOSED CONCRETE PAVEMENT

GENERAL NOTES

SURVEY CONDITIONS SHOWN BASED ON FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES ON SEPTEMBER 24 & 26 AND OCTOBER 3, 2012.

- 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 3. 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
- 4. ALL NEW CURB AND GUTTER SHALL HAVE A 4" HEIGHT AND REPLACEMENT CURB AND GUTTER A 6"

UTILITY NOTES

- 1. ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MADISON STANDARD CONSTRUCTION SPECIFICATIONS (STANDARD SPECIFICATIONS). CONTACT THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF ANY WORK WITHIN THE ROW TO SCHEDULE A PRECONSTRUCTION MEETING.
- 2. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- 3. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- 4. 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.
- 5. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- 6. PROVIDE DE-WATERING ACTIVITIES AND PERMITS AS NECESSARY PER WDNR REQUIREMENTS AND WDNR TECHNICAL STANDARD 1061.
- 7. ALL PRIVATE WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY.
- 8. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT
- 9. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, AND
- 10. PRIOR TO CONSTRUCTION, THE 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 UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED. * NOTIFYING ALL UTILITIES PRIOR TO THE 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.
- 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. 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
- 13. 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.
- 14. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- 15. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- 16. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2. 17. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
- 18. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
- 19. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
- 20. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF UTILITIES WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE UTILITY CONTRACTORS.
- 21. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IT IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE
- CASING SHALL BE POURED BY HAND. 22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. STREETS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE
- 23. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL
- 24. ALL CASTINGS SHALL BE NEENAH FOUNDRY CASTINGS AS SHOWN OR EQUAL.





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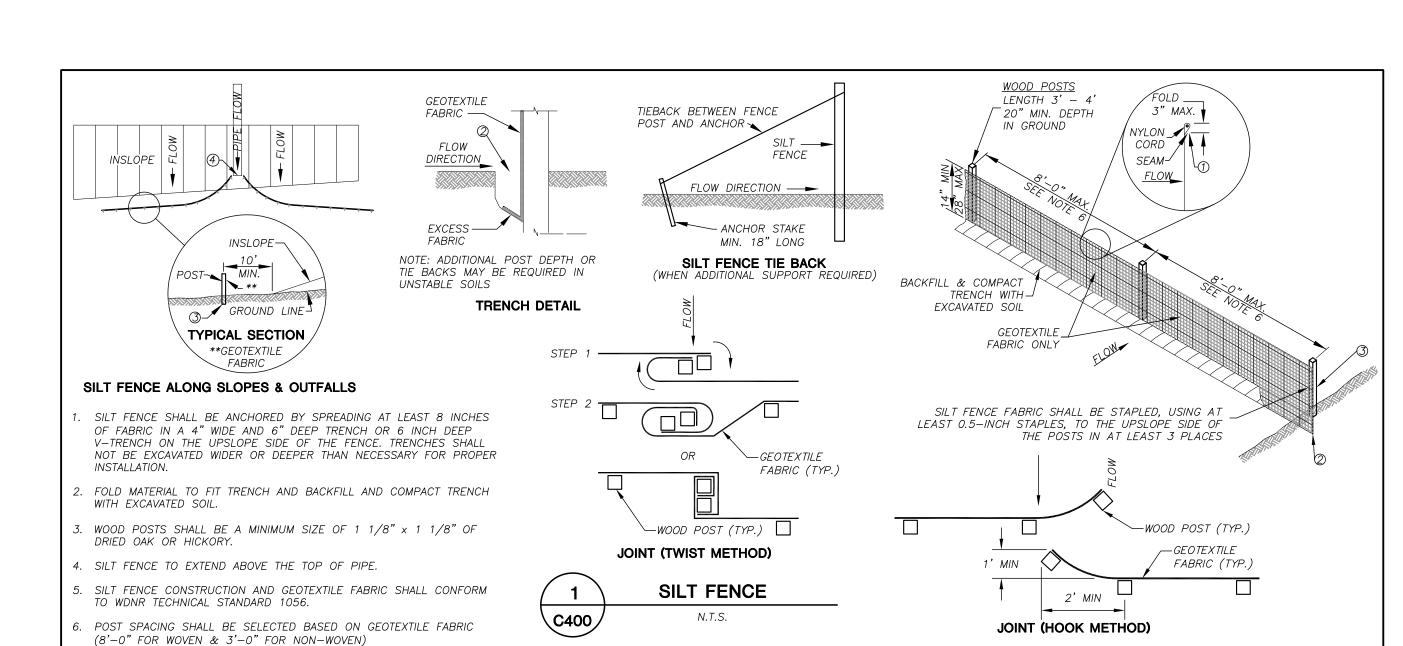
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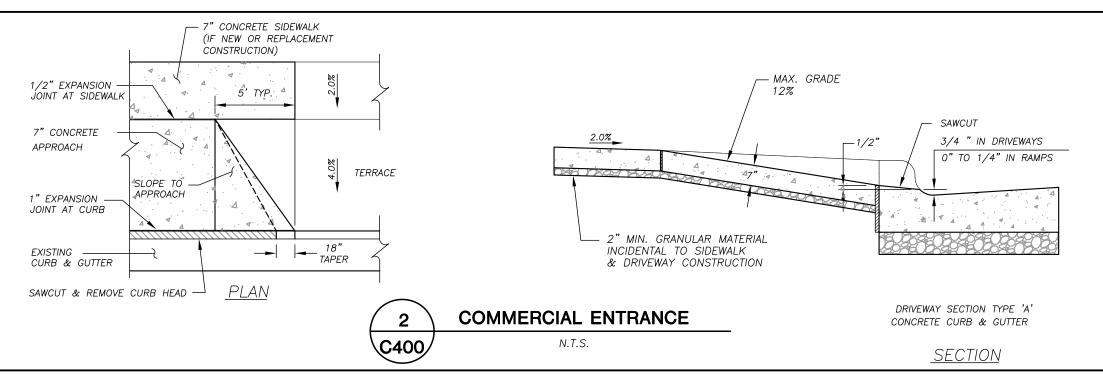
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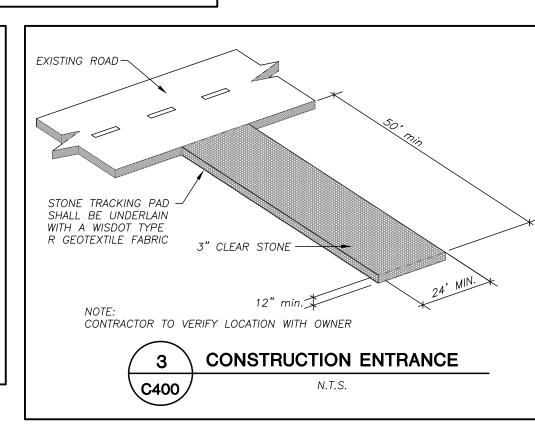
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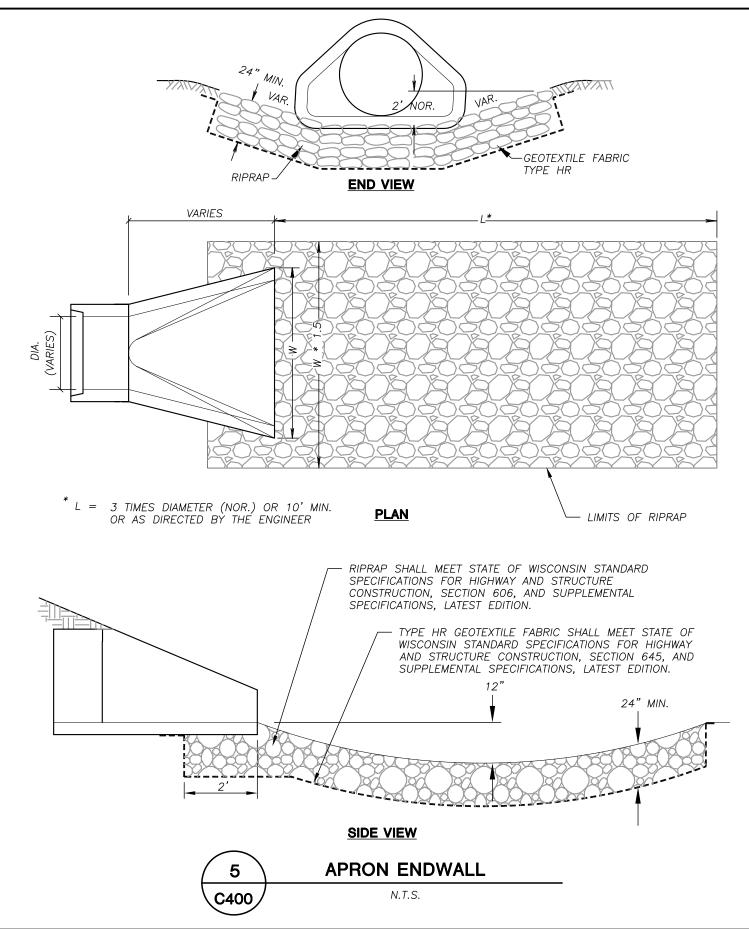
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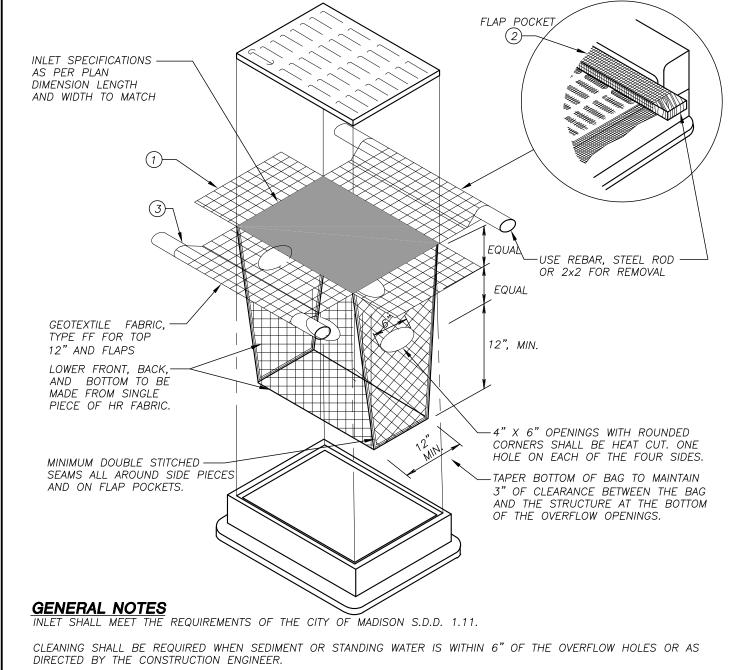
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INLET SHALL MEET THE REQUIREMENTS OF THE CITY OF MADISON S.D.D. 1.11.

CLEANING SHALL BE REQUIRED WHEN SEDIMENT OR STANDING WATER IS WITHIN 6" OF THE OVERFLOW HOLES OR AS DIRECTED BY THE CONSTRUCTION ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

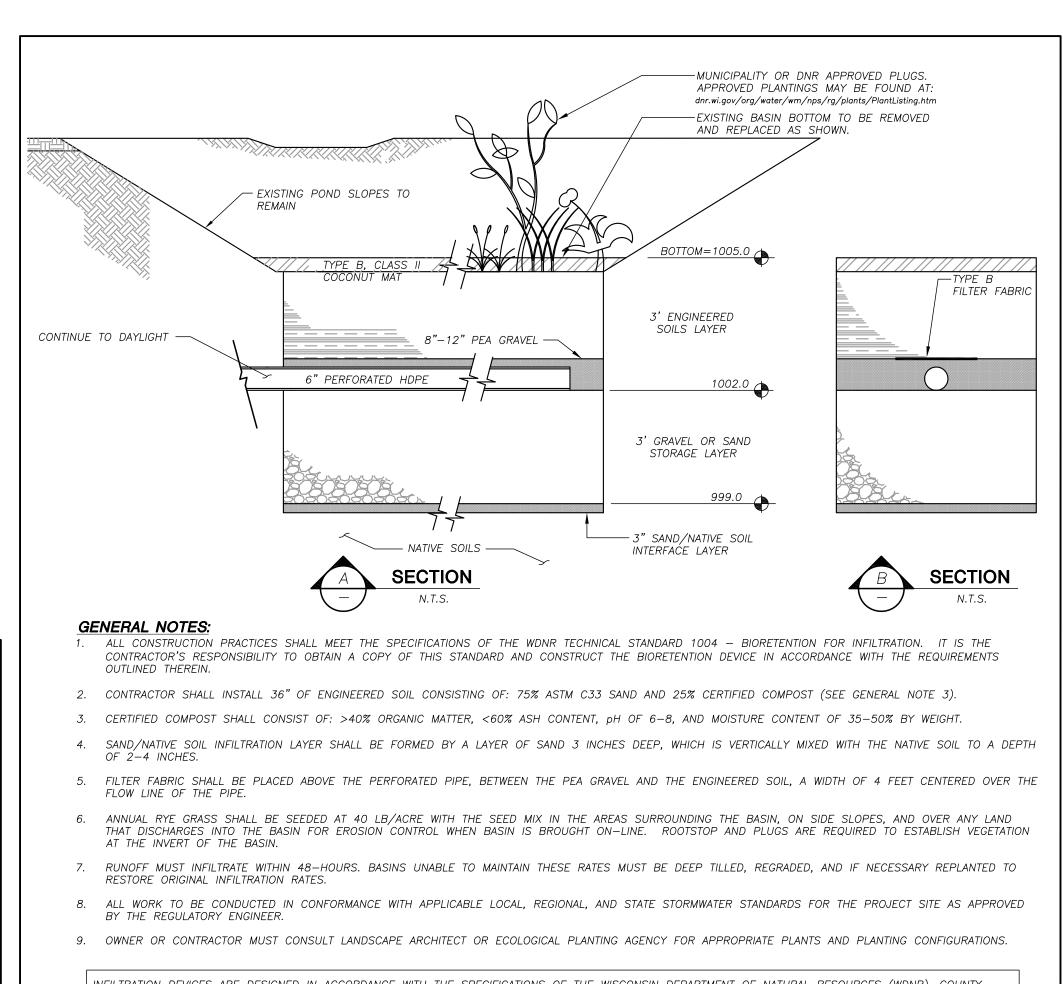
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT

THE BOTTOM OF THE OVERFLOW HOLES OF 3".

① SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X2. THE 2X2 SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
③ FRONT FIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.

6 INLET PROTECTION, TYPE D

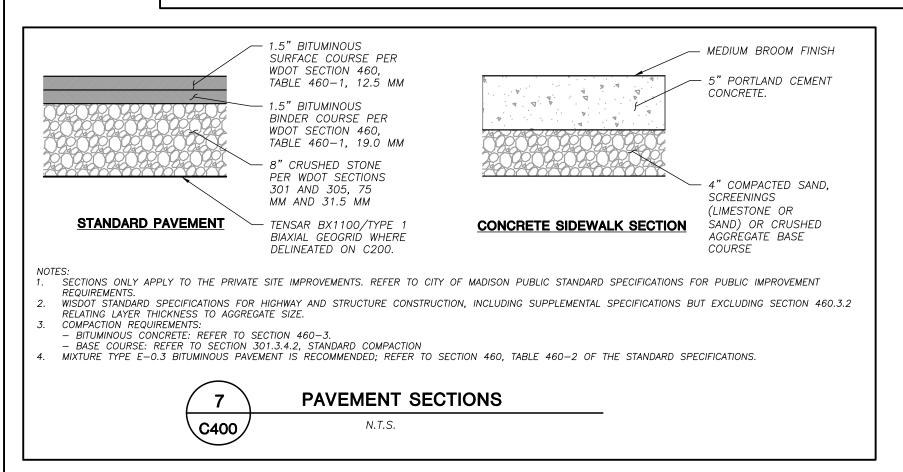
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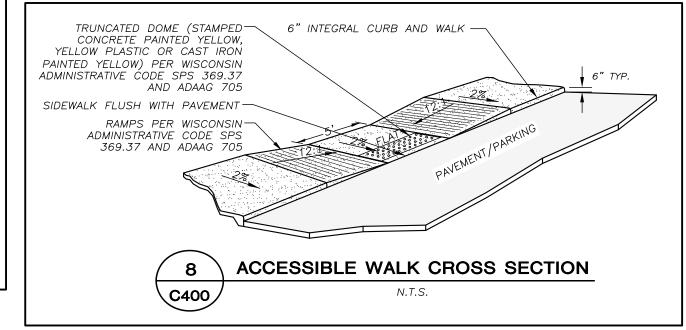


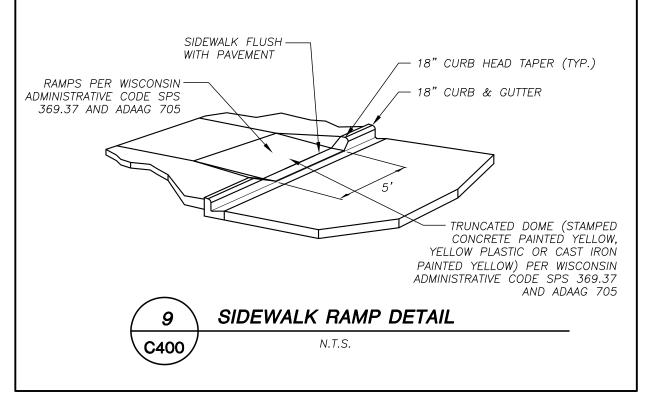
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.









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		4902	&	4908	HAMMERSLEY	ROAD	_	PARKING
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					CREDITS				
ELEME		POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS			
CANOPY TREE: 2"-21/2"			35	9	315	1	35		
DECIDUOUS SHRUB			2	41	82	60	120		
EVERGREEN SHRUB			3	5	15				
DECORATIVE WALL OR F	ENCE (PER	R 10 L.F.)	5						
EARTH BERM AVG. HEIGHT 30" AVG. HEIGHT 15"									
EVERGREEN TREES			15	15	225	1	15		
CANOPY TREE OR SMAL		15	2	30	1	15		TOTAL	
SUB TOTALS					667	+	185	=	852
			1					(550.1	Req'd)
			PLANT MATE	RIALS LIST					
<u>KEY</u>	QUAN SI	ZE COM	MON NAME	_		F	ROOT		
CH ABM	3 2" 5 2"		mon Hackberi mn Blaze Ma				BB BB		
STC BHS SHL EA	2 2" 15 5' 1 2" 5 5'	Blacl ' Skyli	eant Tina Cro K Hills Spruce ne Honeylocus Tald Arborvitae	e st			BB BB BB BB		
ABS CC DBB GFS	8 2	8" CRAI 4" DWAI	MN BRILLIANO NBERRY COTO RF BURNING E O FLAME SPIRI	NEASTER BUSH	BERRY		BB POT POT POT		
AJS SDD	3 10 23 10		JMN JOY SEDI LLA DEORO DA				CON CON		

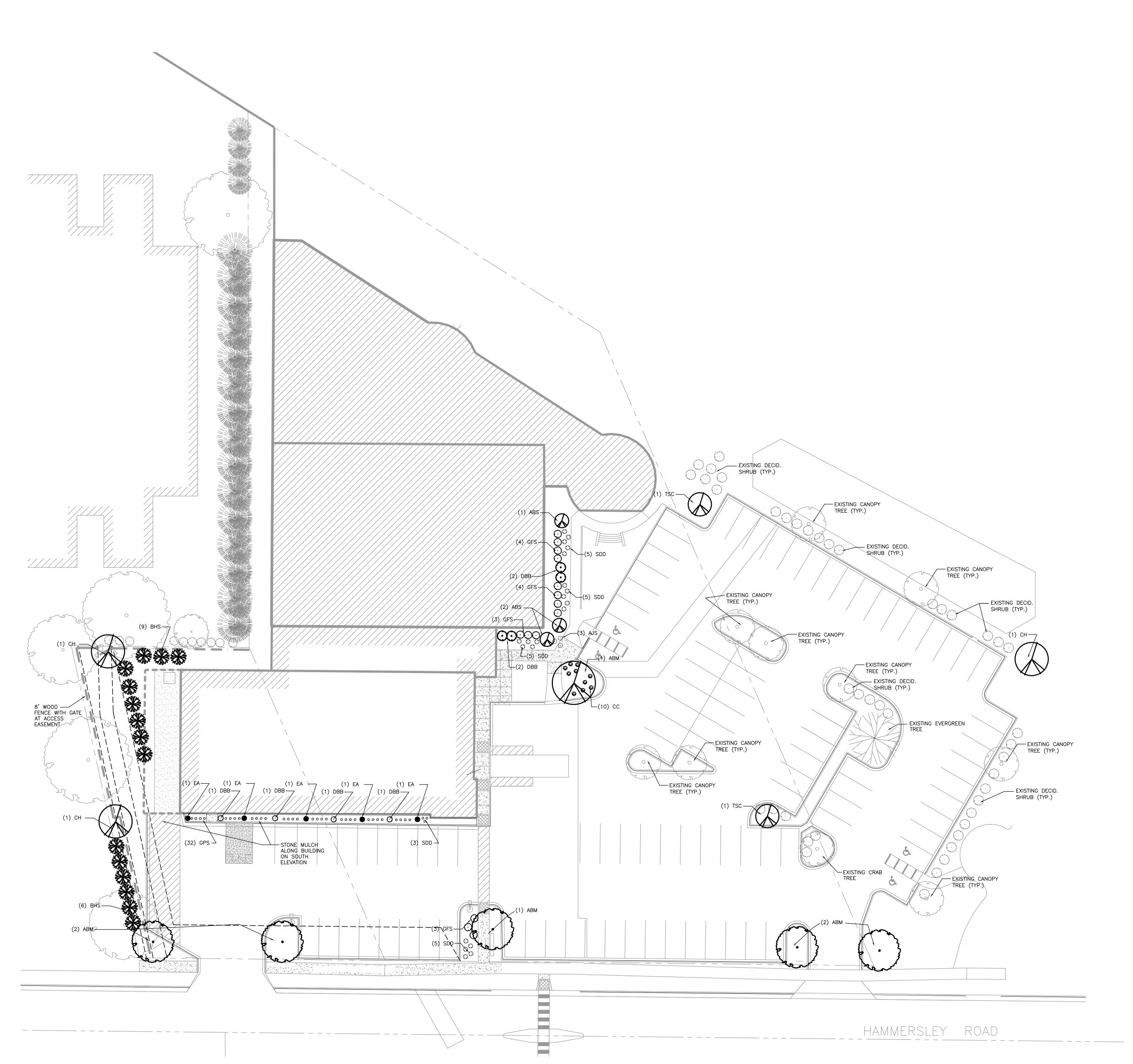
4817 HAMMERSLEY ROAD - PARKING LOT

				CRE	DITS	I	
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS		
CANOPY TREE: 2"-21/2"	35	2	70			ı	
DECIDUOUS SHRUB	2	30	60			l	
EVERGREEN SHRUB	3					ı	
DECORATIVE WALL OR FENCE (PER 10 L.F.)	5	48	240			ı	
EARTH BERM AVG. HEIGHT 30" AVG. HEIGHT 15"						ı	
EVERGREEN TREES	15					ı	
CANOPY TREE OR SMALL TREE	15	8	120			<u> </u>	TOTAL
SUB TOTALS			490	+		=	490

					(283 Req'd)
			PLANT MATERIALS	LIST		
KEY	QUAN	SIZE	COMMON NAME		ROOT	
CH ABM RBC	4 3 3	2" 2" 10'	Common Hackberry Autumn Blaze Maple River Birch Clump		BB BB BB	
CP DCV	5 30	2" 24"	Callery Pear Dwarf Cranberry Bush	Viburnum	BB Pot	
RPG	1,400	1"	Biorention Plantings (1) Common Blue Star Bottle Gentine Obedient Plant Columbine Switchgrass Foxsedge Black Eyed Susan	2"o.c.) Wild Iris Swamp Mildweed White Turtlehead Cardinal Flower Turk's Cap Lily Little Bluestem Canada Wild Rye Nodding Onion	Plug	

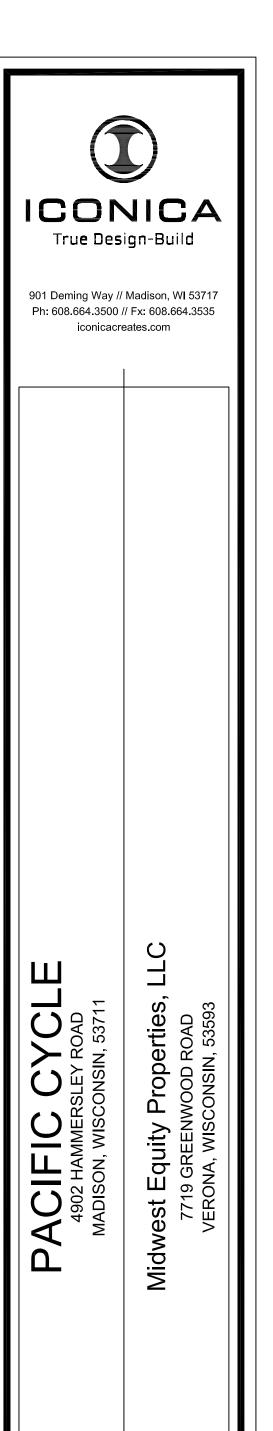
NOTES:

- 1) Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, straw mulch and Madison Parks seed.
- 2) Planting beds to be mulched with $2"-2\frac{1}{2}"$ washed stone mulch spread to a depth of 3" over weed barrier mulch.
- 3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to depth of 3"
- 4) Infiltration basin to receive 1" shredded hardwood bark mulch.
- 5) infiltration basin plants (RGP) to be installed 12" on center.
- 6) Infiltration basin to be constructed per WDNR specifications.









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CITY REVIEW SET: 02/13/13

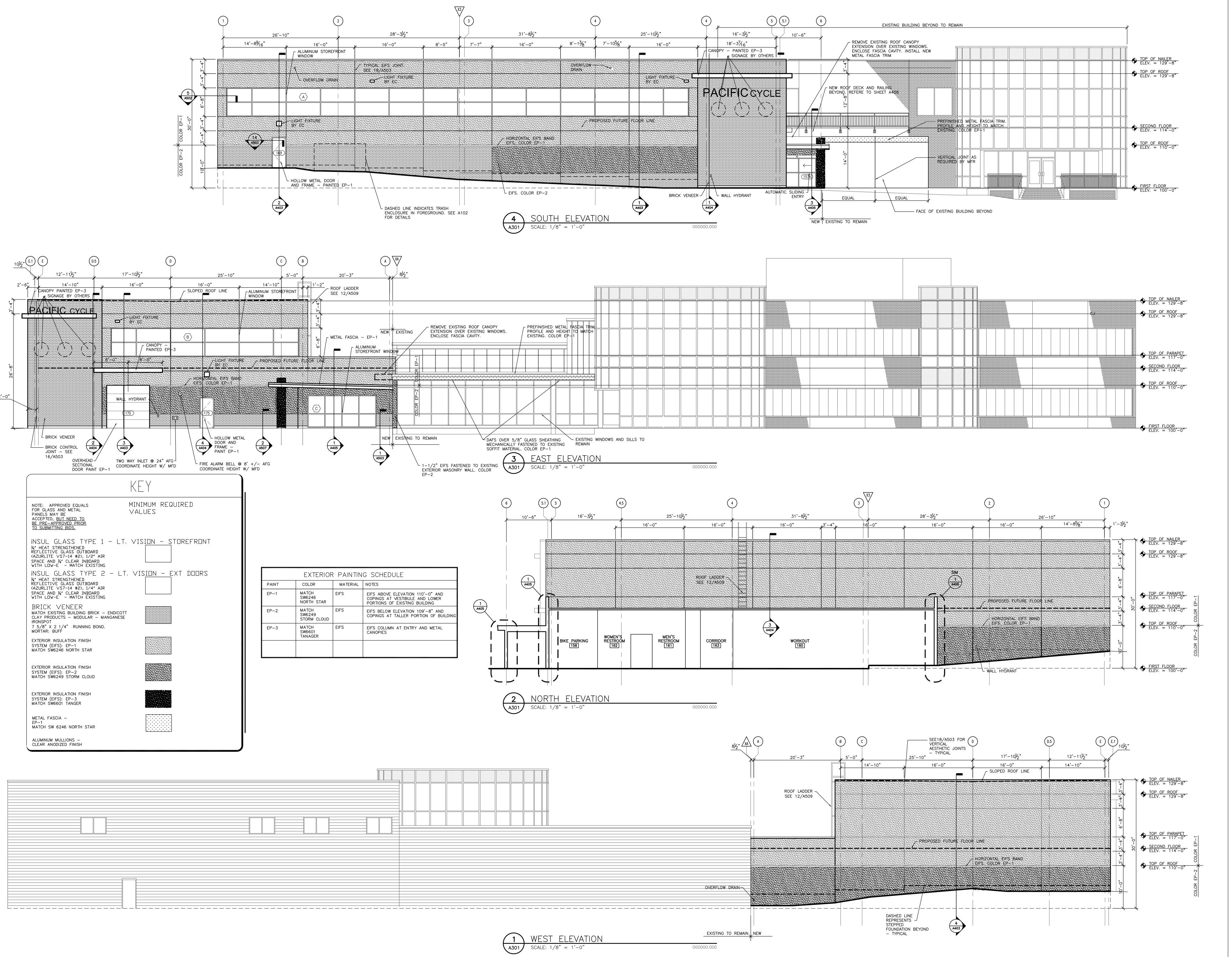
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ON, WISCONSIN, 53711

By Wisconsin, 53711

Cquity Properties, LLC

GREENWOOD ROAD
A, WISCONSIN, 53593

A, WISCONSIN, 53593

PACIFIC CYC
4902 HAMMERSLEY ROAD
MADISON, WISCONSIN, 5371

ISSUE DATES:
CITY REVIEW SET: 02/13/13

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