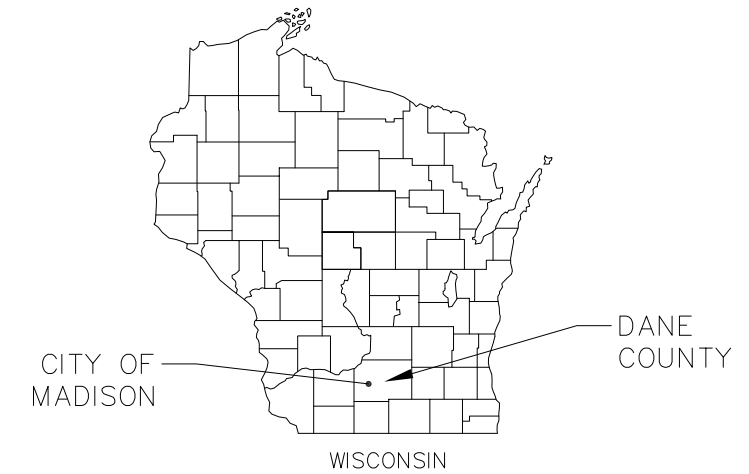


# CASCADE - SITE IMPROVEMENTS

## THE AMERICAN CENTER CITY OF MADISON, WISCONSIN



SHEET NO.	DESCRIPTION
C0	TITLE SHEET
C1	OVERALL SITE & UTILITY PLAN
C2	NORTH - SITE & UTILITY PLAN
C3	SOUTH - SITE & UTILITY PLAN
C4	OVERALL GRADING PLAN
C5	NORTH - GRADING PLAN
C6	SOUTH - GRADING PLAN

### 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

### Title Sheet

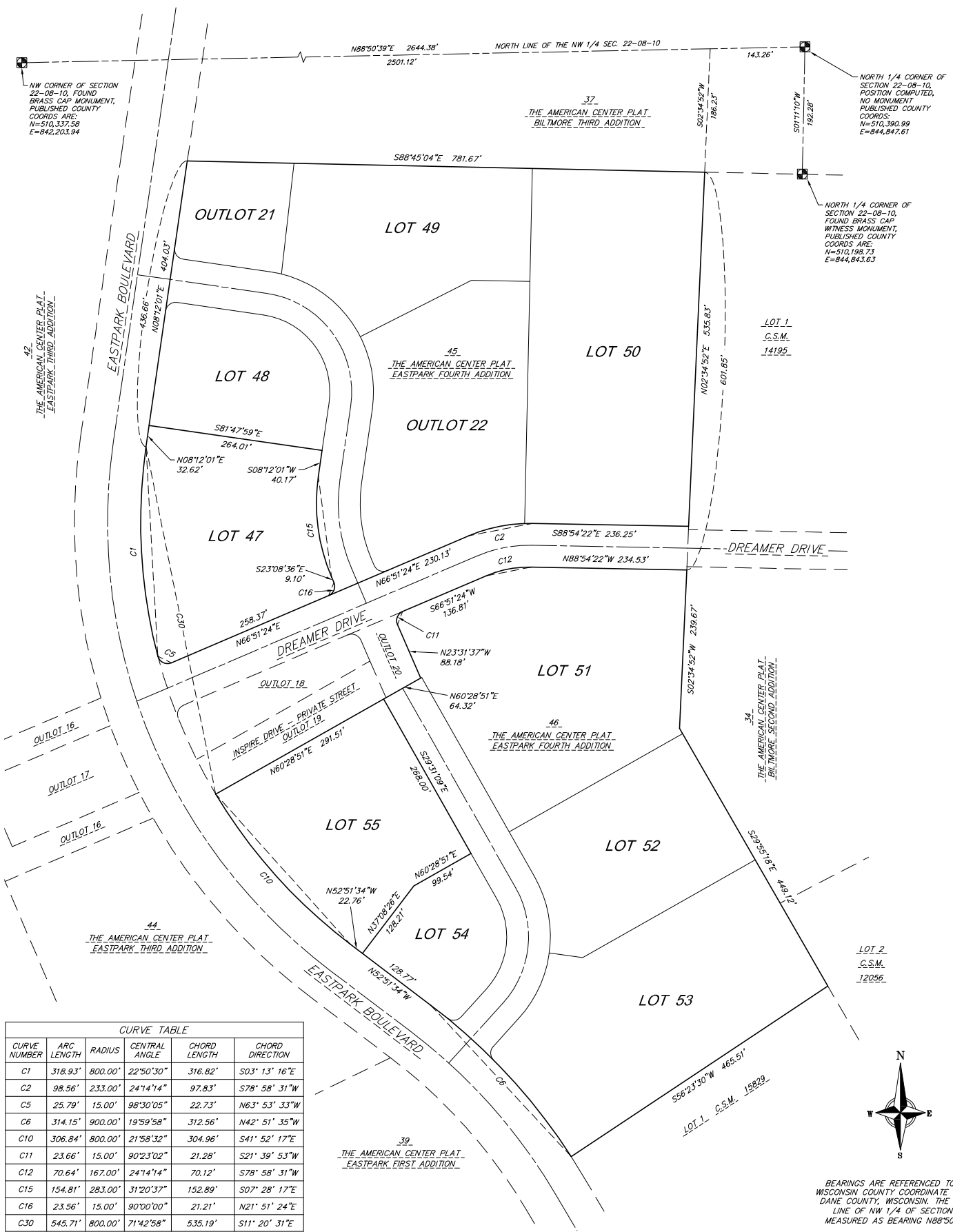
Cascade - The American Center  
City of Madison  
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	11/28/2022
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CHECKED	SCHU
PROJECT NO.	210303

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C0



CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	318.93'	800.00'	22°50'30"	316.82'	S03°13'16"E
C2	98.56'	233.00'	24°14'14"	97.83'	S78°58'31"W
C5	25.79'	15.00'	98°30'05"	22.73'	N63°53'33"W
C6	314.15'	900.00'	19°59'58"	312.56'	N42°51'35"W
C10	306.84'	800.00'	21°58'32"	304.96'	S41°52'17"E
C11	23.66'	15.00'	90°23'02"	21.28'	S21°39'53"W
C12	70.64'	167.00'	24°14'14"	70.12'	S78°58'31"W
C15	154.81'	283.00'	31°20'37"	152.89'	S07°28'17"E
C16	23.56'	15.00'	90°00'00"	21.21'	N21°51'24"E
C30	545.71'	800.00'	71°42'58"	535.19'	S11°20'31"E



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTH LINE OF NW 1/4 OF SECTION 22 MEASURED AS BEARING N88°50'39"E







**Sheet Index**  
 C-1.1 Overall Site Plan  
 C-1.3 Proposed Zoning

**SITE DEVELOPMENT DATA:**

	North Lots 47-50	South Lots 51-55	
Lot Areas	337,457 sf / 7.75 acres	409,994 sf / 9.41 acres	
Dwelling Units	404	503	
Density	52.1 du/acre	53.4 du/acre	
Commercial	Approx. 7,000 SF	Approx. 7,000 SF	
Dwelling Unit Mix:	North	South	Total
Studio	66	76	142
One Bedroom	169	227	396
One Bedroom + Den	36	29	65
Two Bedroom	133	171	304
Total Units	404	503	907
Vehicle Parking Stalls:			
Structured	374	468	842
Surface	228	260	488
Total	602	728	1,330
Parking Ratio	1.49	1.45	1.47

**LOT STATISTICS**

LOT	ZONING	AREA (S.F.)	DWELLING UNITS	AREA (S.F.) / D.U.	LOT COVERAGE (S.F.)
47	CC-T	80,126	119	673	56,523 / 71%
48	TR-U2	47,337	81	584	33,935 / 72%
49	TR-U2	73,736	68	1,031	40,546 / 55%
50	TR-U2	136,258	136	1,001	77,094 / 57%
51	TR-U2	121,392	145	837	80,583 / 66%
52	TR-U2	68,271	85	803	46,394 / 68%
53	TR-U2	110,865	102	1,087	60,758 / 55%
54	TR-U2	32,768	46	750	19,526 / 60%
55	CC-T	76,698	125	600	52,083 / 68%

ISSUED  
 Rezoning Submittal - November 28, 2022

PROJECT TITLE  
**CASCADE -  
 THE AMERICAN  
 CENTER**

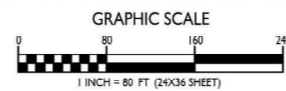
Eastpark Blvd.  
 Madison, WI  
 SHEET TITLE  
**Overall Site Plan**

SHEET NUMBER

**C-1.1**

PROJECT NO. **2155**  
 © Knothe & Bruce Architects, LLC

**OVERALL SITE PLAN**  
 C-1.1 1" = 80'-0"





ISSUED  
 Rezoning Submittal - November 28, 2022

PROJECT TITLE  
**CASCADE -  
 THE AMERICAN  
 CENTER**

Eastpark Blvd.  
 Madison, WI  
 SHEET TITLE  
**Proposed Zoning**

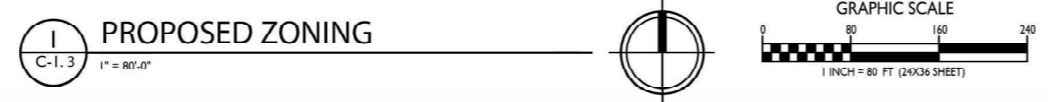
SHEET NUMBER

**C-1.3**

PROJECT NO. **2155**  
 © Knothe & Bruce Architects, LLC



LOT STATISTICS					
LOT	ZONING	AREA (S.F.)	DWELLING UNITS	AREA (S.F.) / D.U.	TOT COVERAGE (S.F.)
47	CC-T	80,126	119	673	36,523 / 11%
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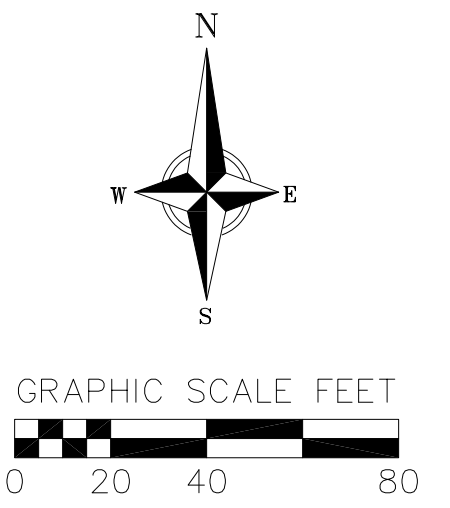
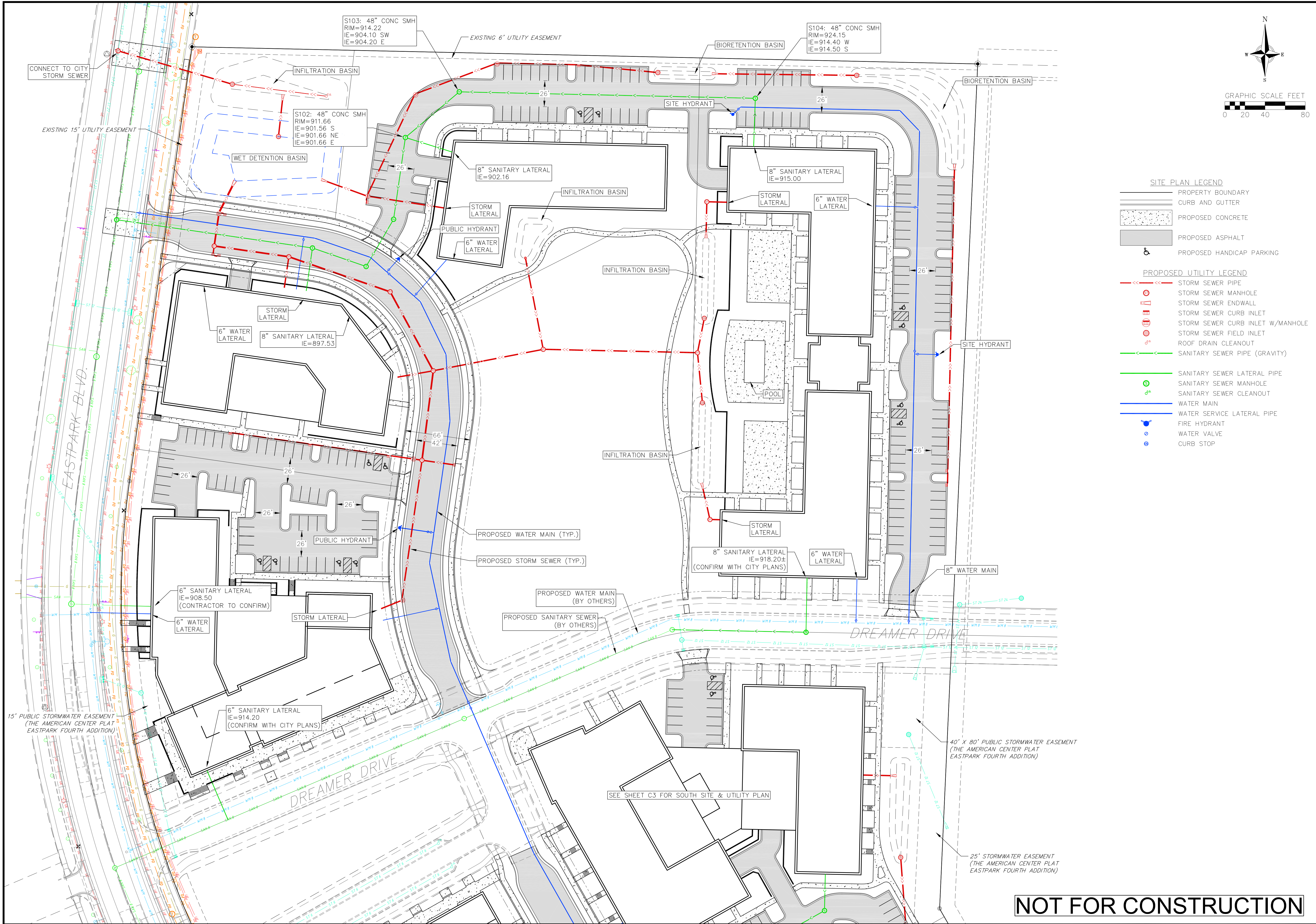


**PROPOSED ZONING**  
 C-1.3 1" = 80'-0"









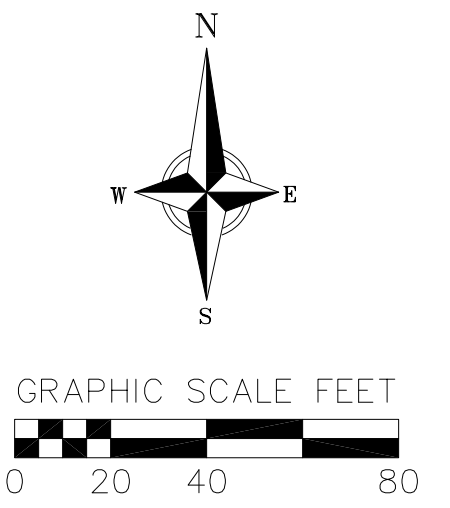
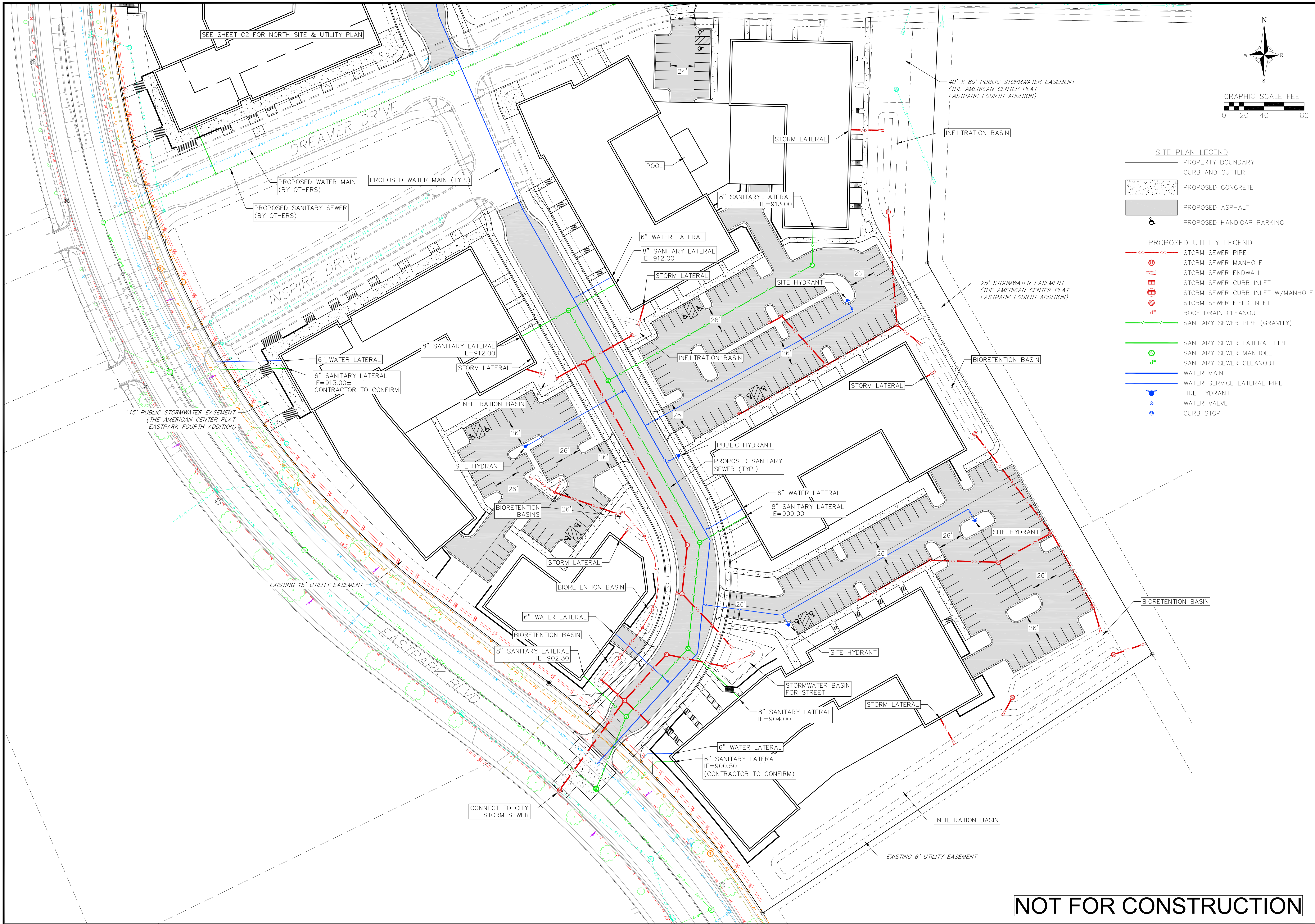
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - CURB AND GUTTER
  - ▨ PROPOSED CONCRETE
  - ▩ PROPOSED ASPHALT
  - ♿ PROPOSED HANDICAP PARKING
- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
  - STORM SEWER MANHOLE
  - ▭ STORM SEWER ENDWALL
  - ⊕ STORM SEWER CURB INLET
  - ⊕ STORM SEWER CURB INLET W/MANHOLE
  - ⊕ STORM SEWER FIELD INLET
  - ⊕ ROOF DRAIN CLEANOUT
  - SANITARY SEWER PIPE (GRAVITY)
  - SANITARY SEWER LATERAL PIPE
  - SANITARY SEWER MANHOLE
  - ⊕ SANITARY SEWER CLEANOUT
  - WATER MAIN
  - WATER SERVICE LATERAL PIPE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ CURB STOP

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- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - CURB AND GUTTER
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT
  - PROPOSED HANDICAP PARKING
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  - WATER VALVE
  - CURB STOP

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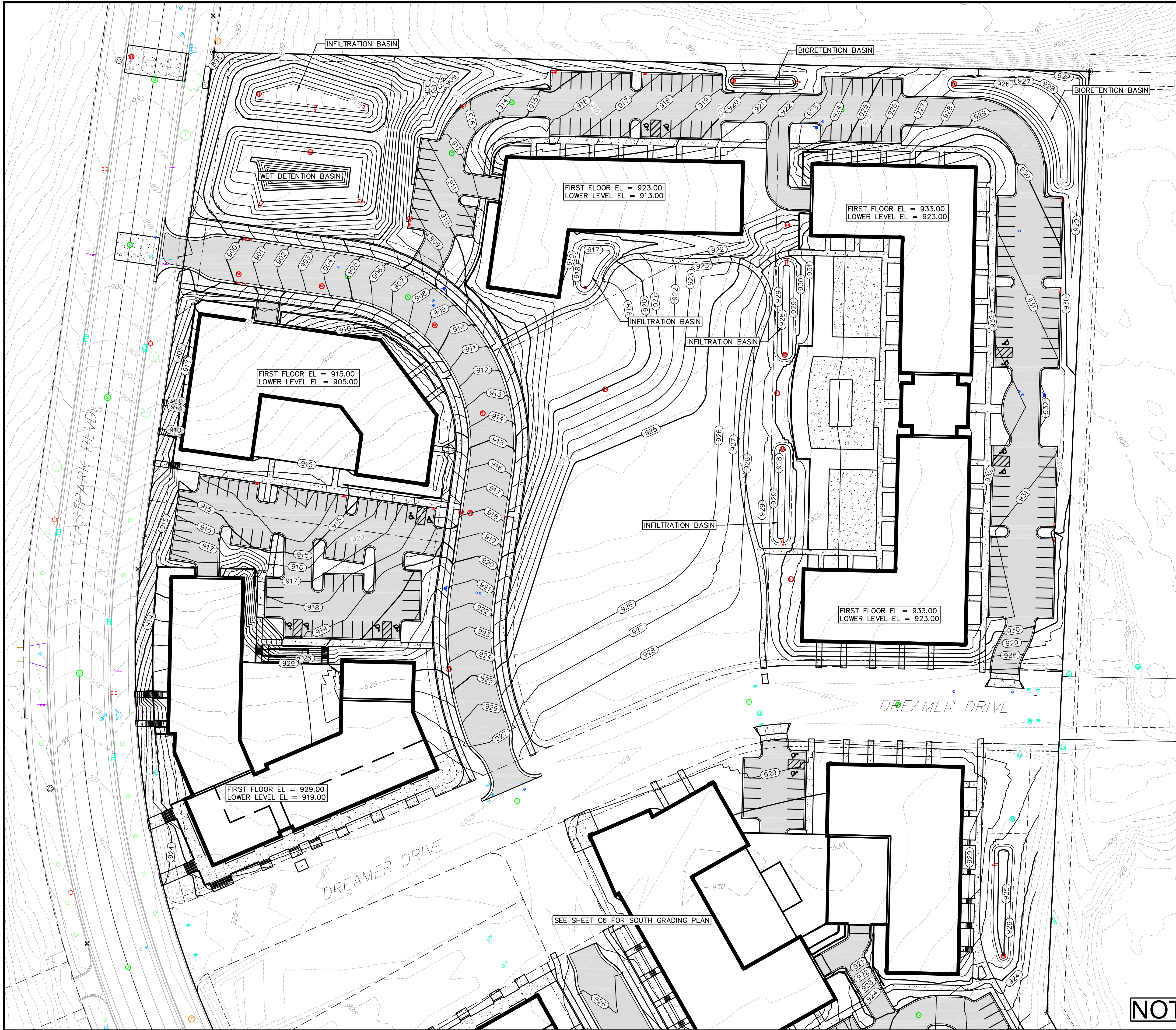
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**GRADING LEGEND**

- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DRAINAGE DIRECTION
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS

- GRADING NOTES:**
- OVERALL SITE GRADES ARE APPROXIMATE AND SHOWN TO DEPICT GENERAL DRAINAGE PATTERNS. FINAL GRADES SHALL BE DETERMINED WITH INDIVIDUAL SITE GRADING PLANS WITH DETAILED SPOT GRADES.
  - ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
  - CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
  - LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
  - LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
  - 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. RAMP SHALL BE 8.33% MAX SLOPE.
  - GRADES FOR DREAMER DRIVE AND INSPIRE DRIVE ARE BASED ON PLANS FROM RUEKERT MELKE ON 10-17-2022.
  - EXISTING CONTOURS ARE BASED ON TOPOGRAPHIC DATA COLLECTED BY VERBICHER IN 2022 AND COUNTY GIS DATA.

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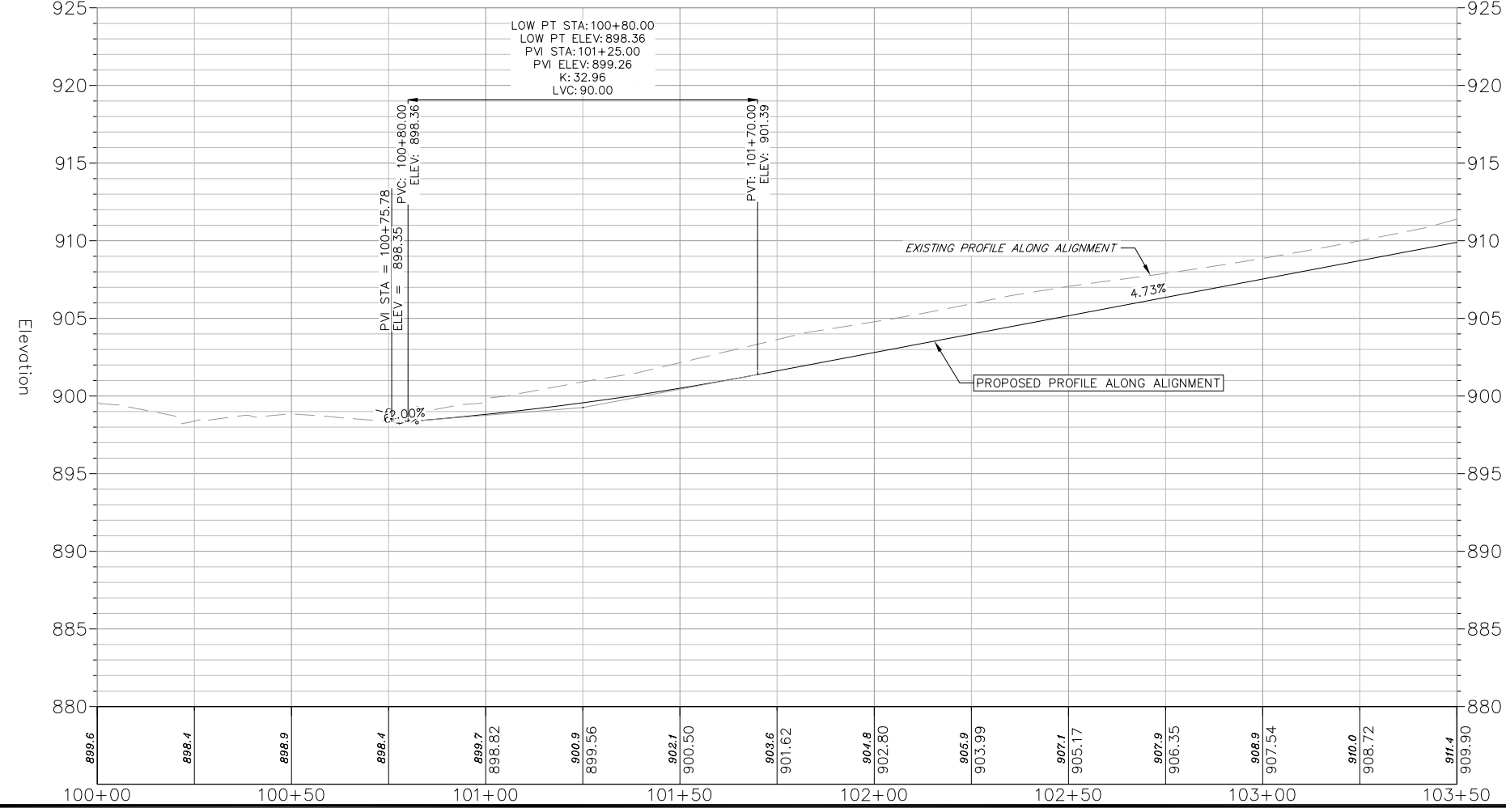
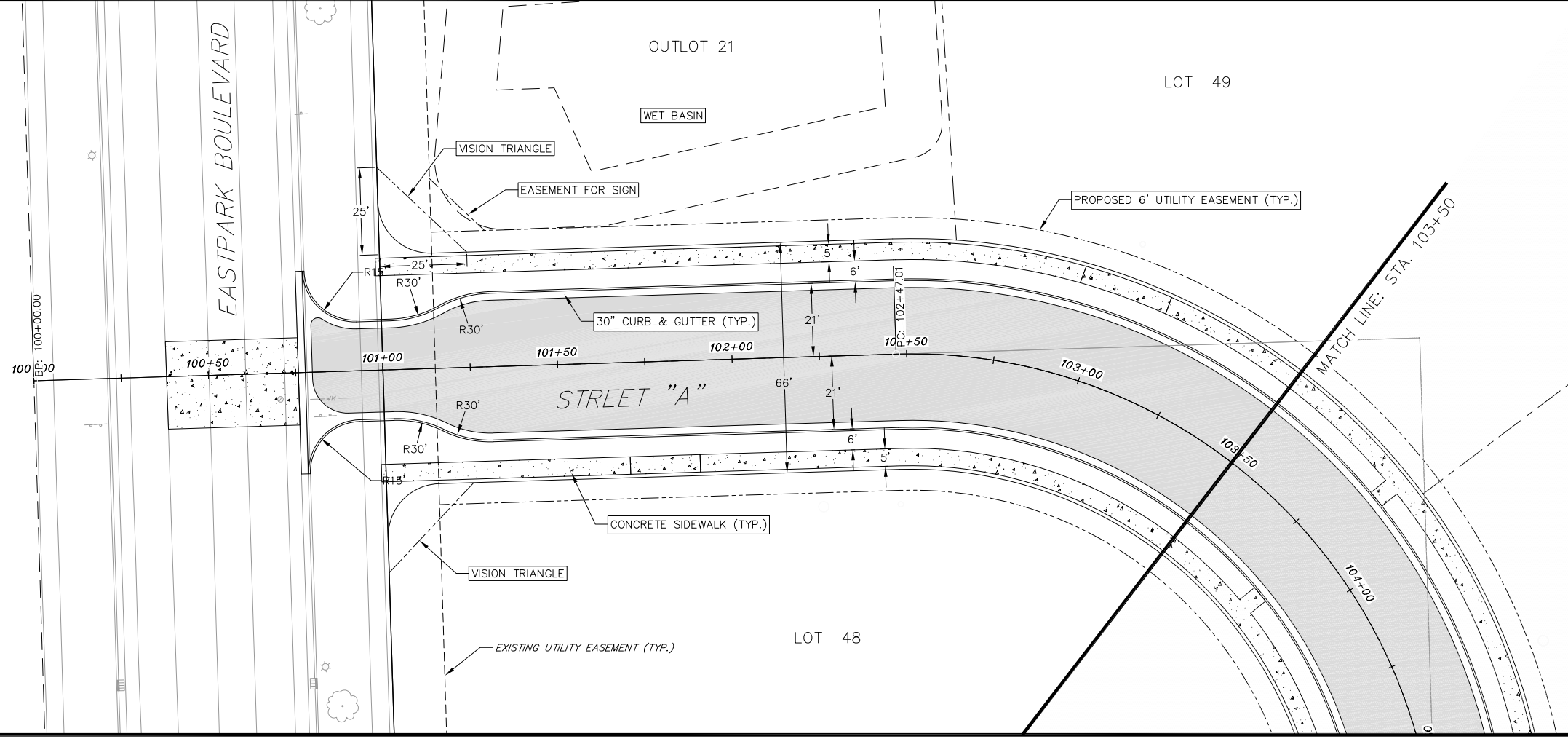
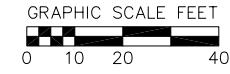






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**Street A - Plan & Profile**  
 Cascade - Public Roadway Plan  
 City of Madison  
 Dane County, Wisconsin

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 PROJECT NO.: 210303

**C4**

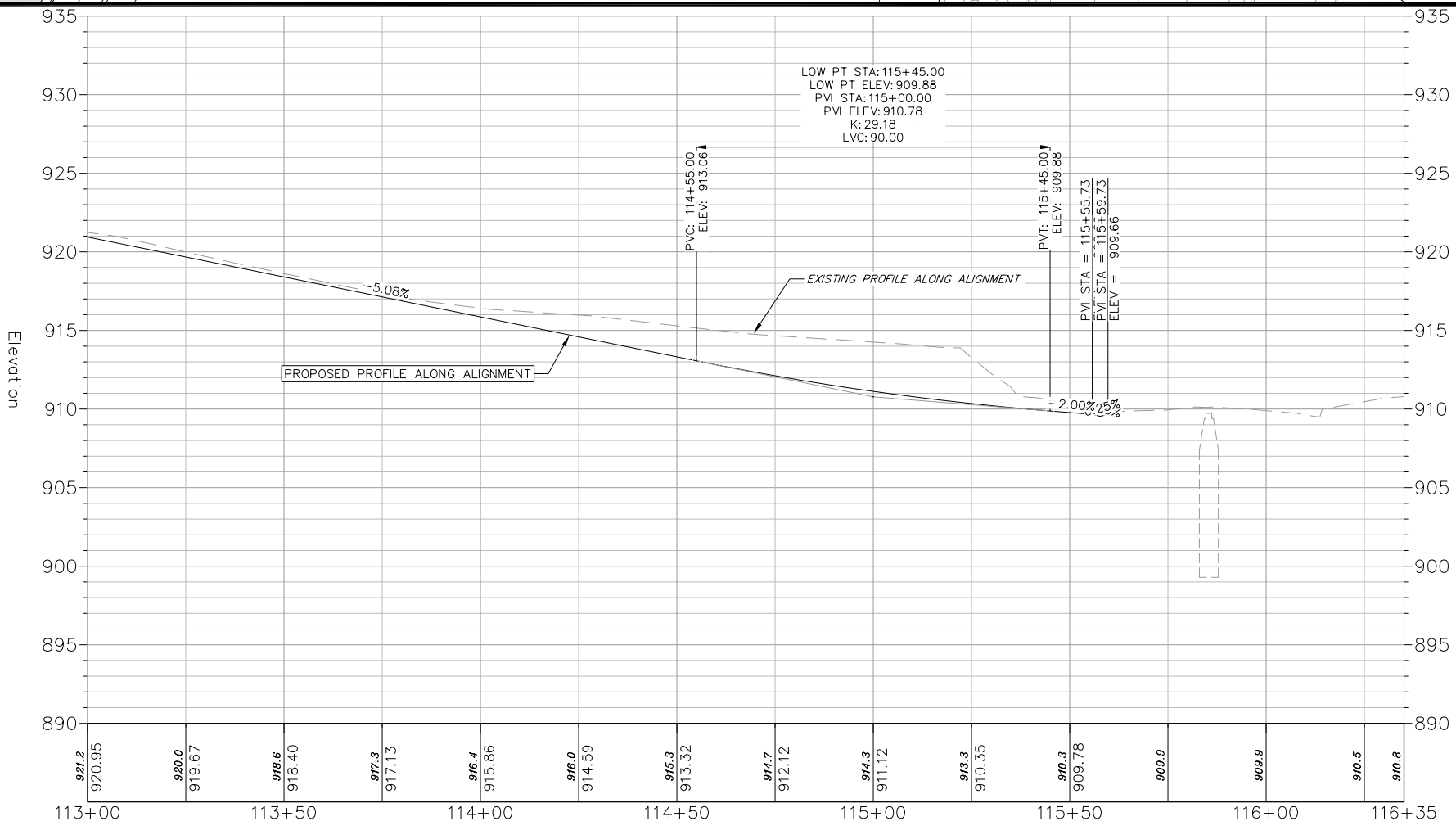
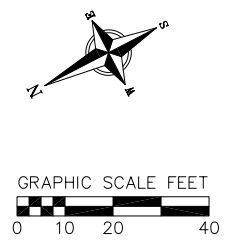
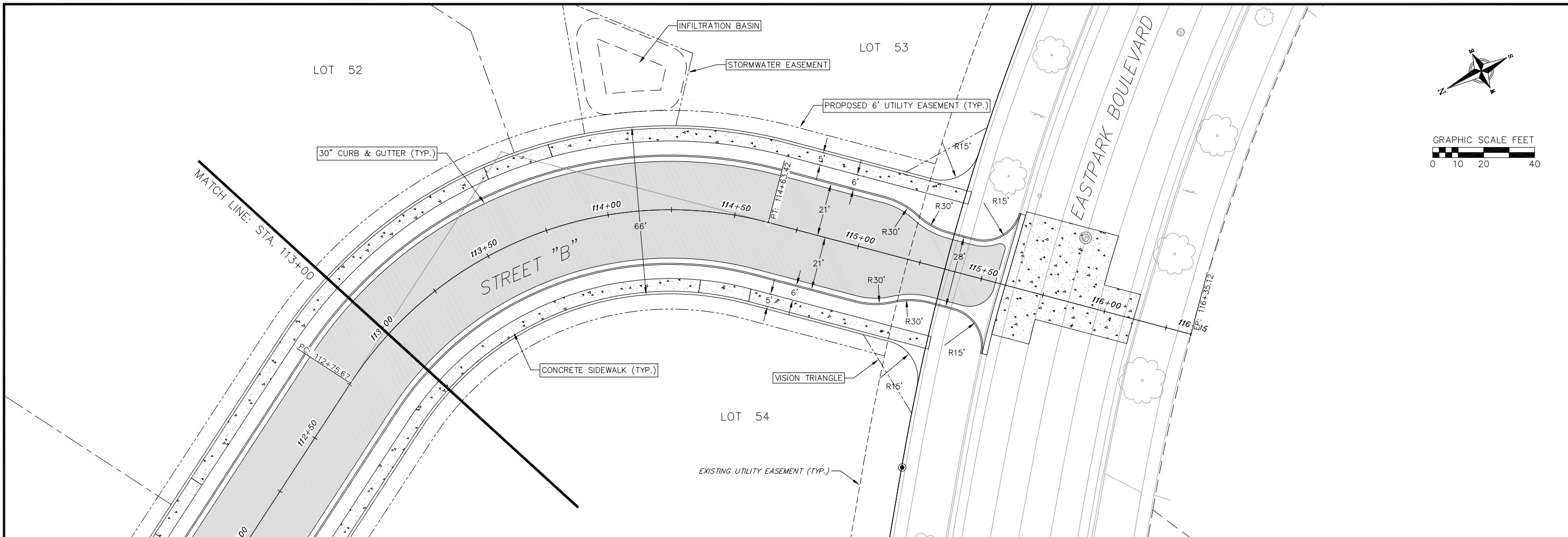















**vierbicher**  
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**Street B - Plan & Profile**

Cascade - Public Roadway Plan

City of Madison

Dane County, Wisconsin

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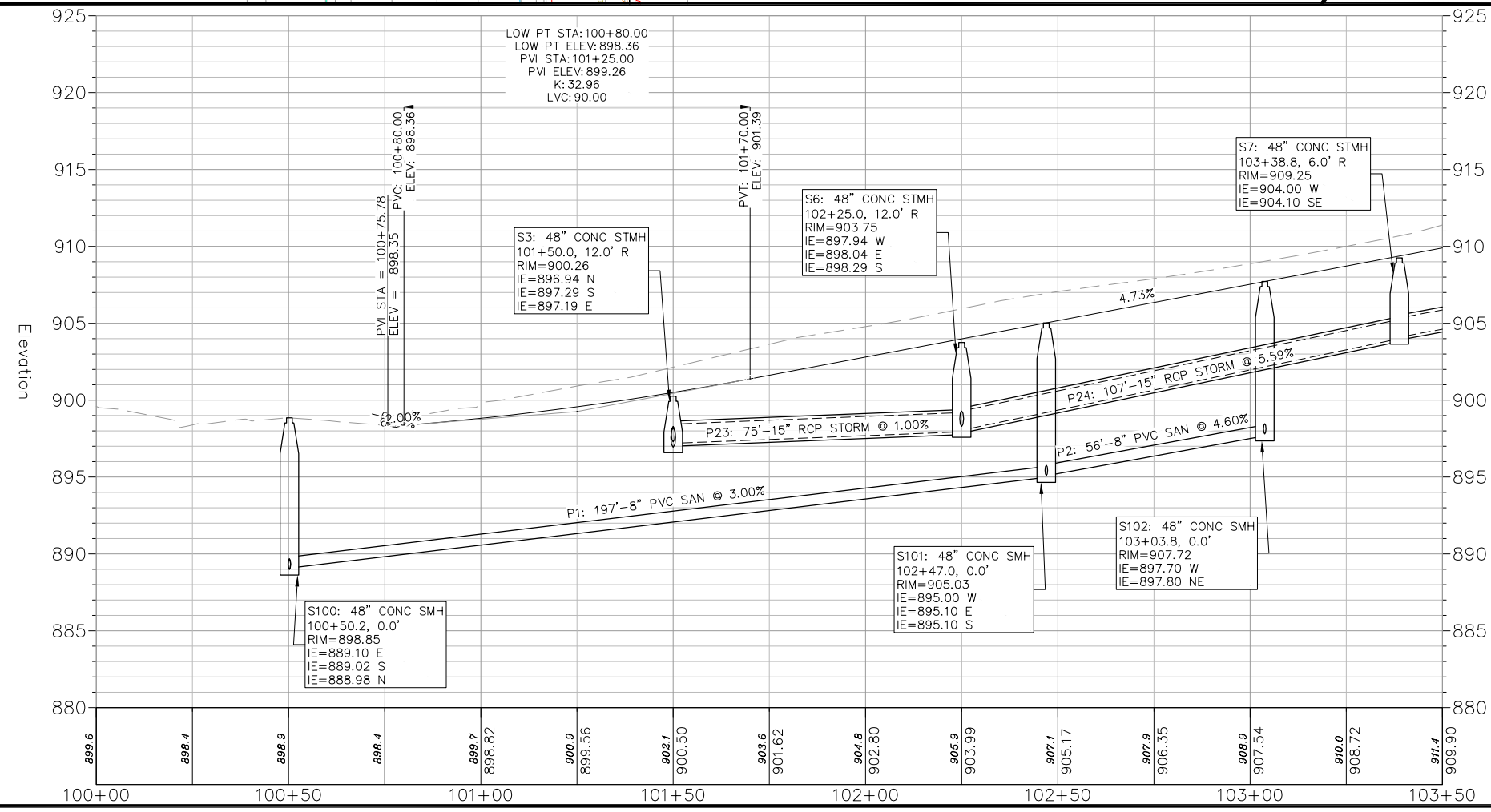
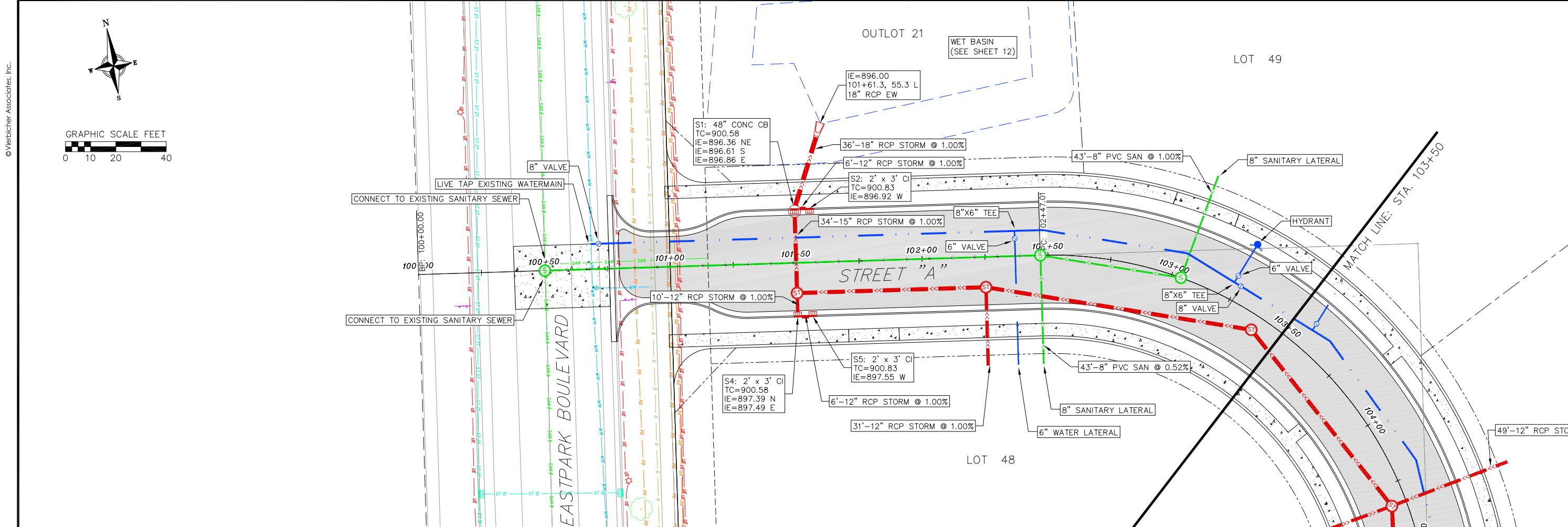
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planners engineers advisors

**Street A - Utility Plan & Profile**  
 Cascade - Public Roadway Plan  
 City of Madison  
 Dane County, Wisconsin

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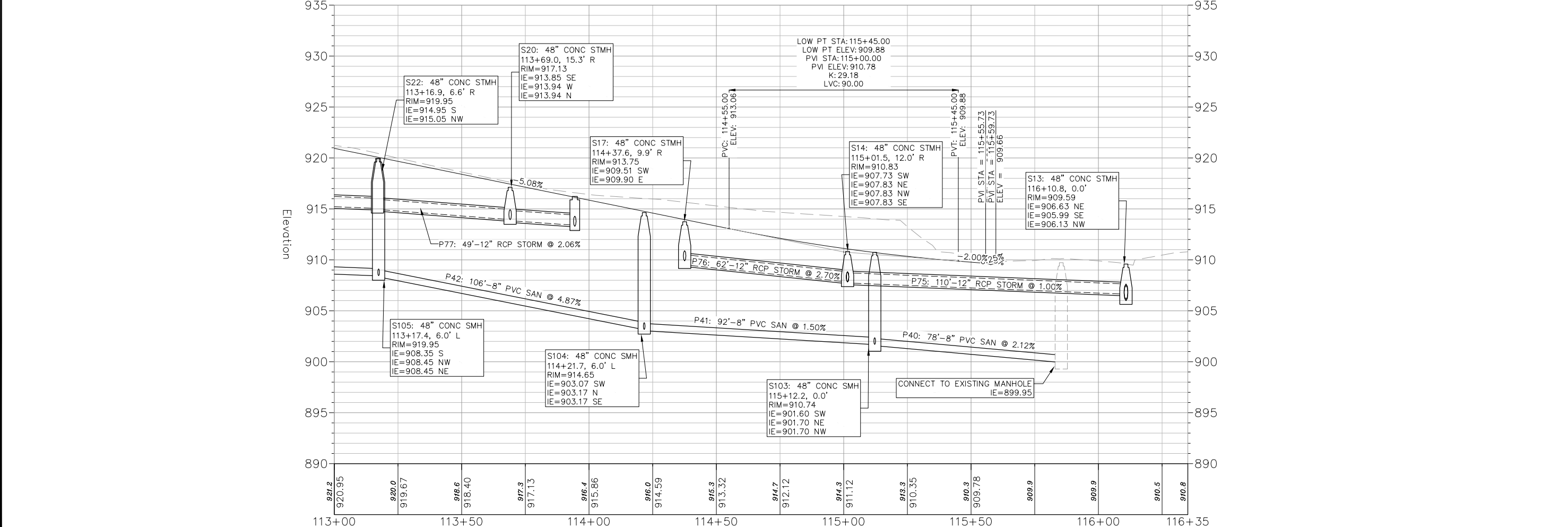
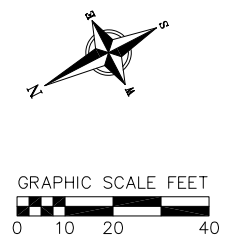
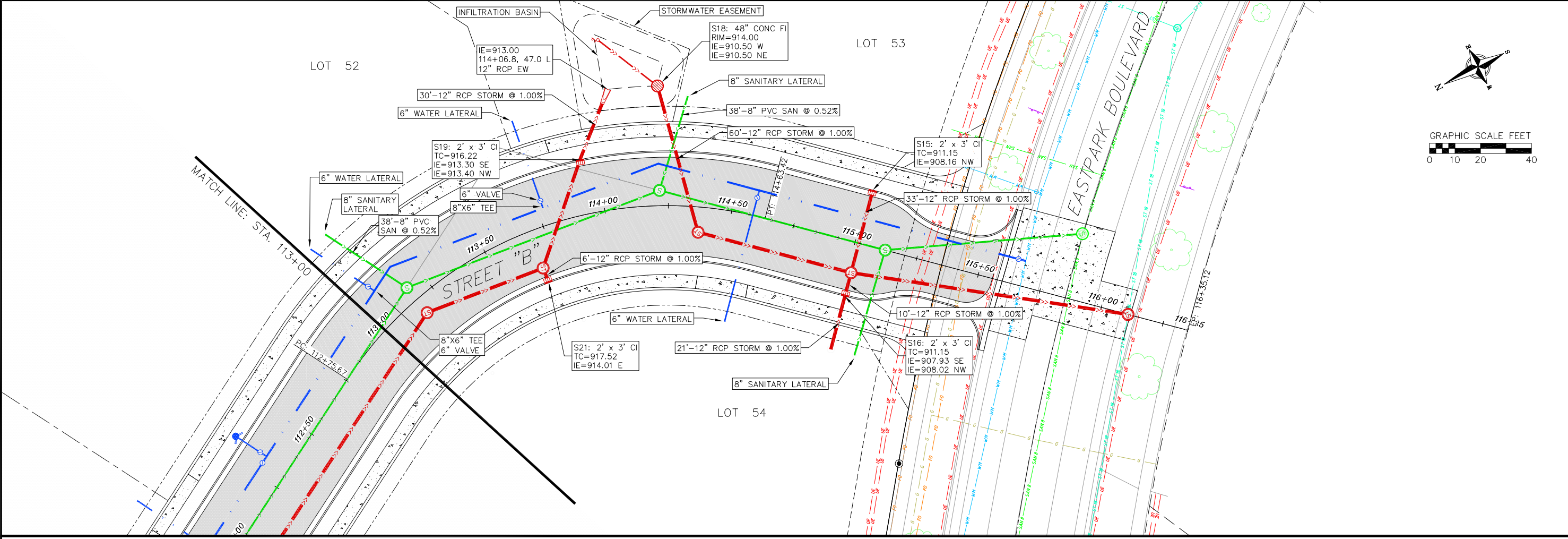








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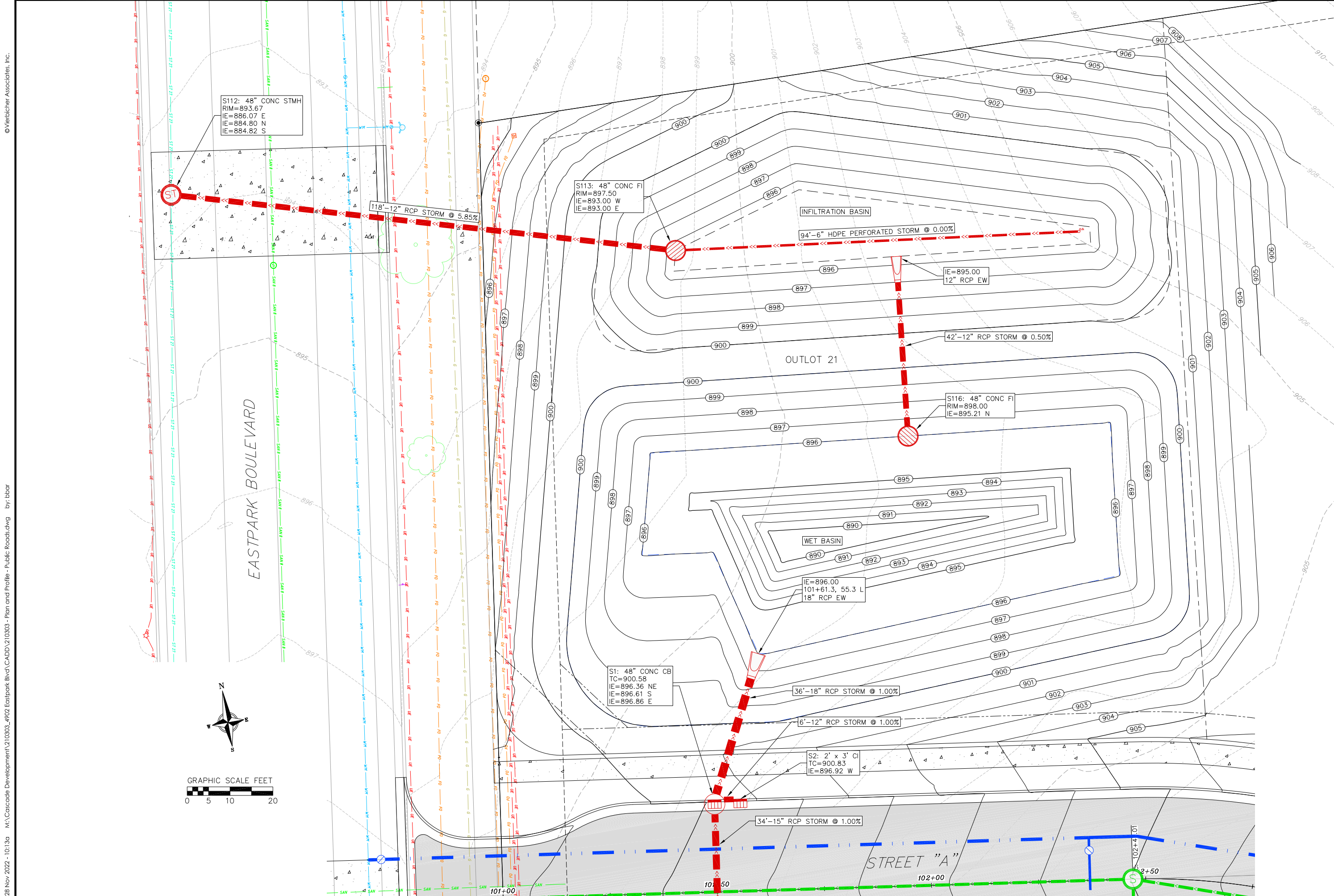
**Street B - Utility Plan & Profile**  
 Cascade - Public Roadway Plan  
 City of Madison  
 Dane County, Wisconsin

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S112: 48" CONC STMH  
RIM=893.67  
IE=886.07 E  
IE=884.80 N  
IE=884.82 S

S113: 48" CONC FI  
RIM=897.50  
IE=893.00 W  
IE=893.00 E

INFILTRATION BASIN

IE=895.00  
12" RCP EW

42'-12" RCP STORM @ 0.50%

S116: 48" CONC FI  
RIM=898.00  
IE=895.21 N

WET BASIN

IE=896.00  
101+61.3, 55.3 L  
18" RCP EW

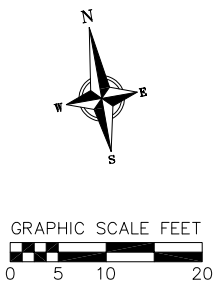
S1: 48" CONC CB  
TC=900.58  
IE=896.36 NE  
IE=896.61 S  
IE=896.86 E

36'-18" RCP STORM @ 1.00%

6'-12" RCP STORM @ 1.00%

S2: 2' x 3' CI  
TC=900.83  
IE=896.92 W

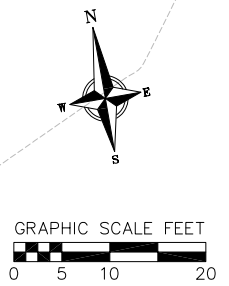
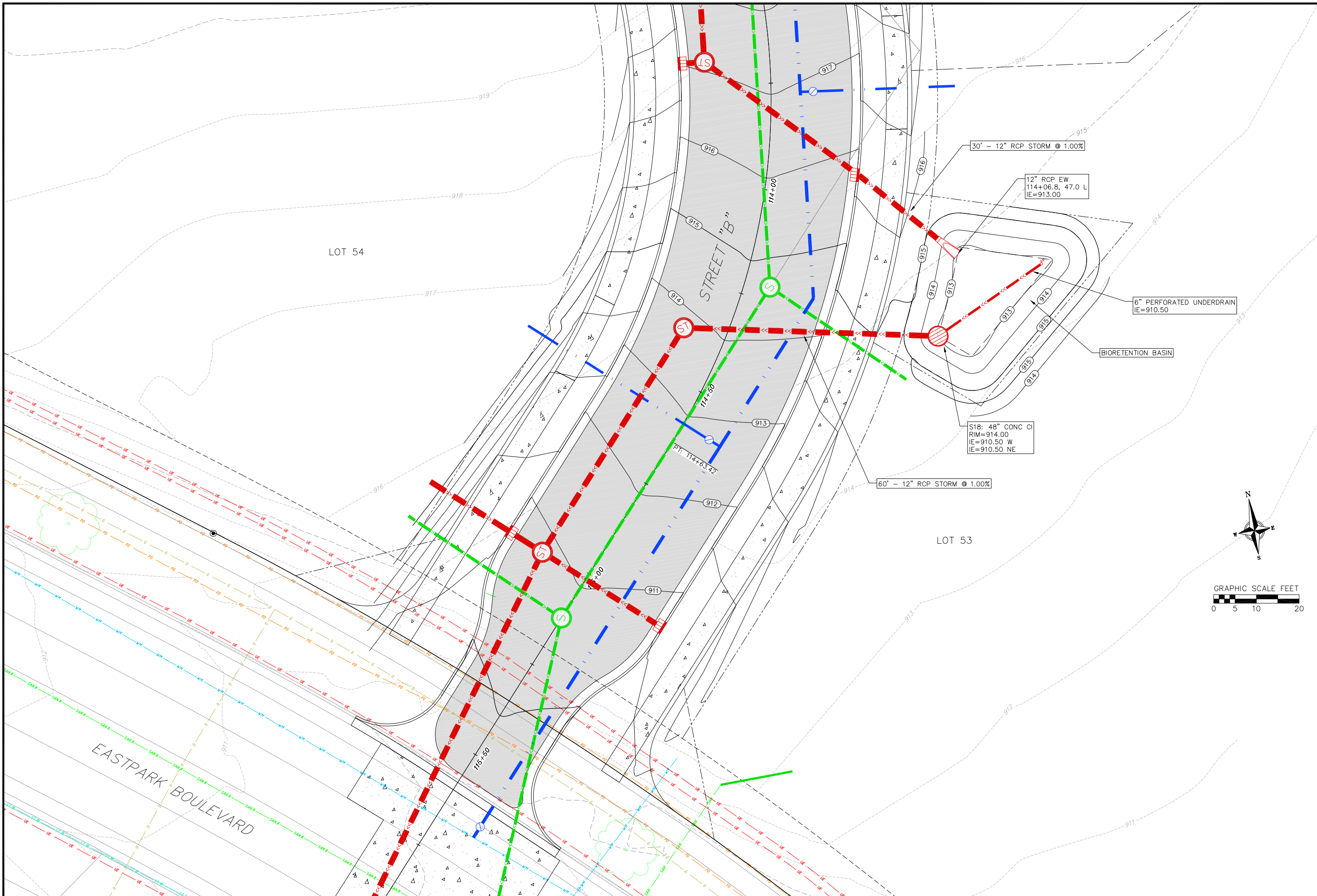
34'-15" RCP STORM @ 1.00%



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PROJECT NO.: 210303





**South Stormwater Facility**  
Cascade - Public Roadway Plan  
City of Madison  
Dane County, Wisconsin

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