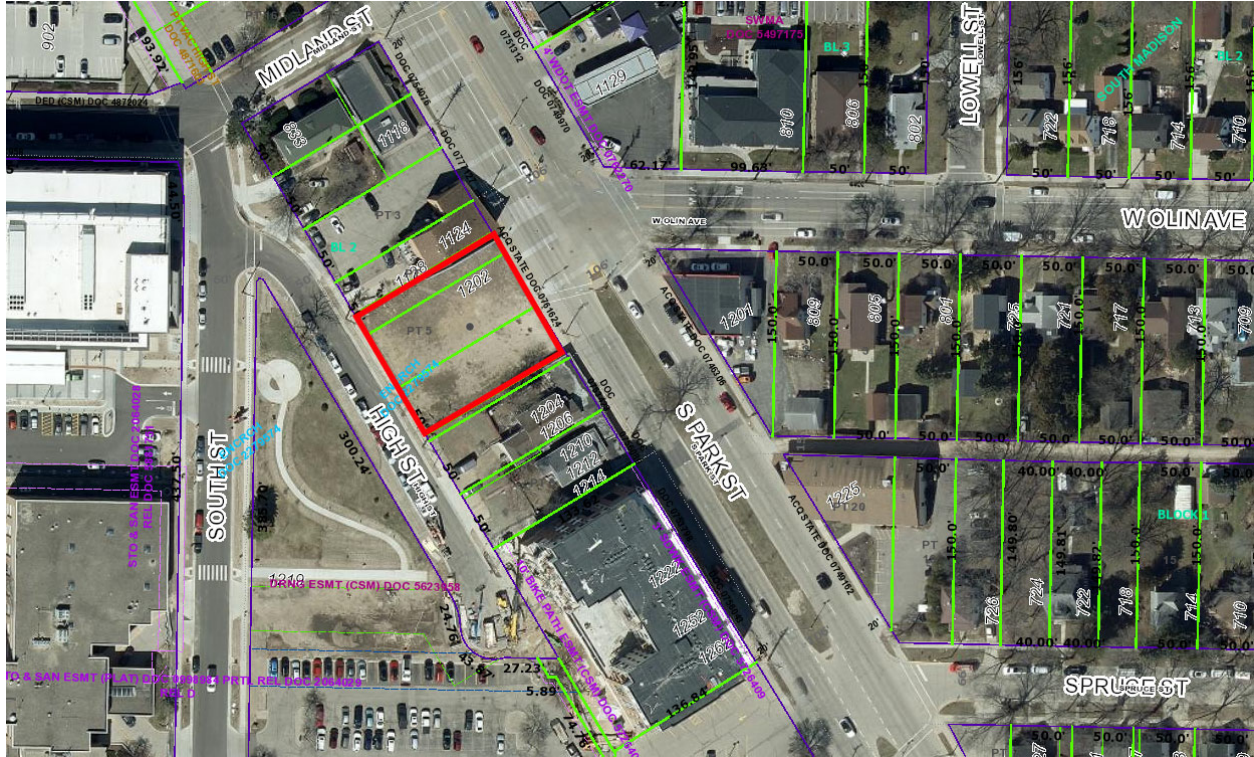


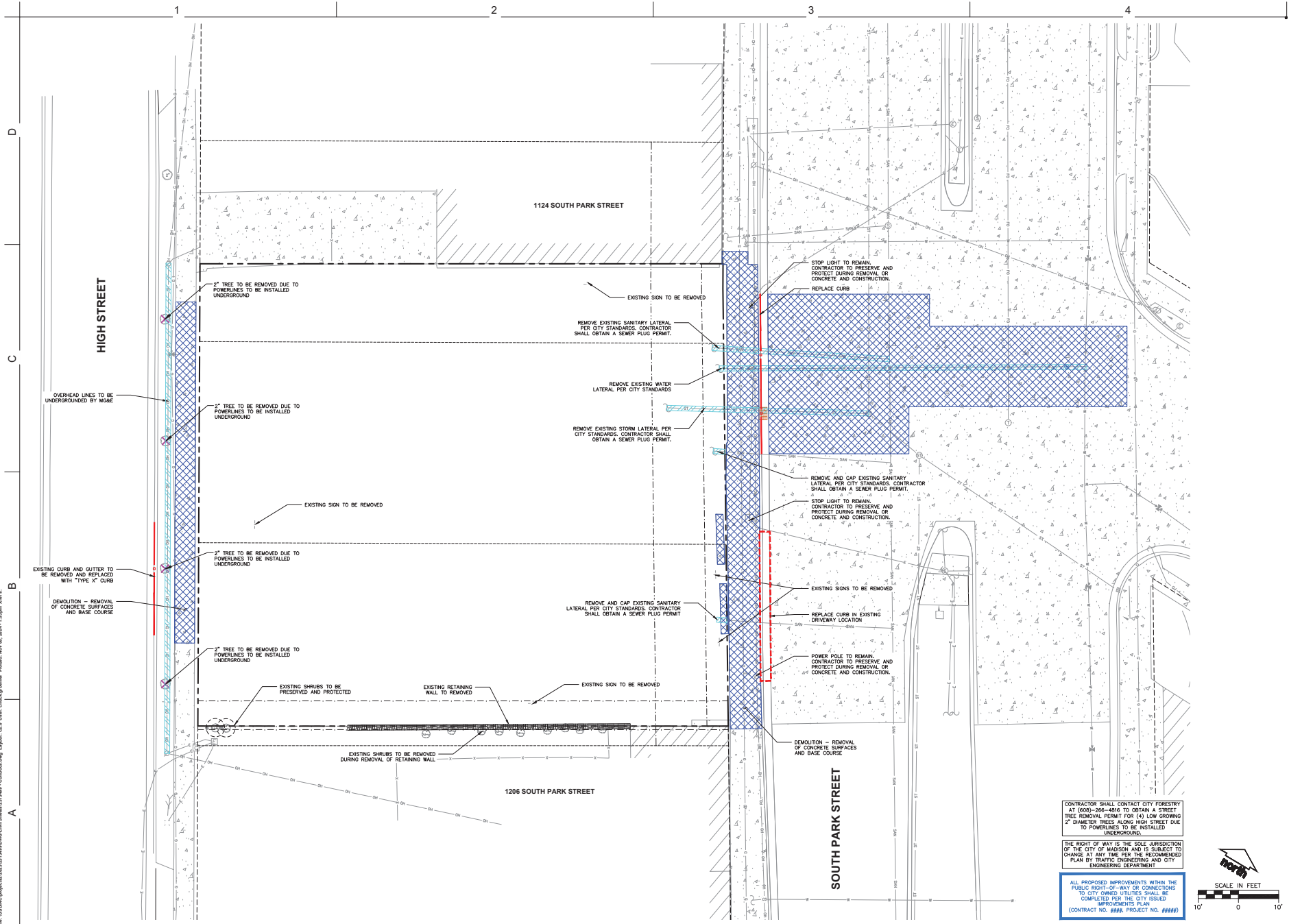
1150 S Park Street
Contract 9597
MUNIS 15478

Developer: Eminent Development Corporation



Summary of Improvements:

- Complete Certified Survey Map (CSM) required for the redevelopment. Dedicate sidewalk easement on S Park Street for the required sidewalk and terrace improvements.
- Construct 5-foot wide public sidewalk, 8-foot wide street terrace, and 1-foot buffer maintenance strip on S Park Street as required by City Traffic Engineering and per plans approved by the City Engineer.
- Construct/repair/replace public sidewalk, street terrace, curb & gutter, and pavement improvements as required on High Street and S Park Street as necessary to facilitate the redevelopment project.
- Close abandoned driveways with curb and gutter. Construct new private drive apron on High Street.
- Construct public storm sewer and inlet on S Park Street to provide private storm connection location to the public storm sewer system.
- Construct private sanitary, storm, and water service laterals as needed to serve the redevelopment.
- Public street tree protection, removals, and plantings per City Forestry approvals.



PARK LOFTS
MIXED-USE DEVELOPMENT
1100 S. PARK STREET
MADISON, WI 53713

Project Status

07-19-2024	LAND USE SUBMITTAL
10-22-2024	LOC RESUBMITTAL
11-11-2024	SITE PLAN SUBMITTAL

PROJ. # 23081-01
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DEMOLITION PLAN

C2.0

CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4860 TO OBTAIN A STREET TREE REMOVAL PERMIT FOR (4) LOW GROWING 2" DIAMETER TREES ALONG HIGH STREET DUE TO POWERLINES TO BE INSTALLED UNDERGROUND.

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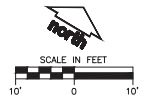


SITE INFORMATION BLOCK	
SITE ADDRESS	1120 SOUTH PARK STREET
PROPERTY ACREAGE	15,047 SF OR 0.345 ACRES
NUMBER OF BUILDING STORIES	3
TOTAL BUILDING SQUARE FOOTAGE	11,450
NUMBER OF PARKING STALLS	
SURFACE (COVERED)	
LARGE	16
ACCESSIBLE	1
TOTAL SURFACE	17
NUMBER OF BICYCLE STALLS	46
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	0 SF
EXISTING PERVIOUS SURFACE AREA	15,047 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.00
PROPOSED GREEN ROOF SIZE	REFER TO LANDSCAPE
PROPOSED LOT COVERAGE (ZONING)	10,098 SF
PROPOSED LOT COVERAGE RATIO (ZONING)	67.1%

- KEY NOTES**
1. CONCRETE SIDEWALK
 2. 30" CURB AND GUTTER (REFER TO PUBLIC IMPROVEMENTS PLANS)
 3. INTENTIONALLY OMITTED
 4. CONCRETE ENTRANCE STOOP (REFER TO ARCHITECTURAL)
 5. MISC TRANSFORMER PAD AND TERMINATION CABINET (CONTRACTOR SHALL COORDINATE AND CONFIRM FINAL PLACEMENT WITH M&E PRIOR TO BIDDING AND INSTALLATION)
 6. PAVEMENT STRIPING, TYP
 7. ADA STALL PAVEMENT STRIPING, TYP
 8. TYPE R1-1 STOP SIGN
 9. DRIVEWAY VISION TRIANGLE, TYP
 10. REINFORCED CONCRETE PAVEMENT
 11. RAILING (REFER TO ARCHITECTURAL)
 12. COMMERCIAL ENTRANCE (REFER TO PUBLIC IMPROVEMENTS PLANS)
 13. MODULAR BLOCK RETAINING WALL AND CAP (REFER TO LANDSCAPE)
 14. BUS STOP CONCRETE PAD & BENCH
 15. RIGHT-OF-WAY SIDEWALK (REFER TO PUBLIC IMPROVEMENTS PLANS)
 16. BUS STOP PAD (FINAL SIZE AND LOCATION OF BUS PAD TO BE DETERMINED BY MADISON METRO TRANSIT)
 17. PEDESTRIAN RAMP (REFER TO PUBLIC IMPROVEMENTS PLANS)
 18. STREET CURB (REFER TO PUBLIC IMPROVEMENTS PLANS)
 19. BIKE RACK
 20. EXPOSED CONCRETE STOOP (REFER TO ARCHITECTURAL)

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PARK LOFTS
 MIXED-USE DEVELOPMENT
 1150 S. PARK STREET
 MADISON, WI 53713

Project Status	
01-15-2024	LAND-USE SUBMITTAL
10-22-2024	LOC RESUBMITTAL
11-11-2024	SITE PLAN SUBMITTAL

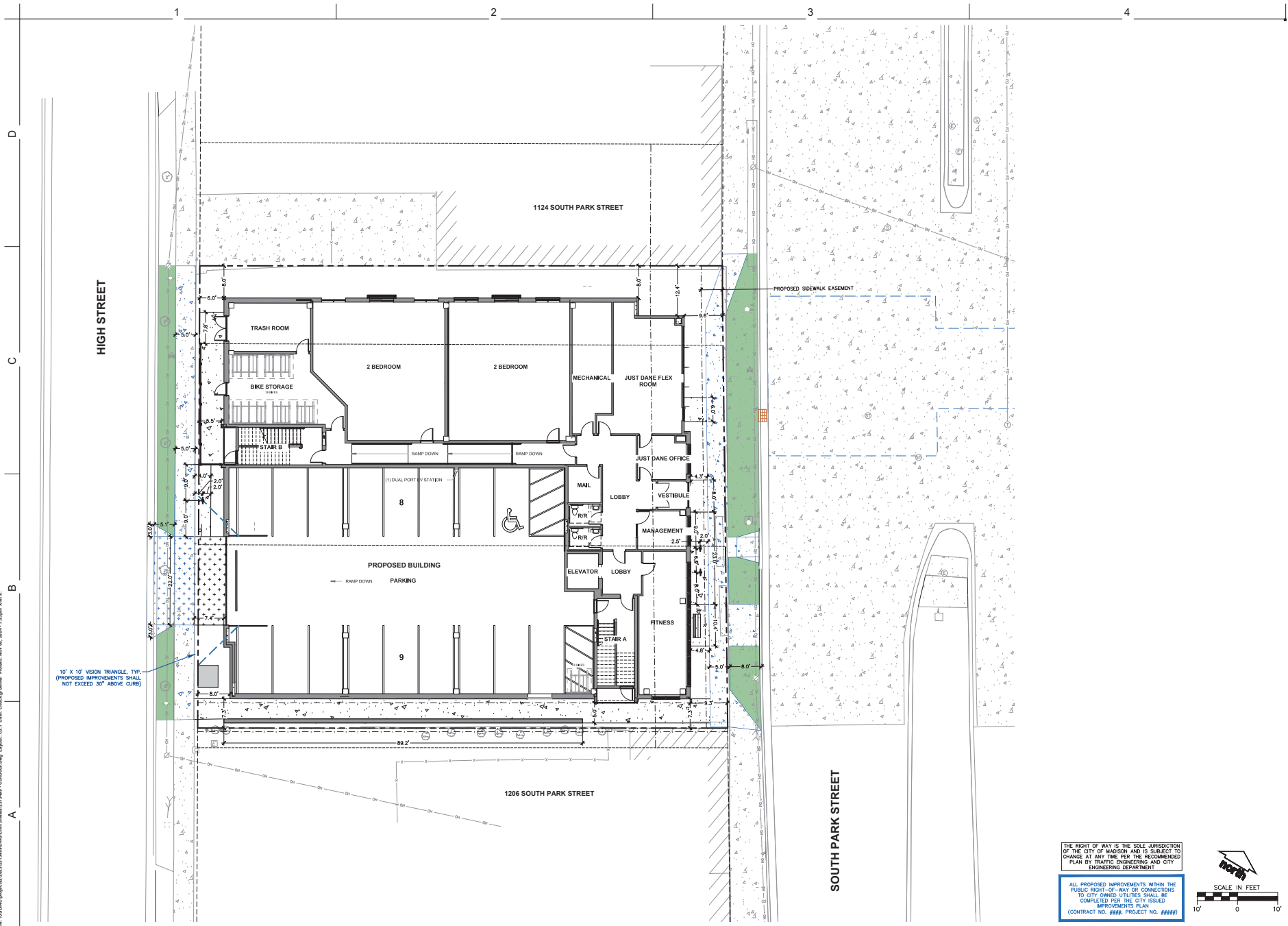
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SITE PLAN - ANNOTATED

PRELIMINARY

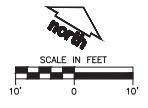
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12' x 10' VISION TRIANGLE, TYP.
(PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE CURB)

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PRELIMINARY



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 MIXED-USE DEVELOPMENT
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 MADISON, WI 53713

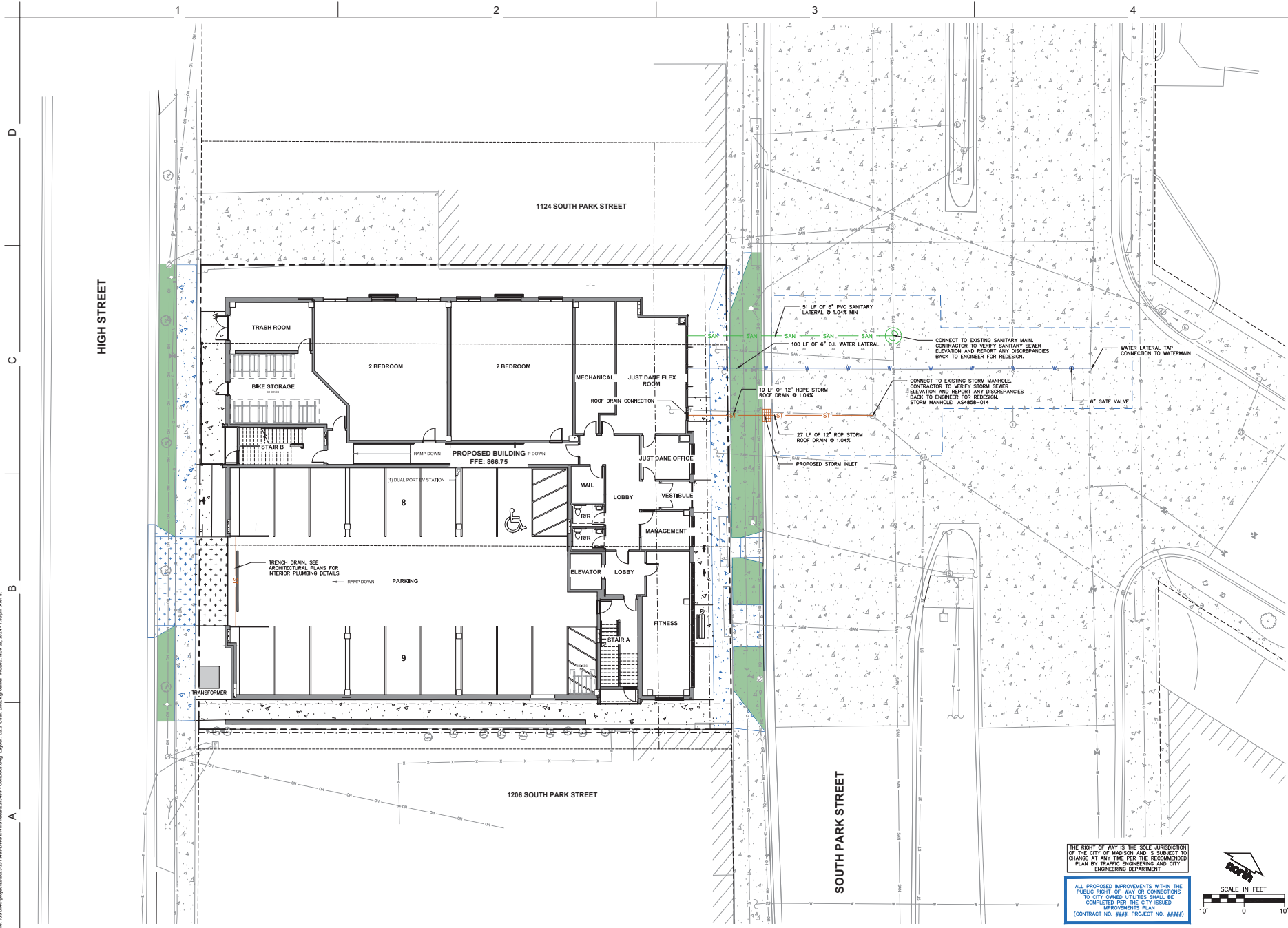
Project Status	
07-19-2024	LAND-USE SUBMITTAL
10-22-2024	LOC RESUBMITTAL
11-11-2024	SITE PLAN SUBMITTAL

PROJ. # 23081-01
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SITE PLAN - DIMENSIONED

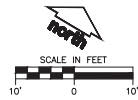
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PRELIMINARY

Sketchworks
architecture



PARK LOFTS
MIXED-USE DEVELOPMENT
1150 S. PARK STREET
MADISON, WI 53713

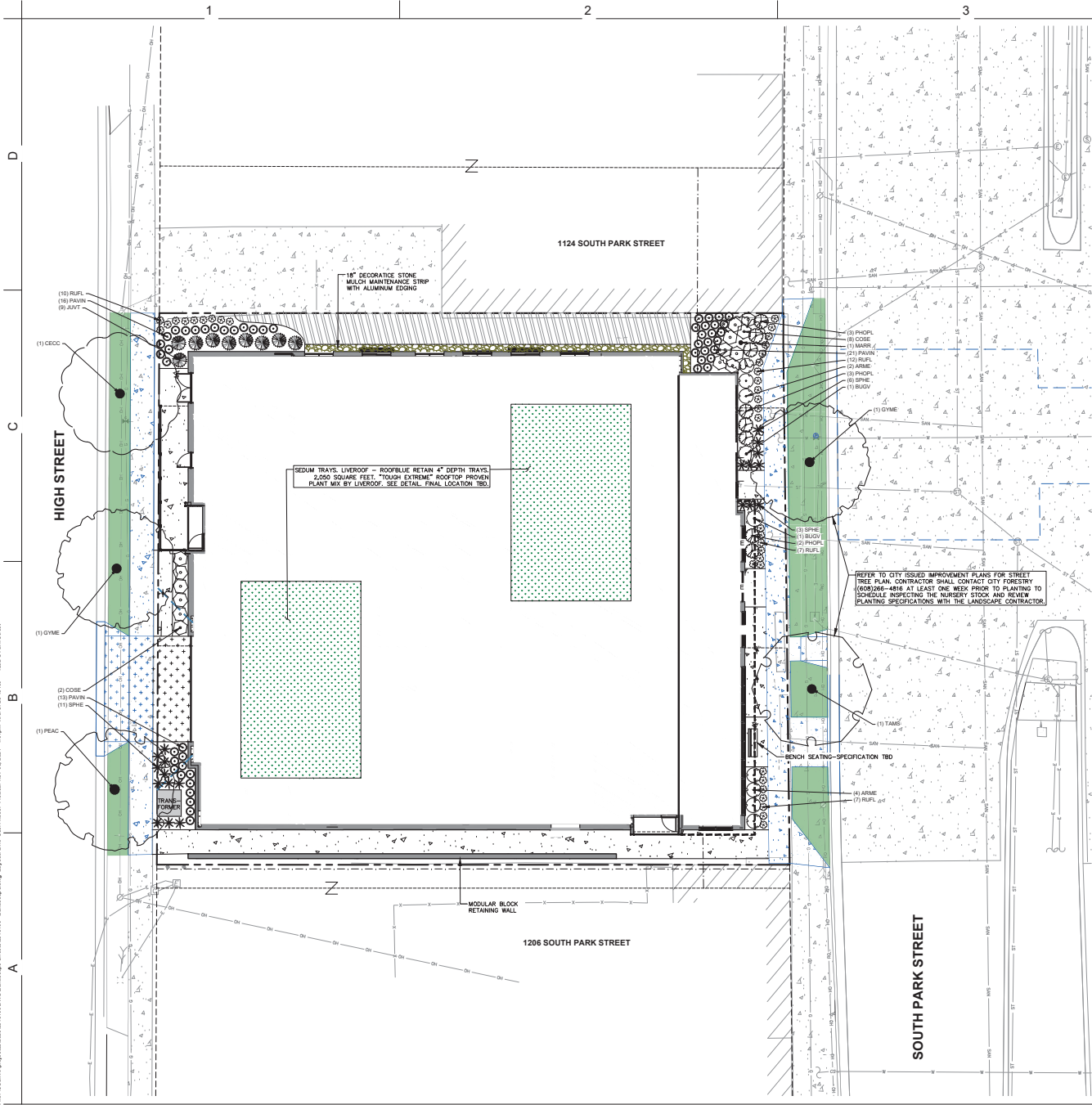
Project Status	
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10-22-2024	LOC RESUBMITTAL
11-11-2024	SITE PLAN SUBMITTAL

PROJ. # 23081-01
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UTILITY PLAN

C5.0

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- 959 ----- PROPOSED 1 FOOT CONTOUR
- 960 ----- PROPOSED 5 FOOT CONTOUR
- 959 ----- EXISTING 1 FOOT CONTOUR
- 960 ----- EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- DECORATIVE STONE MULCH
- ALUMINUM EDGING
- BKE RACK

PLANT SCHEDULE SITE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
JUNT		<i>Juniperus virginiana</i> 'Taylor' Taylor Eastern Redcedar	B & B	6' HL. (min)	9
ORNAMENTAL TREES					
MARR		<i>Morus x 'Royal Raindrops'</i> Royal Raindrops Crabapple	B & B	1.5" Cal	1
DECIDUOUS SHRUBS					
ARME		<i>Artemisia melanocarpa</i> 'Morton' TM Inquis Beauty Black Chokeberry	#3	24" HL. (min)	7
COSE		<i>Cornus sericea</i> 'Formosa' Arctic Green Red Twig Dogwood	#3	24" HL. (min)	14
RHOP		<i>Rhus typhina</i> 'Little Devil' Deer Nitsabark	#3	18" HL. (min)	8
EVERGREEN SHRUBS					
BUGV		<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	#3	18" HL. (min)	2
PERENNIALS & GRASSES					
PAWV		<i>Phlox paniculata</i> 'Northwind' Northwind Switch Grass	#1	Min. 12"-24"	58
RUFL		<i>Rudbeckia fulgida</i> 'Brilliant' Vieite's Little Suzy Coneflower	#1	Min. 8"-18"	36
SPHE		<i>Sporobolus heterolepis</i> Prairie Droppid	#1	Min. 8"-18"	28
GROUND COVERS					
CAPE		<i>Carex pensylvanica</i> Pennsylvania Sedge	4" plug	12-inches O.C.	587

PLANT SCHEDULE - STREET TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
STREET TREES					
CECC		<i>Celtis occidentalis</i> Common Hackberry	B & B	2" Cal	1
GYME		<i>Gymnocladus dioica</i> 'Espresso' Kentucky Coffeetree	B & B	2" Cal	2
PEAC		<i>Platanus x acerifolia</i> 'Morton Circle' TM Exclamation London Plane Tree	B & B	2" Cal	1
TAMS		<i>Tilia americana</i> 'McKsentry' American Sentry® Linden	B & B	2" Cal	1

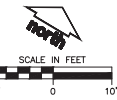
CONTRACTOR NOTES

1. ALL DISTURBED AREAS SHALL RECEIVE TURF GRASS SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.

CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)-266-4816 TO OBTAIN A STREET TREE REMOVAL PERMIT FOR (4) LOW GROWING 2" DIAMETER TREES ALONG HIGH STREET DUE TO POWERLINES TO BE INSTALLED UNDERGROUND.

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PROJ. # 23081-01
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LANDSCAPE PLAN

PRELIMINARY

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