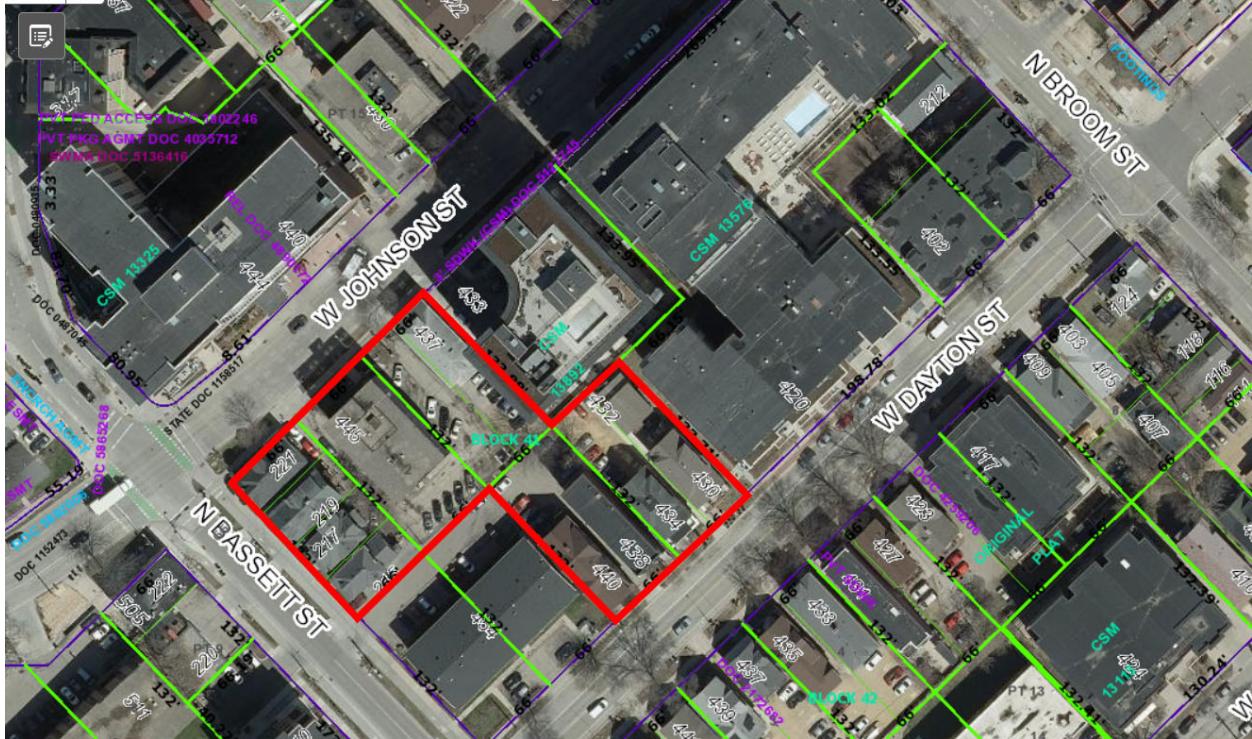


449 W Johnson Street
Contract 9499
MUNIS 15030



Summary of Improvements:

- Dedicate Right of Way or grant a Public Sidewalk Easement and construct five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance buffer along West Dayton Street adjacent to the redevelopment.
- Dedicate Right of Way or grant a Public Sidewalk Easement and construct six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance buffer along West Johnson Street adjacent to the redevelopment.
- Construct other public sidewalk, terrace, curb and gutter, and street pavement as needed for the redevelopment to a plan approved by the City Engineer.
- Install earth retention systems as needed to facilitate the excavation needed for the redevelopment.
- Construct new private sanitary, storm, and water service laterals needed to serve the redevelopment.

- Construct new public sewer access structures and inlets as needed to provide connection locations for the proposed private service laterals.
- Close abandoned driveway entrances with new concrete curb and gutter. Construct new driveway entrances needed to serve the redevelopment per plans approved by the City Engineer and per the commercial driveway permits issued by the City Traffic Engineer.
- Terrace street tree protection, removals, and new plantings as approved by City Forestry.
- Construct paved bus loading surface on W Johnson Street at N Bassett St as required by Madison Metro and per plans approved by the City Engineer.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING SURVEY METER
- EXISTING CURB GUTTER
- EXISTING DOWHOLE
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VALVE
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINework LEGEND

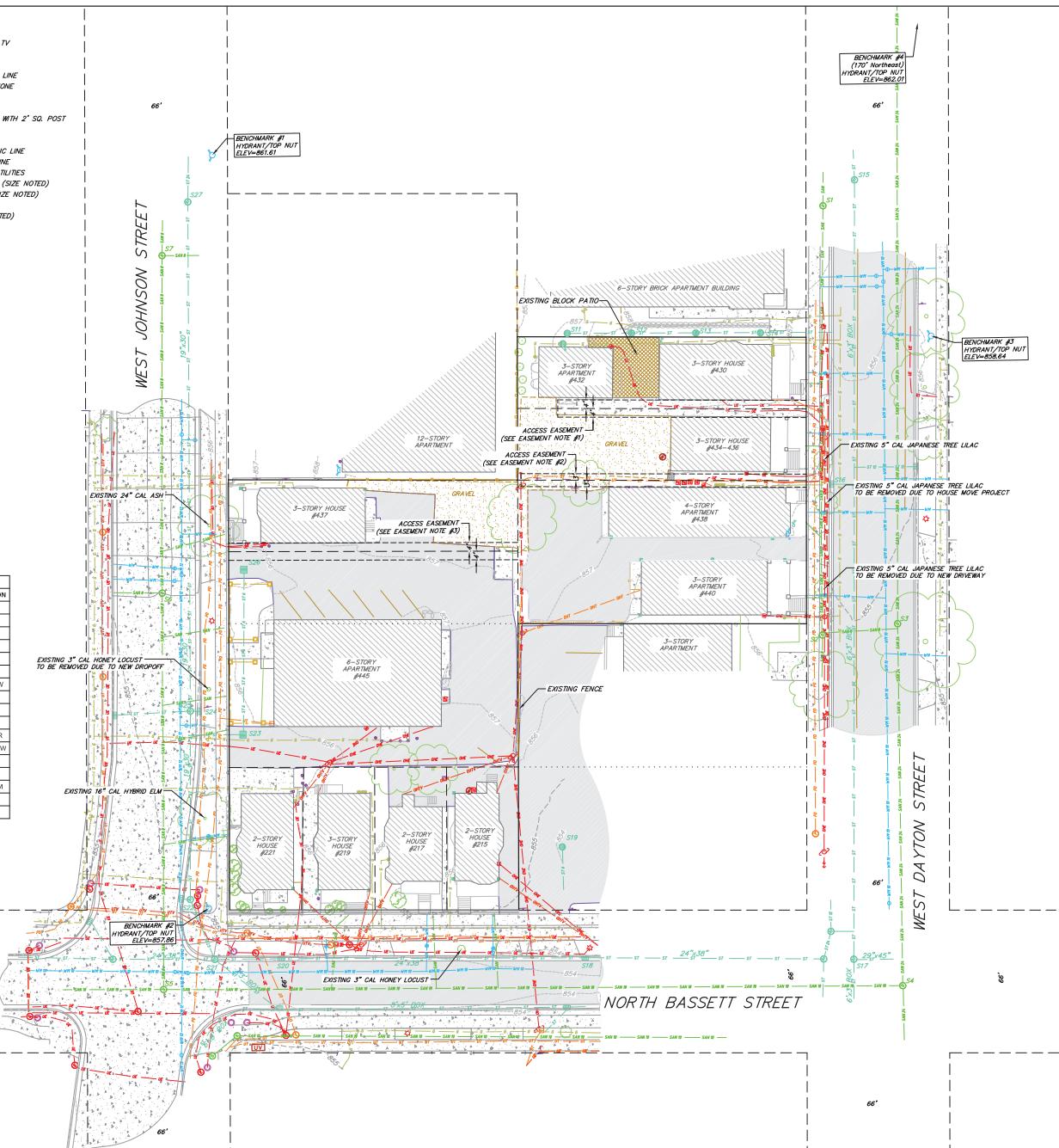
- EXISTING UNDERGROUND CABLE TV**
- EXISTING OVERHEAD CABLE TV**
- EXISTING FIBER OPTIC LINE**
- EXISTING OVERHEAD TELEPHONE LINE**
- EXISTING UNDERGROUND TELEPHONE**
- EXISTING RETAINING WALL**
- EXISTING CHAIN LINK FENCE**
- EXISTING WROUGHT IRON FENCE WITH 2' SO. POST**
- EXISTING WOOD FENCE**
- EXISTING ROAD**
- EXISTING UNDERGROUND ELECTRIC LINE**
- EXISTING OVERHEAD ELECTRIC LINE**
- EXISTING OVERHEAD GENERAL UTILITIES**
- 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 BLOCK PATIO**
- EXISTING GRAVEL SURFACE**
- EXISTING CONCRETE SURFACE**
- EXISTING ASPHALT SURFACE**

EXISTING SANITARY STRUCTURE TABLE					
NAME	TYPE	RIM	INVERT	DIRECTION	
S1	SMH	857,441	848,111		
			848,101	SW	
S2	SMH	856,116	847,277	NE	
			847,111	SE	
			847,056	SW	
S3	SMH	854,804	844,500	NE	
			844,525	SW	
			845,822	NW	
S4	SMH	854,254	844,776	NE	
			844,992	SW	
			844,998	NW	
S5	SMH	854,558	848,855	NE	
			848,866	SE	
			848,669	NW	
S6	SMH	855,442	849,811	NE	
			849,773	SW	
			850,456	NW	
S7	SMH	857,116	850,338	NE<SW	
			850,458	SE	

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RL	INVERT	DIRECTION
S11	FIN	856.56	854.05	SE-NW
S12	FIN	856.54	853.62	SE-NW
S13	FIN	856.46	853.19	SE-NW
S14	FIN	856.56	852.75	SE-NW
S15	STHM	857.31	851.56	NE-SW
S16	CIN	856.80	851.11	NE-SW
S17	STHM	854.10	849.22	NE-SW
S18	CIN	854.12	850.37	NE-SW
S19	FIN	853.73	852.13	SW
S20	CIN	854.45	850.47	SE-NW
S21	STHM	854.43	850.84	CENTER
S22	STHM	854.50	851.30	NE-NW
S23	FIN	854.52	853.07	NE-NW
S24	CIN	856.43	852.03	NE-NW
S25	STHM	856.16	851.53	BOTTOM
S26	FIN	856.59	853.29	SW
S27	STHM	867.77	852.52	NE-SW

EASEMENT NOTES:

1. Eight feet (8') wide access easement, four feet (4') on either side of property line, per Document Number 444893, 855465 and 2203855.
2. Six feet (6') wide access easement, three feet (3') on either side of property line, per Document Number 3773555.
3. Eight feet (8') wide access easement, four feet (4') on either side of property line, per Document Number 4125647 and 412568.
4. **Easement Agreement For Sanitary Lateral Maintenance per Document Number 444893, running from the lateral running from building #430 W. Dayton St. to building #432, Dayton, OH.**



SITE PLAN REVIEW

SCOPE DOCUMENTS

Drawing Date
2/16/2024

JOHNSON & BASSETT
STUDENT HOUSING

JOHNSON AND BASSETT
MADISON, WI 53703

Project No. Core Madison Bassett, LLC
222063.00

Sheet title

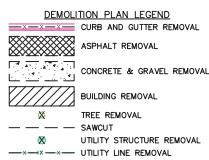
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790 Water Street, Suite 1700, Milwaukee, Wisconsin 53202
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104 Shoshone St., Richmond, Virginia 23219
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Sheet No.
C100



RIGHT-OF-WAY NOTES:

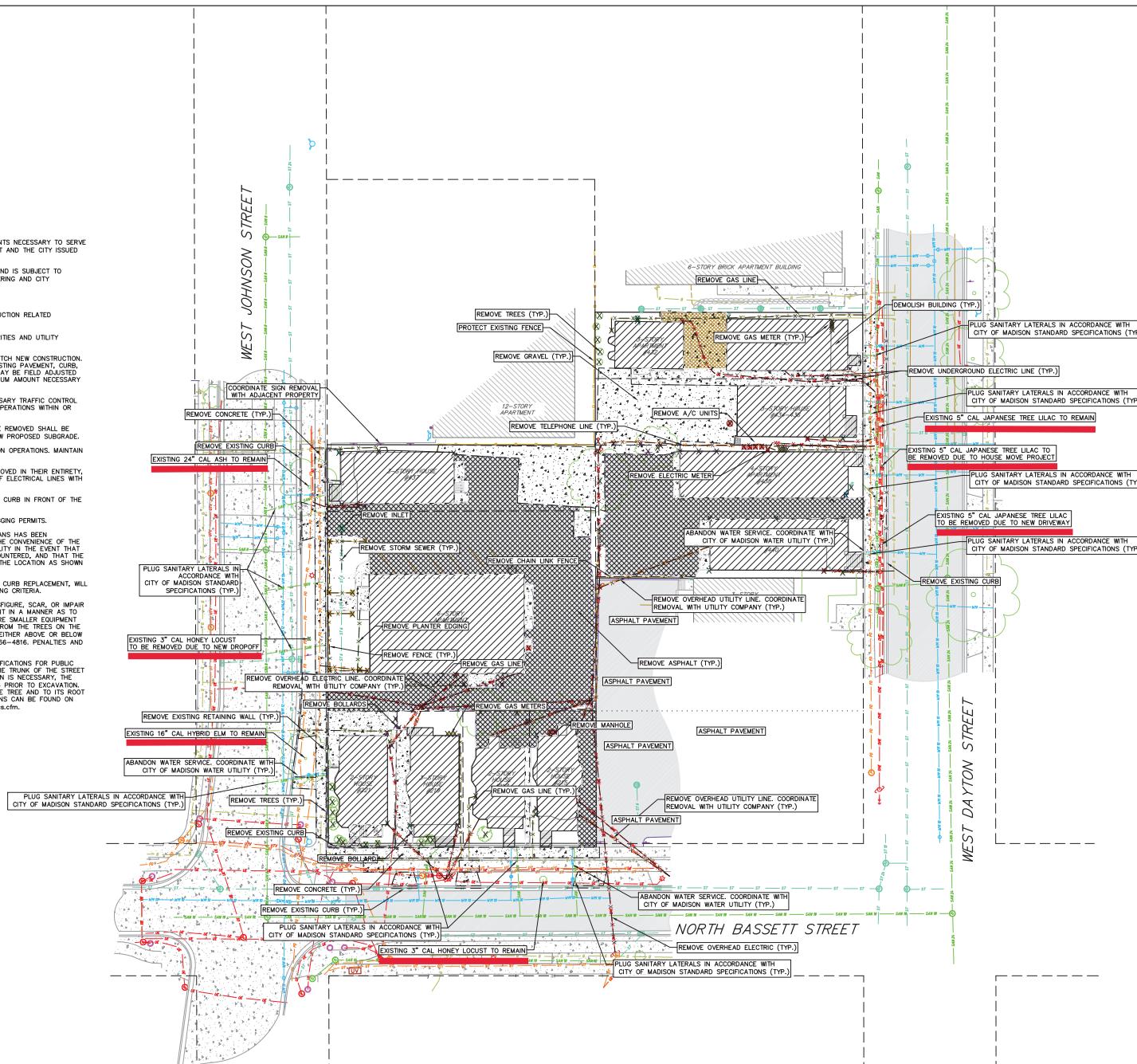
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9499, PROJECT #15030.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

DEMOLITION/EROSION CONTROL 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 PROVE A CLEAN EDGE TO MATCH NEW CONSTRUCTION, CORDS, 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 FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL, DUST, 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 APPURTENCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL UTILITIES PRIOR TO REMOVAL.
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. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
12. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISPIRE, SCAR, OR HARM THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES OR TO NEWLY PLANTED TREES SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
13. 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(S) OR WITHIN 10 FEET OF THE TRUNK OF ANY OTHER TREE(S) IN DIA. CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM. FOR MORE INFORMATION, TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <http://www.cityofmadison.com/business/permits/city-forestry>.

CITY FORESTRY NOTES:

1. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISPIRE, SCAR, OR HARM THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE 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 OR TO NEWLY PLANTED TREES SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
2. STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCE SHALL BE PLACED ON THE TERRACE, GRAVEL, OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE STREET TREE(S). THE FENCE SHALL NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
3. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. ALL PRUNING SHALL FOLLOW THE ANSI A300 – PART 1 STANDARDS FOR PRUNING.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION APPLICABLE SOIL COMPACTION REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR, THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, MATERIALS, AND THE DISCHARGE OF DUST OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ALL PROPOSED STREET TREE REMOVAL WITHIN THE RIGHT OF WAY SHALL BE REVERSED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVAL REQUIRE APPROVAL AND NOTIFICATION TO THE CITY FORESTRY. APPROVAL OF ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS SHALL BE REVERSED AND REQUIRIES A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.



SITE PLAN REVIEW

SCOPE DOCUMENTS

Drawing Date

2/16/2024

JOHNSON & BASSETT STUDENT HOUSING

JOHNSON AND BASSETT
MADISON, WI 53703

Project No. Core Madison Bassett, LLC
222063,00

Sheet Title
DEMOLITION PLAN

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104 Division St., 2nd Floor, Milwaukee, WI 53202
Telephone (414) 273-2300

722 Williamson Street, Madison, WI 53703
Telephone (608) 266-4830, Fax (608) 266-2317

125 South 14th Street, Suite 6752, Chicago, IL 60603
Telephone (312) 332-0450

Sheet No.
C200

SITE PLAN LEGEND	
PROPERTY BOUNDARY	
—/—/— Curb and Gutter (reverse curb hatched)	
—○— PROPOSED CHAIN LINK FENCE	
—■— PROPOSED WOOD FENCE	
████████ PROPOSED CONCRETE	
████████ PROPOSED LIGHT-DUTY ASPHALT	TC = TOP OF CURB FT = FINISHED FLOOR SW = TOP OF WALK BW = BOTTOM OF WALL
████████ PROPOSED HEAVY-DUTY ASPHALT	
PROPOSED SIGN	
PROPOSED LIGHT POLE	
PROPOSED BOLLARD	
PROPOSED 6" DETECTABLE WARNING FIELD	
PROPOSED HANDICAP PARKING	

ABBREVIATIONS	
TC	TOP OF CURB
FT	FINISHED FLOOR
SW	TOP OF WALK
BW	BOTTOM OF WALL

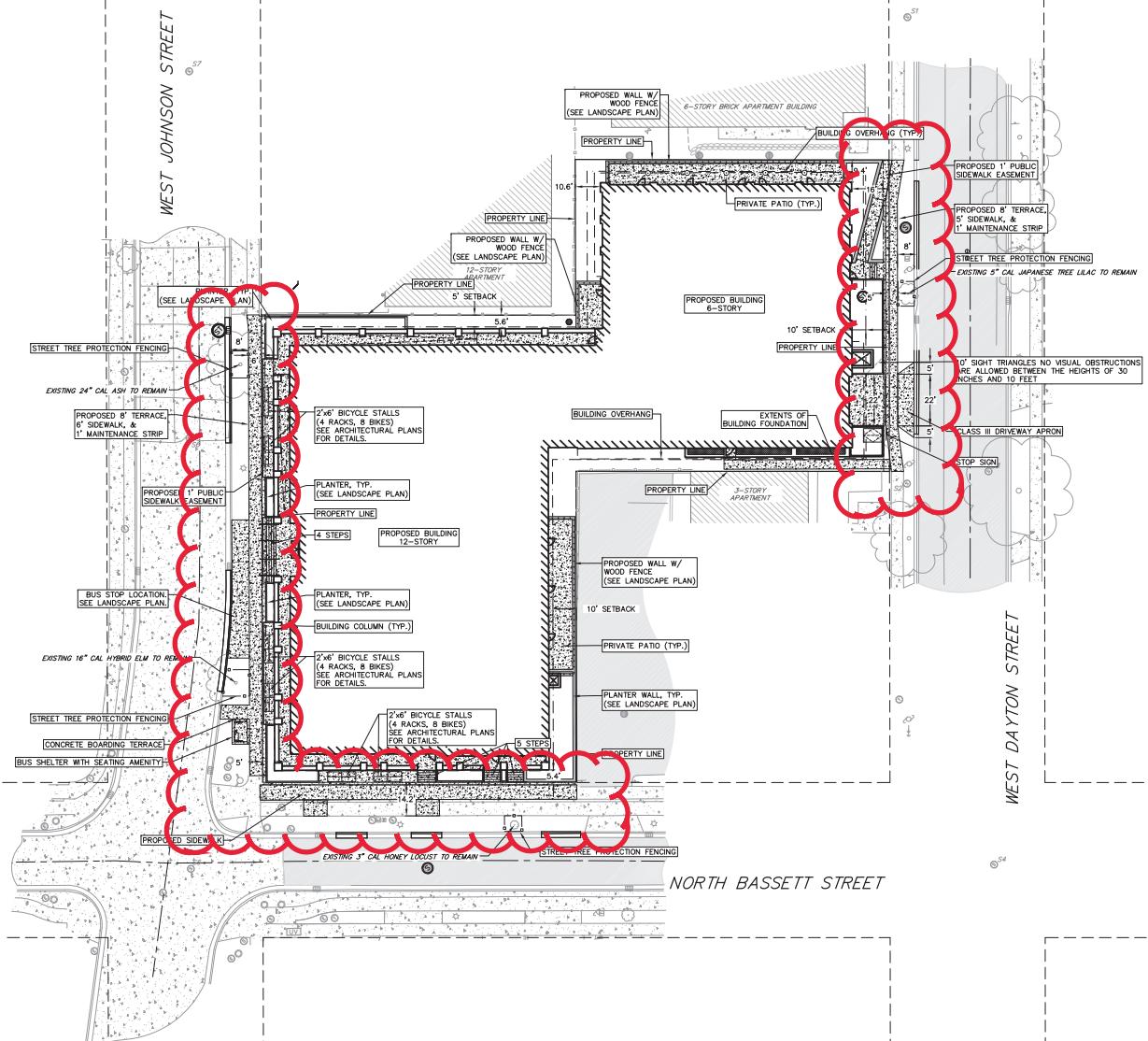
PARKING LOT SITE INFORMATION BLOCK	
SITE ADDRESS:	449 W JOHNSON ST.
SITE ACREAGE (TOTAL):	1.02 ACRES
NUMBER OF BUILDING STORIES (ABOVE GRADE):	12/6 STORIES
BUILDING SIZE (SF):	367,288 SF
NUMBER OF EMPLOYEES, PROFESSIONAL: N/A	
NUMBER OF EMPLOYEES, TBD: N/A	
CAPACITY OF PROPERTY FOR ASSEMBLY: N/A	
NUMBER OF BIKE STALLS: 50 STALLS (24 EXTERIOR, 404 INTERIOR	
NUMBER OF PARKING STALLS: 50 STALLS (1 EV INSTALLED, 7 EV READY, 12 COMPACT, 1 VAN ACCESSIBLE, 5 STANDARD, 10 PERSONAL)	
NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN.	

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9499, PROJECT #15030.
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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 TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. 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 DECENT LEVEL. CONTRACTOR IS RESPONSIBLE FOR WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
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 TRUNK OR ROOTS OF THE STREET TREE. CONTRACTOR MAY REMOVE EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPANNING AREA FROM THE TREE DURING THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPAVED IMMEDIATELY BY CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
7. 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 WITHIN 10 FEET OF THE TRUNK OF A STREET TREE. CONTRACTOR SHALL NOTIFY CITY FORESTRY AT (608) 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 BEGUN. ADDITIONAL INFORMATION ON THESE CONSIDERATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>.
8. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>) ADDRESSES SOIL COMPACTION NEAR STREET TREES. CONTRACTOR SHALL NOT EXCAVATE NEAR THE TRUNK OF THE STREET TREE. USE OF CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SOIL OR DUMPING OF POISONOUS MATERIAL ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
9. AS DEFINED BY THE SECTION 107.13(G) 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 WITHIN 10 FEET OF THE TRUNK OF A STREET TREE. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TERRACE. CONTRACTOR SHALL NOT EXCAVATE NEAR THE TRUNK OF THE STREET TREE. USE OF CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SOIL OR DUMPING OF POISONOUS MATERIAL ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
10. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING.



SITE PLAN REVIEW

SCOPE DOCUMENTS

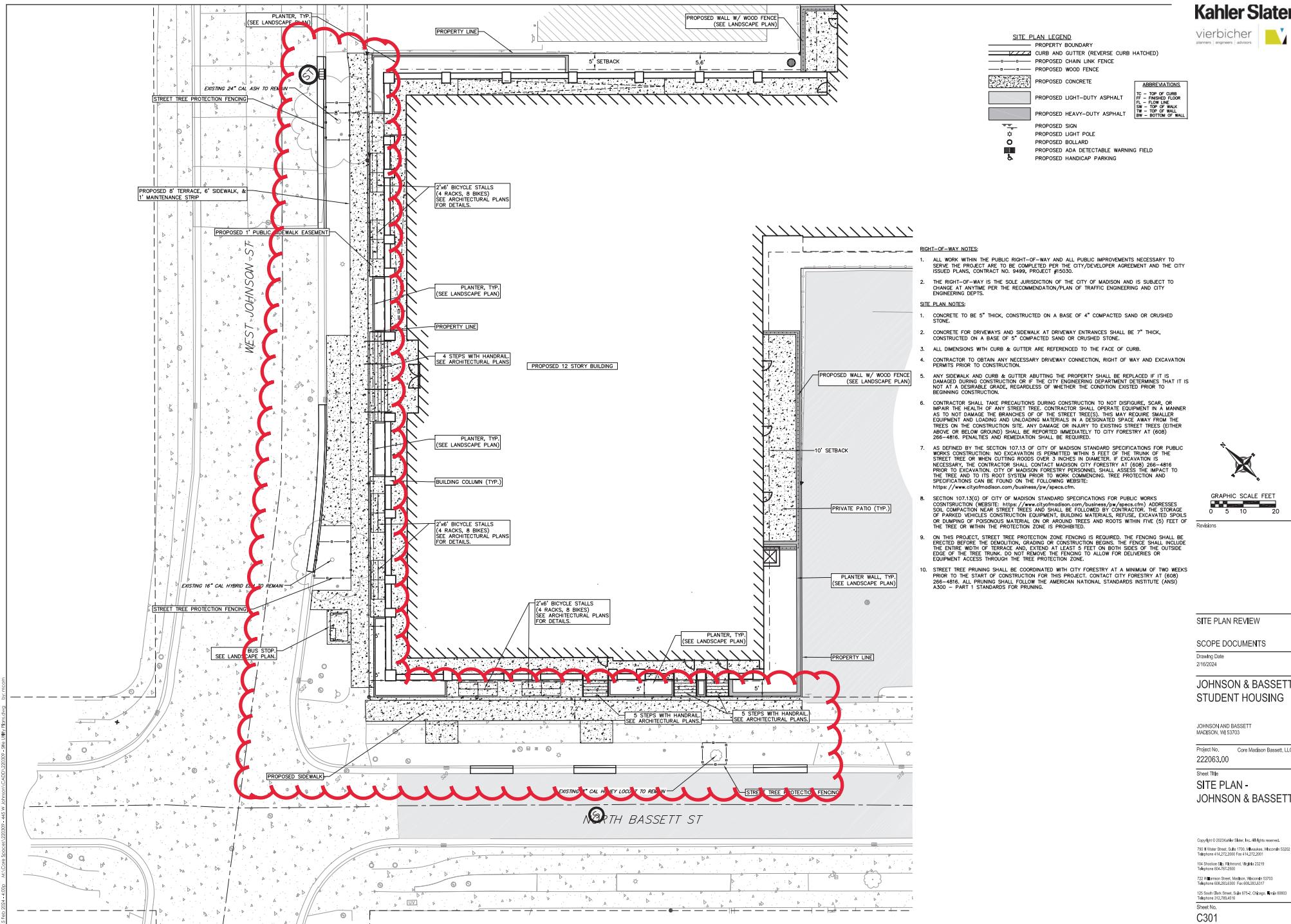
Drawing Date
2/16/2024

JOHNSON & BASSETT STUDENT HOUSING

JOHNSON AND BASSETT
MADISON, WI 53703

Project No. Core Madison-Bassett, LLC
222063,00

Sheet Title
OVERALL SITE PLAN



SITE PLAN LEGEND	
PROPERTY BOUNDARY	
CURB AND GUTTER (REVERSE CURB HATCHED)	
PROPOSED CHAIN LINK FENCE	
PROPOSED WOOD FENCE	
PROPOSED CONCRETE	
PROPOSED LIGHT-DUTY ASPHALT	TC - TOP OF CURB FT - FINISHED FLOOR SW - TOP OF WALK BW - BOTTOM OF WALL
PROPOSED HEAVY-DUTY ASPHALT	
PROPOSED SIGN	
PROPOSED LIGHT POLE	
PROPOSED BOLLARD	
PROPOSED RETRACTABLE WARNING FIELD	
PROPOSED HANDICAP PARKING	

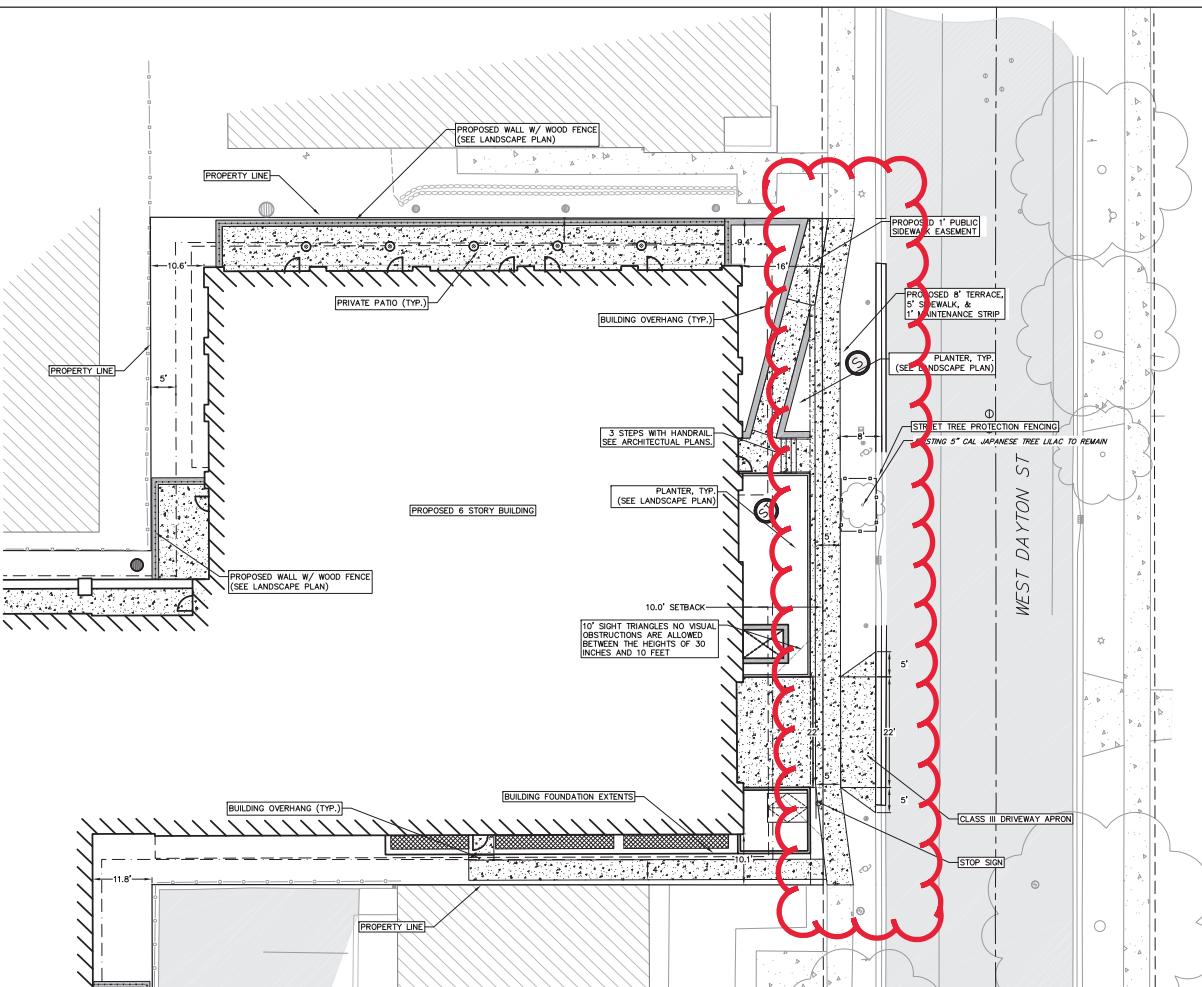
ABBREVIATIONS	
TC	- TOP OF CURB
FT	- FINISHED FLOOR
SW	- TOP OF WALK
BW	- BOTTOM OF WALL

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9499, PROJECT #15030.
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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 TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. 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 DECENT LEVEL, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
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 TRUNK OR BRANCHES OF THE STREET TREE. EQUIPMENT MAY MOVE EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DEGRADED SPAN AWAY FROM THE TREE DURING THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
7. 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 WITHIN 10 FEET OF THE TRUNK OF A STANDING TREE. CONTRACTOR SHALL NOTIFY CITY FORESTRY AT (608) 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 BEGUN. ADDITIONAL INFORMATION ON THESE CONSIDERATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>.
8. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>) ADDRESSES SOIL COMPACTION NEAR STREET TREES. CONTRACTOR SHALL NOT ALLOW EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SOIL OR DUMPING OF POISONOUS MATERIAL ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
9. AS DEFINED BY THE SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO 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 TERRACE. THE FENCE SHALL NOT BE TOO HIGH AS TO PREVENT FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
10. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.



SITE PLAN REVIEW

SCOPE DOCUMENTS

Drawing Date
2/16/2024

JOHNSON & BASSETT
STUDENT HOUSING

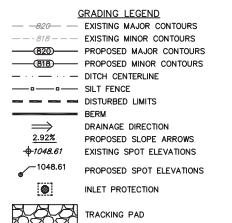
JOHNSON AND BASSETT
MADISON, WI 53703

Project No. Core Madison, LLC
222063.00

Sheet THB
SITE PLAN - DAYTON

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Sheet No.
C302



RIGHT-OF-WAY NOTES:

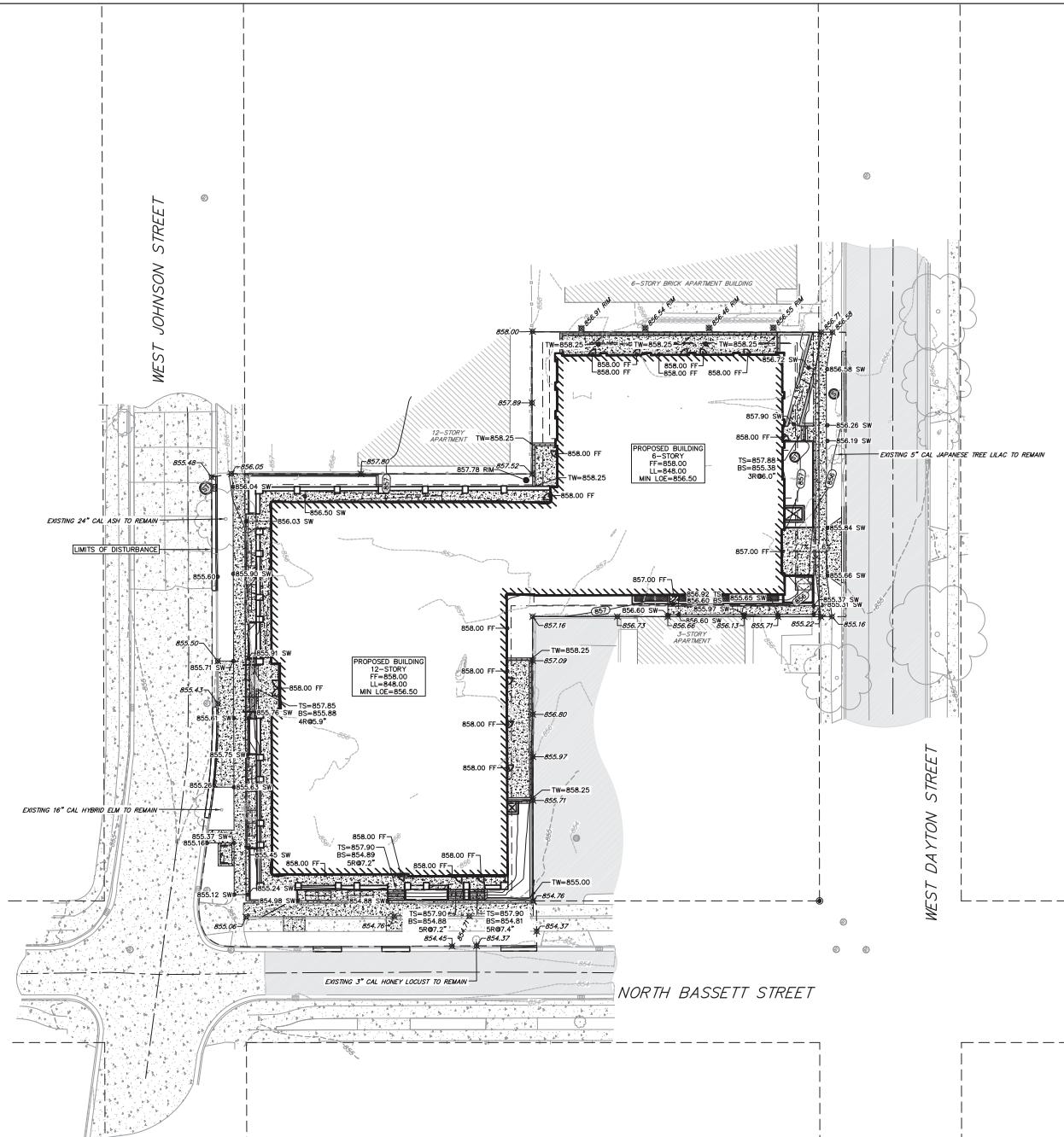
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROPERTY AND TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9499, PROJECT #15030.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME, PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

CITY FORESTRY NOTES:

1. 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 OPERATING EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). CONSTRUCTION SITE, ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 608-266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
2. STREET TREE PROTECTION FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE CONSTRUCTION, GRAVING, OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE. THE FENCE SHALL NOT OBSTRUCT THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
3. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. ALL PRUNING SHALL FOLLOW THE ANSI A300 – PART 1 STANDARDS FOR PRUNING.
4. SECTION 107.13(g) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS REQUIRES THAT THE SOIL BE REMOVED AND STORED ON THE CONSTRUCTION SITE BE PROVIDED BY THE 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 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ALL PROPOSED STREET TREE REMOVAL WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY. THE PLAN COMMISSIONER OR THE PLAN REVIEW BOARD OF PUBLIC WORKS AND CITY FORESTRY SHALL APPROVE A MINIMUM OF 10 HOUR REVIEW PERMIT. THIS SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.



SITE PLAN REVIEW

SCOPE DOCUMENTS

Drawing Date
2/16/2024

**JOHNSON & BASSETT
STUDENT HOUSING**

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MADISON, WI 53703

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**OVERALL GRADING
PLAN**

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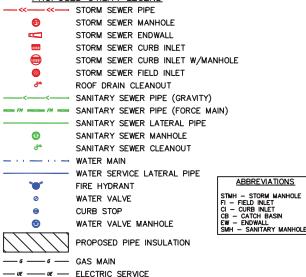
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Sheet No.

C400

PROPOSED UTILITY LEGEND



RIGHT-OF-WAY NOTES:

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PERMIT NO. 9499, PROJECT #15033.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

NOTICE NOTES:

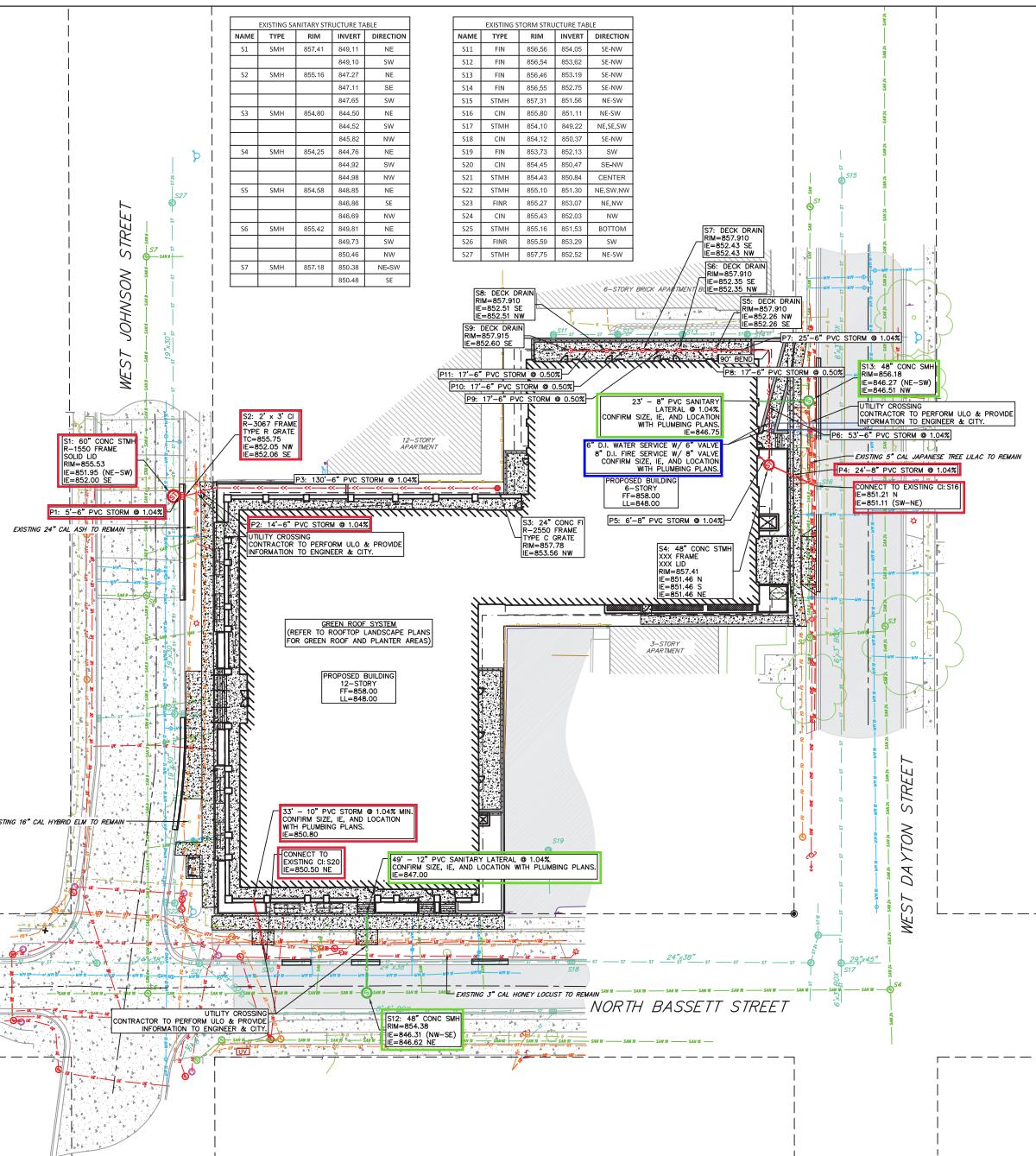
1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRAWDOWN CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS, PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF Dewatering operations exceed 70 gallons per minute of pumping capacity, a dewatering well permit shall be obtained from the department 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. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. 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)(c).
10. PRIVATE WATER HYDRANTS SHALL BE YELLOW IN COLOR.
11. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUIVALENT MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
12. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER LINES SHALL BE PROVIDED. THIS MAY BE PROVIDED BY TRACER DYE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.12(1)(c) AND SPS 382.40(8)(a).
13. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(9)(a).
14. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S145.06.
15. 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.
16. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO FIELD VERIFYING EXISTING UTILITIES.
17. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFILTRATION ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
19. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FLOOR ELEVATION TO ELEVATION OF TOP OF MAIN.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST. IF THE EXISTING VALVE IS NOT RESPONSIVE FOR THE TEST, THE CONTRACTOR SHALL HOLD THE PRESSURE TEST 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.
21. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
22. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISRUPT SOIL OR INJURE THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OR THE STREET TREES, THIS MAY REQUIRE SMALLER EQUIPMENT AND/OR OPERATING EQUIPMENT IN A MORE RESTRICTED SPACE. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON FORESTRY AT (608) 266-4816 PRIOR TO CONSTRUCTION. IF DAMAGE TO A STREET TREE OR ITS ROOT SYSTEM PRIOR TO WORK, COMMENCING TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [https://www.cityofmadison.com/business/pw/specschem](http://www.cityofmadison.com/business/pw/specschem).
23. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS, THE CONTRACTOR IS PERMITTED TO REMOVE A TREE UP TO 12 FEET IN DIAMETER IF THE EXISTING STREET TREE OR WHEN CUTTING ROWS OVER 3 INCHES IN DIAMETER, IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. THE CONTRACTOR SHALL REMOVE THE EXISTING STREET TREE AND ITS ROOT SYSTEM AND TO ITS ROOT SYSTEM PRIOR TO WORK, COMMENCING TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [https://www.cityofmadison.com/business/pw/specschem](http://www.cityofmadison.com/business/pw/specschem).

EXISTING SANITARY STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTIO
S1	SMH	857,41	849,11	NE
			849,10	SW
S2	SMH	855,16	847,27	NE
			847,11	SE
			847,05	SW
S3	SMH	854,80	844,50	NE
			844,52	SW
			845,82	NE
S4	SMH	854,25	844,76	NE
			844,92	SW
			844,98	NW
S5	SMH	854,58	848,85	NE
			848,88	SE
			848,69	NW
S6	SMH	855,42	849,81	NE
			849,73	SW
			850,46	NW
S7	SMH	857,18	850,38	NE-SW
			850,49	SE

EXISTING STORM STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S11	FIN	856.56	854.05	SE-NW
S12	FIN	856.54	853.82	SE-NW
S13	FIN	856.46	853.19	SE-NW
S14	FIN	856.55	852.75	SE-NW
S15	STMH	871.31	851.56	NE-SW
S16	CIN	858.95	851.11	NE-SW
S17	STMH	854.19	849.22	NE-SE
S18	CIN	854.12	850.37	SE-NW
S19	FIN	853.73	851.23	SW
S20	CIN	854.45	850.47	SE-NW
S21	STMH	854.93	850.84	CENTER
S22	STMH	851.00	851.30	NE-SW
S23	FINR	855.27	853.07	NE-NW
S24	CIN	854.83	850.23	NW
S25	STMH	855.16	851.53	BOTTOM
S26	FINR	855.59	853.29	SW
S27	STMH	867.75	852.52	NE-SW



SITE PLAN REVIEW

SCOPE DOCUMENTS

Drawing Date
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STUDENT HOUSING

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MADISON, WI 53703

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