





MADISON, WI

CONTEXT MAP





















OAKWOOD VILLAGE - AGE BETTER

MADISON, WI DATE 08.06.2020

CONTEXT PHOTOS









LEGEND



BIKE PARKING AREA



VEHICLE PARKING AREA



BUS SHELTER



VISITOR ENTRANCE



LOADING AREA



TRASH ENCLOSURE

LAND AREA (LOTS 1-3) • 27.39 ACRES / 1,193,108 SF BUILDING COVERAGE • 184,882 SF / 15.5% IMPERVIOUS AREA • 417,690 SF / 35.0%

• 775,418 SF / 65.0% **OPEN SPACE**

Oakwood Village Campus Existing GDP Parking Summary		
Turne	Total Number of Spaces	
Туре	Existing	
Surface Lot	310	
Underground	417	
Short-Term Bicycle	53	
Long-Term Bicycle	33	

	Oakwood Village Campu	s Existing GDP Building S	ummary		
	Type of Facility	Total Gross Floor Area	Total Units/Beds	Current Occupied Units	
Hebron Oaks	Skilled Nursing	89,000 square-feet	70 beds	46	
Gallery (offline)	Independent Living	170 040 square foot	56 units	0	
Tower (not renting)	Independent Living	170,940 square-feet	147 units	52	
Heritage Oaks	Independent Living	442,530 square-feet	125 units	116	
The Oaks	Independent Living	235,760 square-feet	90 units	87	
Tabor Oaks	Community Based Residential Facility	60,880 square-feet	60 beds	40	
Covenant Oaks	Community Based Residential Facility	50,960 square-feet	40 beds	38	
Village Inn	Auditorium and Dining	23,450 square-feet	N/A	N/A	
Recreation Center (to be demolished)	N/A	4,500 square-feet	N/A	N/A	
	Total	1,078,020 square-feet	588	379	

OAKWOOD VILLAGE UNIVERSITY WOODS

MADISON, WI

DATE 08.24.2020

OVERALL EXISTING GDP EXHIBIT

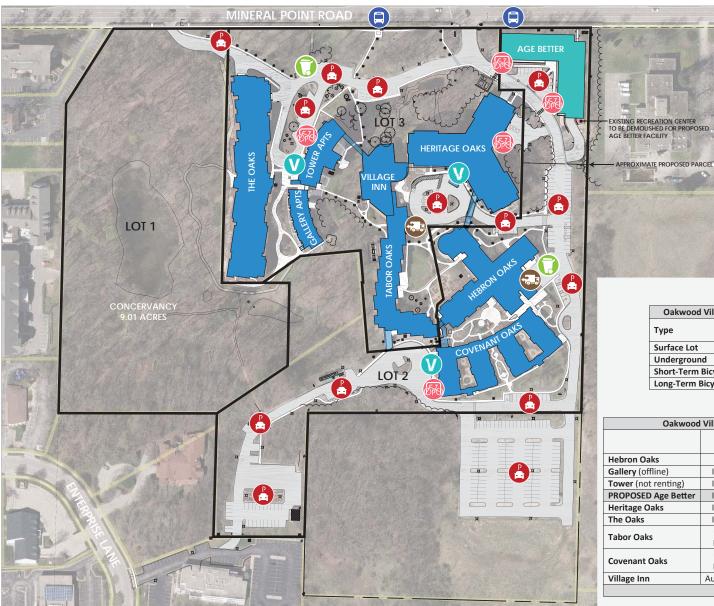












LEGEND



BIKE PARKING AREA



VEHICLE PARKING AREA



BUS SHELTER



VISITOR ENTRANCE



LOADING AREA



TRASH ENCLOSURE

LAND AREA (LOTS 1-3) • 27.39 ACRES / 1,193,108 SF BUILDING COVERAGE • 201,490 SF / 16.9%

• 434,178 SF / 36.4%

IMPERVIOUS AREA **OPEN SPACE**

• 758,930 SF / 63.6%

Oakwood Village Campus Proposed GDP/SIP Amendment Parking Summary					
Type	Total Number	Total			
Туре	Existing	Proposed	Total		
Surface Lot	310	11	321		
Underground	417	63	480		
Short-Term Bicycle	53	16	140		
Long-Term Bicycle	33	71	140		

Oakwood	Village Campus Propose	d GDP/SIP Amendment B	Building Summa	ary
	Type of Facility	Total Gross Floor Area	Total Units/Beds	Current Occupied Units
Hebron Oaks	Skilled Nursing	89,000 square-feet	70 beds	46
Gallery (offline)	Independent Living	170 040 square foot	56 units	0
Tower (not renting)	Independent Living	170,940 square-feet	147 units	52
PROPOSED Age Better	Independent Living	105,291 square-feet	77 units	N/A
Heritage Oaks	Independent Living	442,530 square-feet	125 units	116
The Oaks	Independent Living	235,760 square-feet	90 units	87
Tabor Oaks	Community Based Residential Facility 60,880 square-feet 60 beds		40	
Covenant Oaks	Community Based Residential Facility	50,960 square-feet	40 beds	38
Village Inn	Auditorium and Dining	23,450 square-feet	N/A	N/A
	Total	1,178,811 square-feet	588	379

OAKWOOD VILLAGE UNIVERSITY WOODS

MADISON, WI

DATE 08.24.2020

OVERALL AMENDED GDP EXHIBIT







APPROXIMATE PROPOSED PARCEL LINE







EXISTING CONDITIONS SURVEY PART OF LOT 2, CERTIFIED SURVEY MAP No. 1616, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP OF NORTH, RANGE 08 EAST, CITY OF MANISON, DANE COUNTY, MISCONSIN. CORRESPONDED TOMBER JAF REALE FOUND ENCOMENTE TOMBER SALVER BENCHAMPS FROM THE STATE OF THE STAT FATTE LOT USE - LAGOROF LIME - LAGOROF LIME - LAGOROF LIME - THICK LIME - THICK LIME - THICK LIME - TORK WILL - WATER - THE REP WILL - TORK STORK STERRIFTON - THE REP WILL - TORK STERRIFTON - THE REP WILL - TORK STERRIFTON - THE REP WILL - THE REP WI LEGEND NORTHEAST CORNER SECTION 25-07-06 FOUND ALIMINUM MONUME NORTH QUARTER COPPER SECTION 25-07-08 FOUND ALLMINIM MONIME MINERAL POINT ROAD EDGE OF WOODS OR BRI. BULINING 1025— INDEX CONTOUR 1024— INTERMEDIATE CONTOUR SPOT ELEVATION BITUANIOUS PAYEMENT EXTLANING WALL RETAINING WALL RETAINING WALL PAYEMENT STRPING PAYEMENT STRPING END OF FLAGGED UTILITIES () DENOISS RECORD DATA DEPUCTING THE BANKER CONTROLL OF THE SURVEY AS RETRACED BY THIS SURVEY NOTES 1. FIELD WORK PERFORMED ON JULY 17 AND 20, 2020. 2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE MISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25-07-05, RECORDED AS NOBSSTOTE. RIGHT-OF-BIXY GRANT T MADISON GRS AND ELECTRIC COMPANY DOCUMENT No. 3308948 3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (MAYD88). BENCHWARK IS A ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 25, TOTAL, ROSE, ELEVATION = 1032.83° 4. CONTOUR INTERVAL IS ONE FOOT. 0 8. 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.19 20202921395, 20202921411 AND 20202921578, WITH A START DATE OF JULY 21, 2020 7. UTILITY COMPANES CONTACTED THRU DIOGERS HOTLINE: CITY OF MADISON EXOMERSING CHARTER COMMUNICATIONS WINDSTREAM COMMUNICATIONS (NO UTILITIES ON SITE) WIN. LLC. TIDS TREACOM. SUPPRANET COMMUNICATIONS MACISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS) METROPOLITAN UNFIED NETWORK CONSORTIUM CONTURNINK (LEYEL 3 - NO UTILITIES ON SITE) RESTECH SERVICES MCI TIOS METROCOM AMERITECH GENERAL, 10° MOC EASEMENT COCUMENT No. 3219727 8. REFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511. 9. 450 PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHWARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERRED BEFORE BEING UTLUZED. 11. 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. 12 FIBER OPTIC LINE'S ARE FROM A CAD FILE SUPPLIED BY CAKWOOD VILLAGE AND WERE NOT FIELD LOCATED BY DIGGERS HOTLINE.

AAINTENANCE BUILDING CHE-STORY BUILDING 6145 MINDRAL PORT ROAD BULDING AREA AT EXTERIOR
FOOTPRINT = 4,572 S.F.

Obutons steelf-sout

EASTMONT, DOCUMENT

-- EAST CULVERT 11" - 12" HEPE N. 84%-1027.5 S. INV.+1027.15

EUDERLY HOUSING

16" UTILITY EASEMENT ---DOCUMENT No. 1029681 & DOCUMENT No. 1419227

PART OF LOT 2 CHN No. 1816

MORESS-ESSESS CASCHEN

	SANITAR	' SEWER	R MANHO	.ES	
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1030.73	S	1024.99	8*	PVC
		NW	1024,98	8"	PVC
SAN-2	1023.13	SE	1014.34	8"	PVC
		SW	1014.34	8"	PVC
		£		3"	PVC
		NW	1014.33	8"	PVC
SAN-3	1018.88	SE	1013.88	8*	PVC
		SW	1012.38	8*	VCP
		N	1012.33	8.	PVC
SAN-4	1011.58	S	1003.28	8*	PVC
		E	1003.46	8*	VCP
		SW	1006.36	8*	VCP
		SW	1004.28	8*	VCP
		W	1003.27	8*	VCP
		N	1003.23	8*	VCP

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1011.12	NE	1008.92	12"	RCP
INL-2	1011,36	SW	1008.76	12"	RCP
		N	1008.71	12"	RCP
INL-3 1010.94	1010.94	s	1008.64	12"	RCP
	N	1007.49	15"	RCP	
STM-1	1011.90	s	1006.10	15"	RCP
		3	1006.65	36	RCP
		N	1006.40	12"	RCP
		NW	1008.68	12"	RCP
	1	w	1006.05	42*	RCP

	В	ENCHMARKS
BENCH MARK	ELEVATION	DESCRIPTION
B W -1	1029.25	TOP NUT ON HYDRANT, NORTHWEST OF MAINTENANCE BUILDING
BM-2	1039.92	CHISELED SQUARE ON LIGHT POLE BASE SOUTHWEST OF MAINTENANCE BUILDING





REATE THE VISION TELL THE STORY

NADISON MILWAUKEE KENOSHA APPLETON WAUSAU

MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SULLE 10 VERONA, WISCONSIN 53693 P. 608-848-5060

GORMAN & COMPANY

200 NORTH MAIN STREET OREGON, WI 53575

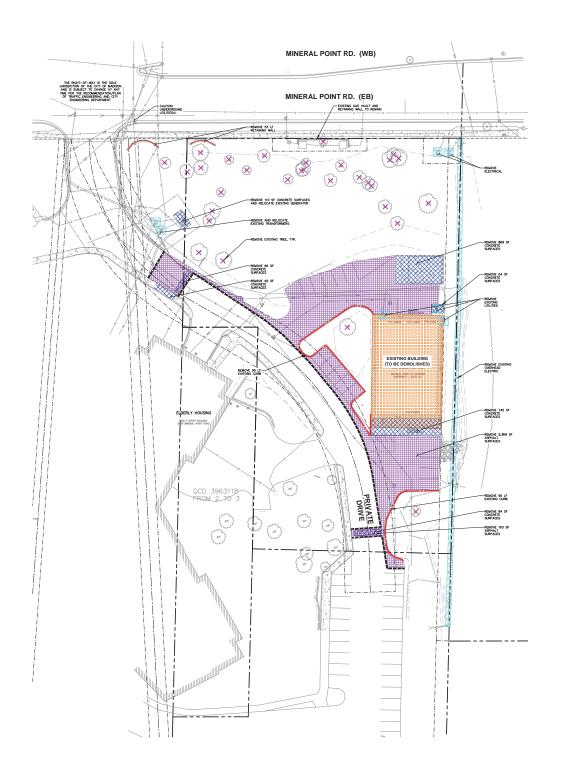
6145 MINERAL POINT RD.

CITY OF MADISON DANE COUNTY, WISCONSIN

JK 07/20/20 INIT 00/00/00

EXISTING CONDITIONS

1 OF 1





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

- 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.
- SSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEWATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCT PLANS THAT MAY RESULT IN DISCPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- THE RIGHT-OF-WAY IS THE SOLE JURSDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

DEMOLITION NOTES

- THE ANALOGUE THE IN THE PROPERTY ATTECT OF GRAZIFIES AND IN THE CONTROL THE CASE AND IN THE SEE CONTROL

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 GREAK THOMSON OF CHIEF, THESE WAY BE ADDITIONAL THAT THE THAT CAN NOT BE CONTROL THE OFFI THE CONTROL THAT TH
- 2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LINITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTERETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO
- BANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUITING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE RECORDERS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS MICROTED ON THE ENGINEERING DRAWINGS, ANY DISCREPANCIES ARE TO BE REPORTING IMMEDIATELY TO THE DISABILET AND RESCALED 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 AND 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 SANTARY SEMER, SANTARY SEMER SERVICES, WATER MAIN, WATER SERVICES, STORM SEMER, 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.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL. / ABANDONNENT 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.
- EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVIDENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
- 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 ABANDONNENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS. ALL PERMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP
 ALL STREETS AND PAYMENT FREE AND OLDAR OF ALL CONSTRUCTION RELATED DRY, DUST AND DEBRIS.
- 8. BUILDING REMOVAS SHALL BE BY A DULHED CONTRACTOR CONTRACTOR TO FOLLOW ALL DELICATION REGULATION, DESCONDERT ALL UTUINES, GENTA ALL APPLICATE FRANCIS AND FORSES OF ALL BUILDING DATEBALS BY APPROPRIATE LAGGILLS, DEADLOSHED MATERIAS. SHALL NOT BE BREDO ON SITE. IF ENCOUNTERED, ANY CONTABINATED SOILS SHALL BE REMOVED TO A LABERLL IN ACCORDANCE WITH APPROPRIATE STATE, AND FEDERAL REGULATIONS.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FILDINABLE FILL".
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOUTION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOL, SEEDING AND MULCHING.

OAKWOOD VILLAGE AGE BETTER 6145 MINERAL POINT RD. MADISON, WI 53705

/ DRAWING D FOR CONSTRUCTION 07-29-2020

REVIEW I NOT TO BE USED FO DATE OF ISSUE

GORMAN & COMPANY 200 N. MAIN STREET OREGON, WI 53575

LARCHITECT: KORB + ASSOCIATES 648 N. PLANKINTON AVE

Chit ENGINEER JSD PROFESSIONAL SERVICES, INC. 161 HORIZON DR. SUITE 101 VERONA, WI 53593

STRUCTURAL ENGINEER TBD ADDRESS SUITE 101 MILWAUKEE, WI 53203



DEMOLITION — REMOVAL OF ASPHALT SURFACES

DEMOLITION — REMOVAL OF CONCRETE SURFACES DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES DEMOLITION - REMOVAL OF UTILITIES

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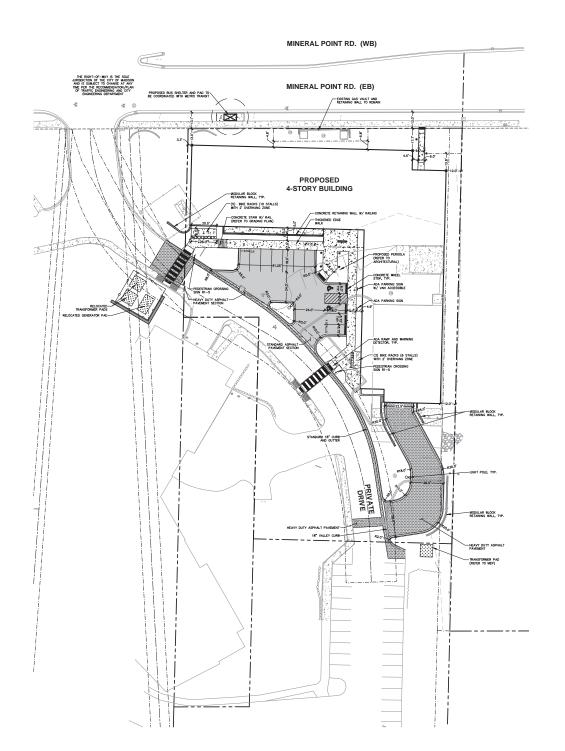


MADISON MILWAUKEE WAUSAU APPLETON KENOSHA CHICAGO COEUR D'ALENE MADISON REGIONAL OFFICE P. 608.848.5060



DEMOLITION PLAN C100







1. GENERAL

- ALL PANNO 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 (TRO)
- 1.2. ALL PAYING 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 REQUIREMEN.
 2. ASPHALTIC CONDRITTE PAYING SPECIFICATIONS
- ASPHALTIC CONORETE PAVING SPECIFICATIONS

 CORES AND STANDARDS THE DI ACADO CONSTRUCTION
- 2.1. CODES AND STANDARDS THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHULTIC BASE COURSE AND ASPHULTIC CONCRETE SUFFACE COURSE SHALL BE IN ACCORDANCE WITH THE RECORDINATION OF SECTIONS 450, 454, 460 AND 465 OF THE STATE OF WISCONSN STANDARD SPECIFICATIONS FOR HICHMAY AND STRUCTURE CONSTRUCTION, CURRENT EXTICAL HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HICHMAY SPECIFICATIONS.
- TO AS STATE HIGHWAY SPECIFICATIONS.

 2.2. MEATHER LIMITATIONS APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF
- 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. BEDER 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.
- 3.1. CONCRETE PAYING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS
- CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT
 CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.4. CONTRACTOR SHALL PROMDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WORTH MERCENER POSSIBLE WITH A MAXIMUM LENGTH SETTINGS 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 WHITE 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 PARTED WITH LATEX PAINT PER SPECIFICATIONS.
- 4.4. 2' x 4' TRUNCATED DONE WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

SITE INFORMATION	BLOCK
SITE ADDRESS 6	5145 MINERAL POINT RE
PROPERTY ACREAGE	1.398 AORE
NUMBER OF BUILDING STORIES	
TOTAL BUILDING SQUARE FOOTAGE	21,10
GROSS BUILDING SQUARE FOOTAGE	105,29
NUMBER OF PARKING STALLS	
SURFACE	
REGULAR	
ACCESSIBLE	
TOTAL SURFACE	1
UNDERGROUND	
TOTAL UNDERGROUND	
NUMBER OF BICYCLE STALLS:	
EXTERIOR (SHORT-TERM)	1
INTERIOR (LONG-TERM)	
INTERIOR (LONG-TERM STRUCTURED)	2
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	25,02
EXISTING PERVIOUS SURFACE AREA	35,85
EXISTING IMPERVIOUS SURFACE AREA RA	TIO 0
PROPOSED IMPERVIOUS SURFACE AREA	42,95
PROPOSED PERVIOUS SURFACE AREA	17,90
PROPOSED IMPERVIOUS SURFACE AREA F	C.O OITAS

LEGEND

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
$\overline{}$	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
777777777	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
***************************************	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
*******	HEAVY DUTY CONCRETE PAVEMENT
	RETAINING WALL
——х——	RAILING
-00	FENCE

ADA PARKING SIGN









MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERDIA, WISCONSN 53893 P. 608.848.5060



/ DRAWING
D FOR CONSTRUCTION
07-29-2020

REVIEW I NOT TO BE USED FO DATE OF ISSUE

OAKWOOD VILLAGE
AGE BETTER
6145 MINERAL POINT RD.
MADISON, WI 53705

GORMAN & COMPANY 200 N. MAIN STREET OREGON, WI 53575

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

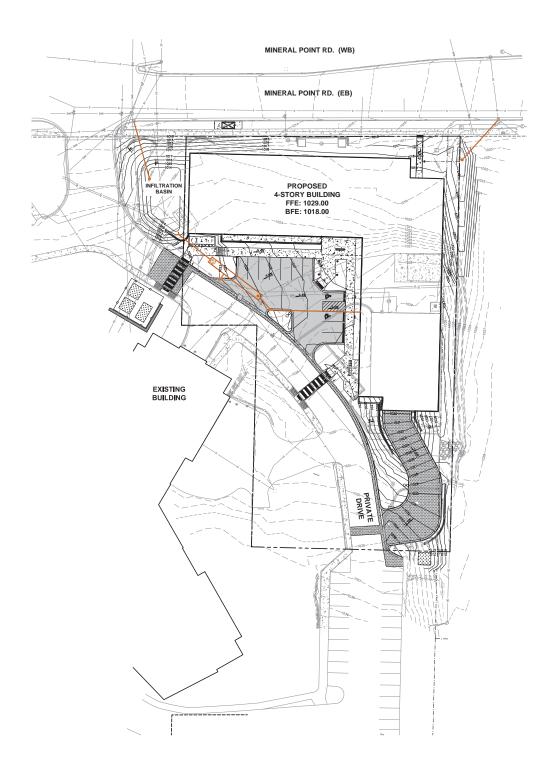
JSD PROFESSIONAL SERVICES, INC. 161 HORIZON DR. SUITE 101 VERONA, WI 53593

TBD ADDRESS SUITE 101 MILWAUKEE, WI 53203





SITE PLAN



CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SLT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE. E. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- 3. ROUGH GRADE RETENTION POND AND INSTALL POND OUTLET.
- 4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
- 5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- I. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- 7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- 8. RESTORE RETENTION POND (FINAL GRADE RETENTION POND PER PLAN REQUIREMENTS)
- 9. 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 OF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY DISMITER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE DROSON CONTROL AND STORMMATER MANAGEMENT PLANS, ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEMATION FROM THE APPROVED PLANS.
- ALL ERGISION CONTROL, MEASURES SHALL BE CONSTRUCTED AND MARTIANED BY THE CONTRACTOR IN A DEPARTMENT OF NATURAL RESOURCES (NOWN) SECONDAL STANDARDS (REFERRED TO AS BIRP'S) AND CI CONTROL MEASURES WHICH MAY BE INCESSARY TO MEET UNFORSEEN FIELD CONGTIONS.
- 3. NATAL REPUBLIE EROSON CONTROL MEDISSES (MCL) AS CONSTRUCTION DIFFUNDES, SET FINES AND DESTINO BALT MOTIOTION) PRINCE.
 AND THE WIRE MEDISSON DARKING ON DESTINABILISTS OF CONTROL SERVICE CONST. AS SHAWN OF PAY. MEDISCRIPATION TO THE MEDISCRIPATION TO THE MEDISCRIPATION TO THE MEDISCRIPATION OF THE MEDISCRIPATION CONTROL OF THE MEDISCRIPATION CONTROL CONTROL CONTROL TO MAINTY ALL DESIGN MODIFICATIONS OF THE CONTROL OF THE MEDISCRIPATION OF THE MEDISCRIPATION CONTROL THE MEDIS
- 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 CONTROL SEASON CONTROL MEASURES ARE TO BE IN MORRING ORDER AT THE DISO OF EACH WORK DAY.
- ALL EROSION AND SEDWENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPARED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION DITIFANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INDRESS/EDBESS PORTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE FLAGS MAD BE PROOF APPRICADE BY THE INACCIONALTY CONSTRUCTION DITIFANCES SHALL BE 90 LOCK AND NO LESS THAN 12' SHALL BE 90 LOCK AND NO LESS THAN 12' SHALL BY THE PLACE OF THE PLACE AND CONTROL EXPORTS HERE PLACE AND DATE OF NO HOR PERSONALLY AS ROUGHLY PLACE SHALLS AND THE EACH WORKER DATE OF NO HOR PERSONALLY AS ROUGHLY AS ROUGHLY AS THE TRACES OF THE EACH WORKER DATE OF NO HOR PERSONALLY AS ROUGHLY AS ROUGHLY AS THE PLACE AND THE BEAT WORKER DATE OF NO HOR PERSONALLY AS ROUGHLY A
- 8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
- 9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEMER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDMENT DEPOSITION WITHIN STORM SEMER SYSTEMS.
- 10. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SIMALES TO PREVENT SOL. TRANSPORTATION.

- 12. ALL SLOPES 4:1 OR GREATER SHALL BE STABLIZED WITH CLASS I, TYPE B EROSCN MATTING OR APPLICAT TRANSPORTATION (MILDOT) APPROVED POLYMER SOLL STABLIZATION TREATBERT OR A COMEMIATION THEREOF REACHING PINIA, GRADEL AND/OR AS SOOM AS CONDITIONS ALLOW DENIANCE STABLES STABLES, MATTING, EROSGION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MAY TECHNICAL STANDARDS 1022 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WONI STANDARD 1068.
- 14. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERSONAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST TOOK FOR UNPAVED AREAS AND AREAS NOT CONSIDE OF PROMANDETS TSUCULTURES OR THAT DIRLOY COUNCEDT PERSONANT STABLIZATION MEASURES.
- 15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WORR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WORR REQUIREMENTS.

- JUAINON, MEAGAES HALL ER INTENTO AS SOON AS PROTOMES IN PORTIONS OF THE SITE WHITE CONSTRUCTION ACTIVITIES MAY TREPORTED, OR FEMALATION MANAGES HALL BE INTENTED AS SOON AS PROTOMES, OF THE ASSETTION THE CONSTRUCTION ACTIVITIES MAY TREPORT OUT AND ASSETTION ACTIVITIES MAY TREPORT OUT ASSETTION ACTIVITIES AND ASSETTION ACTIVITY TO ASSETT IN THE PROTOMES AND ACTIVITY HAS CARRED BY THE ASSETTION ACTIVITY HAS CARRED BY ACCOUNTED. ON A CONTROLLOR AND THE CONSTRUCTION ACTIVITY HAS CARRED BY ACCOUNTED. ON A CONTROLLOR ACTIVITY HAS CARRED BASED ON ANY CONTROLLOR ACTIVITY HAS CARRED BY ACCOUNTED BY A CONTROLLOR OF THE ACCOUNTED BY A CONTROLLOR OF THE BY A CONCRETANCE OF THE BY A CONCRETAN

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES, CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SATURATES TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EXPENDERS, GRADING DESIGN IS BASED ON MANY FACTORS, ASSISTEDES, AND COMMON DANGERONS TO AGAINATION OF THE PROPERTY OF COMMONTE CAN BE MOSE FOR A BALANCED SIT
- 4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COCROINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMEN OF ANY CONSTRUCTION ACTIVITIES, ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- ALL DISTURBED AREAS SHALL BE SOODED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SCO/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL CHIEFL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMMATER MANAGEMENT FACILITIES JUST PRIOR TO SCOONING AND/OR SEEDING AND MILLCHING 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.
- 11. ALL EXPOSED SQL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERSON CREATER THAN 30 DAYS AND REQUIRE VEDETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EXCISION CONTROL. SEFTING FOR PERSONS OF MAJORISM USED ALL BY ALL ACCIONANCE WITH BURNS TECHNIQUE, STANDARD 1009 AND CITY OF MAJORISM ORDINANCE.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
300000000000	HEAVY DUTY CONCRETE PAVEMENT
	PERMEABLE PAVERS
959	PROPOSED 1 FOOT CONTOUR
960	PROPOSED 5 FOOT CONTOUR
959	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
-	DRAINAGE DIRECTION
	GRADE BREAK
	RETAINING WALL
——ж——	RAILING











MADISON NILWAUKEE WAUSAU APPLETON KENOSHA CHICAGO

MADISON REGIONAL OFFICE P. 608.848.5060



DRAWING
FOR CONSTRUCTION
07-29-2020

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OAKWOOD VILLAGE AGE BETTER 6145 MINERAL POINT RD. MADISON, WI 53705

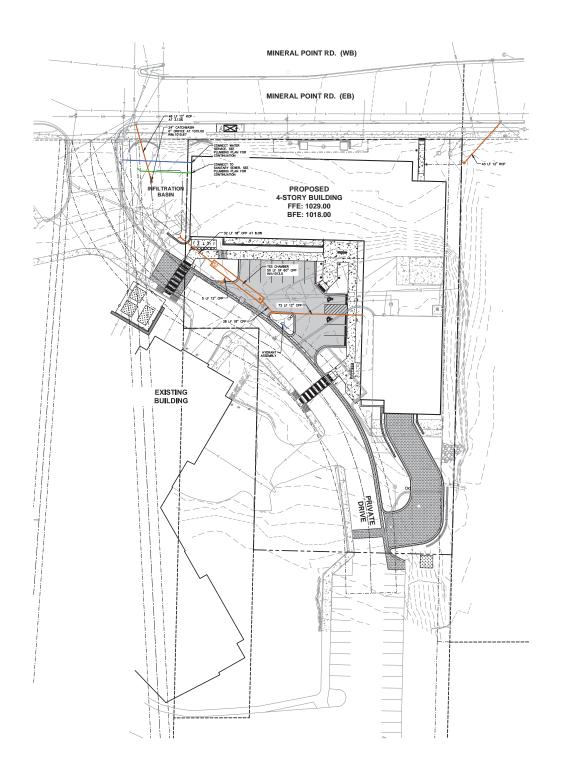
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STRUCTURAL ENGINEER TBD ADDRESS SUITE 101 MILWAUKEE, WI 53203

GRADING & EROSION CONTROL PLAN





UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT QUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE
 CONTRACTOR IS PROVISIBLE FOR MANION HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE
 NECESSARY TO AVIOD DAMAGE THERETO. CONTRACTOR/FORMES PHALL CALL TODGETS HOTLINE FORCY TO ANY CONSTRUCTION.
- TO CONTROLLED IN SECURISHEEF FOR THE ENGINEERING DRAWINGS, ANY DISCREPANCES ARE TO BE DIMERS AND RESOLUTED FROM TO THE STATE OF CONSTRUCTION.

 THIS SOLUTION PRINT COSTS, THE PERS, METER DEPOSTS, BONDS, AND ALL OTHER FIES REQUIRED FOR PROPOSED.
- ORTHON ALL PROMIT RELIGION FRONT COSTS, WY TEX, WE'VE DODGES, KOKE, AD ALL OTHER RES REQUEST FOR PROPOSED WITH THE WAY OF THE PROPOSED WITH A RESIDENCE OF THE PROPOSED WITH THE PROPOSED WITH THE RESIDENCE OF THE PROPOSED WITH T
- CONSTRUCTION OBSERVATION.

 **CONSENSATING 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 SEMER AND MATER CONSTRUCTION IN WISCOMSIN AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHITH EXPROPRIENT LOCAL AND STATE AUTHORITIES.
- 5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY WARY SUGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE PILLD DURNING CONSTRUCTION.
- 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.
- 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 SANTARY SEWER, SANTARY 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-MULT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAININGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE BRAININGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS MORK PRODESSES. 12. STORM SEWER SPECIFICATIONS -

PPE — REMFORCED CONCRETE PPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS II (NAMINUM) C-78 WITH RUBBER GASKET JOINTS CONFORMED TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRULATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH MATTRE TEXTLE TOWNS, AND SHALL MEET THE REGUIREMENTS OF MASSIC DISSIGNATION M-294 TIPE "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"-8" MAXIMUM OPENING, CURB FRAME & GRATE SHALL BE MEZHAH R-3087 WITH TYPE R CRATE. OR FOLIAL.

BACKFILL AND BEDDING - STORM SEMER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "8" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEDDING THE EDGG OF PAVEMENT SHALL. ALSO REQUIRE GRAVEL BACKFILL UNDSCAPED AREAS MAY BE BACKFILLED WITH EXCHAIND MATERIAL IN COMPORTANCE WITH SECTION 8.4.3.5 OF THE

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

13. WATER MAIN SPECIFICATIONS -FIG. — DUTILL BOW FIRE SHALL BE CLUSS SO CONTRIBUTED TO ARRA CLIST AND CHAPTER & NO. OF THE "STANDARD SECRECTATION", FLYNWING.
CHORESE (FIG.) THE SHALL MEET THE RESUMBLATION OF HIME STANDARD CHOOL CLOSES (OR, SHE, MIT) COST ENGL. AND REPORT
ELASTINGER BELL AND SPIGOT JOHNS, NON-HETALLIC WATER MANS SHALL BE RESULLED WITH BLUE RESULTION TRACES WERE AND CONFIDEN WITH
SECRECIA SHALL AND SPIGOT JOHNS, NON-HETALLIC WATER MANS SHALL BE RESULLED WITH BLUE RESULTION TRACES WERE AND CONFIDEN WITH

WALVES AND VALVE BOXES - GATE VALVES SHALL BE ANNA GATE VALVES MEETING THE REQUIREMENTS OF ANNA 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 CINTIPRINE OF THE CHEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 22-INCHES (SEE DETAIL).

BACKFIL - BACKFIL MATERIA, AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDAND SPECIFICATIONS", GRAVEL BROWNER HALL PAGE AND TO A POINT FORT STEET SERVICE EDGE OF PROPERTY, TRESCUES ROWNING PARALLET TO AND LESS HOWNERS FROM THE LOCAL OF PARABORIT SHALL ALSO REQUIRE OWNER, BACKFILL, DANSOURCE PAGES, BACKFILL ON SOUTHER AND AND THE BACKFILL DANSOURCE PAGES WAS THE BACKFILLED WITH DOCUMENT

PPE - SANTARY SEMER PPE MATERIAL SHALL BE POLYMON, CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

SECOND AND COST METRIC. SECOND OF COST METRIC DALL COSTON TO THE SECOND SECOND OF THE SECOND OF THE

MOSTL - MOSTL MUTERL NO RESILLATION SHALL BE IN ACCORDING CHAFTER 2.6.0 OF THE "STANDARD SPECIFICATIONS," GRAVEL BROSTLE TEXT FROM THE EDGE OF PARADET SHALL ALSO REQUIRE GRAVEL BROSTLE LARSOLPHO AREIS MAY BE BROSTLED WITH DECAMINED MATERIAL BY CONVOLUNCE WITH SECTION SHALLS OF THE "STRUMPON SPECIFICATIONS."

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

15. WATERMAN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET, INSULATION AND INSULATION OF INSULATION SPECIAL SEVER AND WATER CONSTRUCTION IN WISCORDSH OF EDITION UP OF THE EDITION UP



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CIVIL ENGINEER JSD PROFESSIONAL SERVICES, INC. 161 HORIZON DR. SUITE 101 VERONA, WI 53593

STRUCTURAL ENGINEER TBD ADDRESS SUITE 101 MILWAUKEE, WI 53203

LEGEND ----- EASEMENT UNE BUILDING OUTLINE EDGE OF PAVEMENT STANDARD CURB AND GUTTER REJECT CURB AND GUTTER ASPHALT PAVEMENT
CONCRETE PAVEMENT HEAVY DUTY CONCRETE PAVEMEN RETAINING WALL —O—— FENCE SANITARY SEWER

⊕ STORM SEWER











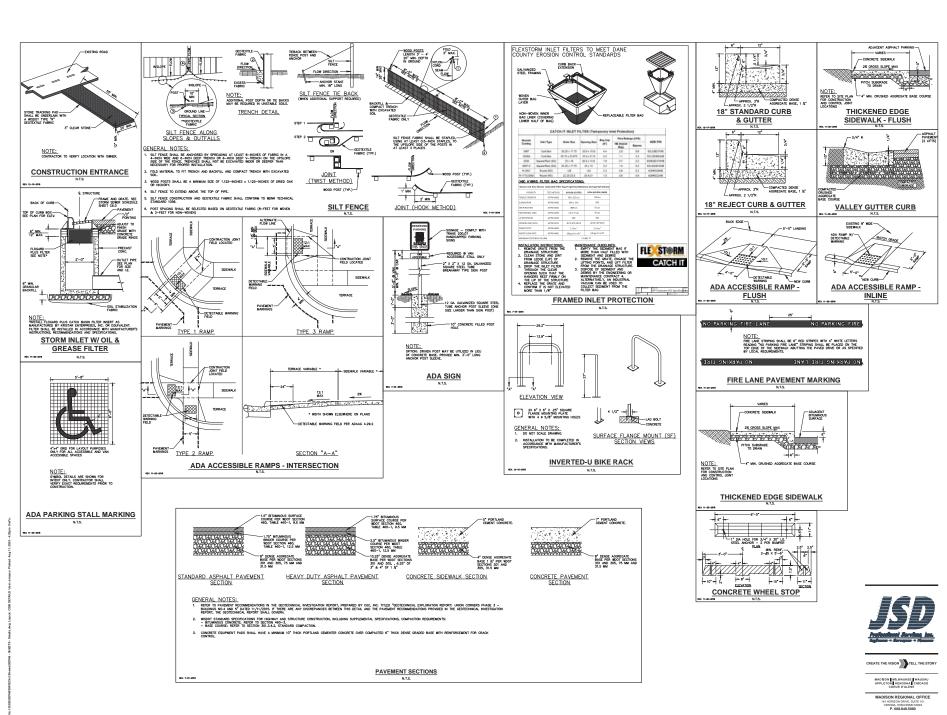
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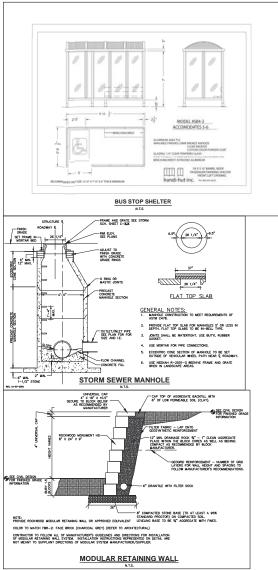
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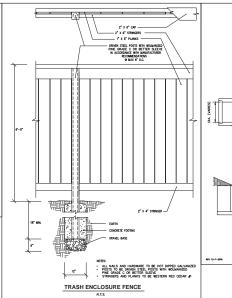
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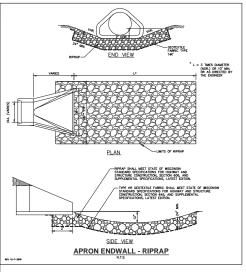
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DETAILS









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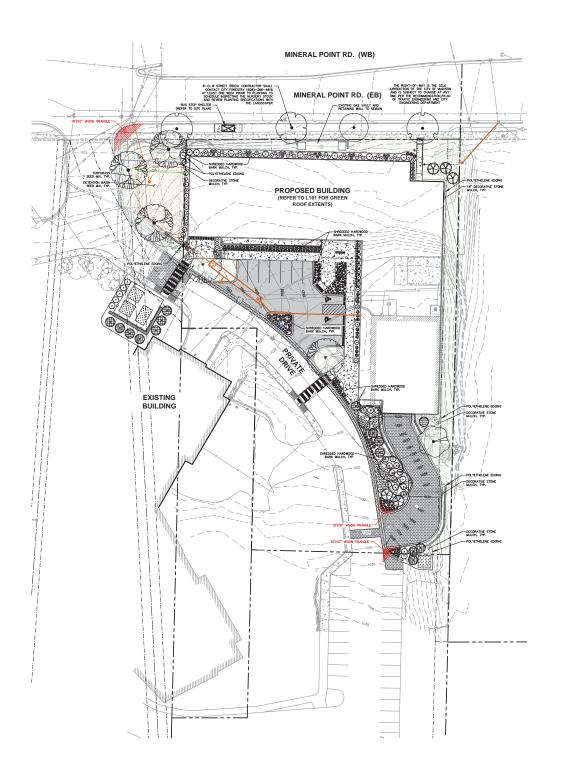






MADISON NILWAUKEE WAUSAU APPLETON KENOSHA CHICAGO COEUR D'ALENE

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TBD ADDRESS SUITE 101 MILWAUKEE, WI 53203

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARRALESS AND DOES NOT WARRANT ANY DEVAITIONS BY THE GWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRACING AND TOPSOILING WITH GENERAL CONTRACTOR.
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLIDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
- 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 CONFLICTS PRIOR TO PLANT INSTALLATION.
- 8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING
- 9. ODERNI: ALL WORK IN THE RO-W AND PRIEUE DESIDENTS SHALL BE IN ACCIDENCE WITH LOCAL MANICHAR MODIFICATIONS. AS SHALL BE HELD HAMBLES AND DOES NOT REMINENT ANY DESIDENCES FOR THE WAY RESULT IN DESCRIPTION ACTION BY MY OF ALL REGILATION PAGES TO CONSIDERATION. ANY DESCRIPTION ACTION BY MY OF ALL REGILATION ACTIONS ANY DESCRIPTION AND TO LIVE ANY DESCRIPTION MAY TO LIVE ANY DESCRIPTION MAY TO LIVE ANY DESCRIPTION AND THE ANY DESCRIPTION AND THE
- 10. CELLIFEY AND HEIGURG DO NOT CRUMPE HOST, PARE MITTINGS THAN ON HE PLATED IN ONE DAY, UNLESS ACCOUNTE, APPROPRIA
 AND SCILLES STOCKED, APPROPRIA OF PROPRIES PROPRIESSISSIES, AVAILABLES, MORTICAL PLAY HORIBIDATION, PARE
 PRIOR DO SCILLESS.

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 FOR MATERIALS AND SCILLESS AND SPRINGS SHALL BE FAVORED ON THE DAY OF SELECTION, IT THIS SHALL PROPRIES THE SHALL PROPRIES AND SPRINGS AND SHALL PROPRIES AND SPRINGS AND SHALL PROPRIES AND SHALL PROPRI
- 11. MATERIAL PLANTS ALL PLANTS SHALL CONTIONS TO THE LITTLY STREETS OF THE MATERIAL STANDARD FOR MATERIAL STAN
- 12. PRINNEY THE CONTRICTOR SHULL PRINGE ALL TREES AND REPARK MY SALMES THAT COCURRED DURING THE PLANTING PROCESS.

 DOING LEGACINE, DOIN OWNOURCH, AN OWNER DAWGED OF ROOKS OF THAT THE PRINCESS THAT CONTRICTORS AND THE PRINCESS THAT CONTRICTORS AND THAT CONTRICTO
- 13. CLAMP: THE BORN MER DAML, BE MET FAFE AND NEXT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND MET IMMERIALS, SOIL, AND REMOVES BINN AND MERP THESE METERS, ANY RELECTED PLANTS, AND ANY OTHER DISPOSE RESULTING FROM ALL PLANTING TASIGS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROLECT SITE. LURGOR NO CROUMSTANCES SHALL THE ACCUMULATION OF DISPOSED OF THE PROPERTY IN SIZE! A MANNER AS TO RESULT THE ACCUMULATION OF DISPOSED OF THE PROPERTY IN SIZE! A MANNER AS TO RESULT THE
- 14. MY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES, QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

GEND

PROPERTY LINE
RIGHT-OF-WAY
EASEMENT LINE
BUILDING OUTLINE
BUILDING OVERHANG
EDGE OF PAVEMENT
STANDARD CURB AND GUTTER
REJECT CURB AND GUTTER
8" CONCRETE RIBBON CURB
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CONCRETE PAVEMENT
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PROPOSED 1 FOOT CONTOUR
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STORWWATER MANAGEMENT AREA
SANITARY SEWER
WATERMAIN
STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATERMAIN
EXISTING STORM SEWER
RETAINING WALL
RAILING
FENCE
LIGHT POLE (REFER TO PHOTOMETRIC PLAN
ADA PARKING SIGN
BIKE RACK
POLYETHYLENE EDGING
SEED MIX - DETENTION BASIN
SEED MIX - TURFGRASS











MADISON MILWAUKEE WAUSAU APPLETON KENGSHA CHICAGO COEUR D'ALENE

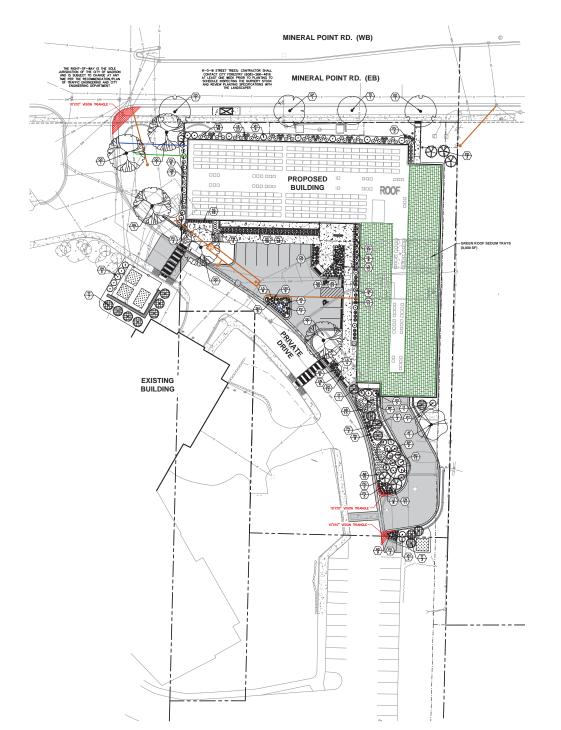
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OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	Q
A	AF	Acer x freemanii 'Marmo' / Marmo Freeman Maple	8 & 8	2.5°Cal	35	,
(S)	BP	Betula populifolia "Whitespire" — Single / Whitespire Birch — Single	8 & B	2.5°Cal	35	3
	QG	Quercus x macdonieli 'Clemons' TM / Heritage Oak	8 & B	2.5°Cal	35	5
TALL EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	9
8	PD	Picea glauca 'Densata' / Black Hills Spruce	8 & B	Min. 5' tall	35	5
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	4
₩	π	Thuja occidentalis 'Techny' / Techny Arborvitae	8 & B	Min. 4' tall	10	,
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	4
·	AB	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	#3	Min. 12*-24*	3	2
0	СВ	Cornus balleyi / Balley's Red-twig Dogwood	#3	Min. 12"-24"	3	9
O	CA	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	#3	Min. 12"-24"	3	6
↔	н	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"-24"	3	2
⊙	HL	Hydrangea paniculata "Little Lime" / Little Lime Hydrangea	#3	Min. 12"-24"	3	8
0	PW	Physocarpus opulifolius 'SMNPMS' TM / Summer Wine Ninebark	#3	Min. 12"-24"	3	4
0	RG	Rhus trilobata 'Gro Low' / Gro-Low Sumac	#3	Min. 12*-24*	3	,
0	NH	Viburnum trilobum 'Hahs' / American Cranberrybush	#3	Min. 12"-24"	3	,
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	9
0	7M	Taxus x media "Everlow" / Everlow Yew	#3	Min. 12" Wide	4	5
PERENNALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	- 4
•	AS	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8*-18"	2	9
•	CN	Calamintha nepeta 'Montrose White' / Montrose White Catmint	#1	Min. 8*-18"	2	1
⊕	GC	Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill	#1	Min. 8"-18"	2	1
€3	НА	Hemerocallis x 'Chicago Apache' / Daylily	#1	Min. 8"-18"	2	S
**	LS	Liatris spicata 'Kobold' / Kobold Spike Gayleather	gi 1	Min. 8*-18*	2	3
0	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	2	é
*	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	2	5

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
////////	REJECT CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
***********	HEAVY DUTY CONCRETE PAVEMENT
959	PROPOSED 1 FOOT CONTOUR
960	PROPOSED 5 FOOT CONTOUR
- — 959 — -	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	STORWWATER MANAGEMENT AREA
0 0	SANITARY SEMER
w	WATERMAIN
0 1 1 1 1 1 3	STORM SEWER
SAN-	EXISTING SANITARY SEWER
w	EXISTING WATERMAIN
ST	EXISTING STORM SEWER
	RETAINING WALL
	RAILING
-00	FENCE
90 D90 *	LIGHT POLE (REFER TO PHOTOMETRIC PLAN
-	ADA PARKING SIGN

BIKE RACK
POLYETHYLENE EDGING
ETTERTEETEET
GREEN ROOF SEDUM TRAYS (REFER TO L200)











MADISON MILWAUKEE WAUSAU
APPLETON KENOSHA CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
101 HORIZON DRIVE, SUITE 101
VERONA, WISCONSW 53803
P. 608.848.5060



REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE
07-29-2

PROJECT:

OAKWOOD VILLAGE
AGE BETTER
6145 MINERAL POINT RD.
MADISON, WI 53705

GORMAN & COMPANY 200 N. MAIN STREET OREGON, WI 53575

KORB + ASSOCIATES 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203

JSD PROFESSIONAL SERVICES, INC. 161 HORIZON DR. SUITE 101 VERONA, WI 53593

TBD ADDRESS SUITE 101 MILWAUKEE, WI 53203



COMMINA: TED

SCALE: AS NOTED

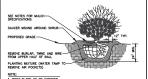
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DATE: 08.12.2020

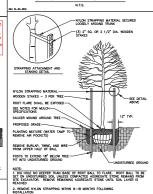
PLANTING PLAN

L101

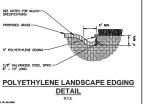




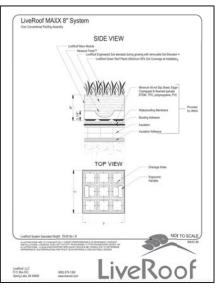
NOTE: 1. ROOT FLARE TO BE EXPOSED. SHRUB PLANTING DETAIL

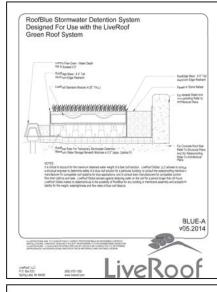


DECIDUOUS TREE PLANTING DETAIL











Enhalation of Points and Credits

10/2013

Use the table to indicate the quantity and points for all existing and proposed landscape element

Plant Type/ Element	Minimum Size at Installation	Points	Landscaping		Landscaping	
Plant Type/Element			Quantity	Points Achieved	Quantity	Points Achieved
Overstory decidaous tree	2% inch caliper measured diameter at breast height (dbh)	35			9	315
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			5	175
Omamental tree	1.1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			- 11	110
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			147	441
Shrub, evergreen	83 gallon container size, Min. 12"-24"	4			5	20
Ornamental graines/ perennials	#1 gallon container size, Min. 8"-18"	2			325	650
Ornamental/ decorative fencing or wall	n's	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 % inch caliper dish. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbb. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seaf"				
Sub Totals						

	Total Number of Points Provided _	1,711
determined by ANSL ANLA: American standard - inflications as stated in the ourrest American Standard So	Numery Stock.	and the state of t

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- COMMUNITY DE CONTRACTOR SHALL QUARTER ALL PLANTS SHOULD GE (1) AND APPER LOCATIONS OF THE CHARTY OF
- CHARLES AND A MANAGED CONTROL OF A MANAGED CONTROL
- 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

LANDSCAPE MATERIAL NOTES

MATERIALS — PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TIRES, SHRUBS, PERENNALS AND ORNAMENTAL GRASSES SHALL BE BACGRILED WITH TWO (2) PART TOPSOL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOL MIXTURE SHALL BE WELL BLENDED PROR TO INSTALLATION.

- MATERIAS SHEDDED IMPORTODO BARK MULCIO ALL PLANTING APLAS LABELED ON PLAN SHALL RECEIVE CEPTIFED MED PREE
 SHEDDED IMPORTOD BARK MULCI HISTALLED TO A UNIMAIN AND CONSESTIVE DEPIN OF SHANDES SHEDEED IMPORTOD BANK MULCI HISTALLED SHAND BANK MULCI HISTALLED SHAND BANK MULCI HISTAL SHALL HOST RECEIVED HISTALLED SHEDDED IMPORTOD BANK MULCI HISTAL SHALL HOST RECEIVED WHOM MUST

- MATERIALS POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING, OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

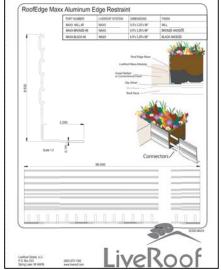
SEEDING NOTES

- MATERIALS TREPRIASS SEED DESTINAND LIMIN MEETS LIMINED ON FLAN AS SUCH, SHALL RECENT & OF TOPSOL, AND EARTH CHAPTER TWICKER HANGS GRASS SEED, OR COMMENTS AS APPROADE OF THE OWNERS' REPRESENTANT, RESPLICID FOR MANIFECTUREST'S EXCOMMENDIATIONS. IN ADOLD TO TREPRESENTANT, ANALY, OR THE APPRESENTANT, RESPLICID FOR MANIFECTUREST'S RECOMMENDIATIONS, WALCH SHALL BE A DESTRUCTED AND ALL OF THE APPRESENTANT OF STREET AND MALCH SHALL BE APPLEST THAT LIGHT SHALL BE A DESTRUCTED AND ALL OF SHALL BE A DESTRUCTED.
- METHOD DETERMIN AND FEED MOST GETTINED LIAM MEDIC LIAM LIANGLE MOLDED ON PAUL AS DOOR DATE OF MOST SETTINED WITH METHOD LIAM LIANGLE MOLDED ON PAUL AS DOOR DATE. OF MOST SETTINED WITH METHOD CONTINUED WITH METHOD CONTI

*SEE LANDSCAPE MATERIALS NOTES FOR PRODUCTS

BASE BID - DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BULLDING ALTERNATE BID - POP-UP IRRIGATION FOR ALL PERMETER PLANTING BEDS AND TURFORASS AREAS

LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING



Toll Free (800) 242-8511





MADISON NILWAUKEE WAUSAU APPLETON KENOSHA CHICAGO

MADISON REGIONAL OFFICE P. 608.848.5060



DETAILS & NOTES

DRAWING FOR CONSTRUCTION 07-29-20

REVIEW I NOT TO BE USED FO DATE OF ISSUE

OAKWOOD VILLAGE AGE BETTER 6145 MINERAL POINT RD. MADISON, WI 53705

GORMAN & COMPANY 200 N. MAIN STREET OREGON, WI 53575

KORB + ASSOCIATES 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203

appumper:

Chil ENGINEER JSD PROFESSIONAL SERVICES, INC. 161 HORIZON DR. SUITE 101 VERONA, WI 53593

STRUCTURAL ENGINEER

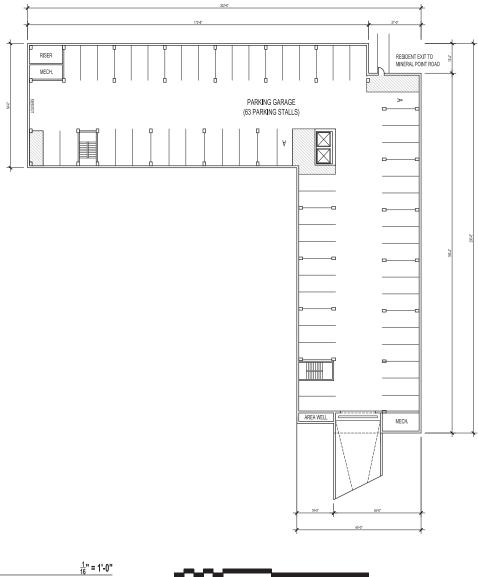
TBD ADDRESS SUITE 101 MILWAUKEE, WI 53203

L200

RESIDENTIAL PARKING - 63 INTERIOR STALLS

11 EXTERIOR STALLS

74 PARKING STALLS TOTAL PARKING:



REVIEW SET ONLY NOT FOR CONSTRUCTION

AGE BETTER - OAKWOOD 6145 MINERAL POINT RD MADISON, WI 53705

OWNERS INFO:

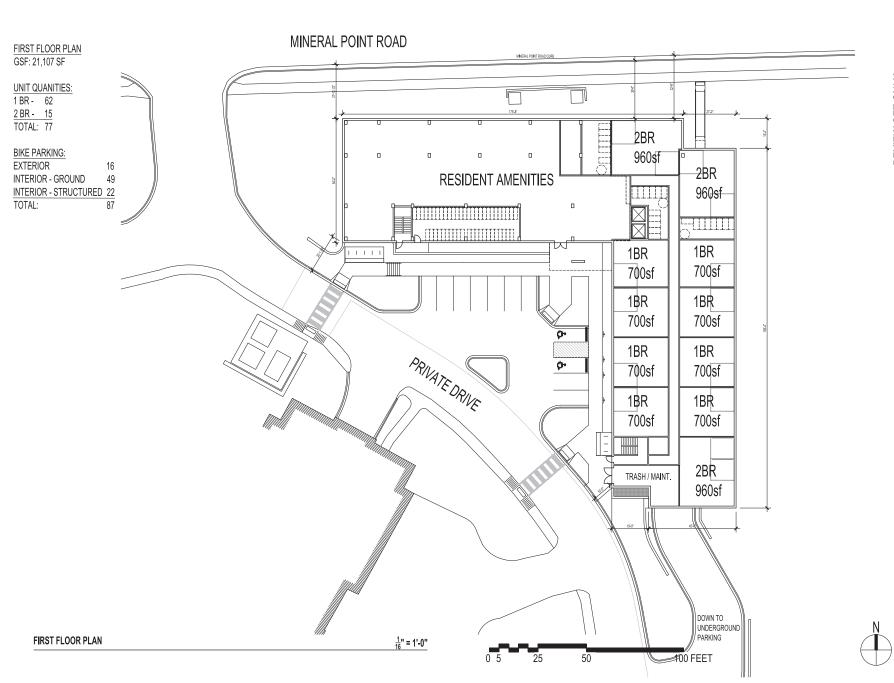
GORMAN & COMPANY 200 N. MAIN STREET OREGON, WI 53575 P 608.835.3900

KORB + ASSOCIATES 648 N. PLANKINTON AVE. SUITE 240 MILWAUKEE, WI 53203 P 414.273.8230

REV. NO:	DATE:
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	RESUBMITTAL
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PROJ. NO:	20002 02
SCALE:	AS NOTED
PHASE:	PLANNING APPROVALS
DATE:	08-27-2020

BASEMENT FLOOR PLAN





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PROJECT NAMI

AGE BETTER - OAKWOOD 6145 MINERAL POINT RD MADISON, WI 53705

OWNERS INFO

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ARCHITEC

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PROJ. NO:	20002 02
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A101

GALLERY

 $\frac{1}{4}$ " = 1'-0"

X

TYPICAL TWO BEDROOM UNIT

LI/NG

TYPICAL UNIT PLANS

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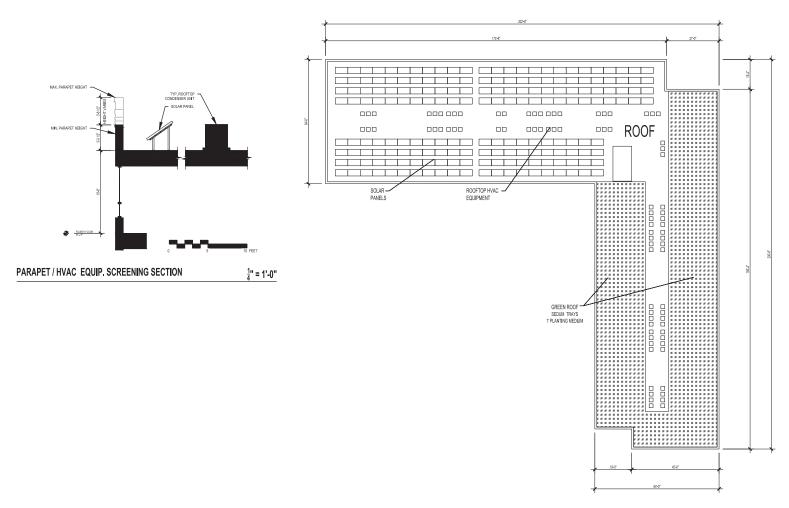
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PROJ. NO:	20002 02
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A102

ROOF PLAN



ROOF PLAN $\frac{1}{16}$ " = 1'-0"





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	SCALE:

ELEVATIONS









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ELEVATIONS





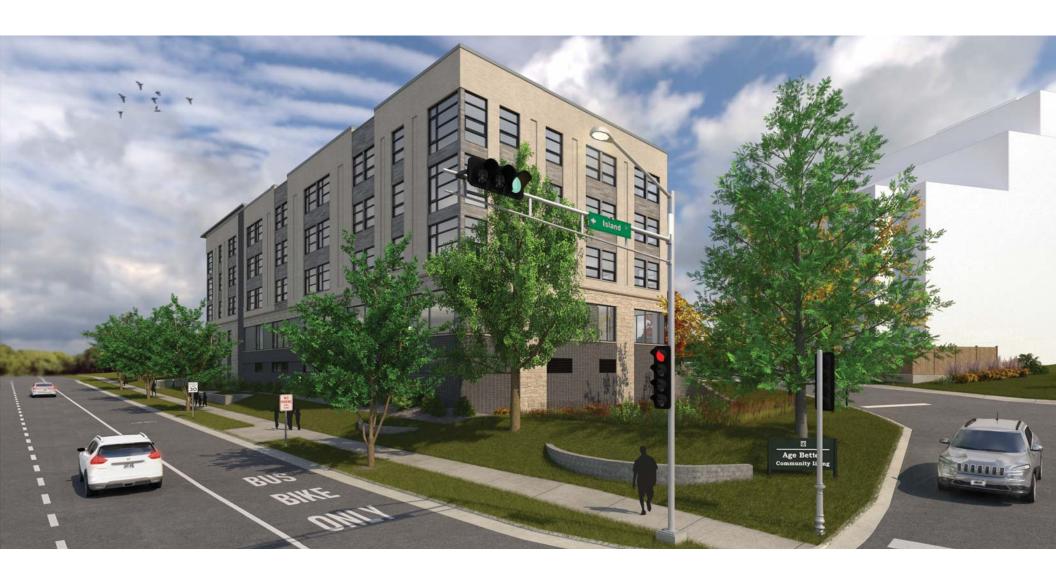


AUGUST 27, 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - MINERAL POINT RD EAST FACADE

AGE BETTER - OAKWOOD



AUGUST 27, 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - MINERAL POINT RD WEST FACADE

AGE BETTER - OAKWOOD

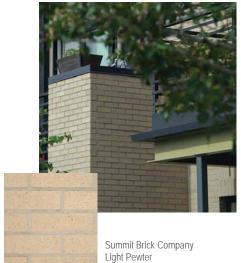


AUGUST 27, 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - ENTRANCE DRIVE

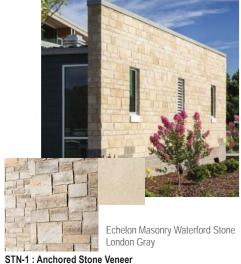
AGE BETTER - OAKWOOD







FBR-2 : Face Brick



STN-2: Cast Stone Sill & Accessories - To Match



Guardian Glass Sunguard - Low-E Coating

Guardian Glass - Deco HT Warm Grey - Low-E Coating

GL-10: Low-E Clear Insulating Glass



FCB-1: Fiber Cement Board Siding



FCB-2: Wood-look Fiber Cement Board



MP-1 : Corrugated Metal Panel SMF-1: Prefinished Sheet Metal - To match



Kawneer Trifab VG 451T Anodized Black

AFS-1: Aluminum Storefront Framing System LVR-1: Prefinished Aluminum Louver



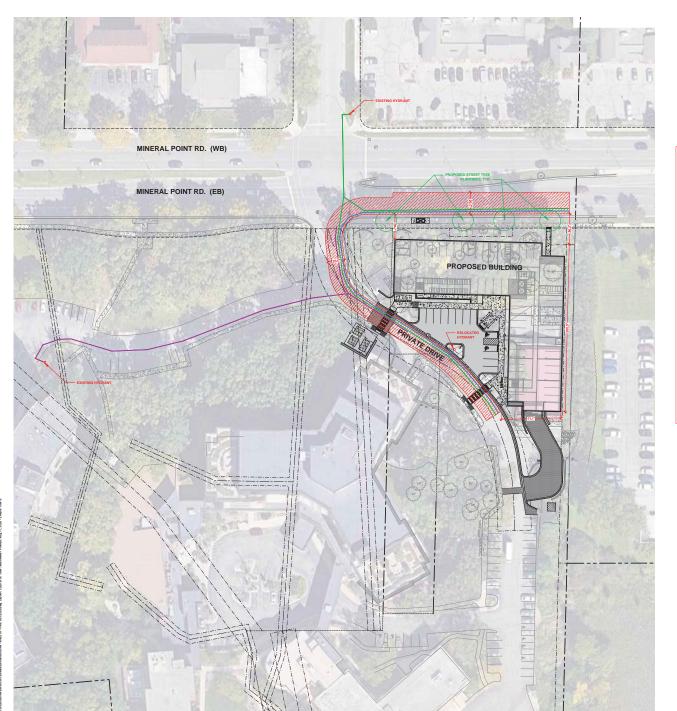
Pella Impervia - Fiberglass

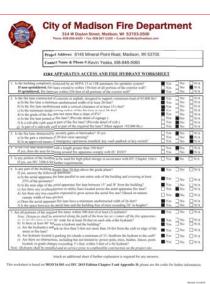
FWS-1: Fiberglass Window System

AUGUST 27, 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR MATERIALS AGE BETTER - OAKWOOD





NOTE: ALL HOSE LAY LENGTHS SHOWN ARE A MAXIMUM OF 500 FEET

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
Z;:Z;:Z;:Z)	PROPOSED EASEMENT HATCH
	BUILDING OUTLINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
111111111	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
Carl Carre	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PERMEABLE PAVERS
	RETAINING WALL
x	RAILING
-00	FENCE
040	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
-	ADA PARKING SIGN
•	BOLLARD
	BOLLARD WITH ADA PARKING SIGN
_	BIKE RACK
٥	EXISTING HYDRANT







MADISON MILWAUKEE WAUSAU
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