



# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

Project Address: 4846 Eastpark Blvd - Lot 49-50

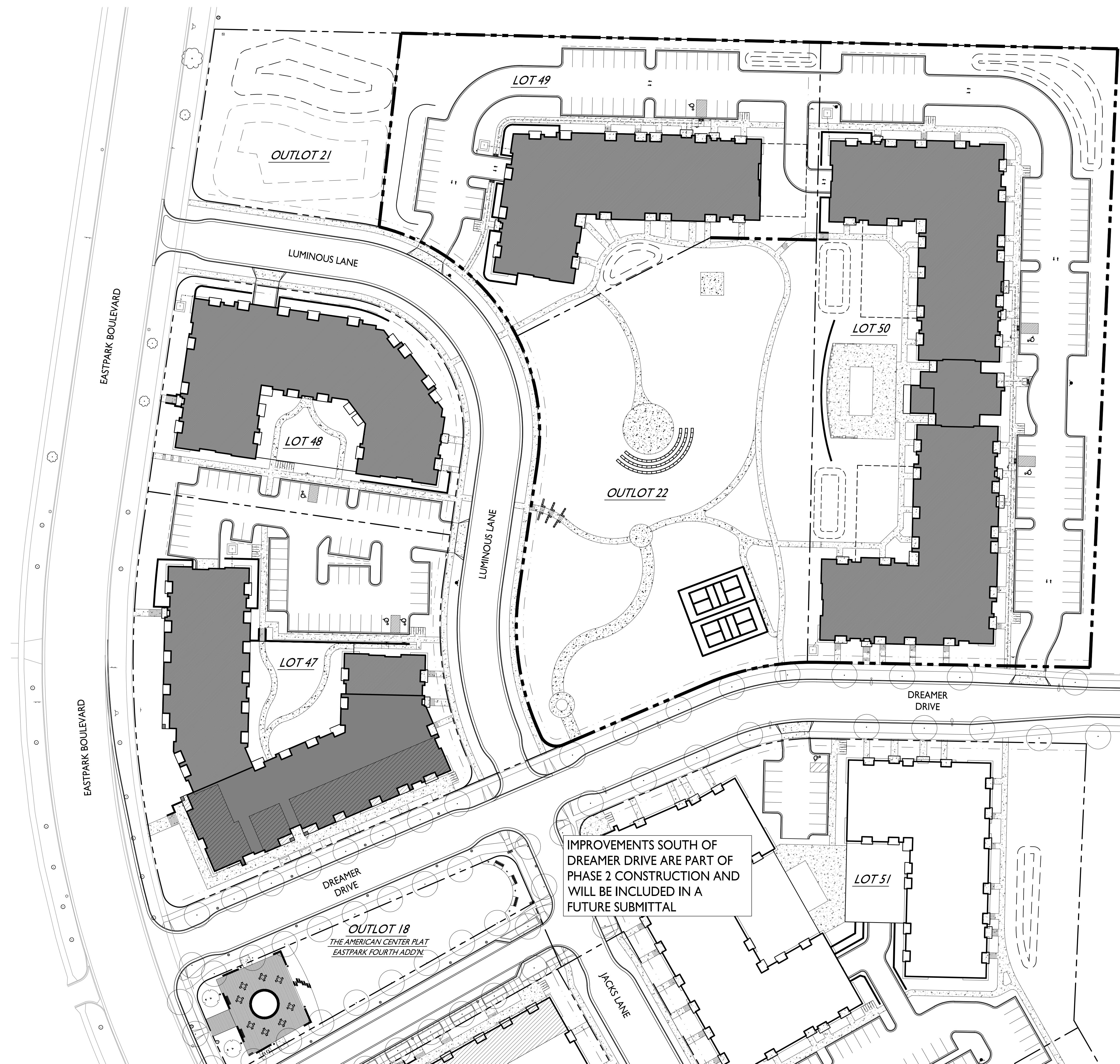
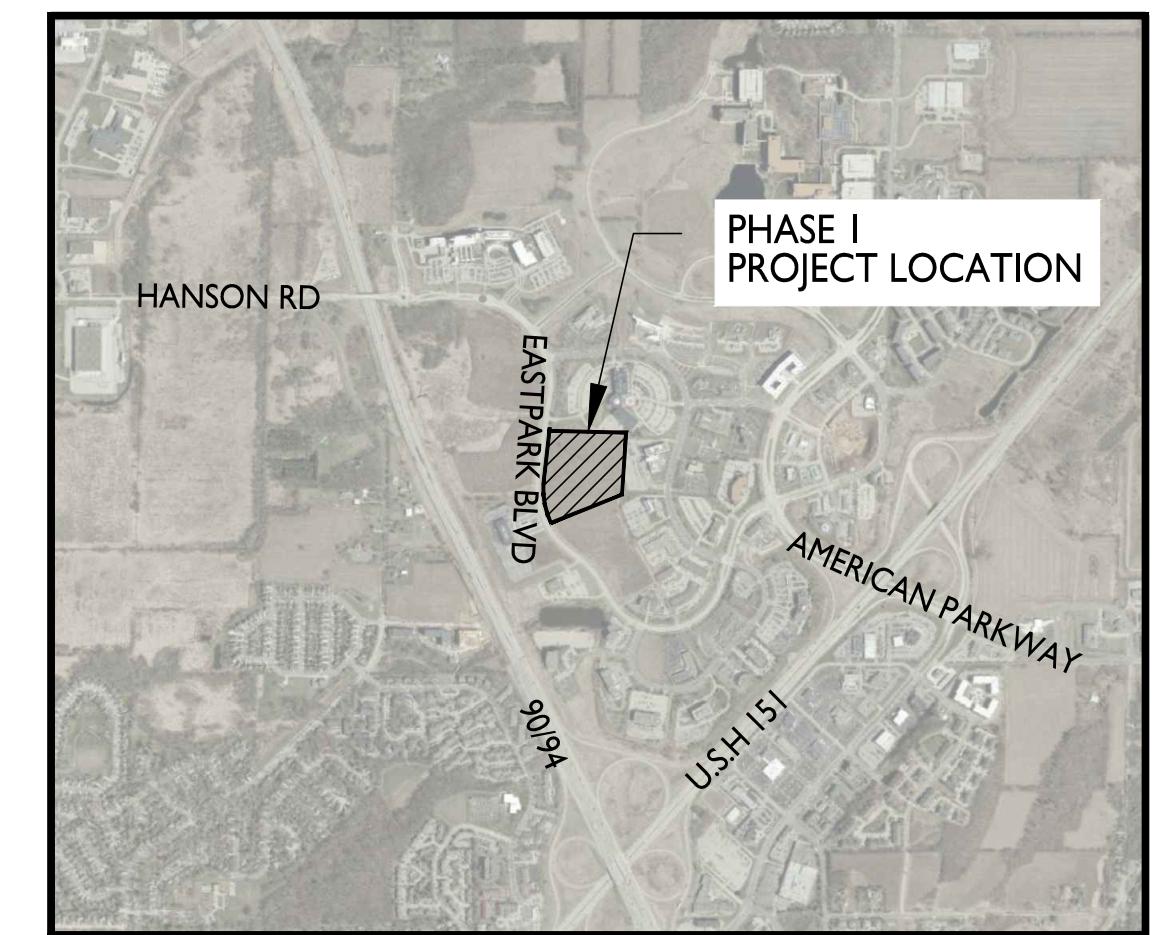
Contact Name & Phone #: Greg Held - 608-836-3690

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If <b>non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
If <b>sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i>			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



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C2	NOTES & LEGENDS
C3	EXISTING CONDITIONS
C4	EROSION CONTROL PLAN
C5	PHASE I OVERALL SITE & UTILITY PLAN
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C7	LOT 50 NORTH SITE & UTILITY PLAN
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A-2.2	EXTERIOR ELEVATIONS
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ARCHITECTURAL LOT 50	
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A-2.2	EXTERIOR ELEVATIONS
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R5	LOT 50 LOOKING NORTHWEST
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R7	LOT 50 LOOKING NORTHEAST

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

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

4846 Eastpark Blvd.  
Madison, WI

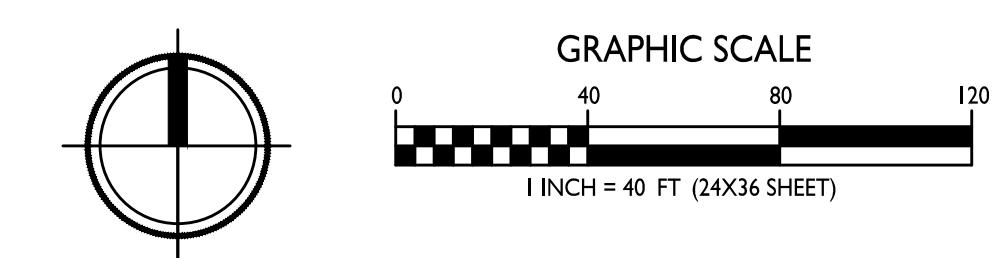
SHEET TITLE  
**Phase I - Overall  
Site Plan**

**Lot 49-50**

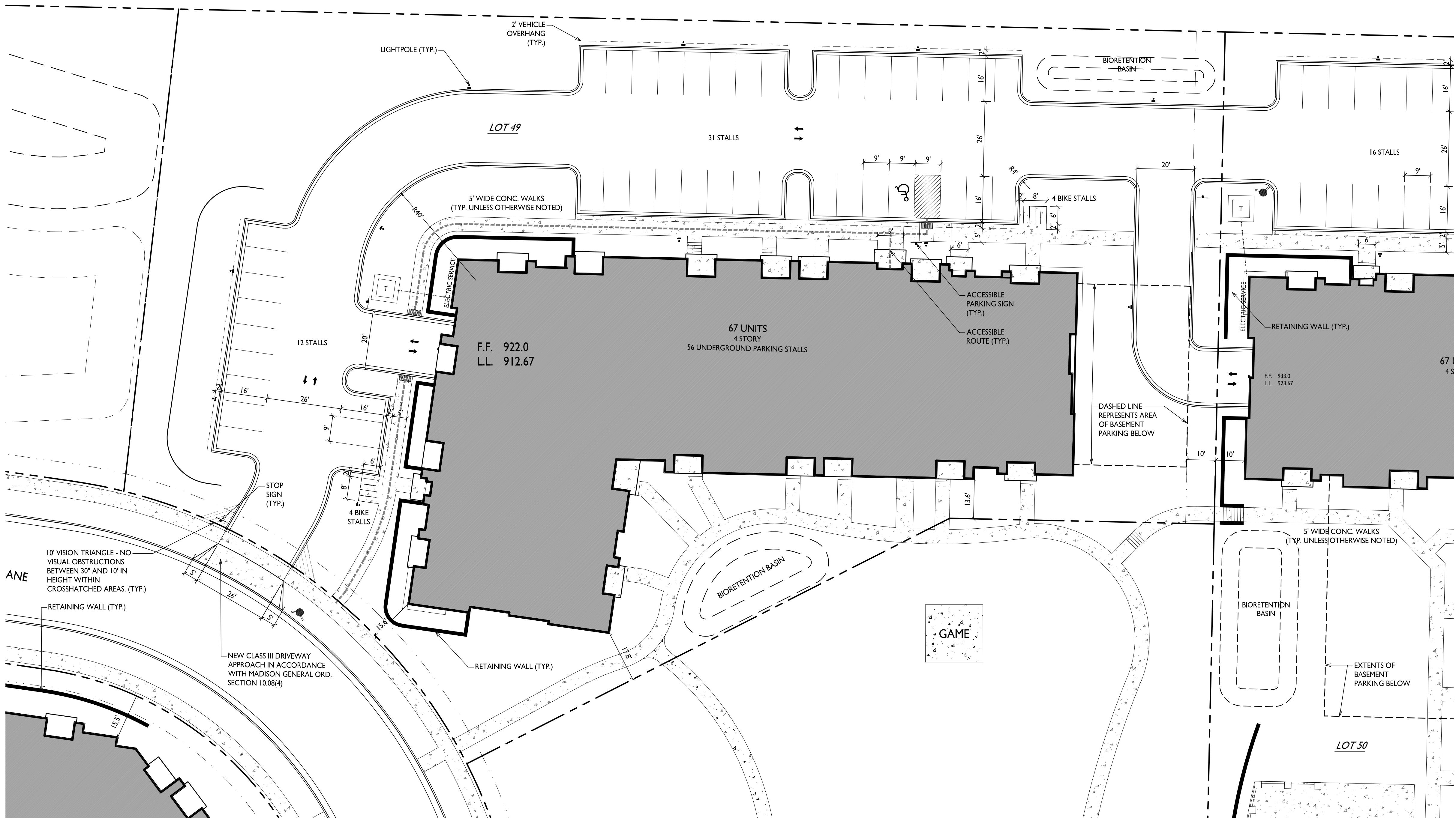
SHEET NUMBER

**C-1.0**

PROJECT NO. **2155**



© Knothe & Bruce Architects, LLC



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

GENERAL NOTES:

I. 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](http://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 I 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.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

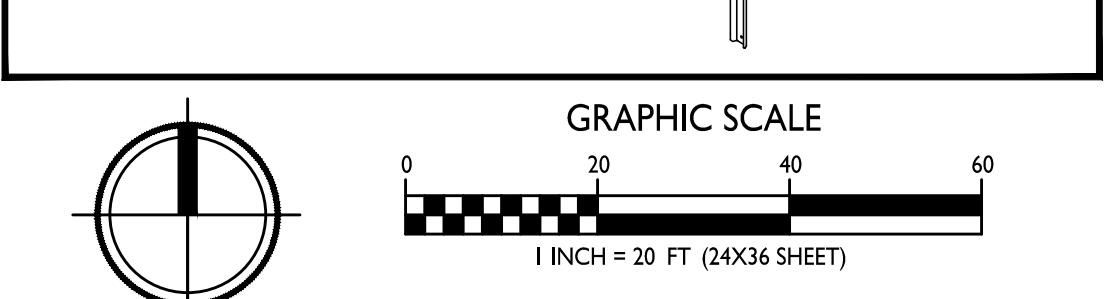
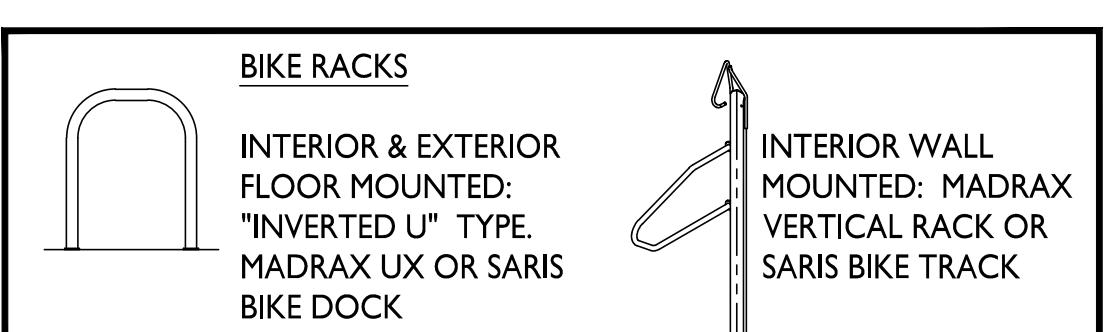
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**CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION**

**4846 Eastpark Blvd.  
Madison, WI**

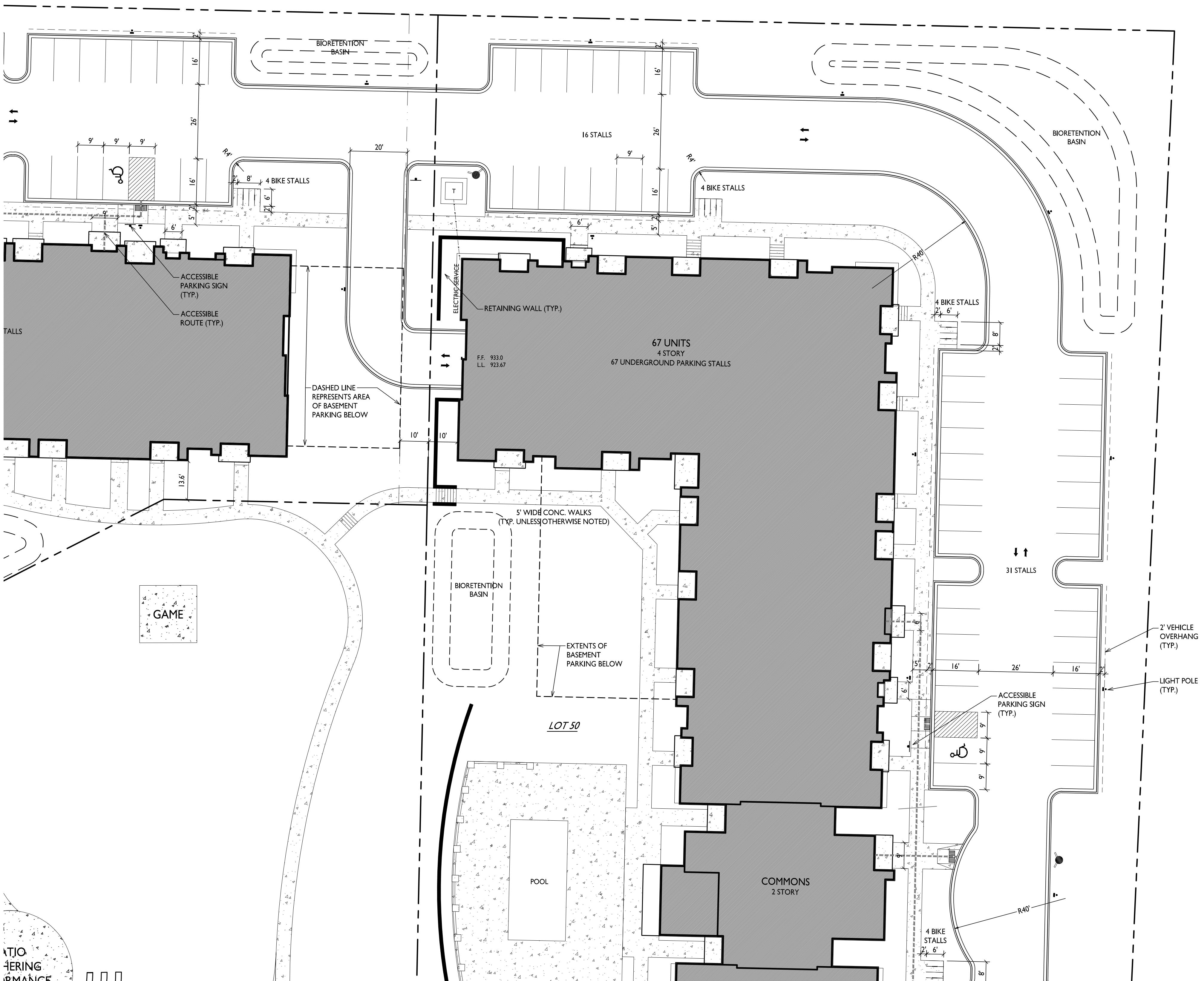
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# Lot 49

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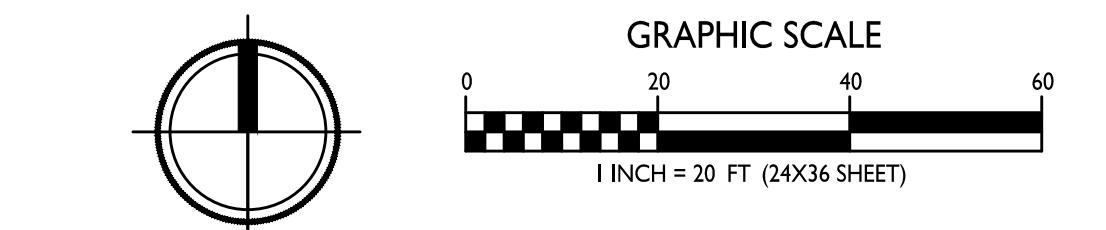
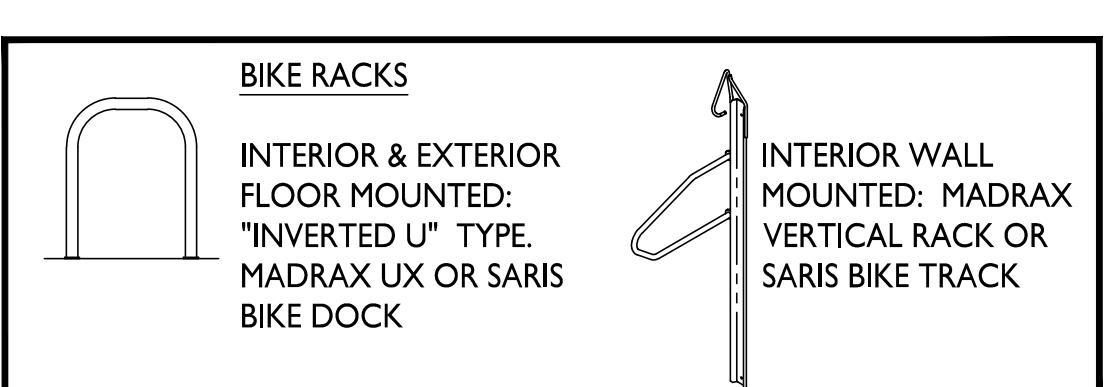
PROJECT NO. 2155



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	
Lot Coverage:	79,200 S.F. (59%)
Building Height:	4 stories/54'-0"
Gross Building Area:	199,967 S.F.
ZONING REQUIREMENTS	
Lot Coverage:	75% Max.
Building Height:	4 Stories/52' Max.
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
EV Ready:	14
Total:	17
3 - Min. 2% of Residential Stalls	
14 - Min. 10% of Residential Stalls	
17 - Min. EV Required	
Bicycle Parking:	
Long-Term Covered Garage:	134
(98 F.M. & 36 W.M.)	
Short-Term Guest - Surface:	16
Total:	150
14 - Min. 100% of Req'd	
14 - Min. 10% of Units	
148 - Min. Bike Stalls Required	

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 4846 Eastpark Blvd.  
 Madison, WI

 SHEET TITLE  
 Partial Site Plan -  
 North

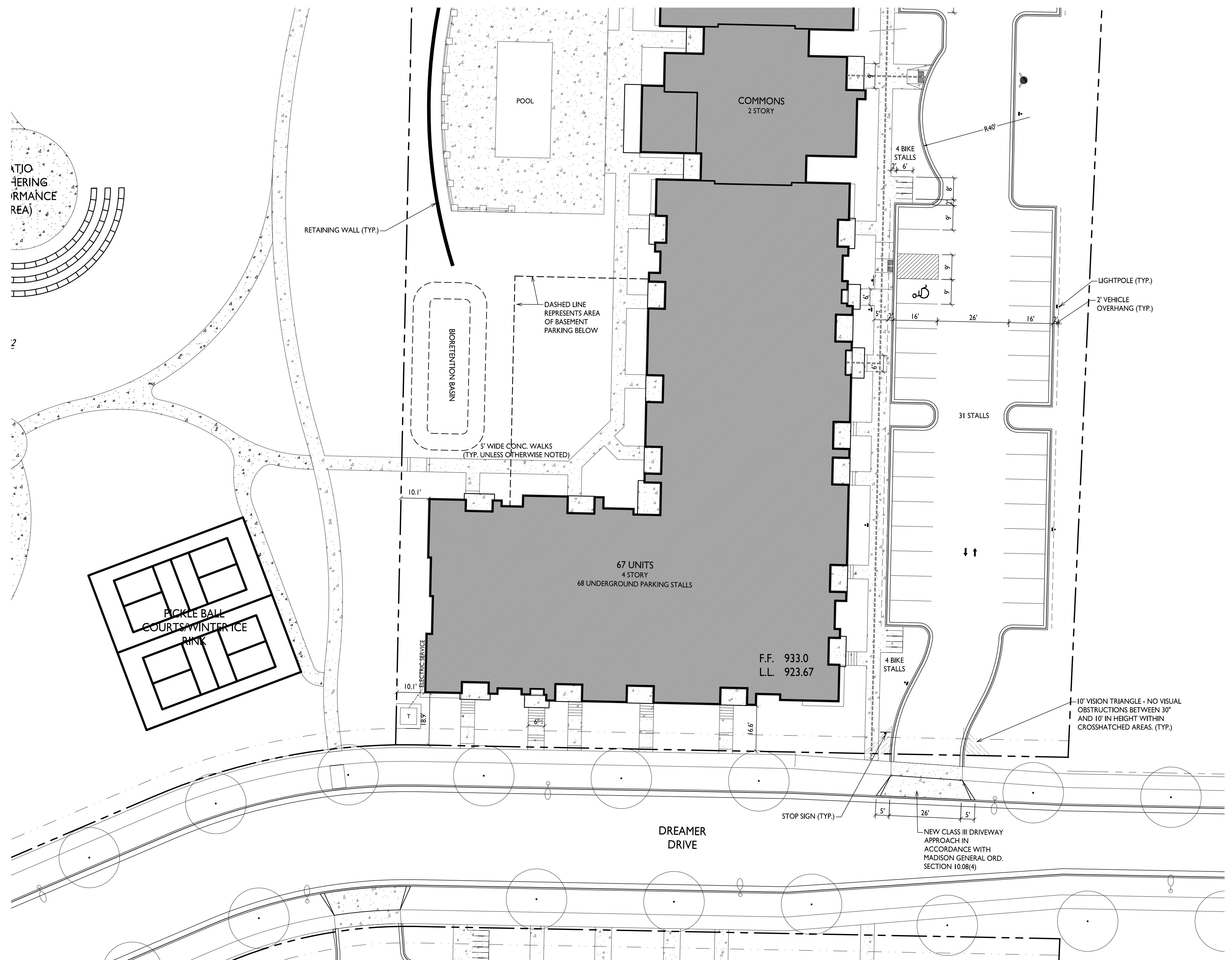
Lot 50

SHEET NUMBER

C-1.2

PROJECT NO. 2155

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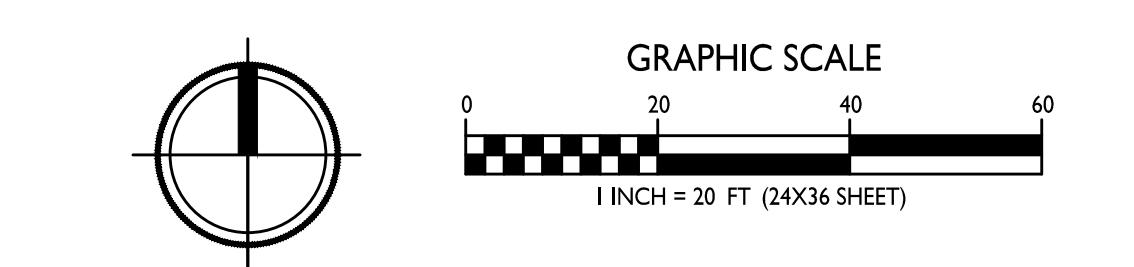
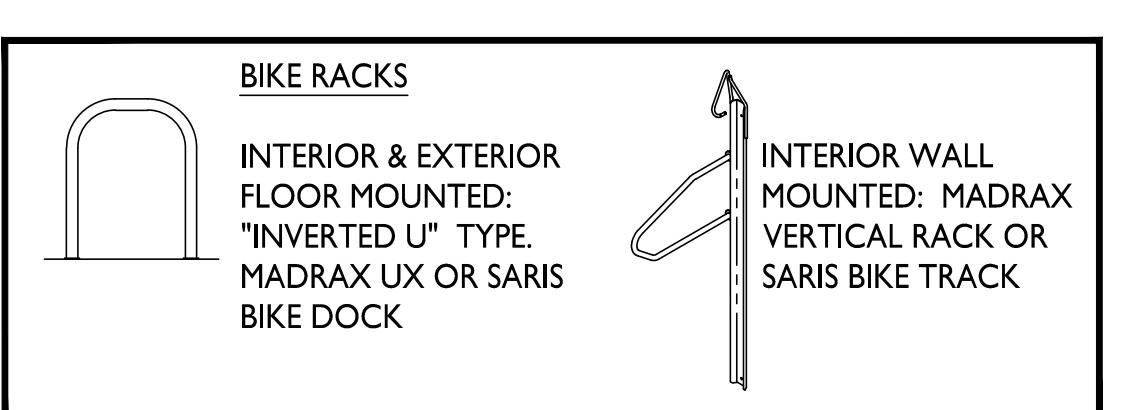
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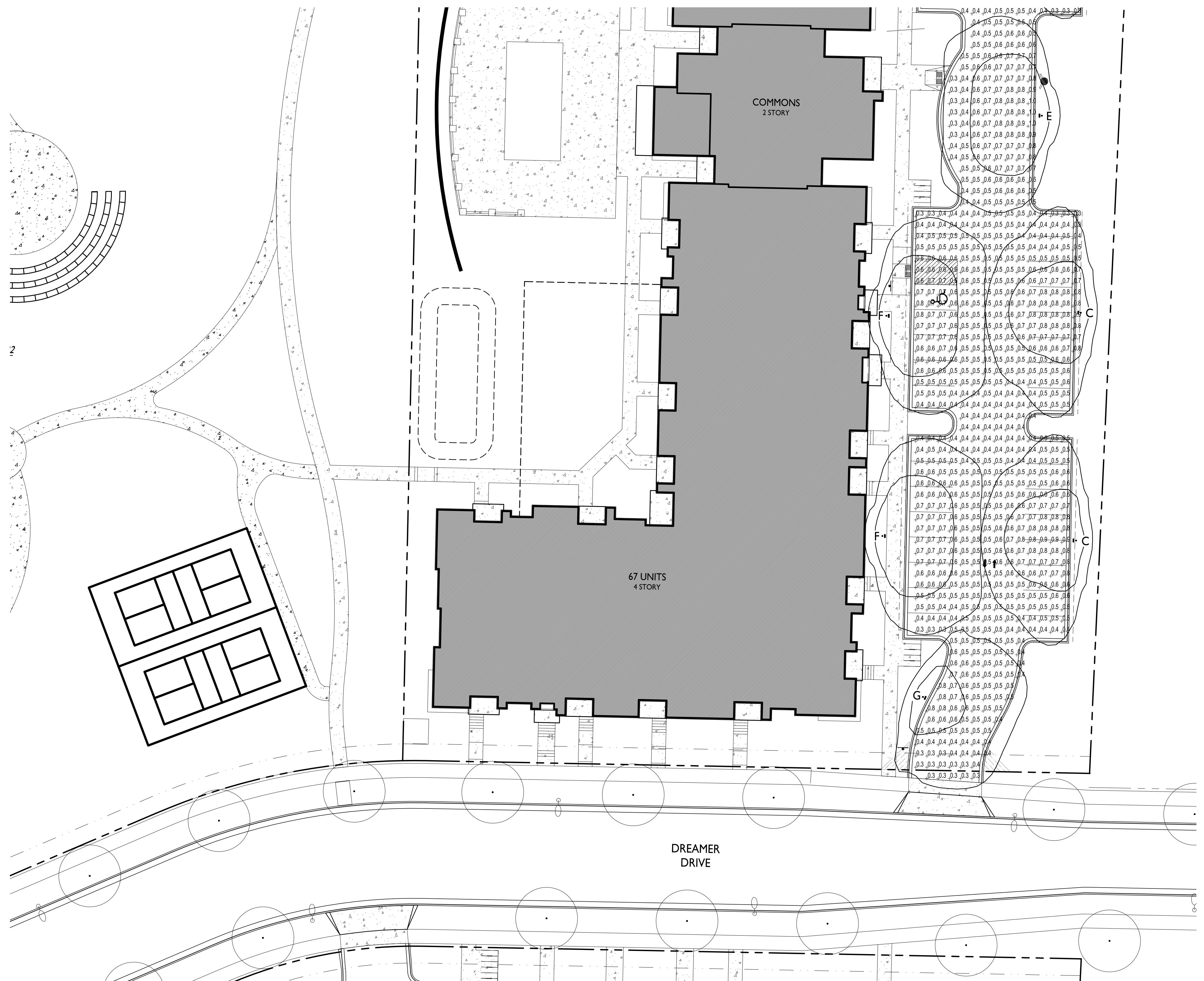
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SHEET TITLE  
**Partial Site Plan - South**

Lot 50

SHEET NUMBER





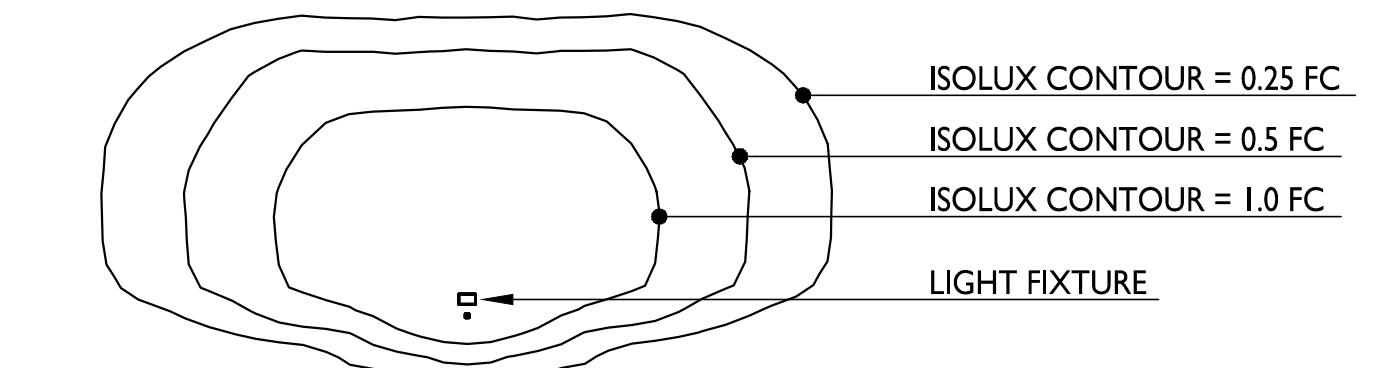
#### LIGHT LEVEL STATISTICS

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	WPXI LED PI 30K MVOLT	WPXI LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, I20-277 VOLTS	WPXI_LED_PI_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING	
B	1	LITHONIA	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	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	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	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	DSXWPM LED 10C 530 30K T3M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T3M_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE	
G	4	LITHONIA	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	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



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

4846 Eastpark Blvd.  
Madison, WI

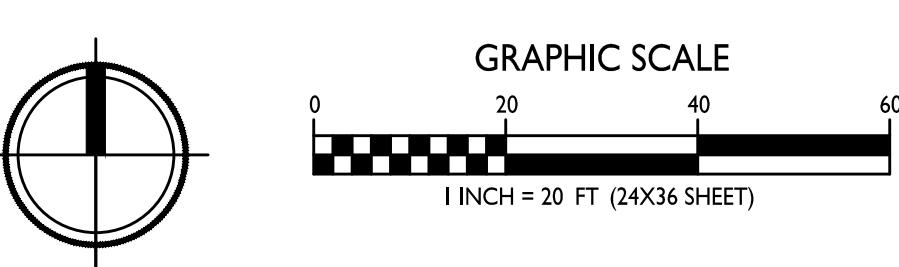
**SHEET TITLE**  
**Site Lighting Plan -**  
**South**

**Lot 50**

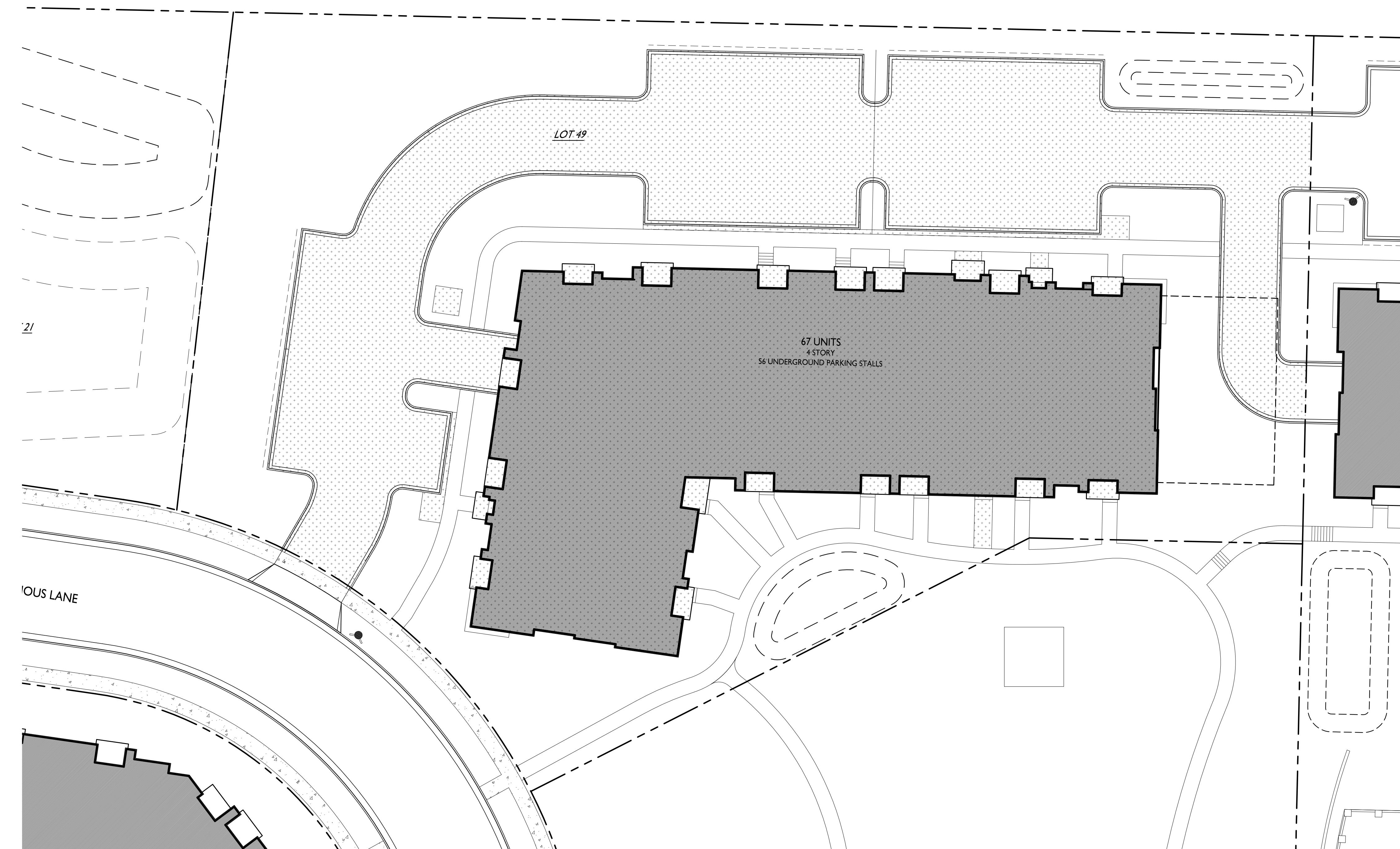
**SHEET NUMBER**

**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%

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

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

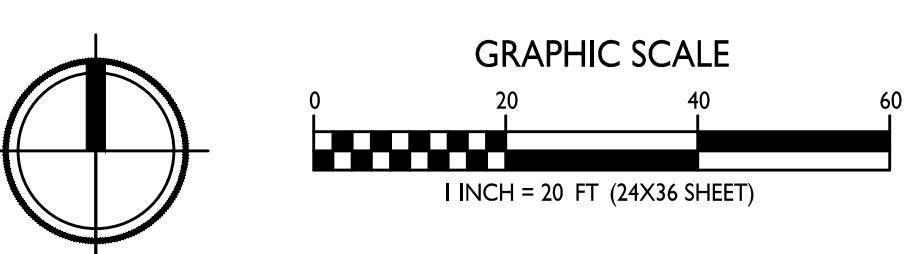
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Madison, WI  
SHEET TITLE  
**Lot Coverage**

**Lot 49**

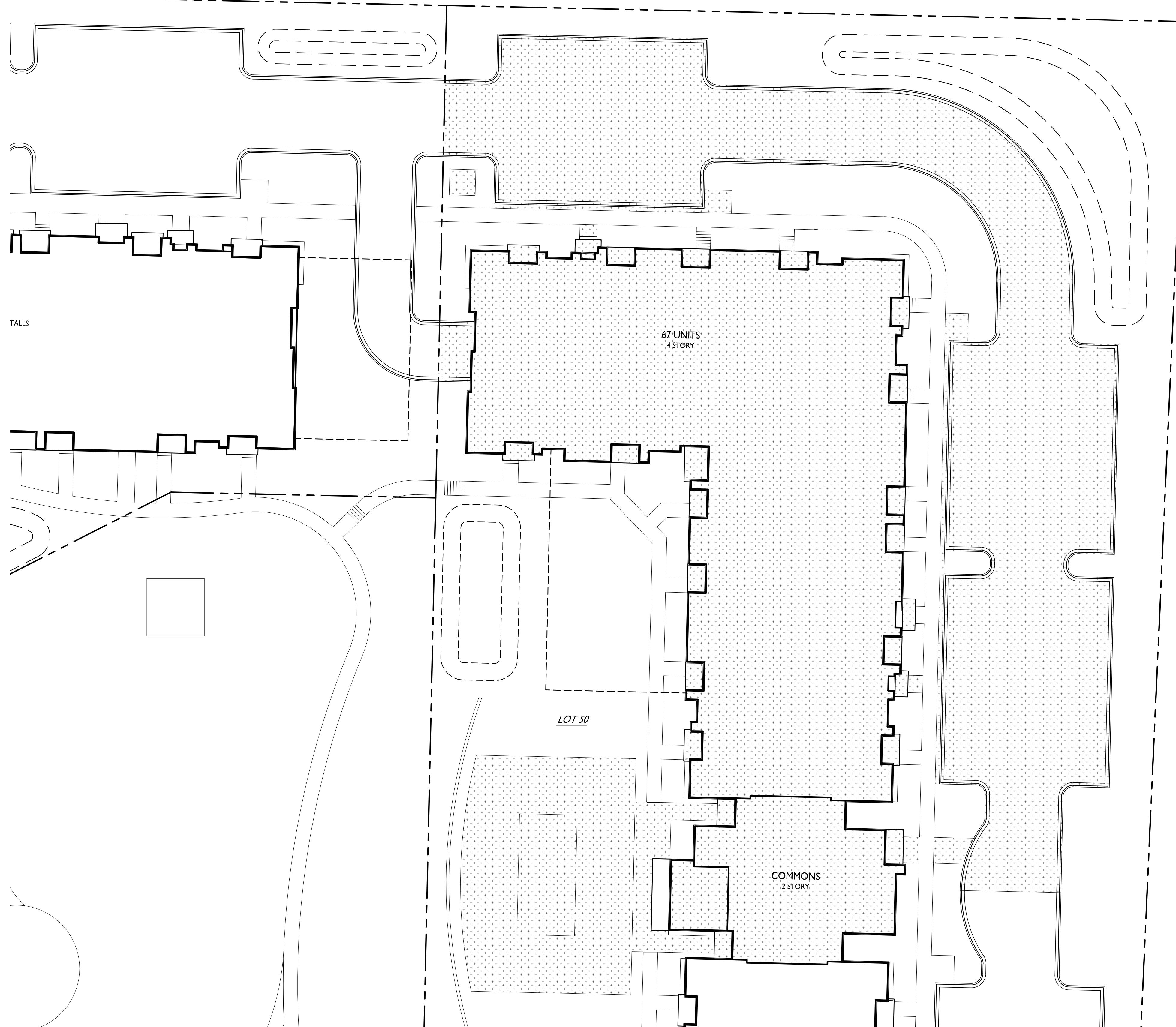
SHEET NUMBER

**C-3.1**

PROJECT NO. 2155



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



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

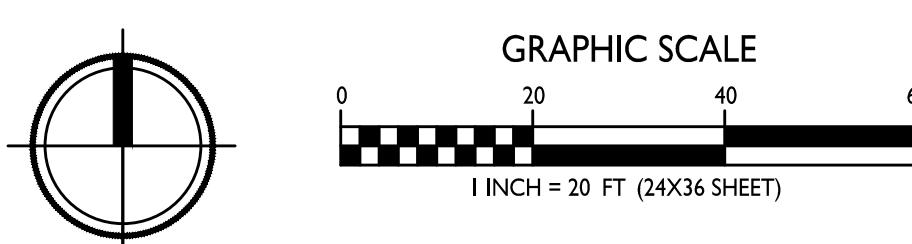
4846 Eastpark Blvd.  
 Madison, WI

SHEET TITLE  
**Lot Coverage**  
 North

**Lot 50**

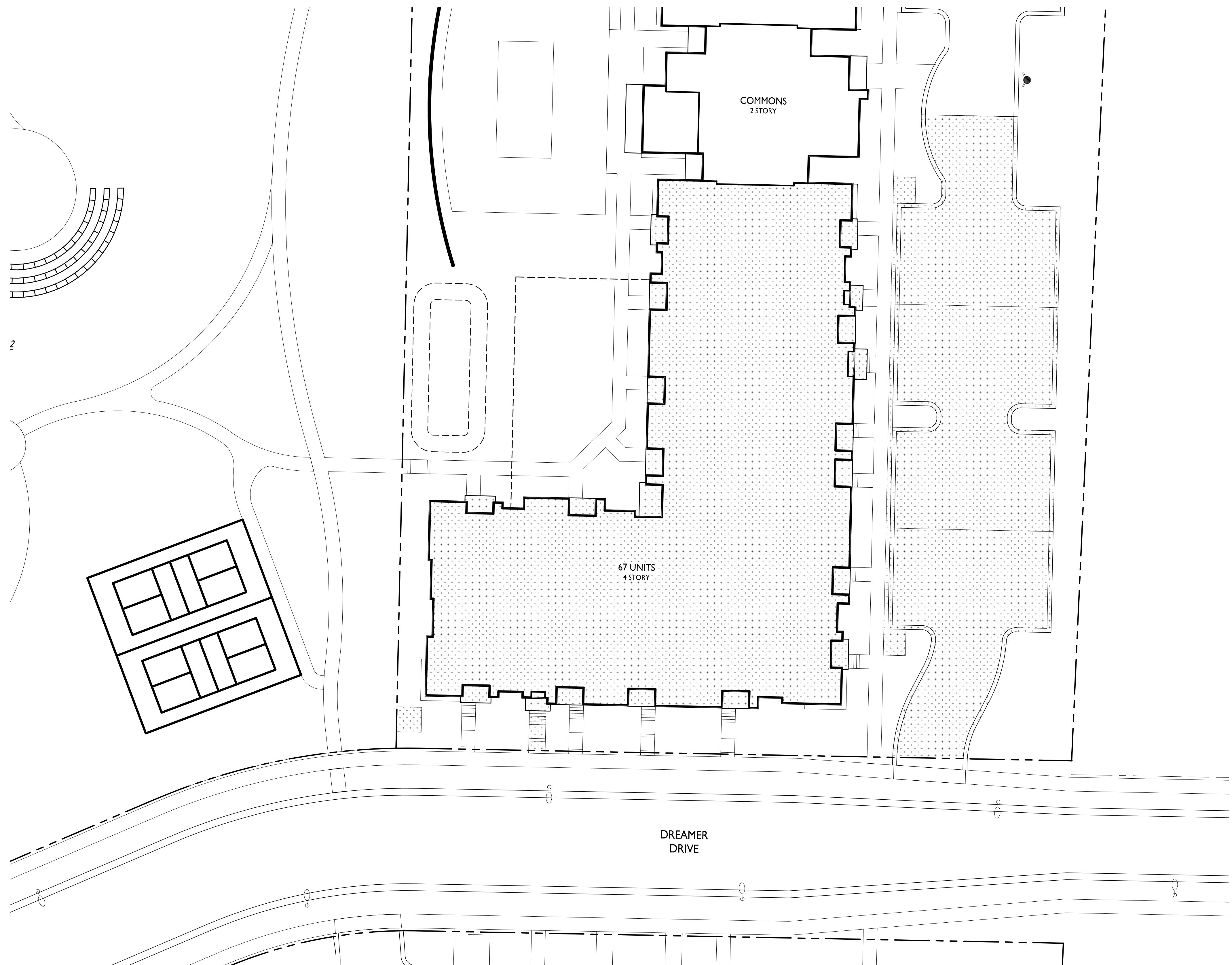
SHEET NUMBER

**C-3.2**



PROJECT NO. 2155

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SEE SHEET C-1.3A FOR LOT COVERAGE DATA

**kba**  
knothe • bruce  
A R C H I T E C T S  
Phone: 7601 University Ave, Ste 201  
608.836.3690  
Middleton, WI 53562

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

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

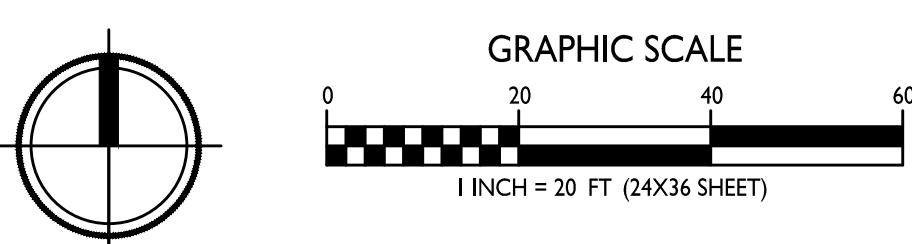
4846 Eastpark Blvd.  
Madison, WI

SHEET TITLE  
**Lot Coverage**  
South

**Lot 50**

SHEET NUMBER

**C-3.3**



PROJECT NO. 2155

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# CASCADE - PHASE 1 - SITE IMPROVEMENTS

## THE AMERICAN CENTER LOTS 49-50

### CITY OF MADISON, WISCONSIN



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

- 

TOP NUT OF HYDRANT  
ELEV = 910.30
- 

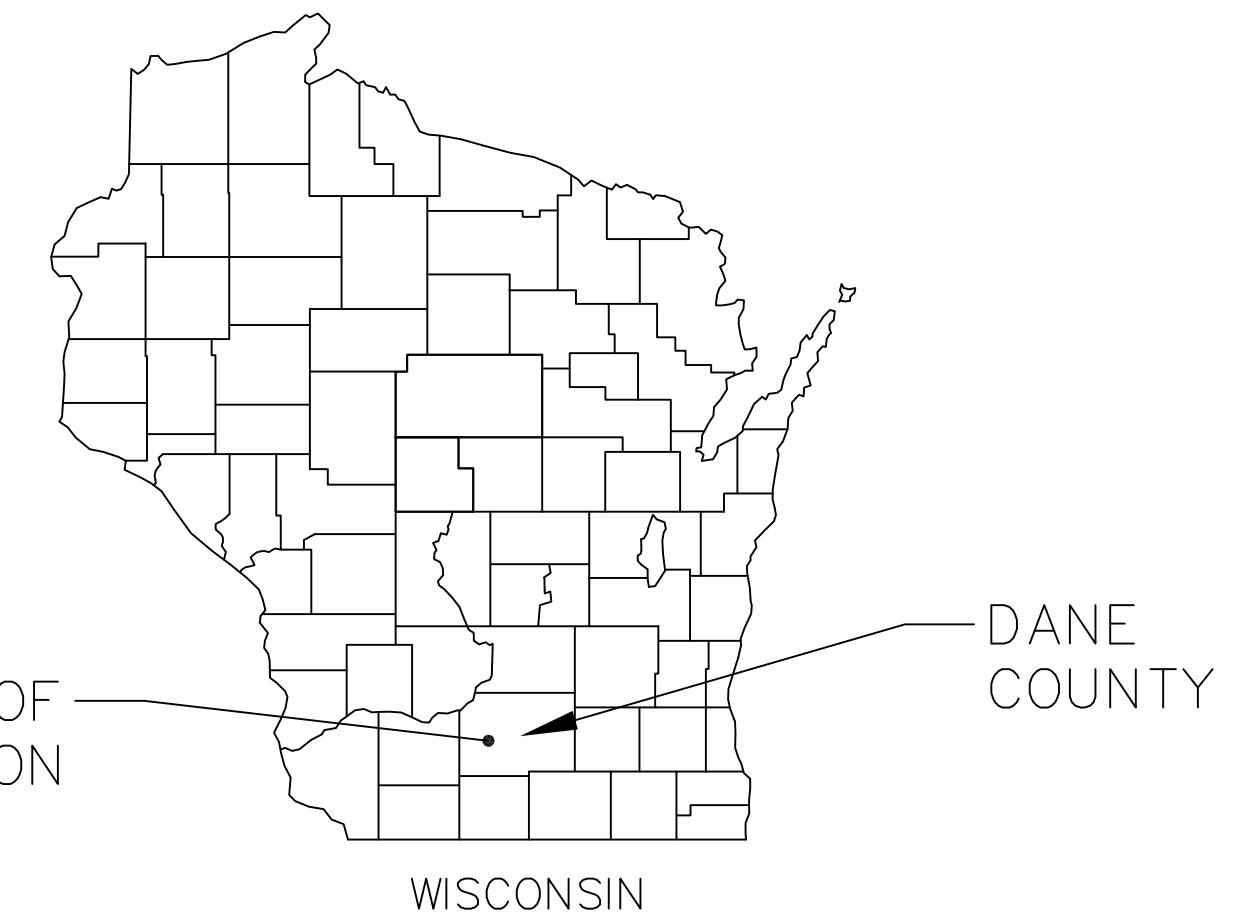
TOP NUT OF HYDRANT  
ELEV = 921.17
- 

TOP NUT OF HYDRANT  
ELEV = 921.85
- 

TOP NUT OF HYDRANT  
ELEV = 910.30

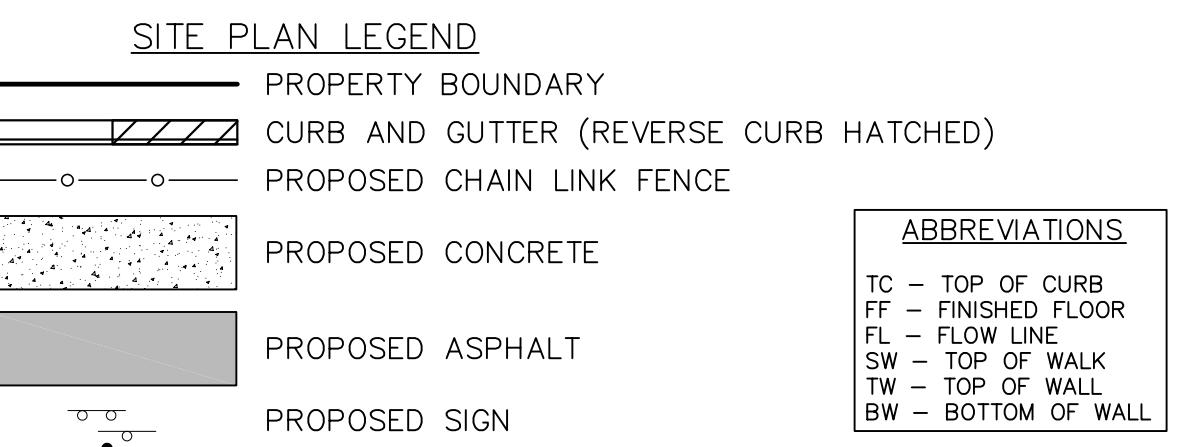
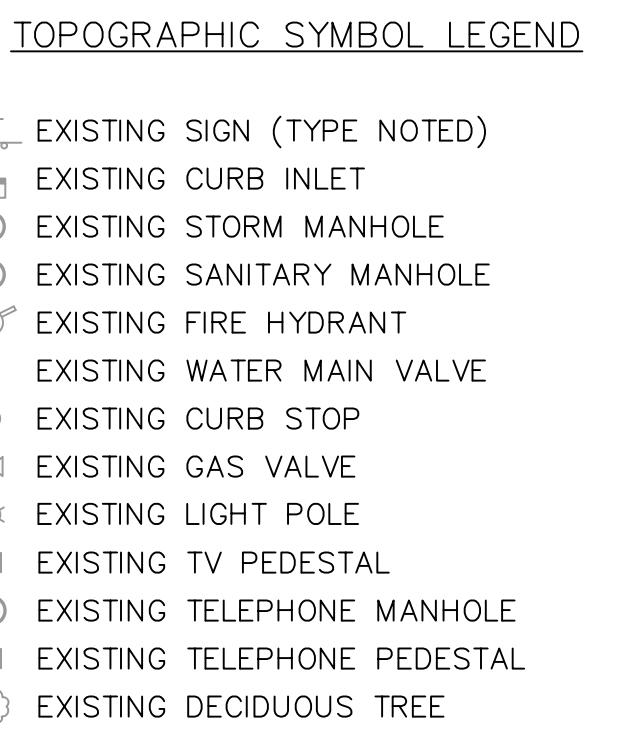
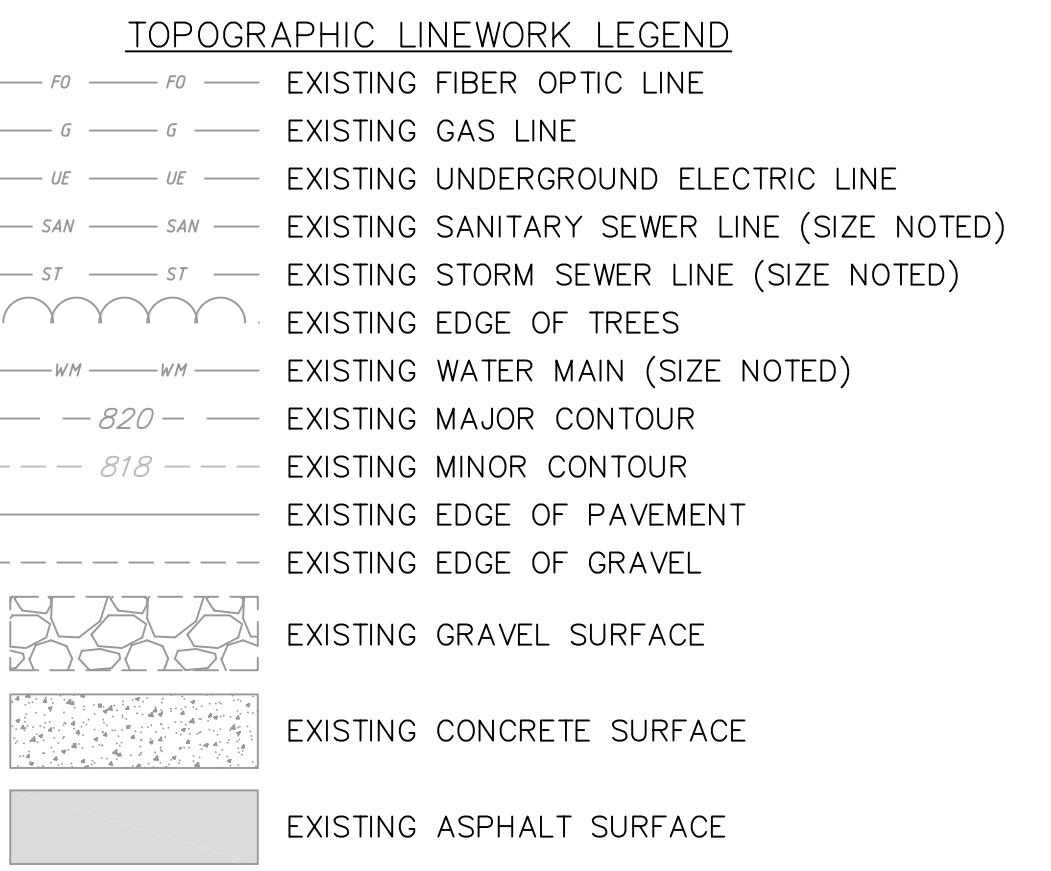
THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE 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

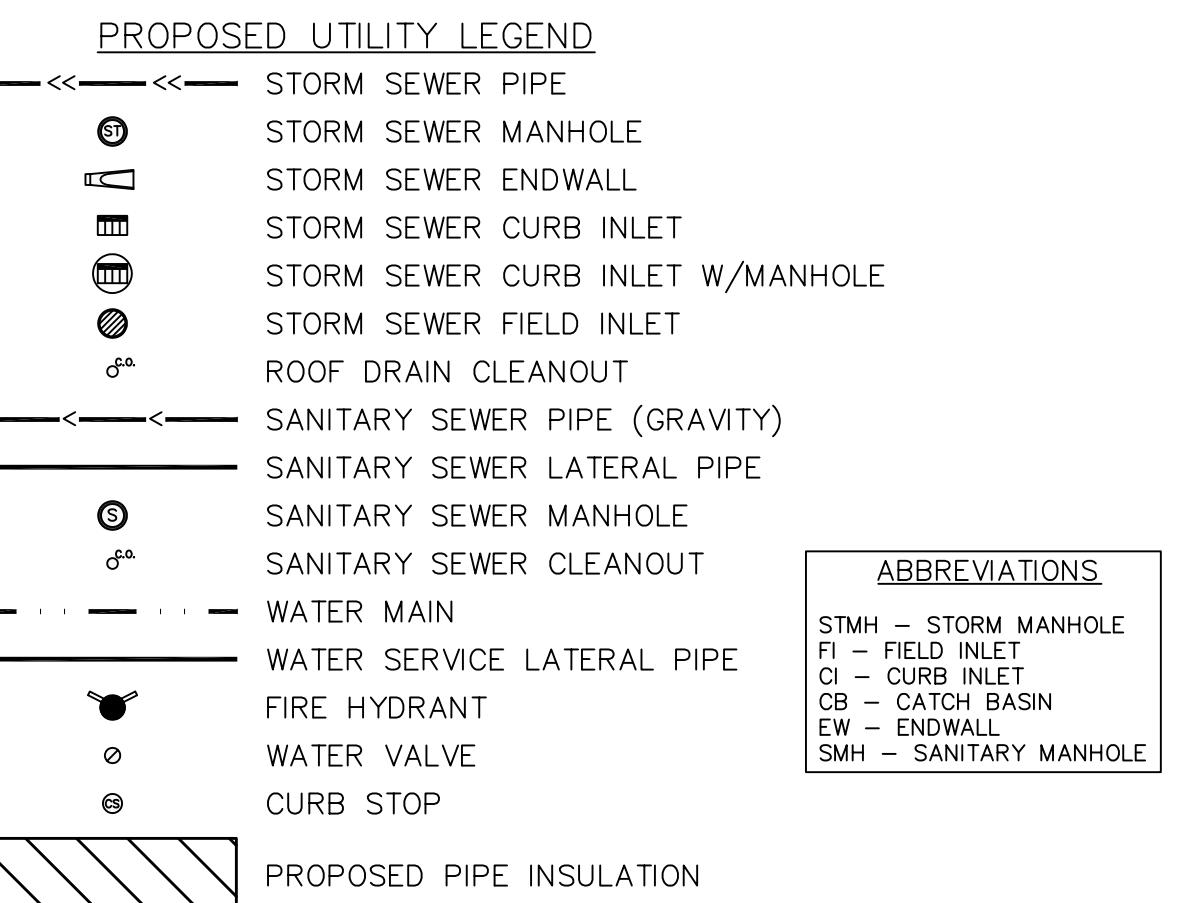
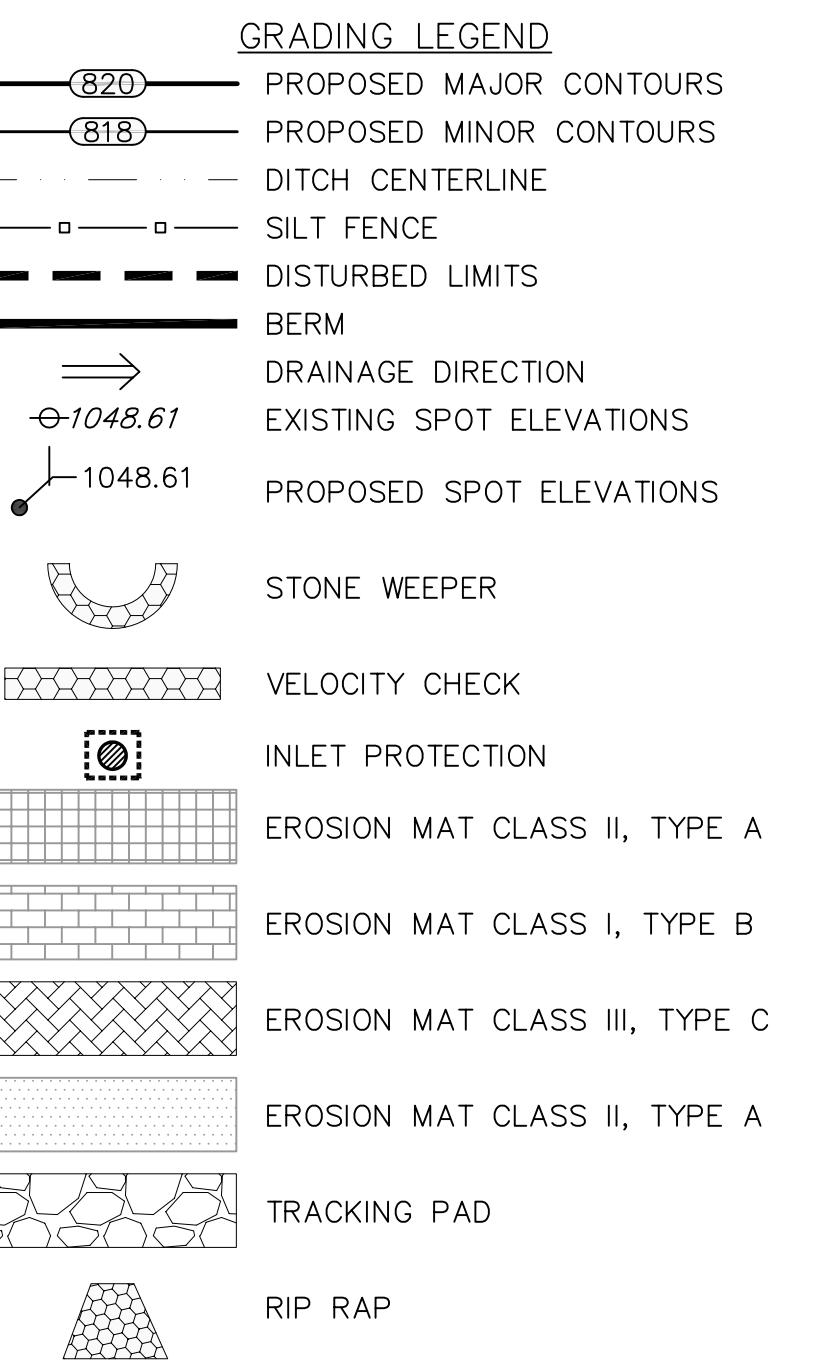


SHEET NO.	DESCRIPTION	REVISIONS	REMARKS	REVISIONS	REMARKS	REVISIONS	REMARKS
C1	TITLE SHEET						
C2	NOTES & LEGENDS						
C3	EXISTING CONDITIONS						
C4	EROSION CONTROL PLAN						
C5	PHASE 1 OVERALL SITE & UTILITY PLAN						
C6	LOT 49 SITE & UTILITY PLAN						
C7	LOT 50 NORTH SITE & UTILITY PLAN						
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						

# NOT FOR CONSTRUCTION



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



ABBREVIATIONS	
STMH	STORM MANHOLE
FI	FIELD INLET
CI	CATCH 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 CONTRACTOR'S 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" COMPAKTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPAKTED 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(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.

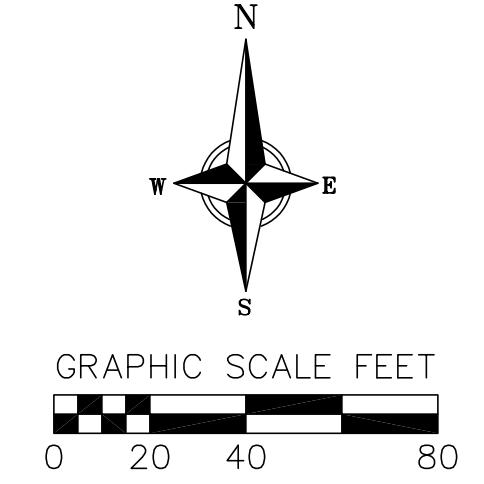
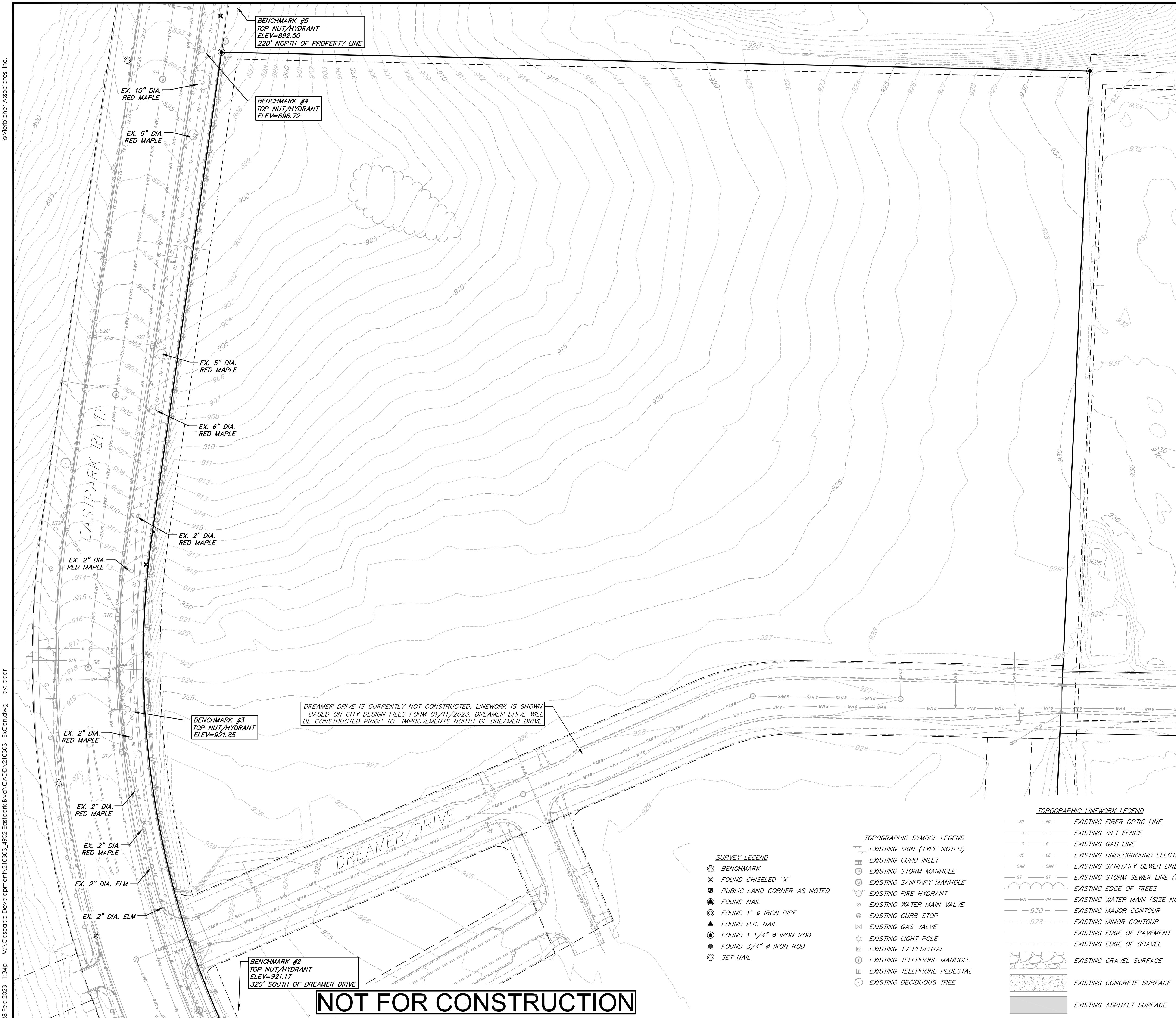
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL 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 THAN 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 BRANCHES 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 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 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS 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 SOILS, 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.

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

**NOT FOR CONSTRUCTION**



# Existing Conditions

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

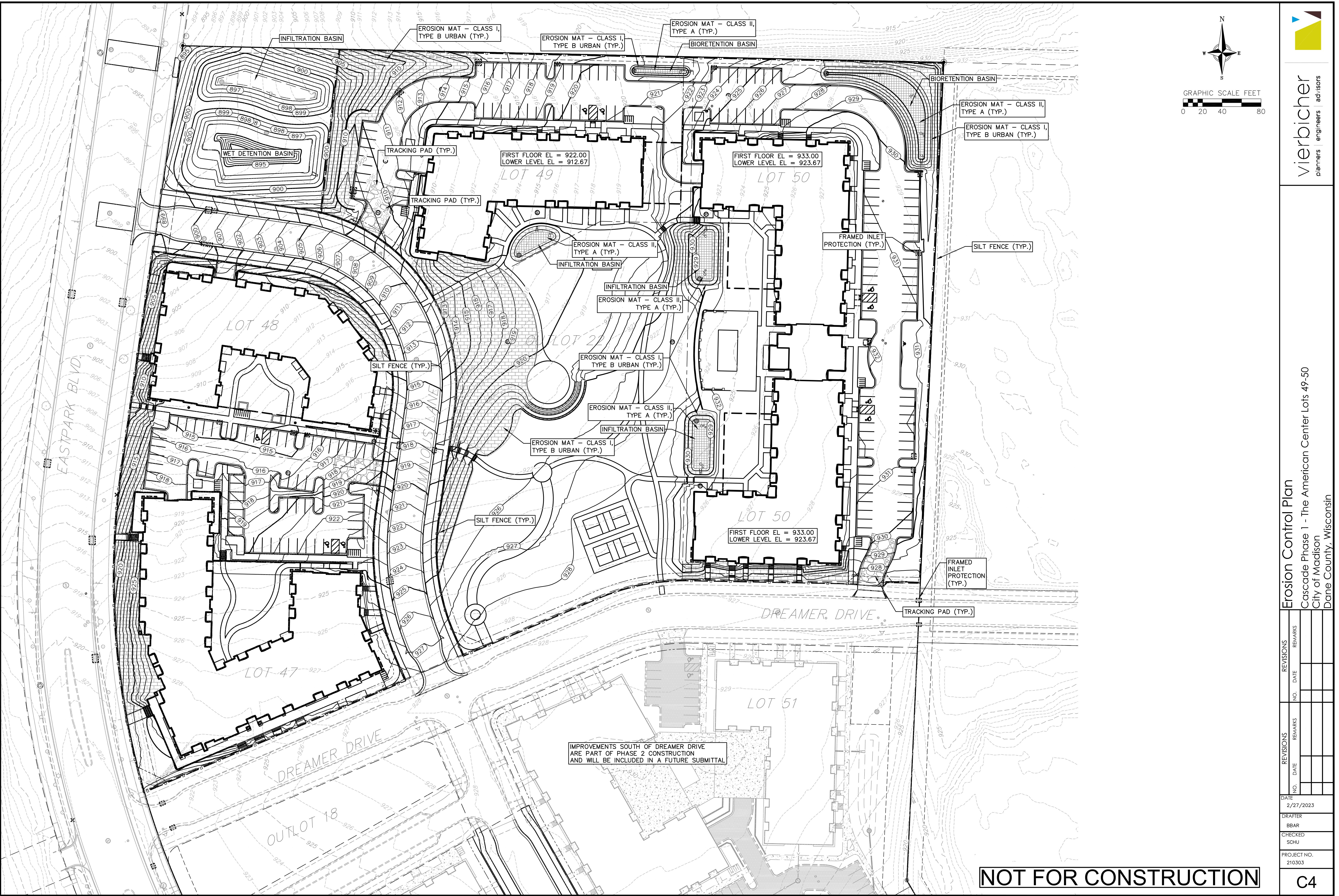
EXISTING STORM STRUCTURE TABLE				
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			901.79	NW
S12	STMH	907.63	903.21	NE
			902.89	S
			903.16	NW
S13	CIN	907.57	903.68	SW
S14	CIN	912.70	909.19	SE
			909.24	NW
S15	CIN	919.28	914.88	E
			914.73	SE
			914.93	SW
S16	CIN	918.59	915.39	W
S17	CIN	920.61	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

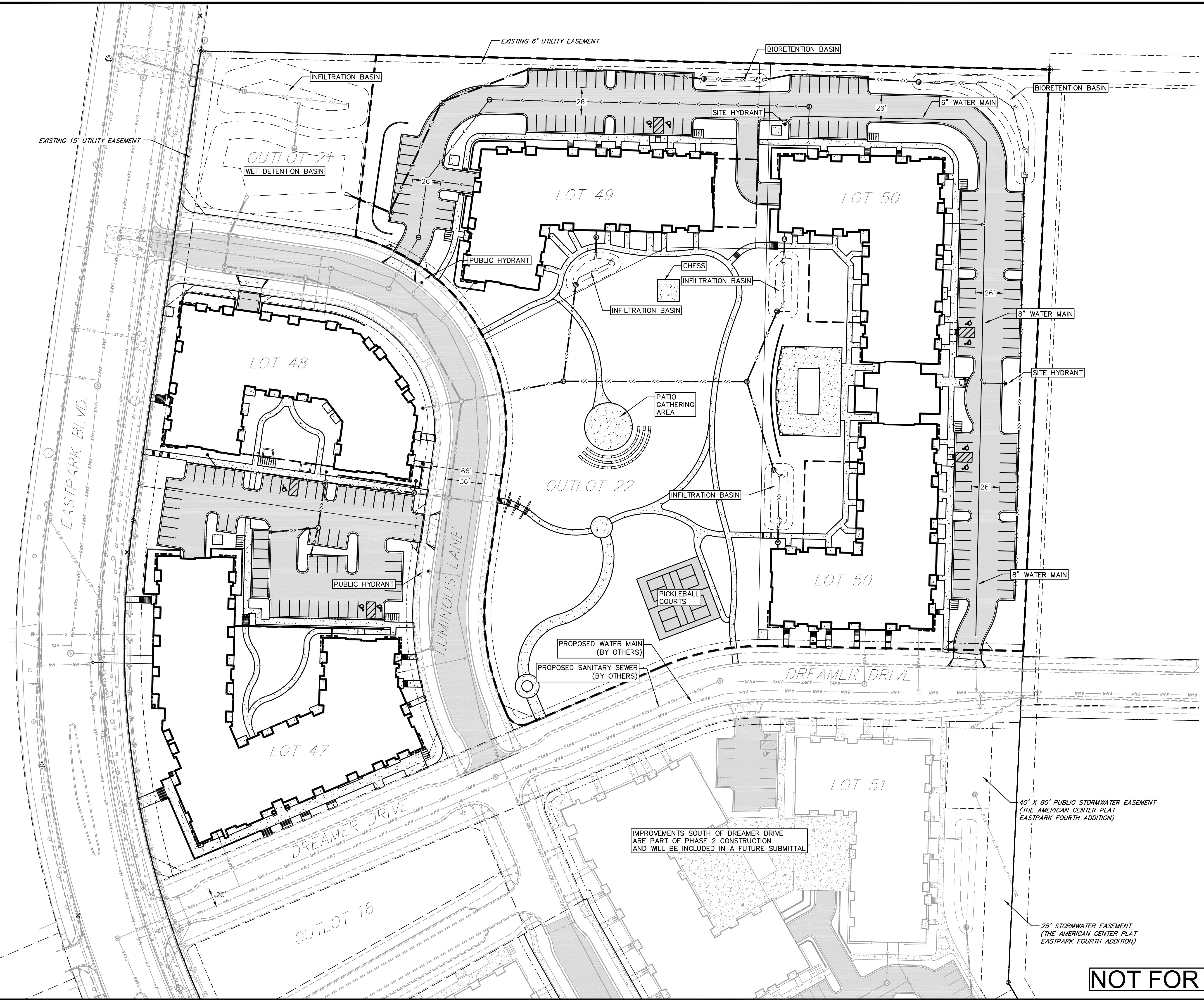
EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM/TC	INVERT	DIRECTION
S1	SMH	903.36	891.16	SE
			891.03	NW
S2	SMH	905.86	889.66	SE
			889.61	SW
			890.81	NW
			895.64	NW
S3	SMH	909.73	899.71	SE
			899.85	NW
S4	SMH	917.44	907.37	SE
			907.47	NW
S5	SMH	921.62	911.72	SE
			911.76	W
			911.83	NW
S6	SMH	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

#### *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

# NOT FOR CONSTRUCTION



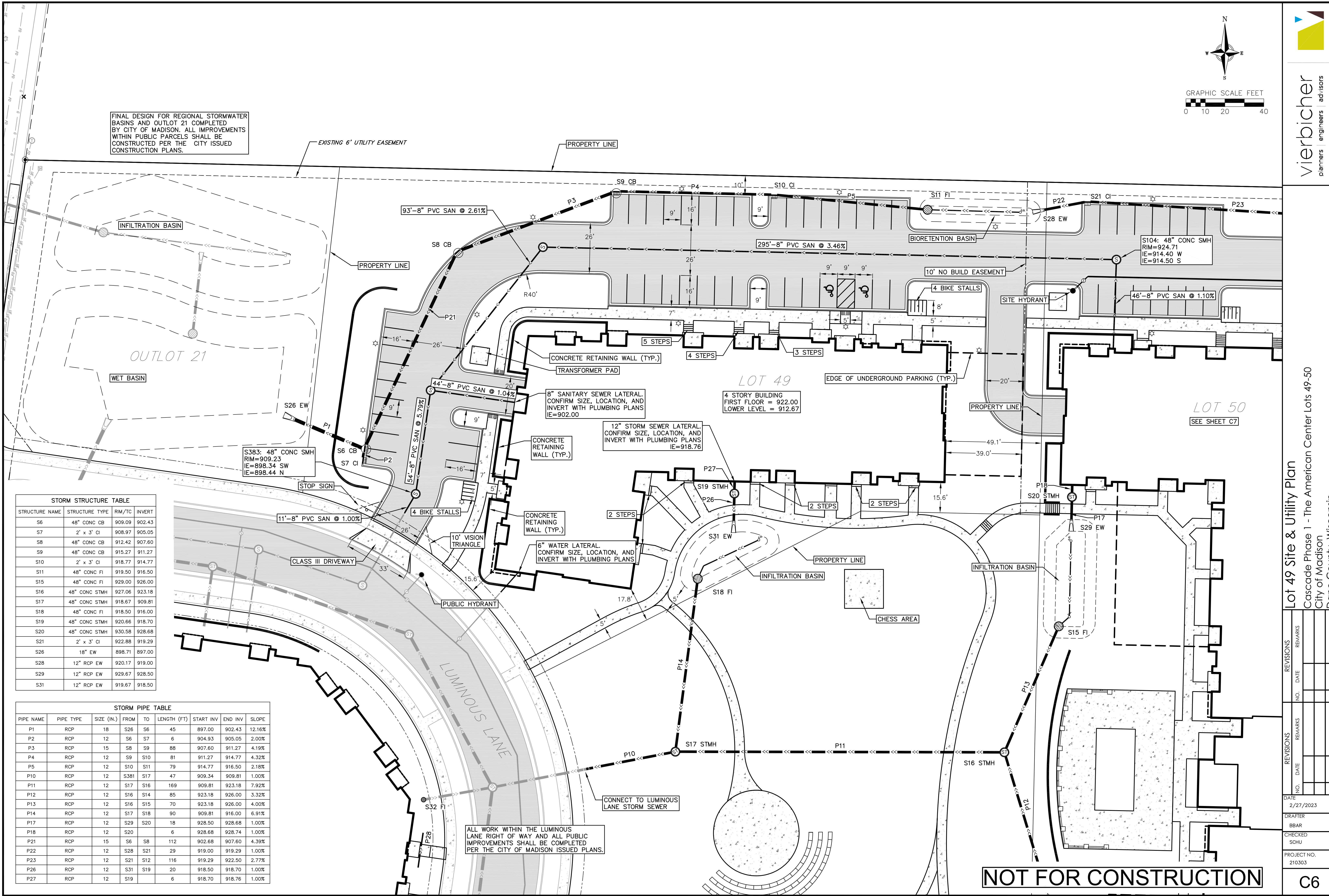


FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

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.

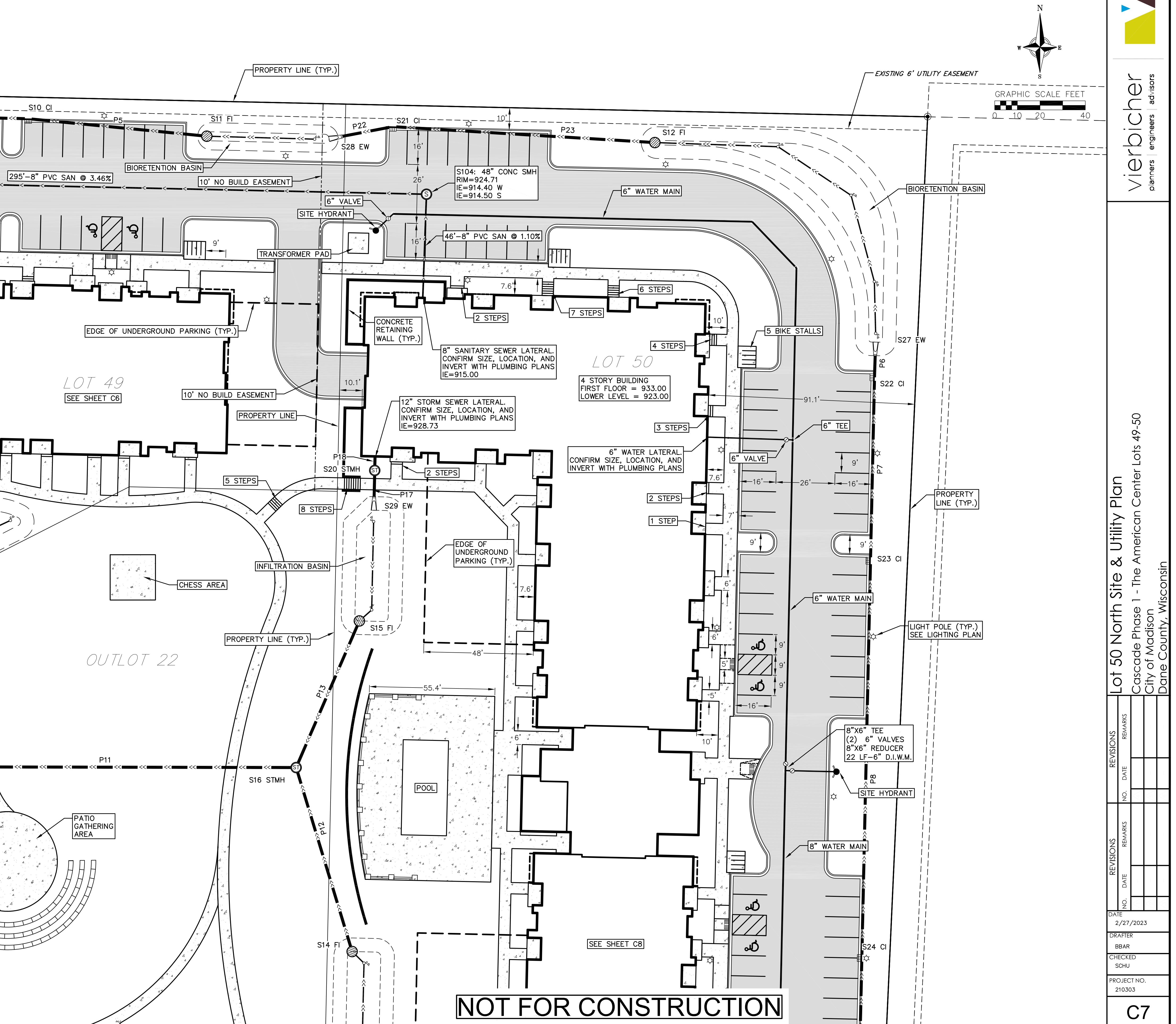
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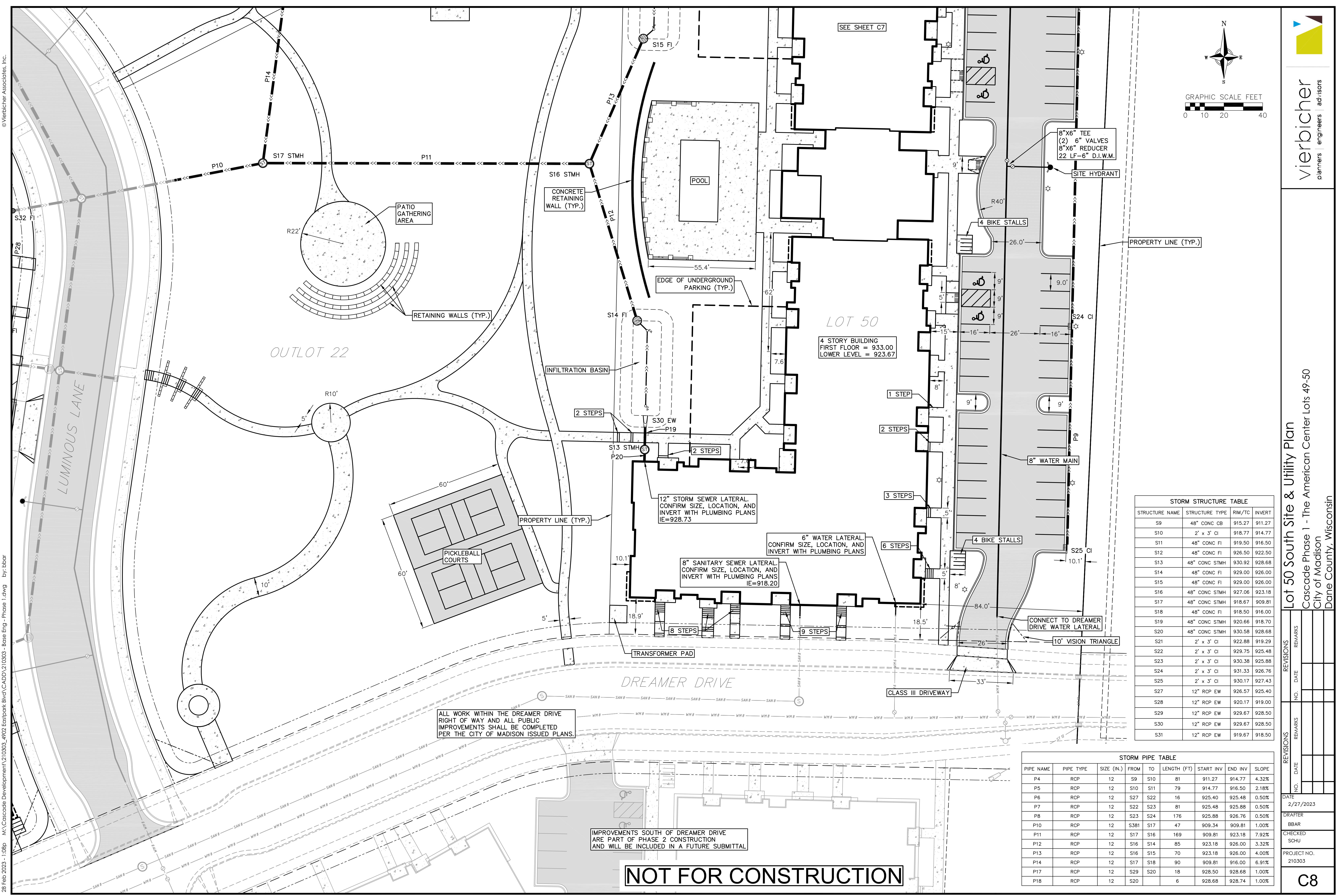
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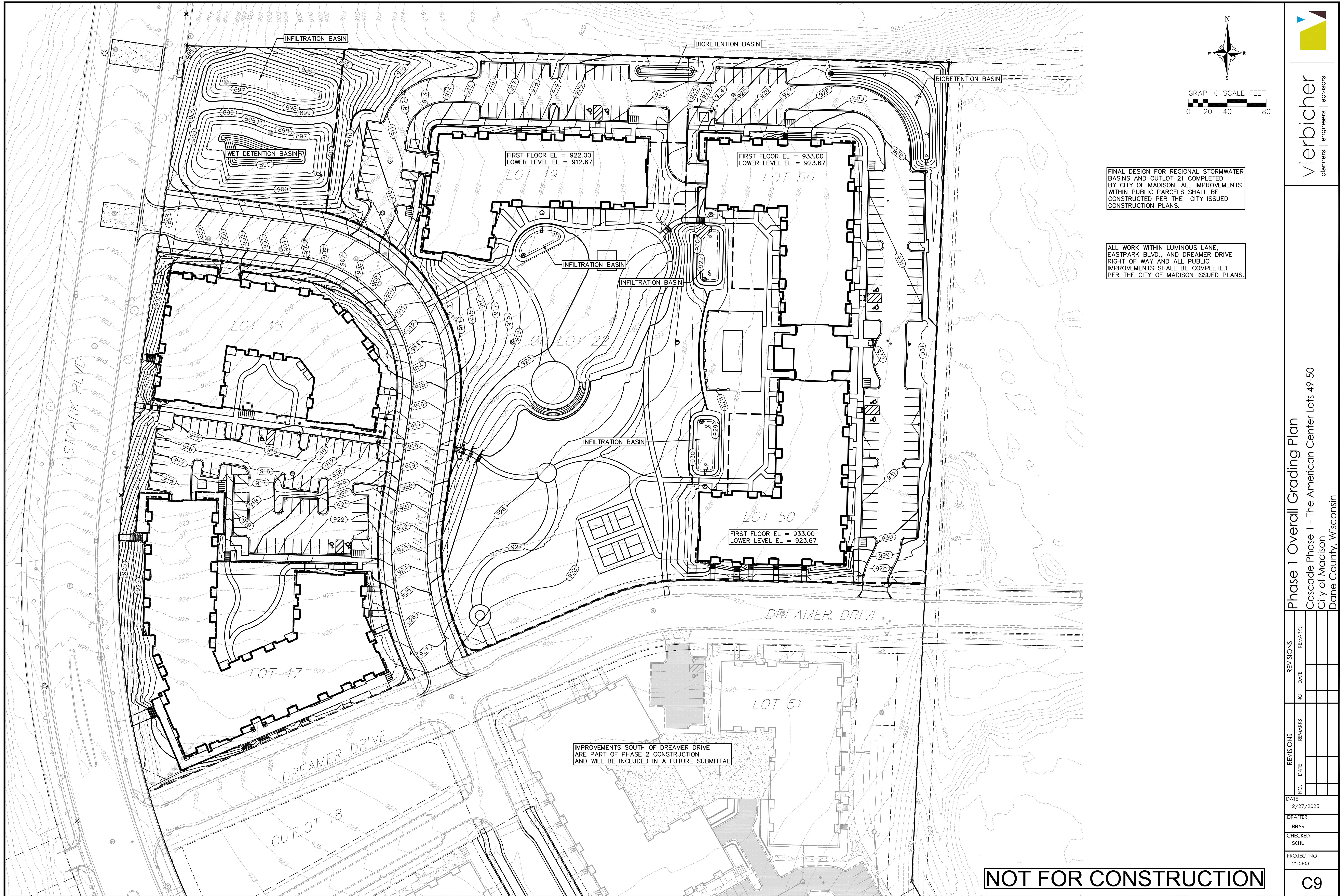


STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P4	RCP	12	S9	S10	81	911.27	914.77	4.32%
P5	RCP	12	S10	S11	79	914.77	916.50	2.18%
P6	RCP	12	S27	S22	16	925.40	925.48	0.50%
P7	RCP	12	S22	S23	81	925.48	925.88	0.50%
P8	RCP	12	S23	S24	176	925.88	926.76	0.50%
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		

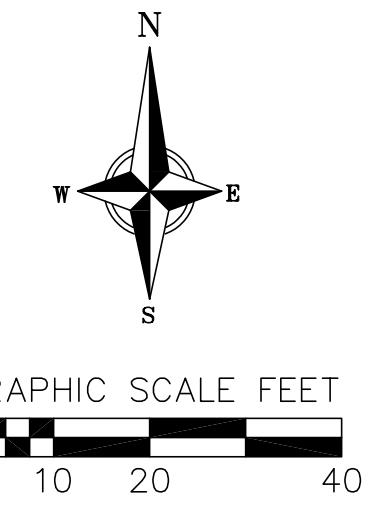




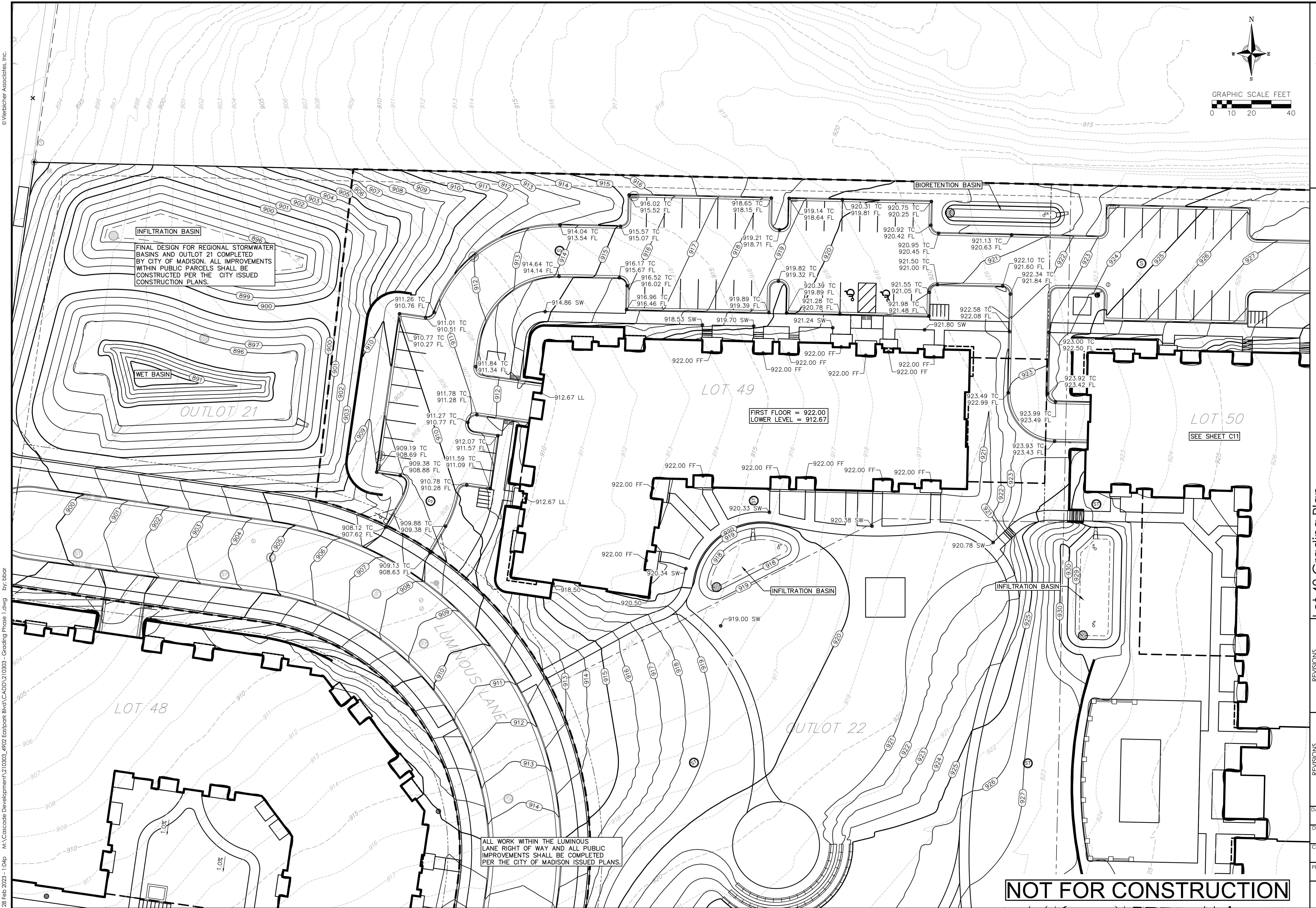


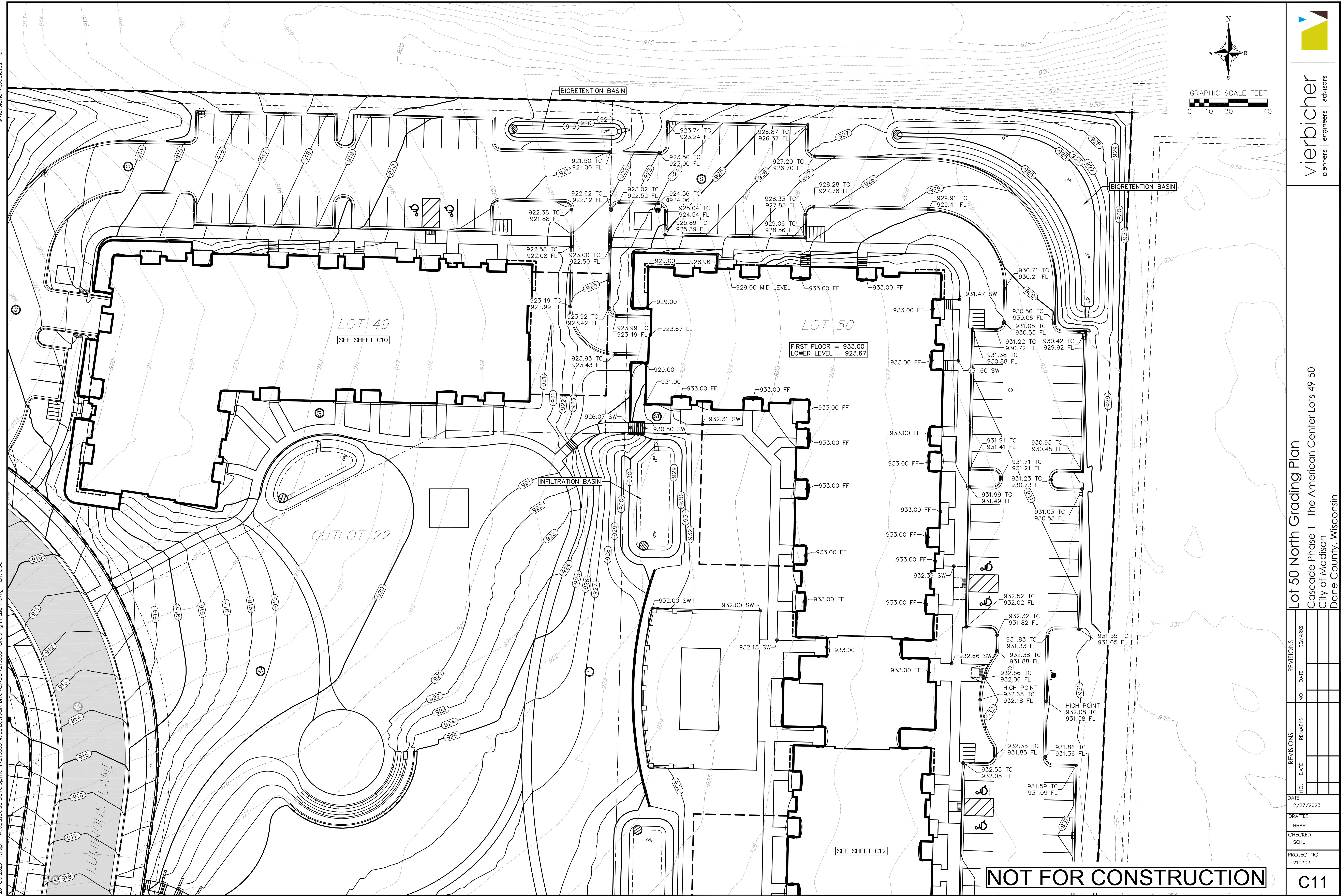
# NOT FOR CONSTRUCTION

C9



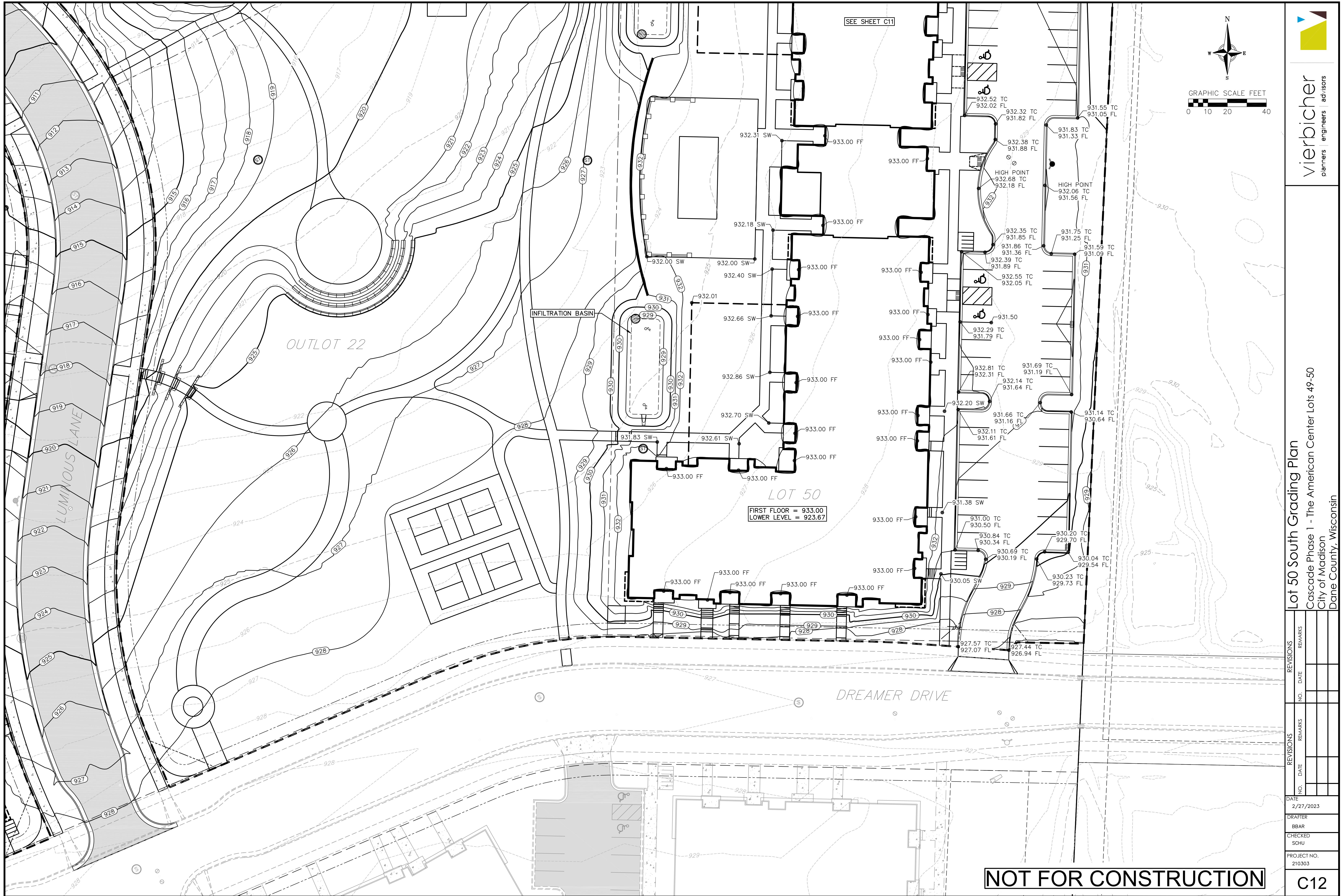
REVISIONS	REVISIONS	REMARKS	REMARKS
DATE 2/27/2023	DATE by: Bbar	NO.	DATE

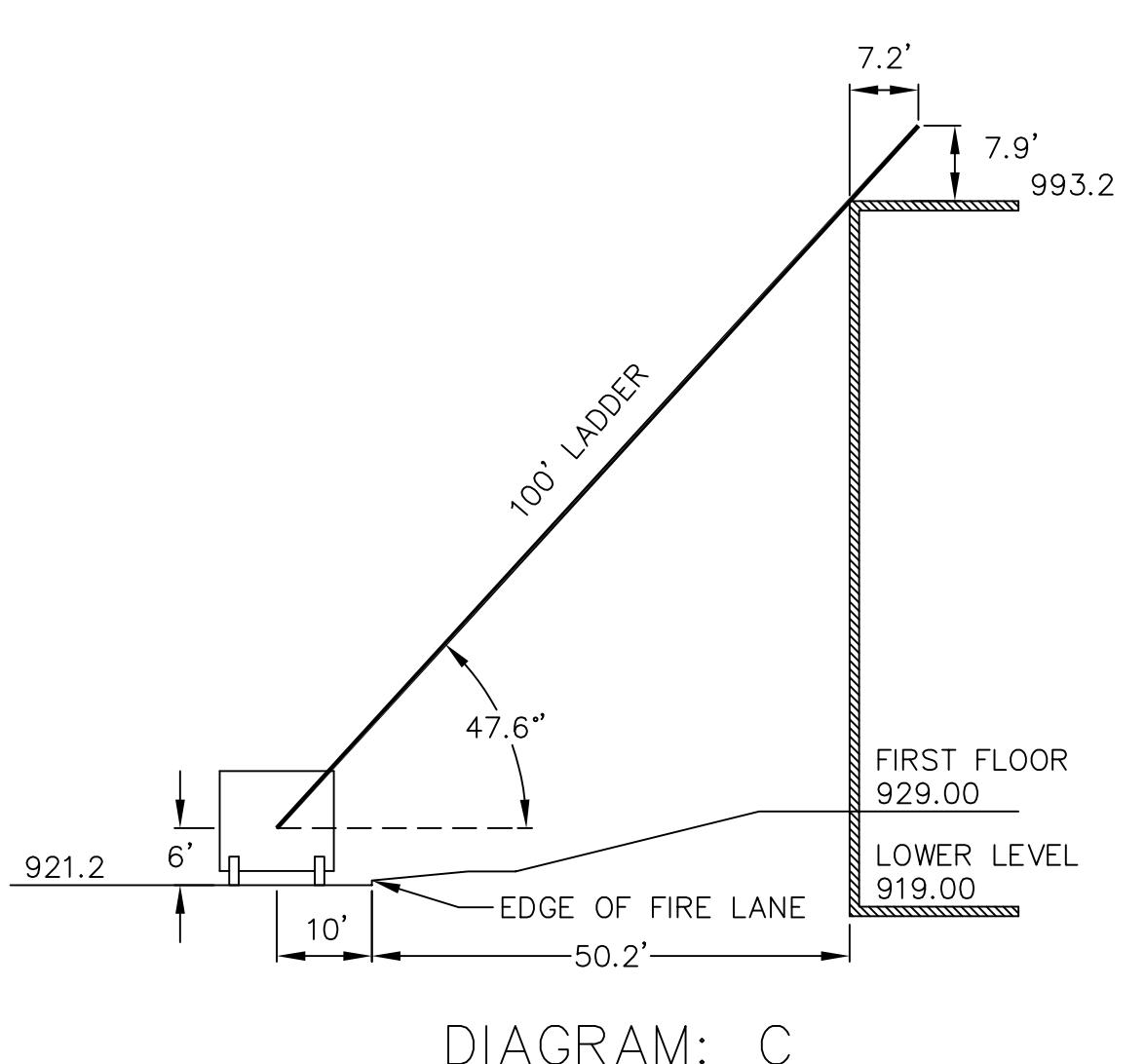
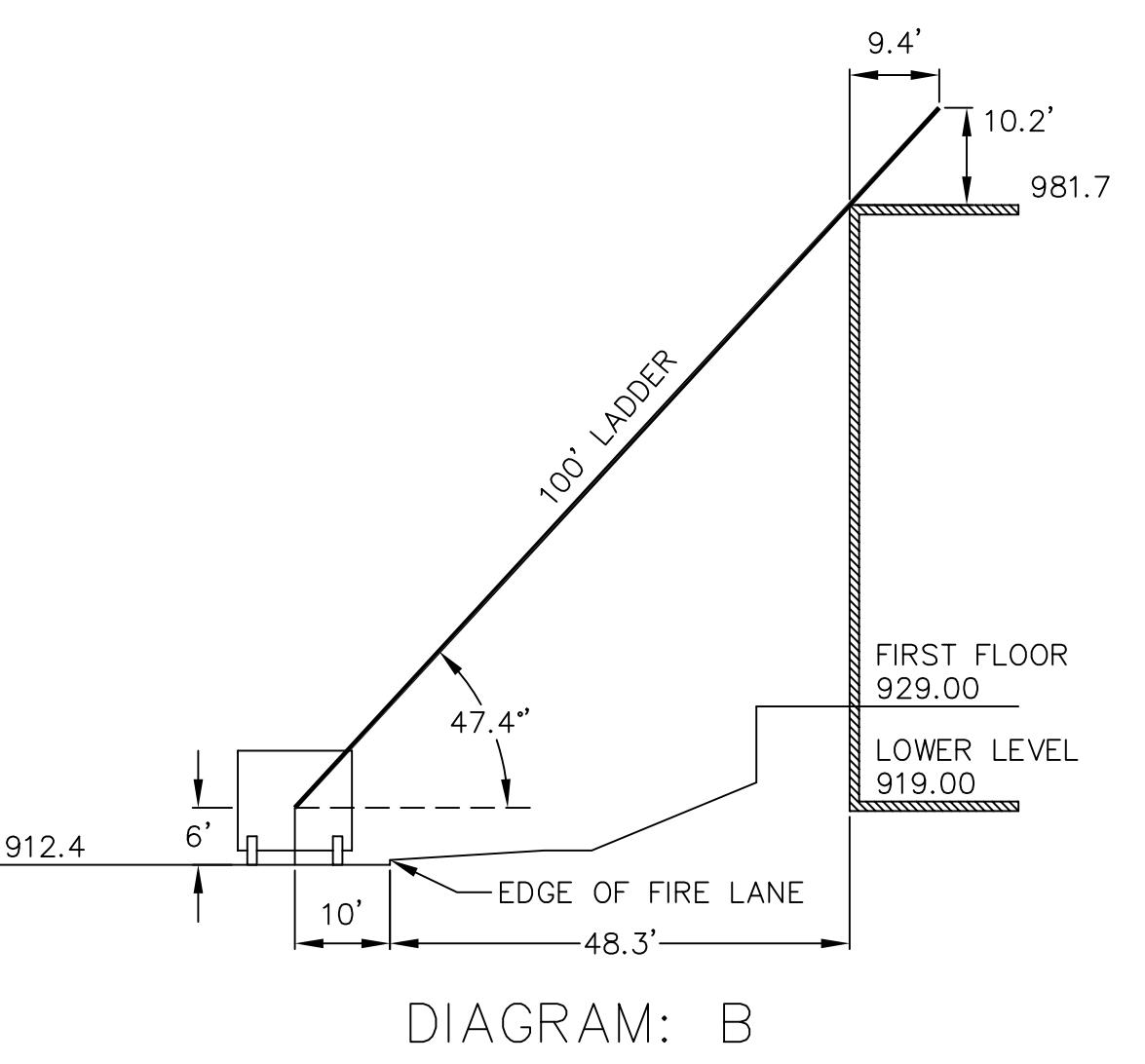
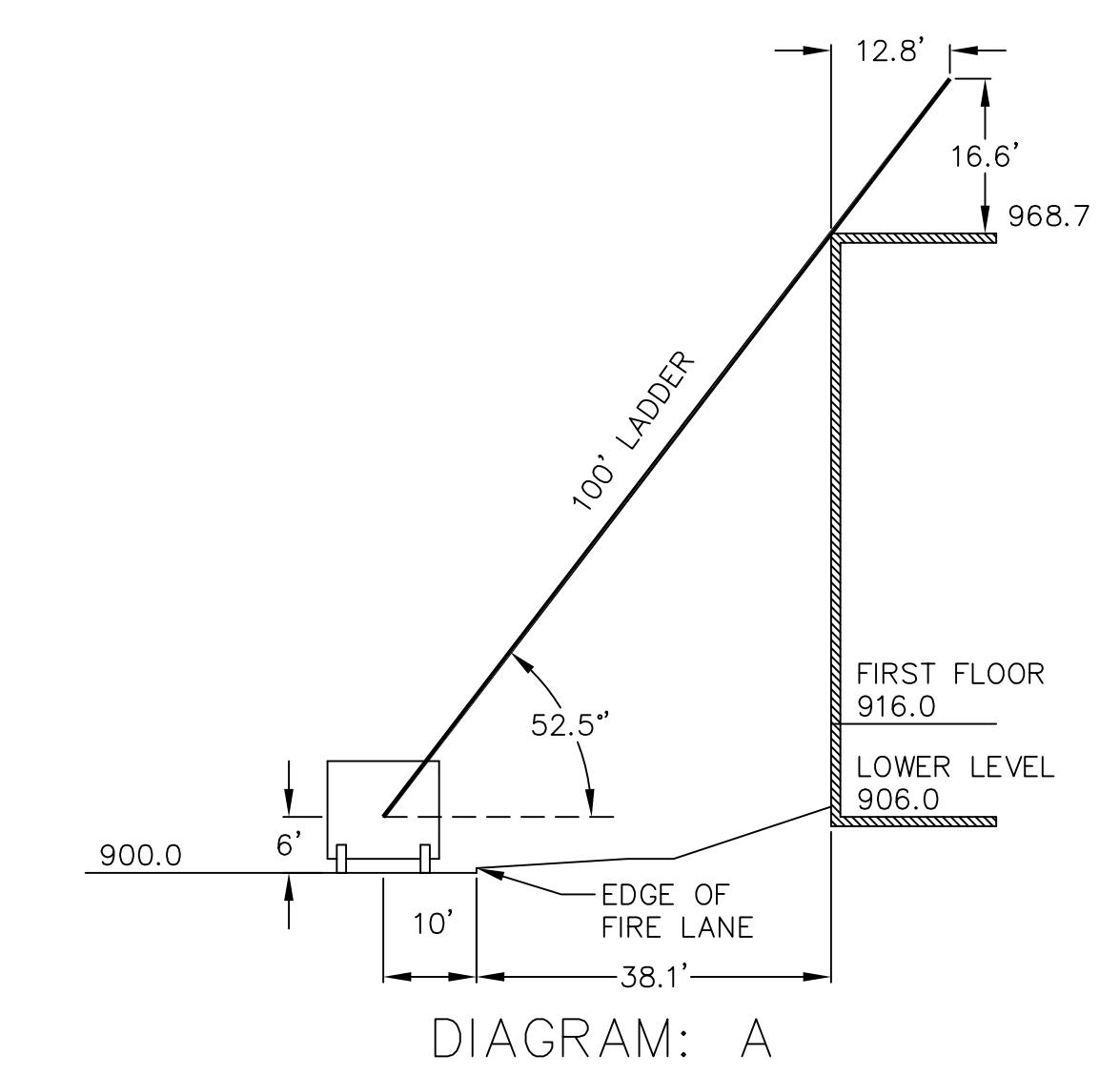
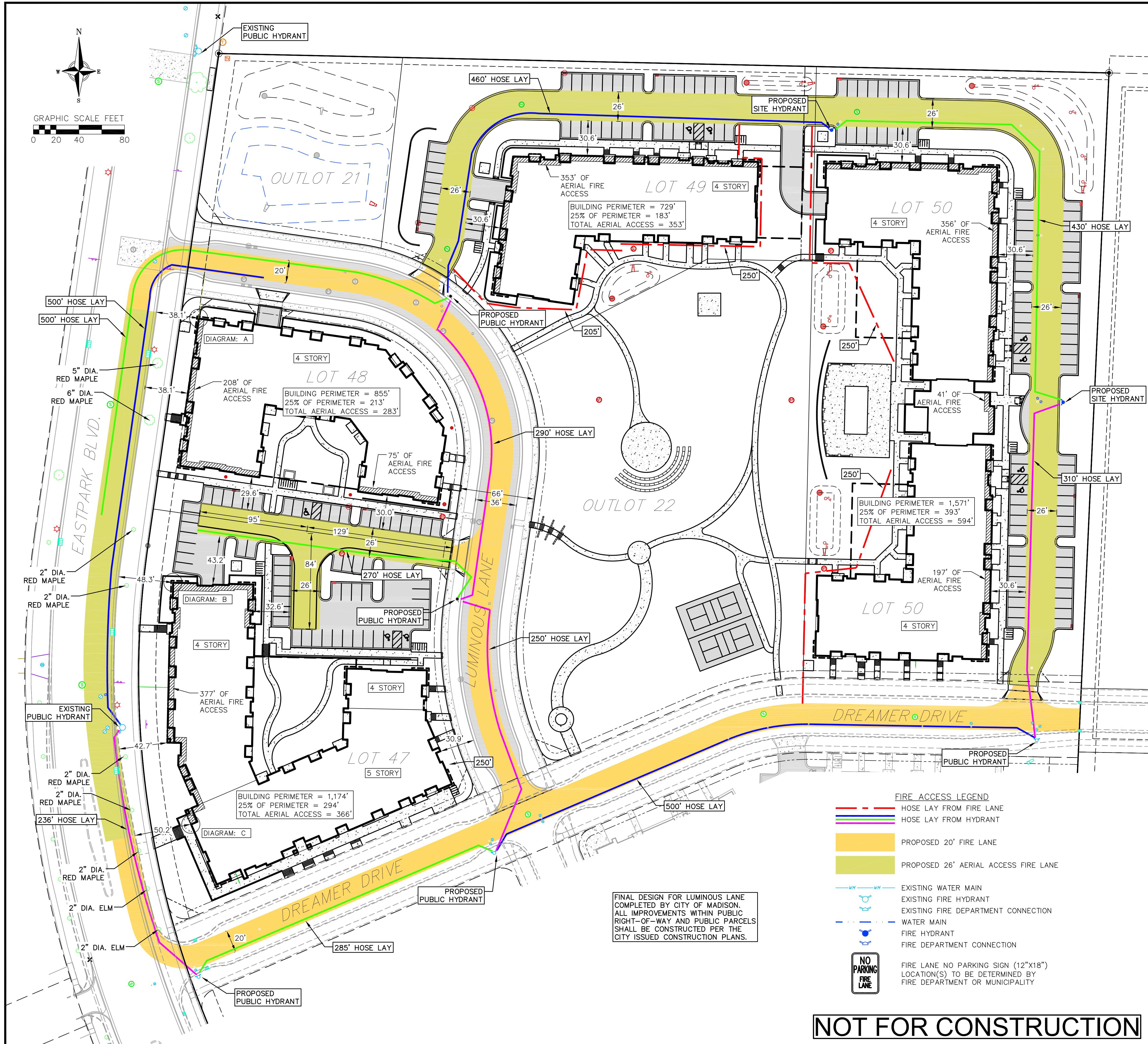




# NOT FOR CONSTRUCTION

C11





**LADDER REACH DIAGRAMS**

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

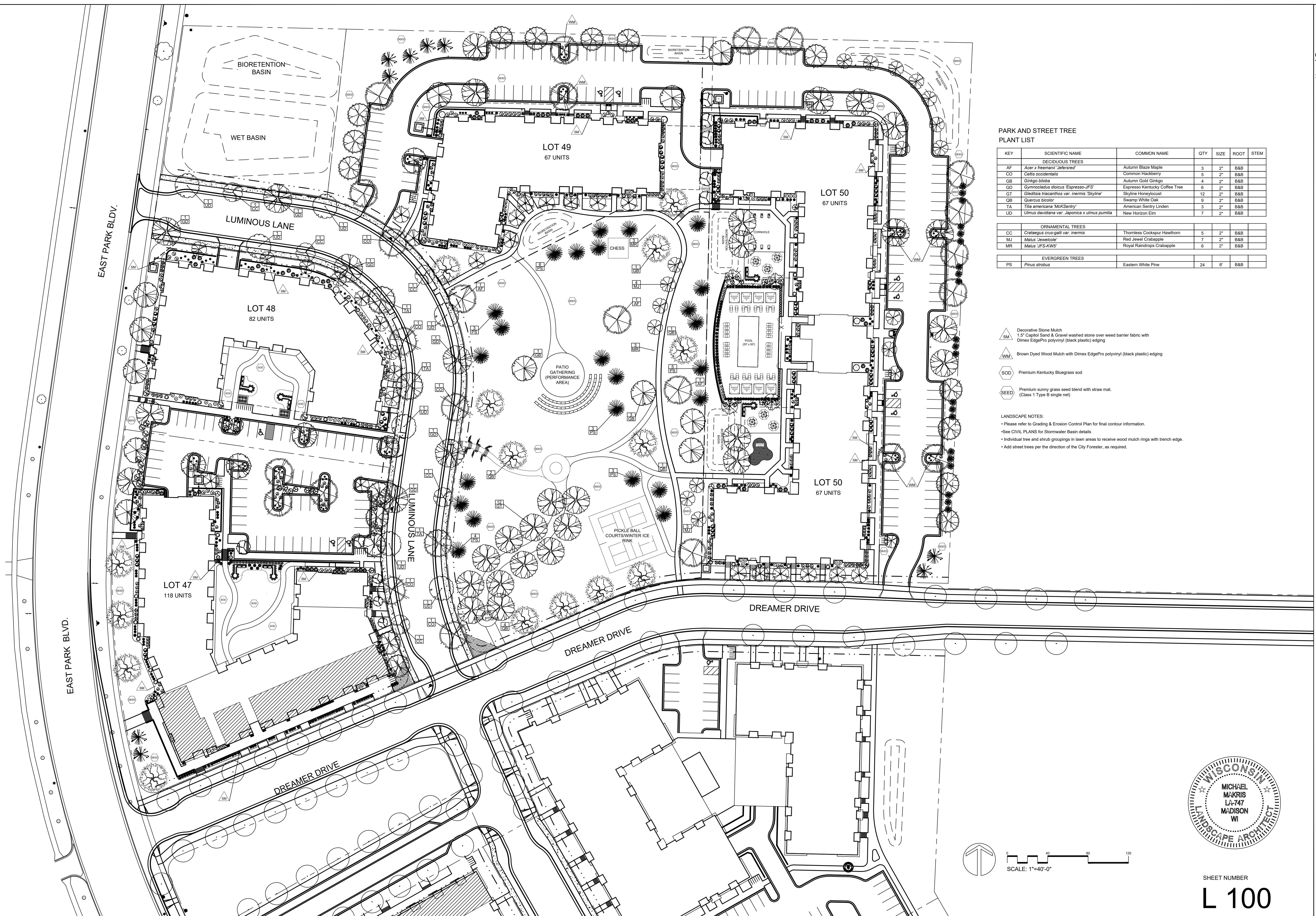
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NO.	DATE	NO.	DATE	

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

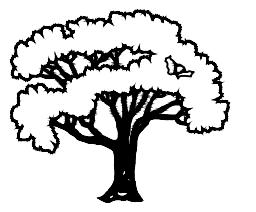
# THE AMERICAN CENTER FIFTH ADDITION

OVERALL LANDSCAPE PLAN

Madison, Wisconsin



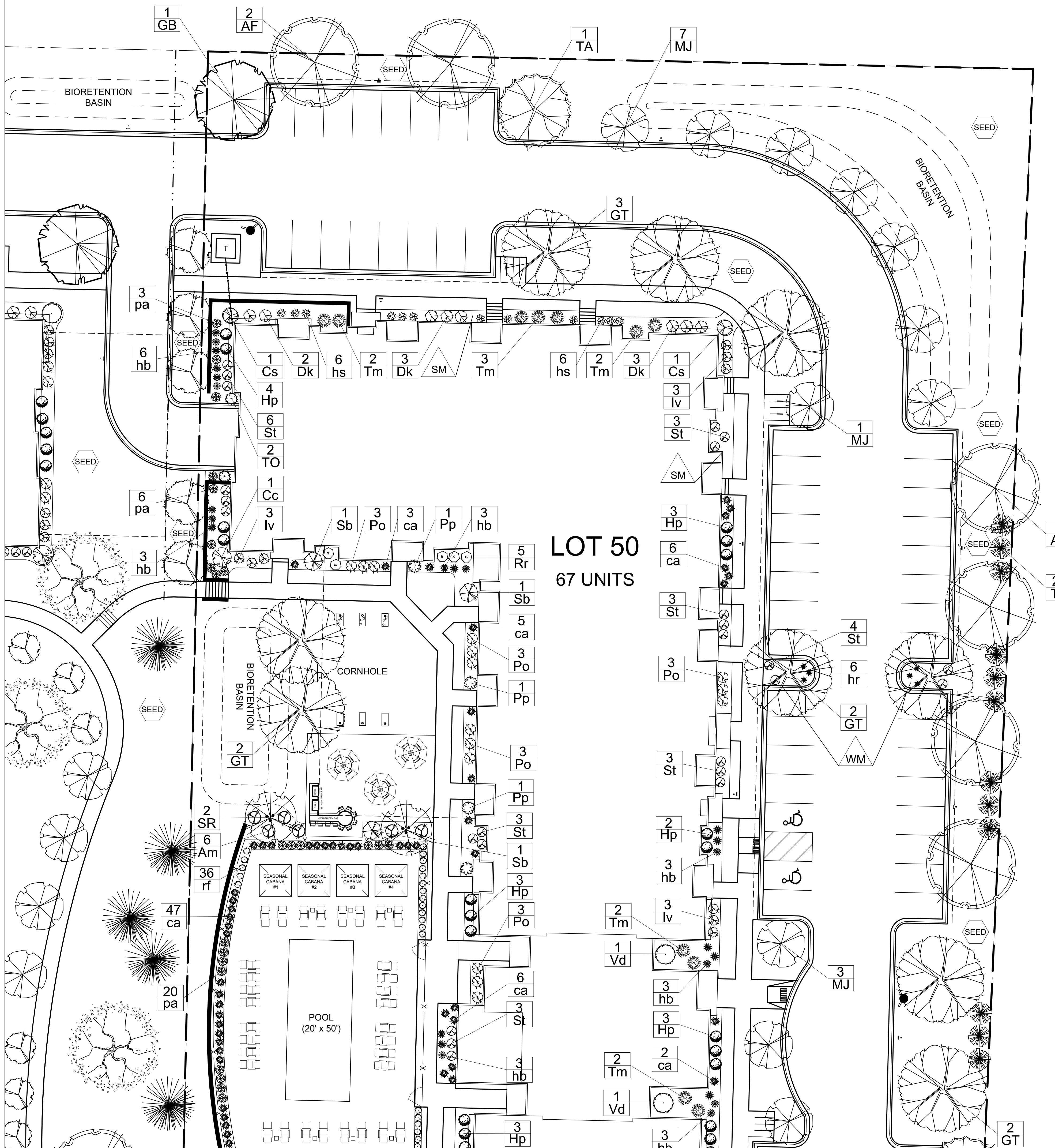




3570 Pioneer Road  
Verona, WI 53593  
PH: (608) 827-9401  
FAX: (608) 827-9402  
WEB: www.olsontoon.com

# THE AMERICAN CENTER FIFTH ADDITION

LOT 50 LANDSCAPE PLAN  
Madison, Wisconsin



City of Madison, WI Landscape Worksheet									
Zoning District Category									
1/6/2023									
City of Madison, Wisconsin Landscape Worksheet		LANDSCAPE POINTS REQ.							
DEVELOPED LOTS		SQUARE FEET							
Total Developed Area		94,095		1568					
134,789 sf (lot) - 40,694 (building footprint)									
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	0					
Existing Significant Specimen Tree	14	0	0	0					
Landscape Furniture for public seating and/or transit connections	5	0	0	0					
		0	2611	2611					
TOTAL POINTS ACHIEVED									

LOT 50  
PLANT LIST

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

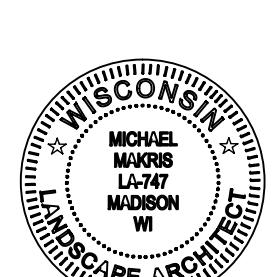
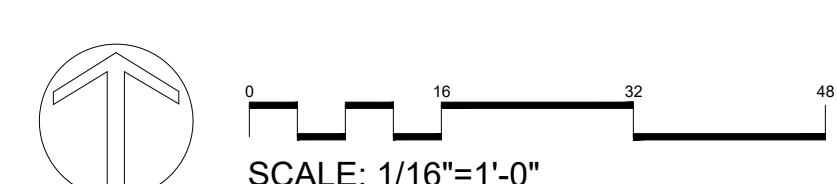
WM: Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging

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.



SHEET NUMBER

L 104

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 "bidable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

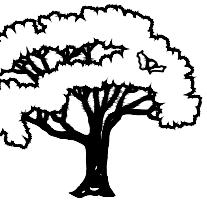
Revisions:  
2023.01.26  
2023.02.17  
2023.02.24

Reference Name:  
Cascade Development

# THE AMERICAN CENTER FIFTH ADDITION

# LOT 50 LANDSCAPE PLAN

## Madison, Wisconsin



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Verona, WI 53593  
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WEB: [www.olsontoon.com](http://www.olsontoon.com)



January 6, 2023  
: 1/16"=1'-0"  
unger: kms  
1/16"=1'-0"

protect against legal liability, the terms presented herein are "non-negotiable," and should not be construed as "biddable" or "construction documents" unless approved by the Landscape Architect. This is not an original document unless stamped in the bottom right corner as **ORIGINAL**.

ions:  
3.01.26  
3.02.17  
3.02.24

erence Name:  
cade Development

**105**

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