URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # 76596

1. Project Information

Address: 4846 Eastpark Blvd

Title: Cascade Development - The American Center Lot 49-50, Outlot 22

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested ~~04/12/2023~~ 4/19/23

- ☐ New development
- ☐ Alteration to an existing or previously-approved development
- ☐ Informational
- ☑ Initial approval
- ☑ Final approval

3. Project Type

- ☐ Project in an Urban Design District
- ☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- ☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- ☐ Planned Development (PD)
  - ☐ General Development Plan (GDP)
  - ☐ Specific Implementation Plan (SIP)
- ☑ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- ☐ Signage Exception

Other

- ☐ Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name Luke Stauffacher — Company Cascade Development

Street address 5150 High Crossing Blvd — City/State/Zip Madison, WI 53718

Telephone (608) 354-8748 — Email luke@cascadedevelop.com

Project contact person Greg Held — Company Knothe & Bruce Architects

Street address 7601 University Ave, Ste 201 — City/State/Zip Middleton, WI 53562

Telephone (608-836-3690 — Email gheld@knothebruce.com

Property owner (if not applicant) American Family Insurance

Street address 6000 American Parkway — City/State/Zip Madison, WI 53783

Telephone _____ — Email jgrabows@amfam.com

5. Required Submittal Materials

- ☐ **Application Form**
- ☐ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☐ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☐ **Electronic Submittal***
- ☐ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on August 18, 2022.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Luke Stauffacher Relationship to property Developer

Authorizing signature of property owner [signature] Date 1-27-2023

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO)*.
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- — Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- — Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- — Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- — Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

February 27, 2023

Ms. Jessica Vaughn
Urban Design Commission Secretary – Planning Division
City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King Jr Blvd, Suite 017
Madison, Wisconsin 53701

Re: UDC Final - Phase 1

4846 Eastpark Blvd.
Cascade Development – The American Center Project
KBA Project #2155

Ms. Vaughn:

The following is submitted together with conceptual drawings for the Urban Design Commission's consideration. We are requesting Initial/Final approval for Lot 49-60 of Cascade Developments project at The American Center. These lots are part of Phase I, which includes all lots to be created north of Dreamer Drive. Lot 49 & 50 are considered a Residential Building Complex. We are also including Outlot 22 in this submittal. Outlot 22 will be a privately owned park with a public access easement.

Project Organizational Structure:

Owner:
Cascade Development
5150 High Crossing Blvd.
Madison, WI 53718
(608) 354-8748
Contact: Luke Stauffacher
Luke@cascadedevelop.com

Architect:
Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Greg Held
Gheld@knothebruce.com

Engineer:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3961
Contact: Matthew W. Schreiner
msch@vierbicher.com

Landscape Design:
Olson Toon Landscaping
3570 Pioneer Road
Verona, WI 53593
(608) 827-9401
Contact: Brad Fregien
Brad@olsontoon.com

Background

The American Center has experienced diminished demand for large corporate office projects over the past several years. At the same time, The American Center has not been a destination outside of

regular business hours, with activity in the park largely ending when employees return home. TAC planners and city staff recognized integrating residential uses into the park could add vibrancy and support for other uses within the park. Planning staff made this land use change contingent upon breaking up the existing large parcels with new public streets to improve circulation, and creating dedicated open space for recreational use by residents. TAC is currently finalizing the plat to create Dreamer Drive and The Commons. The Commons will feature programmed outdoor activities for the park. The Cascade project will plat the lands north and south of Dreamer Drive, creating new public roads and lots for development.

The American Center and City of Madison Input

The project team has met with City planning staff and representatives of The American Center on numerous occasions to discuss the proposed project. Highlights include a City of Madison Development Assistance Team (DAT) meeting on August 18, 2022, a meeting with the City of Madison Zoning department on September 22, 2022, and a meeting with Alder Paulson on October 13, 2022. Planners from The American Center have attended these meetings and have been involved throughout. The American Center Project Review Committee (PRC) gave initial reactions to the overall project concept at a presentation on November 16, 2022, and the PRC reviewed Phase I plans on January 25, 2023. An informational presentation was made to the Urban Design Commission on February 15, 2023.

This input has helped shape the proposed development with refinements to the site layout and building design, easements, setbacks, stormwater management and zoning. In addition to an Urban Design Commission recommendation to the Plan Commission, this project will require approval by The American Center's Design and Control Committee upon recommendation by the PRC.

Previous Approvals

Common Council approved the preliminary and final plats and the rezoning of the lots on February 7, 2023.

Project Description

Phase I will provide 404 dwelling units and 8,000 SF of commercial space in 4 buildings. The building on Lot 47, which fronts the north side of the Commons on Dreamer Drive, will be a five-story mixed-use building with commercial space on the first floor. Buildings on lots 48, 49 and 50 will be four-story apartment buildings. All buildings will feature underground parking and internal trash/recycling collection. Amenity space for tenants including pools, community and exercise rooms will be included in the project. Cascade will manage the project with their own on-site staff. The overall project will provide approximately 950 dwelling units and 14,000 s.f. of commercial space when complete.

Site Layout

A plat has been recorded for this development which includes right-of-way for a new public street (Luminous Land) running north to Eastpark from Dreamer Drive. This new public street will improve circulation and connectivity, which was one of the stipulations from Madison Planning in changing the land use here.

Cross access easements will be provided allowing shared access to parking throughout the development, reducing the number of curb-cuts needed. Buildings have been oriented to the street and parking has been positioned to allow screening from the street where possible.

Two acres have been designated as park in this phase of the project. This park will be privately owned with a public access easement over it allowing it to be enjoyed by all residents, employees, and visitors to TAC.

The topography of the site allows for varied exposures which will add variation and visual interest to the buildings. This topography will also be incorporated into the park.

Architecture

The building design has been refined through input from the PRC. The design features clean, modern lines and high-quality materials that will fit in well with the existing buildings within the park. Featured materials include natural stone and brick veneers, fiber composite siding and composite panels. The mixed-use building on The Commons will be five-stories tall, all other buildings are four-stories. Buildings will range from 55-68 feet in height. All buildings will comply with FAA height regulations and the viewshed deed restriction from the American Family corporate offices. Mechanical equipment will be screened, with equipment located on rooftops screened by building parapets.

Parking

Bus Rapid Transit will serve this site and Planning staff have indicated they would encourage any parking reduction the developer is comfortable with, especially any reduction in surface parking. The developer was also encouraged to use the smaller surface stall size, which have been incorporated into the site plan. There will be 312 structured vehicle stalls and 43 surface stalls. Cross access easements will be provided with Lot 50. Total structured and surface parking will bring the parking ratio to 1.55 stalls per dwelling unit. The project will also provide a total of 225 bicycle stalls, which meets the multi-family requirements in the zoning ordinance.

Landscaping

The Landscape design features native plants and natural treatments. At the park the natural topography will provide opportunities for grade change and terraces.

Exterior Lighting

Exterior lighting will comply with Madison ordinances and will be high efficiency LED and Dark Sky compliant.

Lot 49-50 Site Development Data:

Densities:

Lot Area	208,686 S.F. / 4.79 acres
Dwelling Units	201 DU
Lot Area / D.U.	1,038 S.F./D.U.
Density	42 units/acre
Open Space Required	40 S.F./D.U.*
Open Space Provided	*Each unit has a balcony in excess of 40 SF
Lot Coverage	119,200 S.F. = 57%

Building Height: 4 Stories – 54'-0"

Dwelling Unit Mix:

Studio	33
One Bedroom	84
One Bedroom + Den	8
Two Bedroom	76
Total Dwelling Units	201

Vehicle Parking:

Surface	121 stalls
Structured	191 stalls
Total	312 stalls

EV Stalls:

EV Installed	5 stalls
EV Ready	20 stalls
Total	25 stalls

Bicycle Parking:

Surface Guest	24 stalls
Underground Garage F.M.	147 stalls
Underground Garage W.M.	54 stalls
Total	225 stalls

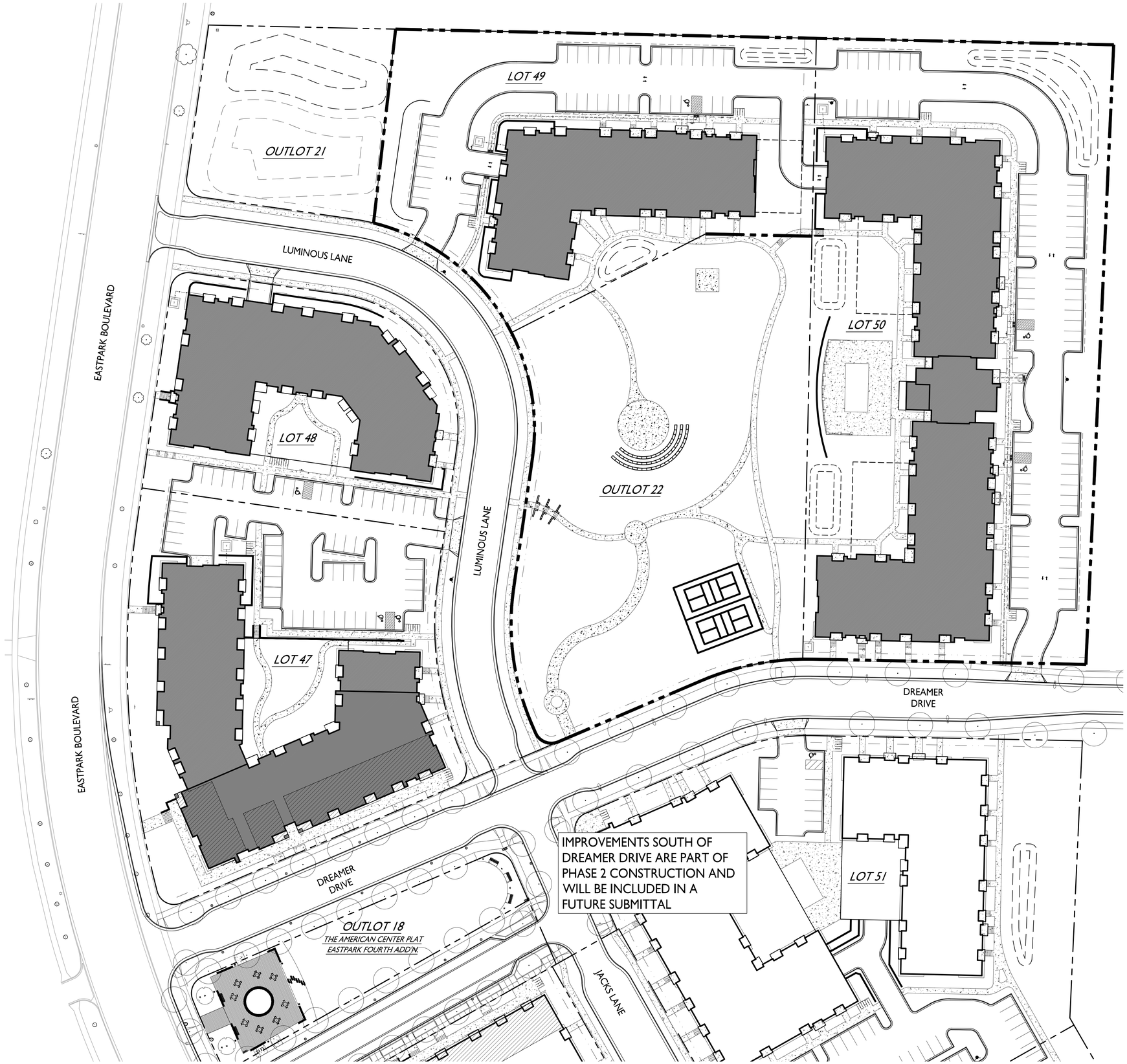
Project Schedule

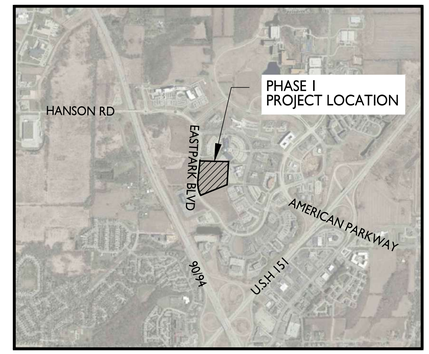
Streets and infrastructure are scheduled for summer of 2023. Phase I building construction would start immediately following.

Thank you for your time and consideration of our proposal.

Sincerely,

Greg J Held, AIA
Member





SHEET INDEX

SITE

C-1.0	OVERALL SITE PLAN
C-1.1	ENLARGED SITE PLAN LOT 49
C-1.2	ENLARGED SITE PLAN LOT 50 NORTH
C-1.3	ENLARGED SITE PLAN LOT 50 SOUTH
C-2.1	SITE LIGHTING LOT 49
C-2.2	SITE LIGHTING LOT 50 NORTH
C-2.3	SITE LIGHTING LOT 50 SOUTH
C-3.1	LOT COVERAGE LOT 49
C-3.2	LOT COVERAGE LOT 50 NORTH
C-3.3	LOT COVERAGE LOT 50 SOUTH
C1	CIVIL TITLE SHEET
C2	NOTES & LEGENDS
C3	EXISTING CONDITIONS
C4	EROSION CONTROL PLAN
C5	PHASE I OVERALL SITE & UTILITY PLAN
C6	LOT 49 SITE & UTILITY PLAN
C7	LOT 50 NORTH SITE & UTILITY PLAN
C8	LOT 50 SOUTH SITE & UTILITY PLAN
C9	PHASE I OVERALL GRADING PLAN
C10	LOT 49 GRADING PLAN
C11	LOT 50 NORTH GRADING PLAN
C12	LOT 50 SOUTH GRADING PLAN
C13	FIRE ACCESS PLAN
L100	OVERALL LANDSCAPE PLAN
L103	ENLARGED LANDSCAPE LOT 49
L104	ENLARGED LANDSCAPE LOT 50 NORTH
L105	ENLARGED LANDSCAPE LOT 50 SOUTH

ARCHITECTURAL LOT 49

A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	ELEVATIONS COLORED
A-2.4	ELEVATIONS COLORED

ARCHITECTURAL LOT 50

A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-2.4	EXTERIOR ELEVATIONS
A-2.5	ELEVATIONS COLORED
A-2.6	ELEVATIONS COLORED
A-2.7	ELEVATIONS COLORED
A-2.8	ELEVATIONS COLORED

EXTERIOR RENDERINGS

R1	LOT 49 LOOKING EAST
R2	LOT 49 LOOKING SOUTH
R3	LOT 49-50 LOOKING SOUTH
R4	LOT 50 LOOKING WEST
R5	LOT 50 LOOKING NORTHWEST
R6	LOT 50 LOOKING SOUTHEAST
R7	LOT 50 LOOKING NORTHEAST

kba
knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE
CASCADE - THE AMERICAN CENTER EASTPARK FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Phase 1 - Overall Site Plan

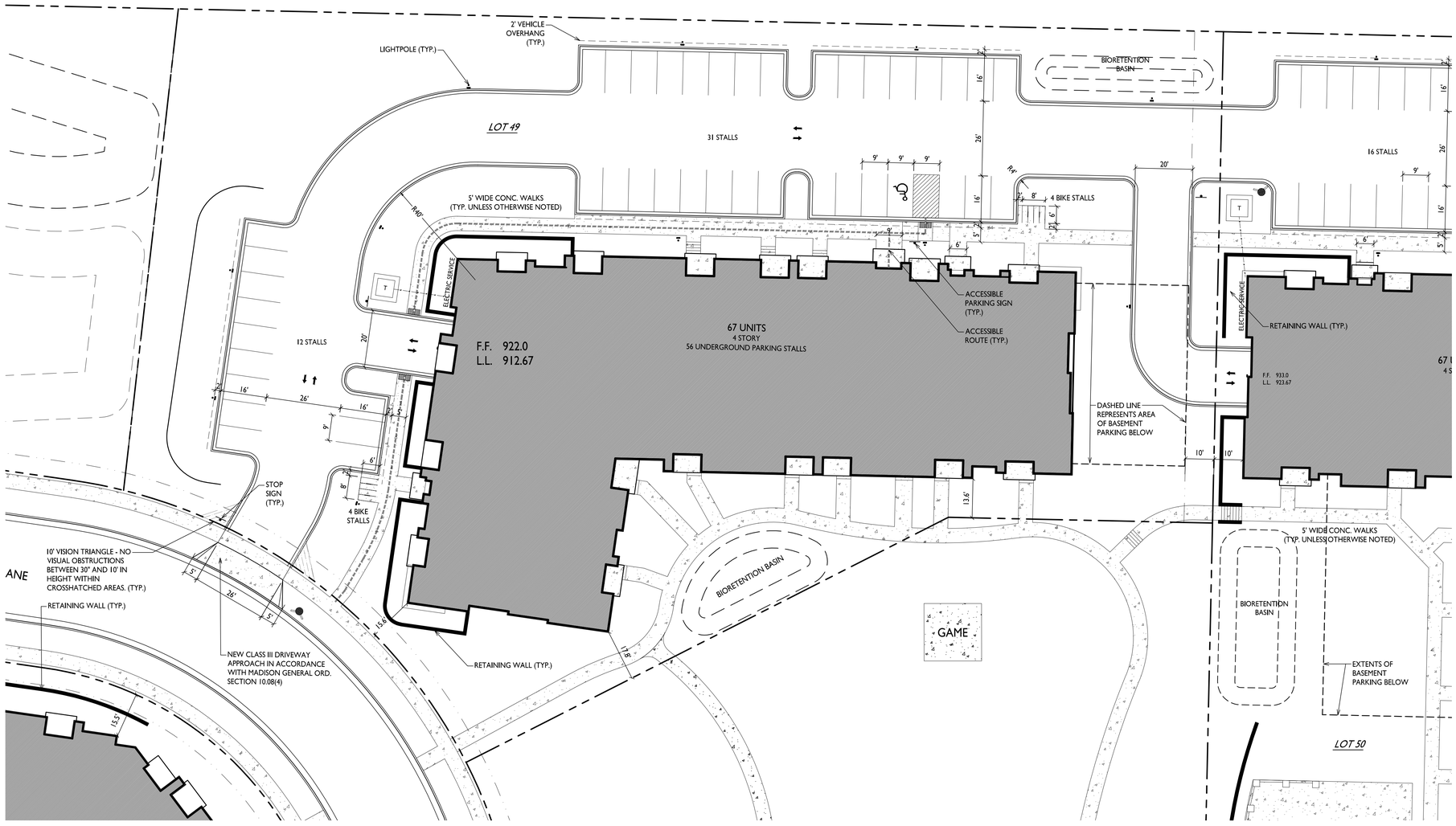
Lot 49-50
SHEET NUMBER

C-1.0

GRAPHIC SCALE
0 40 80 120
1 INCH = 40 FT (24X36 SHEET)

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



Site Development Data:

Zoning	TR-U2	
Densities:		
Lot Area	74,337 S.F./1.71 ACRES	
Dwelling Units	67 units	
Lot Area / D.U.	1,110 S.F./D.U.	
Density	39 units/Acre	
	PROVIDED	ZONING REQUIREMENTS
Lot Coverage	40,600 S.F. (53%)	75% Max.
Building Height	4 stories/54'-0"	4 Stories/52' Max.
Gross Building Area	95,002 S.F.	
Dwelling Unit Mix:		
Studio	9	
One Bedroom	30	
Two Bedroom	28	
Total Dwelling Units	67	
Vehicle Parking Stalls:		
Underground Garage	56	
Surface	43	
Total	99	
Electric Vehicle Parking Stalls:		
EV Installed	2	2 - Min. 2% of Residential Stalls
EV Ready	6	6 - Min. 10% of Residential Stalls
Total	8	8 - Min. EV Required
Bicycle Parking:		
Long-Term Covered Garage (49 F.M. & 18 W.M.)	67	67 - Min. 100% of Req'd
Short-Term Guest - Surface	8	7 - Min. 10% of Units
Total	75	74 - Min. Bike Stalls Required

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

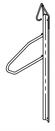
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BIKE RACKS



INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK



INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK



GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE
CASCADE - THE AMERICAN CENTER EASTPARK FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

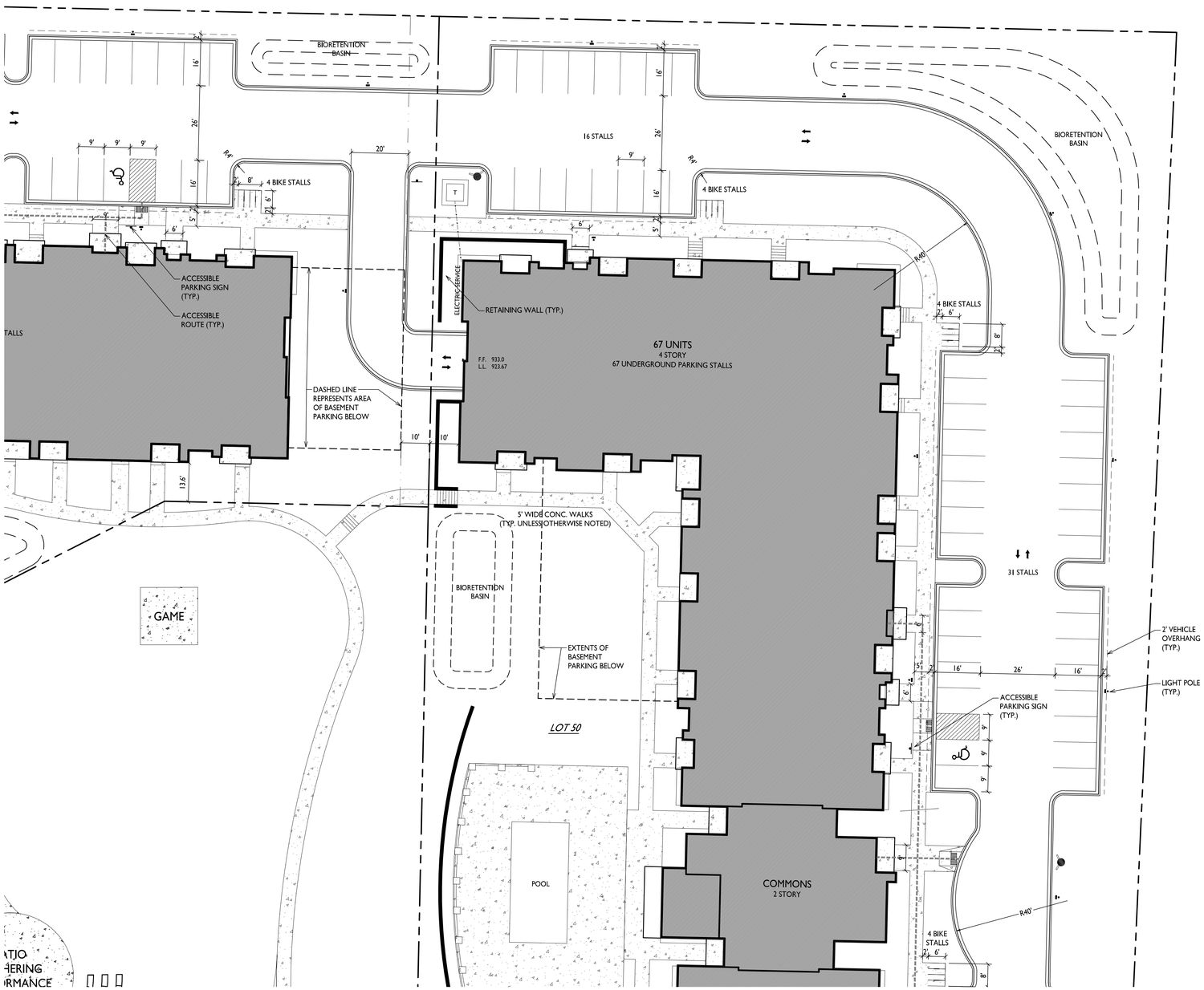
SHEET TITLE
Site Plan

Lot 49
SHEET NUMBER

C-1.1

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



Site Development Data:

Zoning	TR-U2	
Densities:		
Lot Area	134,349 S.F./3.08 ACRES	
Dwelling Units	134 units	
Lot Area / D.U.	1,003 S.F./D.U.	
Density	43.5 units/Acre	
	PROVIDED	ZONING REQUIREMENTS
Lot Coverage	79,200 S.F. (59%)	75% Max.
Building Height	4 stories/54'-0"	4 Stories/52' Max.
Gross Building Area	199,967 S.F.	
Dwelling Unit Mix:		
Studio	24	
One Bedroom	54	
One Bedroom + Den	8	
Two Bedroom	48	
Total Dwelling Units	134	
Vehicle Parking Stalls:		
Underground Garage	135	
Surface	78	
Total	213	
Electric Vehicle Parking Stalls:		
EV Installed	3	3 - Min. 2% of Residential Stalls
EV Ready	14	14 - Min. 10% of Residential Stalls
Total	17	17 - Min. EV Required
Bicycle Parking:		
Long-Term Covered Garage (98 F.M. & 36 W.M.)	134	134 - Min. 100% of Req'd
Short-Term Guest - Surface	16	14 - Min. 10% of Units
Total	150	148 - Min. Bike Stalls Required

GENERAL NOTES:

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1 INCH = 20 FT (24X36 SHEET)

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PROJECT TITLE
CASCADE - THE AMERICAN CENTER EASTPARK FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Partial Site Plan - North

Lot 50
SHEET NUMBER

C-1.2

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



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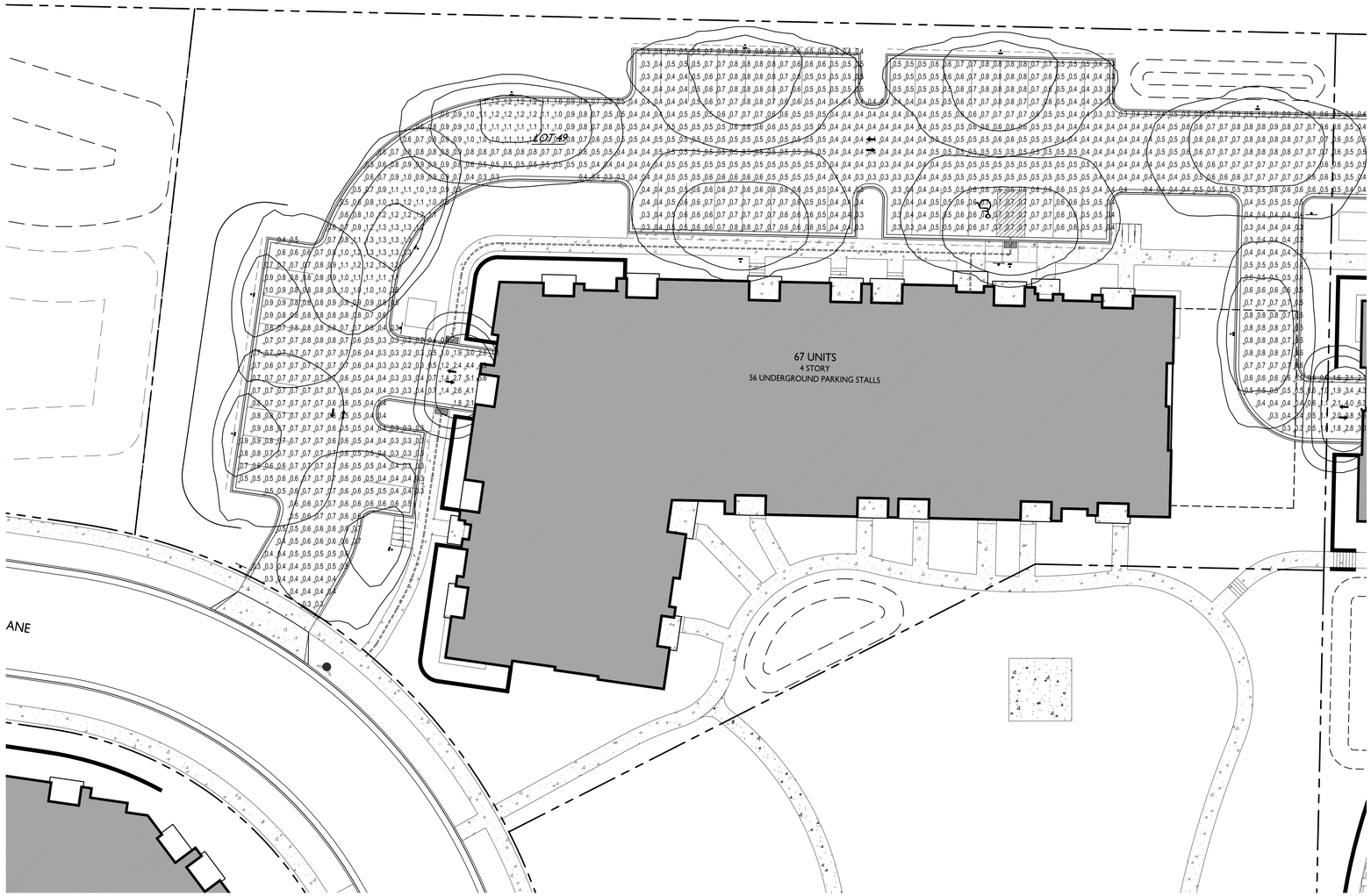
SHEET TITLE
Partial Site Plan - South

Lot 50
SHEET NUMBER

C-1.3

PROJECT NO. 2155

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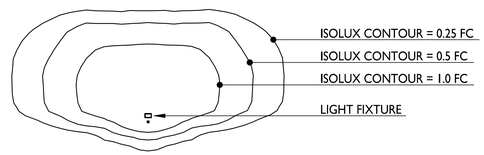
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
South-West Parking Lot and Drive Aisle Lighting	+	0.7 fc	6.4 fc	0.2 fc	32.0:1	3.5:1
North-East Parking Lot and Drive Aisle Lighting	+	0.6 fc	6.3 fc	0.2 fc	31.5:1	3.0:1
Parking Garage Entry Security Lighting	+	2.4 fc	5.7 fc	0.5 fc	11.4:1	4.8:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	4	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK, 15001m, 3000K COLOR TEMPERATURE, 120-277 VOLTS	WPX1_LED_P1 _30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	B	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _350_30K_T2S _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	7	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T2M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T2M _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	4	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T2S _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	8	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T3S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T3S _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	F	10	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T3S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T3S _MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
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EXAMPLE LIGHT FIXTURE DISTRIBUTION



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4846 Eastpark Blvd.
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SHEET TITLE
Site Lighting Plan

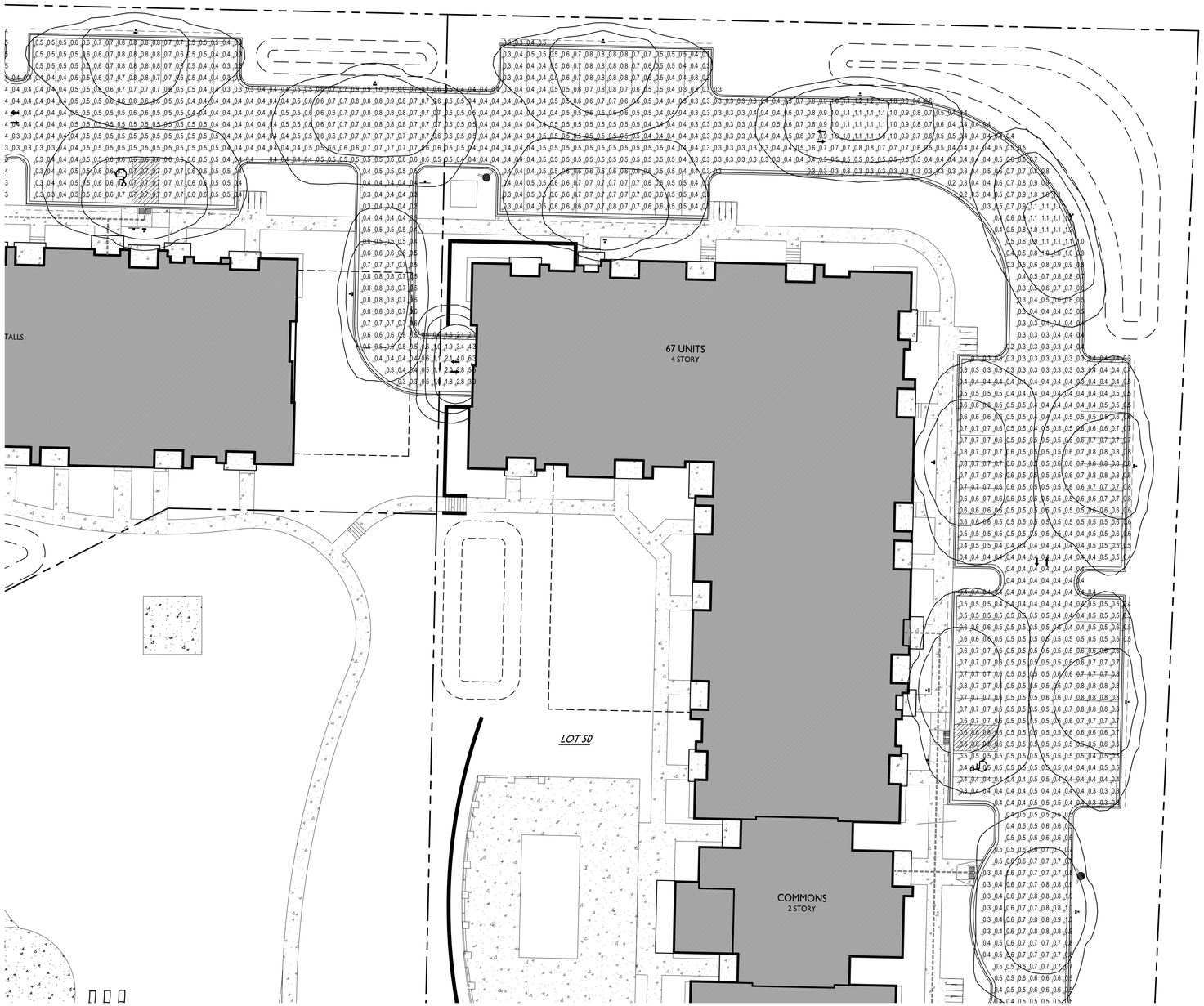
Lot 49
SHEET NUMBER

C-2.1

GRAPHIC SCALE
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PROJECT NO. 2155

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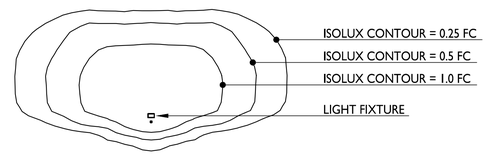
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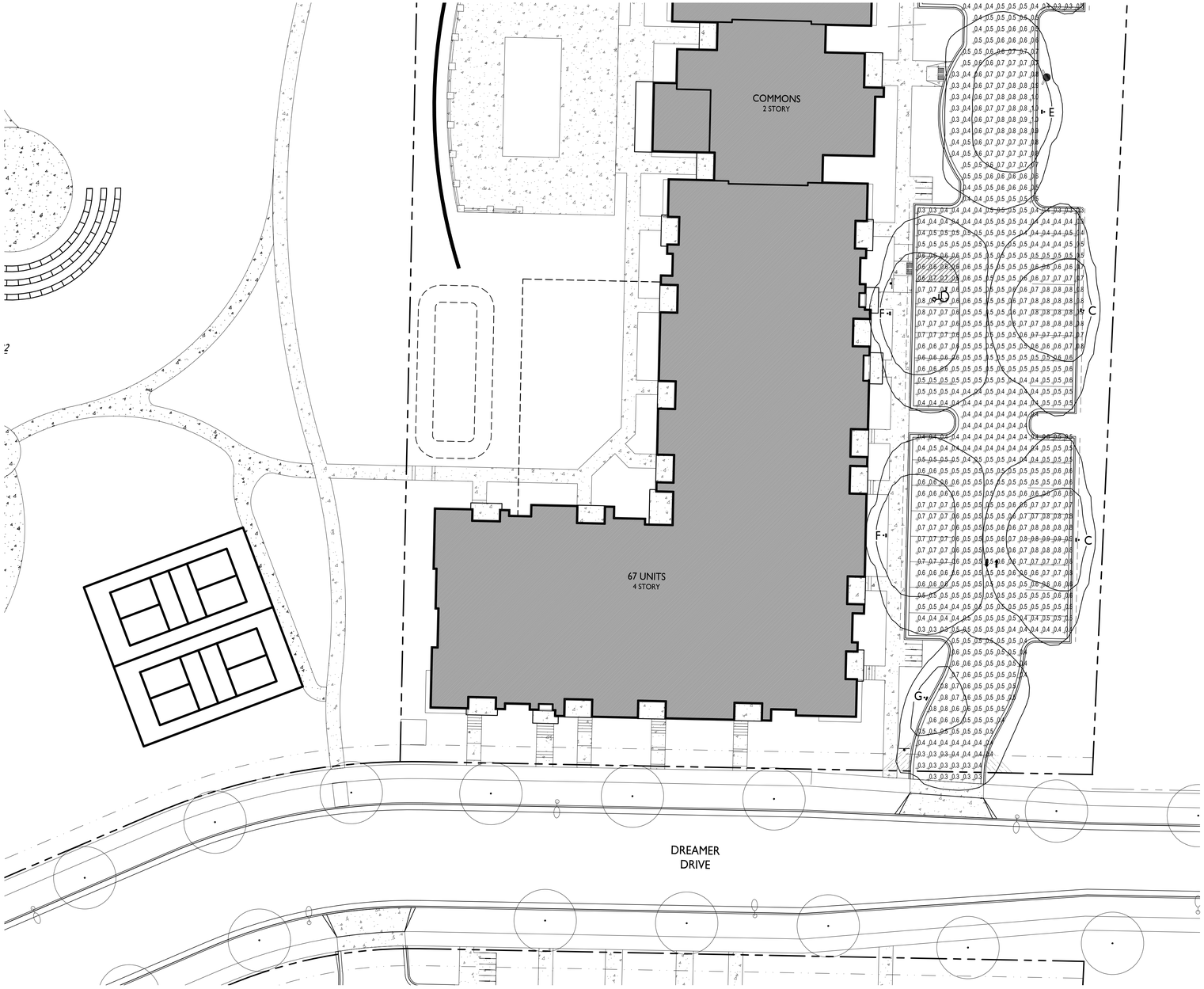
SHEET TITLE
Site Lighting Plan - North

Lot 50
SHEET NUMBER

C-2.2

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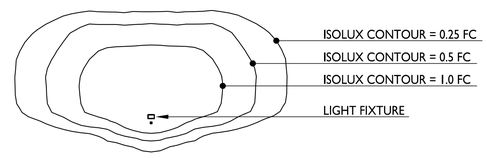
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North-East Parking Lot and Drive Aisle Lighting	+	0.6 fc	6.3 fc	0.2 fc	31.5:1	3.0:1
Parking Garage Entry Security Lighting	+	2.4 fc	5.7 fc	0.5 fc	11.4:1	4.8:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	4	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS	WPX1_LED_P1 _30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	B	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _350_30K_T2S _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	7	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T2M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T2M _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	4	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T2S _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	8	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T3S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T3S _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	F	10	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T3S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T3S _MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	G	4	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _530_30K_T4M _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	H	1	LITHONIA LIGHTING	DSXWPM LED 10C 700 30K T5M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T5M OPTIC, 3000K AT 700mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C _700_30K_T5M _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

kba
knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE
CASCADE - THE AMERICAN CENTER EASTPARK FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

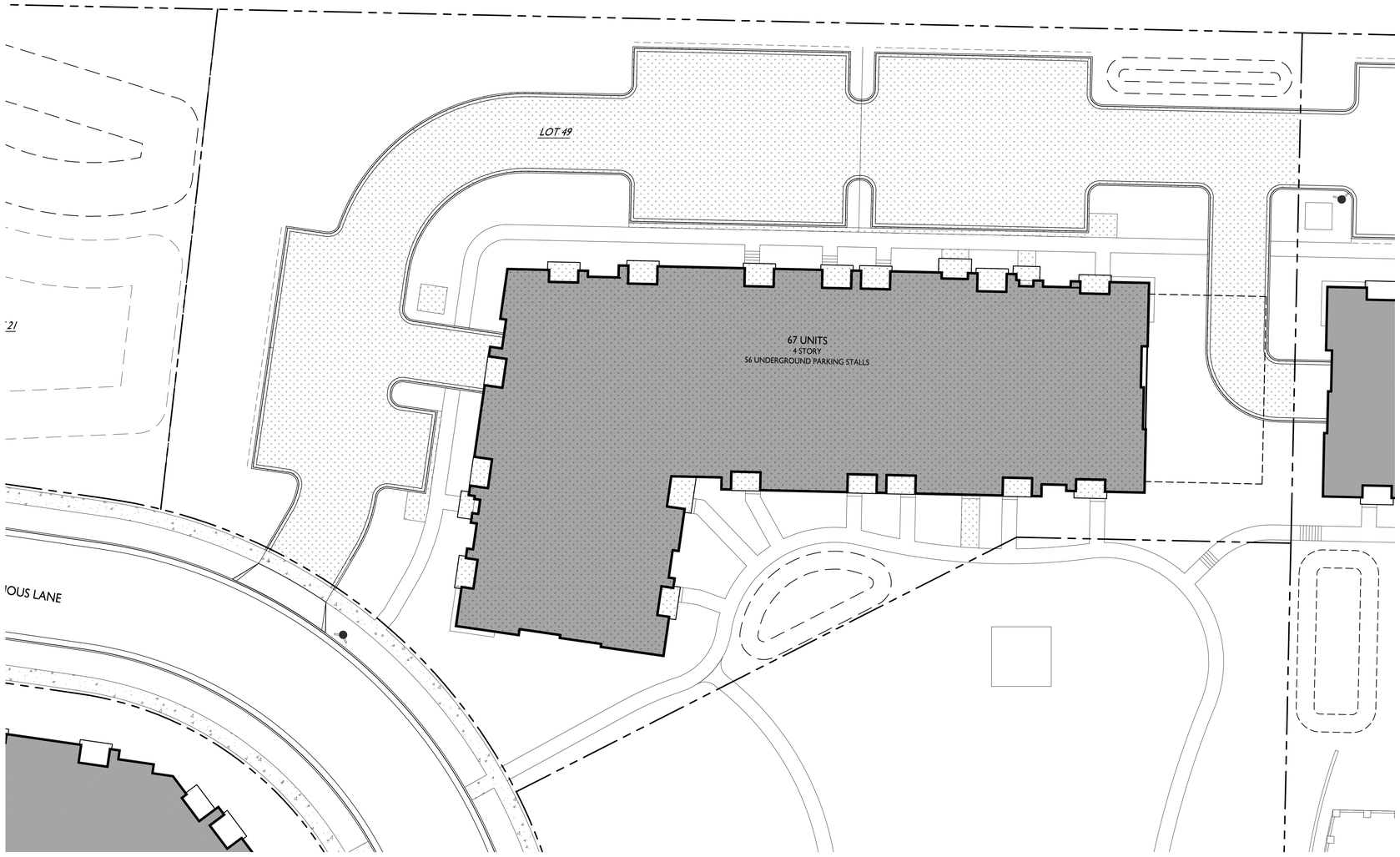
SHEET TITLE
Site Lighting Plan - South

Lot 50
SHEET NUMBER

C-2.3

PROJECT NO. 2155

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LOT COVERAGE

ZONING	TR-U2
MAXIMUM LOT COVERAGE	80%
LOT AREA	74,337 S.F.
PROPOSED COVERAGE	40,600 S.F. / 53%

knothe bruce
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Middleton, WI 53562

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PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

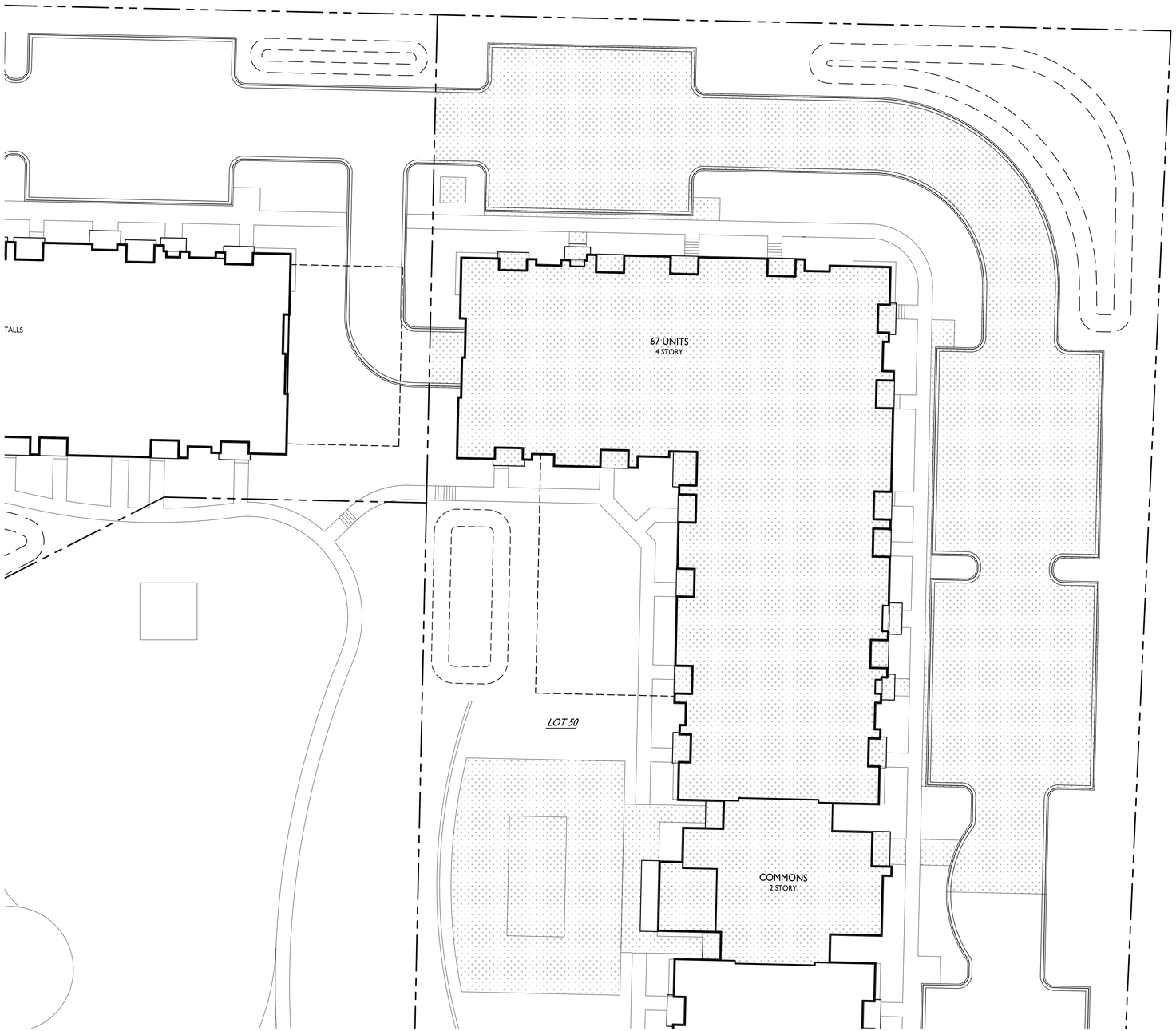
SHEET TITLE
Lot Coverage

Lot 49
SHEET NUMBER

GRAPHIC SCALE
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1 INCH = 20 FT (24X36 SHEET)

C-3.1
PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



LOT COVERAGE

ZONING	TR-U2
MAXIMUM LOT COVERAGE	80%
LOT AREA	134,349 S.F.
PROPOSED COVERAGE	79,200 S.F. / 59%

knothe bruce
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Middleton, WI 53562

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Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot Coverage
North

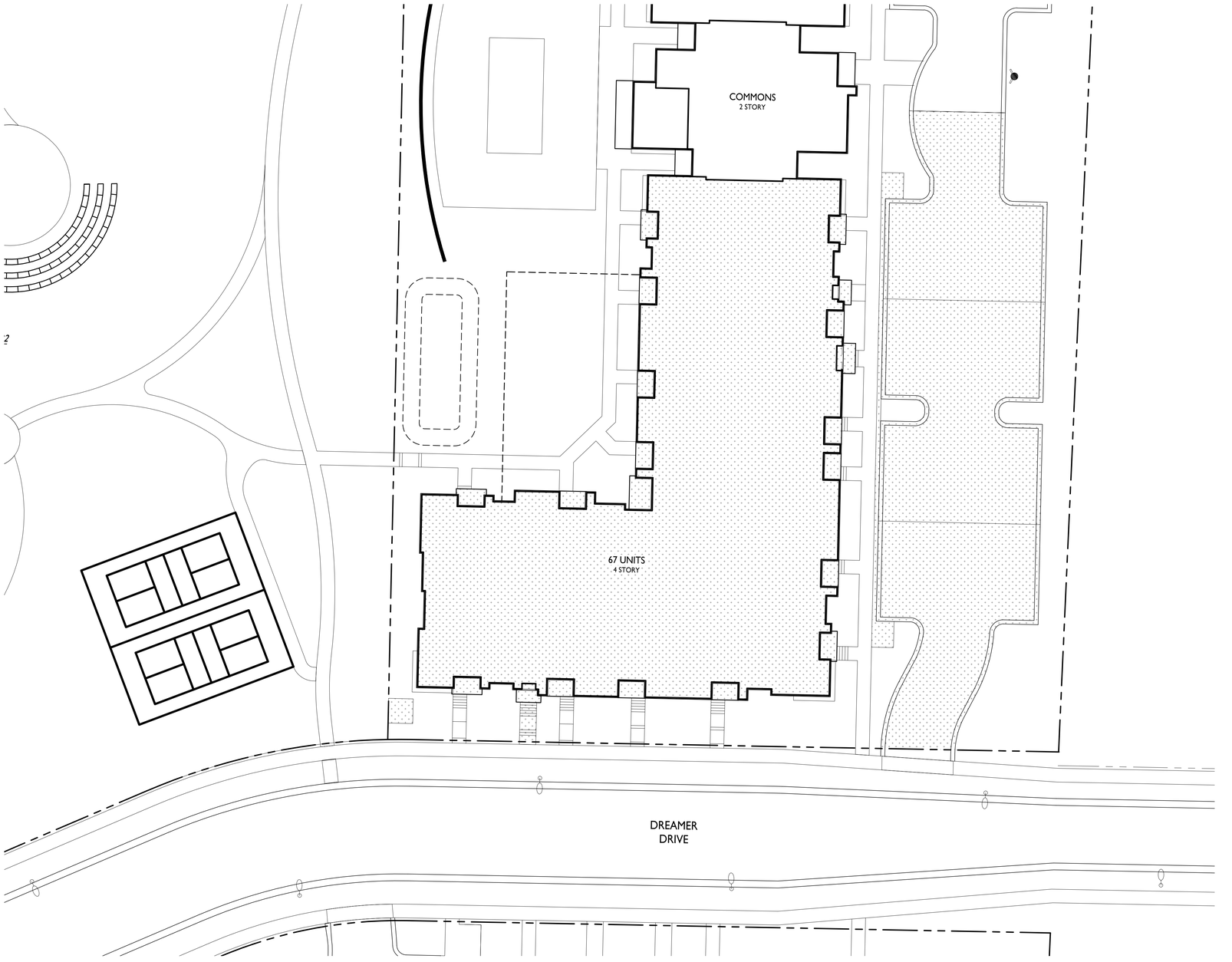
Lot 50
SHEET NUMBER

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

C-3.2

PROJECT NO. 2155

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SEE SHEET C-1.3A FOR LOT COVERAGE DATA

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Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot Coverage
South

Lot 50
SHEET NUMBER

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

C-3.3

PROJECT NO. 2155

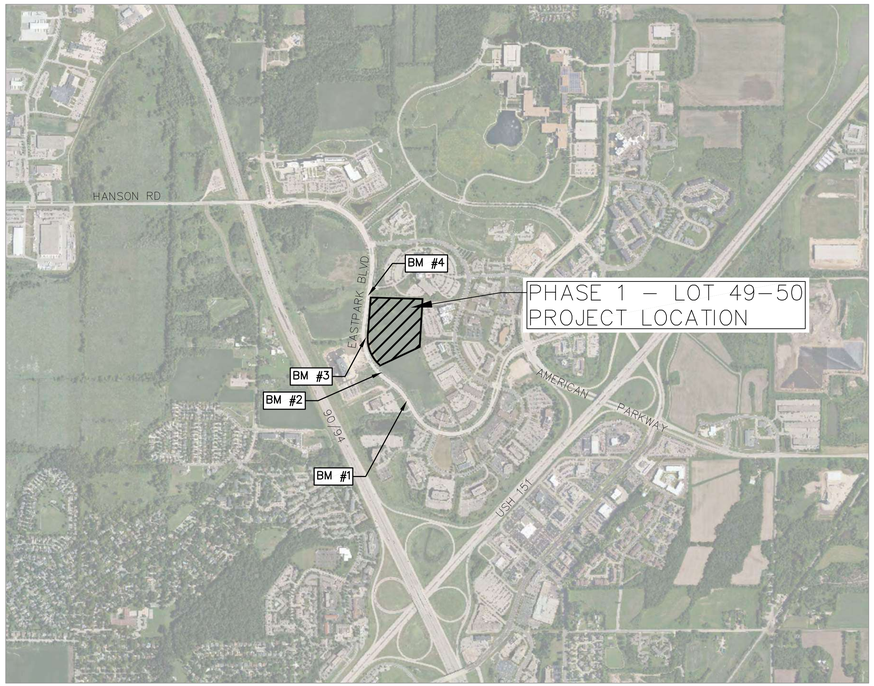
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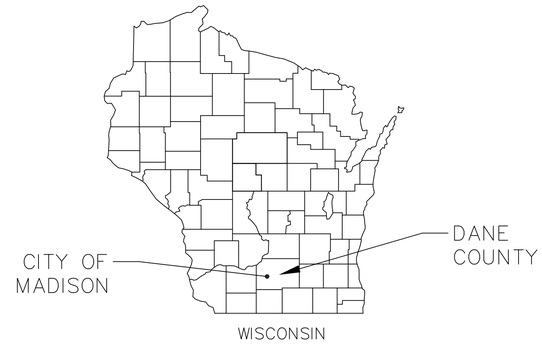
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CASCADE - PHASE 1 - SITE IMPROVEMENTS

THE AMERICAN CENTER LOTS 49-50

CITY OF MADISON, WISCONSIN





SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	NOTES & LEGENDS
C3	EXISTING CONDITIONS
C4	EROSION CONTROL PLAN
C5	PHASE 1 OVERALL SITE & UTILITY PLAN
C6	LOT 49 SITE & UTILITY PLAN
C7	LOT 50 NORTH SITE & UTILITY PLAN
C8	LOT 50 SOUTH SITE & UTILITY PLAN
C9	PHASE 1 OVERALL GRADING PLAN
C10	LOT 49 GRADING PLAN
C11	LOT 50 NORTH GRADING PLAN
C12	LOT 50 SOUTH GRADING PLAN
C13	LOT 49 FIRE ACCESS PLAN

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

SITE BENCHMARKS

1. TOP NUT OF HYDRANT ELEV = 910.30
2. TOP NUT OF HYDRANT ELEV = 921.17
3. TOP NUT OF HYDRANT ELEV = 921.85
4. TOP NUT OF HYDRANT ELEV = 910.30

NOT FOR CONSTRUCTION

vierbicher planners engineers advisors

Title Sheet
Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

REVISIONS
NO. | DATE | REMARKS

REVISIONS
NO. | DATE | REMARKS

DATE 2/27/2023
DRAFTER BBAR
CHECKED SCHU
PROJECT NO. 210303

C1

28 Feb 2023 - 1:50p M:\Cascade Development\210303_4902 Eastpark Blvd\CADD\210303 - LUA Title and Details - Site Plan.dwg by: bbar

© Vierbicher Associates, Inc.

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING DECIDUOUS TREE

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIGN
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

GRADING LEGEND

- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS II, TYPE A
- EROSION MAT CLASS I, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- PROPOSED PIPE INSULATION

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
7. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION.

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

STREET TREE NOTES:

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY.
2. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCES OF THE STREET TREES. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY.
3. AS DEFINED BY SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCITON: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSES THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING.
4. SECTION 107.13(g) OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS, OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION.

NOT FOR CONSTRUCTION

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planners | engineers | advisors

Notes & Legends

Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 2/27/2023
DRAFTER BBAR
CHECKED SCHU
PROJECT NO. 210303

C2

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BENCHMARK #5
TOP NUT/HYDRANT
ELEV=892.50
220' NORTH OF PROPERTY LINE

BENCHMARK #4
TOP NUT/HYDRANT
ELEV=896.72

EX. 10" DIA.
RED MAPLE

EX. 6" DIA.
RED MAPLE

EX. 5" DIA.
RED MAPLE

EX. 6" DIA.
RED MAPLE

EX. 2" DIA.
RED MAPLE

EX. 2" DIA.
RED MAPLE

EX. 2" DIA.
RED MAPLE

EX. 2" DIA.
RED MAPLE

EX. 2" DIA. ELM

EX. 2" DIA. ELM

BENCHMARK #3
TOP NUT/HYDRANT
ELEV=921.85

BENCHMARK #2
TOP NUT/HYDRANT
ELEV=921.17
320' SOUTH OF DREAMER DRIVE

EASTPARK BLVD

DREAMER DRIVE

DREAMER DRIVE IS CURRENTLY NOT CONSTRUCTED. LINEWORK IS SHOWN BASED ON CITY DESIGN FILES FORM 01/11/2023. DREAMER DRIVE WILL BE CONSTRUCTED PRIOR TO IMPROVEMENTS NORTH OF DREAMER DRIVE.

NOT FOR CONSTRUCTION

N
W E
S

GRAPHIC SCALE FEET
0 20 40 80

EXISTING STORM STRUCTURE TABLE

NAME	TYPE	RIM/TC	INVERT	DIRECTION
S11	CIN	906.23	901.53	SE
			901.79	NW
S12	STMH	907.63	903.21	NE
			902.89	S
			903.16	NW
S13	CIN	907.57	903.68	SW
S14	CIN	912.70	909.19	SE
			909.24	NW
S15	CIN	919.28	914.88	E
			914.73	SE
			914.93	SW
S16	CIN	918.59	915.39	W
S17	CIN	920.61	917.21	N
S18	CIN	915.63	912.32	S
			912.07	NW
S19	CIN	911.41	907.32	N
			907.37	SE
S20	CIN	901.86	896.83	N
			897.30	E
			897.06	S
S21	CIN	902.02	898.32	W
S22	STMH	890.10	880.45	N
			880.45	E
			883.70	S
			880.40	W
S23	CIN	890.31	880.40	N
			880.40	E
			880.40	W
S24	CIN	890.38	882.20	NE
			881.73	W

EXISTING SANITARY STRUCTURE TABLE

NAME	TYPE	RIM/TC	INVERT	DIRECTION
S1	SMH	903.36	891.16	SE
			891.03	NW
S2	SMH	905.86	889.66	SE
			889.61	SW
			890.81	NW
			895.64	NW
S3	SMH	909.73	899.71	SE
			899.85	NW
S4	SMH	917.44	907.37	SE
			907.47	NW
S5	SMH	921.62	911.72	SE
			911.76	W
			911.83	NW
S6	SMH	917.90	907.28	N
			907.35	E
S7	SMH	904.37	893.84	N
			893.93	S
S8	SMH	894.48	883.69	N
			883.78	S
S9	SMH	890.05	877.47	N
			876.55	S
			876.47	W

SURVEY LEGEND
- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- SET NAIL

TOPOGRAPHIC SYMBOL LEGEND
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND
- EXISTING FIBER OPTIC LINE
- EXISTING SILT FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

GENERAL NOTES:

1. This plan is not intended to be a property survey as defined in Chapter A-E 7 of the Wisconsin Administrative Code. The property lines shown on this plan are based on found monumentation, Certified Survey Map #15829, recorded as Document # 5778376 and subsequent surveys of record.
2. This plan is based upon field survey work performed on August 17, 18 and 24, 2022. Any changes in site conditions after August 24, 2022 are not reflected by this plan.
3. This plan is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS.
4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline ticket #20223311075 and #20223311078. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others. Sewer and water pipe sizes were obtained from the City of Madison GTweb site. Some storm sewer pipe sizes were measured during the survey.
5. No attempt has been made as a part of this plan to obtain or show data concerning condition,or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal, except those easements shown on the Creek Crossing At St. Francis plat.

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Existing Conditions

Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

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INFILTRATION BASIN
EROSION MAT – CLASS I, TYPE B URBAN (TYP.)
EROSION MAT – CLASS I, TYPE B URBAN (TYP.)
EROSION MAT – CLASS II, TYPE A (TYP.)
BIORETENTION BASIN
BIORETENTION BASIN
EROSION MAT – CLASS II, TYPE A (TYP.)
EROSION MAT – CLASS I, TYPE B URBAN (TYP.)
WET DETENTION BASIN
TRACKING PAD (TYP.)
FIRST FLOOR EL = 922.00
LOWER LEVEL EL = 912.67
LOT 49
FIRST FLOOR EL = 933.00
LOWER LEVEL EL = 923.67
LOT 50
TRACKING PAD (TYP.)
EROSION MAT – CLASS II, TYPE A (TYP.)
INFILTRATION BASIN
FRAMED INLET PROTECTION (TYP.)
SILT FENCE (TYP.)
INFILTRATION BASIN
EROSION MAT – CLASS II, TYPE A (TYP.)
LOT 48
OUTLOT 2
SILT FENCE (TYP.)
EROSION MAT – CLASS I, TYPE B URBAN (TYP.)
EROSION MAT – CLASS II, TYPE A (TYP.)
INFILTRATION BASIN
EROSION MAT – CLASS I, TYPE B URBAN (TYP.)
SILT FENCE (TYP.)
LOT 50
FIRST FLOOR EL = 933.00
LOWER LEVEL EL = 923.67
FRAMED INLET PROTECTION (TYP.)
TRACKING PAD (TYP.)
EASTPARK BLVD.
DREAMER DRIVE
LOT 47
LOT 51
IMPROVEMENTS SOUTH OF DREAMER DRIVE ARE PART OF PHASE 2 CONSTRUCTION AND WILL BE INCLUDED IN A FUTURE SUBMITTAL
OUTLOT 18
DREAMER DRIVE

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GRAPHIC SCALE FEET
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Erosion Control Plan
Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

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EXISTING 6' UTILITY EASEMENT

BIORETENTION BASIN

INFILTRATION BASIN

BIORETENTION BASIN

26'

SITE HYDRANT

26'

6" WATER MAIN

EXISTING 15' UTILITY EASEMENT

OUTLOT 21

WET DETENTION BASIN

26'

LOT 49

LOT 50

PUBLIC HYDRANT

CHESS

INFILTRATION BASIN

INFILTRATION BASIN

26'

8" WATER MAIN

LOT 48

SITE HYDRANT

PATIO GATHERING AREA

66'

36'

OUTLOT 22

INFILTRATION BASIN

26'

EASTPARK BLVD.

LUMINOUS LANE

PUBLIC HYDRANT

LOT 50

8" WATER MAIN

PICKLEBALL COURTS

PROPOSED WATER MAIN (BY OTHERS)

PROPOSED SANITARY SEWER (BY OTHERS)

DREAMER DRIVE

LOT 47

LOT 51

40' X 80' PUBLIC STORMWATER EASEMENT (THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION)

IMPROVEMENTS SOUTH OF DREAMER DRIVE ARE PART OF PHASE 2 CONSTRUCTION AND WILL BE INCLUDED IN A FUTURE SUBMITTAL

DREAMER DRIVE

20'

OUTLOT 18

25' STORMWATER EASEMENT (THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION)

N

W E

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GRAPHIC SCALE FEET

0 20 40 80

FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

ALL WORK WITHIN LUMINOUS LANE, EASTPARK BLVD., AND DREAMER DRIVE RIGHT OF WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS.

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Phase 1 Overall Site & Utility Plan

Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

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FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

EXISTING 6' UTILITY EASEMENT

PROPERTY LINE

INFILTRATION BASIN

OUTLOT 21

WET BASIN

PROPERTY LINE

93'-8" PVC SAN @ 2.61%

S9 CB

P4

10'

S10 CI

P5

S11 FI

P22

S21 CI

P23

S28 EW

BIORETENTION BASIN

S104: 48" CONC SMH
RIM=924.71
IE=914.40 W
IE=914.50 S

295'-8" PVC SAN @ 3.46%

S8 CB

P3

R40'

10' NO BUILD EASEMENT

4 BIKE STALLS

SITE HYDRANT

46'-8" PVC SAN @ 1.10%

P21

5 STEPS

4 STEPS

3 STEPS

CONCRETE RETAINING WALL (TYP.)

TRANSFORMER PAD

EDGE OF UNDERGROUND PARKING (TYP.)

LOT 49

4 STORY BUILDING
FIRST FLOOR = 922.00
LOWER LEVEL = 912.67

LOT 50

SEE SHEET C7

PROPERTY LINE

44'-8" PVC SAN @ 1.04%

8" SANITARY SEWER LATERAL. CONFIRM SIZE, LOCATION, AND INVERT WITH PLUMBING PLANS
IE=902.00

12" STORM SEWER LATERAL. CONFIRM SIZE, LOCATION, AND INVERT WITH PLUMBING PLANS
IE=918.76

54'-8" PVC SAN @ 5.79%

CONCRETE RETAINING WALL (TYP.)

S383: 48" CONC SMH
RIM=909.23
IE=898.34 SW
IE=898.44 N

S26 EW

P1

S6 CB

P2

S7 CI

STOP SIGN

11'-8" PVC SAN @ 1.00%

4 BIKE STALLS

CONCRETE RETAINING WALL (TYP.)

10' VISION TRIANGLE

6" WATER LATERAL. CONFIRM SIZE, LOCATION, AND INVERT WITH PLUMBING PLANS

CLASS III DRIVEWAY

PUBLIC HYDRANT

P27

S19 STMH

P26

2 STEPS

2 STEPS

2 STEPS

P18

S20 STMH

P17

S29 EW

S31 EW

PROPERTY LINE

INFILTRATION BASIN

CHESS AREA

INFILTRATION BASIN

S18 FI

S15 FI

P14

P13

P12

S17 STMH

P11

S16 STMH

P10

S32 FI

CONNECT TO LUMINOUS LANE STORM SEWER

ALL WORK WITHIN THE LUMINOUS LANE RIGHT OF WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS.

P28

LUMINOUS LANE

STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S6	48" CONC CB	909.09	902.43
S7	2' x 3' CI	908.97	905.05
S8	48" CONC CB	912.42	907.60
S9	48" CONC CB	915.27	911.27
S10	2' x 3' CI	918.77	914.77
S11	48" CONC FI	919.50	916.50
S15	48" CONC FI	929.00	926.00
S16	48" CONC STMH	927.06	923.18
S17	48" CONC STMH	918.67	909.81
S18	48" CONC FI	918.50	916.00
S19	48" CONC STMH	920.66	918.70
S20	48" CONC STMH	930.58	928.68
S21	2' x 3' CI	922.88	919.29
S26	18" EW	898.71	897.00
S28	12" RCP EW	920.17	919.00
S29	12" RCP EW	929.67	928.50
S31	12" RCP EW	919.67	918.50

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P1	RCP	18	S26	S6	45	897.00	902.43	12.16%
P2	RCP	12	S6	S7	6	904.93	905.05	2.00%
P3	RCP	15	S8	S9	88	907.60	911.27	4.19%
P4	RCP	12	S9	S10	81	911.27	914.77	4.32%
P5	RCP	12	S10	S11	79	914.77	916.50	2.18%
P10	RCP	12	S381	S17	47	909.34	909.81	1.00%
P11	RCP	12	S17	S16	169	909.81	923.18	7.92%
P12	RCP	12	S16	S14	85	923.18	926.00	3.32%
P13	RCP	12	S16	S15	70	923.18	926.00	4.00%
P14	RCP	12	S17	S18	90	909.81	916.00	6.91%
P17	RCP	12	S29	S20	18	928.50	928.68	1.00%
P18	RCP	12	S20		6	928.68	928.74	1.00%
P21	RCP	15	S6	S8	112	902.68	907.60	4.39%
P22	RCP	12	S28	S21	29	919.00	919.29	1.00%
P23	RCP	12	S21	S12	116	919.29	922.50	2.77%
P26	RCP	12	S31	S19	20	918.50	918.70	1.00%
P27	RCP	12	S19		6	918.70	918.76	1.00%

N W E S

GRAPHIC SCALE FEET
0 10 20 40

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Lot 49 Site & Utility Plan

Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

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REVISIONS NO.	DATE	REMARKS

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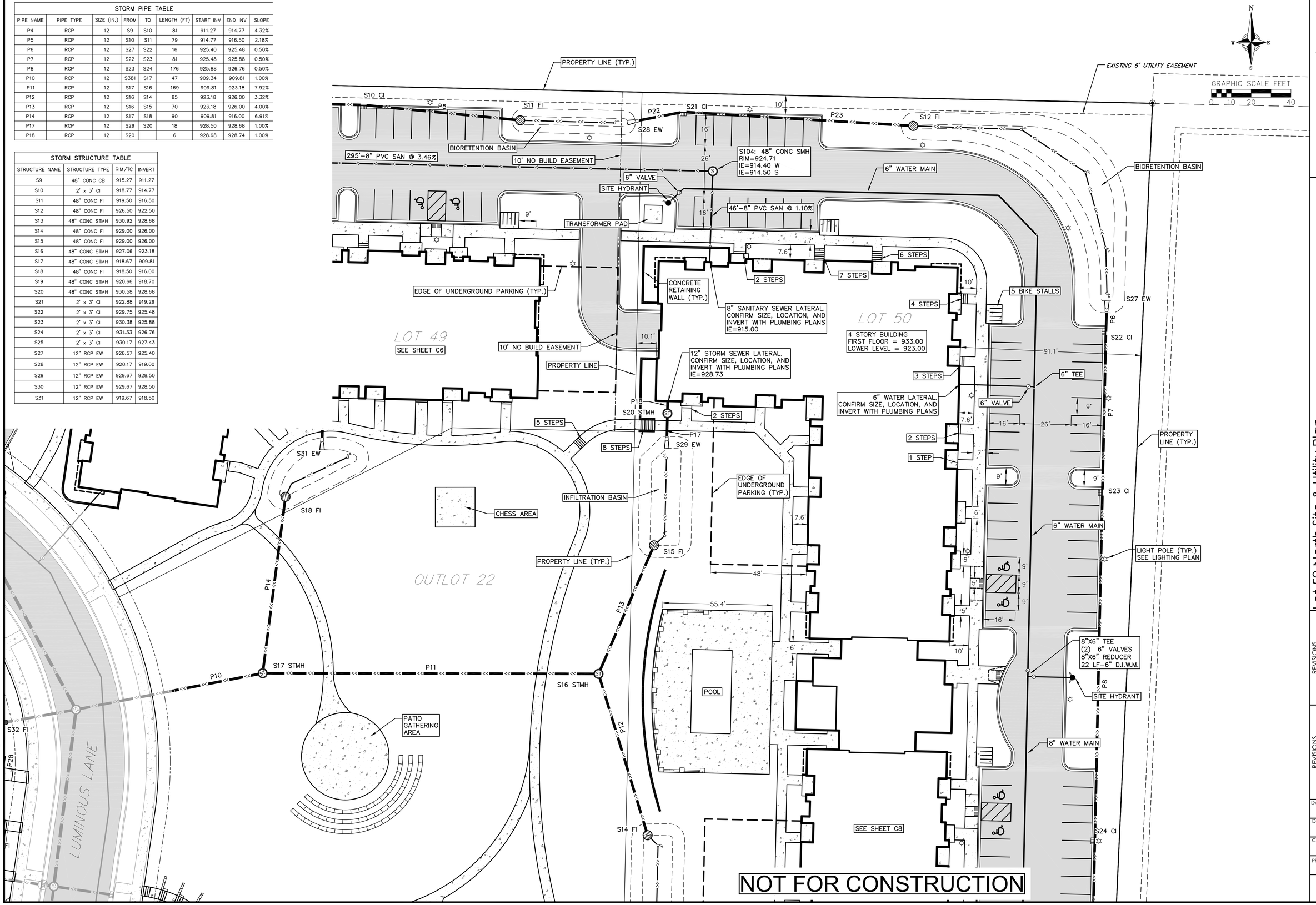
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STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P4	RCP	12	S9	S10	81	911.27	914.77	4.32%
P5	RCP	12	S10	S11	79	914.77	916.50	2.18%
P6	RCP	12	S27	S22	16	925.40	925.48	0.50%
P7	RCP	12	S22	S23	81	925.48	925.88	0.50%
P8	RCP	12	S23	S24	176	925.88	926.76	0.50%
P10	RCP	12	S381	S17	47	909.34	909.81	1.00%
P11	RCP	12	S17	S16	169	909.81	923.18	7.92%
P12	RCP	12	S16	S14	85	923.18	926.00	3.32%
P13	RCP	12	S16	S15	70	923.18	926.00	4.00%
P14	RCP	12	S17	S18	90	909.81	916.00	6.91%
P17	RCP	12	S29	S20	18	928.50	928.68	1.00%
P18	RCP	12	S20		6	928.68	928.74	1.00%

STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S9	48" CONC CB	915.27	911.27
S10	2' x 3' CI	918.77	914.77
S11	48" CONC FI	919.50	916.50
S12	48" CONC FI	926.50	922.50
S13	48" CONC STMH	930.92	928.68
S14	48" CONC FI	929.00	926.00
S15	48" CONC FI	929.00	926.00
S16	48" CONC STMH	927.06	923.18
S17	48" CONC STMH	918.67	909.81
S18	48" CONC FI	918.50	916.00
S19	48" CONC STMH	920.66	918.70
S20	48" CONC STMH	930.58	928.68
S21	2' x 3' CI	922.88	919.29
S22	2' x 3' CI	929.75	925.48
S23	2' x 3' CI	930.38	925.88
S24	2' x 3' CI	931.33	926.76
S25	2' x 3' CI	930.17	927.43
S27	12" RCP EW	926.57	925.40
S28	12" RCP EW	920.17	919.00
S29	12" RCP EW	929.67	928.50
S30	12" RCP EW	929.67	928.50
S31	12" RCP EW	919.67	918.50



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Lot 50 North Site & Utility Plan

Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

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STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S9	48" CONC CB	915.27	911.27
S10	2' x 3' CI	918.77	914.77
S11	48" CONC FI	919.50	916.50
S12	48" CONC FI	926.50	922.50
S13	48" CONC STMH	930.92	928.68
S14	48" CONC FI	929.00	926.00
S15	48" CONC FI	929.00	926.00
S16	48" CONC STMH	927.06	923.18
S17	48" CONC STMH	918.67	909.81
S18	48" CONC FI	918.50	916.00
S19	48" CONC STMH	920.66	918.70
S20	48" CONC STMH	930.58	928.68
S21	2' x 3' CI	922.88	919.29
S22	2' x 3' CI	929.75	925.48
S23	2' x 3' CI	930.38	925.88
S24	2' x 3' CI	931.33	926.76
S25	2' x 3' CI	930.17	927.43
S27	12" RCP EW	926.57	925.40
S28	12" RCP EW	920.17	919.00
S29	12" RCP EW	929.67	928.50
S30	12" RCP EW	929.67	928.50
S31	12" RCP EW	919.67	918.50

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P4	RCP	12	S9	S10	81	911.27	914.77	4.32%
P5	RCP	12	S10	S11	79	914.77	916.50	2.18%
P6	RCP	12	S27	S22	16	925.40	925.48	0.50%
P7	RCP	12	S22	S23	81	925.48	925.88	0.50%
P8	RCP	12	S23	S24	176	925.88	926.76	0.50%
P10	RCP	12	S381	S17	47	909.34	909.81	1.00%
P11	RCP	12	S17	S16	169	909.81	923.18	7.92%
P12	RCP	12	S16	S14	85	923.18	926.00	3.32%
P13	RCP	12	S16	S15	70	923.18	926.00	4.00%
P14	RCP	12	S17	S18	90	909.81	916.00	6.91%
P17	RCP	12	S29	S20	18	928.50	928.68	1.00%
P18	RCP	12	S20		6	928.68	928.74	1.00%

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Lot 50 South Site & Utility Plan

Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

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INFILTRATION BASIN

BIORETENTION BASIN

BIORETENTION BASIN

WET DETENTION BASIN

FIRST FLOOR EL = 922.00
LOWER LEVEL EL = 912.67

LOT 49

FIRST FLOOR EL = 933.00
LOWER LEVEL EL = 923.67

LOT 50

INFILTRATION BASIN

INFILTRATION BASIN

LOT 48

OUTLOT 22

INFILTRATION BASIN

EASTPARK BLVD.

LIMNOS STREET

LOT 50

FIRST FLOOR EL = 933.00
LOWER LEVEL EL = 923.67

DREAMER DRIVE

LOT 47

LOT 51

IMPROVEMENTS SOUTH OF DREAMER DRIVE
ARE PART OF PHASE 2 CONSTRUCTION
AND WILL BE INCLUDED IN A FUTURE SUBMITTAL

DREAMER DRIVE

OUTLOT 18

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GRAPHIC SCALE FEET
0 20 40 80

FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

ALL WORK WITHIN LUMINOUS LANE, EASTPARK BLVD., AND DREAMER DRIVE RIGHT OF WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS.

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Phase 1 Overall Grading Plan

Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

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REVISIONS			
NO.	DATE	REMARKS	

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INFILTRATION BASIN

FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

WET BASIN

OUTLOT 21

LOT 48

LOT 49

LOT 50

SEE SHEET C11

BIORETENTION BASIN

FIRST FLOOR = 922.00
LOWER LEVEL = 912.67

INFILTRATION BASIN

INFILTRATION BASIN

LUMINOUS LANE

OUTLOT 22

ALL WORK WITHIN THE LUMINOUS LANE RIGHT OF WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS.

916.02 TC
915.52 FL

915.57 TC
915.07 FL

914.04 TC
913.54 FL

914.64 TC
914.14 FL

916.17 TC
915.67 FL

916.52 TC
916.02 FL

916.96 TC
916.46 FL

914.86 SW

911.26 TC
910.76 FL

911.01 TC
910.51 FL

910.77 TC
910.27 FL

911.84 TC
911.34 FL

911.78 TC
911.28 FL

911.27 TC
910.77 FL

912.07 TC
911.57 FL

911.59 TC
911.09 FL

909.19 TC
908.69 FL

909.38 TC
908.88 FL

910.78 TC
910.28 FL

908.12 TC
907.62 FL

909.88 TC
909.38 FL

909.13 TC
908.63 FL

912.67 LL

912.67 LL

918.50

920.50

919.00 SW

918.65 TC
918.15 FL

919.14 TC
918.64 FL

919.21 TC
918.71 FL

919.82 TC
919.32 FL

920.39 TC
919.89 FL

919.89 TC
919.39 FL

918.53 SW

919.70 SW

921.24 SW

920.31 TC
919.81 FL

921.28 TC
920.78 FL

920.75 TC
920.25 FL

920.92 TC
920.42 FL

920.95 TC
920.45 FL

921.50 TC
921.00 FL

921.55 TC
921.05 FL

921.98 TC
921.48 FL

921.80 SW

921.13 TC
920.63 FL

922.10 TC
921.60 FL

922.34 TC
921.84 FL

922.58 TC
922.08 FL

923.00 TC
922.50 FL

923.92 TC
923.42 FL

923.49 TC
922.99 FL

923.99 TC
923.49 FL

923.93 TC
923.43 FL

922.00 FF

920.33 SW

920.38 SW

920.34 SW

920.78 SW

1.0%

1.0%

GRAPHIC SCALE FEET
0 10 20 40

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planners engineers advisors

Lot 49 Grading Plan
Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

DATE 2/27/2023
DRAFTER BBAR
CHECKED SCHU
PROJECT NO. 210303

C10

NOT FOR CONSTRUCTION

28 Feb 2023 - 1:04p M:\Cascade Development\210303_4902 Eastpark Blvd\CADD\210303 - Grading Phase 1.dwg by: bbar

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28 Feb 2023 - 1:13p M:\Cascade Development\210303_4902 Eastpark Blvd\CADD\210303 - Grading Phase 1.dwg by: bbar

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S

GRAPHIC SCALE FEET

0 10 20 40

BIORETENTION BASIN

BIORETENTION BASIN

INFILTRATION BASIN

LOT 49

SEE SHEET C10

LOT 50

FIRST FLOOR = 933.00
LOWER LEVEL = 923.67

OUTLOT 22

LUMINOUS LANE

SEE SHEET C12

923.74 TC
923.24 FL

926.87 TC
926.37 FL

921.50 TC
921.00 FL

923.50 TC
923.00 FL

927.20 TC
926.70 FL

928.28 TC
927.78 FL

922.62 TC
922.12 FL

923.02 TC
922.52 FL

924.56 TC
924.06 FL

928.33 TC
927.83 FL

929.91 TC
929.41 FL

922.38 TC
921.88 FL

925.04 TC
924.54 FL

925.89 TC
925.39 FL

929.06 TC
928.56 FL

922.58 TC
922.08 FL

923.00 TC
922.50 FL

929.00

928.96

929.00 MID LEVEL

933.00 FF

933.00 FF

930.71 TC
930.21 FL

931.47 SW

923.49 TC
922.99 FL

929.00

933.00 FF

930.56 TC
930.06 FL

923.92 TC
923.42 FL

923.99 TC
923.49 FL

923.67 LL

931.05 TC
930.55 FL

931.22 TC
930.72 FL

930.42 TC
929.92 FL

923.93 TC
923.43 FL

931.38 TC
930.88 FL

929.00

931.60 SW

931.00

933.00 FF

933.00 FF

933.00 FF

926.07 SW

930.80 SW

932.31 SW

933.00 FF

933.00 FF

931.91 TC
931.41 FL

930.95 TC
930.45 FL

933.00 FF

931.71 TC
931.21 FL

931.23 TC
930.73 FL

933.00 FF

931.99 TC
931.49 FL

931.03 TC
930.53 FL

933.00 FF

933.00 FF

933.00 FF

932.39 SW

933.00 FF

932.52 TC
932.02 FL

932.00 SW

932.00 SW

932.32 TC
931.82 FL

931.83 TC
931.33 FL

931.55 TC
931.05 FL

932.18 SW

933.00 FF

932.66 SW

932.38 TC
931.88 FL

933.00 FF

932.56 TC
932.06 FL

HIGH POINT
932.68 TC
932.18 FL

HIGH POINT
932.08 TC
931.58 FL

932.35 TC
931.85 FL

931.86 TC
931.36 FL

932.55 TC
932.05 FL

931.59 TC
931.09 FL

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planners engineers advisors

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

Lot 50 North Grading Plan

Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

DATE
2/27/2023

DRAFTER
BBAR

CHECKED
SCHU

PROJECT NO.
210303

C11

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SEE SHEET C11

INFILTRATION BASIN

OUTLOT 22

LOT 50

FIRST FLOOR = 933.00
LOWER LEVEL = 923.67

LUMINOUS LANE

DREAMER DRIVE

932.31 SW
932.18 SW
932.00 SW
932.00 SW
932.40 SW
932.01
932.66 SW
932.86 SW
932.70 SW
931.83 SW
932.61 SW
933.00 FF
933.00 FF
933.00 FF

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N
W E
S

GRAPHIC SCALE FEET
0 20 40 80

EXISTING PUBLIC HYDRANT
460' HOSE LAY
PROPOSED SITE HYDRANT
26'
30.6'
OUTLOT 21
353' OF AERIAL FIRE ACCESS
LOT 49 4 STORY
BUILDING PERIMETER = 729'
25% OF PERIMETER = 183'
TOTAL AERIAL ACCESS = 353'
LOT 50
4 STORY
356' OF AERIAL FIRE ACCESS
430' HOSE LAY
250'
205'
PROPOSED PUBLIC HYDRANT
20'
500' HOSE LAY
500' HOSE LAY
38.1'
DIAGRAM: A
4 STORY
LOT 48
208' OF AERIAL FIRE ACCESS
BUILDING PERIMETER = 855'
25% OF PERIMETER = 213'
TOTAL AERIAL ACCESS = 283'
5" DIA. RED MAPLE
6" DIA. RED MAPLE
EASTPARK BLVD.
290' HOSE LAY
75' OF AERIAL FIRE ACCESS
29.6'
66'
36'
OUTLOT 22
95'
129'
26'
30.0'
43.2'
84'
270' HOSE LAY
PROPOSED SITE HYDRANT
310' HOSE LAY
41' OF AERIAL FIRE ACCESS
BUILDING PERIMETER = 1,571'
25% OF PERIMETER = 393'
TOTAL AERIAL ACCESS = 594'
197' OF AERIAL FIRE ACCESS
LOT 50
4 STORY
2" DIA. RED MAPLE
2" DIA. RED MAPLE
48.3'
DIAGRAM: B
32.6'
PROPOSED PUBLIC HYDRANT
LUMINOUS LANE
250' HOSE LAY
4 STORY
377' OF AERIAL FIRE ACCESS
EXISTING PUBLIC HYDRANT
42.7'
LOT 47
5 STORY
30.9'
BUILDING PERIMETER = 1,174'
25% OF PERIMETER = 294'
TOTAL AERIAL ACCESS = 366'
DREAMER DRIVE
PROPOSED PUBLIC HYDRANT
2" DIA. RED MAPLE
2" DIA. RED MAPLE
236' HOSE LAY
50.2'
DIAGRAM: C
2" DIA. RED MAPLE
2" DIA. ELM
2" DIA. ELM
20'
285' HOSE LAY
PROPOSED PUBLIC HYDRANT

FINAL DESIGN FOR LUMINOUS LANE COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY AND PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

FIRE ACCESS LEGEND
- HOSE LAY FROM FIRE LANE
- HOSE LAY FROM HYDRANT
- PROPOSED 20' FIRE LANE
- PROPOSED 26' AERIAL ACCESS FIRE LANE
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- WATER MAIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- NO PARKING FIRE LANE — FIRE LANE NO PARKING SIGN (12"X18") LOCATION(S) TO BE DETERMINED BY FIRE DEPARTMENT OR MUNICIPALITY

NOT FOR CONSTRUCTION

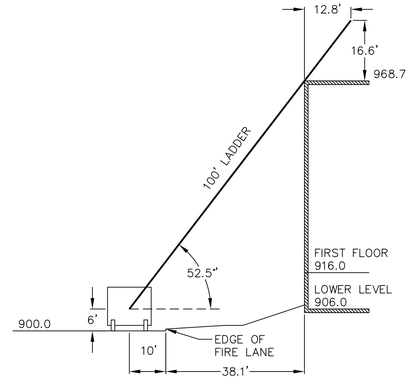


DIAGRAM: A

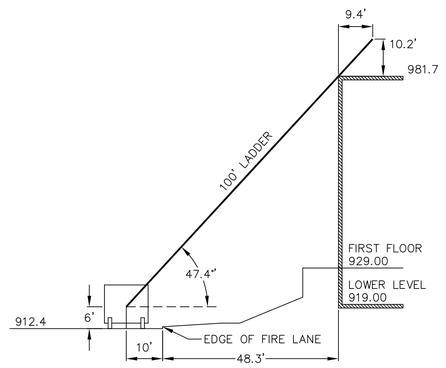


DIAGRAM: B

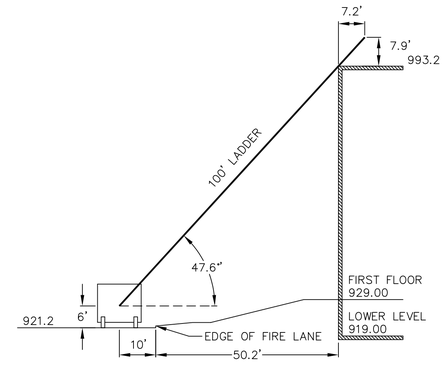


DIAGRAM: C

1/1 LADDER REACH DIAGRAMS

vierbicher planners engineers advisors

Fire Access Plan
Cascade Phase 1 - The American Center Lots 49-50
City of Madison
Dane County, Wisconsin

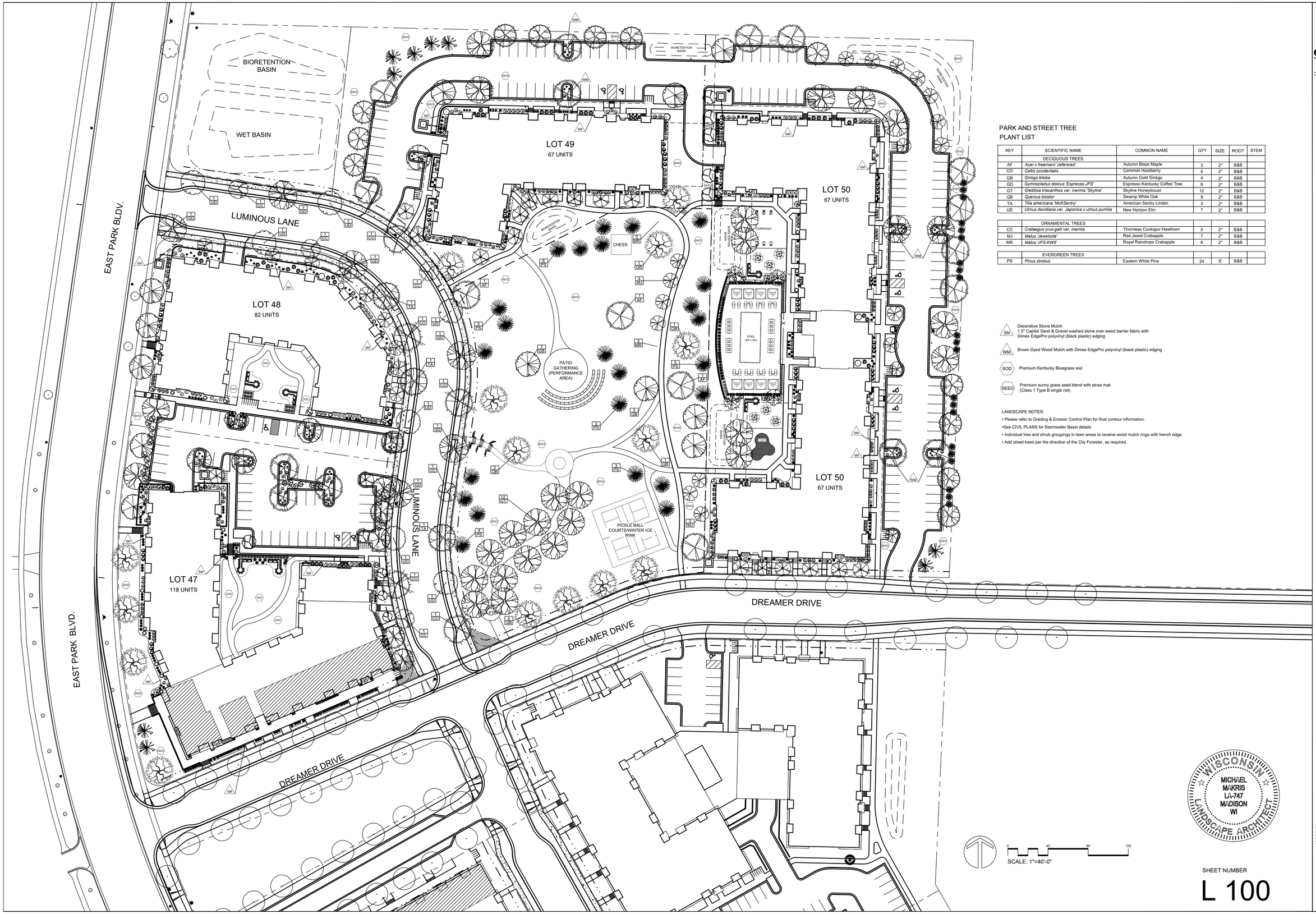
REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

DATE 2/27/2023
DRAFTER BBAR
CHECKED SCHU
PROJECT NO. 210303

C13

28 Feb 2023 - 1:01p M:\Cascade Development\210303_4902 Eastpark Blvd\CADD\210303 - Base Eng - Phase 1.dwg by: bbar



PARK AND STREET TREE
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	*Acer x freemanii 'Jeffersred'*	Autumn Blaze Maple	3	2"	B&B	
CO	*Celtis occidentalis*	Common Hackberry	5	2"	B&B	
GB	*Ginkgo biloba*	Autumn Gold Ginkgo	4	2"	B&B	
GD	*Gymnocladus dioicus 'Espresso-JFS'*	Espresso Kentucky Coffee Tree	6	2"	B&B	
GT	*Gleditsia triacanthos var. inermis 'Skyline'*	Skyline Honeylocust	12	2"	B&B	
QB	*Quercus bicolor*	Swamp White Oak	9	2"	B&B	
TA	*Tilia americana 'McKSentry'*	American Sentry Linden	3	2"	B&B	
UD	*Ulmus davidiana var. Japonica x ulmus pumilia*	New Horizon Elm	7	2"	B&B	
	ORNAMENTAL TREES					
CC	*Crataegus crus-galli var. inermis*	Thornless Cockspur Hawthorn	5	2"	B&B	
MJ	*Malus 'Jewelcole'*	Red Jewel Crabapple	7	2"	B&B	
MR	*Malus 'JFS-KWS'*	Royal Raindrops Crabapple	6	2"	B&B	
	EVERGREEN TREES					
PS	*Pinus strobus*	Eastern White Pine	24	6'	B&B	

SM — Decorative Stone Mulch
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging

WM — Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging

SOD — Premium Kentucky Bluegrass sod

SEED — Premium sunny grass seed blend with straw mat. (Class 1 Type B single net)

LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
- See CIVIL PLANS for Stormwater Basin details
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with trench edge.
- Add street trees per the direction of the City Forester, as required.

SHEET NUMBER
L 100

OLSON TOON LANDSCAPING INC
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

THE AMERICAN CENTER FIFTH ADDITION

OVERALL LANDSCAPE PLAN
Madison, Wisconsin

Date: January 6, 2023
Scale: 1'-0"=40'-0"
Designer: kms
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

WISCONSIN
MICHAEL MAKRIS
LA-747
MADISON WI
LANDSCAPE ARCHITECT

Revisions:
2023.01.26
2023.02.17
2023.02.24

Reference Name:
Cascade Development

LOT 49
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	*Acer x freemanii 'Jefersred'*	Autumn Blaze Maple	4	2"	B&B	
GB	*Ginkgo biloba*	Autumn Gold Ginkgo	3	2"	B&B	
GT	*Gleditsia triacanthos var. inermis 'Skyline'*	Skyline Honeylocust	2	2"	B&B	
QB	*Quercus bicolor*	Swamp White Oak	2	2"	B&B	
TA	*Tilia americana 'McKSentry'*	American Sentry Linden	7	2"	B&B	
	ORNAMENTAL TREES					
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	10	2"	B&B	
	EVERGREEN TREES					
PG	*Picea glauca var. densata*	Black Hills Spruce	5	6'	B&B	
TO	*Thuja occidentalis 'Emerald Green'*	Emerald Green Arborvitae	5	6'	B&B	
	EVERGREEN SHRUBS					
Pp	*Picea pungens 'Globosa'*	Dwarf Globe Blue Spruce	1	#5	Cont.	
Tm	*Taxus x media 'Tautonii'*	Taunton Yew	11	#5	Cont.	

	DECIDUOUS SHRUBS					
Cc	*Cotinus coggygria 'NCC01'*	Winecraft Black Smokebush	2	#5	Cont.	
Dk	*Diervilla 'G2X885411'*	Kodiak Red Bush Honeysuckle	13	#3	Cont.	
Hp	*Hydrangea paniculata 'SMHPLQF'*	Little Quickfire Hydrangea	10	#3	Cont.	
Iv	*Itea virginica 'Sprich'*	Little Henry Dwarf Virginia Sweetspire	12	#3	Cont.	
Po	*Physocarpus opulifolius 'SMPOTW'*	Tiny Wine Ninebark	21	#3	Cont.	
Rr	*Rosa 'BAIset'*	Sunrise Sunset Rose	10	#3	Cont.	
St	*Spiraea betulifolia 'Tor'*	Tor Birchleaf Spirea	27	#3	Cont.	
Vd	*Viburnum dentatum 'Christom'*	Blue Muffin Arrowwood Viburnum	3	#5	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	9	#1	Cont.	
hb	*Hemerocallis 'Going Bananas'*	Going Bananas Daylily	21	#1	Cont.	
hs	*Hosta 'Rainbow's End'*	Rainbow's End Hosta	10	#1	Cont.	
hr	*Hemerocallis 'Rosy Returns'*	Rosy Returns Daylily	9	#1	Cont.	
hw	*Heuchera 'Wildberry'*	Dolce Wildberry Coralbell	12	#1	Cont.	
pa	*Perovskia atriplicifolia 'Little Spire'*	Little Spire Russian Sage	3	#1	Cont.	

SM — Decorative Stone Mulch
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging

WM — Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging

SOD — Premium Kentucky Bluegrass sod

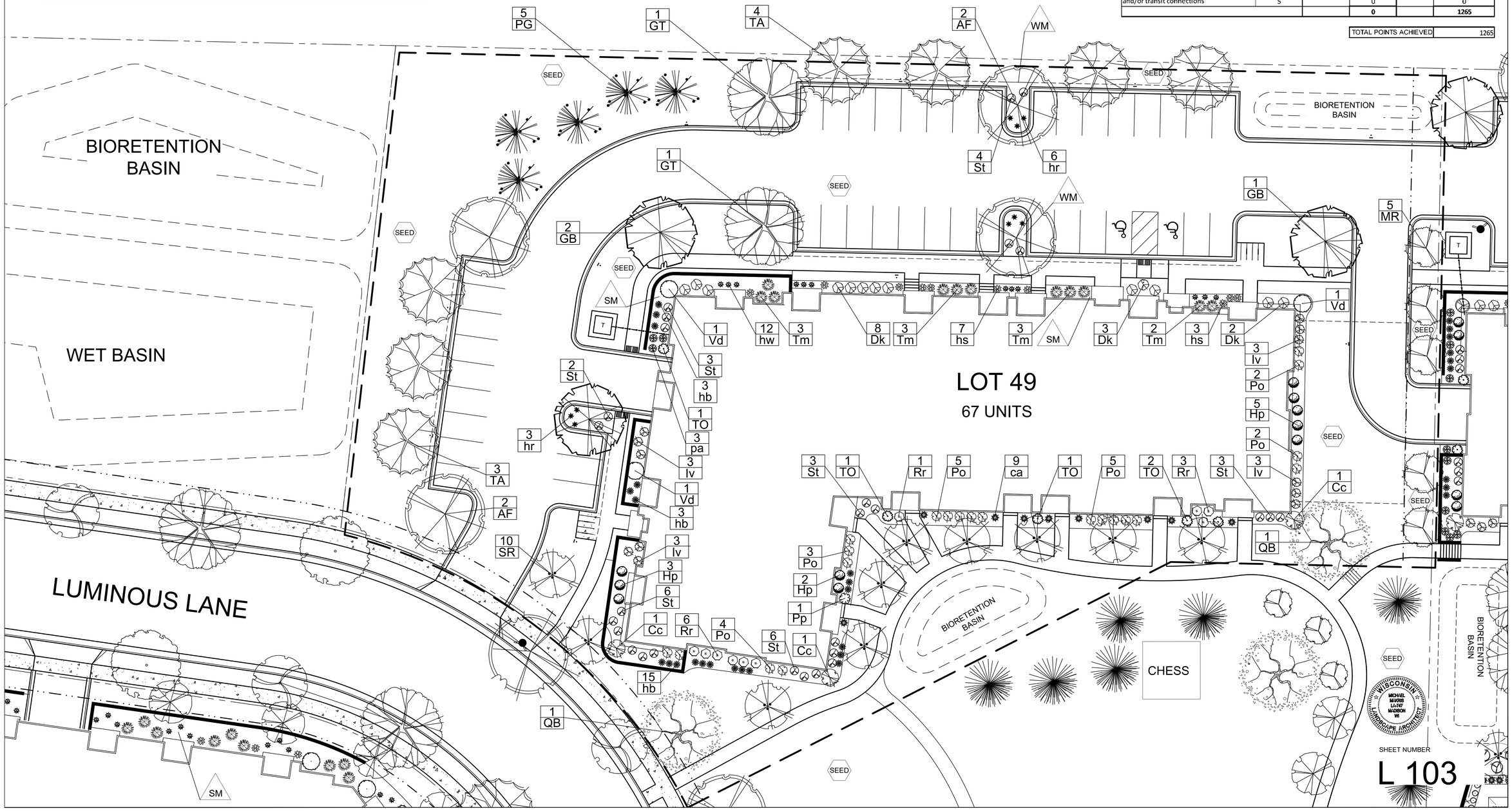
SEED — Premium sunny grass seed blend with straw mat. (Class 1 Type B single net)

LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
- See CIVIL PLANS for Stormwater Basin details
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with trench edge.
- Add street trees per the direction of the City Forester, as required.

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

City of Madison, WI Landscape Worksheet					Lot 49
Zoning District Category					
1/6/2023					
City of Madison, Wisconsin Landscape Worksheet					
DEVELOPED LOTS	**SQUARE FEET**				**LANDSCAPE POINTS REQ.**
Total Developed Area					
74,312 sf (lot) - 18,924 (building footprint)	55,388				**923**
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	**POINT VALUE**	**QUANTITY**	**POINTS ACHIEVED**	**QUANTITY**	**POINTS ACHIEVED**
Overstory Deciduous	35		0	12	420
Tall Evergreen Tree	35		0	5	175
Ornamental Tree	15		0	10	150
Upright Evergreen Shrub (i.e. arborvitae)	10		0	5	50
Shrub, deciduous	3		0	98	294
Shrub, evergreen	4		0	12	48
Ornamental Grasses/Perennials	2		0	64	128
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree	14		0		0
Landscape Furniture for public seating and/or transit connections	5		0		0
			0		**1265**

TOTAL POINTS ACHIEVED	1265



3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

THE AMERICAN CENTER FIFTH ADDITION

LOT 49 LANDSCAPE PLAN
Madison, Wisconsin

Date: January 6, 2023
Scale: 1/16"=1'-0"
Designer: kms
Job #

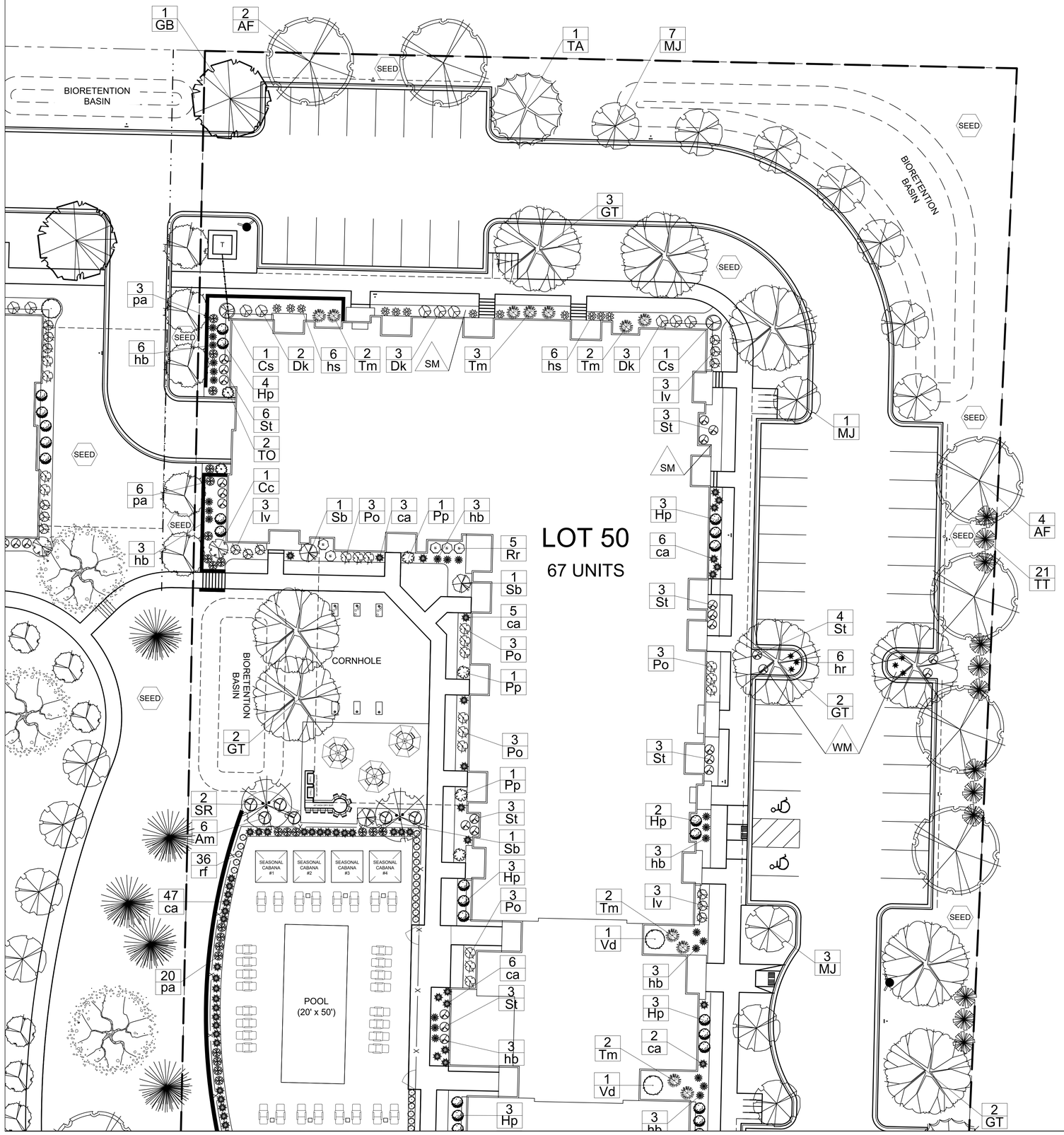
Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

WISCONSIN
MICHAEL MARNIS
LA-747
MADISON
WI
LANDSCAPE ARCHITECT

Revisions:
2023.01.26
2023.02.17
2023.02.24

SHEET NUMBER
L 103

Reference Name:
Cascade Development



City of Madison, WI Landscape Worksheet				Lot 50	
Zoning District Category					
1/6/2023					
City of Madison, Wisconsin Landscape Worksheet					
DEVELOPED LOTS	**SQUARE FEET**				**LANDSCAPE POINTS REQ.**
Total Developed Area					
134,789 sf (lot) - 40,694 (building footprint)	94,095				**1568**
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	**POINT VALUE**	**QUANTITY**	**POINTS ACHIEVED**	**QUANTITY**	**POINTS ACHIEVED**
Overstory Deciduous	35		0	25	875
Tall Evergreen Tree	35		0	2	70
Ornamental Tree	15		0	22	330
Upright Evergreen Shrub (i.e. arborvitae)	10		0	24	240
Shrub, deciduous	3		0	182	546
Shrub, evergreen	4		0	23	92
Ornamental Grasses/Perennials	2		0	229	458
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree	14		0		0
Landscape Furniture for public seating and/or transit connections	5		0		0
			0		**2611**

TOTAL POINTS ACHIEVED	2611

LOT 50
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	*Acer x freemanii 'Jefersred'*	Autumn Blaze Maple	8	2"	B&B	
GB	*Ginkgo biloba*	Autumn Gold Ginkgo	1	2"	B&B	
GT	*Gleditsia triacanthos var. inermis 'Skyline'*	Skyline Honeylocust	11	2"	B&B	
TA	*Tilia americana 'McKSentry'*	American Sentry Linden	5	2"	B&B	
	ORNAMENTAL TREES					
MJ	*Malus 'Jewelcole'*	Red Jewel Crabapple	12	2"	B&B	
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	10	2"	B&B	
	EVERGREEN TREES					
PG	*Picea glauca var. densata*	Black Hills Spruce	2	6'	B&B	
TO	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae	3	6'	B&B	
TT	*Thuja occidentalis 'Techny'*	Techny Arborvitae	21	6'	B&B	
	EVERGREEN SHRUBS					
Pp	*Picea pungens 'Globosa'*	Dwarf Globe Blue Spruce	7	#5	Cont.	
Tm	*Taxus x media 'Tautonii'*	Taunton Yew	16	#5	Cont.	
	DECIDUOUS SHRUBS					
Am	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Chokeberry	12	#3	Cont.	
Cc	*Cotinus coggygria 'NCC01'*	Winecraft Black Smokebush	1	#5	Cont.	
Cs	*Cornus alba 'Bailhalo'*	Ivory Halo Red Twig Dogwood	2	#5	Cont.	
Dk	*Diervilla 'G2X885411'*	Kodiak Red Bush Honeysuckle	11	#3	Cont.	
Hp	*Hydrangea paniculata 'SMHPLQF'*	Little Quickfire Hydrangea	30	#3	Cont.	
Iv	*Itea virginica 'Sprich'*	Little Henry Dwarf Virginia Sweetspire	25	#3	Cont.	
Pa	*Physocarpus opulifolius 'Jefam'*	Amber Jubilee Ninebark	1	#3	Cont.	
Po	*Physocarpus opulifolius 'SMPOTW'*	Tiny Wine Ninebark	29	#3	Cont.	
Rr	*Rosa 'BAlser'*	Sunrise Sunset Rose	14	#3	Cont.	
Sb	*Syringa 'SMSJBP7'*	Bloomerang Dark Purple Lilac	5	#5	Cont.	
St	*Spiraea betulifolia 'Tor'*	Tor Birchleaf Spirea	50	#3	Cont.	
Vd	*Viburnum dentatum 'Christom'*	Blue Muffin Arrowwood Viburnum	2	#5	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	97	#1	Cont.	
hb	*Hemerocallis 'Going Bananas'*	Going Bananas Daylily	35	#1	Cont.	
hs	*Hosta 'Rainbow's End'*	Rainbow's End Hosta	20	#1	Cont.	
hr	*Hemerocallis 'Rosy Returns'*	Rosy Returns Daylily	12	#1	Cont.	
pa	*Perovskia atriplicifolia 'Little Spire'*	Little Spire Russian Sage	29	#1	Cont.	
rf	*Rudbeckia x 'American Gold Rush'*	Am. Gold Rush Black-eyed Susan	36	#1	Cont.	

SM — Decorative Stone Mulch
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging

WM — Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging

SOD — Premium Kentucky Bluegrass sod

SEED — Premium sunny grass seed blend with straw mat. (Class 1 Type B single net)

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- See CIVIL PLANS for Stormwater Basin details
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with trench edge.
- Add street trees per the direction of the City Forester, as required.

0 16 32 48
SCALE: 1/16"=1'-0"

SHEET NUMBER
L 104

3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

THE AMERICAN CENTER FIFTH ADDITION

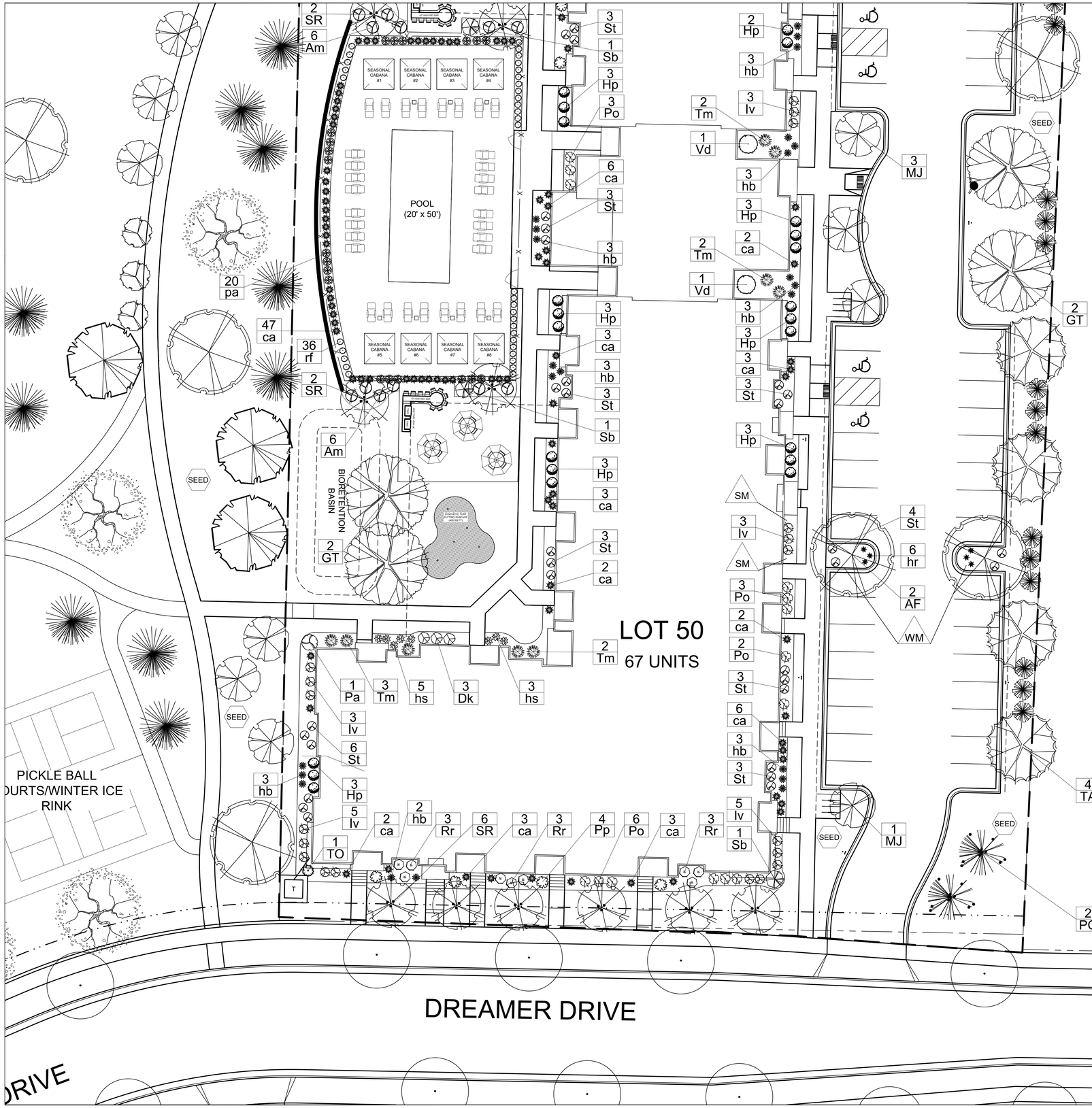
LOT 50 LANDSCAPE PLAN
Madison, Wisconsin

Date: January 6, 2023
Scale: 1/16"=1'-0"
Designer: kms
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
2023.01.26
2023.02.17
2023.02.24

Reference Name:
Cascade Development



SM Decorative Stone Mulch
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging

WM Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging

SOD Premium Kentucky Bluegrass sod

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LANDSCAPE NOTES:

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- Add street trees per the direction of the City Forester, as required.

0 16 32 48

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

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Verona, WI 53593
PH: (608) 827-9401
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WEB: www.olsontoon.com

THE AMERICAN CENTER FIFTH ADDITION

LOT 50 LANDSCAPE PLAN
Madison, Wisconsin

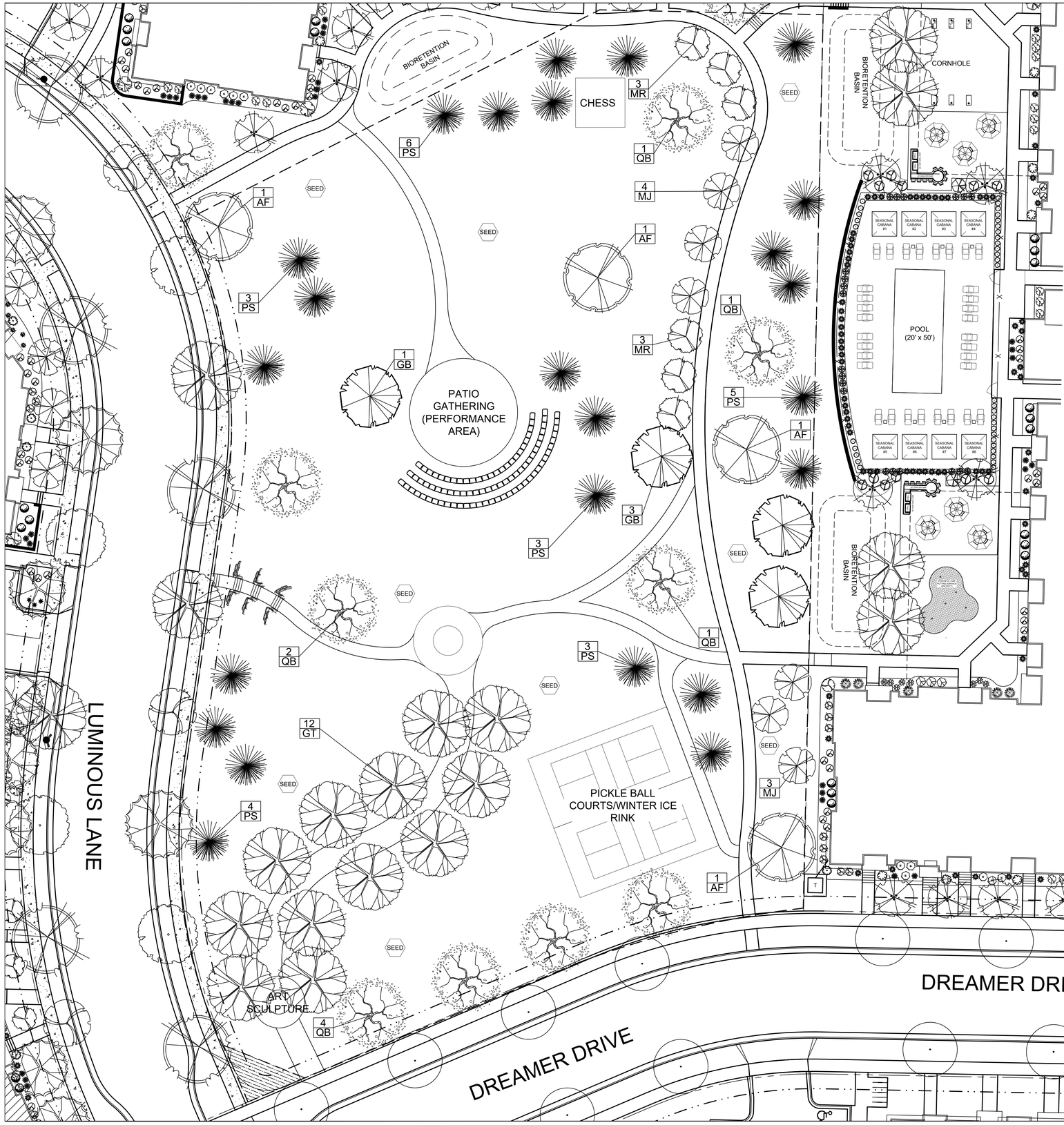
Date: January 6, 2023
Scale: 1/16"=1'-0"
Designer: kms
Job #

Seal:
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Revisions:
2023.01.26
2023.02.17
2023.02.24

SHEET NUMBER
L 105

Reference Name:
Cascade Development



OUTLOT 22
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY
	DECIDUOUS TREES		
AF	*Acer x freemanii 'Jefersred'*	Autumn Blaze Maple	4
GB	*Ginkgo biloba*	Autumn Gold Ginkgo	4
GT	*Gleditsia triacanthos var. inermis 'Skyline'*	Skyline Honeylocust	12
QB	*Quercus bicolor*	Swamp White Oak	9
	ORNAMENTAL TREES		
MJ	*Malus 'Jewelcole'*	Red Jewel Crabapple	7
MR	*Malus 'JFS-KW5'*	Royal Raindrops Crabapple	6
	EVERGREEN TREES		
PS	*Pinus strobus*	Eastern White Pine	24

0 20 40 60
SCALE: 1"=20'-0"

SM — Decorative Stone Mulch
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging

WM — Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging

SOD — Premium Kentucky Bluegrass sod

SEED — Premium sunny grass seed blend with straw mat. (Class 1 Type B single net)

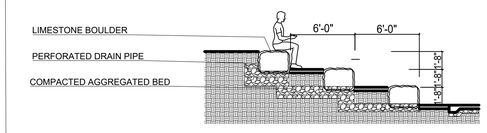
Limestone Seating Wall

Limestone Retaining Wall

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- See CIVIL PLANS for Stormwater Basin details
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with trench edge.
- Add street trees per the direction of the City Forester, as required.

LIMESTONE WALL DETAIL AT PERFORMANCE AREA



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FAX: (608) 827-9402
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THE AMERICAN CENTER FIFTH ADDITION

LOT 50 LANDSCAPE PLAN
Madison, Wisconsin

WISCONSIN
MICHAEL MAKRIS
LA-747
MADISON WI
LANDSCAPE ARCHITECT

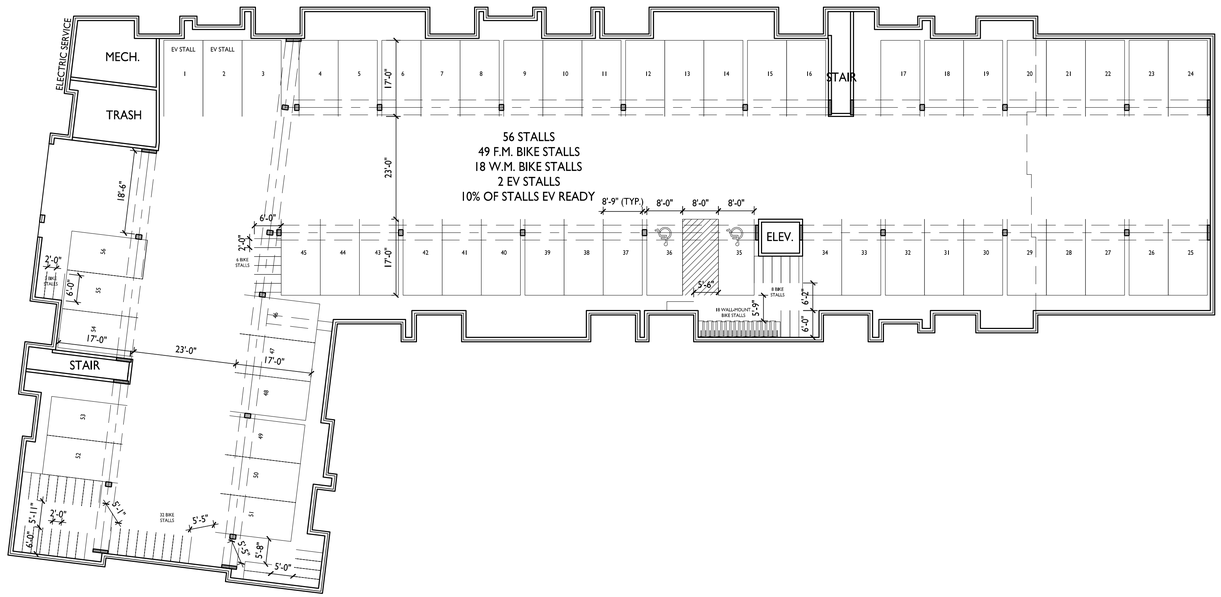
Date: January 6, 2023
Scale: 1/16"=1'-0"
Designer: kms
Job #

Seal:
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Revisions:
2023.01.26
2023.02.17
2023.02.24
2023.03.01

SHEET NUMBER
L 106

Reference Name:
Cascade Development



1 A-1.0 BASEMENT PLAN

1/16" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Basement Plan

Lot 49
SHEET NUMBER

A-1.0

PROJECT NO. 2155

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1 / A-1.1 FIRST FLOOR PLAN

1/16" = 1'-0"

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Middleton, WI 53562

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PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
First Floor Plan

Lot 49
SHEET NUMBER

A-1.1

PROJECT NO. 2155

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1 / A-1.2 SECOND FLOOR PLAN

1/16" = 1'-0"

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PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Second Floor Plan

Lot 49
SHEET NUMBER

A-1.2

PROJECT NO. 2155

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1 / A-1.3 THIRD FLOOR PLAN

1/16" = 1'-0"

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PROJECT TITLE
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THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Third Floor Plan

Lot 49
SHEET NUMBER

A-1.3

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1 / A-1.4 FOURTH FLOOR PLAN

1/16" = 1'-0"

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FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Fourth Floor Plan

Lot 49
SHEET NUMBER

A-1.4

PROJECT NO. 2155

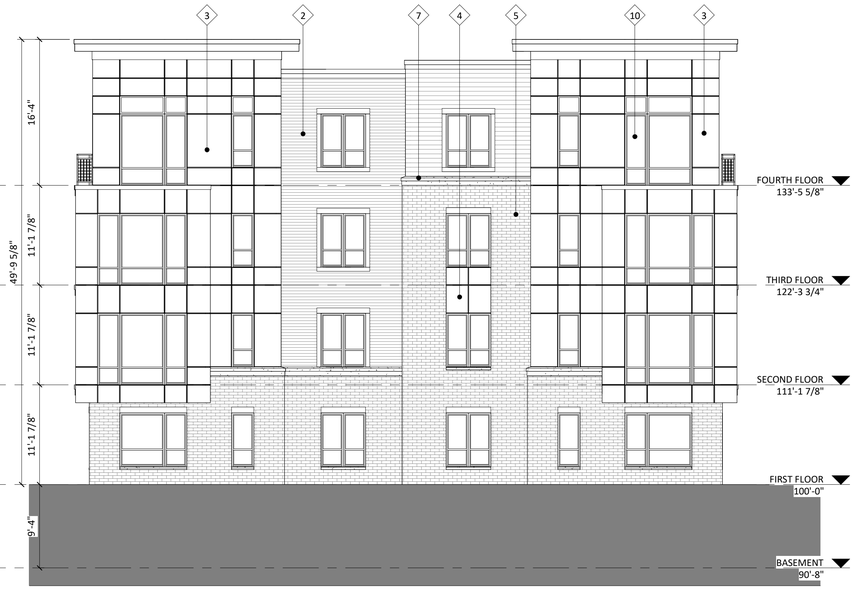
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1 A-2.1 ELEVATION - NORTH
1/8" = 1'-0"



3 A-2.1 ELEVATION - SOUTHWEST
1/8" = 1'-0"



2 A-2.1 ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 49

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS
LOT 49

SHEET NUMBER
A-2.1

PROJECT NUMBER 2155

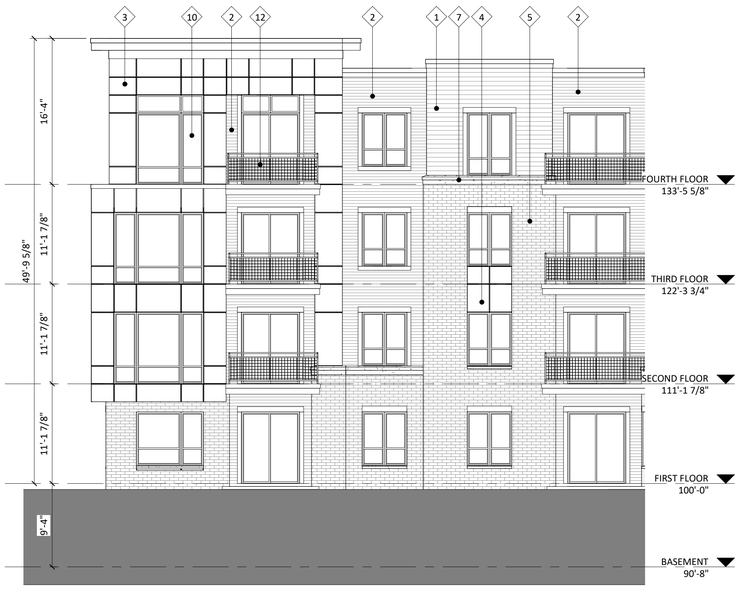
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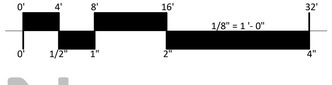
1 A-2.2 ELEVATION - SOUTH
1/8" = 1'-0"



3 A-2.2 ELEVATION - WEST
1/8" = 1'-0"



2 A-2.2 ELEVATION - SOUTHEAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
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7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

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PROJECT TITLE
Cascade - The American Center
LOT 49

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS
LOT 49

SHEET NUMBER
A-2.2

PROJECT NUMBER 2155

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1 A-2.3 COLORED ELEVATION - NORTH
1/8" = 1'-0"



3 A-2.3 COLORED ELEVATION - SOUTHWEST
1/8" = 1'-0"



2 A-2.3 COLORED ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
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7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

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ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

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PROJECT TITLE
Cascade - The American Center
LOT 49

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED
LOT 49

SHEET NUMBER
A-2.3

PROJECT NUMBER 2155

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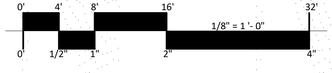
1 A-2.4 COLORED ELEVATION - SOUTH
1/8" = 1'-0"



3 A-2.4 COLORED ELEVATION - WEST
1/8" = 1'-0"



2 A-2.4 COLORED ELEVATION - SOUTHEAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
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10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

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Middleton, WI 53562

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 49

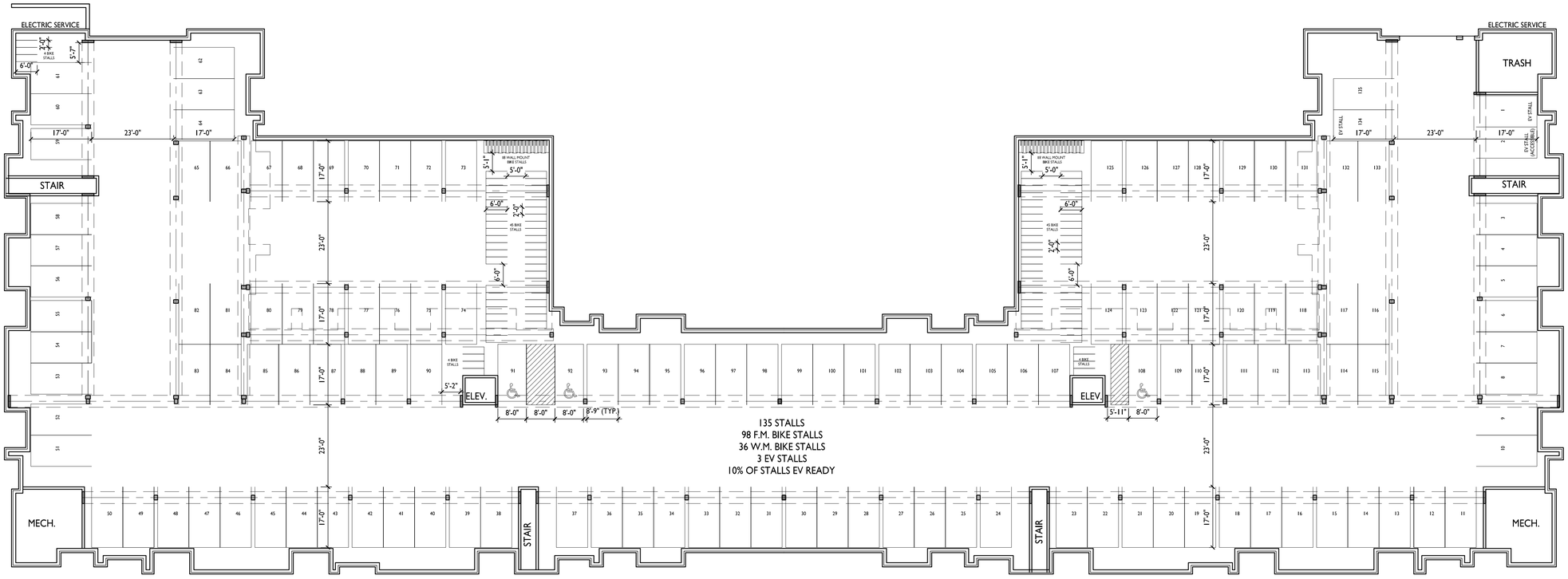
East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED
LOT 49

SHEET NUMBER
A-2.4

PROJECT NUMBER 2155

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1 A-1.0 BASEMENT FLOOR PLAN

1/16" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE
CASCADE - THE AMERICAN CENTER EASTPARK FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Basement Plan

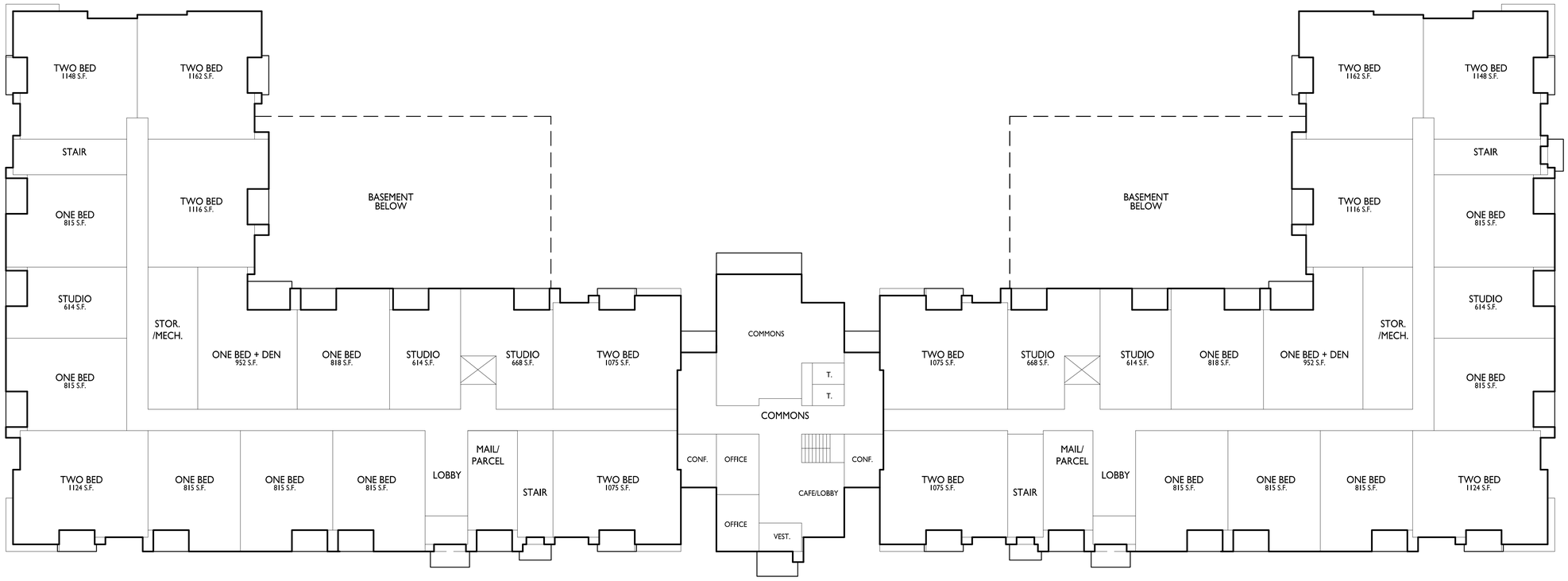
Lot 50
SHEET NUMBER

A-1.0

PROJECT NO. 2155

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1 A-1.1 FIRST FLOOR PLAN
1/16" = 1'-0"

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PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
First Floor Plan

Lot 50
SHEET NUMBER

A-1.1

PROJECT NO. 2155

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1 / A-1.2 SECOND FLOOR PLAN
1/16" = 1'-0"

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PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Second Floor Plan

Lot 50
SHEET NUMBER

A-1.2

PROJECT NO. 2155

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1 / A-1.3 THIRD FLOOR PLAN

1/16" = 1'-0"

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Middleton, WI 53562

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PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Third Floor Plan

Lot 50
SHEET NUMBER

A-1.3

PROJECT NO. 2155

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1 / A-1.4 FOURTH FLOOR PLAN

1/16" = 1'-0"

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Middleton, WI 53562

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PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

4846 Eastpark Blvd.
Madison, WI

SHEET TITLE
Fourth Floor Plan

Lot 50
SHEET NUMBER

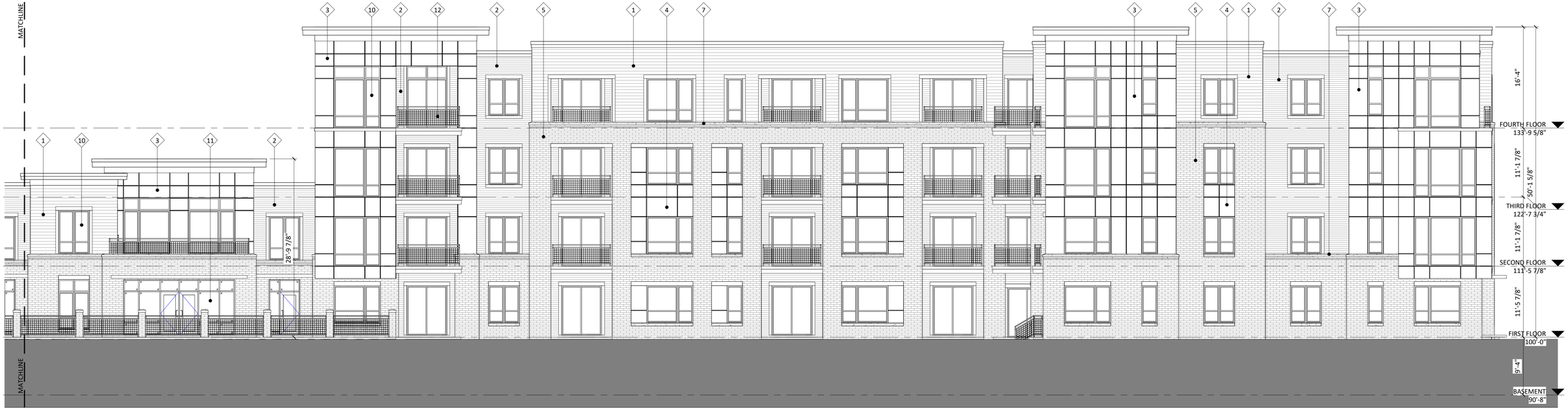
A-1.4

PROJECT NO. 2155

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1 A-2.1 ELEVATION - EAST 1
1/8" = 1'-0"



2 A-2.1 ELEVATION - EAST 2
1/8" = 1'-0"



NOT FOR CONSTRUCTION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS
LOT 50

SHEET NUMBER
A-2.1

PROJECT NUMBER 2155

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1 A-2.2 ELEVATION - WEST 1
1/8" = 1'-0"



2 A-2.2 ELEVATION - WEST 2
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
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11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
Cascade - The American Center LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS LOT 50

SHEET NUMBER
A-2.2

PROJECT NUMBER 2155

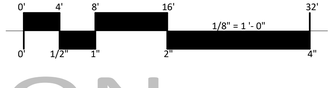
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1 A-2.3 ELEVATION - SOUTH
1/8" = 1'-0"



2 A-2.3 ELEVATION - TERRACE - SOUTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
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11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS
LOT 50

SHEET NUMBER
A-2.3

PROJECT NUMBER 2155

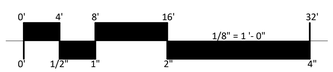
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1 A-2.4 ELEVATION - NORTH
1/8" = 1'-0"



2 A-2.4 ELEVATION - TERRACE - NORTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS
LOT 50

SHEET NUMBER
A-2.4

PROJECT NUMBER 2155

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1 A-2.5 COLORED ELEVATION - EAST 1
1/8" = 1'-0"



2 A-2.5 COLORED ELEVATION - EAST 2
1/8" = 1'-0"



NOT FOR CONSTRUCTION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

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Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED
LOT 50

SHEET NUMBER
A-2.5

PROJECT NUMBER 2155

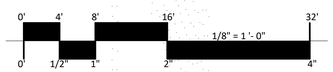
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1 A-2.6 COLORED ELEVATION - WEST 1
1/8" = 1'-0"



2 A-2.6 COLORED ELEVATION - WEST 2
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

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SHEET NUMBER
A-2.6

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1 A-2.7 COLORED ELEVATION - SOUTH
1/8" = 1'-0"



2 A-2.7 COLORED ELEVATION - TERRACE - SOUTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

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SHEET TITLE
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LOT 50

SHEET NUMBER
A-2.7

PROJECT NUMBER 2155

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1 A-2.8 COLORED ELEVATION - NORTH
1/8" = 1'-0"



2 A-2.8 COLORED ELEVATION - TERRACE - NORTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

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PROJECT TITLE
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LOT 50

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SHEET TITLE
EXTERIOR ELEVATIONS COLORED
LOT 50

SHEET NUMBER
A-2.8

PROJECT NUMBER 2155

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R1

LOT 49 - LOOKING EAST

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R2

LOT 49 - LOOKING SOUTH

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ARCHITECTS



R3

LOT 50 & 49 - LOOKING SOUTH

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R4

LOT 50 - LOOKING WEST

knothe bruce ARCHITECTS



R5

LOT 50 - LOOKING NORTH-WEST

knothe bruce ARCHITECTS



R6

LOT 50 - LOOKING SOUTH-EAST

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R7

LOT 50 - LOOKING NORTH-EAST

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ARCHITECTS



JAMES HARDIE
AGED PEWTER



JAMES HARDIE
RICH ESPRESSO

COMPOSITE HORIZONTAL SIDING & TRIM



MANUFACTURER TBD
SW6510 LOYAL BLUE



MANUFACTURER TBD
SILVER

COMPOSITE METAL PANELS



ROCKCAST
CRYSTAL WHITE| SMOOTH

CAST STONE SILLS & BANDS



MANUFACTURER TBD
BLACK

RAILINGS, WINDOWS, ALUM. STOREFRONT



CLOUD CERAMICS
WINTERBLEND - MODULAR - VELOUR

BRICK VENEER & SOLDIER COURSE



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
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7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

CASCADE -
THE AMERICAN
CENTER
EASTPARK
FIFTH
ADDITION

EASTPARK BLVD.
MADISON, WI

LOT 49 MATERIAL BOARD

FEBRUARY 27, 2023
KBA PROJECT #2155