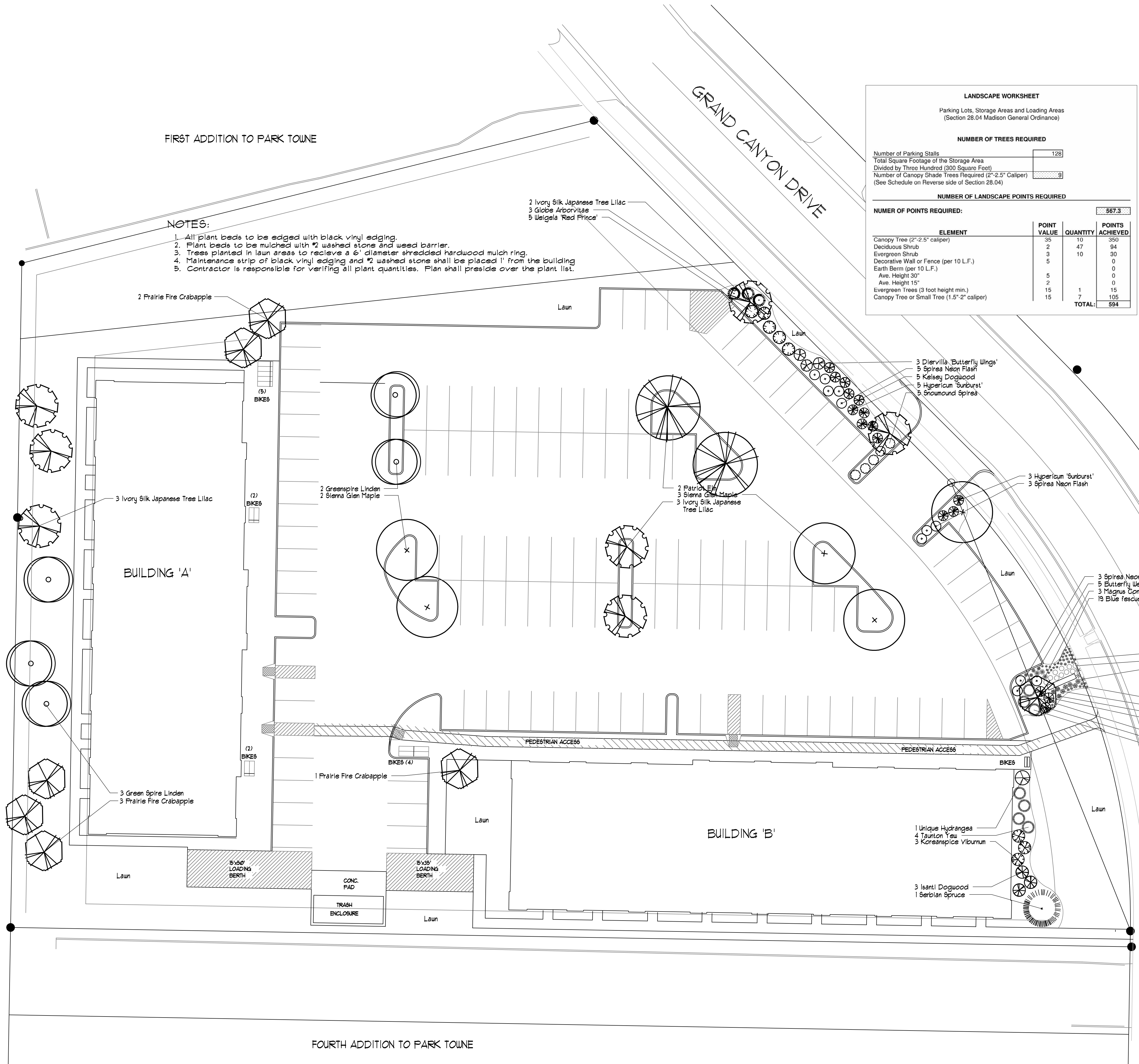


FIRST ADDITION TO PARK TOWNE

NOTES:

- All plant beds to be edged with black vinyl edging.
- Plant beds to be mulched with #2 washed stone and weed barrier.
- Trees planted in lawn areas to receive a 6" diameter shredded hardwood mulch ring.
- Maintenance strip of black vinyl edging and #2 washed stone shall be placed 1' from the building.
- Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.



LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

NUMBER OF TREES REQUIRED

Number of Parking Stalls: 128
 Total Square Footage of the Storage Area: 128
 Divided by Three Hundred (300 Square Feet): 0.427
 Number of Canopy Shade Trees Required (2"-2.5" Caliper): 9
 (See Schedule on Reverse side of Section 28.04)

NUMBER OF LANDSCAPE POINTS REQUIRED

NUMBER OF POINTS REQUIRED: 567.3

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
Canopy Tree (2"-2.5" caliper)	35	10	350
Deciduous Shrub	2	47	94
Evergreen Shrub	3	10	30
Decorative Wall or Fence (per 10 L.F.)	5	0	0
Earth Berm (per 10 L.F.)	5	0	0
Ave. Height 30'	2	0	0
Ave. Height 15'	2	0	0
Evergreen Trees (3 foot height min.)	15	1	15
Canopy Tree or Small Tree (1.5"-2" caliper)	15	7	105
TOTAL:			594

9 Trees Required

Quantity	Planting Size	Scientific Name	Common Name
5	2' BB	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple
4	2' BB	Tilia cordata 'Green Spire'	Green Spire Linden

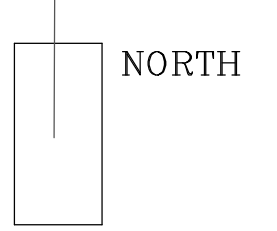
Plant List

Quantity	Planting Size	Scientific Name	Common Name	Points	Total Points
Canopy Trees 2' BB					
1	2' BB	Tilia cordata 'Green Spire'	Green Spire Linden	35	35
2	2' BB	Ulmus x 'Patriot'	Patriot Elm	35	70
1	2' BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	35	245
Small Trees					
1	6-1'	Malus 'Prairie Fire'	Prairie Fire Crabapple	15	105
Evergreen Trees					
1	#5	Picea omorika	Serbian Spruce	15	15
Deciduous Shrubs					
3	3'	Cornus sericea 'Isanti'	Isanti Dogwood	2	6
5	15'	Cornus sericea 'Kelsey'	Kelsey Dogwood	2	10
3	15-18'	Diervilla lonicera 'Butterfly Wings'	Diervilla 'Butterfly Wings'	2	6
1	2'	Hydrangea paniculata 'Unique'	Unique Hydrangea	2	2
11	#2	Hypericum frondosum 'Surburst'	Hypericum 'Surburst'	2	22
11	15-18'	Spiraea bumalda 'Neon Flash'	Spiraea Neon Flash	2	22
5	18-24'	Spiraea nipponica 'Snowmound'	Snowmound Spiraea	2	10
3	#1	Viburnum carlesii	Koreanspice Viburnum	2	6
5	2'	Weigela florida 'Red Prince'	Weigela 'Red Prince'	2	10
Evergreen Shrubs					
1	15'	Taxus media 'Taunton'	Taunton Yew	3	21
3	#1	Thuja occidentalis 'Globe Little Giant'	Little Giant Globe Arborvitae	3	9
Perennials					
5	1 Gal	Asclepias tuberosa	Butterfly Weed		
3	1 Gal	Calamagrostis x Karl Foerster	Feather Reed Grass		
24	1 Gal	Festuca ovina glauca	Blue fescue		
3	1 Gal	Echinacea purpurea 'Magnus'	Magnus Coneflower		
3	4.5' Pot	Rudbeckia hirta 'Goldstrum'	Goldstrum Black-Eyed-Susan		
5	4.5' Pot	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum		
10	4.5' Pot	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily		
16	4.5' Pot	Heuchera 'Palace Purple'	Heuchera Palace Purple		
				Total Plan Points	629

LANDSCAPE PLAN

414 GRAND CANYON DRIVE

GRAND CANYON DRIVE
MADISON, WISCONSIN



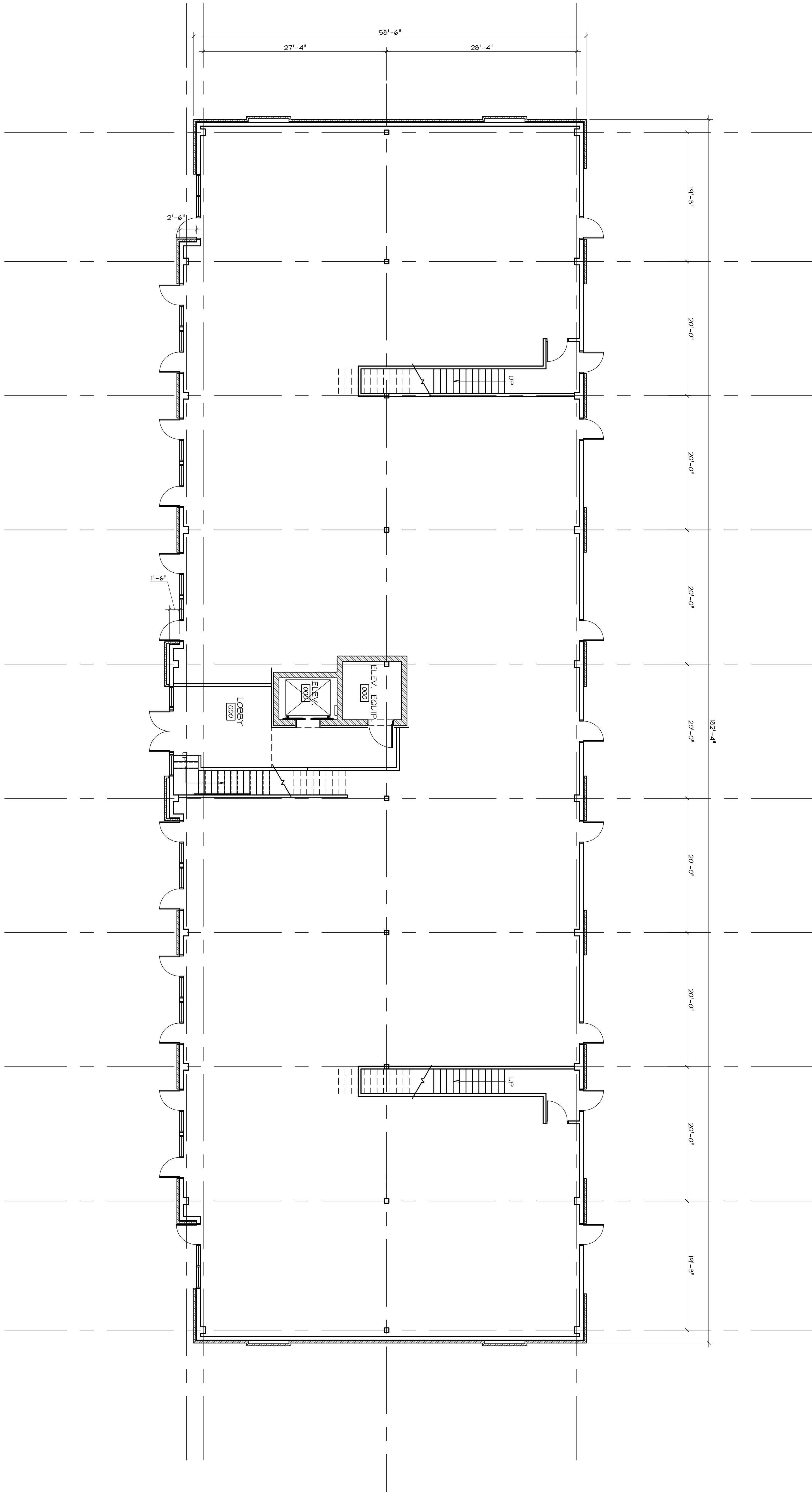
SCALE

1" = 20'-0"

DATE
DESIGN
REVISION

5.14.08
kam
5.22.08

FOURTH ADDITION TO PARK TOWNE



1 BUILDING A - FIRST FLOOR PLAN
1/8" = 1'-0"



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MADISON PLAN
COMMISSION
REVIEW
NOT FOR CONSTRUCTION



PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
414 GRAND CANYON DRIVE
MADISON, WISCONSIN, 53719

REVISIONS	
Δ	DATE ISSUE

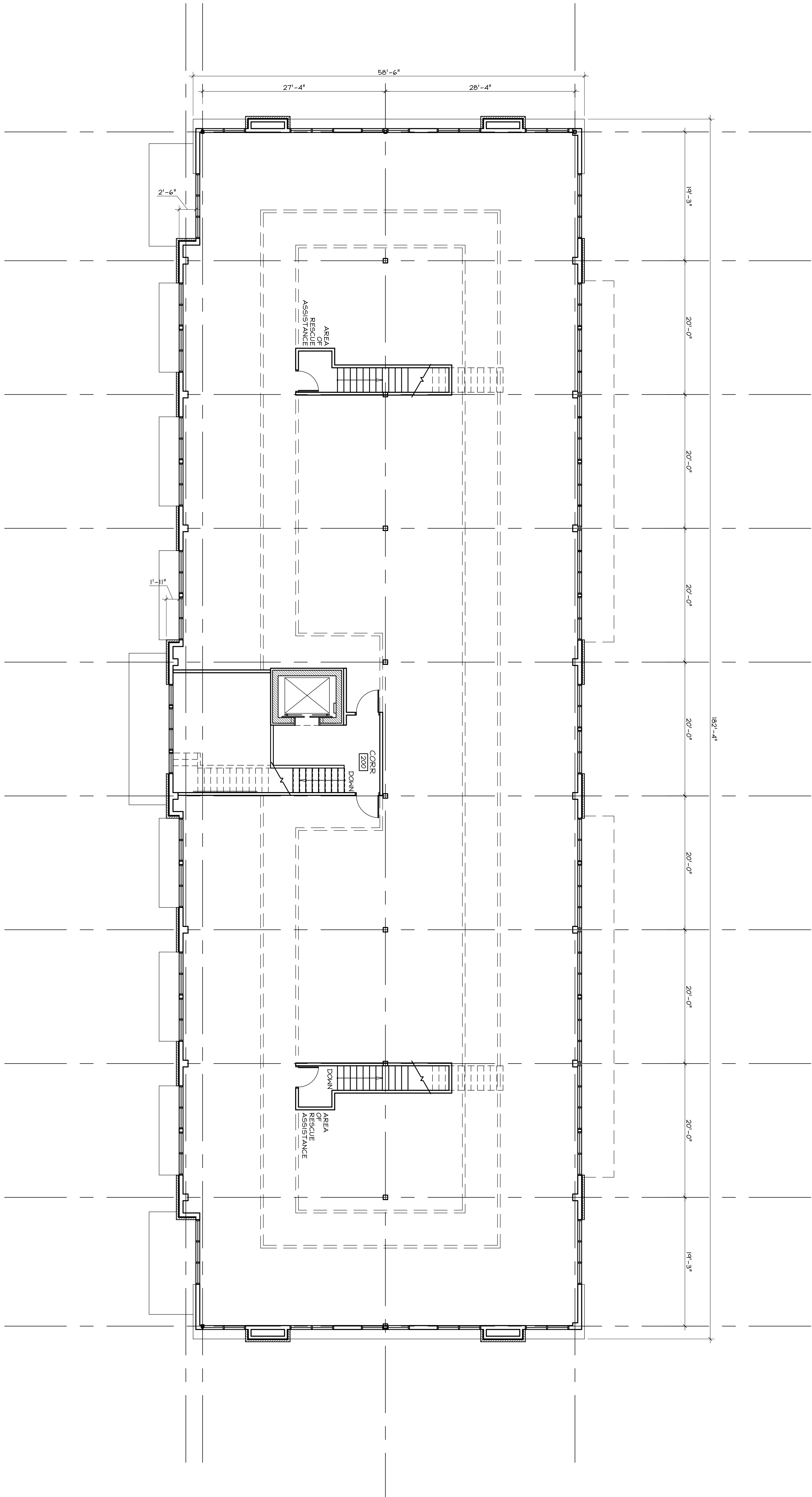
PROJECT NO
6025

DATE
05-21-06

DRAWN BY
SFC/BRB

A

1



1 BUILDING A - SECOND FLOOR PLAN
1/8" = 1'-0"
NORTH

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MADISON PLAN
COMMISSION
REVIEW
NOT FOR CONSTRUCTION

Bouril Design Studio, LLC
architects
6602 Grand Teton Plaza, #150, Madison, WI 53719-1091
Phone: (608) 833-3400 Fax: (608) 833-3408
E-mail: bouril@bourildesign.com

PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
414 GRAND CANYON DRIVE
MADISON, WISCONSIN, 53719

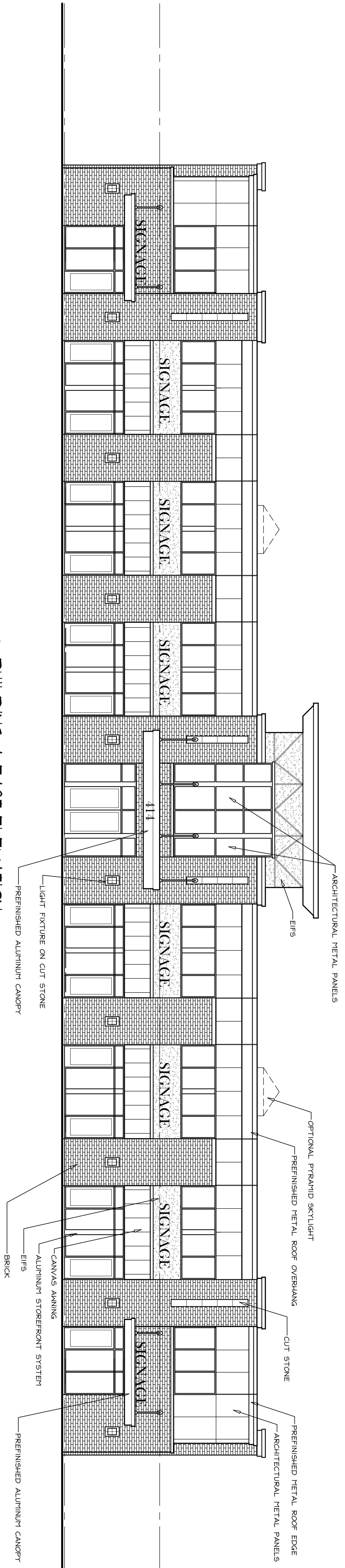
REVISIONS	
Δ	DATE / ISSUE

PROJECT NO.
6025

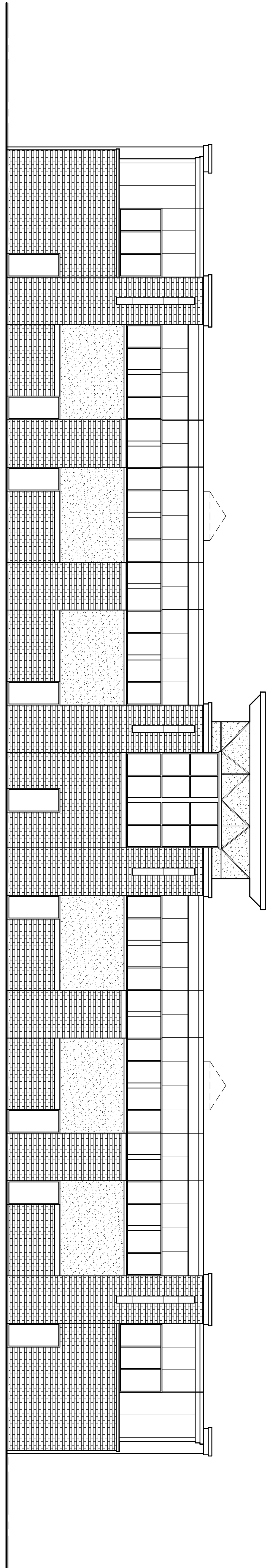
DATE
05-21-06

DRAWN BY
SFC/BRB

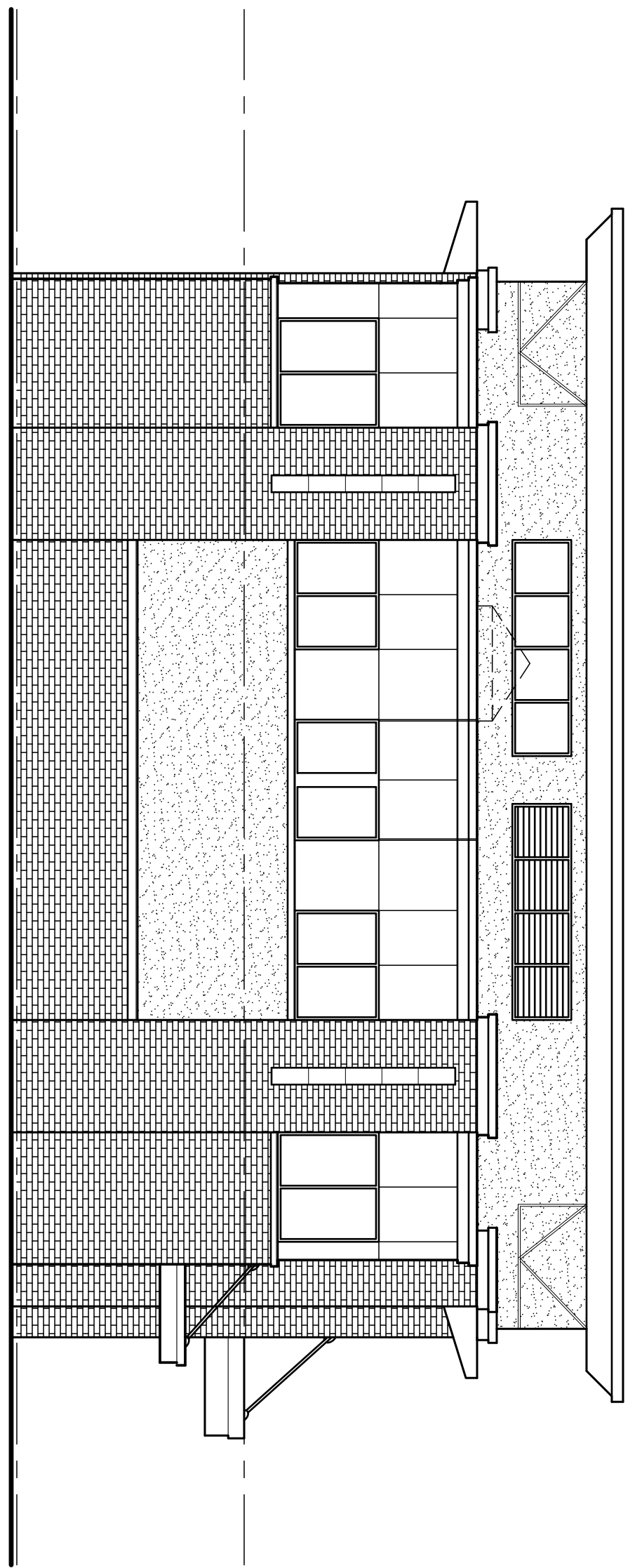
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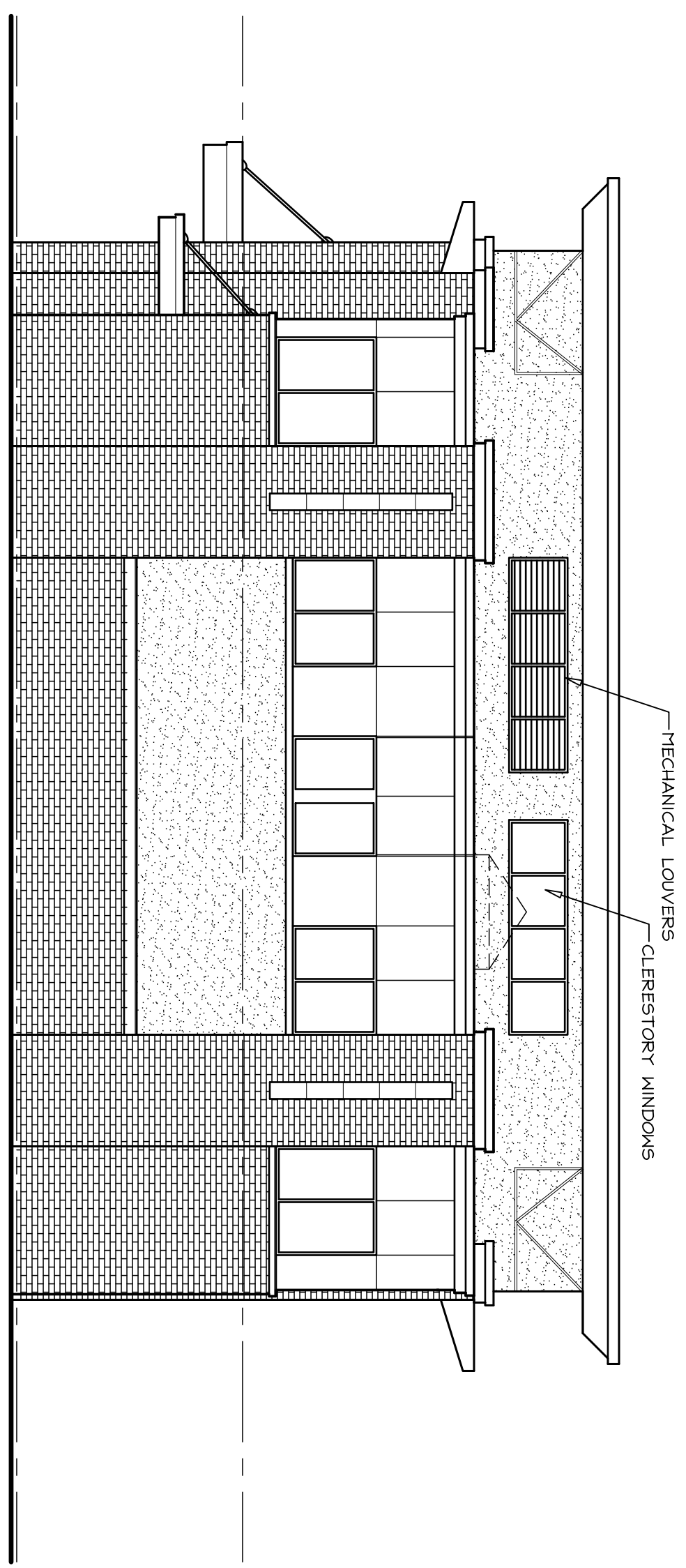
1 BUILDING A EAST ELEVATION
1/8" = 1'-0"



2 BUILDING A WEST ELEVATION
1/8" = 1'-0"



3 BUILDING A SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING A NORTH ELEVATION
1/8" = 1'-0"

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Bouril Design Studio, LLC
6602 Grand Teton Plaza, #150, Madison, WI 53719-1091
Phone: (608) 833-3400 Fax: (608) 833-3408
E-mail: bouril@bourilstudio.com

architects

PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
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MADISON, WISCONSIN, 53719

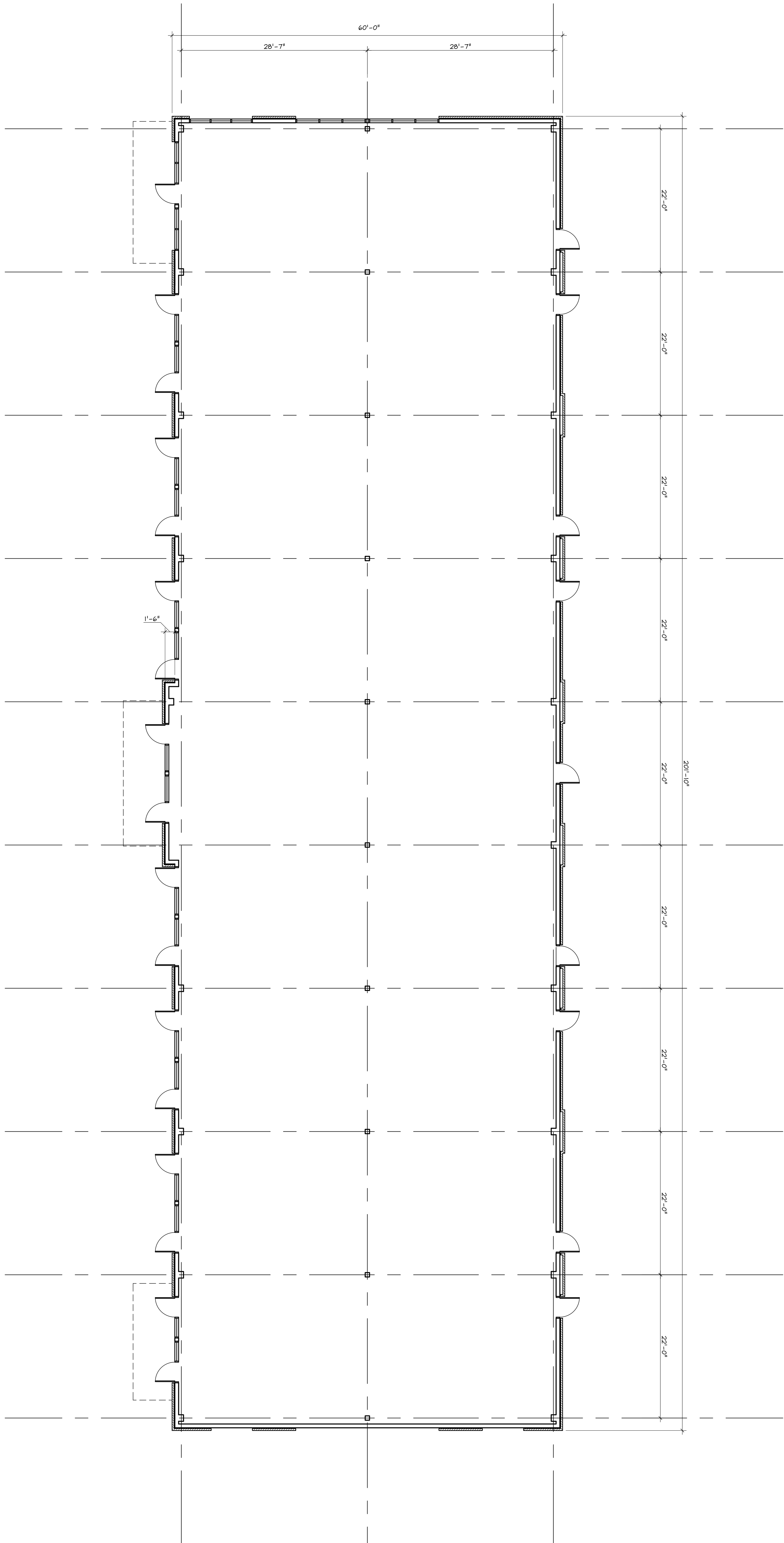
REVISIONS	DATE	ISSUE
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PROJECT NO
6025

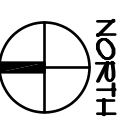
DATE
05-21-08

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SHC/BRB

3
A



1 BUILDING B - FIRST FLOOR PLAN
1/8" = 1'-0"



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MADISON PLAN
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414 GRAND CANYON DRIVE
414 GRAND CANYON DRIVE
MADISON, WISCONSIN, 53719

REVISIONS	
Δ	REVISION

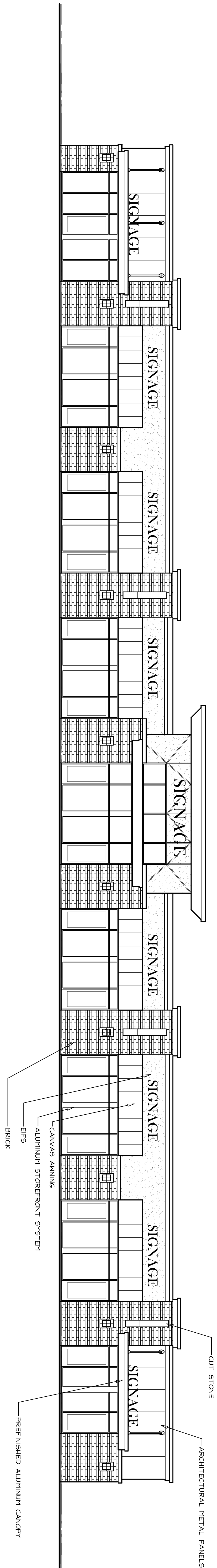
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6025

DATE
05-21-08

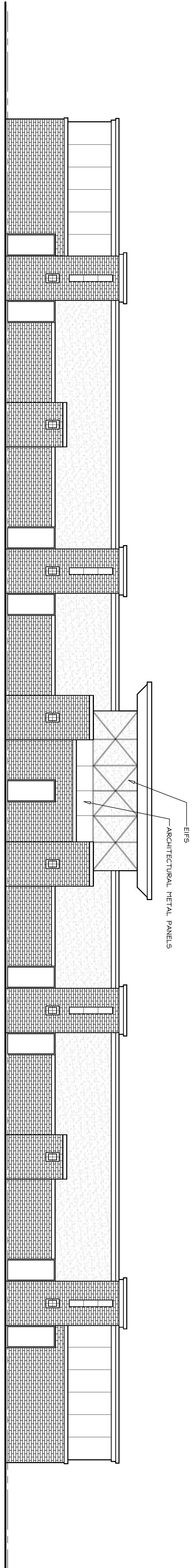
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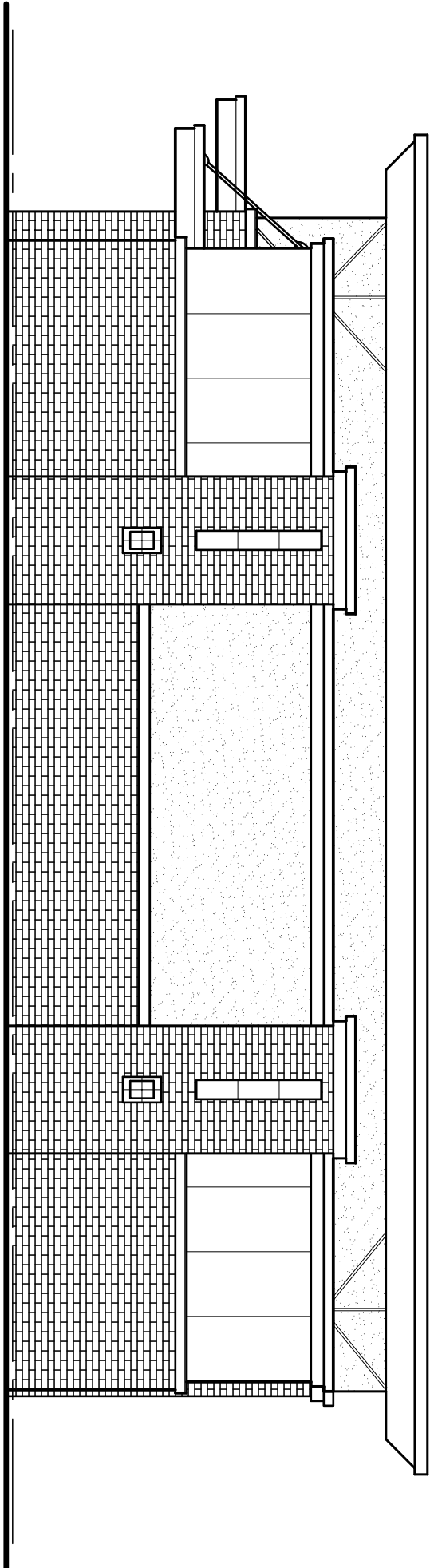
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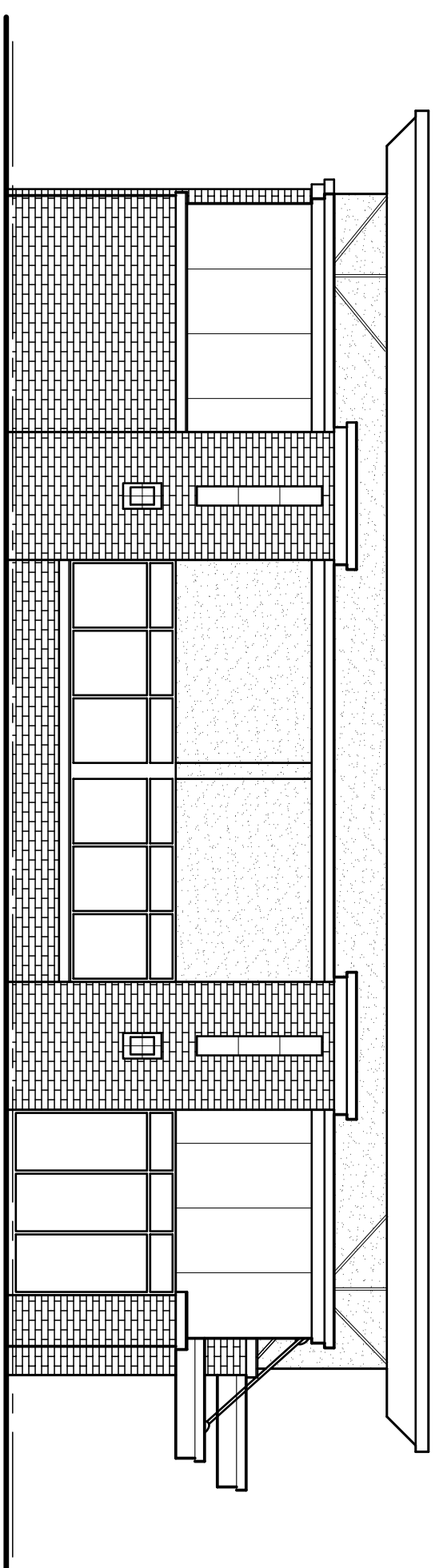
1 BUILDING B NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING B SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING B WEST ELEVATION
1/8" = 1'-0"



4 BUILDING B EAST ELEVATION
1/8" = 1'-0"

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PROJECT DESCRIPTION
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414 GRAND CANYON DRIVE
MADISON, WISCONSIN, 53719

REVISIONS	DATE	ISSUE
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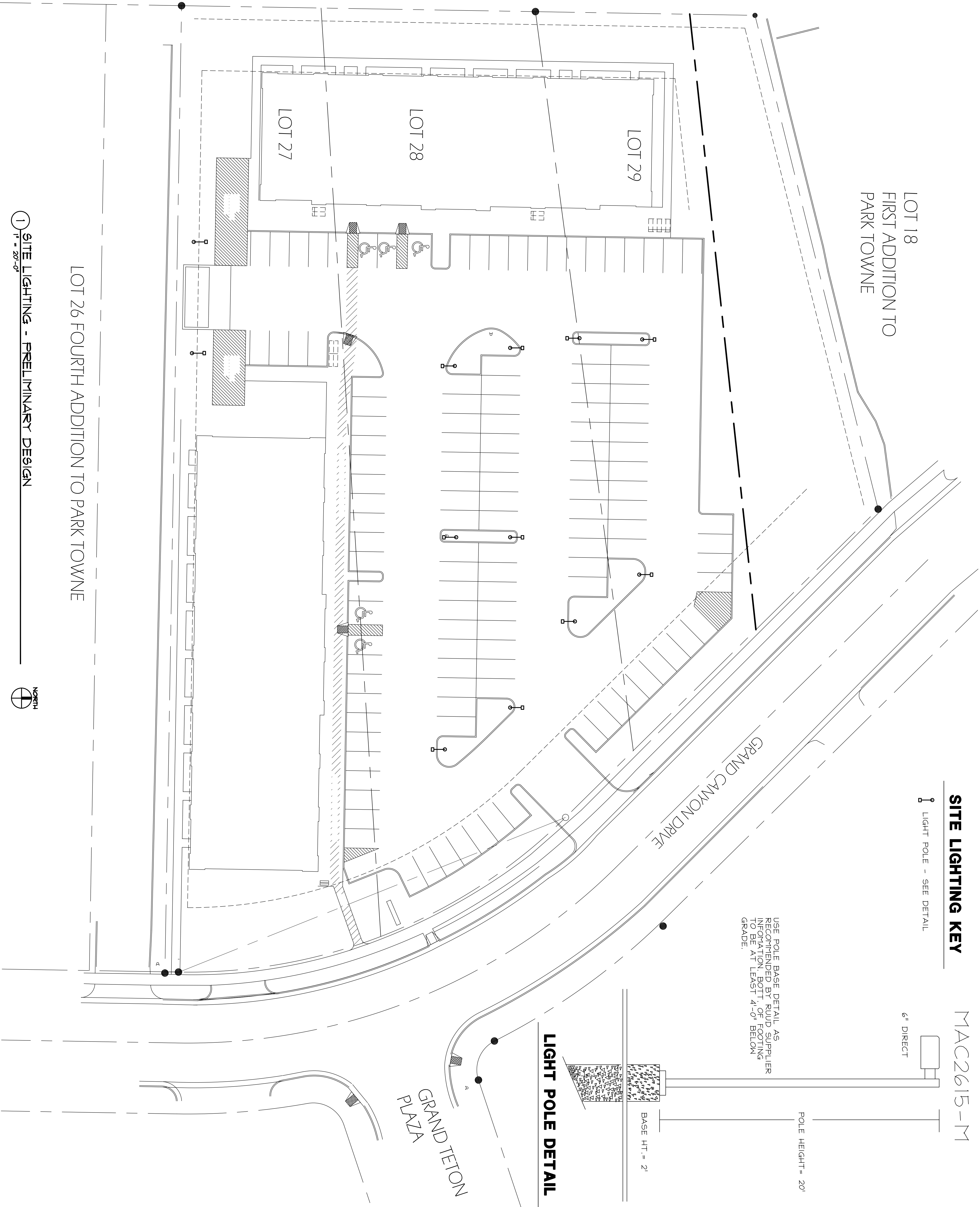
PROJECT NO
6025

DATE
05-21-06

DRAWN BY
SFC/BRB

A

5



SITE LIGHTING KEY

☐ LIGHT POLE - SEE DETAIL

MAC2615-M

6" DIRECT

USE POLE BASE DETAIL AS RECOMMENDED BY RUUD SUPPLIER INFORMATION. BOTTM. OF FOOTING TO BE AT LEAST 4'-0" BELOW GRADE.

LIGHT POLE DETAIL

BASE HT. = 2'

POLE HEIGHT = 20'

LOT 26 FOURTH ADDITION TO PARK TOWNE

LOT 18
FIRST ADDITION TO
PARK TOWNE

LOT 29

LOT 28

LOT 27

GRAND CANYON DRIVE

GRAND TETON
PLAZA

1 SITE LIGHTING - PRELIMINARY DESIGN
1" = 20'-0"



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MADISON PLAN COMMISSION REVIEW
NOT FOR CONSTRUCTION

Bouril Design Studio, LLC
6602 Grand Teton Plaza, #150, Madison, WI 53719-1091
Phone: (608) 833-3400 Fax: (608) 833-3408
E-mail: bouril@bourilstudio.com

PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
414 GRAND CANYON DRIVE
MADISON, WISCONSIN, 53719

REVISIONS	DATE	ISSUE
Δ		

PROJECT NO.
6025

DATE
05-21-08

DRAWN BY
SHC/BRB

SL

1



ARNOLD AND OSHERIDAN INC.
CONSULTING ENGINEERS
STRUCTURAL ■ CIVIL ■ HVAC ■ PLUMBING
ELECTRICAL ■ TELECOMMUNICATIONS
MADISON, WISCONSIN
BROOKFIELD, WISCONSIN
WWW.ARNOLDOOSHERIDAN.COM

414 GRAND CANYON DRIVE
FOURTH ADDITION TO PARK TOWNE
MADISON, WISCONSIN
SARA INVESTMENTS REAL ESTATE, LLC

Sheet Title:
ALTA/ACSM LAND TITLE SURVEY

Revisions:	No.	Date:	Description:
Δ	00-00-00	---	---

Project Number:	080090	Designed By:	FRT
Date Issued:	02-22-08	Reviewed By:	FRT

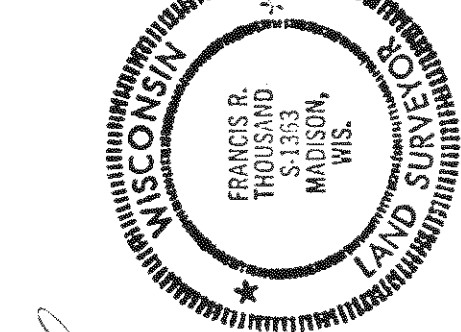
Sheet Number:
SV-1

- NOTES:**
- All elevations and contours are City of Madison Datum.
 - Benchmark is the top of hydrant as shown elevation 196.47, as published by the City of Madison.
 - Water, sanitary sewer and storm sewer information is from the City of Madison.
 - By graphic the 500 year Flood plain, as indicated on Flood Insurance Rate Map - City of Madison, Dane County, Wisconsin, Panel 411 of 850, Map No. 55025C0411F Map effective date: June 11, 2003.
 - ZONING IS C3L - Service/Distribution Floor Area Ratio. In the C3L district, the floor area ratio shall not exceed 3.0.
 - Lot Requirements: In the C3L district, minimum yards shall be provided as follows:
 - a. Front yard shall be provided where the extension of a front or side lot line abutting a street coincides with a front lot line of an adjacent lot located in a residential district. Such yard shall be equal in depth to the minimum front yard required by this ordinance on such adjacent residential lot. Such yard shall be provided along such front or side lot abutting a street for a distance of at least twenty-five (25) feet, including the width of any intervening alley from such residential lot.
 - b. A yard shall be provided where a side lot abuts a residential district. Such yard shall be provided along the side lot line of the side lot along a street which would be required under this ordinance for any residential use in the adjacent residential district.
 - c. A yard shall be provided where a rear lot line coincides with an alley right-of-way line or a side lot line or rear lot line of an adjacent parcel. Such yard along such rear lot line shall be ten (10) feet in depth for buildings less than two stories in height, and thirty (30) feet for buildings two (2) stories or more in height.
 - This site contains 215 regular parking stalls and 7 handicap stalls.

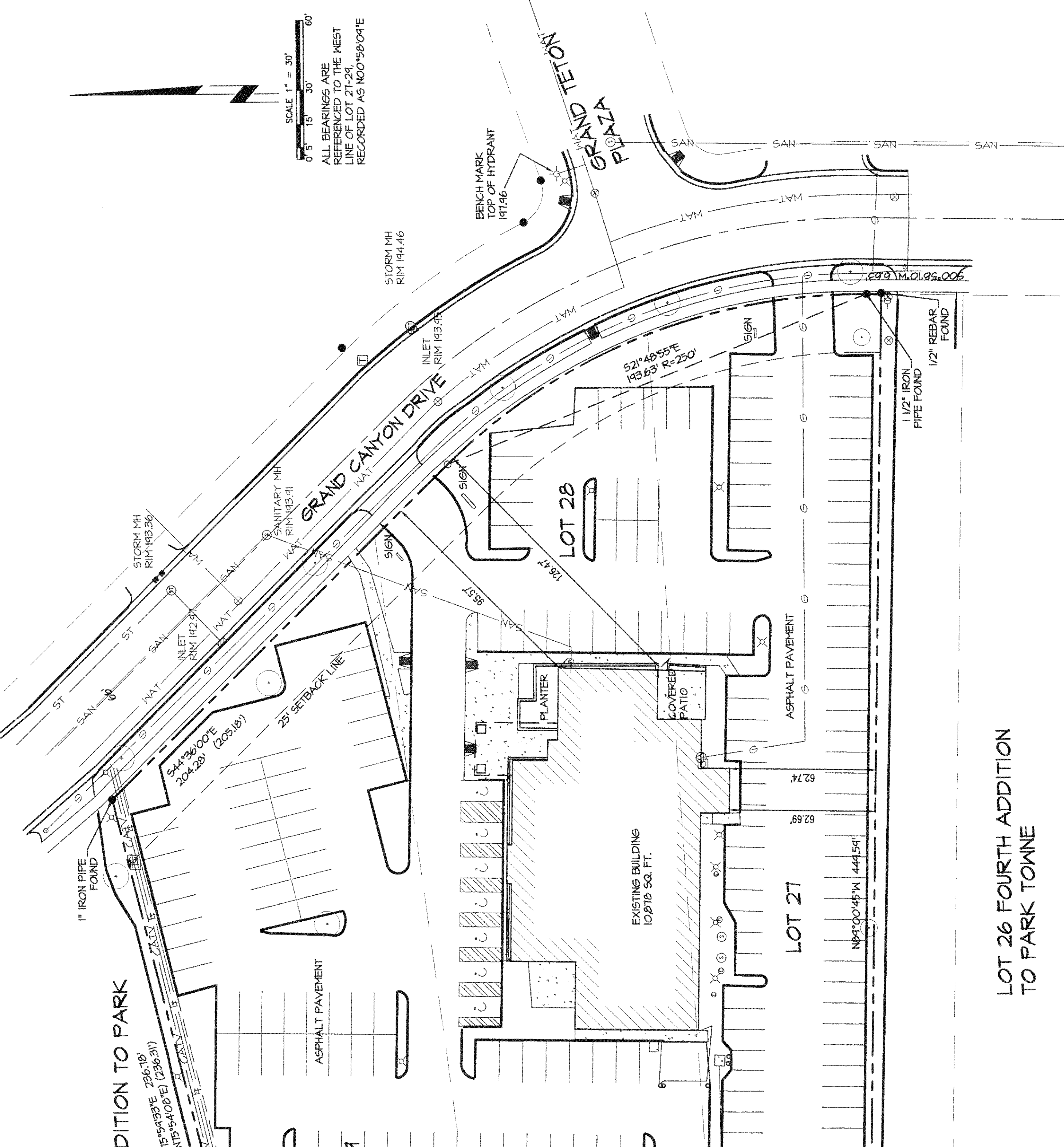
DESCRIPTIONS:
Portion of Lot 27, Lot 28 and 29, Fourth Addition to Park Towne, City of Madison, Dane County, Wisconsin, as shown on Plat No. 195-543937E, 236.78 feet; thence S44°36'00"E, 204.28 feet to a point on a curve; thence southeasterly along a curve to the right which has a radius of 250.00 feet; and a chord which bears S21°48'55"E, 193.63 feet; thence S00°59'10"W, 6.63 feet; thence N94°00'45"W, 444.51 feet; thence N00°59'09"E, 266.83 feet to the point of beginning. This parcel contains 115,201 sq. ft. - 2.64 acres.

This property is located in the NE1/4 of the NW1/4 of Section 25, T1N, R2E, Dane County, Wisconsin.

Certificate:
I, the undersigned, Francis R. Thousand, LLC, its successors and assigns, and First American Title Insurance Company, This is to certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 7, 10, 11, 12, 13, 14, 15, 16, and 17 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, I, the undersigned, further certify that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Precision Accuracy of this survey does not exceed that which is specified therein.



Date: 2/22/08
Madison, Wisconsin
Francis R. Thousand
Land Surveyor 5-1563
Arnold & Osheridan, Inc.
11 Deming Way, Suite 200
Madison, WI 53713
Phone: (608)281-9530
Fax: (608)281-9521



LOT 26 FOURTH ADDITION TO PARK TOWNE

SURVEYED FOR:
Sara Investment Real Estate, LLC
1612 N High Point Road
Middleton, WI 53562

The locations of existing utility installations as shown on this drawing were obtained from the Digging Hotline locations. The accuracy of these records or the locations by Digging Hotline cannot be certified to or guaranteed. There may be other underground utility installations within the project area that are not shown.

LEGEND	
SECTION CORNER FOUND	CANOPY/SHADE TREE
IRON STAKE FOUND	SHRUB
REBAR FLACED	CONIFEROUS TREE
CHEELED CROSS	BARRIED WATER MAIN
DRILL HOLE	SANITARY SEWER
SURVEY NAIL	ROOF DRAIN
WOOD STAKE	OVERHEAD WIRES
RECORDED AS DATA	BARRIED ELECTRIC
MEASURED DATA	BARRIED TELEPHONE
SOIL BORING	BARRIED CABLE TV LINE
SANITARY HANKLE	CONTOUR
TANG CLEANOUT	SPOT ELEVATION
STORY INLET	CAUTION
STORY CATCH BASIN	BENCH MARK
STORY CLEAN OUT	PROPERTY LINE
APRON ENWALL	UTILITY EASEMENT
WATER HANKLE	SETBACK LINE
HYDRANT	EXISTING CONCRETE
WATER VALVE	EXISTING GRAVEL
SIAMSE CONNECT	EXISTING ASPHALT
POST INDICATOR VALVE	METLAND BOUNDARY
GAS VALVE	100 YEAR FLOOD BOUNDARY
GAS METER	
TRAFFIC SIGNAL	
TRAFFIC CONTROL BOX	

EXISTING (ORIGINAL) DESCRIPTIONS:
 PART OF LOT 27, LOT 28 AND 29, FOURTH ADDITION TO PARK TOWNE, CITY OF MADISON, DANE COUNTY, WISCONSIN, TO-WIT:
 Beginning at the NW corner of said Lot 29; thence N75°59'33"E, 236.78 feet; thence S44°36'00"E, 204.28 feet to a point on a curve; thence southeasterly along a curve to the right which has a radius of 250.00 feet and a chord which bears S21°48'55"E, 193.63 feet; thence S00°58'10"W, 6.63 feet; thence N89°00'45"W, 449.59 feet; thence N00°58'09"E, 266.83 feet to the point of beginning. This parcel contains 115,201 sq. ft. = 2.64 acres.

LOT 18
 FIRST ADDITION TO
 PARK TOWNE

PROJECT TEAM

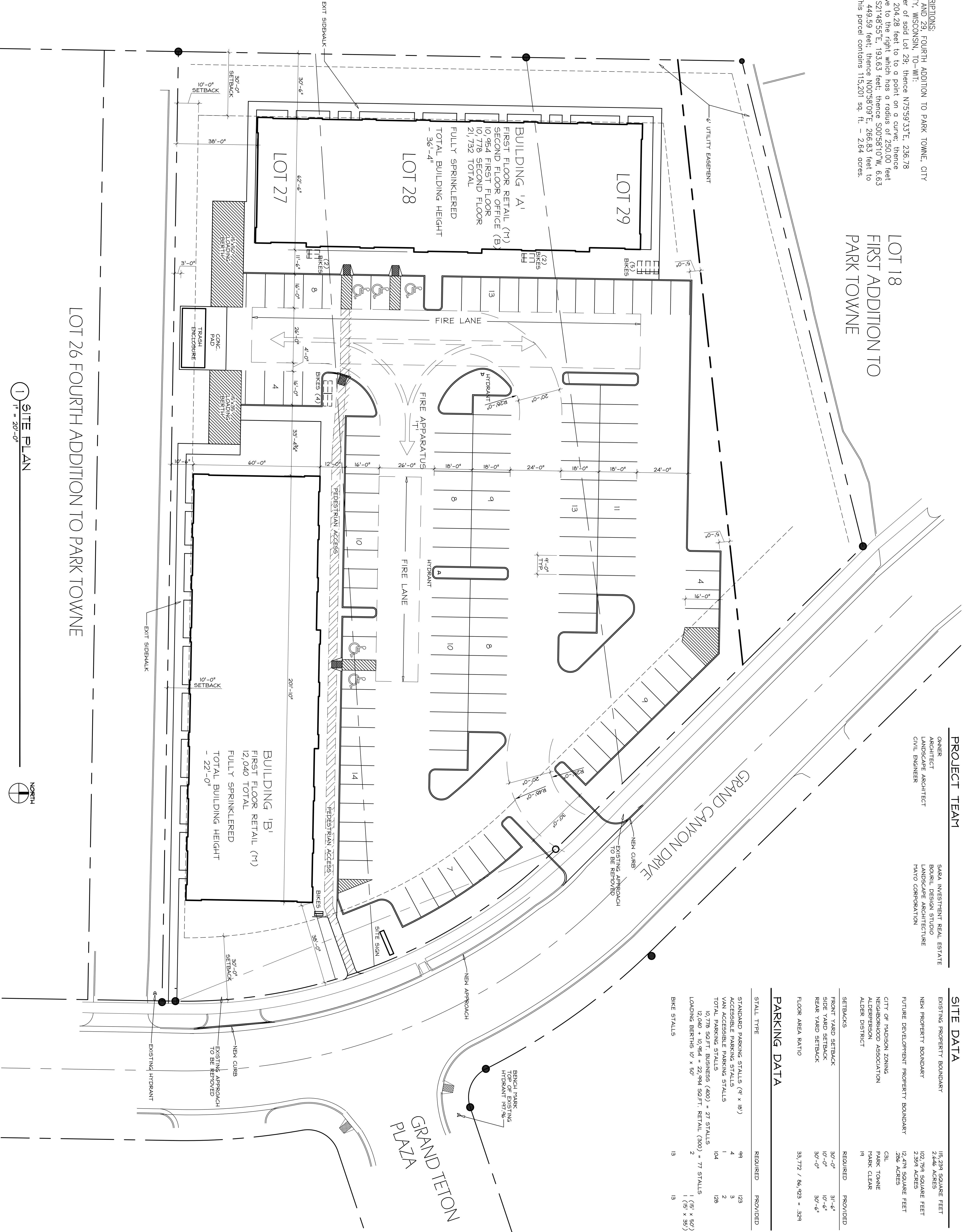
OWNER: SARA INVESTMENT REAL ESTATE
 ARCHITECT: BOURIL DESIGN STUDIO
 LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECTURE
 CIVIL ENGINEER: NAVO CORPORATION

SITE DATA

EXISTING PROPERTY BOUNDARY: 115,299 SQUARE FEET
 2.64 ACRES
 NEW PROPERTY BOUNDARY: 102,794 SQUARE FEET
 2.364 ACRES
 FUTURE DEVELOPMENT PROPERTY BOUNDARY: 12,479 SQUARE FEET
 2.86 ACRES
 CITY OF MADISON ZONING: CB1
 NEIGHBORHOOD ASSOCIATION: PARK TOWNE
 ALDERPERSON: MARK CLEAR
 ALDER DISTRICT: 19
 SETBACKS: REQUIRED PROVIDED
 FRONT YARD SETBACK: 30'-0"
 SIDE YARD SETBACK: 10'-0"
 REAR YARD SETBACK: 30'-0"
 FLOOR AREA RATIO: 33,772 / 84,923 = .399

PARKING DATA

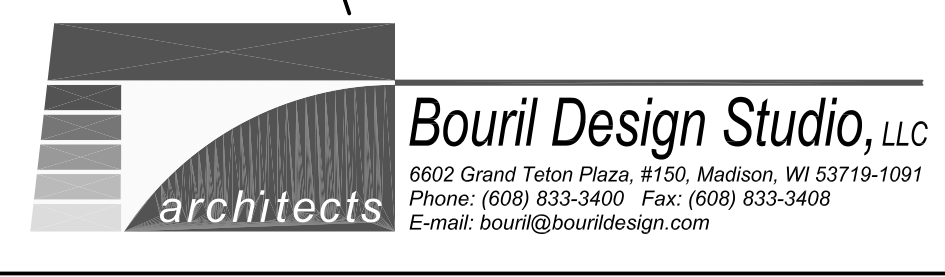
STALL TYPE	REQUIRED	PROVIDED
STANDARD PARKING STALLS (9' x 18')	98	123
ACCESSIBLE PARKING STALLS	4	3
VAN ACCESSIBLE PARKING STALLS	1	2
TOTAL PARKING STALLS	104	128
10,778 SQ.FT. BUSINESS (400) = 27 STALLS		
12,040 + 10,984 = 22,994 SQ.FT. RETAIL (300) = 77 STALLS		
LOADING BERTHS 10' x 50'	2	1 (15' x 50')
BIKE STALLS	13	13



LOT 26 FOURTH ADDITION TO PARK TOWNE

1 SITE PLAN
 1" = 20'-0"

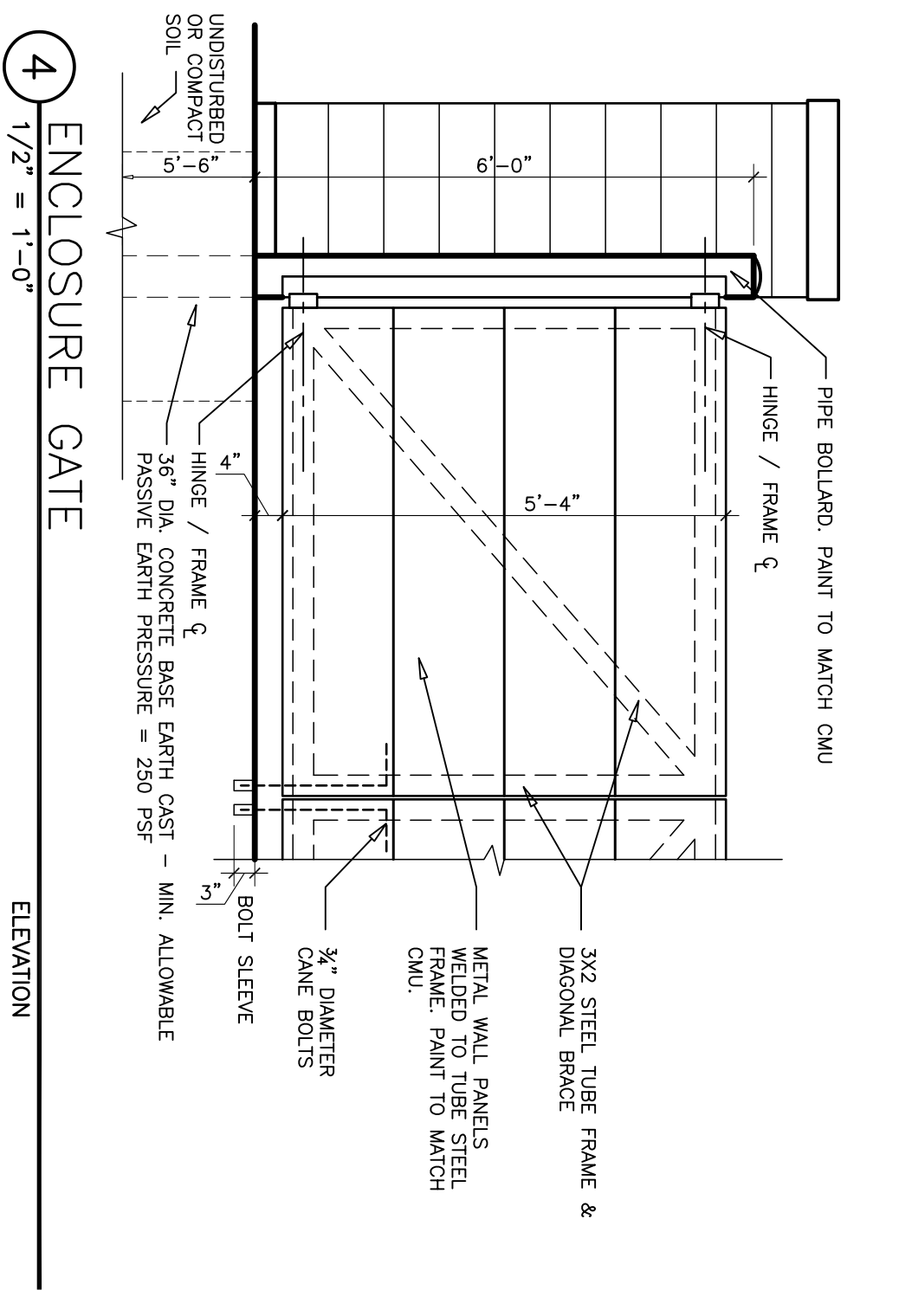
PROJECT DESCRIPTION
 414 GRAND CANYON DRIVE
 414 GRAND CANYON DRIVE
 MADISON, WISCONSIN, 53719



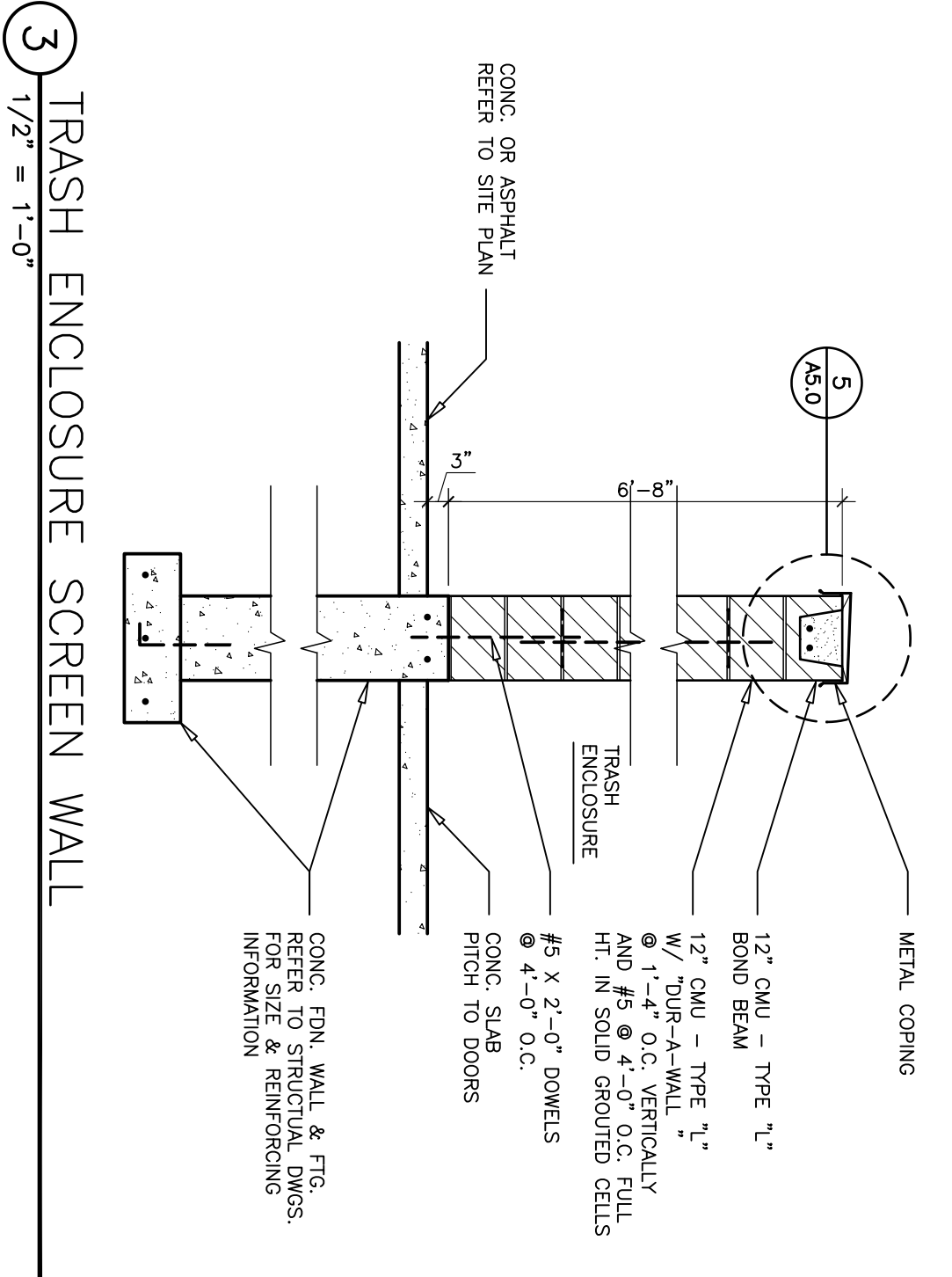
MADISON PLAN
 COMMISSION
 REVIEW
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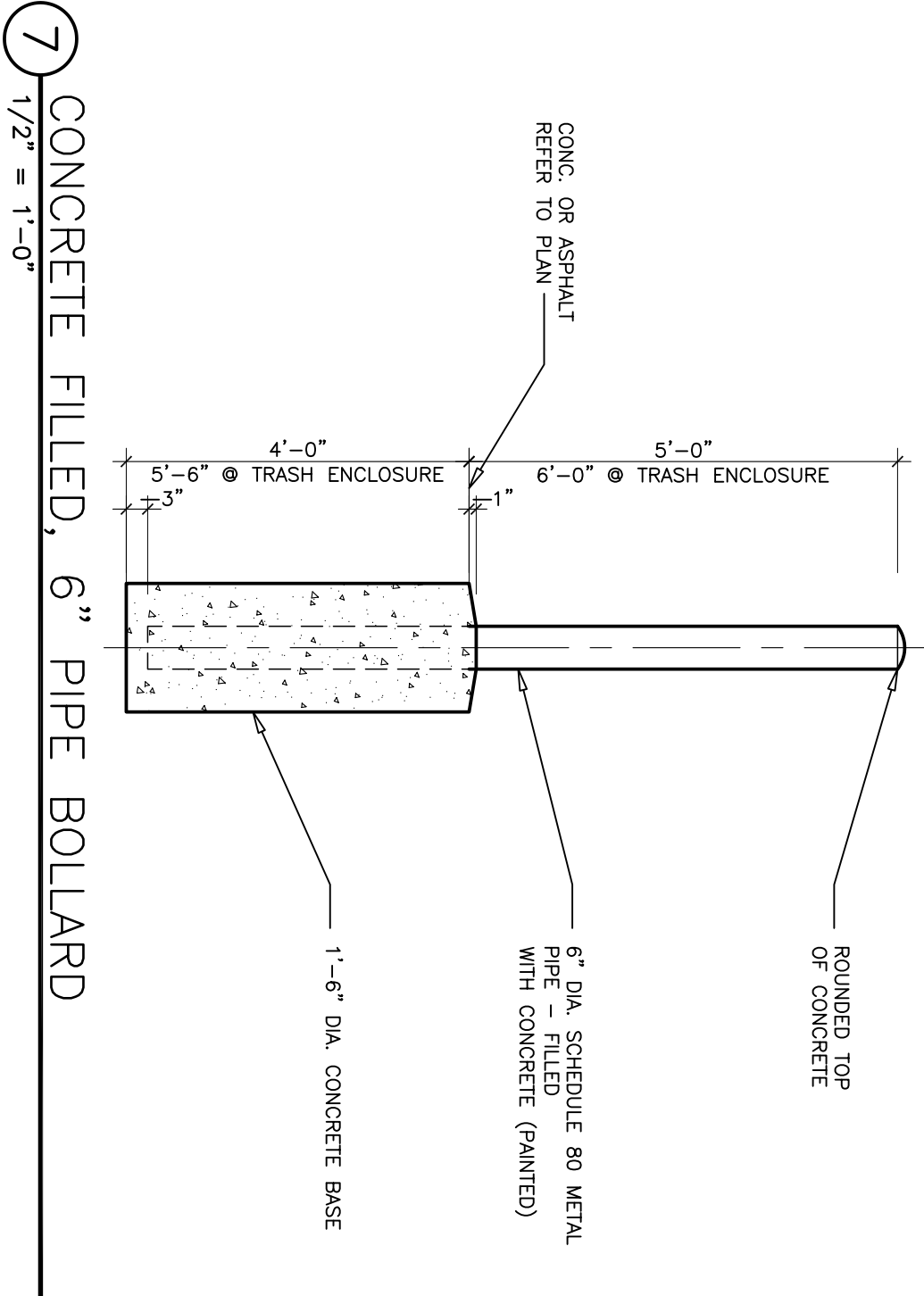
REVISIONS	DATE	ISSUE
PROJECT NO.	6025	
DATE	05-21-06	
DRAWN BY	SHC/BRB	
SW		
1		



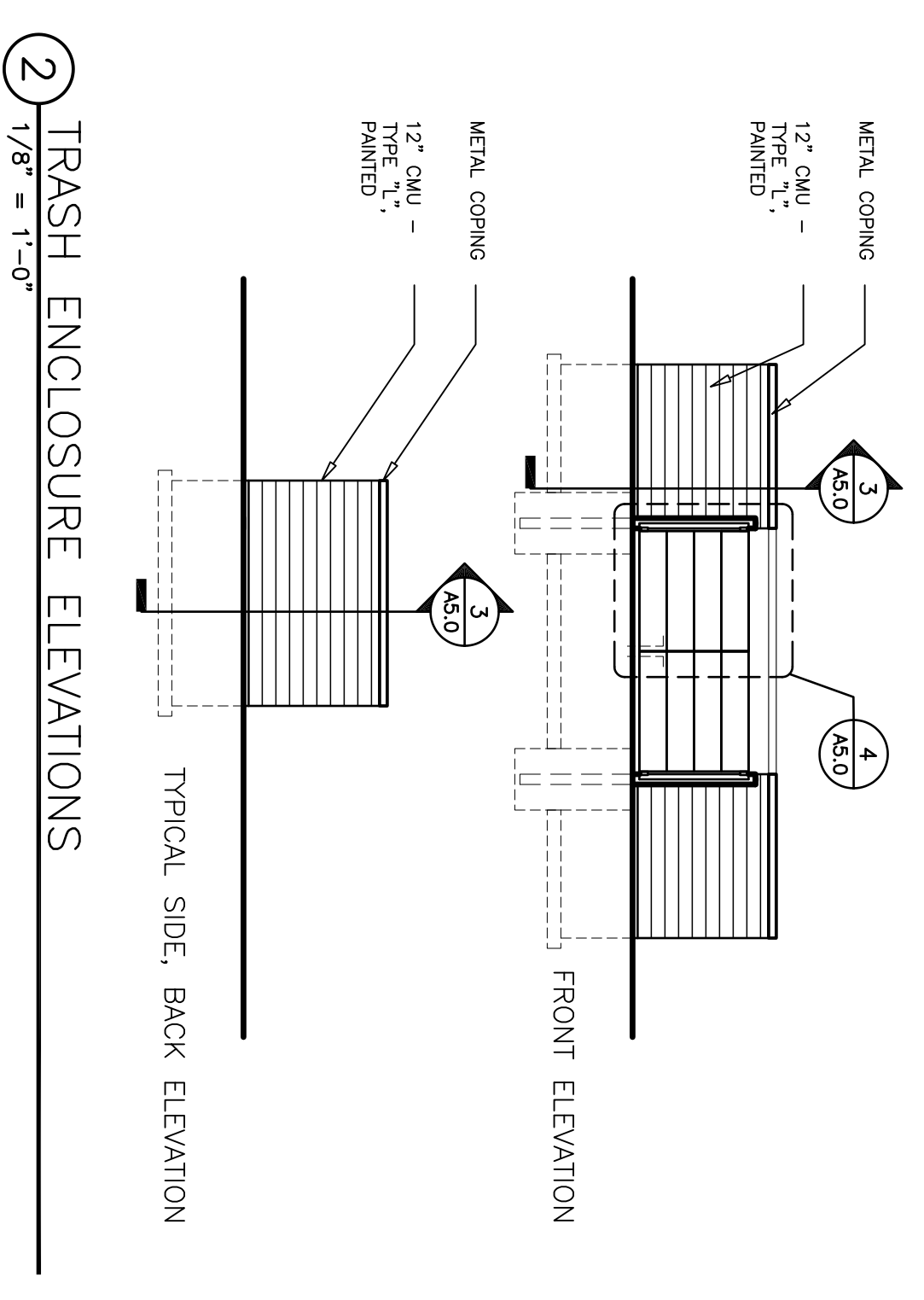
4 ENCLOSURE GATE
1/2" = 1'-0"
ELEVATION



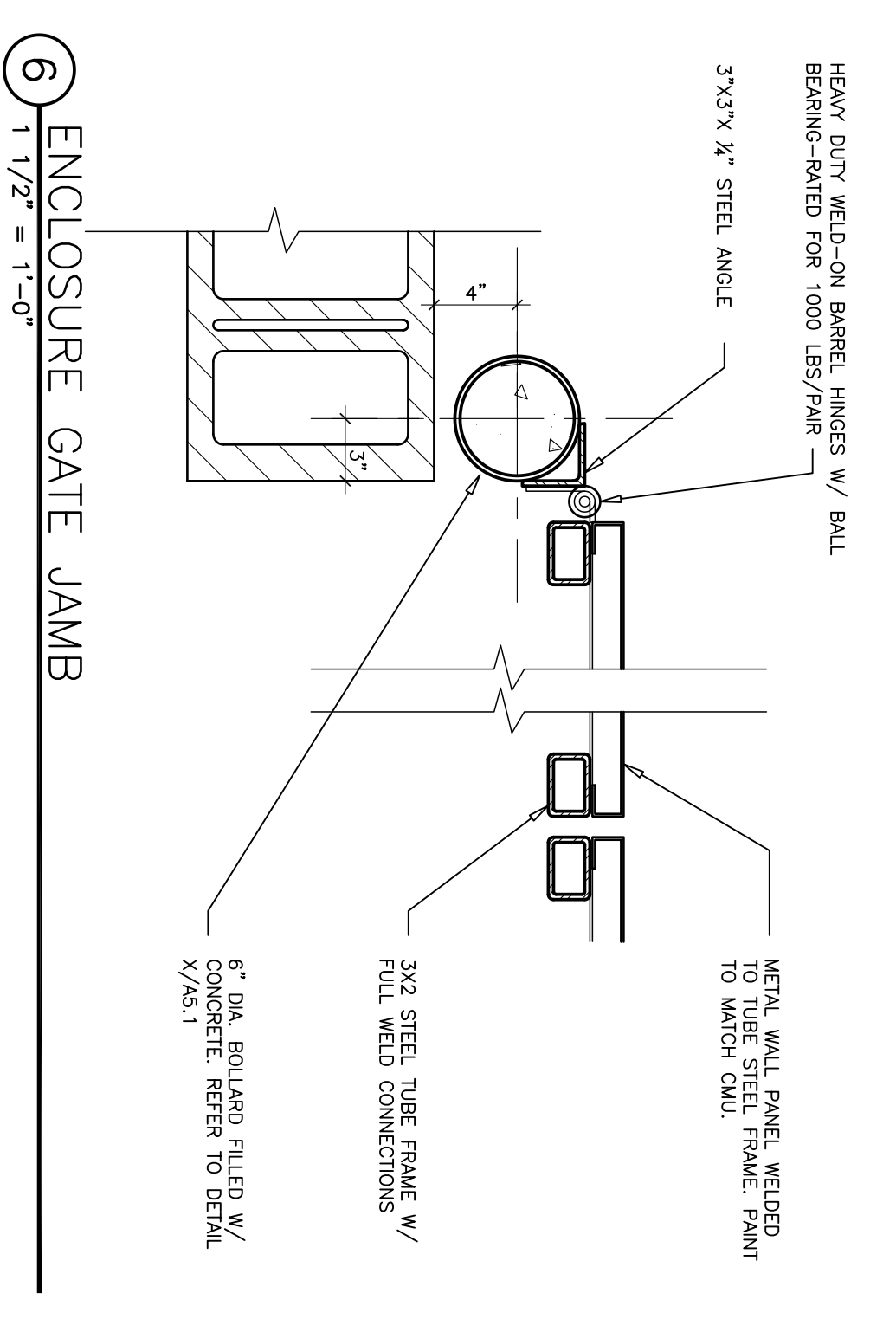
3 TRASH ENCLOSURE SCREEN WALL
1/2" = 1'-0"



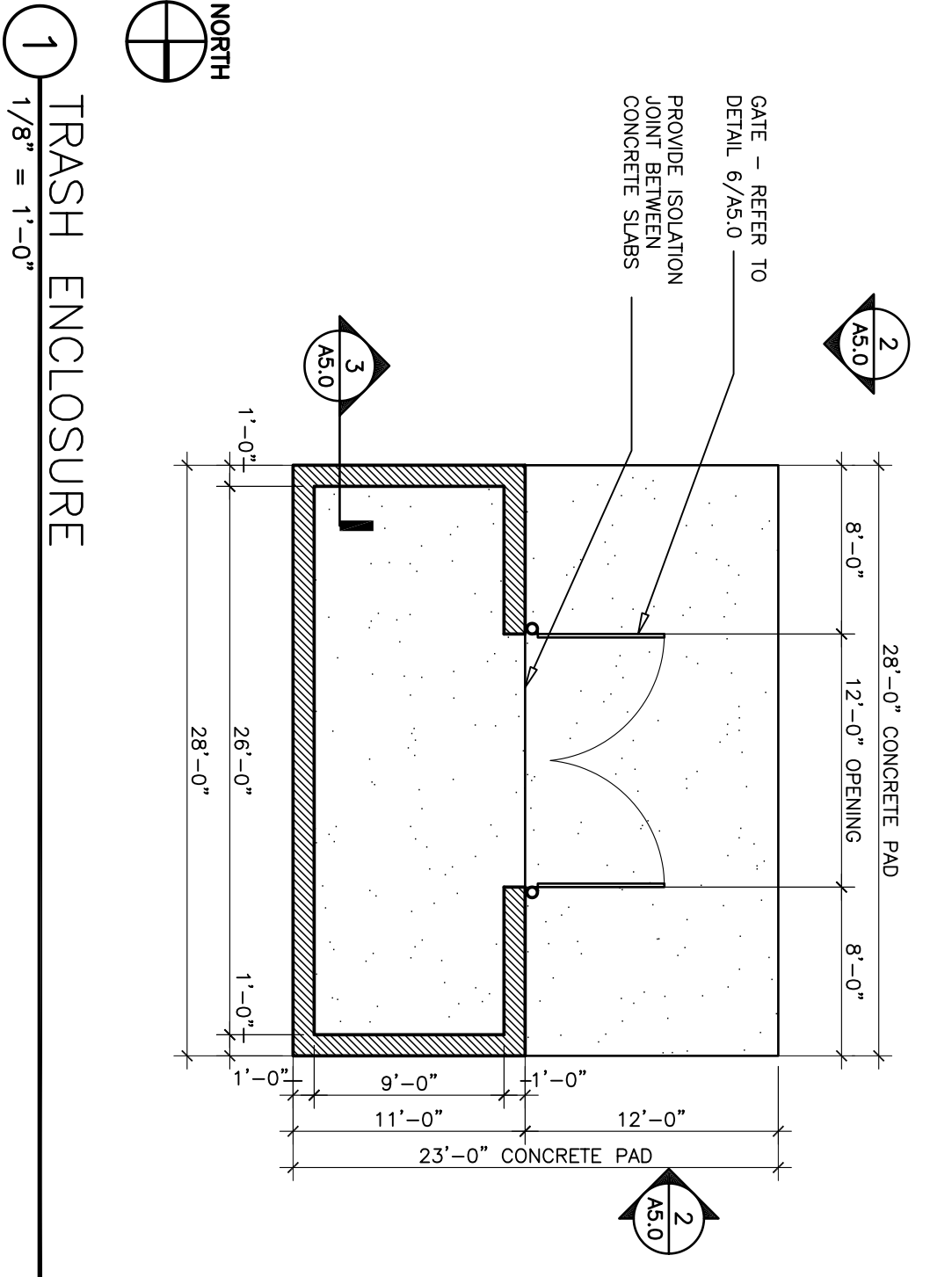
7 CONCRETE FILLED, 6\"/>



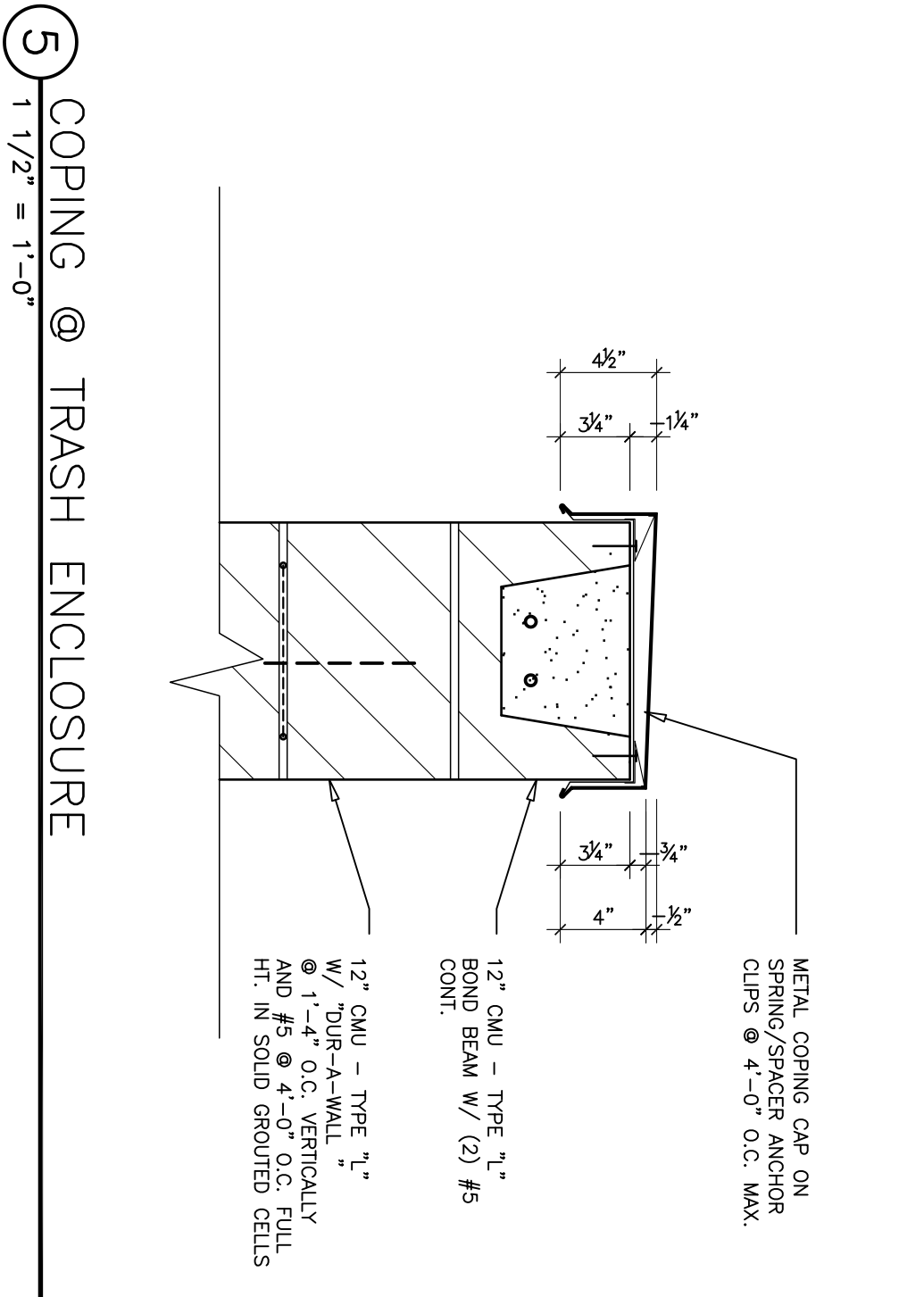
2 TRASH ENCLOSURE ELEVATIONS
1/8\"/>



6 ENCLOSURE GATE JAMB
1 1/2\"/>



1 TRASH ENCLOSURE
1/8\"/>



5 COPING @ TRASH ENCLOSURE
1 1/2\"/>

2	SW	DRAWN BY SFC/BBB	DATE 05-21-06	PROJECT NO 6005									
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REVISIONS													
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PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
414 GRAND CANYON DRIVE
MADISON, WISCONSIN, 53719



MADISON PLAN
COMMISSION
REVIEW
NOT FOR CONSTRUCTION

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