

Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

4 Story, 136 Unit Apartment Building; 1 Level Underground Parking



PROJECT NUMBER: 2364

LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

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	Concept Images

SHEET NUMBER
G 000

knothe bruce ARCHITECTS

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OUTLOT 2
SPRINGS AT
PLEASANT VIEW

OUTLOT 3
SPRINGS AT
PLEASANT VIEW

OUTLOT 4
SPRINGS AT
PLEASANT VIEW

EX CIN
TC=1056.63
IE=1051.76 S
IE=1051.50 E

EX CIN
TC=1054.09
IE=1050.41 W&NE
SW CANNOT MEASURE

BMK#2
SETNAIL
EL=1054.74

EX CIN
TC=1054.01
IE=1051.06 NE

PAVEMENT
WIDTH VARIES

MANSION HILL AVENUE
(WIDTH VARIES)
R/W 70'

EX CIN
TC=1056.41
IE=1052.10 N

R/W
WIDTH VARIES

17'+/-

R=340.00'
Cd=S85°21'55"E 259.46'

BMK#1
SETNAIL
EL=1058.80

EX SMH
RIM=1057.79
IE=1043.56 SE
IE=1043.61 W
IE=1043.57 NE

N72°12'16"E 197.01'

12' WIDE PUBLIC
UTILITY EASEMENT
DOC NO 5658440

EX SMH
RIM=1048.38
IE=1034.67 E&SW

S73°17'55"W 94.44'
(S72°56'17"W)

EX SMH
RIM=1056.95
IE=1035.85 NE&SW
IE=1041.03 SE

R=25.00'
Cd=N32°25'06"E
32.00'

17'+/-

N07°27'04"W 67.87'

EX CIN
TC=1056.03
IE=1052.46 W

EX CIN
TC=1056.00
IE=1051.87 E
IE=1051.72 S

EX SMH
RIM=1056.43
IE=1041.63 NW&S

R/W
WIDTH VARIES

N12°38'00"W
18.21'

OUTLOT 8
FIRST ADDITION TO
MID TOWN COMMONS

LOT 3
SPRINGS AT PLEASANT VIEW
118,852 SF
(2.728 AC)

LANDS

THE IVE CONDOMINIUM

N14°31'55"W 58.99'

R=342.00'
Cd=N17°38'22"W
37.08'

S18°28'15"W 364.16'
(S18°02'26"W 364.20')

LOT 1
SPRINGS AT
PLEASANT VIEW

MICA ROAD
(WIDTH VARIES)
66'

EX CIN
TC=1053.03
IE=1050.19 W

EX CIN
TC=1053.02
IE=1048.07 N
IE=1048.25 E
IE=1048.02 S

32'+/-

EX SMH
RIM=1052.27
IE=1036.62 N
IE=1036.72 E
IE=1036.57 S
IE=1036.67 W

BMK#3
SETNAIL
EL=1053.14

N20°44'49"W 98.12'

12' WIDE PUBLIC
UTILITY EASEMENT
DOC NO 5658440

EX SMH
RIM=1045.87
IE=1031.86 NE
IE=1031.82 W

EX CIN
TC=1048.51
IE=1044.46 W

S68°55'46"W 159.94'
(S68°32'06"W)

66'
R/W

EX CIN
TC=1048.55
IE=1043.67 N
IE=1044.17 E
IE=1042.60 S

EX SMH
RIM=1048.35
IE=1029.95 N
IE=1029.85 E&W
IE=1034.38 TOP N

N

W E

S

GRAPHIC SCALE, FEET
0 10 20 40

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- FOUND 1-1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING RIP RAP
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

NOTES:

1. THIS SURVEY IS BASED UPON FIELD SURVEY WORK COMPLETED ON AUGUST 5, 2024. ANY CHANGES IN SITE CONDITIONS AFTER AUGUST 5, 2024 ARE NOT REFLECTED BY THIS SURVEY.
2. THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM–DANE ZONE, NAD 83 (2011). ELEVATIONS ARE BASED UPON NAVD88 DATUM.
3. 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 TICKETS NUMBERS 20243108980, 20243108983, 20243108987 AND 20243108991. NO PRIVATE LOCATE REQUEST WAS MADE. VIERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.
4. SEWER AND WATER STRUCTURES WERE SURVEYED, UNLESS OTHERWISE NOTED. SEWER PIPES ARE SHOWN PER THE CITY OF MADISON UTILITIES WEBSITE.
5. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY 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. THE FUTURE DENSITY OF LOT 3 IS LIMITED TO A MAXIMUM OF 50 UNITS PER ACRE – PER THE PLAT OF SPRINGS AT PLEASANT VIEW.
7. LOT 3 IS REQUIRED TO PROVIDE STORMWATER MANAGEMENT ON SITE, PER STATE/COUNTY/CITY REQUIREMENTS WHEN IT DEVELOPS – PER THE PLAT OF SPRINGS AT PLEASANT VIEW.
8. SURVEYOR HAS MADE NOT INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
9. THIS EXISTING CONDITIONS PLAN WAS PREPARED AT THE REQUEST OF JD MCCORMICK, LLC, 101 NORTH MILLS STREET, MADISON, WI 53715.

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planners engineers advisors

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

Existing Conditions

8421 Mansion Hill Avenue
City of Madison
Dane County, WI

DATE
10/21/2024

DRAFTER
KGER/KPAP

CHECKED
MZIE

PROJECT NO.
240034

C100

21 Oct 2024 - 11:16a M:\JD McCormick LLC\240034_Mansion Hill\CADD\240034_ExCon.dwg by: rjoh

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OUTLOT 2
SPRINGS AT
PLEASANT VIEW

OUTLOT 3
SPRINGS AT
PLEASANT VIEW

OUTLOT 4
SPRINGS AT
PLEASANT VIEW

EX CIN
TC=1056.63
IE=1051.75 S
IE=1051.50 E

EX CIN
TC=1054.09
IE=1050.41 W&NE
SW CANNOT MEASURE

BMK#2
SETNAIL
EL=1054.74

EX CIN
TC=1054.01
IE=1051.06 NE

MANSION HILL AVENUE
(WIDTH VARIES)

PAVEMENT
WIDTH VARIES

REMOVE "NO PARKING ANYTIME" SIGN LOCATED ON NORTH SIDE OF MANSION HILL AVE. ~150' EAST OF PROPERTY BOUNDARY

R/W
WIDTH VARIES

EX CIN
TC=1056.41
IE=1052.10 N

FULL DEPTH ASPHALT REMOVAL FOR WATER SERVICE CONNECTION

SAWCUT AND REMOVE CURB & GUTTER FOR DRIVEWAY ENTRANCE.

SAWCUT AND REMOVE SIDEWALK AND CURB & GUTTER FOR WATER SERVICE CONNECTION.

SAWCUT AND REMOVE SIDEWALK FOR DRIVEWAY ENTRANCE.

MILL SOUTH LANE PER CITY OF MADISON PAVEMENT PATCHING CRITERIA.

12' WIDE PUBLIC UTILITY EASEMENT DOC NO 5658440

BMK#1
SETNAIL
EL=1058.80

EX SMH
RIM=1057.79
IE=1043.56 SE
IE=1043.61 W
IE=1043.57 NE

17'+/-

EX SMH
RIM=1048.38
IE=1034.67 E&SW

EX SMH
RIM=1056.95
IE=1035.85 NE&SW
IE=1041.03 SE

OUTLOT 8
FIRST ADDITION TO
MID TOWN COMMONS

LOT 3
SPRINGS AT PLEASANT VIEW
118,852 SF
(2.728 AC)

EX CIN
TC=1056.03
IE=1052.46 W

EX CIN
TC=1056.00
IE=1051.87 E
IE=1051.72 S

EX SMH
RIM=1056.43
IE=1041.63 NW&S

R/W
WIDTH VARIES

LANDS

THE VUE CONDOMINIUM

LOT 1
SPRINGS AT
PLEASANT VIEW

MICA ROAD
(WIDTH VARIES)

66'

EX CIN
TC=1053.03
IE=1050.19 W

EX CIN
TC=1053.02
IE=1048.07 N
IE=1048.25 E
IE=1048.02 S

32'+/-

BMK#3
SETNAIL
EL=1053.14

EX SMH
RIM=1052.27
IE=1036.62 N
IE=1036.72 E
IE=1036.57 S
IE=1036.67 W

SAWCUT AND REMOVE SIDEWALK FOR DRIVEWAY ENTRANCE.

SAWCUT AND REMOVE CURB & GUTTER FOR DRIVEWAY ENTRANCE.

12' WIDE PUBLIC UTILITY EASEMENT DOC NO 5658440

EX SMH
RIM=1045.87
IE=1031.86 NE
IE=1031.82 W

EX CIN
TC=1048.51
IE=1044.46 W

66'
R/W

EX CIN
TC=1048.55
IE=1043.67 N
IE=1044.17 E
IE=1042.60 S

EX SMH
RIM=1048.35
IE=1029.95 N
IE=1029.85 E&W
IE=1034.38 TOP N

N
W E
S

GRAPHIC SCALE, FEET
0 10 20 40

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. 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.
3. 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.
4. 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.

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. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

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REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

Demolition Plan

8421 Mansion Hill Avenue
City of Madison
Dane County, WI

DATE 10/21/2024
DRAFTER CSAN
CHECKED NJOH
PROJECT NO. 240034

C101

21 Oct 2024 - 11:16a M:\JD McCormick LLC\240034_Mansion Hill\CADD\240034_ExCon.dwg by: njoh

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OUTLOT 2
SPRINGS AT
PLEASANT VIEW

OUTLOT 3
SPRINGS AT
PLEASANT VIEW

OUTLOT 4
SPRINGS AT
PLEASANT VIEW

MANSION HILL AVENUE
(WIDTH VARIES)

STOP SIGN

10' VISION TRIANGLES (TYP.)

8 BIKE PARKING STALLS.
SEE ARCHITECTURAL SITE
PLAN FOR DETAILS.

3" WIDE CURB CUT

12.0' WIDE PUBLIC
UTILITY EASEMENT
DOC NO 5658440

26.0'

R30.0'

8.0'

5.0'

R4.0' TYP.

NORTH BIORETENTION BASIN
TOP: 1055.00
BOT: 1052.00

5.0' TYP.

60.0'

HANDICAP PARKING SIGNS (2)

5.0'

8.0'

8.0'

26 STALLS

108.0'

18" ACCEPTING CURB
AND GUTTER (TYP.)

7' WIDE CURBED SIDEWALK (TYP)

8421 MANSION HILL AVE.
PROPOSED 4-STORY BUILDING
FF=1058.50
LL=1048.50

7.0'

15' VISION TRIANGLE

2' VEHICLE OVERHANG (TYP.)

72.0'

9.0' TYP.

2' VEHICLE OVERHANG (TYP.)

RETAINING WALL (DESIGNED BY OTHERS)

16.0' TYP.

26.0'

POOL DECK PATIO. SEE
ARCHITECTURAL SITE
PLAN FOR DETAILS.

6.0'

LOT 3
SPRINGS AT PLEASANT VIEW
118,852 SF
(2.728 AC)

POOL

PROPOSED 7'X8' TRANSFORMER PAD

PROPOSED GAS SERVICE

RETAINING WALL (DESIGNED BY OTHERS)

LANDS

LANDS

OUTLOT 8
FIRST ADDITION TO
MID TOWN COMMONS

THE VUE CONDOMINIUM

MICA ROAD
(WIDTH VARIES)

LOT 1
SPRINGS AT
PLEASANT VIEW

2' VEHICLE OVERHANG (TYP.)

7' WIDE CURBED SIDEWALK (TYP.)

6 BIKE PARKING STALLS.
SEE ARCHITECTURAL SITE
PLAN FOR DETAILS.

R10.0'

R30.0'

16.0' (TYP.)

7.0'

R4.0' TYP.

20.0'

9.0' (TYP.)

18" ACCEPTING CURB
AND GUTTER (TYP.)

18" REJECT CURB
AND GUTTER (TYP.)

STOP SIGN

32 STALLS

3" WIDE CURB CUT (TYP.)

10' VISION TRIANGLES (TYP.)

26.0'

SOUTH BIORETENTION BASIN
TOP: 1051.00
BOT: 1048.00

2' VEHICLE OVERHANG (TYP.)

30" CURB AND GUTTER
PER CITY OF MADISON
STANDARD SPECIFICATIONS
(ALL R.O.W. CURB)

12.0' WIDE PUBLIC
UTILITY EASEMENT
DOC NO 5658440

LANDS

LANDS

N
W E
S

GRAPHIC SCALE, FEET
0 10 20 40

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 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

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. 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.
3. 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.
4. 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.
5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.

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. 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.

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planners engineers advisors

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

Civil Site Plan
8421 Mansion Hill Avenue
City of Madison
Dane County, WI

DATE 10/21/2024
DRAFTER CSAN
CHECKED NJOH
PROJECT NO. 240034

C200

21 Oct 2024 - 11:21a M:\JD McCormick LLC\240034_Mansion Hill\CADD\240034_Site Utility.dwg by: njoh

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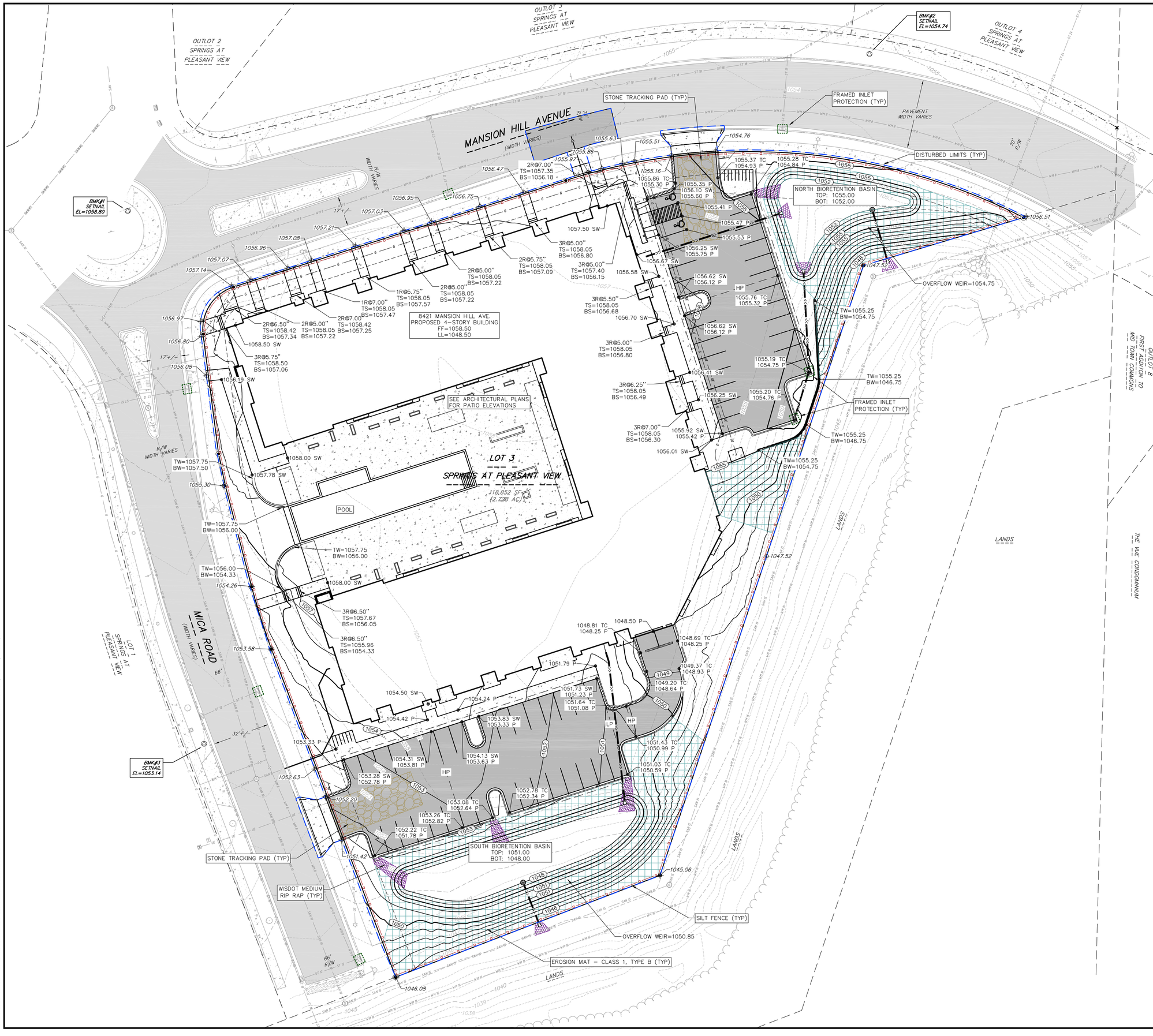

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE B
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP – WISDOT MEDIUM

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. 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.
3. 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.
4. 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.
5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.

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 1.5% 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.

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Grading and Erosion Control Plan

8421 Mansion Hill Avenue
City of Madison
Dane County, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 10/21/2024
DRAFTER CSAN
CHECKED NJOH
PROJECT NO. 240034

C300

21 Oct 2024 - 11:15a M:\JD McCormick LLC\220194_Schroeder Road Development\CADD\Archive DWGs\MANSION HILL Files\240034_Grading_EC.dwg by: njoh

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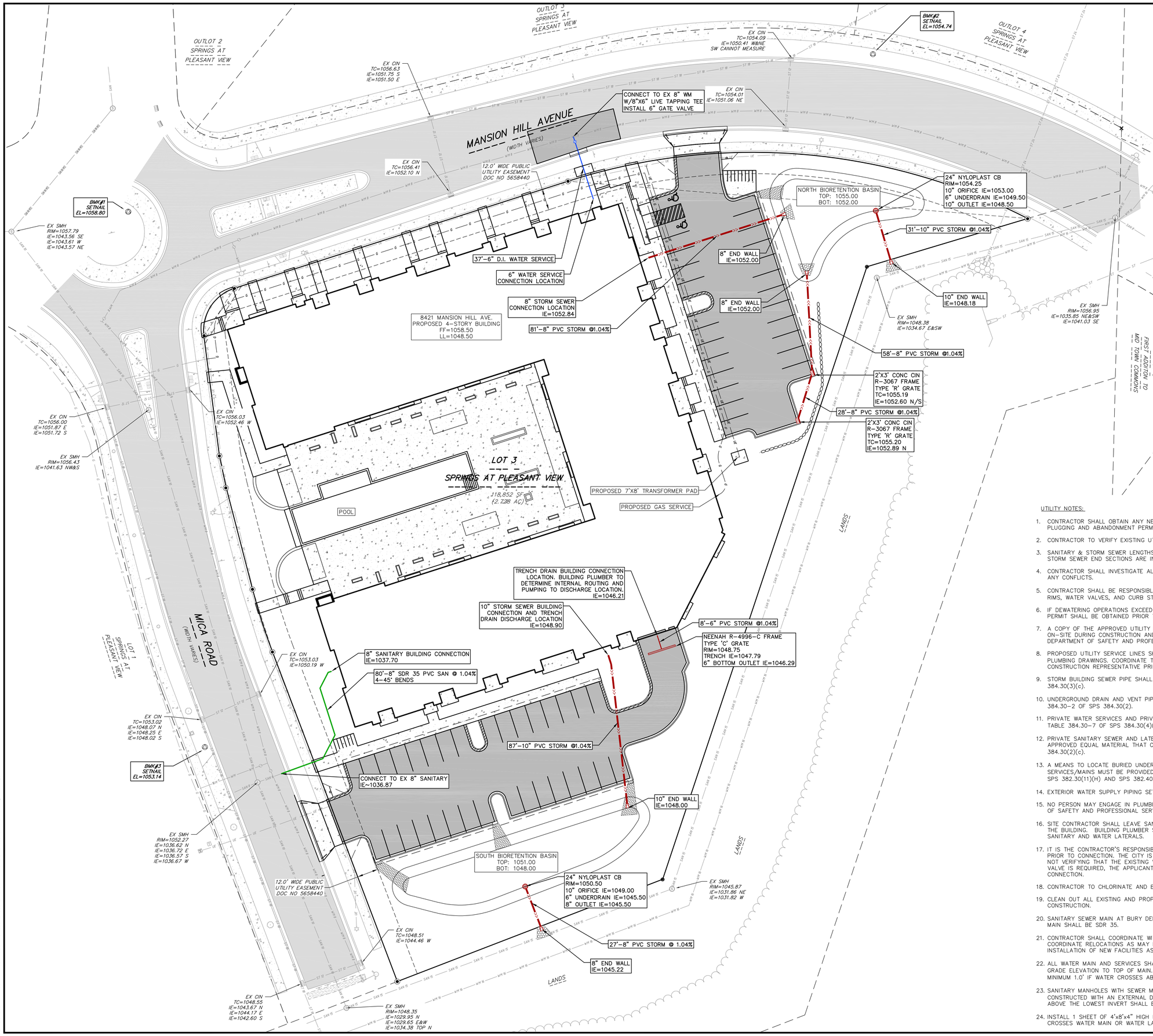


N
W E
S

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 PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB 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. 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.
3. 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.
4. 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.
5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.

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. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. 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.
8. 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.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. 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).
12. 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).
13. 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).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. 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.
16. 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.
17. 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.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. 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.
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 1.0' 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 THAT 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.

vierbicher
planners engineers advisors

REVISIONS
NO. DATE REMARKS

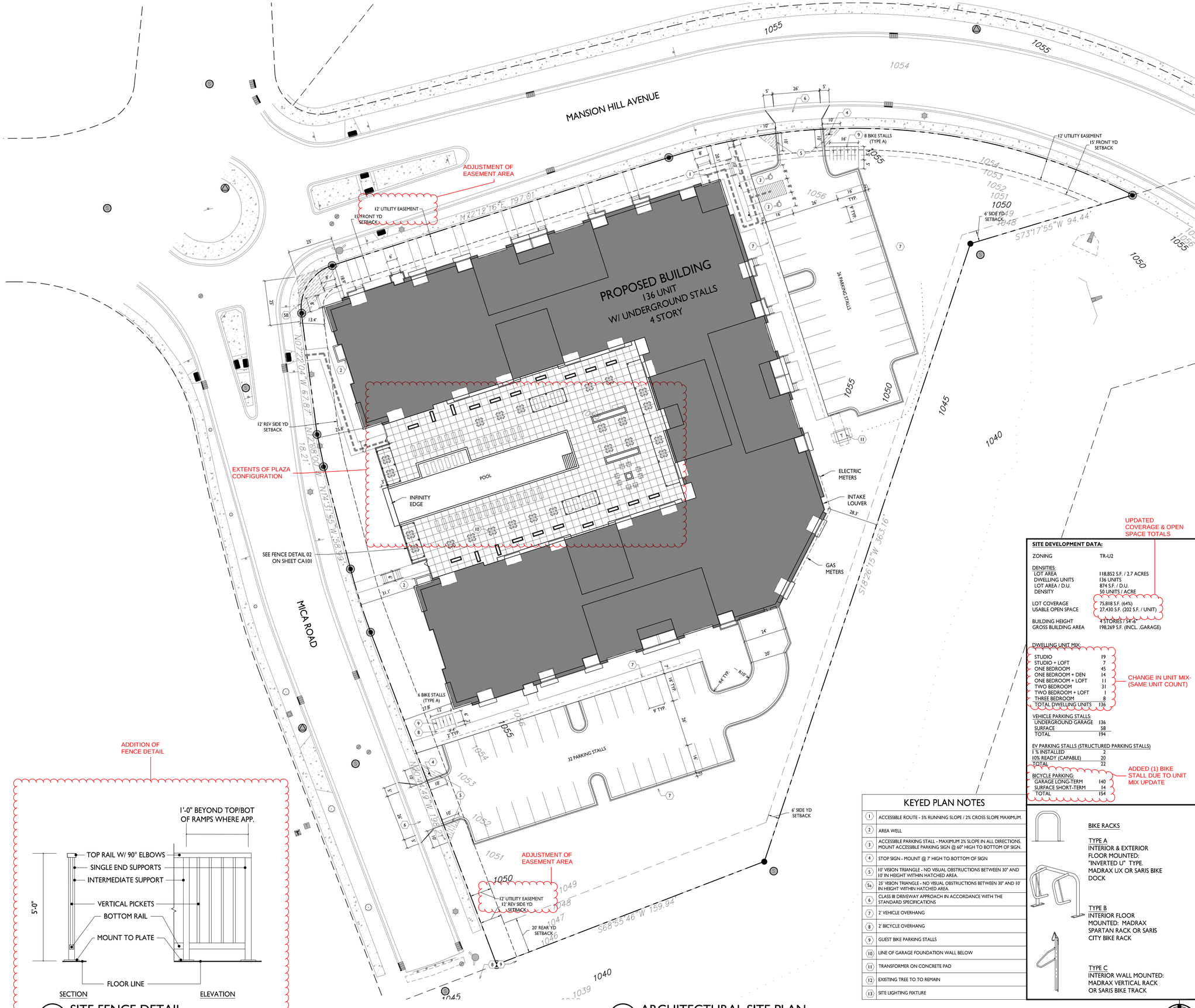
REVISIONS
NO. DATE REMARKS

DATE 10/21/2024
DRAFTER CSAN
CHECKED NJOH
PROJECT NO. 240034

Utility Plan
8421 Mansion Hill Avenue
City of Madison
Dane County, WI

C400

21 Oct 2024 - 11:16a M:\JD McCormick LLC\240034_Mansion Hill\CADD\240034_Site Utility.dwg by: njoh



2 CA101 SITE FENCE DETAIL
1/4" = 1'-0"

1 CA101 ARCHITECTURAL SITE PLAN
1" = 20'-0"

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
2	AREA WELL
3	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
4	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
5	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
5a	25' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
6	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
7	2' VEHICLE OVERHANG
8	2' BICYCLE OVERHANG
9	GUEST BIKE PARKING STALLS
10	LINE OF GARAGE FOUNDATION WALL BELOW
11	TRANSFORMER ON CONCRETE PAD
12	EXISTING TREE TO TO REMAIN
13	SITE LIGHTING FIXTURE

UPDATED COVERAGE & OPEN SPACE TOTALS

SITE DEVELOPMENT DATA:

ZONING	TR-U2
DENSITIES:	
LOT AREA	118,852 S.F. / 2.7 ACRES
DWELLING UNITS	136 UNITS
LOT AREA / D.U.	874 S.F. / D.U.
DENSITY	50 UNITS / ACRE
LOT COVERAGE	75,818 S.F. (64%)
USABLE OPEN SPACE	27,430 S.F. (202 S.F. / UNIT)
BUILDING HEIGHT	4 STORIES / 54'-2"
GROSS BUILDING AREA	198,269 S.F. (INCL. GARAGE)

CHANGE IN UNIT MIX- (SAME UNIT COUNT)

DWELLING UNIT MIX:

STUDIO	19
STUDIO + LOFT	7
ONE BEDROOM	45
ONE BEDROOM + DEN	14
ONE BEDROOM + LOFT	11
TWO BEDROOM	31
TWO BEDROOM + LOFT	1
THREE BEDROOM	8
TOTAL DWELLING UNITS	136

VEHICLE PARKING STALLS:

UNDERGROUND GARAGE	136
SURFACE	58
TOTAL	194

EV PARKING STALLS (STRUCTURED PARKING STALLS)

1 % INSTALLED	2
10% READY (CAPABLE)	20
TOTAL	22

ADDED (1) BIKE STALL DUE TO UNIT MIX UPDATE

BICYCLE PARKING:

GARAGE LONG-TERM	140
SURFACE SHORT-TERM	14
TOTAL	154

BIKE RACKS

TYPE A
INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

GENERAL NOTES:

1. 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

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 (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) 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 1 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).

12. THE PUBLIC 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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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

ISSUED
Land Use Submittal - September 23, 2024
Revision to Submittal - October 21, 2024
Revision to Submittal - October 22, 2024

PROJECT TITLE
Mansion Hill Multifamily

8421 Mansion Hill Ave, Madison, WI 53719

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
CA101

PROJECT NO. 2364

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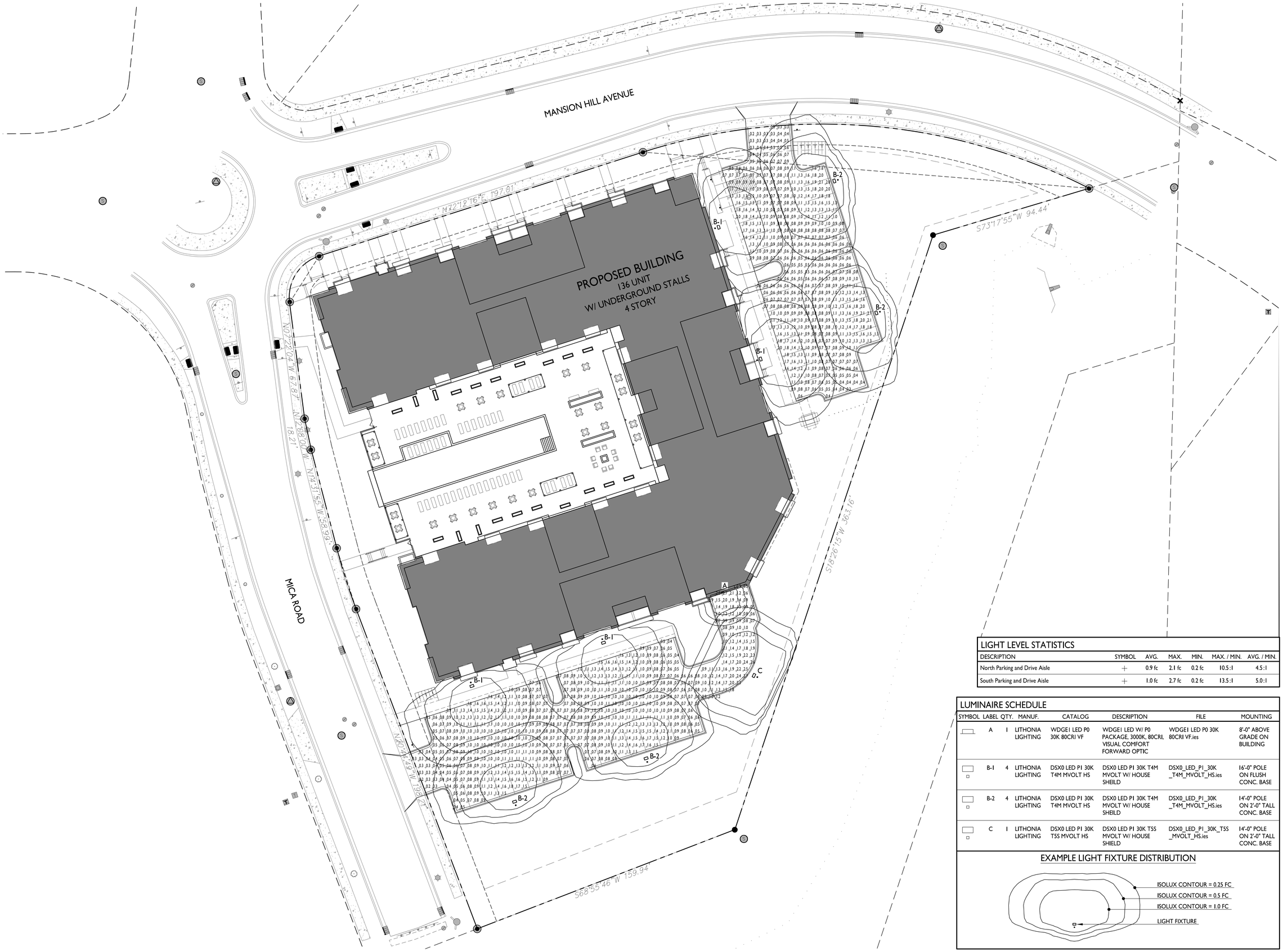

SITE LIGHTING PLAN

1 / CA102 — 1" = 20'-0"

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
North Parking and Drive Aisle	+	0.9 fc	2.1 fc	0.2 fc	10.5:1	4.5:1
South Parking and Drive Aisle	+	1.0 fc	2.7 fc	0.2 fc	13.5:1	5.0:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 LED W/ P0 PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1 LED P0 30K 80CRI VF.ies	8'-0" ABOVE GRADE ON BUILDING
	B-1	4	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT W/ HOUSE SHEILD	DSX0_LED_P1_30K _T4M_MVOLT_HS.ies	16'-0" POLE ON FLUSH CONC. BASE
	B-2	4	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT W/ HOUSE SHEILD	DSX0_LED_P1_30K _T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	C	1	LITHONIA LIGHTING	DSX0 LED P1 30K T5S MVOLT HS	DSX0 LED P1 30K T5S MVOLT W/ HOUSE SHIELD	DSX0_LED_P1_30K_T5S _MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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Middleton, WI 53562

ISSUED
Land Use Submittal - September 23, 2024

PROJECT TITLE
Mansion Hill Multifamily

8421 Mansion Hill Ave, Madison, WI 53719

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2364

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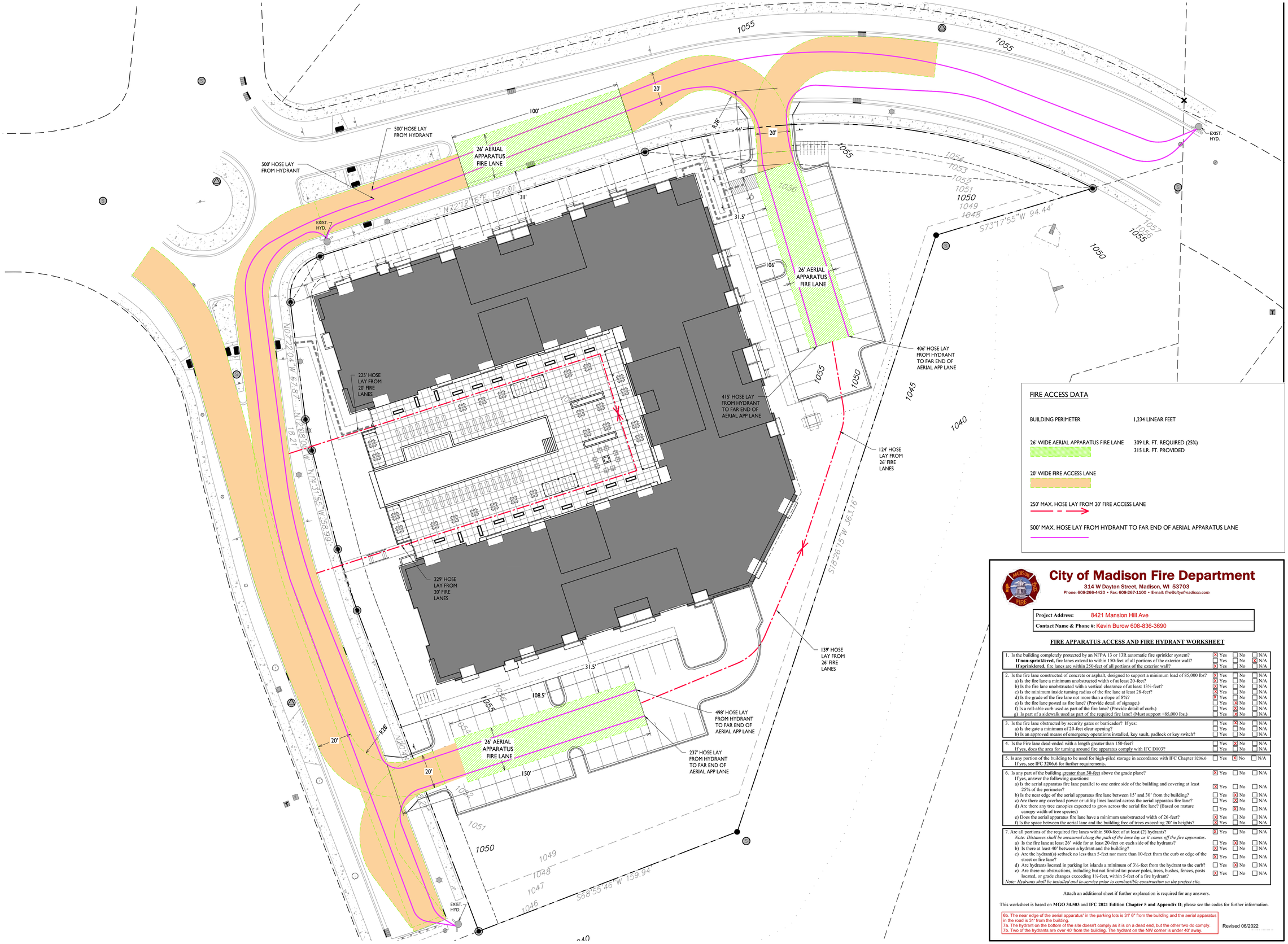

1 CA103 FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"

FIRE ACCESS DATA

BUILDING PERIMETER	1,234 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	309 LR. FT. REQUIRED (25%) 315 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	

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 8421 Mansion Hill Ave
Contact Name & Phone #: Kevin Burow 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?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ] Yes	[ ] No	[X] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X] Yes	[ ] No	[ ] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	[ ] Yes	[X] No	[ ] N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ] Yes	[X] No	[ ] N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ] Yes	[X] No	[ ] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[X] No	[ ] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[ ] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[ ] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	[ ] Yes	[X] No	[ ] N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	[ ] 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	[X] No	[ ] N/A
6. Is any part of the building greater than 30-feet above the grade plane?	[X] Yes	[ ] No	[ ] 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?	[X] Yes	[ ] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[ ] Yes	[X] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[ ] Yes	[X] No	[ ] N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	[ ] Yes	[X] No	[ ] N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	[X] Yes	[ ] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	[X] Yes	[ ] No	[ ] N/A
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?	[ ] Yes	[X] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building?	[X] Yes	[ ] No	[ ] 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?	[X] Yes	[ ] No	[ ] N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	[ ] Yes	[X] No	[ ] 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?	[X] 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.

6b. The near edge of the aerial apparatus' in the parking lots is 31' 6" from the building and the aerial apparatus in the road is 31' from the building.
7a. The hydrant on the bottom of the site doesn't comply as it is on a dead end, but the other two do comply.
7b. Two of the hydrants are over 40' from the building. The hydrant on the NW corner is under 40' away.

Revised 06/2022

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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Phone: 608.836.3690
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Middleton, WI 53562

ISSUED
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PROJECT TITLE
Mansion Hill Multifamily

8421 Mansion Hill Ave, Madison, WI 53719

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
CA103

PROJECT NO. 2364

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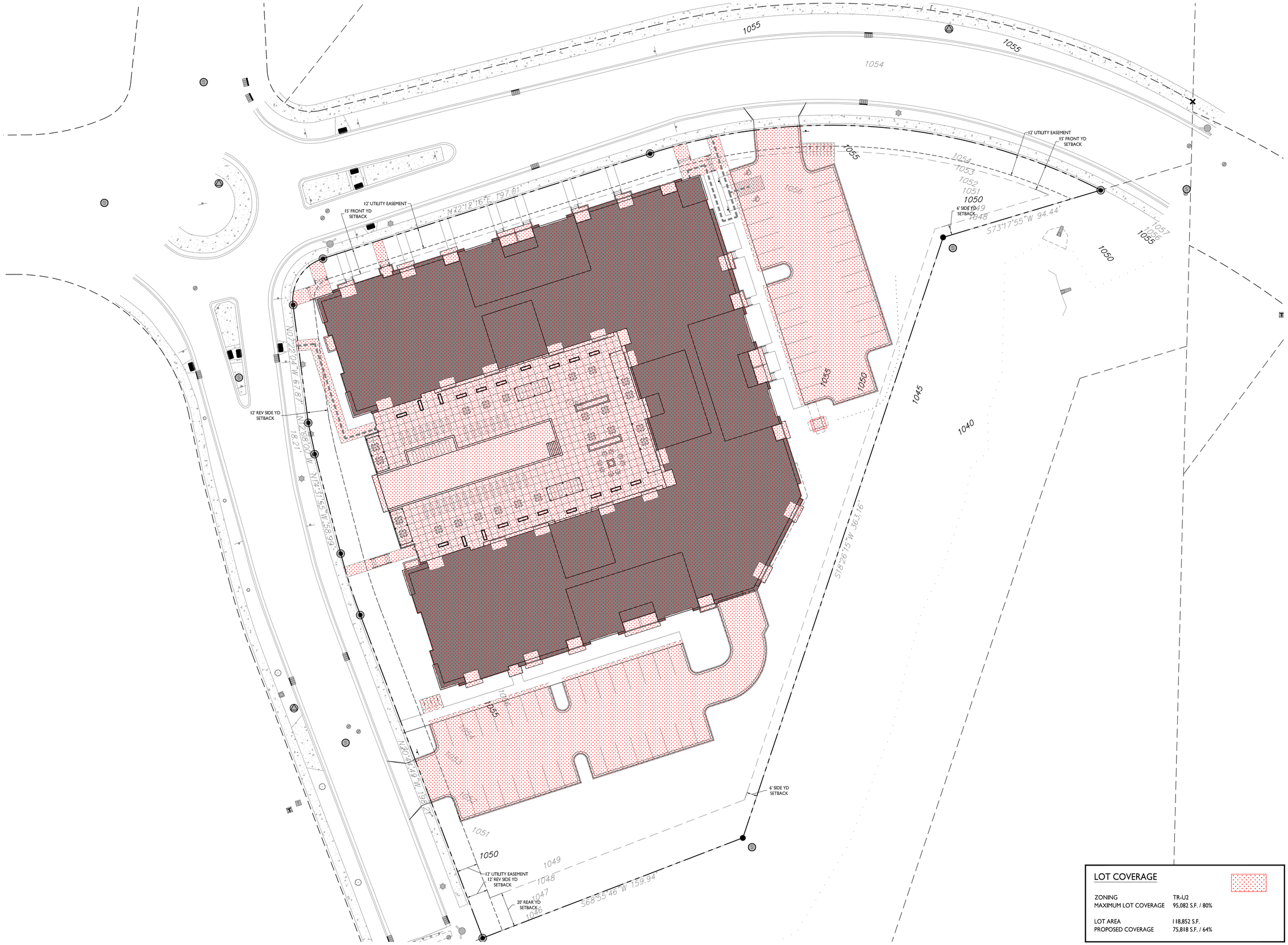

LOT COVERAGE

ZONING	TR-U2
MAXIMUM LOT COVERAGE	95,082 S.F. / 80%
LOT AREA	118,852 S.F.
PROPOSED COVERAGE	75,818 S.F. / 64%

1 CA104 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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Mansion Hill Multifamily

8421 Mansion Hill Ave, Madison, WI 53719

SHEET TITLE
Lot Coverage Plan

SHEET NUMBER
CA104

PROJECT NO. 2364

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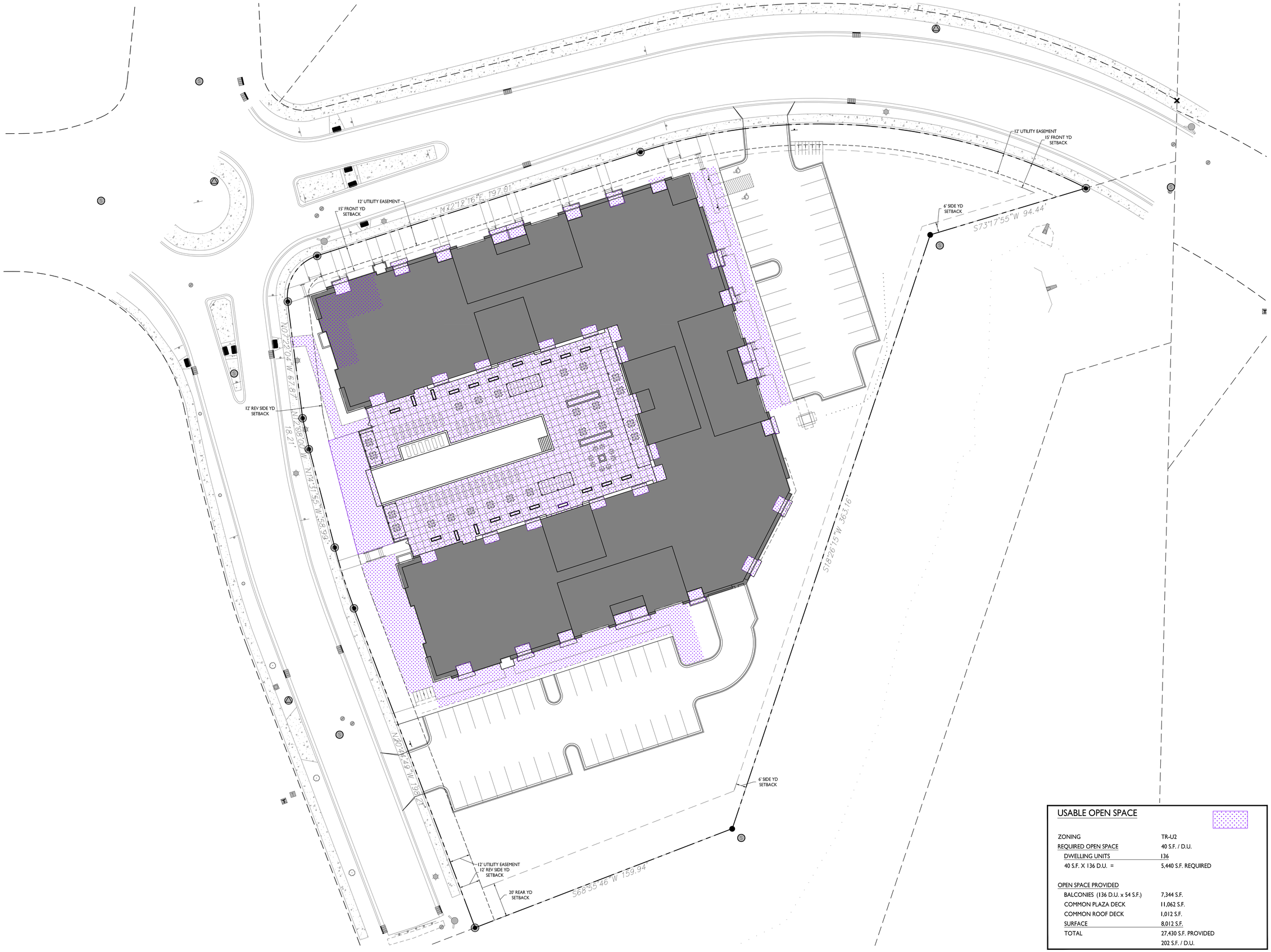

USABLE OPEN SPACE

ZONING	TR-U2
REQUIRED OPEN SPACE	40 S.F. / D.U.
DWELLING UNITS	136
40 S.F. X 136 D.U. =	5,440 S.F. REQUIRED
OPEN SPACE PROVIDED	
BALCONIES (136 D.U. x 54 S.F.)	7,344 S.F.
COMMON PLAZA DECK	11,062 S.F.
COMMON ROOF DECK	1,012 S.F.
SURFACE	8,012 S.F.
TOTAL	27,430 S.F. PROVIDED
	202 S.F. / D.U.

1 / CA105 USABLE OPEN SPACE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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

ISSUED
Land Use Submittal - September 23, 2024
Revision to Submittal - October 21, 2024

PROJECT TITLE
Mansion Hill Multifamily

8421 Mansion Hill Ave, Madison, WI 53719

SHEET TITLE
Usable Open Space Plan

SHEET NUMBER
CA105

PROJECT NO. 2364

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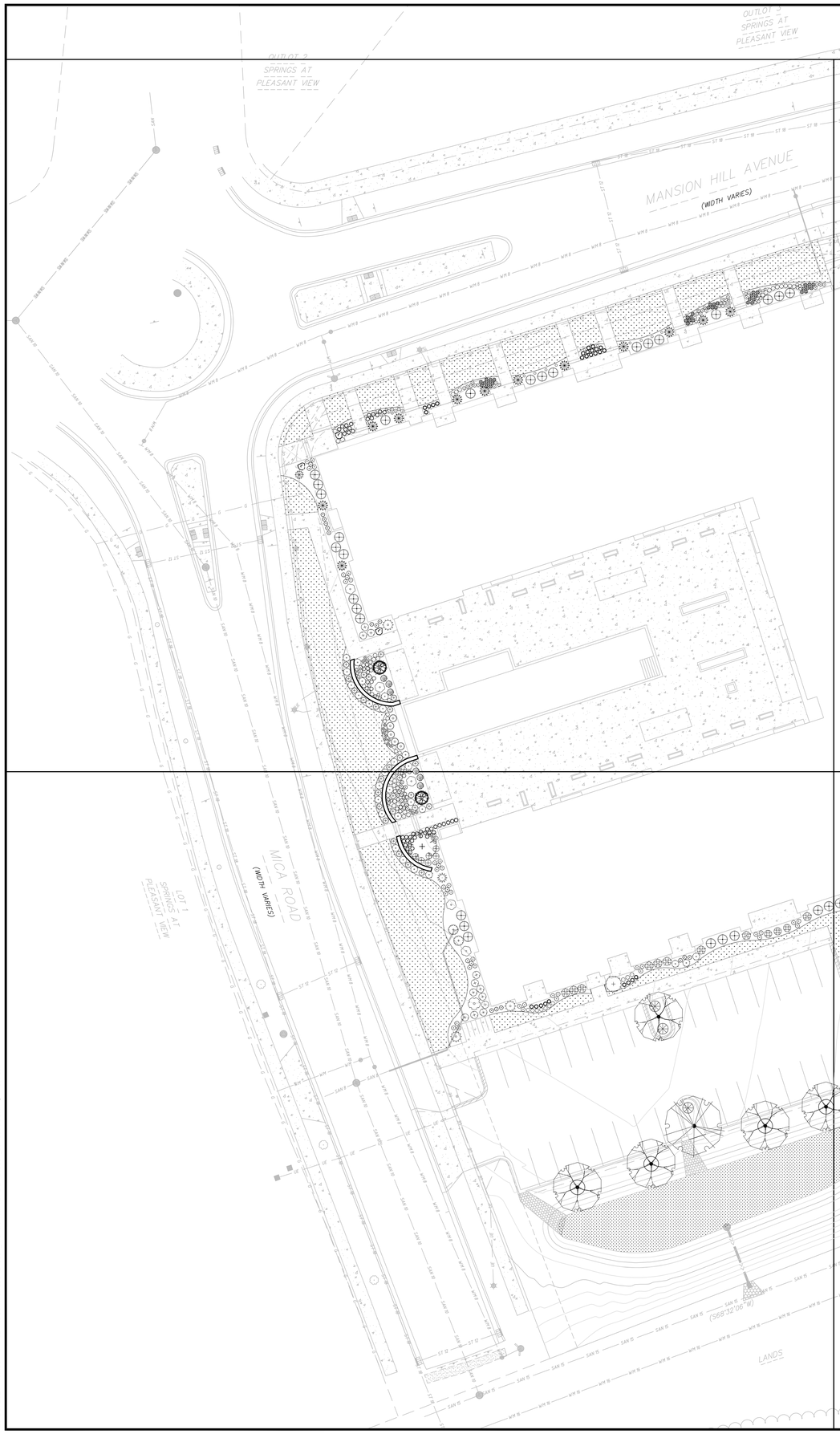

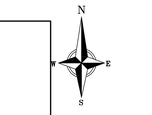

City of Madison Landscape Worksheet
Address: 8421 Mansion Hill Avenue
Date: 10/23/2024

Total Square Footage of Developed Area:	118,852	(Site Area)	-	(Building Footprint at Grade)	49,747	=	69105 sf
Total Landscape Points Required (<5 ac):	69,105	/ 300 =	230	x 5 =	1,152		
Lansdcape Points Requried >5 ac:		/ 100 =	0	x 1 =	-		**1,152**

Plant Type/ Element	Min. Size at Installation	Points	Credits/ Existing Landscaping Quantity	Credits/ Existing Landscaping Points Achieved	New/ Proposed Landscaping Quantity	New/ Proposed Landscaping Points Achieved
Overstory deciduous tree	2.5" cal	35		0	10	350
Tall Evergreen Tree	5-6 feet tall	35		0	27	945
Ornamental tree	1.5" cal	15		0	4	60
Upright evergreen shrub	3-4 feet tall	10		0		0
Shrub, deciduous	#3 gallon	3		0	75	225
Shrub, evergreen	#3 gallon	4		0	75	300
Ornamental grasses/perennials	#1 gallon	2		0	580	1160
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
Sub Totals				0		3040
				Total Points Provided:		**3040**

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. LANDSCAPE AREAS IDENTIFIED AS STONE ARE TO BE INSTALLED USING 1 ½" 'WHITE LIMESTONE CHIPS' BY MIDWEST DECORATIVE STONE AND LANDSCAPE SUPPLY OR EQUIVALENT, TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
5. LANDSCAPE BEDS, STONE AREAS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3/16"X4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.
5. DECORATIVE BOULDERS TO BE NATIVE LIMESTONE OUTCROPPING. SIZES VARY FROM 2'–3' IN WIDTH/DEPTH AND 18"–20" IN HEIGHT. WHEN PLACING OUTCROPPING BOULDERS AT THE DECORATIVE LANDSCAPE FEATURE BY POOL, POSITION THE OUTCROPPINGS SO THEIR MASS IS STRADDLING THE LANDSCAPE EDGING. THE GOAL IS TO INTEGRATE THE OUTCROPPING BOULDERS WITH THE PLANTINGS BEHIND THEM.

SEEDING AND PLUG PLANTING NOTES:

1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY ½" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"–6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
2. INSTALL BIO–RETENTION PLANTINGS AS 2" X 2" X 4" OR 2.25" X 2.25" X 5" OR 2.5" X 2.5" X 3.5" PLUGS AS SUPPLIED BY AGRECOL, MIDWEST GROUNDCOVERS, TAYLOR CREEK OR EQUAL. BIORETENTION PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING SPECIFIED RATIO OF SPECIES THROUGHOUT PLANTING. APPLY 1" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. FOLLOWING PLANTING, AREA TO BE SEEDED WITH 'STORMWATER/BIOINFULTRATION' BY AGRECOL OR EQUAL, PER MANUFACTURER'S RECOMENDATIONS AND BROADCAST MULCHED WITH A LAYER OF WEED FREE STRAW MULCH. STRAW MULCH MUST ALLOW FOR SUFFICIENT AIR AND LIGHT PENETRATION. REFER TO 'PRAIRIE AREA' NOTES REGARDING SUGGESTED MAINTENANCE ACTION.
4. INSTALL GROUNDCOVERS (GC) AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ABUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE–EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 3" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE–EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

vierbicher planners engineers advisors

Overall Landscape Plan

8421 Mansion Hill Avenue
City of Madison
Dane County, WI

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

DATE 10/21/2024
DRAFTER OSTR
CHECKED NJOH
PROJECT NO. 240034

L100

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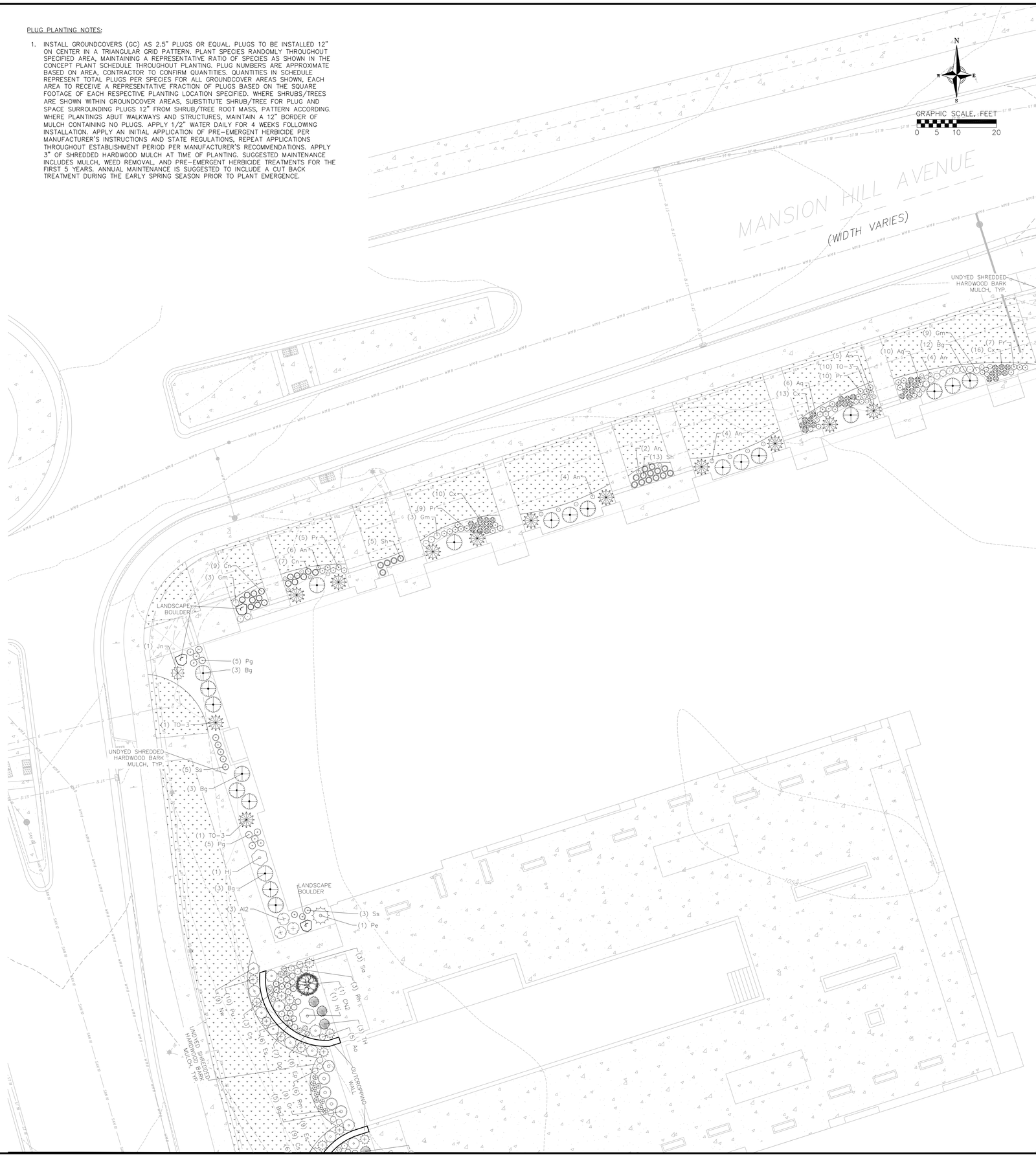
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES					
	BN	Betula nigra / River Birch Multi-Trunk	B & B	7` ht.	1
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	2.5"Cal	2
	OV	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal	6
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	1
EVERGREEN TREES					
	CN2	Chamaecyparis obtusa 'Nana Gracilis' / Graceful Dwarf Hinoki False Cypress	Cont.	#10	2
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	6` ht.	6
	TO-3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6` ht.	19
UNDERSTORY TREES					
	AA	Amelanchier arborea / Downy Serviceberry	B & B	7' ht. multi-stem	3
	MI	Malus ioensis / Prairie Crabapple	B & B	1.5" Cal	1
DECIDUOUS SHRUBS					
	Am2	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	Cont.	3 Gal.	11
	Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	12
	Al2	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	Cont.	1 Gal.	15
	Ab2	Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	Cont.	3 Gal.	12
	Hd	Hydrangea paniculata 'Dvp Pinky' / Pinky Winky® Panicle Hydrangea	Cont.	3 Gal.	1
	Hj	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	Cont.	3 Gal.	7
	Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.	3
	Po	Physocarpus opulifolius / Ninebark	Cont.	5 Gal.	6
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.	3
	Vd	Viburnum dentatum / Viburnum	Cont.	5 Gal.	1
	Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4` ht.	1
	Vj	Viburnum x juddii / Judd Viburnum	Cont.	3 Gal.	3
EVERGREEN SHRUBS					
	Bg2	Buxus x 'Green Gem' / Green Gem Boxwood	Cont.	3 Gal.	7
	Bg	Buxus x 'Green Velvet' / Green Velvet Boxwood	Cont.	3 Gal.	50
	Jb	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	Cont.	3 Gal.	3
	Jn	Juniperus horizontalis 'Plumosa' / Plumosa Creeping Juniper	Cont.	3 Gal.	3
	Pe	Pinus mugo 'Enci' / Enci Mugo Pine	Cont.	3 Gal.	3
	Te2	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	Cont.	3 Gal.	9
PERENNIALS					
	Ao	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.	9
	Aq	Aquilegia canadensis / Eastern Columbine	Cont.	1 Gal.	16
	An	Asarum canadense / Wild Ginger	Cont.	1 Gal.	33
	Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	2
	Cn	Carex bicknellii / Prairie Sedge	Cont.	1 Gal.	44
	Cx	Carex pensylvanica / Pennsylvania Sedge	Cont.	1 Gal.	39
	Cr	Carex radiata / Eastern Star Sedge	Cont.	1 Gal.	24
	Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	21
	Dp	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.	13
	Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	14
	Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.	15
	Gm	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	15
	Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	15
	Hr	Heuchera richardsonii / Prairie Alum Root	Cont.	1 Gal.	4
	Km	Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.	7
	Nw	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	Cont.	1 Gal.	29
	Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	88
	Pu	Pennisetum alopecuroides 'Tift PAS' / Hush Puppy™ Fountain Grass	Cont.	1 Gal.	27
	Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	42
	Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	15
	Rm	Ruellia humilis / Wild Petunia	Cont.	1 Gal.	30
	Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	39
	Sa	Sedum x 'Autumn Fire' / Autumn Fire Sedum	Cont.	1 Gal.	9
	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	30

PLUG PLANTING NOTES:

1. INSTALL GROUNDCOVERS (GC) AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ABUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 3" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.



vierbicher
planners engineers advisors

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 10/21/2024
DRAFTER OSTR
CHECKED NJOH
PROJECT NO. 240034

Landscape Plan - Northwest

8421 Mansion Hill Avenue
City of Madison
Dane County,WI

L400

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES					
	BN	Betula nigra / River Birch Multi-Trunk	B & B	7' ht.	1
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	2.5"Cal	2
	OV	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal	6
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	1
EVERGREEN TREES					
	CN2	Chamaecyparis obtusa 'Nana Gracilis' / Graceful Dwarf Hinoki False Cypress	Cont.	#10	2
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	6' ht.	6
	TO-3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6' ht.	19
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	AA	Amelanchier arborea / Downy Serviceberry	B & B	7' ht. multi-stem	3
	MI	Malus ioensis / Prairie Crabapple	B & B	1.5" Cal	1
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	Am2	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	Cont.	3 Gal.	11
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	Hd	Hydrangea paniculata 'Dvp Pinky' / Pinky Winky® Panicle Hydrangea	Cont.	3 Gal.	1
	Hj	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	Cont.	3 Gal.	7
	Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.	3
	Po	Physocarpus opulifolius / Ninebark	Cont.	5 Gal.	6
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.	3
	Vd	Viburnum dentatum / Viburnum	Cont.	5 Gal.	1
	Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4' ht.	1
	Vj	Viburnum x juddii / Judd Viburnum	Cont.	3 Gal.	3
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	Bg2	Buxus x 'Green Gem' / Green Gem Boxwood	Cont.	3 Gal.	7
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	Jb	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	Cont.	3 Gal.	3
	Jn	Juniperus horizontalis 'Plumosa' / Plumosa Creeping Juniper	Cont.	3 Gal.	3
	Pe	Pinus mugo 'Enci' / Enci Mugo Pine	Cont.	3 Gal.	3
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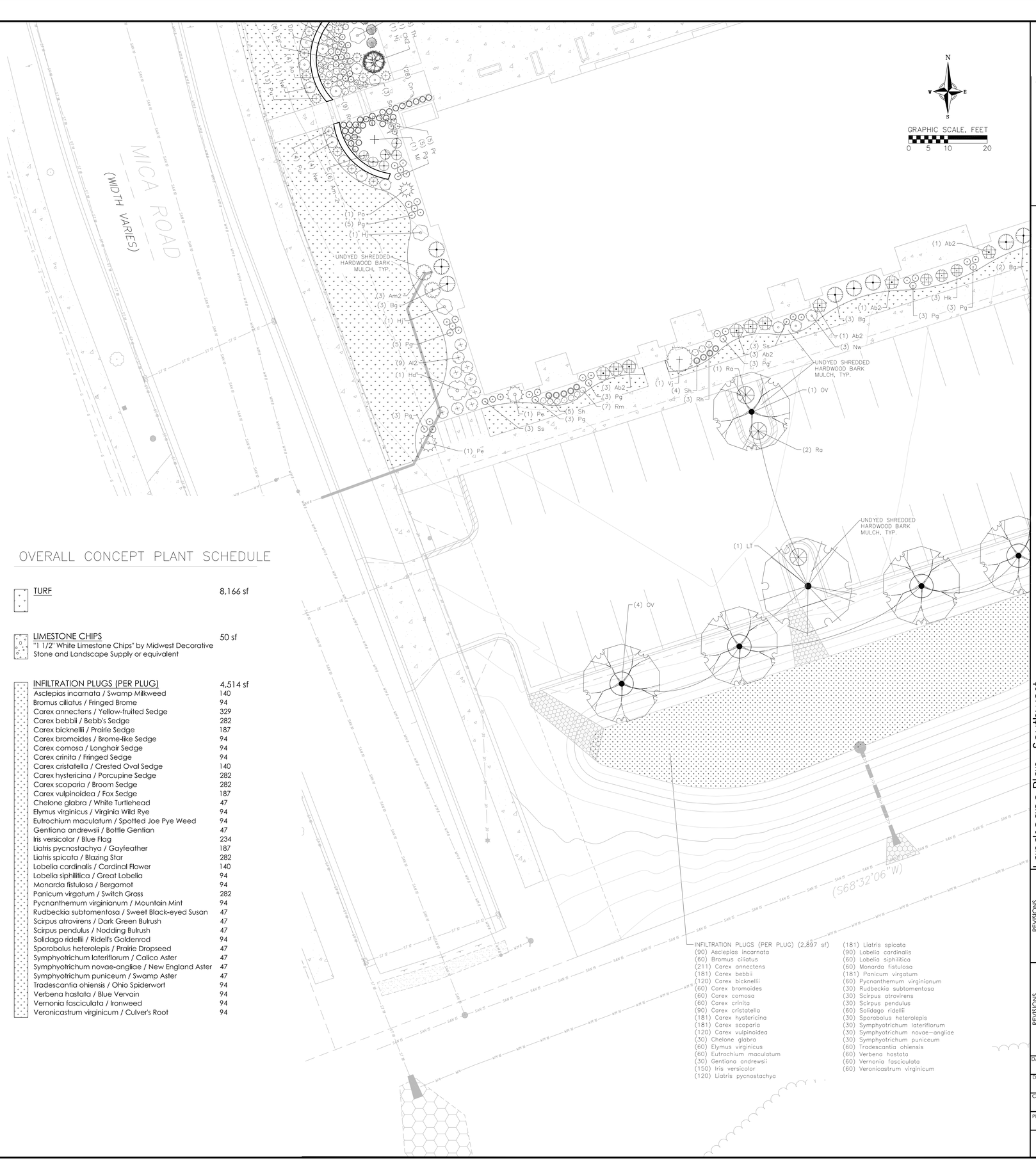
	Gm	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	15
	Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	15
	Hr	Heuchera richardsonii / Prairie Alum Root	Cont.	1 Gal.	4
	Km	Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.	7
	Nw	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	Cont.	1 Gal.	29
	Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	88
	Pu	Pennisetum alopecuroides 'Tift PA5' / Hush Puppy™ Fountain Grass	Cont.	1 Gal.	27
	Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	42
	Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	15
	Rm	Ruellia humilis / Wild Petunia	Cont.	1 Gal.	30
	Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	39
	Sa	Sedum x 'Autumn Fire' / Autumn Fire Sedum	Cont.	1 Gal.	9
	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	30

OVERALL CONCEPT PLANT SCHEDULE

	TURF	8,166 sf
	LIMESTONE CHIPS "1 1/2" White Limestone Chips" by Midwest Decorative Stone and Landscape Supply or equivalent	50 sf
	INFILTRATION PLUGS (PER PLUG)	4,514 sf
	Asclepias incarnata / Swamp Milkweed	140
	Bromus ciliatus / Fringed Brome	94
	Carex annectens / Yellow-fruited Sedge	329
	Carex bebbii / Bebb's Sedge	282
	Carex bicknellii / Prairie Sedge	187
	Carex bromoides / Brome-like Sedge	94
	Carex comosa / Longhair Sedge	94
	Carex crinita / Fringed Sedge	94
	Carex cristatella / Crested Oval Sedge	140
	Carex hystericina / Porcupine Sedge	282
	Carex scoparia / Broom Sedge	282
	Carex vulpinoidea / Fox Sedge	187
	Chelone glabra / White Turtlehead	47
	Elymus virginicus / Virginia Wild Rye	94
	Eutrochium maculatum / Spotted Joe Pye Weed	94
	Gentiana andrewsii / Bottle Gentian	47
	Iris versicolor / Blue Flag	234
	Liatris pycnostachya / Gayfeather	187
	Liatris spicata / Blazing Star	282
	Lobelia cardinalis / Cardinal Flower	140
	Lobelia siphilitica / Great Lobelia	94
	Monarda fistulosa / Bergamot	94
	Panicum virgatum / Switch Grass	282
	Pycnanthemum virginianum / Mountain Mint	94
	Rudbeckia subtomentosa / Sweet Black-eyed Susan	47
	Scirpus atrovirens / Dark Green Bulrush	47
	Scirpus pendulus / Nodding Bulrush	47
	Solidago ridellii / Ridell's Goldenrod	94
	Sporobolus heterolepis / Prairie Dropseed	47
	Symphyotrichum lateriflorum / Calico Aster	47
	Symphyotrichum novae-angliae / New England Aster	47
	Symphyotrichum puniceum / Swamp Aster	47
	Tradescantia ohiensis / Ohio Spiderwort	94
	Verbena hastata / Blue Vervain	94
	Vernonia fasciculata / Ironweed	94
	Veronicastrum virginicum / Culver's Root	94



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Landscape Plan - Southwest

8421 Mansion Hill Avenue
City of Madison
Dane County,WI

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 10/21/2024
DRAFTER OSTR
CHECKED NJOH
PROJECT NO. 240034

L401

22 Oct 2024 - 9:38a M:\JD McCormick LLC\240034_Mansion Hill\CADD\240034_Landscape.dwg by: ostr

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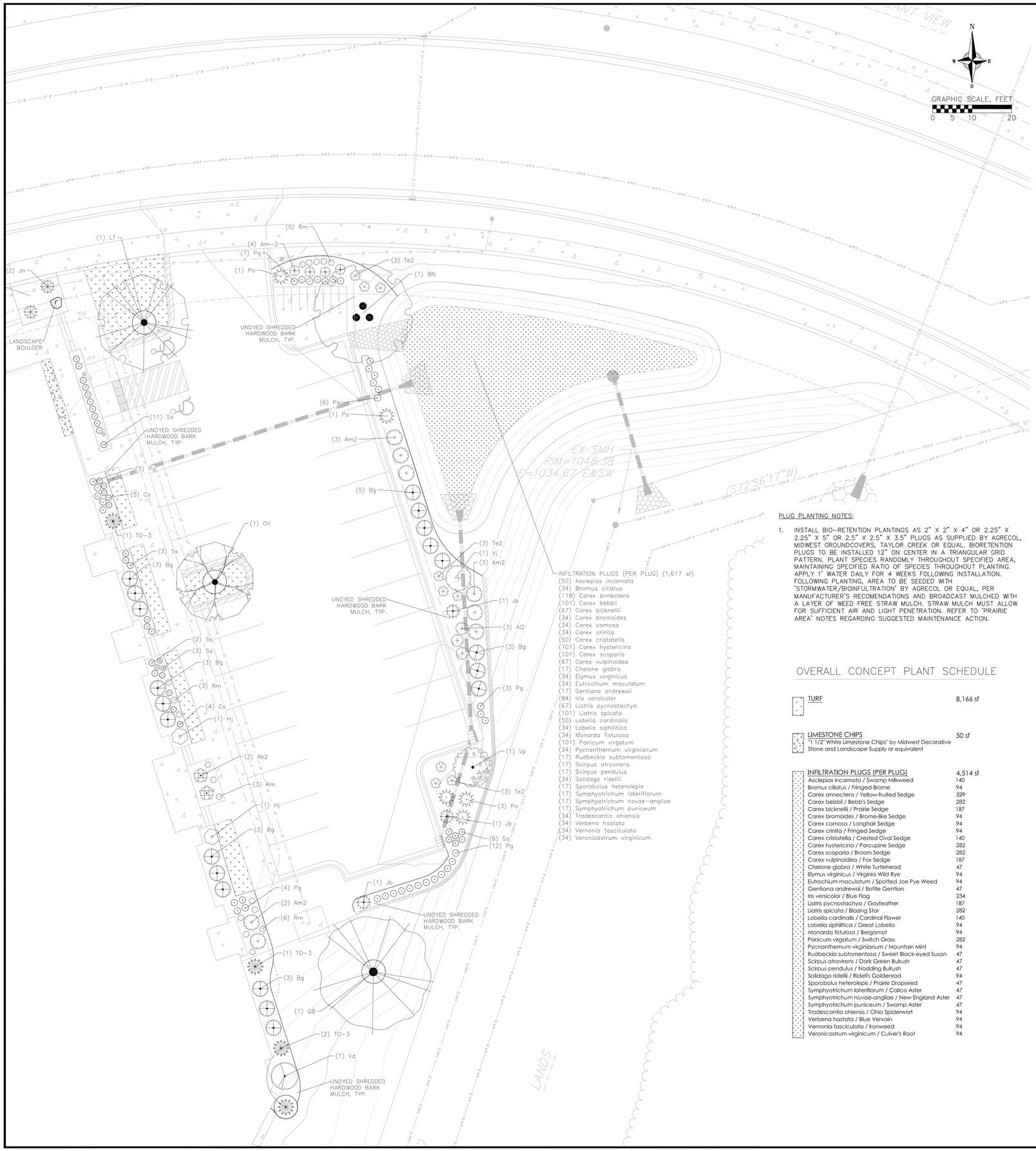

PLUG PLANTING NOTES:

1. INSTALL BIO-RETENTION PLANTINGS AS 2" X 2" X 4" OR 2.25" X 2.25" X 5" OR 2.5" X 2.5" X 3.5" PLUGS AS SUPPLIED BY AGRECOL, MIDWEST GROUNDCOVERS, TAYLOR CREEK OR EQUAL. BIORETENTION PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING SPECIFIED RATIO OF SPECIES THROUGHOUT PLANTING. APPLY 1" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. FOLLOWING PLANTING, AREA TO BE SEEDED WITH 'STORMWATER/BIOINFULTRATION' BY AGRECOL OR EQUAL, PER MANUFACTURER'S RECOMENDATIONS AND BROADCAST MULCHED WITH A LAYER OF WEED FREE STRAW MULCH. STRAW MULCH MUST ALLOW FOR SUFFICIENT AIR AND LIGHT PENETRATION. REFER TO 'PRAIRIE AREA' NOTES REGARDING SUGGESTED MAINTENANCE ACTION.

OVERALL CONCEPT PLANT SCHEDULE

TURF		8,166 sf
LIMESTONE CHIPS	"1 1/2" White Limestone Chips" by Midwest Decorative Stone and Landscape Supply or equivalent	50 sf
INFILTRATION PLUGS (PER PLUG)		4,514 sf
	Asclepias incarnata / Swamp Milkweed	140
	Bromus ciliatus / Fringed Brome	94
	Carex annectens / Yellow-fruited Sedge	329
	Carex bebbii / Bebb's Sedge	282
	Carex bicknellii / Prairie Sedge	187
	Carex bromoides / Brome-like Sedge	94
	Carex comosa / Longhair Sedge	94
	Carex crinita / Fringed Sedge	94
	Carex cristatella / Crested Oval Sedge	140
	Carex hystericina / Porcupine Sedge	282
	Carex scoparia / Broom Sedge	282
	Carex vulpinoidea / Fox Sedge	187
	Chelone glabra / White Turtlehead	47
	Elymus virginicus / Virginia Wild Rye	94
	Eutrochium maculatum / Spotted Joe Pye Weed	94
	Gentiana andrewsii / Bottle Gentian	47
	Iris versicolor / Blue Flag	234
	Liatris pycnostachya / Gayfeather	187
	Liatris spicata / Blazing Star	282
	Lobelia cardinalis / Cardinal Flower	140
	Lobelia siphilitica / Great Lobelia	94
	Monarda fistulosa / Bergamot	94
	Panicum virgatum / Switch Grass	282
	Pycnanthemum virginianum / Mountain Mint	94
	Rudbeckia subtomentosa / Sweet Black-eyed Susan	47
	Scirpus atrovirens / Dark Green Bulrush	47
	Scirpus pendulus / Nodding Bulrush	47
	Solidago ridellii / Ridell's Goldenrod	94
	Sporobolus heterolepis / Prairie Dropseed	47
	Symphyotrichum lateriflorum / Calico Aster	47
	Symphyotrichum novae-angliae / New England Aster	47
	Symphyotrichum puniceum / Swamp Aster	47
	Tradescantia ohiensis / Ohio Spiderwort	94
	Verbena hastata / Blue Vervain	94
	Vernonia fasciculata / Ironweed	94
	Veronicastrum virginicum / Culver's Root	94

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES					
	BN	Betula nigra / River Birch Multi-Trunk	B & B	7` ht.	1
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	2.5"Cal	2
	OV	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal	6
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	1
EVERGREEN TREES					
	CN2	Chamaecyparis obtusa 'Nana Gracilis' / Graceful Dwarf Hinoki False Cypress	Cont.	#10	2
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	6` ht.	6
	TO-3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6` ht.	19
UNDERSTORY TREES					
	AA	Amelanchier arborea / Downy Serviceberry	B & B	7` ht. multi-stem	3
	MI	Malus ioensis / Prairie Crabapple	B & B	1.5" Cal	1
DECIDUOUS SHRUBS					
	Am2	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	Cont.	3 Gal.	11
	Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	12
	Al2	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	Cont.	1 Gal.	15
	Ab2	Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	Cont.	3 Gal.	12
	Hd	Hydrangea paniculata 'Dvp Pinky' / Pinky Winky® Panicle Hydrangea	Cont.	3 Gal.	1
	Hj	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	Cont.	3 Gal.	7
	Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.	3
	Po	Physocarpus opulifolius / Ninebark	Cont.	5 Gal.	6
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.	3
	Vd	Viburnum dentatum / Viburnum	Cont.	5 Gal.	1
	Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4` ht.	1
	Vj	Viburnum x juddii / Judd Viburnum	Cont.	3 Gal.	3
EVERGREEN SHRUBS					
	Bg2	Buxus x 'Green Gem' / Green Gem Boxwood	Cont.	3 Gal.	7
	Bg	Buxus x 'Green Velvet' / Green Velvet Boxwood	Cont.	3 Gal.	50
	Jb	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	Cont.	3 Gal.	3
	Jn	Juniperus horizontalis 'Plumosa' / Plumosa Creeping Juniper	Cont.	3 Gal.	3
	Pe	Pinus mugo 'Enci' / Enci Mugo Pine	Cont.	3 Gal.	3
	Te2	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	Cont.	3 Gal.	9
PERENNIALS					
	Ao	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.	9
	Aq	Aquilegia canadensis / Eastern Columbine	Cont.	1 Gal.	16
	An	Asarum canadense / Wild Ginger	Cont.	1 Gal.	33
	Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	2
	Cn	Carex bicknellii / Prairie Sedge	Cont.	1 Gal.	44
	Cx	Carex pensylvanica / Pennsylvania Sedge	Cont.	1 Gal.	39
	Cr	Carex radiata / Eastern Star Sedge	Cont.	1 Gal.	24
	Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	21
	Dp	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.	13
	Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	14
	Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.	15
	Gm	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	15
	Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	15
	Hr	Heuchera richardsonii / Prairie Alum Root	Cont.	1 Gal.	4
	Km	Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.	7
	Nw	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	Cont.	1 Gal.	29
	Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	88
	Pu	Pennisetum alopecuroides 'Tift PAS' / Hush Puppy™ Fountain Grass	Cont.	1 Gal.	27
	Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	42
	Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	15
	Rm	Ruellia humilis / Wild Petunia	Cont.	1 Gal.	30
	Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	39
	Sa	Sedum x 'Autumn Fire' / Autumn Fire Sedum	Cont.	1 Gal.	9
	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	30

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REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

Landscape Plan - Northeast

8421 Mansion Hill Avenue
City of Madison
Dane County, WI

DATE 10/21/2024
DRAFTER OSTR
CHECKED NJOH
PROJECT NO. 240034

L402

22 Oct 2024 - 9:38a M:\JD McCormick LLC\240034_Mansion Hill\CADD\240034_Landscape.dwg by: ostr

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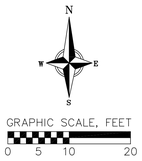

OVERALL CONCEPT PLANT SCHEDULE

	TURF	8,166 sf
	LIMESTONE CHIPS "1 1/2" White Limestone Chips" by Midwest Decorative Stone and Landscape Supply or equivalent	50 sf
	INFILTRATION PLUGS (PER PLUG)	4,514 sf
	Ascleplas incarnata / Swamp Milkweed	140
	Bromus ciliatus / Fringed Brome	94
	Carex annectens / Yellow-fruited Sedge	329
	Carex bebbii / Bebb's Sedge	282
	Carex bicknellii / Prairie Sedge	187
	Carex bromoides / Brome-like Sedge	94
	Carex comosa / Longhair Sedge	94
	Carex crinita / Fringed Sedge	94
	Carex cristatella / Crested Oval Sedge	140
	Carex hystericina / Porcupine Sedge	282
	Carex scoparia / Broom Sedge	282
	Carex vulpinoidea / Fox Sedge	187
	Chelone glabra / White Turtlehead	47
	Elymus virginicus / Virginia Wild Rye	94
	Eutrochium maculatum / Spotted Joe Pye Weed	94
	Gentiana andrewsii / Bottle Gentian	47
	Iris versicolor / Blue Flag	234
	Liatris pycnostachya / Gayfeather	187
	Liatris spicata / Blazing Star	282
	Lobelia cardinalis / Cardinal Flower	140
	Lobelia siphilitica / Great Lobelia	94
	Monarda fistulosa / Bergamot	94
	Panicum virgatum / Switch Grass	282
	Pycnanthemum virginianum / Mountain Mint	94
	Rudbeckia subtomentosa / Sweet Black-eyed Susan	47
	Scirpus atrovirens / Dark Green Bulrush	47
	Scirpus pendulus / Nodding Bulrush	47
	Solidago ridellii / Ridell's Goldenrod	94
	Sporobolus heterolepis / Prairie Dropseed	47
	Symphyotrichum lateriflorum / Calico Aster	47
	Symphyotrichum novae-angliae / New England Aster	47
	Symphyotrichum puniceum / Swamp Aster	47
	Tradescantia ohiensis / Ohio Spiderwort	94
	Verbena hastata / Blue Vervain	94
	Vernonia fasciculata / Ironweed	94
	Veronicastrum virginicum / Culver's Root	94

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES					
	BN	Betula nigra / River Birch Multi-Trunk	B & B	7` ht.	1
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	2.5"Cal	2
	OV	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal	6
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	1
EVERGREEN TREES					
	CN2	Chamaecyparis obtusa 'Nana Gracilis' / Graceful Dwarf Hinoki False Cypress	Cont.	#10	2
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	6` ht.	6
	TO-3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6` ht.	19
UNDERSTORY TREES					
	AA	Amelanchier arborea / Downy Serviceberry	B & B	7' ht. multi-stem	3
	MI	Malus ioensis / Prairie Crabapple	B & B	1.5" Cal	1
DECIDUOUS SHRUBS					
	Am2	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	Cont.	3 Gal.	11
	Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	12
	Al2	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	Cont.	1 Gal.	15
	Ab2	Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	Cont.	3 Gal.	12
	Hd	Hydrangea paniculata 'Dvp Pinky' / Pinky Winky® Panicle Hydrangea	Cont.	3 Gal.	1
	Hj	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	Cont.	3 Gal.	7
	Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.	3
	Po	Physocarpus opulifolius / Ninebark	Cont.	5 Gal.	6
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.	3
	Vd	Viburnum dentatum / Viburnum	Cont.	5 Gal.	1
	Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4` ht.	1
	Vj	Viburnum x juddii / Judd Viburnum	Cont.	3 Gal.	3
EVERGREEN SHRUBS					
	Bg2	Buxus x 'Green Gem' / Green Gem Boxwood	Cont.	3 Gal.	7
	Bg	Buxus x 'Green Velvet' / Green Velvet Boxwood	Cont.	3 Gal.	50
	Jb	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	Cont.	3 Gal.	3
	Jn	Juniperus horizontalis 'Plumosa' / Plumosa Creeping Juniper	Cont.	3 Gal.	3
	Pe	Pinus mugo 'Enci' / Enci Mugo Pine	Cont.	3 Gal.	3
	Te2	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	Cont.	3 Gal.	9
PERENNIALS					
	Ao	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.	9
	Aq	Aquilegia canadensis / Eastern Columbine	Cont.	1 Gal.	16
	An	Asarum canadense / Wild Ginger	Cont.	1 Gal.	33
	Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	2
	Cn	Carex bicknellii / Prairie Sedge	Cont.	1 Gal.	44
	Cx	Carex pensylvanica / Pennsylvania Sedge	Cont.	1 Gal.	39
	Cr	Carex radiata / Eastern Star Sedge	Cont.	1 Gal.	24
	Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	21
	Dp	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.	13
	Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	14
	Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.	15
	Gm	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	15
	Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	15
	Hr	Heuchera richardsonii / Prairie Alum Root	Cont.	1 Gal.	4
	Km	Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.	7
	Nw	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	Cont.	1 Gal.	29
	Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	88
	Pu	Pennisetum alopecuroides 'Tift PAS' / Hush Puppy™ Fountain Grass	Cont.	1 Gal.	27
	Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	42
	Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	15
	Rm	Ruellia humilis / Wild Petunia	Cont.	1 Gal.	30
	Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	39
	Sa	Sedum x 'Autumn Fire' / Autumn Fire Sedum	Cont.	1 Gal.	9
	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	30

vierbicher planners engineers advisors

Landscape Plan - Southeast

8421 Mansion Hill Avenue
City of Madison
Dane County,WI

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

DATE 10/21/2024
DRAFTER OSTR
CHECKED NJOH
PROJECT NO. 240034

L403

22 Oct 2024 - 9:38a M:\JD McCormick LLC\240034_Mansion Hill\CADD\240034_Landscape.dwg by: ostr

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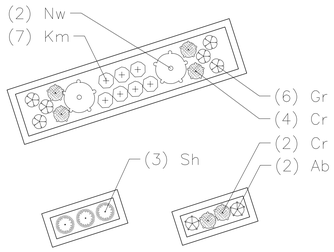
PLANT SCHEDULE POOL FEATURE LANDSCAPE

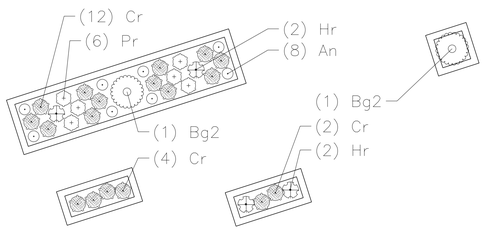
SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
EVERGREEN TREES					
	CN2	Chamaecyparis obtusa 'Nana Gracilis' / Graceful Dwarf Hinoki False Cypress	Cont.	#10	2
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	6` ht.	6
UNDERSTORY TREES					
	MI	Malus ioensis / Prairie Crabapple	B & B	1.5" Cal	1
DECIDUOUS SHRUBS					
	Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	6
	Hj	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	Cont.	3 Gal.	2
EVERGREEN SHRUBS					
	Bg2	Buxus x 'Green Gem' / Green Gem Boxwood	Cont.	3 Gal.	5
PERENNIALS					
	Ao	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.	9
	Cn	Carex bicknellii / Prairie Sedge	Cont.	1 Gal.	28
	Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	12
	Dp	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.	13
	Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	14
	Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.	15
	Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	9
	Nw	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	Cont.	1 Gal.	24
	Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	5
	Pu	Pennisetum alopecuroides 'Tift PA5' / Hush Puppy™ Fountain Grass	Cont.	1 Gal.	27
	Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	5
	Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	12
	Rm	Ruellia humilis / Wild Petunia	Cont.	1 Gal.	6
	Sa	Sedum x 'Autumn Fire' / Autumn Fire Sedum	Cont.	1 Gal.	6



PLANTER SUN

CODE	BOTANICAL / COMMON NAME
PERENNIALS	
Ab	Asclepias tuberosa / Butterfly Milkweed
Cr	Carex radiata / Eastern Star Sedge
Gr	Geum triflorum / Prairie Smoke
Km	Koeleria macrantha / Prairie Junegrass
Nw	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint
Sh	Sporobolus heterolepis / Prairie Dropseed

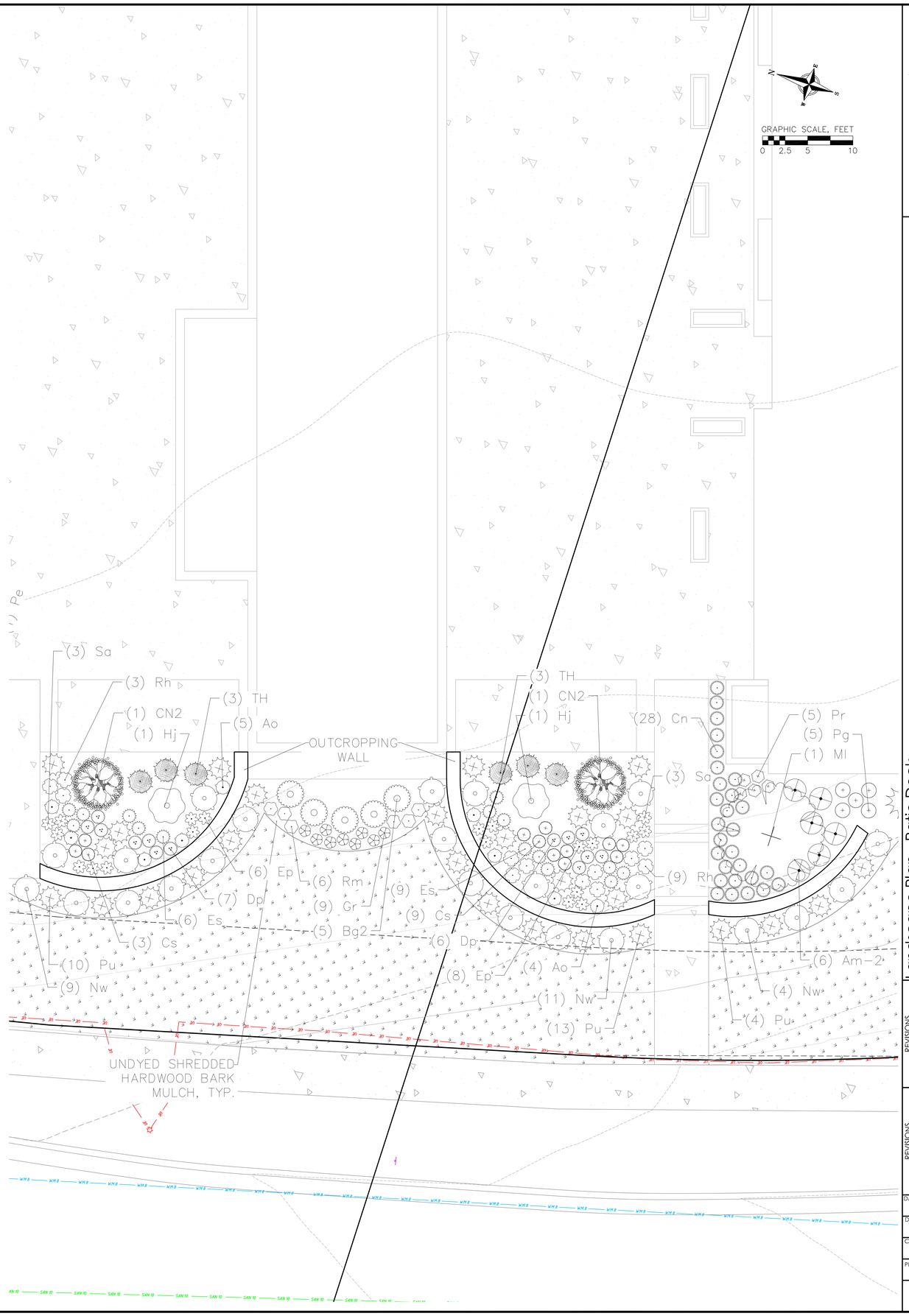
1/1 PLANTERS – SUN
NTS



PLANTER SHADE

CODE	BOTANICAL / COMMON NAME
EVERGREEN SHRUBS	
Bg2	Buxus x 'Green Gem' / Green Gem Boxwood
PERENNIALS	
An	Asarum canadense / Wild Ginger
Cr	Carex radiata / Eastern Star Sedge
Hr	Heuchera richardsonii / Prairie Alum Root
Pr	Polemonium reptans / Greek Valerian

1/1 PLANTERS – SHADE
NTS



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Landscape Plan - Patio Deck
8421 Mansion Hill Avenue
City of Madison
Dane County,WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 10/21/2024
DRAFTER OSTR
CHECKED NJOH
PROJECT NO. 240034

L404

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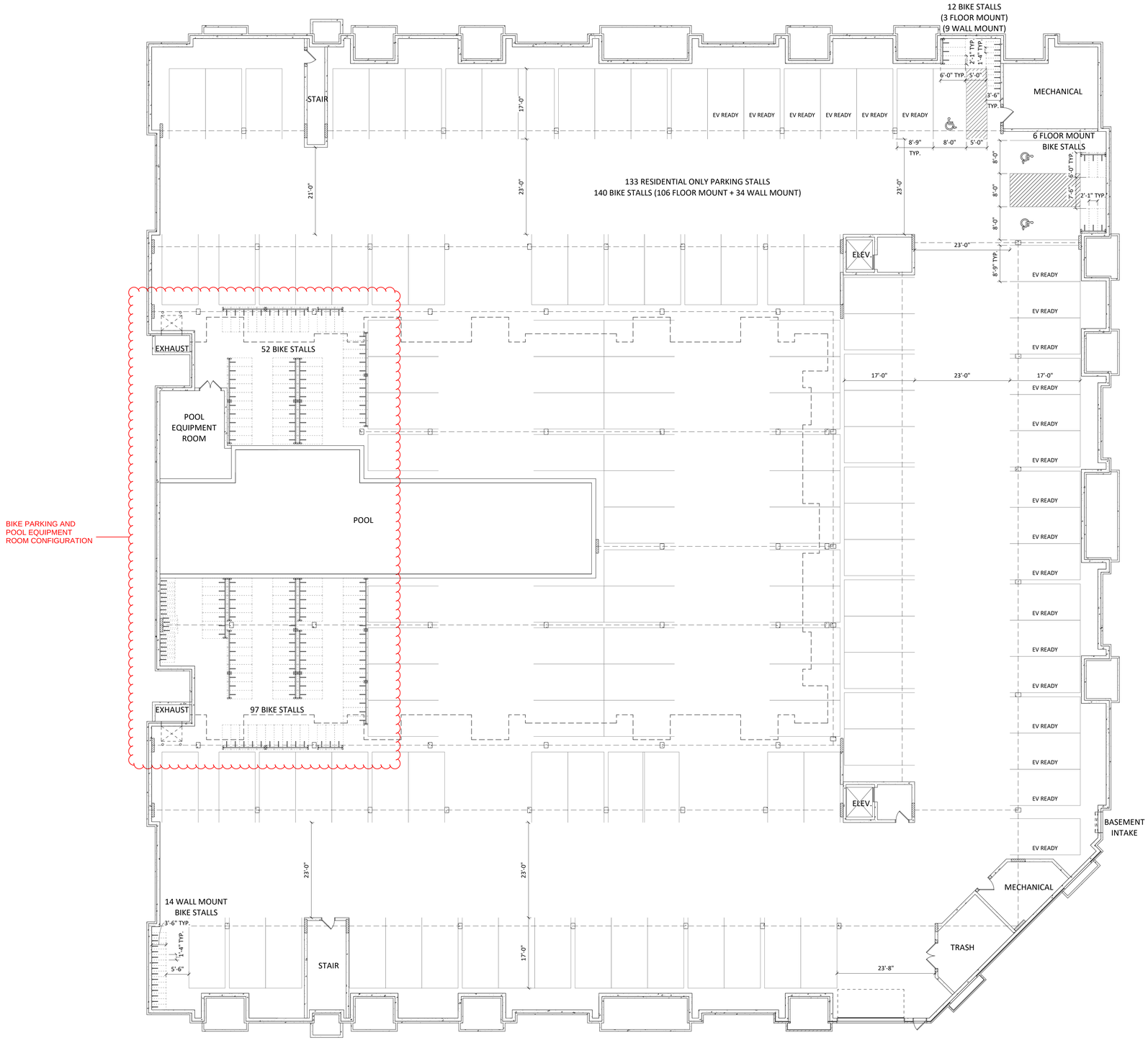

1 AC100 CITY - 00 - BASEMENT
3/32" = 1'-0"

0' 4' 8' 16'
3/32" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21
LUA SUBMITTAL UPDATE - 2024.10.23

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Basement Floor Plan

SHEET NUMBER
AC100

PROJECT NUMBER
2364

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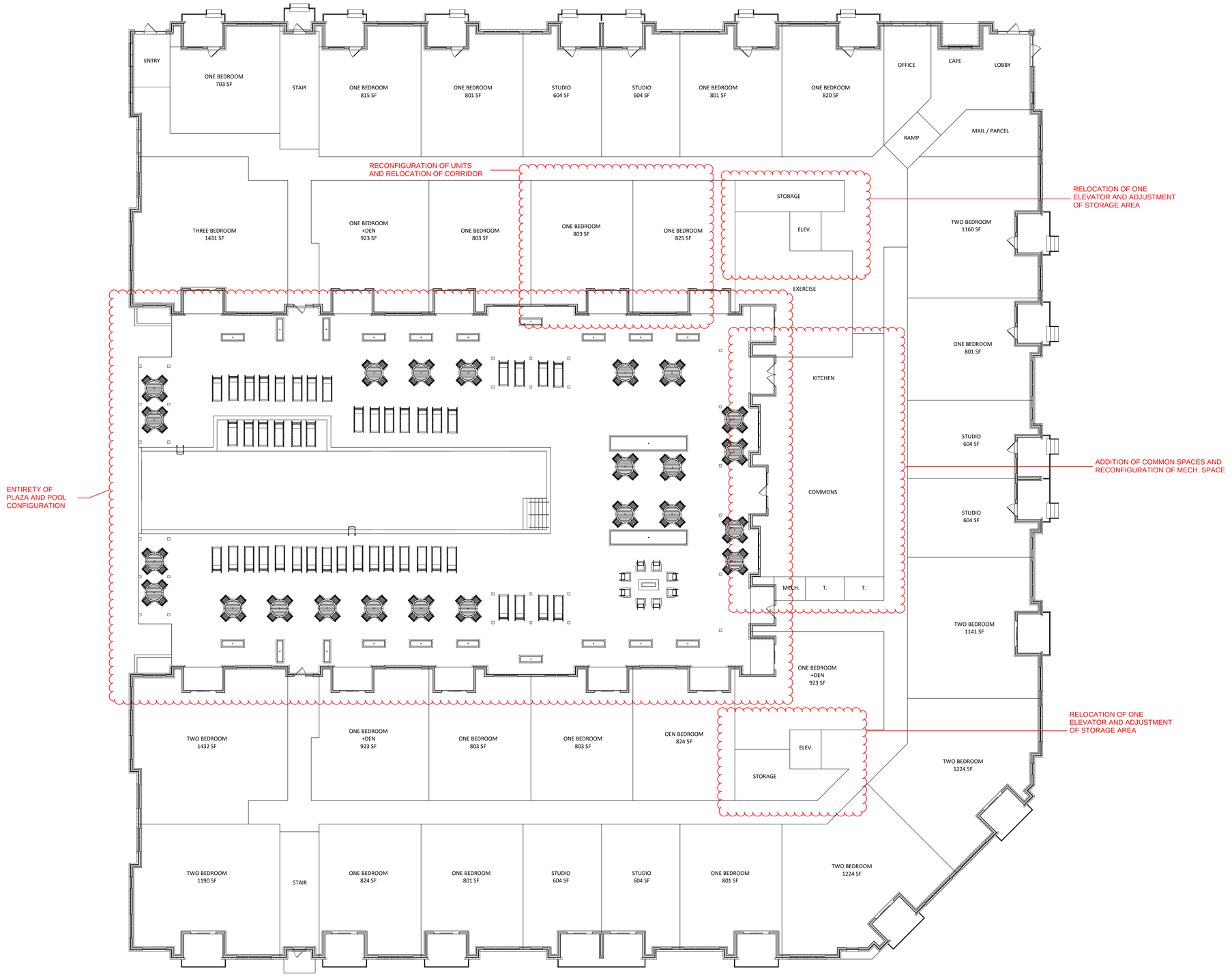

1 / AC101 CITY - 01 - FIRST FLOOR
3/32" = 1'-0"

0' 4' 8' 16'
3/32" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
First Floor Plan

SHEET NUMBER
AC101

PROJECT NUMBER
2364

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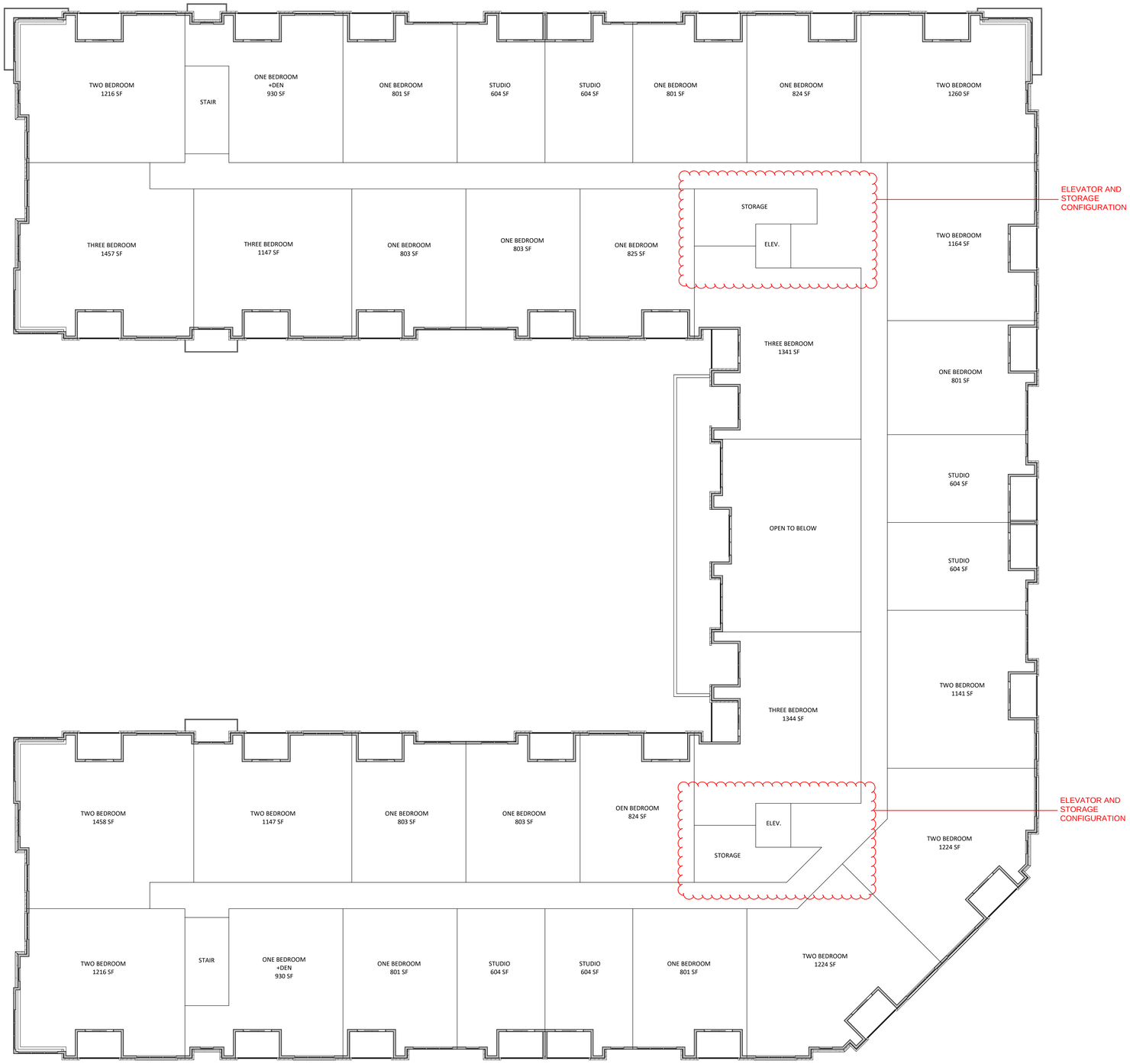

1 AC102 CITY - 02 - SECOND FLOOR
3/32" = 1'-0"

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Middleton, WI 53562

KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Second Floor Plan

SHEET NUMBER
AC102

PROJECT NUMBER
2364

0' 4' 8' 16'
3/32" = 1'- 0"

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1 AC103 CITY - 03 - THIRD FLOOR
3/32" = 1'-0"

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KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave.,
Madison, WI

SHEET TITLE
Third Floor Plan

SHEET NUMBER
AC103

PROJECT NUMBER
2364

0' 4' 8' 16'
3/32" = 1 '- 0"

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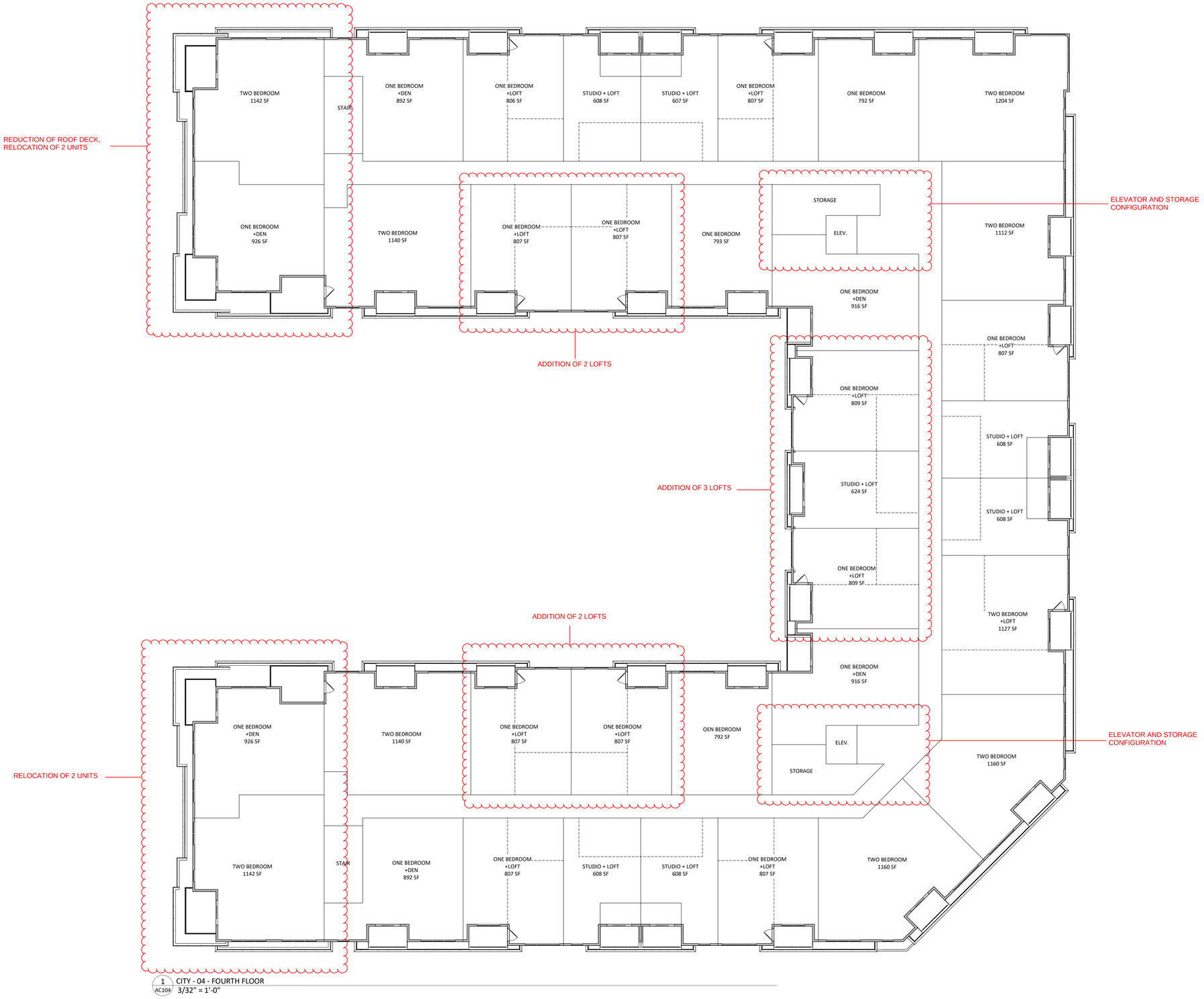

1 AC104 CITY - 04 - FOURTH FLOOR
3/32" = 1'-0"

0' 4' 8' 16'
3/32" = 1 '- 0"

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Middleton, WI 53562

KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
AC104

PROJECT NUMBER
2364

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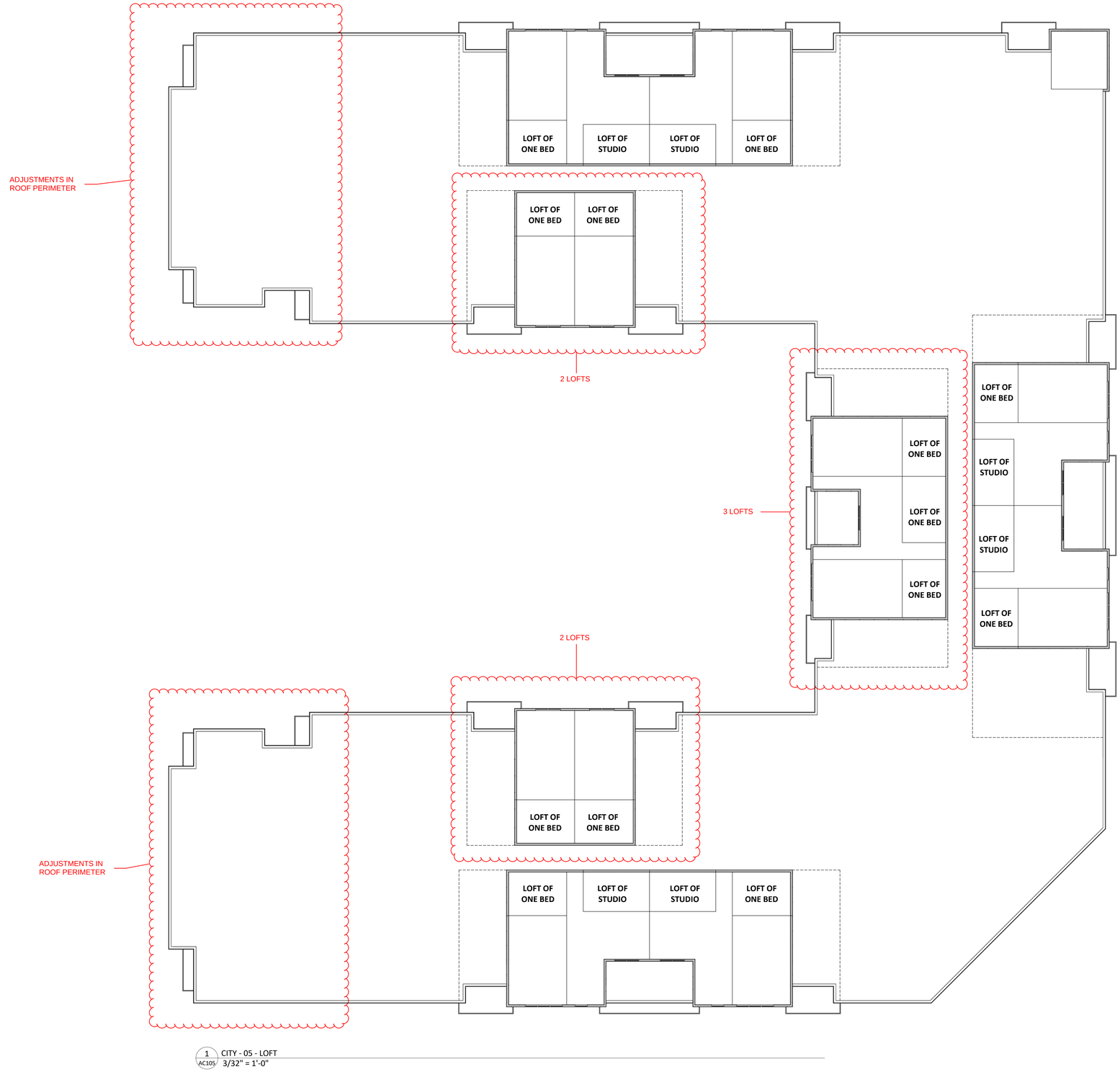

1 AC105 CITY - 05 - LOFT
3/32" = 1'-0"

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KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Loft Floor Plan

SHEET NUMBER
AC105

PROJECT NUMBER
2364

0' 4' 8' 16'
3/32" = 1'-0"

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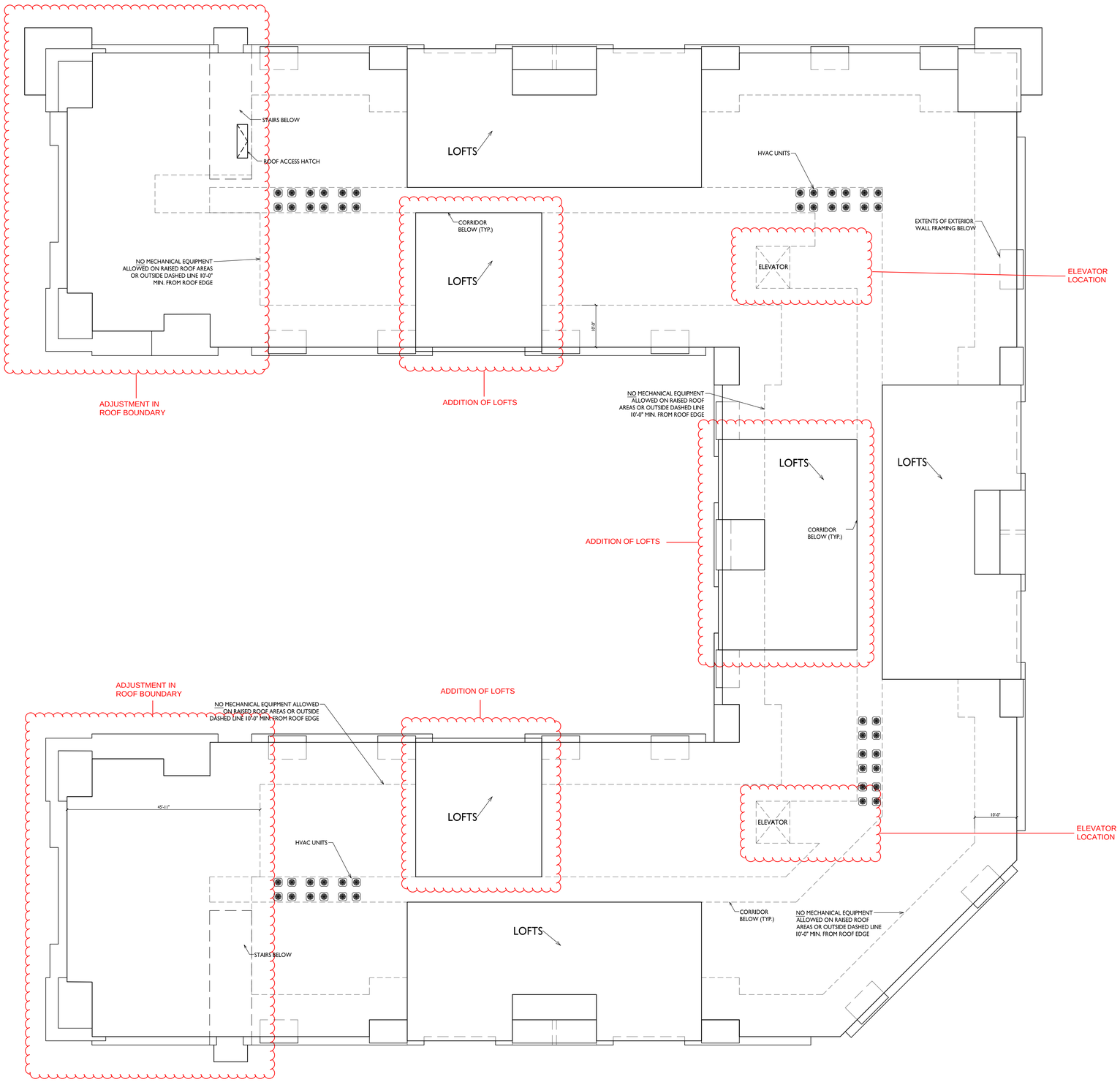

1 AC106 OVERALL ROOF PLAN

3/32" = 1'- 0"

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7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Review - September 18, 2024
Revision to Submittal - October 21, 2024
Revision to Submittal - October 23, 2024

PROJECT TITLE

Mansion Hill Multifamily

8421 Mansion Hill Ave, Madison, WI 53719

SHEET TITLE

Overall Roof Plan

SHEET NUMBER

AC106

PROJECT NO. 2364

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1 AC201 ELEVATION - NORTH
1/8" = 1'-0"



2 AC201 ELEVATION - EAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
05	BRICK VENEER	SUMMIT BRICK	DOVE
06	BRICK VENEER	SUMMIT BRICK	SMOKEY MOUNTAIN
07	BRICK SOLDIER COURSE	SUMMIT BRICK	MATCH ADJ.
08	CAST STONE	ROCKCAST	REISLING
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

0' 4' 8' 16'
1/8" = 1'- 0"

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Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC201

PROJECT NUMBER
2364

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1 AC202 ELEVATION SOUTH
1/8" = 1'-0"



2 AC202 ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
05	BRICK VENEER	SUMMIT BRICK	DOVE
06	BRICK VENEER	SUMMIT BRICK	SMOKEY MOUNTAIN
07	BRICK SOLDIER COURSE	SUMMIT BRICK	MATCH ADJ.
08	CAST STONE	ROCKCAST	REISLING
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

0' 4' 8' 16'
1/8" = 1 '- 0"

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Middleton, WI 53562

KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC202

PROJECT NUMBER
2364

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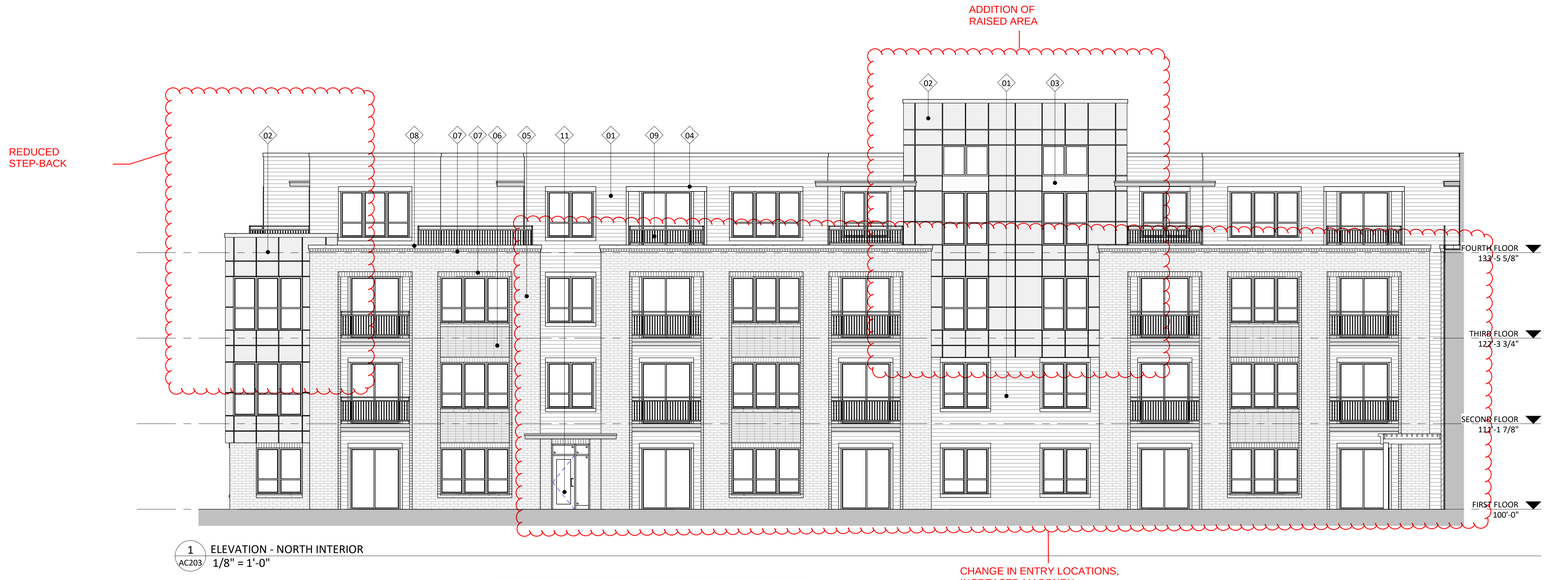
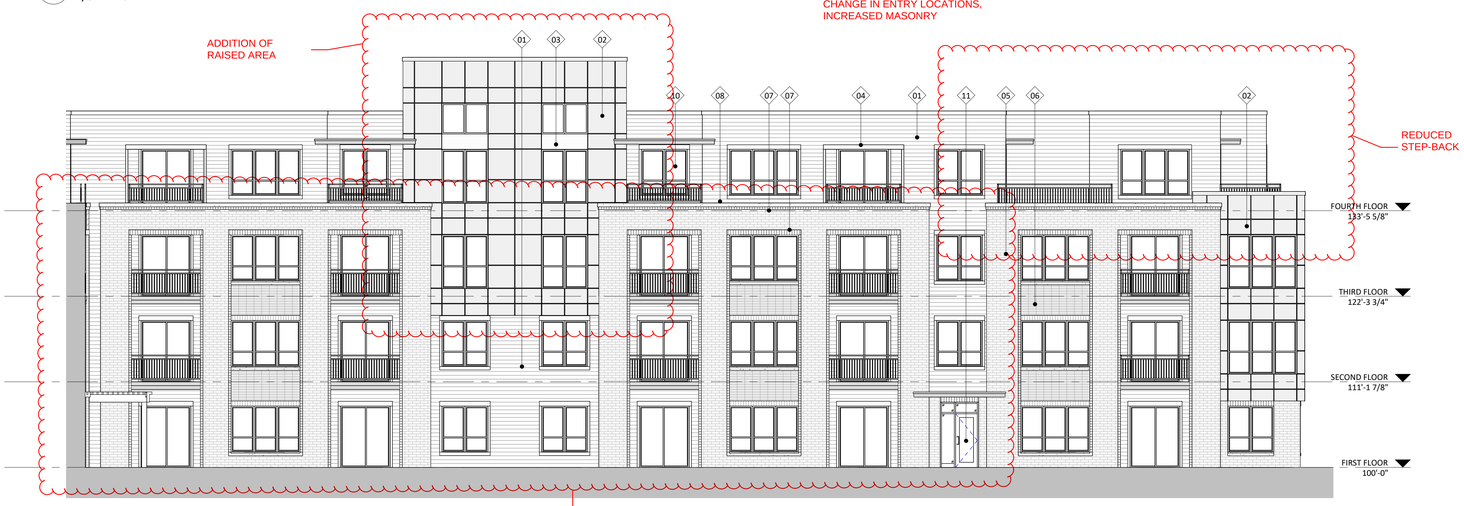


1 AC203 ELEVATION - NORTH INTERIOR
1/8" = 1'-0"

CHANGE IN ENTRY LOCATIONS, INCREASED MASONRY



2 AC203 ELEVATION - SOUTH INTERIOR
1/8" = 1'-0"

INCREASED MASONRY



3 AC203 ELEVATION - SOUTHEAST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
05	BRICK VENEER	SUMMIT BRICK	DOVE
06	BRICK VENEER	SUMMIT BRICK	SMOKEY MOUNTAIN
07	BRICK SOLDIER COURSE	SUMMIT BRICK	MATCH ADJ.
08	CAST STONE	ROCKCAST	REISLING
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

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KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC203

PROJECT NUMBER
2364

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1 AC204 COLORED ELEVATION - NORTH
1/8" = 1'-0"



2 AC204 COLORED ELEVATION - EAST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
05	BRICK VENEER	SUMMIT BRICK	DOVE
06	BRICK VENEER	SUMMIT BRICK	SMOKEY MOUNTAIN
07	BRICK SOLDIER COURSE	SUMMIT BRICK	MATCH ADJ.
08	CAST STONE	ROCKCAST	REISLING
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

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KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
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PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC204

PROJECT NUMBER
2364

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1 AC205 COLORED ELEVATION - SOUTH
1/8" = 1'-0"



2 AC205 COLORED ELEVATION - WEST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
05	BRICK VENEER	SUMMIT BRICK	DOVE
06	BRICK VENEER	SUMMIT BRICK	SMOKEY MOUNTAIN
07	BRICK SOLDIER COURSE	SUMMIT BRICK	MATCH ADJ.
08	CAST STONE	ROCKCAST	REISLING
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

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KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC205

PROJECT NUMBER
2364

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1 AC206 COLORED ELEVATION - NORTH INTERIOR
1/8" = 1'-0"



2 AC206 COLORED ELEVATION - SOUTH INTERIOR
1/8" = 1'-0"



3 AC206 COLORED ELEVATION - SOUTHEAST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
05	BRICK VENEER	SUMMIT BRICK	DOVE
06	BRICK VENEER	SUMMIT BRICK	SMOKEY MOUNTAIN
07	BRICK SOLDIER COURSE	SUMMIT BRICK	MATCH ADJ.
08	CAST STONE	ROCKCAST	REISLING
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

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Middleton, WI 53562

KEY PLAN

ISSUED
LUA SUBMITTAL - 2024.09.23
LUA SUBMITTAL UPDATE - 2024.10.21

PROJECT TITLE
Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC206

PROJECT NUMBER
2364

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Concept Image

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Concept Image

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LUA SUMITTAL | 2024.09.23 | 2364



Concept Image

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