

**3 Right Elevation (East Elevation)**  
Scale: 1/16" = 1'-0"

Elevation

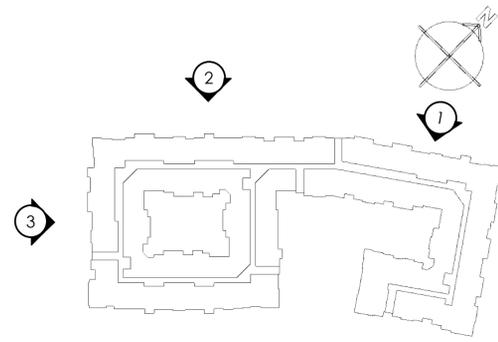
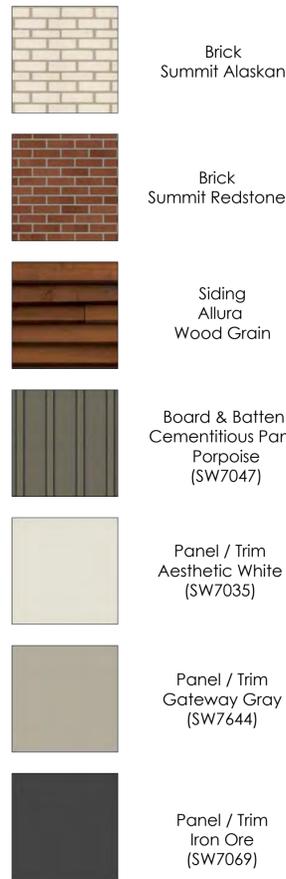


**2 American Pkwy Elevation (South Elevation)**  
Scale: 1/16" = 1'-0"

Elevation

**1 American Pkwy Elevation (South Elevation)**  
Scale: 1/16" = 1'-0"

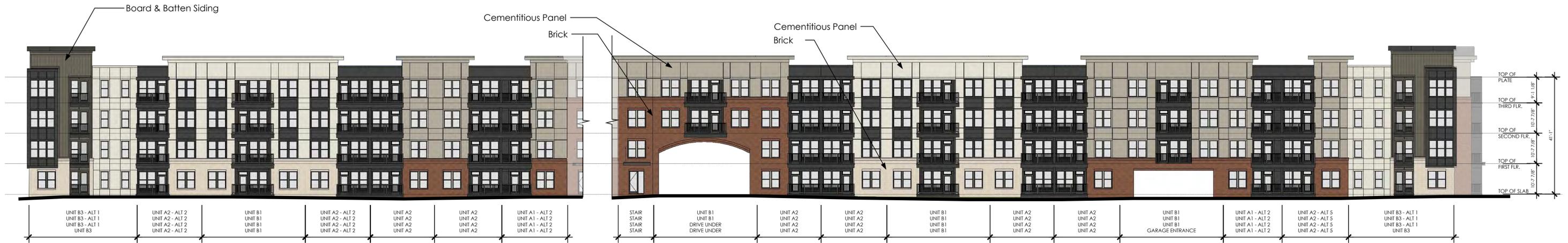
Elevation



**3 Left Elevation (West Elevation)**

Scale: 1/16" = 1'-0"

Elevation



**2 East Main Street Elevation (North Elevation)**

Scale: 1/16" = 1'-0"

Elevation

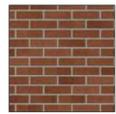
**1 East Main Street Elevation (North Elevation)**

Scale: 1/16" = 1'-0"

Elevation



Brick Summit Alaskan



Brick Summit Redstone



Siding Allura Wood Grain



Board & Batten Cementitious Panel Porpoise (SW7047)



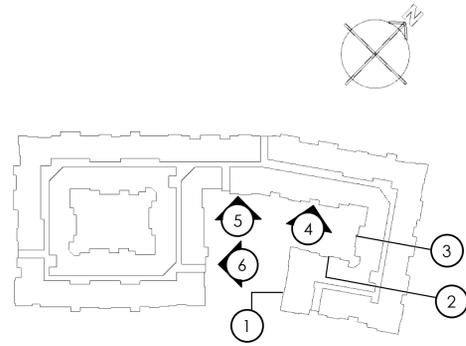
Panel / Trim Aesthetic White (SW7035)



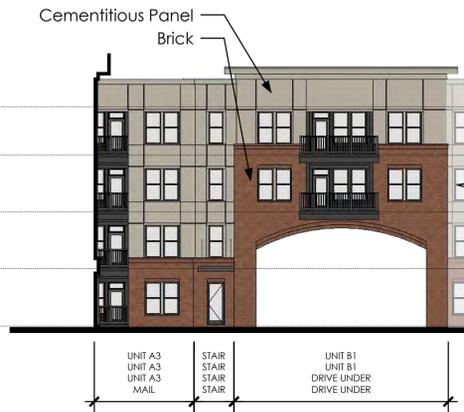
Panel / Trim Gateway Gray (SW7644)



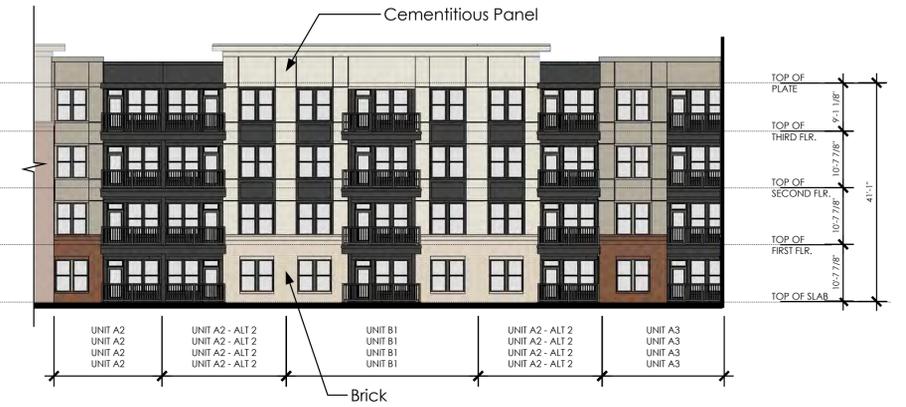
Panel / Trim Iron Ore (SW7069)



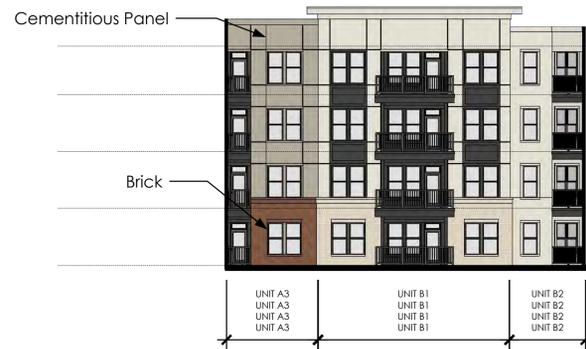
**6 Entry Drive Left Elevation**  
Scale: 1/16" = 1'-0" Elevation



**5 Drive Under Elevation - Entry Drive Side**  
Scale: 1/16" = 1'-0" Elevation



**4 Entry Courtyard North Elevation**  
Scale: 1/16" = 1'-0" Elevation



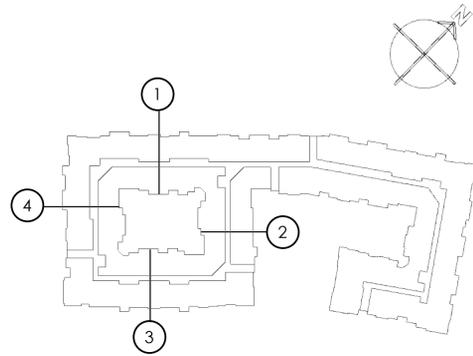
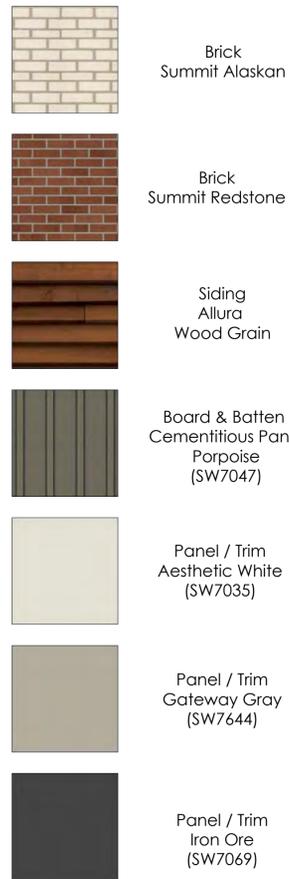
**3 Entry Courtyard East Elevation**  
Scale: 1/16" = 1'-0" Elevation



**2 Entry Courtyard South Elevation**  
Scale: 1/16" = 1'-0" Elevation



**1 Entry Drive Right Elevation**  
Scale: 1/16" = 1'-0" Elevation



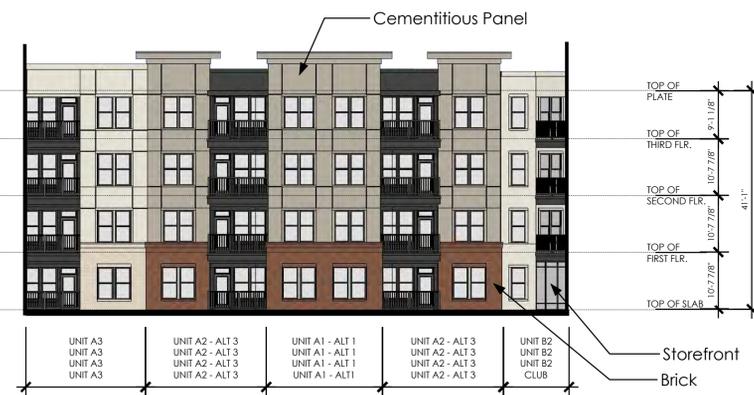
**4 Pool Courtyard - West Elevation**  
Scale: 1/16" = 1'-0" Elevation



**3 Pool Courtyard - South Elevation**  
Scale: 1/16" = 1'-0" Elevation



**2 Pool Courtyard - East Elevation**  
Scale: 1/16" = 1'-0" Elevation



**1 Pool Courtyard - North Elevation**  
Scale: 1/16" = 1'-0" Elevation



1 Corner at Buttonwood & American Parkway  
Scale: N.T.S.

Perspective



1 Entry Drive at American Parkway  
Scale: N.T.S.

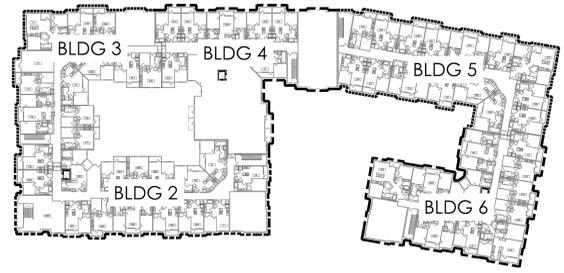
Perspective

Building Code Data for American Parkway Multi-Family – 1520 American Parkway – Madison, WI							
Building Number	1	2	3	4	5	6	
Type of Construction per IBC Table 503	IIA	VA	VA	VA	VA	VA	VA
Sprinkler System Provided	NFPA 13	NFPA 13R					
Group	S2	R2	R2	R2	R2	R2	R2
Maximum Number of Stories per IBC Table 503	3	3	3	3	3	3	3
Height Modification per IBC 504.2	1	1	1	1	1	1	1
Allowable Number of Stories after IBC 504.2 Height Modifications	4	4	4	4	4	4	4
Actual Number of Stories	4	4	4	4	4	4	4
Maximum Building Height per IBC Table 503 (Feet)	50	50	50	50	50	50	50
Height Modification per IBC 504.2 (Feet)	20	20	20	20	20	20	20
Allowable Building Height after IBC 504.2 Height Modification (Feet)	70	60	60	60	60	60	60
Actual Building Height (Feet)	55	55	55	55	55	55	55
Allowable Building Area Floor Area per IBC Table 503	39,000	12,000	12,000	12,000	12,000	12,000	12,000
Frontage Increase allowed per 506.2 (See A0.4 for Open Space/Assumed PL)	0	3,554	2,903	3,116	6,391	7,562	7,562
Automatic Sprinkler System Increase per 506.3	39,000	0	0	0	0	0	0
Allowable Building Floor Area	78,000	15,554	14,903	15,116	18,391	19,562	19,562
Actual Building Floor Area (Largest Floor)	93,566	15,468	12,940	14,671	14,142	13,055	13,055
Allowable Building Area per 506.4 (Area Determination) – TOTAL	312,000	62,218	59,612	60,462	73,562	78,246	78,246
Actual Building Area – TOTAL	93,566	60,616	51,740	56,390	56,808	50,994	50,994

Corridor Width – Minimum required width – 44" / Provided Width – 56" Min.  
 Stair Width – Minimum required width – 44" / Provided Width – 45"

Bldg	If = [F/P - 0.25] W/30			F/P	If	Building Square Footage					
	F (frontage)	P (perimeter)	W (width)			Level B	Level 1	Level 2	Level 3	Level 4	Total
Bldg 1	0	0	0	0.00	0.00	93,566					
Bldg 2	396	725	30	0.55	0.30		15,448	14,232	15,468	15,468	60,616
Bldg 3	304	618	30	0.49	0.24		12,920	12,940	12,940	51,740	
Bldg 4	344	675	30	0.51	0.26		14,716	12,242	14,716	56,390	
Bldg 5	511	653	30	0.78	0.53		14,187	14,207	14,207	56,808	
Bldg 6	536	609	30	0.88	0.63		13,035	11,849	13,055	50,994	
$A_a = \{A_t + [A_t \times I_f] + [A_t \times I_s]\}$							70,306	65,470	70,386	70,386	276,548
	$A_t$	$A_t \times I_f$	$A_t \times I_s$								
Bldg 1	39,000	0	39,000								
Bldg 2	12,000	3,554	0								
Bldg 3	12,000	2,903	0								
Bldg 4	12,000	3,116	0								
Bldg 5	12,000	6,391	0								
Bldg 6	12,000	7,562	0								

1 Frontage Increase Diagram - Level 1  
 Scale: 1/64" = 1'-0"



Project Data Am Fam Site													05/02/18	
Unit Plan Totals														
Unit Description	Description	Heated S.F.	Unheated S.F.	Gross S.F.	Level 1	Level 2	Level 3	Level 4	Total	Unit %	Net S.F.	Gross S.F.		
Number of Residential Stories					151.75	162.81	173.17	183.82						
A1	19R/18A	598	53	652	2	5	5	5	17	6.30%	10,183	11,084		
A1 ALT-1	19R/18A	642	0	642	5	5	5	5	20	7.41%	12,800	12,800		
A1 ALT-2	19R/18A	608	53	662	3	3	3	3	12	4.44%	7,308	7,944		
A1 ALT-3	19R/18A	608	53	662	1	1	1	1	4	1.48%	2,436	2,644		
A2	19R/18A	628	58	684	9	9	9	9	36	13.33%	22,536	24,624		
A2 ALT-1	19R/18A	652	46	698	3	3	3	3	12	4.44%	7,824	8,374		
A2 ALT-2	19R/18A	638	57	695	5	7	7	7	26	9.63%	16,588	18,078		
A2 ALT-3	19R/18A	621	58	679	7	7	7	7	28	10.37%	17,388	19,012		
A2 ALT-4	19R/18A	678	0	678	1	1	1	1	4	1.48%	2,704	2,704		
A2 ALT-5	19R/18A	632	58	690	1	1	1	1	4	1.48%	2,528	2,744		
A2 ALT-6	19R/18A	662	56	718	1	1	1	1	4	1.48%	2,648	2,872		
A3	19R/18A	758	65	823	7	8	8	8	31	11.48%	23,498	25,513		
A4	19R/18A	777	64	841	1	0	0	0	1	0.37%	777	841		
One Bedroom Totals					46	51	51	51	199	73.70%				
B1	29R/28A	1,085	60	1,145	8	9	11	11	39	14.44%	42,315	44,655		
B2	29R/28A	1,034	61	1,095	1	2	2	2	7	2.59%	7,238	7,664		
B2 ALT-1	29R/28A	1,068	61	1,129	0	1	1	1	3	1.11%	3,204	3,387		
B3	29R/28A	1,188	48	1,246	2	0	0	0	2	0.74%	2,396	2,472		
B3 ALT-1	29R/28A	1,218	48	1,266	0	2	4	4	10	3.70%	12,180	12,660		
B4	29R/28A	1,144	42	1,186	1	1	1	1	4	1.48%	4,576	4,744		
B5	29R/28A	1,252	124	1,376	0	1	1	0	2	0.74%	2,500	2,748		
B6	29R/28A	1,283	124	1,407	1	1	1	1	4	1.48%	5,132	5,628		
Two Bedroom Totals					13	17	21	20	71	26.30%				
Average Unit					773 Sq.Ft.	59	68	72	71	Total	Unit %	Net S.F.	Gross S.F.	
									270	100.00%	208,759	223,227		

Building Totals									
Parking	SF	# Spaces	Compact	%	Totals				
Below Grade Structure	93,566	270	67	24.81%					93,566
Surface Parking & Roads	57,670	109	0	0.00%					
Bicycle Parking (1 per unit + 1 guest space per 10 units)		299							
GARAGE Gross Sq. Ft.									93,566
Building 1									
	Level 1	Level 2	Level 3	Level 4	Totals				
Leasing / Mail	1,800								1,800
Club / Pool Baths	3,535								3,535
Lobby / Fitness	1,266								1,266
Sky Lounge				1,407					1,407
Retail	2,462								2,462
Drive Thru	3,566	2,450							6,016
Corridor/Service/Storage/HVAC/Elec/Trash/Etc	8,760	9,455	9,671	9,671					37,557
Unit Gross SF	49,639	53,565	60,715	59,308					223,227
Building Totals	70,306	65,470	70,386	70,386					TOTAL Gross Sq Ft 276,548
FAR w/o Subgrade Parking									0.85
TOTAL GSF w/ Parking									370,114
FAR w/ Subgrade Parking									1.14
w/o balconies									355,646
FAR w/ parking w/o balconies									1.10

Parking Data										
Parking Provided	Size	Isle Width	Surface	Structured	Parking	Parking				
Benchmark Elevations	9' x 18'	24'-0"			104	0	104	27.44%		
Standard Spaces	8.6' x 18'	26'-0"	0	180	180	47.69%				
HC Spaces	8' x 17'	5'-0"	3	5	8	2.11%				
Van Spaces	8' x 17'	8'-0"	2	1	3	0.79%				
Compact Spaces	7.5' x 16'	21'-0"	0	84	84	22.16%				
					109	270	0	0	379	
									100.00%	
Gross Sq.Ft.					70,276	70,276	70,276	70,276	Total Gross Sq.Ft.	281,104

Parking Required					742 SF / Car	
	Minimum Required	Total	Notes			
Residential	1 per unit	270				
Tenant Spaces (2,494 sf)	1 per 400sqft	6				
Leasing (1,800 sf)	1 per 400sqft	5				
Total Required		281				

Bike Parking Data									
Parking Required	1 & 2 Bedroom Units	Guests (1 per 10 units)	General Comm. (1/2,000)	Parking Provided					
	270	270	2,462						
required	1	1/10 (round up)	1/2000 (round up)		Outdoor	56	18.73%		
					Indoor (regular)	187	62.54%		
					Indoor (stacked)	56	18.73%		
Total	270	27	2	299	Required bike parking	Total	299	100.00%	

APPLICABLE CODES									
<b>BUILDING CODE</b>	SPS 342: WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL BUILDING CODE WITH STATE AMENDMENTS)								
<b>MECHANICAL CODE</b>	SPS 364: WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL MECHANICAL CODE WITH STATE AMENDMENTS)								
<b>PLUMBING CODE</b>	SPS 381-387: WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL PLUMBING CODE WITH STATE AMENDMENTS)								
<b>ELECTRICAL CODE</b>	SPS 316: WISCONSIN STATE ELECTRICAL CODE VOLUME 2 (2017 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS)								
<b>ENERGY CODE</b>	SPS 363: WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH STATE AMENDMENTS)								
<b>GAS CODE</b>	SPS 365: WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL FUEL GAS CODE WITH STATE AMENDMENTS)								
<b>FIRE CODE</b>	SPS 314: 2015 INTERNATIONAL FIRE CODE WITH STATE AMENDMENTS 2012 NFPA-01 WITH STATE AMENDMENTS MADISON GENERAL ORDINANCE CHAPTERS 34 AND 40								
<b>ACCESSIBILITY</b>	2009 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES FAIR HOUSING ACT DESIGN MANUAL								
INSULATION TABLE PER 2009 IECC									
CLIMATE ZONE	METHOD	WINDOW		STOREFRONT		INSULATION			
		U-FACTOR	SHGC	U-FACTOR	SHGC	WALL	ROOF	FLOOR	SLAB
6A	PRESCRIPTIVE	0.35	0.4	0.45	0.4	R-15 (2" Ecl)	R-20 (4" R-38)	R-30	R-15 (24")
	PERFORMANCE					R-21	R-21 (4" R-38)		R-10 (24")

Seal

**2PA**

**POOLE & POOLE ARCHITECTURE**  
 3736 Winterfield Road, Suite 102  
 Midlothian, Virginia 23113  
 Telephone 804.225.0215  
 www.2pa.net

Project: 1819.00  
 CADD File: CODE  
 Drawn By: TJG  
 Checked By: TJG  
 Permit Release:  
 - Construction Release Set:  
 204,674.00  
 1,800.00 Revisions  
 3,265.00 No. Date Description  
 1,890.00  
 1,000.00  
 2,400.00  
 .00  
 37,557.00  
 252,576.00  
 92,408.00 ASI / RFI Revisions  
 No. Date Description  
 344,984.00  
 346,584.00  
 -1,600.00

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**American Parkway Multi-Family**  
 an Apartment Community by  
 Campbell Madison Partners, LLC  
 at 1520 American Parkway, City of Madison, WI

Drawing Title:  
 Code Data, Project Data,  
 Calculations & Life Safety  
 Plans

**A0.3a**

NOT RELEASED FOR PERMIT



# GENERAL BIKE NOTES

1. Bicycle parking provided per Section 28.141 (4) and Table 281-3 of the City of Madison Zoning Code.
2. Refer to Civil drawings for exterior bike parking locations and rack information.
3. Structured interior bike parking to be WireCrafters "Bike Stacker" model no. BK814 or similar.
4. Structured interior bike wall-mount parking to be Madrax "Bike Storage Vertical."
5. Building and Garage bike racks to be Madrax "Short" single and double loaded models.
6. Bike repair stations to be Securabike model no. BBR501 or similar.
7. All garage-located bike parking stalls are 2'-0" wide by 6'-0" deep with at least a 5'-0" access aisle.
8. ■■■■■■ Indicates bike path to exit the property.

BICYCLE PARKING CHART				
TYPE	RESIDENTIAL - MULTI-FAMILY			COMMERCIAL
	1 & 2 BEDROOM	3 BEDROOM	GUESTS	
REQUIREMENT	1 BIKE PER UNIT (220X 1)	1-1/2 BIKES PER UNIT (3 X 1.5)	1 BIKE PER 10 UNITS (220 / 10)	1 BIKE PER 2000 SF (2424 / 2000)
STALLS REQUIRED (SHORT TERM/LONG TERM)	270 (10% / 90%)	0 (10% / 90%)	27 (100% / 0%)	2 (100% / 0%)
STALLS PROVIDED (SHORT TERM/LONG TERM)	270 (27 / 243)	0 (0 / 0)	27 (27 / 0)	2 (2 / 0)
				299 REQUIRED 299 PROVIDED
BICYCLE PARKING PROVIDED				
USE	TERM	LOCATION	TYPE	NO. OF STALLS
COMMERCIAL	SHORT TERM	OUTDOOR	RACKS	2
RESIDENTIAL	SHORT TERM	OUTDOOR	RACKS	54
RESIDENTIAL	LONG TERM	INDOOR (GARAGE)	STRUCTURED	56
RESIDENTIAL	LONG TERM	INDOOR	RACKS	-
RESIDENTIAL	LONG TERM	INDOOR (GARAGE)	RACKS	187
				299 TOTAL



**ZPA**  
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Project: 1819.00  
 CADD File: MSSP  
 Drawn By: TJG  
 Checked By: TJG  
 Permit Release:  
 Construction Release Set:  
 Revisions  
 No. Date Description

ASI / RFI Revisions  
 No. Date Description

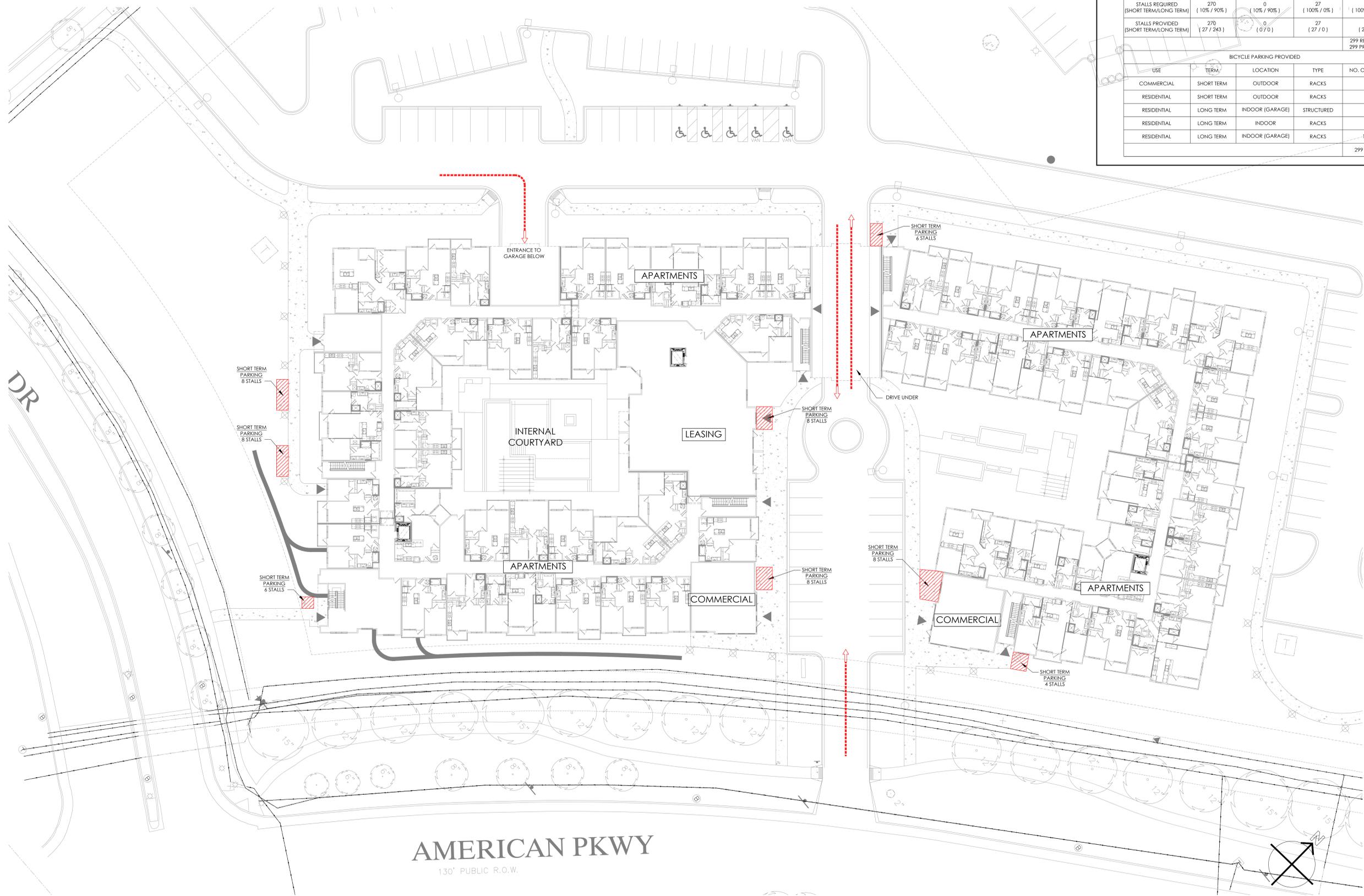
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**American Parkway Multi-Family**  
 an Apartment Community by  
 Campbell Madison Partners, LLC  
 at 1520 American Parkway, City of Madison, WI

Drawing Title:  
 Bicycle Parking Site Plan

**A0.4b**

NOT RELEASED FOR PERMIT



**AMERICAN PKWY**  
 130' PUBLIC R.O.W.

1 Bicycle Parking Site Plan  
 Scale: 1" = 20'

Plan

# GENERAL BIKE NOTES

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5. Building and Garage bike racks to be Madrax "Short" single and double loaded models.
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7. All garage-located bike parking stalls are 2'-0" wide by 6'-0" deep with at least a 5'-0" access aisle.
8. ■■■■■■ Indicates bike path to exit the property.

BICYCLE PARKING CHART				
TYPE	RESIDENTIAL - MULTI-FAMILY			COMMERCIAL
	1 & 2 BEDROOM	3 BEDROOM	GUESTS	
REQUIREMENT	1 BIKE PER UNIT (220X1)	1-1/2 BIKES PER UNIT (3 X 1.5)	1 BIKE PER 10 UNITS (270 / 10)	1 BIKE PER 2000 SF (2424 / 2000)
STALLS REQUIRED (SHORT TERM/LONG TERM)	270 (100% / 90%)	0 (100% / 90%)	27 (100% / 0%)	2 (100% / 0%)
STALLS PROVIDED (SHORT TERM/LONG TERM)	270 (27 / 243)	0 (0 / 0)	27 (27 / 0)	2 (2 / 0)
				299 REQUIRED 299 PROVIDED
BICYCLE PARKING PROVIDED				
USE	TERM	LOCATION	TYPE	NO. OF STALLS
COMMERCIAL	SHORT TERM	OUTDOOR	RACKS	2
RESIDENTIAL	SHORT TERM	OUTDOOR	RACKS	54
RESIDENTIAL	LONG TERM	INDOOR (GARAGE)	STRUCTURED	56
RESIDENTIAL	LONG TERM	INDOOR	RACKS	-
RESIDENTIAL	LONG TERM	INDOOR (GARAGE)	RACKS	187
				299 TOTAL



Project: 1819.00  
 CADD File: MSSP  
 Drawn By: T.J.G.  
 Checked By: T.J.G.

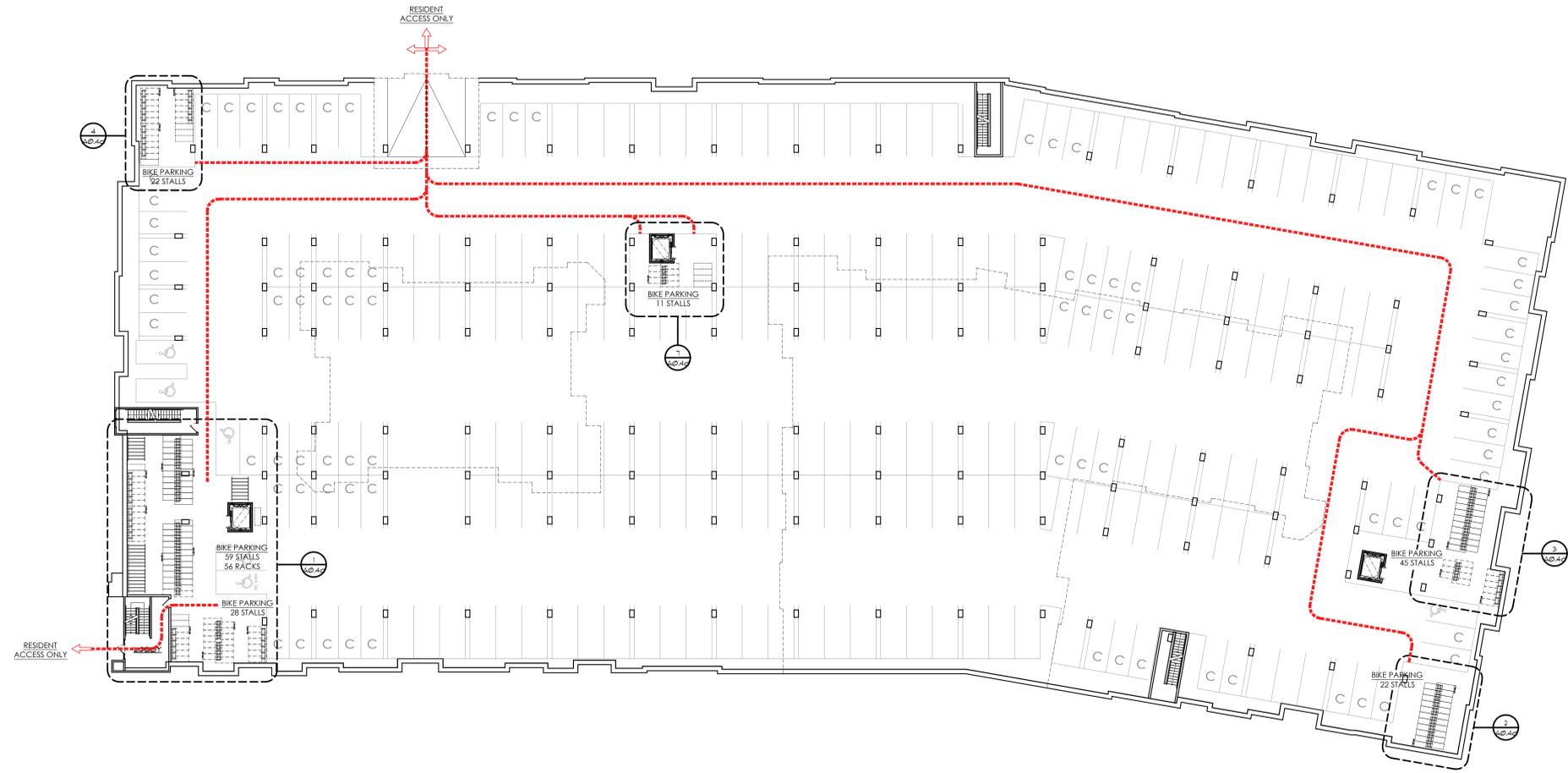
Permit Release:

Construction Release Set:

Revisions  
 No. Date Description

ASI / RFI Revisions  
 No. Date Description

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1 Bicycle Parking Plan - Garage  
 Scale: 1" = 20'

Plan

**American Parkway Multi-Family**  
 an Apartment Community by  
 Campbell Madison Partners, LLC  
 at 1520 American Parkway, City of Madison, WI

Drawing Title:  
 Bicycle Parking Site Plan

**A0.4c**

NOT RELEASED FOR PERMIT





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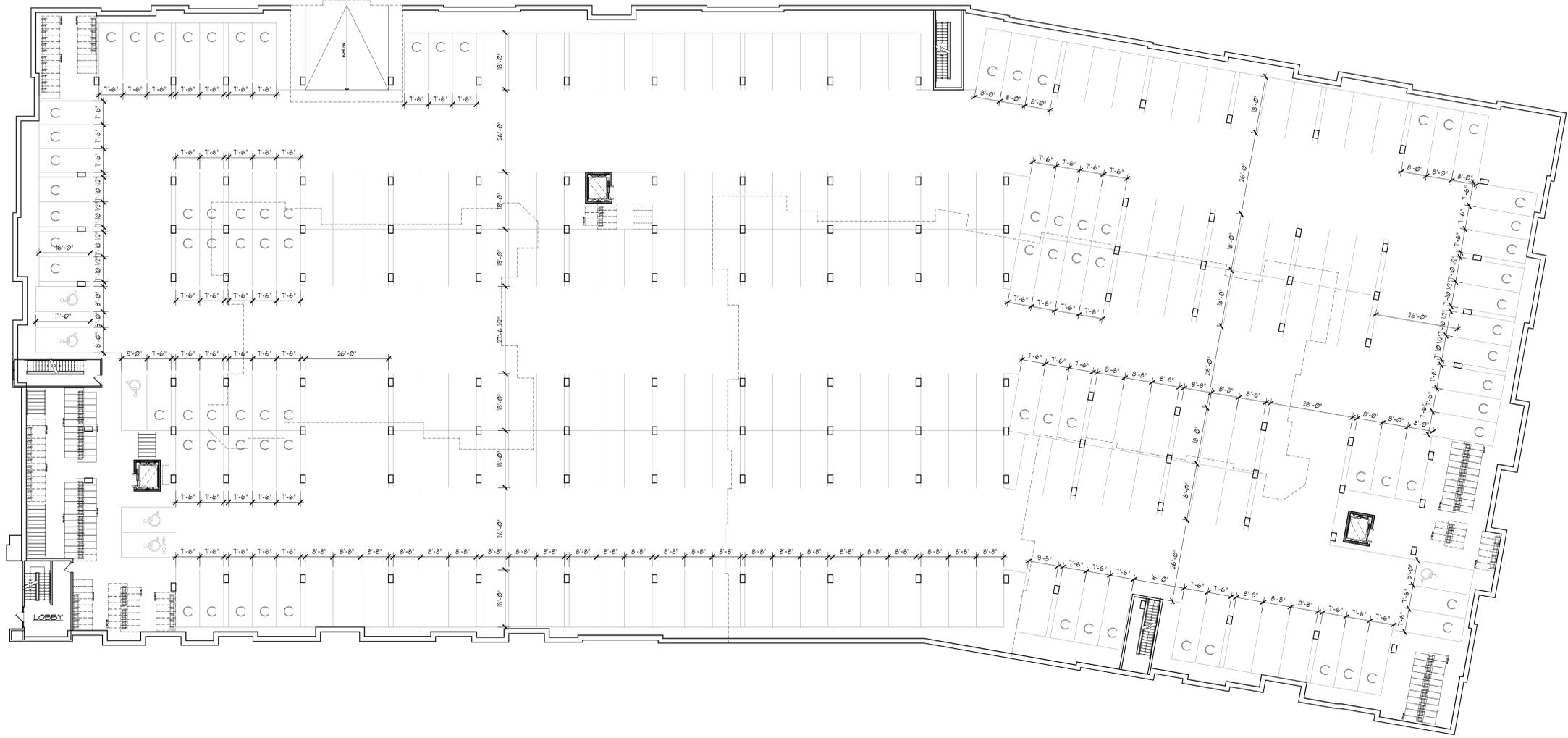
Project: 1819.00  
 CADD File: MSBD  
 Drawn By: T.J.G.  
 Checked By: T.J.G.

Permit Release:  
 Construction Release Set:

Revisions  
 No. Date Description

ASI / RFI Revisions  
 No. Date Description

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 Architecture, LLC.



1 Building Plan - Level B (Garage)  
 Scale: 1/16" = 1'-0"

Plan

Drawing Title:  
 Building Plan  
 Level B (Garage)

**A2.1**

NOT BE EXERCISED WITHOUT PERMIT



**POOLE & POOLE ARCHITECTURE**  
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Project: 1819.00  
 CADD File: MSBD  
 Drawn By: T.J.G.  
 Checked By: T.J.G.

Permit Release:

Construction Release Set:

Revisions  
 No. Date Description

ASI / RFI Revisions  
 No. Date Description

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**American Parkway Multi-Family**  
 an Apartment Community by  
 Campbell Madison Partners, LLC  
 at 1520 American Parkway, City of Madison, WI

Drawing Title:  
 Building Plan  
 Level 1

**A2.2**



1 Building Plan - Level 1  
 Scale: 1/16" = 1'-0"

Plan

NOT BETWEEN 2/20/2017



**ZPA**  
**POOLE & POOLE ARCHITECTURE**  
 3736 Winterfield Road, Suite 102  
 Midlothian, Virginia 23113  
 Telephone 804.225.0215  
 www.zpa.net

Project: 1819.00  
 CADD File: MSBD  
 Drawn By: T.JG  
 Checked By: T.JG

Permit Release:  
 Construction Release Set:

Revisions  
 No. Date Description

ASI / RFI Revisions  
 No. Date Description

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1 Building Plan - Level 2  
 Scale: 1/16" = 1'-0"

Plan

Drawing Title:  
 Building Plan  
 Level 2

**A2.3**

NOT BETWEEN 2019 PERMIT



**POOLE & POOLE ARCHITECTURE**  
 3736 Winterfield Road, Suite 102  
 Midlothian, Virginia 23113  
 Telephone 804.225.0215  
 www.zpa.net

Project: 1819.00  
 CADD File: MSBD  
 Drawn By: T.J.G.  
 Checked By: T.J.G.

Permit Release:  
 Construction Release Set:

Revisions  
 No. Date Description

ASI / RFI Revisions  
 No. Date Description

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1 Building Plan - Level 3  
 Scale: 1/16" = 1'-0"

Plan

**American Parkway Multi-Family**  
 an Apartment Community by  
 Campbell Madison Partners, LLC  
 at 1520 American Parkway, City of Madison, WI

Drawing Title:  
 Building Plan  
 Level 3

**A2.4**

NOT BE EXERCISED WITHOUT PERMIT



**POOLE & POOLE ARCHITECTURE**  
 3736 Winterfield Road, Suite 102  
 Midlothian, Virginia 23113  
 Telephone 804.225.0215  
 www.zpa.net

Project: 1819.00  
 CADD File: MSBD  
 Drawn By: T.J.G.  
 Checked By: T.J.G.

Permit Release:  
 Construction Release Set:

Revisions  
 No. Date Description

ASI / RFI Revisions  
 No. Date Description

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1 Building Plan - Level 4  
 Scale: 1/16" = 1'-0"

Plan

Drawing Title:  
 Building Plan  
 Level 4

**A2.5**

NOT BE EXERCISED WITHOUT PERMIT







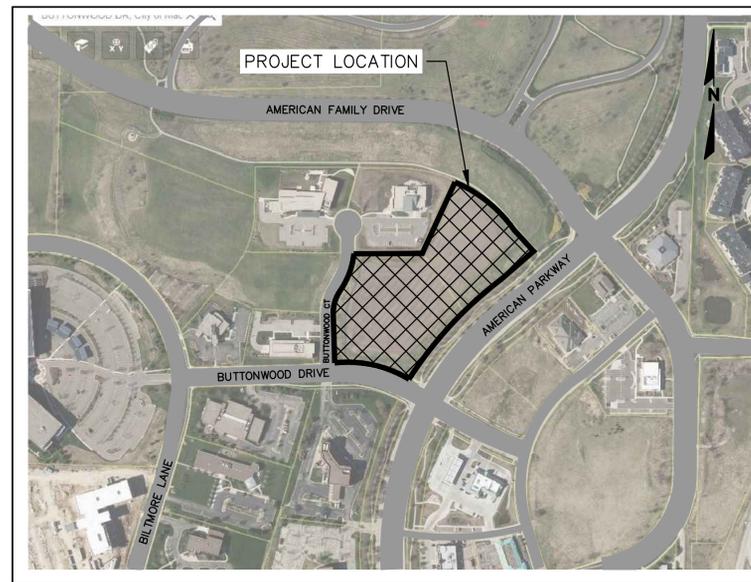
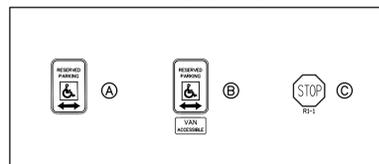
# SITE ANALYSIS AND SITE, GRADING, EROSION CONTROL, PAVING, UTILITY AND LANDSCAPE PLANS

## FOR AMERICAN PARKWAY MULTI-FAMILY CITY OF MADISON, WISCONSIN

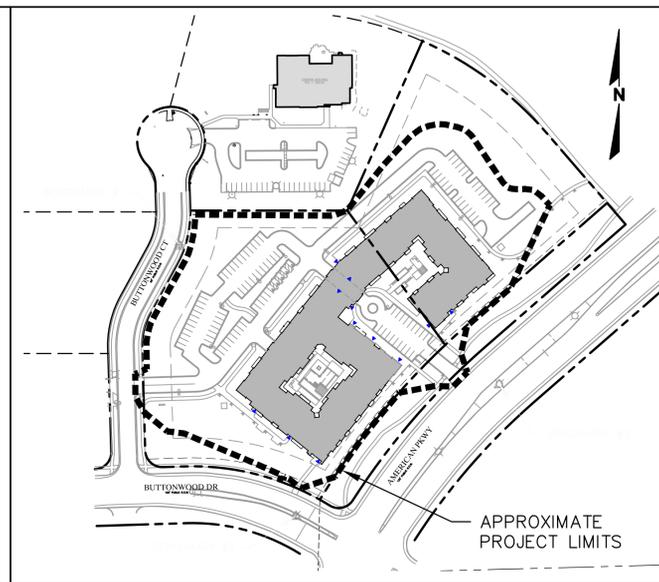
### LEGEND

PROPOSED	EXISTING	DESCRIPTION
( )	( )	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR	OR	SECTION OR 1/4 SECTION CORNER AS DESCRIBED
○	○	1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
○	○	1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
○	○	BOLLARD
○	○	SOIL BORING/MONITORING WELL
○	○	FLAGPOLE
○	○	MAILBOX
○	○	SIGN
○	○	BILLBOARD
○	○	CONTROL BOX
○	○	TRAFFIC SIGNAL
○	○	RAILROAD CROSSING SIGNAL
○	○	CABLE PEDESTAL
○	○	POWER POLE
○	○	GUY POLE
○	○	GUY WIRE
○	○	LIGHT POLE
○	○	SPOT/PEDESTAL/PAVER ACCENT LIGHT
○	○	HANDICAPPED PARKING
○	○	ELECTRIC MANHOLE
○	○	ELECTRIC PEDESTAL
○	○	ELECTRIC METER
○	○	TELEPHONE MANHOLE
○	○	TELEPHONE PEDESTAL
○	○	MARKED FIBER OPTIC
○	○	GAS VALVE
○	○	GAS METER
○	○	GAS WARNING SIGN
○	○	STORM MANHOLE
○	○	ROUND INLET OR CATCH BASIN
○	○	SQUARE INLET OR SLOT DRAIN
○	○	STORM SEWER END SECTION
○	○	SANITARY MANHOLE
○	○	CLEANOUT OR VENT
○	○	SANITARY INTERCEPTOR MANHOLE
○	○	MISCELLANEOUS MANHOLE
○	○	WATER VALVE
○	○	HYDRANT
○	○	WATER SERVICE CURB STOP
○	○	WATER MANHOLE
○	○	WELL
○	○	WATER SURFACE
○	○	WETLANDS FLAG
○	○	MARSH
○	○	CONIFEROUS TREE
○	○	DECIDUOUS TREE
○	○	SHRUB
○	○	EDGE OF TREES
○	○	GRAVITY SANITARY SEWER
○	○	SANITARY FORCE MAIN
○	○	STORM SEWER
○	○	WATERMAIN
○	○	GAS MAIN
○	○	ELECTRIC SERVICE
○	○	OVERHEAD WIRES
○	○	BUREAU ELEC. SERV.
○	○	TELEPHONE SERVICE
○	○	MARKED CABLE TV LINE
○	○	MARKED FIBER OPTIC
○	○	GRAVITY LEACHATE SYSTEM
○	○	LEACHATE FORCE MAIN
○	○	EXISTING UTILITY TO BE ABANDONED IN PLACE
○	○	EXISTING MANHOLE/INLET TO BE ABANDONED IN PLACE OR EXISTING LIGHT POLE AND BASE TO BE REMOVED
○	○	PROPOSED 1-FOOT GRADE CONTOUR
○	○	PROPOSED 5-FOOT GRADE CONTOUR
○	○	SPOT/CURB FLOW LINE ELEVATION
○	○	TOP OF CURB SPOT ELEVATION
○	○	TEMPORARY INLET PROTECTION
○	○	PROPOSED CONSTRUCTION ENTRANCE
○	○	CONCRETE SIDEWALK PAVEMENT
○	○	ASPHALT PAVEMENT
○	○	PROPOSED LANDSCAPE AREA

### SIGN LEGEND



VICINITY MAP  
SCALE: NOT TO SCALE



LOCATION MAP  
SCALE: 1"=150'

PLAN	INDEX
<b>SHEET NO.</b>	<b>DESCRIPTION</b>
C000	COVER SHEET
C100	SITE ANALYSIS
C101	DEMOLITION & INITIAL EROSION CONTROL PLAN
C200	SITE & PAVING PLAN
C300	GRADING & DRAINAGE PLAN
C400	UTILITY PLAN
C500	SPECIFICATIONS
C501	EROSION CONTROL DETAILS
C502	PAVING DETAILS
C503	SITE DETAILS
C504	UTILITY DETAILS
C505	STORMWATER DETAILS
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS & NOTES
SX01	FIRE ACCESS EXHIBIT

### GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
- VERTICAL DATUM IS NAVD1927.
- TOPOGRAPHIC AND EXISTING CONDITIONS SHOWN HERON TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHIC DATA" PREPARED BY RASMITH, DATED APRIL 18, 2018.
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION

### BENCHMARKS

- BENCHMARK #1**  
CHISELED BOX NW CORNER  
OF LIGHT POLE BASE  
ELEVATION: 948.24
- BENCHMARK #2**  
CHISELED BOX NW CORNER  
OF LIGHT POLE BASE  
ELEVATION: 942.06
- BENCHMARK #3**  
CHISELED BOX NW CORNER  
OF LIGHT POLE BASE  
ELEVATION: 946.33

### PROJECT DIRECTORY

- OWNER:**  
CAMPBELL MADISON PARTNERS, LLC  
5887 GLENRIDGE DRIVE NE, SUITE 360  
SANDY SPRINGS, GA 30328  
PH: 404/495-0884
- MUNICIPALITY:**  
CITY OF MADISON  
210 MLK, JR. BLVD, ROOM 115  
MADISON, WI 53703  
**CITY ENGINEER**  
CONTACT: ROBERT F. PHILLIPS, P.E.  
PH: 608/264-4751  
EMAIL: engineering@cityofmadison.com
- SITE CIVIL ENGINEER:**  
rasmith  
16475 W. BLUEMOUND ROAD  
SUITE 200  
BROOKFIELD, WI 53005  
PH: 262/781-1000  
**PROJECT MANAGER**  
CONTACT: MATT KOCOUREK  
EMAIL: MATT.KOCOUREK@rasmith.com  
**PROJECT ENGINEER**  
CONTACT: ROBERT PONTO  
EMAIL: robert.ponto@rasmith.com
- SURVEYOR:**  
rasmith  
16475 W. BLUEMOUND ROAD  
SUITE 200  
BROOKFIELD, WI 53005  
PH: 262/781-1000  
**PROJECT MANAGER**  
CONTACT: ERIC STURM  
EMAIL: ERIC.STURM@rasmith.com

ISSUED FOR PLANNING REVIEW: MAY 8, 2019

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com  
**raSmith**  
CREATIVITY BEYOND ENGINEERING  
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI  
Naperville, IL | Pittsburgh, PA | Irvine, CA

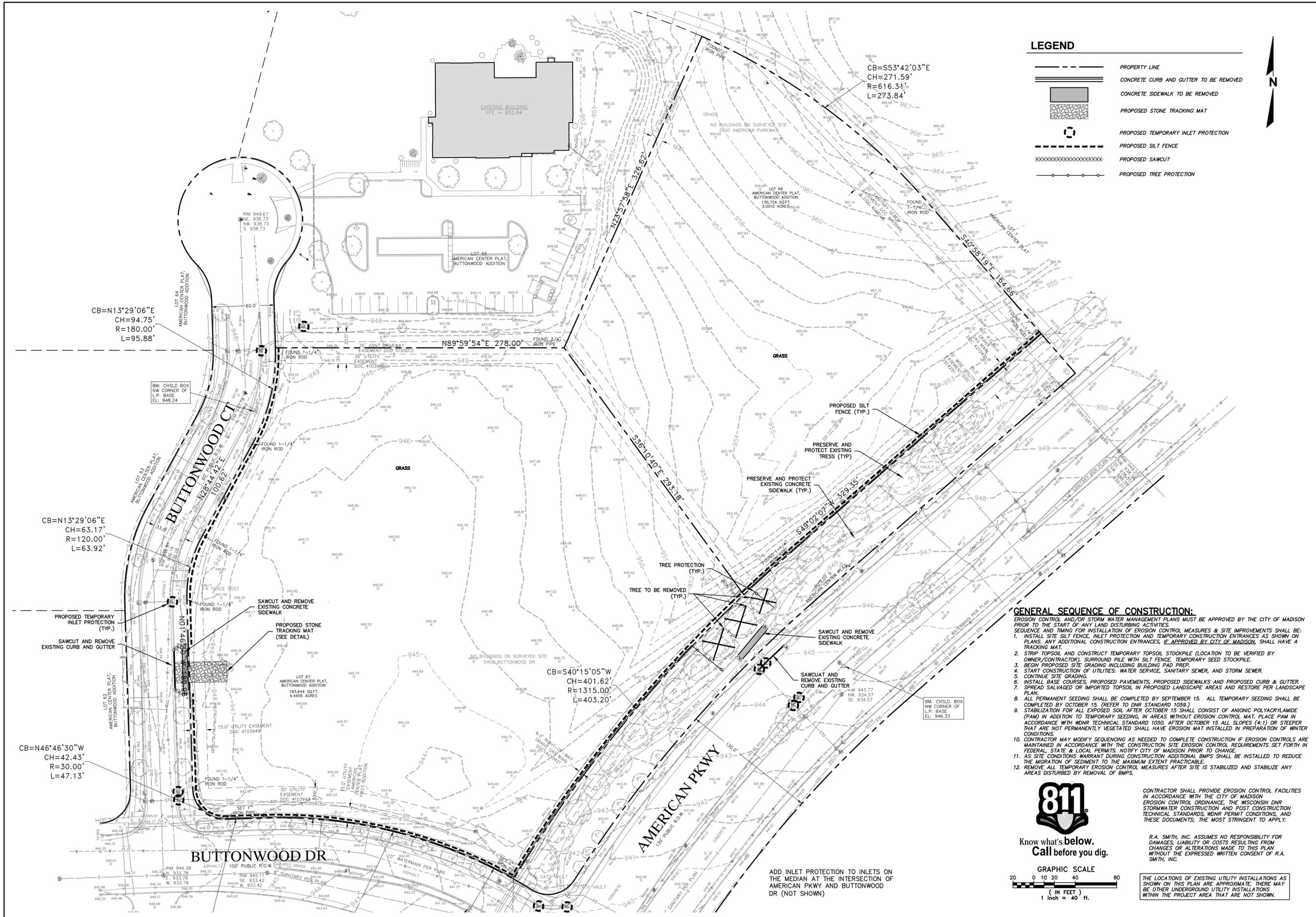
**AMERICAN PARKWAY MULTI-FAMILY**  
1520 AMERICAN PARWAY  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE: 05-08-19  
PROJ. NO: 3180058

C000





**LEGEND**

	PROPERTY LINE
	CONCRETE CURB AND GUTTER TO BE REMOVED
	CONCRETE SIDEWALK TO BE REMOVED
	PROPOSED STONE TRACKING MAT
	PROPOSED TEMPORARY INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED SAWCUT
	PROPOSED TREE PROTECTION



DATE	DESCRIPTION

16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 rasmith.com  
 CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI  
 Naperville, IL | Pittsburgh, PA | Irvine, CA

**AMERICAN PARKWAY MULTI-FAMILY**  
 1520 AMERICAN PARKWAY  
 CITY OF MADISON, DANE COUNTY, WI

**DEMOLITION & INITIAL  
 EROSION CONTROL PLAN**

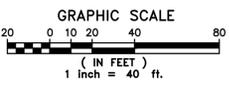
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

© COPYRIGHT 2019  
 R.A. Smith, Inc.  
 DATE: 05-09-19  
 SCALE: 1" = 40'  
 JOB NO. 3180058  
 PROJECT MANAGER:  
 MATT KOCUREK, P.E.  
 DESIGNED BY: CBT  
 CHECKED BY: RTP  
**SHEET NUMBER**  
 C101

- GENERAL SEQUENCE OF CONSTRUCTION:**  
 EROSION CONTROL AND/OR STORM WATER MANAGEMENT PLANS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES. SEQUENCE AND TIMING FOR INSTALLATION OF EROSION CONTROL MEASURES & SITE IMPROVEMENTS SHALL BE: PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES, IF APPROVED BY CITY OF MADISON, SHALL HAVE A TRACKING MAT.
1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS.
  2. STRIP TOPSOIL AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE (LOCATION TO BE VERIFIED BY OWNER/CONTRACTOR). SURROUND PILE WITH SILT FENCE. TEMPORARY SEED STOCKPILE.
  3. BEGIN PROPOSED SITE GRADING INCLUDING BUILDING PAD PREP.
  4. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER, AND STORM SEWER.
  5. CONTINUE SITE GRADING.
  6. INSTALL BASE COURSES, PROPOSED PAVEMENTS, PROPOSED SIDEWALKS AND PROPOSED CURB & GUTTER.
  7. SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE PER LANDSCAPE PLAN.
  8. ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15. (REFER TO DNR STANDARD 1059.)
  9. STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING, IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES (4:1) OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
  10. CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF MADISON PRIOR TO CHANGE.
  11. AS SITE CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
  12. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE ANY AREAS DISTURBED BY REMOVAL OF BMPs.



Know what's below.  
 Call before you dig.

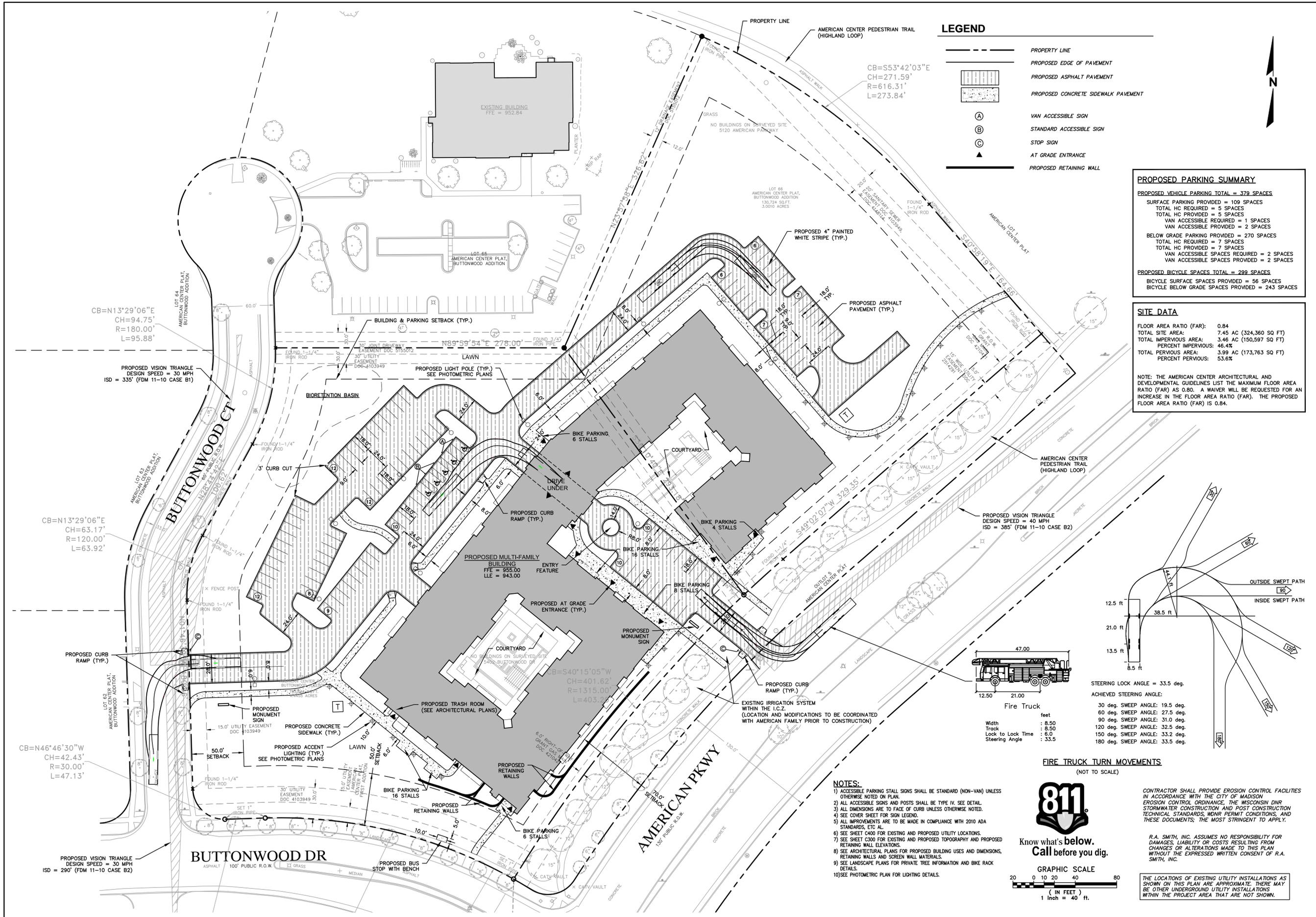


CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE. THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, DNR PERMIT CONDITIONS, AND THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

ADD INLET PROTECTION TO INLETS ON THE MEDIAN AT THE INTERSECTION OF AMERICAN PKWY AND BUTTONWOOD DR (NOT SHOWN)



### LEGEND

- PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK PAVEMENT
- VAN ACCESSIBLE SIGN
- STANDARD ACCESSIBLE SIGN
- STOP SIGN
- AT GRADE ENTRANCE
- PROPOSED RETAINING WALL

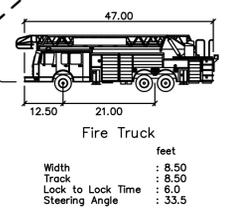
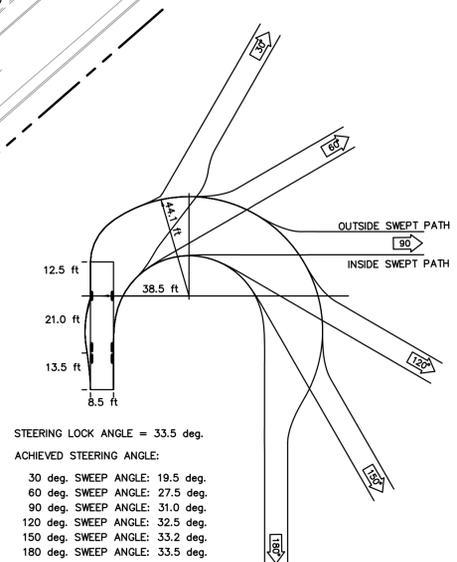
#### PROPOSED PARKING SUMMARY

<b>PROPOSED VEHICLE PARKING TOTAL = 379 SPACES</b>	
SURFACE PARKING PROVIDED = 109 SPACES	TOTAL HC REQUIRED = 5 SPACES
TOTAL HC PROVIDED = 5 SPACES	VAN ACCESSIBLE PROVIDED = 2 SPACES
VAN ACCESSIBLE REQUIRED = 1 SPACES	VAN ACCESSIBLE PROVIDED = 2 SPACES
<b>BELOW GRADE PARKING PROVIDED = 270 SPACES</b>	
TOTAL HC REQUIRED = 7 SPACES	TOTAL HC PROVIDED = 7 SPACES
VAN ACCESSIBLE SPACES REQUIRED = 2 SPACES	VAN ACCESSIBLE SPACES PROVIDED = 2 SPACES
<b>PROPOSED BICYCLE SPACES TOTAL = 299 SPACES</b>	
BICYCLE SURFACE SPACES PROVIDED = 56 SPACES	BICYCLE BELOW GRADE SPACES PROVIDED = 243 SPACES

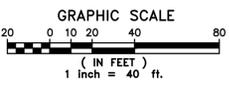
#### SITE DATA

FLOOR AREA RATIO (FAR):	0.84
TOTAL SITE AREA:	7.45 AC (324,360 SQ FT)
TOTAL IMPERVIOUS AREA:	3.46 AC (150,597 SQ FT)
PERCENT IMPERVIOUS:	46.4%
TOTAL PERVIOUS AREA:	3.99 AC (173,763 SQ FT)
PERCENT PERVIOUS:	53.6%

NOTE: THE AMERICAN CENTER ARCHITECTURAL AND DEVELOPMENTAL GUIDELINES LIST THE MAXIMUM FLOOR AREA RATIO (FAR) AS 0.80. A WAIVER WILL BE REQUESTED FOR AN INCREASE IN THE FLOOR AREA RATIO (FAR). THE PROPOSED FLOOR AREA RATIO (FAR) IS 0.84.



Know what's below.  
Call before you dig.



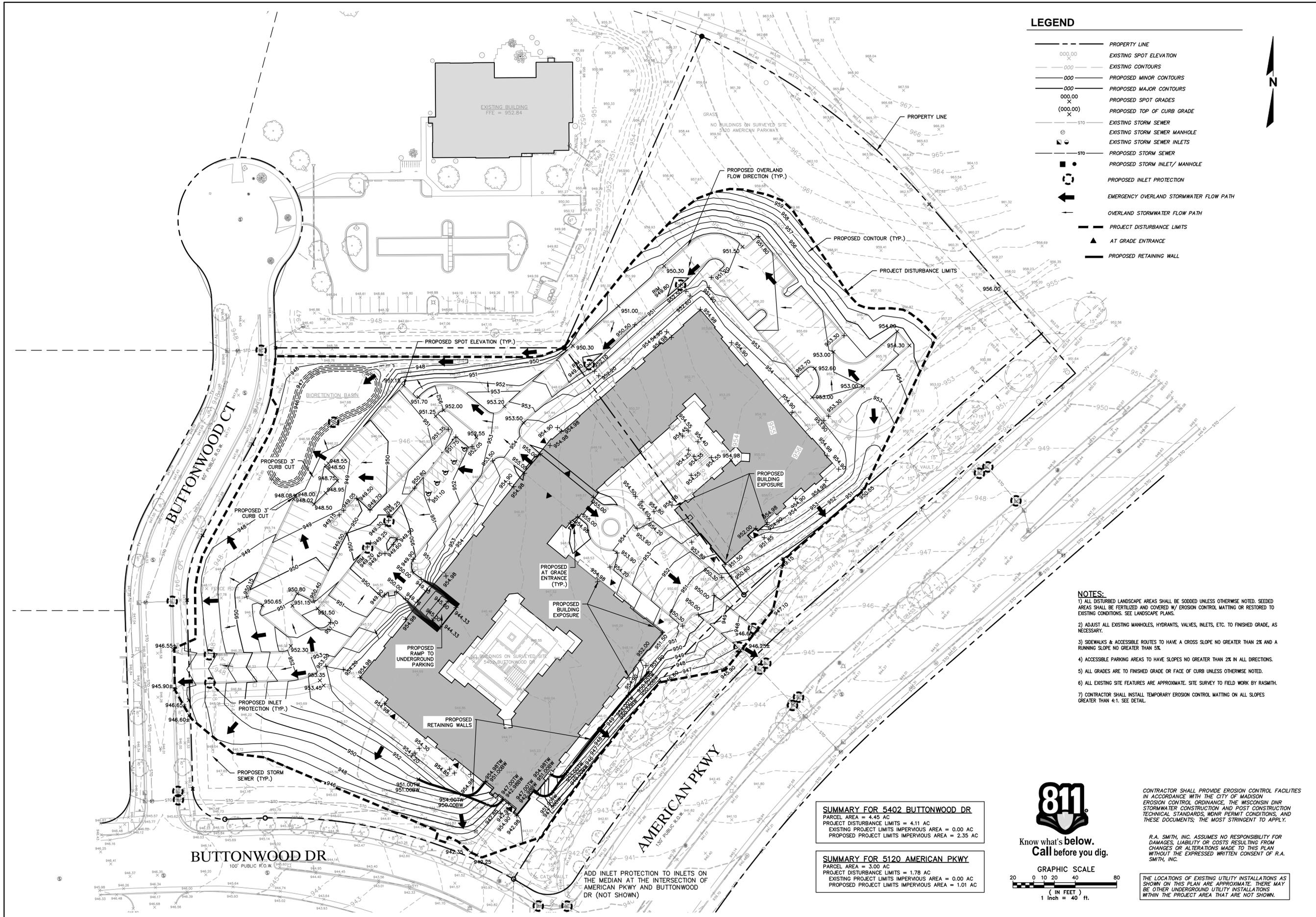
- #### NOTES:
- 1) ACCESSIBLE PARKING STALL SIGNS SHALL BE STANDARD (NON-VAN) UNLESS OTHERWISE NOTED ON PLAN.
  - 2) ALL ACCESSIBLE SIGNS AND POSTS SHALL BE TYPE IV. SEE DETAIL.
  - 3) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - 4) SEE COVER SHEET FOR SIGN LEGEND.
  - 5) ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH 2010 ADA STANDARDS, ETC. AL.
  - 6) SEE SHEET C400 FOR EXISTING AND PROPOSED UTILITY LOCATIONS.
  - 7) SEE SHEET C300 FOR EXISTING AND PROPOSED TOPOGRAPHY AND PROPOSED RETAINING WALL ELEVATIONS.
  - 8) SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING USES AND DIMENSIONS, RETAINING WALLS AND SCREEN WALL MATERIALS.
  - 9) SEE LANDSCAPE PLANS FOR PRIVATE TREE INFORMATION AND BIKE RACK DETAILS.
  - 10) SEE PHOTOMETRIC PLAN FOR LIGHTING DETAILS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE. THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WORK PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
<b>raSmith</b> CREATIVITY BEYOND ENGINEERING	
Brookfield, WI   Appleton, WI   Madison, WI   Cedarburg, WI   Mount Pleasant, WI Naperville, IL   Pittsburgh, PA   Irvine, CA	
<b>AMERICAN PARKWAY MULTI-FAMILY</b> 1520 AMERICAN PARKWAY CITY OF MADISON, DANE COUNTY, WI	
<b>SITE &amp; PAVING PLAN</b>	
PRELIMINARY NOT FOR CONSTRUCTION	
© COPYRIGHT 2019 R.A. Smith, Inc. DATE: 05-09-19 SCALE: 1" = 40' JOB NO. 3180058 PROJECT MANAGER: MATT KOCUREK, P.E. DESIGNED BY: CBT CHECKED BY: RTP	
<b>SHEET NUMBER</b> C200	



**LEGEND**

---	PROPERTY LINE
000.00	EXISTING SPOT ELEVATION
000	EXISTING CONTOURS
000	PROPOSED MINOR CONTOURS
000	PROPOSED MAJOR CONTOURS
000.00	PROPOSED SPOT GRADES
(000.00)	PROPOSED TOP OF CURB GRADE
STO	EXISTING STORM SEWER
⊙	EXISTING STORM SEWER MANHOLE
⊙	EXISTING STORM SEWER INLETS
STO	PROPOSED STORM SEWER
⊙	PROPOSED STORM INLET/ MANHOLE
⊙	PROPOSED INLET PROTECTION
→	EMERGENCY OVERLAND STORMWATER FLOW PATH
→	OVERLAND STORMWATER FLOW PATH
---	PROJECT DISTURBANCE LIMITS
▲	AT GRADE ENTRANCE
---	PROPOSED RETAINING WALL

- NOTES:**
- 1) ALL DISTURBED LANDSCAPE AREAS SHALL BE SODED UNLESS OTHERWISE NOTED. SEEDED AREAS SHALL BE FERTILIZED AND COVERED W/ EROSION CONTROL MATTING OR RESTORED TO EXISTING CONDITIONS. SEE LANDSCAPE PLANS.
  - 2) ADJUST ALL EXISTING MANHOLES, HYDRANTS, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY.
  - 3) SIDEWALKS & ACCESSIBLE ROUTES TO HAVE A CROSS SLOPE NO GREATER THAN 2% AND A RUNNING SLOPE NO GREATER THAN 5%.
  - 4) ACCESSIBLE PARKING AREAS TO HAVE SLOPES NO GREATER THAN 2% IN ALL DIRECTIONS.
  - 5) ALL GRADES ARE TO FINISHED GRADE OR FACE OF CURB UNLESS OTHERWISE NOTED.
  - 6) ALL EXISTING SITE FEATURES ARE APPROXIMATE. SITE SURVEY TO FIELD WORK BY RASMITH.
  - 7) CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN 4:1. SEE DETAIL.

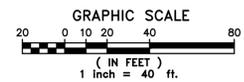
**SUMMARY FOR 5402 BUTTONWOOD DR**  
 PARCEL AREA = 4.45 AC  
 PROJECT DISTURBANCE LIMITS = 4.11 AC  
 EXISTING PROJECT LIMITS IMPERVIOUS AREA = 0.00 AC  
 PROPOSED PROJECT LIMITS IMPERVIOUS AREA = 2.35 AC

**SUMMARY FOR 5120 AMERICAN PKWY**  
 PARCEL AREA = 3.00 AC  
 PROJECT DISTURBANCE LIMITS = 1.78 AC  
 EXISTING PROJECT LIMITS IMPERVIOUS AREA = 0.00 AC  
 PROPOSED PROJECT LIMITS IMPERVIOUS AREA = 1.01 AC

ADD INLET PROTECTION TO INLETS ON THE MEDIAN AT THE INTERSECTION OF AMERICAN PKWY AND BUTTONWOOD DR (NOT SHOWN)



Know what's below.  
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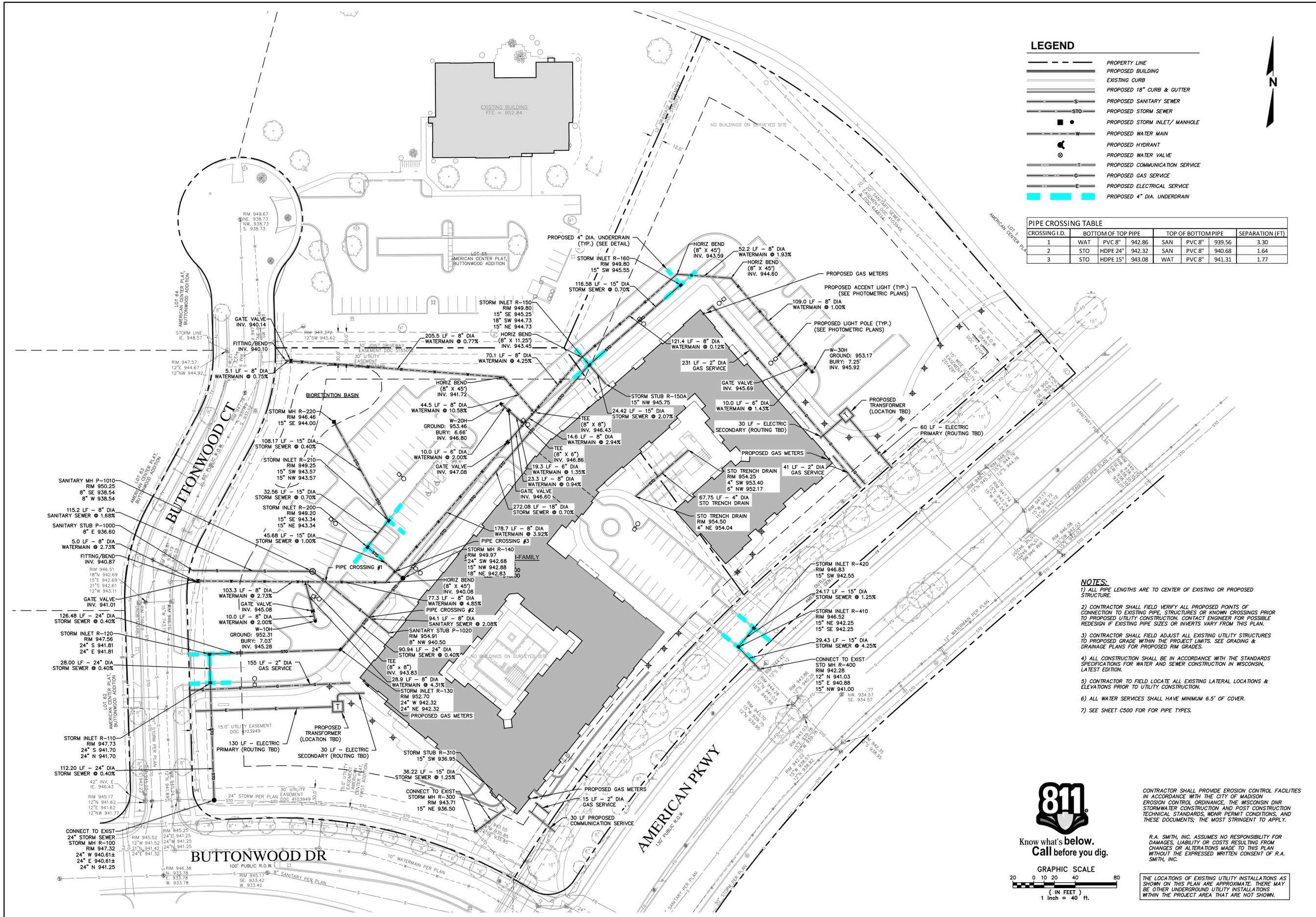


CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE. THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, HONOR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
CREATIVITY BEYOND ENGINEERING Brookfield, WI   Appleton, WI   Madison, WI   Cedarburg, WI   Mount Pleasant, WI Naperville, IL   Pittsburgh, PA   Irvine, CA	
<b>AMERICAN PARKWAY MULTI-FAMILY</b> 1520 AMERICAN PARKWAY CITY OF MADISON, DANE COUNTY, WI	
<b>GRADING &amp; DRAINAGE PLAN</b>	
<p style="color: red; text-align: center;">PRELIMINARY          NOT FOR          CONSTRUCTION</p>	
© COPYRIGHT 2019 R.A. Smith, Inc. DATE: 05-09-19 SCALE: 1" = 40' JOB NO. 3180058 PROJECT MANAGER: MATT KOCUREK, P.E. DESIGNED BY: CBT CHECKED BY: RTP	
<b>SHEET NUMBER</b> C300	



**LEGEND**

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING CURB
- PROPOSED 18" CURB & GUTTER
- S --- PROPOSED SANITARY SEWER
- STO --- PROPOSED STORM SEWER
- W --- PROPOSED WATER MAIN
- G --- PROPOSED GAS SERVICE
- E --- PROPOSED ELECTRICAL SERVICE
- PROPOSED 4" DIA. UNDERDRAIN

**PIPE CROSSING TABLE**

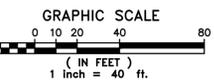
CROSSING I.D.	BOTTOM OF TOP PIPE	TOP OF BOTTOM PIPE	SEPARATION (FT)
1	WAT PVC 8"	SAN PVC 8"	3.30
2	STO HDPE 24"	SAN PVC 8"	1.64
3	STO HDPE 15"	WAT PVC 8"	1.77

**NOTES:**

- 1) ALL PIPE LENGTHS ARE TO CENTER OF EXISTING OR PROPOSED STRUCTURE.
- 2) CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED POINTS OF CONNECTION TO EXISTING PIPE, STRUCTURES OR KNOWN CROSSINGS PRIOR TO PROPOSED UTILITY CONSTRUCTION. CONTACT ENGINEER FOR POSSIBLE REDESIGN IF EXISTING PIPE SIZES OR INVERTS VARY FROM THIS PLAN.
- 3) CONTRACTOR SHALL FIELD ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE WITHIN THE PROJECT LIMITS. SEE GRADING & DRAINAGE PLANS FOR PROPOSED RIM GRADES.
- 4) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- 5) CONTRACTOR TO FIELD LOCATE ALL EXISTING LATERAL LOCATIONS & ELEVATIONS PRIOR TO UTILITY CONSTRUCTION.
- 6) ALL WATER SERVICES SHALL HAVE MINIMUM 6.5' OF COVER.
- 7) SEE SHEET C500 FOR FOR PIPE TYPES.



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CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE. THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, NOWR PERMIT CONDITIONS, AND THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

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<p>DESCRIPTION</p>	
<p>DATE</p>	
<p>AMERICAN PARKWAY MULTI-FAMILY 1520 AMERICAN PARKWAY CITY OF MADISON, DANE COUNTY, WI</p>	
<p><b>UTILITY PLAN</b></p>	
<p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p>	
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<p>DATE: 05-09-19</p>	
<p>SCALE: 1" = 40'</p>	
<p>JOB NO. 3180058</p>	
<p>PROJECT MANAGER: MATT KOCOUREK, P.E.</p>	
<p>DESIGNED BY: CBT</p>	
<p>CHECKED BY: RTP</p>	
<p><b>SHEET NUMBER</b></p>	
<p><b>C400</b></p>	

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**SPECIFICATIONS**

**A. GENERAL**

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THE CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11. SUBMITTALS:
  - A. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION
    - a. IS DIFFERENT FROM THAT SPECIFIED OR
    - b. IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
    - c. IF REQUIRED BY THE MUNICIPAL ENGINEER.
  - B. FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.
  - C. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. RELATED TO THE DESIGN HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATINGS FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON THE PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
  - D. ALL DOCUMENTS SUBMITTED FOR REVIEW MUST INDICATE WHAT PART OF THE DESIGN THEY RELATE TO.
  - E. CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR SUBMITTAL REVIEW.
  - F. SUBSTITUTION REQUESTS
    - a. IF A SUBSTITUTION IS REQUESTED, CONTRACTOR SHALL SUBMIT A SHOP DRAWING AND/OR MANUFACTURER'S DATA AND AN EXPLANATION AS TO EXACTLY HOW THE PROPOSED SUBSTITUTION MEETS THE PROPOSED DESIGN TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED.
    - b. THE CONTRACTOR SHALL ALSO INDICATE WITH THE SUBSTITUTION REQUEST THE AMOUNT THAT WILL BE CREDITED FROM THE CONTRACT AMOUNT TO THE OWNER IF THE SUBSTITUTION IS APPROVED.
    - c. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN.

**B. EROSION CONTROL**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING NPDES DISCHARGE PERMITS (IF APPLICABLE), AND THE (LOCAL MUNICIPALITY) EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE DNR NPDES GENERAL PERMIT.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
6. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.21.5.1.4 OF THE WSDOT STANDARD SPECIFICATIONS. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
7. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
8. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
9. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE. CONTRACTOR RESPONSIBLE FOR REVISING THE PERMIT, IF NECESSARY.
10. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
11. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
12. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
13. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
14. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

**C. GRADING**

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE GEOTECHNICAL REPORT AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

**D. PAVING**

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE (1/2-INCH) DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2 OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE CLASSIFIED AS (\*\*) IN ACCORDANCE WITH SECTION 460 AND TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
5. ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS. UPPER LAYERS SHALL BE (\*\*), AND LOWER LAYERS SHALL BE (\*\*\*)
6. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT SHALL BE (\*\*\*\*), AND THE LOWER LAYER PAVEMENT SHALL BE (\*\*\*\*).
7. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.050-0.070 GAL/SY.
8. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
9. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT, SECTION 601 FOR CONCRETE CURB AND GUTTER, AND SECTION 602 FOR CONCRETE SIDEWALKS.
10. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
11. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE AS INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
 

PARKING STALLS: WHITE  
 PEDESTRIAN CROSSWALKS: WHITE  
 LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW  
 LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE  
 ADA SYMBOLS: BLUE OR PER LOCAL CODE  
 FIRE LANES: PER LOCAL CODE  
 EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS: YELLOW

**E. PRIVATE UTILITIES**

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
4. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS:
 

STORM SEWER PIPE 30" OR LARGER SHALL BE REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.

STORM SEWER PIPE 24" OR LESS SHALL BE EITHER:

  - A) HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SUCH AS ADS N-12 WT. HDPE PIPE SHALL CONFORM TO ASTM F2648 AND F2306. JOINTS SHALL BE WATER TIGHT CONFORMING TO ASTM D3212 WITH ELASTOMERIC SEALS (GASKETS) CONFORMING TO ASTM F477.
  - B) POLYVINYL CHLORIDE (PVC) PIPE, ASTM D-3034, SDR 35, WITH ELASTOMERIC PUSH-ON JOINTS CONFORMING TO ASTM D-3212.
  - C) REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.

TRENCH SECTION SHALL BE CLASS "C" FOR CONCRETE AND CLASS "B" FOR ALL OTHER MATERIALS.

INLETS SHALL BE SOLID CONCRETE BLOCK OR PRE CAST REINFORCED CONCRETE, ASTM C-478.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:
 

SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212.

TRENCH SECTION SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR SANITARY LATERALS
7. MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:
 

WATER SERVICE SHALL BE PVC, SDR-18, CLASS 235, AWWA C-900, WITH ELASTOMERIC JOINTS (ASTM D-3139), WITH A VALVE AT THE SUPPLY MAIN.

WATER SERVICE SHALL BE DUCTILE IRON (DI), ASTM A-377, WITH ELASTOMERIC JOINTS (AWWA C-111), WITH A VALVE AT THE SUPPLY MAIN.

WATER SERVICE SHALL BE COPPER, TYPE "K", WITH A VALVE AT THE SUPPLY MAIN.

ALL FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE IRON CONFORMING TO AWWA C-111.

HYDRANTS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY'S STANDARD SPECIFICATIONS.

GATE VALVES SHALL BE RESILIENT WEDGE TYPE, AWWA C-509, AND SHALL BE INSTALLED WITH AN ADJUSTABLE VALVE BOX AND COVER MARKED "WATER".

TRENCH SECTION SHALL CONFORM TO SECTION 4.3.C, FILE NO. 38 OF THE STANDARD SPECIFICATIONS. SAND OR STONE CHIP BEDDING MATERIAL IS REQUIRED.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
9. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
11. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON-METALLIC WATER SERVICES AND PRIVATE WATER MAINS CONNECTED TO MUNICIPAL SUPPLY SYSTEMS. TRACER WIRE SHALL BE IN ACCORDANCE WITH COMM 82.30(1)(b)(1). TRACER WIRE SHALL BE A MINIMUM OF 18-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

DESCRIPTION	DATE

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**AMERICAN PARKWAY MULTI-FAMILY**  
 1520 AMERICAN PARKWAY  
 CITY OF MADISON, DANE COUNTY, WI

**SPECIFICATIONS**

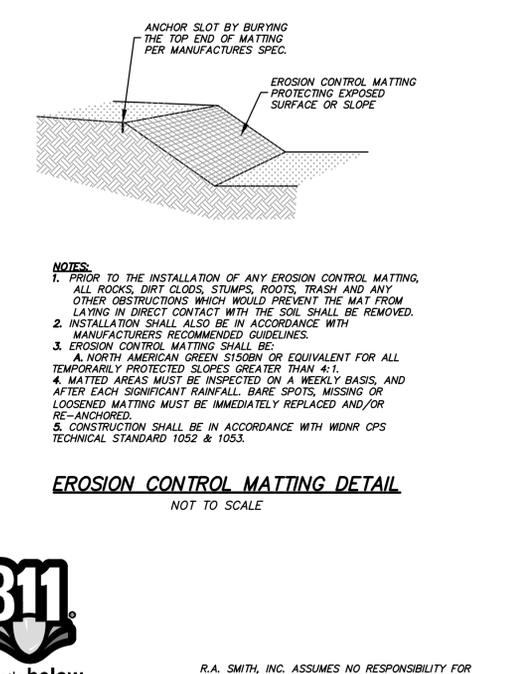
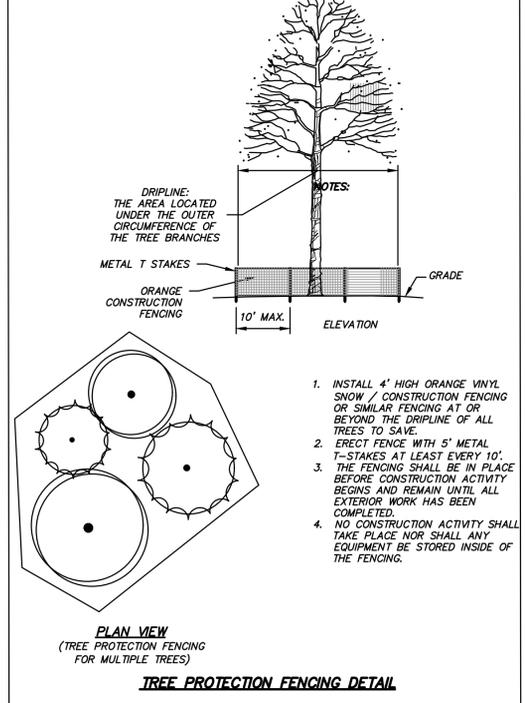
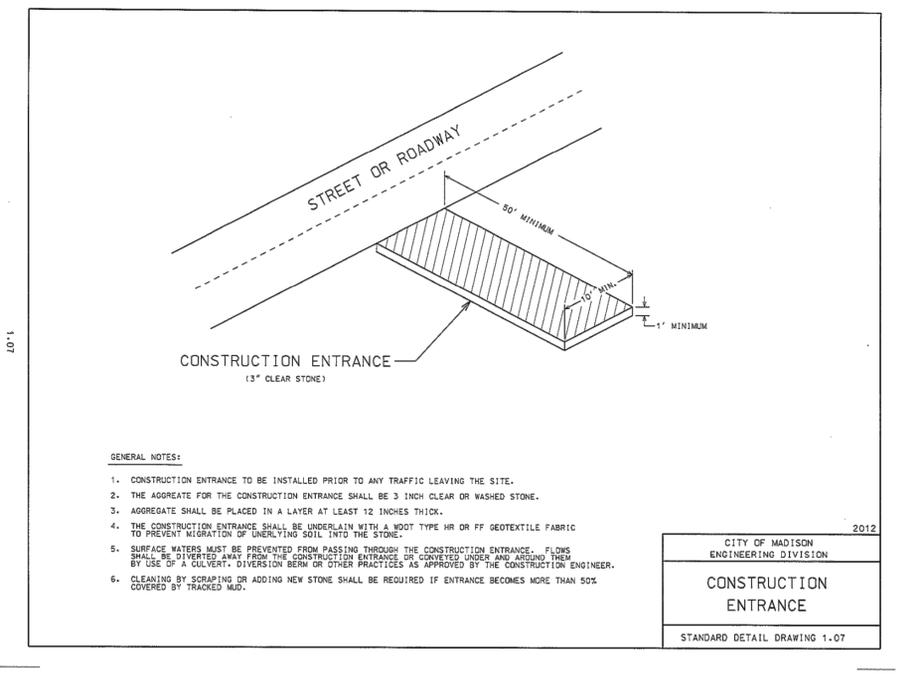
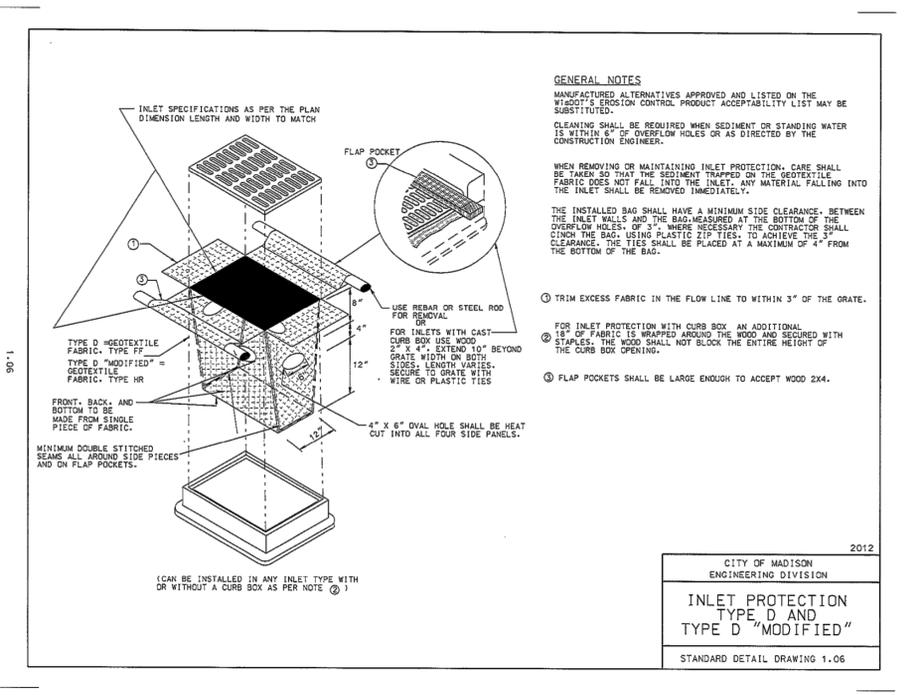
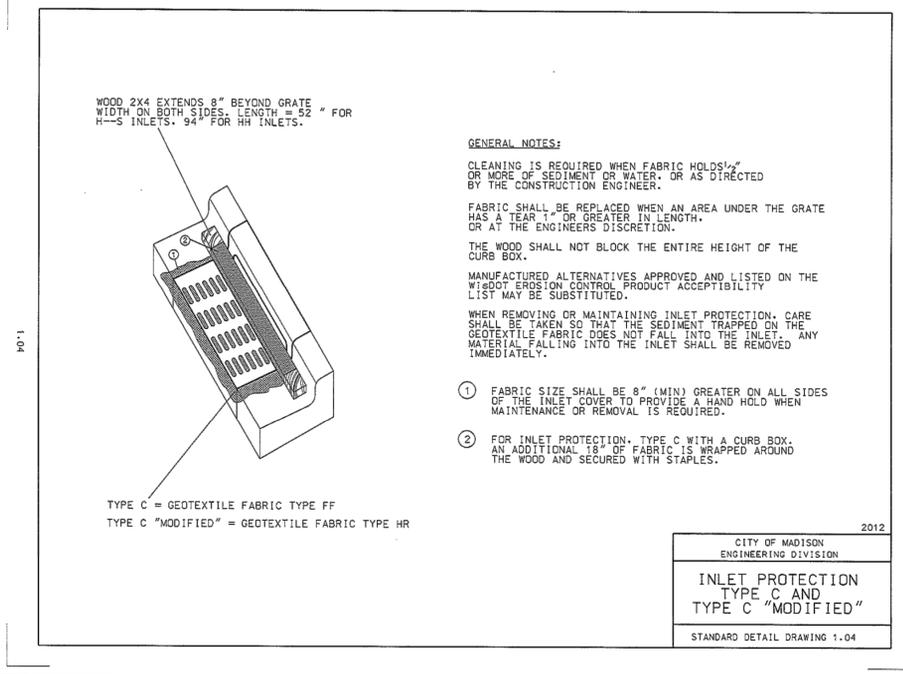
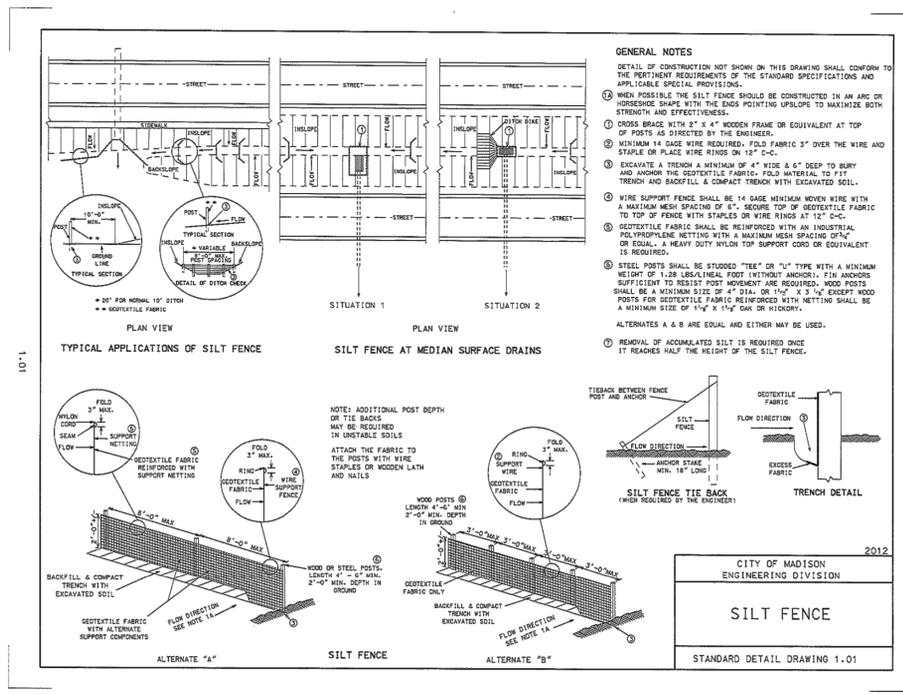
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JOB NO. 3180058
PROJECT MANAGER: MATT KOCOUREK, P.E.
DESIGNED BY: CBT
CHECKED BY: RTP
<b>SHEET NUMBER</b>
<b>C500</b>



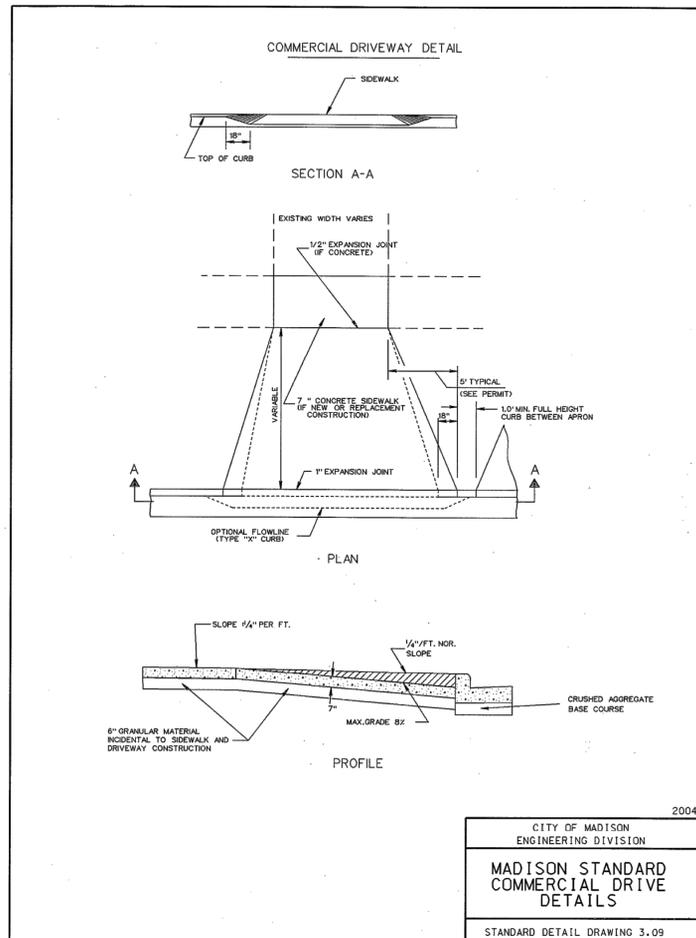
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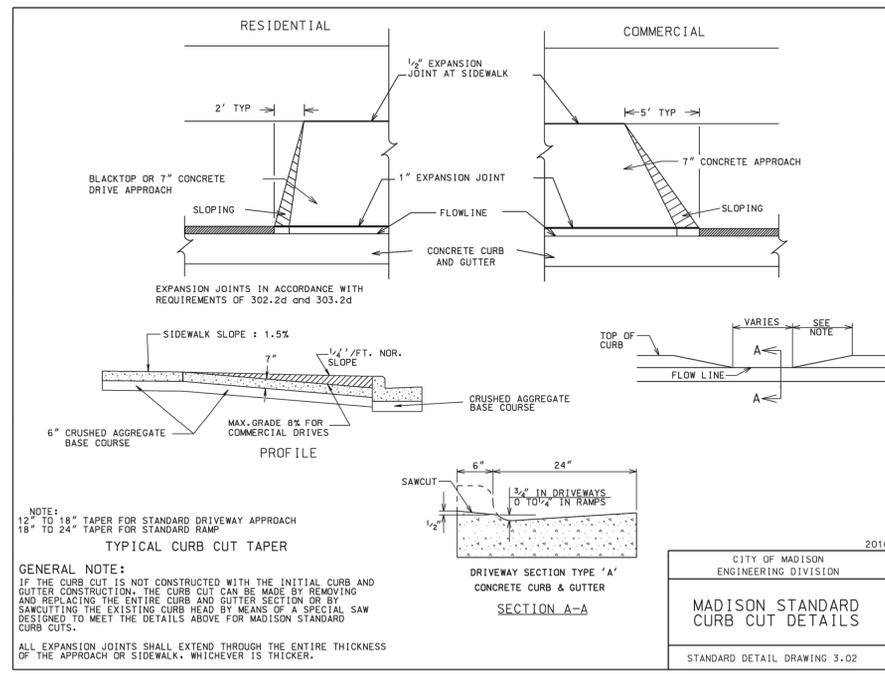


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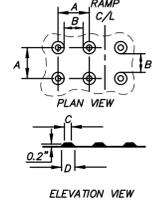
DESCRIPTION	
DATE	
	16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com
	raSmith CREATIVITY BEYOND ENGINEERING
	Brookfield, WI   Appleton, WI   Madison, WI   Cedarburg, WI   Mount Pleasant, WI Naperville, IL   Pittsburgh, PA   Irvine, CA
	AMERICAN PARKWAY MULTI-FAMILY 1520 AMERICAN PARKWAY CITY OF MADISON, DANE COUNTY, WI
	EROSION CONTROL DETAILS
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	PROJECT MANAGER: MATT KOCOUREK, P.E.
	DESIGNED BY: CBT
	CHECKED BY: RTP
	SHEET NUMBER
	C501



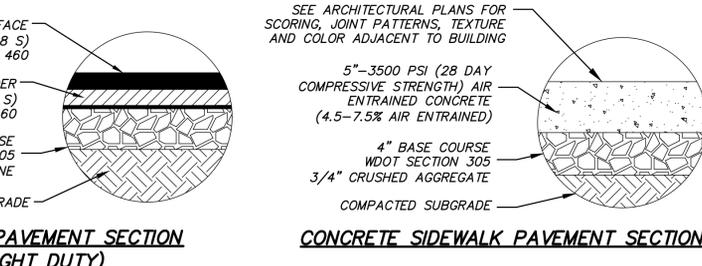
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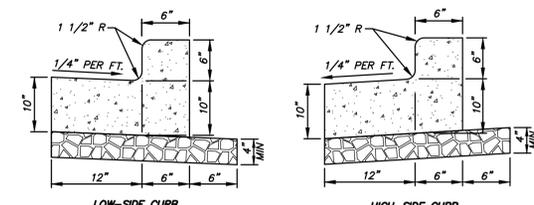
	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"



**DETECTABLE WARNING FIELD DETAIL**  
NOT TO SCALE

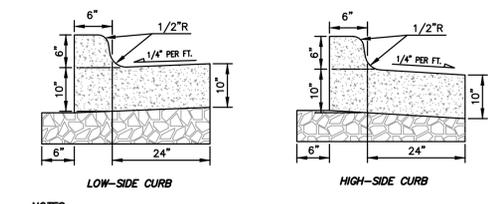


NOTE: PAVEMENT SECTIONS ARE FOR REPRESENTATIVE PURPOSES ONLY. REFER TO GEOTECH REPORT AND GEOTECHNICAL ENGINEER FOR FINAL PAVEMENT SECTIONS TO BE CONSTRUCTED.



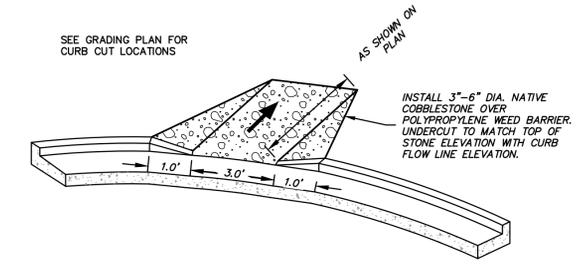
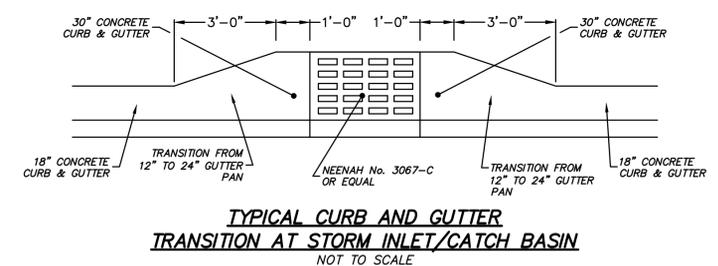
**NOTES:**  
3,500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER OR PER GEOTECHNICAL REPORT. THE MORE STRINGENT SHALL APPLY.  
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.  
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:  
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.  
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.  
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

**18" CONCRETE CURB & GUTTER DETAIL**  
NOT TO SCALE



**NOTES:**  
3,500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER OR PER GEOTECHNICAL REPORT. THE MORE STRINGENT SHALL APPLY.  
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.  
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:  
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.  
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.  
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

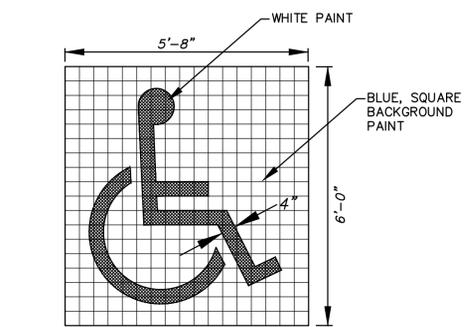
**30" CONCRETE CURB & GUTTER DETAIL**  
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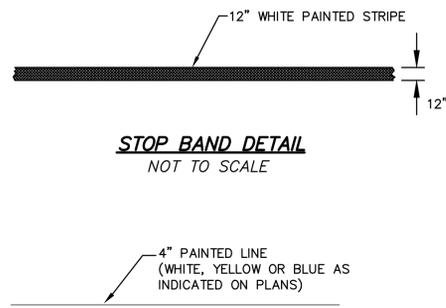
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<b>PAVING DETAILS</b>	
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SCALE: N.T.S.	
JOB NO. 3180058	
PROJECT MANAGER: MATT KOCUREK, P.E.	
DESIGNED BY: CBT	
CHECKED BY: RTP	
<b>SHEET NUMBER</b> C502	

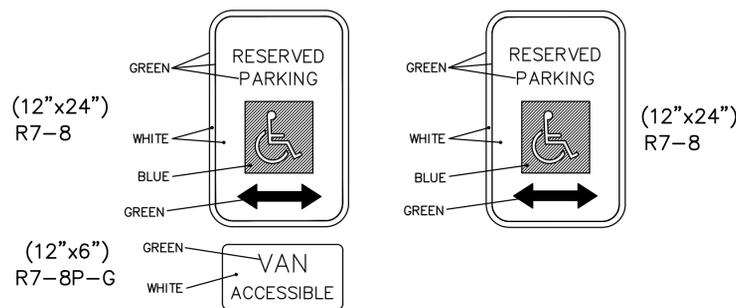


4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

**HANDICAP PAINTED SYMBOL**  
NOT TO SCALE



**SINGLE STRIPE LINE DETAIL**  
NOT TO SCALE

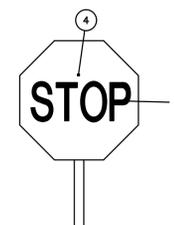


**ACCESSIBLE PARKING SIGNS**

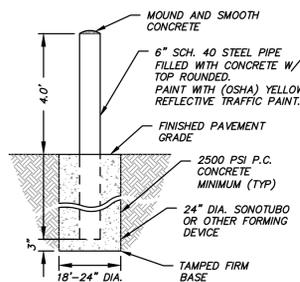
**COLOR CODE KEY**

- |           |            |
|-----------|------------|
| 1 - BLACK | 4 - RED    |
| 2 - WHITE | 5 - GREEN  |
| 3 - BLUE  | 6 - YELLOW |

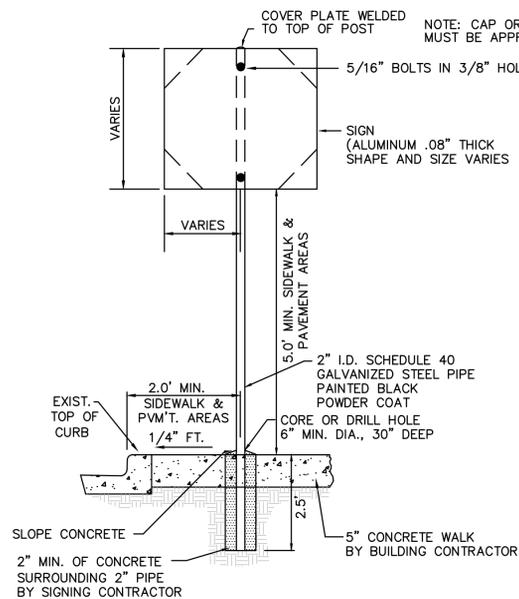
NOTE: ALL STANDARD SIGNS CONFORM TO THE "MANUAL ON TRAFFIC DEVICES FOR STREETS AND HIGHWAYS", (MUTCD), ADAPTED BY THE FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.



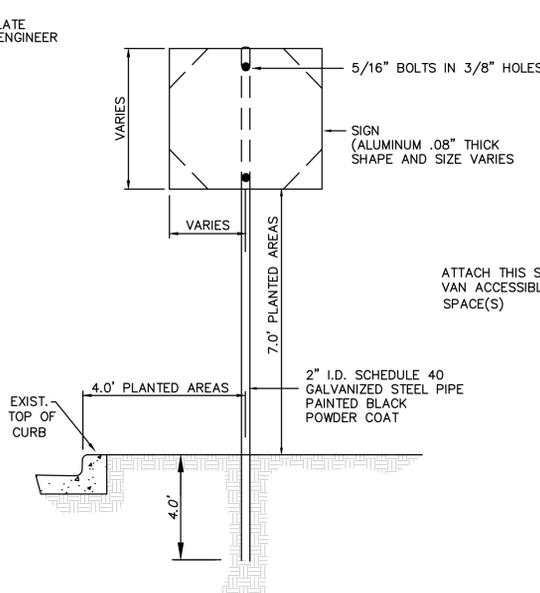
**STOP SIGN**  
(30"x30")  
R1-1



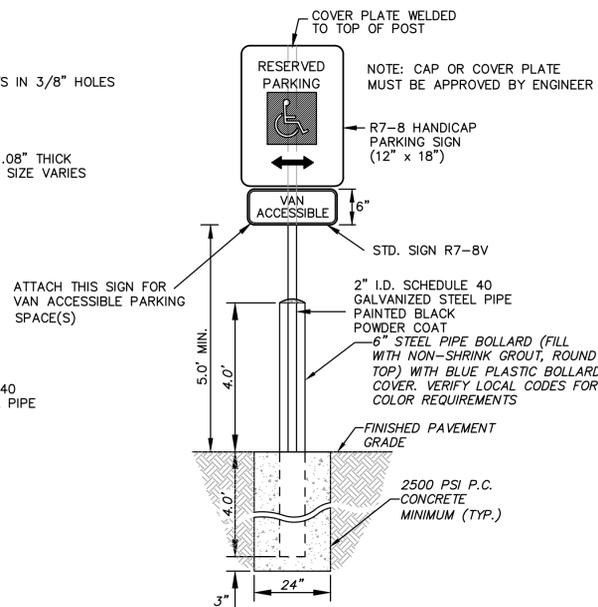
**BOLLARD DETAIL**  
NOT TO SCALE



**SIGN & POST INSTALLATION**  
FOR ALL SIGNS WITHIN THE CURB AROUND THE BUILDING  
TYPE II



**SIGN & POST INSTALLATION**  
FOR ALL SIGNS ON SITE, OUTSIDE THE BUILDING CURB  
TYPE III



**SIGN & POST INSTALLATION**  
FOR ALL ACCESSIBLE PARKING STALLS IN PAVEMENT AREAS  
TYPE IV

**NOTE:**  
ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16" BOLTS. HOLES 3/8" IN DIAMETER, DRILLED THROUGH BOTH SIDES OF POSTS PRIOR TO SIGN INSTALLATION.



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(262) 781-1000  
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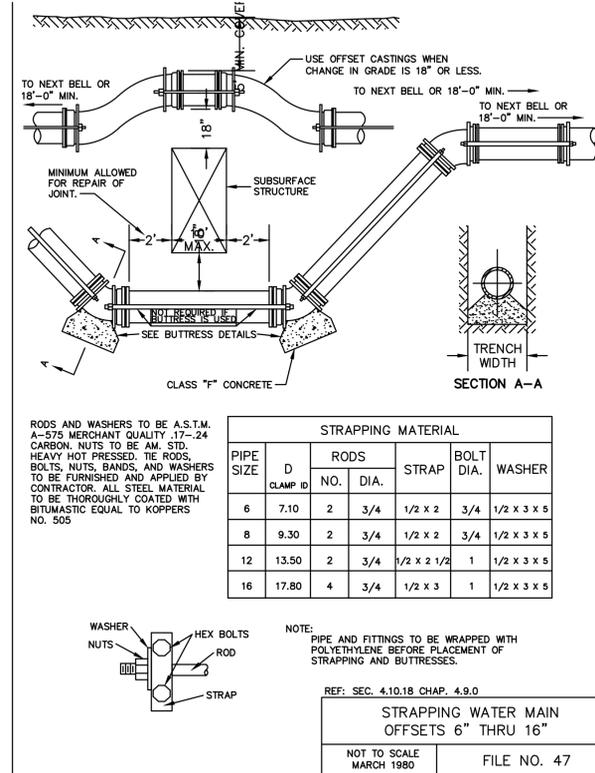
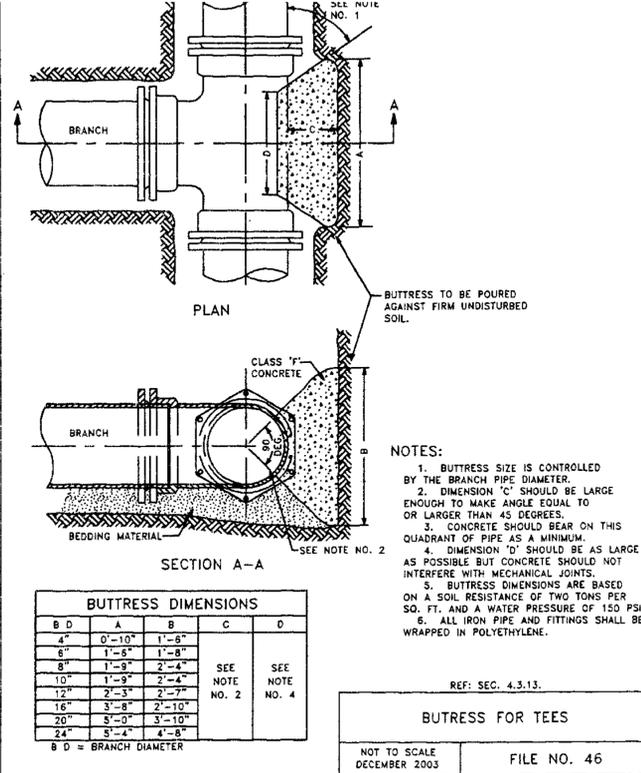
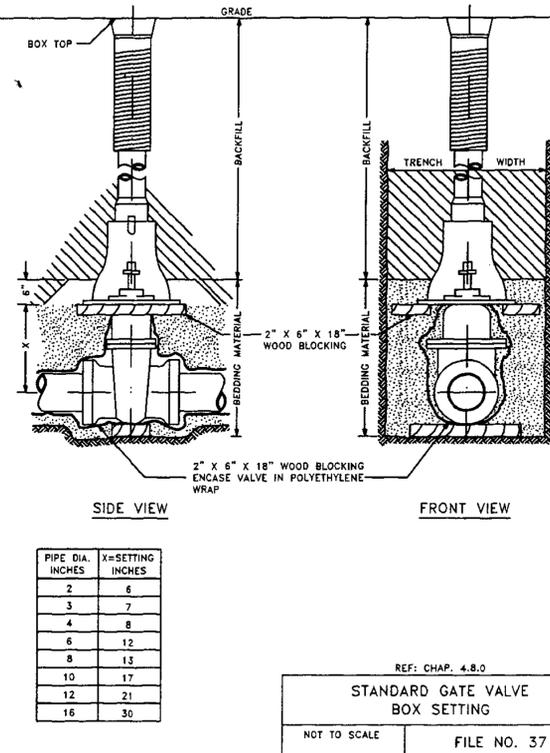
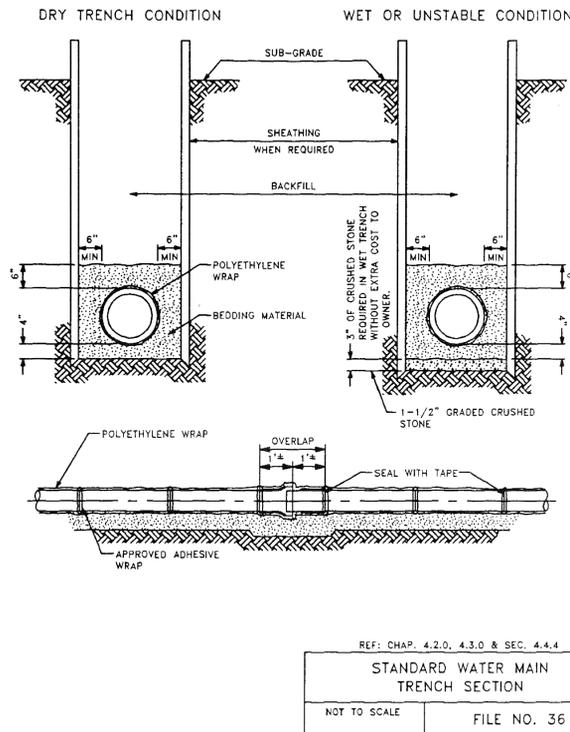
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI  
Naperville, IL | Pittsburgh, PA | Irvine, CA

**AMERICAN PARKWAY MULTI-FAMILY**  
1520 AMERICAN PARKWAY  
CITY OF MADISON, DANE COUNTY, WI

**SITE DETAILS**

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SCALE: N.T.S
JOB NO. 3180058
PROJECT MANAGER: MATT KOCOUREK, P.E.
DESIGNED BY: CBT
CHECKED BY: RTP
<b>SHEET NUMBER</b>
C503

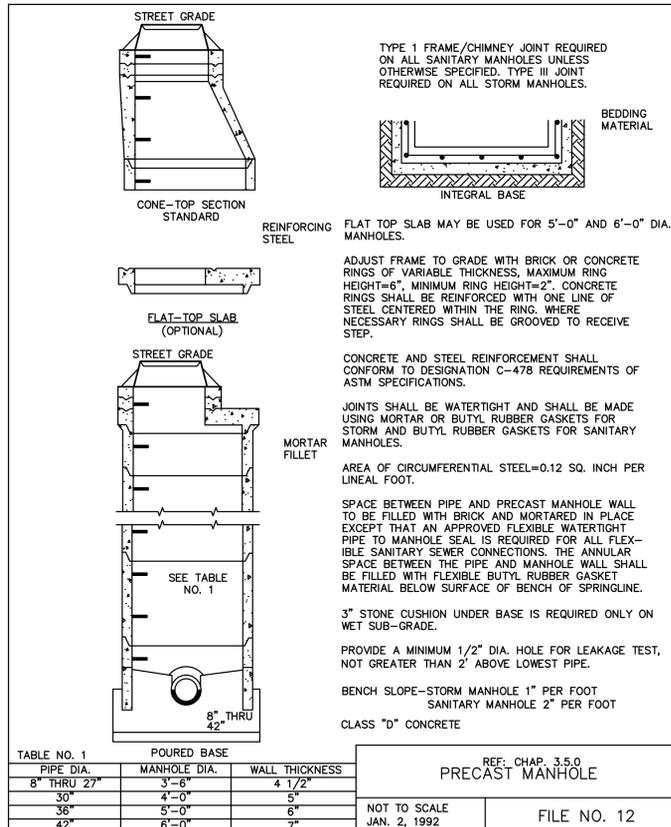


**FILE NO. 36**  
**WATER MAIN TRENCH SECTION**

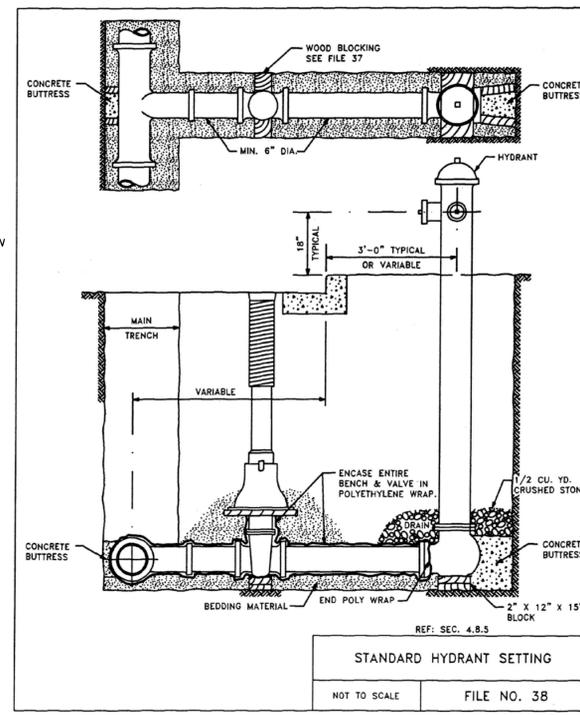
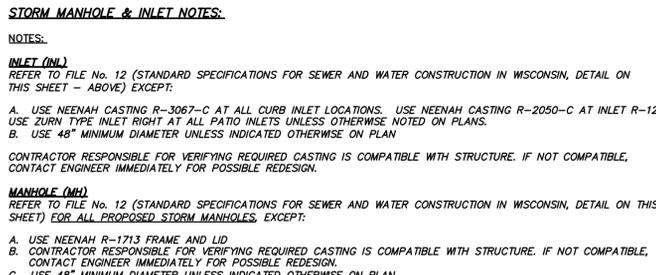
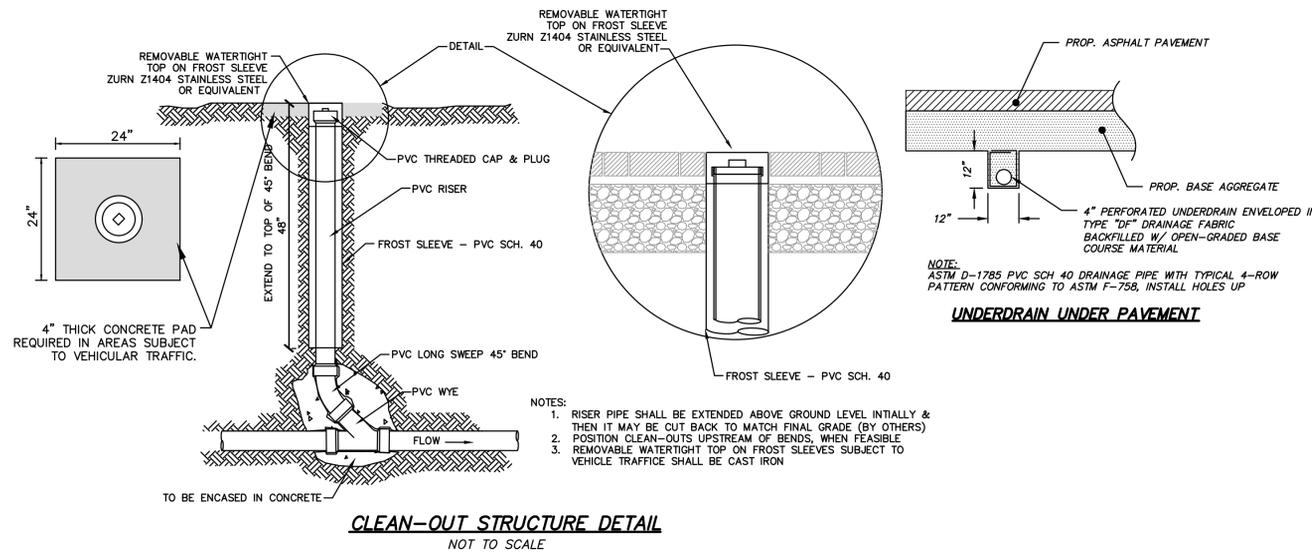
**FILE NO. 37**  
**STANDARD GATE VALVE BOX SETTING**

**FILE NO. 46**  
**BUTTRESS FOR TEES**

**FILE NO. 47**  
**STRAPPING WATER MAIN OFFSETS**



**MANHOLE & INLET STRUCTURE DETAIL PER FILE NO. 12. STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN**



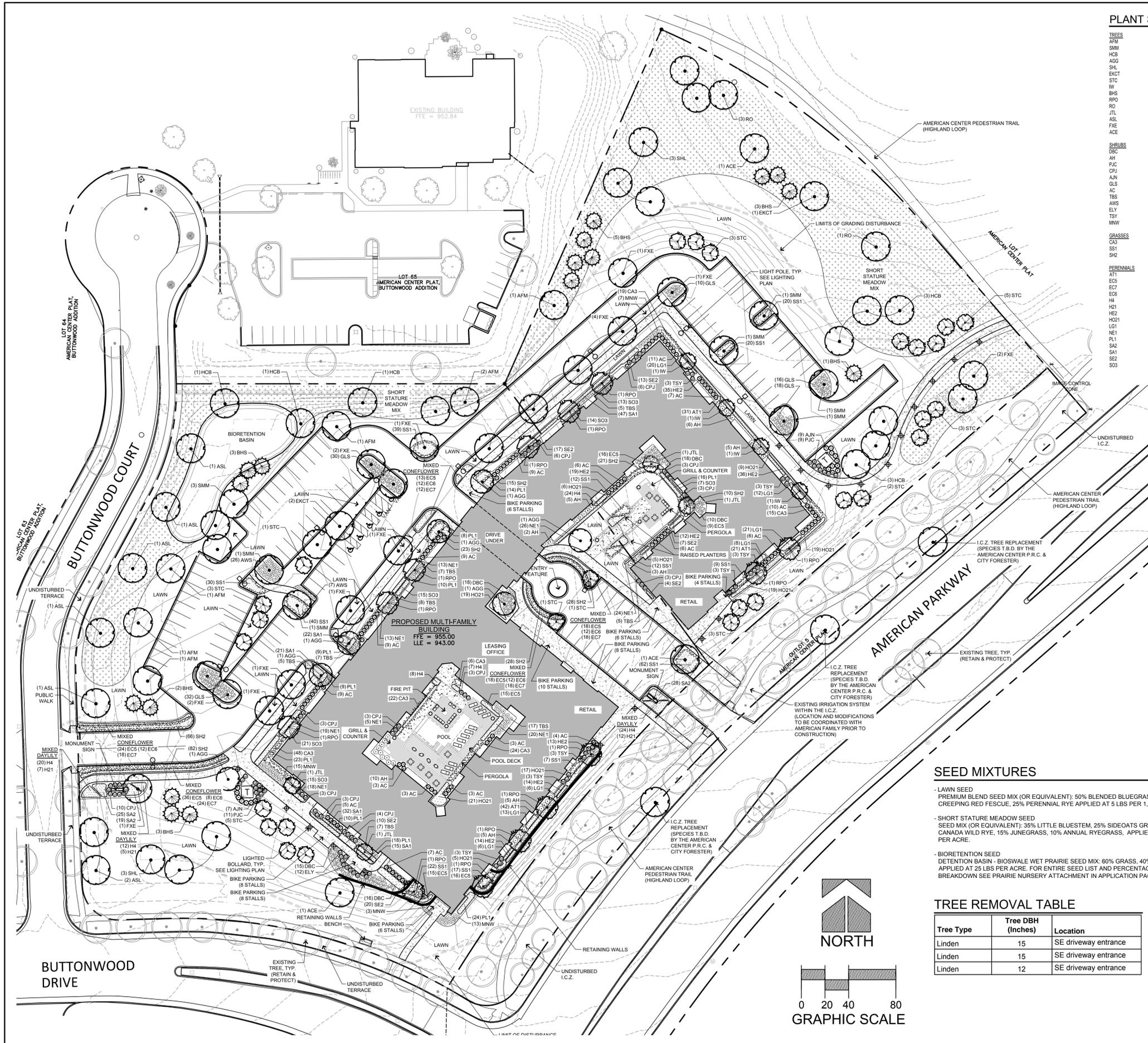
**811**      **STANDARD HYDRANT SETTING**  
**FILE NO. 38**

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JOB NO. 3180058	
PROJECT MANAGER: MATT KOCUREK, P.E.	
DESIGNED BY: CBT	
CHECKED BY: RTP	
<b>SHEET NUMBER</b> C504	

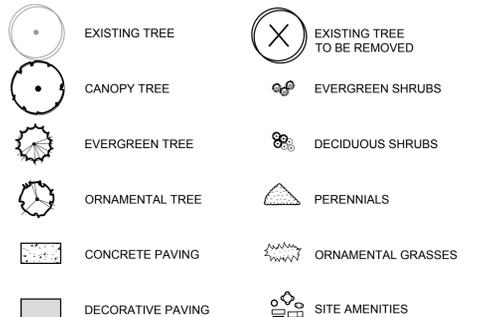




**PLANT SCHEDULE**

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	MATURE SIZE	PTS
AFM	7	Freeman Maple	Acer freemanii 'Autumn Fantasy'	3" CAL	B&B	Full matching heads	50 x 40	35
SMM	9	State Street Myrtle Maple	Acer myrtale 'Morton' TM	3" CAL	B&B	Full matching heads	50 x 50	35
HCB	9	Common Hackberry	Celtis occidentalis	3" CAL	B&B	Full matching heads	50 x 50	35
AGG	7	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	3" CAL	B&B	Full matching heads	45 x 35	35
SHL	6	Shademaster Locust	Gleditsia inaequalis 'Shademaster' TM	3" CAL	B&B	Full matching heads	50 x 30	35
EKCT	3	Espresso Kentucky Coffee Tree	Gymnocladia dioica 'Espresso'	3" CAL	B&B	Full matching heads	50 x 35	35
STC	27	Sugar Tyme Crab Apple	Malus x 'Sugar Tyme' TM	2 1/2" CAL	B&B	Full matching heads	25 x 25	15
WV	4	Ironwood	Ostrya virginiana	2" CAL	B&B	Full matching heads	25 x 15	15
BHS	17	Black Hills Spruce	Picea glauca 'Denata'	7 HT	B&B	Fully Branched to Ground	30 x 20	35
RPO	13	Regal Prince English Oak	Quercus robur 'Regal Prince'	3" CAL	B&B	Full matching heads	45 x 18	35
RO	4	Quercus rubra	Quercus rubra	3" CAL	B&B	Full matching heads	45 x 15	35
JTL	4	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2 1/2" CAL	B&B	Full matching heads	25 x 25	15
ASL	7	American Sentry Linden	Tilia americana 'MCKSentry'	3" CAL	B&B	Full matching heads	55 x 30	35
FL	18	Frontier Elm	Ulmus x 'Frontier'	3" CAL	B&B	Full matching heads	45 x 30	35
ACE	3	Acadobe Elm	Ulmus x 'Morton Acadobe' TM	3" CAL	B&B	Full matching heads	70 x 45	35

**LANDSCAPE KEY**



**GENERAL LANDSCAPE NOTES**

- DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- RETAINING WALL: UNLOCK SIENASTONE OR SIMILAR, COLOR TBD. INSTALL PER MANUFACTURER SPECIFICATIONS. SEE GRADING PLAN FOR TOP AND BOTTOM OF WALL ELEVATIONS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- SEE SHEET E01A FOR LIGHTING PLAN
- THE OWNER OF THE PREMISES IS RESPONSIBLE FOR THE WATERING, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING, FENCES, AND OTHER LANDSCAPE ARCHITECTURAL FEATURES ON THE SITE. ALL PLANTING BEDS SHALL BE KEPT WEED FREE. PLANT MATERIAL THAT HAS DIED SHALL BE REPLACED NO LATER THAN THE UPCOMING JUNE 1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREE REMOVALS, LISTED ON THE PLAN.
- CONTRACTOR SHALL CONTACT CITY FORESTRY BRAD HOFMANN BHOFMANN@CITYOFMADISON.COM OR 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- TREE PROTECTION: CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY 608-266-4816 PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

**SEED MIXTURES**

- LAWN SEED: PREMIUM BLEND SEED MIX (OR EQUIVALENT); 50% BLENDED BLUEGRASS, 25% CREEPING RED FESCUE, 25% PERENNIAL RYE APPLIED AT 5 LBS PER 1,000 SF.
- SHORT STATURE MEADOW SEED: SEED MIX (OR EQUIVALENT); 35% LITTLE BLUESTEM, 25% SIDEOATS GRAMA, 15% CANADA WILD RYE, 15% JUNEGRASS, 10% ANNUAL RYEGRASS, APPLIED AT 20 LBS PER ACRE.
- BIORETENTION SEED: DETENTION BASIN - BIOSWALE WET PRAIRIE SEED MIX: 60% GRASS, 40% FORBS. APPLIED AT 25 LBS PER ACRE. FOR ENTIRE SEED LIST AND PERCENTAGE BREAKDOWN SEE PRAIRIE NURSERY ATTACHMENT IN APPLICATION PACKET.

**TREE REMOVAL TABLE**

Tree Type	Tree DBH (Inches)	Location
Linden	15	SE driveway entrance
Linden	15	SE driveway entrance
Linden	12	SE driveway entrance



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**AMERICAN PARKWAY MULTI-FAMILY**  
1520 AMERICAN PARKWAY  
CITY OF MADISON, DANE COUNTY, WI

**LANDSCAPE PLAN**

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JOB NO. 3180058  
PROJECT MANAGER:  
MATT KOCUREK, P.E.  
DESIGNED BY: CBT  
CHECKED BY: RTP

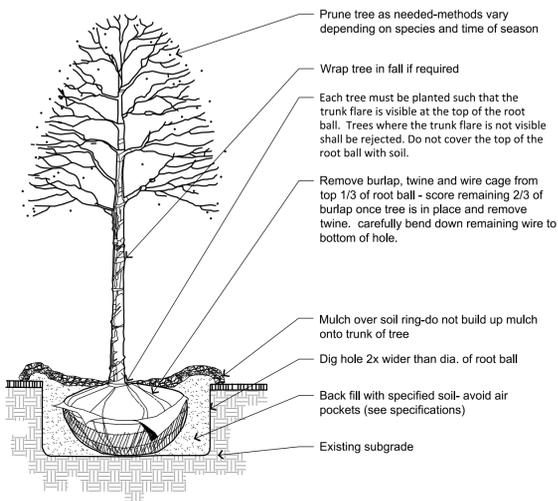
**SHEET NUMBER**  
L100

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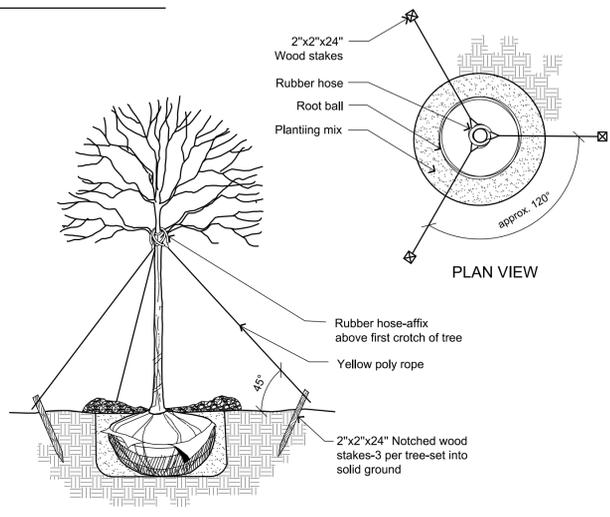
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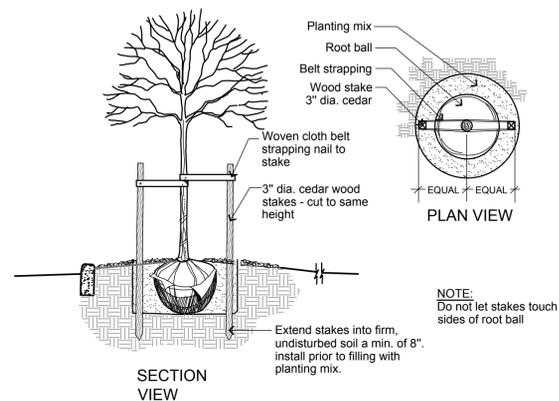
LANDSCAPE DETAILS



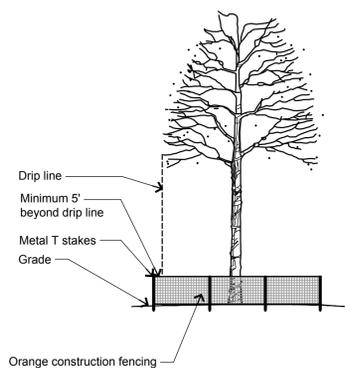
1 DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



2 DECIDUOUS TREE STAKING DETAIL  
NOT TO SCALE

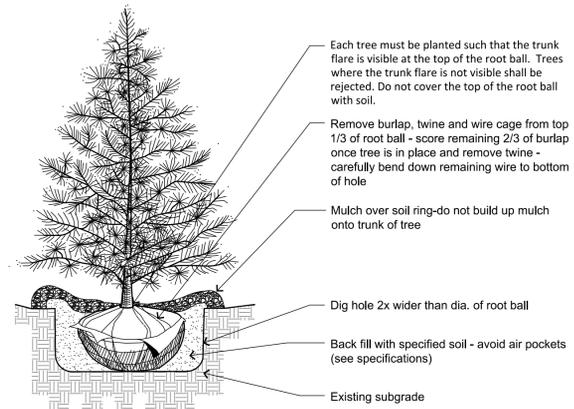


3 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS  
NOT TO SCALE

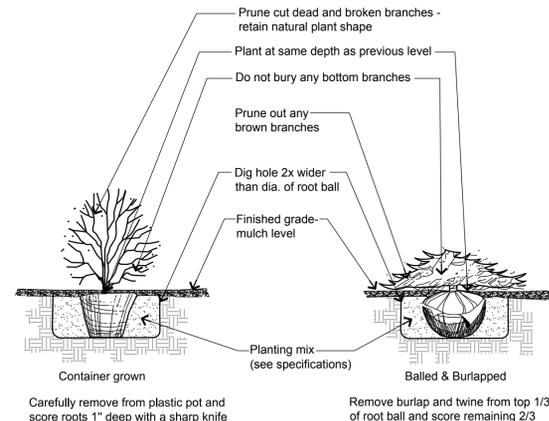


**Notes**  
1. Install 4' high orange vinyl snow / construction fencing or similar fencing as shown on this plan.  
2. Erect fence with 5' metal T-stakes at least every 10'.  
3. The fencing shall be in place before construction activity begins and remain until all exterior work has been completed.  
4. No construction activity shall take place nor shall any equipment be stored inside of the fencing.

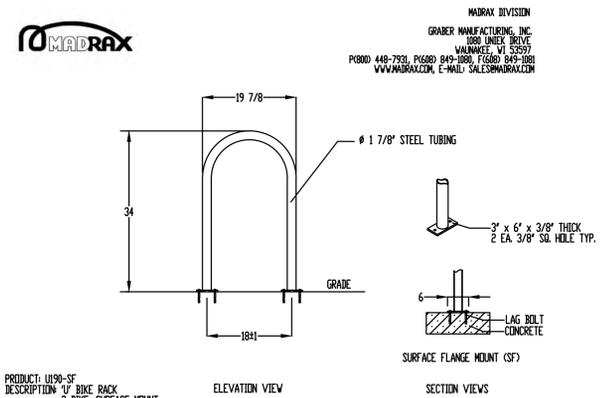
4 TREE PROTECTION FENCING DETAIL  
NOT TO SCALE



5 EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE

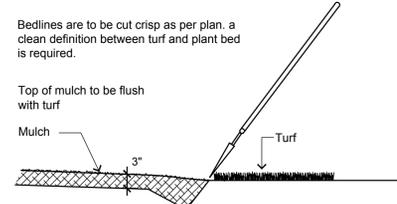


6 SHRUB PLANTING DETAIL  
NOT TO SCALE



**NOTES**  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR/CODING; SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.  
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8 MADRAX "U" BIKE RACK DETAIL  
NOT TO SCALE



9 SHOVEL CUT PLANT BED EDGING DETAIL  
NOT TO SCALE

LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
- All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations. All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
- The landscape contractor to be responsible for placing a minimum depth of 3" of blended, prepared and non-compacted topsoil in all seeded areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
- Tree planting (see planting detail):  
Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.  
Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
- Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not environmulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -  
**Per every 100 square feet of bed area add:**  
2 cu. ft. bale of peat moss  
2 lbs. of 5-10-5 slow release fertilizer  
1/4 cu. yard of composted manure
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.  
An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas
- Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
- Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.
- Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

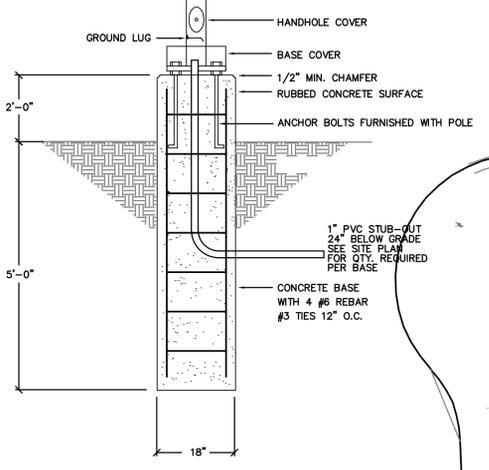


Know what's below.  
Call before you dig.

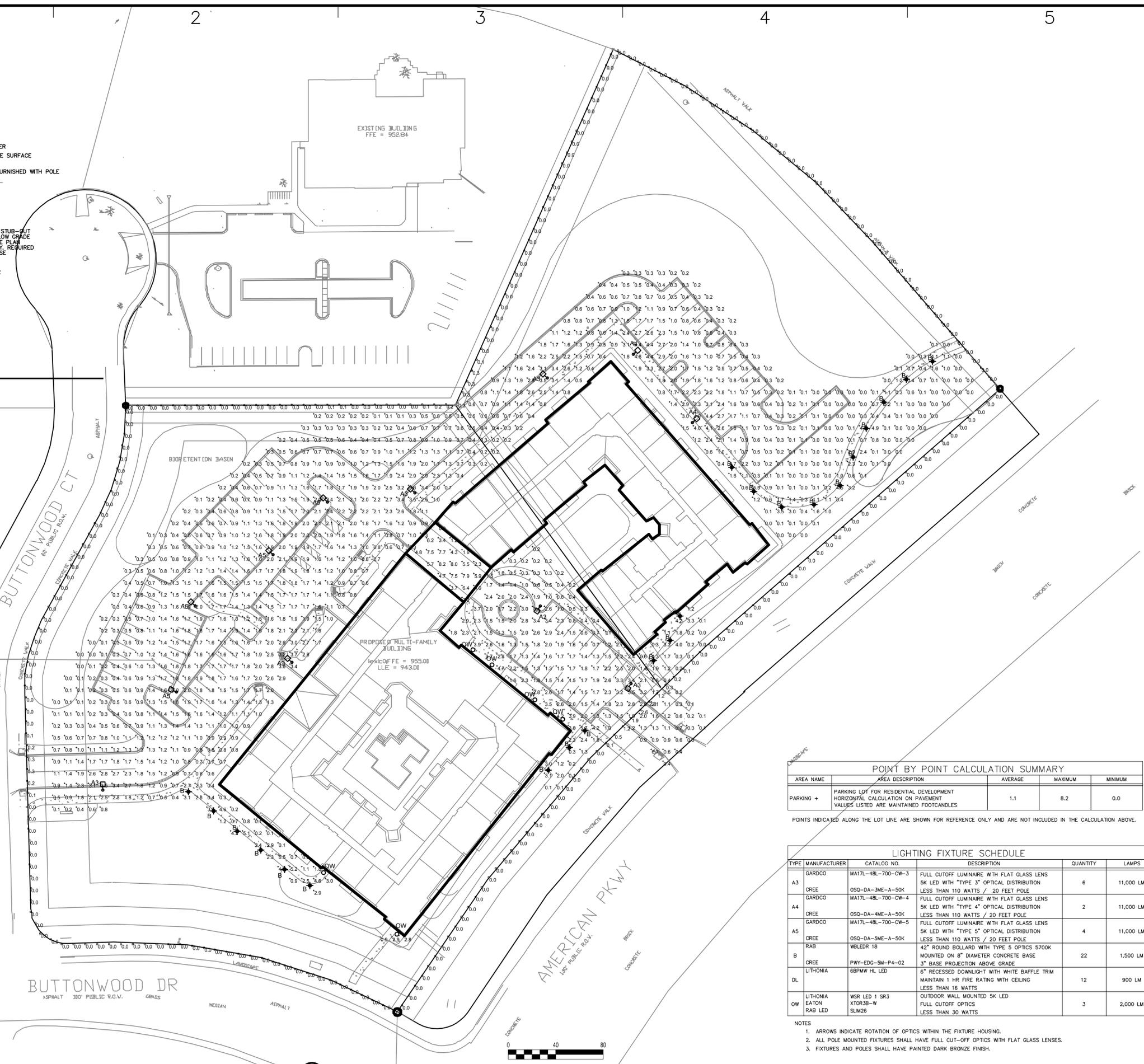
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DESCRIPTION	DATE
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
<b>raSmith</b> CREATIVITY BEYOND ENGINEERING	
Brookfield, WI   Appleton, WI   Madison, WI   Cedarburg, WI   Mount Pleasant, WI Naperville, IL   Pittsburgh, PA   Irvine, CA	
<b>AMERICAN PARKWAY MULTI-FAMILY</b> 1520 AMERICAN PARKWAY CITY OF MADISON, DANE COUNTY, WI	
<b>LANDSCAPE DETAILS &amp; NOTES</b>	
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>	
© COPYRIGHT 2019 R.A. Smith, Inc.	
DATE: 05-09-19	
SCALE: 1" = 40'	
JOB NO. 3180058	
PROJECT MANAGER: MATT KOCOUREK, P.E.	
DESIGNED BY: CBT	
CHECKED BY: RTP	
<b>SHEET NUMBER</b>	
L200	





2 POLE BASE DETAIL  
E0.1A NO SCALE



1 SITE LIGHTING PHOTOMETRIC PLAN  
E0.1A 1" = 40'-0"

POINT BY POINT CALCULATION SUMMARY				
AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
PARKING +	PARKING LOT FOR RESIDENTIAL DEVELOPMENT HORIZONTAL CALCULATION ON PAVEMENT VALUES LISTED ARE MAINTAINED FOOTCANDLES	1.1	8.2	0.0

POINTS INDICATED ALONG THE LOT LINE ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCLUDED IN THE CALCULATION ABOVE.

LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
A3	GARDCO	MA17L-4BL-700-CW-3	FULL CUTOFF LUMINAIRE WITH FLAT GLASS LENS 5K LED WITH "TYPE 3" OPTICAL DISTRIBUTION LESS THAN 110 WATTS / 20 FEET POLE	6	11,000 LM
A4	CREE	OSO-DA-3ME-A-50K	FULL CUTOFF LUMINAIRE WITH FLAT GLASS LENS 5K LED WITH "TYPE 4" OPTICAL DISTRIBUTION LESS THAN 110 WATTS / 20 FEET POLE	2	11,000 LM
A5	GARDCO	MA17L-4BL-700-CW-5	FULL CUTOFF LUMINAIRE WITH FLAT GLASS LENS 5K LED WITH "TYPE 5" OPTICAL DISTRIBUTION LESS THAN 110 WATTS / 20 FEET POLE	4	11,000 LM
B	CREE	OSO-DA-5ME-A-50K	42" ROUND BOLLARD WITH TYPE 5 OPTICS 5700K MOUNTED ON 8" DIAMETER CONCRETE BASE 3" BASE PROJECTION ABOVE GRADE	22	1,500 LM
DL	LITHONIA	6BPMW HL LED	6" RECESSED DOWNLIGHT WITH WHITE BAFFLE TRIM MAINTAIN 1 HR FIRE RATING WITH CEILING LESS THAN 16 WATTS	12	900 LM
OW	LITHONIA EATON RAB LED	WSR LED 1 SR3 XTOR3B-W SLIM26	OUTDOOR WALL MOUNTED 5K LED FULL CUTOFF OPTICS LESS THAN 30 WATTS	3	2,000 LM

- NOTES
- ARROWS INDICATE ROTATION OF OPTICS WITHIN THE FIXTURE HOUSING.
  - ALL POLE MOUNTED FIXTURES SHALL HAVE FULL CUT-OFF OPTICS WITH FLAT GLASS LENSES.
  - FIXTURES AND POLES SHALL HAVE PAINTED DARK BRONZE FINISH.

CONSULTANTS

OWNER / JOB NAME  
**American Parkway  
Multi-Family**  
1520 American Parkway  
Madison, WI

PROJECT NO: 19000-RR  
CAD DWG FILE: 19000 SITE LIGHTING PHOTOMETRIC PLANDWG  
DRAWN BY: RAR  
CHK'D BY: RAR

SHEET TITLE  
**SITE LIGHTING  
PHOTOMETRIC PLAN**



TYPE A3 / A4 / A5  
MA17L 48L 700  
CWZ AR1 X UNV  
BZ  
PAINTED BRONZE  
FINISH

Philips Gardco Form 10 LED round arm mount luminaires are cutoff area luminaires featuring LED arrays. These products provide performance excellence and feature advanced Philips Gardco LED thermal management technology. High performance Class I LED systems offer the potential for energy savings up to 50% when compared to HID systems.

Ordering guide example: CA17L-32L-450-NW-G2-AR1-2-120-BK

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting*	Dist.	Voltage	Controls	Electrical	Luminaire	Finish
CA17L	32L	450mA	NW-G2	AR1	2	120V	DD	F1 Single (02, 27, 347VAC)*	HIS Internal House Side Sides†	BRN Black Anodized
MA17L	48L	700mA	NW-G2	AR1	3	208V	DD	F2 Double (02, 27, 347VAC)*	BLA Black Anodized	BLA Black Anodized
CA22L	48L	900mA	NW-G2	AR2	4	240V	DD	F3 Canadian Double Pull (02, 24, 480VAC)*	MA Natural Anodized	MA Natural Anodized
MA22L	96L	560mA	NW-G2	AR3	5	277V	DD	FP1 Single (02, 27, 347VAC)*	BK Black-paint	BK Black-paint
MA22L	96L	560mA	NW-G2	AR3	5	277V	DD	FP2 Double (02, 27, 347VAC)*	WH White-paint	WH White-paint
MA22L	96L	560mA	NW-G2	AR3	5	277V	DD	FP3 Canadian Double Pull (02, 24, 480VAC)*	MGY Medium Gray-paint	MGY Medium Gray-paint
MA22L	96L	560mA	NW-G2	AR3	5	277V	DD	SP2 Surge Protection	RAL Specify optional color (see RAL2000)	RAL Specify optional color (see RAL2000)
MA22L	96L	560mA	NW-G2	AR3	5	277V	DD	CC Custom color	CC Custom color (Must supply color chip for required factory quote)	CC Custom color (Must supply color chip for required factory quote)

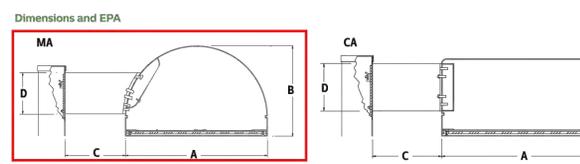
Retrofit kit ordering guide

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Dist.	Voltage	Controls	Electrical
CA/MA17L-RK	32L	450mA	NW-G2	2	120V	DD	Surge Protection
CA/MA22L-RK	48L	900mA	NW-G2	3	208V	DD	Surge Protection
CA/MA22L-RK	96L	560mA	NW-G2	5	277V	DD	Surge Protection

### CA/MA17L & CA/MA22L Form 10 LED luminaires

Round arm mount

Accessories (order separately)  
Pole top fitters (one per pole):  
PTF2-(F) Pole top fitter fits 2 3/8"-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR1.  
PTF3-(F) Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.  
PTF4-(F) Pole top fitter fits 3 1/2"-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.  
(F) Specify Finish



MA Style	A	B	C	D	EPA Single	EPA Twin	EPA Quad	Avg. Weight Single
MA17	17"	8"	5"	5"	8.8"	16.8"	23.8"	27 lbs
MA22	22"	14"	7"	5"	13.8"	27.8"	37.8"	40 lbs
MA22	22"	14"	7"	5"	12.8"	25.8"	34.8"	18.14 kg

### LED Wattage and Lumen Values Form 10 CA/MA17L & CA/MA22L

Order Code	System Qty	System Temp (°K)	Ave System Watts (W)	Type 2 Lumen Output <sup>1</sup> (lm)	BUG Rating	Efficacy (lm/W)	Type 3 Lumen Output <sup>1</sup> (lm)	BUG Rating	Efficacy (lm/W)	Type 4 Lumen Output <sup>1</sup> (lm)	BUG Rating	Efficacy (lm/W)	Type 5 Lumen Output <sup>1</sup> (lm)	BUG Rating	Efficacy (lm/W)
CA17L-32L-450-NW-G2-x	32	450	4000	47	5256	81-10-01	111	5037	81-10-01	106	5203	81-10-01	110	5141	81-10-01
MA17L-48L-700-NW-G2-x	48	700	4000	96	9331	81-10-02	104	10971	81-10-02	100	11332	81-10-02	103	11197	81-10-02
CA22L-48L-900-NW-G2-x	48	900	4000	144	14334	81-10-02	100	13840	81-10-02	96	14008	81-10-02	97	14269	81-10-02
MA22L-96L-560-NW-G2-x	96	560	4000	192	19274	81-10-02	113	21099	81-10-02	106	21355	81-10-02	108	21753	81-10-02

### CA/MA17L & CA/MA22L Form 10 LED luminaires

Round arm mount

Specifications  
General Description  
The Philips Gardco Form 10 LED round products are cutoff luminaires featuring LED arrays. Form 10 LED round luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class I LED systems offer the potential for energy savings up to 50% when compared to HID systems. Housings are one-piece seamless spun aluminum and finished with either Architectural Class 1 anodizing, electrostatically applied TGIC polyester powdercoat or polyurethane. Luminaires provide full cutoff performance.  
Housing  
Housing is one piece, 100° (25cm) seamless aluminum with integral rolled circumferential reveal and clear, heat and impact resistant tempered flat glass, in a sealed manner using hollow section, high compliance, memory retentive extruded silicone rubber. Concoiled stainless steel hinge and two (2) fasteners secure lens assembly to luminaire.  
Thermal Management  
Form 10 LED round luminaires utilize extruded aluminum with integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.  
LED Optical System  
LED arrays are set to achieve IES Type II, Type III, Type IV and Type V distributions. Individual LED arrays are replaceable. Optical systems are field replaceable. Luminaires feature high performance Class I LED systems.  
Arm  
Extruded aluminum arm is secured to preformed fixture by contractor. Assembly is suitable for mounting to pole without requiring access to luminaire. Internal extruded channels capture the rods for proper luminaire to pole alignment.  
Lens  
One piece, diecast aluminum door frame retains the optically clear, heat and impact resistant tempered flat glass, in a sealed manner using hollow section, high compliance, memory retentive extruded silicone rubber. Concoiled stainless steel hinge and two (2) fasteners secure lens assembly to luminaire.  
Electrical  
Luminaires include a complete prewired LED driver assembly, provided as part of the optical assembly. Luminaires include an LED driver that accepts 120V through 277V, or 347V through 480V, 50Hz to 60Hz, input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC, at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaires consume 0.0 watts in the off state. Surge protector IOKA standard per ANSI/IEEE C62.41.2 or 20KA optional.  
Finish  
Anodized housings are created with an Aluminum Association Architectural Class I anodizing process to achieve a bronze, black or natural aluminum finish. Painted units are finished with hardcoat, fade resistant, electrostatically applied TGIC polyester powdercoat or polyurethane.  
Listings  
UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. Most Form 10 configurations are DesignLights Consortium® qualified. Consult DLC Qualified Products list for more details.  
Limited Warranty  
5 year limited warranty. See philips.com/luminaires for complete details and exclusions.

Predicted Lumen Depreciation Data

Ambient Temperature °C	System Current	LED Current	Calculated Lp <sub>70</sub> <sup>1,2</sup>	Lp <sub>70</sub> per TM21-11 <sup>3</sup>	Lumen Maintenance @ 60,000hrs
25°C	900 mA	900 mA	>100,000	>60,000	98%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual performance may vary due to field application conditions.  
2. L70 is the predicted time when LED performance degrades to 70% of retail lumen output.  
3. Calculated per IESNA TM-21-11. Published L70 hours limited to 6 times actual LED test hours.

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200 Franklin Square Drive, Somerset, NJ 08873  
Tel: 855-485-3216  
Philips Lighting Canada Ltd.  
281 Hillmount Rd, Markham, ON, Canada L3C 2S3  
Tel: 800-668-9008  
Form\_10\_CA\_MA\_LED 02/17 page 3 of 3



CONSULTANTS

OWNER / JOB NAME  
American Parkway  
Multi-Family  
1520 American Parkway  
Madison, WI

### Cree Edge™ Series

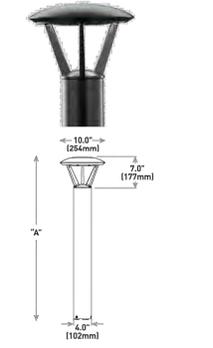
LED Pathway Luminaire

Product Description  
Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die-cast aluminum internal flange secured by three 3/8" - 16x1" anchor bolts with 1-1/4" hook (provided). Note: 1/4" Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.  
Applications: Landscape, walkways and general site lighting

Performance Summary  
Patented NanoOptic® Product Technology  
Made in the U.S.A. of U.S. and imported parts  
CRI: Minimum 70 CRI  
CCT: 4000K (+/- 300K) 5700K (+/- 500K) standard  
Limited Warranty: 10 years on luminaires/10 years on Colorfast DeltaGuard® finish.  
\* See www.lighting.cree.com/warranty for warranty terms

Accessories  
Field-Installed  
Upgrade Kit  
Used for replacement of existing ballasts with a ball hole circle of 5.7" (144mm)  
XA-3BPBRV XA-3BPRVH  
XA-3BPBRK XA-3BPRBK

TYPE B  
PWY-EDG-5M-P4-02-E-UL-  
BZ-350



Model	Dim. "A"	Weight†
Landscape (P0)	13" (330mm)	12.3 lbs. (5.6kg)
Landscape (P1)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (P2)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1067mm)	18.4 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs. (12.9kg)

### Ordering Information

Example: PWY-EDG-2M-P4-02-E-UL-SV-350

Product	Optic	Mounting	LED Count (xV)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2M	P0	32	E	120V	UL Universal 3000K-5700K	350mA	F Fuse H Refer to UL spec sheet for availability with ML options ML Micro-LED Circuit board N Available with UL voltage and 325mA driver current only P1, P4, and P8 TL Two-Level (1750K) integrated sensor control TL1 Available with 12 or 27 voltages only Refer to UL spec sheet for details TL2 Two-Level (1250K) integrated sensor control TL2 Available with 12 or 27 voltages only Refer to UL spec sheet for details TL3 Two-Level (1025K) integrated sensor control TL3 Available with 12 or 27 voltages only Refer to UL spec sheet for details WB Welded Base Plate Standard on P8 mount option, available with P3 and P4 mount 40K 4000K Color Temperature Minimum 70 CRI Color temperature per luminaire

\* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table.  
Rev. Date: V5 08/11/2016



### Cree Edge™ LED Pathway Luminaire

Photometry  
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/rolands-and-pathway/cree-edge-pathway>

2M  
BEST Test Report #: PL1798-001  
PWY-EDG-2M-P4-02-E-UL-350-40K  
Mounting Height: 7.9" (177mm) A.F.S.  
Initial Delivered Lumens: 1,569



LED Count (xV)	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	
3250mA	02	1,565	81 LU 01	1,625	81 LU 01
525mA	02	2,191	81 LU 01	2,276	81 LU 01

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.  
† For more information on the BUG (Backlight Uplight Glare) Rating visit: [www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf](http://www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf)

3M  
BEST Test Report #: PL1676-001  
PWY-EDG-3M-P4-02-E-UL-350-40K  
Mounting Height: 7.9" (177mm) A.F.S.  
Initial Delivered Lumens: 1,470



LED Count (xV)	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	
350mA	02	1,389	81 LU 01	1,442	81 LU 01
525mA	02	1,944	81 LU 01	2,019	81 LU 01

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.  
† For more information on the BUG (Backlight Uplight Glare) Rating visit: [www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf](http://www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf)

5M  
BEST Test Report #: PL1798-001  
PWY-EDG-5M-P4-02-E-UL-350-40K  
Mounting Height: 7.9" (177mm) A.F.S.  
Initial Delivered Lumens: 1,666



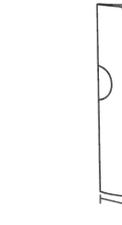
LED Count (xV)	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	
350mA	02	1,666	81 LU 01	1,736	81 LU 01
525mA	02	2,333	81 LU 02	2,422	81 LU 02

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.  
† For more information on the BUG (Backlight Uplight Glare) Rating visit: [www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf](http://www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf)



### SLIM26

Dimensions



Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	26W	A	A	A	A
	12 = 12W 18 = 18W 26 = 26W	N = 4000K (Neutral) Y = 3000K (Warm) Blank = 5000K (Cool)	Blank = Bronze W = White	Blank = Standard (120-277V) ID10 = Dimmable	Blank = No Option IPC = 120V Button IPC2 = 277V Button ILC = Lighttouch Controller

LED Count (xV)	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	
350mA	02	1,666	81 LU 01	1,736	81 LU 01
525mA	02	2,333	81 LU 02	2,422	81 LU 02

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.  
† For more information on the BUG (Backlight Uplight Glare) Rating visit: [www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf](http://www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf)

LED Count (xV)	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	Initial Delivered Lumens*	BUG Rating <sup>1</sup> Per TM-15-11	
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525mA	02	2,333	81 LU 02	2,422	81 LU 02

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.  
† For more information on the BUG (Backlight Uplight Glare) Rating visit: [www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf](http://www.nrgp.com/bug/TM-15-11bugRatingAddendum.pdf)



DATE	DESCRIPTION
09/21/2018	REVISED TO 5000K LED
09/07/2018	PAINTED DARK BRONZE FINISH SELECTED
08/22/2018	PLAN REVIEW

PROJECT NO: 19000-RR  
CAD DWG FILE: 19000 SITE LIGHTING PHOTOMETRIC PLAN/DWG  
DRAWN BY: RAR  
CHK'D BY: RAR

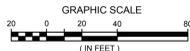
SHEET TITLE  
SITE LIGHTING FIXTURES

E0.2

SHEET 10 OF 11

LEGEND

- OLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
AIR CONDITIONER
CONTROL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
UTILITY VAULT
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
EDGE OF TREES
SANITARY SEWER
STORM SEWER
WATERMAIN
MARKED GAS MAIN
MARKED ELECTRIC
OVERHEAD WIRES
BUREAU ELEC. SERV.
MARKED TELEPHONE
MARKED CABLE TV LINE
MARKED FIBER OPTIC
INDICATES EXISTING CONTOUR ELEVATION
INDICATES EXISTING SPOT ELEVATION



ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHIC DATA

Lots Sixty-six (66) and Sixty Seven (67), The American Center Plat Buttonwood Addition, in the City of Madison, Dane County, Wisconsin. Prepared for: Campbell Capital Group, LLC Drawing No.: 167475-KAC

- A. Basis of Bearings
Bearings are based on the East line of the Southeast 1/4 of Section 15, Township 08 North, Range 10 East, which is platted to bear North 01°32'21" East.
B. Title Commitment
This survey was prepared based on Chicago Title Insurance Company title commitment number C-18204211, effective date of March 10, 2018, which lists the following easements and/or restrictions from schedule B-I:
1-5, 9, 10, 14, 17, and 22 - Not surveyed.
6-8, 11 - Visible evidence shown, if any.
12. 1055 foot (NGVD-29) height limitation per the unrecorded Height Limitation Zoning Map, Dane County Regional-Truax Field, Madison, Wisconsin, Wisconsin Bureau of Aeronautics, adopted October 2, 2008. - Affects site by location - General in nature, cannot be plotted.
13. Affidavit, Resolution and revised Declarations of Protective Covenants and Conditions for The American Center recorded August 5, 1992 in Volume 19688 of Records, Page 1 as Document Number 2379020. - Affects site by location - General in nature, cannot be plotted.
15. Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center, recorded as Document Number 2514291. - Does not affect site by location - Shown.
16. Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat First Addition, recorded as Document Number 2520937. As modified by Release of Public Utility Easement by TDS Metrocom, LLC, recorded February 2, 2005 as Document Number 4018025; As modified by Release of Platted Utility Easement by Wisconsin Power and Light Company recorded February 16, 2005 as Document Number 4022051; As modified by Release of Public Utility Easement by Wisconsin Bell Inc. d/b/a SBC Wisconsin, recorded March 21, 2005 as Document Number 4032638; As modified by Release of Public Utility Easement by McLeodUSA Telecommunications Services, Inc., recorded March 21, 2005 as Document Number 4032639; As modified by Release of Rights by Madison Gas and Electric Company, recorded March 21, 2005 as Document Number 4032640; As modified by Release of Public Utility Easement by Charter Communications CC PTNRS, recorded March 21, 2005 as Document Number 4032641; As modified by Release of Public Utility Easement by the City of Madison, recorded August 9, 2005 as Document Number 4092244. - Affects site by location - Shown.
18-20, and 24 - Does not affect site by location - Not Shown, (Affects other lots in American Center Plats)
21. Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat Buttonwood Addition, recorded as Document Number 4103949; As modified by Affidavit of Correction recorded December 29, 2005 as Document Number 4148114; As modified by Affidavit of Correction recorded December 14, 2011 as Document Number 4823393. - Affects site by location - Shown.
23. Right-Of-Way Grant Gas Main granted to Madison Gas and Electric Company and conditions as set forth in instrument recorded July 7, 2006 as Document Number 4210421. - Affects site by location - Shown.
25. Terms, provisions, conditions, charges and all other matters as may affect the Land as set forth in Driveway Easement recorded April 23, 2015 as Document Number 5145524 and Correction Instrument recorded May 29, 2015 as Document Number 5155012. - Affects site by location - Shown.
C. Flood Note
According to flood insurance rate map of the City of Madison, community panel number 55025C0268H, effective date of September 17, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).
D. Parking Spaces
There are 0 regular and 0 handicapped parking spaces marked on this site.
E. Elevations
Elevations refer to NGVD 1927 Datum.
F. Municipal Zoning
No zoning report was provided.



To: Campbell Capital Group, LLC, Buttonwood Lot 67, LLC, American Family Mutual Insurance Company, S.I., and Chicago Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, and 11 of Table A thereof. The fieldwork was completed on April 13, 2018.
Date of Plat or Map: April 18, 2018

Eric R. Sturm
Professional Land Surveyor
Registration Number 2309
eric.sturm@rasmith.com



16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

DIGGERS HOTLINE TICKET NO.: 20181401221
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

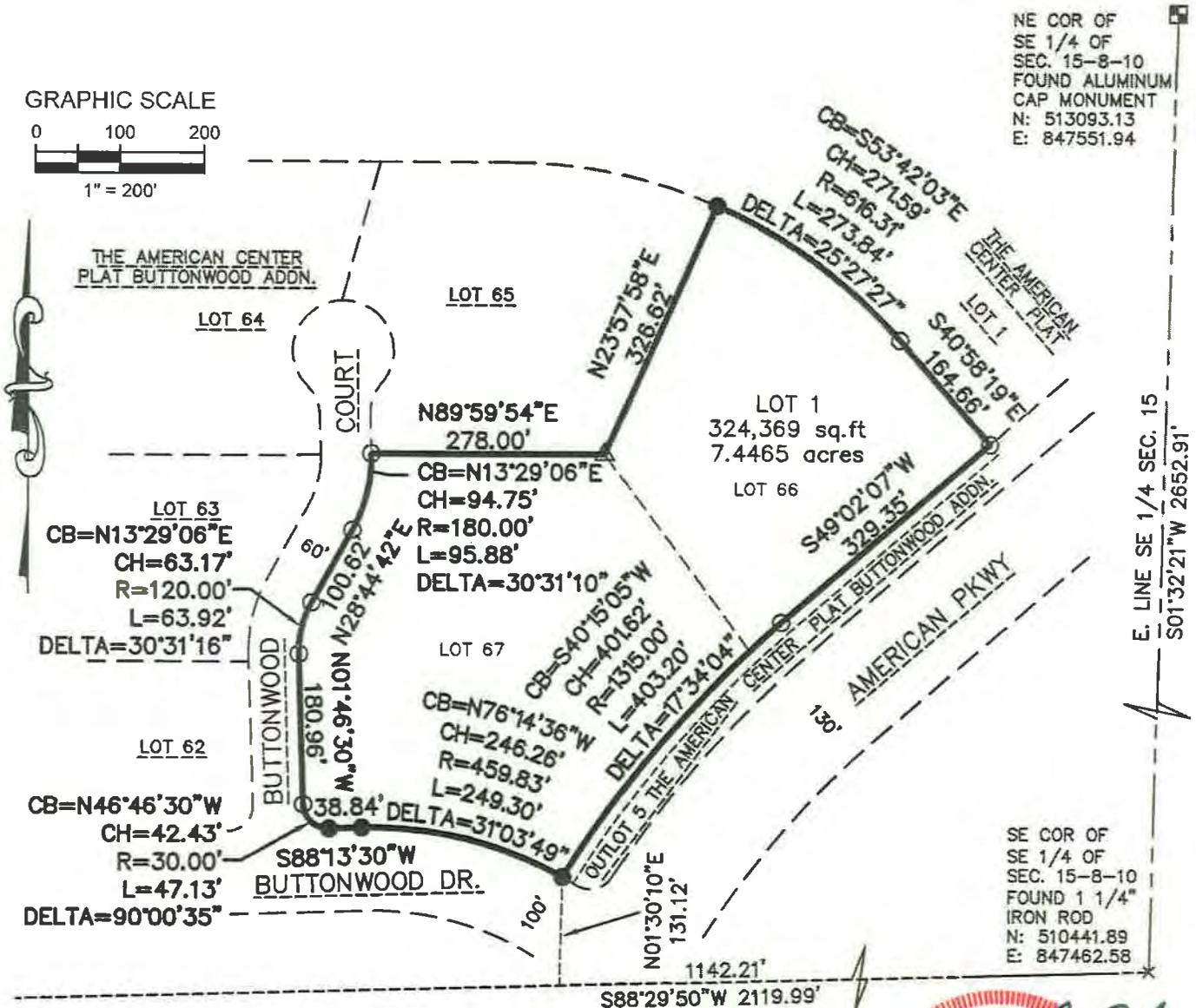
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES FOUND 1 1/4" IRON PIPE
- △ INDICATES FOUND 3/4" IRON PIPE

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE E. LINE OF THE SE. 1/4 OF SECTION 15, T 8 N, R 10 E, WHICH IS ASSUMED TO BEAR S01°32'21"E.  
 WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE 1991

FLOOD INSURANCE RATE MAP OF THE CITY OF MADISON, COMMUNITY PANEL NUMBER 55025C0268H, EFFECTIVE DATE OF SEPTEMBER 17, 2014, THIS SITE FALLS IN ZONE X



Office of the Register of Deeds

Dane County, Wisconsin

Received for Record \_\_\_\_\_, 2018  
 at \_\_\_\_\_ o'clock \_\_\_\_ M as  
 document # \_\_\_\_\_ in

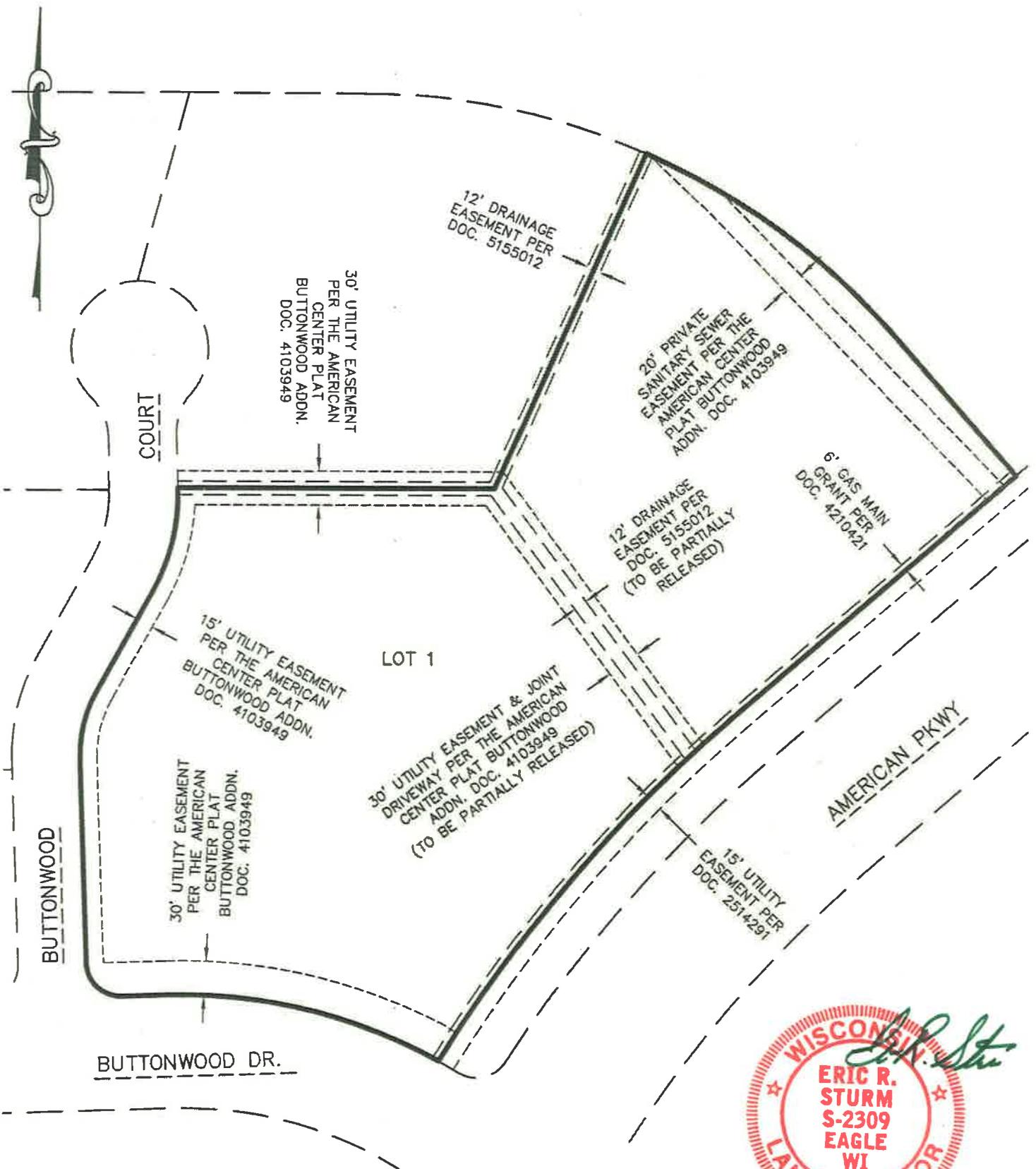


SURVEYED FOR: CAMPBELL CAPITAL GROUP, LLC  
 OWNER: BUTTONWOOD LOT 67, LLC

SURVEYED BY:  
**raSmith**  
 16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 rasmith.com

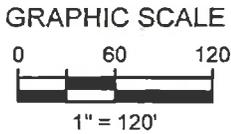
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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*Eric R. Sturm*  
**WISCONSIN**  
**ERIC R. STURM**  
**S-2309**  
**EAGLE**  
**WI**  
**LAND SURVEYOR**

*SEPT. 24, 2018*



**raSmith** | 16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
CREATIVITY BEYOND ENGINEERING | (262) 781-1000  
rasmith.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

This Certified Survey Map is subject to the following recorded instruments based on Chicago Title Insurance Company title commitment number C-18204211, effective date of March 10, 2018.

Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat, recorded as Document Number 2514291.

Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on the recorded plat of The American Center Plat First Addition, recorded as Document Number 2520937. As modified by Release of Public Utility Easement by TDS Metrocom, LLC, recorded February 2, 2005 as Document Number 4018025; As modified by Release of Platted Utility Easement by Wisconsin Power and Light Company recorded February 16, 2005 as Document Number 4022051; As modified by Release of Public Utility Easement by Wisconsin Bell Inc. d/b/a SBC Wisconsin, recorded March 21, 2005 as Document Number 4032638; As modified by Release of Public Utility Easement by McLeodUSA Telecommunications Services, Inc., recorded March 21, 2005 as Document Number 4032639; As modified by Release of Rights by Madison Gas and Electric Company, recorded March 21, 2005 as Document Number 4032640; As modified by Release of Public Utility Easement by Charter Communications CC PTNRS, recorded March 21, 2005 as Document Number 4032641; As modified by Release of Public Utility Easement by the City of Madison, recorded August 9, 2005 as Document Number 4092244.

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**raSmith**  
CREATIVITY BEYOND ENGINEERING

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Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
                                  :SS  
WAUKESHA COUNTY}

I, ERIC R. STURM, a Professional Land Surveyor, certify:

THAT I have surveyed, divided and mapped a compilation of Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, bounded and described as follows:

Lots 66 & 67, in The American Center Plat Buttonwood Addition, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

Containing 324,369 square feet or 7.4465 acres.

THAT I have made this survey, land division and map by the direction of BUTTONWOOD LOT 67, LLC, owner.

THAT such map is correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Ordinances of the City of Madison, in surveying, dividing and mapping the same.

SEPTEMBER 24, 2018  
DATE



*Eric R. Sturm*  
ERIC R. STURM,  
PROFESSIONAL LAND SURVEYOR S-2309







CREATIVITY BEYOND ENGINEERING

## MEMORANDUM

**DATE:** August 15, 2018

**TO:** Ken Saiki and Jane Grabowski-Miller, The American Center PRC

**FR:** Justin Schueler, PE, raSmith

**CC:** Mike Campbell, Campbell Madison Partners, LLC  
Tom Mortenson, PLA, ASLA, raSmith

**RE:** American Parkway Apartments (Lots 66 & 67)  
Trip Generation Study

### Introduction

Campbell Madison Partners, LLC is proposing to construct a 270-unit, four-story apartment building with ground level commercial space (4,000 square feet) along American Parkway in Madison, WI. The development will be constructed on two existing adjacent parcels (Lots 66 and 67) located within The American Center Business Park, as shown in Exhibit 1. The parcels are currently undeveloped and will be combined with the project. A preliminary site plan is provided in Exhibit 2.

As part of the development review process, the American Center Plan Review Committee (PRC) has requested a trip generation study be conducted for the proposed development. The committee has also requested an estimate of development traffic distribution along the adjacent public roadways and a preliminary assessment of site circulation and underground parking access. This memo summarizes the methodologies and results of the above evaluations.

### Trip Generation and Distribution

Proposed development traffic was estimated using ITE’s *Trip Generation Manual*, 10th Edition. Representative land uses were selected based on descriptions within the manual. Although some multi-modal trips (transit, bicycle, walking) are expected, no reduction was applied to represent a high vehicular volume scenario for evaluation purposes. Table 1 summarizes the proposed trip generation.

**Table 1**  
**American Parkway Apartments Development: Trip Generation**

Land Use	ITE Code	Size	Weekday Daily Trips	Weekday Morning Peak Hour Trips			Weekday Evening Peak Hour Trips		
				In	Out	Total	In	Out	Total
Apartments	221	270 units	1,470	25	70	95	75	45	120
General Retail	820	4,000 SF	150	5	0	5	5	10	15
<b>Total New Trips</b>			1,620	30	70	100	80	55	135

As shown in Table 1, the proposed development is expected to generate a total of 100 new trips (30 in/70 out) during the weekday morning peak hour and 135 new trips (80 in/55 out) during the weekday evening peak hour.

The following general trip distribution pattern was developed based on Annual Average Daily Traffic (AADT) volumes on the surrounding street network and the general location of the development site.

- 70% to/from the south via American Parkway
- 15% to/from the north via American Parkway
- 15% to/from the west via Buttonwood Drive

The majority of development traffic is expected to travel to/from US 151 located south of the development site. The American Parkway Apartments development is expected to result in an increase in traffic of less than 5% along American Parkway.

### **Parking**

A total of 382 vehicular parking spaces are proposed onsite, including 112 surface lot spaces and 270 underground parking spaces (located below the building). A total of 270 bicycle parking spaces are also proposed within the underground parking area. Vehicular access to the underground parking is provided via a single entrance/exit point located on the northwest side of the building. A single point of access is typical for this size of parking facility located within similarly sized apartment developments and has been successfully used in other residential developments completed by Campbell Madison Partners, LLC. The single entrance/exit point is expected to adequately serve the underground parking area for this development.

### **City of Madison Coordination**

The American Parkway Apartments development team met with the City of Madison Development Assistance Team (DAT) in March of 2018 and has coordinated with City of Madison traffic staff regarding the proposed development. City staff provided a preliminary review of the site plan, expressed overall support for the project, and identified that a traffic impact analysis (TIA) would not be required.

raSmith contacted City of Madison traffic staff again in late July of 2018 regarding site circulation and parking concerns identified by the American Center PRC. From a traffic operations standpoint, the City was in support of the currently proposed site access, internal circulation, and single entrance/exit point for the underground parking.

### **Conclusions**

Due to the relatively low development volume and recent intersection improvements in the area, the public roadway network is expected to be able to accommodate the proposed development traffic. City of Madison traffic staff has provided initial support of the proposed development plan.



**Legend**

 = Proposed American Parkway Apartments Development Site

**American Center Business Park  
American Parkway Apartments Development Site**

Exhibit  
**1**

