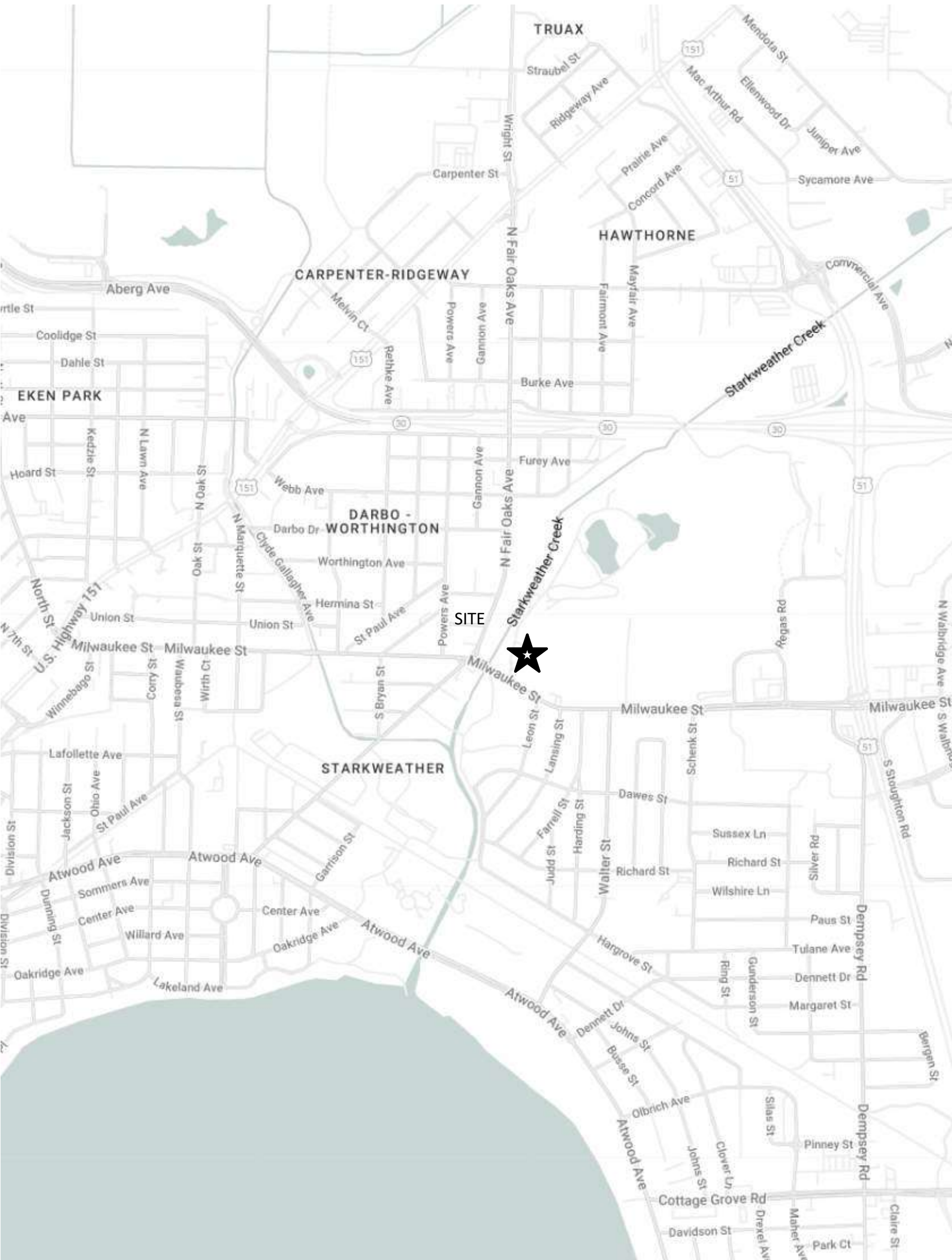




LOT 4 - TAPESTRY

Starkweather Plat
Madison, WI

4 STORY, 156 UNIT APARTMENT BUILDING; 1
LEVEL UNDERGROUND PARKING



SHEET INDEX

G 000	Cover Sheet		
CA101	ARCHITECTURAL SITE PLAN	L001	PLANT SCHEDULE AND LANDSCAPE POINTS
CA102	SITE LIGHTING PLAN	L101	LANDSCAPE PLAN
CA103	FIRE DEPARTMENT ACCESS PLAN	L102	LANDSCAPE FEATURES PLAN
CA104	LOT COVERAGE	L401	ENLARGED LANDSCAPE PLAN
C100	EXISTING CONDITIONS	AC100	BASEMENT FLOOR PLAN
C101	EXISTING CONDITIONS AFTER PLAT CONSTRUCTION	AC101	FIRST FLOOR PLAN
C102	SITE PLAN	AC102	SECOND FLOOR PLAN
C103	LOT 4 GRADING & EROSION CONTROL PLAN	AC103	THIRD FLOOR PLAN
C104	OUTLOT 3 GRADING & EROSION CONTROL PLAN	AC104	FOURTH FLOOR PLAN
C105	OUTLOT 2 GRADING & EROSION CONTROL PLAN	AC105	ROOF PLAN
C106	UTILITY PLAN- SANITARY & WATER	AC201	EXTERIOR ELEVATIONS
C107	UTILITY PLAN - STORM SEWER	AC202	EXTERIOR ELEVATIONS
		AC203	EXTERIOR ELEVATIONS- COLOR
		AC204	EXTERIOR ELEVATIONS- COLOR
			CONCEPT IMAGES

PROJECT DATE:

ISSUED FOR:

Land Use Application April 28, 2025

PROJECT NUMBER

2505

G 000
SHEET NUMBER



- GENERAL NOTES:
- 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.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - 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.
 - 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.
 - 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/PWSPECS.CFM
 - 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. 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.
 - 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.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERCTED 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.
 - 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.
 - 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.
 - 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).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

SITE DEVELOPMENT DATA:	
ZONING	CC-T Commercial Corridor - Transitional
DENSITIES:	
LOT AREA	74,780 S.F. / 1.72 ACRES
DWELLING UNITS	156 UNITS
LOT AREA / D.U.	479 S.F. / D.U.
DENSITY	91 UNITS / ACRE
LOT COVERAGE	60,069 S.F. (80%)
BUILDING HEIGHT	4 STORIES / 51'-0"
COMMERCIAL AREA	6,168 S.F.
GROSS BUILDING AREA (INCLUDES GARAGE)	210,121 S.F.
DWELLING UNIT MIX:	
STUDIO	39
ONE BEDROOM	73
ONE BED-DEN	10
TWO BEDROOM	34
TOTAL	156 D.U.
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE SURFACE	155 (INCL 4 ADA)
TOTAL	155 VEHICLE STALLS
10% EV READY (16)	
BICYCLE PARKING:	
GARAGE - LONG-TERM RESIDENT SURFACE - GUEST	156
TOTAL	16
SURFACE - COMMERCIAL	4
TOTAL	176 BICYCLE STALLS

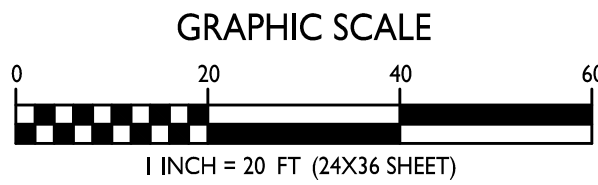
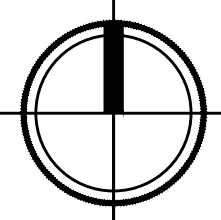
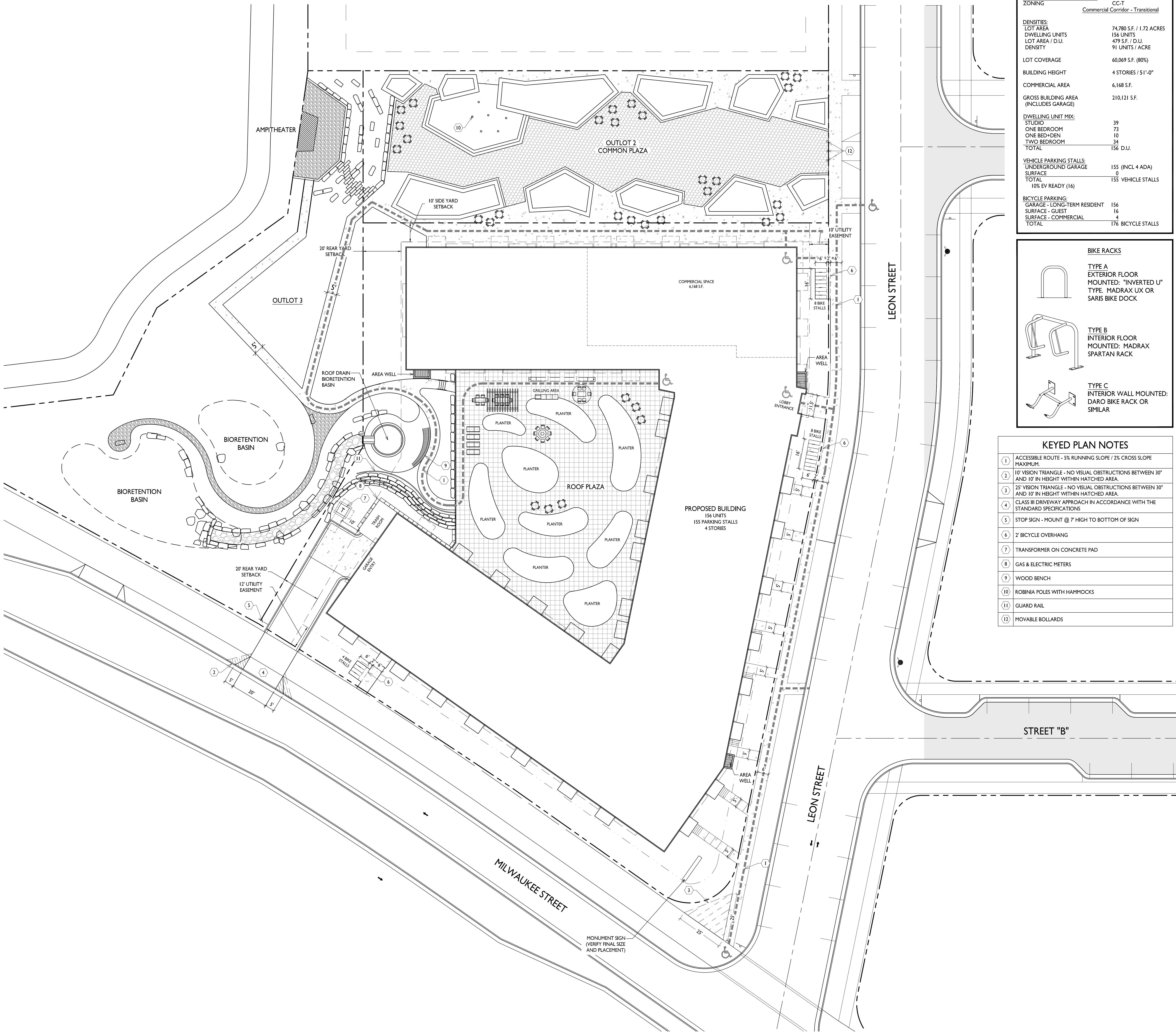
BIKE RACKS

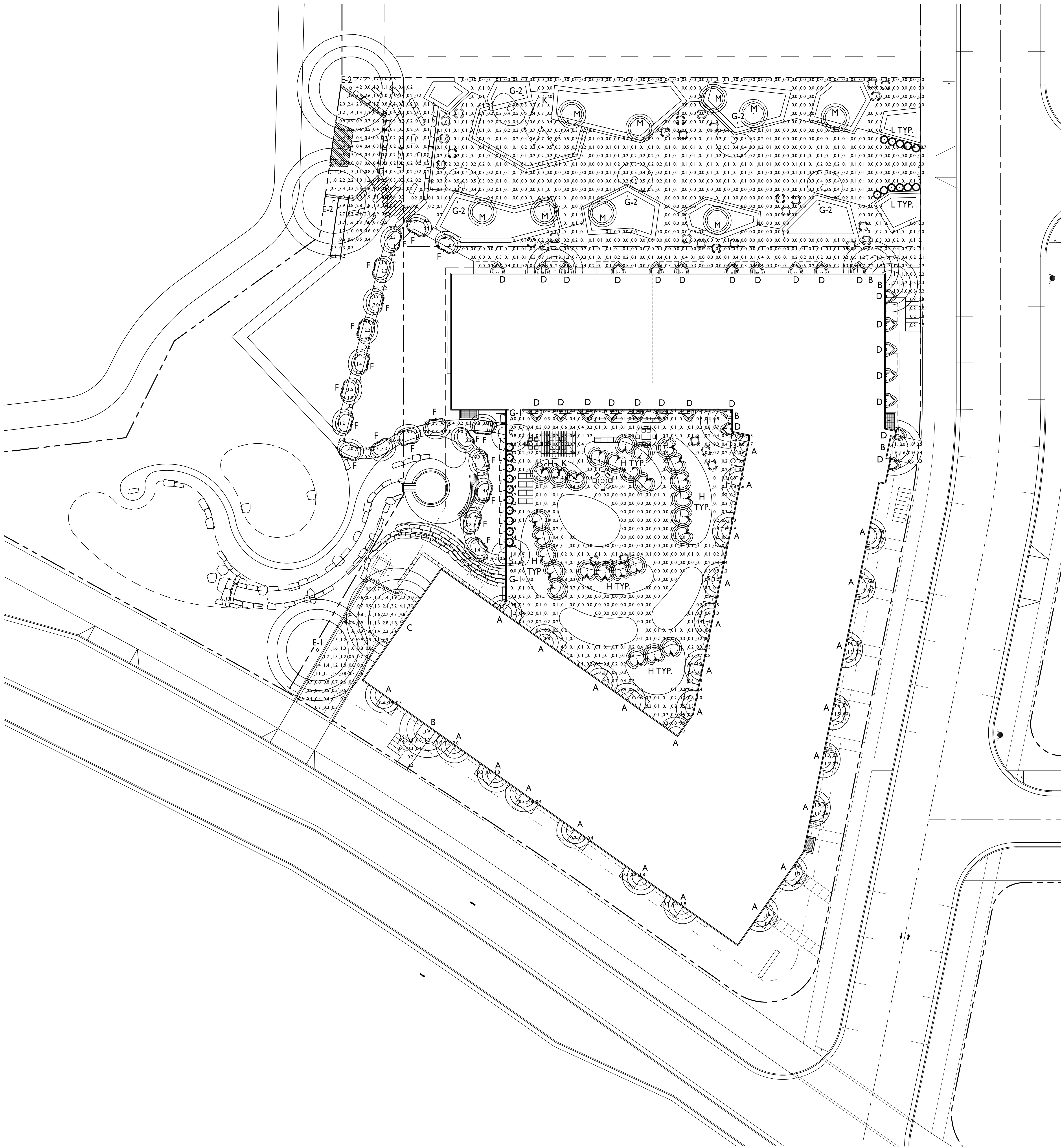
TYPE A
EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE: MADRAX LUX OR SARIS BIKE DOCK

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK

TYPE C
INTERIOR WALL MOUNTED: DARO BIKE RACK OR SIMILAR

KEYED PLAN NOTES	
1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM
2	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
3	25' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
4	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
5	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
6	2' BICYCLE OVERHANG
7	TRANSFORMER ON CONCRETE PAD
8	GAS & ELECTRIC METERS
9	WOOD BENCH
10	ROBINIA POLES WITH HAMMOCKS
11	GUARD RAIL
12	MOVABLE BOLLARDS

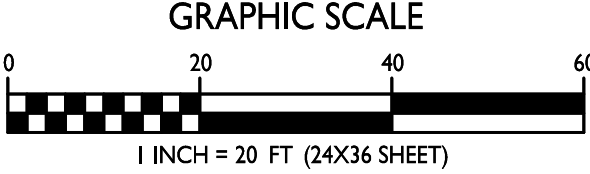
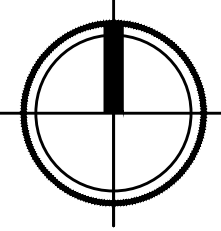
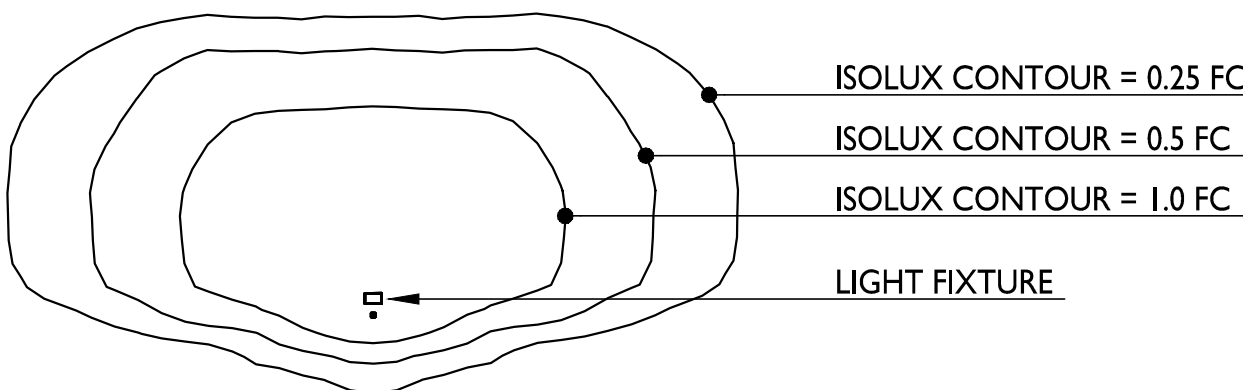


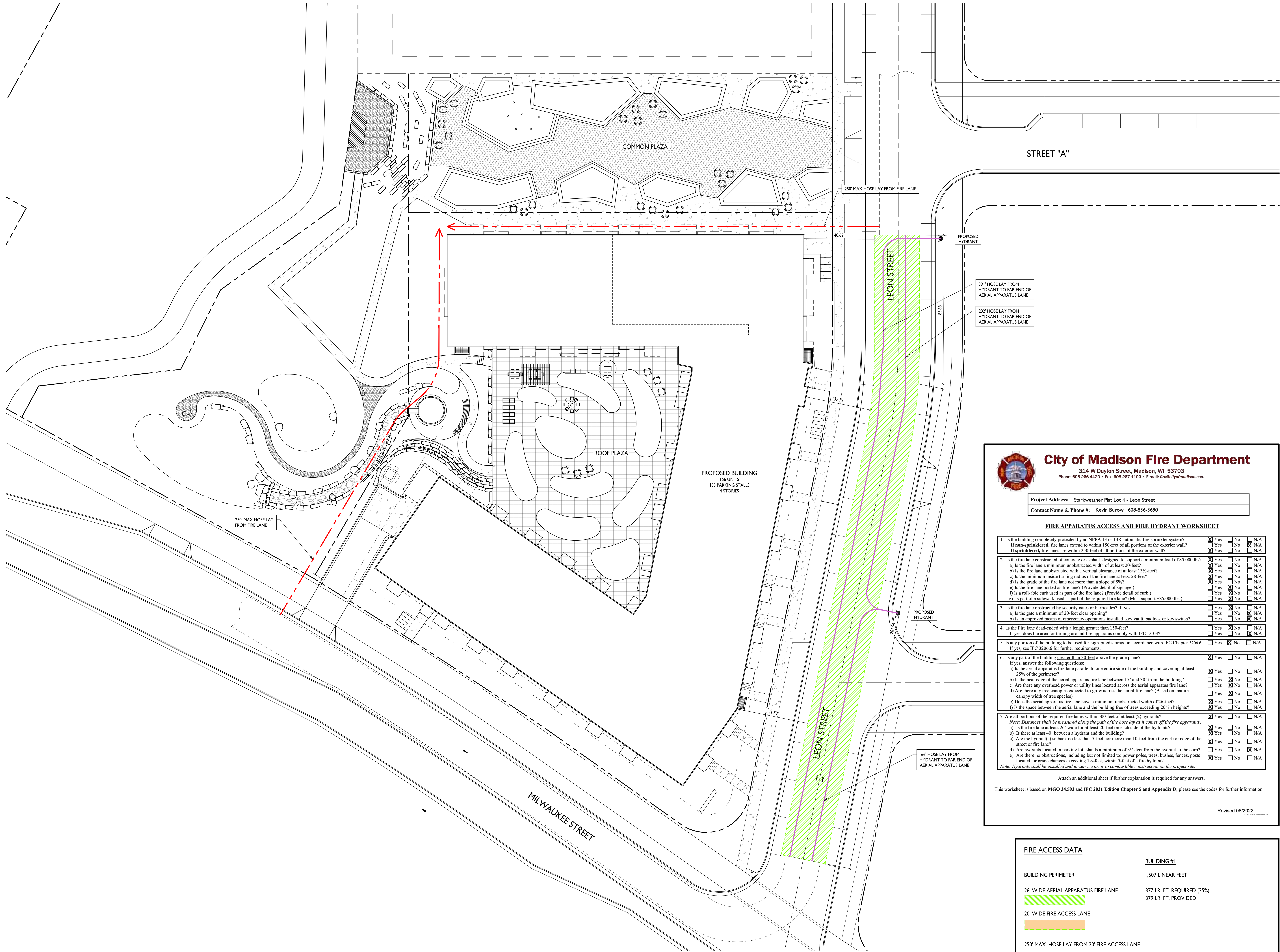


LIGHT LEVEL STATISTICS					
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN. AVG. / MIN.
Underground Driveway Entrance	+	1.2 fc	4.8 fc	0.3 fc	16.0:1 4.0:1
Lobby Entrance	+	1.2 fc	2.1 fc	0.3 fc	7.0:1 4.0:1
Northern Plaza Walkway	+	0.3 fc	2.2 fc	0.0 fc	N/A N/A

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	27	KUZCO LIGHTING	WS-W14214 3000K BK/DW	IDA DARK SKY COMPLIANT, 0-10V DIMMING SCNCE	IES_WS-W14214.ies	7'-0" ABOVE GRADE ON BUILDING
	B	6	LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	C	1	LUMINIS	CT103-L2L25-30K -MVOLT-WM-GRT	LED WALL MOUNT, 3000K, 80CRI MVOLT, TITANIUM GRAY	CT103-L2L25-30K.ies	11'-0" ABOVE GRADE ON BUILDING
	D	27	KUZCO LIGHTING	EW60312-BN	LED 11W, 3000K 120V 90CRI, 0-10V DIMMING WALL MOUNT, BRONZE	EW60312-BN - INDIO.ies	8'-0" ABOVE GRADE ON BUILDING
	E-I	1	LUMINIS	CT102-L2L25-30K -MVOLT-PM-GRT	LED POLE MOUNT, 3000K, 80CRI MVOLT, TITANIUM GRAY	CT102-L2L25-30K.ies	10'-0" POLE ON 2'-0" CONC. BASE
	E-2	2	LUMINIS	CT102-L2L25-30K -MVOLT-PM-GRT	LED POLE MOUNT, 3000K, 80CRI MVOLT, TITANIUM GRAY	CT102-L2L25-30K.ies	14'-0" POLE ON FLUSH CONC. BASE
	F	19	LUMINIS	LN601B-LIL10 -LD3-H39-30K -MVOLT-DGT	ALUMINUM DIECAST 39" BOLLARD, 3000K, GUN METAL COLOR	LN601B-LIL10 -LD3-30K.ies	39" BOLLARD ON FLUSH CONC. BASE
	G-I	2	LUMINIS	LN602-L2L20-LD3 -LNP6120-30K -MVOLT-DGT	10'-0" LIGHT COLUMN, LED 3000K, 80CRI, GUN METAL COLOR	LN602-L2L20-LD3-30K.ies	10'-0" COLUMN ON ROOF PLAZA FLOOR
	G-2	2	LUMINIS	LN602-L2L20-LD3 -LNP6120-30K -MVOLT-DGT	14'-0" LIGHT COLUMN, LED 3000K, 80CRI, GUN METAL COLOR	LN602-L2L20-LD3-30K.ies	14'-0" COLUMN ON GRADE
	H	27	AURORA-LIGHT INC.	LFLI-30 (3000K)	20" DIMMABLE LED LANDSCAPE LIGHT, 3W, 2700K, 80 CRI	LPLI-30 (3000K).ies	1'-8" ABOVE GRADE IN PLANTER SOIL
	K	23	CALI ACCENT LIGHTING	ML2000-18"-30KGSFL-DM-WET	OUTDOOR STRING LIGHTS, LAMP ONLY, 18" O.C. W/ SWAYED RUN	ML2000-30K-SSC-1W.ies	8'-0" ABOVE GRADE ON CABLE
	L	9	AURORA-LIGHT INC.	L2L10-W-30 (40 OPTIC, 3000K)	IGR330103 - LED IN-GROUND 3000K, EXTRA DARK BRONZE	L2L10-W-30 (40 OPTIC, 3000K).ies	FLUSH WITH GROUND
	M	21	AURORA-LIGHT INC.	LMWL-WF-30 (60 OPTIC, 3000K)	AGAVE - LOW-ENERGY LED ACCENT LIGHT, EXTRA DARK BRONZE	LMWL-WF-30 (60 OPTIC, 3000K).ies	2.5" ABOVE GRADE IN PLANTER SOIL

EXAMPLE LIGHT FIXTURE DISTRIBUTION





City of Madison Fire Department
314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • Email: fire@cityofmadison.com

Project Address: Starkweather Plat Lot 4 - Leon Street

Contact Name & Phone #: Kevin Burrow 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? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☒ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☐ Yes ☒ No ☐ N/A ☐ Yes ☒ No ☐ N/A	☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes ☒ No ☐ N/A	☐ Yes ☐ No ☒ N/A
6. Is any part of the building greater than 30-feet above the grade plane? 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? b) Is the near edge of the aerial apparatus fire lane between 15" and 30" from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes ☐ No ☐ N/A ☐ Yes ☒ No ☐ N/A ☐ Yes ☒ No ☐ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? 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?	☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☐ Yes ☐ No ☒ N/A ☒ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A ☐ Yes ☐ No ☒ N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

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

This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

FIRE ACCESS DATA	
BUILDING PERIMETER	BUILDING #1 1,507 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	377 LR. FT. REQUIRED (25%) 379 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE	

ISSUED
Land Use Submittal - April 28, 2025

PROJECT TITLE
Lot 4 - Tapestry

Starkweather Plat,
Madison, Wisconsin
SHEET TITLE
Lot Coverage

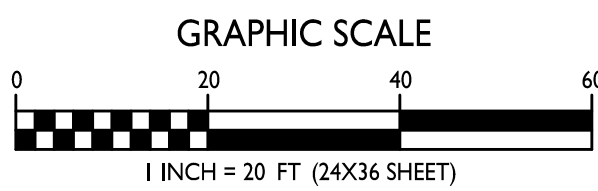
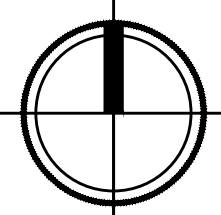
SHEET NUMBER

CA104

PROJECT NO. **2505**

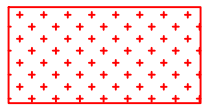
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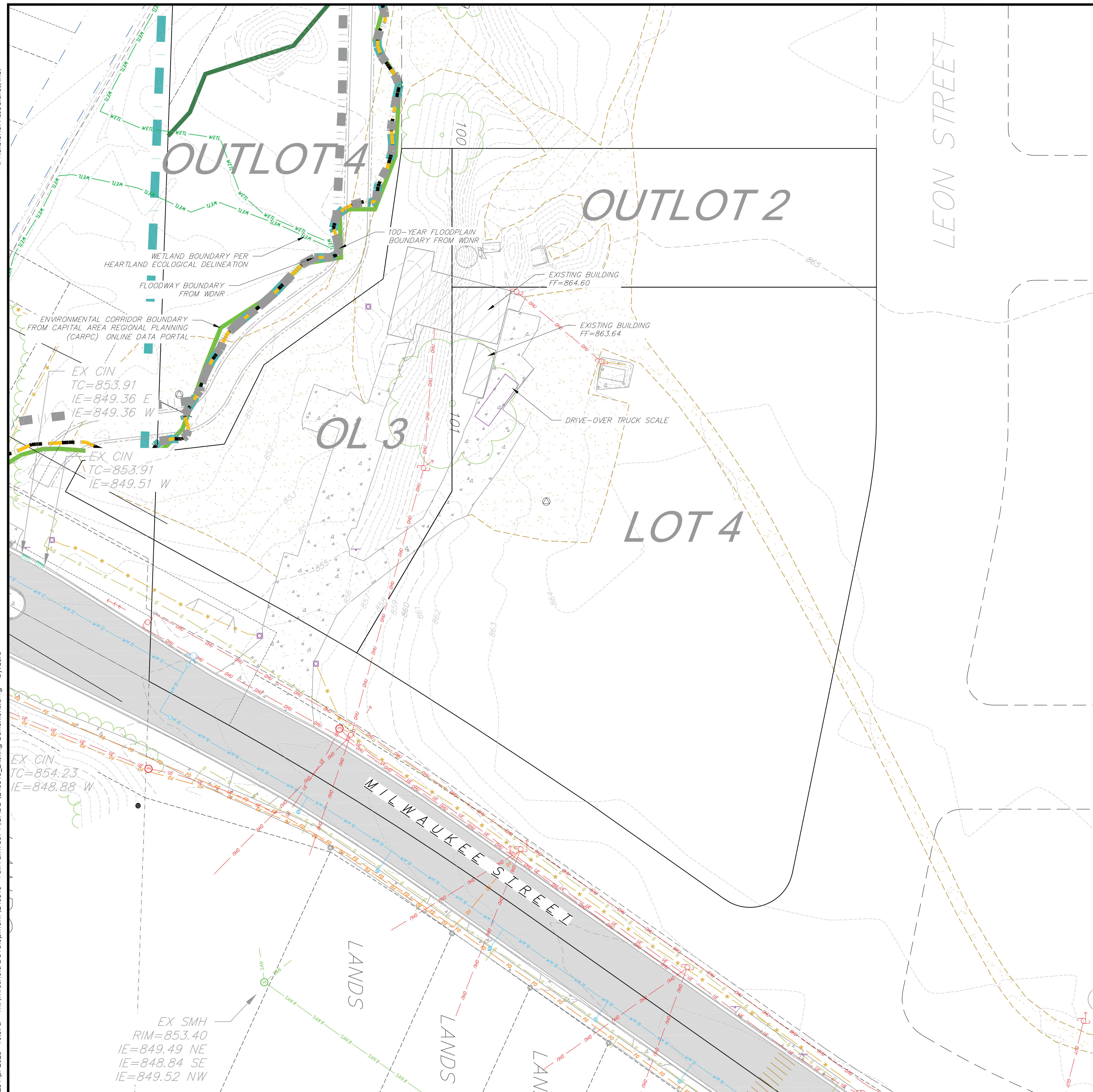
LOT COVERAGE
CA104 1" = 20'-0"



LOT COVERAGE

ZONING	CC-T
MAXIMUM LOT COVERAGE	85%
LOT AREA	74,780 S.F.
PROPOSED COVERAGE	60,069 S.F. / 80%



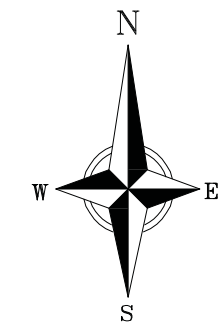


BENCHMARK TABLE.

- ④ **BENCHMARK #1 – ELEV. 858.28':** TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF MILWAUKEE STREET 450'± WEST OF LEON STREET.
- ④ **BENCHMARK #2 – ELEV. 865.81':** TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND LANSING STREET.
- ④ **BENCHMARK #3 – ELEV. 862.07':** TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND HARDING STREET.
- ④ **BENCHMARK #4 – ELEV. 873.06':** TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND WALTER STREET.

SURVEYED FOR:
VOIT LAND, LLC
3450 MILWAUKEE STREET
MADISON, WI 53714

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 826-0532



GRAPHIC SCALE, FEET

0 15 30 30 60

BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, THE WEST LINE OF THE
NW $\frac{1}{4}$ OF SEC 04-07-10 MEASURED
AS BEARING S01°36'15"W

SYMBOL LEGEND

-  EXISTING POST
-  EXISTING SIGN
-  EXISTING CURB INLET
-  EXISTING ENDWALL
-  EXISTING RECTANGULAR FIELD INLET
-  EXISTING STORM MANHOLE
-  EXISTING SANITARY MANHOLE
-  EXISTING FIRE HYDRANT
-  EXISTING WATER MAIN VALVE
-  EXISTING CURB STOP
-  EXISTING WATER MANHOLE
-  EXISTING GAS VALVE
-  EXISTING DOWN GUY
-  EXISTING ELECTRIC MANHOLE
-  EXISTING TV MANHOLE
-  EXISTING ELECTRIC PEDESTAL
-  EXISTING TELEPHONE MANHOLE
-  EXISTING LIGHT POLE
-  EXISTING UNIDENTIFIED UTILITY VAULT
-  EXISTING UTILITY POLE
-  EXISTING TELEPHONE MANHOLE
-  EXISTING TELEPHONE PEDESTAL
-  EXISTING UNIDENTIFIED MANHOLE
-  EXISTING UNIDENTIFIED UTILITY VAULT
-  EXISTING TRAFFIC SIGNAL
-  EXISTING DECIDUOUS TREE
-  EXISTING CONIFEROUS TREE

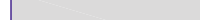
LINEWORK LEGEND

- | | | |
|--|------|---|
| | SAN | EXISTING SANITARY SEWER LINE |
| | ST | EXISTING STORM SEWER LINE |
| | WM | EXISTING WATER MAIN |
| | G | EXISTING GAS LINE |
| | UE | EXISTING UNDERGROUND ELECTRIC LINE |
| | FO | EXISTING FIBER OPTIC LINE |
| | UT | EXISTING UNDERGROUND TELEPHONE |
| | OU | EXISTING OVERHEAD GENERAL UTILITIES |
| | GUY | EXISTING GUY LINE |
| | | EXISTING RETAINING WALL |
| | * | EXISTING GENERAL FENCE |
| | X | EXISTING WIRE FENCE |
| | O | EXISTING CHAIN LINK FENCE |
| | | EXISTING CORPORATE BOUNDARY LINE |
| | FP | 100-YEAR FLOODPLAIN BOUNDARY FROM WDNR |
| | | EXISTING EDGE OF WATER AS SURVEYED ON 7/20/2022 |
| | WETL | EXISTING WETLAND DELINEATION |
| | 820 | EXISTING MAJOR CONTOUR |
| | 818 | EXISTING MINOR CONTOUR |

SURVEY LEGEND

-  BENCHMARK
-  FOUND CHISELED "X"
-  PUBLIC LAND CORNER AS NOTED
-  FOUND 1" Ø IRON PIPE
-  FOUND 2" Ø IRON PIPE
-  FOUND 1 1/4" Ø IRON ROD
-  FOUND 3/4" Ø IRON ROD
-  FOUND RAILROAD SPIKE
-  SET CHISELED "X"
-  SET NAIL
-  SET P.K. NAIL

HATCHING LEGEND

- | | |
|---|-------------------------------------|
|  | EXISTING CONCRETE PAVEMENT/SIDEWALK |
|  | EXISTING ASPHALT |
|  | EXISTING GRAVEL |
|  | DETECTABLE WARNING PAVER |

GENERAL NOTES:

1. This survey was prepared based upon information provided in Commitment for Title Insurance, Commitment No. NCS-1107413-MAD, dated January 13, 2022 at 7:30 a.m. from First American Title Insurance Company, 25 West Main Street, Suite 400, Madison, WI 53703.
2. Exception #1#: There are no easements referenced, only an option to purchase.
3. Exception #12: The Document references an easement for spur track. There are no spur tracks located within or immediately adjacent to the limits of the Parcels Surveyed. There is a spur track located on the North side of the mainline track and within the existing Railroad Right-of-Way. This Document also references the relocation of Starkweather Creek. The limits of Starkweather Creek have been shown.
4. Exception #13: Pertains to a sewage drainfield located on 3450 Milwaukee Street, (Parcel 008/0710-051-8251-0) for the benefit of the house located on 3510 Milwaukee Street, (Parcel 008/0710-051-9860-6). The easement for said drainfield is blanket in nature and not plottable. It is possible that this house is served by City Sewer & Water. If that is the case, the Owner should have bills indicating such. Further, Section C of this Document indicates that "In the event the residence on parcel 1 shall be served by a municipal sewerage system, this easement shall cease and be null and void," so this exception could be removed without the benefit of a survey.
5. Exception #14: There are multiple Parcels referenced in this Quit Claim Deed. Some of the Parcels are located outside of the limits of the Survey and are within the Town of Sun Prairie (Parcels 058/0811-221-9685-9 & 058/0811-224-8000-5). Easements referenced in these Parcels do not pertain to the Parcels Surveyed. There are no easements referenced in the Parcels included in this Survey, only exceptions for conveyance for highway purposes.
6. This plan is based upon field survey work performed on May 04, May 16, July 20, and July 25, 2022. Any changes in site conditions after July 25, 2022 are not reflected on this plan.
7. 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. Benchmarks shall be field verified prior to construction.
8. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20221824117, and 20221824143. Location of buried private utilities are not within the scope of this survey.
9. 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.
10. 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.
11. Wetland boundary shown per Heartland Ecological Group, Inc. Delineation.
12. 100-year floodplain boundary shown per WDNR GIS data, 100-year floodplain elevation cross-sections shown per LOMR 16-05-1781F eff. 9/17/2016 and FIRMette planl 55025424.27H eff. 9/17/2014.
13. Trees depicted on this survey have been located by Heartland Ecological Inc. on 06/03/2022 using GPS and are accurate to within ±3'. Tree numbering correlates to the "Tree Summary Table" prepared by Heartland Ecological.
14. Environmental corridor boundary shown per Capital Area Regional Planning Commission (CARPC) Open Data Portal (updated May 9, 2022).

SN	REM
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REVISIONS			REVISION
NO.	DATE	REMARKS	NO. DATE

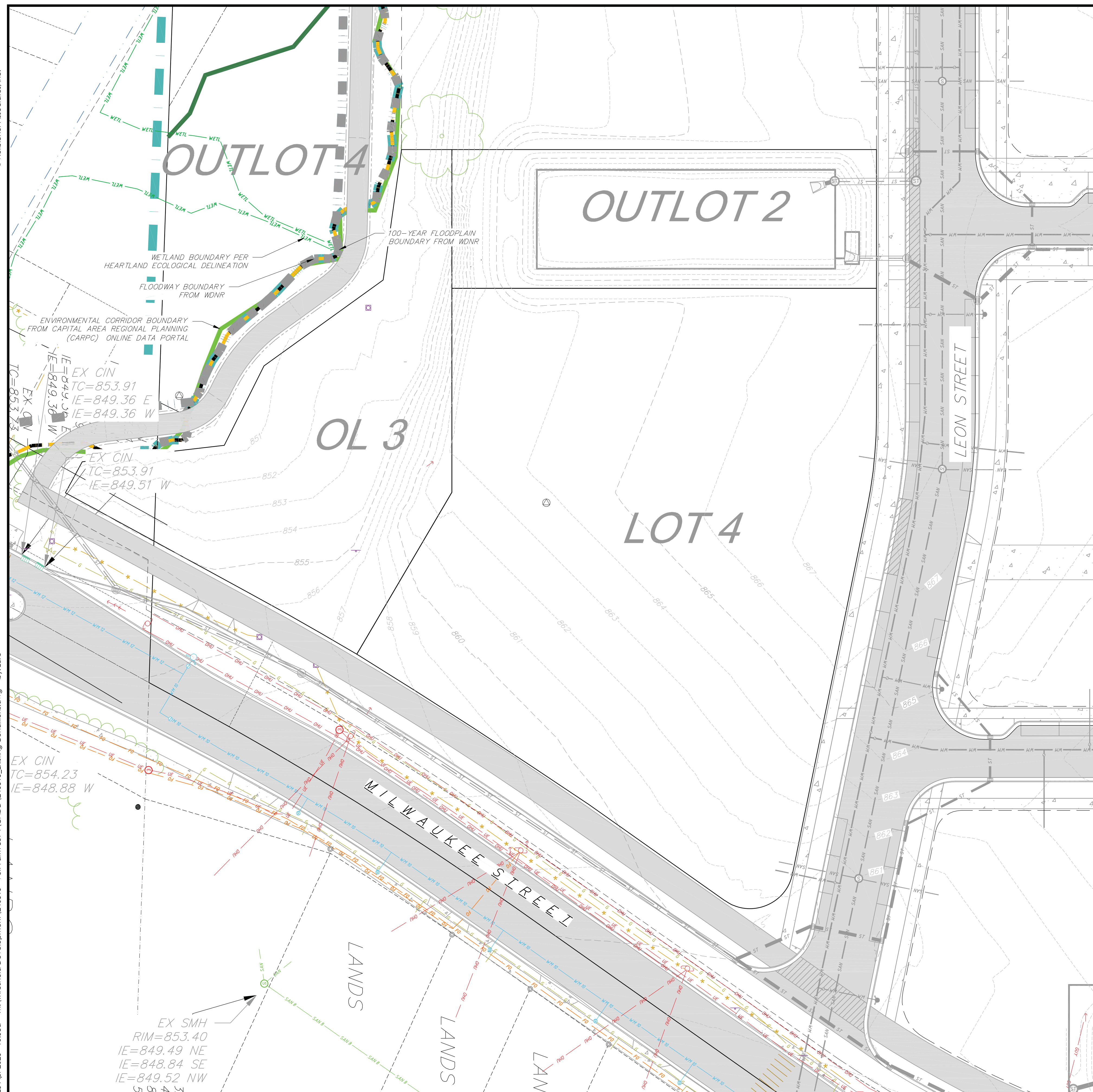
DATE
04/25/2025

DRAFTER
JDEL

CHECKED
RKOL

PROJECT NO.	240815
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C100



BENCHMARK TABLE:

① BENCHMARK #1 – ELEV. 858.28'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF MILWAUKEE STREET 450'± WEST OF LEON STREET.

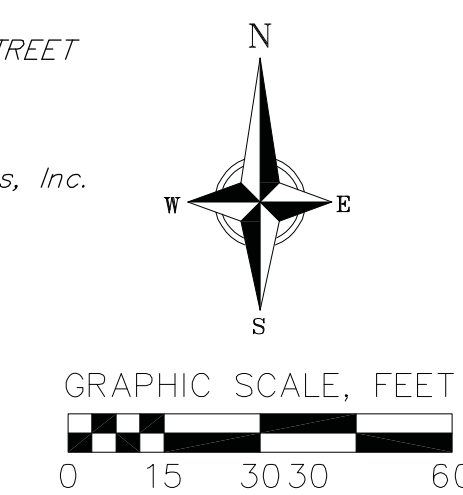
② BENCHMARK #2 – ELEV. 865.81'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND LANSING STREET.

③ BENCHMARK #3 – ELEV. 862.02'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND HARDING STREET.

④ BENCHMARK #4 – ELEV. 873.06'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND WALTER STREET.

SURVEYED FOR:
VOIT LAND, LLC
3450 MILWAUKEE STREET
MADISON, WI 53714

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 826-0532



SYMBOL LEGEND

	EXISTING POST
	EXISTING SIGN
	EXISTING CURB INLET
	EXISTING ENDWALL
	EXISTING RECTANGULAR FIELD INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN VALVE
	EXISTING CURB STOP
	EXISTING WATER MANHOLE
	EXISTING GAS VALVE
	EXISTING DOWN GUY
	EXISTING ELECTRIC MANHOLE
	EXISTING TV MANHOLE
	EXISTING ELECTRIC PEDESTAL
	EXISTING TELEPHONE MANHOLE
	EXISTING LIGHT POLE
	EXISTING UNIDENTIFIED UTILITY VALVE
	EXISTING UTILITY POLE
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING UNIDENTIFIED MANHOLE
	EXISTING UNIDENTIFIED UTILITY VALVE
	EXISTING TRAFFIC SIGNAL
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE

LINEWORK LEGEND

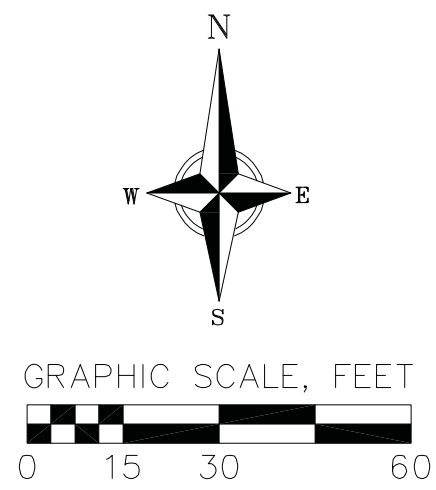
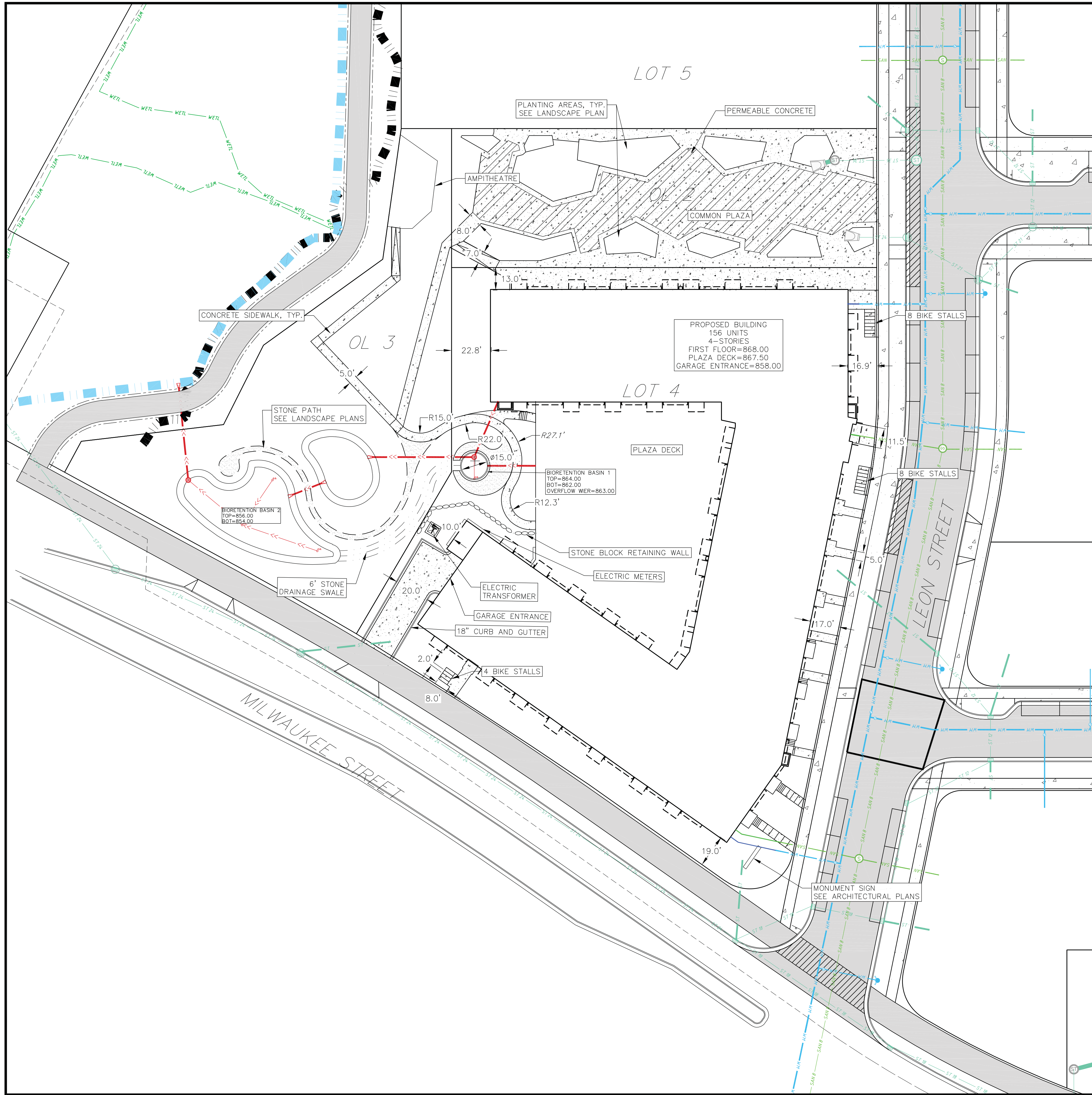
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING WATER MAIN
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD GENERAL UTILITIES
	EXISTING GUY LINE
	EXISTING RETAINING WALL
	EXISTING GENERAL FENCE
	EXISTING WIRE FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING CORPORATE BOUNDARY LINE
	100-YEAR FLOODPLAIN BOUNDARY FROM WDMR
	EXISTING EDGE OF WATER AS SURVEYED ON 7/20/2022
	EXISTING WETLAND DELINEATION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

HATCHING LEGEND

	EXISTING CONCRETE PAVEMENT/SIDEWALK
	EXISTING ASPHALT
	EXISTING GRAVEL
	DETECTABLE WARNING PAVER

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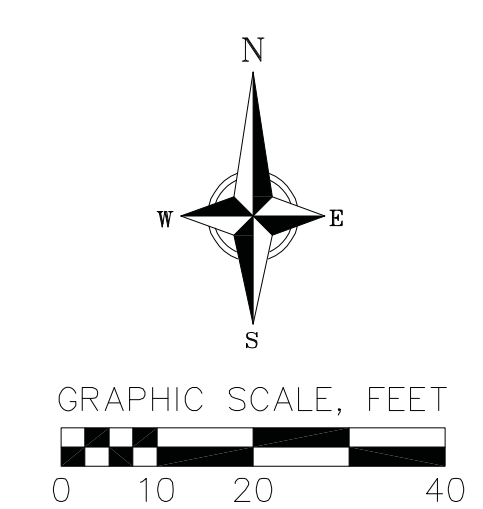
SITE PLAN LEGEND	
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

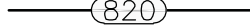
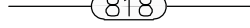
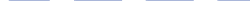
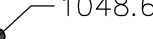
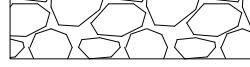
ABBREVIATIONS	
TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

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 OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

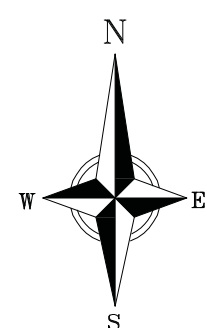
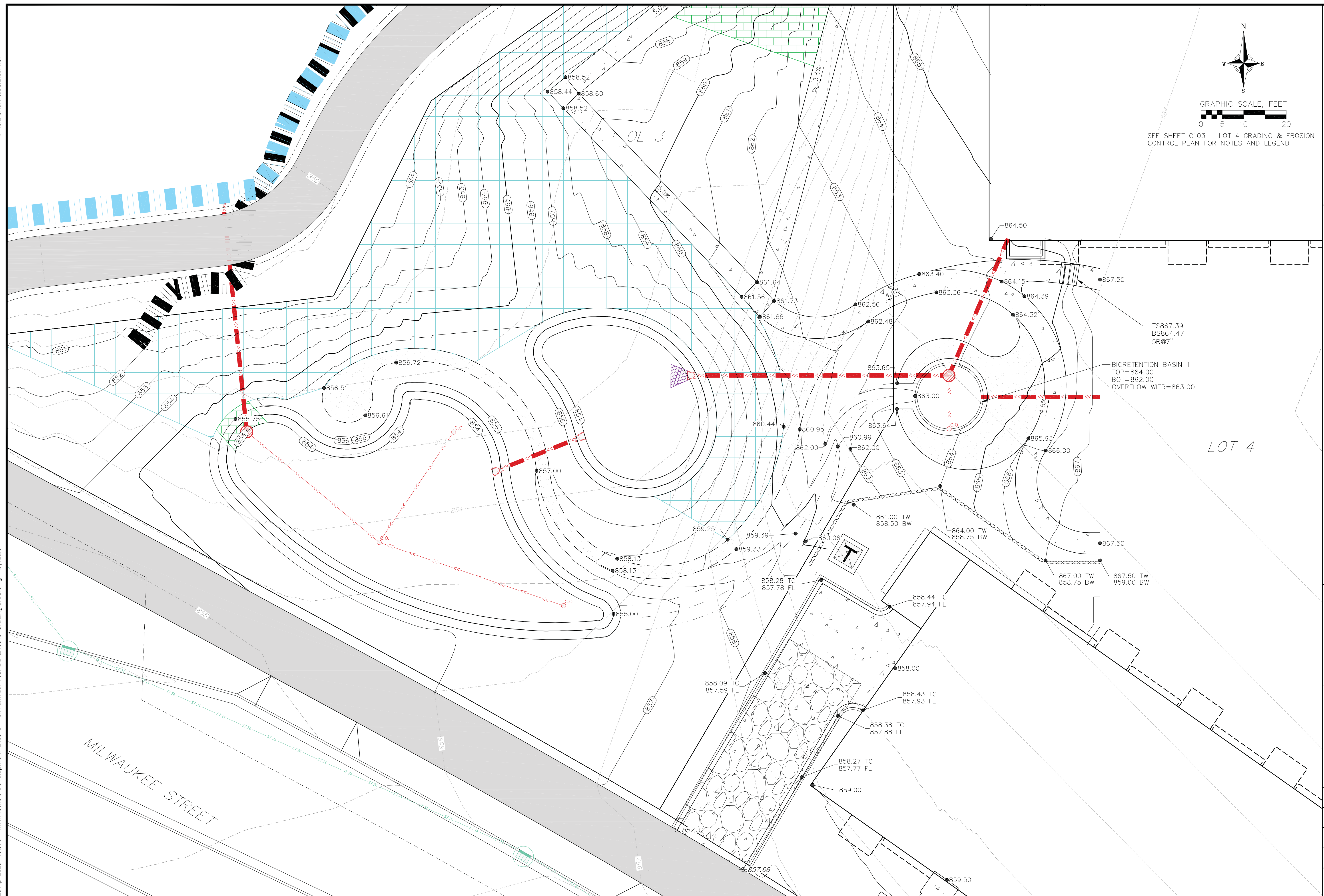
		Site Plan	
		Outlot 2, Outlot 3, Lot 4 Starkweather Plat City of Madison, Dane County, WI	
NO.	DATE	REVISIONS	
		NO.	REMARKS
DATE		04/25/2025	
DRAFTER		JDEL	
CHECKED		RKOL	
PROJECT NO.		240815	
C102			



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

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
3. 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.
4. 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.
5. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
6. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
7. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
8. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
9. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
10. 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.
11. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
12. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

[illegible]



GRAPHIC SCALE, FEET

0 5 10 20

SEE SHEET C103 - LOT 4 GRADING & EROSION
CONTROL PLAN FOR NOTES AND LEGEND



planners | engineers | advisors
vierbicher

Outlot 3 Grading & Erosion Control Plan

Outlot 2, Outlot 3, Lot 4
Starkweather Plat

City of Madison, Dane County, WI

DATE		REVISIONS		REVISIONS	
		NO.	DATE	NO.	DATE

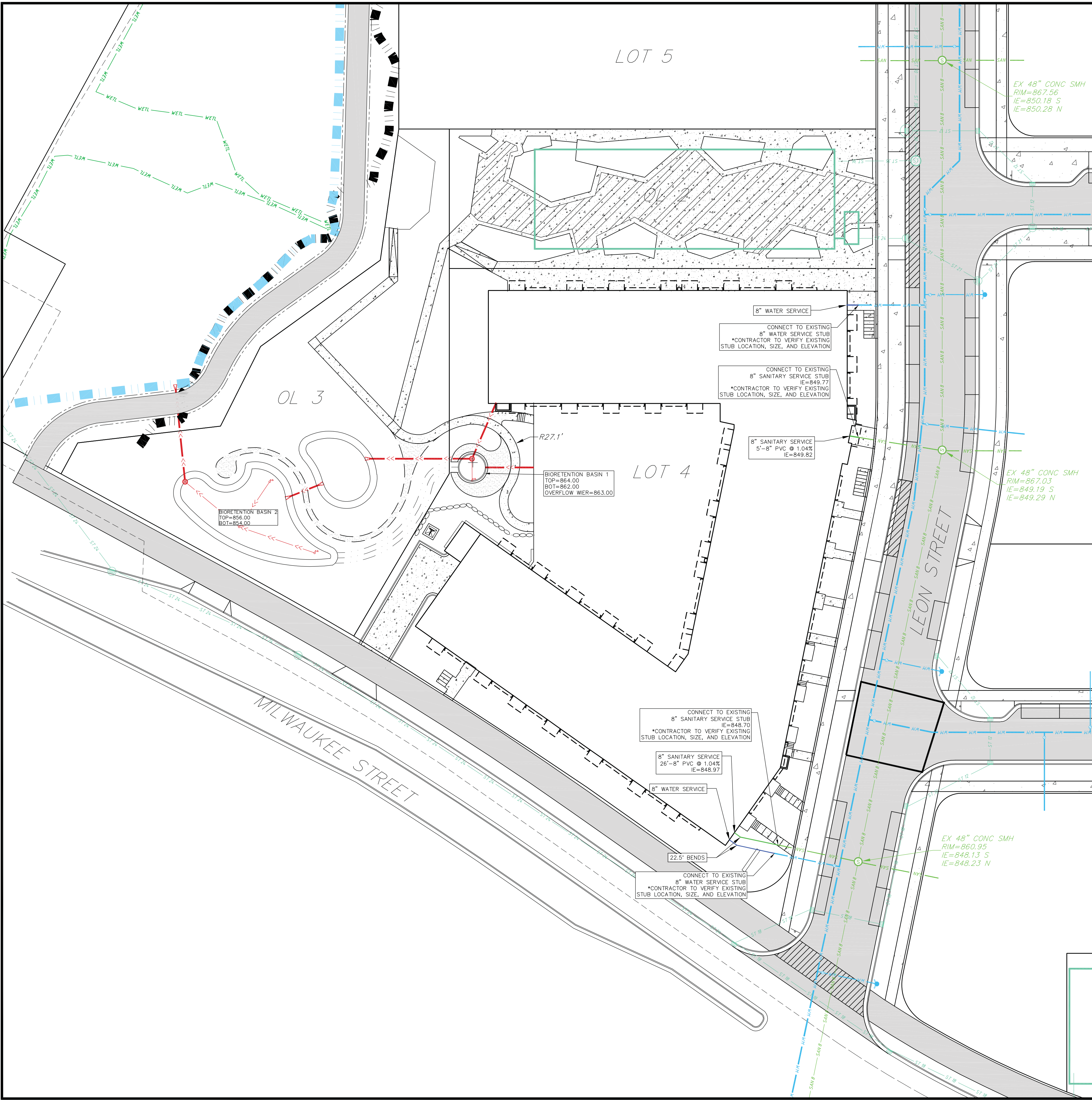
DATE 04/25/2025

DRAFTER
JDEL
CHECKED
RKOL

PROJECT NO.	
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C104





ABBREVIATIONS

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

GRAPHIC SCALE, FEET

0 10 20 40

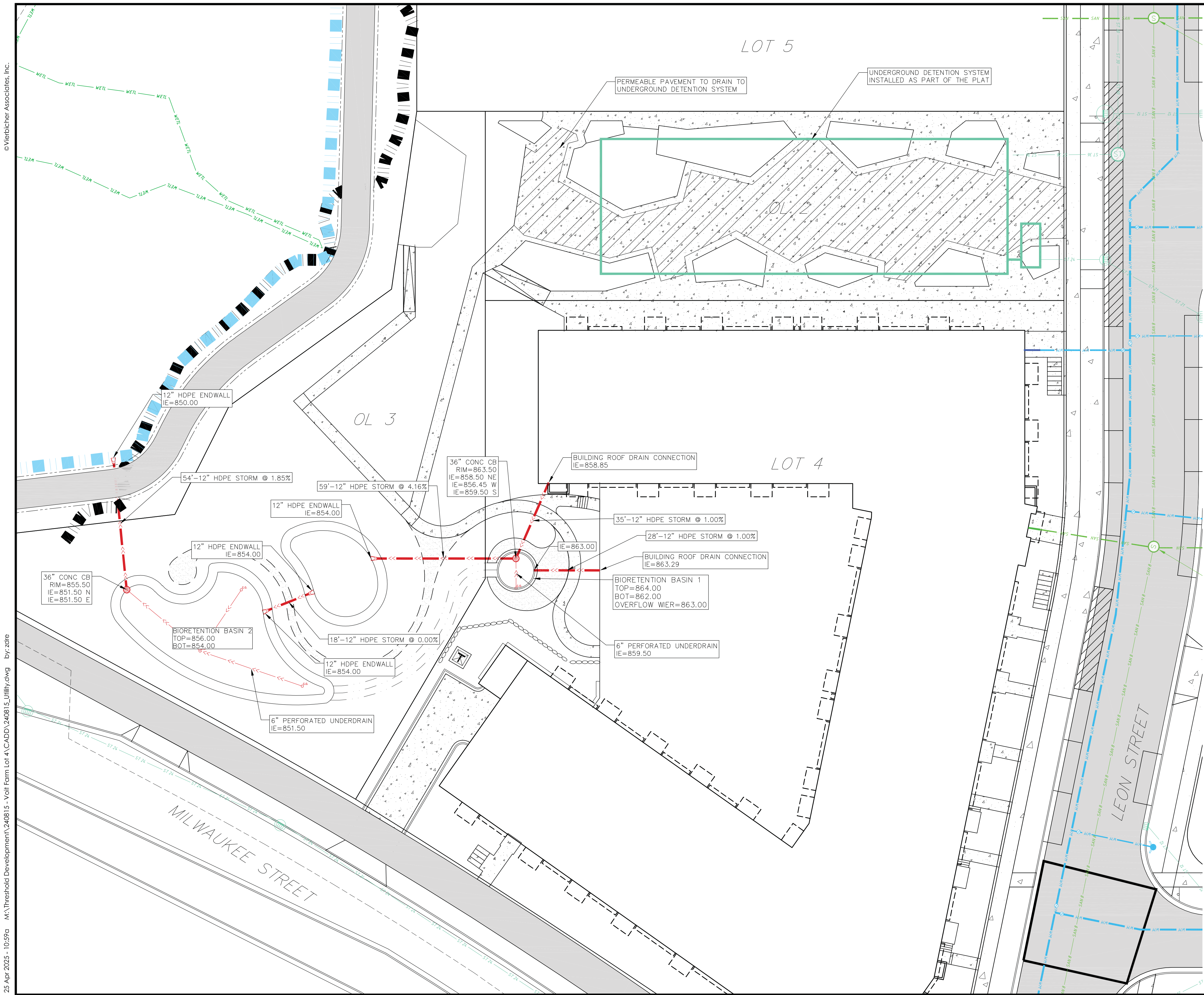
PROPOSED UTILITY LEGEND

- 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 LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER SERVICE LATERAL PIPE
- WATER VALVE
- CURB STOP

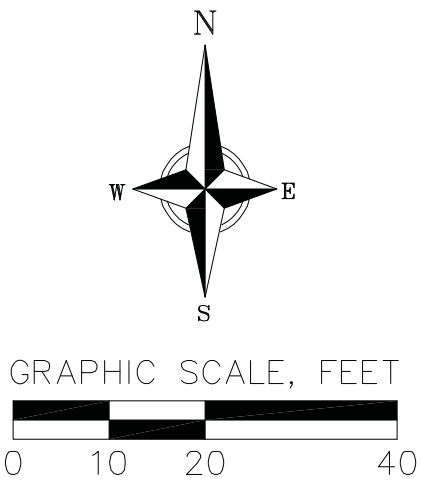
- UTILITY NOTES:
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
 - 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.
 - 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.
 - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 - UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
 - 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).
 - 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).
 - 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 382.30(11)(H) AND SPS 382.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
 - 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.
 - 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.
 - 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.
 - CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
 - 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.
 - 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.

Utility Plan - Sanitary & Water
Outlot 2, Outlot 3, Lot 4
Starkweather Plat
City of Madison, Dane County, WI

REVISIONS	NO.	DATE	REMARKS
DATE		04/25/2025	
DRAFTER		JDEL	
CHECKED		RKOL	
PROJECT NO.		240815	
C106			



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



- PROPOSED UTILITY LEGEND
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
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 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER CLEANOUT
 - WATER SERVICE LATERAL PIPE
 - WATER VALVE
 - CURB STOP



vierbicher
planners engineers advisors

Utility Plan - Storm Sewer
Outlot 2, Outlot 3, Lot 4
Starkweather Plat
City of Madison, Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
04/25/2025

DRAFTER
JDEL

CHECKED
RKOL

PROJECT NO.
240815

C107

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

Total square footage of developed area:	74,780	SF
Building Footprints	57,832	SF
Development Area Minus Building Footprints	16,948	SF
Five (5) acres:	217,800	SF
First five (5) developed acres:	282	points
Remainder of developed area over 5 acres:	-200,852.00	SF
Total landscape points required:	282	points

Development Frontage - MILWAUKEE ST	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage			
Between			
Parking/Building & Street	218	7	36

Development Frontage - LEON ST		Overstory Trees	
	LF	Required *	Shrubs Required
Total LF of Street Frontage			
Between			
Parking/Building & Street	330	11	55

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY	COMMENTS	PT VALUE
SHADE TREES							
CO	<i>Carya ovata</i>	Shagbark Hickory	1-1/2" Cal. BB	SEE PLAN	3		35
GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2-1/2" Cal. BB	SEE PLAN	3		35
NS	<i>Nyssa sylvatica</i>	Black Gum	2" Cal. BB	SEE PLAN	3		35
QA	<i>Quercus alba</i>	White Oak	2-1/2" Cal. BB	SEE PLAN	2		35
QB	<i>Quercus bicolor</i>	Swamp White Oak	2" Cal. BB	SEE PLAN	3		35
QM	<i>Quercus macrocarpa</i>	Bur Oak	2-1/2" Cal. BB	SEE PLAN	6		35
QM-2	<i>Quercus macrocarpa</i>	Bur Oak	1-1/2" Cal. BB	SEE PLAN	3		35
ORNAMENTAL TREES							
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT Cont/BB	SEE PLAN	14	Multi-stem; prune lower limbs to 4' ht clear	15
CFK	<i>Carpinus caroliniana</i> 'J.N. Select A'	Fire King Musclemwood	2" Cal. BB	SEE PLAN	4	Single stem, prune lower limbs up to 6' clear	15
CC	<i>Cercis canadensis</i>	Eastern Redbud	8' HT Cont/BB	SEE PLAN	4	Multi-stem; prune lower limbs to 4' ht clear	15
CCG	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	1-1/2" Cal. BB	SEE PLAN	8	Single stem	15
CV	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	1-1/2" Cal. BB	SEE PLAN	2	Matching forms	15
MLM	<i>Magnolia x loebneri</i> 'Leonard Messel'	Leonard Messel Magnolia	7' HT Cont/BB	SEE PLAN	2	Multi-stem tree	15
MM	<i>Magnolia x loebneri</i> 'Merrill'	Merrill Magnolia	7' HT Cont/BB	SEE PLAN	3	Multi-stem tree	15
MPM	<i>Malus</i> 'Prairie Maid'	Prairie Maid Crabapple	1-1/2" Cal. BB	SEE PLAN	3	Single stem	15
MST	<i>Malus</i> 'Sutzyam'	Sugar Tyme Crabapple	1-1/2" Cal. BB	SEE PLAN	4	Single stem	15
DECIDUOUS SHRUBS							
Am	<i>Aronia melanocarpa</i> var. <i>elata</i>	Glossy Black Chokeberry	36" Ht. BB/Cont	SEE PLAN	15		3
Cs	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#5 Container	24" O.C.	25		3
Ivj	<i>Ilex verticillata</i> "Jim Dandy"	Jim Dandy Winterberry	#5 Container	24" O.C.	4	male pollinator	3
Ivr	<i>Ilex verticillata</i> "Red Sprite"	Red Sprite Winterberry	#5 Container	24" O.C.	10	female	3
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Container	60" O.C.	11		3
Rt	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eyes Staghorn Sumac	#5 Container	SEE PLAN	15		3
Sn	<i>Sambucus canadensis</i>	American Elderberry	36" Ht. BB/Cont	SEE PLAN	5		3
Vd	<i>Viburnum dentatum</i> 'Little Joe'	Little Joe Arrowwood Viburnum	36" Ht. BB/Cont	SEE PLAN	19		3
ORNAMENTAL GRASSES							
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Container	36" O.C.	82		2
pvc	<i>Panicum virgatum</i> 'Cloud Nine'	Cloud Nine Switch Grass	#1 Container	36" O.C.	115		2
pvs	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	#1 Container	30" O.C.	118		2
sa	<i>Sesleria autumnalis</i>	Autumn Moor Grass	#1 Container	24" O.C.	60		2
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 Container	24" O.C.	418		2
ss	<i>Schizachyrium scoparium</i>	Little Bluestem	#1 Container	24" O.C.	351		2
PERENNIALS & GROUNDCOVERS							
ah	<i>Amsonia hubrichtii</i> 'Halfway to Arkansas'	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	36" O.C.	10		2
as	<i>Allium tanguticum</i> 'Summer Beauty'	Summer Beauty Ornamental Chive	#1 Container	18" O.C.	73		2
at	<i>Asclepias tuberosa</i>	Butterfly Milkweed	#1 Container	24" O.C.	9		2
ba	<i>Baptisia australis</i>	Blue False Indigo	#1 Container	36" O.C.	41		2
cn	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamintha	#1 Container	24" O.C.	30		2
cvm	<i>Careopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	#1 Container	18" O.C.	80		2
ep	<i>Echinacea pallida</i>	Pale Purple Coneflower	#1 Container	30" O.C.	9		2
epm	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	#1 Container	18" O.C.	22		2
ls	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Gayfeather	#1 Container	18" O.C.	44		2
pa	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	#1 Container	24" O.C.	5		2
vl	<i>Veronica lettermannii</i> 'Iron Butterfly'	Iron Butterfly Ironweed	#1 Container	30" O.C.	62		2
PERENNIALS PLUGS							
ap	<i>Allium</i> 'Purple Sensation'	Purple Sensation Ornamental Onion	12 cm bulb	SEE PLAN	48	interplant in other perennial species per plan	
nt	<i>Narcissus trandrus</i> 'Thalia'	Thalia Daffodil	12 cm bulb	SEE PLAN	96	interplant in Outlot 2 planter mix	
PLANT MIX 1 - ROOF PLAZA - FULL SUN							
	<i>Bouteloua curtipendula</i>	Side Oats Grama	3-1/4" Container	12" O.C.	790	interplant randomly within mix	
	<i>Carex bromoides</i>	Common Brome Sedge	3-1/4" Container	12" O.C.	790	interplant randomly within mix	
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	3-1/4" Container	12" O.C.	790	interplant randomly within mix	
	<i>Schizachyrium scoparium</i>	Little Bluestem	3-1/4" Container	12" O.C.	790	interplant randomly within mix	
PLANT MIX 2 - OUTLOT 2 PLANTERS - FULL SUN							
	<i>Bouteloua curtipendula</i>	Side Oats Grama	3-1/4" Container	12" O.C.	780	interplant randomly within mix	
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	3-1/4" Container	12" O.C.	780	interplant randomly within mix	
	<i>Schizachyrium scoparium</i>	Little Bluestem	3-1/4" Container	12" O.C.	780	interplant randomly within mix	
PLANT MIX 3 - OUTLOT 2 PLANTERS - PART SHADE							
	<i>Carex bromoides</i>	Common Brome Sedge	3-1/4" Container	12" O.C.	210	interplant randomly within mix	
	<i>Carex cherokeensis</i>	Cherokee Sedge	3-1/4" Container	12" O.C.	210	interplant randomly within mix	
	<i>Carex stricta</i>	Upright Sedge	3-1/4" Container	12" O.C.	210	interplant randomly within mix	
	<i>Carex woodii</i>	Woods Sedge	3-1/4" Container	12" O.C.	210	interplant randomly within mix	
BIORETENTION PLUG MIX							
	<i>Carex stricta</i>	Upright Sedge	3-1/4" Container	12" O.C.	504	interplant randomly within mix	
	<i>Carex vulpinoidea</i>	Fox Sedge	3-1/4" Container	12" O.C.	504	interplant randomly within mix	
	<i>Chelone glabra</i>	Turtlehead	3-1/4" Container	12" O.C.	504	interplant randomly within mix	
	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Gayfeather	3-1/4" Container	12" O.C.	504	interplant randomly within mix	
	<i>Monarda fistulosa</i>	Wild Bergamot	3-1/4" Container	12" O.C.	504	interplant randomly within mix	
	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	3-1/4" Container	12" O.C.	504	interplant randomly within mix	
	<i>Tradescantia virginiana</i>	Virginia Spiderwort	3-1/4" Container	12" O.C.	504	interplant randomly within mix	
EXISTING TREES REMOVALS							
Public	N/A						
Private	<i>Acer saccharum</i>	Sugar Maple	25" DBH		1		

SEAL



Revisions:

[illegible]

Set Type	LANDUSE SUBMITTAL
Date Issued	04/28/2025
Sheet Name	PLANT SCHEDULE & LANDSCAPE POINTS
Sheet Number	L001

1. ALL PLANTING BEDS TO RECEIVE 3" DEPTH SHREDDED HARDWOOD BARK MULCH. SEE SPECIFICATIONS. VOIDS IN PLANTINGS AROUND BUILDING FOUNDATIONS SHALL RECEIVE 3" MIN. DEPTH MULCH.
2. ALL PLANTING AREAS SHALL RECEIVE 12" PLANTING SOIL. LAWN AND OTHER NATIVE SEEDED AREAS SHALL RECEIVE 6" MIN. PLANTING SOIL. SEE SPECIFICATIONS FOR PREPARING THE SITE PRIOR TO PLANTING.
3. SEE SITE DEMO PLANS FOR PRIVATE TREE REMOVALS.
4. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER SUBSTANTIAL COMPLETION OF THE NEW PLANT DEVELOPMENT ALONG THE STREET SEGMENT.
5. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

Legend:

- TURF LAWN SEED MIX
- NO-MOW FESCUE SEED MIX
- BIORETENTION PLUG MIX
- NATIVE UPLAND SEED MIX
- PERENNIAL / GROUND COVER PLANT BED
- STONE EPHEMERAL STREAM CHANNEL
- COMPACTED CRUSHED AGGREGATE PATH
- PLANTING BED TRENCH- EDGE

**NOT FOR
CONSTRUCTION**

KEY PLAN

SEAL



PROJECT TITLE
**OUTLOT 2,
OUTLOT 3, LOT 4
- TAPESTRY**

STARKWEATHER PLAT
MADISON, WI

Revisions:

[illegible]

Set Type	LANDUSE SUBMITTAL
Date Issued	04/28/2025
Sheet Name	LANDSCAPE PLAN
Sheet Number	L101



SHEET NOTES

1. SEE ARCHITECTURAL SITE PLAN C401 FOR LANDUSE SUMMARY TABLE, SETBACKS, BICYCLE PARKING, AND REFUSE AREAS.
2. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE WHOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
3. UNIT PAVING DRAWING HATCHES ARE SYMBOLIC ONLY. SEE SPECIFICATIONS FOR PATTERN LAYOUT.
4. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN DRIVEWAY & INTERSECTION VISION TRIANGLES.

LEGEND

-  CONCRETE SIDEWALK
-  HEAVY DUTY CONCRETE PAVING
-  PERMEABLE UNIT PAVERS
-  PEDESTAL PAVERS
-  STONE CHANNEL
-  COMPACTED CRUSHED AGGREGATE PATH
-  ASPHALT PAVING
-  LIMESTONE BOULDERS
-  CAFE TABLE & CHAIRS

KEY NOTES

- A** BIKE RACKS
- B** STOP SIGN
- C** HANDRAIL
- D** 18" CURB & GUTTER
- E** 8" VERTICAL CURB
- F** 8" FLUSH CURB
- G** CONCRETE STEPS
- H** LIMESTONE STEPS
- I** LIMESTONE BOULDER RETAINING WALL
- J** LIMESTONE BLOCK SEAT WALL PLANTER
- K** LIMESTONE BOULDER SEAT
- L** GRANITE BOULDER (SALVAGED)
- M** DECK PLATFORM
- N** ROBINIA POLE WITH HAMMOCKS
- O** WOOD BENCH
- P** HEAVY TIMBER PERGOLA
- Q** BERM PLANTING OVER ROOF PLAZA
- R** CONCRETE SPILL APRON
- S** GUARDRAIL
- T** SITE BOLLARD
- U** DRIVE APRON
- V** FLAGSTONE OVER STORM PIPE OUTFALL

**NOT FOR
CONSTRUCTION**

KEY PLAN

SEAL

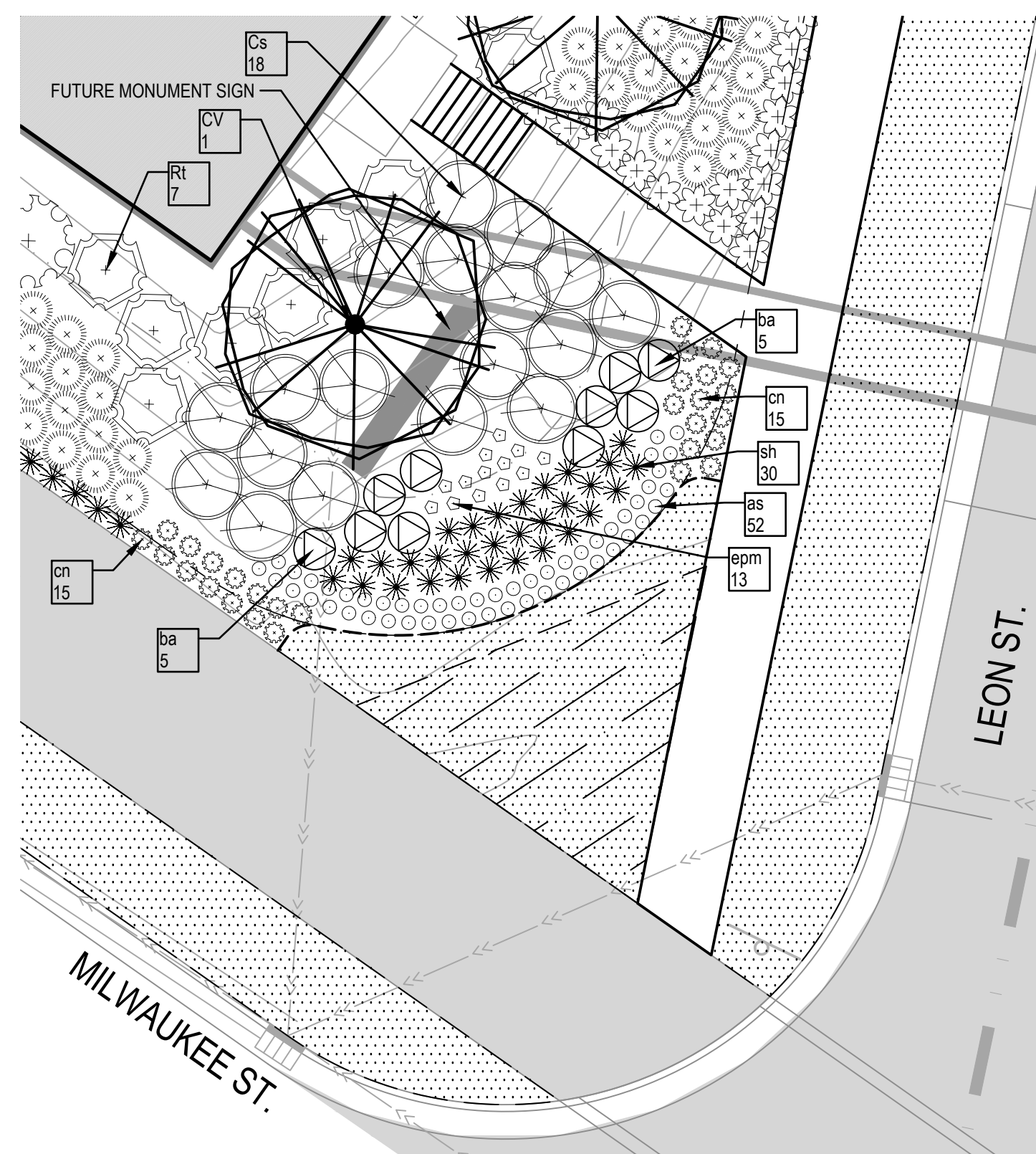
PROJECT TITLE
**OUTLOT 2,
OUTLOT 3, LOT 4
- TAPESTRY**

STARKWEATHER PLAT
MADISON, WI

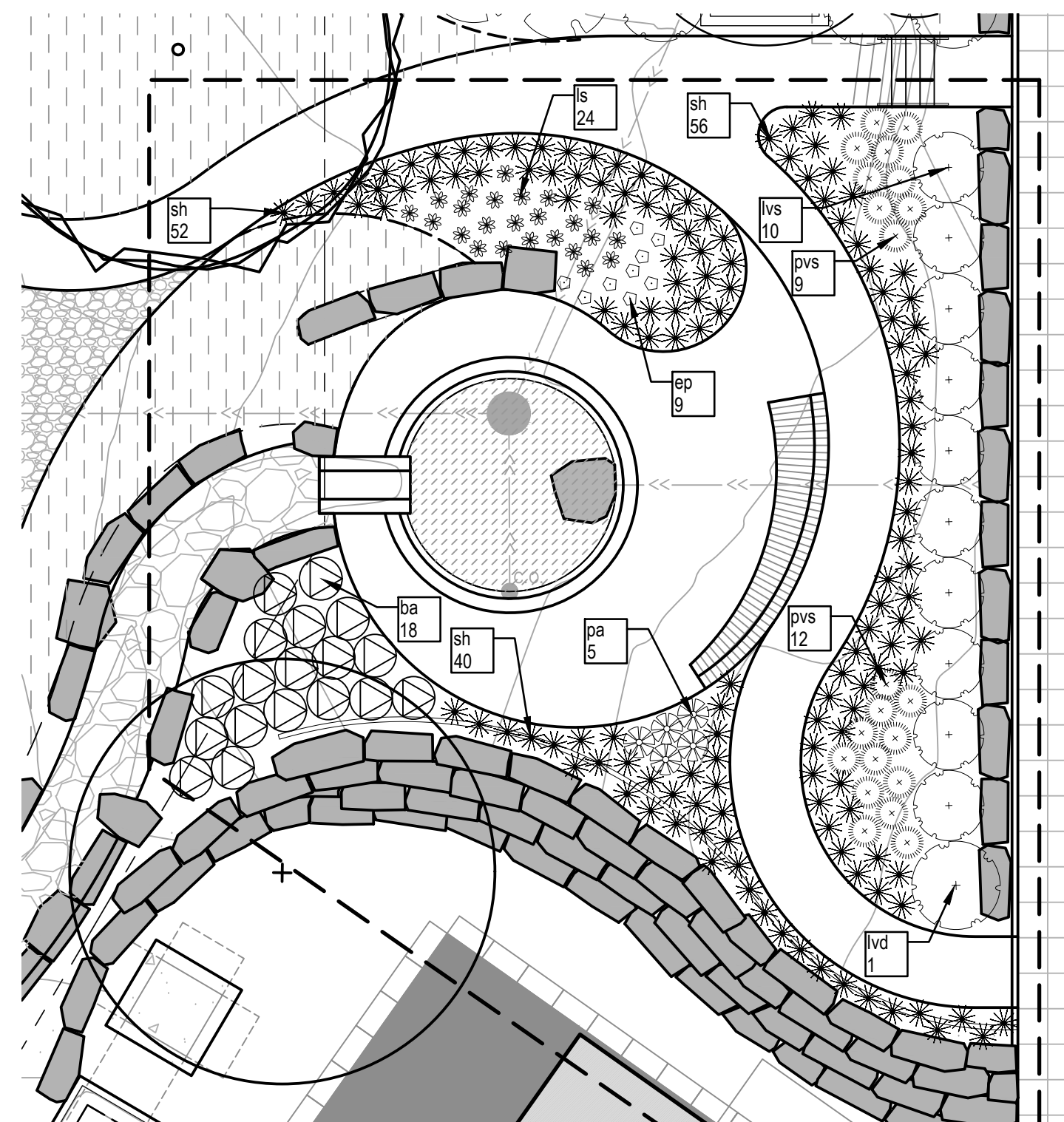
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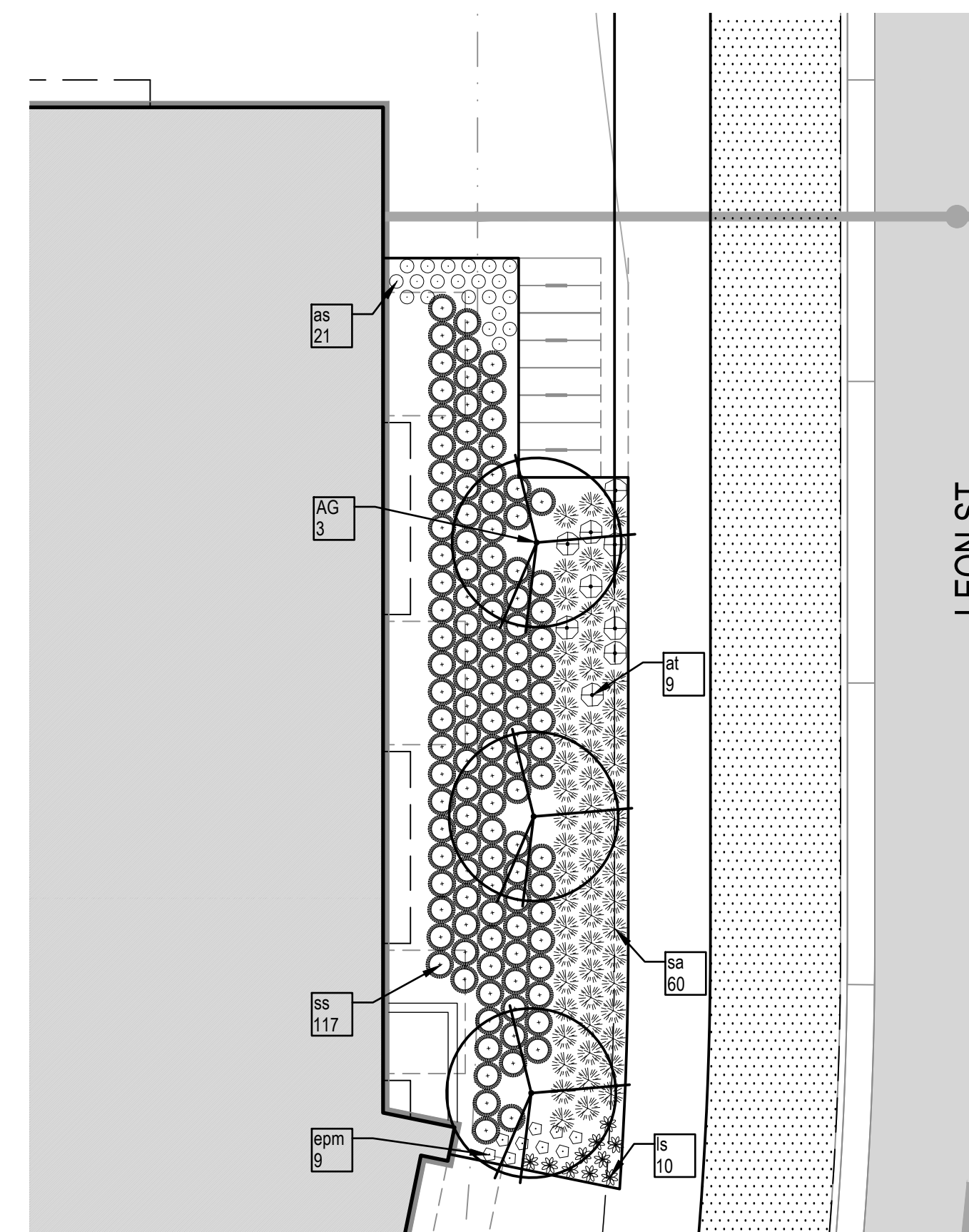
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Date Issued	04/28/2025
Sheet Name	LANDSCAPE FEATURES PLAN
Sheet Number	L102



1 LANDSCAPE PLAN ENLARGEMENT - SOUTHEAST INTERSECTION



2 LANDSCAPE PLAN ENLARGEMENT - CATCH BASIN SEATING NODE SCALE: 1" = 10' @ (24"X36" SHEET)



3 LANDSCAPE PLAN ENLARGEMENT - NORTHEAST ENTRY

**NOT FOR
CONSTRUCTION**

KEY PLAN

SEAL



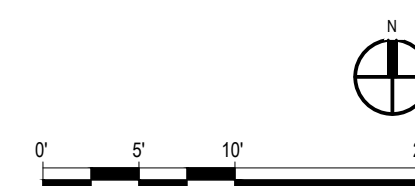
PROJECT TITLE
**OUTLOT 2,
OUTLOT 3, LOT 4
- TAPESTRY**

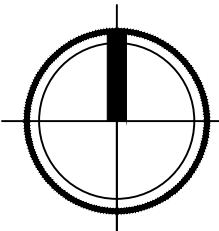
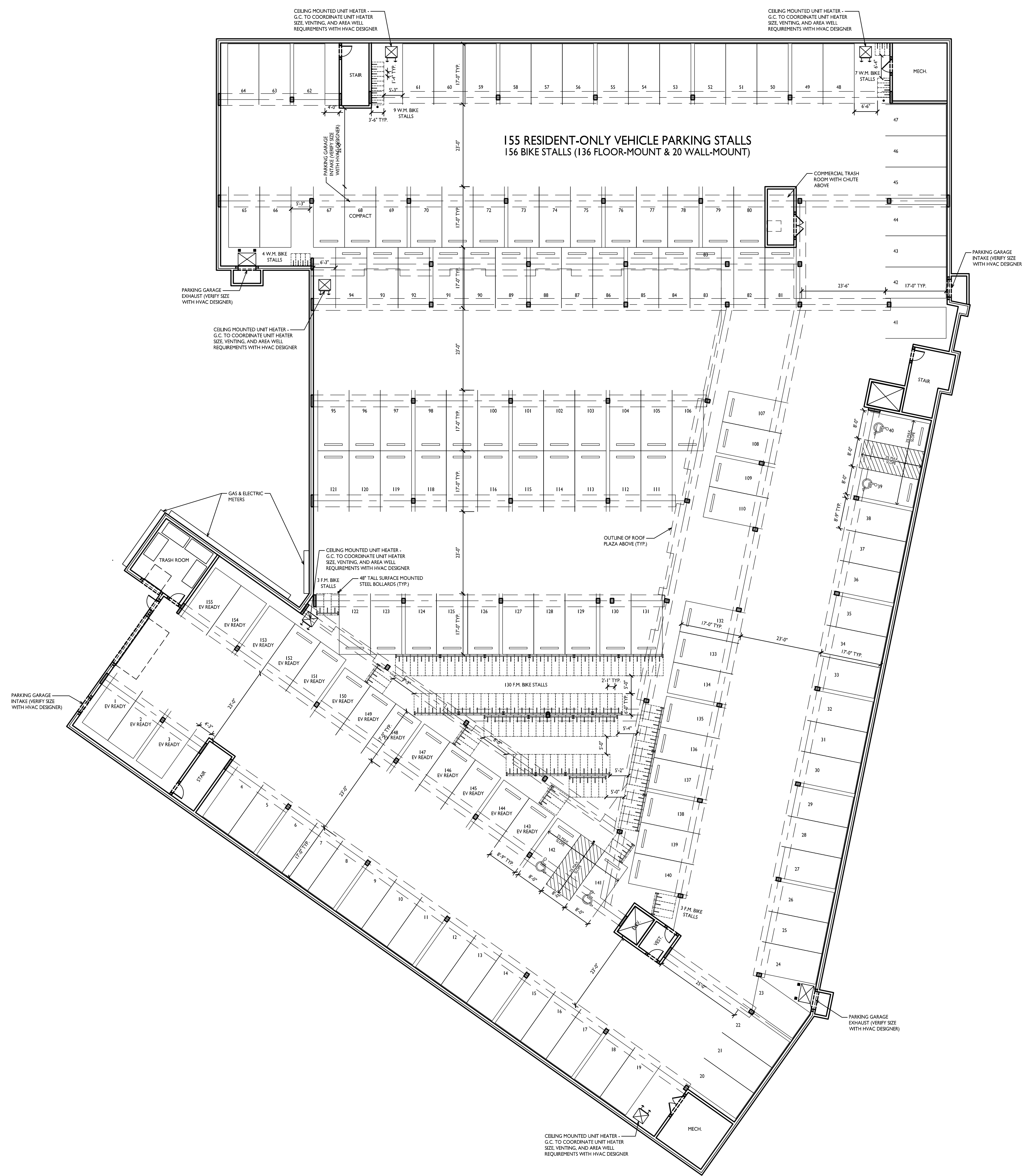
STARKWEATHER PLAT
MADISON, WI

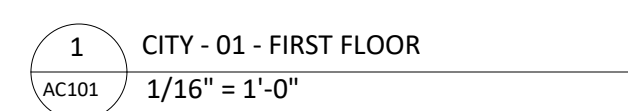
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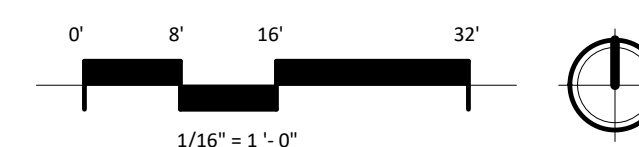
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Date Issued	04/28/2025
Sheet Name	ENLARGED LANDSCAPE PLAN
Sheet Number	L401



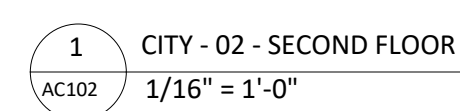




	1 Bed
	2 Bed
	Amenity - Active
	Amenity - Leisure
	Circulation
	Commercial
	Storage
	Studio
	Utility

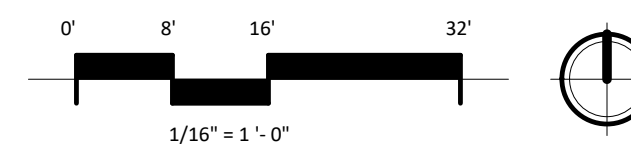


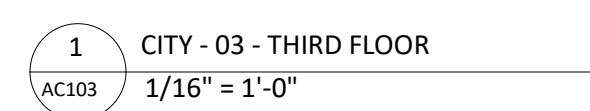
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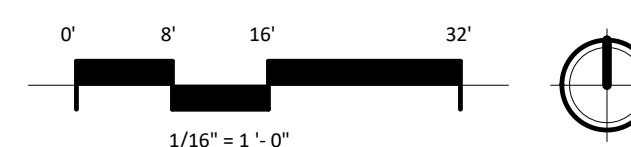
CITY - 02 - SECOND FLOOR
1/16" = 1'-0"

	1 Bed
	2 Bed
	Amenity - Active
	Amenity - Leisure
	Circulation
	Commercial
	Storage
	Studio
	Utility





1 Bed
2 Bed
Amenity - Active
Amenity - Leisure
Circulation
Commercial
Storage
Studio
Utility



SHEET NUMBER

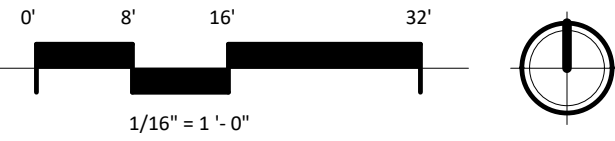
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1 CITY - 04 - FOURTH FLOOR
AC104 1/16" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- Amenity - Active
- Amenity - Leisure
- Circulation
- Commercial
- Storage
- Studio
- Utility



PROJECT TITLE
LOT 4 - TAPESTRY

Starkweather Plat
Madison, WI

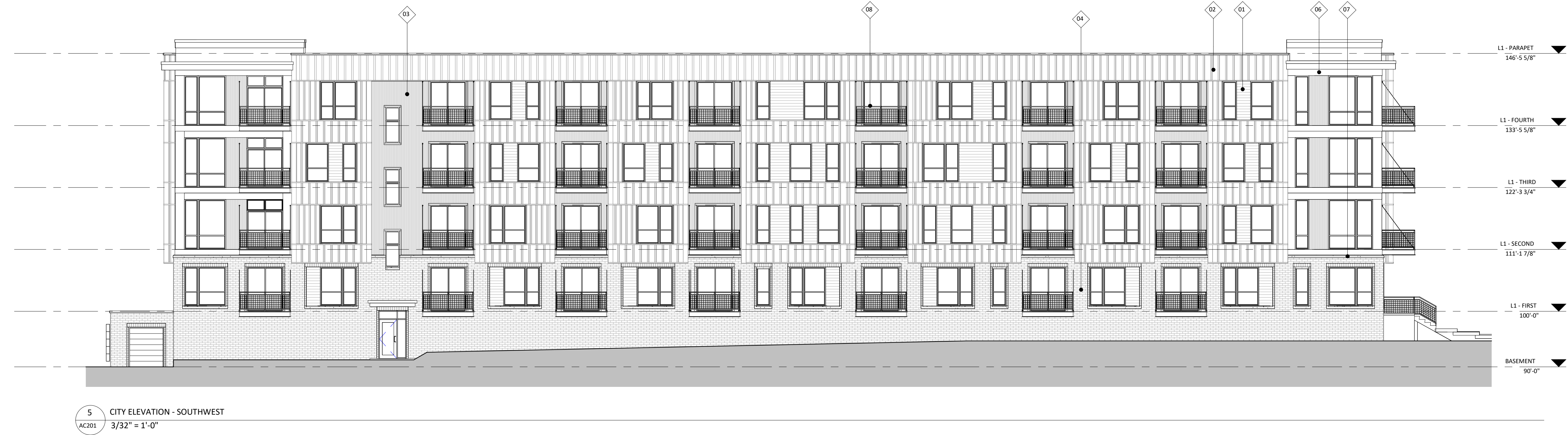
SHEET TITLE
FOURTH FLOOR
PLAN

SHEET NUMBER

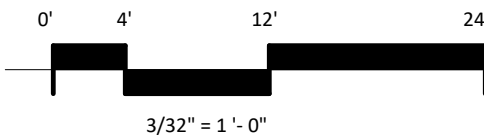
AC104

PROJECT NUMBER
2505





EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	VERTICAL METAL PANEL SYSTEM- RANDOM WIDTHS	PAC CLAD	BONE WHITE
03	CORROGATED METAL PANEL	PAC CLAD	SLATE GRAY
04	BRICK VENEER MASONRY	INTERSTATE BRICK	OBSIDIAN
05	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK	OBSIDIAN
06	METAL PANEL- TRIM	TBD	CHARCOAL GRAY
07	CAST STONE	ROCKCAST	SMOKEHOUSE
08	ALUMINUM BALCONY AND RAILING SYSTEM	LEVANTE	CHARCOAL GRAY
09	COMPOSITE WINDOWS	ANDERSEN	BLACK
10	SLIDING PATIO DOOR	ANDERSEN	BLACK
11	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED
12	OVERHEAD GARAGE DOOR- GLASS PANEL	TBD	BLACK ANODIZED





1 CITY ELEVATION - WEST
AC202 3/32" = 1'-0"



2 CITY ELEVATION - INTERIOR NORTH
AC202 3/32" = 1'-0"



3 CITY ELEVATION - INTERIOR EAST
AC202 3/32" = 1'-0"

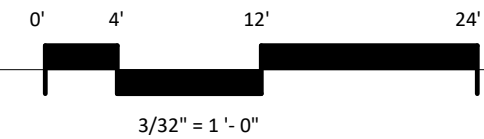


4 CITY ELEVATION - INTERIOR SOUTHWEST
AC202 3/32" = 1'-0"



5 CITY ELEVATION - NORTHWEST
AC202 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	VERTICAL METAL PANEL SYSTEM- RANDOM WIDTHS	PAC CLAD	BONE WHITE
03	CORROGATED METAL PANEL	PAC CLAD	SLATE GRAY
04	BRICK VENEER MASONRY	INTERSTATE BRICK	OBSIDIAN
05	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK	OBSIDIAN
06	METAL PANEL- TRIM	TBD	CHARCOAL GRAY
07	CAST STONE	ROCKCAST	SMOKEHOUSE
08	ALUMINUM BALCONY AND RAILING SYSTEM	LEVANTE	CHARCOAL GRAY
09	COMPOSITE WINDOWS	ANDERSEN	BLACK
10	SLIDING PATIO DOOR	ANDERSEN	BLACK
11	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED
12	OVERHEAD GARAGE DOOR- GLASS PANEL	TBD	BLACK ANODIZED





1 CITY ELEVATION - NORTH - COLOR
AC203 3/32" = 1'-0"



4 CITY ELEVATION - SOUTHEAST - COLOR
AC203 3/32" = 1'-0"



3 CITY ELEVATION - EAST - COLOR
AC203 3/32" = 1'-0"



2 CITY ELEVATION - NORTHEAST - COLOR
AC203 3/32" = 1'-0"



5 CITY ELEVATION - SOUTHWEST - COLOR
AC203 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	VERTICAL METAL PANEL SYSTEM- RANDOM WIDTHS	PAC CLAD	BONE WHITE
03	CORROGATED METAL PANEL	PAC CLAD	SLATE GRAY
04	BRICK VENEER MASONRY	INTERSTATE BRICK	OBSIDIAN
05	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK	OBSIDIAN
06	METAL PANEL- TRIM	TBD	CHARCOAL GRAY
07	CAST STONE	ROCKCAST	SMOKEHOUSE
08	ALUMINUM BALCONY AND RAILING SYSTEM	LEVANTE	CHARCOAL GRAY
09	COMPOSITE WINDOWS	ANDERSEN	BLACK
10	SLIDING PATIO DOOR	ANDERSEN	BLACK
11	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED
12	OVERHEAD GARAGE DOOR- GLASS PANEL	TBD	BLACK ANODIZED

PROJECT TITLE
LOT 4 - TAPESTRY

Starkweather Plat
Madison, WI

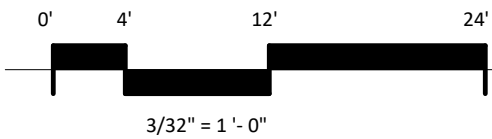
SHEET TITLE
EXTERIOR
ELEVATIONS-
COLOR

SHEET NUMBER

AC203

PROJECT NUMBER

2505





1 CITY ELEVATION - WEST - COLOR
AC204 3/32" = 1'-0"



2 CITY ELEVATION - INTERIOR NORTH - COLOR
AC204 3/32" = 1'-0"



3 CITY ELEVATION - INTERIOR EAST - COLOR
AC204 3/32" = 1'-0"

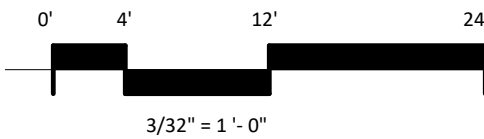


4 CITY ELEVATION - INTERIOR SOUTHWEST - COLOR
AC204 3/32" = 1'-0"



5 CITY ELEVATION - NORTHWEST - COLOR
AC204 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	SIMULATED WOOD HORIZONTAL SIDING	FAST PLANK	LIGHT MAHOGANY
02	VERTICAL METAL PANEL SYSTEM- RANDOM WIDTHS	PAC CLAD	BONE WHITE
03	CORROGATED METAL PANEL	PAC CLAD	SLATE GRAY
04	BRICK VENEER MASONRY	INTERSTATE BRICK	OBSIDIAN
05	BRICK SOLDIER COURSE HEADER	INTERSTATE BRICK	OBSIDIAN
06	METAL PANEL- TRIM	TBD	CHARCOAL GRAY
07	CAST STONE	ROCKCAST	SMOKEHOUSE
08	ALUMINUM BALCONY AND RAILING SYSTEM	LEVANTE	CHARCOAL GRAY
09	COMPOSITE WINDOWS	ANDERSEN	BLACK
10	SLIDING PATIO DOOR	ANDERSEN	BLACK
11	ALUMINUM STOREFRONT	TBD	BLACK ANODIZED
12	OVERHEAD GARAGE DOOR- GLASS PANEL	TBD	BLACK ANODIZED





Concept Image

LOT 4 - TAPESTRY
Madison, WI

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Concept Image



Concept Image

LOT 4 - TAPESTRY
Madison, WI

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Concept Image

LOT 4 - TAPESTRY
Madison, WI

LUA CONCEPTS | 2025.04.28 | 2505





Concept Image

LOT 4 - TAPESTRY
Madison, WI

LUA CONCEPTS | 2025.04.28 | 2505

