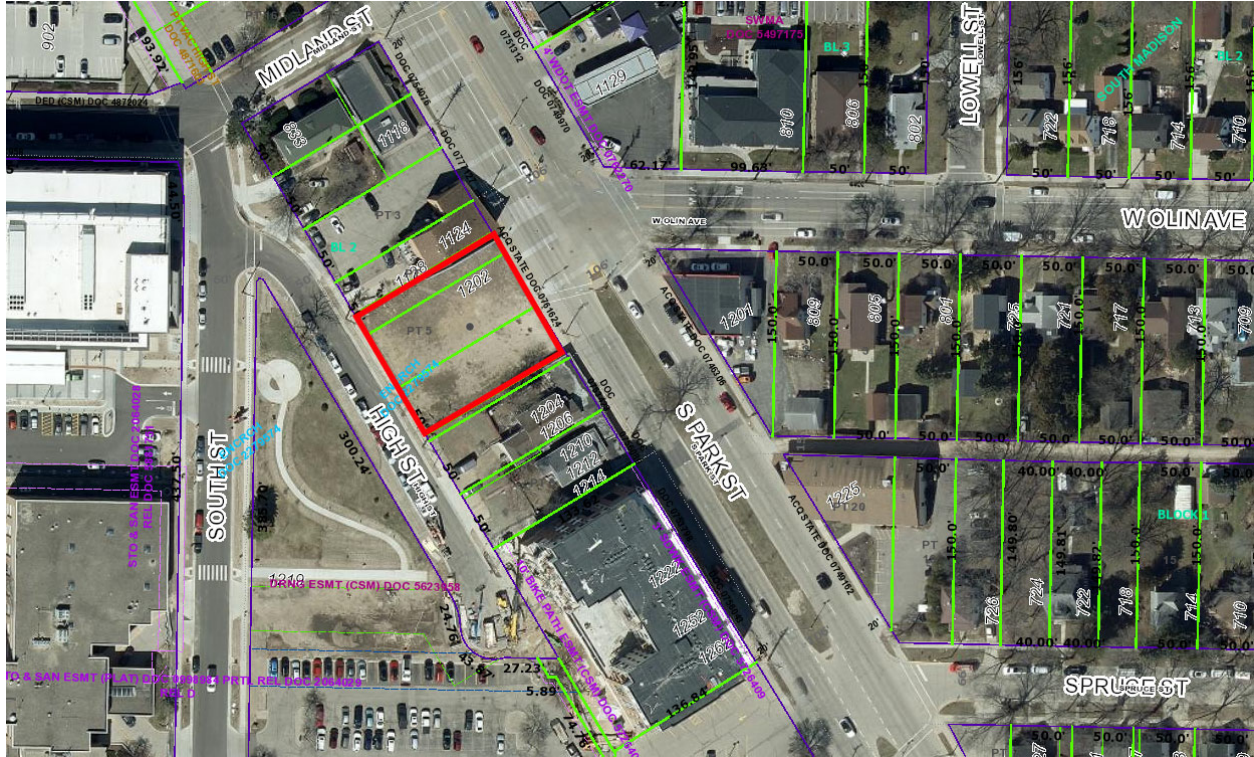


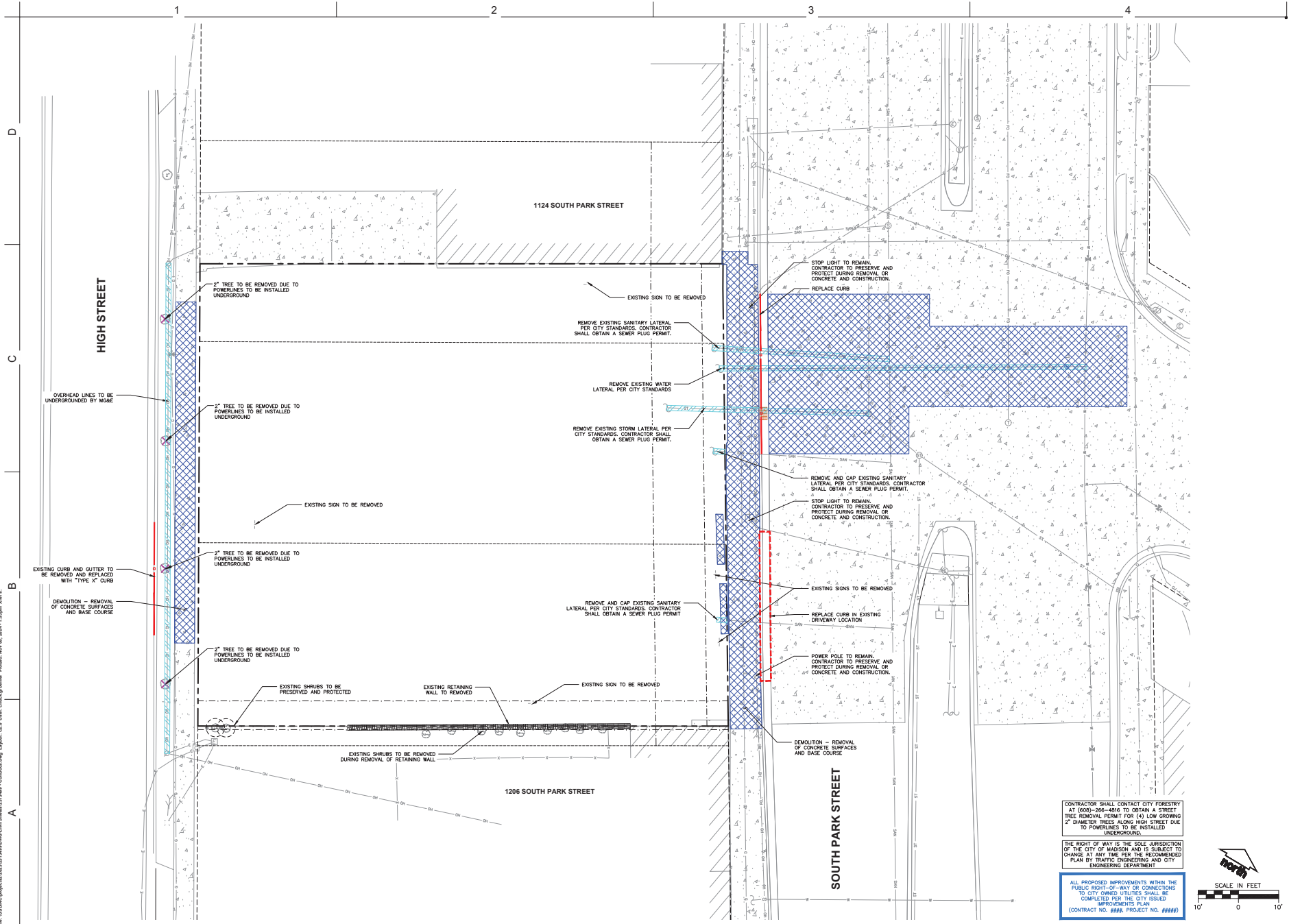
1150 S Park Street
Contract 9597
MUNIS 15478

Developer: Eminent Development Corporation



Summary of Improvements:

- Complete Certified Survey Map (CSM) required for the redevelopment. Dedicate sidewalk easement on S Park Street for the required sidewalk and terrace improvements.
- Construct 5-foot wide public sidewalk, 8-foot wide street terrace, and 1-foot buffer maintenance strip on S Park Street as required by City Traffic Engineering and per plans approved by the City Engineer.
- Construct/repair/replace public sidewalk, street terrace, curb & gutter, and pavement improvements as required on High Street and S Park Street as necessary to facilitate the redevelopment project.
- Close abandoned driveways with curb and gutter. Construct new private drive apron on High Street.
- Construct public storm sewer and inlet on S Park Street to provide private storm connection location to the public storm sewer system.
- Construct private sanitary, storm, and water service laterals as needed to serve the redevelopment.
- Public street tree protection, removals, and plantings per City Forestry approvals.



PARK LOFTS
MIXED-USE DEVELOPMENT
1100 S. PARK STREET
MADISON, WI 53713

Project Status

| | |
|------------|---------------------|
| 07-19-2024 | LAND USE SUBMITTAL |
| 10-22-2024 | LOC RESUBMITTAL |
| 11-11-2024 | SITE PLAN SUBMITTAL |

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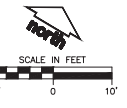
**DEMOLITION
PLAN**

C2.0

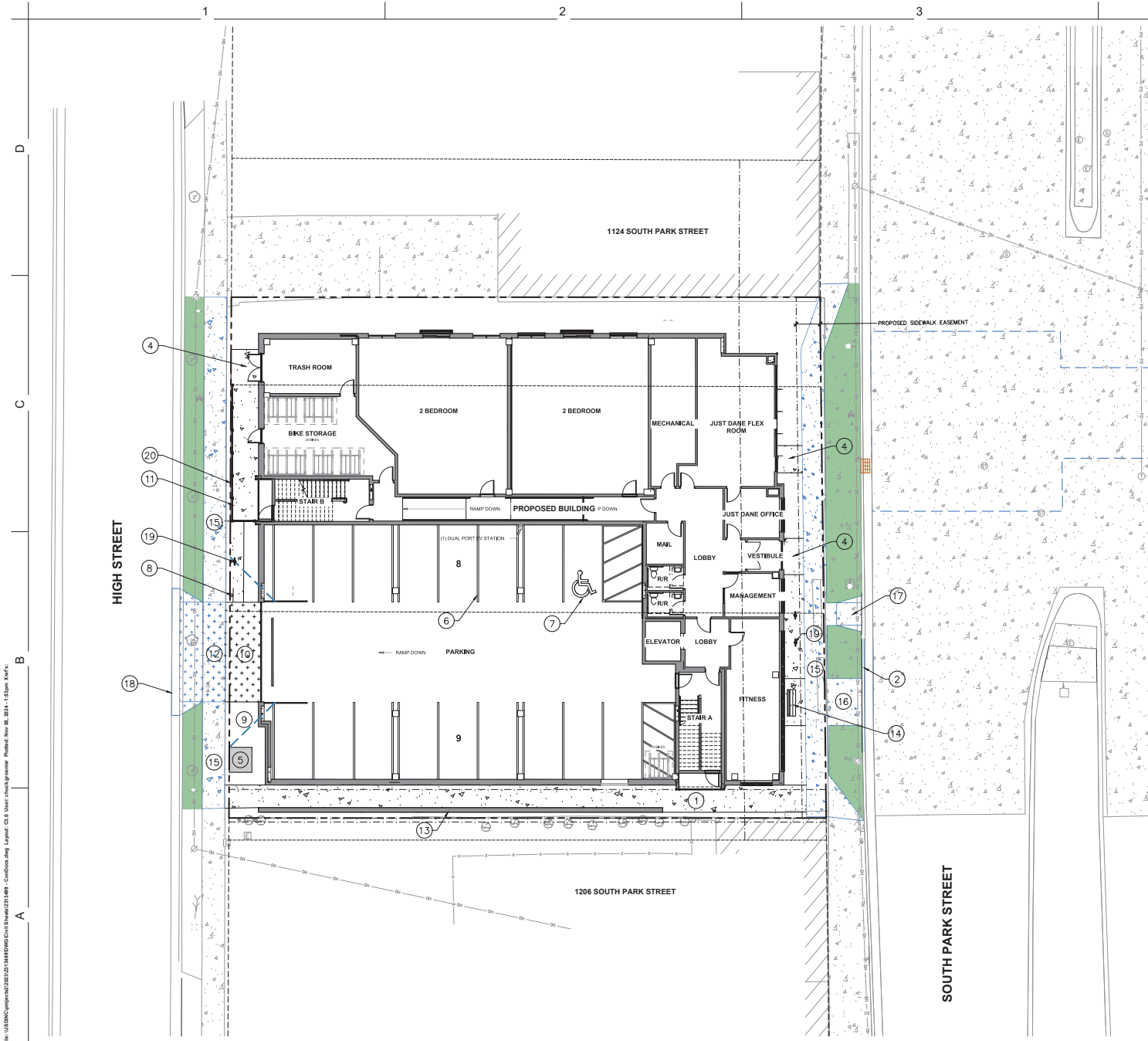
CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4826 TO OBTAIN A STREET TREE REMOVAL PERMIT FOR (4) LOW GROWING 2" DIAMETER TREES ALONG HIGH STREET DUE TO POWERLINES TO BE INSTALLED UNDERGROUND.

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

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| SITE INFORMATION BLOCK | |
|--|--------------------------|
| SITE ADDRESS | 1120 SOUTH PARK STREET |
| PROPERTY ACREAGE | 15,047 SF OR 0.345 ACRES |
| NUMBER OF BUILDING STORIES | 3 |
| TOTAL BUILDING SQUARE FOOTAGE | 11,450 |
| NUMBER OF PARKING STALLS | |
| SURFACE (COVERED) | |
| LARGE | 16 |
| ACCESSIBLE | 1 |
| TOTAL SURFACE | 17 |
| NUMBER OF BICYCLE STALLS | 46 |
| EXISTING VS. PROPOSED SITE COVERAGE | |
| EXISTING IMPERVIOUS SURFACE AREA | 0 SF |
| EXISTING PERVIOUS SURFACE AREA | 15,047 SF |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.00 |
| PROPOSED GREEN ROOF SIZE | REFER TO LANDSCAPE |
| PROPOSED LOT COVERAGE (ZONING) | 10,098 SF |
| PROPOSED LOT COVERAGE RATIO (ZONING) | 67.1% |

- ### KEY NOTES
1. CONCRETE SIDEWALK
 2. 30" CURB AND GUTTER (REFER TO PUBLIC IMPROVEMENTS PLANS)
 3. INTENTIONALLY OMITTED
 4. CONCRETE ENTRANCE STOOP (REFER TO ARCHITECTURAL)
 5. MISC. TRANSFORMER PAD AND TERMINATION CABINET (CONTRACTOR SHALL COORDINATE AND CONFIRM FINAL PLACEMENT WITH M&E PRIOR TO BIDDING AND INSTALLATION)
 6. PAVEMENT STRIPING, TYP
 7. ADA STALL PAVEMENT STRIPING, TYP
 8. TYPE R1-1 STOP SIGN
 9. DRIVEWAY VISION TRIANGLE, TYP
 10. REINFORCED CONCRETE PAVEMENT
 11. RAILING (REFER TO ARCHITECTURAL)
 12. COMMERCIAL ENTRANCE (REFER TO PUBLIC IMPROVEMENTS PLANS)
 13. MODULAR BLOCK RETAINING WALL AND CAP (REFER TO LANDSCAPE)
 14. BUS STOP CONCRETE PAD & BENCH
 15. RIGHT-OF-WAY SIDEWALK (REFER TO PUBLIC IMPROVEMENTS PLANS)
 16. BUS STOP PAD (FINAL SIZE AND LOCATION OF BUS PAD TO BE DETERMINED BY MADISON METRO TRANSIT)
 17. PEDESTRIAN RAMP (REFER TO PUBLIC IMPROVEMENTS PLANS)
 18. STREET CURB (REFER TO PUBLIC IMPROVEMENTS PLANS)
 19. BIKE RACK
 20. EXPOSED CONCRETE STOOP (REFER TO ARCHITECTURAL)



PARK LOFTS
MIXED-USE DEVELOPMENT
 1120 S. PARK STREET
 MADISON, WI 53713

| Project Status | |
|----------------|---------------------|
| 01-19-2024 | LAND-USE SUBMITTAL |
| 10-22-2024 | LOC. RESUBMITTAL |
| 11-11-2024 | SITE PLAN SUBMITTAL |

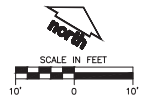
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SITE PLAN - ANNOTATED

C3.0

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PRELIMINARY

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PARK LOFTS
MIXED-USE DEVELOPMENT
1150 S. PARK STREET
MADISON, WI 53713

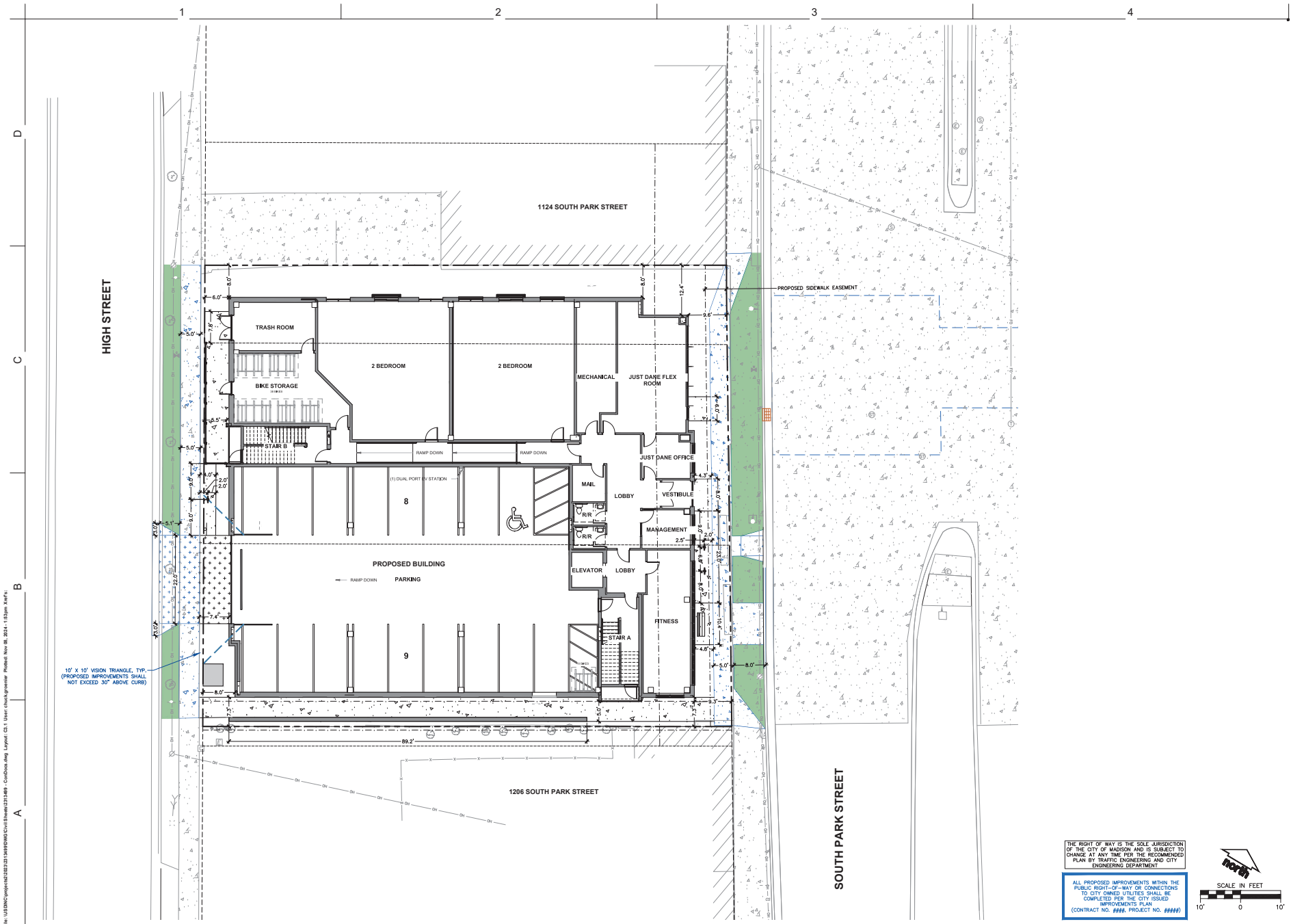
Project Status

| | |
|------------|---------------------|
| 07-19-2024 | LAND-USE SUBMITTAL |
| 10-22-2024 | LOC RESUBMITTAL |
| 11-11-2024 | SITE PLAN SUBMITTAL |

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SITE PLAN - DIMENSIONED

C3.1



12' X 10' VISION TRIANGLE, TYP (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE CURB)

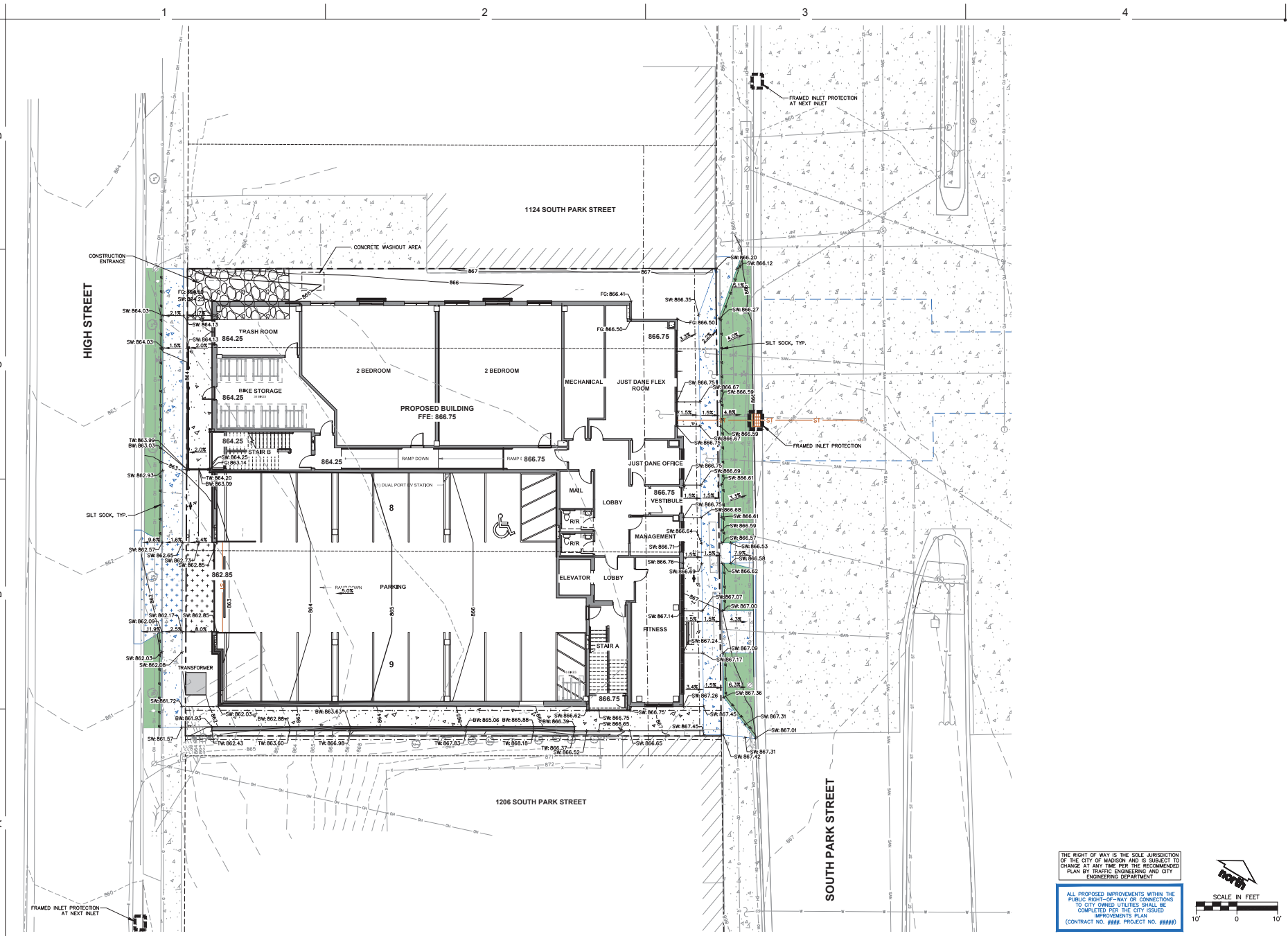
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

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PRELIMINARY

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Scale: 1" = 10'
North Arrow

PRELIMINARY



PARK LOFTS
MIXED-USE DEVELOPMENT
1120 S. PARK STREET
MADISON, WI 53713

Project Status

- 01-19-2024 LAND USE SUBMITTAL
- 10-22-2024 LOC RESUBMITTAL
- 11-11-2024 SITE PLAN SUBMITTAL

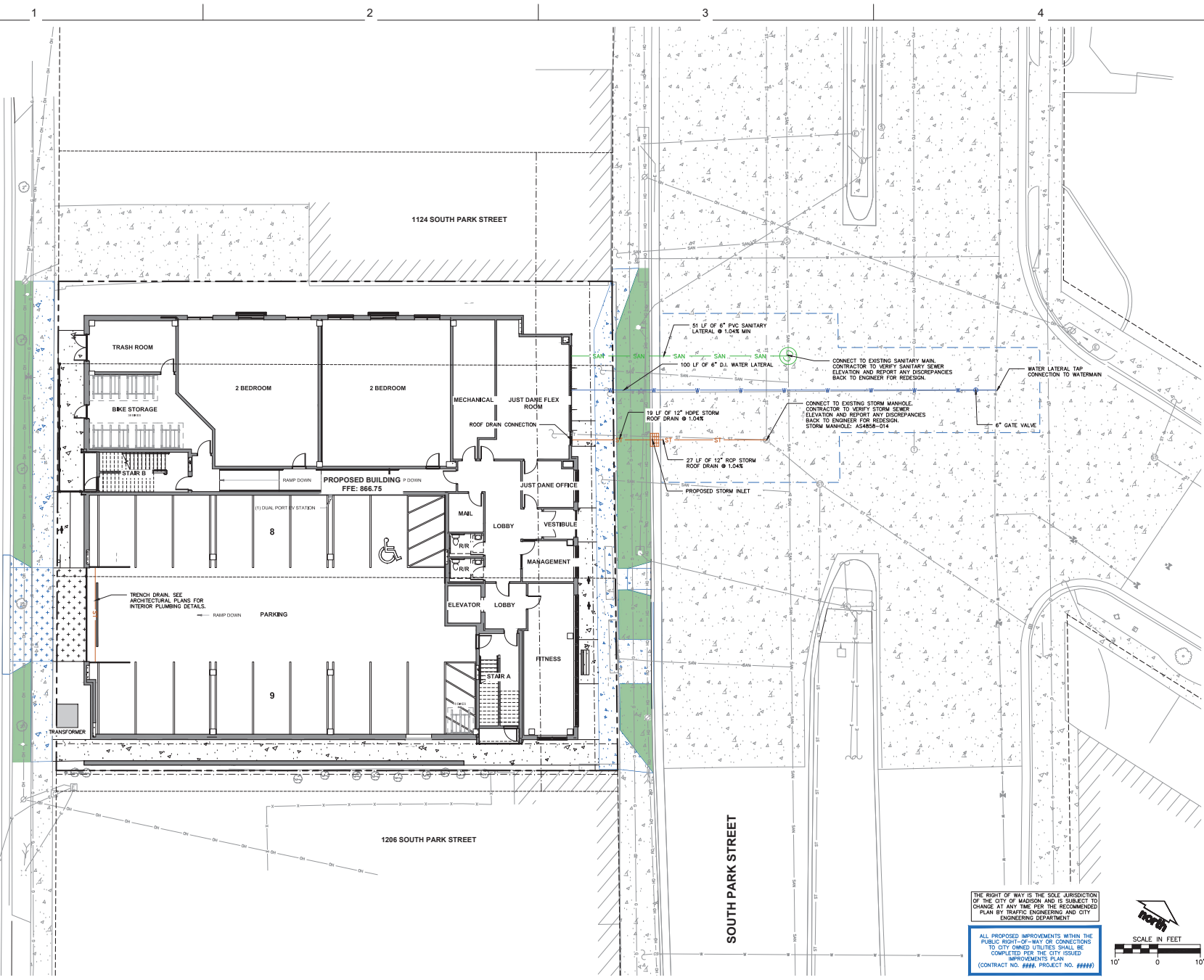
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GRADING & EROSION CONTROL PLAN

C4.0

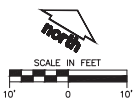
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HIGH STREET



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PRELIMINARY

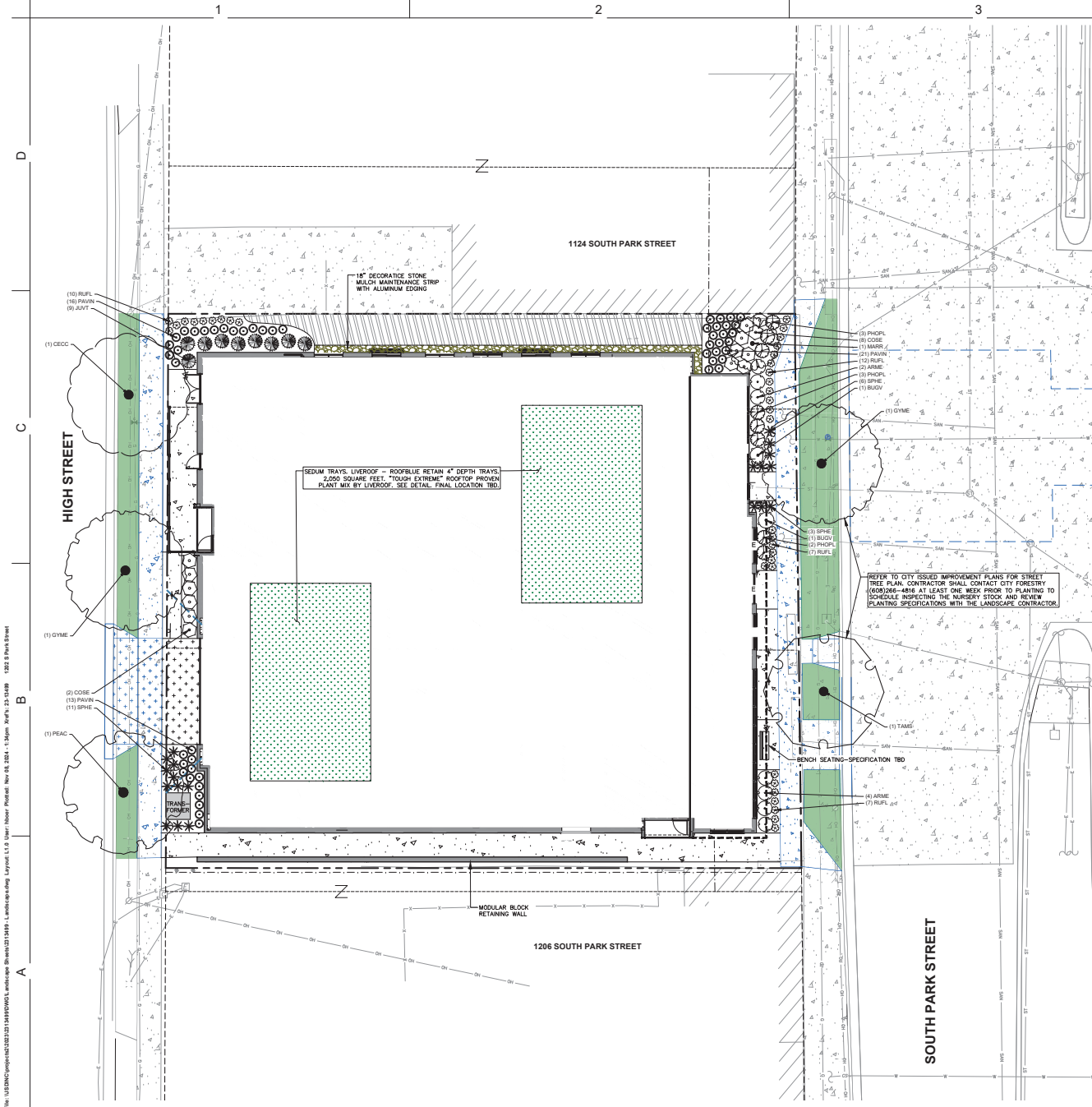
PARK LOFTS
 MIXED-USE DEVELOPMENT
 1150 S. PARK STREET
 MADISON, WI 53713

| Project Status | |
|----------------|---------------------|
| 07-19-2024 | LAND USE SUBMITTAL |
| 10-22-2024 | LOC RESUBMITTAL |
| 11-11-2024 | SITE PLAN SUBMITTAL |

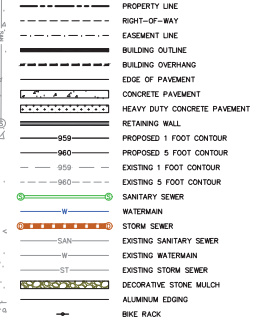
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UTILITY PLAN

C5.0



LEGEND



PLANT SCHEDULE SITE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---------------------------------|------|--|---------|----------------|-----|
| EVERGREEN TREE | | | | | |
| JUNT | | <i>Juniperus virginiana</i> 'Taylor' Taylor Eastern Redcedar | B & B | 6' HL (min) | 9 |
| ORNAMENTAL TREES | | | | | |
| MARR | | <i>Morus x 'Royal Raindrops'</i> Royal Raindrops Crabapple | B & B | 1.5" Cal | 1 |
| DECIDUOUS SHRUBS | | | | | |
| ARME | | <i>Artemisia melanocarpa</i> 'Morton' TM Inquis Beauty Black Chokeberry | #3 | 24" HL (min) | 7 |
| COSE | | <i>Cornus sericea</i> 'Formosa' Arctic Green Red Twig Dogwood | #3 | 24" HL (min) | 14 |
| RHOP | | <i>Physocarpus opulifolius</i> 'Little Devil' Devil Ninesark | #3 | 18" HL (min) | 8 |
| EVERGREEN SHRUBS | | | | | |
| BUGV | | <i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood | #3 | 18" HL (min) | 2 |
| PERENNIALS & GRASSES | | | | | |
| PAWN | | <i>Phlox paniculata</i> 'Northwind' Northwind Switch Grass | #1 | Min. 12"-24" | 58 |
| RULF | | <i>Rudbeckia fulgida</i> 'Bronx' Viete's Little Suzy Coneflower | #1 | Min. 8"-18" | 36 |
| SPHE | | <i>Sporobolus heterolepis</i> Prairie Dropseed | #1 | Min. 8"-18" | 28 |
| GROUND COVERS | | | | | |
| CAPE | | <i>Carex pensylvanica</i> Pennsylvania Sedge | 4" plug | 12-inches O.C. | 587 |

PLANT SCHEDULE - STREET TREES

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---------------------|------|--|-------|--------|-----|
| STREET TREES | | | | | |
| CECC | | <i>Celtis occidentalis</i> Common Hackberry | B & B | 2" Cal | 1 |
| GYPE | | <i>Gymnocladus dioica</i> 'Espresso' Kentucky Coffeetree | B & B | 2" Cal | 2 |
| PEAC | | <i>Platanus x acerifolia</i> 'Morton Circle' TM Exclamation London Plane Tree | B & B | 2" Cal | 1 |
| TAMS | | <i>Tilia americana</i> 'McKsentry' American Sentry® Linden | B & B | 2" Cal | 1 |

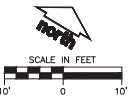
CONTRACTOR NOTES

- ALL DISTURBED AREAS SHALL RECEIVE TURF GRASS SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE DEPICTED.
- ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.

CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)-266-4816 TO OBTAIN A STREET TREE REMOVAL PERMIT FOR (4) LOW GROWING 2" DIAMETER TREES ALONG HIGH STREET DUE TO POWERLINES TO BE INSTALLED UNDERGROUND.

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PARK LOFTS
MIXED-USE DEVELOPMENT
1150 S. PARK STREET
MADISON, WI 53713

Project Status

| | |
|------------|---------------------|
| 07-15-2024 | LAND USE SUBMITTAL |
| 10-22-2024 | LOC RESUBMITTAL |
| 11-11-2024 | SITE PLAN SUBMITTAL |

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LANDSCAPE PLAN

PRELIMINARY **L1.0**