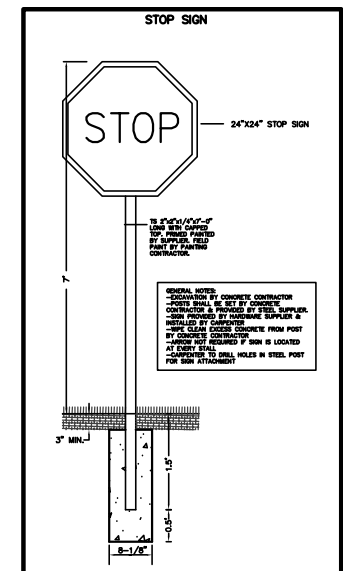
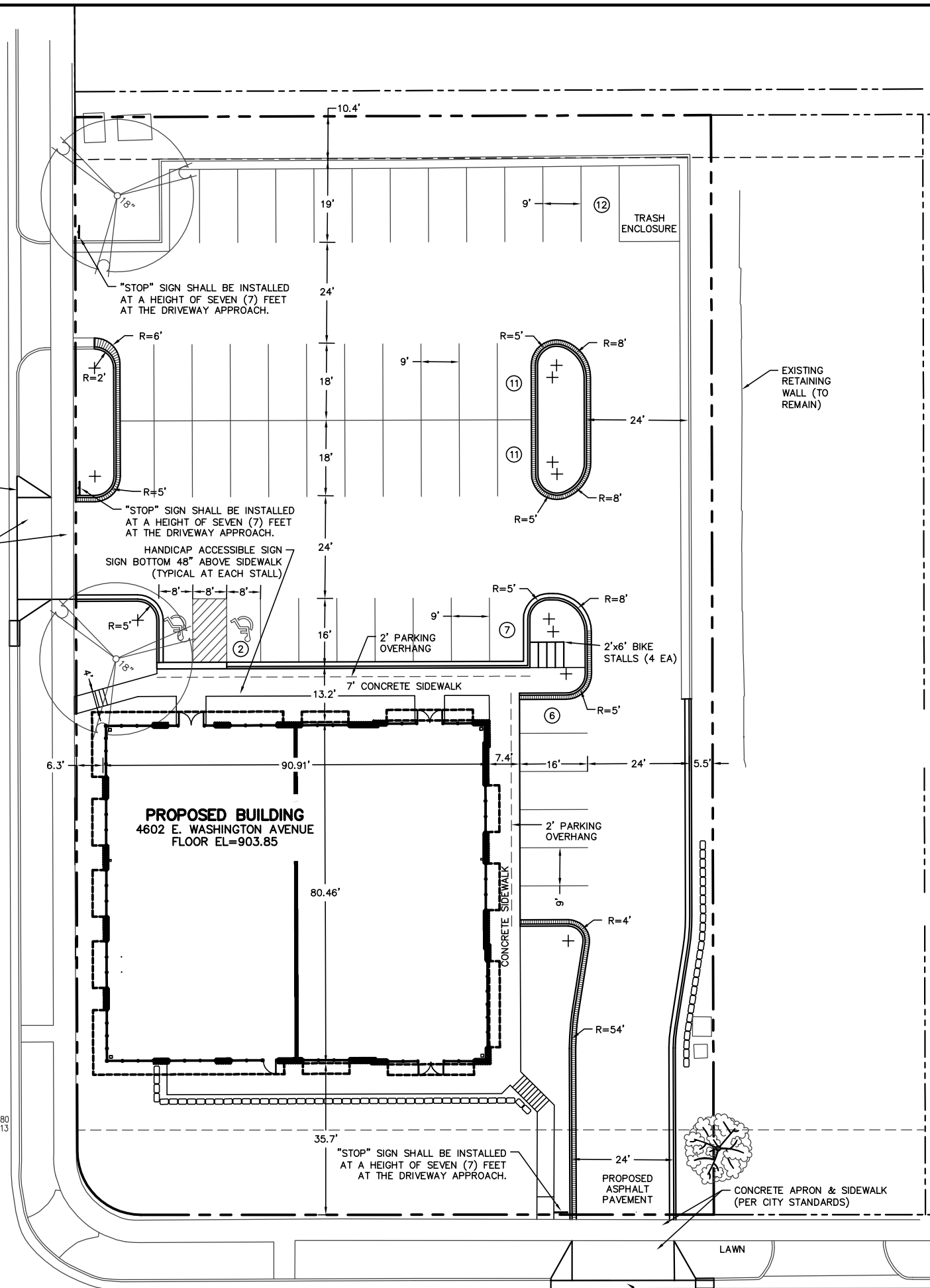
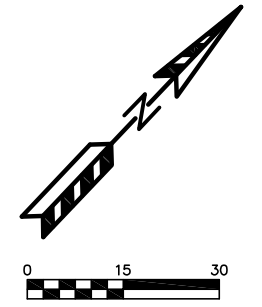


COLUMBUS LANE

TC: 894.70
IE(SW): 891.80
IE(NE): 892.13



HANDICAP ACCESSIBLE SIGN DETAIL



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 4602 EAST WASHINGTON AVENUE
 Site acreage (total) 0.89 ACRES

Number of building stories (above grade) 1 STORY
 Building height 24'
 DPS type of construction (new structures or additions) ?
 Total square footage of building 7,200 SF

Use of property RETAIL COMMERCIAL
 Gross square feet of office ?
 Gross square feet of retail area ?
 Number of employees in warehouse ?
 Number of employees in production ?
 Capacity of restaurant/place of assembly N/A

Number of bicycle stalls shown 4

Number of Parking stalls:

	SHOWN
Small Car	0
Large Car	47
Accessible	2
Total	49

Number of trees shown (See Landscape Plan)

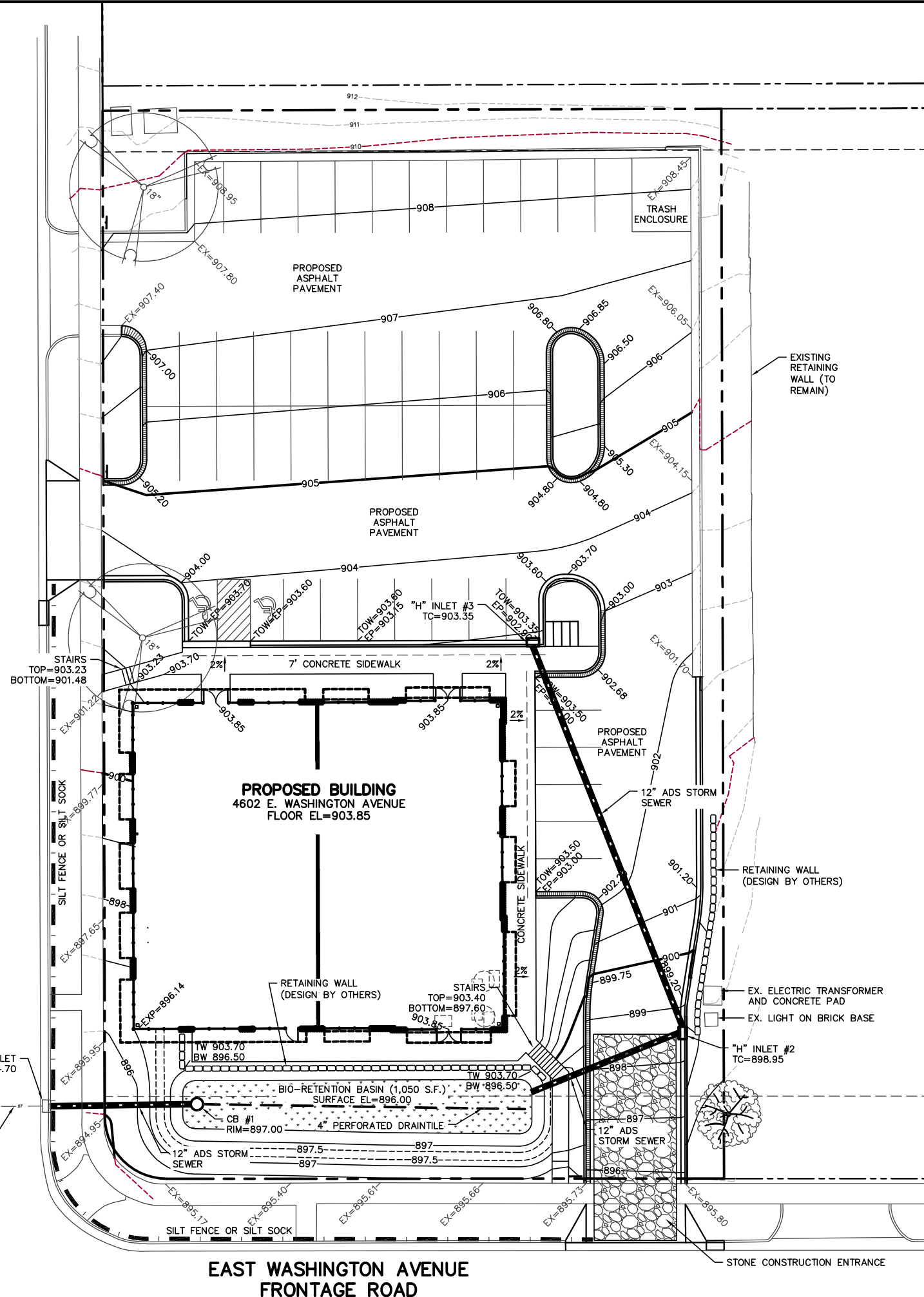
EAST WASHINGTON AVENUE
FRONTAGE ROAD

SAWCUT CURB HEAD FOR ENTRANCE PER CITY STANDARDS

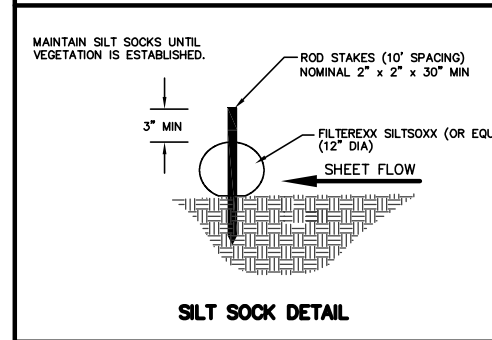
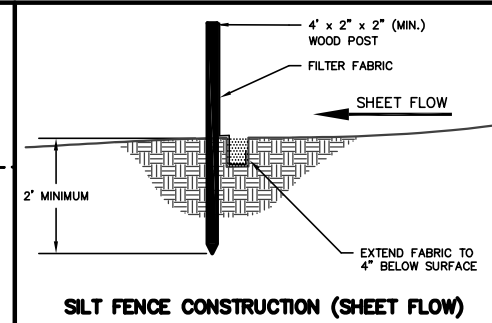
4602 EAST WASHINGTON REDEVELOPMENT
 PROPOSED SITE PLAN
 PAGE: 2 OF 5
 DATED: MARCH 11, 2014

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COLUMBUS LANE



EAST WASHINGTON AVENUE
FRONTAGE ROAD



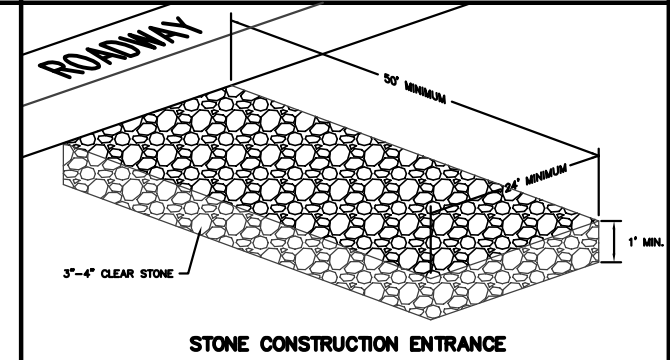
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TIME SCHEDULE:
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 JANUARY 1 - MAY 15, 2015 CONSTRUCT BUILDING AND PARKING LOT AND RESTORE DISTURBED AREAS.

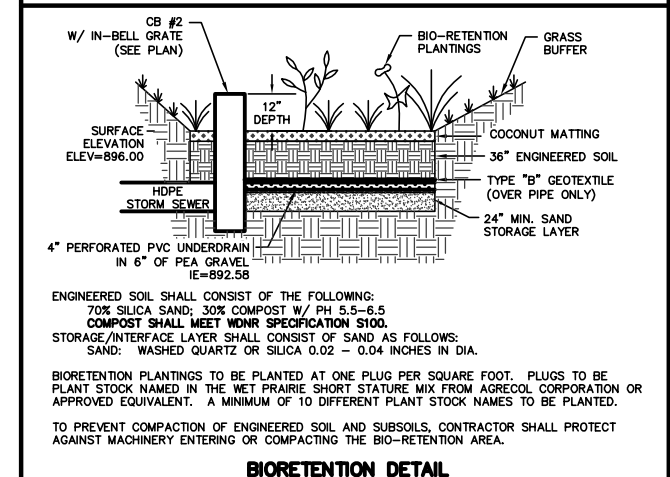
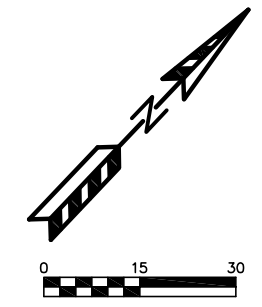
RESTORATION NOTES:
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 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 ECC WASHINGTON AVENUE PROPERTY, LLC
 ATTN: RYAN CONRAD
 8500 KEYSTONE CROSSING, SUITE 160
 INDIANAPOLIS, IN 46240

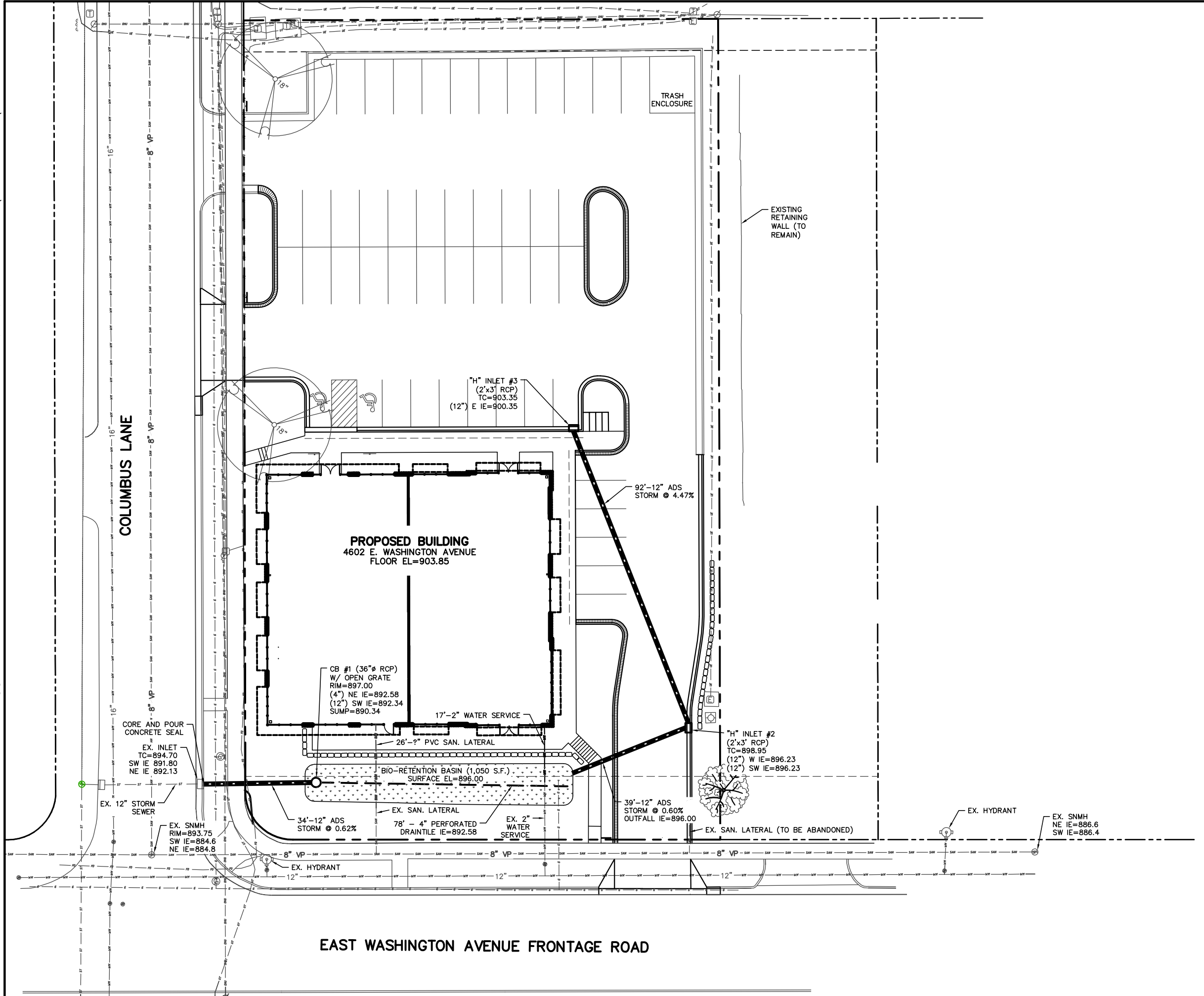
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



4602 EAST WASHINGTON REDEVELOPMENT
 GRADING AND EROSION CONTROL PLAN
 PAGE: 3 OF 5
 DATED: MARCH 11, 2014
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UTILITY NOTES:

THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONNECTING TO EXISTING SANITARY SEWER AND WATER MAIN.

THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR SERVICE TO THE CITY OF MADISON WATER UTILITY TO OBTAIN THE PERMIT FOR THE WATER SERVICE CONNECTIONS.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.

PRIOR TO FINAL APPROVAL OF DEMOLITION PERMIT, CONTRACTOR SHALL OBTAIN PERMIT TO PLUG EXISTING SANITARY LATERAL SERVING BUILDING PROPOSED FOR DEMOLITION. CONTRACTOR SHALL COMPLETE SEWER LATERAL PLUGGING APPLICATION AND PAY APPLICABLE PERMIT FEE.

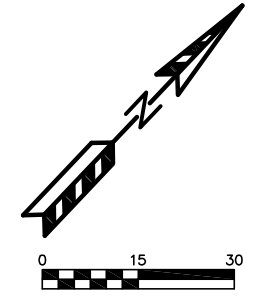
THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION. THIS PERMIT APPLICATION IS AVAILABLE AT: [HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM](http://www.cityofmadison.com/engineering/permits.cfm).

GENERAL NOTES:

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

ALL DAMAGE TO THE PAVEMENT ON E. WASHINGTON AVENUE FRONTAGE ROAD, ADJACENT TO THE DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

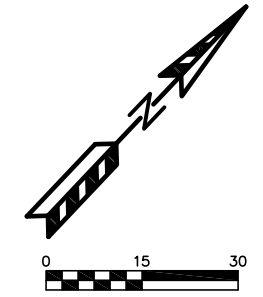
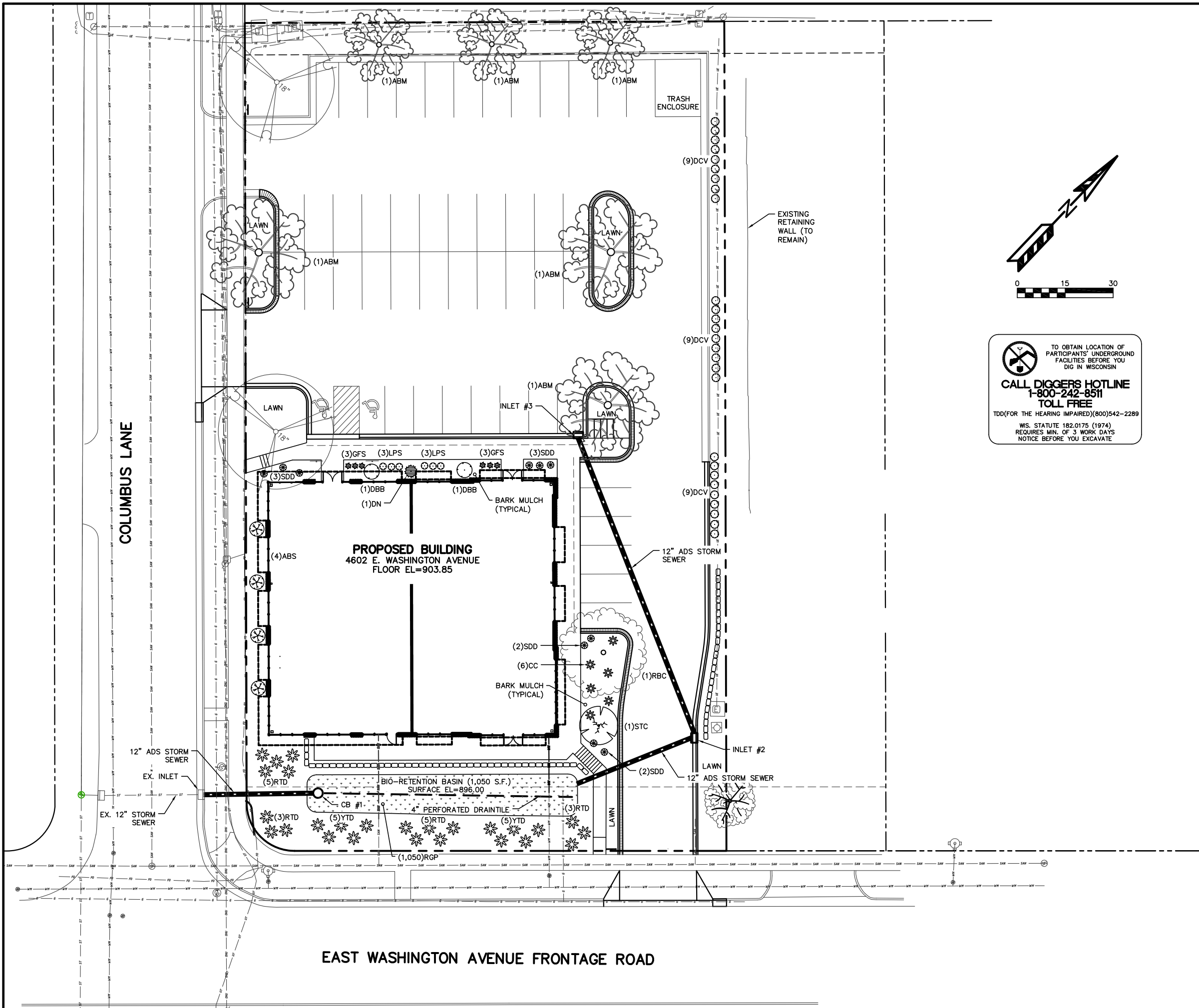
THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR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



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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 UTILITY PLAN
 PAGE: 4 OF 5
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Landscape Points Required
 Area = 29,349 SF
 Landscape Points Required: 29,239/300 = 97 units
 135 units x 5 points/unit = **485 points**

Total Landscape Points Required **485 points**

Landscape Points Supplied
 Ex canopy trees - 2 @ 35 = 70 points
 Proposed canopy trees - 7 @ 35 = 245 points
 Proposed ornamental trees - 1 @ 15 = 15 points
 Proposed deciduous shrubs - 78 @ 2 = 156 points
 Proposed ornamental grasses 0 @ 2 = 0 points
 Total landscape points supplied = **486 points**

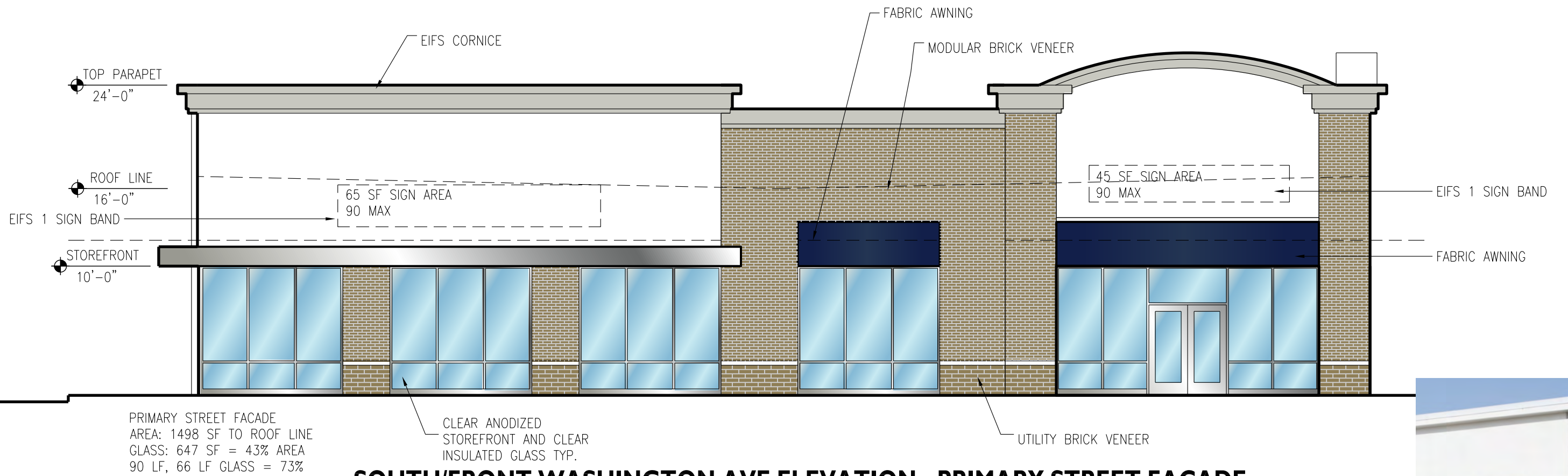
PROPOSED PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
ABM	6	2 1/2"	Autumn Blaze Maple	BB
RBC	3	12'	River Birch Clump	BB
Ornamental Deciduous Trees				
STC	2	1 1/2"	Sergeant Tina Crab	BB
Deciduous Shrubs				
ABS	4	4'	Autumn Brilliance Serviceberry	BB
CC	6	28"	Cranberry Cottonaster	Pot
DCV	27	24"	Dwarf Cranberry Bush Viburnum	Pot
DBB	2	24"	Dwarf Burning Bush	Pot
DN	1	24"	Diablo Ninebark	Pot
GFS	6	18"	Gold Flame Spirea	Pot
LPS	6	18"	Little Princess Spirea	Pot
RTD	16	18"	Bailey Red Twig Dogwood	Pot
YTD	10	18"	Yellow Twig Dogwood	Pot
Perennials (non contributing)				
SDD	6	1 G	Stela de Oro Daylily	Con
RGP	(1,050)	1"	Bioretention Plantings (18" o.c.)	Plug
			Common Blue Star	
			Bottle Gentian	
			Obedient Plant	
			Columbine	
			Switchgrass	
			Foxsedge	
			Black Eyed Susan	
			Wild Iris	
			Swamp Milkweed	
			White Turtlehead	
			Cardinal Flower	
			Turk's Cap Lily	
			Little Bluestem	
			Canada Wild Rye	
			Nodding Onion	

- NOTES:
- 1) Lawn areas to receive a minimum of 4" of topsoil, seed (Madison Parks), starter fertilizer, and straw mulch.
 - 2) Seeded areas on slopes greater than 3:1 shall be mulched with Curlex erosion control fabric (installed per manufacturer's specifications).
 - 3) Foundation planting beds and individual plants in lawn areas to be mulched with 3" of shredded hardwood bark mulch spread to a depth of 3" over weed barrier fabric.
 - 4) Infiltration basin to receive 1" shredded hardwood bark mulch.

s.p.s
 Paul Skidmore, Landscape Architect LLC
 Paul Skidmore, ASLA
 Landscape Architect
 13 Red Maple Trail (608) 826-0032
 Madison, WI 53717 (608) 335-1529 (c)
 paulskidmore@tds.net

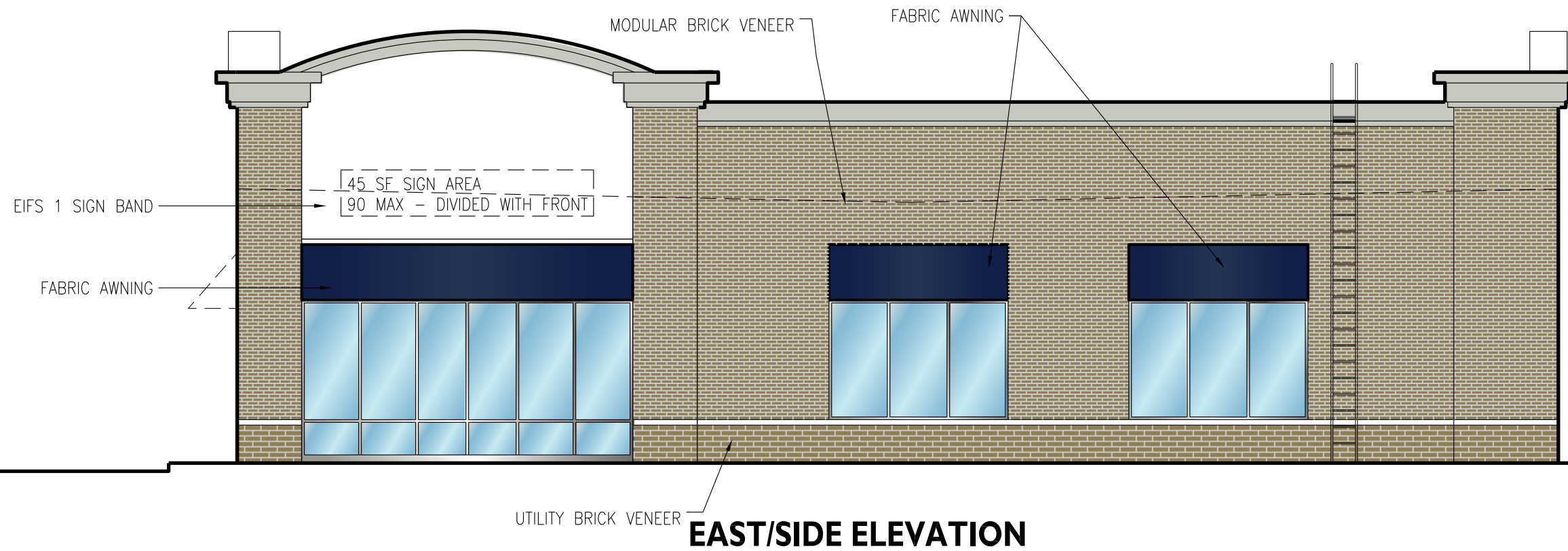
4602 EAST WASHINGTON REDEVELOPMENT
 LANDSCAPE PLAN
 PAGE: 5 OF 5
 DATED: MARCH 11, 2014
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SOUTH/FRONT WASHINGTON AVE ELEVATION - PRIMARY STREET FACADE



IMAGE OF ACTUAL FINISHES



ELEVATION-1

1/8" = 1'-0"

02/18/2014

**PROPOSED RETAIL BUILDING
4602 EAST WASHINGTON AVE
MADISON, WISCONSIN**

6925 EAST 96TH ST., SUITE 105
INDIANAPOLIS, IN 46250
317 . 288 . 0681 VOICE
317 . 288 . 0753 FAX

**CURRAN
ARCHITECTURE**
WWW.CURRAN-ARCHITECTURE.COM

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NORTH/REAR PARKING ELEVATION



IMAGE OF ACTUAL FINISHES

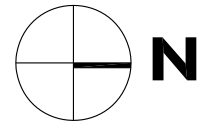
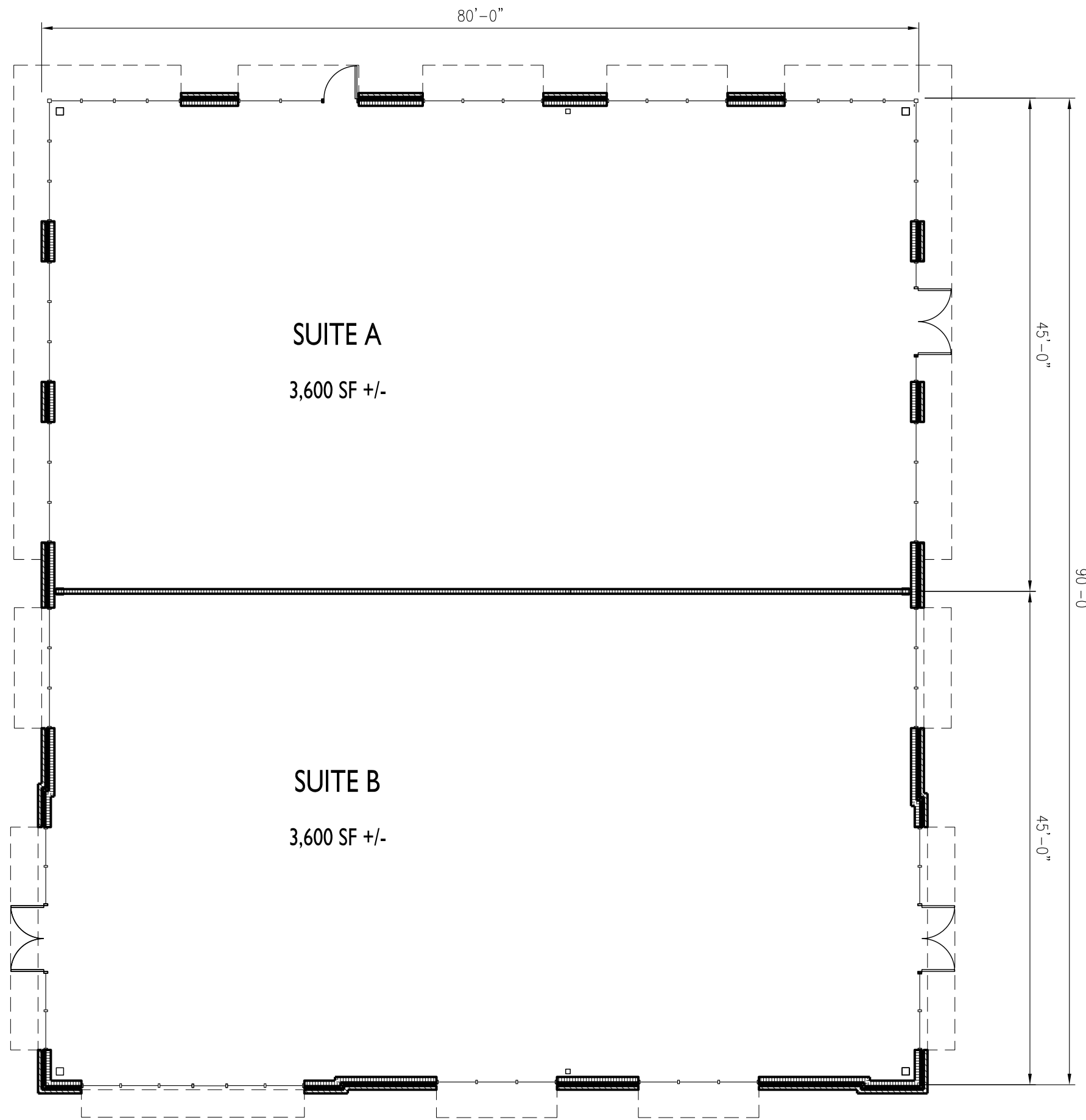


WEST/SIDE COLUMBUS LN ELEVATION

ELEVATION-1 1/8" = 1'-0" 02/18/2014

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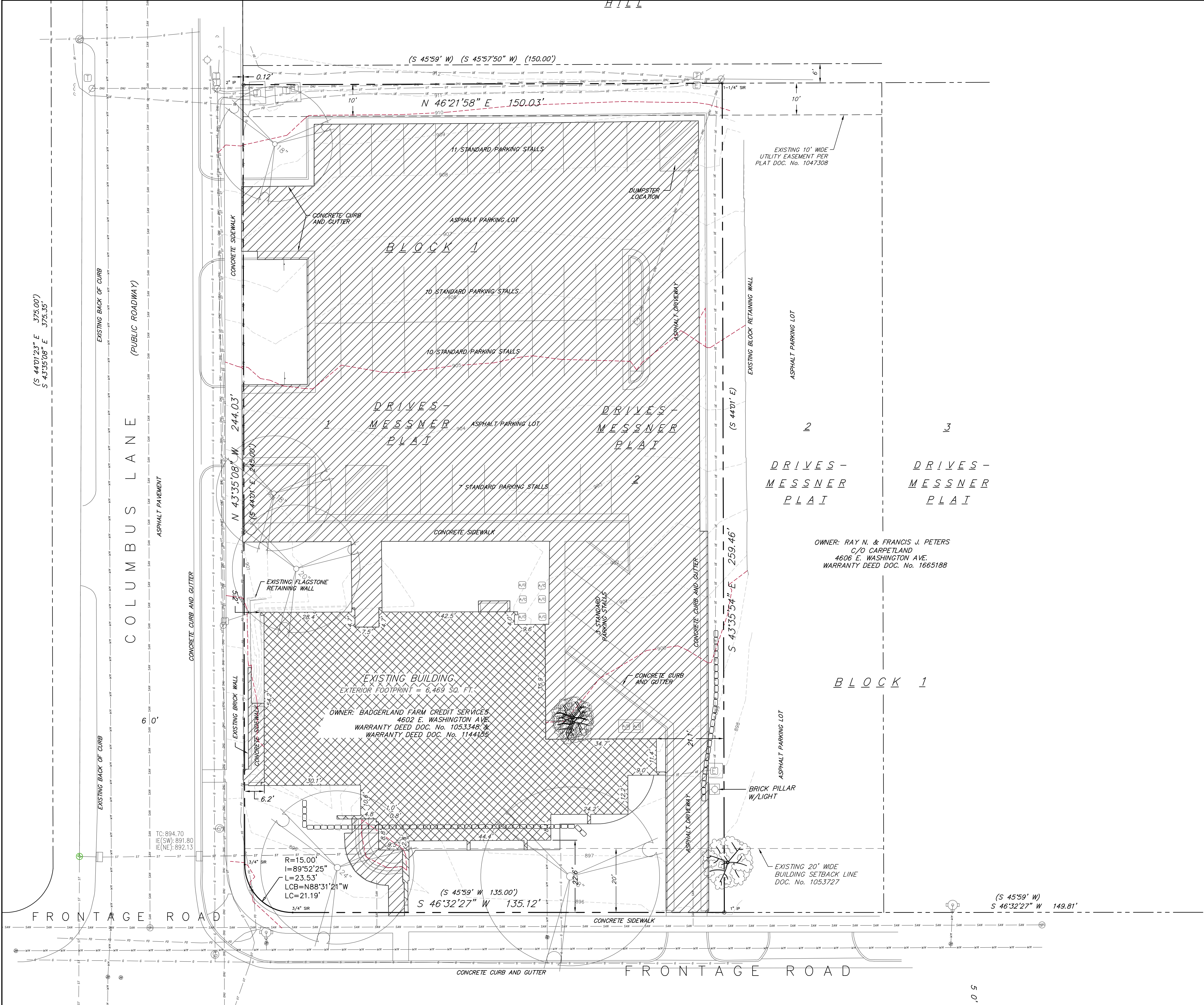


BUILDING PLAN-1 3/32" = 1'-0" 02/11/2014

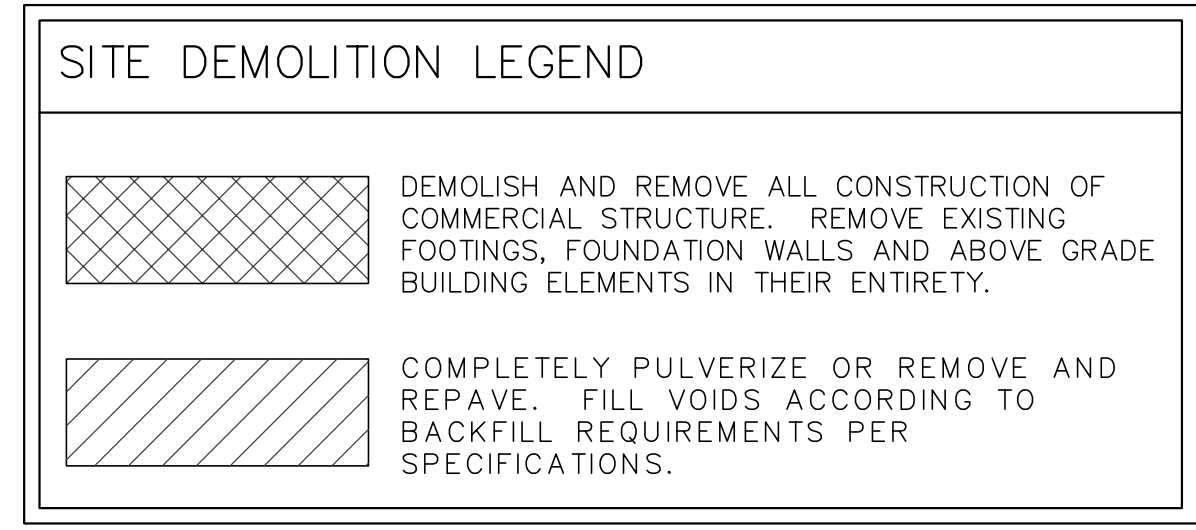
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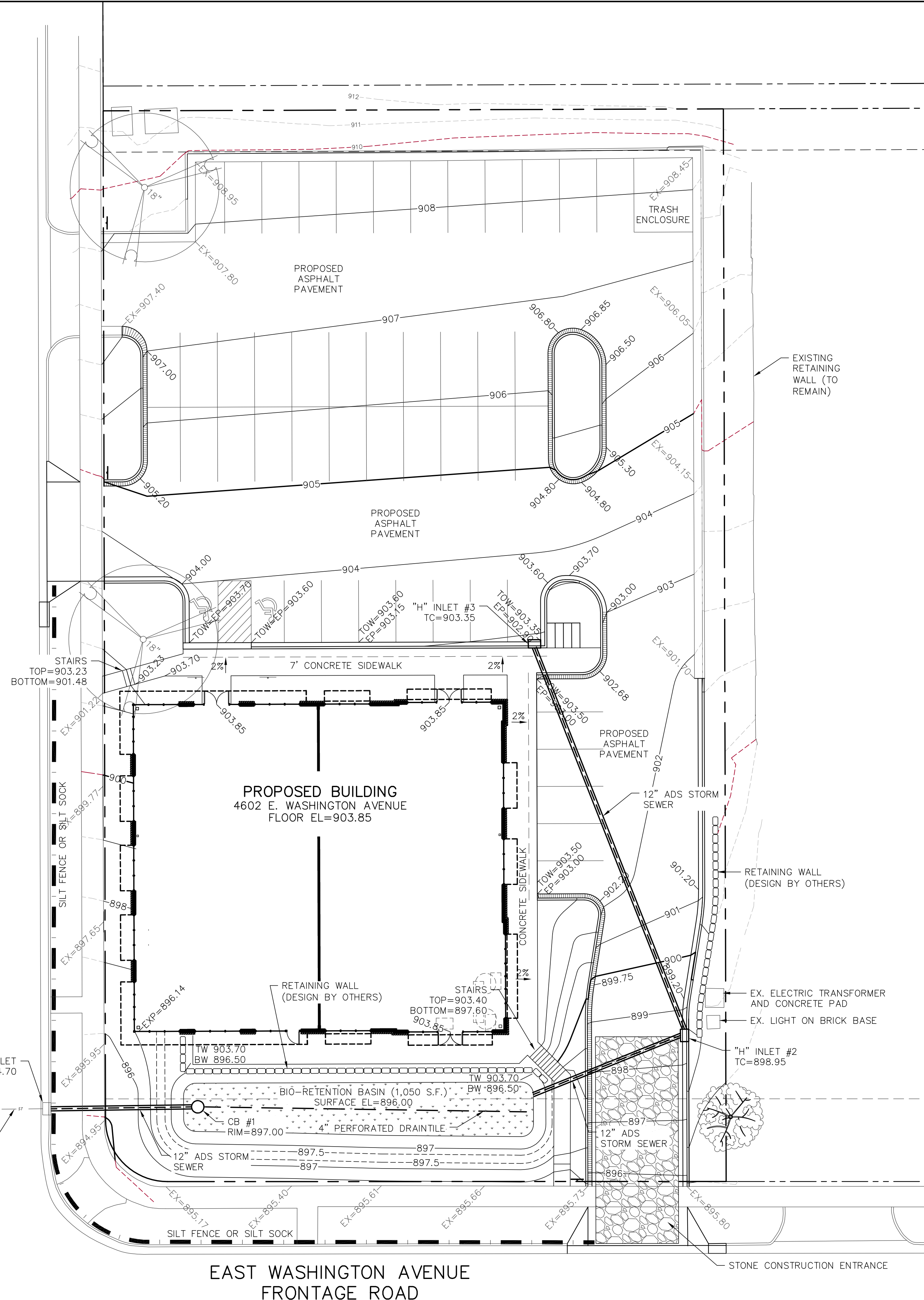
- ### DEMOLITION GENERAL NOTES
1. PRIOR TO COMMENCEMENT OF DEMOLITION THE GENERAL CONTRACTOR SHALL EVALUATE THE EXISTING STRUCTURES FOR THE PRESENCE OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE PRESENT, THEY SHALL BE DISPOSED AS REQUIRED BY THE CITY OF MADISON & STATE OF WISCONSIN. HAZARDOUS MATERIALS CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS FROM BUILDING PREMISES.
 2. SHUT-OFF, DISCONNECT, REMOVE, SEAL AND CAP UTILITIES ACCORDING TO SPECIFICATIONS. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
 3. DEMOLISH ALL FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION THAT ARE WITHIN AREA OF WORK IN THEIR ENTIRETY.
 4. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS.
 5. ALL EJECTOR PITS, SUMP PITS, MANHOLES, CATCH BASINS AND ALL OTHER STRUCTURES WITHIN AREA OF DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY.
 6. BACKFILL AND COMPACTION OF SOIL MATERIAL IN AREA WHERE BUILDING DEMOLITION OCCURRED SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 7. COMPLETELY REMOVE ANY AND ALL ABOVE GROUND STRUCTURES (I.E. FLAG POLES, SIGNS, STOOPS, RAILINGS ETC.) WITHIN AREA OF WORK.
 8. GENERAL CONTRACTOR TO PRODUCE A "DECONSTRUCTION" REUSE & RECYCLING PLAN AS REQUIRED BY THE CITY OF MADISON.
 9. THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER PRIOR TO DEMOLITION OF EXISTING BUILDINGS.



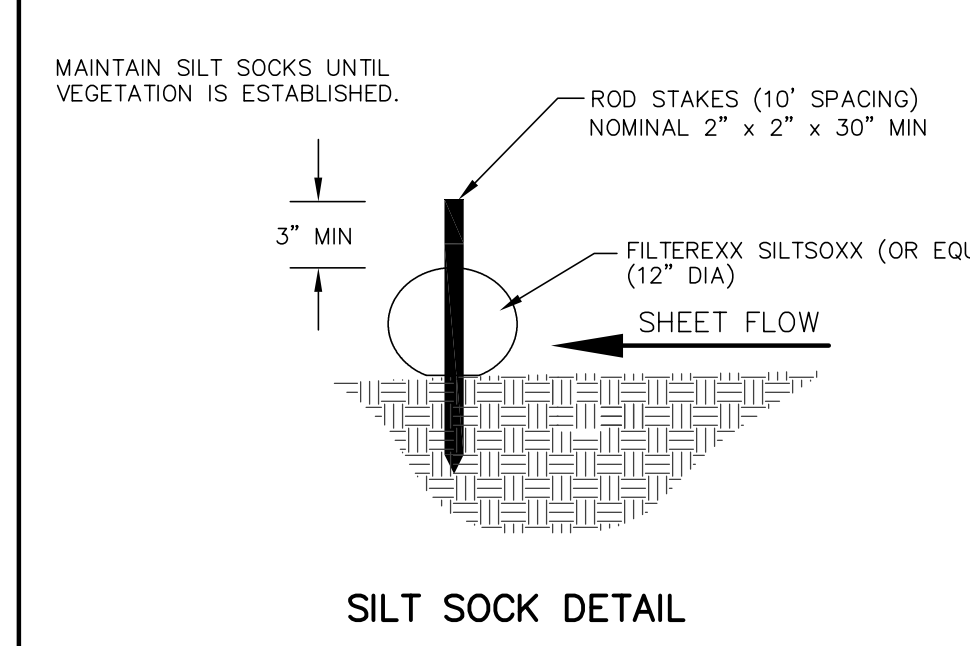
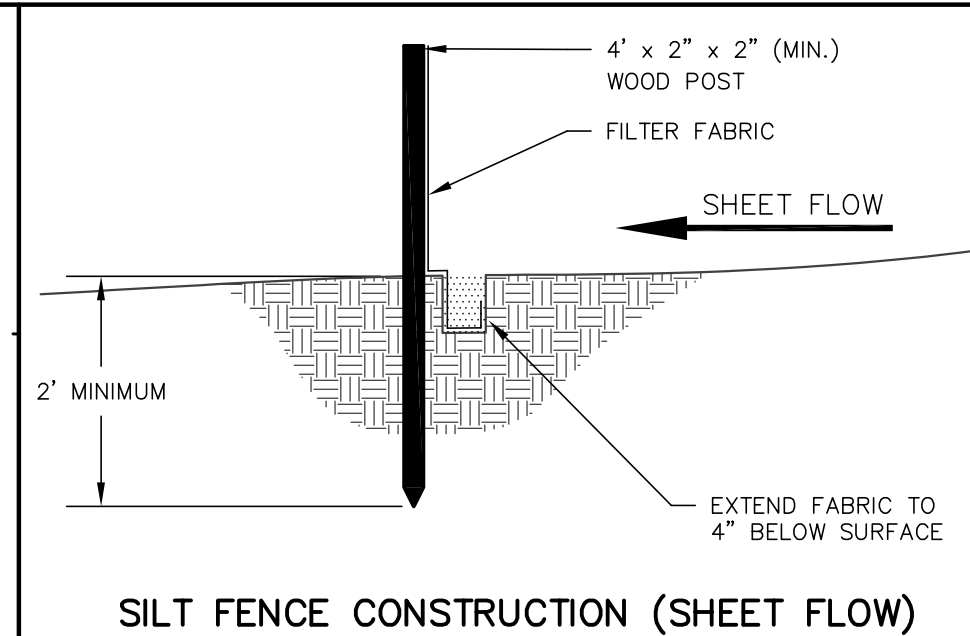
4602 EAST WASHINGTON REDEVELOPMENT
 EXISTING SITE PLAN
 PAGE: 1 OF 5
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COLUMBUS LANE



EAST WASHINGTON AVENUE
FRONTAGE ROAD



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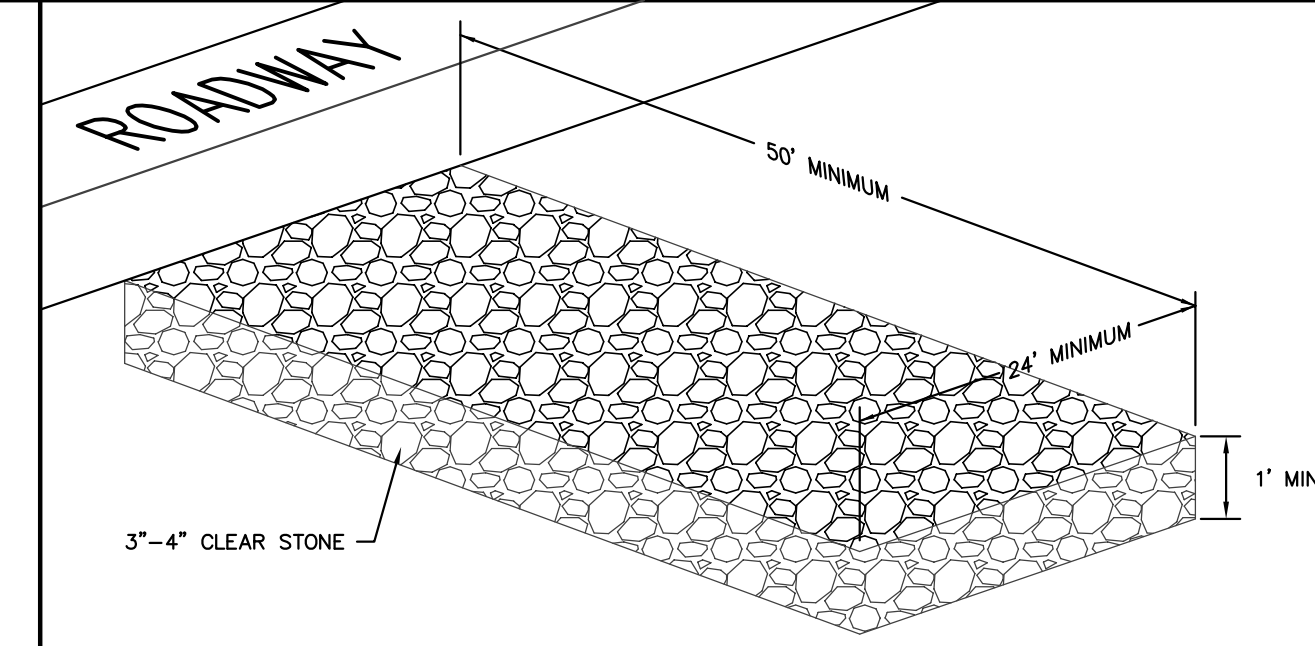
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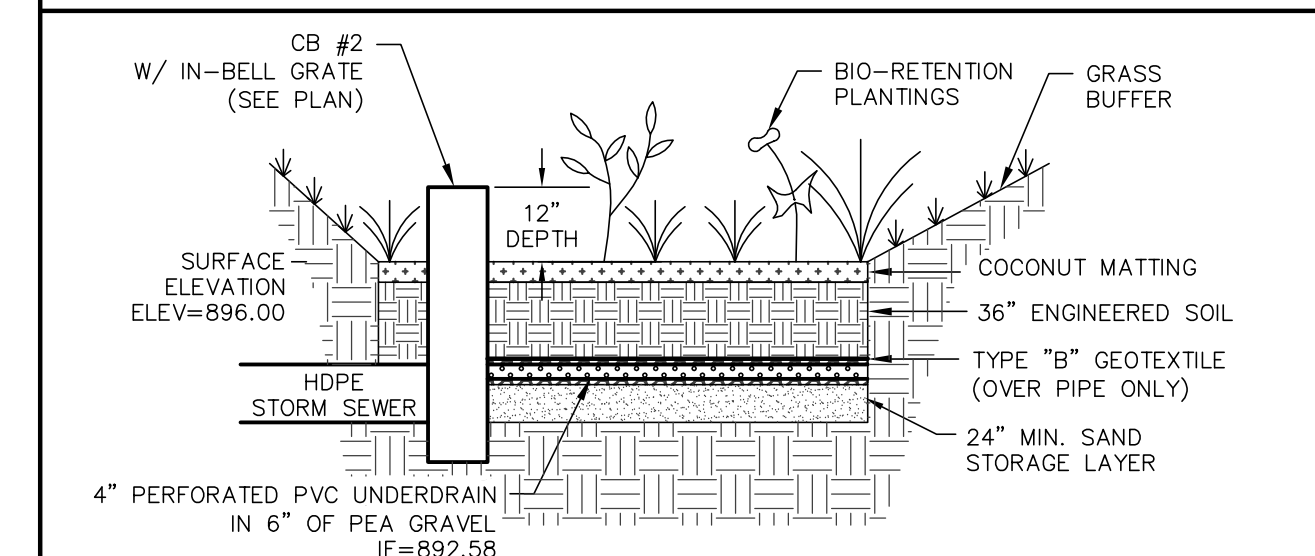
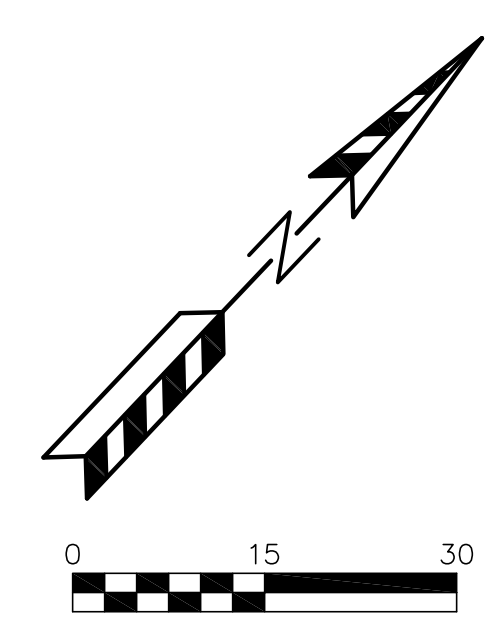
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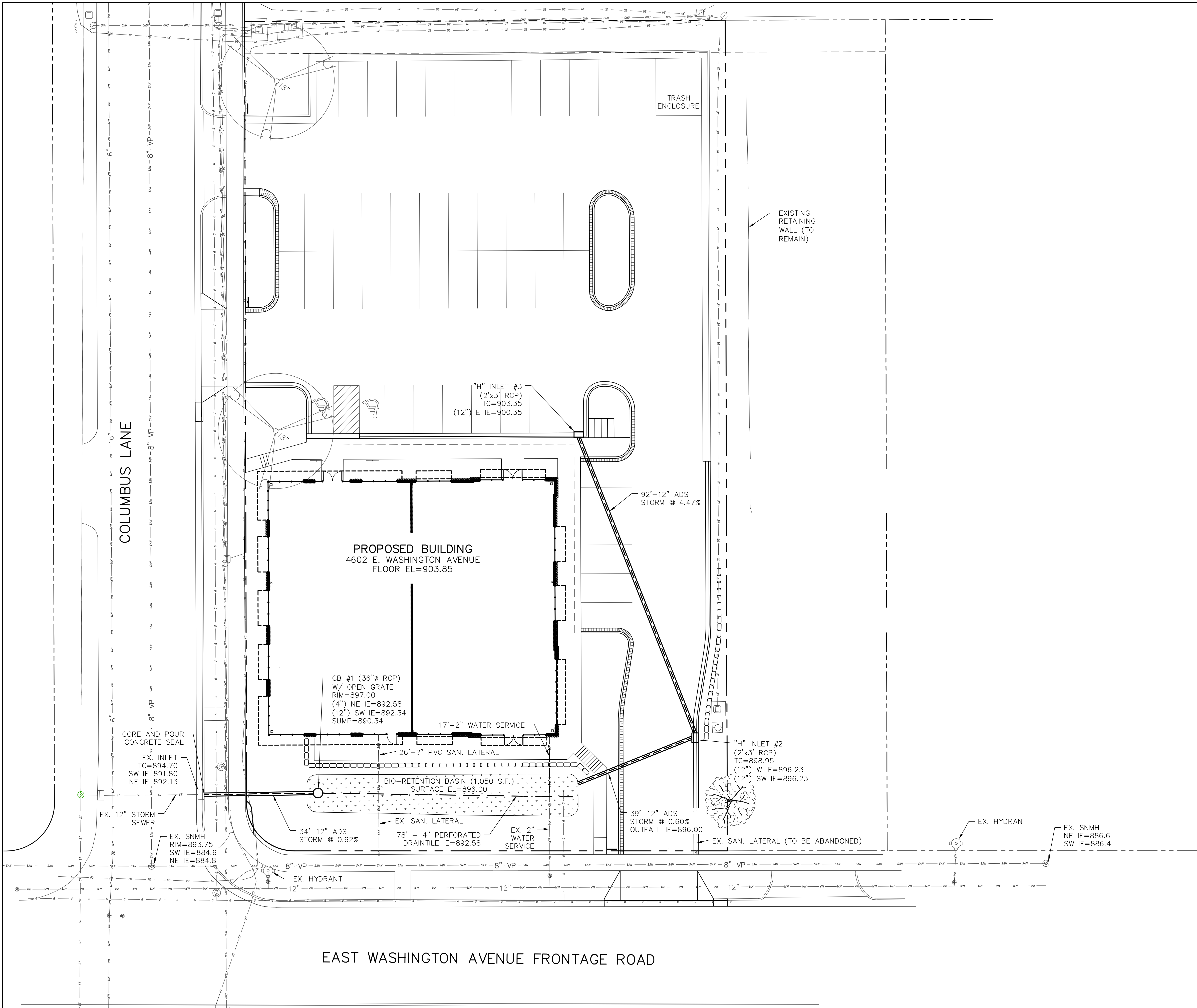
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET MONR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

4602 EAST WASHINGTON REDEVELOPMENT
GRADING AND EROSION CONTROL PLAN
PAGE: 3 OF 5
DATED: MARCH 11, 2014

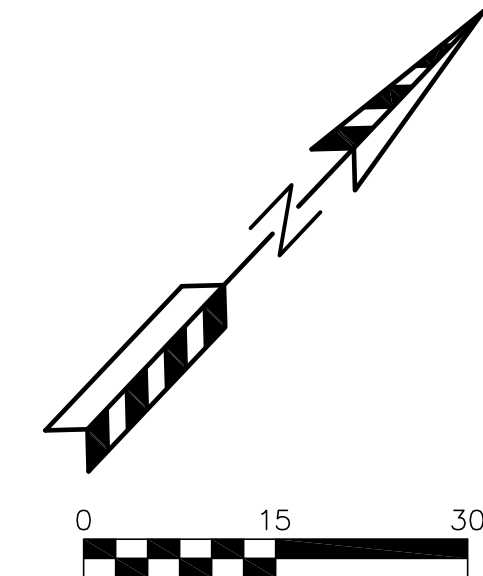
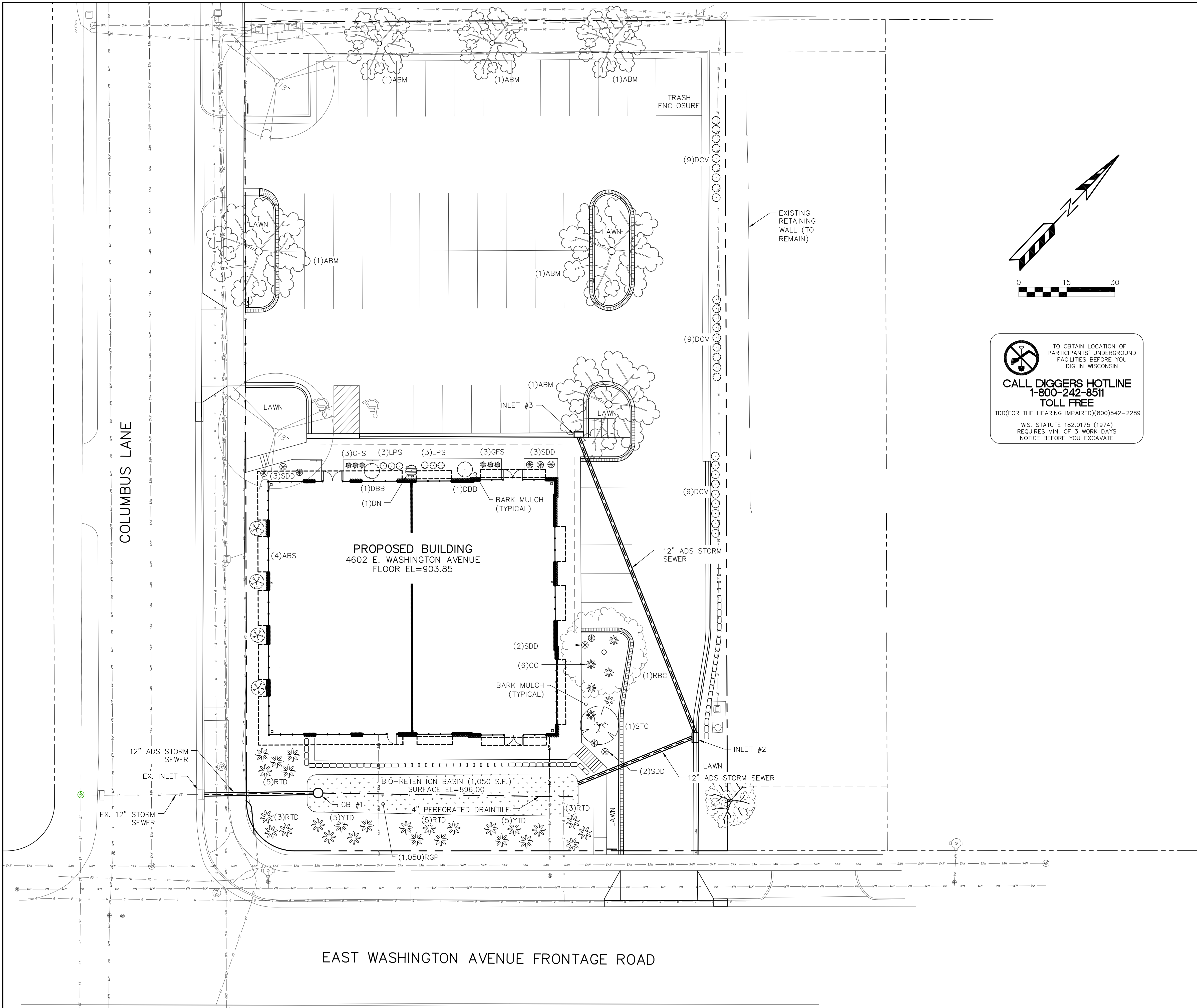
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
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4602 EAST WASHINGTON REDEVELOPMENT
UTILITY PLAN
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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
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WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



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Landscape Points Required

Area = 29,349 SF
 Landscape Points Required: 29,239/300 = 97 units
 135 units x 5 points/unit = **485 points**

Total Landscape Points Required

485 points

Landscape Points Supplied

Ex canopy trees - 2 @ 35 = 70 points
 Proposed canopy trees - 7 @ 35 = 245 points
 Proposed ornamental trees - 1 @ 15 = 15 points
 Proposed deciduous shrubs - 78 @ 2 = 156 points
 Proposed ornamental grasses 0 @ 2 = 0 points

Total landscape points supplied = **486 points**

PROPOSED PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
ABM	6	2 1/2"	Autumn Blaze Maple	BB
RBC	3	12'	River Birch Clump	BB
Ornamental Deciduous Trees				
STC	2	1 1/2"	Sergeant Tina Crab	BB
Deciduous Shrubs				
ABS	4	4"	Autumn Brilliance Serviceberry	BB
CC	6	28"	Cranberry Cottonaster	Pot
DCV	27	24"	Dwarf Cranberry Bush Viburnum	Pot
DBB	2	24"	Dwarf Burning Bush	Pot
DN	1	24"	Diablo Ninebark	Pot
GFS	6	18"	Gold Flame Spirea	Pot
LPS	6	18"	Little Princess Spiraea	Pot
RTD	16	18"	Bailey Red Twig Dogwood	Pot
YTD	10	18"	Yellow Twig Dogwood	Pot
Perennials (non contributing)				
SDD	6	1 G	Stella de Oro Daylily	Con
RGP	(1,050)	1"	Bioretention Plantings (18" o.c.)	Plug
Common Blue Star Bottle Gentian Obedient Plant Columbine Switchgrass Foxsedge Black Eyed Susan Wild Iris Swamp Mildweed White Turtlehead Cardinal Flower Turk's Cap Lily Little Bluestem Canada Wild Rye Nodding Onion				

NOTES:

- Lawn areas to receive a minimum of 4" of topsoil, seed (Madison Parks), starter fertilizer, and straw mulch.
- Seeded areas on slopes greater than 3:1 shall be mulched with Curlex erosion control fabric (installed per manufacturers specifications).
- Foundation planting beds and individual plants in lawn areas to be mulched with 3" of shredded hardwood bark mulch spread to a depth of 3" over weed barrier fabric.
- Infiltration basin to receive 1" shredded hardwood bark mulch.



Paul Skidmore, Landscape Architect LLC

Paul Skidmore, ASLA
 Landscape Architect

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4602 EAST WASHINGTON REDEVELOPMENT

LANDSCAPE PLAN

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