



**1** View From Lake Mendota  
SCALE: NTS

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*The Edgewater*

666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 600  
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**Hammes Company**  
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Madison, WI 53703

Civil Engineer:  
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Lighting Design:  
**KJW Engineering Consultants**  
602 West Broadway, Suite 312  
Madison, WI 53713

PROJECT NUMBER: 08105.00

DATE: September 15, 2010

REVISIONS:	
△	03/10/10
△	09/15/10

SCALE: NTS

DRAWING NAME:  
Overall Project View  
Plinth at Langdon Street

DRAWING NUMBER:

**A3.08**



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△	09/15/10

SCALE: NTS

DRAWING NAME:  
Overall Project View

DRAWING NUMBER:

**A3.09**

**1 View From Lake Mendota**  
SCALE: NTS



688 Wisconsin Avenue  
Madison, WI 53703

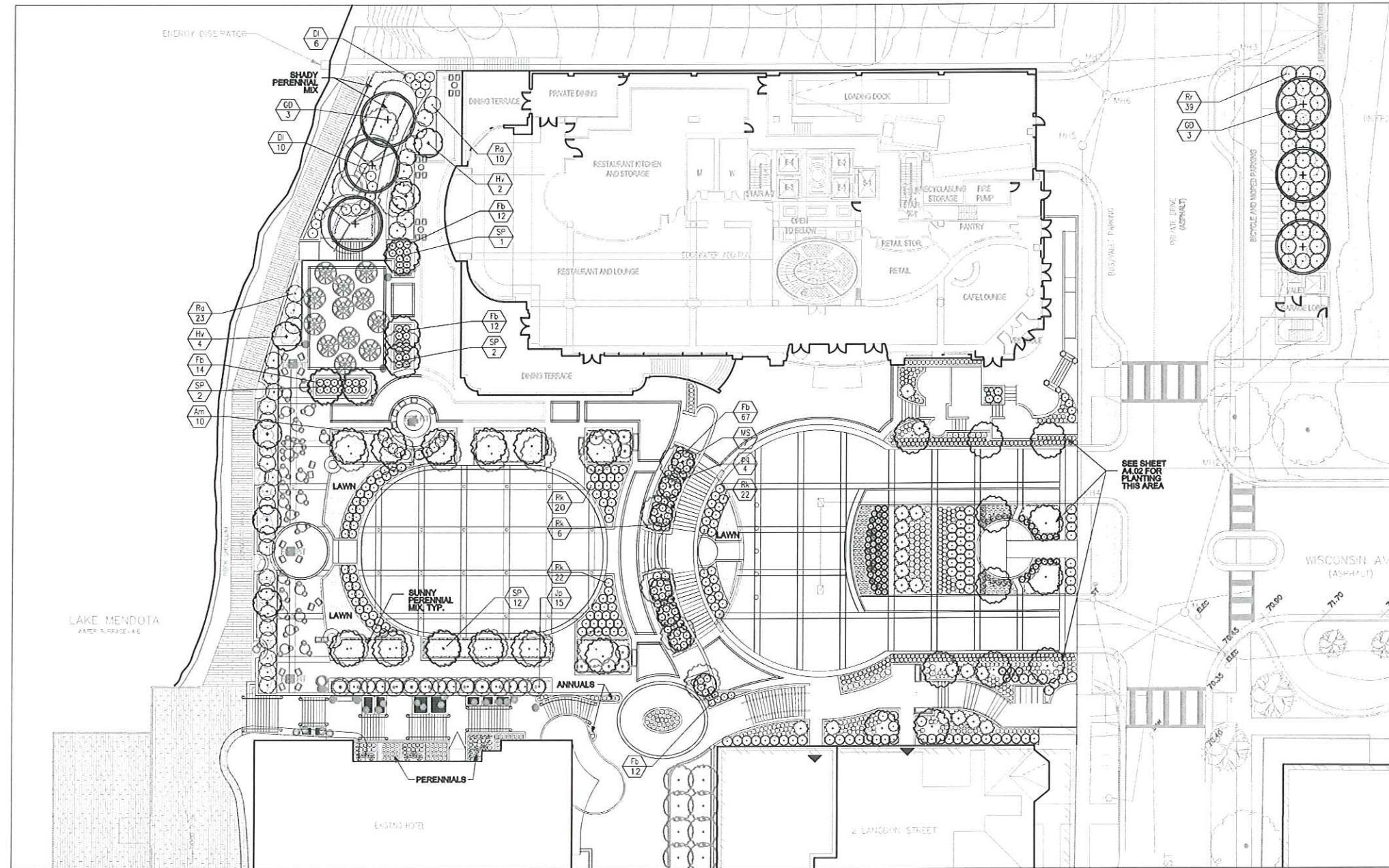
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22 East Millin Street, Suite 600  
Madison, WI 53703

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Madison, WI 53713



PROJECT NUMBER: 04104.00

DATE: September 18, 2010

REVISIONS:

SCALE: 1"=20'

DRAWING NAME:

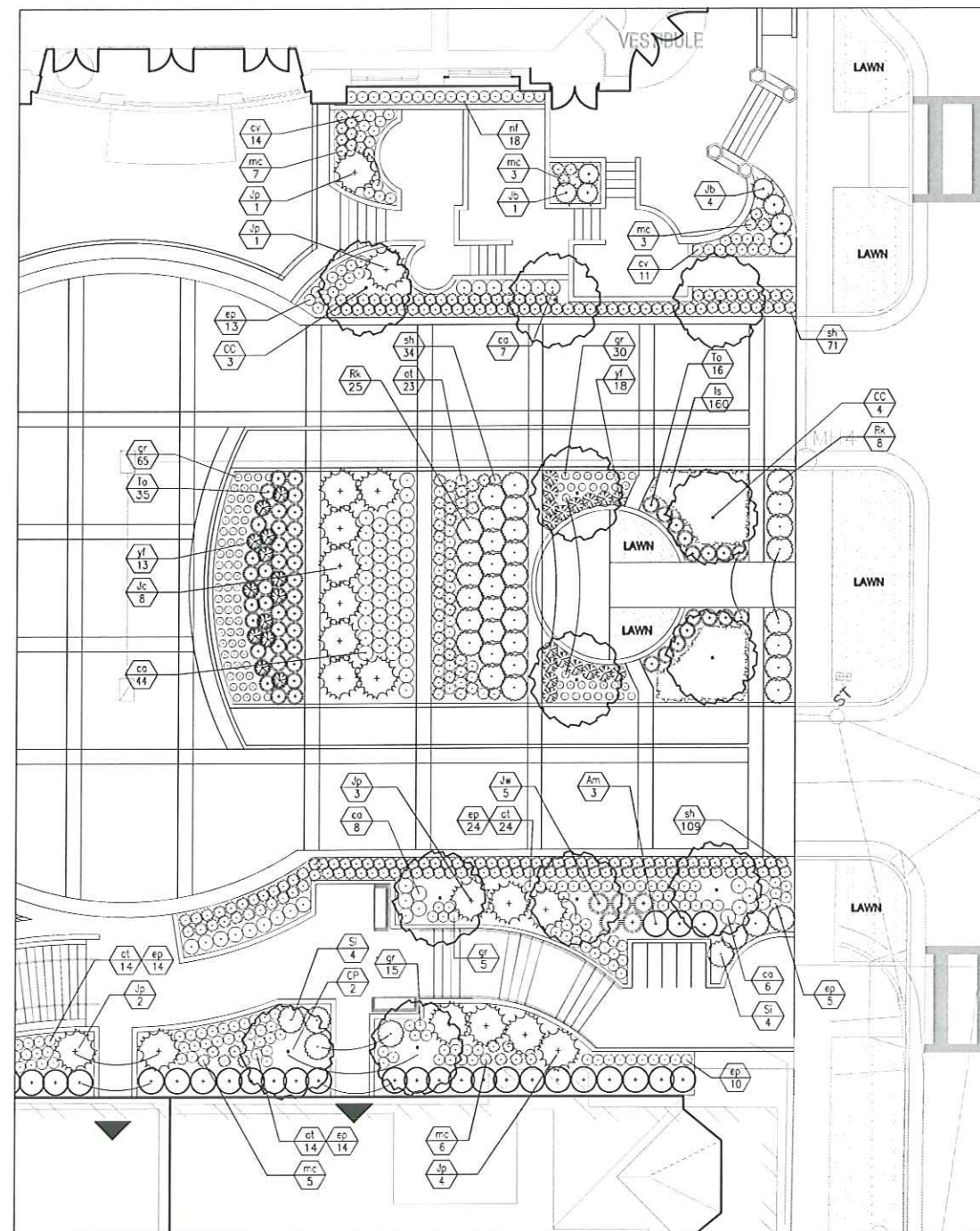
PLANTING  
PLAN

DRAWING NUMBER:

A4.01



Plant List					
Key	Botanical Name	Common Name	Quantity	Size	Comments
<b>Deciduous Trees</b>					
CC	<i>Carpinus caroliniana</i>	American Hornbeam	3'	ca/BB	
GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	3'	ca/BB	
MS	<i>Malus sargentii</i> 'Select A'	Firebird Crab	6'	ht/BB	grafted on standard
SP	<i>Syringa pkinensis</i> 'DTR 124'	Summer Charm Pekin Lilac	8'	ht/BB	multi-stem
<b>Deciduous Shrubs</b>					
Am	<i>Aronia melanocarpa</i> 'Iroquois Beauty'	Iroquois Beauty Aronia	24"	ht/cont.	
Cp	<i>Cornus alternifolia</i>	Pagoda Dogwood	6'	ht/BB	
DI	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	18"	ht/cont.	
Fb	<i>Forsythia bronvensis</i>	Bronx Forsythia	18"	ht/cont.	
Hv	<i>Hamamelis virginiana</i>	Common Witchhazel	6'	ht/BB	
Pq	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	1 gal/cont.		
Ra	<i>Rhus aromatica</i> 'Gro Low'	Gro-Low Fragrant Sumac	18"	ht/cont.	
Rf	<i>Rosa</i> 'Knock out'	Knockout Rose rose	18"	ht/cont.	
Rr	<i>Rosa</i> 'The Fairy'	The Fairy Rose	18"	ht/cont.	
SI	<i>Stephanandra incisa</i> 'Crispa'	Cutleaf Stephanandra	24"	spd/cont.	
<b>Evergreen Shrubs</b>					
Jc	<i>Juniperus chinensis</i> 'Sargentii'	Sargent Juniper	24"	spd/cont.	
Jw	<i>Juniperus scopulorum</i> 'Welchii'	Welch Juniper	5'	ht/cont.	
Jb	<i>Juniperus squamata</i> 'Blue Star'	Skyrocket Juniper	24"	spd/cont.	
Jp	<i>Juniperus procumbens</i> 'Nana'	Dwarf Japgarden Juniper	24"	spd/cont.	
To	<i>Thuja occidentalis</i> 'Bobozani'	Mr. Bowling Ball Arborvitae	2'	ht/cont.	
<b>Perennials/Grasses/Groundcovers</b>					
at	<i>Allium tanguticum</i> 'Summer Beauty'	Summer Beauty Allium	1 gal pot		
am	<i>Amsonia</i> 'Blue Ice'	Blue Ice Bluestar	1 gal pot		
aa	<i>Astilbe x arendsii</i> 'Bridal Veil'	Bridal Veil Astilbe	1 gal pot		
bm	<i>Brunnera macrophylla</i> 'Jack Frost'	Jack Frost Bugloss	1 gal pot		
ca	<i>Calamagrostis x acutiflora</i> 'Overdam'	Overdam Reed Grass	1 gal pot		
cv	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Tickseed	1 gal pot		
ep	<i>Echinacea purpurea</i> 'Kim's Knee High'	Kim's Knee High Coneflower	1 gal pot		
gr	<i>Geranium x 'Rozanne'</i>	Rozanne Cranesbill	2 1/2" pot		
hm	<i>Hakonechloa macra</i>	Hakone Grass	1 gal pot		
ht	<i>Hosta tardiana</i> 'Blue Angel'	Blue Angel Hosta	1 gal pot		
lm	<i>Lamium maculatum</i> 'White Nancy'	White Nancy Lamium	1 gal pot		
ls	<i>Liriope spicata</i>	Creeping Lilyturf	2 1/2" pot		
mc	<i>Miscanthus sinensis purpurascens</i>	Flame Grass	1 gal pot		
nf	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	1 gal pot		
sh	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1 gal pot		
yf	<i>Yucca filamentosa</i>	Adam's Needle	1 gal pot		
<b>SUNNY PERENNIAL MIX</b>					
	<i>Amsonia</i> 'Blue Ice'	Blue Ice Bluestar	1 qt. Pot		
	<i>Echinacea purpurea</i>	Purple Coneflower	1 qt. Pot		
	<i>Gaura lindheimeri</i> 'Whirling Butterfly'	Whirling Butterfly Gaura	1 qt. Pot		
	<i>Rudbeckia hirta</i>	Black-eyed Susan	1 qt. Pot		
	<i>Salvia nemerosa</i> 'May Night'	May Night Salvia	1 qt. Pot		
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 qt. Pot		
<b>SHADY PERENNIAL MIX</b>					
	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 qt. Pot		
	<i>Heuchera villosa macrorrhiza</i>	Autumn Bride Coral Bells	1 qt. Pot		
	<i>Hystrix patula</i>	Bottlebrush Grass	1 qt. Pot		
	<i>Gevanum carolinense</i> 'Blkovo'	Blkovo Cranesbill	1 qt. Pot		



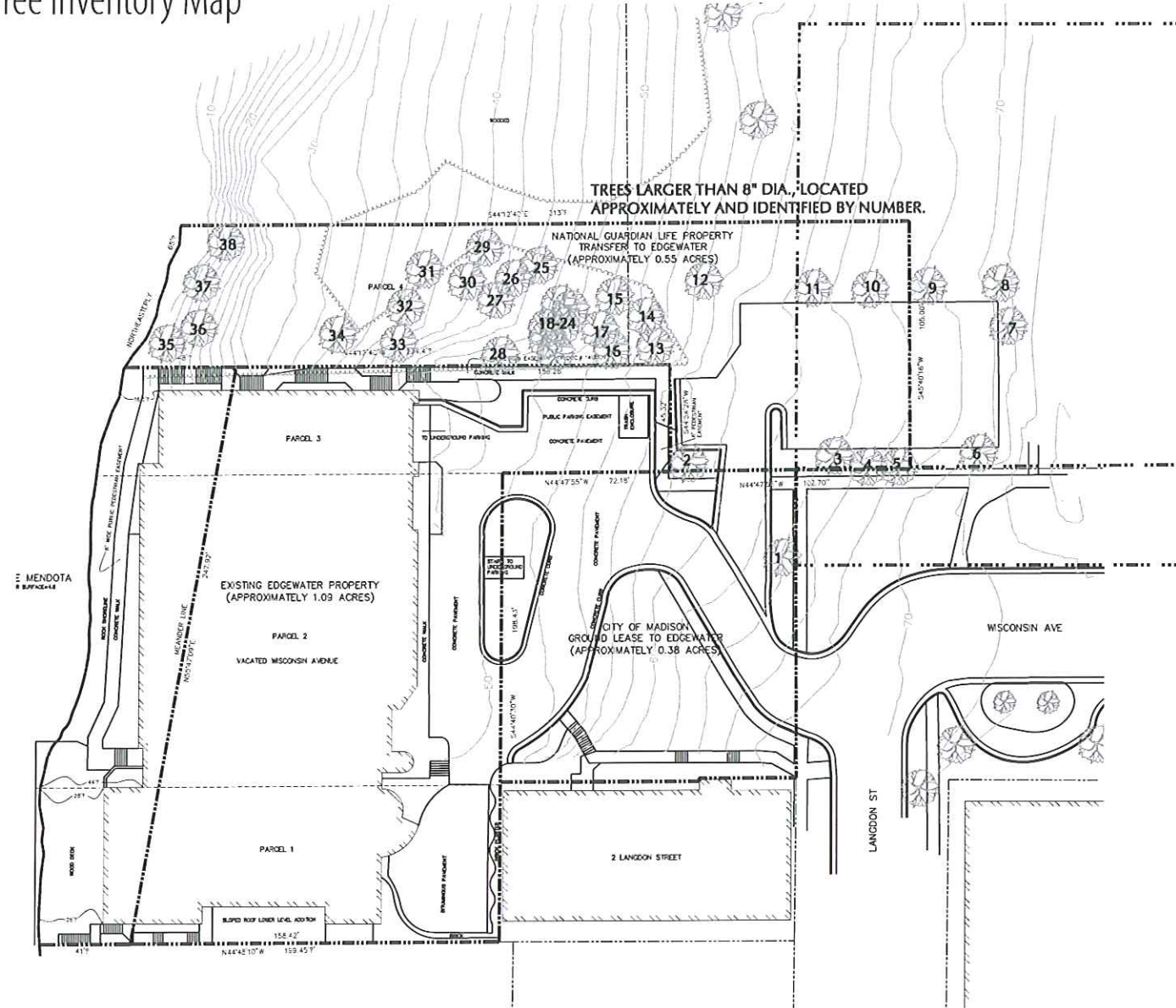
# Tree Inventory

ID#	Species	DBH	Condition	Comments
1	Linden	12	Good	parking lot
2	Hackberry	24	Good	parking lot; rocks at base
3	Ash	21	Fair	parking lot; canker wound
4	Crabapple	8	Fair	parking lot; multi-trunk; cankers
5	Crabapple	8	Good	parking lot; multi-trunk
6	Crabapple	8	Fair	parking lot; multi-trunk; canker
7	Birch	8	Good	parking lot; multi-trunk
8	NW Maple	21	Good	parking lot
9	Sugar Maple	19	Good	parking lot
10	Ash	18	Good	parking lot
11	Ash	12	Good	parking lot
12	Ash	24	Good	parking lot
13	Boxelder	10	Fair	Parcel 4
14	Ash	13	Fair	Parcel 4
15	Ash	9	Fair	Parcel 4
16	Ash	8	Fair	Parcel 4
17	Ash	14	Fair	Parcel 4
18	Ash	9	Fair	Parcel 4
19	Ash	6	Fair	Parcel 4
20	Ash	12	Fair	Parcel 4
21	Ash	8	Fair	Parcel 4
22	Ash	8	Fair	Parcel 4
23	Ash	14	Fair	Parcel 4
24	Ash	12	Fair	Parcel 4
25	Red Oak	48	Poor	Parcel 4; large trunk cavity, decay
26	Ash	12	Fair	Parcel 4
27	Red Oak	48	Poor	Parcel 4; cavity scaffold limb, decay
28	Red Oak	32	Poor	Parcel 4; decline, lean to building
29	Poplar	18	Fair	Parcel 4
30	Elm	12	Fair	Parcel 4
31	Ash	6	Fair	Parcel 4
32	Ash	8	Fair	Parcel 4
33	Ash	14	Fair	Parcel 4
34	Poplar	20	Poor	Parcel 4; note 3 small yews nearby
35	Poplar	24	Poor	Parcel 4
36	Poplar	26	Poor	Parcel 4
37	Poplar	22	Poor	Parcel 4; multi-trunk
38	Poplar	24	Poor	Parcel 4

Planted Landscape Trees

Volunteer Landscape Trees

# Tree Inventory Map



PROJECT NUMBER: 08106.00

DATE: September 18, 2019

REVISIONS:

SCALE:

DRAWING NAME:

**TREE SURVEY**

DRAWING NUMBER:

**A4.03**

# Tree Inventory Images



Parcel 4 South End



Parcel 4 Lake End with Poplars



Parcel 4 Middle Area Including Red Oaks

PROJECT NUMBER: 08126.00

DATE: September 15, 2010

REVISIONS

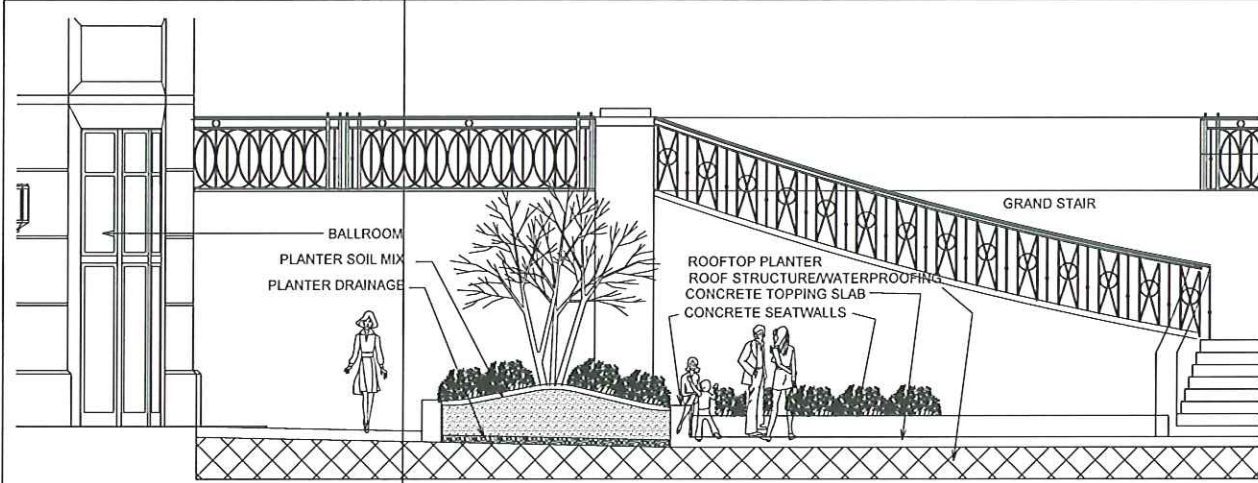
SCALE: 1/4" = 1'

DRAWING NAME:

**DETAILS**

DRAWING NUMBER:

**A4.04**



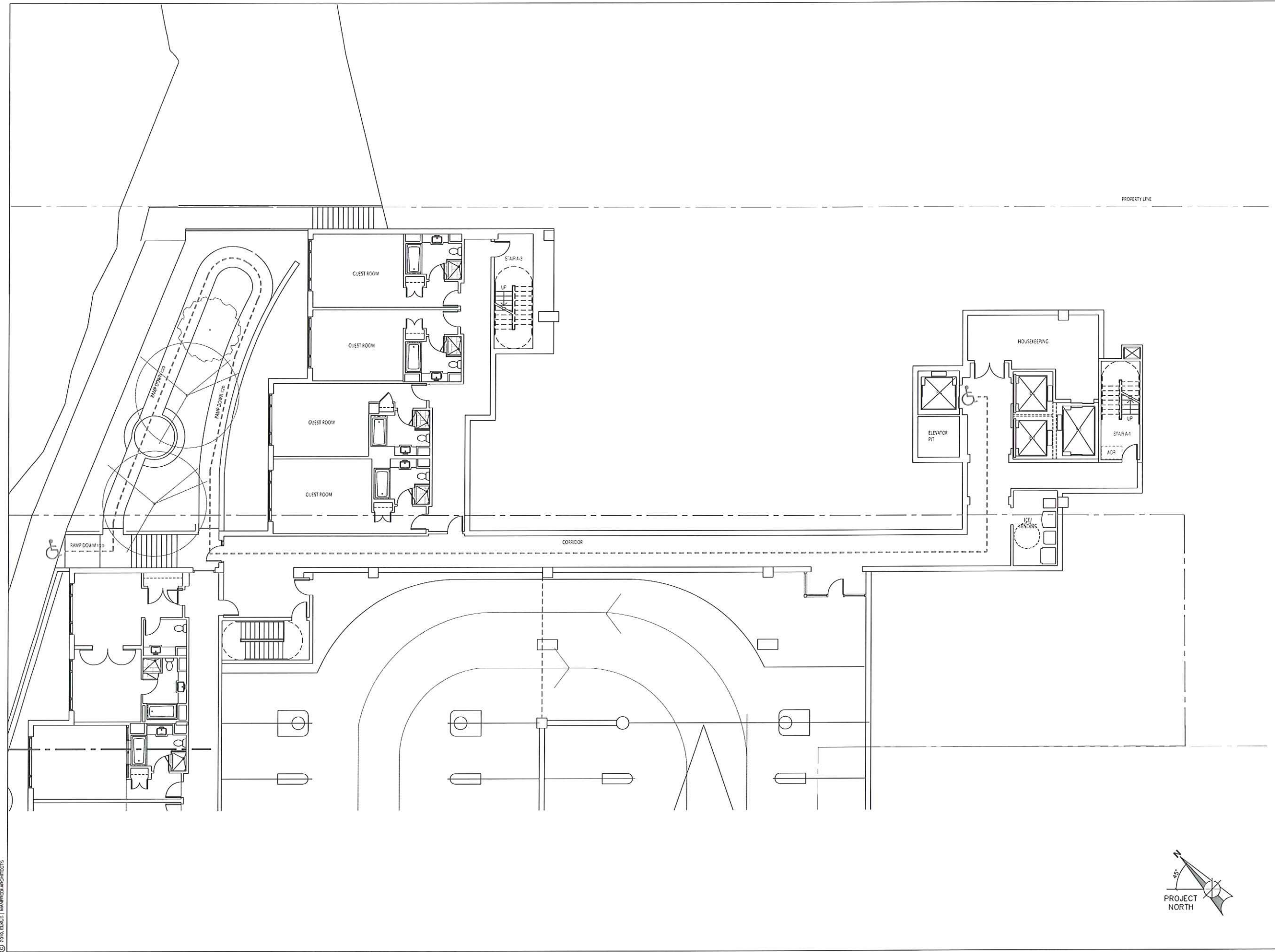
SECTION @ BALLROOM/PLAZA - SCALE 1/4" = 1'



SECTION @ ENTRY TERRACES - SCALE 1/4" = 1'



SECTION @ CENTER OVERLOOK - SCALE 1/4" = 1'



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Madison, WI 53713

PROJECT NUMBER: 08105.00

DATE: September 15, 2012

REVISIONS:

▲ 09/15/10

SCALE: 1/8" = 1'-0"

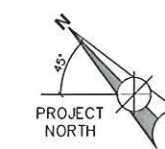
DRAWING NAME:

Lower Level 6  
Enlarged Plan

DRAWING NUMBER:

**A5.01**

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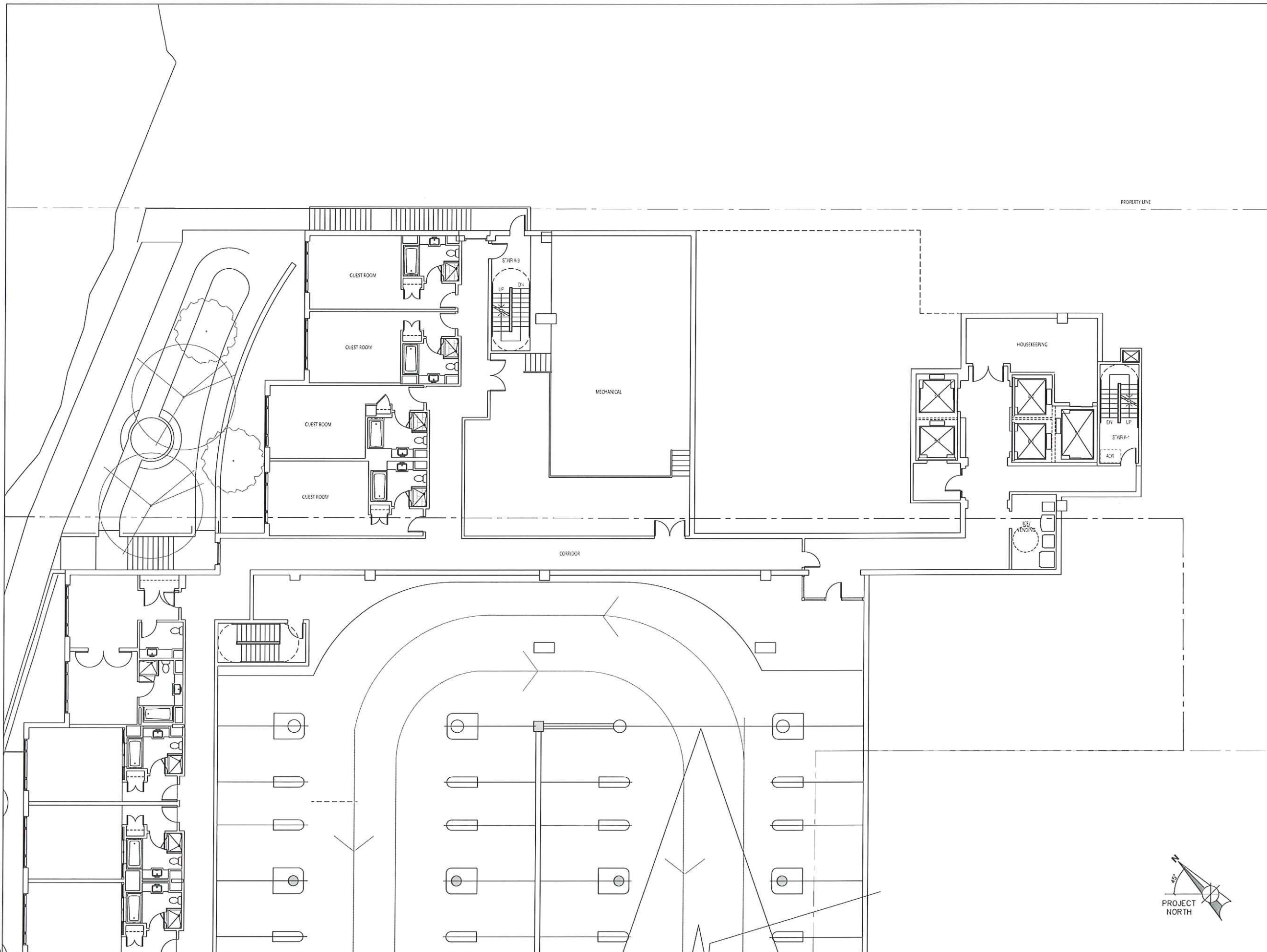
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SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Lower Level 5  
Enlarged Plan**

DRAWING NUMBER:

**A5.02**





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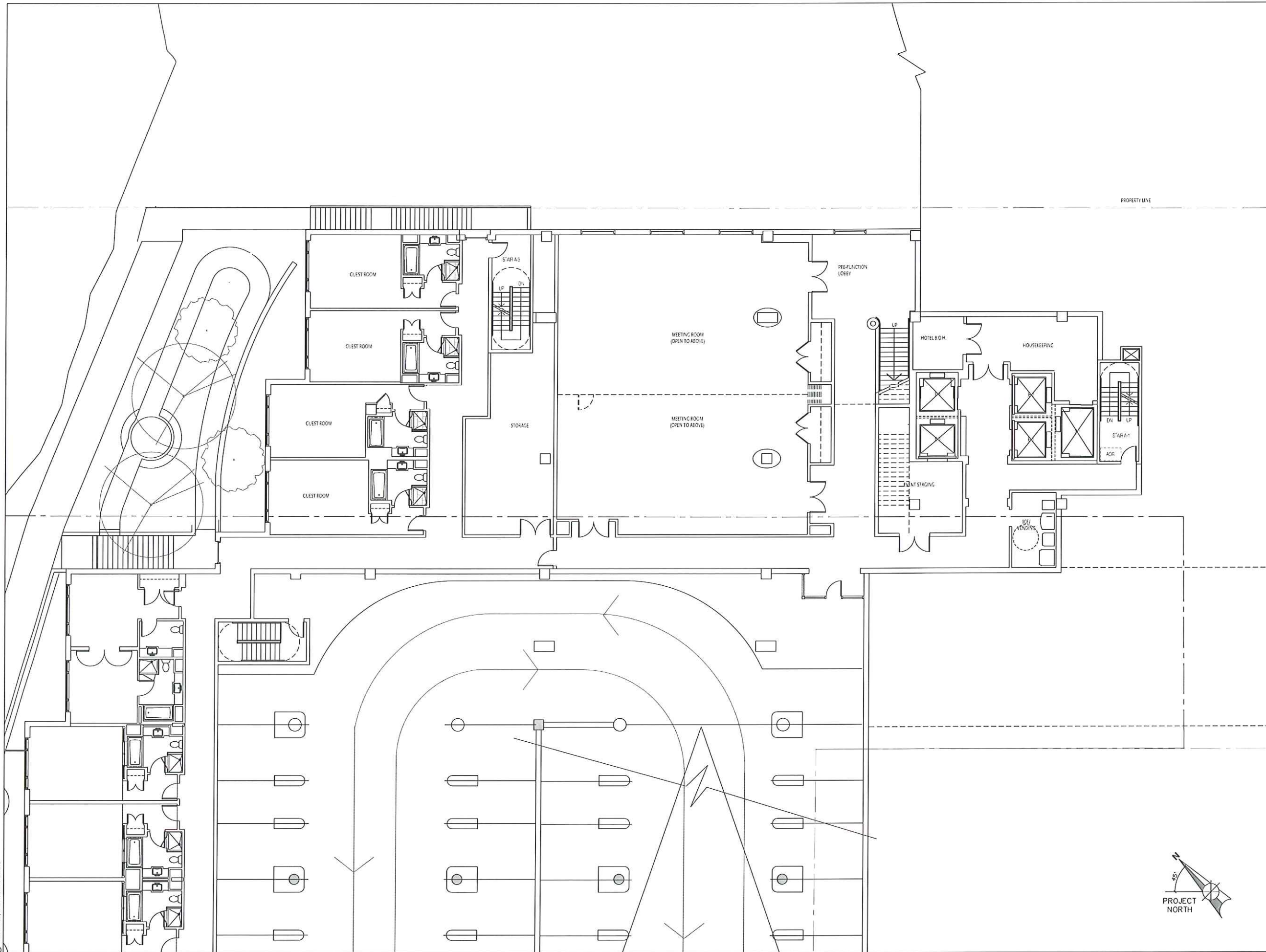
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**Landmark X, LLC**  
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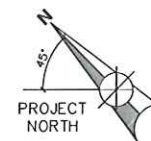
REVISIONS:  
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SCALE: 1/8" = 1'-0"

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**Lower Level 4  
Enlarged Plan**

DRAWING NUMBER:

**A5.03**





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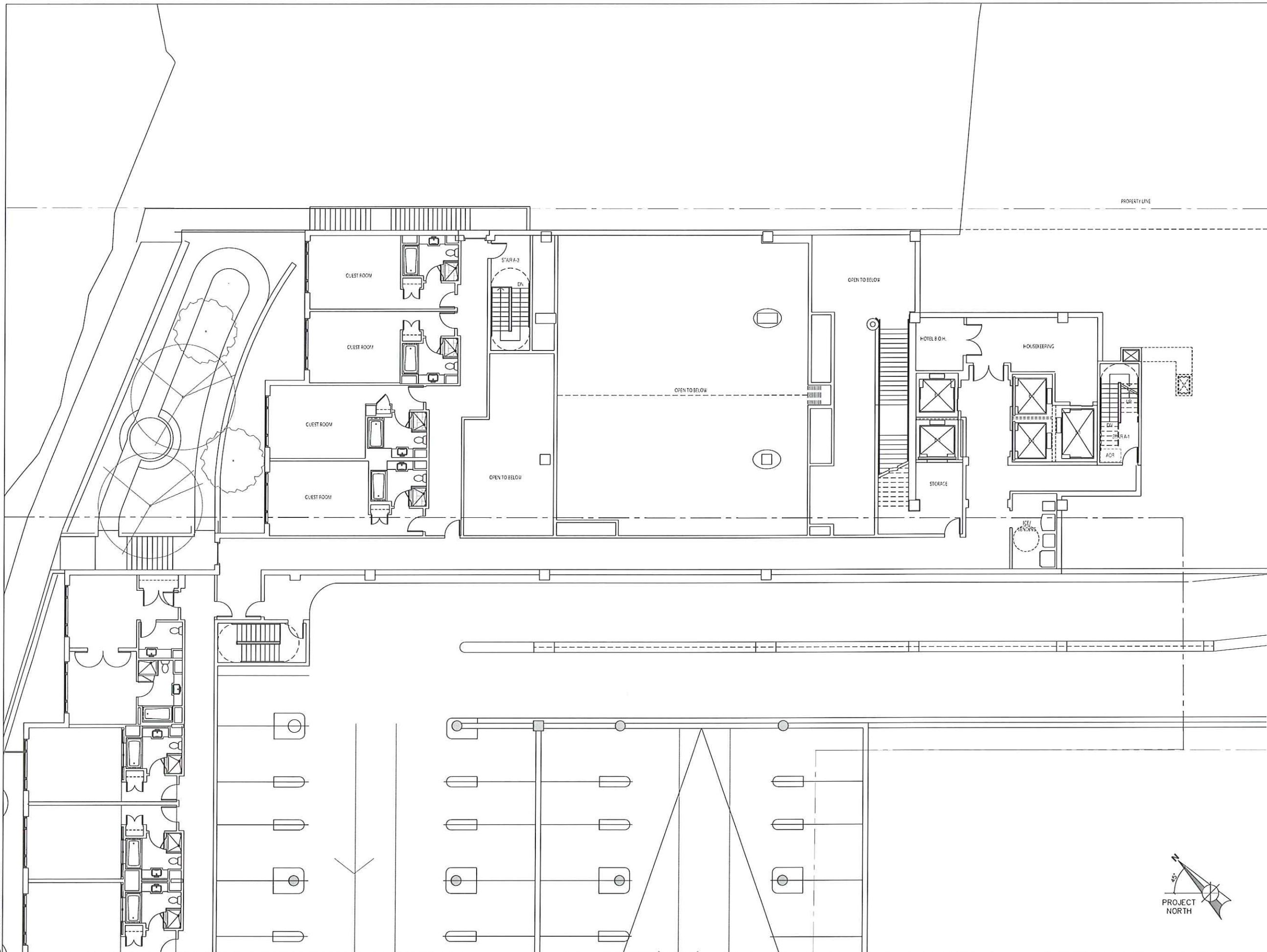
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PROJECT NUMBER: 06105.00

DATE: September 15, 2010

REVISIONS:  
09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Lower Level 3  
Enlarged Plan**

DRAWING NUMBER:

**A5.04**



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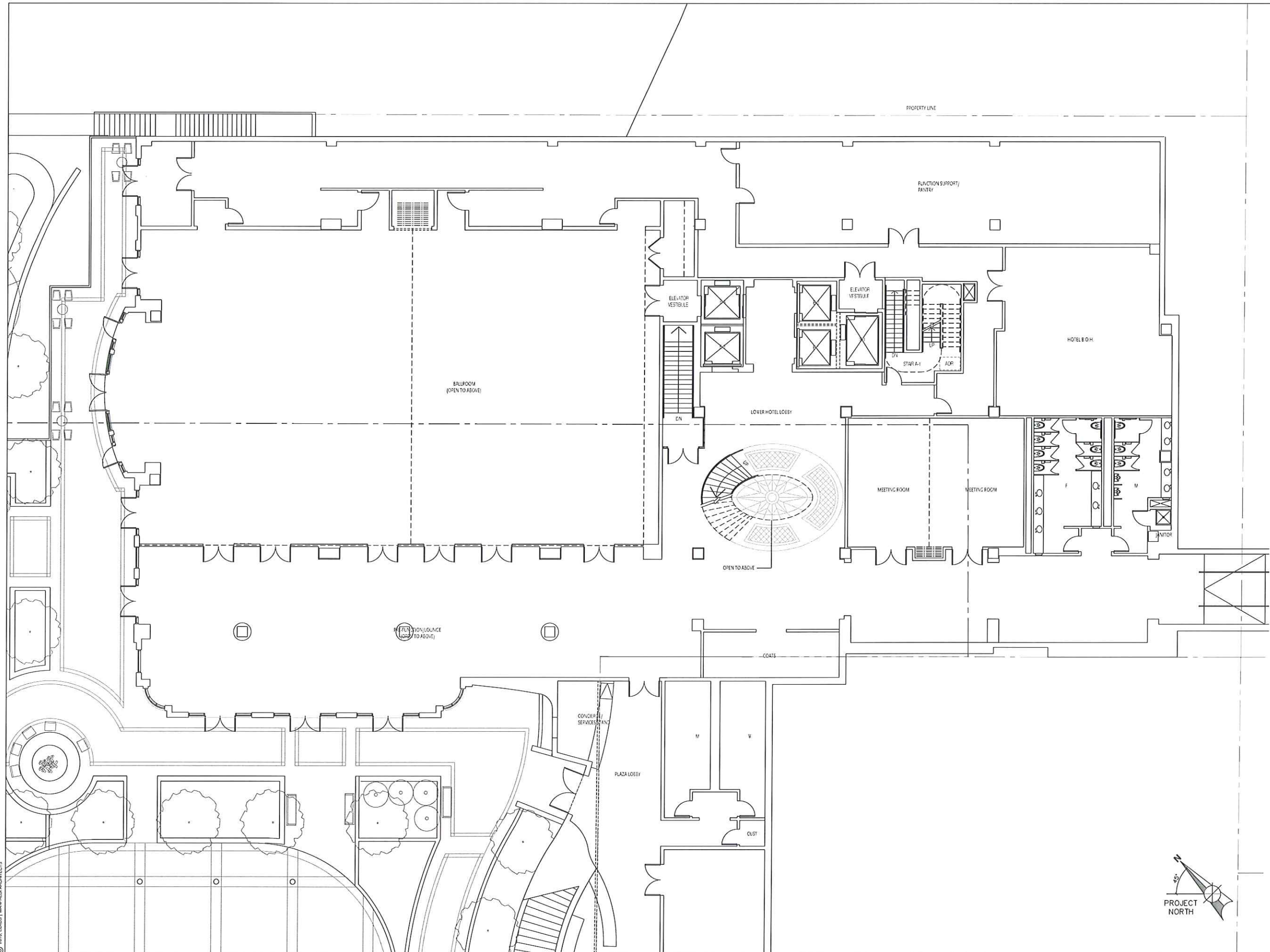
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DATE: September 15, 2010

REVISIONS:  

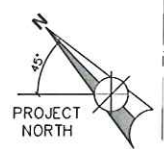
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SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Lower Level 2  
Enlarged Plan**

DRAWING NUMBER:

**A5.05**





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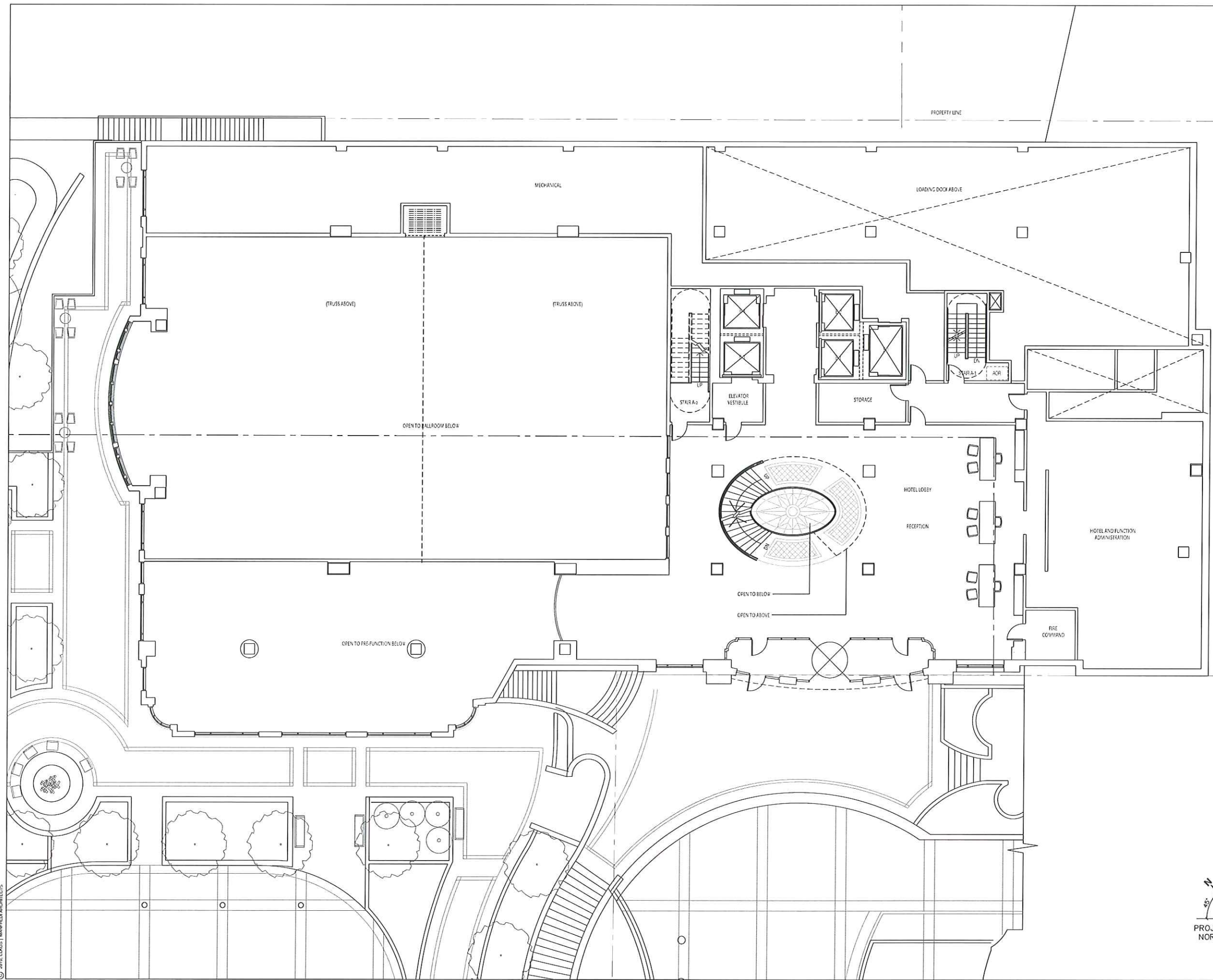
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PROJECT NUMBER: 08105.00

DATE: September 15, 2010

REVISIONS:  
▲ 09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Lower Level 1  
Enlarged Plan**

DRAWING NUMBER:

**A5.06**





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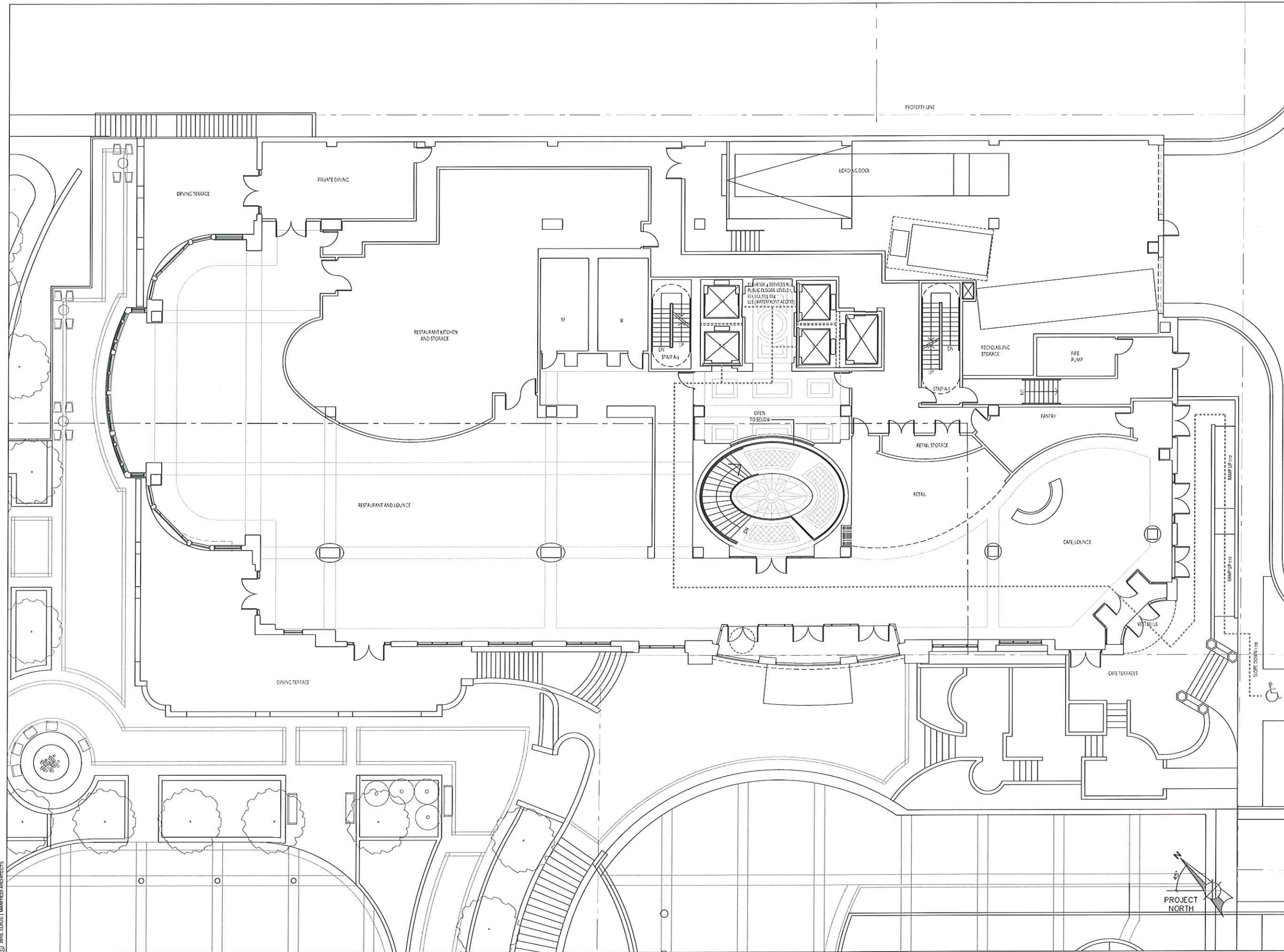
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PROJECT NUMBER: 08/08.00

DATE: September 15, 2010

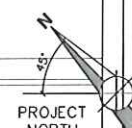
REVISIONS:  
09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
Floor 1  
Enlarged Plan

DRAWING NUMBER:

A5.07





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PROJECT NUMBER: 09105.00

DATE: September 15, 2010

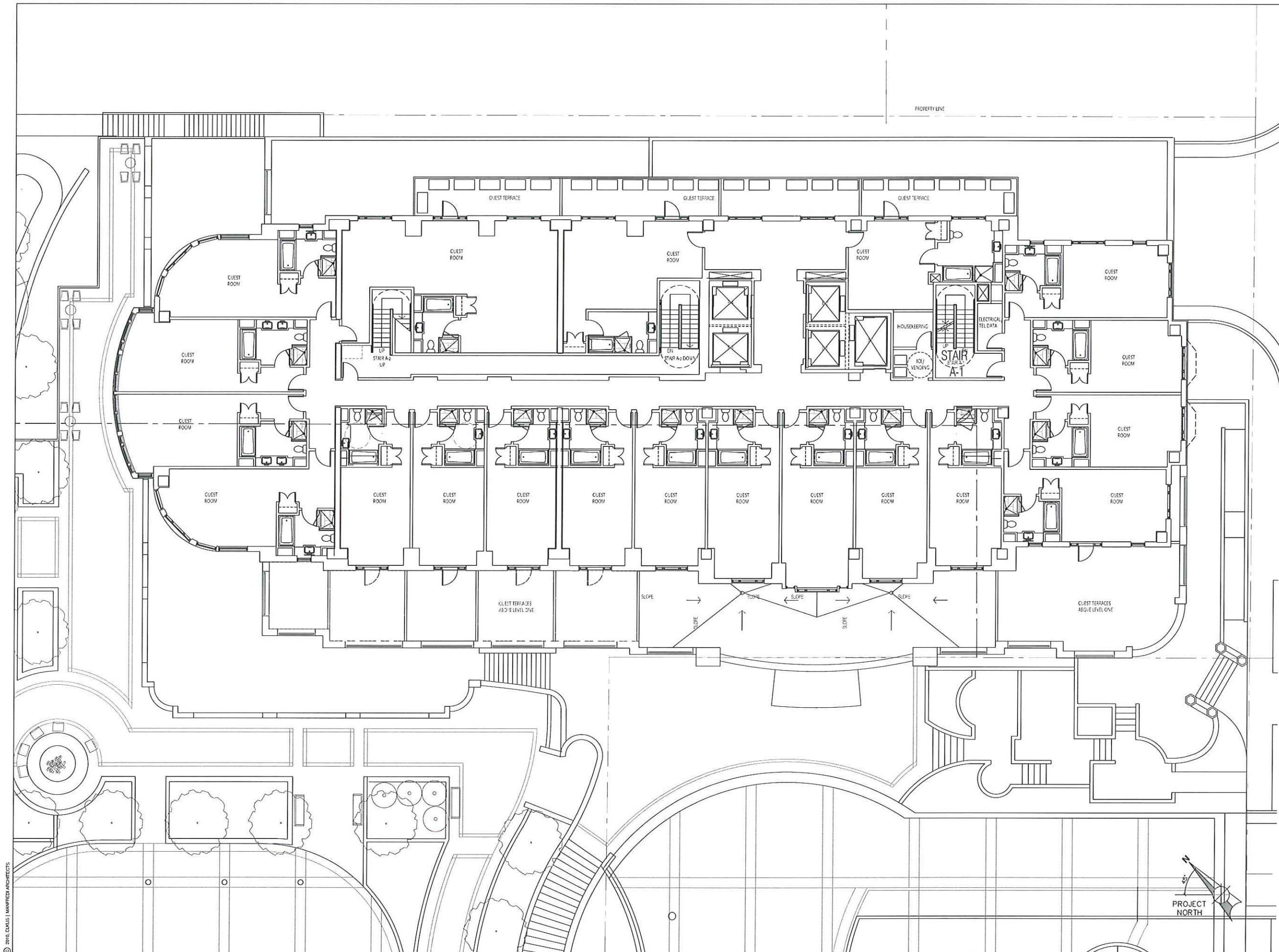
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▲ 09/15/10

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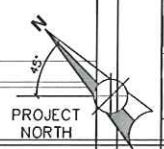
DRAWING NAME:  
**Floor 2  
Enlarged Plan**

DRAWING NUMBER:

**A5.08**



PROPERTY LINE





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PROJECT NUMBER: 06105.00

DATE: September 15, 2012

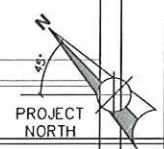
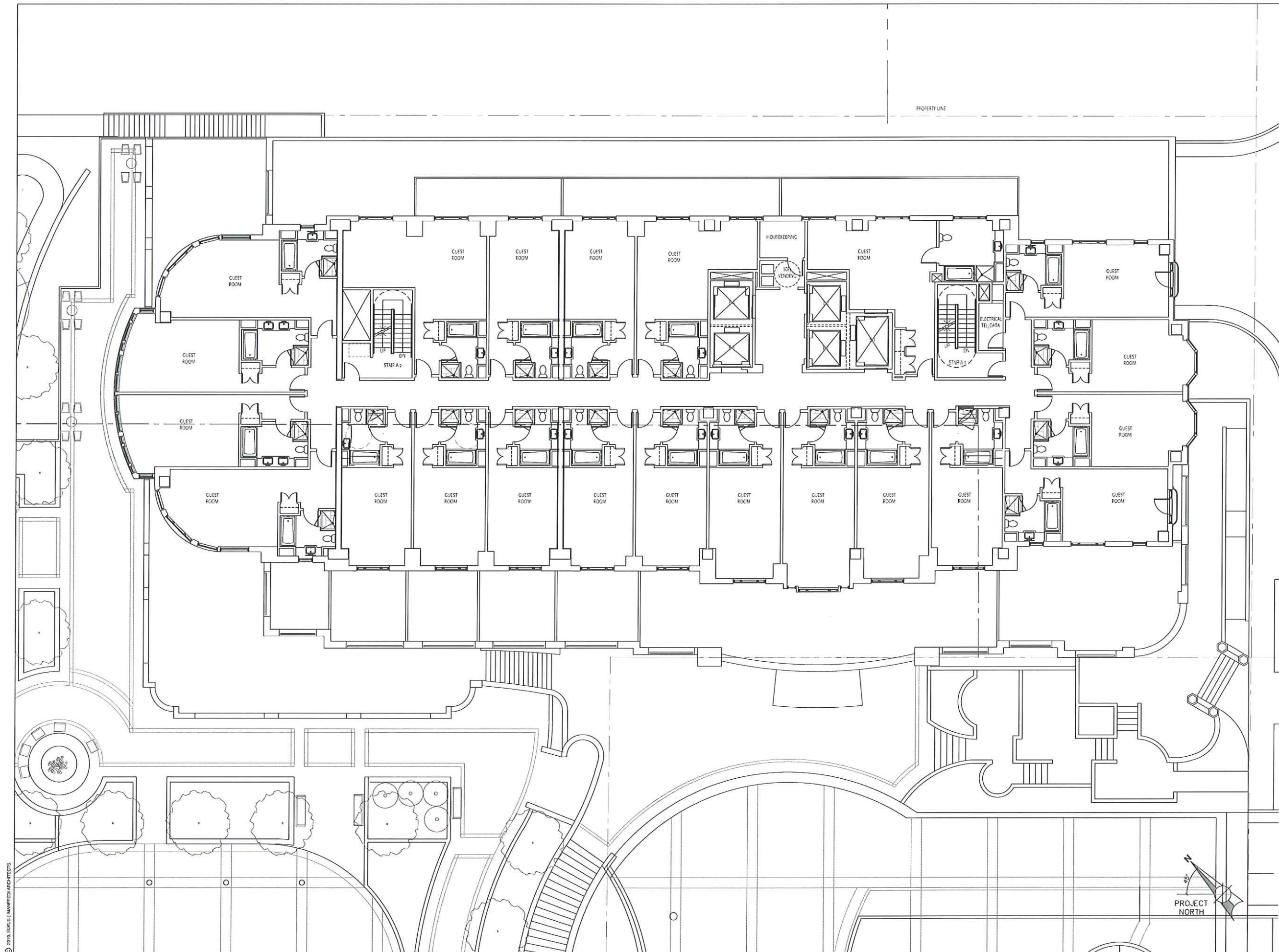
REVISIONS:  
▲ 09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Floor 3,4,5  
Enlarged Plan**

DRAWING NUMBER:

**A5.09**





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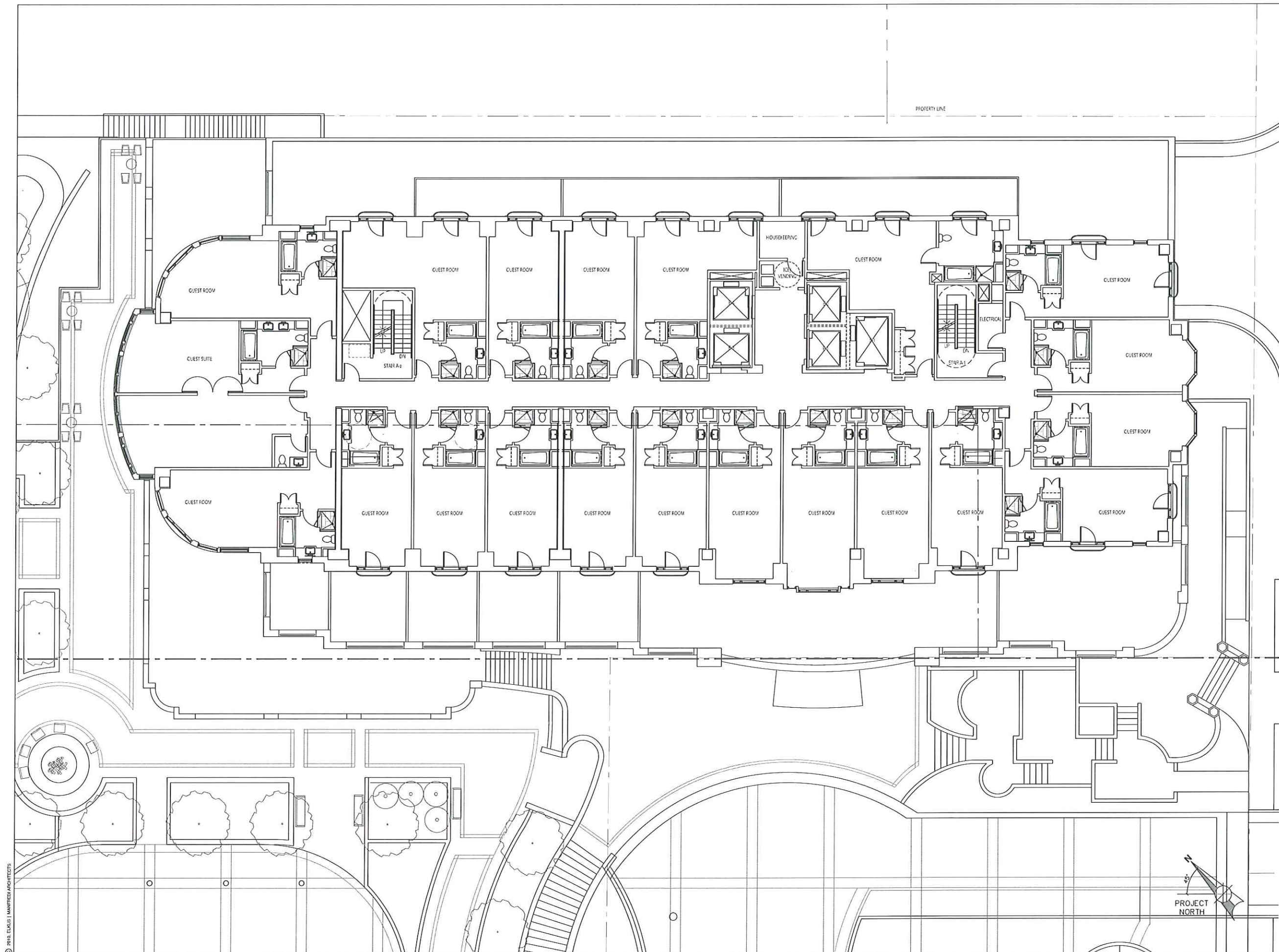
REVISIONS:  
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SCALE: 1/8" = 1'-0"

DRAWING NAME:  
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DRAWING NUMBER:

**A5.10**



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Madison, WI 53703

Lighting Design:  
**KJJW Engineering Consultants**  
802 West Broadway, Suite 312  
Madison, WI 53713

PROJECT NUMBER: 06105.00

DATE: September 15, 2010

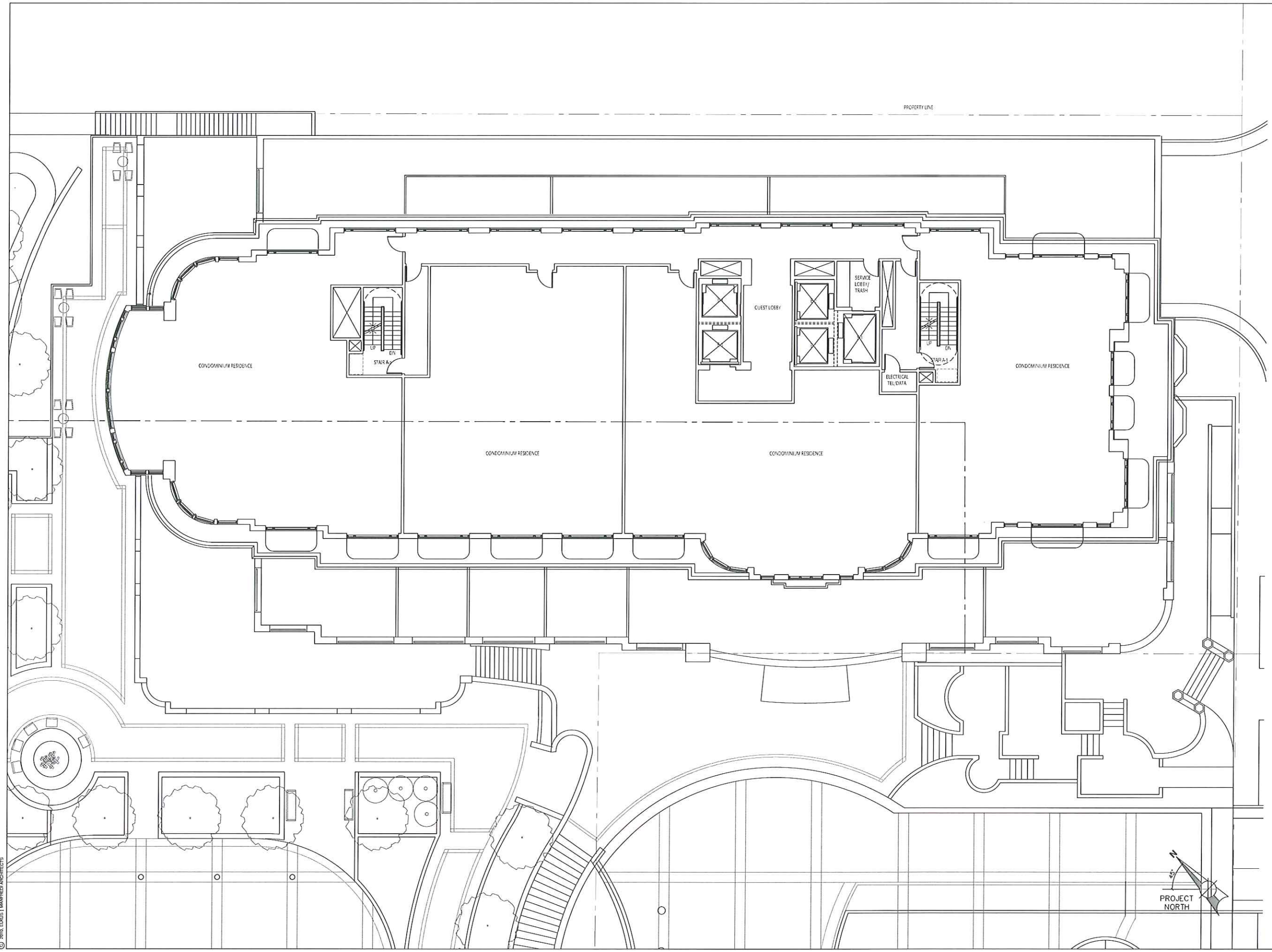
REVISIONS:  
▲ 09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
Floors 7, 8  
Enlarged Plan

DRAWING NUMBER:

**A5.11**



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655 Wisconsin Avenue  
Madison, WI 53703

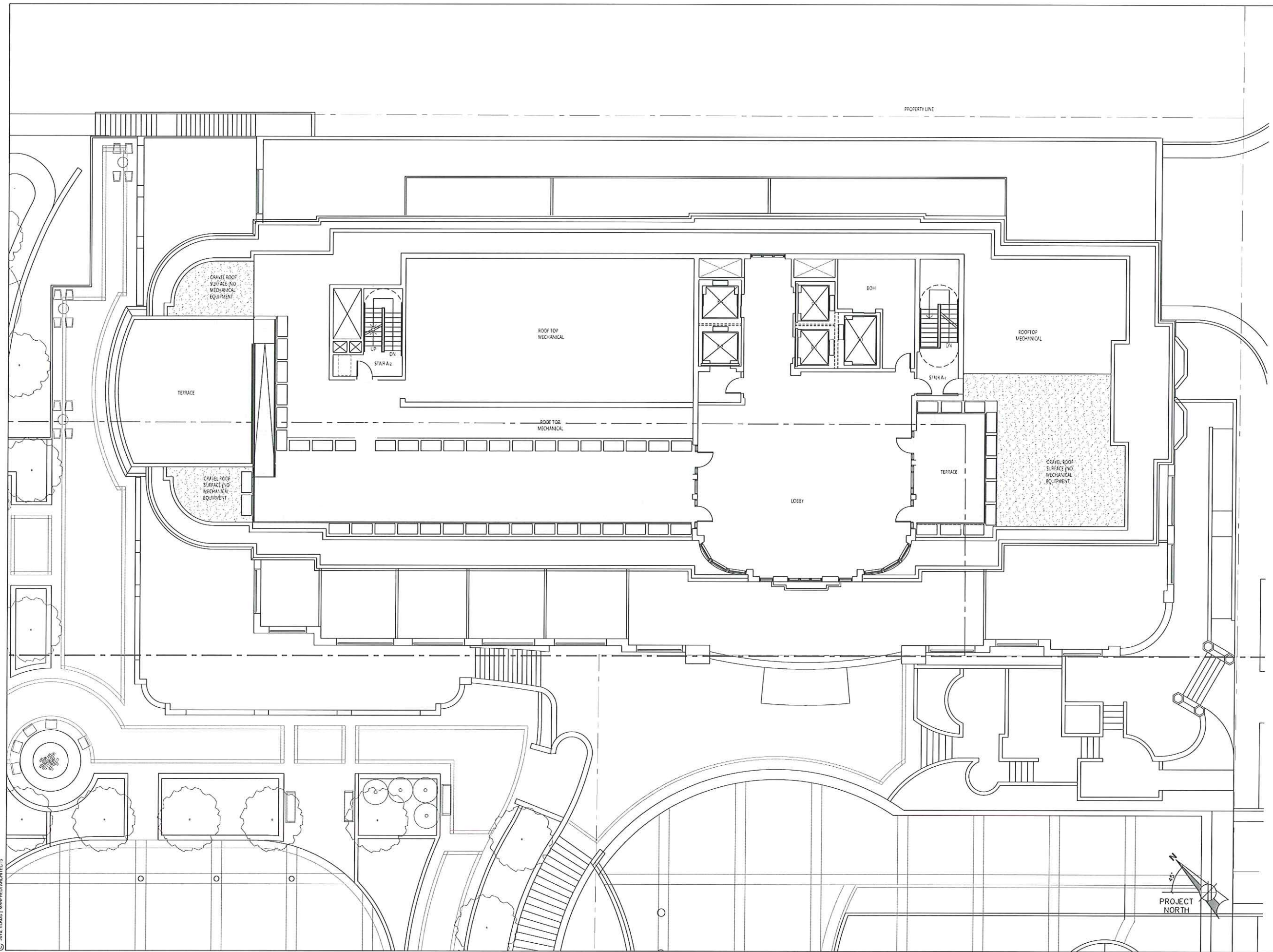
Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJJW Engineering Consultants**  
602 West Broadway, Suite 312  
Madison, WI 53713



PROJECT NUMBER: 08105.00

DATE: September 13, 2010

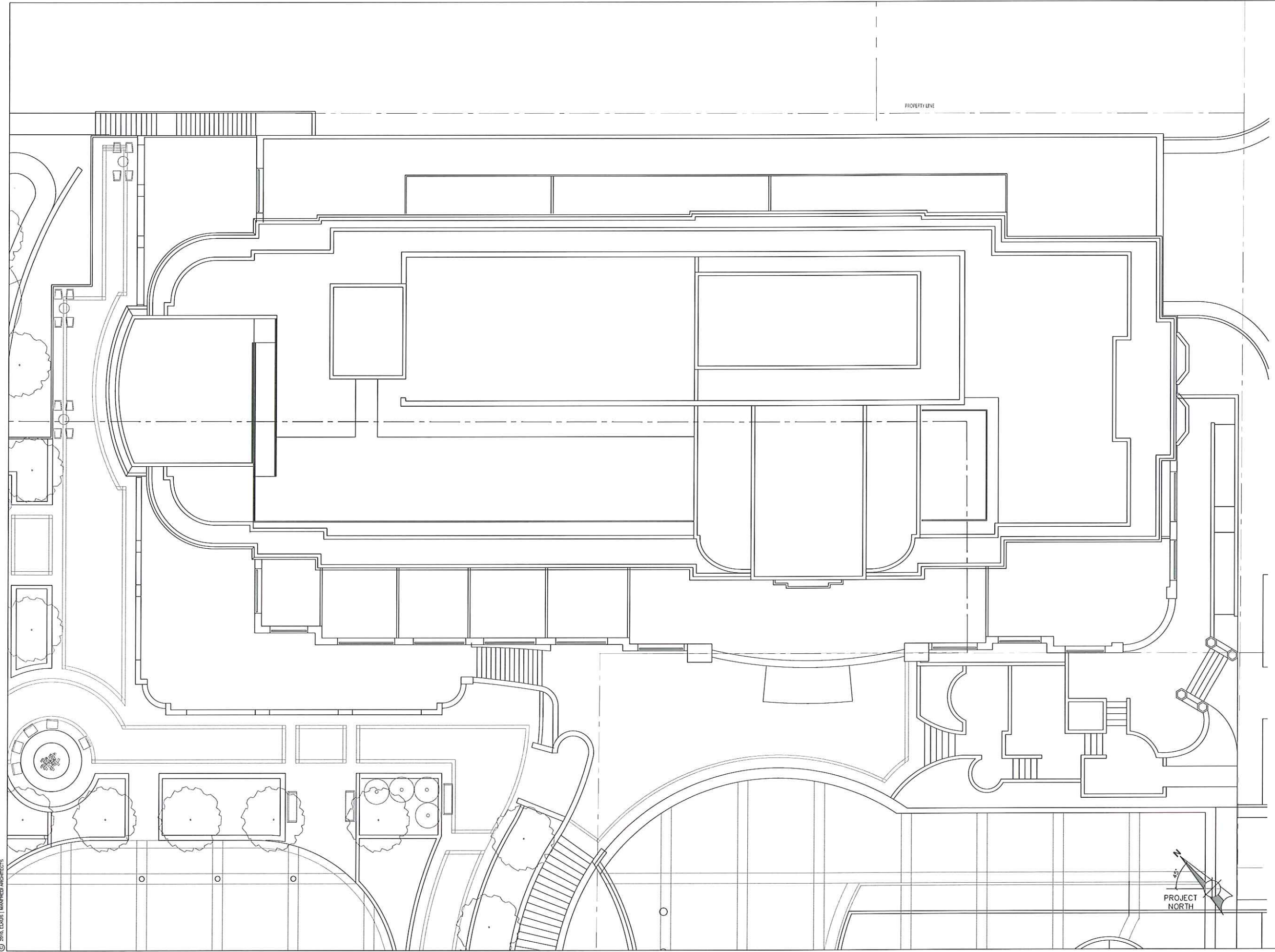
REVISIONS:  
▲ 09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Roof Plan  
Enlarged Plan**

DRAWING NUMBER:

**A5.12**



ELKUS | MANFREDI  
ARCHITECTS

[Address] 300 A STREET  
BOSTON MASSACHUSETTS 02210  
[Phone] 617-426-1300



666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dalry Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
393 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJJW Engineering Consultants**  
602 West Broadway, Suite 312  
Madison, WI 53713

PROJECT NUMBER: 08106.00

DATE: September 15, 2010

REVISIONS:  
▲ 09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Roof Plan  
Enlarged Plan**

DRAWING NUMBER:

**A5.13**

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696 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 800  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Millin Street, Suite 800  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJJW Engineering Consultants**  
802 West Broadway, Suite 312  
Madison, WI 53713

PROJECT NUMBER: 09105.00

DATE: September 15, 2010

REVISIONS:

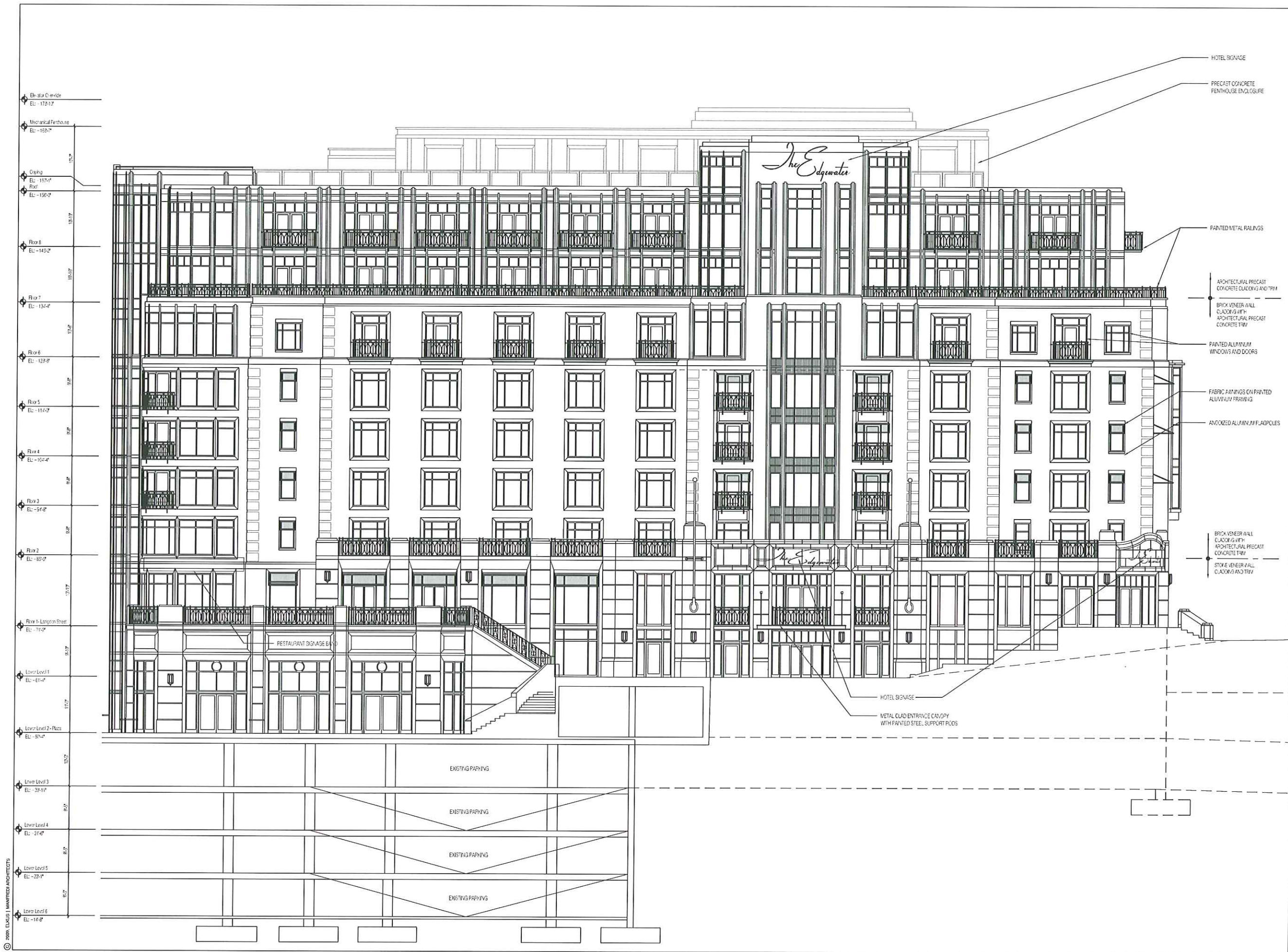
09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Enlarged Elevations**

DRAWING NUMBER:

**A6.01**



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695 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
333 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJJW Engineering Consultants**  
802 West Broadway, Suite 312  
Madison, WI 53713

PROJECT NUMBER: 09105.00

DATE: September 15, 2012

REVISIONS:

▲ 09/15/10

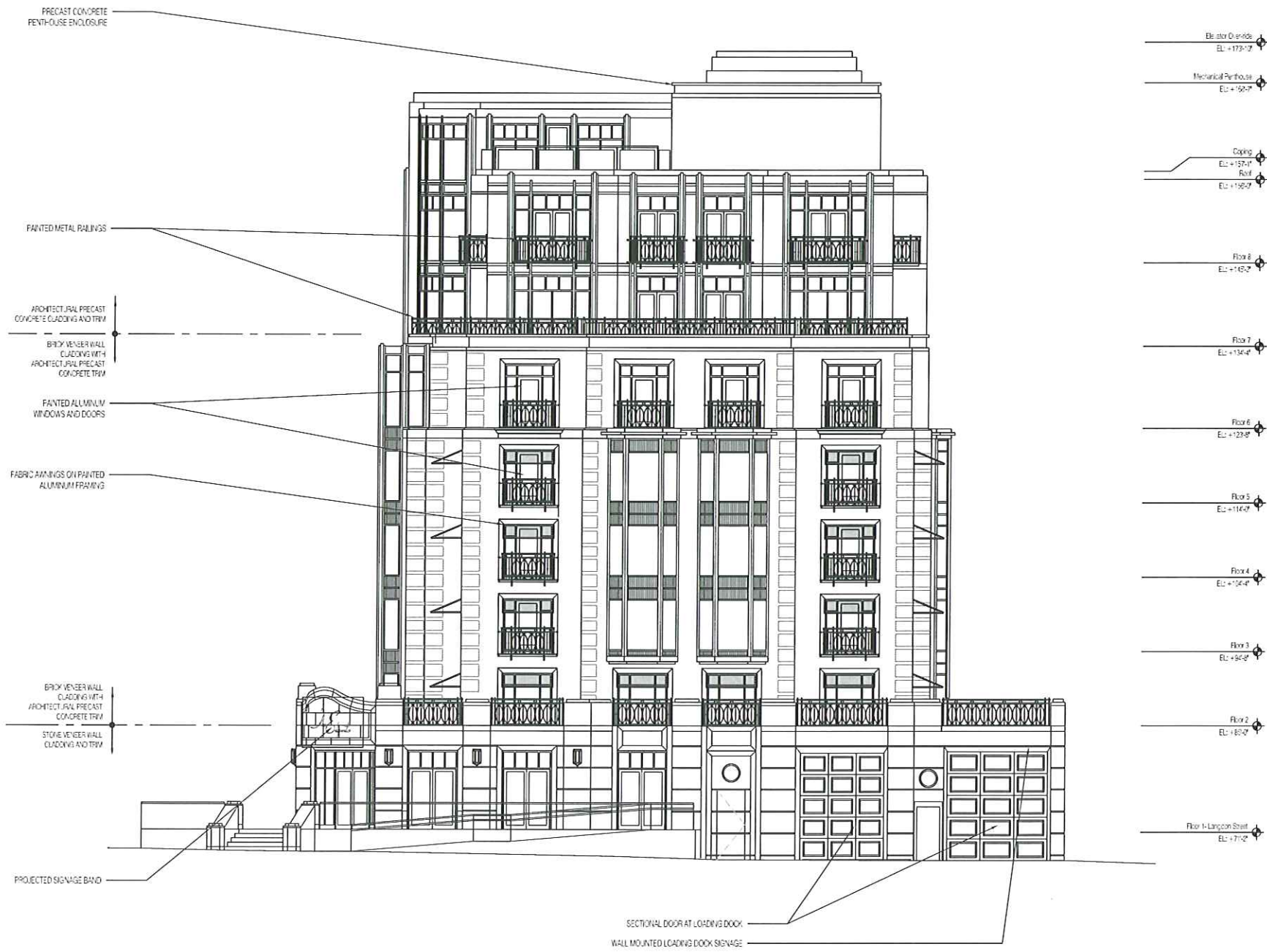
SCALE: 1/8" = 1'-0"

DRAWING NAME:

Enlarged  
Elevations

DRAWING NUMBER:

**A6.02**





666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dalry Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJJW Engineering Consultants**  
832 West Broadway, Suite 312  
Madison, WI 53713

MATCH LINE  
SEE A6.04

PROJECT NUMBER: 08105.00

DATE: September 15, 2013

REVISIONS:  
09/15/10

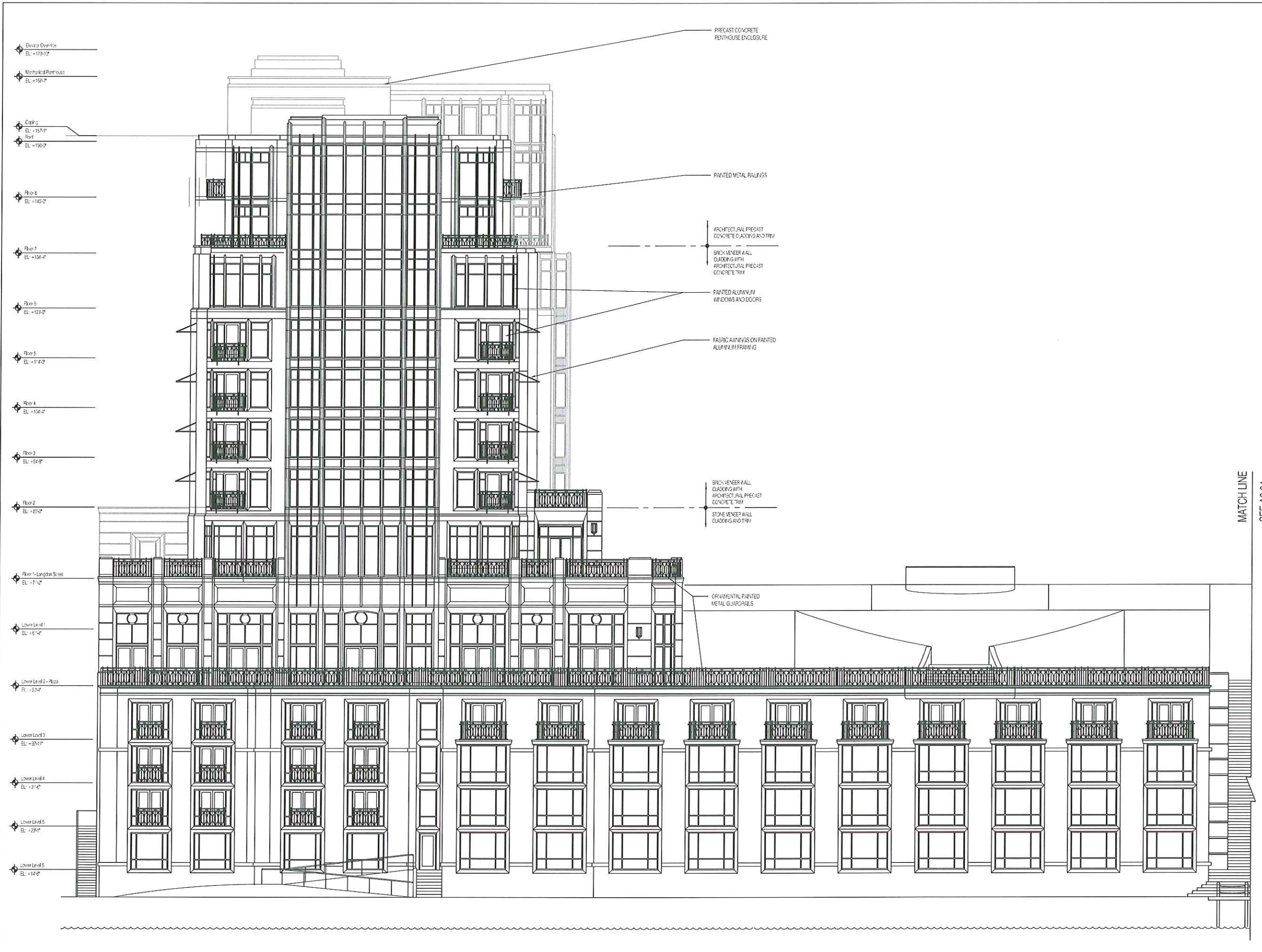
SCALE: 1/8" = 1'-0"

DRAWING NAME:  
Enlarged  
Elevations

DRAWING NUMBER:

**A6.03**

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666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salk Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJJW Engineering Consultants**  
832 West Broadway, Suite 312  
Madison, WI 53713

PROJECT NUMBER: 06105.00

DATE: September 15, 2013

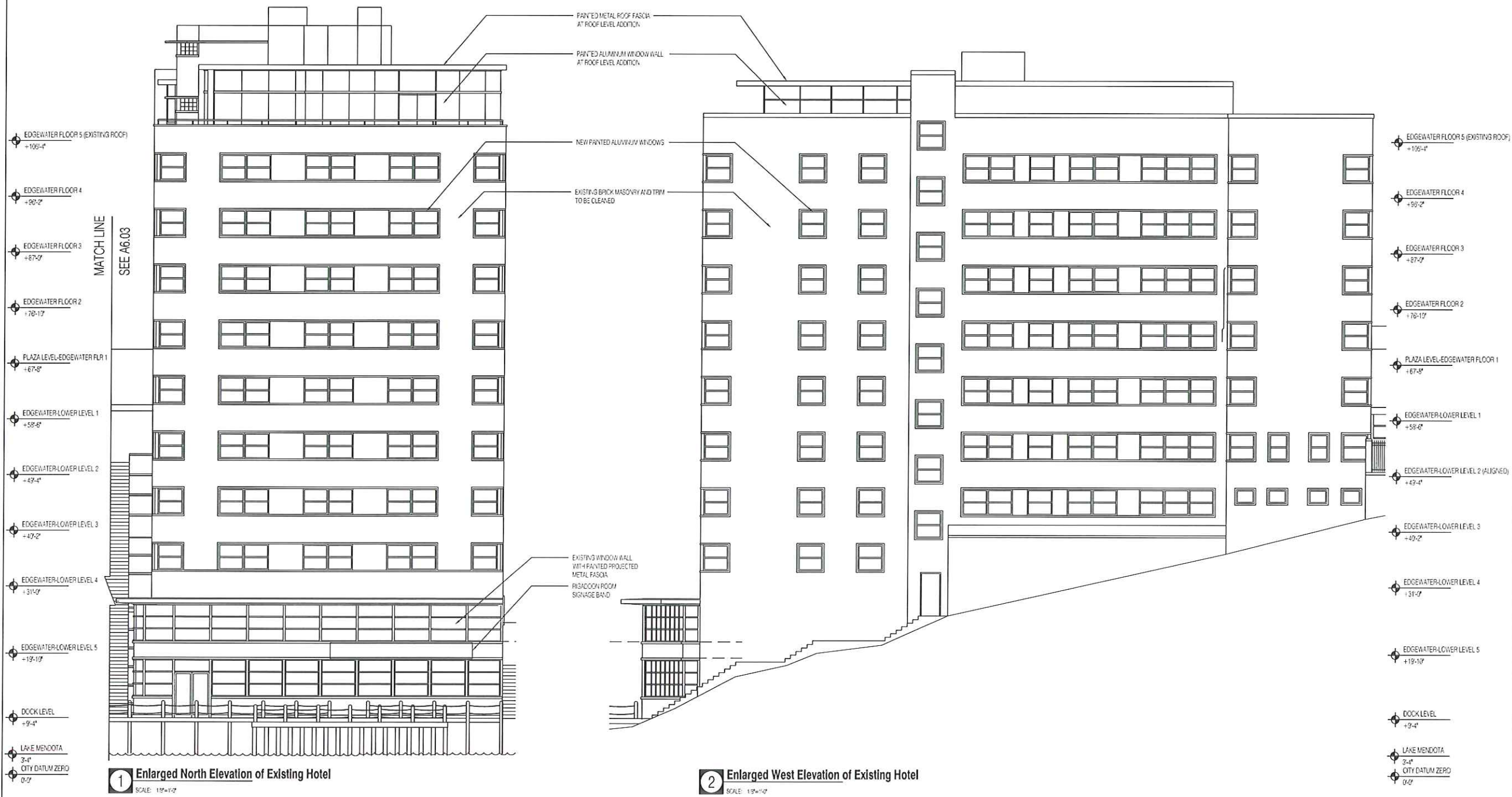
REVISIONS:  
▲ 09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Enlarged Elevations**

DRAWING NUMBER:

**A6.04**





666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Sakil Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJJW Engineering Consultants**  
602 West Broadway, Suite 312  
Madison, WI 53713

PROJECT NUMBER: 08105.00

DATE: September 15, 2013

REVISIONS:  
09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Enlarged Elevations**

DRAWING NUMBER:

**A6.05**



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666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJJW Engineering Consultants**  
602 West Broadway, Suite 312  
Madison, WI 53713

PROJECT NUMBER: 09105.00

DATE: September 15, 2010

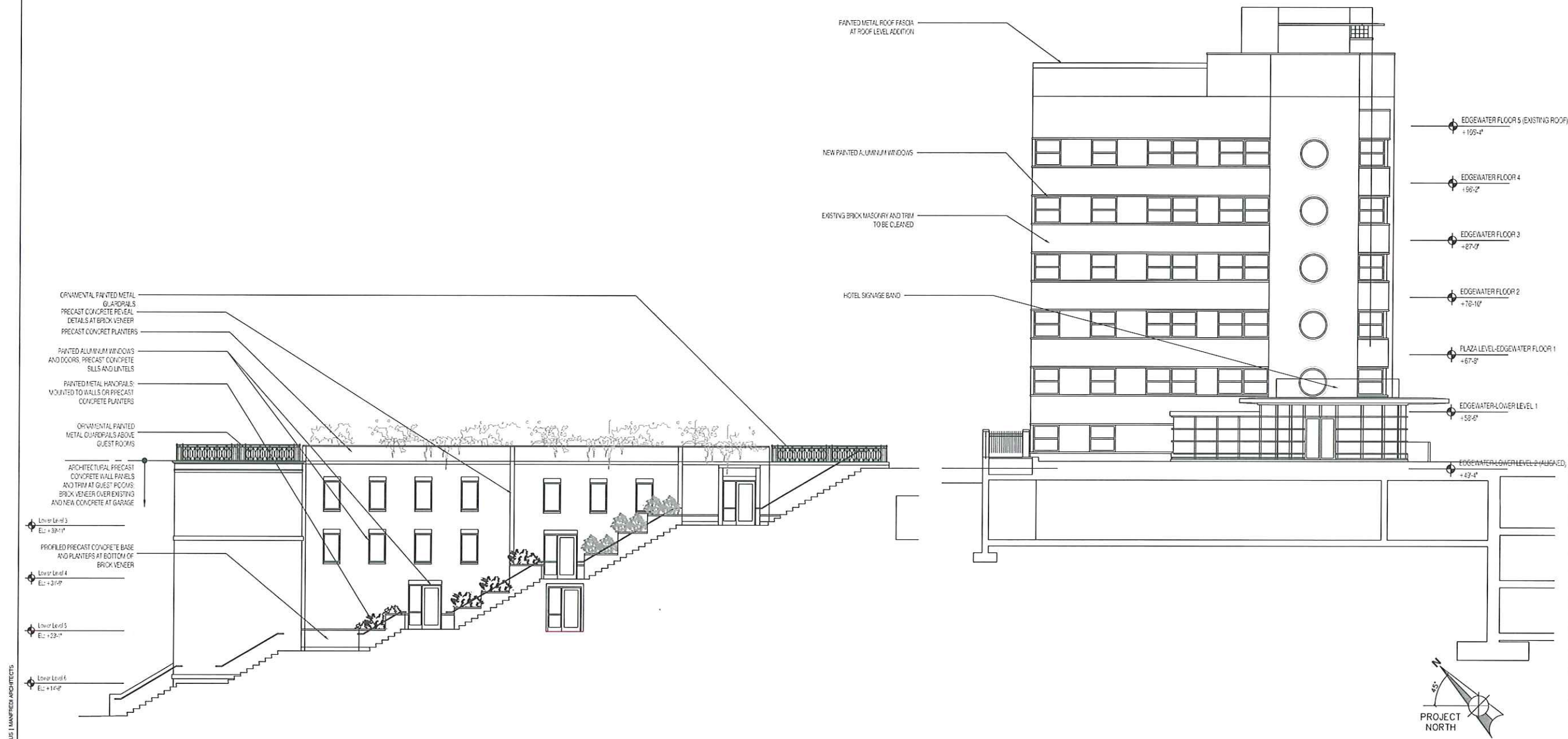
REVISIONS:  
09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Enlarged Elevations**

DRAWING NUMBER:

**A6.06**





666 Wisconsin Avenue  
Madison, WI 53703

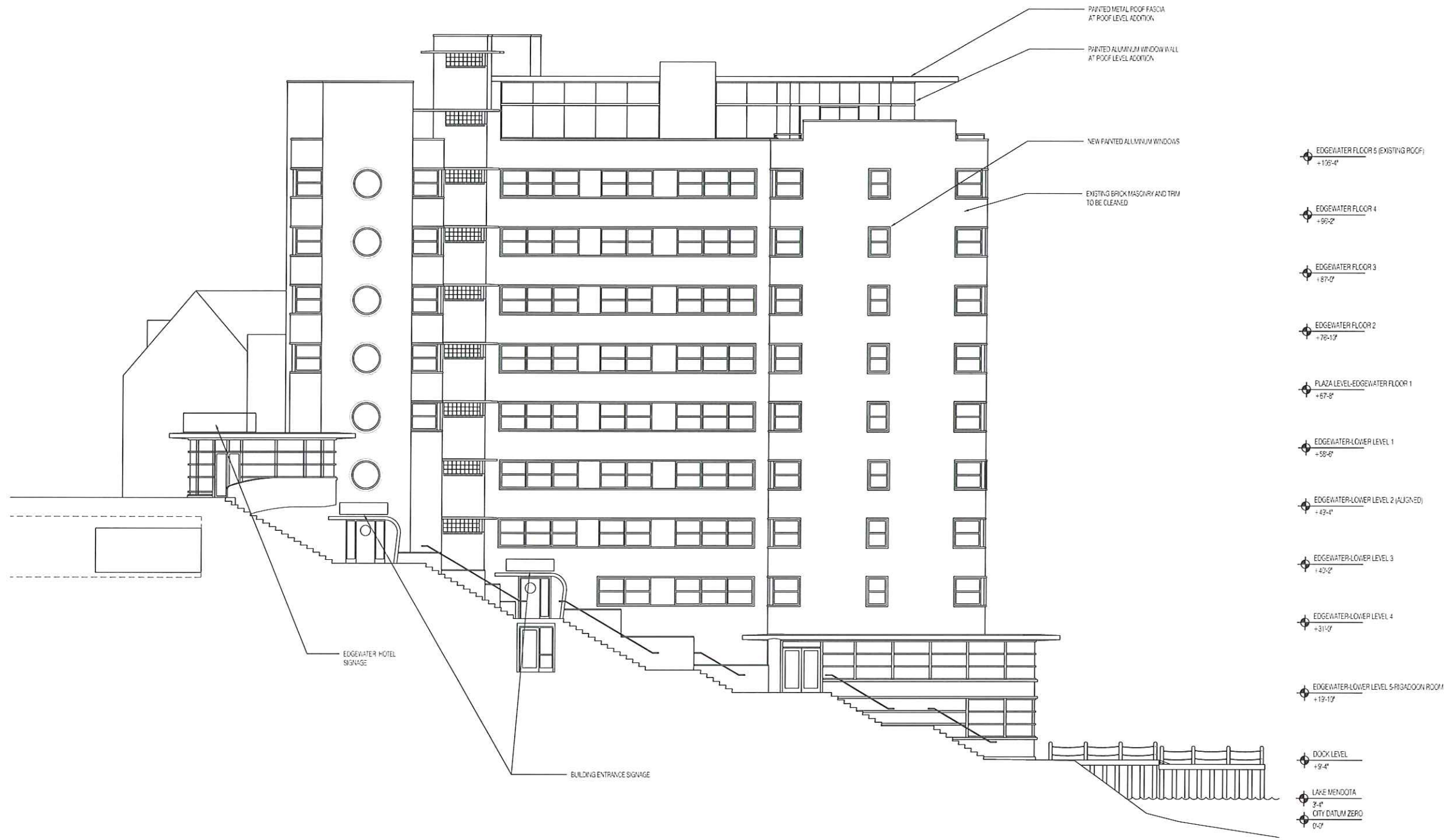
Owner:  
**Landmark X, LLC**  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJW Engineering Consultants**  
802 West Broadway, Suite 312  
Madison, WI 53713



PROJECT NUMBER: 08105.03

DATE: September 15, 2010

REVISIONS:  
09/15/10

SCALE: 1/8" = 1'-0"

DRAWING NAME:  
**Enlarged Elevations**

DRAWING NUMBER:

**A6.07**



655 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Millin Street, Suite 600  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

Lighting Design:  
**KJW Engineering Consultants**  
802 West Broadway, Suite 312  
Madison, WI 53713

PROJECT NUMBER: 08126.00

DATE: September 15, 2010

REVISIONS:  

1	09/15/10

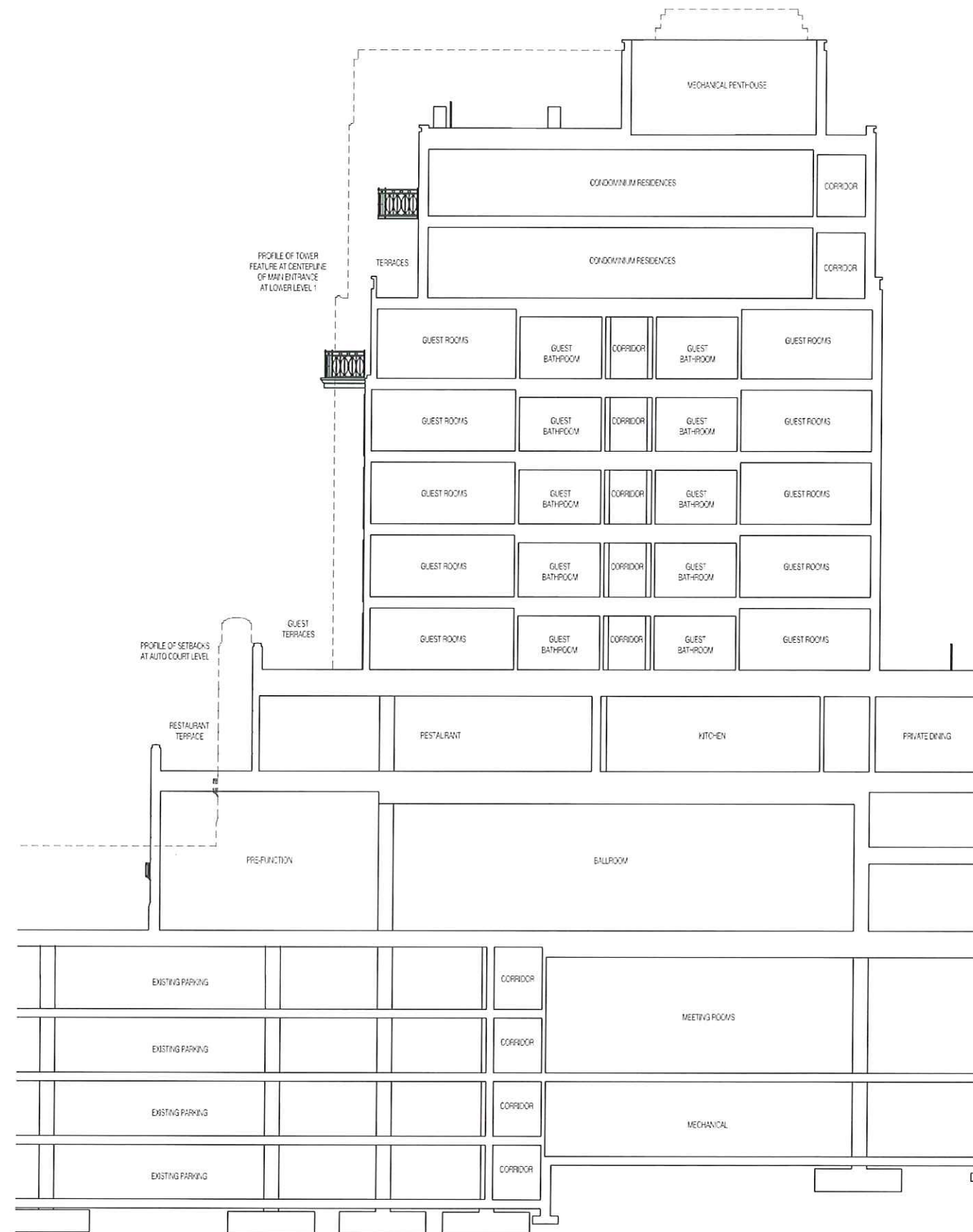
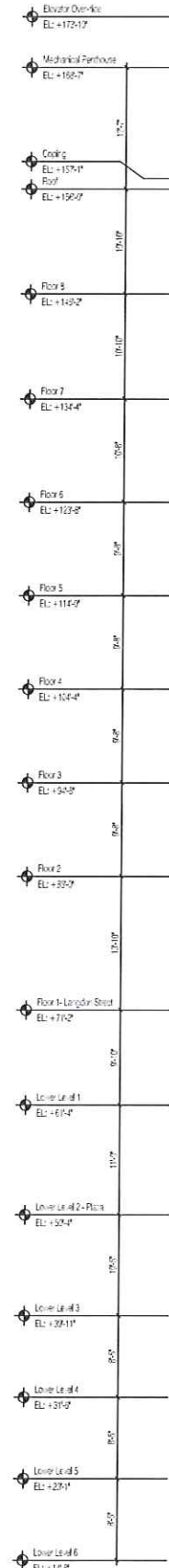
SCALE: 1/8" = 1'-0"

DRAWING NAME:

Enlarged  
Elevations

DRAWING NUMBER:

**A6.08**





668 Wisconsin Avenue  
Madison, WI 53703

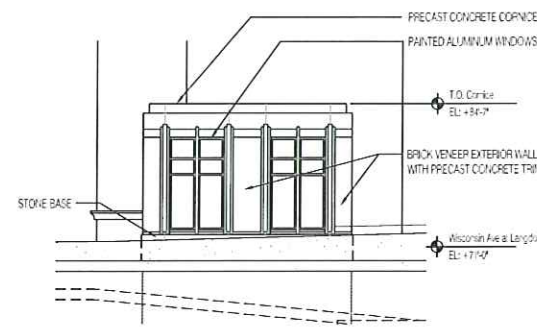
Owner:  
**Landmark X, LLC**  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

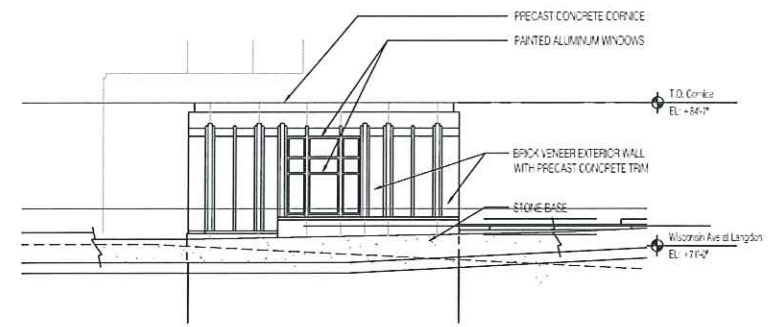
Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salk Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

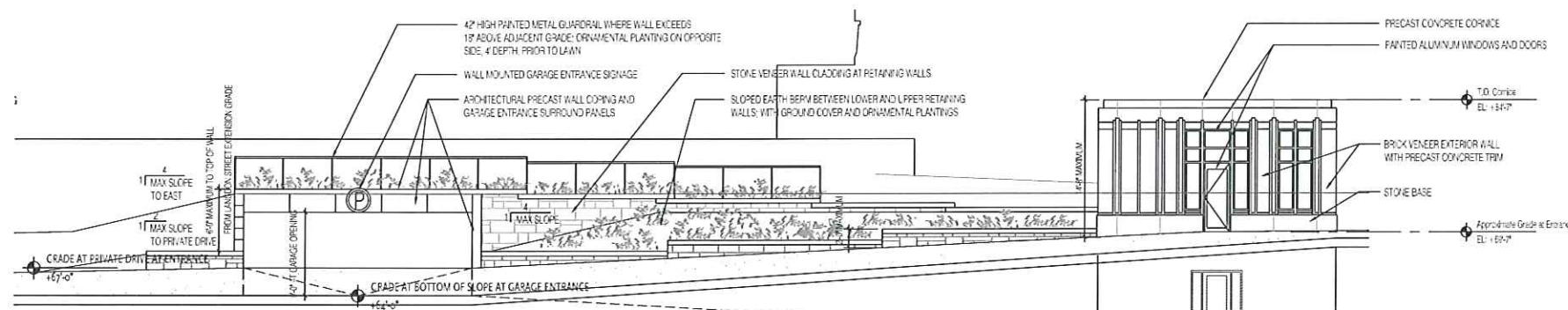
Lighting Design:  
**KJW Engineering Consultants**  
802 West Broadway, Suite 312  
Madison, WI 53713



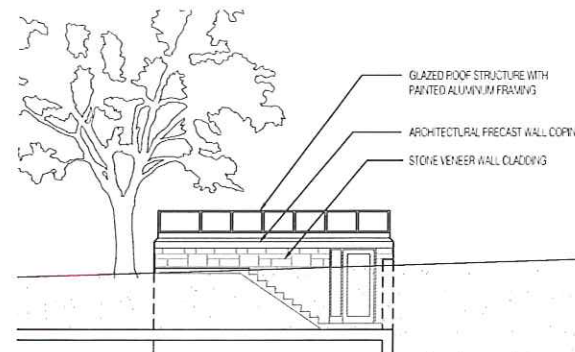
**3** Enlarged Elevation at Garage Pavilion On Wisconsin Ave.  
SCALE: 1/8"=1'-0"



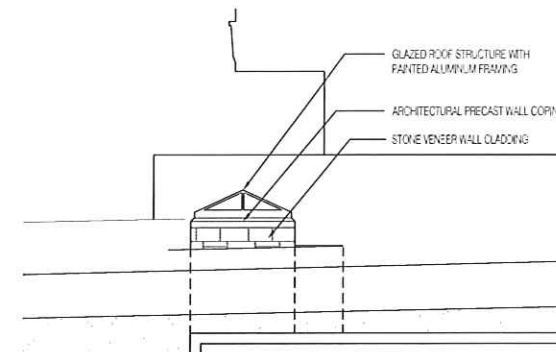
**1** Enlarged Elevation at Garage Pavilion Facing South  
SCALE: 1/8"=1'-0"



**2** Enlarged Elevation at Parking Entrance and Landscape Wall and Enlarged Elevation at Garage Pavilion Facing Langdon Street  
SCALE: 1/8"=1'-0"



**5** Enlarged Elevation at Garage Exit Facing Wisconsin Ave.  
SCALE: 1/8"=1'-0"



**4** Enlarged Elevation at Garage Exit Facing Langdon Street  
SCALE: 1/8"=1'-0"

PROJECT NUMBER: 05105.00

DATE: September 15, 2010

REVISIONS:  
09/15/10

SCALE: 1/8"=1'-0"

DRAWING NAME:

Enlarged  
Elevations

DRAWING NUMBER:

**A6.10**



2830 DAIRY DRIVE  
MADISON, WI 53718-6751  
PHONE: (608) 224-2830  
FAX: (608) 224-2839

### The Edgewater

666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 800  
Madison, WI 53703

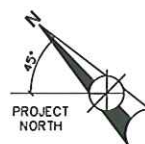
Developer:  
**Hammes Company**  
22 East Millin Street, Suite 800  
Madison, WI 53703

Civil Engineer:  
**BT Squared, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

- LEGEND**
- GRADE (2' CONTOUR)
  - GRADE (10' CONTOUR)
  - TREELINE/VEGETATION
  - SHORELINE
  - PROPERTY LINE (SUBJECT PROPERTY)
  - PARCEL LINE (SUBJECT PROPERTY)
  - PROPERTY LINE/RIGHT-OF-WAY
  - FENCE
  - ELECTRIC UTILITY
  - GAS MAIN
  - SANITARY SEWER
  - STORM SEWER
  - WATER MAIN
  - HYDRANT
  - STORM INLET
  - MANHOLE
  - UTILITY/LIGHT POLE
  - TREE

20 0 20  
SCALE REDUCED  
NOT TO SCALE



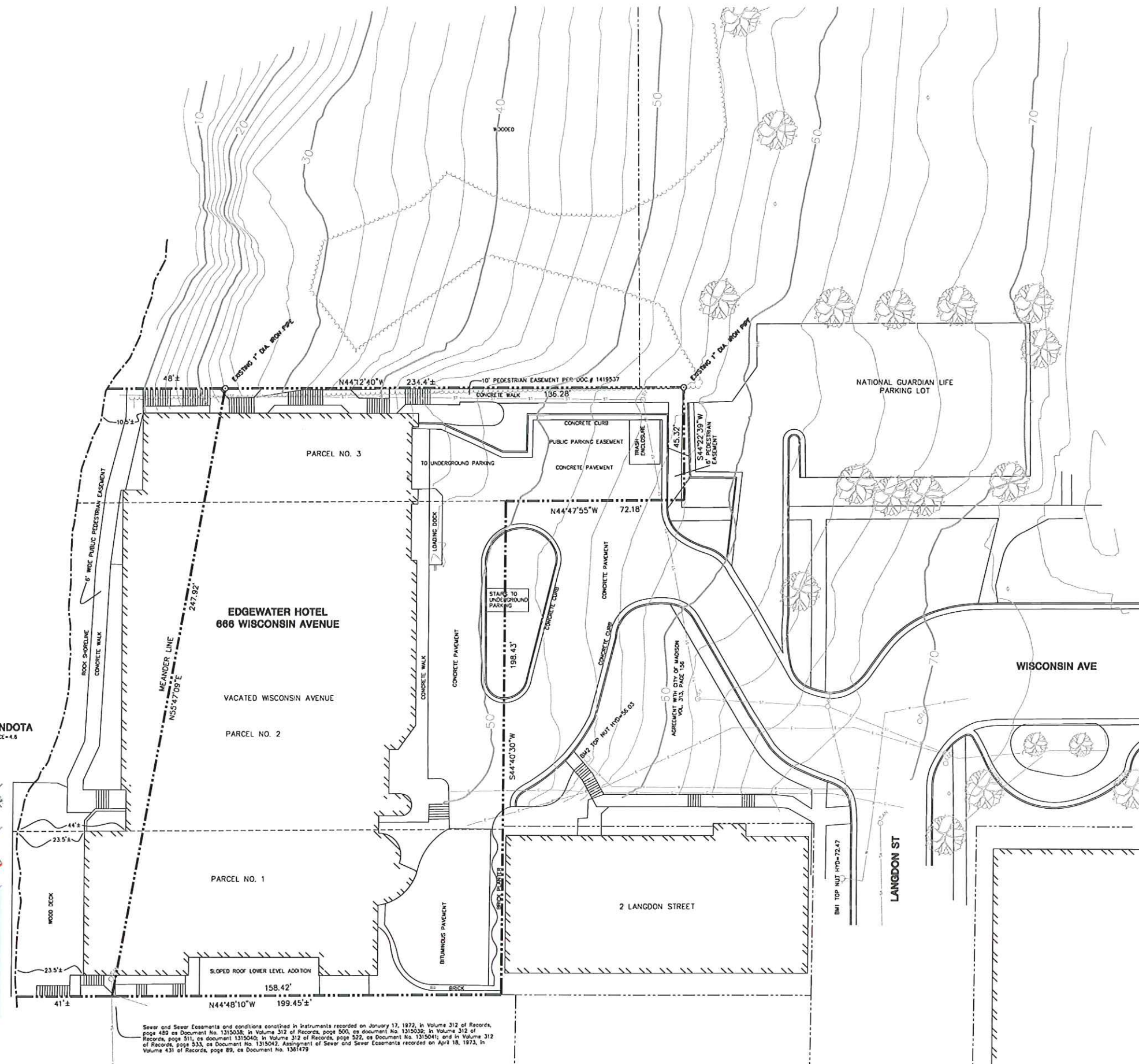
**NOTES:**

1. SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
2. RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
3. TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT², INC. ON JUNE 30, 2009.
4. ELEVATIONS ARE BASED ON CITY OF MADISON DATUM.
5. EXISTING EDGEWATER PARCEL = 1.09 ACRES MORE OR LESS.
6. BASED ON THE JANUARY 2, 2009 FLOOD INSURANCE RATE MAP (PANEL 409 OF 850), THE SITE IS NOT IN A FLOOD PLAIN.



**SITE LOCATION MAP**

**LAKE MENDOTA**  
WATER SURFACE = 4.6



Sewer and Sewer Easements and conditions contained in instruments recorded on January 17, 1972, in Volume 312 of Records, page 489 as Document No. 1315038; in Volume 312 of Records, page 500, as document No. 1315039; in Volume 312 of Records, page 511, as document 1315040; in Volume 312 of Records, page 522, as Document No. 1315041; and in Volume 312 of Records, page 533, as Document No. 1315042. Assignment of Sewer and Sewer Easements recorded on April 18, 1973, in Volume 431 of Records, page 89, as Document No. 1301479.

PROJECT NUMBER: 3026

DATE: SEPTEMBER 13, 2010

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	06/18/09	
2	10/28/09	
3	01/13/10	
4	01/27/10	
5	02/17/10	
6	03/10/10	
7	09/13/10	

SCALE: 1" = 20'

DRAWING NAME:

**SITE SURVEY**

DRAWING NUMBER:

**C1.01**

PARCEL DESCRIPTIONS

PARCEL 1:

All that part of Lot Five (5), lying Northwest of the Southeast 126 feet thereof, in Block Seventy-eight (78), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

PARCEL 2:

All of that portion of vacated Wisconsin Avenue, in the City of Madison, Dane County, Wisconsin, lying Northwest of a line parallel to the Northwestern line of Langdon Street extended Northeasterly and 126 feet Northwest from such extended line of Langdon Street.

PARCEL 3:

Part of Block Two Hundred Sixty-three (263), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most southerly corner of Block 94, said point being the point of intersection of the Northwest line of East Gilman Street with the Northeast line of Wisconsin Avenue; thence Northwest along said Northeast line of Wisconsin Avenue 383.6 feet to the point of beginning of this description; thence Northeasterly at right angles to last described line 45.0 feet; thence Northwest parallel with the Northeast line of Wisconsin Avenue (now vacated) 186.4 feet to an iron stake, on a meander line, which is 36.0 feet more or less Southeast from the low water mark of Lake Mendota; thence Southwesterly along said meander line 45.0 feet to an iron stake on the Northeast line of Wisconsin Avenue which is 48.6 feet Southeast from the low water mark of Lake Mendota and also 186.4 feet Northwest from the point of beginning; thence Southeast along said line 186.4 feet to the point of beginning. Also, all land lying Northwest of above described meander line to the low water mark of Lake Mendota.

PARCEL 1, 2, & 3 Contain 48,230 SQFT/ 1.09 Acres more or less.

PARCEL 4:

Part of Block Two Hundred Sixty-three (263), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most southerly corner of Block 94, said point being the point of intersection of the Northwest line of East Gilman Street with the Northeast line of Wisconsin Avenue; thence Northwest along said Northeast line of Wisconsin Avenue 383.6 feet to the point of beginning of this description; thence N44°22'39"E, 45.32 feet; thence N44°12'40"W, 234.4 feet more or less to the shore of Lake Mendota; thence Northeasterly, 65 feet more or less, along the shore of Lake Mendota; thence S44°12'40"E, 263.8 feet more or less; thence S45°47'23"W, 105.00 feet; thence N44°32'43"W, 53.52 feet along said Northeasterly line of Wisconsin Avenue to the point of beginning.

PARCEL 4 Contains 18,820 SQFT/0.43 Acres more or less.

PARCEL 5:

A part of Block Ninety Four (94) and part of Block Two Hundred Sixty-three (263), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most southerly corner of Block 94, said point being the point of intersection of the Northwest line of East Gilman Street with the Northeast line of Wisconsin Avenue; thence Northwest along said Northeast line of Wisconsin Avenue 330.08 feet to the Point of Beginning of this description; thence N45°47'23"E, 187.80 feet; thence S44°11'00"E, 165.69 feet; thence S45°40'16"W, 187.25 feet; thence N44°32'43"W, 166.08 along said Northeasterly line of Wisconsin Avenue to the Point of Beginning.

Parcel 5 Contains 31,092 SQFT/0.71 Acres more or less.

LAKE MENDOTA  
WATER SURFACE=4.6

EXISTING EDGEWATER PROPERTY  
(APPROXIMATELY 109 ACRES)

NATIONAL GUARDIAN LIFE PROPERTY  
TRANSFER TO EDGEWATER  
(APPROXIMATELY 0.43 ACRES)

NATIONAL GUARDIAN LIFE PROPERTY  
TRANSFER TO EDGEWATER  
(APPROXIMATELY 0.71 ACRES)

CITY OF MADISON  
(APPROXIMATELY 0.16 ACRES)

CITY OF MADISON  
(APPROXIMATELY 0.38 ACRES)

- LEGEND
- GRADE (2' CONTOUR)
  - GRADE (10' CONTOUR)
  - TREELINE/VEGETATION
  - SHORELINE
  - PROPERTY LINE (SUBJECT PROPERTY)
  - PROPERTY LINE/RIGHT-OF-WAY
  - TREE

20 0 20  
SCALE REDUCED  
NOT TO SCALE



2830 DAIRY DRIVE  
MADISON, WI 53718-6751  
PHONE: (608) 224-2830  
FAX: (608) 224-2839

The Edgewater

666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Millin Street, Suite 800  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Millin Street, Suite 800  
Madison, WI 53703

Civil Engineer:  
**BT Squared, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Salk Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

PROJECT NUMBER: 3826

DATE: SEPTEMBER 13, 2010

REVISIONS:

△	08/16/09
△	10/28/09
△	01/13/10
△	01/27/10
△	02/17/10
△	03/10/10
△	09/13/10

SCALE: 1" = 20'

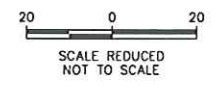
DRAWING NAME:

PROPERTY TRANSFER  
DIAGRAM

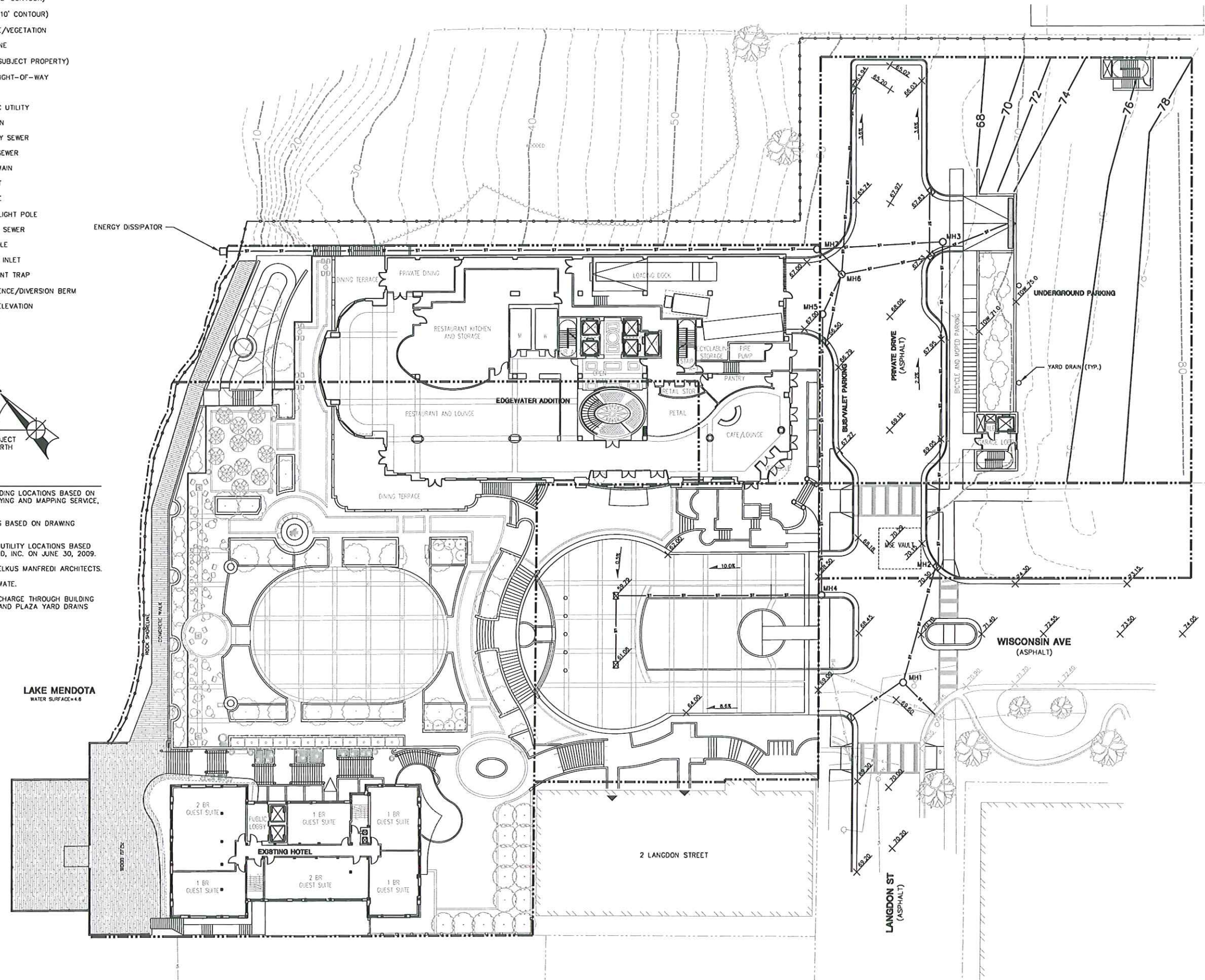
DRAWING NUMBER:

**C1.02**

- LEGEND**
- EXISTING GRADE (2' CONTOUR)
  - EXISTING GRADE (10' CONTOUR)
  - EXISTING TREELINE/VEGETATION
  - EXISTING SHORELINE
  - PROPERTY LINE (SUBJECT PROPERTY)
  - PROPERTY LINE/RIGHT-OF-WAY
  - EXISTING FENCE
  - EXISTING ELECTRIC UTILITY
  - EXISTING GAS MAIN
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING WATER MAIN
  - EXISTING HYDRANT
  - EXISTING MANHOLE
  - EXISTING UTILITY/LIGHT POLE
  - PROPOSED STORM SEWER
  - PROPOSED MANHOLE
  - PROPOSED STORM INLET
  - PROPOSED SEDIMENT TRAP
  - PROPOSED SILT FENCE/DIVERSION BERM
  - PROPOSED SPOT ELEVATION
  - PROPOSED SLOPE



- NOTES:**
1. SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
  2. RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
  3. TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT SQUARED, INC. ON JUNE 30, 2009.
  4. PROPOSED SITE FEATURES OBTAINED FROM ELKUS MANFREDI ARCHITECTS.
  5. PROPOSED UTILITY LOCATIONS ARE APPROXIMATE.
  6. ROOF DRAINS AND PLAZA YARD DRAINS DISCHARGE THROUGH BUILDING PER PLUMBING CONTRACTOR. ROOF DRAINS AND PLAZA YARD DRAINS WILL DISCHARGE TO LAKE MENDOTA.



**BT<sup>2</sup> inc.**  
 2830 DAIRY DRIVE  
 MADISON, WI 53718-6751  
 PHONE: (608) 224-2830  
 FAX: (608) 224-2839

**The Edgewater**

666 Wisconsin Avenue  
 Madison, WI 53703

Owner:  
**Landmark X, LLC**  
 22 East Millin Street, Suite 600  
 Madison, WI 53703

Developer:  
**Hammes Company**  
 22 East Millin Street, Suite 600  
 Madison, WI 53703

Civil Engineer:  
**BT Squared, Inc.**  
 2830 Dairy Drive  
 Madison, WI 53718

Landscape Architect:  
**Ken Salki Design, Inc.**  
 303 S. Patterson, Suite One  
 Madison, WI 53703

PROJECT NUMBER: 3826

DATE: SEPTEMBER 13, 2010

REVISIONS:

△	06/18/09
△	10/28/09
△	01/13/10
△	01/27/10
△	02/17/10
△	03/10/10
△	09/13/10

SCALE: 1" = 20'

DRAWING NAME:

**GRADING AND EROSION CONTROL PLAN**

DRAWING NUMBER:

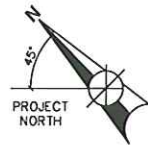
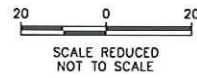
**C1.03**

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**LEGEND**

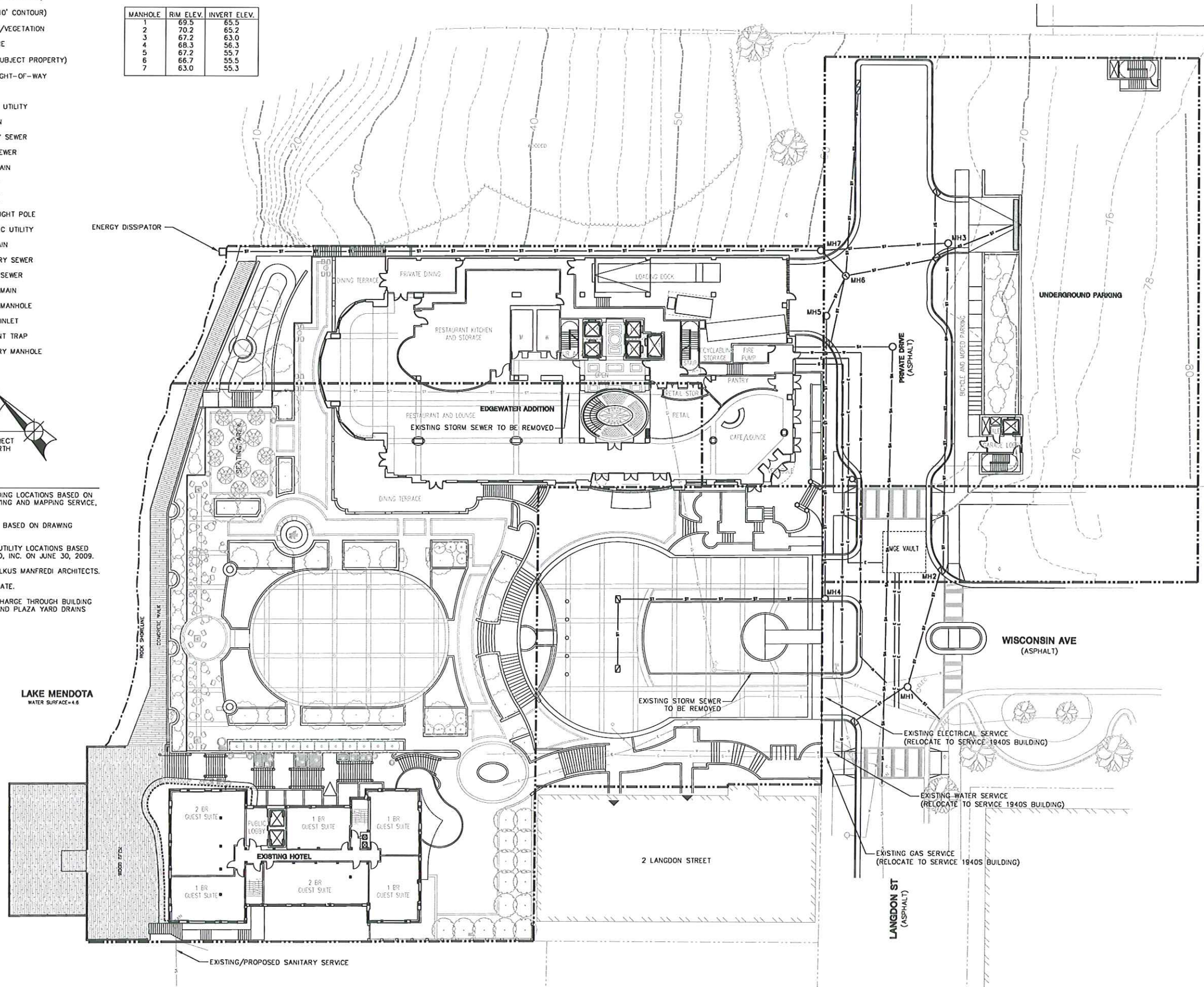
- EXISTING GRADE (2' CONTOUR)
- EXISTING GRADE (10' CONTOUR)
- - - EXISTING TREELINE/VEGETATION
- - - EXISTING SHORELINE
- - - PROPERTY LINE (SUBJECT PROPERTY)
- - - PROPERTY LINE/RIGHT-OF-WAY
- - - EXISTING FENCE
- - - EXISTING ELECTRIC UTILITY
- - - EXISTING GAS MAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING STORM SEWER
- - - EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING MANHOLE
- EXISTING UTILITY/LIGHT POLE
- - - PROPOSED ELECTRIC UTILITY
- - - PROPOSED GAS MAIN
- - - PROPOSED SANITARY SEWER
- - - PROPOSED STORM SEWER
- - - PROPOSED WATER MAIN
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED STORM INLET
- ⊙ PROPOSED SEDIMENT TRAP
- PROPOSED SANITARY MANHOLE

MANHOLE	RIM ELEV.	INVERT ELEV.
1	69.5	65.5
2	70.2	65.2
3	67.2	63.0
4	68.3	56.3
5	67.2	55.7
6	66.7	55.5
7	63.0	55.3



- NOTES:**
- SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
  - RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
  - TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT SQUARED, INC. ON JUNE 30, 2009.
  - PROPOSED SITE FEATURES OBTAINED FROM ELKUS MANFREDI ARCHITECTS.
  - PROPOSED UTILITY LOCATIONS ARE APPROXIMATE.
  - ROOF DRAINS AND PLAZA YARD DRAINS DISCHARGE THROUGH BUILDING PER PLUMBING CONTRACTOR. ROOF DRAINS AND PLAZA YARD DRAINS WILL DISCHARGE TO LAKE MENDOTA.

**LAKE MENDOTA**  
WATER SURFACE = 6



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△	03/10/10
△	09/13/10

SCALE: 1" = 20'

DRAWING NAME:

**UTILITY PLAN**

DRAWING NUMBER:

**C1.04**

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