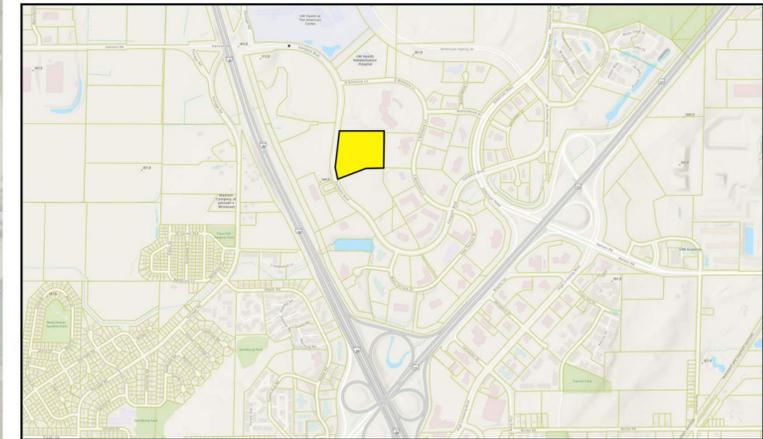




PHASE 1 - LOTS 47-50	
Proposed Development Information	
402 Dwelling Units	
547 Off-Street Parking Stalls	
46 On-Street Parking Stalls	
1.47 Stalls /Dwelling Unit	
Legend	
A	Eastpark Boulevard
B	The Commons @ The American Center
C	Connection to Biltmore Drive
D	Public Street Network
E	Aligning with existing development



SITE LOCATOR MAP

**THIS SUBMITTAL
LOTS 49, 50 & OUTLOT 22**

Concept Plan of The Commons District





ISSUED
 PRC Concept Submittal - November 2, 2022
 LUA & Plat Submittal - November 28, 2022
 PRC Phase 1 Concept Submittal - Jan. 11, 2023
 UDC Informational Submittal - January 30, 2023
 LUA & UDC Submittal - February 27, 2023
 UDC Final Presentation - April 12, 2023

PROJECT TITLE
**CASCADE -
 THE AMERICAN
 CENTER EASTPARK
 FIFTH ADDITION**

4846 Eastpark Blvd.
 Madison, WI
 SHEET TITLE
**Lots 49 & 50
 Outlot 22**

SHEET NUMBER
C-1.1
 PROJECT NO. **2155**
 © Knothe & Bruce Architects, LLC



THE AMERICAN CENTER FIFTH ADDITION
OVERALL LANDSCAPE PLAN
Madison, Wisconsin

Date: January 6, 2023
Scale: 1"=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.

Revisions:
2023.01.26
2023.02.17
2023.02.24

Reference Name:
Cascade Development

PARK AND STREET TREE PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii 'Jeffersred'</i>	Aulm'n Blaze Maple	3	2"	B&B	
CO	<i>Celtis occidentalis</i>	Common Hackberry	5	2"	B&B	
GB	<i>Ginkgo biloba</i>	Aulm'n Gold Ginkgo	4	2"	B&B	
GD	<i>Gymnocladus dioica 'Espresso-JFS'</i>	Espresso Kentucky Coffee Tree	6	2"	B&B	
GT	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	12	2"	B&B	
QB	<i>Quercus bicolor</i>	Swamp White Oak	9	2"	B&B	
TA	<i>Tilia americana 'McK-Sentry'</i>	American Sentry Linden	3	2"	B&B	
UD	<i>Ulmus davidiana var. japonica x ulmus pumila</i>	New Horizon Elm	7	2"	B&B	

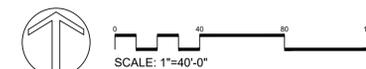
ORNAMENTAL TREES						
CC	<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn	5	2"	B&B	
MJ	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	7	2"	B&B	
MR	<i>Malus 'JFS-KWS'</i>	Royal Raindrops Crabapple	6	2"	B&B	

EVERGREEN TREES						
PS	<i>Pinus strobus</i>	Eastern White Pine	24	6"	B&B	

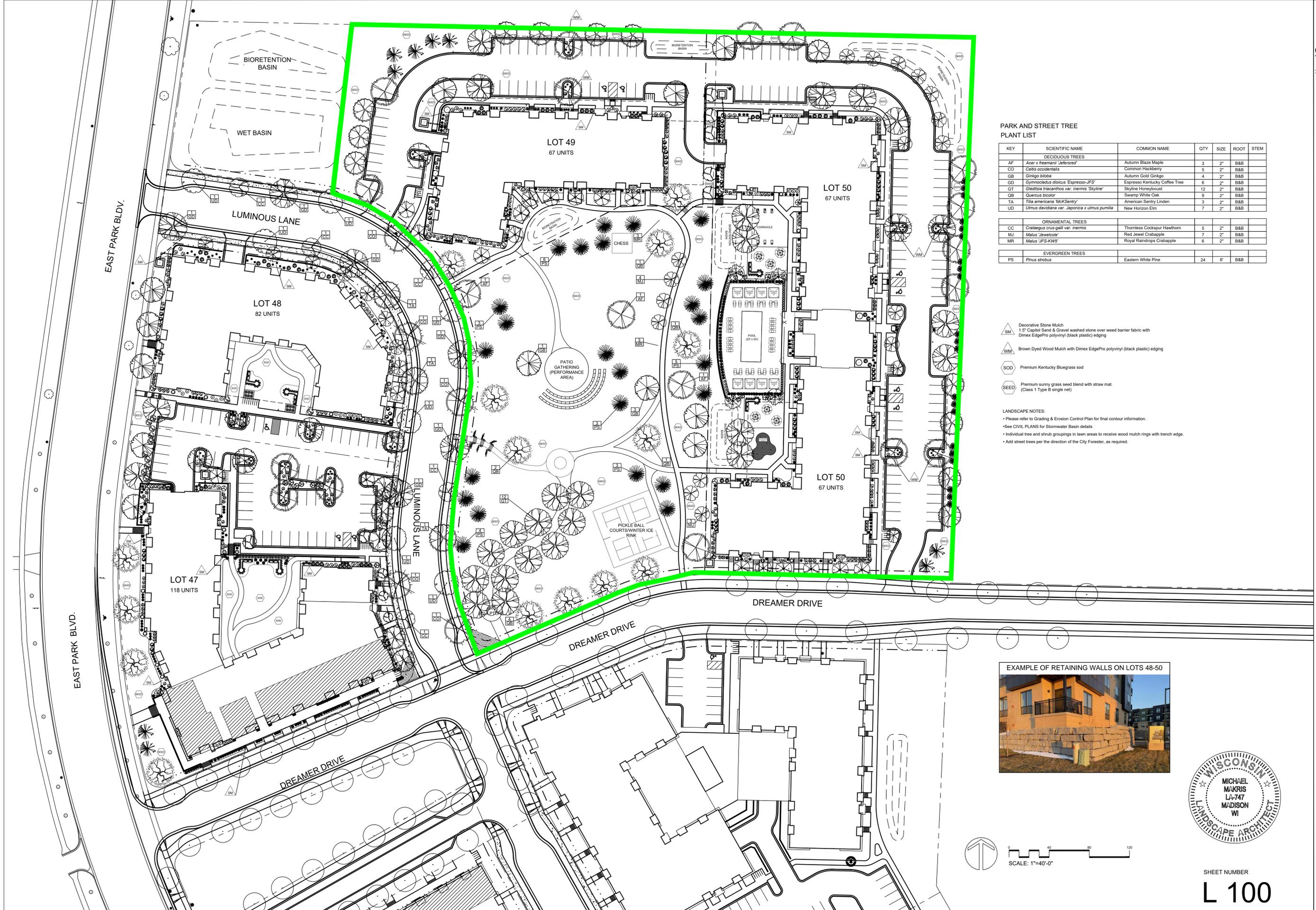
- SM: Decorative Stone Mulch
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging
- WM: Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging
- SOD: Premium Kentucky Bluegrass sod
- SEED: Premium sunny grass seed blend 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.

EXAMPLE OF RETAINING WALLS ON LOTS 48-50



SHEET NUMBER
L 100





LOT 49 - LOOKING SOUTH-EAST





LOT 49 - LOOKING SOUTH





LOT 50 & 49 - LOOKING SOUTH





LOT 50 - LOOKING WEST





LOT 50 - LOOKING NORTH-WEST





LOT 50 - LOOKING SOUTH-EAST





LOT 50 - LOOKING NORTH-EAST





LOT 49 - LOOKING NORTH





PARK AREA - LOOKING WEST





PARK AREA - LOOKING NORTH-EAST





LOT 49 | North side of building



LOT 50 | East side of building



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



LOT 50 - LOOKING NORTH-WEST

