

Preliminary Planning Commission Submission



THE HUB II AT MADISON - 126 LANGDON STREET

Core Spaces Developer • Antunovich Associates Architecture, Planning, Interior Design ©

Preliminary Planning Commission Submission

PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | March 17, 2020

REVISIONS SINCE JANUARY 9, 2020 CONDITIONAL USE APPLICATION SUBMISSION

Revisions from January 9, 2020 Conditional Use Submission through February 3, 2020 Revised Conditional Use Resubmission:

1. Increased center building setback at Langdon Street facade from 2' to 4'-6".
2. Revised units at item #1 setback include changing from 4 bed-4 bath to 4 bed-2 bath at levels 2 thru 5.
3. Increased setback between northwest side of The Hub II and 142 Langdon from 10' to 25'.
4. Revised units at item #3 setback include changing 5 bed-2 bath units to 4 bed-2 bath units and changing 4 bed-2 bath units to 3 bed-2 bath units at levels 2 thru 5. 8 bedrooms are eliminated.
5. A 4 bed-4 bath duplex unit is added at levels L1 and L2 and a 3 bed-3 bath unit is added at L2. 7 bedrooms are added.
6. Changed terrace design and 6th and 7th floors at northwest corner of building to increase the visual difference from the white brick elements at the northeast corner of the building.

Revisions from February 3, 2020 Revised Conditional Use Resubmission to March 17, 2020 Preliminary Planning Commission Submission:

7. Increased center building setback at Langdon Street facade from 4'-6" to 9'-0".
8. Revised units at Item #7 setback include changing 4 bed-2 bath units to 2 bed-2 bath units at levels 2 thru 5. 8 bedrooms are eliminated.
9. Created at 4'-6" setback and Green Roof at the west end of the 5th floor at the Langdon Street facade. The face of this portion of the facade is lowered from 57'AFF to 46'-6"AFF.
10. Revised units at Item #9 setback include changing 4 bed-4 bath to 4 bed-2 bath and 4 bed-2 bath unit to a 3 bed-2 bath unit at 5th floor. 1 bed is eliminated.
11. Created new 2' deep x 14' wide setback on at west facade.
12. Redesigned east facade to create more vertical undulation and variation.
13. Reduced portions of setbacks on west facade to create more variation and replace eliminated bedrooms on Langdon facade.
14. The reduced setbacks in Item #13 created 13 additional bedrooms.



LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST



EXISTING SITE, LOOKING SOUTH



EXISTING SITE

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EXISTING SITE



THE HUB II AT MADISON - 126 LANGDON STREET

JANUARY 9TH - CONCEPTUAL RENDERINGS AND SITE PLAN



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FEBRUARY 3RD - CONCEPTUAL RENDERINGS AND SITE PLAN

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Madison, Wisconsin | **March 17, 2020**



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MARCH 17TH - CONCEPTUAL RENDERINGS AND SITE PLAN



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LEVEL 1/GROUND PLAN

Madison, Wisconsin | March 17, 2020



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LOWER LEVEL 1 PLAN

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LOWER LEVEL 2 PLAN

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TYPICAL RESIDENTIAL LEVEL (2-4) PLAN



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LEVEL 5 PLAN



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LEVEL 6 / POOL TERRACE PLAN



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LEVEL 7 PLAN

Madison, Wisconsin | March 17, 2020

UNIT MATRIX - 03/16/2020

HUB II AT MADISON - LANGDON																		
3/16/2020																		

PROJECT AREA ANALYSIS																			
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL							POOL TERRACE	TERRACE / GREEN ROOF	MECHANICAL AREA	PARKING / LOADING			REQUIRED BIKE SPACES	GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA
			UNITS	BEDS	RSF	COMMON	AMENITY	GSF	BALCONY				AREA	BIKE SPACES	SPACES				
Mech PH		#REF!															0	0	0
7		0'-0"	7	25	7,070	1,409		8,479	193			301					8,973	8,780	8,479
POOL TERRACE	10'-6"	87'-6"	7	25	7,025	1,590		8,615	193	3,247	5,753	268					18,076	8,883	8,615
5	10'-6"	77'-0"	17	57	16,593	2,344		18,937	301			194					19,432	19,131	18,937
4	10'-6"	66'-6"	17	58	16,894	2,345		19,239				194					19,433	19,433	19,239
3	10'-6"	56'-0"	17	58	16,894	2,345		19,239				194					19,433	19,433	19,239
2	10'-6"	45'-6"	17	58	16,894	2,345		19,239				194					19,433	19,433	19,239
1	15'-0"	35'-0"	9	34	9,692	2,760	4,670	17,122				1,580	478				19,180	19,180	17,122
L1	10'-0"	20'-0"	9	31	8,593	1,696		10,289				1,482	8,901	35	20		20,672	20,672	10,289
L2	10'-0"	10'-0"	7	27	7,836	1,728		9,564	680			1,427	2,578	114			14,249	13,569	9,564
TOTAL			107	373	107,491	18,562	4,670	130,723	1,367	3,247	5,753	5,834	11,957	149	20		158,881	148,514	130,723
Average Unit Size				1,005															
NSF Per Bed				287															
Bed Per Unit				3.4															
Typical Residential Floor Efficiency				88%															

PROPOSED BUILDING OCCUPANCY - 373

PREVIOUS BUILDING OCCUPANCY - 376

UNIT MATRIX - 03/16/2020																													
HUB II AT MADISON - LANGDON																													
#####	UNITS													OCCUPANTS														BATH	LEVEL
	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	MICRO	TOTAL UNITS	5/4 D (5 BR / 4 BA DUPLEX)	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	TOTAL OCCUPANTS	VS OCCUPANTS	
													0	5	5	5	4	4	4	3	3	4	2	2	1	1			
PH													0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PH
7	0	1	0	0	1	1	0	3	0	0	0	1	7	0	0	5	0	0	4	3	0	12	0	0	0	0	25	15	7
6	0	1	0	0	1	1	0	3	0	0	0	1	7	0	0	5	0	0	4	3	0	12	0	0	0	0	25	15	6
5	0	2	0	2	4	0	2	3	1	0	0	3	17	0	0	10	0	8	16	0	6	12	2	0	0	0	57	35	5
4	0	2	1	2	4	0	1	3	1	0	0	3	17	0	0	10	4	8	16	0	3	12	2	0	0	0	58	37	4
3	0	2	1	2	4	0	1	3	1	0	0	3	17	0	0	10	4	8	16	0	3	12	2	0	0	0	58	37	3
2	0	2	1	2	4	0	1	3	1	0	0	3	17	0	0	10	4	8	16	0	3	12	2	0	0	0	58	37	2
1	0	2	0	1	1	1	0	3	0	0	0	1	9	0	0	10	0	4	4	3	0	12	0	0	0	0	34	21	1
L1	1	1	1	0	1	1	0	2	0	0	1	1	9	5	0	5	4	0	4	3	0	8	0	0	1	0	31	18	1.5
L2	0	0	0	0	1	2	1	2	0	0	0	1	7	0	5	0	0	0	4	6	3	8	0	0	0	0	27	15	L2
Total:	1	13	4	9	21	6	6	25	4	0	1	17	107	5	5	65	16	36	84	18	18	100	8	0	1	0	373	230	
	0.9%	12.1%	3.7%	8.4%	19.6%	5.6%	5.6%	23.4%	3.7%	0.0%	0.9%	15.9%	100.0%	1%	1%	17%	4%	10%	23%	5%	5%	27%	2%	0%	0%	0%	100%		

UNIT TYPE AND BATHROOM RATIO													
	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	MICRO	TOTAL BATHS
Bath Per Unit	4	3	4	3	2	3	2	2	2	1	1	1	
Unit Type Count	1	13	4	9	21	6	6	25	4	0	1	17	
Total	4.0	39.0	16.0	27.0	42.0	18.0	12.0	50.0	8.0	0.0	1.0	17.0	234

Bath-to-Occupant Ratio 62.7%
Occupant-to-Bath Ratio 1.59

BEDS 373
UNITS 107

EXTERIOR FINISH LEGEND

BR-1	MODULAR BRICK. COLOR: ANTIQUE WHITE.
BR-2	MODULAR BRICK. COLOR: BURGUNDY.
M-1	METAL TRIM.
M-2	GRAY METAL PANEL.
M-3	BROWN METAL PANEL.
C-1	METAL CORNICE.
C-2	METAL CORNICE.
CA-1	METAL CANOPY.
GL-1	ALUMINUM OPERABLE WINDOWS.
GL-2	GLASS RAIL



NOT TO SCALE

THE HUB AT MADISON - 126 LANGDON STREET

WEST ELEVATION

EXTERIOR FINISH LEGEND

<u>BR-1</u>	MODULAR BRICK. COLOR: ANTIQUE WHITE.
<u>BR-2</u>	MODULAR BRICK. COLOR: BURGUNDY.
<u>M-1</u>	METAL TRIM.
<u>M-2</u>	GRAY METAL PANEL.
<u>M-3</u>	BROWN METAL PANEL.
<u>C-1</u>	METAL CORNICE.
<u>C-2</u>	METAL CORNICE.
<u>CA-1</u>	METAL CANOPY.
<u>GL-1</u>	ALUMINUM OPERABLE WINDOWS.
<u>GL-2</u>	GLASS RAIL



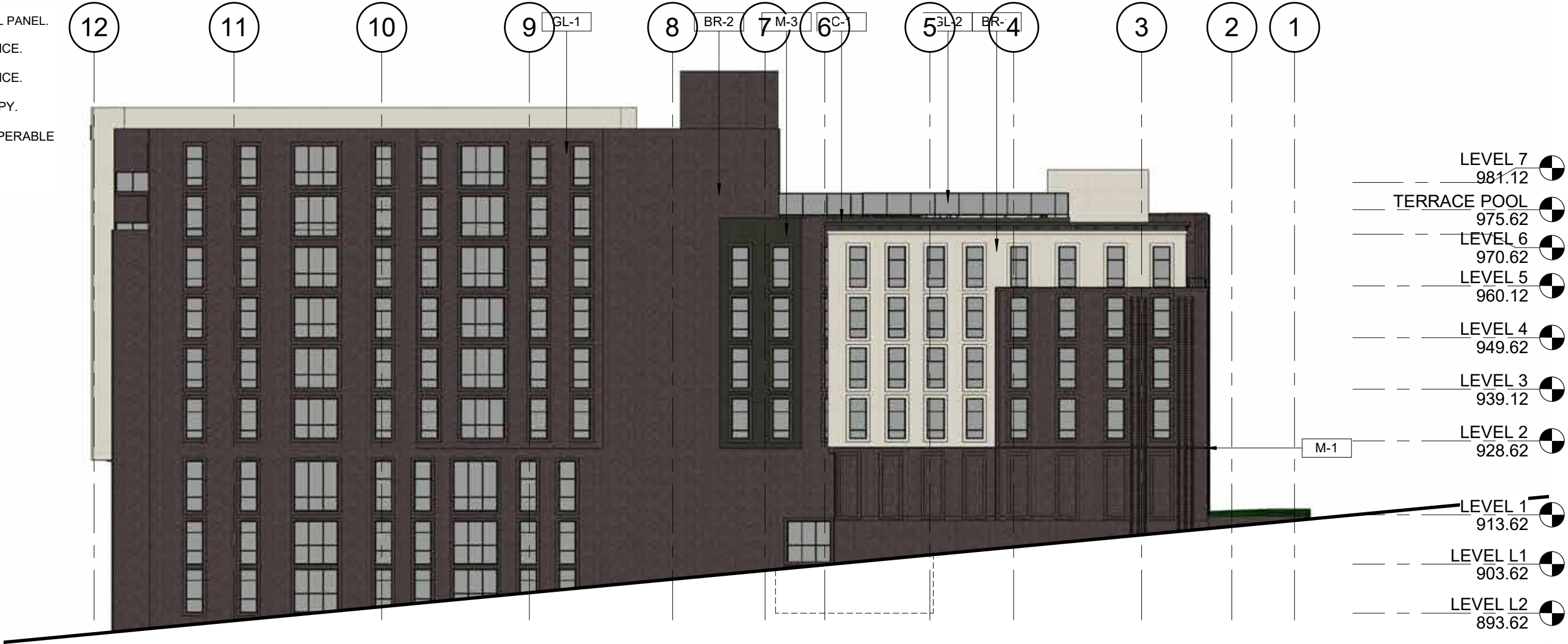
NOT TO SCALE

THE HUB AT MADISON - 126 LANGDON STREET

EAST ELEVATION

EXTERIOR FINISH LEGEND

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: BURGUNDY.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- M-3** BROWN METAL PANEL.
- C-1** METAL CORNICE.
- C-2** METAL CORNICE.
- CA-1** METAL CANOPY.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL



NOT TO SCALE

THE HUB AT MADISON - 126 LANGDON STREET

EXTERIOR FINISH LEGEND

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
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- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL



NOT TO SCALE

THE HUB AT MADISON - 126 LANGDON STREET

APPENDIX

REVISED CONDITIONAL USE APPLICATION

FEBRUARY 3RD, 2020

Conditional Use Application



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GENERAL NOTES:

- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- 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 THE CITY.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION <http://www.cityofmadison.com/business/pw/documents/stdspecs/2018/part1.pdf>. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
- PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- LOCATION OF THE PREVIOUS 126 LANGDON STREET GAS SERVICE IS UNKNOWN. SERVICE WAS TERMINATED PRIOR TO THE SURVEY AND NOT MARKED BY DIGGERS HOTLINE. IT IS PRESUMED THAT THE GAS LATERAL REMAINS BURIED ON THE PROPOSED CONSTRUCTION SITE.

EROSION CONTROL NOTES/SPECIFICATIONS:

- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
 - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 - ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE AND CITY OF MADISON REPORTING REQUIREMENTS.
 - CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
 - TEMPORARY STABILIZATION USING ANIONIC POLYMER. AFTER NOVEMBER 1, 2020, ANIONIC POLYACRYLAMIDE WILL BE APPLIED TO ALL DISTURBED AREAS WHERE THE MUNICIPALITY'S ENGINEER OR WDNR REPRESENTATIVES DEEM STABILIZATION AND/OR EROSION TO BE PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE WILL BE ACCORDING TO WDNR CONSERVATION PRACTICE STANDARD 1050, EROSION CONTROL LAND APPLICATION OF ANIONIC POLYACRYLAMIDE. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
 - SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
 - DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.
- | | |
|---------------------|-------------------------|
| PUMP SIZE (MAX GPM) | TYPE I BAG SIZE (SQ-FT) |
| 50 | 25 |
| 100 | 50 |
| 150 | 75 |
- STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM](http://www.dot.wisconsin.gov/business/engrserv/pal.htm). INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE.
 - BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
 - NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
 - EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDs.HTM](http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
 - ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
 - ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
 - ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
 - FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.
 - PAVEMENT AROUND BUILDING FOOTPRINT TO REMAIN IN PLACE UNTIL GRADING AND SITE RESTORATION IS SCHEDULED TO TAKE PLACE. IF PAVEMENT IS TO BE REMOVED IT SHALL BE REPLACED WITH BREAKER RUN IN ORDER TO STABILIZE EXISTING SOILS.

SCHEDULE:

EMERGENCY CONTACT	MAY 1, 2020	SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED.
ROB BAK	MAY 1, 2020	TOP SOIL REMOVAL START.
CORE CAMPUS MANAGER, LLC	MAY 15, 2020	TOP SOIL REMOVAL COMPLETE.
1643 N MILWAUKEE AVE, 5TH FLOOR	JUNE 1, 2020	BUILDING EXCAVATION COMPLETE.
CHICAGO, IL 60647	JUNE 1, 2020	INSTALL MULCH ON DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINT.
630-730-9453	MARCH 15, 2021	FOUNDATION AND FIRST FLOOR COMPLETE. KEEP MULCH ON DISTURBED AREAS.
ROBB@CORESPACES.COM	AUGUST 10, 2021	REMOVAL OF ASPHALT SURROUNDING BUILDING.
	AUGUST 12, 2021	SEED AND MULCH COMPLETE.
	AUGUST 15, 2021	ASPHALT REPLACED AROUND BUILDING.

SITE PLAN NOTES:

- PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- 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.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
- CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
- NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

- ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
- UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	EROSION CONTROL PLAN
C-300	DEMOLITION PLAN
C-400	SITE PLAN
C-500	GRADING PLAN
C-600	UTILITY PLAN

LEGEND	
● MAG NAIL SET	AC AIR CONDITIONER
● 3/4" SOLID IRON ROD FOUND	TV PEDESTAL
● 1" IRON PIPE FOUND UNLESS NOTED	□ ELECTRIC PEDESTAL
✕ FOUND CHISELED "X" IN CONCRETE	Ø UTILITY POLE
● FOUND NAIL	○ LIGHT POLE
○ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	⦿ GROUND LIGHT
⦿ 851.23 SPOT ELEVATION	Ⓣ TELEPHONE PEDESTAL
— OH — OVERHEAD UTILITY WIRE	⦿ FIRE HYDRANT
— G — BURIED GAS LINE	— — — SIGN
— WM — WATER MAIN	— — — GUY WIRE
— SAN — SANITARY SEWER	□ STORM SEWER INLET
— ST — STORM SEWER	⊙ ELECTRIC MANHOLE
— UT — BURIED TELEPHONE	⊙ TELEPHONE MANHOLE
— UE — BURIED ELECTRIC	⊙ STORM SEWER MANHOLE
— UV — BURIED CABLE ACCESS TELEVISION LINE	● ROUND CATCH BASIN
— FO — BURIED FIBER OPTIC	■ RECTANGULAR CATCH BASIN
⊙ WATER VALVE	⊙ SANITARY SEWER MANHOLE
⊙ GAS VALVE	() INDICATES RECORDED AS
Ⓜ GAS METER	
WW WINDOW WELL	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

LEGEND	
— — — — —	ACCESSIBLE ROUTE
- - - - -	EXISTING EASEMENT
— — — — —	PROPERTY BOUNDARY
⬢	PARKING STALL COUNT
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
↘ 1041.02	SPOT GRADE
FG	FINISH GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
— SAN —	PROPOSED SANITARY SEWER
— ST —	PROPOSED STORM SEWER
— WM —	PROPOSED WATER LATERAL
~~~~~	UTILITY LINE DEMOLITION
✕	TREE REMOVAL
- - - 1041 - - -	EXISTING MINOR CONTOUR
- - - 1040 - - -	EXISTING MAJOR CONTOUR
— 1041 —	PROPOSED MINOR CONTOUR
— 1040 —	PROPOSED MAJOR CONTOUR
— — —	PROPOSED RIDGE LINE
— — —	PROPOSED SWALE/DITCH
— — —	ACCESSIBLE PARKING SIGN
▲	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30" AND 10')
⬢	RIPRAP
⬢	CONSTRUCTION ENTRANCE
✕	SAW CUT / REMOVAL LIMITS
— — —	DISTURBANCE LIMITS
— — —	SILT FENCE
— — —	CHECK DAM
— — —	DIVERSION BERM
✕	INLET PROTECTION
- - - - -	USLE FLOW PATH



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PROJECT NO.	MLB
DESIGNED BY	CRB
DRAWN BY	CRB
CHECKED BY	MLB
APPROVED	MLB

THE LANGDON, A HUB ON CAMPUS PROPERTY

Lagoon Street Apartments

126 Langdon Street  
Madison, WI 53703

Core Campus Manager, LLC

2234 W. North Avenue  
Chicago, IL 60647

PROJECT #: BSE2172

PLOT DATE: 02/03/2020

REVISION DATES:

02/03/2020

ISSUE DATES:

12/16/2019

UDC 02/03/2020

CIVIL DETAILS

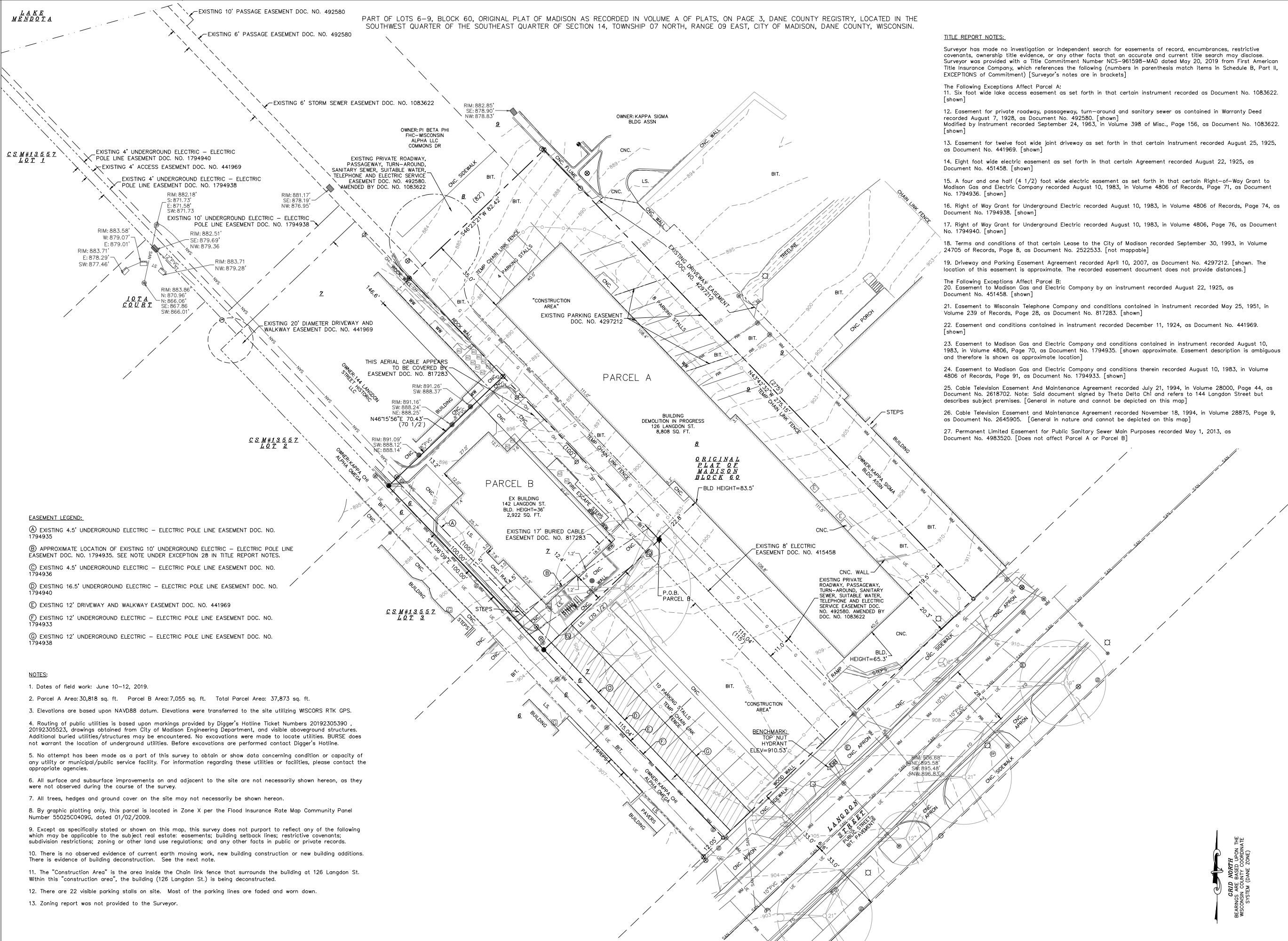
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DRAWING NUMBER

C-001



NOT FOR CONSTRUCTION



EASEMENT LEGEND:

- (A) EXISTING 4.5' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794935
- (B) APPROXIMATE LOCATION OF EXISTING 10' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794935. SEE NOTE UNDER EXCEPTION 28 IN TITLE REPORT NOTES.
- (C) EXISTING 4.5' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794936
- (D) EXISTING 16.5' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794940
- (E) EXISTING 12' DRIVEWAY AND WALKWAY EASEMENT DOC. NO. 441969
- (F) EXISTING 12' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794933
- (G) EXISTING 12' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794938

NOTES:

1. Dates of field work: June 10-12, 2019.
2. Parcel A Area: 30,818 sq. ft. Parcel B Area: 7,055 sq. ft. Total Parcel Area: 37,873 sq. ft.
3. Elevations are based upon NAVD88 datum. Elevations were transferred to the site utilizing WISCORS RTK GPS.
4. Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20192305390, 20192305523, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. BURSE does not warrant the location of underground utilities. Before excavations are performed contact Digger's Hotline.
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 or facilities, please contact the appropriate agencies.
6. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.
7. All trees, hedges and ground cover on the site may not necessarily be shown hereon.
8. By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C0409G, dated 01/02/2009.
9. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
10. There is no observed evidence of current earth moving work, new building construction or new building additions. There is evidence of building deconstruction. See the next note.
11. The "Construction Area" is the area inside the Chain link fence that surrounds the building at 126 Langdon St. Within this "construction area", the building (126 Langdon St.) is being deconstructed.
12. There are 22 visible parking stalls on site. Most of the parking lines are faded and worn down.
13. Zoning report was not provided to the Surveyor.

PART OF LOTS 6-9, BLOCK 60, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TITLE REPORT NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-961598-MAD dated May 20, 2019 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B, Part II, EXCEPTIONS of Commitment) [Surveyor's notes are in brackets]

The Following Exceptions Affect Parcel A:  
11. Six foot wide lake access easement as set forth in that certain instrument recorded as Document No. 1083622. [shown]

12. Easement for private roadway, passageway, turn-around and sanitary sewer as contained in Warranty Deed recorded August 7, 1928, as Document No. 492580. [shown]  
Modified by instrument recorded September 24, 1963, in Volume 398 of Misc., Page 156, as Document No. 1083622. [shown]

13. Easement for twelve foot wide joint driveway as set forth in that certain instrument recorded August 25, 1925, as Document No. 441969. [shown]

14. Eight foot wide electric easement as set forth in that certain Agreement recorded August 22, 1925, as Document No. 451458. [shown]

15. A four and one half (4 1/2) foot wide electric easement as set forth in that certain Right-of-Way Grant to Madison Gas and Electric Company recorded August 10, 1983, in Volume 4806 of Records, Page 71, as Document No. 1794936. [shown]

16. Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806 of Records, Page 74, as Document No. 1794938. [shown]

17. Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806, Page 76, as Document No. 1794940. [shown]

18. Terms and conditions of that certain Lease to the City of Madison recorded September 30, 1993, in Volume 24705 of Records, Page 8, as Document No. 2522533. [not mappable]

19. Driveway and Parking Easement Agreement recorded April 10, 2007, as Document No. 4297212. [shown. The location of this easement is approximate. The recorded easement document does not provide distances.]

The Following Exceptions Affect Parcel B:  
20. Easement to Madison Gas and Electric Company by an instrument recorded August 22, 1925, as Document No. 451458. [shown]

21. Easement to Wisconsin Telephone Company and conditions contained in instrument recorded May 25, 1951, in Volume 239 of Records, Page 28, as Document No. 817283. [shown]

22. Easement and conditions contained in instrument recorded December 11, 1924, as Document No. 441969. [shown]

23. Easement to Madison Gas and Electric Company and conditions contained in instrument recorded August 10, 1983, in Volume 4806, Page 70, as Document No. 1794935. [shown approximate. Easement description is ambiguous and therefore is shown as approximate location]

24. Easement to Madison Gas and Electric Company and conditions therein recorded August 10, 1983, in Volume 4806 of Records, Page 91, as Document No. 1794933. [shown]

25. Cable Television Easement And Maintenance Agreement recorded July 21, 1994, in Volume 28000, Page 44, as Document No. 2618702. Note: Said document signed by Theta Delta Chi and refers to 144 Langdon Street but describes subject premises. [General in nature and cannot be depicted on this map]

26. Cable Television Easement And Maintenance Agreement recorded November 18, 1994, in Volume 28875, Page 9, as Document No. 2645905. [General in nature and cannot be depicted on this map]

27. Permanent Limited Easement for Public Sanitary Sewer Main Purposes recorded May 1, 2013, as Document No. 4983520. [Does not affect Parcel A or Parcel B]

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APPROVALS	MLB	CRB	CBE	MLB	MLB
PROJECT ENG.	REGISTERED	SHOWN BY	CHECKED BY	APPROVED	MLB

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY  
Core Campus Manager, LLC  
2234 W. North Avenue  
Chicago, IL 60647

PROJECT #: BSE2172
PLOT DATE: 02/03/2020
REVISION DATES:
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ISSUE DATES:
12/16/2019
UDC 02/03/2020

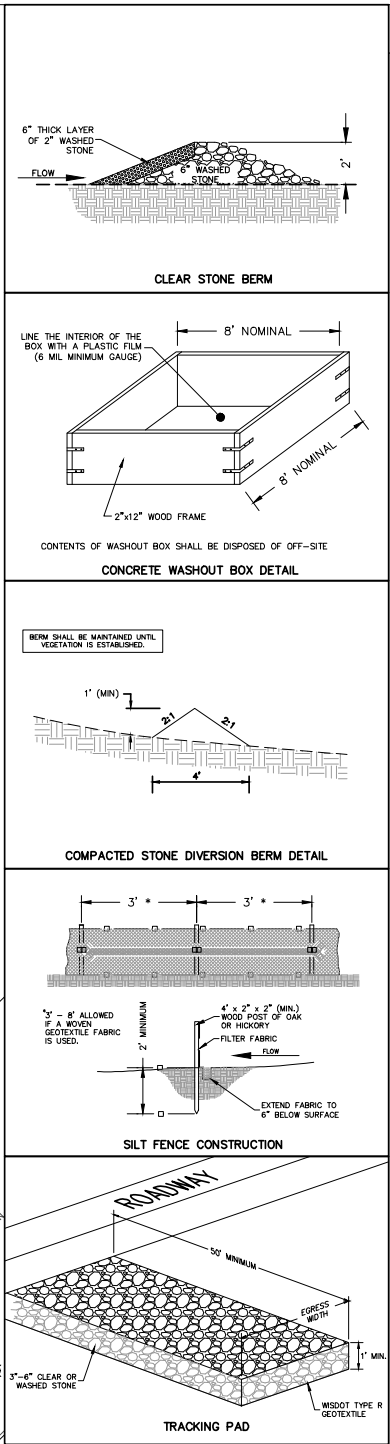
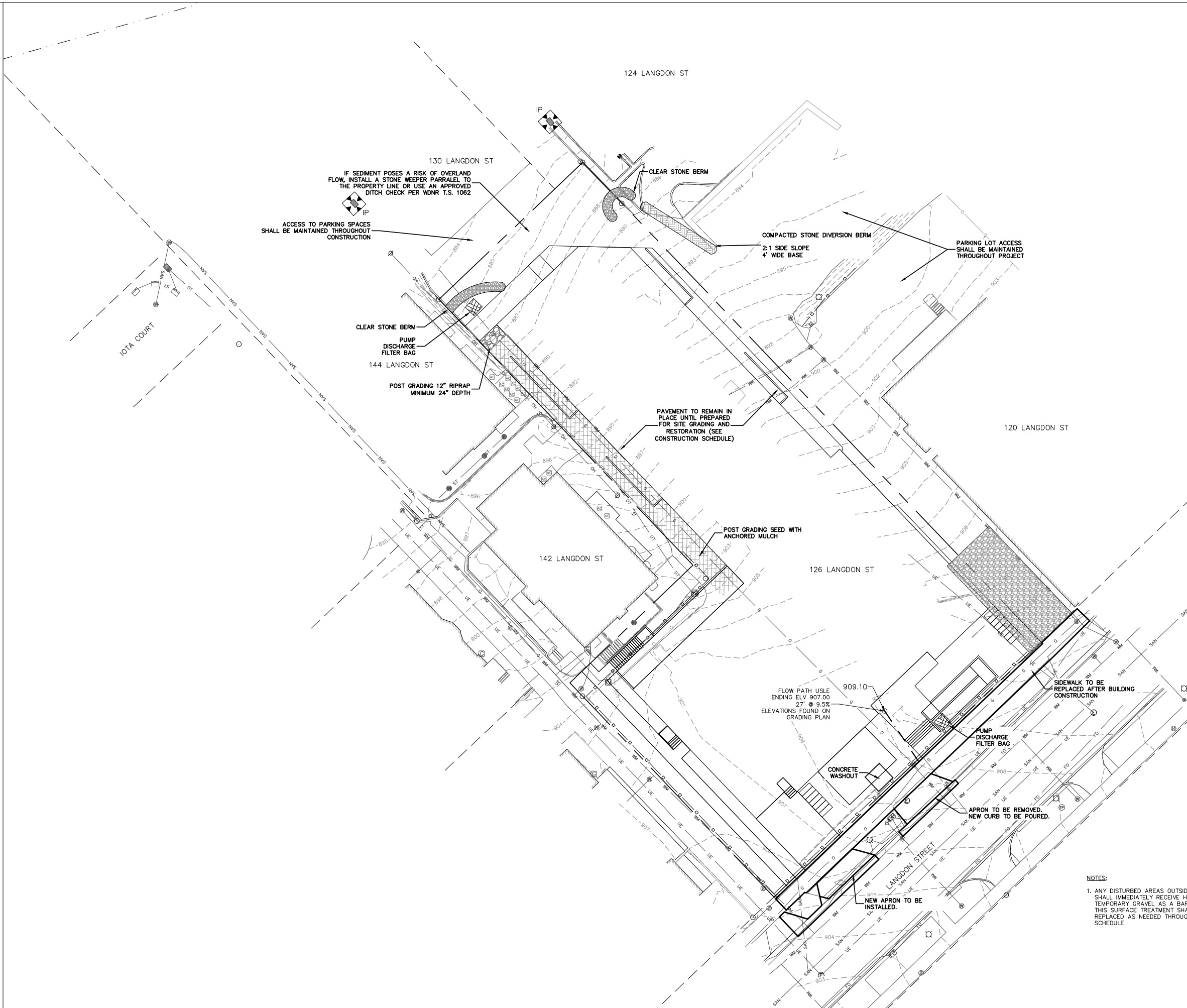
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**C-100**

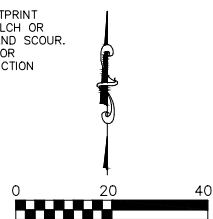
GRID NORTH  
BEARINGS ARE BASED UPON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)



NOT FOR CONSTRUCTION



NOTES:  
1. ANY DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINT SHALL IMMEDIATELY RECEIVE HEAVILY-APPLIED MULCH OR TEMPORARY GRAVEL AS A BARRIER TO EROSION AND SCOUR. THIS SURFACE TREATMENT SHALL BE MAINTAINED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION SCHEDULE



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**Langdon Street Apartments**  
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APPROVALS	PROJECT ENG.	MLB	REFERENCE BY	CRB	DRAWN BY	CRB	CHECKED BY	MLB	APPROVED BY	MLB
PROJECT #:										
PLOT DATE:										
REVISION DATES:										
ISSUE DATES:										
UDC										

EROSION CONTROL PLAN

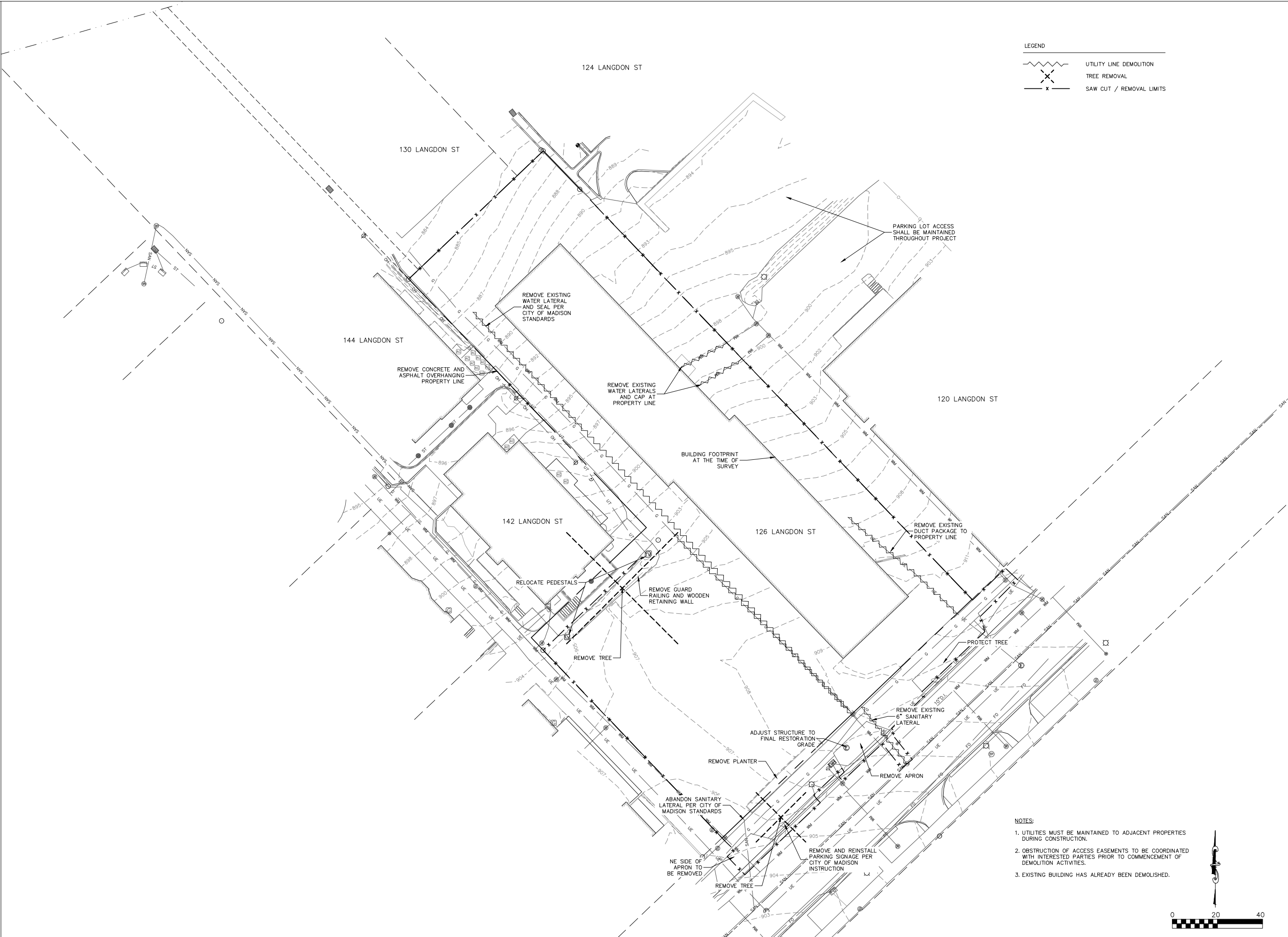
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DRAWING NUMBER

C-200



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- LEGEND
- UTILITY LINE DEMOLITION
  - TREE REMOVAL
  - SAW CUT / REMOVAL LIMITS

- NOTES:
1. UTILITIES MUST BE MAINTAINED TO ADJACENT PROPERTIES DURING CONSTRUCTION.
  2. OBSTRUCTION OF ACCESS EASEMENTS TO BE COORDINATED WITH INTERESTED PARTIES PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
  3. EXISTING BUILDING HAS ALREADY BEEN DEMOLISHED.

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APPROVALS	PROJECT ENG.	MLB
REVIEWED BY	CRB	CRB
DRAWN BY	CRB	CRB
CHECKED BY	MLB	MLB
APPROVED BY	MLB	MLB

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY  
Core Campus Manager, LLC  
2234 W. North Avenue  
Chicago, IL 60647

PROJECT #:	BSE2172
PLOT DATE:	02/03/2020
REVISION DATES:	
	02/03/2020
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	12/16/2019
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DEMOLITION PLAN

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DRAWING NUMBER  
**C-300**



124 LANGDON ST

130 LANGDON ST

144 LANGDON ST

142 LANGDON ST

126 LANGDON ST

120 LANGDON ST

IOTA COURT

LANGDON STREET

BIT.

24.02'

6.50'

8.57'

10.09'

24.06'

10.15'

28.20'

1.92'

22.86'

4.50'

1.92'

3.77'

24' FIRE ACCESS LANE

RET. WALL

EXIT: 886.53

RET. WALL

RET. WALL

35.75'

10.04'

10.04'

9.4'

3.3'

SUNVEN TERRACE

LL2: 893.62

LL1: 903.62

16.93'

20.00'

CONC.

7 BIKE PARKING STALLS

FIVE 7'-1" STEPS

EXIT: 911.62

17.04'

28.50'

CONC.

21.19'

10.63'

20.33'

30.33'

FFE: 913.62

SIX 7'-1" STEPS

PAVERS

12.56'

5.00'

27.84'

22.17'

5.00'

5.00'

8 BIKE PARKING STALLS

5.52'

25.07'

23.91'

16'

6'

VISION TRIANGLE

8" RET. WALL

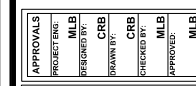
NEW 7' WIDE WALK PER CITY OF MADISON STANDARDS

TYPE "A" CURB AND GUTTER PER STANDARD DETAIL 3.06 & 3.02

NOTES:

1. RAILINGS AND RETAINING WALLS DESIGNED BY OTHERS.

0 20 40

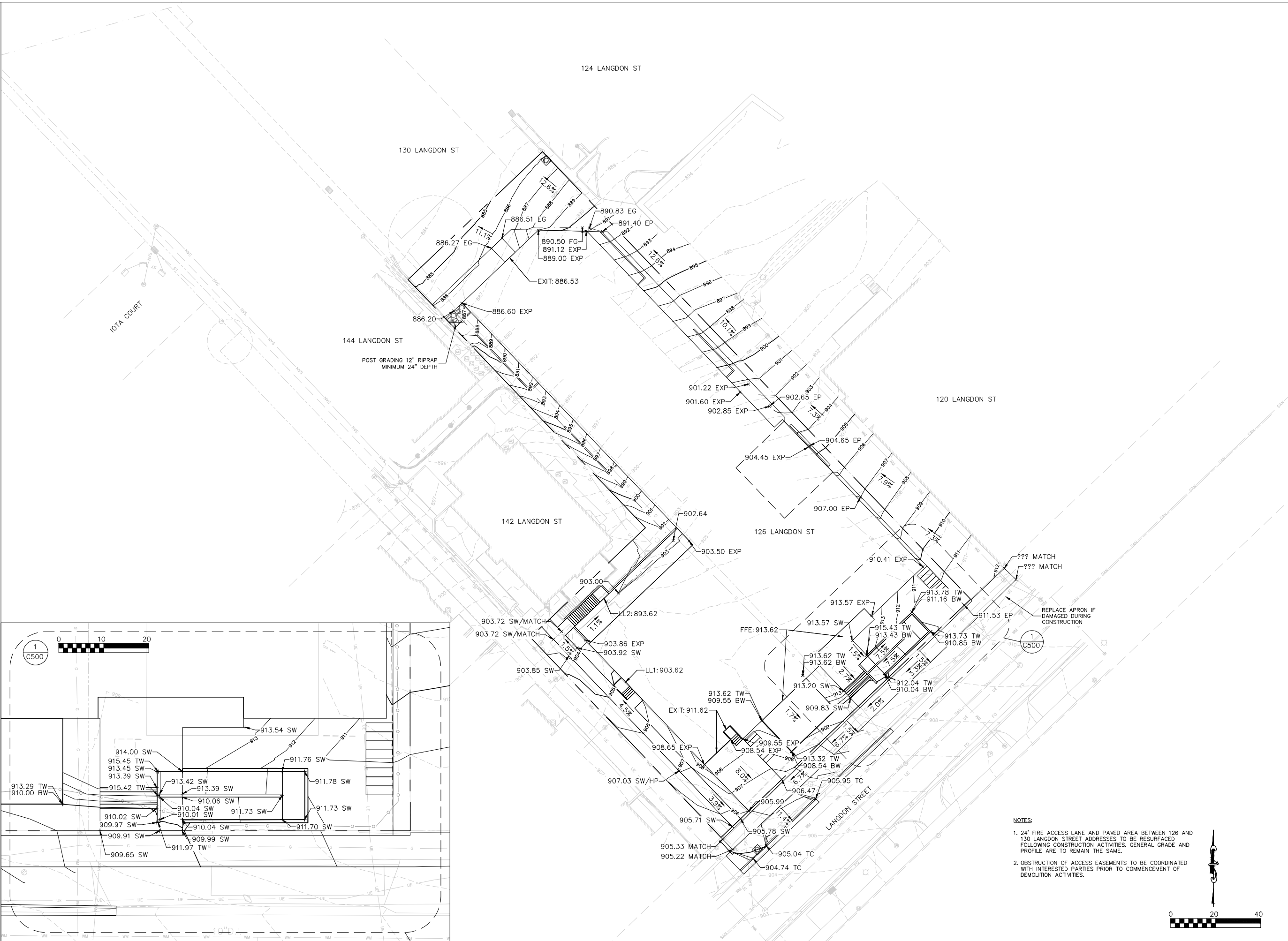


PROJECT #: BSE2172	
PLOT DATE: 02/03/2021	
REVISION DATES:	
A	02/03/2021
ISSUE DATES:	
	12/16/2019
UDC	02/03/2021

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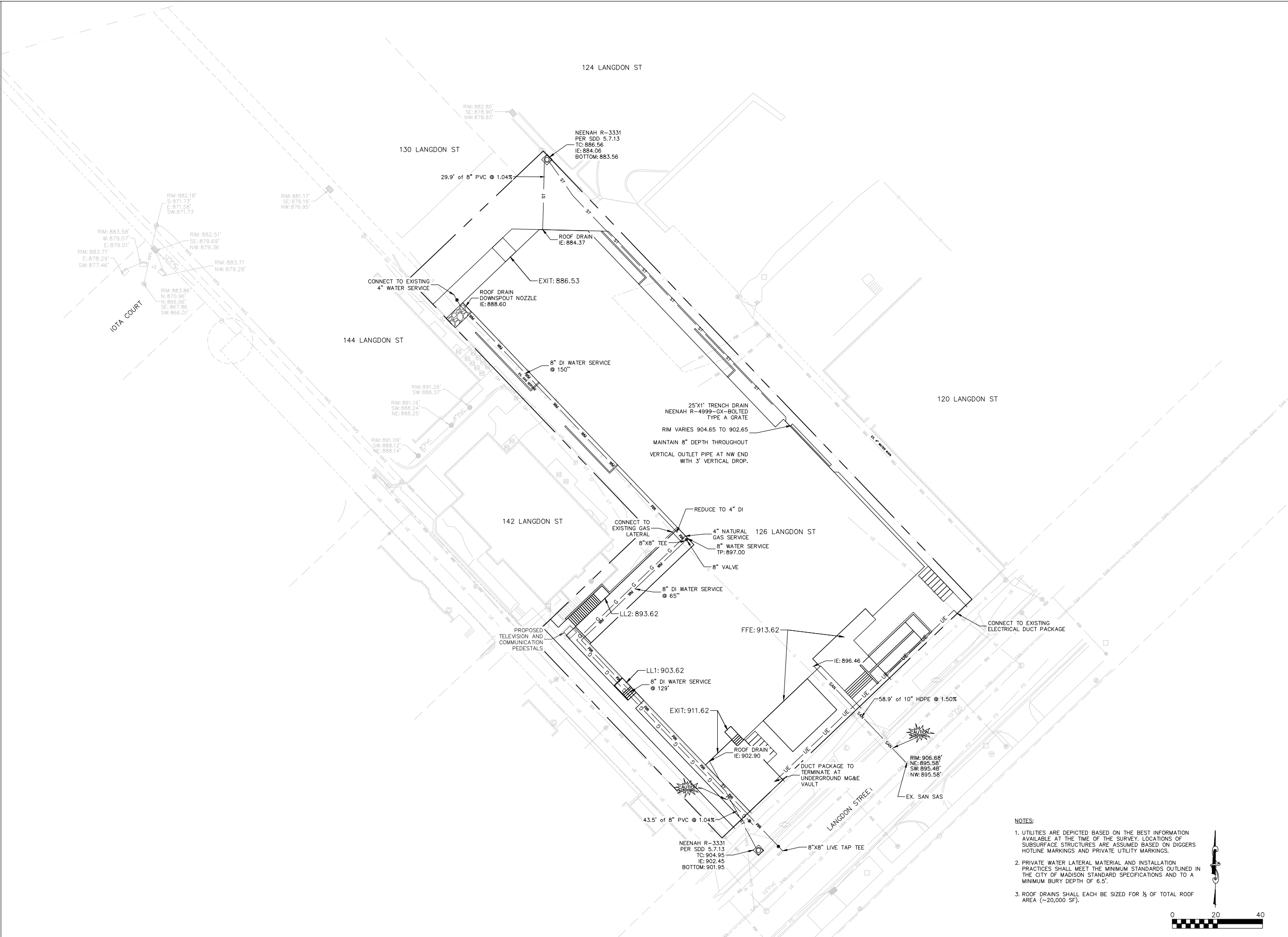




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NOT FOR CONSTRUCTION



- NOTES:
1. UTILITIES ARE DEPICTED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. LOCATIONS OF SUBSURFACE STRUCTURES ARE ASSUMED BASED ON DIGGERS HOTLINE MARKINGS AND PRIVATE UTILITY MARKINGS.
  2. PRIVATE WATER LATERAL MATERIAL AND INSTALLATION PRACTICES SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE CITY OF MADISON STANDARD SPECIFICATIONS AND TO A MINIMUM BURY DEPTH OF 6.5'.
  3. ROOF DRAINS SHALL EACH BE SIZED FOR 1/3 OF TOTAL ROOF AREA (~20,000 SF).

**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: Mburse@BSE-INC.net  
www.bursesurveyeng.com

APPROVALS	PROJECT ENG.	MLB
REVIEWED BY	CRB	CRB
DRAWN BY	CRB	CRB
CHECKED BY	MLB	MLB
APPROVED BY	MLB	MLB

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY  
Core Campus Manager, LLC  
2234 W. North Avenue  
Chicago, IL 60647

PROJECT #:	BSE2172
PLOT DATE:	02/03/2020
REVISION DATES:	
	02/03/2020
ISSUE DATES:	
	12/16/2019
UDC	02/03/2020

UTILITY PLAN

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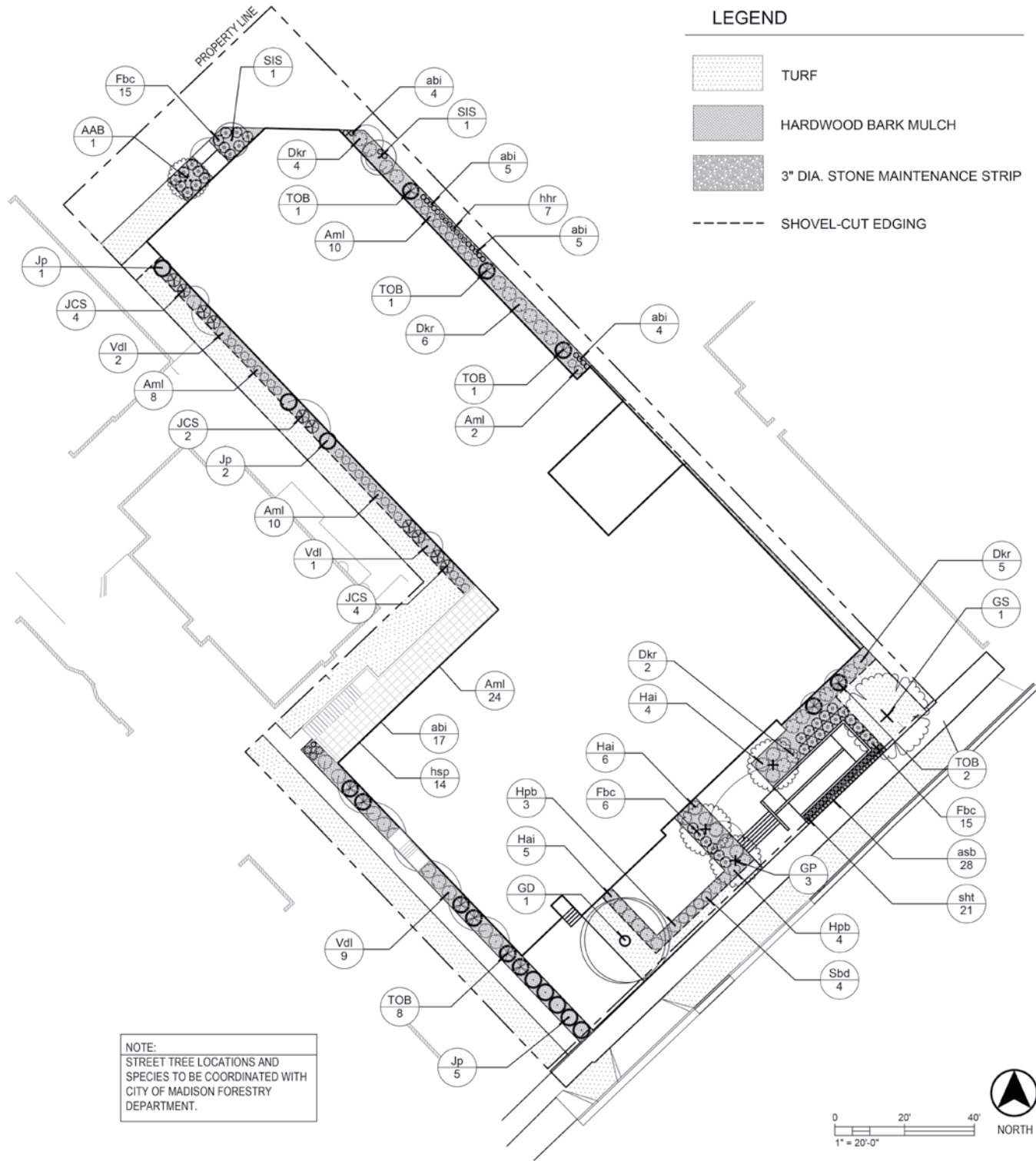
DRAWING NUMBER

**C-600**



## Landscape Plan and Plant Schedule

SCALE: 1" = 20'-0"



## LANDSCAPE WORKSHEET

Developed Lots		SF	Acres	Landscape Points	
Total Developed Area (Lot - Building Area)		6,752	0.16	Subtotal	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)				113	
				Landscape Points Required	
				113	
Development Frontage - Langdon St.					
St.	LF	Overstory Trees Required*		Shrubs Required	
Total LF of Street Frontage					
Between Parking/Building & Street	154	5		55	
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree	35	5		175	
Tall Evergreen Tree	35			0	
Ornamental Tree	15			0	
Upright Evergreen Shrub	10	2		20	
Shrub, deciduous	3	54		162	
Shrub, evergreen	4	5		20	
Ornamental Grass/Perennial	2	49		98	
Development Frontage Points Total				475	
General Site, Foundation, Screening					
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree	35			0	
Tall Evergreen Tree	35			0	
Ornamental Tree	15	3		45	
Upright Evergreen Shrub	10	21		210	
Shrub, deciduous	3	91		273	
Shrub, evergreen	4	3		12	
Ornamental Grass/Perennial	2	56		112	
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0	
Foundation Plantings Total				652	
TOTAL LANDSCAPE POINTS				1127	

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.

** Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees.

## ORNAMENTAL TREES



## DECIDUOUS SHRUBS



## EVERGREEN SHRUBS



## HERBACEOUS PERENNIALS



## ORNAMENTAL GRASSES



## APPROVAL STAMPS:

1	12/18/19	UDC Submittal
No.	Date	Description

## SUBMISSIONS &amp; REVISIONS

## OWNER

**CORE SPACES**  
1643 N. MILWAUKEE AVENUE  
CHICAGO, IL 60647  
(773) 969-5740

## ARCHITECT

**ANTUNOVICH ASSOCIATES**  
ARCHITECTURE - PLANNING - INTERIOR DESIGN  
224 WEST HURON STREET, SUITE 7E  
CHICAGO, ILLINOIS 60610  
MAIN: 312.266.1126  
FAX: 312.266.7123  
WWW.ANTUNOVICH.COM

## STRUCTURAL ENGINEER

## M.E.P. &amp; F.P. ENGINEERS

## CIVIL ENGINEER

**BURSE SURVEYING AND ENGINEERING, INC**  
2801 INTERNATIONAL LN, STE 101  
MADISON, WI 53704  
(608) 250-9263

## LANDSCAPE ARCHITECT

**SAIKI DESIGN**  
1110 S PARK ST  
MADISON, WI 53715  
(608) 251-3600

## GENERAL CONTRACTOR

**THE LANGDON, A HUB ON CAMPUS PROPERTY**

## PROJECT LOCATION

126 LANGDON STREET, MADISON, WI 53703

## DRAWING TITLE

## Landscape Plan and Plant Schedule

## SEAL

## DATE:

12/18/19

## DRAWN BY:

KB

## CHECKED BY:

KS

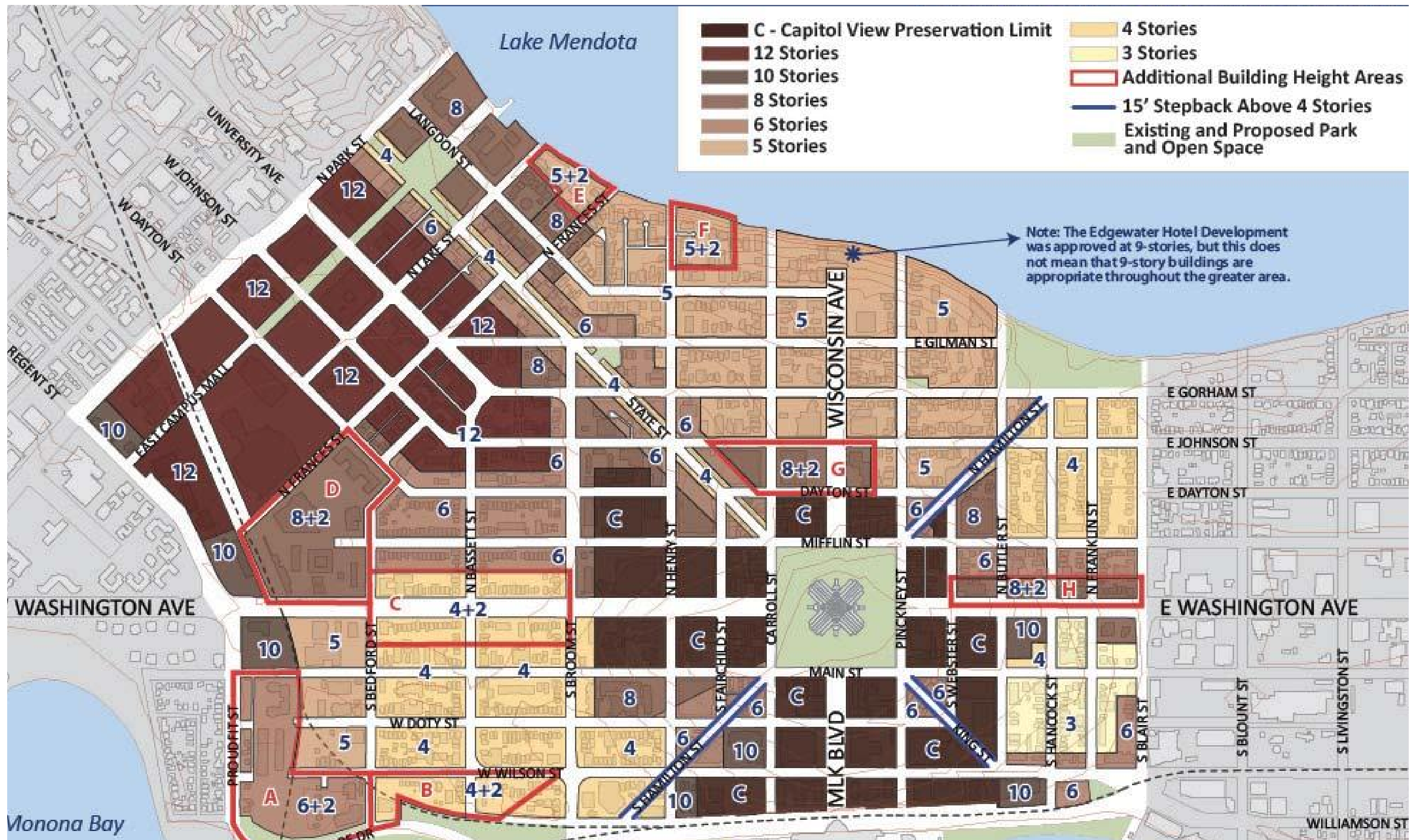
## PROJECT NO:

2019-042

## DRAWING NO:

**L01**





## THE HUB II AT MADISON - 126 LANGDON STREET

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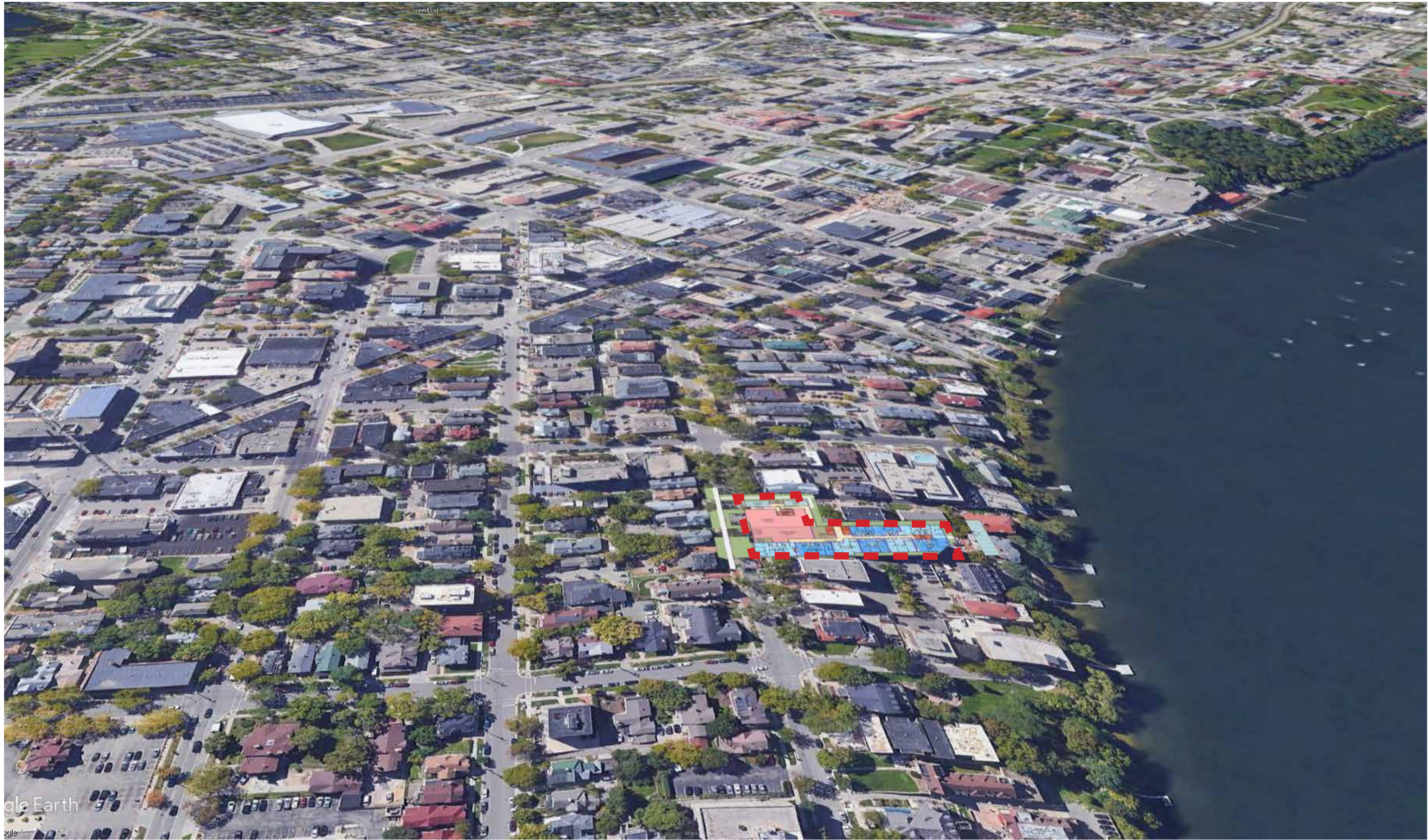
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ZONING MAP

41

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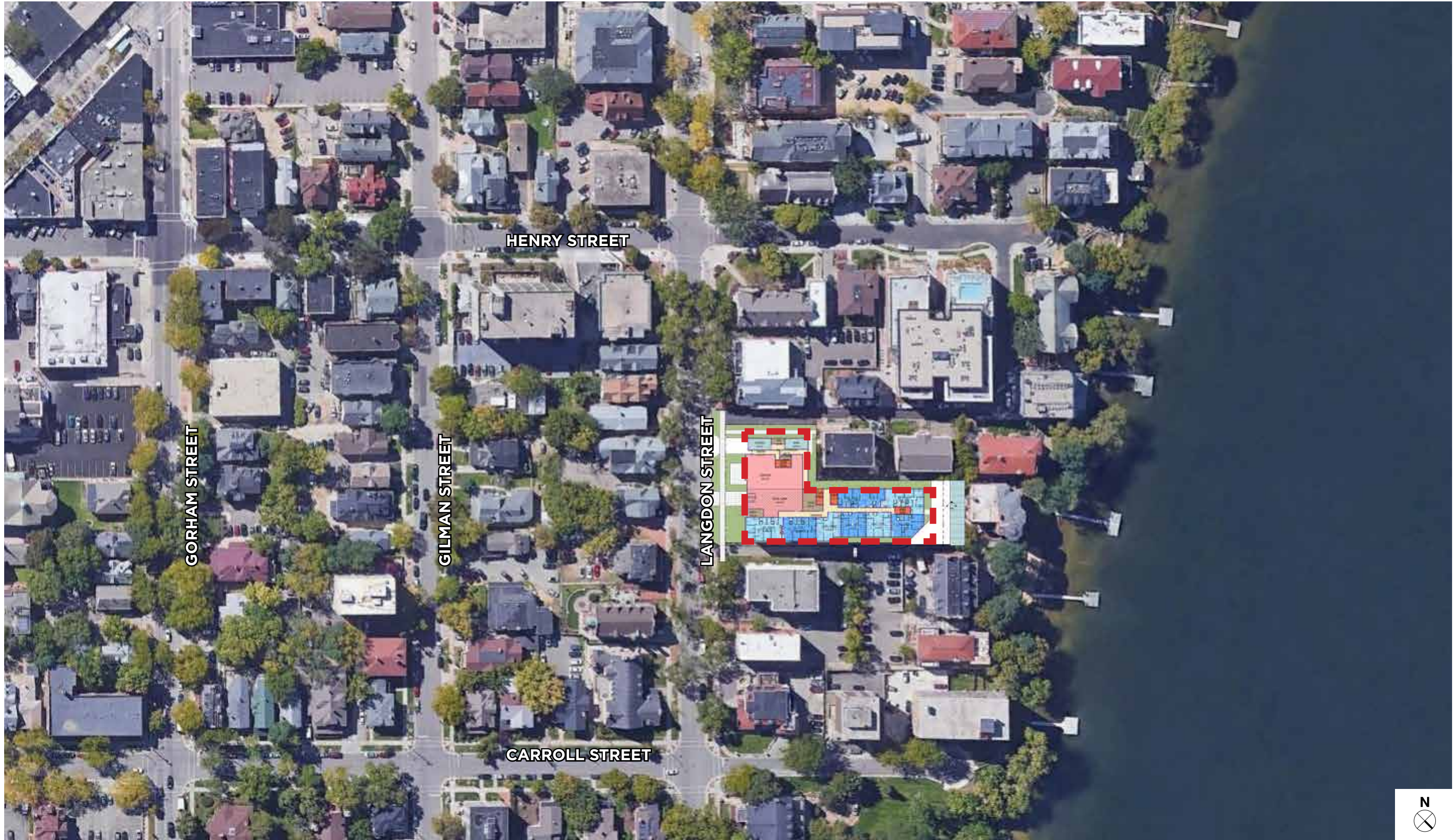
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OVERALL SITE



43





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LEVEL 1/GROUND PLAN

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LOWER LEVEL 1 PLAN

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# THE HUB AT MADISON - 126 LANGDON STREET

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LOWER LEVEL 2 PLAN

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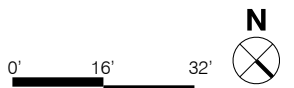




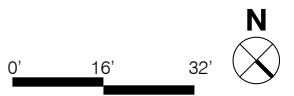
# THE HUB AT MADISON - 126 LANGDON STREET

## TYPICAL RESIDENTIAL LEVEL (2-5) PLAN

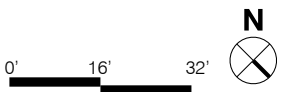
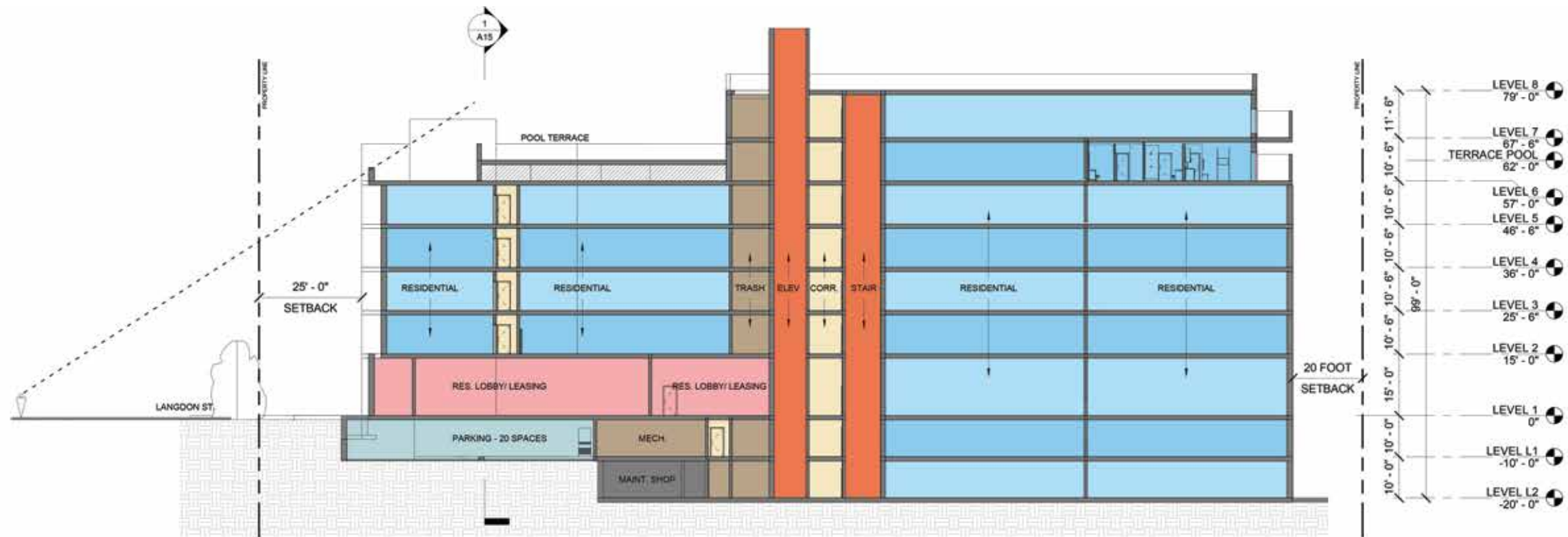












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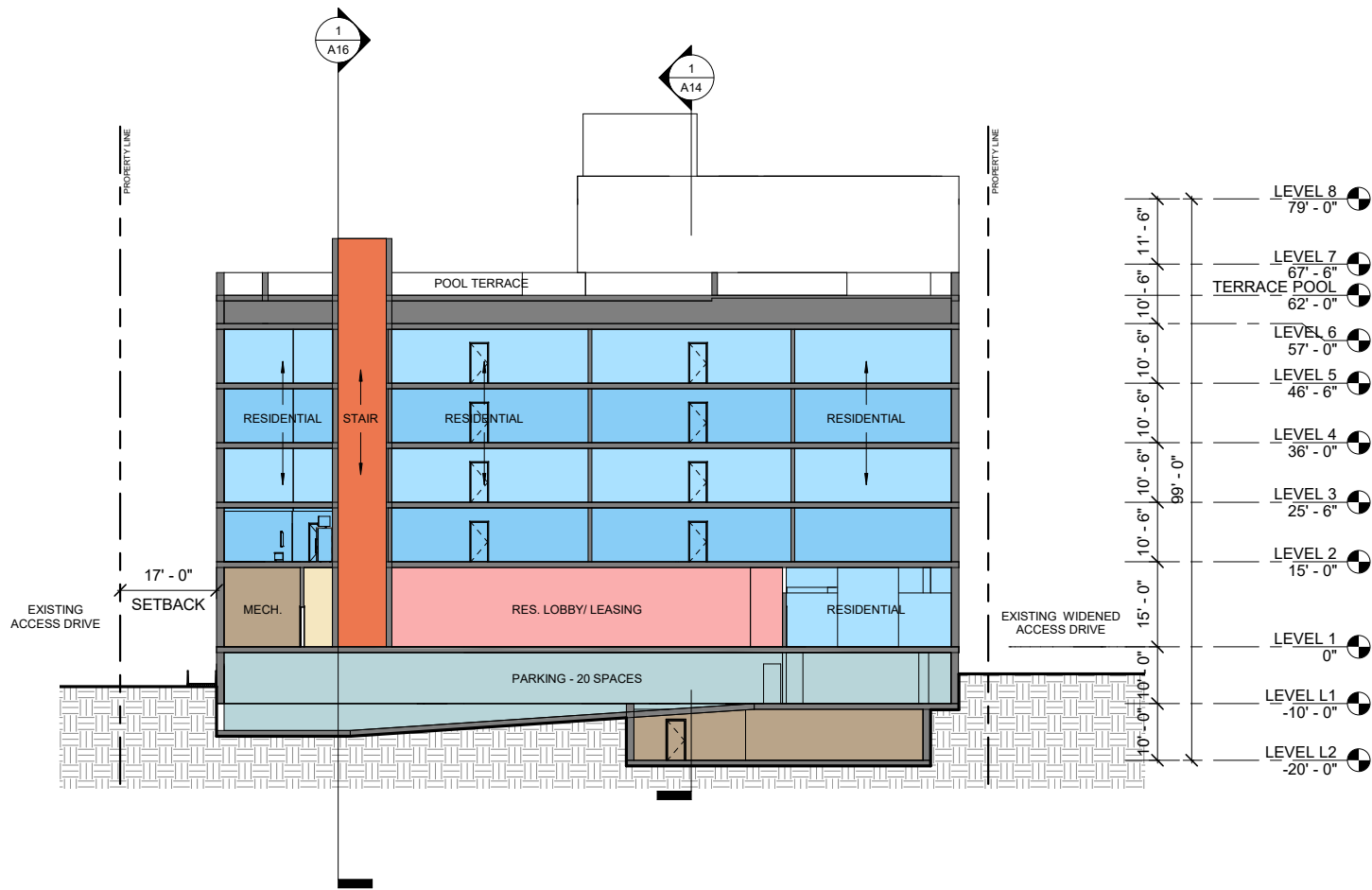
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SECTION 1

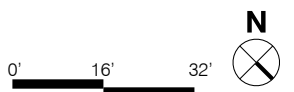
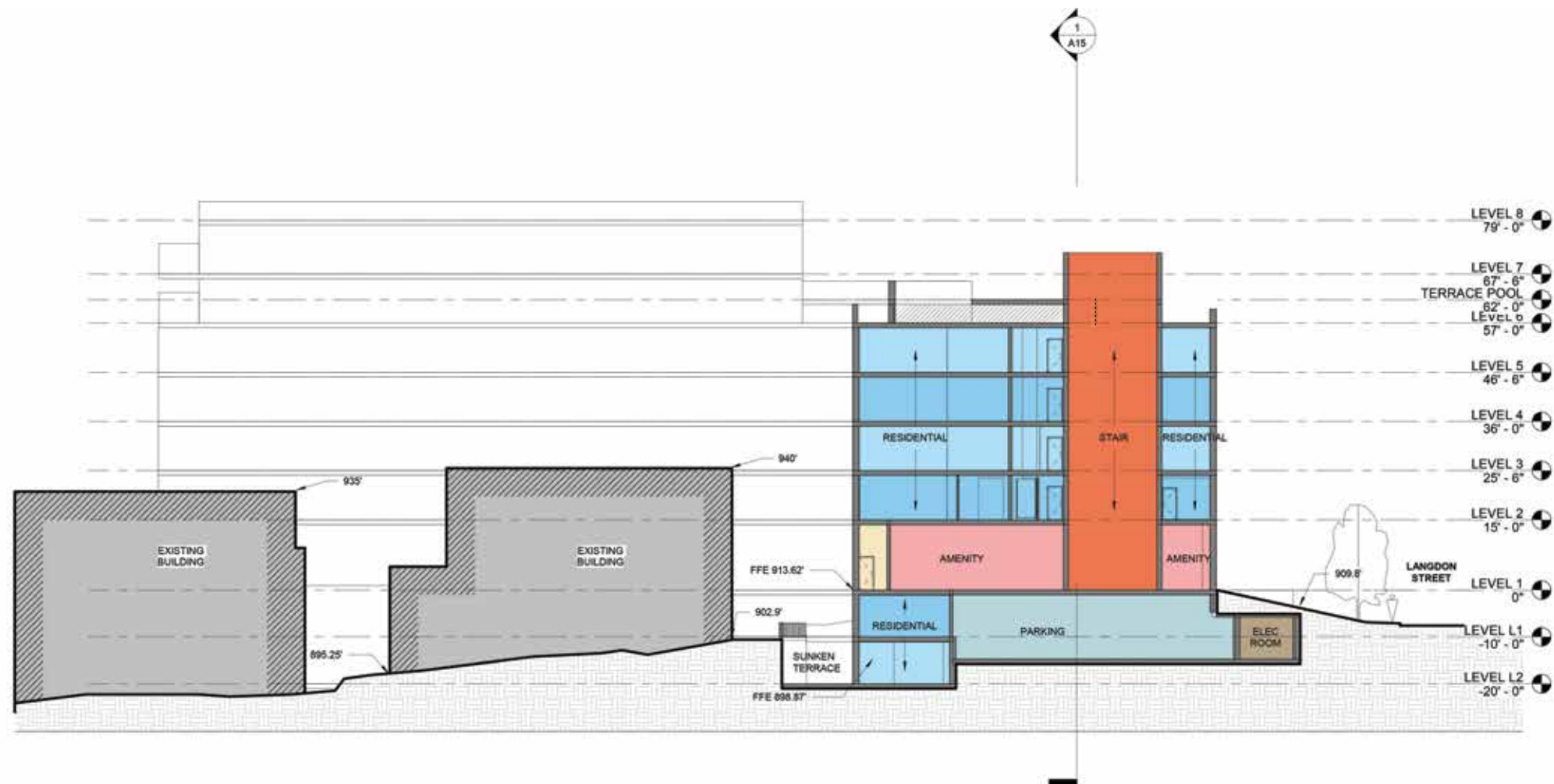
50



# THE HUB AT MADISON - 126 LANGDON STREET







# THE HUB AT MADISON - 126 LANGDON STREET

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SECTION 3



PROJECT AREA ANALYSIS																			
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL							POOL TERRACE	TERRACE / GREEN ROOF	MECHANICAL AREA	PARKING / LOADING			REQUIRED BIKE SPACES	GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA
			UNITS	BEDS	RSF	COMMON	AMENITY	GSF	BALCONY				AREA	BIKE SPACES	SPACES				
Mech PH	15'-0"	#REF!										0					0	0	0
7	11'-6"	99'-0"	6	24	6,996	1,707		8,703	193		0						8,896	8,703	8,703
6/ POOL TERRACE	10'-6"	87'-6"	6	24	6,953	1,856		8,809	193	4,462	5,007						18,471	13,816	13,816
5	10'-6"	77'-0"	14	58	16,818	2,627		19,445									19,445	19,445	19,445
4	10'-6"	66'-6"	14	58	16,818	2,627		19,445									19,445	19,445	19,445
3	10'-6"	56'-0"	14	58	16,818	2,627		19,445									19,445	19,445	19,445
2	10'-6"	45'-6"	14	58	16,818	2,627		19,445									19,445	19,445	19,445
1	15'-0"	35'-0"	8	33	9,469	4,311	4,843	18,623					478	15			19,101	19,101	18,623
L1	10'-0"	20'-0"	7	28	8,665	3,165	0	11,830					8,582	35	20		20,412	20,412	11,830
L2	10'-0"	10'-0"	7	26	7,620	3,155		10,775	680				2,578	114	0		14,033	13,353	10,775
TOTAL			90	367	106,975	24,702	4,843	136,520	1,066	4,462	5,007	0	11,638	164	20		158,693	153,165	141,527
Average Unit Size				1,189															
NSF Per Bed				291															
Bed Per Unit				4.1															
Typical Residential Floor Efficiency				83%															

ENCLOSED BIKE PARKING COUNT: 149  
BIKE PARKING AT GRADE: 15

TOTAL = 164

Bike parking estimates per 28.141 - Parking and Loading Standards:  
1 per unit up to 2-bedrooms, 1/2 space per add'l bedroom; 1 guest space per 10 units.



UNIT MATRIX - 01/30/20																															
HUB II AT MADISON - LANGDON																															
LEVEL	UNITS														OCCUPANTS														BATH	LEVEL	
	5/4 D (5 BR / 4 BA DUPLEX)	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	TOTAL UNITS	5/4 D (5 BR / 4 BA DUPLEX)	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	TOTAL OCCUPANTS	VS OCCUPANTS		
														0	5	5	5	4	4	4	3	3	4	2	2	1	1				
PH														0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PH	
7	0	0	1	0	1	0	1	0	3	0	0	0	0	6	0	0	5	0	4	0	3	0	12	0	0	0	0	0	24	15	7
6	0	0	1	0	1	0	1	0	3	0	0	0	0	6	0	0	5	0	4	0	3	0	12	0	0	0	0	0	24	15	6
5	0	1	2	1	4	2	0	1	3	0	0	0	0	14	0	5	10	4	16	8	0	3	12	0	0	0	0	0	58	38	5
4	0	1	2	1	4	2	0	1	3	0	0	0	0	14	0	5	10	4	16	8	0	3	12	0	0	0	0	0	58	38	4
3	0	1	2	1	4	2	0	1	3	0	0	0	0	14	0	5	10	4	16	8	0	3	12	0	0	0	0	0	58	38	3
2	0	1	2	1	4	2	0	1	3	0	0	0	0	14	0	5	10	4	16	8	0	3	12	0	0	0	0	0	58	38	2
1	0	0	2	0	2	0	1	0	3	0	0	0	0	8	0	0	10	0	8	0	3	0	12	0	0	0	0	0	33	21	1
L1	0	0	1	1	1	0	1	0	3	0	0	0	0	7	0	0	5	4	4	0	3	0	12	0	0	0	0	0	28	19	1.5
L2	1	0	0	0	0	1	2	1	2	0	0	0	0	7	5	0	0	0	0	4	6	3	8	0	0	0	0	0	26	18	L2
Total:	1	4	13	5	21	9	6	5	26	0	0	0	0	90	5	20	65	20	84	36	18	15	104	0	0	0	0	0	367	240	
		4.4%	14.4%	5.6%	23.3%	10.0%	6.7%	5.6%	28.9%	0.0%	0.0%	0.0%	0.0%	98.9%	1%	5%	18%	5%	23%	10%	5%	4%	28%	0%	0%	0%	0%	0	100%		

UNIT TYPE AND BATHROOM RATIO														
	5/4 D (5 BR / 4 BA DUPLEX)	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	TOTAL BATHS
Bath Per Unit	4	4	3	4	3	2	3	2	2	2	1	1	1	
Unit Type Count	1	4	13	5	21	9	6	5	26	0	0	0	0	
Total	4.0	16.0	39.0	20.0	63.0	18.0	18.0	10.0	52.0	0.0	0.0	0.0	0.0	

65.4%  
1.53



EXTERIOR FINISH LEGEND

<b>BR-1</b>	MODULAR BRICK. COLOR: ANTIQUE WHITE.
<b>BR-2</b>	MODULAR BRICK. COLOR: BURGUNDY.
<b>M-1</b>	METAL TRIM.
<b>M-2</b>	GRAY METAL PANEL.
<b>C-1</b>	METAL CORNICE.
<b>C-2</b>	METAL CORNICE.
<b>CA-1</b>	METAL CANOPY.
<b>GL-1</b>	ALUMINUM OPERABLE WINDOWS.
<b>GL-2</b>	GLASS RAIL



NOT TO SCALE



EXTERIOR FINISH LEGEND

<b>BR-1</b>	MODULAR BRICK. COLOR: ANTIQUE WHITE.
<b>BR-2</b>	MODULAR BRICK. COLOR: BURGUNDY.
<b>M-1</b>	METAL TRIM.
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<b>GL-2</b>	GLASS RAIL



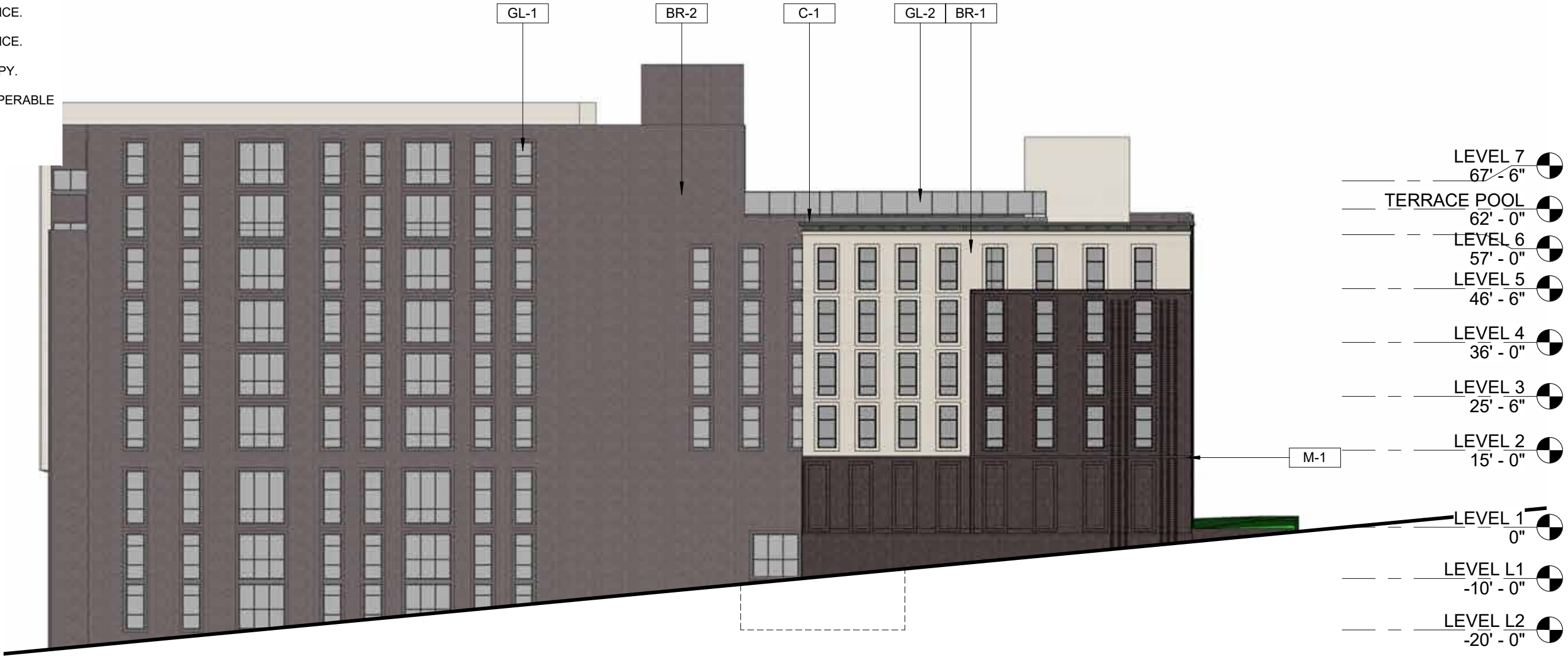
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THE HUB AT MADISON - 126 LANGDON STREET



EXTERIOR FINISH LEGEND

<b>BR-1</b>	MODULAR BRICK. COLOR: ANTIQUE WHITE.
<b>BR-2</b>	MODULAR BRICK. COLOR: BURGUNDY.
<b>M-1</b>	METAL TRIM.
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<b>CA-1</b>	METAL CANOPY.
<b>GL-1</b>	ALUMINUM OPERABLE WINDOWS.
<b>GL-2</b>	GLASS RAIL



NOT TO SCALE

THE HUB AT MADISON - 126 LANGDON STREET





LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST



EXISTING SITE, LOOKING SOUTH



EXISTING SITE

# THE HUB II AT MADISON - 126 LANGDON STREET

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Conditional Use Application

Madison, Wisconsin | February 3, 2020

EXISTING SITE





## THE HUB II AT MADISON - 126 LANGDON STREET

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BUILDING CONTEXT

60

Madison, Wisconsin March 17, 2020





EXISTING



PROPOSED





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Madison, Wisconsin    March 17, 2020





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Madison, Wisconsin March 17, 2020





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Madison, Wisconsin    March 17, 2020





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Madison, Wisconsin    March 17, 2020





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**CONCEPTUAL RENDERING**

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**CONCEPTUAL RENDERING**

Madison, Wisconsin   |   February 3, 2020

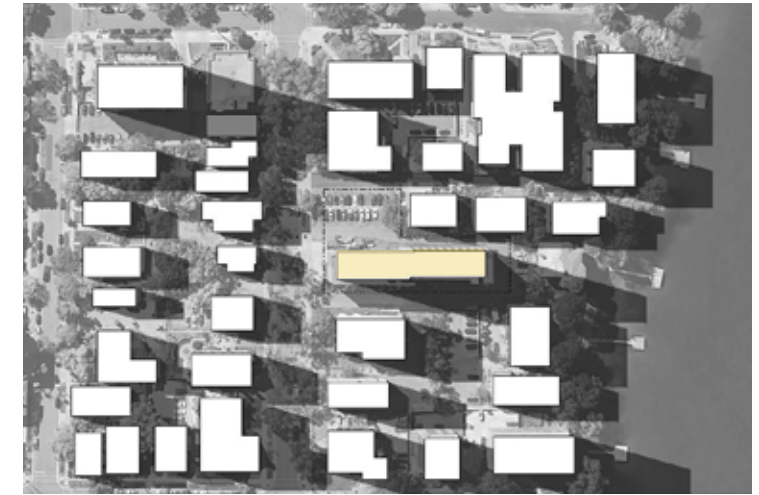
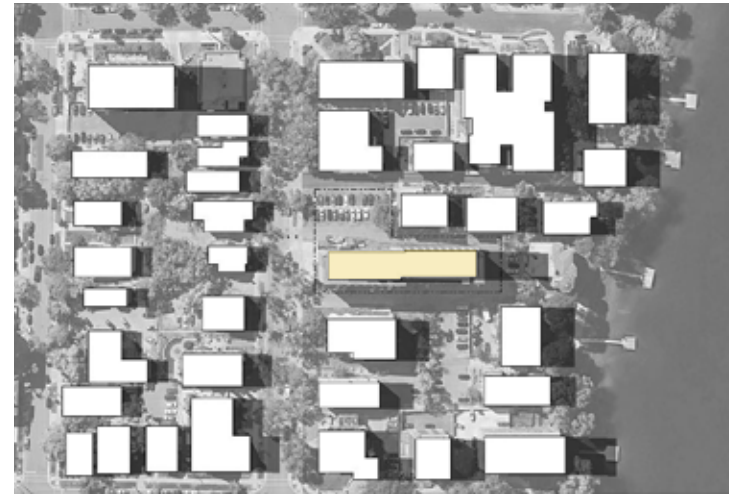


SUMMER SOLSTICE  
June 21

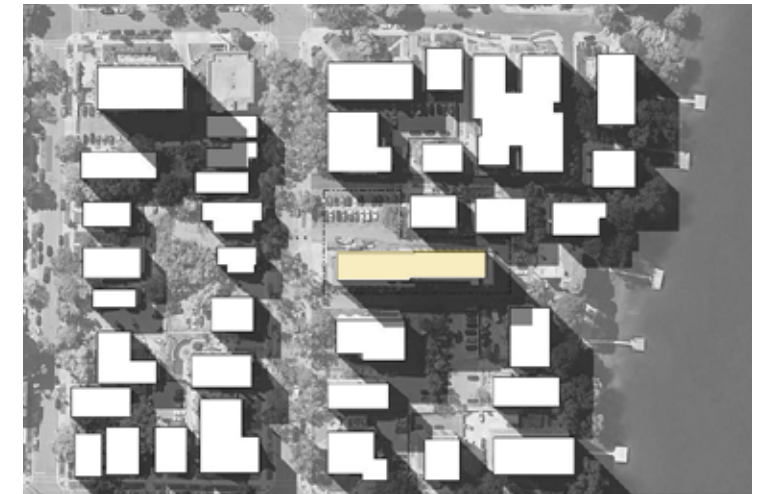
EQUINOX  
March 20 and September 22

WINTER SOLSTICE  
December 21

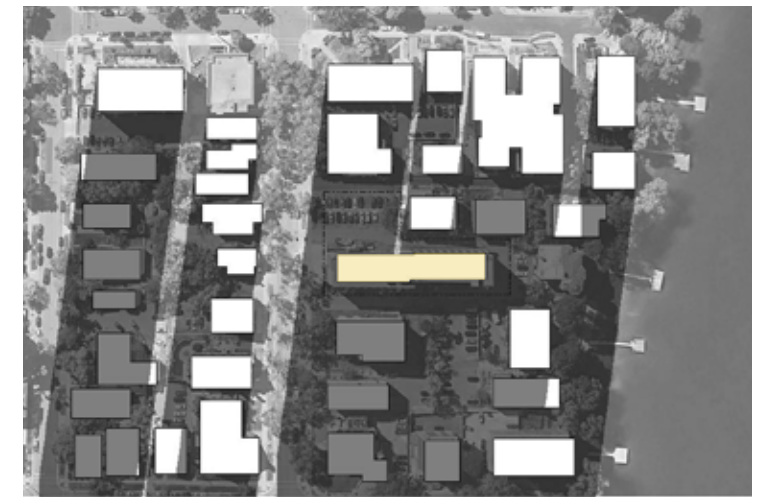
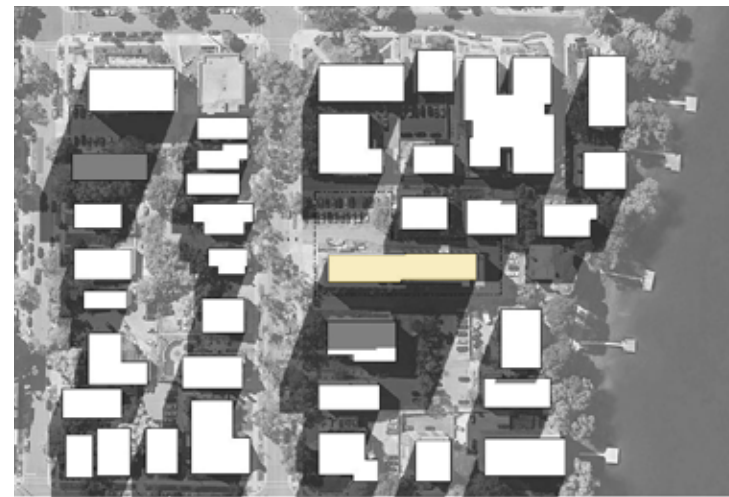
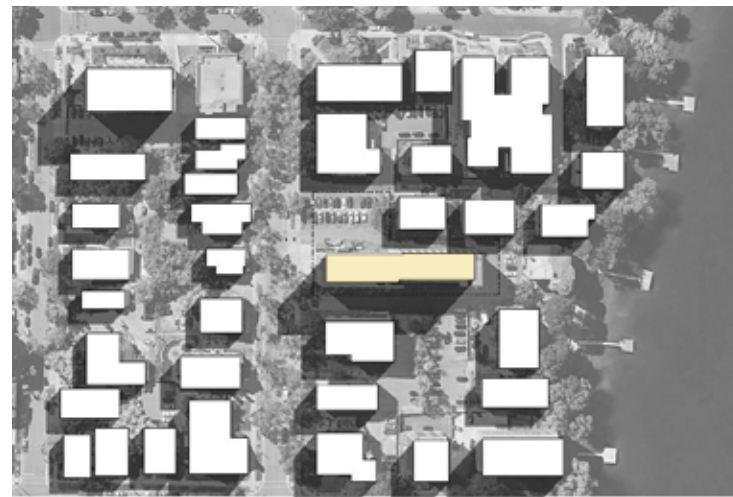
10:00 AM



12:00 PM



4:00 PM



EXISTING  
BUILDING

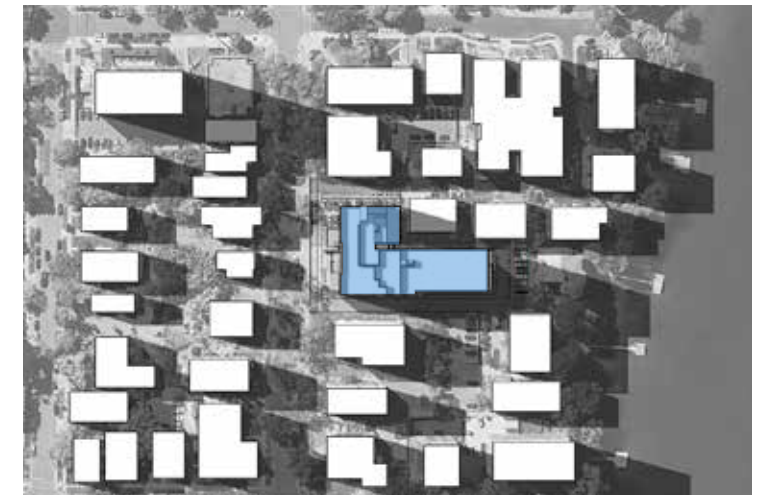
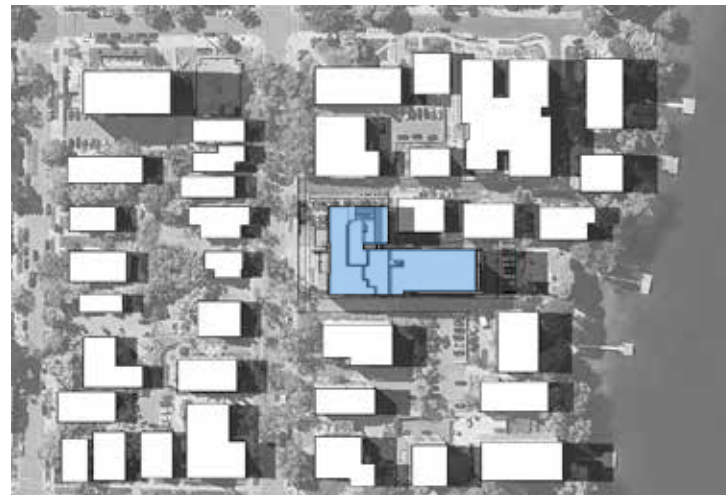


SUMMER SOLSTICE  
June 21

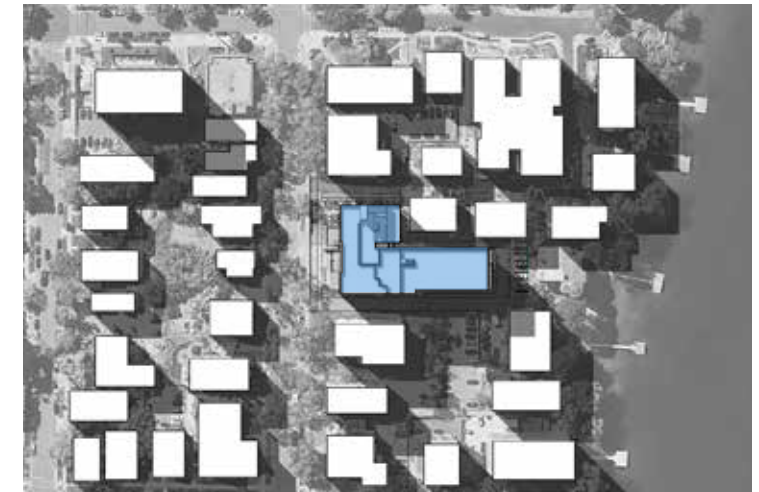
EQUINOX  
March 20 and September 22

WINTER SOLSTICE  
December 21

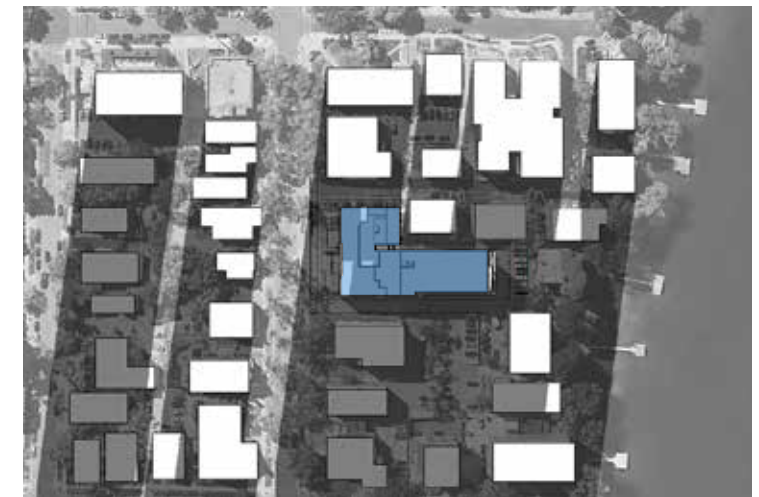
10:00 AM



12:00 PM



4:00 PM



HUB II  
(PROPOSED)



## THE HUB II AT MADISON - 126 LANGDON STREET

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SHADOW STUDY - PROPOSED

Madison, Wisconsin | February 3, 2020

72





THE HUB II AT MADISON - 126 LANGDON STREET

DISTANCE FROM CONTEXT - EXISTING





THE HUB II AT MADISON - 126 LANGDON STREET

DISTANCE FROM CONTEXT - PROPOSED





THE HUB II AT MADISON - 126 LANGDON STREET

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TRAFFIC STUDY - EXISTING

Madison, Wisconsin | February 3, 2020





THE HUB II AT MADISON - 126 LANGDON STREET

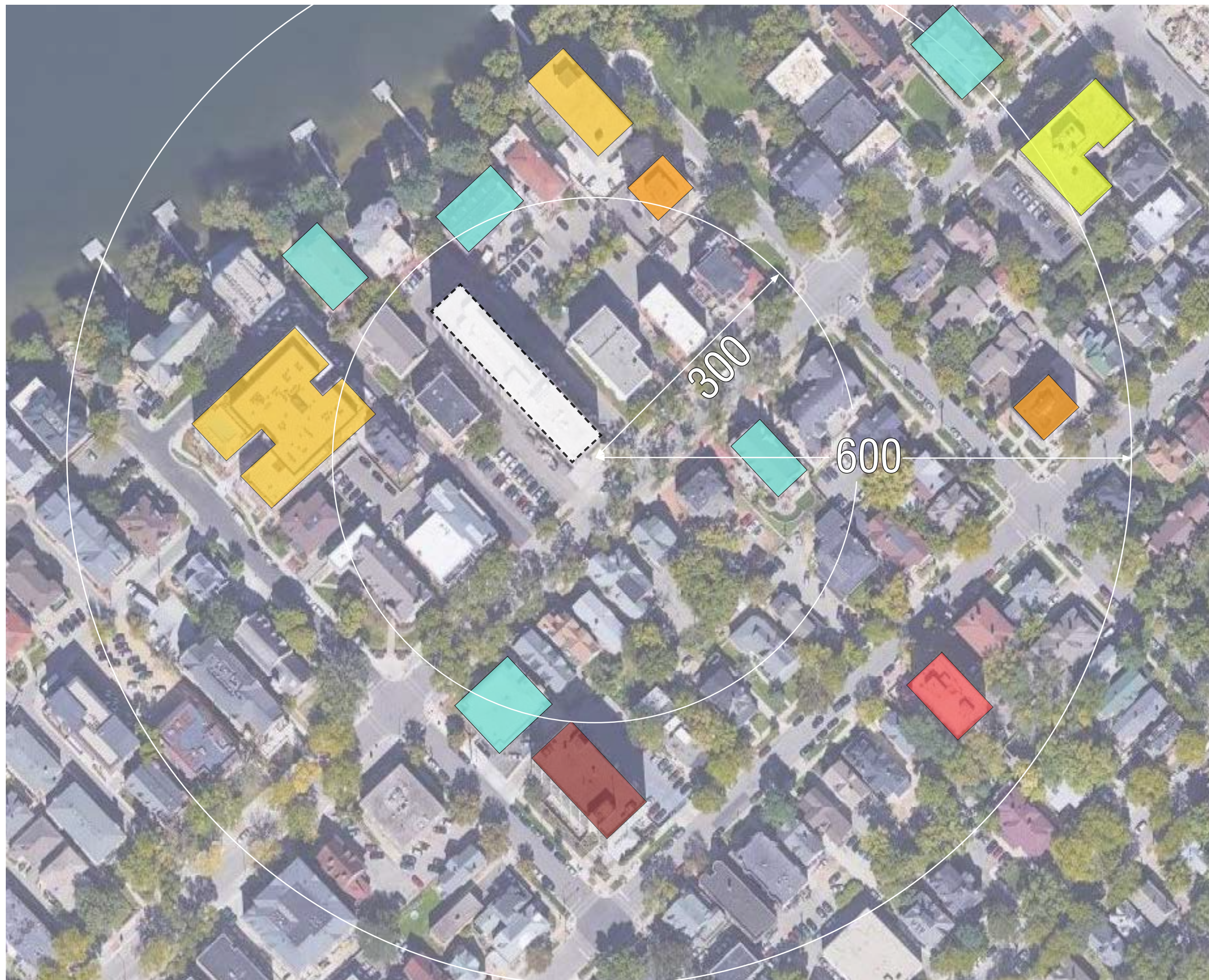
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Conditional Use Application

TRAFFIC STUDY - PROPOSED

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- 4 STORIES
- 5 STORIES
- 6 STORIES
- 7 STORIES
- 8 STORIES
- 11 STORIES
- 7/9 STORIES  
DEMOLISHED BUILDING AT  
126 LANGDON SITE

## THE HUB II AT MADISON - 126 LANGDON STREET

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Conditional Use Application

**LANGDON SITE CONTEXT**

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