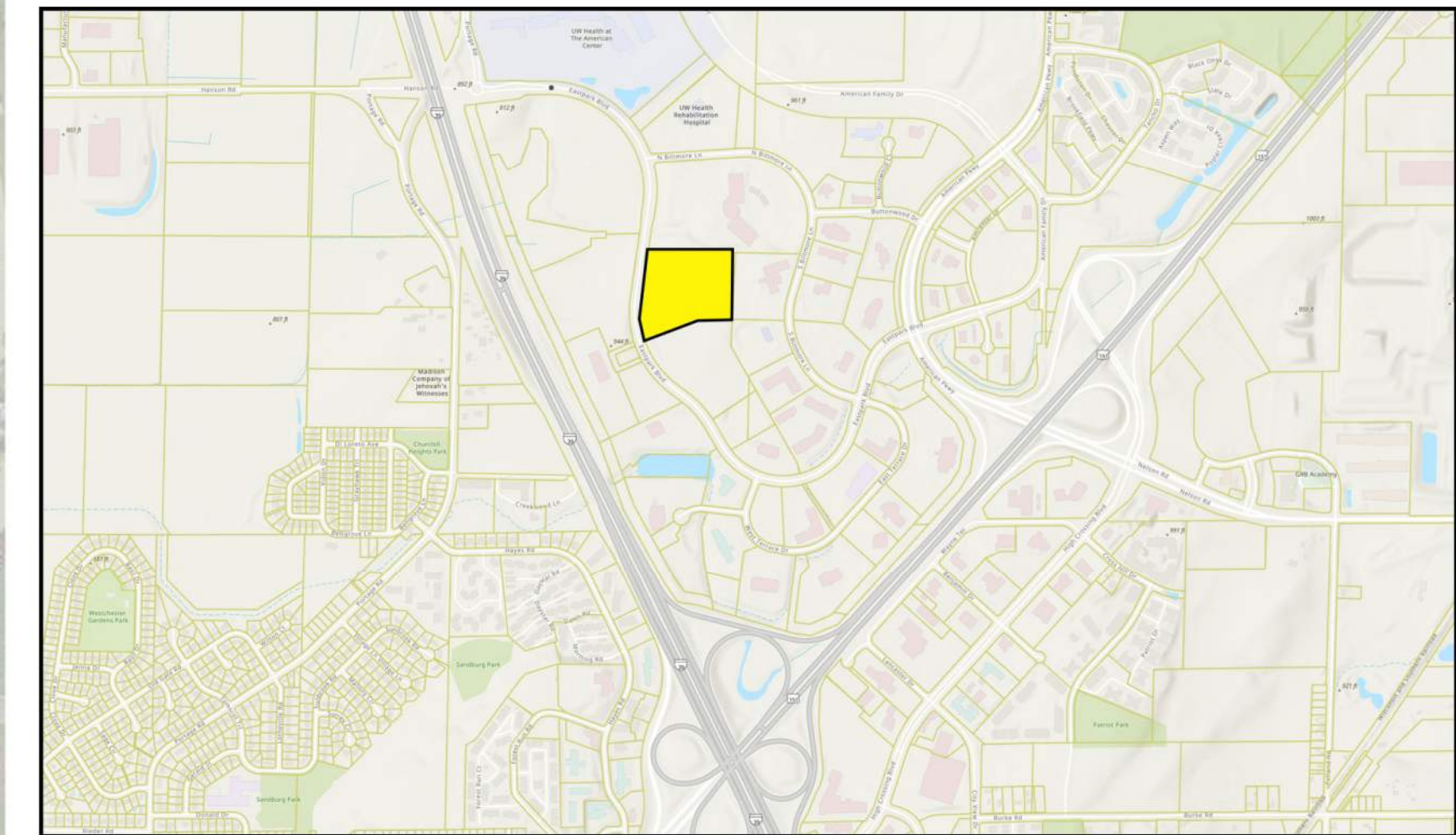




PHASE 1 - LOTS 47-50	
Proposed Development Information	
402 Dwelling Units	
547 Off-Street Parking Stalls	
46 On-Street Parking Stalls	
1.47 Stalls /Dwelling Unit	
Legend	
A	Eastpark Boulevard
B	The Commons @ The American Center
C	Connection to Biltmore Drive
D	Public Street Network
E	Aligning with existing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



SITE LOCATOR MAP

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

Concept Plan of The Commons District



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



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

SHEET NUMBER

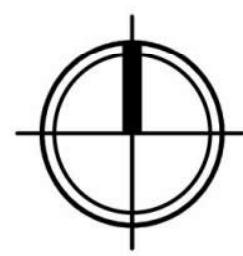
**C-1.0**

PROJECT NO. **2155**  
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6 March 2020



PHASE 1 SITE ON MASTER PLAN





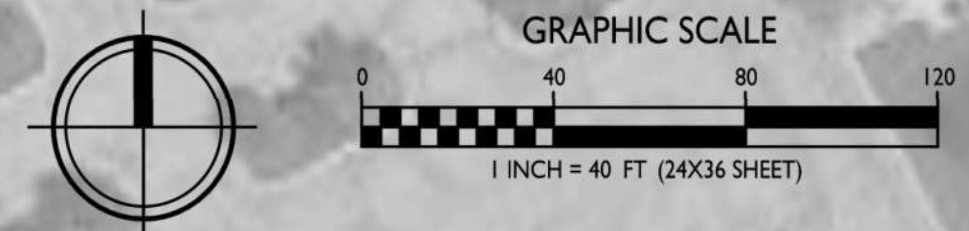


ISSUED  
 PRC Concept Submittal - November 2, 2022  
 LUA & Plat Submittal - November 28, 2022  
 PRC Phase 1 Concept Submittal - Jan. 11, 2023  
 UDC Informational Submittal - January 30, 2023  
 LUA & UDC Submittal - February 27, 2023  
 UDC Final Presentation - April 12, 2023

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
<b>DECIDUOUS TREES</b>						
AF	<i>Acer x freemanii 'Jeffersred'</i>	Aulm Blaze Maple	3	2"	B&B	
CO	<i>Celtis occidentalis</i>	Common Hackberry	5	2"	B&B	
GB	<i>Ginkgo biloba</i>	Aulm 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	

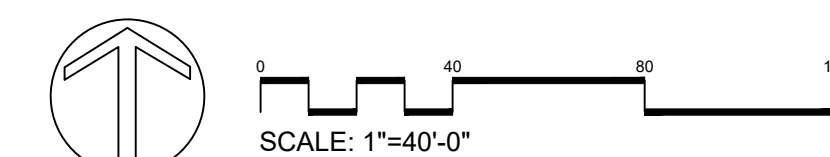
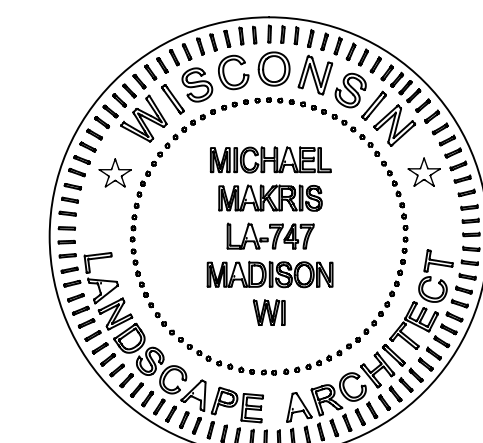
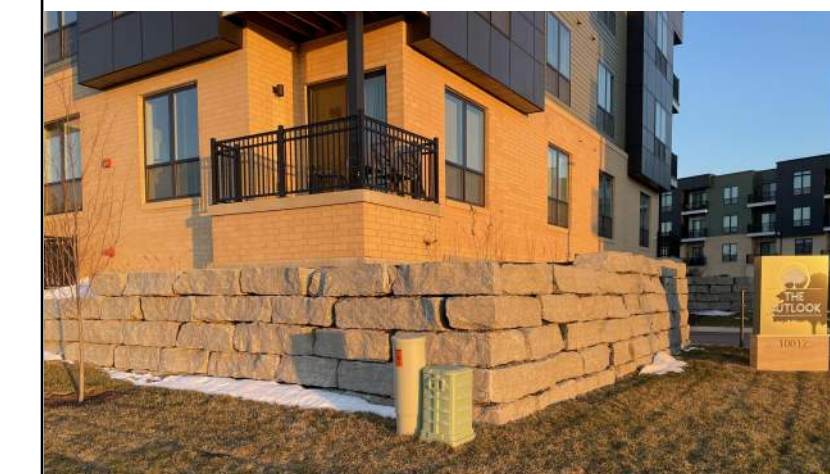
<b>ORNAMENTAL TREES</b>						
CC	<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn	5	2"	B&B	
MJ	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	7	2"	B&B	
MR	<i>Malus 'JFS-KWS'</i>	Royal Raindrops Crabapple	6	2"	B&B	

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

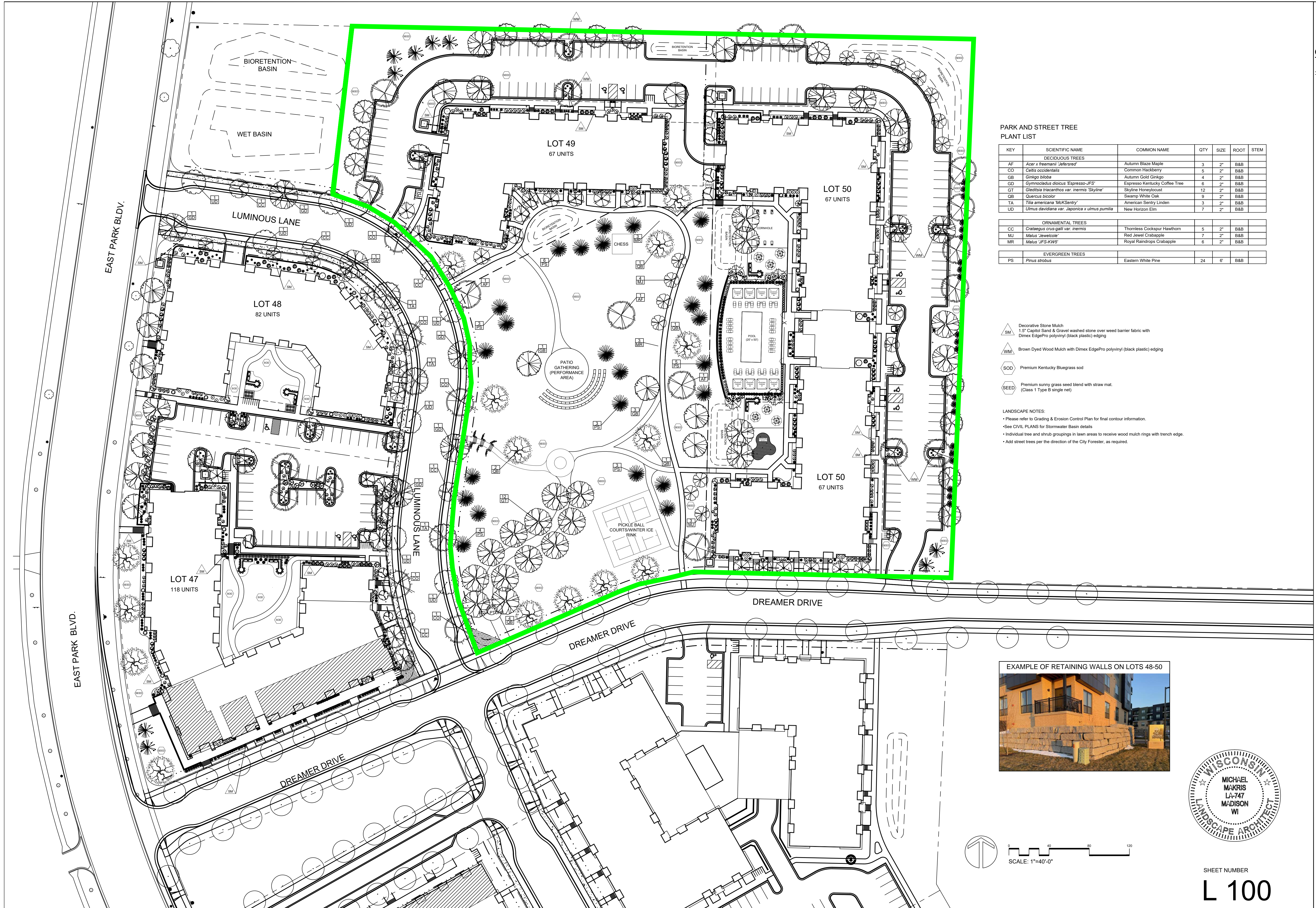
- Decorative Stone Mulch  
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging
- Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging
- Premium Kentucky Bluegrass sod
- Premium sunny grass seed blend with straw mat.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



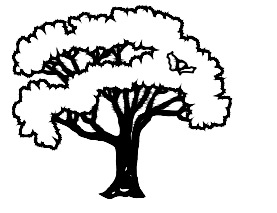
SHEET NUMBER  
**L 100**











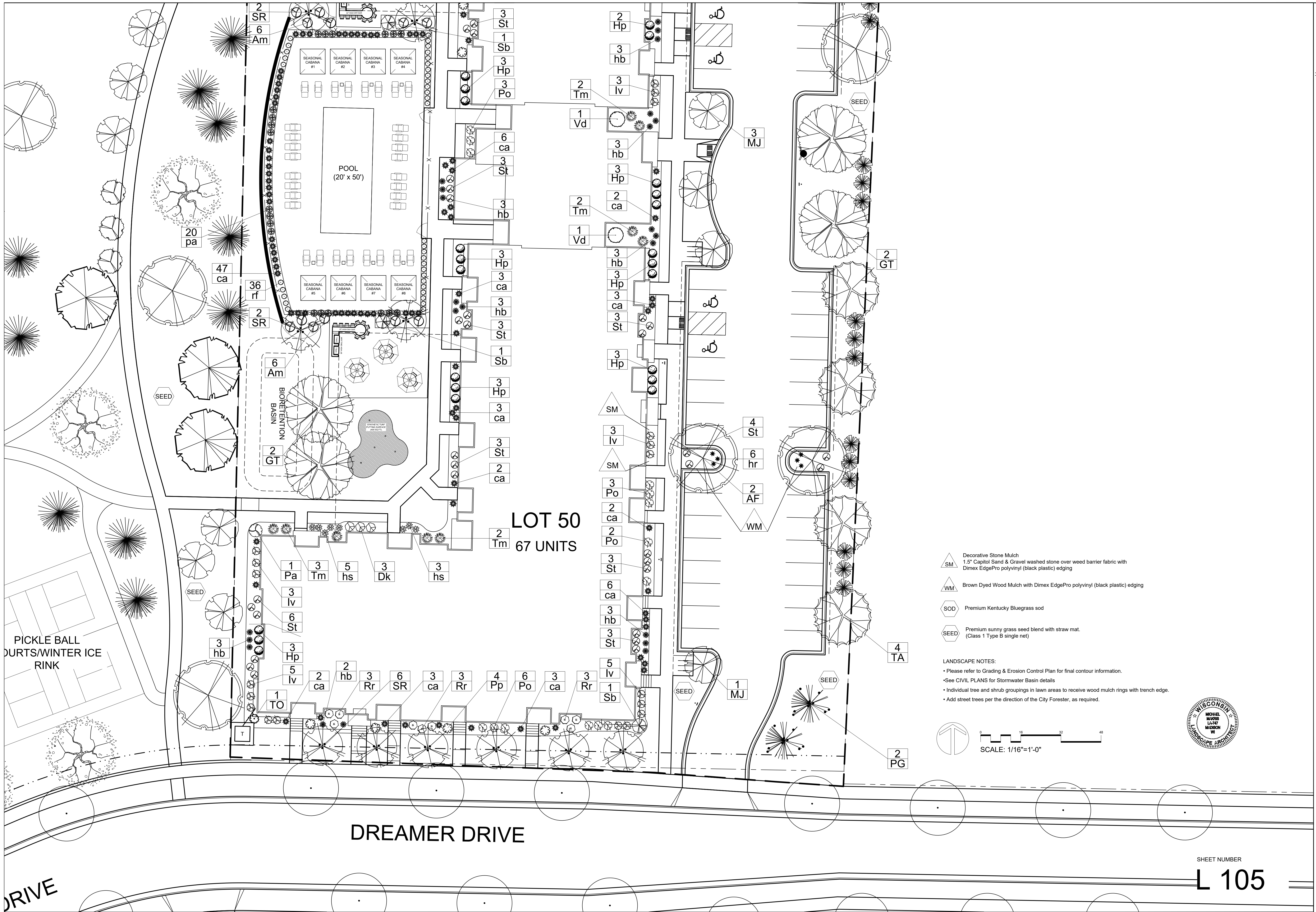
3570 Pioneer Road  
Verona, WI 53593  
PH: (608) 827-9401  
FAX: (608) 827-9402  
WEB: www.olsontoon.com



# THE AMERICAN CENTER FIFTH ADDITION

## LOT 50 LANDSCAPE PLAN

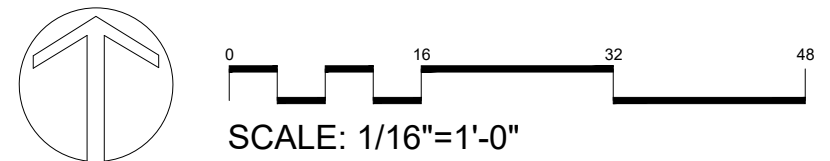
Madison, Wisconsin



**LOT 50**  
67 UNITS

- Decorative Stone Mulch  
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging
- Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging
- Premium Kentucky Bluegrass sod
- 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.



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

SHEET NUMBER  
**L 105**





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

