

PARKING LOT SITE PLAN INFORMATION - NORTH SIDE OF ROAD

SITE ADDRESS: 4902 & 4908 HAMMERSLEY ROAD, MADISON WISCONSIN, 53711
SITE ACREAGE: 0.909 ACRES

NUMBER OF BUILDING STORIES (ABOVE GRADE): 2
BUILDING HEIGHT: 29'-8"
DILR TYPE OF CONSTRUCTION: TYPE II-B CONSTRUCTION ON THE ADDITION
TOTAL SQUARE FOOTAGE OF BUILDINGS: 29,837 S.F.

USE OF PROPERTY: OFFICE
GROSS SQUARE FEET OF OFFICE: 140
NUMBER OF EMPLOYEES: 140
NUMBER OF BICYCLE STALLS SHOWN: 20 INTERIOR
NUMBER OF PARKING STALLS:

STANDARD CAR:	104
ACCESSIBLE:	5
TOTAL:	109 (ADDITIONAL STALLS PROPOSED ACROSS HAMMERSLEY ROAD - SEE BELOW)

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

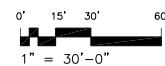
NUMBER OF BUILDING STORIES (ABOVE GRADE): N/A
BUILDING HEIGHT: N/A
DILR TYPE OF CONSTRUCTION: N/A
TOTAL SQUARE FOOTAGE OF BUILDINGS: N/A

NUMBER OF BICYCLE STALLS SHOWN: SEE ABOVE
NUMBER OF PARKING STALLS:

STANDARD CAR:	56
ACCESSIBLE:	0
TOTAL:	56

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

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



PACIFIC CYCLE
4902 HAMMERSLEY ROAD
MADISON, WISCONSIN, 53711

Midwest Equity Properties, LLC
7719 GREENWOOD ROAD
VERONA, WISCONSIN, 53593

ISSUE DATES:

RFISI DATE:

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #: 20120410
SHEET NUMBER

A101

WHITCOMB
VILLAGE
CONDOMINIUM

LOT 1
78,456 SQUARE FEET
OR 1.801 ACRES

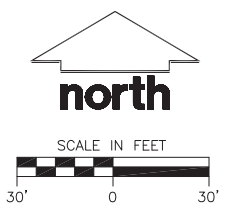
LOT 2
ORCHARD
RIDGE

PROPOSED BUILDING
FFE = 1017.30
STEPPED ELEVATION ON EAST END OF
BUILDING = 1020.60

HAMMERSLY ROAD

LEGEND (PROPOSED)

- PROPERTY LINE
- - - - - PROPOSED 1 FOOT CONTOUR
- - - - - PROPOSED 5 FOOT CONTOUR
- BUILDING LINE
- Stm STORM SEWER
- SILT FENCE
- EDGE OF CONCRETE
- STORMWATER AREA
- 18" CONCRETE CURB & GUTTER
- 18" REJECT CONCRETE CURB & GUTTER
- 18" MOUNTABLE CONCRETE CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT



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 STANDARDS.
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 ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
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 ENGINEER FOR APPROVAL.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR AND WDCOMM 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

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 CONSTRUCTION.
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 MANAGEMENT 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 SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PREVIOUS 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 DISTURBING ACTIVITY.

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SERVICES PROVIDED TO:
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901 Deming Way, Suite 102
Madison, WI 53717

PROJECT:
**PACIFIC CYCLE
EXPANSION**

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 12-5318

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: DOS 11-21-12
DRAWN: DOS 11-21-12
APPROVED: WD -

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	11-28-12

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SHEET TITLE:
**GRADING & EROSION
CONTROL PLAN**

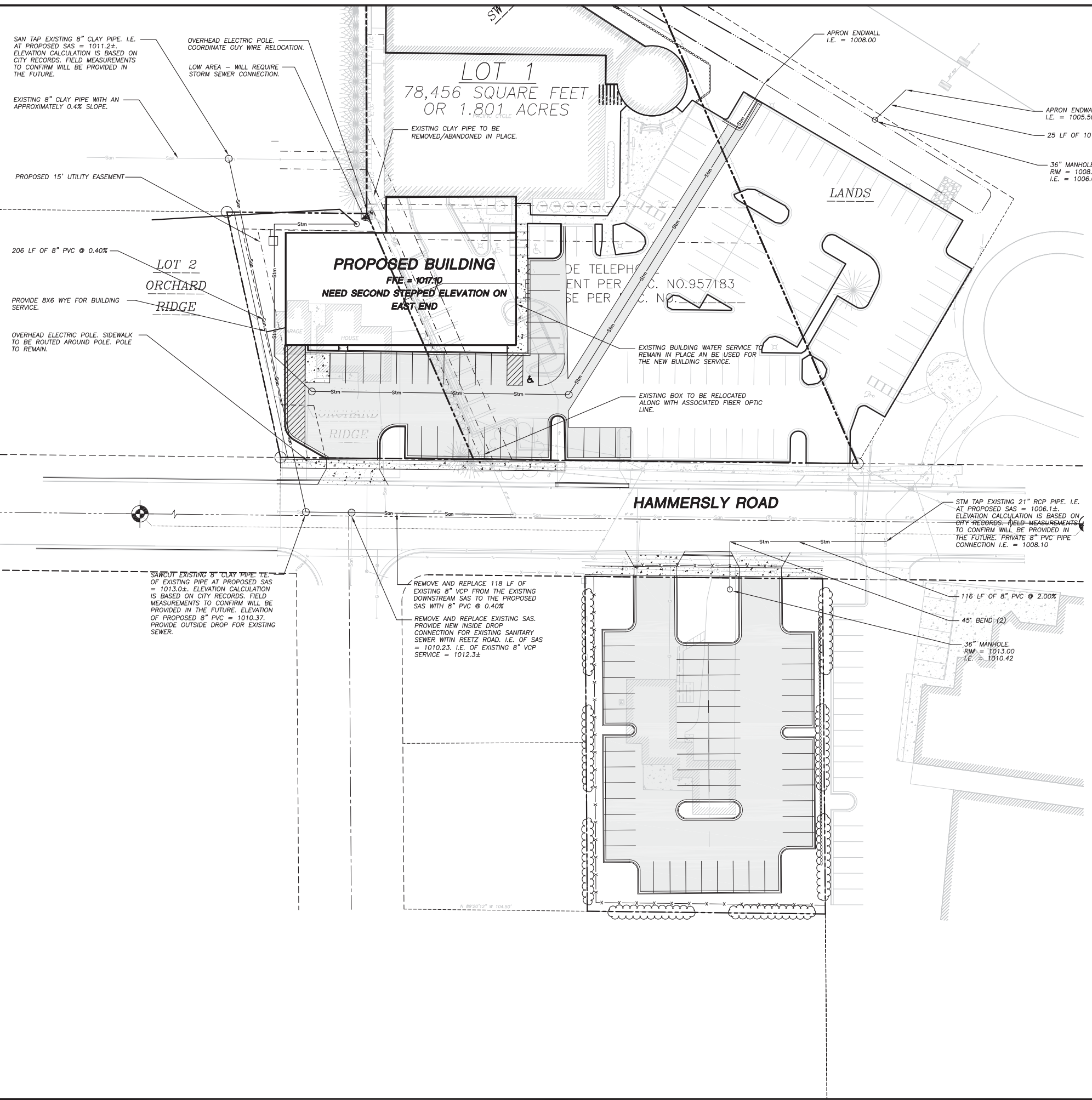
SHEET NUMBER:
C200

DRAFT
11-28-12

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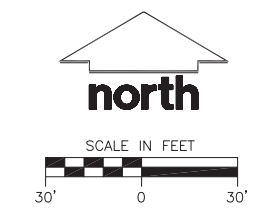
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LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- San — SANITARY SEWER
- W — WATER MAIN
- Stm — STORM SEWER
- G — GAS SERVICE (DESIGN BY OTHERS)
- El — ELECTRIC SERVICE (DESIGN BY OTHERS)
- Fu — FIBER OPTIC/TELEPHONE SERVICE (DESIGN BY OTHERS)
- EDGE OF CONCRETE
- STORMWATER AREA
- 18" CONCRETE CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

- UTILITY NOTES**
- 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.
 - DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - 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.
 - 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.
 - ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
 - PROVIDE DE-WATERING ACTIVITIES AND PERMITS AS NECESSARY PER WDNR REQUIREMENTS AND WDNR TECHNICAL STANDARD 1061.
 - ALL PRIVATE WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY.
 - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, AND WDNR.
 - 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.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
 - ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
 - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
 - ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
 - 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.
 - THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY CONTRACTORS.
 - 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.
 - 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 ENGINEER.
 - 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 TIMES.



DRAFT
11-28-12

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PROJECT:
PACIFIC CYCLE EXPANSION

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 12-5318

SEAL/SIGNATURE:

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DESIGN:	DOS	11-27-12
DRAWN:	DOS	11-27-12
APPROVED:	WD	-

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	11-28-12

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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C300

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PLOT DATE:

4902 & 4908 HAMMERSLEY ROAD - PARKING LOT

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED		CREDITS	
			QUANTITY	POINTS	QUANTITY	POINTS
CANOPY TREE: 2"-2 1/2"	35	9		315	1	35
DECIDUOUS SHRUB	2				60	120
EVERGREEN SHRUB	3					
DECORATIVE WALL OR FENCE (PER 10 L.F.)	5					
EARTH BERM AVG. HEIGHT 30" AVG. HEIGHT 15"						
EVERGREEN TREES	15	3		45	1	15
CANOPY TREE OR SMALL TREE	15	4		60	1	15
SUB TOTALS				420	+	185
					=	605

PLANT MATERIALS LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
CH	3	2"	Common Hackberry	BB
ABM	5	2"	Autumn Blaze Maple	BB
STC	4	2"	Sergeant Tina Crab	BB
BHS	3	5'	Black Hills Spruce	BB
SHL	1	2"	Skyline Honeylocust	BB
ABS	4	5'	AUTUMN BRILLIANCE SERVICE BERRY	BB
CC	3	18"	CRANBERRY COTONEASTER	POT
DBB	4	24"	DWARF BURNING BUSH	POT
GPS	14	18"	GOLD FLAME SPIREA	POT
AJS	3	1G	AUTUMN JOY SEDUM	CON
SDD	20	1G	STELLA DEORO DAYLILY	CON

4817 HAMMERSLEY ROAD - PARKING LOT

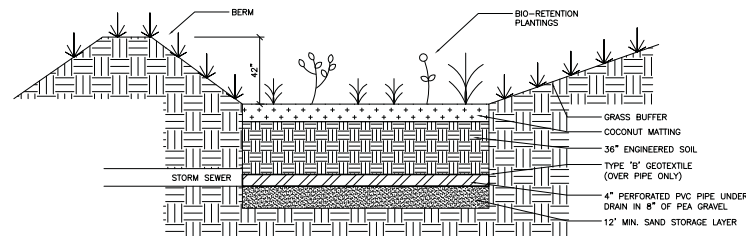
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED		CREDITS	
			QUANTITY	POINTS	QUANTITY	POINTS
CANOPY TREE: 2"-2 1/2"	35	2		70		
DECIDUOUS SHRUB	2	30		60		
EVERGREEN SHRUB	3					
DECORATIVE WALL OR FENCE (PER 10 L.F.)	5	48		240		
EARTH BERM AVG. HEIGHT 30" AVG. HEIGHT 15"						
EVERGREEN TREES	15					
CANOPY TREE OR SMALL TREE	15	8		120		
SUB TOTALS				490	+	
					=	490

PLANT MATERIALS LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
CH	4	2"	Common Hackberry	BB
ABM	3	2"	Autumn Blaze Maple	BB
RBC	3	10'	River Birch Clump	BB
CP	5	2"	Callery Pear	BB
DCV	30	24"	Dwarf Cranberry Bush Viburnum	Pot
RPC	1,400	1"	Bio-retention Plantings (12" o.c.)	Plug

NOTES:

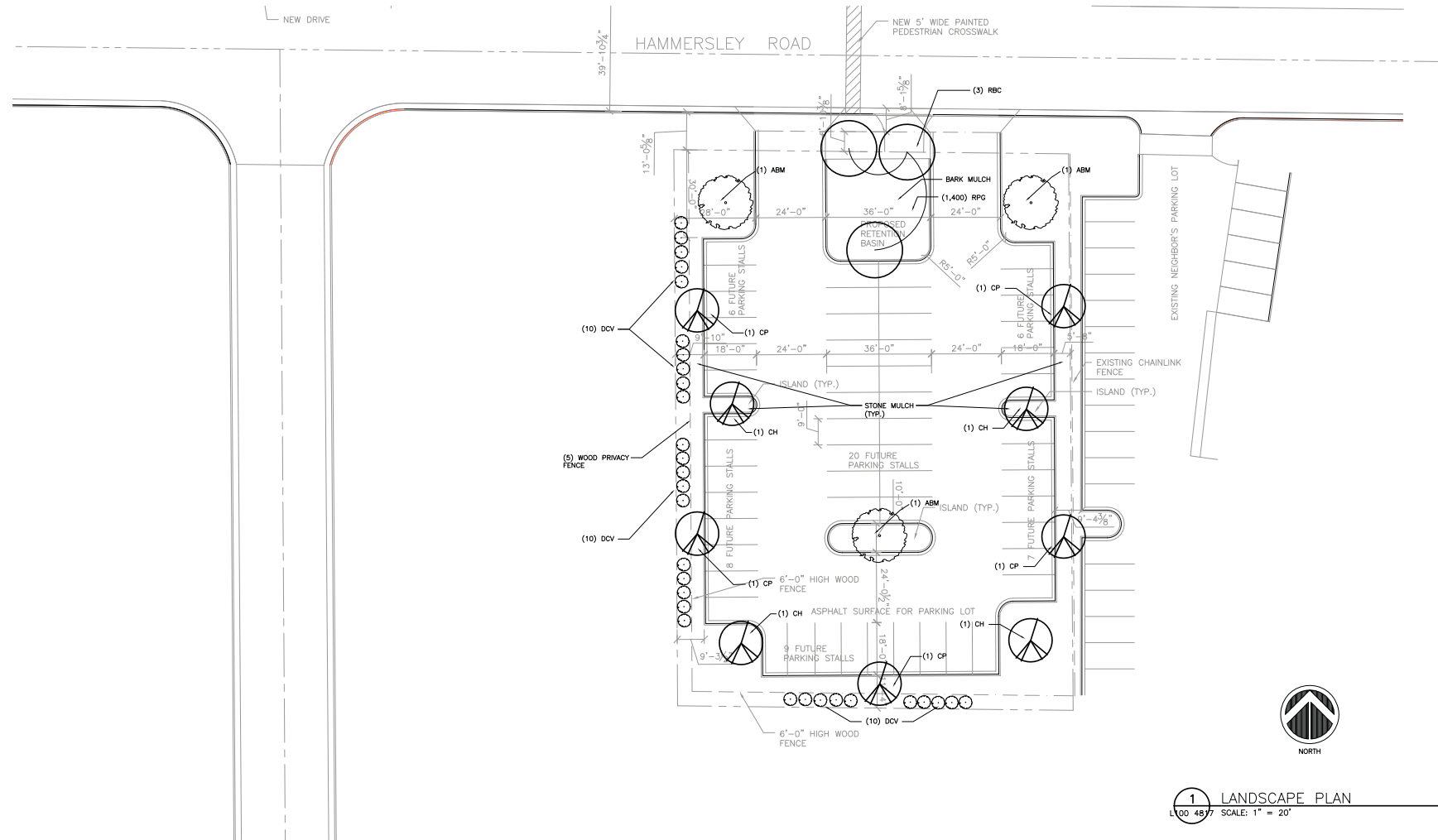
- Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, straw mulch and Madison Parks seed.
- Planting beds to be mulched with 2"-2 1/2" washed stone mulch spread to a depth of 3" over weed barrier mulch.
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood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



NOTES:

- ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND, 30% COMPOST / FH 5.5-6.5
COMPOST SHALL MEET WDR SPECIFICATION S100.
- STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.
- BIO-RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PLANTS SHORT STATUTE MIX FROM THE AGREECOL 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.

2 BIO-RETENTION BASIN DETAIL
SCALE: N.T.S.



1 LANDSCAPE PLAN
SCALE: 1" = 20'

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PACIFIC CYCLE
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MADISON, WISCONSIN, 53711

Midwest Equity Properties, LLC
7719 GREENWOOD ROAD
VERONA, WISCONSIN, 53593

ISSUE DATES:

RF/IS/ DATE:

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #: 20120410
SHEET NUMBER
L100

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PLOT DATE:

4902 & 4908 HAMMERSLEY ROAD - PARKING LOT

ELEMENT	POINTS		CREDITS	
	POINT VALUE	QUANTITY	POINTS ACHIEVED	POINTS
CANOPY TREE: 2"-2 1/2"	35	9	315	1 35
DECIDUOUS SHRUB	2			60 120
EVERGREEN SHRUB	3			
DECORATIVE WALL OR FENCE (PER 10 L.F.)	5			
EARTH BERM AVG. HEIGHT 30" AVG. HEIGHT 15"				
EVERGREEN TREES	15	3	45	1 15
CANOPY TREE OR SMALL TREE	15	4	60	1 15
SUB TOTALS			420	+ 185
				= 605

(550.1 Req'd)

PLANT MATERIALS LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
CH	3	2"	Common Hackberry	BB
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ABS	4	5"	AUTUMN BRILLIANCE SERVICE BERRY	BB
CC	3	18"	CRANBERRY COTONEASTER	POT
DBB	4	24"	DWARF BURNING BUSH	POT
GFS	14	18"	GOLD FLAME SPIREA	POT
AJS	3	1G	AUTUMN JOY SEDUM	CON
SOD	20	1G	STELLA DEORO DAYLILY	CON

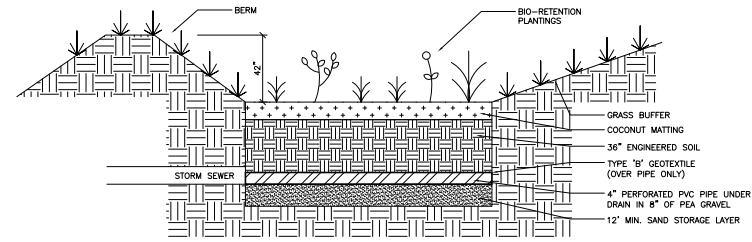
4817 HAMMERSLEY ROAD - PARKING LOT

ELEMENT	POINTS		CREDITS	
	POINT VALUE	QUANTITY	POINTS ACHIEVED	POINTS
CANOPY TREE: 2"-2 1/2"	35	2	70	
DECIDUOUS SHRUB	2	30	60	
EVERGREEN SHRUB	3			
DECORATIVE WALL OR FENCE (PER 10 L.F.)	5	48	240	
EARTH BERM AVG. HEIGHT 30" AVG. HEIGHT 15"				
EVERGREEN TREES	15			
CANOPY TREE OR SMALL TREE	15	8	120	
SUB TOTALS			490	+ 490

(283 Req'd)

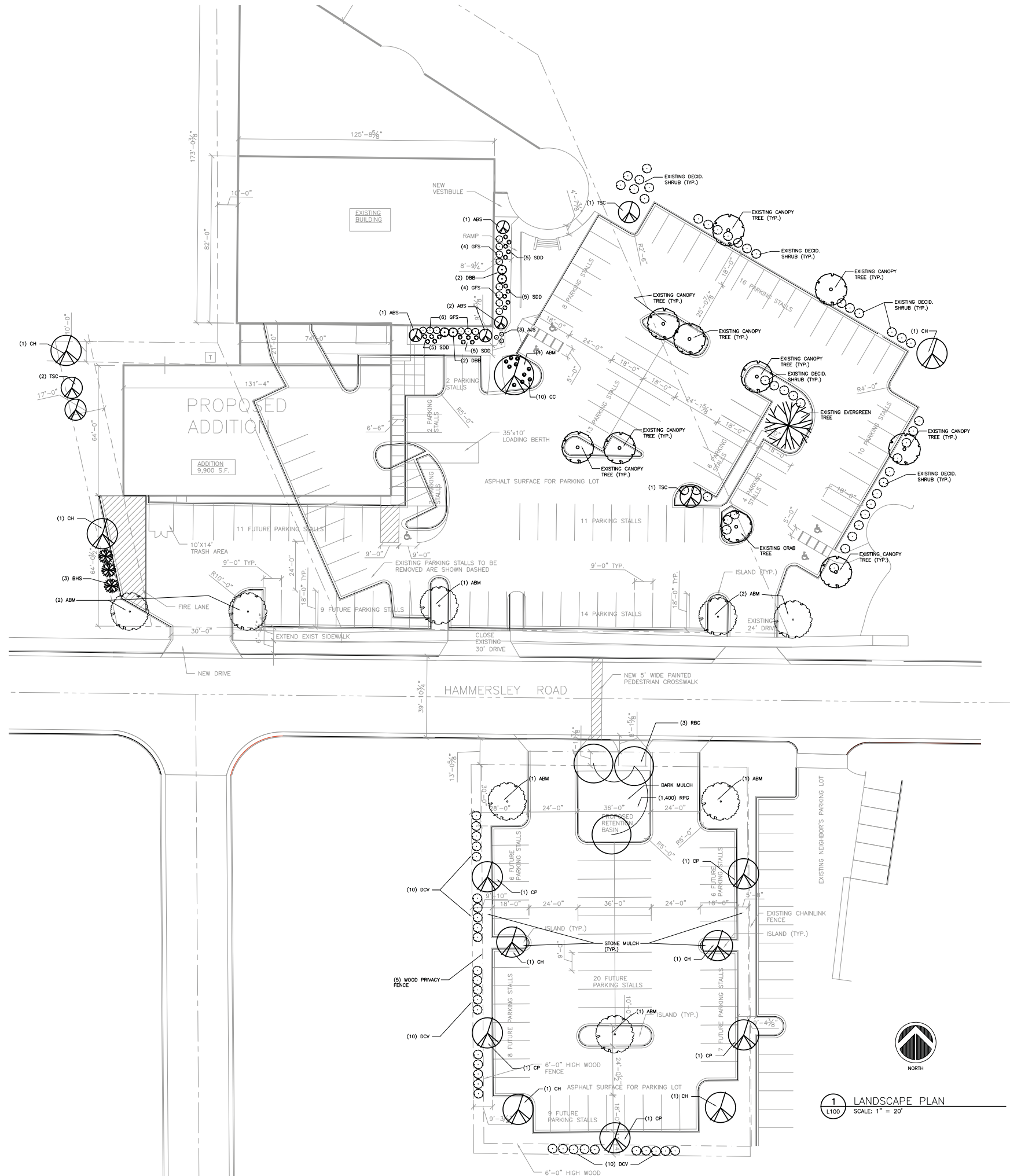
PLANT MATERIALS LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
CH	4	2"	Common Hackberry	BB
AM	3	2"	Autumn Blaze Maple	BB
RBC	3	10'	River Birch Clump	BB
CP	5	2"	Callery Pear	BB
DCV	30	24"	Dwarf Cranberry Bush Viburnum	Pot
RPB	1,400	1"	Bioretention Plantings (12" o.c.)	Plug
			Common Blue Star	
			Battle Gteline	
			Swamp Milkweed	
			Obedient Plant	
			White Turtlehead	
			Cardinal Flower	
			Turk's Cap Lily	
			Foxsedge	
			Little Bluestem	
			Canada Wild Rye	
			Nodding Onion	

- 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 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.



- NOTES:
- 1) ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND, 30% COMPOST / FH 9.5-9.6
COMPOST SHALL MEET WDNR SPECIFICATION S100.
 - 2) STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.
 - 3) BIO-RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE MET PLANTS SHORT STATUTE MIX FROM THE AGREECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
 - 4) TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

2 BIO-RETENTION BASIN DETAIL
SCALE: N.T.S.



1 LANDSCAPE PLAN
SCALE: 1" = 20'



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7719 GREENWOOD ROAD
VERONA, WISCONSIN 53593

ISSUE DATES:

RFISI DATE:

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #: 20120410
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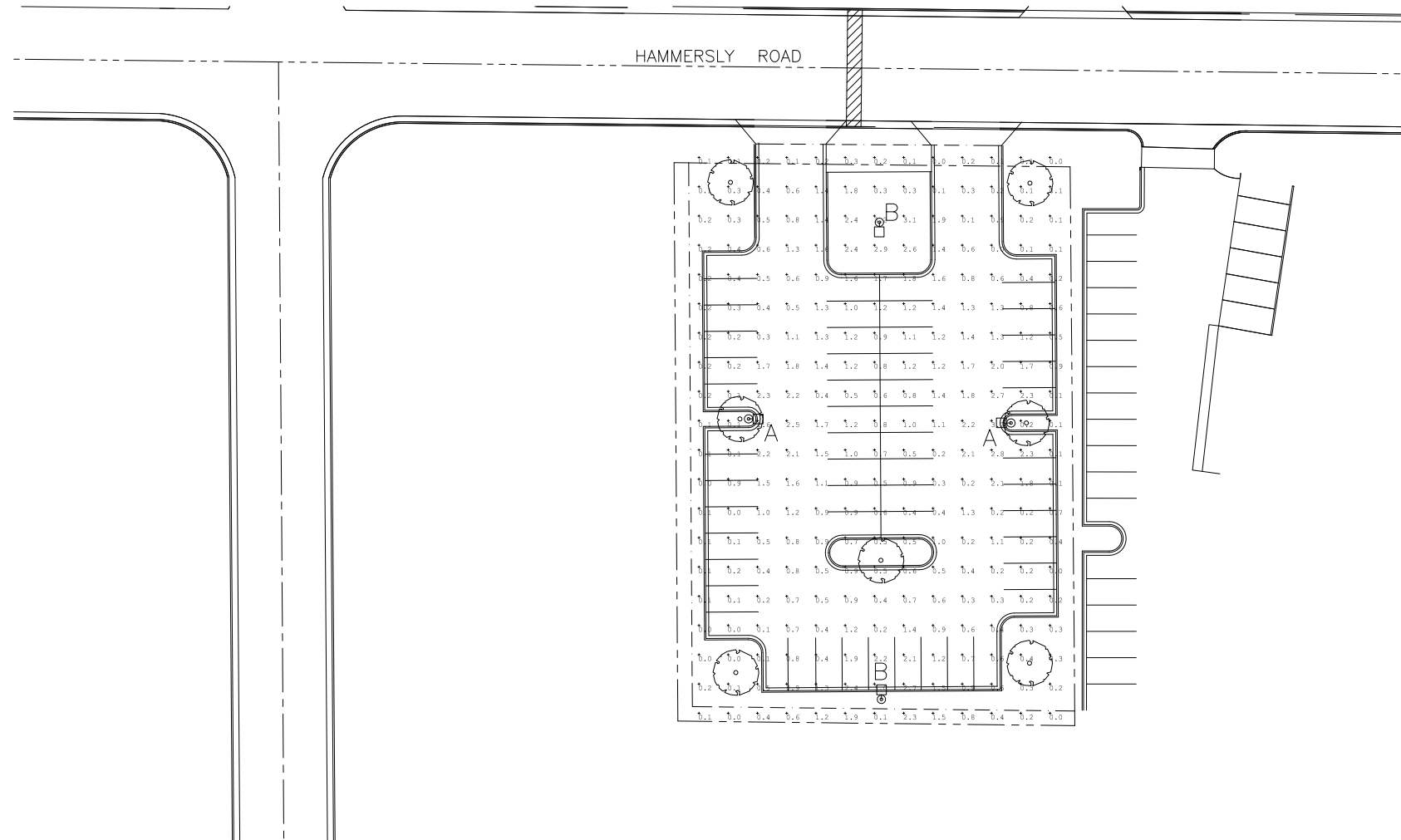
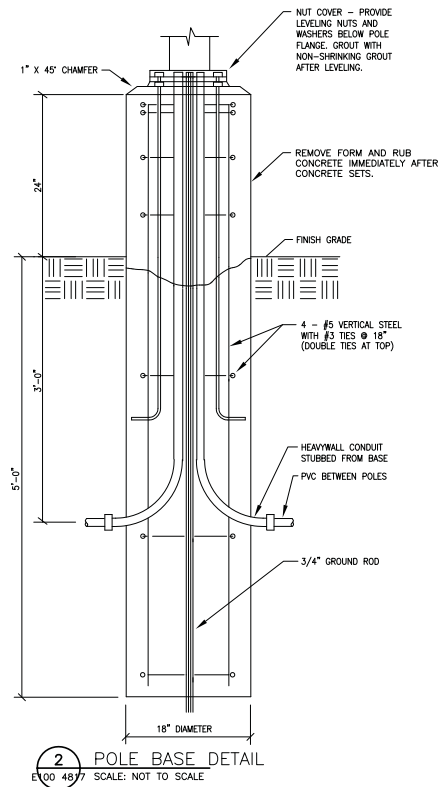
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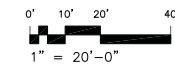
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LIGHT FIXTURE SCHEDULE										
ID	Description	Size	Series	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks	
A	POLE MOUNT FULL CUTOFF	12"x17"	ARCHETYPE	KIM	15A SAR2 150HPS208 CGL -9W-15A KSS25-4120-SA-08	208	150W HPS	25' POLE	DARK BRONZE TO MATCH EXISTING	
B	POLE MOUNT FULL CUTOFF	12"x17"	ARCHETYPE	KIM	15A SAR4 150HPS208 CGL -9W-15A KSS25-4120-SA-08	208	150W HPS	25' POLE	DARK BRONZE TO MATCH EXISTING	
C	WALL MOUNT FULL CUTOFF	12"x17"	ARCHETYPE	KIM	1W SAR2 150HPS208 CGL -9W-15A	208	150W HPS	WALL AT 20'	DARK BRONZE TO MATCH EXISTING	
X1	POLE MOUNT SINGLE HEAD	EXISTING	FULL CUT OFF	EXISTING	EXISTING	208	150W HPS	25' POLE		
X2	POLE MOUNT TWO HEAD	EXISTING	FULL CUT OFF	EXISTING	EXISTING	208	(2) 150W HPS	25' POLE		
X3	POLE MOUNT SINGLE HEAD	EXISTING	FULL CUT OFF	EXISTING	EXISTING	208	150W HPS	15' POLE		

EXTERIOR LIGHTING POWER CALCULATION												
BUILDING TYPE: BUSINESS ZONE: 3												
Description	Code	Area (sf)	Allowable (W)	Light Fixtures						Total Watts		
				ID	# Fixtures	Watts /Fixture	Total Watts	ID	# Fixtures		Watts /Fixture	Total Watts
MAIN PARKING LOT & DRIVES	0.1000	W/SF	45,490	4549	X1	2	150	300	X2	1	300	300
					X3	2	150	300	A	3	150	450
					C	3	150	450				###
NEW SOUTH PARKING LOT & DRIVES	0.1000	W/SF	19,270	1927	A	2	150	300	B	2	150	300
TOTALS	LIGHTING ALLOWANCE		6476	DESIGN TOTAL		2400						
	6476	>	2400	EXTERIOR COMPLIES WITH THE ENERGY CODE								



1 SITE LIGHTING PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"



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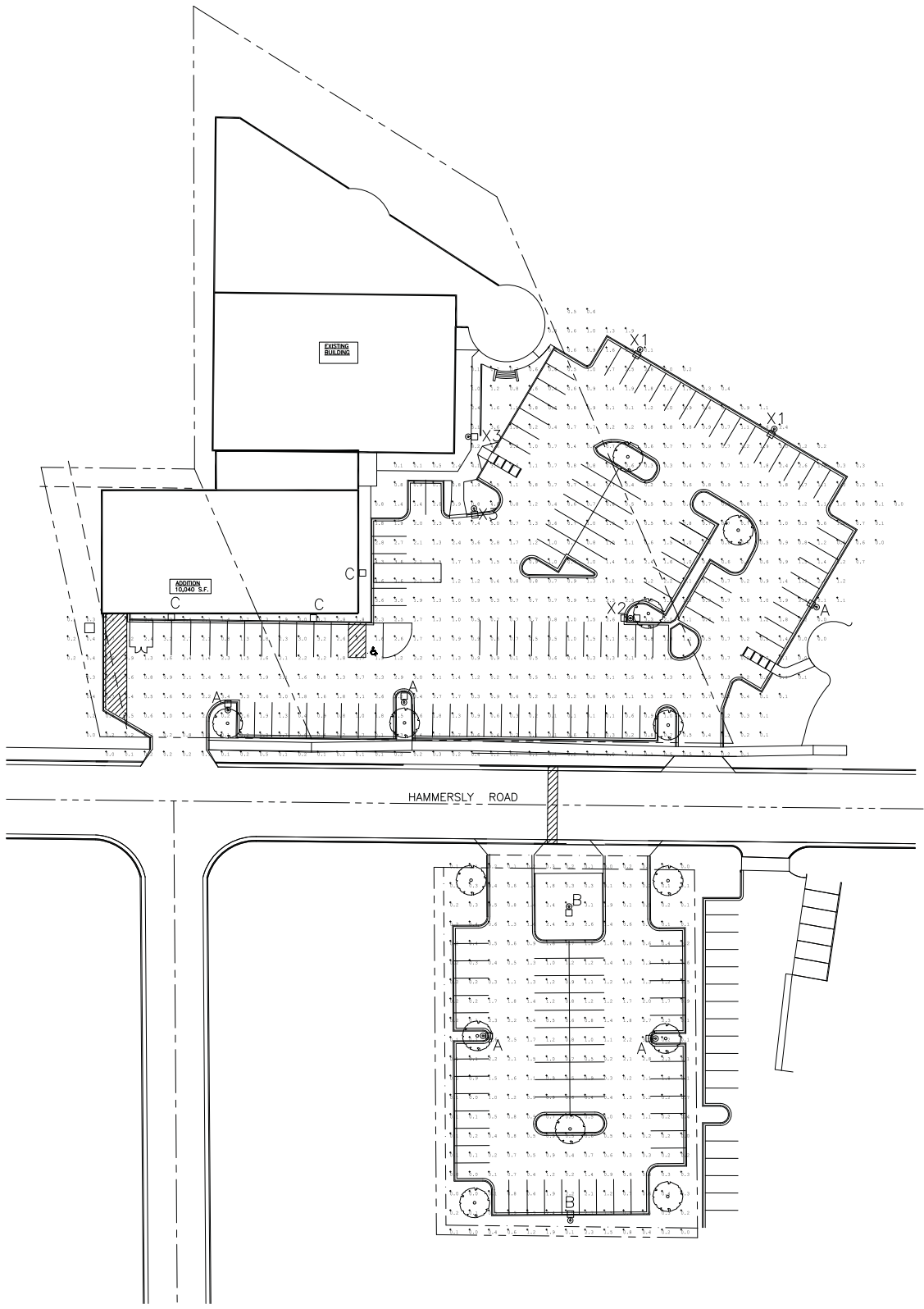
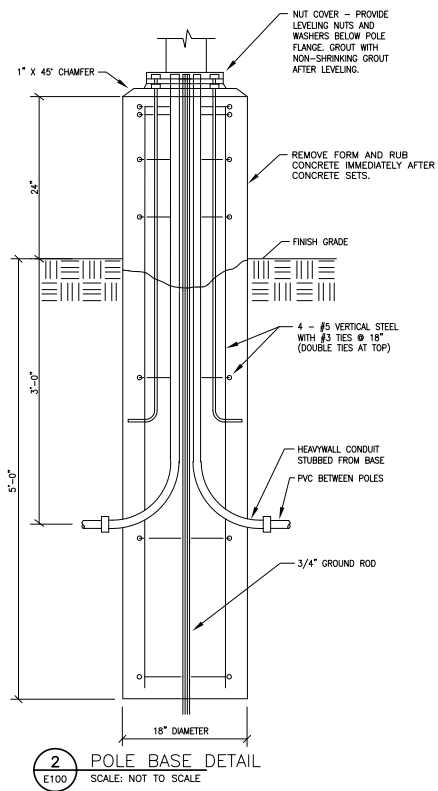
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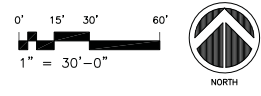
PLOT DATE:

LIGHT FIXTURE SCHEDULE										
ID	Description	Size	Series	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks	
A	POLE MOUNT FULL CUTOFF	12"x17"	ARCHETYPE	KIM	15A SAR2 150HPS208 CGL -90SF-15A KSS25-4120-5A-08	208	150W HPS	25' POLE	DARK BRONZE TO MATCH EXISTING	
B	POLE MOUNT FULL CUTOFF	12"x17"	ARCHETYPE	KIM	15A SAR4 150HPS208 CGL -90SF-15A KSS25-4120-5A-08	208	150W HPS	25' POLE	DARK BRONZE TO MATCH EXISTING	
C	WALL MOUNT FULL CUTOFF	12"x17"	ARCHETYPE	KIM	1W SAR2 150HPS208 CGL -90SF-15A	208	150W HPS	WALL AT 20'	DARK BRONZE TO MATCH EXISTING	
X1	POLE MOUNT SINGLE HEAD	EXISTING	FULL CUT OFF	EXISTING	EXISTING	208	150W HPS	25' POLE		
X2	POLE MOUNT TWO HEAD	EXISTING	FULL CUT OFF	EXISTING	EXISTING	208	(2) 150W HPS	25' POLE		
X3	POLE MOUNT SINGLE HEAD	EXISTING	FULL CUT OFF	EXISTING	EXISTING	208	150W HPS	15' POLE		

EXTERIOR LIGHTING POWER CALCULATION											
BUILDING TYPE: BUSINESS ZONE: 3											
Description	Code	Area (sf)	Allowable (W)	Light Fixtures							
				ID	# Fixtures	Watts /Fixture	Total Watts	ID	# Fixtures	Watts /Fixture	Total Watts
MAIN PARKING LOT & DRIVES	0.1000 W/SF	45,490	4549	X1	2	150	300	X2	1	300	300
				X3	2	150	300	A	3	150	450
				C	3	150	450				###
NEW SOUTH PARKING LOT & DRIVES	0.1000 W/SF	19,270	1927	A	2	150	300	B	2	150	300
				TOTALS		LIGHTING ALLOWANCE	6476	DESIGN TOTAL		2400	
			6476	>	2400	EXTERIOR COMPLIES WITH THE ENERGY CODE					



1 SITE LIGHTING PLAN -- PHOTOMETRICS
SCALE: 1" = 30'-0"



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