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DevCo - 1201 Huxley & 1901 Roth

1201 Huxley St & 1901 Roth St, Madison, WI 53704
03/27/2026
#25164



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Grand total:	32

PROJECT TEAM

DEVELOPMENT

DevCo
 10900 NE 8th Street
 Suite 1200
 Bellevue, WA 98004
 Melanie Davies
 425-293-4412

ARCHITECT

Kaas Wilson Architects
 1301 American Blvd E, Suite 100
 Bloomington, MN 55425
 (612) 879-6000

CIVIL ENGINEER

Civil Site Group, PC
 5000 Glenwood Avenue
 Golden Valley, MN 55422
 (612) 615-0060

SITE METRICS

PARCEL ID:

1201 Huxley St : 0810-313-0403-3
 1910 Roth St : 0810-313-0404-1

ADDRESS

1201 Huxley St - 110,934 sq ft
 1910 Roth St - 71,987 sq ft
 PARCEL AREA 182,921 SQ.FT. (4.199 ACRES)

ZONING

1201 Huxley St - TR-U2, TR-U1
 1910 Roth St - TR-U2

APPLICATIONS

PROJECT SUMMARY:

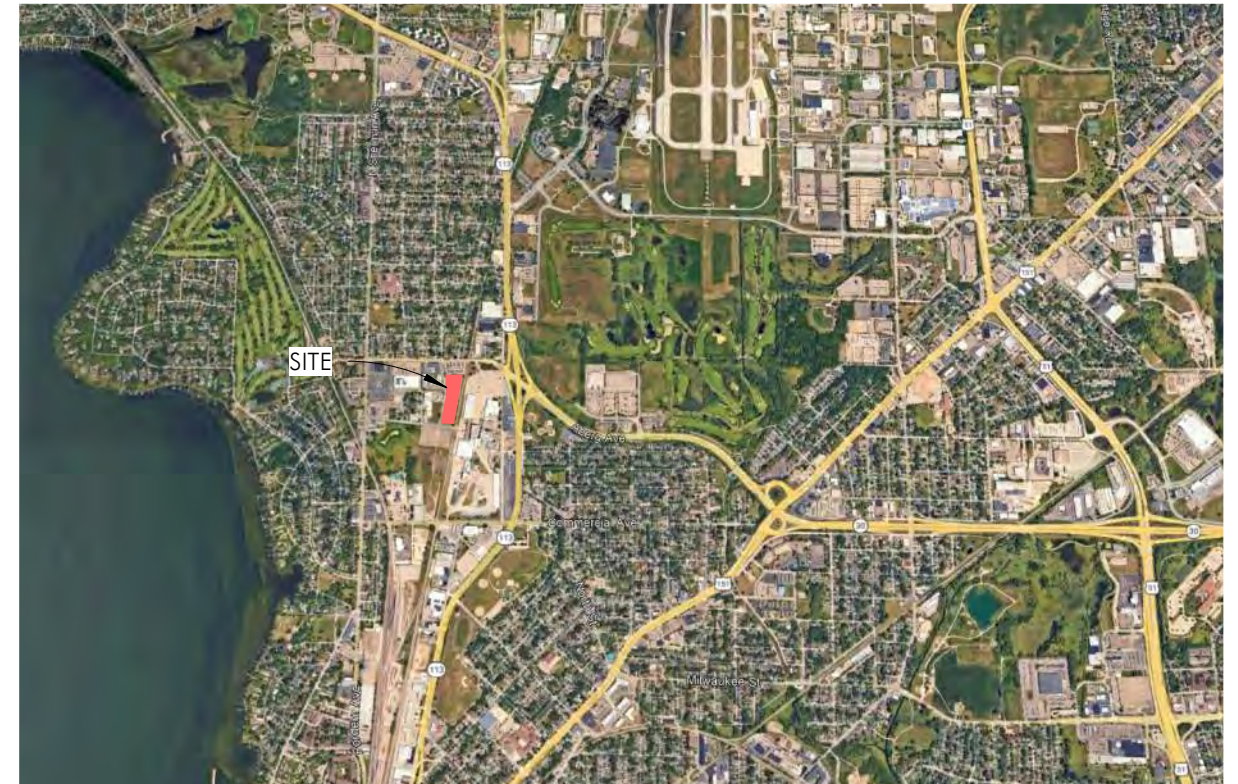
THE SITE IS COMPOSED OF 2, 4 STORY, L SHAPE MULTIFAMILY BUILDINGS. BOTH BUILDINGS HAVE 163 UNITS. ONE BUILDING WILL HAVE A COMMUNITY SPACE AS WELL AS A WELLNESS ROOM. THE PARKING WILL BE EXTERIOR ON SITE AND WE'LL HAVE 197 STALLS. PER THE CITY, WE WILL HAVE BIKE PARKING PER THE UNIT TO BIKE RATIO REQUIRED.

PROJECT NOTES:

- BIRD SAFE GLASS WILL NOT BE REQUIRED SINCE GLAZING AREAS ARE UNDER 50SF FT
- BIKE STORAGE PARKING:
 - 1910 ROTH: 93 COVERED STALLS
 - 1202 HUXLEY: 90 COVERED STALLS
 - OUTDOOR 9 SHORT TERM PER BUILDING
 - TOTAL BIKE STORAGE LOCKERS: 10

Covered Bike Storage Building A : 1910 Roth				
Bedroom Count	Unit Count	Bike Factor	Total	
1	24	1	1	24
2	39	1	1	39
3	20	1.5	30	
Total	83			
Total for building A				93

Covered Bike Storage Building B : 1202 Huxley				
Bedroom Count	Unit Count	Bike Factor	Total	
1	21	1	1	21
2	39	1	1	39
3	20	1.5	30	
Total	80			
Total for building B				90



VICINITY MAP



SITE LOCATION

GROSS AREA - BLDG A	
Level	Area
Level 4	25,805 SF
Level 3	25,805 SF
Level 2	25,805 SF
Level 1	25,805 SF
Grand total	103,220 SF

GROSS AREA - BLDG B	
Level	Area
Level 4	25,805 SF
Level 3	25,805 SF
Level 2	25,805 SF
Level 1	25,805 SF
Grand total	103,220 SF

GROSS AREA - BLDG A UNITS 1910 ROTH

Name	Area	Building
Unit 1-0		
Unit 1-0	16,352 SF	Building A
Unit 1-0: 24	16,352 SF	
Unit 2-0		
Unit 2-0	40,612 SF	Building A
Unit 2-0: 39	40,612 SF	
Unit 3-0		
Unit 3-0	21,440 SF	Building A
Unit 3-0: 16	21,440 SF	
Unit 3-2		
Unit 3-2	5,680 SF	Building A
Unit 3-2: 4	5,680 SF	
Grand total:	84,084 SF	
83		

GROSS AREA - BLDG B UNITS 1210 HUX

Name	Area	Building
Unit 1-0		
Unit 1-0	14,308 SF	Building B
Unit 1-0: 21	14,308 SF	
Unit 2-0		
Unit 2-0	40,612 SF	Building B
Unit 2-0: 39	40,612 SF	
Unit 3-0		
Unit 3-0	21,440 SF	Building B
Unit 3-0: 16	21,440 SF	
Unit 3-2		
Unit 3-2	5,680 SF	Building B
Unit 3-2: 4	5,680 SF	
Grand total:	82,040 SF	
80		

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
1 BR				
Unit 1-0	45	681 SF	30,660 SF	28%
	45		30,660 SF	28%
2BR				
Unit 2-0	78	1,041 SF	81,224 SF	48%
	78		81,224 SF	48%
3BR				
Unit 3-0	32	1,340 SF	42,880 SF	20%
Unit 3-2	8	1,420 SF	11,360 SF	5%
	40		54,240 SF	25%
Grand total	163		166,124 SF	100%

PARKING

Description	Count
8' x 16' Compact	49
9' x 18' Standard	140
9' x 18' ADA Accessible	8

197 stalls
163 units
1.21 ratio

197



South of Site Huxley and Roth Intersection



Field Across: 1910 Roth St



Storage Across: 1201 Huxley St



Building Across: 1201 Huxley St



North West of Site Huxley and Aberg Ave Intersection



Residential North of Site on Aberg Ave

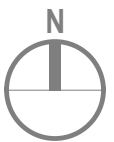
VIEW FROM NORTH TO SOUTH



VIEW FROM SOUTH TO NORTH



EXISTING BUS STATION TO BE REMOVED

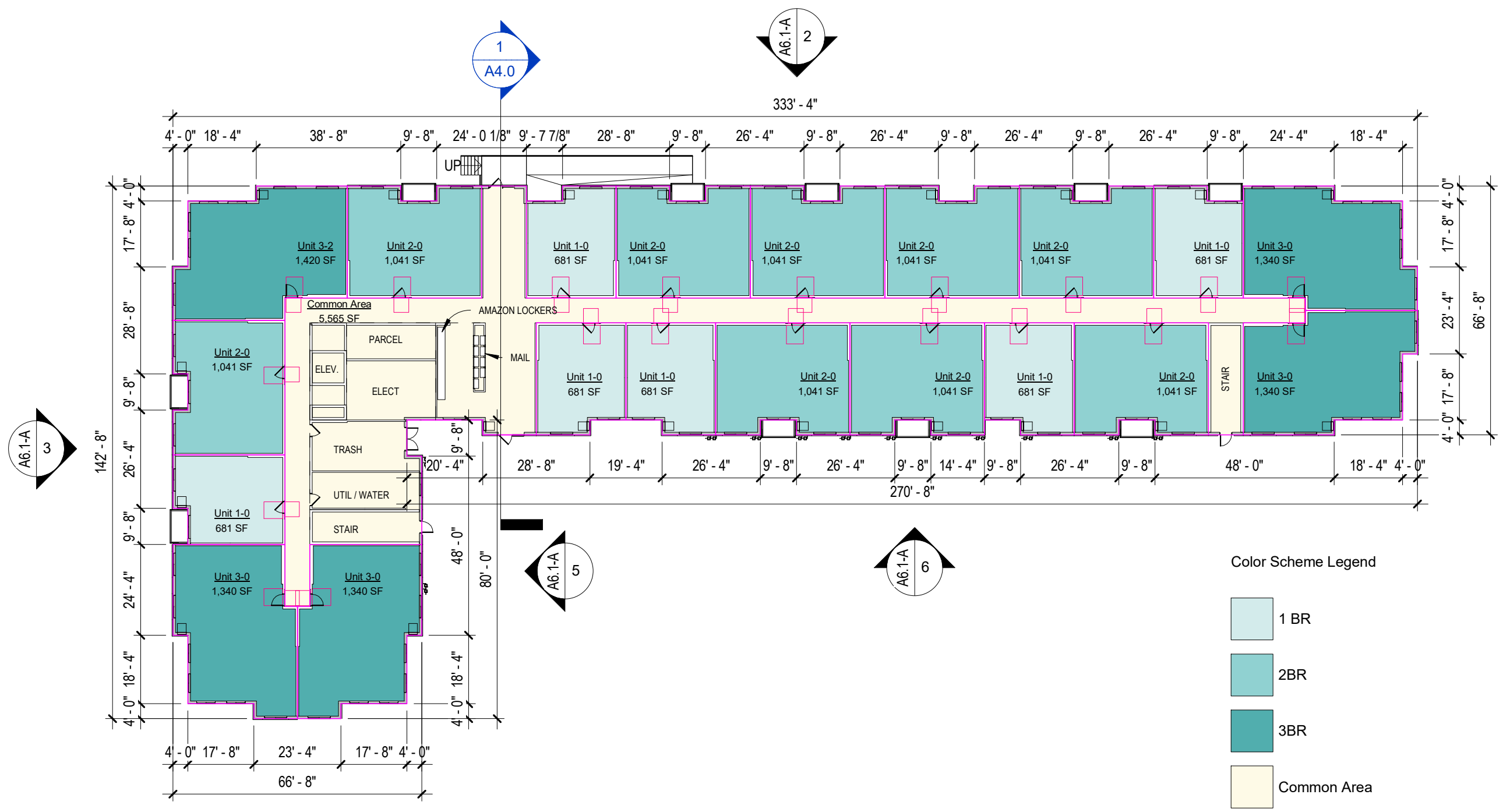


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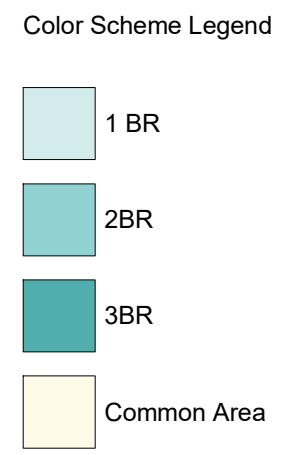
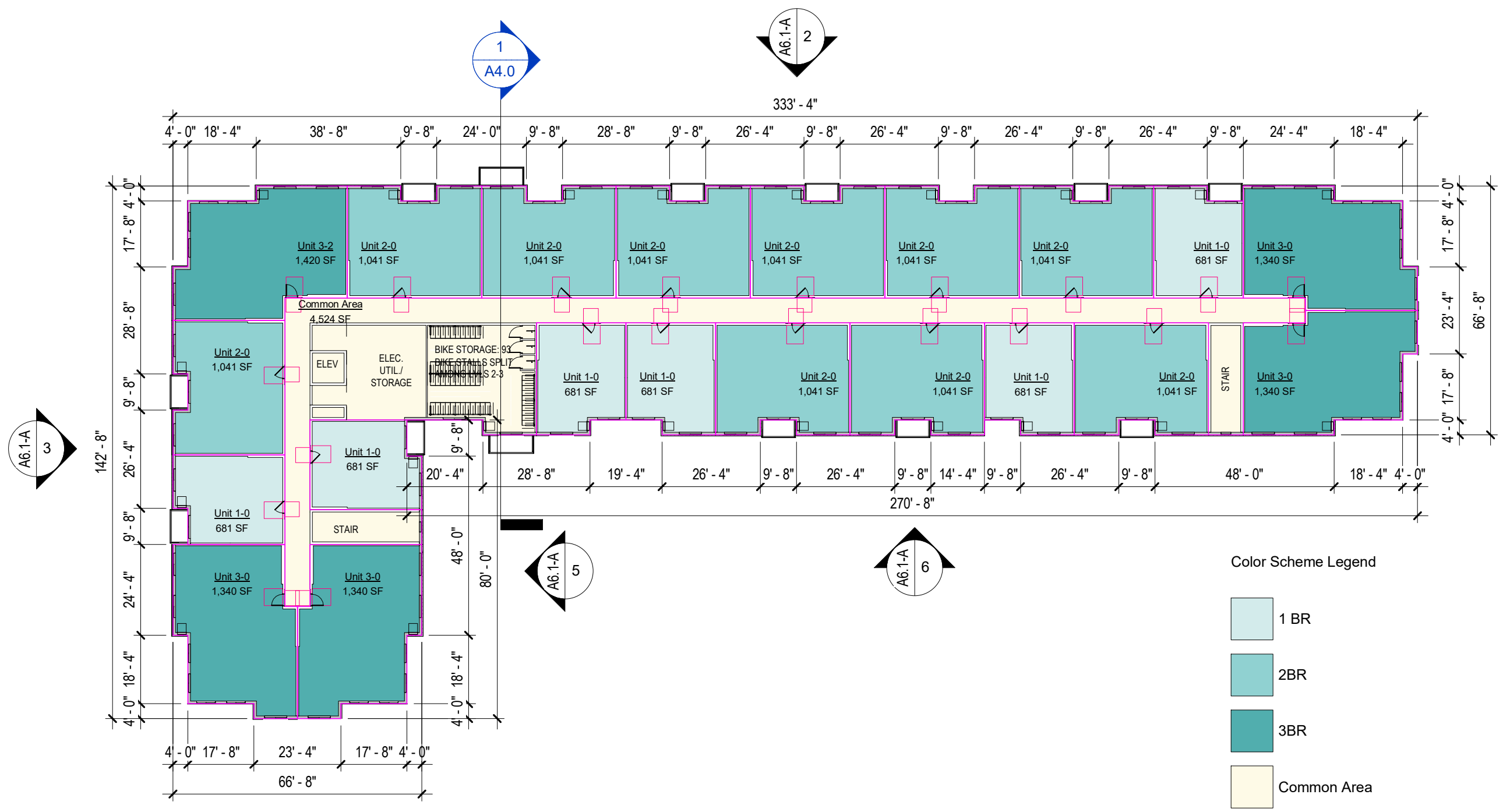
1 SD Site Plan
1" = 60'-0"





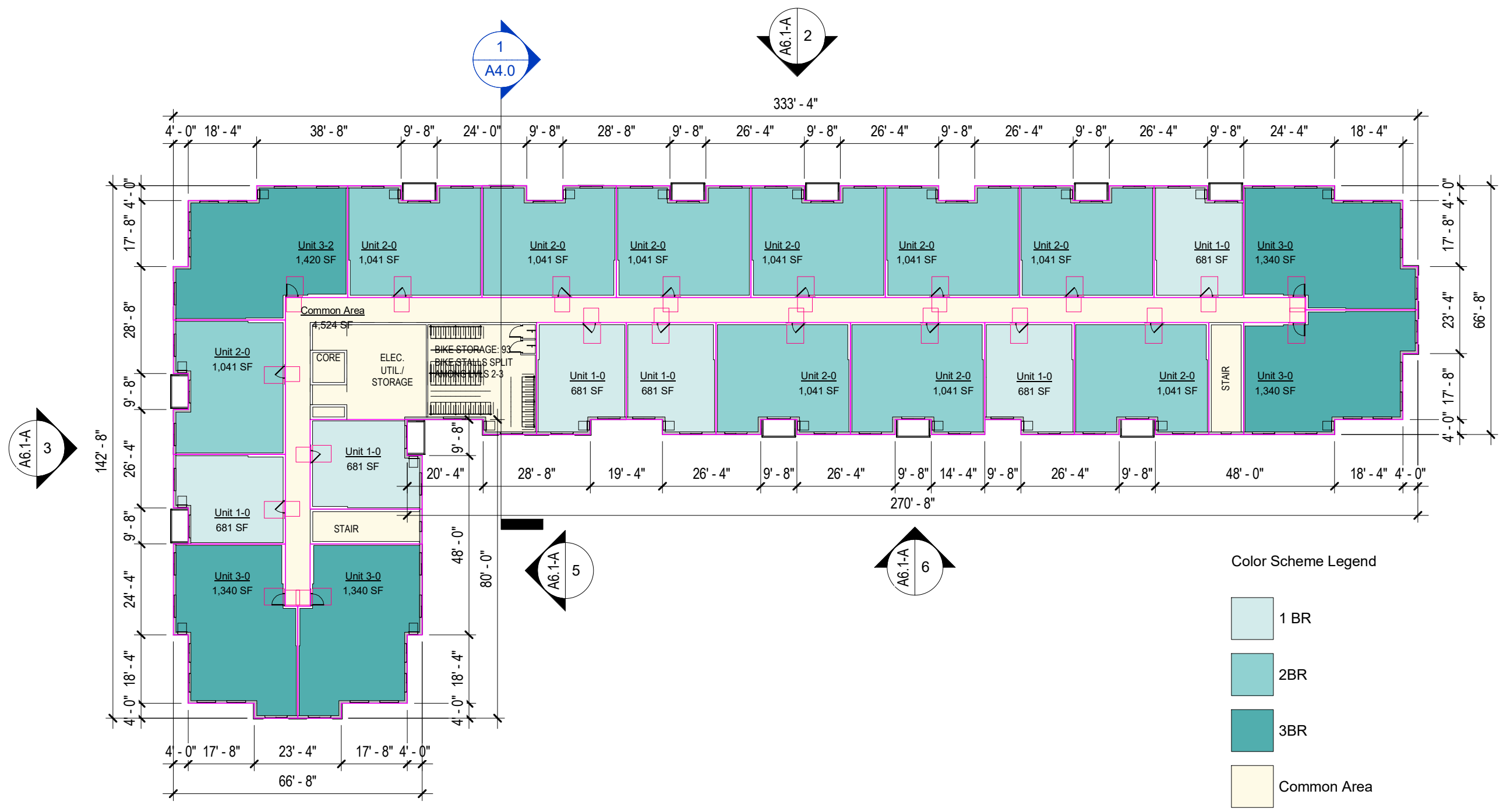
1 Building A - Level 1
1" = 30'-0"





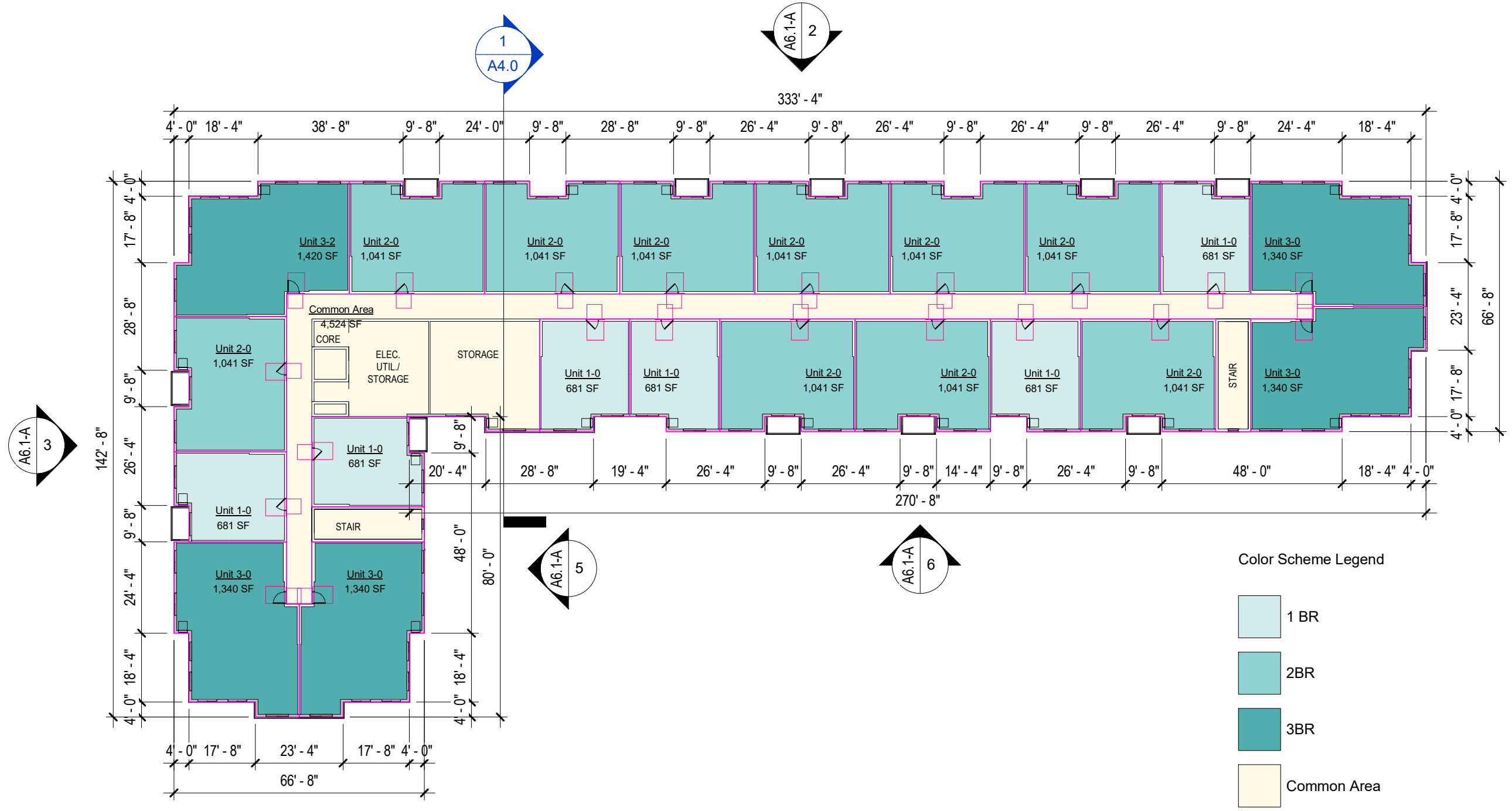
1 Building A - Level 2
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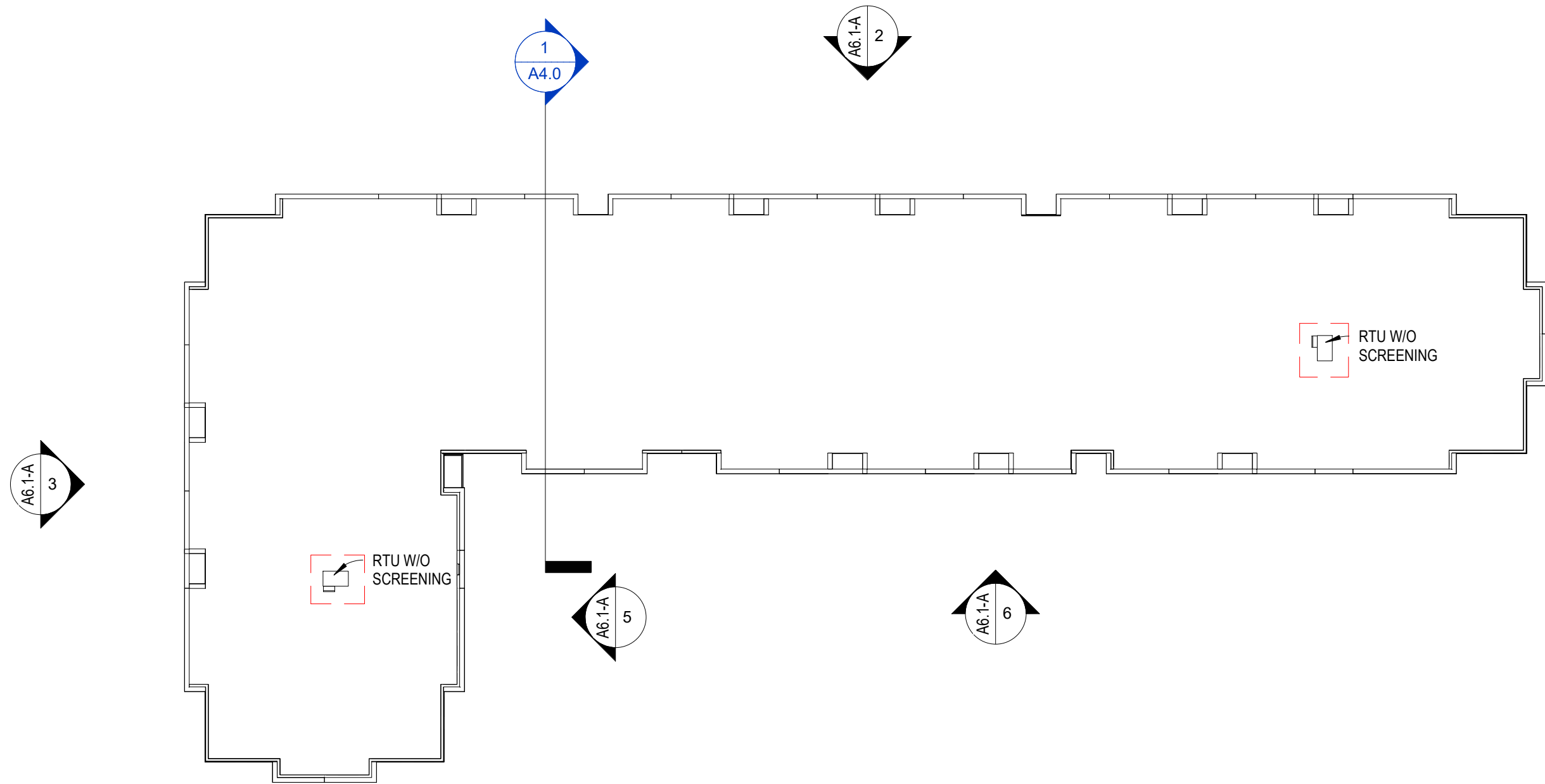
1 Building A - Level 3
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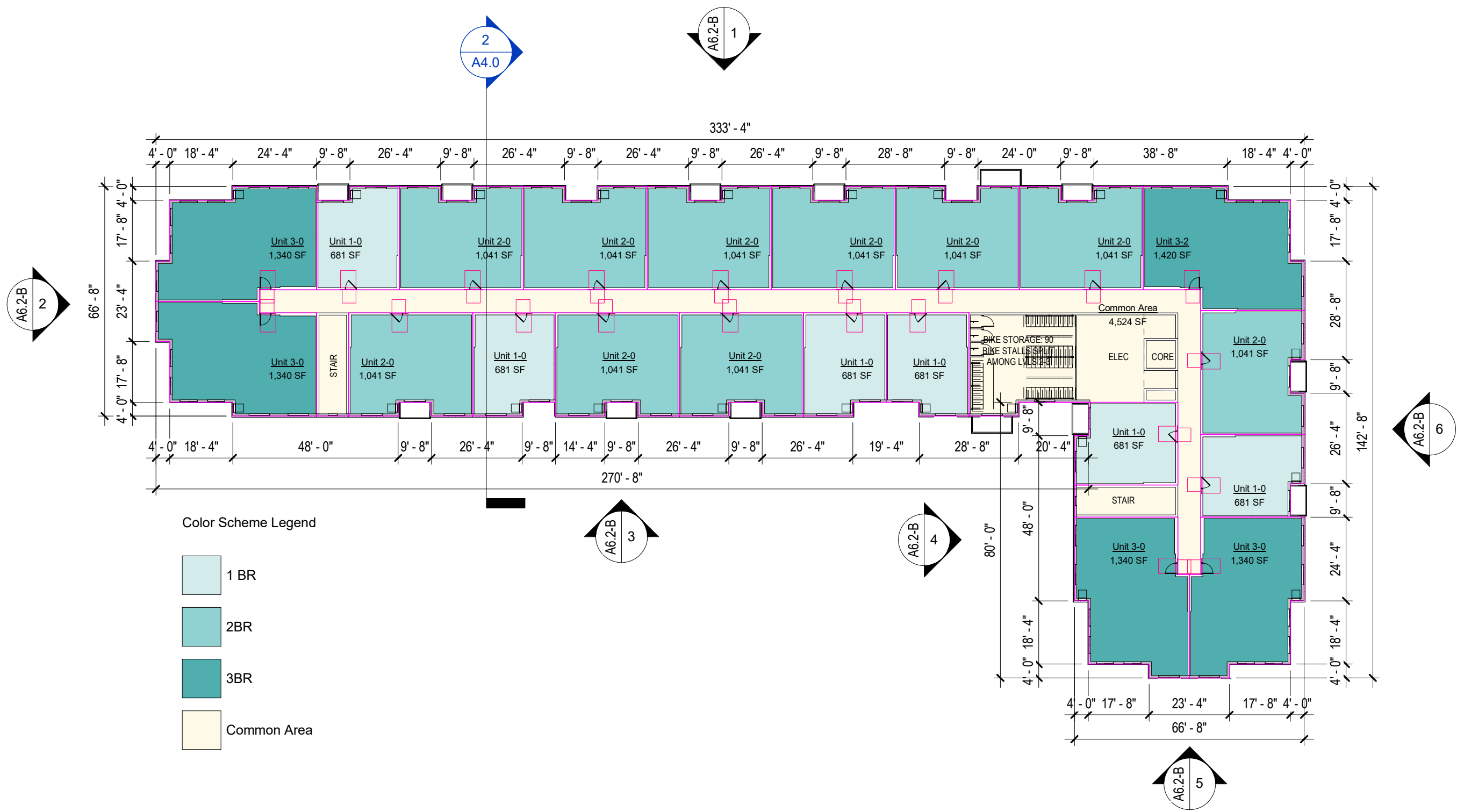
1 Building A - Level 4
1" = 30'-0"





① Building A - Roof Plan
1" = 30'-0"

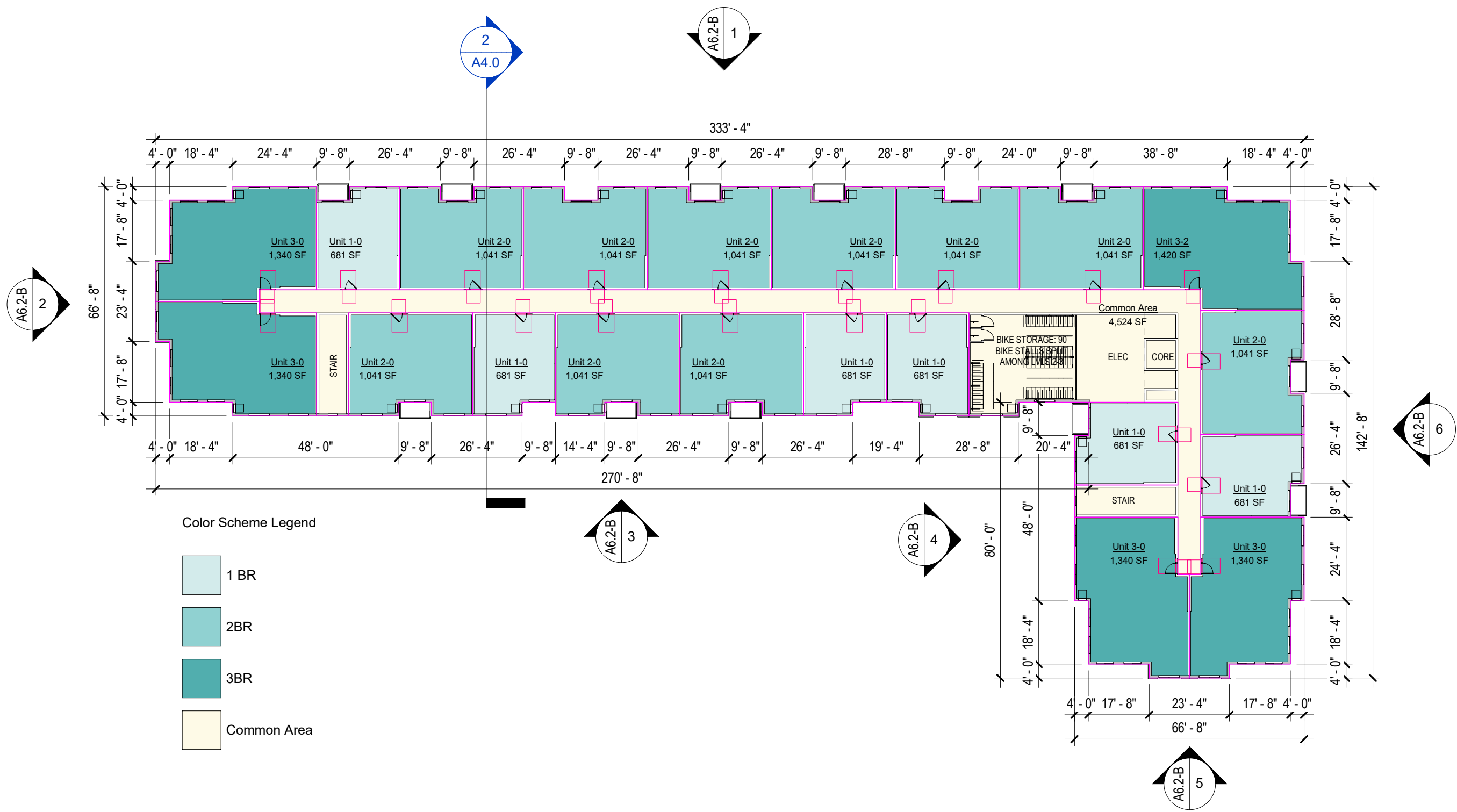




① Building B - Level 2
1" = 30'-0"

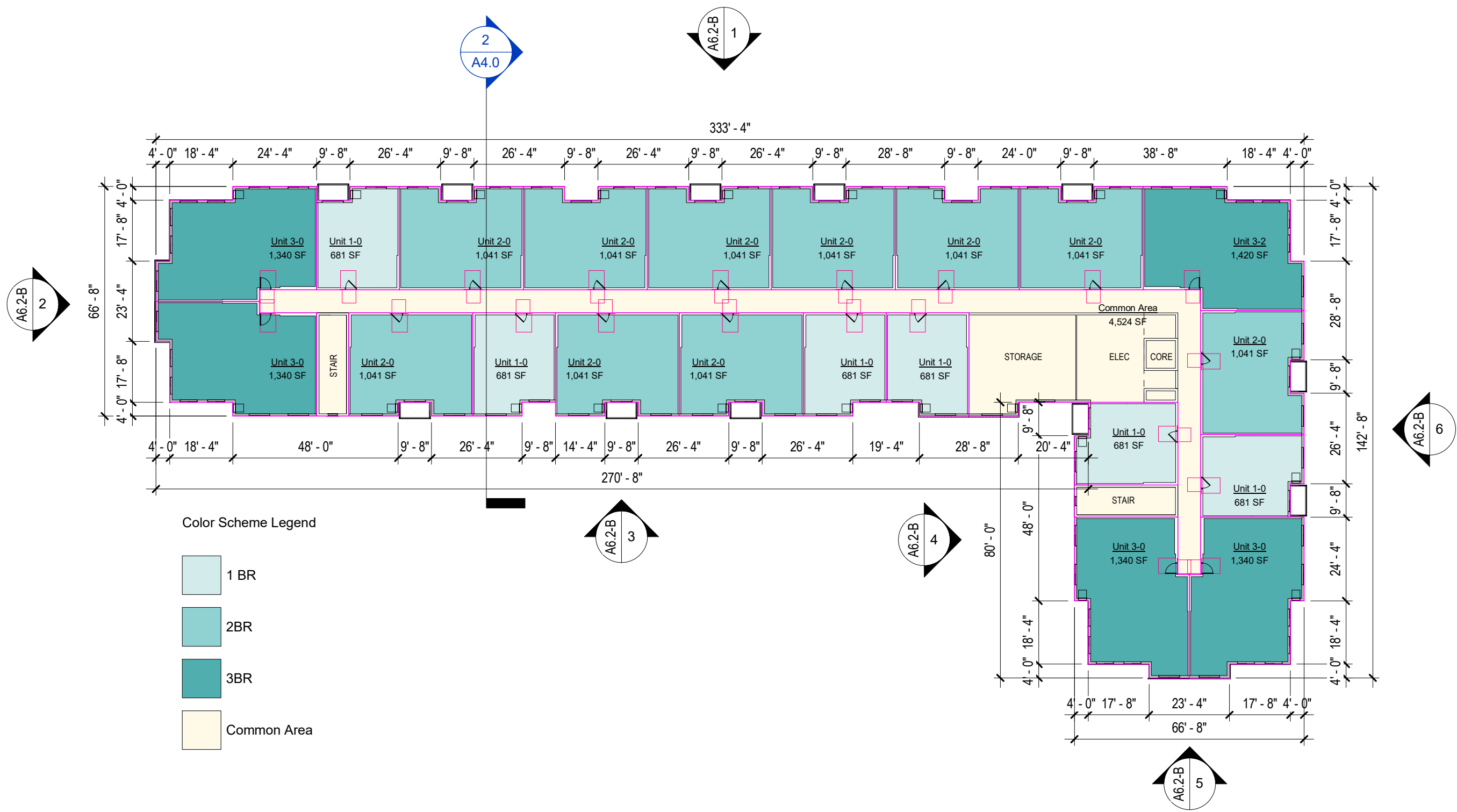


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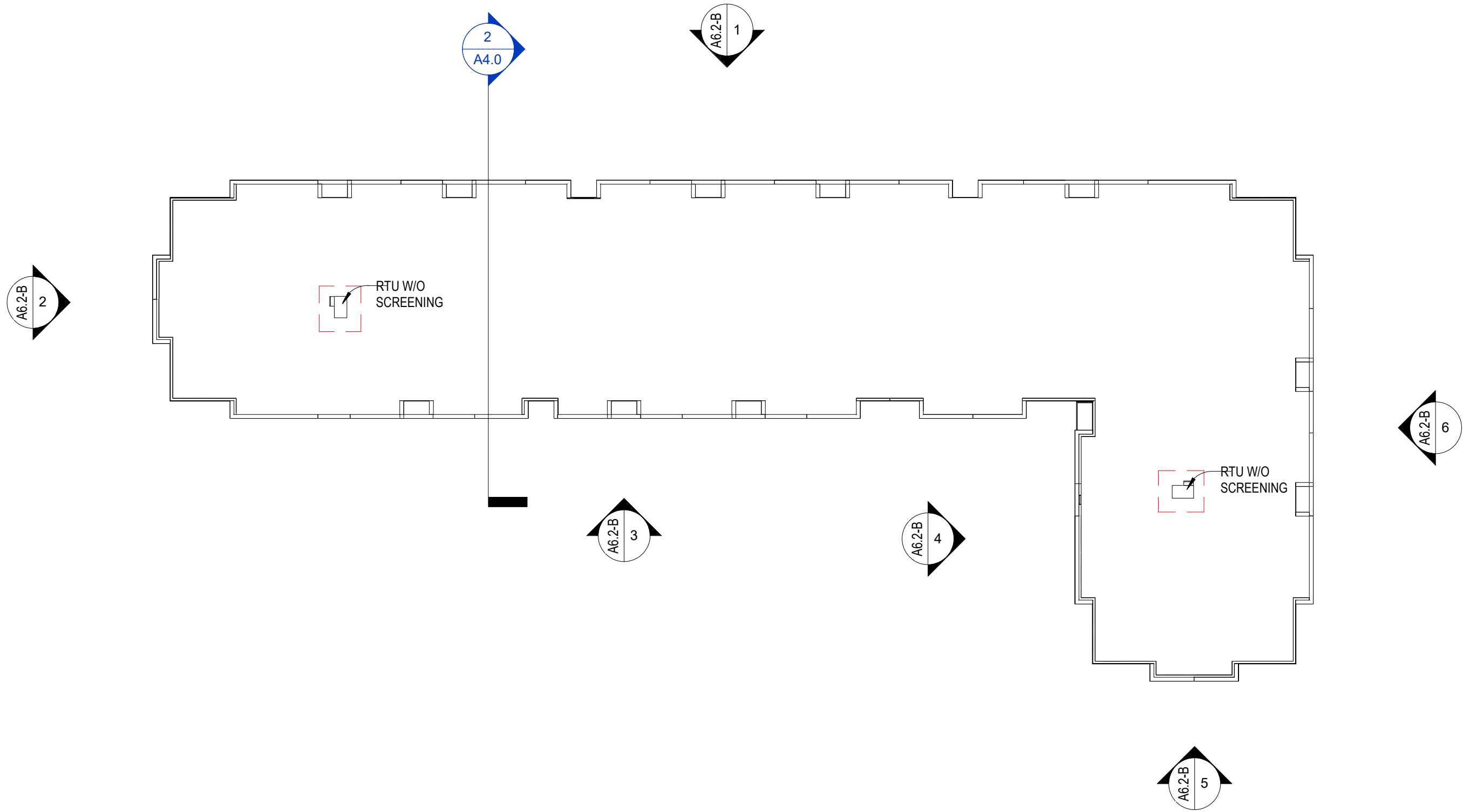
① Building B - Level 3
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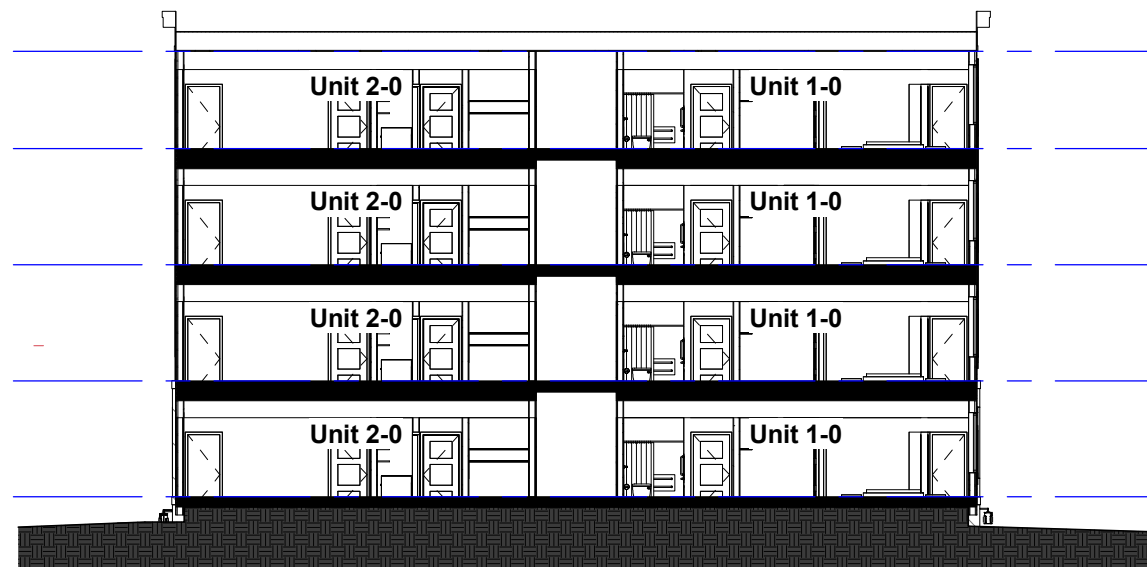
① Building B - Level 4
1" = 30'-0"



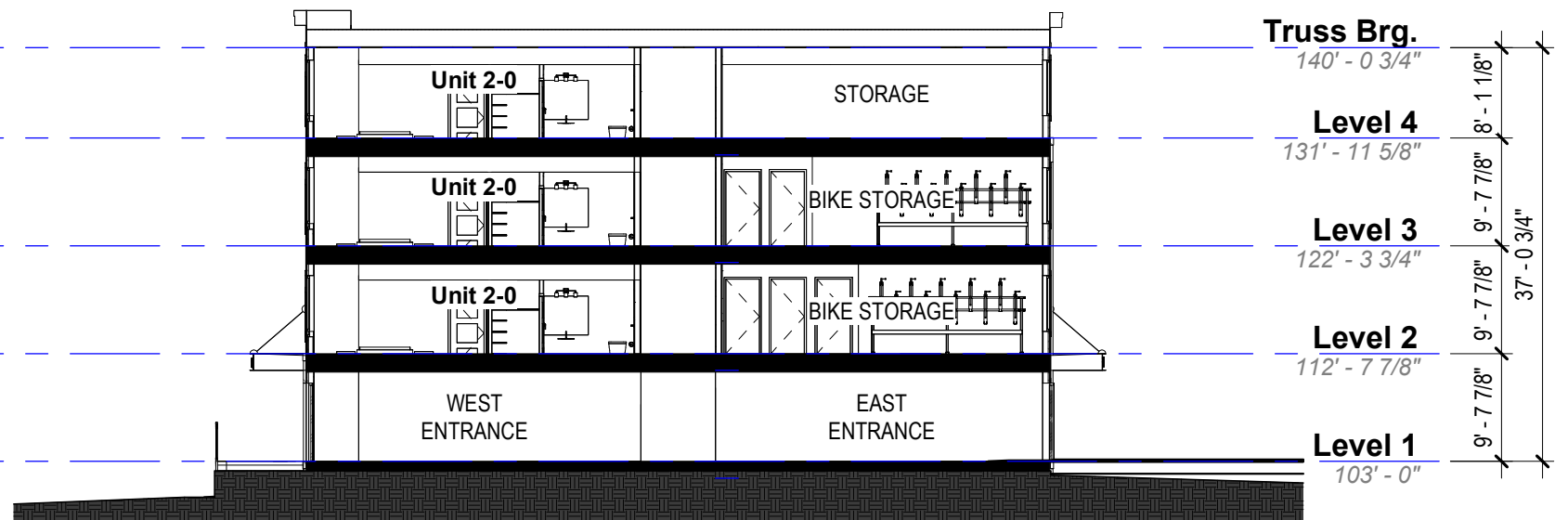


1 Building B - Roof Plan
1" = 30'-0"

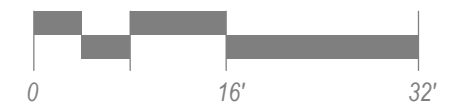




② BUILDING B SECTION
1/16" = 1'-0"



① BUILDING A SECTION
1/16" = 1'-0"





RENDERING - BUILDING A - NORTHWEST



RENDERING - BUILDING A - SOUTHWEST



RENDERING - BUILDING A - SOUTH



RENDERING - BUILDING A - EAST



RENDERING - BUILDING B - NORTHWEST







RENDERING - BUILDING B - SOUTHWEST


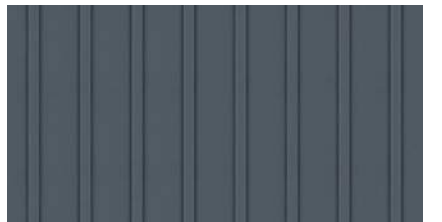
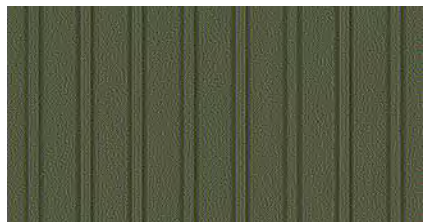



RENDERING - BUILDING B - NORTHEAST

EXTERIOR MATERIALS

Material Mark	Description	Image
4.1	Smooth Face Architectural CMU - Integral Color: Khaki	
4.2	Manufactured Stone Veneer - Color: Echo Ridge	
7.1	Fiber Cement Lap Siding - Alternating Horizontal Exposure 4"/4"/8" - Color: Gray Slate	
7.2	Fiber Cement Panel - Color: Arctic White	

EXTERIOR MATERIALS

Material Mark	Description	Image
7.3	Fiber Cement Panel - Color: Iron Gray	
7.4	Fiber Cement Panel - Board & Batten - Color: Evening Blue	
7.5	Fiber Cement Panel - Board & Batten - Color: Mountain Sage	
8.0	08-Glass	

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① Bldg A Elevation 1
1" = 30'-0"



② Bldg A Elevation 2
1" = 30'-0"

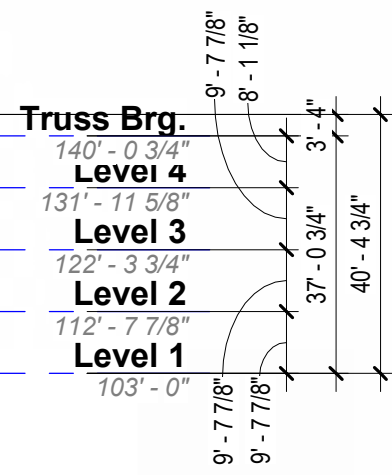
Truss Brg.
140' - 0 3/4"
Level 4
131' - 11 5/8"
Level 3
122' - 3 3/4"
Level 2
112' - 7 7/8"
Level 1
103' - 0"



③ Bldg A Elevation 3
1" = 30'-0"



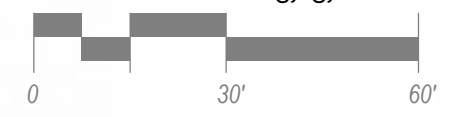
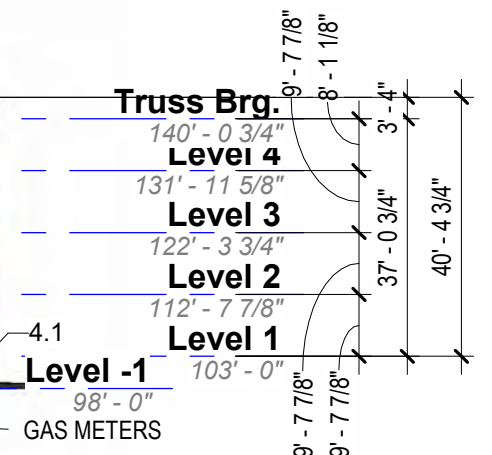
④ Bldg A Elevation 4
1" = 30'-0"



⑤ Bldg A Elevation 5
1" = 30'-0"



⑥ Bldg A Elevation 6
1" = 30'-0"



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① Bldg A Elevation 1
1" = 30'-0"



② Bldg A Elevation 2
1" = 30'-0"

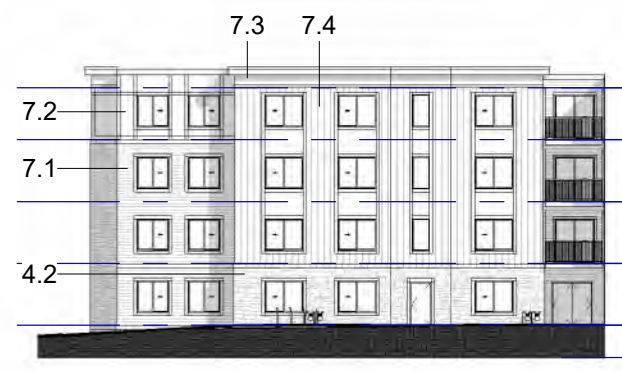
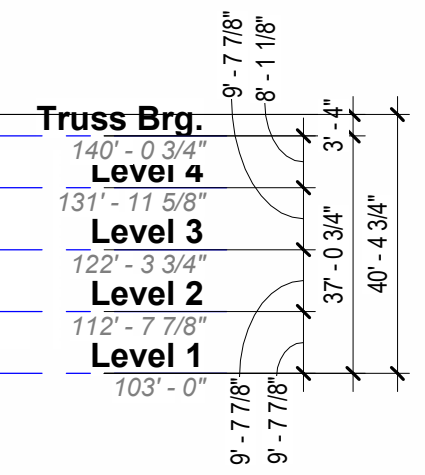
Truss Brg.
140' - 0 3/4"
Level 4
131' - 11 5/8"
Level 3
122' - 3 3/4"
Level 2
112' - 7 7/8"
Level 1
103' - 0"



③ Bldg A Elevation 3
1" = 30'-0"



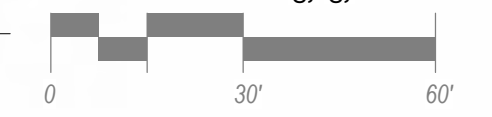
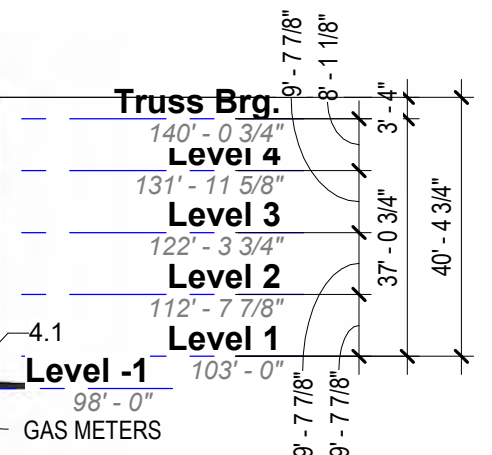
④ Bldg A Elevation 4
1" = 30'-0"



⑤ Bldg A Elevation 5
1" = 30'-0"



⑥ Bldg A Elevation 6
1" = 30'-0"





① Bldg B Elevation 1
1" = 30'-0"



② Bldg B Elevation 2
1" = 30'-0"



③ Bldg B Elevation 3
1" = 30'-0"



④ Bldg B Elevation 4
1" = 30'-0"



⑤ Bldg B Elevation 5
1" = 30'-0"



⑥ Bldg B Elevation 6
1" = 30'-0"

GAS METERS

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① Bldg B Elevation 1
1" = 30'-0"



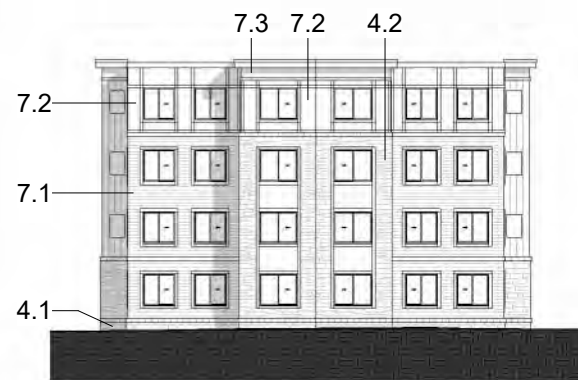
② Bldg B Elevation 2
1" = 30'-0"



③ Bldg B Elevation 3
1" = 30'-0"



④ Bldg B Elevation 4
1" = 30'-0"

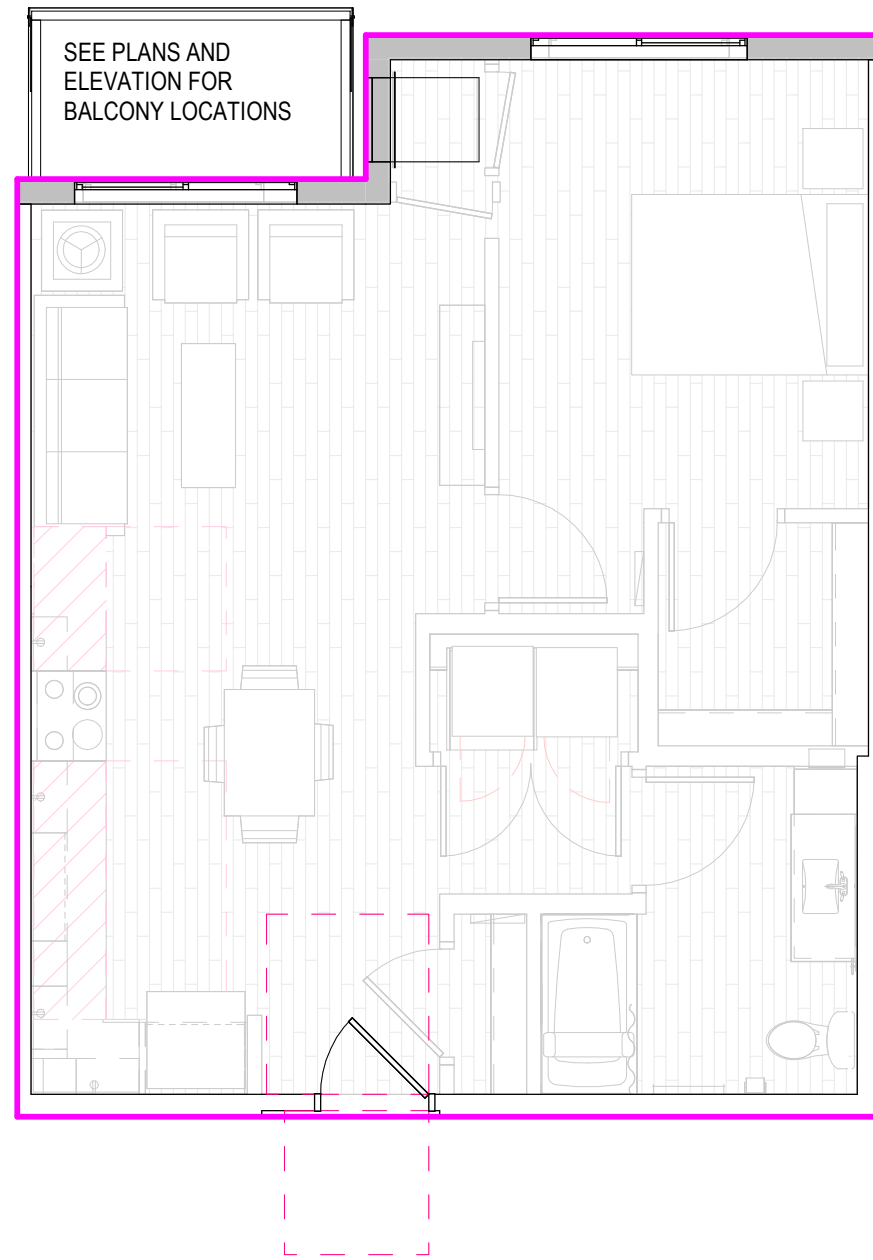


⑤ Bldg B Elevation 5
1" = 30'-0"

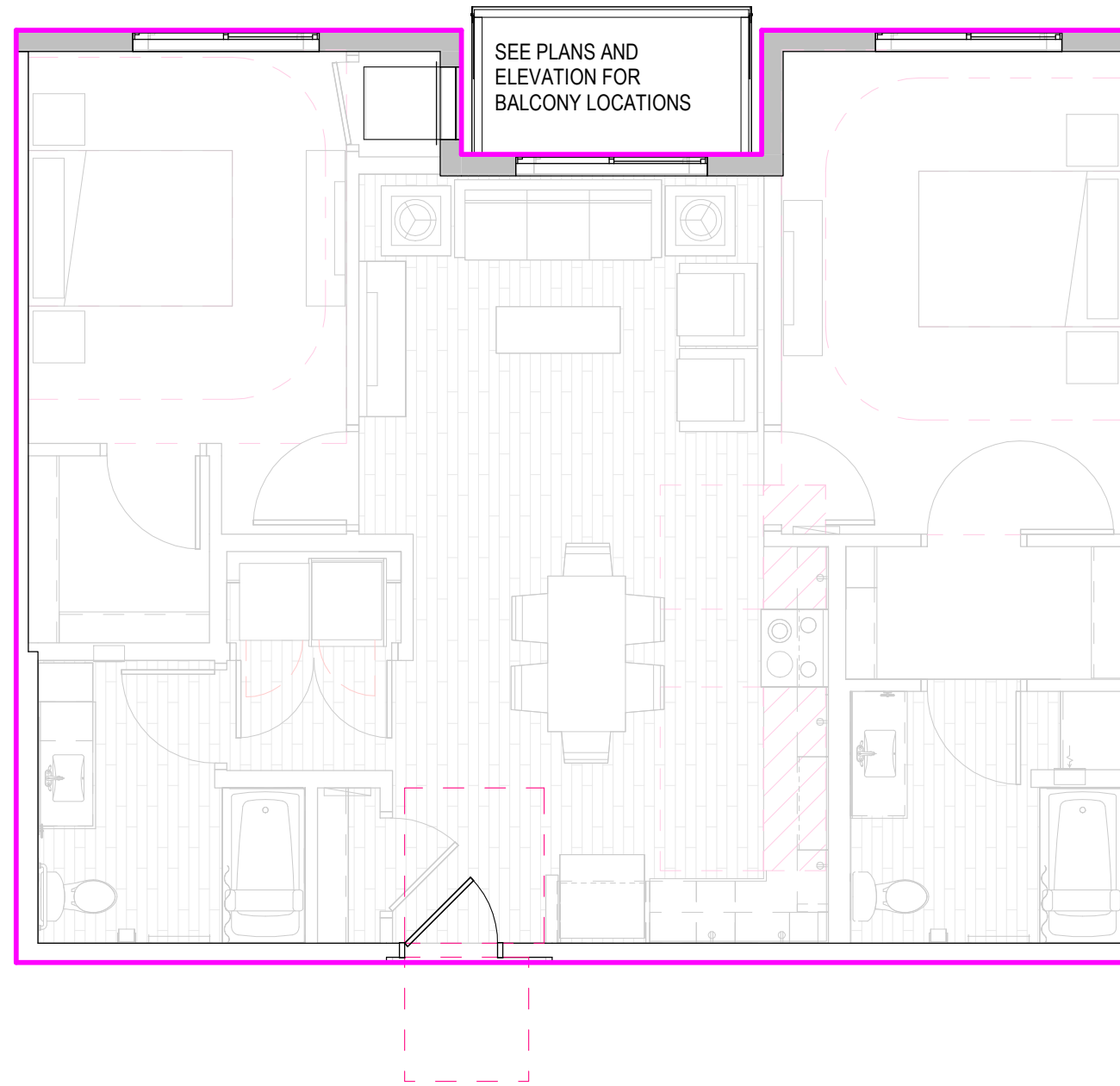


⑥ Bldg B Elevation 6
1" = 30'-0"

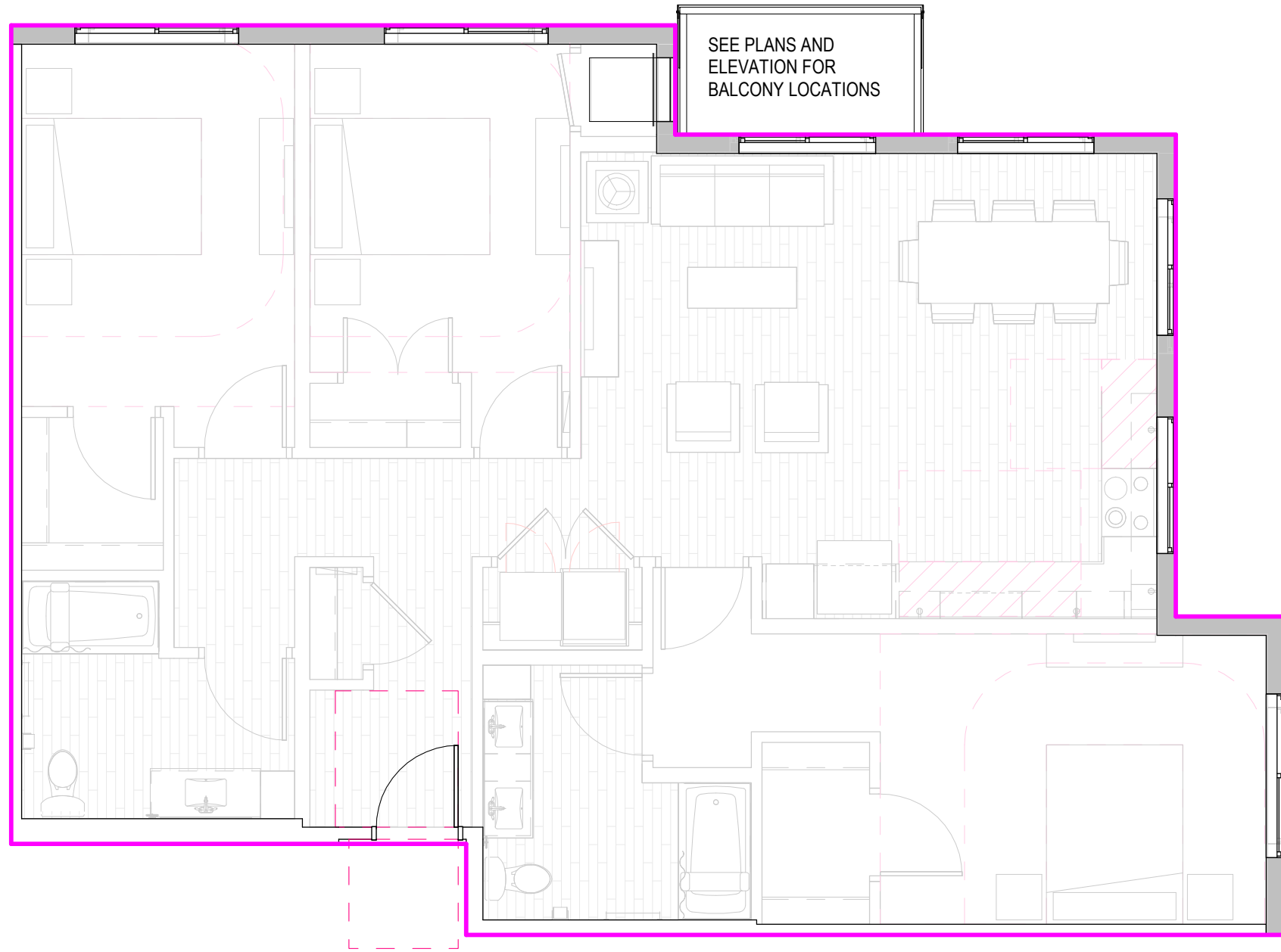
GAS METERS



① Unit Plan Base - Unit 1-0
3/16" = 1'-0"



① Unit Plan Base - Unit 2-0
3/16" = 1'-0"

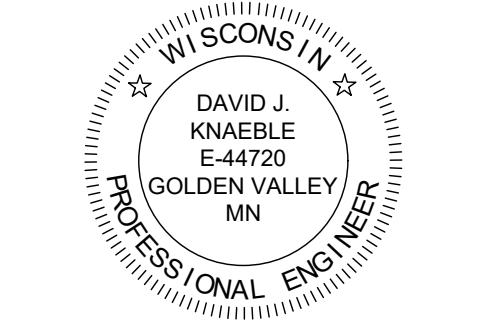


① Unit Plan Base - Unit 3-0
3/16" = 1'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
HUXLEY APARTMENTS
1201 HUXLEY ST, MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
10900 NE 8TH ST, BELLEVUE, WA 98004



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

David J. Knaeble
DATE 03/30/26 LICENSE NO. 44720-6

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

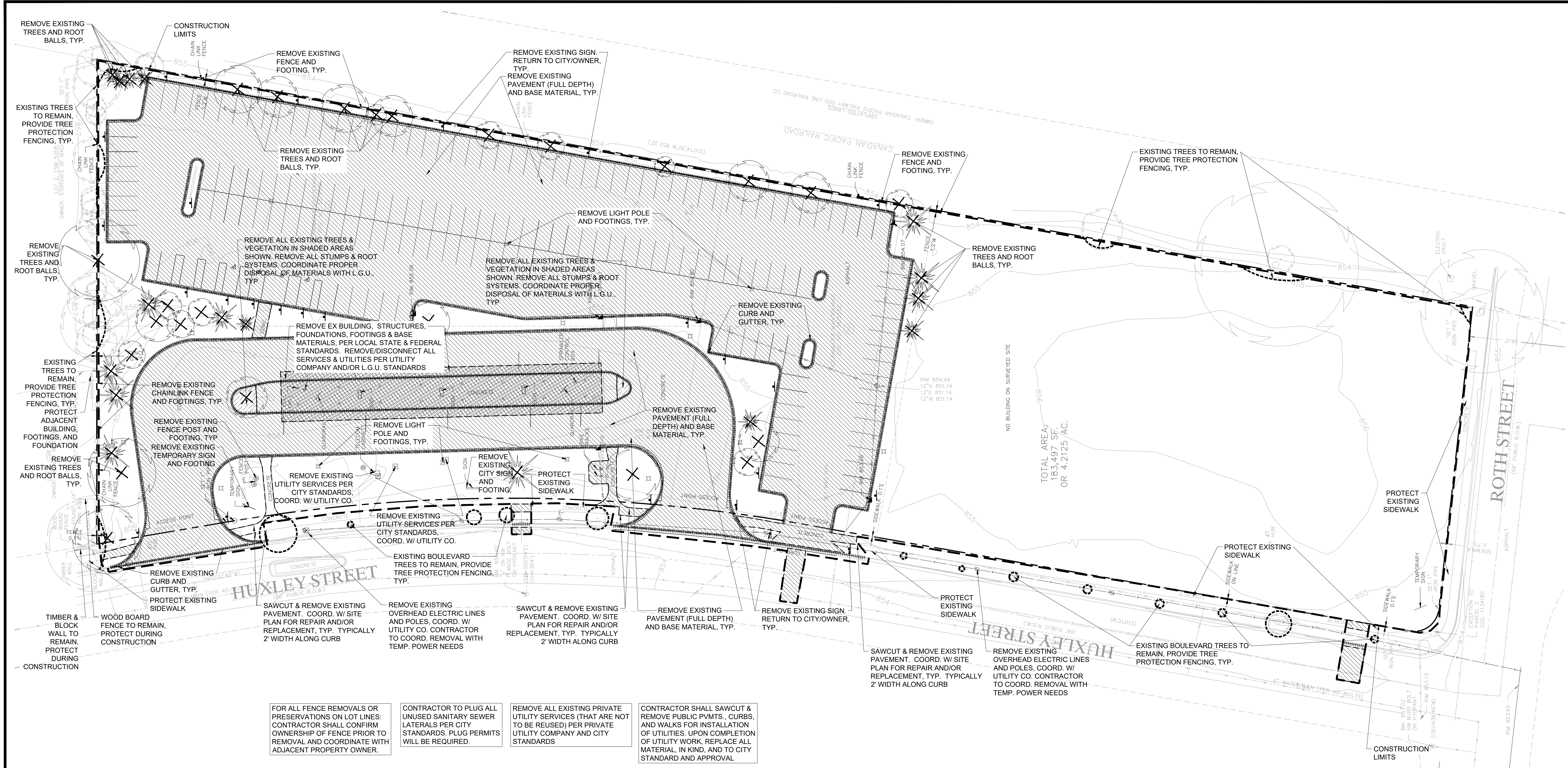
OWNER INFORMATION

DEVCO US CONSTRUCTION, LLC
10900 NE 8TH STREET, #1200
BELLEVUE, WA 98004
CORBAN LAWLOR
206-915-3171
CORBAN.LAWLOR@DEVCOUS.COM

PROJECT MANAGER DAVID KNAEBLE
CONTRACT NUMBER 1718-0000 X 700
DESIGNED BY DK
REVIEWED BY DK
PROJECT NUMBER 0541

REMOVALS PLAN - OVERALL

C1.0



REMOVAL NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "DIGGERS HOTLINE" (800-242-8511) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH WISDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.

- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNER'S REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.

CITY OF MADISON REMOVAL NOTES:

- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING.
- ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- STREET TREE REMOVALS REQUIRE APPROVAL AND TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 10' OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY 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 COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/ENGINEERING/DOCUMENTS/STANDARD-SPECIFICATIONS/2016/COMPLETESPECBOOK.PDF](https://www.cityofmadison.com/engineering/documents/standard-specifications/2016/COMPLETESPECBOOK.PDF)
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/ENGINEERING/DOCUMENTS/STANDARD-SPECIFICATIONS/2016/COMPLETESPECBOOK.PDF](https://www.cityofmadison.com/engineering/documents/standard-specifications/2016/COMPLETESPECBOOK.PDF)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 10' FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

EROSION CONTROL NOTES:

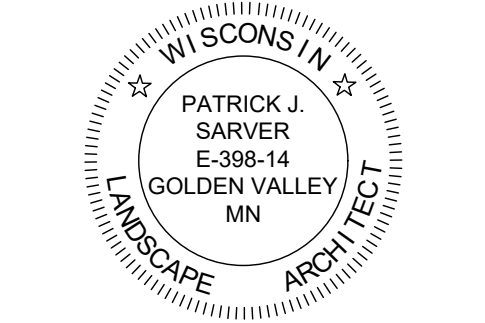
SEE SWPPP ON SHEETS SW1.0 - SW1.4



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
10900 NE 8TH ST., BELLEVUE, WA 98004



03/30/26

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

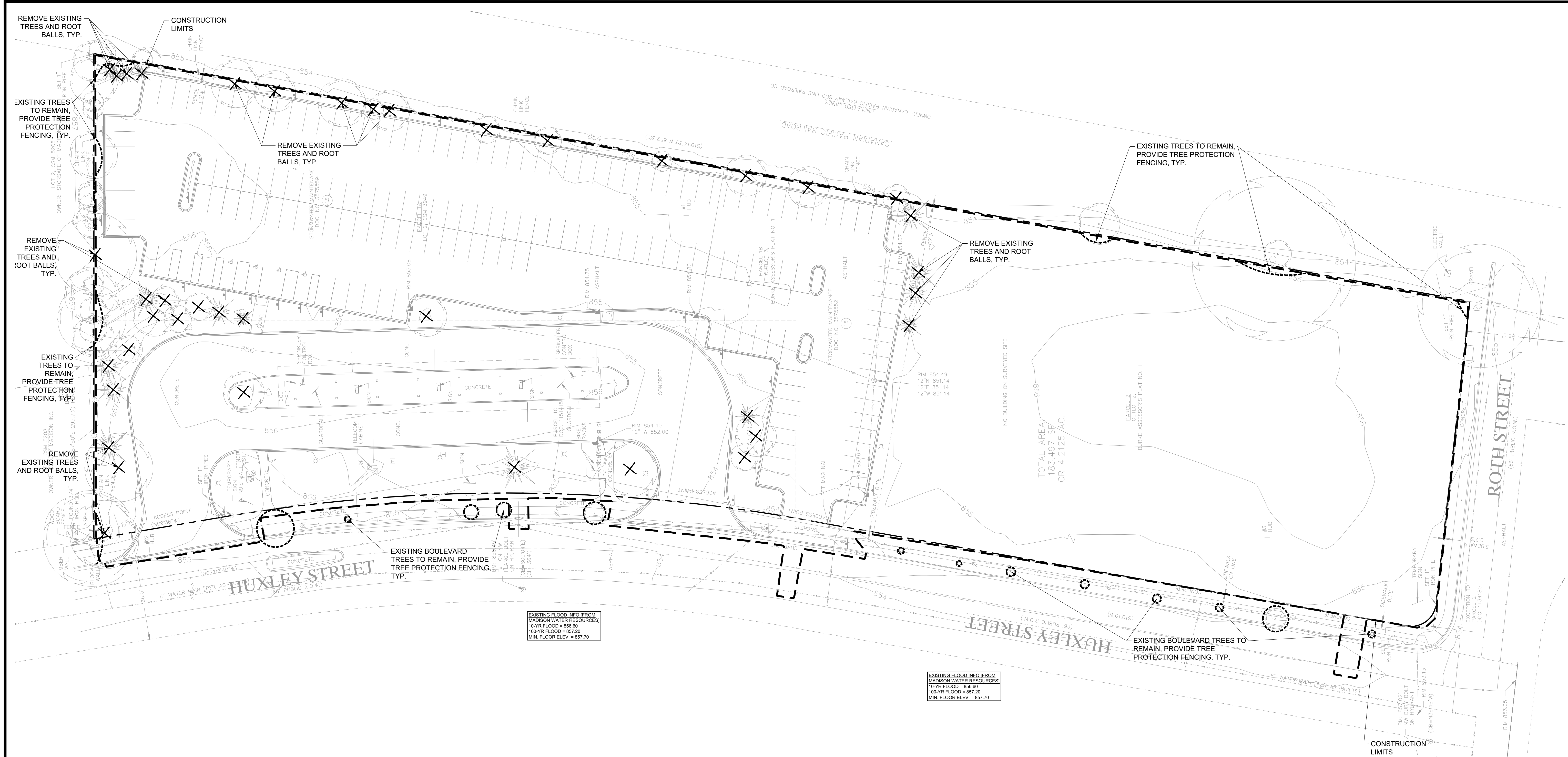
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT MANAGER DAVID KNEBLE
CONTACT NUMBER 612-615-0060 X708
DRAWN BY DK JK
REVIEWED BY DK
PROJECT NUMBER 05431

TREE PRESERVATION & INVENTORY PLAN

C1.1
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EXISTING FLOOD INFO FROM MADISON WATER RESOURCES:
10-YR FLOOD = 856.60
100-YR FLOOD = 857.20
MIN. FLOOR ELEV. = 857.70

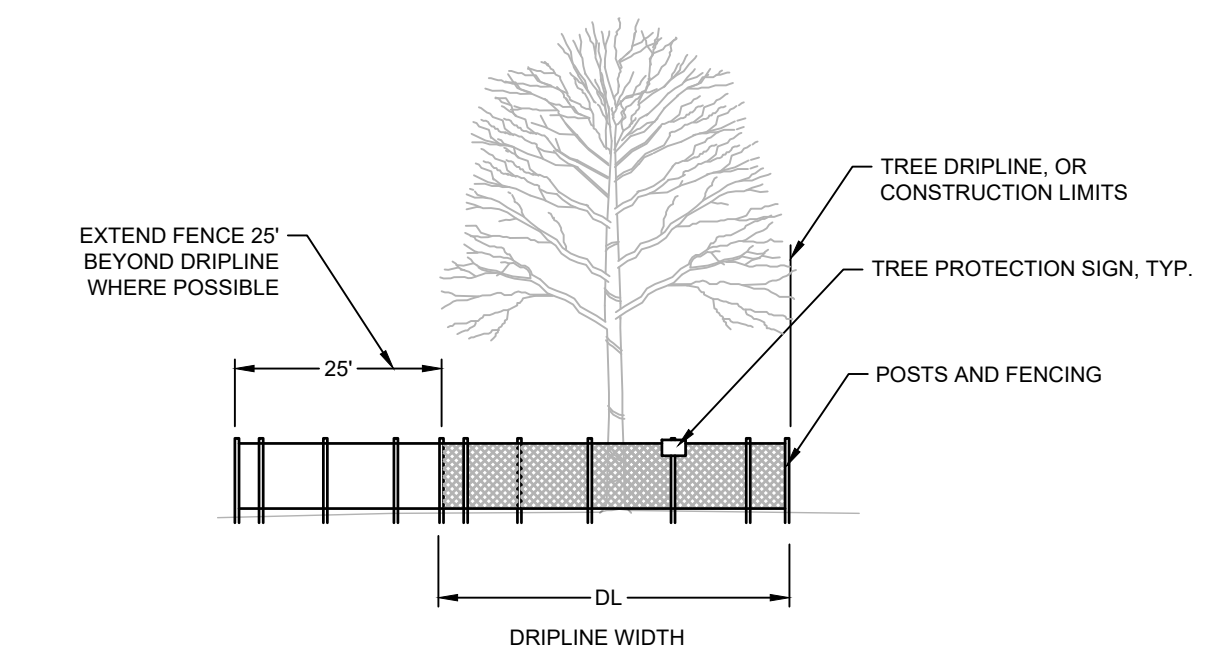
EXISTING FLOOD INFO FROM MADISON WATER RESOURCES:
10-YR FLOOD = 856.60
100-YR FLOOD = 857.20
MIN. FLOOR ELEV. = 857.70

TREE INVENTORY LIST

NO.	CONIFEROUS	DECIDUOUS	TRUNK TYPE	SIZE	REMOVED	NOTES
5001	X		SINGLE	12	X	
5006		X	TWN	8	X	
5031		X	SINGLE	8	X	
5032	X		SINGLE	6		
5048	X		TR	8		
5050	X		SINGLE	8		
5051	X		SINGLE	16		
5056	X		SINGLE	6	X	
5057	X		SINGLE	6		
5058	X		TWN	24	X	
5062		X	SINGLE	8		
5112	X		SINGLE	10	X	
5113	X		SINGLE	12	X	
5114	X		SINGLE	8	X	
5190		X	SINGLE	12	X	
5192	X		SINGLE	12	X	
5195	X		TWN	6	X	
5199	X		SINGLE	8	X	
5201	X		SINGLE	8	X	
5205	X		SINGLE	12	X	
5206	X		CLUMP	6	X	
5208	X		SINGLE	14	X	
5211	X		SINGLE	12	X	
5213	X		SINGLE	14	X	
5219		X	TWN	14		
5220	X		SINGLE	6	X	
5221	X		SINGLE	8	X	
5222	X		SINGLE	6	X	
5223	X		TWN	8	X	
5242	X		SINGLE	12	X	
5243	X		SINGLE	12	X	

TREE INVENTORY LIST

NO.	CONIFEROUS	DECIDUOUS	TRUNK TYPE	SIZE	REMOVED	NOTES
5244		X	SINGLE	8	X	
5245		X	SINGLE	12	X	
5246	X		SINGLE	12	X	
5247		X	SINGLE	8	X	
5248		X	SINGLE	8	X	
5249		X	SINGLE	8	X	
5250	X		SINGLE	10	X	
5251	X		SINGLE	6	X	
5261		X	SINGLE	20	X	
5262	X		SINGLE	12	X	
5278		X	CLUMP	20	X	
5279		X	SINGLE	28	X	
5306		X	SINGLE	12	X	
5319	X		SINGLE	8	X	
5320		X	SINGLE	12	X	
5322		X	SINGLE	8	X	
5330		X	SINGLE	16	X	
5336	X		SINGLE	14	X	
6152		X	SINGLE	12	X	
6563		X	SINGLE	6		IN BOULEVARD
6568		X	SINGLE	4		IN BOULEVARD
6569		X	SINGLE	4		IN BOULEVARD
6577		X	SINGLE	1		IN BOULEVARD
6582		X	SINGLE	10		IN BOULEVARD
6620		X	SINGLE	1		IN BOULEVARD
6627		X	SINGLE	1		IN BOULEVARD
6629		X	SINGLE	2		IN BOULEVARD
6640		X	SINGLE	2		IN BOULEVARD
6650		X	SINGLE	2		IN BOULEVARD
6657		X	SINGLE	2		IN BOULEVARD
6663		X	SINGLE	6		IN BOULEVARD
6680		X	SINGLE	1		IN BOULEVARD



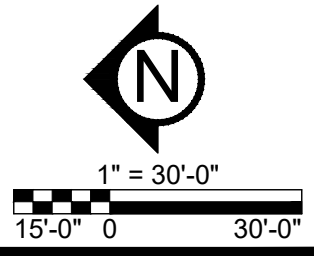
FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN. PRIOR TO ANY CONSTRUCTION, WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION NTS

TREE PRESERVATION PLAN LEGEND:

- CONSTRUCTION LIMITS
- - - PROPERTY LINE
- TREE PROTECTION
- ✕ TREE REMOVAL - INCLUDING ROOTS AND STUMPS

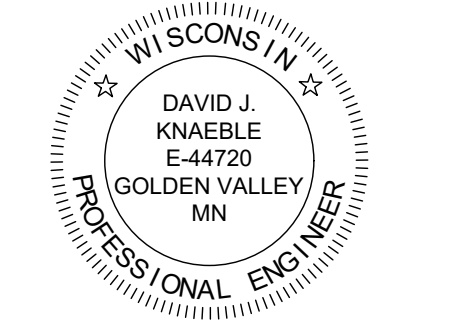
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**PRELIMINARY:
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CONSTRUCTION**

PROJECT
HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
10900 NE 8TH ST., BELLEVUE, WA 98004



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

David J. Knaeble
David J. Knaeble
DATE: 03/30/26 LICENSE NO.: 44720-6

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

PROJECT MANAGER: DAVID KNAEBLE
PROJECT NUMBER: WISCONSIN X 708
DRAWN BY: DK, JS
REVIEWED BY: DK
PROJECT NUMBER: 1541

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT MANAGER: DAVID KNAEBLE
PROJECT NUMBER: WISCONSIN X 708
DRAWN BY: DK, JS
REVIEWED BY: DK
PROJECT NUMBER: 1541

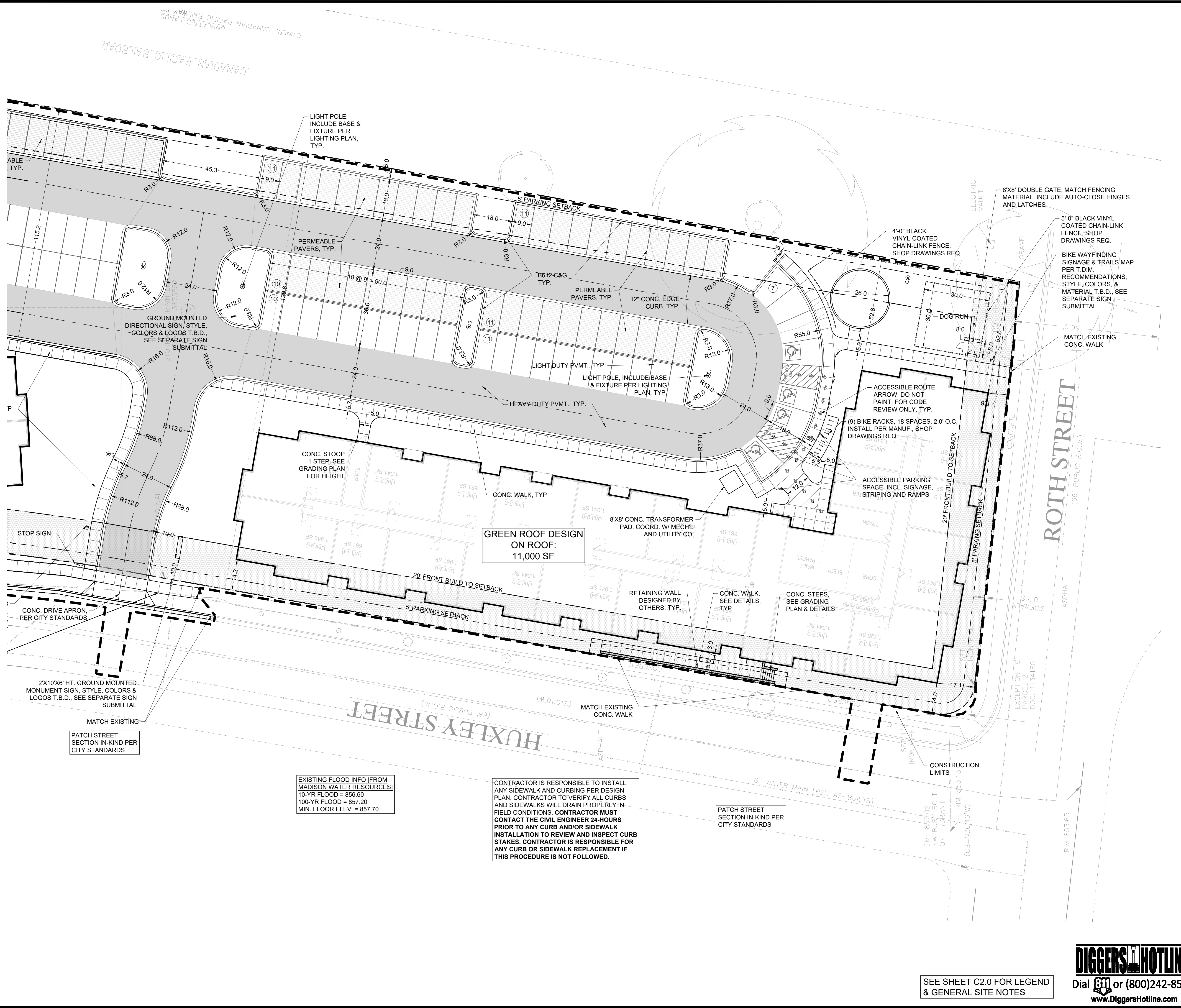
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN SOUTH

C2.2

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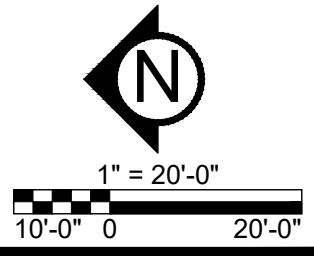
EXISTING FLOOD INFO (FROM MADISON WATER RESOURCES)
10-YR FLOOD = 856.60
100-YR FLOOD = 857.20
MIN. FLOOR ELEV. = 857.70

CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.

PATCH STREET SECTION IN-KIND PER CITY STANDARDS

SEE SHEET C2.0 FOR LEGEND & GENERAL SITE NOTES

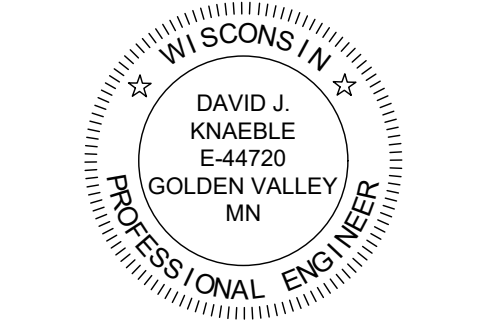
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**PRELIMINARY:
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1201 HUXLEY ST., MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
10800 NE 8TH ST., BELLEVUE, WA 98004



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REVISION SUMMARY

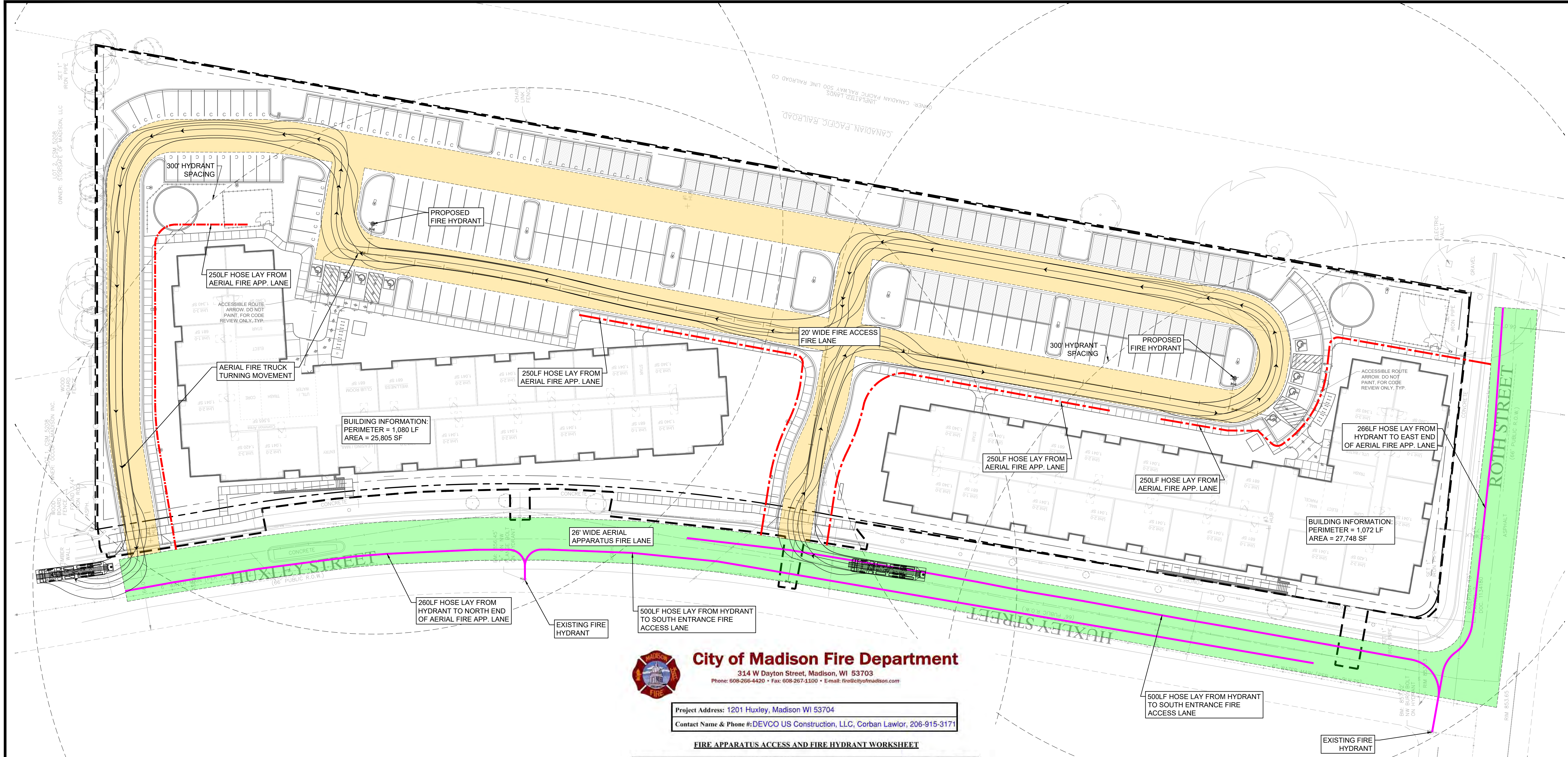
DATE	DESCRIPTION

PROJECT MANAGER: DAVID KNAEBLE
CONTACT NUMBER: (608) 508-7100
DRAWN BY: DK
REVIEWED BY: DK
PROJECT NUMBER: 0541

FIRE DEPARTMENT ACCESS & TURNING MOVEMENT PLAN

C2.3

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

Project Address: 1201 Huxley, Madison WI 53704
Contact Name & Phone #: DEVCO US Construction, LLC, Corban Lawlor, 206-915-3171

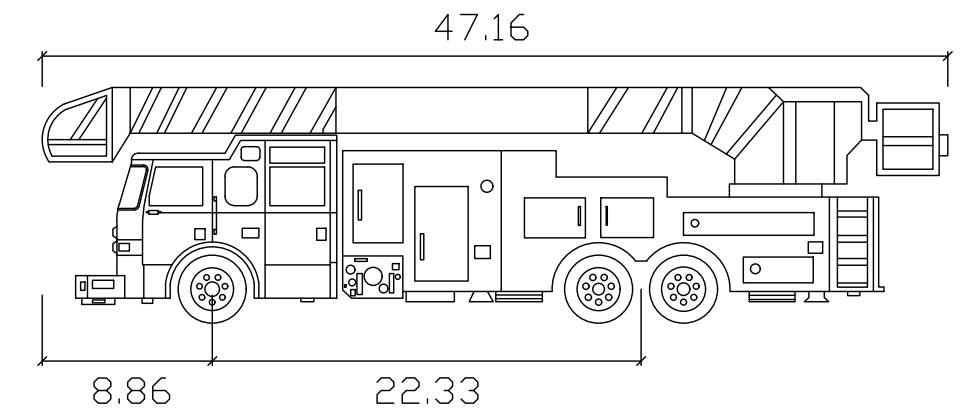
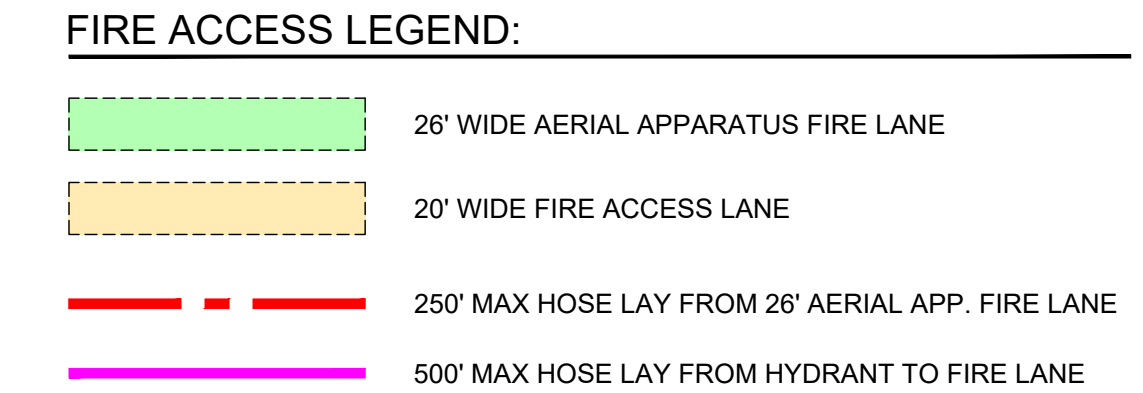
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6? If yes, see IFC 3206.6 for further requirements.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15" and 30" from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

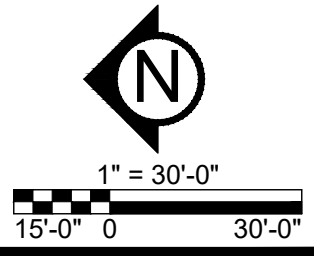
This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 08/2022



Pierce Arrow XT
Width : 8.01
Track : 8.01
Lock to Lock Time : 6.0
Steering Angle : 45.5

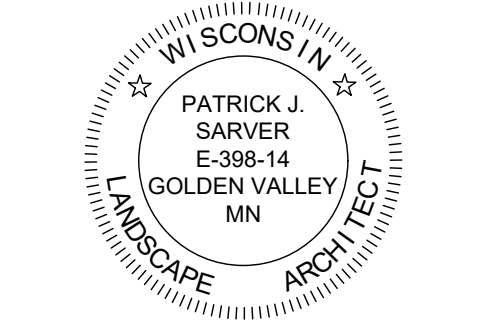
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03/30/26

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNEIBEL
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JF
REVIEWED BY	DK
PROJECT NUMBER	15431

REVISION SUMMARY	
DATE	DESCRIPTION

DATE	DESCRIPTION

PARKING LOT GREEN AREAS DIAGRAM

C2.4

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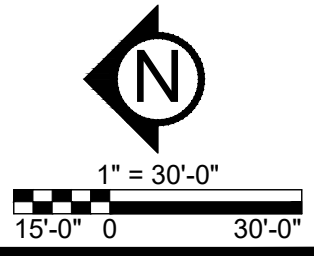
PARKING LOT AREAS SUMMARY		
	SF	% OF TOTAL
OVERALL LOT AREA	72,951.3	100.0%
PARKING LOT GREEN AREAS (8% REQ.)		
ISLAND A	83.3	0.1%
ISLAND B	321.3	0.4%
ISLAND C	257.3	0.4%
ISLAND D	312.4	0.4%
ISLAND E	476.4	0.7%
ISLAND F	135.5	0.2%
ISLAND G	260.8	0.4%
ISLAND H	332.1	0.5%
ISLAND I	260.8	0.4%
ISLAND J	656.8	0.9%
ISLAND K	788.5	1.1%
ISLAND L	656.8	0.9%
ISLAND M	297.6	0.4%
ISLAND N	260.8	0.4%
ISLAND O	324.5	0.4%
ISLAND P	474.1	0.6%
TOTAL	5899	8.1%

PARKING LOT GREEN AREAS LEGEND:

ISLAND GREEN AREAS

OVERALL PARKING LOT AREA

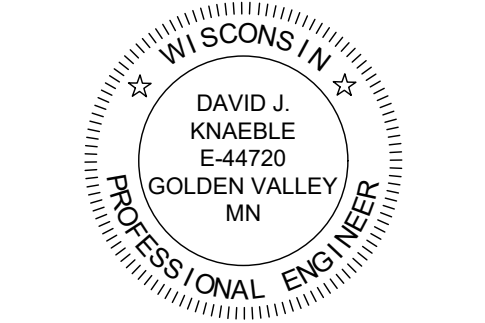
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David J. Knaeble
David J. Knaeble
DATE: 03/30/26 LICENSE NO. 44720-6

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

PROJECT MANAGER	DATE	DESCRIPTION
DAVID KNAEBLE		
CONTRACT NUMBER		
DRAWN BY		
REVIEWED BY		
PROJECT NUMBER		

REVISION SUMMARY

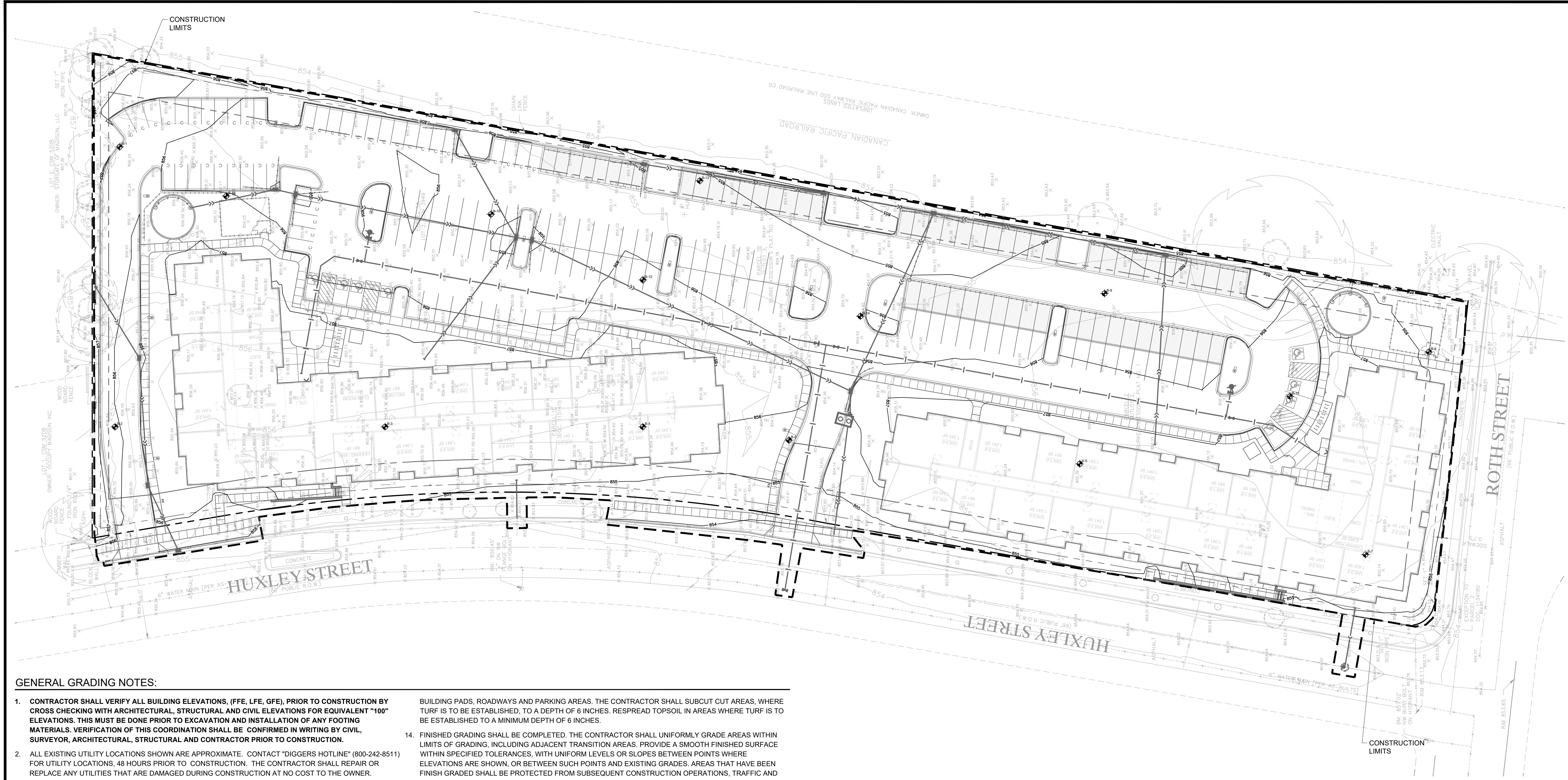
DATE	DESCRIPTION

DATE	DESCRIPTION

GRADING PLAN - OVERALL

C3.0

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GENERAL GRADING NOTES:

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "DIGGERS HOTLINE" (800-242-8511) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 4.5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 1.5% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF

BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.

- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/RETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDING AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF MADISON GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW1.0 - SW1.4

GROUNDWATER ELEVATION PER BORING

BORING	GROUND WATER ELEVATION
B-1	848.00
B-2	845.00
B-3	848.00
B-4	843.00
B-5	843.00
B-6	850.50
B-7	850.50
B-8	850.50
B-9	848.00
B-10	844.00

PER GEOTECHNICAL REPORT COMPLETED BY CGC, INC. ON 03/03/2026.

GRADING PLAN LEGEND:

----- 1125 -----	EX. 1' CONTOUR ELEVATION INTERVAL
----- 1137 -----	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
⊕	GRADE BREAK - HIGH POINTS
=====	CURB AND GUTTER (T.O = TIP OUT)
→	EMERGENCY OVERFLOW
---	CONSTRUCTION LIMITS

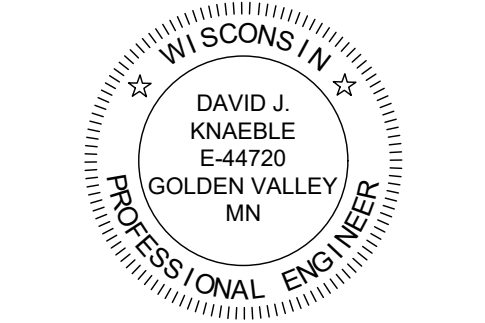
TO
EOP=1135.52

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

1" = 30'-0"
15'-0" 30'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704
DEVCO US CONSTRUCTION, LLC
10800 NE 8TH ST., BELLEVUE, WA 98004



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

David J. Knaeble
DATE: 03/30/26 LICENSE NO.: 44720-6

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

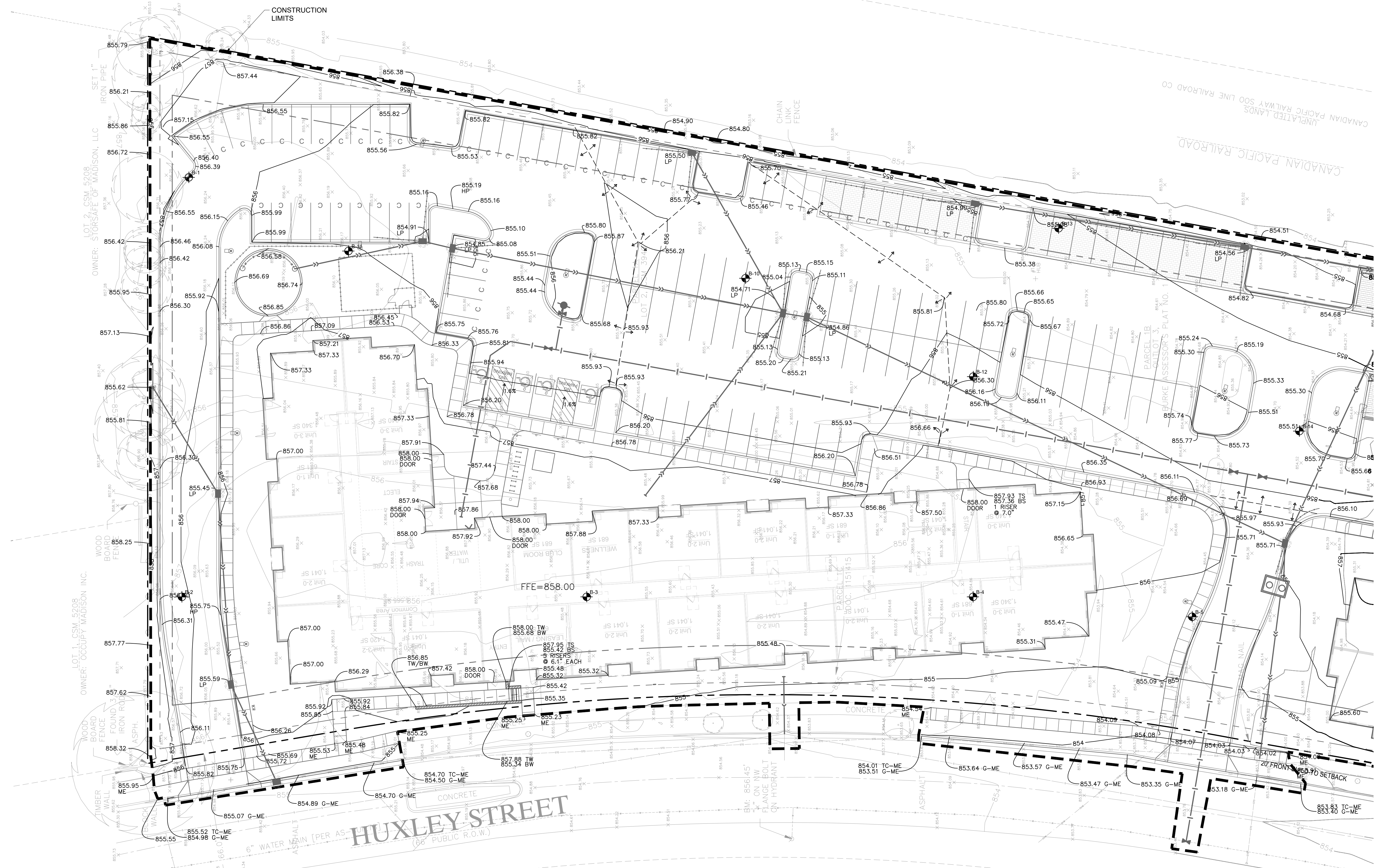
PROJECT MANAGER: DAVID KNAEBLE
CONTACT NUMBER: 612-615-0060 X708
DRAWN BY: DK
REVIEWED BY: DK
PROJECT NUMBER: 15431

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN
NORTH

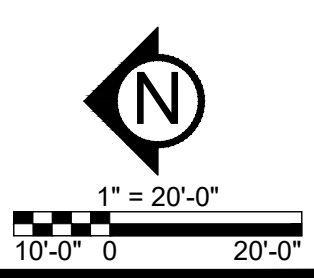
C3.1
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EXISTING FLOOD INFO (FROM MADISON WATER RESOURCES)
10-YR FLOOD = 856.60
100-YR FLOOD = 857.20
MIN. FLOOR ELEV. = 857.70

SEE SHEET C3.0 FOR LEGEND & GENERAL GRADING NOTES

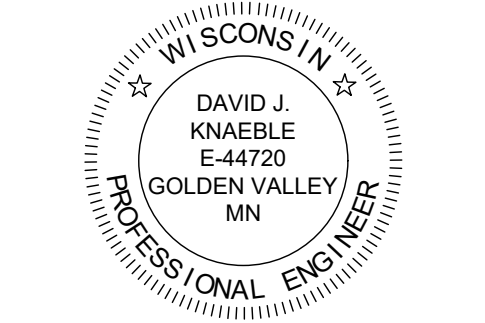
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PRELIMINARY:
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PROJECT
HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
10800 NE 8TH ST., BELLEVUE, WA 98004



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David J. Knaeble
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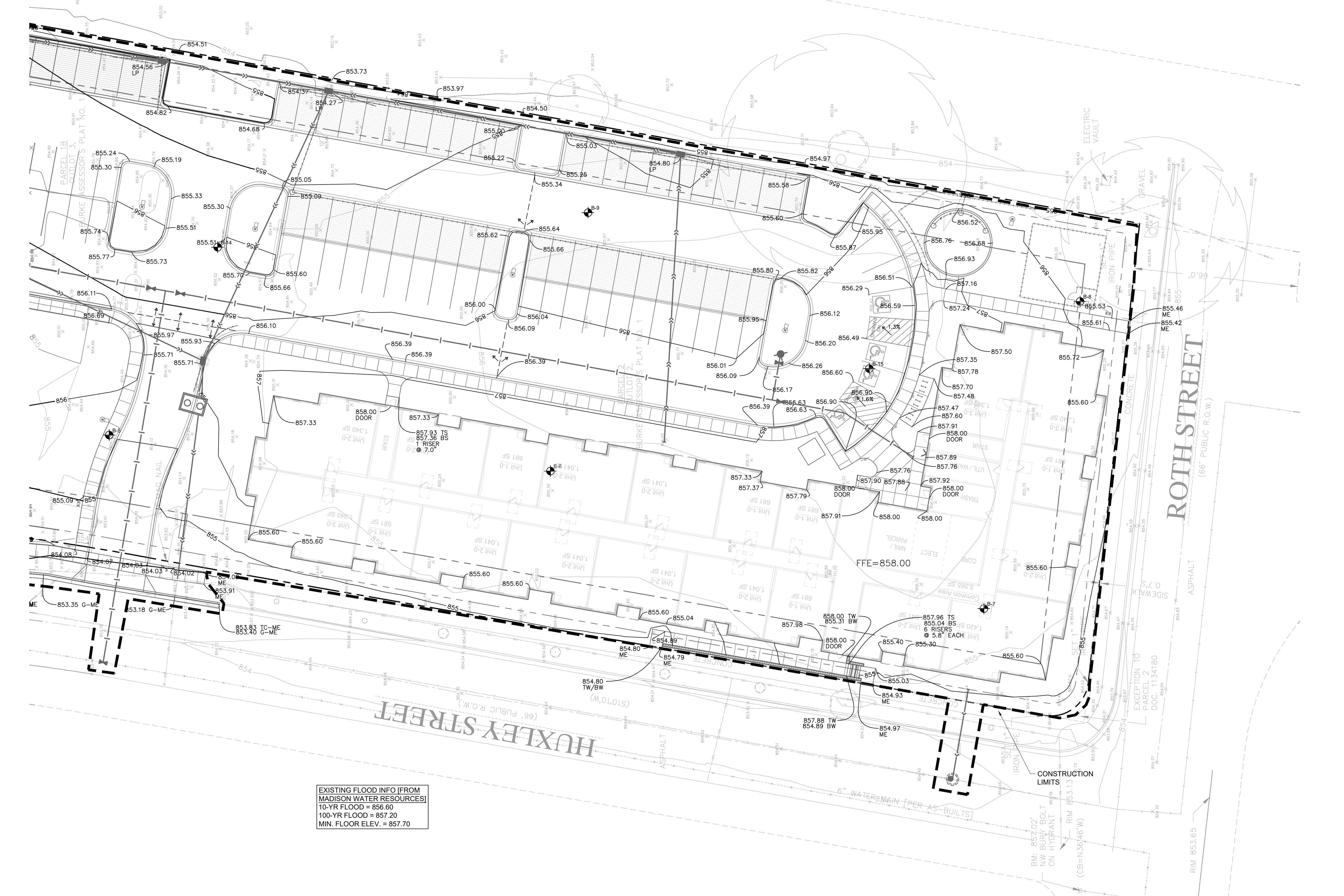
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT MANAGER DAVID KNAEBLE
CONTACT NUMBER 612-615-0060 X708
DRAWN BY DK JK
REVIEWED BY DK
PROJECT NUMBER 15431

GRADING PLAN SOUTH

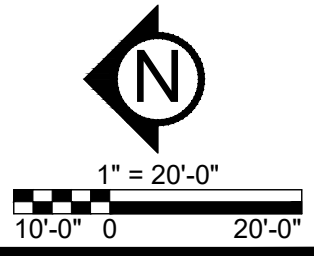
C3.2
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EXISTING FLOOD INFO (FROM MADISON WATER RESOURCES)
10-YR FLOOD = 856.80
100-YR FLOOD = 857.20
MIN. FLOOR ELEV. = 857.70

SEE SHEET C3.0 FOR LEGEND & GENERAL GRADING NOTES

DIGGERSHOTLINE
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www.DiggersHotline.com

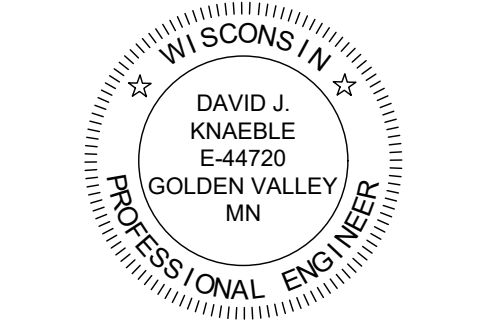


OWNER: CANADIAN PACIFIC RAILWAY
UNPLATTED LANDS
CANADIAN PACIFIC RAILROAD

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
10800 NE 8TH ST., BELLEVUE, WA 98004



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David J. Knaeble
DATE: 03/30/26 LICENSE NO.: 44720-6

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

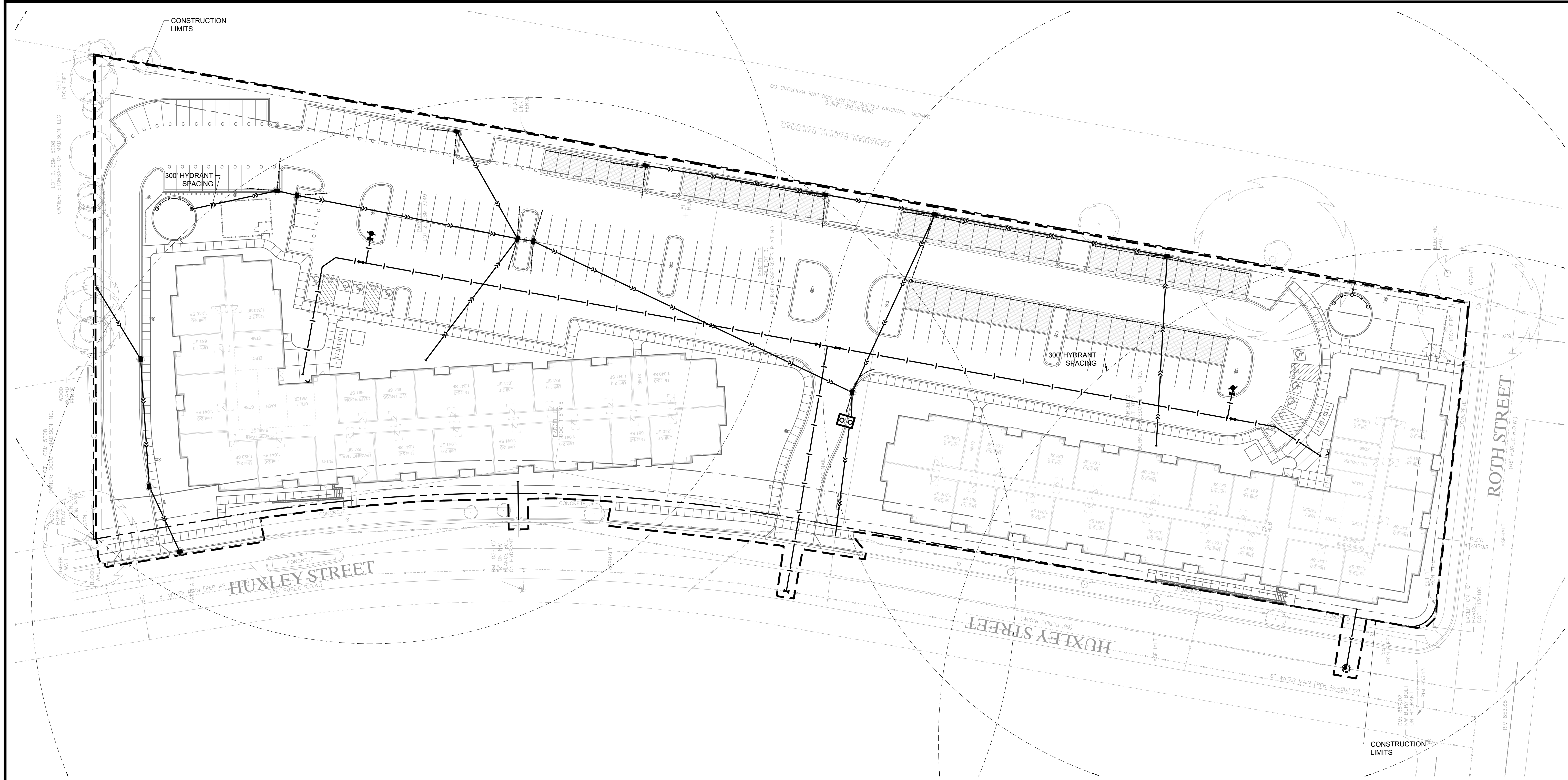
PROJECT MANAGER: DAVID KNAEBLE
CONTACT NUMBER: (608) 780-8700
DRAWN BY: DK, JS
REVIEWED BY: DK
PROJECT NUMBER: 0541

REVISION SUMMARY	
DATE	DESCRIPTION

UTILITY PLAN - OVERALL

C4.0

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GENERAL UTILITY NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "DIGGERS HOTLINE" (800-242-8511) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION" AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 35 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866 UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATER MAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATER MAIN IS INCIDENTAL.
- HYDRANT SHALL BE INSTALLED WITH AN 8.5' BURY DEPTH.
- ALL WATER MAIN THRUST RESTRAINT SHALL FOLLOW THE CURRENT "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN".
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- INSULATION REQUIRED OVER WATER MAIN AND WATER LATERALS WHERE STREET CROSSES. INSULATION SHALL BE 4"x8"x4" RIGID EXTRUDED POLYSTYRENE BOARD CLOSED CELL OR APPROVED EQUIVALENT.

- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, OR OTHER STRUCTURES.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

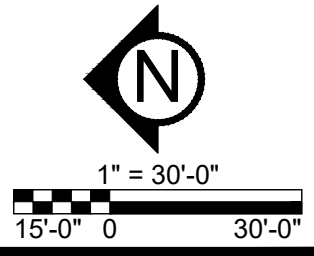
CITY OF MADISON UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS

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HUXLEY APARTMENTS

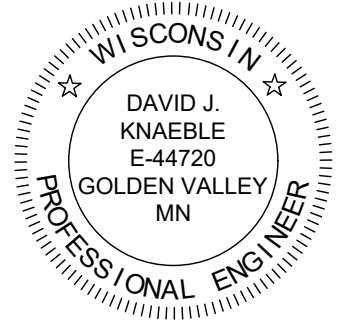
1201 HUXLEY ST, MADISON, WI 53704

DEVCO US CONSTRUCTION, LLC

10800 NE 8TH ST, BELLEVUE, WA 98004

PROJECT

OWNER



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

David J. Knaeble
DATE 03/30/26 LICENSE NO. 44720-6

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

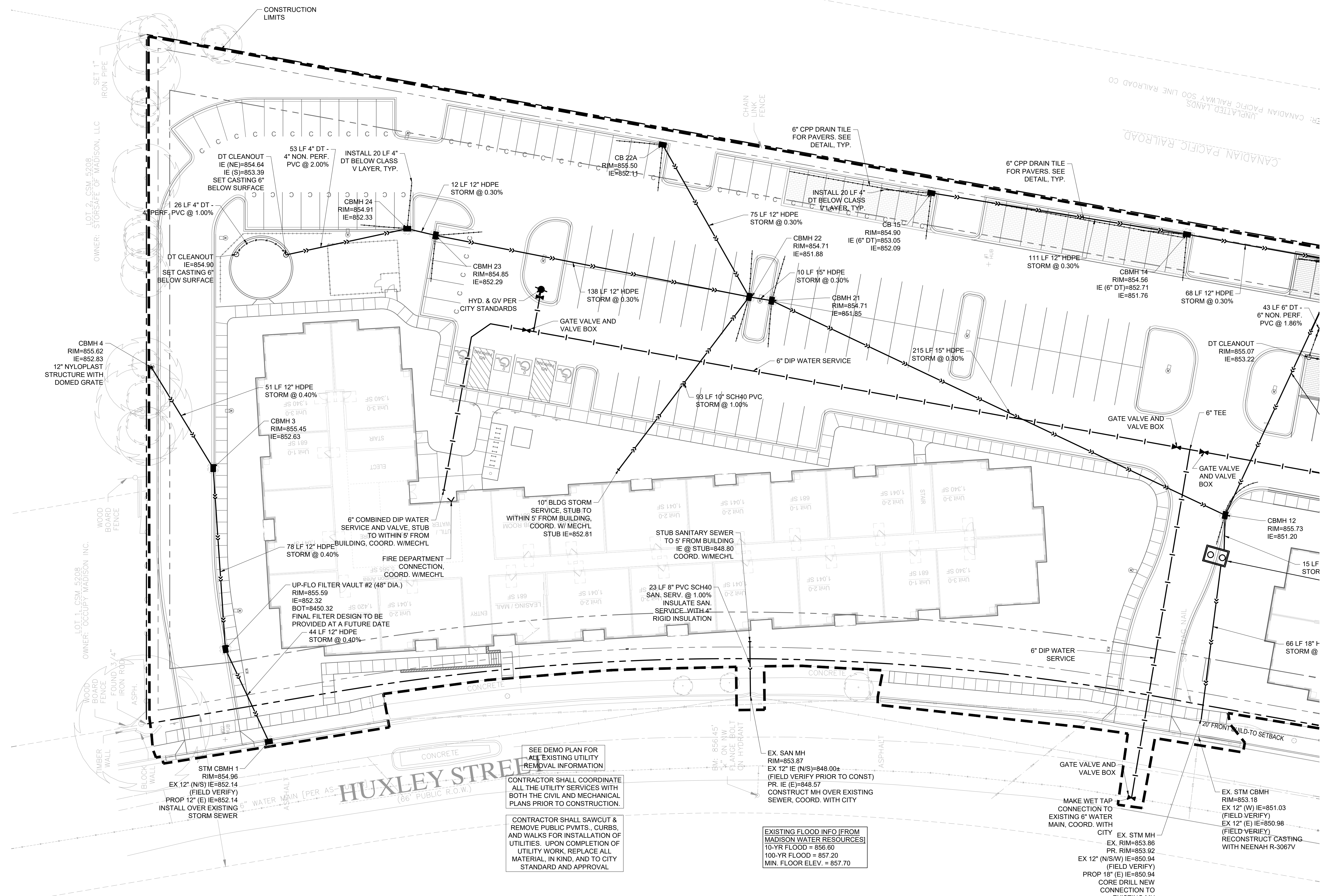
PROJECT MANAGER	DATE	DESCRIPTION
DAVID J. KNAEBLE	03/30/26	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN NORTH

C4.1



SEE DEMO PLAN FOR ALL EXISTING UTILITY REMOVAL INFORMATION

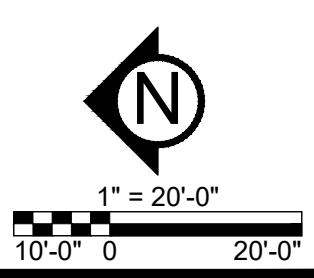
CONTRACTOR SHALL COORDINATE ALL THE UTILITY SERVICES WITH BOTH THE CIVIL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL SAWCUT & REMOVE PUBLIC PVMTS, CURBS, AND WALKS FOR INSTALLATION OF UTILITIES. UPON COMPLETION OF UTILITY WORK, REPLACE ALL MATERIAL, IN KIND, AND TO CITY STANDARD AND APPROVAL.

EXISTING FLOOD INFO (FROM MADISON WATER RESOURCES)
10-YR FLOOD = 856.60
100-YR FLOOD = 857.20
MIN. FLOOR ELEV. = 857.70

SEE SHEET C4.0 FOR LEGEND & GENERAL UTILITY NOTES

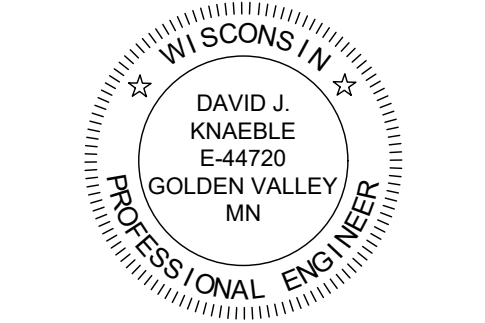
DIGGERSHOTLINE
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**PRELIMINARY:
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CONSTRUCTION**

PROJECT
HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
10900 NE 8TH ST., BELLEVUE, WA 98004



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David J. Knaeble
David J. Knaeble
DATE: 03/30/26 LICENSE NO.: 44720-6

ISSUE/SUBMITTAL SUMMARY
DATE: 03/30/26 DESCRIPTION: CITY SUBMITTAL

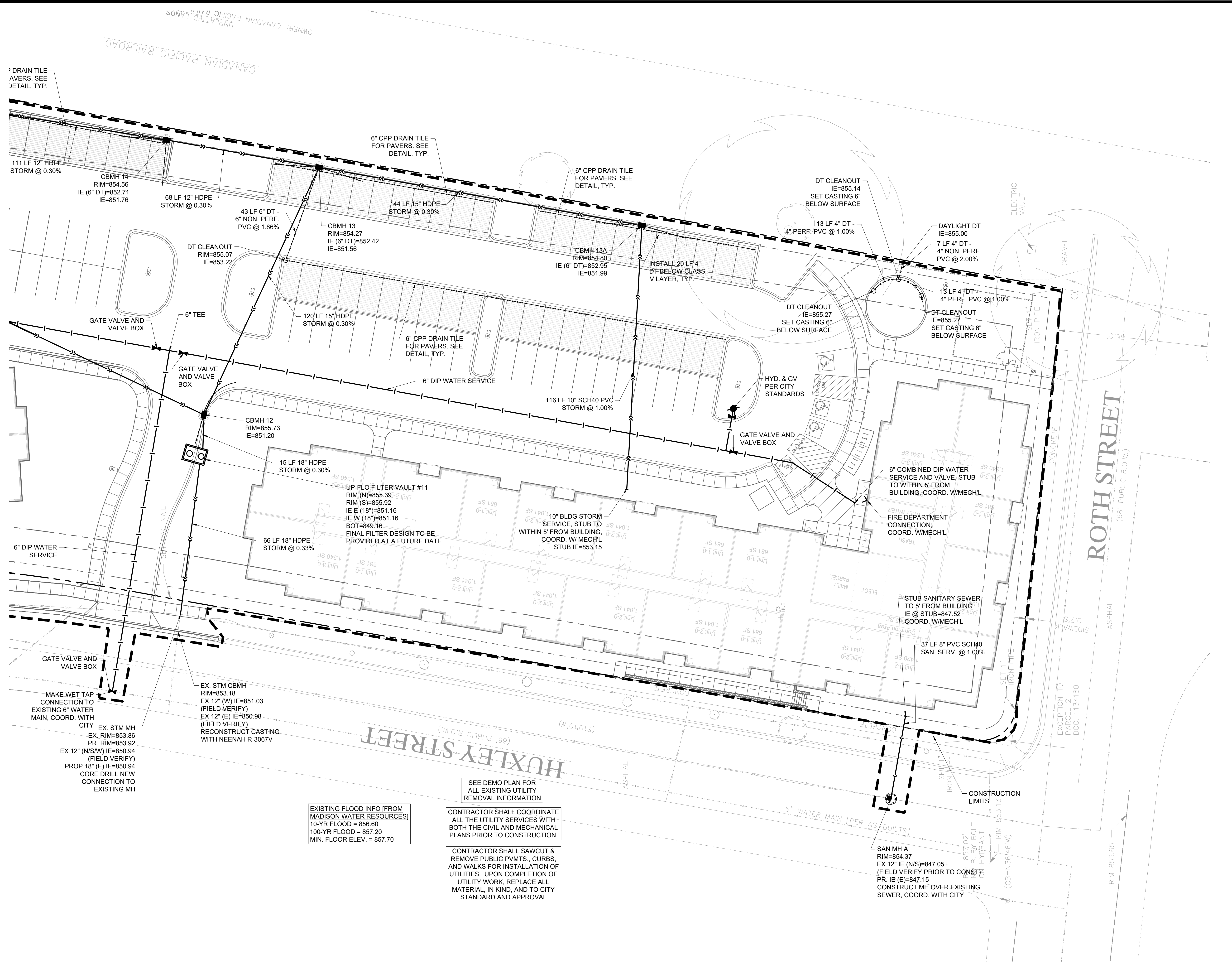
REVISION SUMMARY
DATE: DESCRIPTION:

REVISION SUMMARY
DATE: DESCRIPTION:

UTILITY PLAN SOUTH

C4.2

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MAKE WET TAP CONNECTION TO EXISTING 6" WATER MAIN, COORD. WITH CITY EX. STM MH EX. RIM=853.86 PR. RIM=853.92 EX 12" (N/S/W) IE=850.94 (FIELD VERIFY) PROP 18" (E) IE=850.94 CORE DRILL NEW CONNECTION TO EXISTING MH

EX. STM CBMH RIM=853.18 EX 12" (W) IE=851.03 (FIELD VERIFY) EX 12" (E) IE=850.98 (FIELD VERIFY) RECONSTRUCT CASTING WITH NEENAH R-3067V

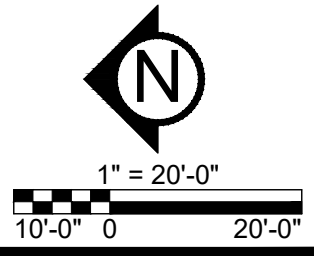
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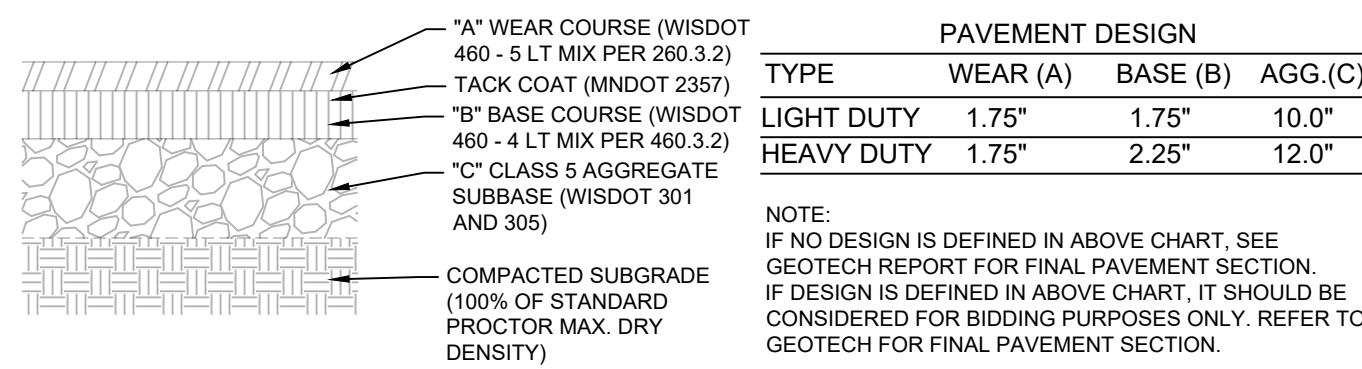
SEE DEMO PLAN FOR ALL EXISTING UTILITY REMOVAL INFORMATION

CONTRACTOR SHALL COORDINATE ALL THE UTILITY SERVICES WITH BOTH THE CIVIL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL SAWCUT & REMOVE PUBLIC PVMTS., CURBS, AND WALKS FOR INSTALLATION OF UTILITIES. UPON COMPLETION OF UTILITY WORK, REPLACE ALL MATERIAL, IN KIND, AND TO CITY STANDARD AND APPROVAL

SEE SHEET C4.0 FOR LEGEND & GENERAL UTILITY NOTES



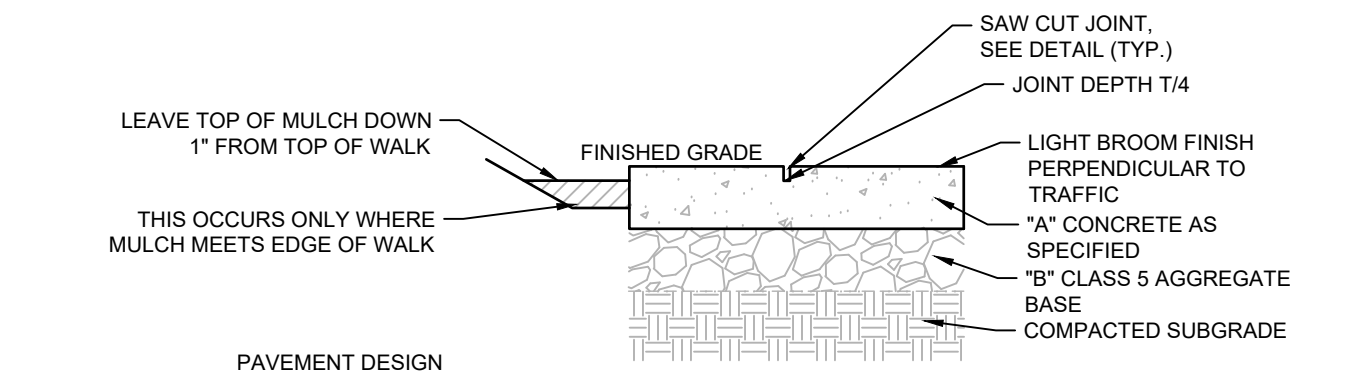


PAVEMENT DESIGN			
TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.75"	1.75"	10.0"
HEAVY DUTY	1.75"	2.25"	12.0"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES

N T S

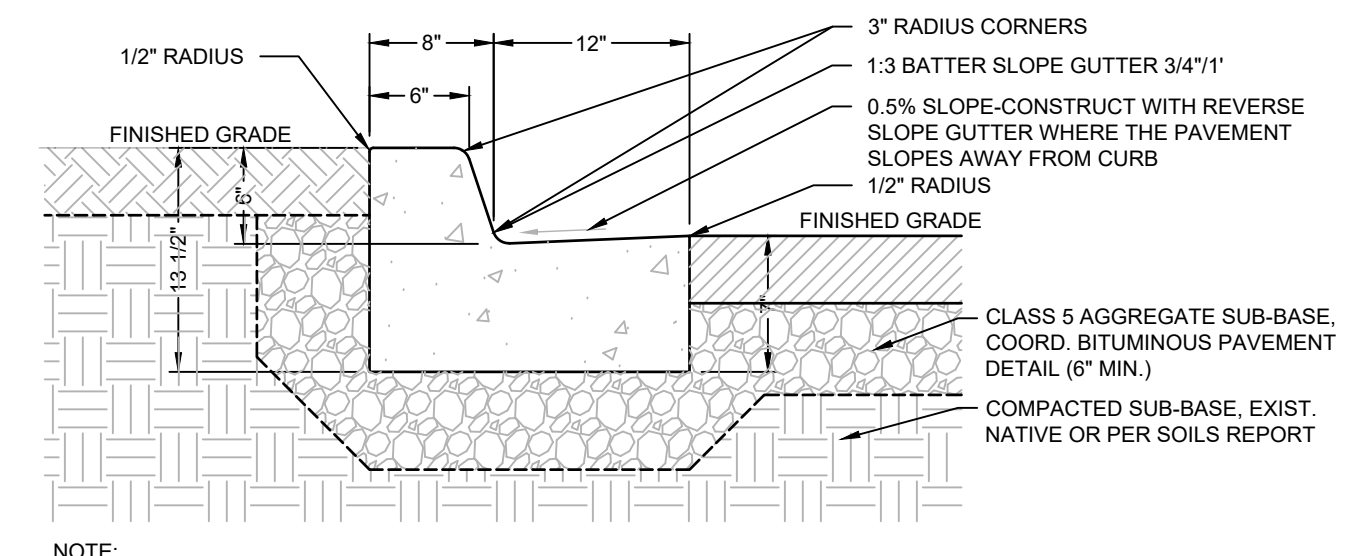


PAVEMENT DESIGN		
TYPE	CONC. (A)	AGG.(B)
WALKS	4.0"	6.0"
CONC. PVMT.	6.0"	6.0"

- CURING:
1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.
2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315. AT 200 S.F. PER GAL.
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.
- NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

2 CONCRETE PVMT./WALK/PAD- NO FIBER

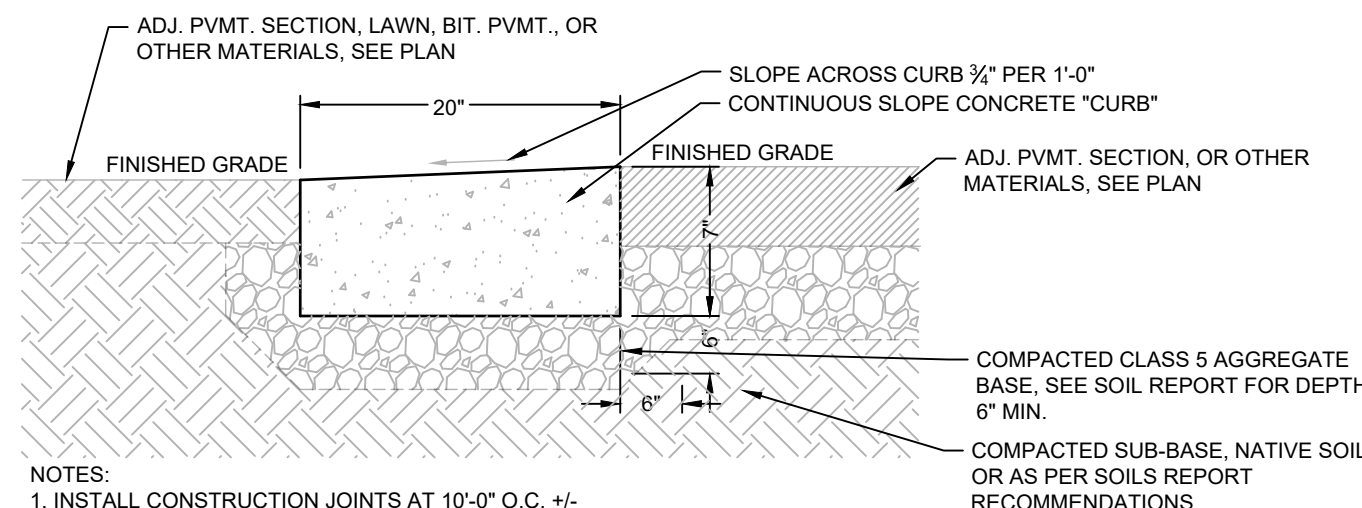
N T S (PRIVATE PROPERTY)



- NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

3 B-612 CONCRETE CURB AND GUTTER

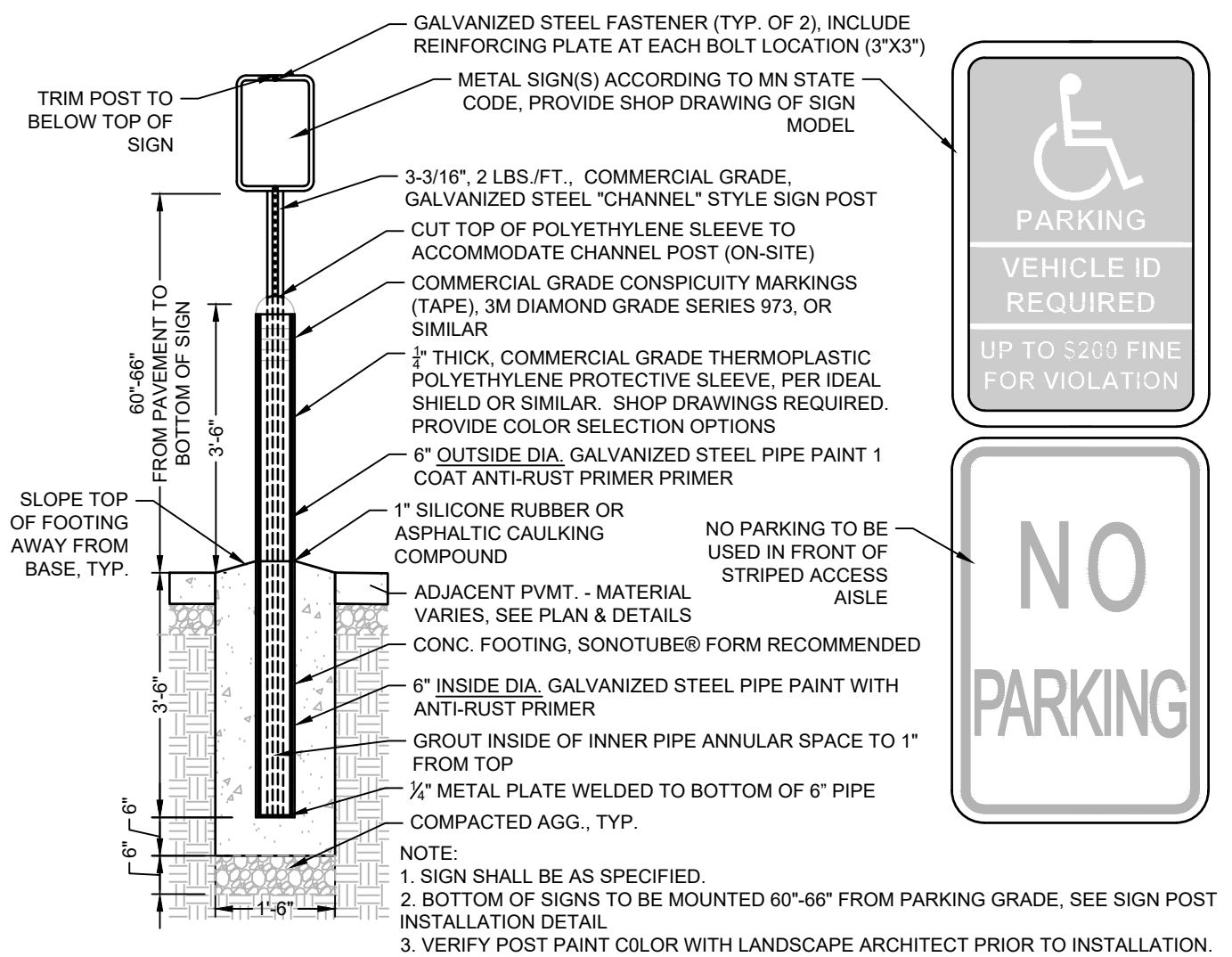
N T S



- NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

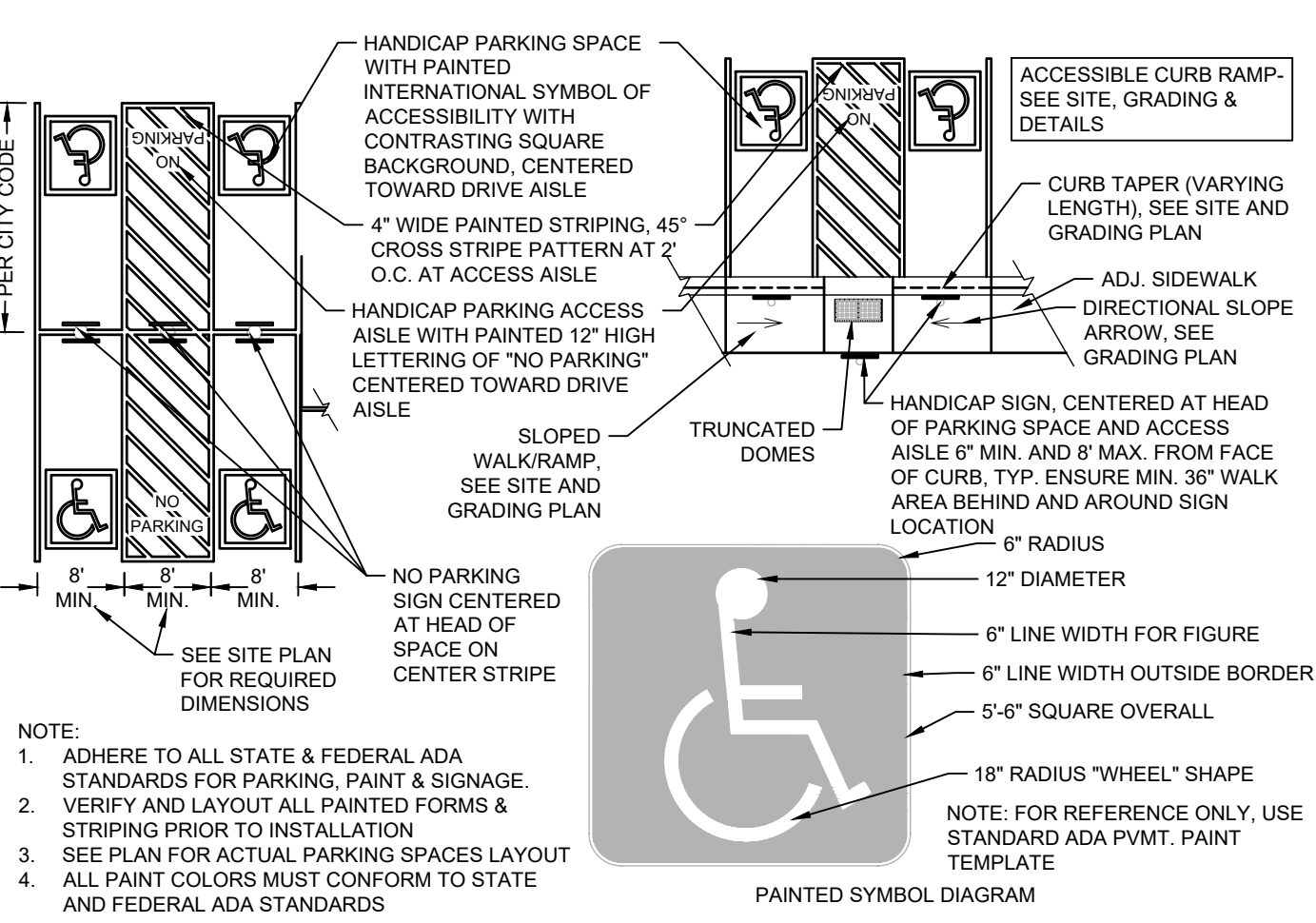
4 RIBBON CURB

N T S



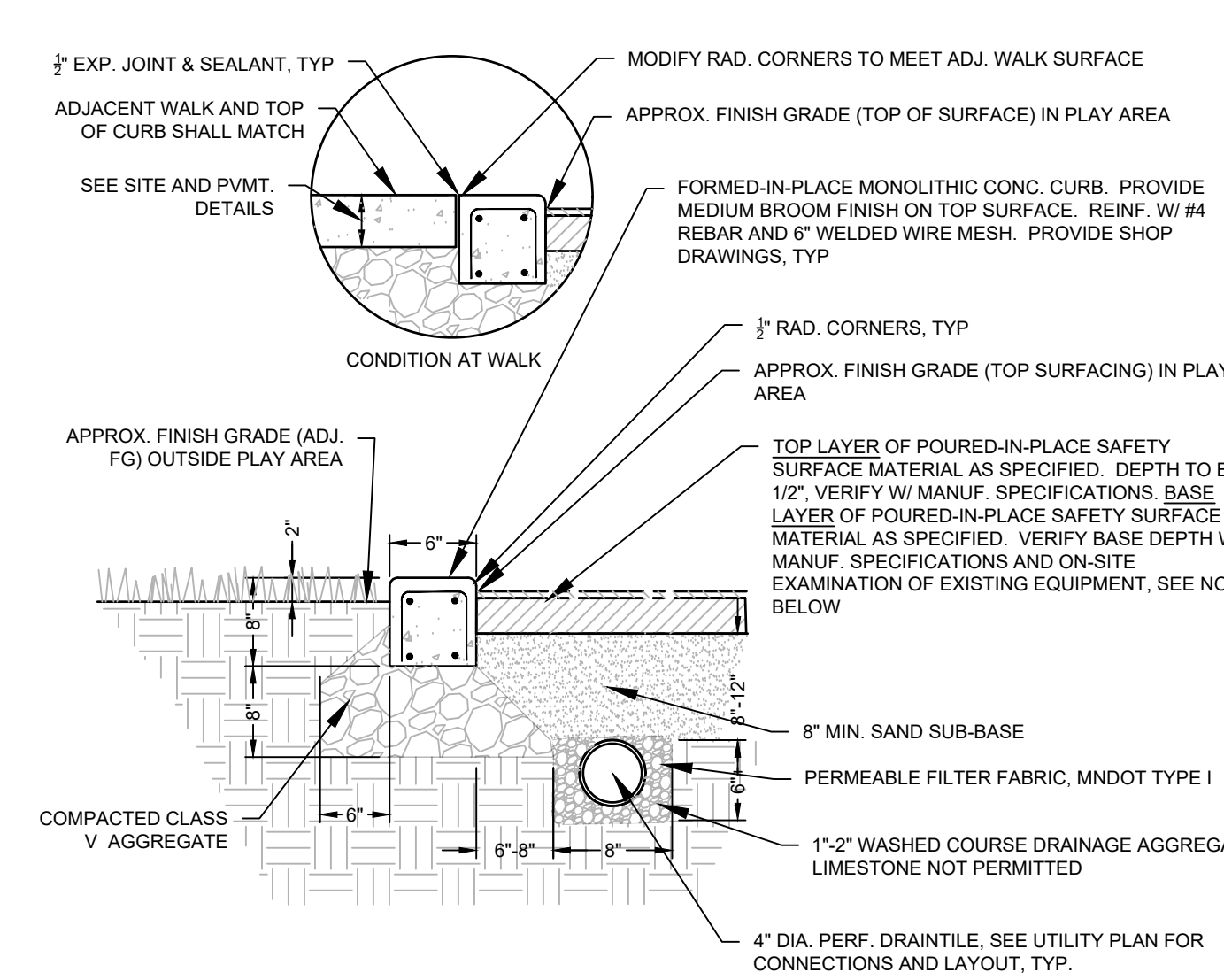
5 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION

N T S



6 ACCESSIBLE PARKING PAVEMENT MARKING

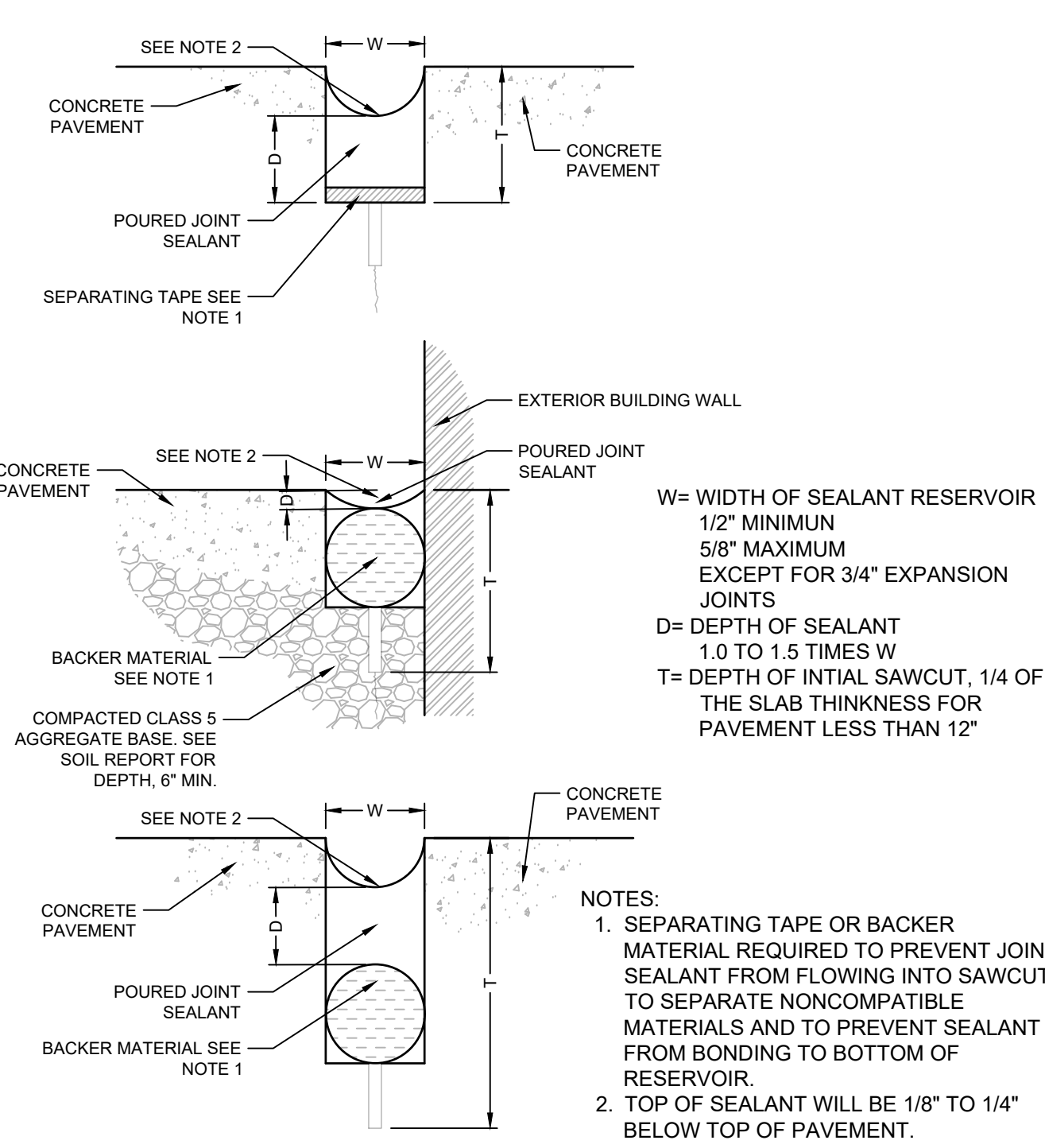
N T S



- NOTE:
1. SHOP DRAWING REQ. FOR CURB & SURFACING PRIOR TO CONSTRUCTION. DETAIL BASED ON Poured-IN-PLACE PLAYGROUND SURFACING SYSTEM, MANUF. BY SURFACE AMERICA, INC., WILLIAMSVILLE, NY - 800-999-0555; EMAIL: INFO@SURFACEAMERICA.COM; WEB: WWW.SURFACEAMERICA.COM.
2. VERIFY ALL SAFETY SURFACE MATERIALS BASED ON MANUF. SPECIFICATIONS AND ON-SITE VERIFICATION OF PLAY EQUIPMENT HEIGHTS.
3. PROVIDE COLOR SAMPLES FOR TOP LAYER OF SURFACING, PRIOR TO CONSTRUCTION.

7 PLAYGROUND CURB & SURFACING

N T S



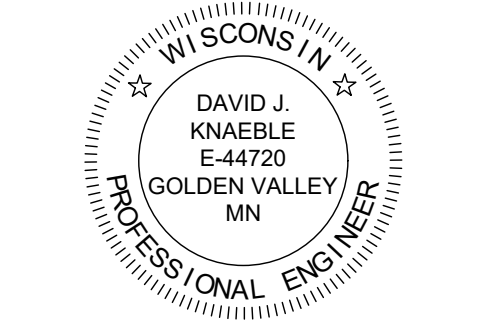
8 EXPANSION JOINT SEALANT DETAILS

N T S

- NOTES:
1. SEPARATING TAPE OR BACKER MATERIAL REQUIRED TO PREVENT JOINT SEALANT FROM FLOWING INTO SAWCUT, TO SEPARATE NONCOMPATIBLE MATERIALS AND TO PREVENT SEALANT FROM BONDING TO BOTTOM OF RESERVOIR.
2. TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT.

PRELIMINARY:
NOT FOR
CONSTRUCTION

HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704
DEVCO US CONSTRUCTION, LLC
10900 NE 8TH ST., BELLEVUE, WA 98004

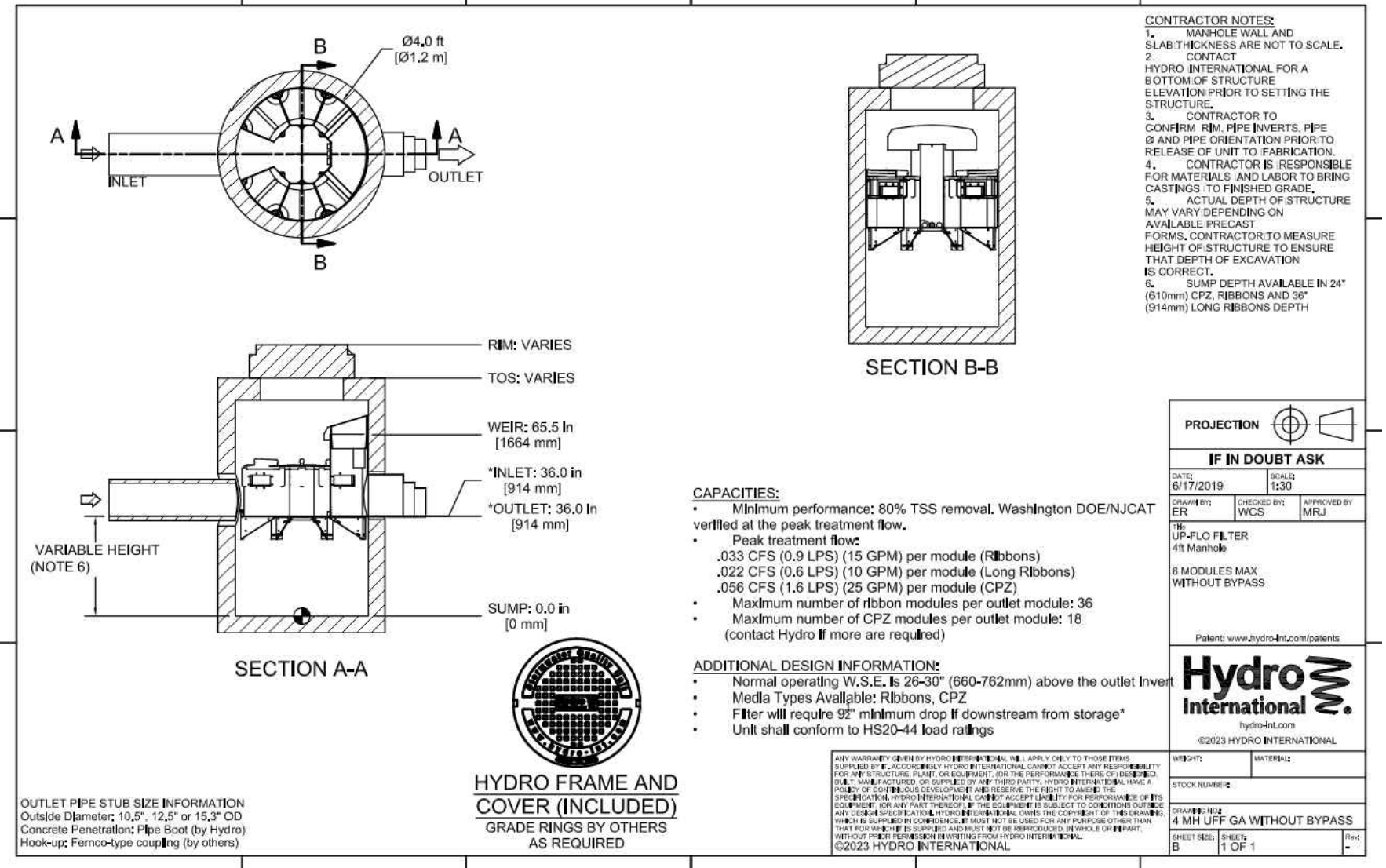
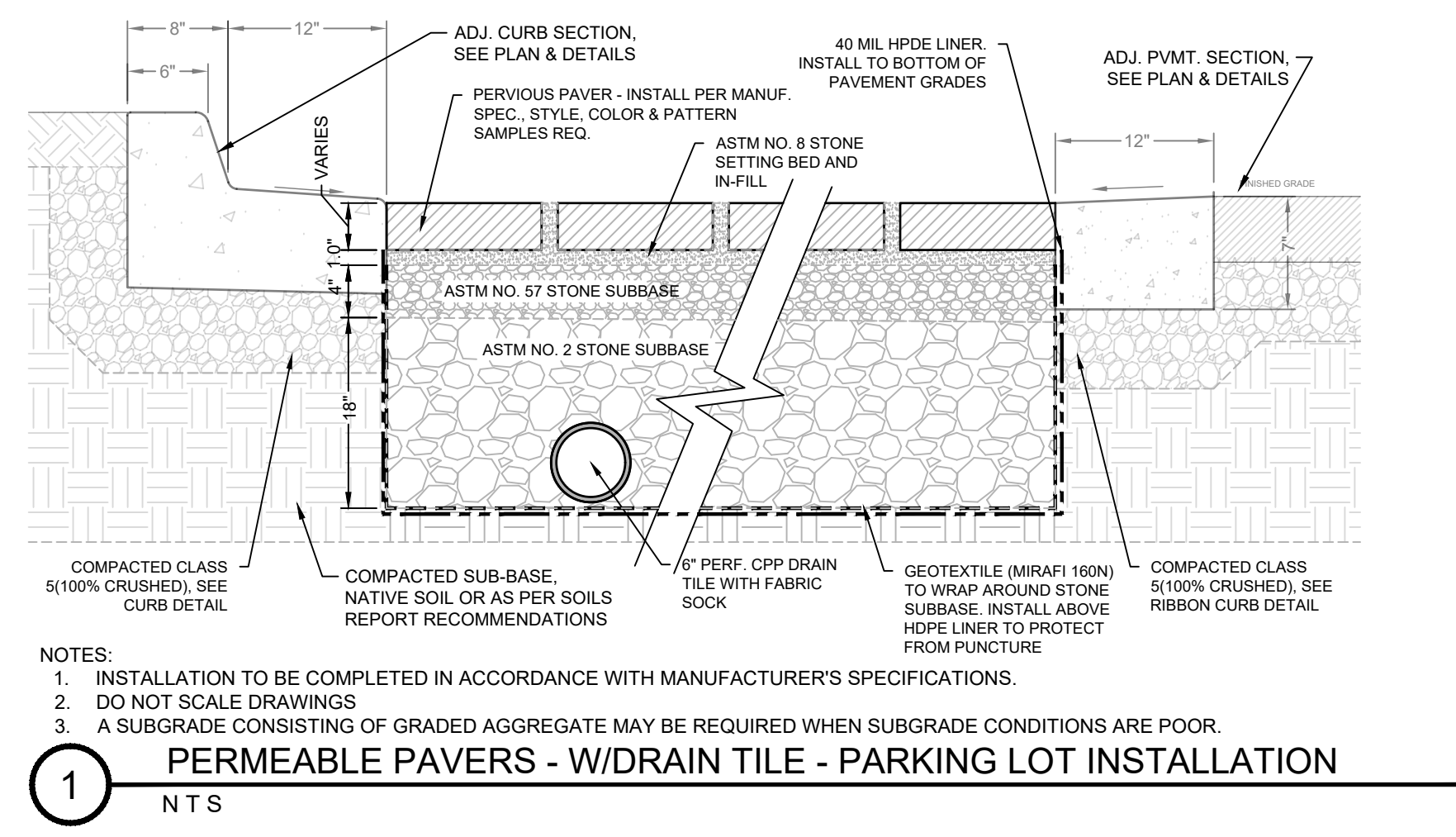
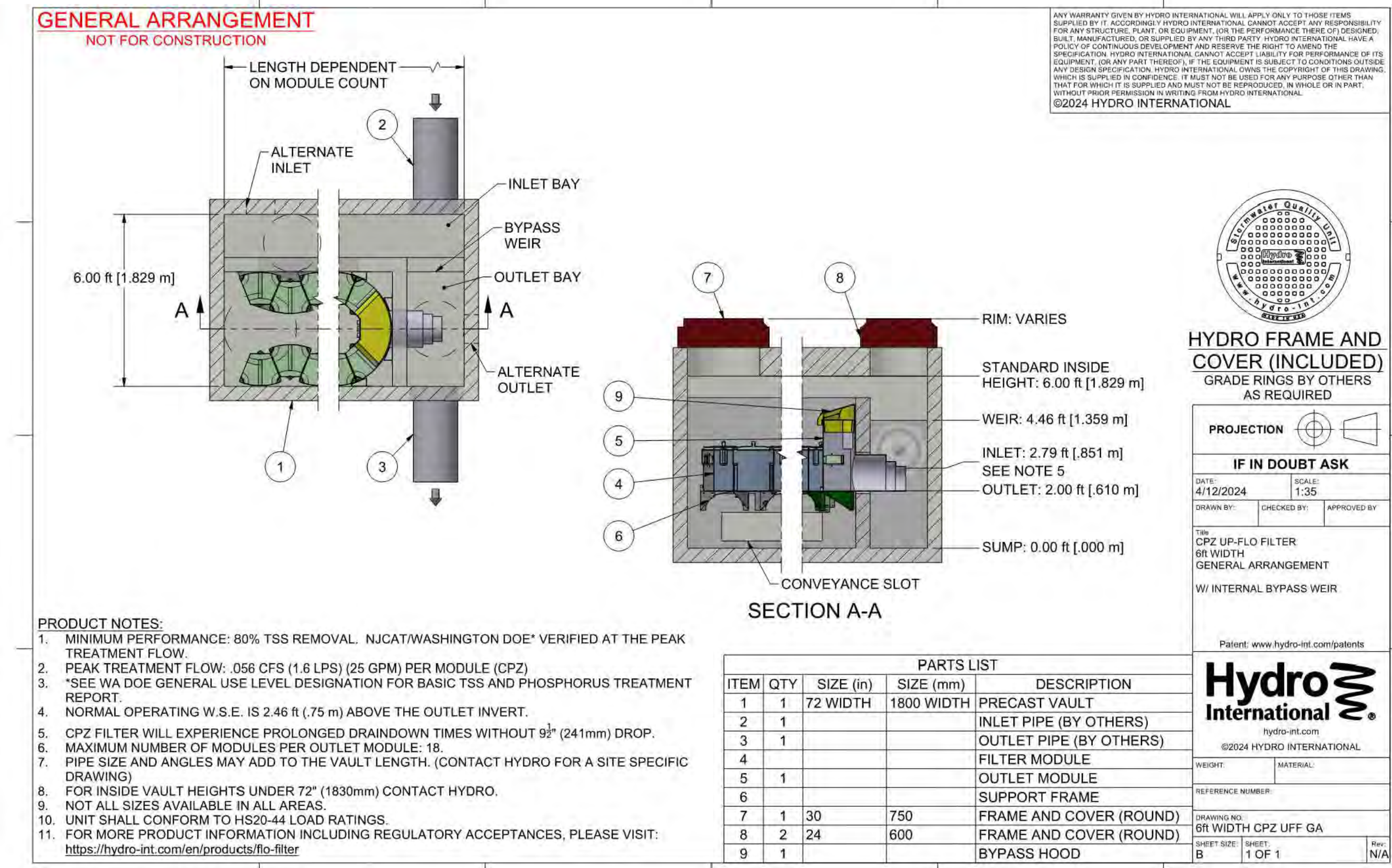
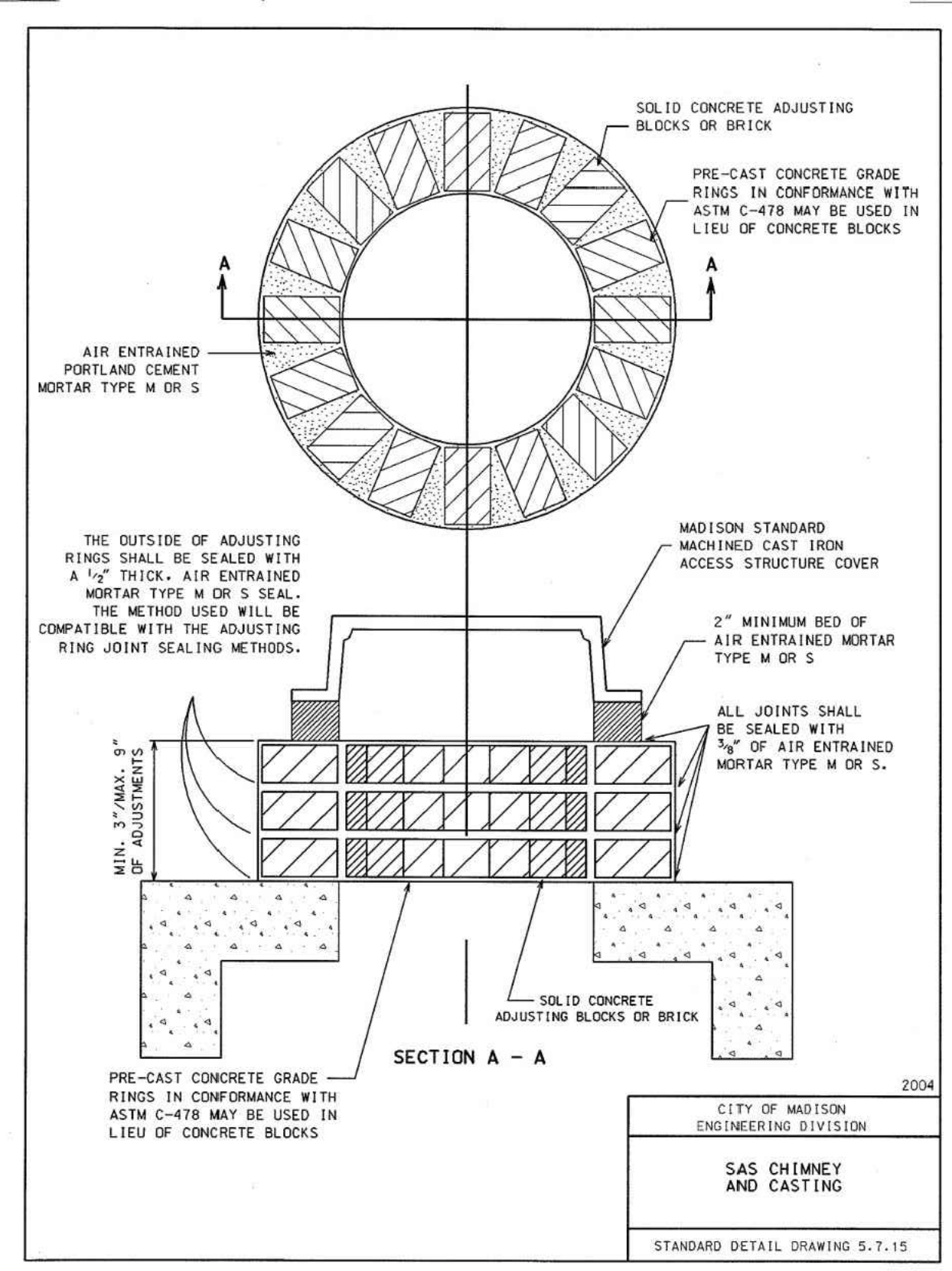
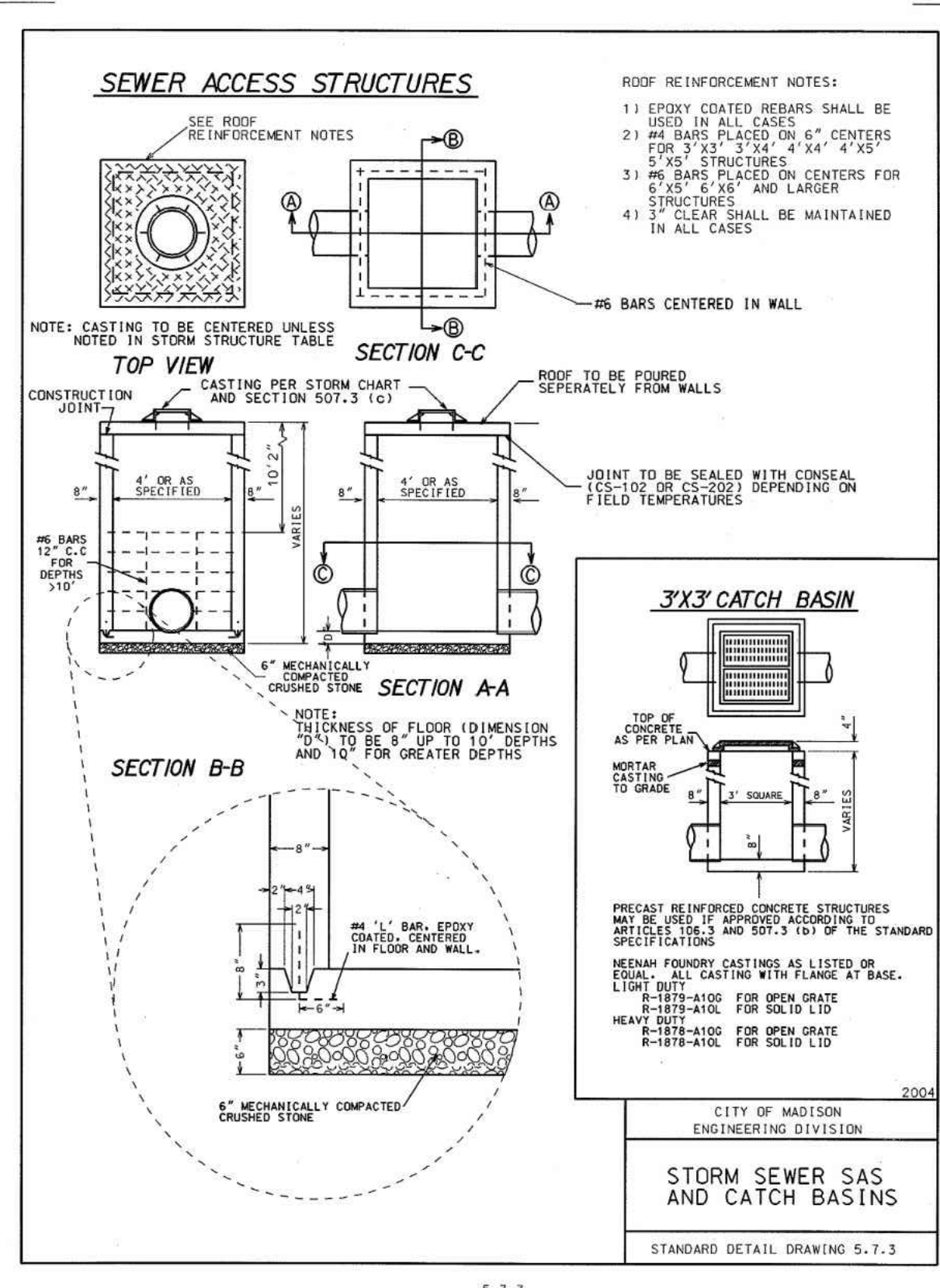


I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

David J. Knaeble
DATE: 03/30/26 LICENSE NO. 44720-6

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION



CivilSite Group
Civil Engineering * Surveying * Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

DEVCO US CONSTRUCTION, LLC
10800 NE 8TH ST., BELLEVUE, WA 98004

PROFESSIONAL ENGINEER
DAVID J. KNAEBLE
E-44720
GOLDEN VALLEY MN

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REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

CIVIL DETAILS

C5.3

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PRELIMINARY:
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HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704
DEVCO US CONSTRUCTION, LLC
10800 NE 8TH ST., BELLEVUE, WA 98004

PROJECT
OWNER

WISCONSIN
PROFESSIONAL ENGINEER

DAVID J. KNAEBLE
E-44720
GOLDEN VALLEY
MN

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ISSUE/SUBMITTAL SUMMARY

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03/30/26	CITY SUBMITTAL

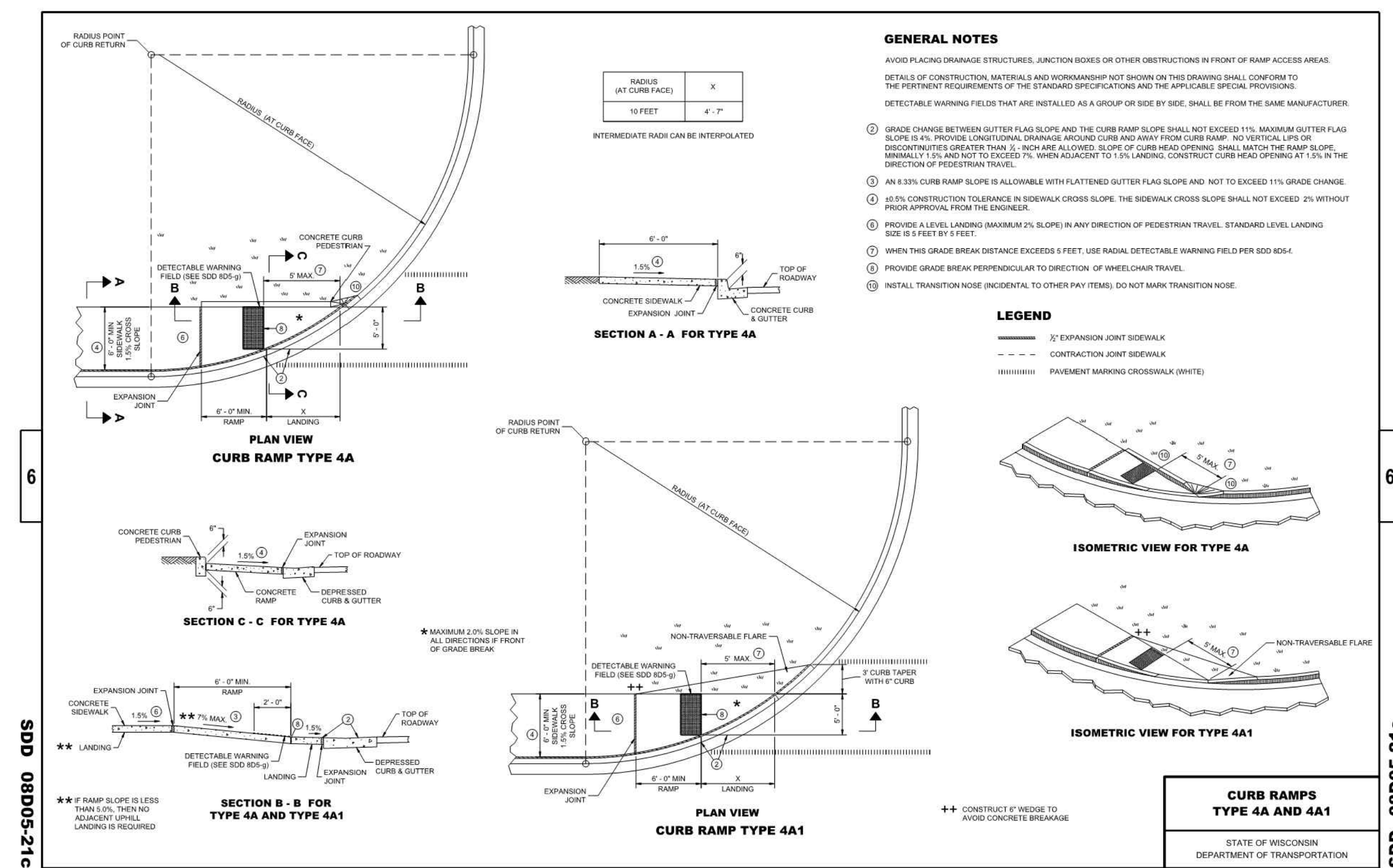
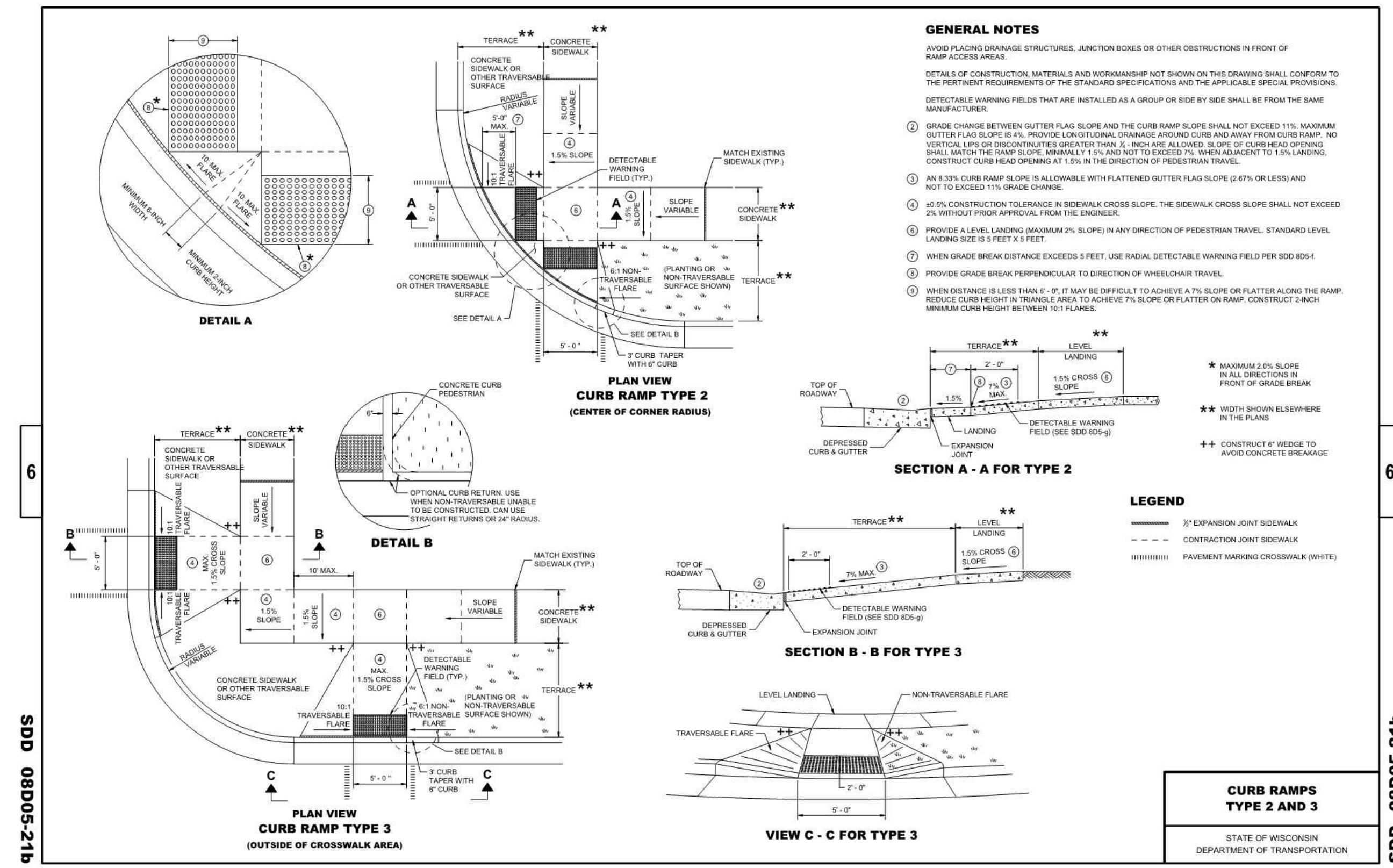
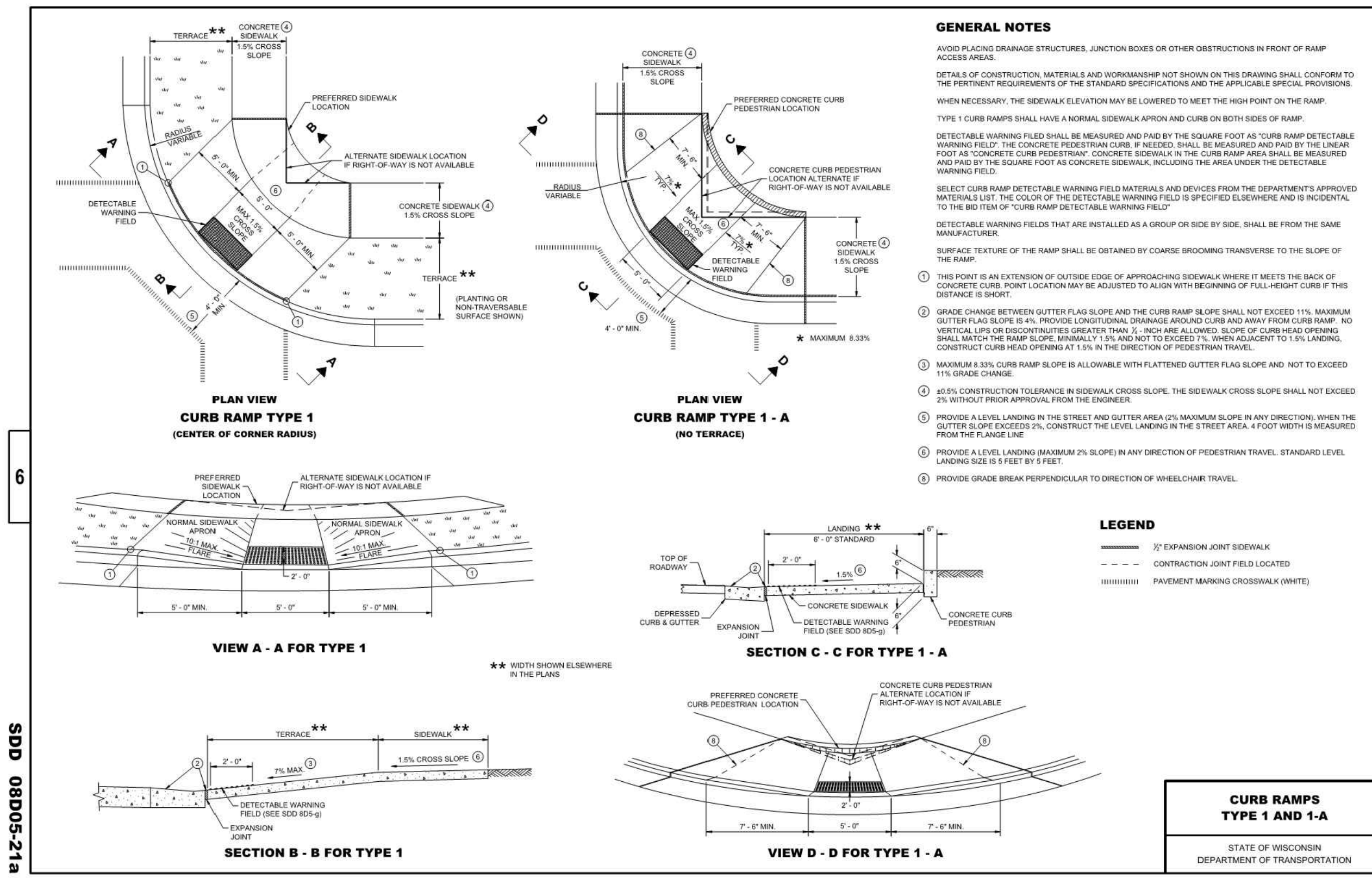
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

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SDD 08D05-21a

SDD 08D05-21a

SDD 08D05-21b

SDD 08D05-21b

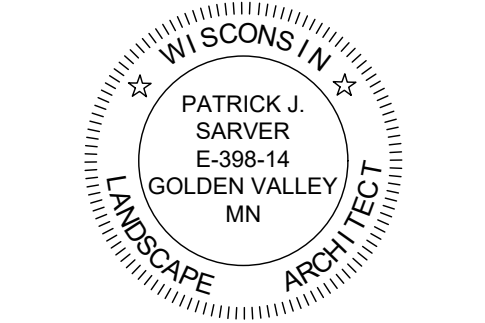
SDD 08D05-21c

SDD 08D05-21c

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

PROJECT
HUXLEY APARTMENTS
 1201 HUXLEY ST, MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
 10900 NE 8TH ST, BELLEVUE, WA 98004



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

Patrick J. Sarver
 DATE 03/30/26 LICENSE NO. 398-14

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

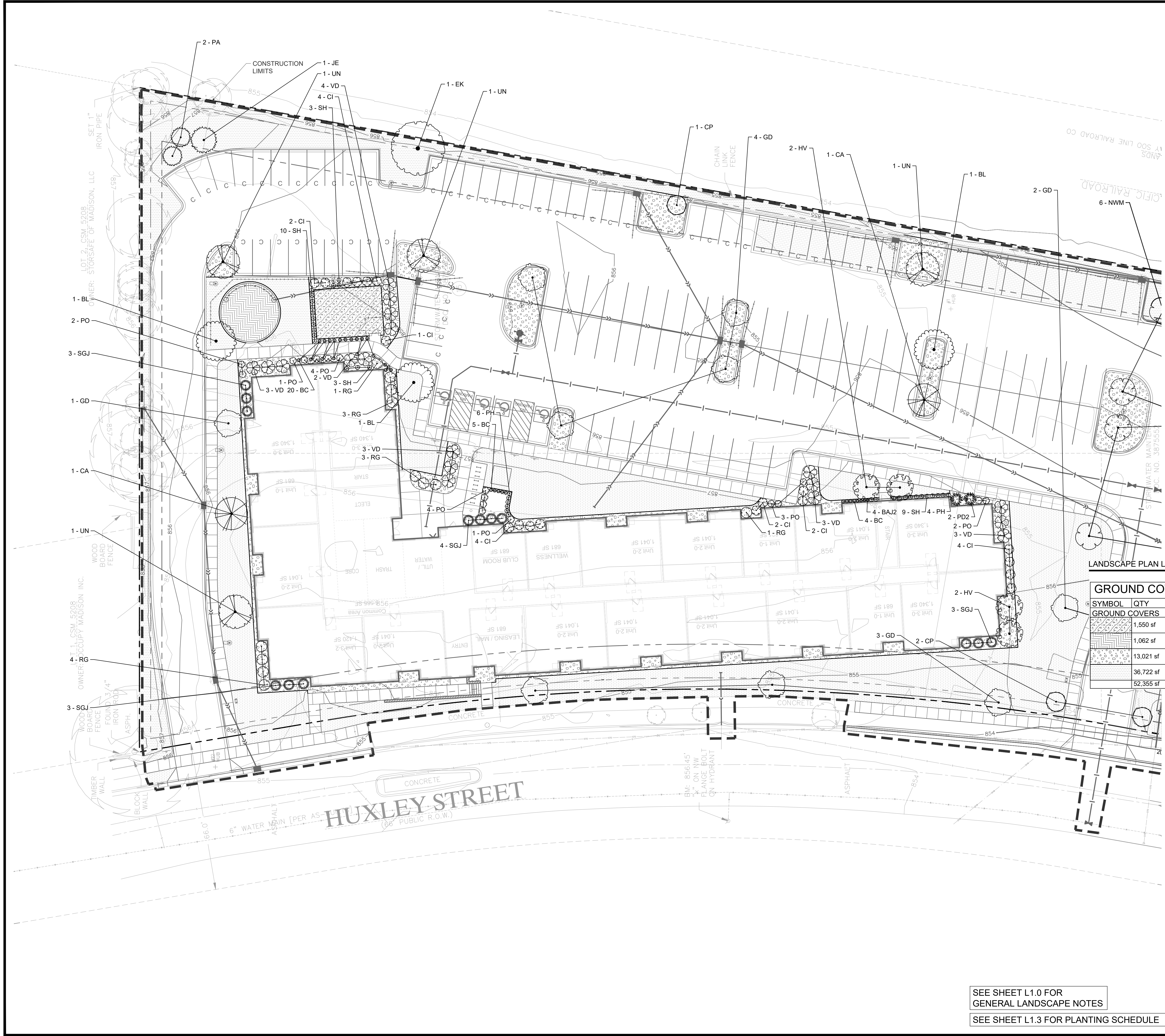
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT MANAGER: DAVID KNEBLE
 CONTACT NUMBER: (612) 615-0060 X 703
 DRAWN BY: DK, JK
 REVIEWED BY: DK
 PROJECT NUMBER: 0541

LANDSCAPE PLAN NORTH

L1.1
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LANDSCAPE PLAN LEGEND:

GROUND COVER SCHEDULE

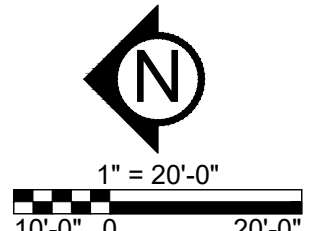
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
[Symbol]	1,550 sf	PLAYGROUND MULCH. SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH	Mulch
[Symbol]	1,062 sf	PLAYGROUND MULCH. SYLVA SOFTSTEP EQUIV. / PLAYGROUND WOOD MULCH	Mulch
[Symbol]	13,021 sf	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP	Mulch
[Symbol]	36,722 sf	BLUE GRASS SOD / SOD	Sod
[Symbol]	52,355 sf	SUBTOTAL:	

- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR. INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.
- CONSTRUCTION LIMITS

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES

SEE SHEET L1.3 FOR PLANTING SCHEDULE

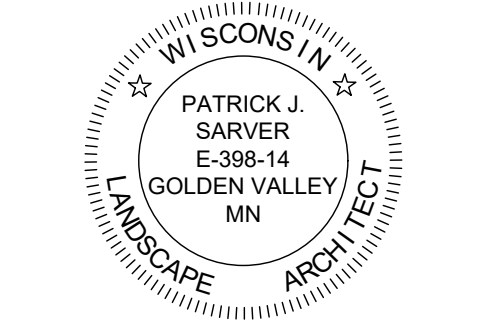
DIGGERSHOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
HUXLEY APARTMENTS
1201 HUXLEY ST, MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
10800 NE 8TH ST, BELLEVUE, WA 98004



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Patrick J. Sarver
DATE 03/30/26 LICENSE NO. 398-14

ISSUE/SUBMITTAL SUMMARY
DATE 03/30/26 DESCRIPTION CITY SUBMITTAL

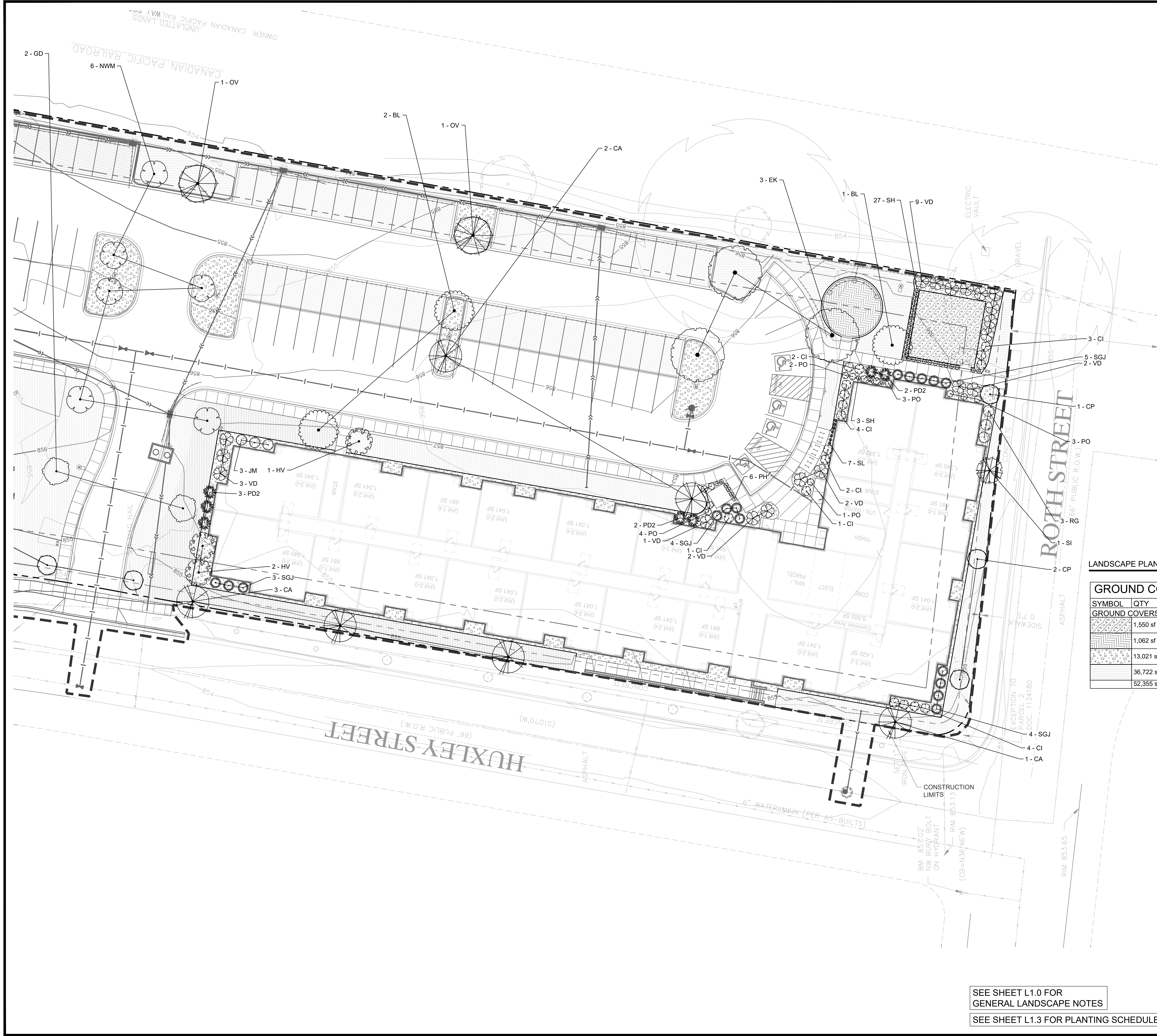
PROJECT MANAGER	CONTACT NUMBER	DRAWN BY	REVIEWED BY	PROJECT NUMBER
DAVID KNEBLE	612-615-0060 X708	DK	DK	15431

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN SOUTH

L1.2
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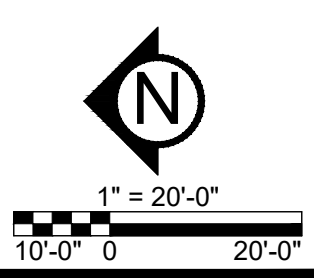
LANDSCAPE PLAN LEGEND:

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
[Symbol]	1,550 sf	PLAYGROUND MULCH. SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH	Mulch
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[Symbol]	13,021 sf	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP	Mulch
[Symbol]	36,722 sf	BLUE GRASS SOD / SOD	Sod
[Symbol]	52,355 sf	SUBTOTAL:	

- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
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- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.
- CONSTRUCTION LIMITS

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES

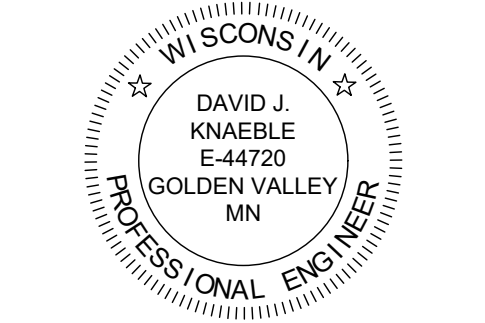
SEE SHEET L1.3 FOR PLANTING SCHEDULE



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

OWNER
DEVCO US CONSTRUCTION, LLC
10800 NE 8TH ST., BELLEVUE, WA 98004



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

David J. Knaeble
DATE: 03/30/26 LICENSE NO.: 44720-6

ISSUE/SUBMITTAL SUMMARY

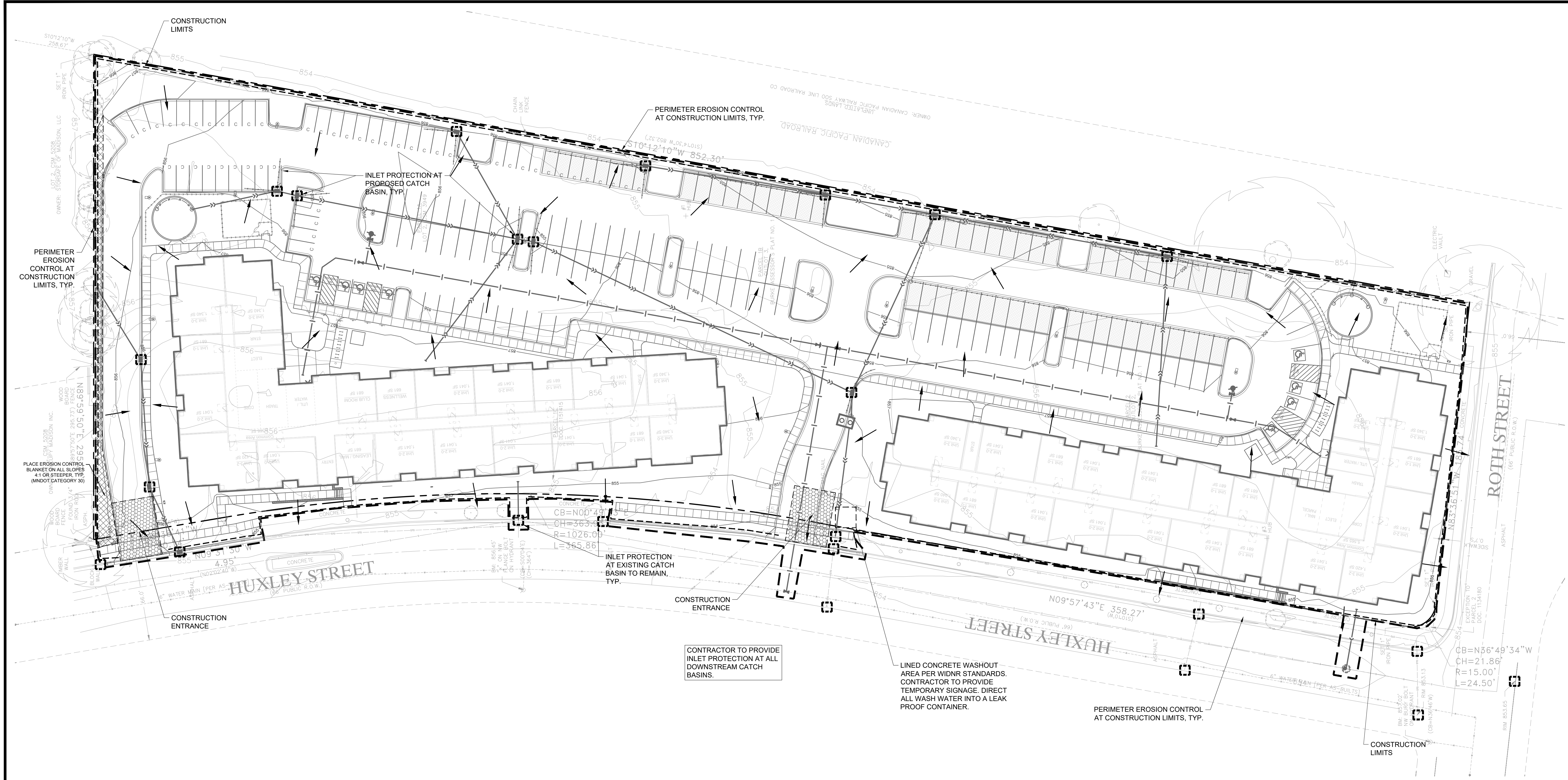
DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X700
DRAWN BY	DK
REVIEWED BY	DK
PROJECT NUMBER	0543

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1
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SWPPP NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (851-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

EROSION CONTROL NOTES:

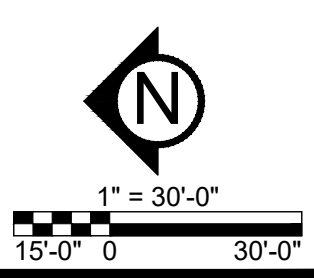
- EROSION CONTROL DEVICES SHALL BE IN PLACE BEFORE BEGINNING ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES AND CONTINUOUSLY MAINTAINED.
- INSTALL CONSTRUCTION VEHICULAR TRACKING PAD AT ENTRANCE/EXIT OF PROJECT SITE. SEE DETAIL SHEETS FOR INSTALLATION REQUIREMENTS.
- INSTALL SILT FENCE AS SHOWN ON H PLAN OR AS DIRECTED BY THE ENGINEER. SEE DETAIL SHEETS FOR SILT FENCE INSTALLATION. SILT FENCE SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 628 EROSION CONTROL OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.
- ALL DITCH CHECKS ARE TO BE SEDIMENT LOGS. SEE DETAIL SHEETS FOR INSTALLATION.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED IN ANY PARTICULAR AREA.
- ANY SOIL STOCKPILES WHICH ARE LEFT FOR MORE THAN 7 DAYS MUST BE PROTECTED BY SEEDING AND MULCHING, EROSION MAT, SILT FENCING, COVERING OR OTHER APPROVED METHODS. THIS DOES NOT INCLUDE FILL OR TOPSOIL PILES THAT ARE IN ACTIVE USE.
- SITE WATERING SHALL BE PROVIDED DURING CONSTRUCTION AS NEEDED TO MINIMIZE DUST AND POLLUTANTS FROM LEAVING THE SITE.
- AVOID SHARP ANGLES WITH THE INSTALLATION OF SILT FENCE AND GENERALLY INSTALL PERPENDICULAR TO WATER FLOW.
- THE DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. CONTRACTOR TO OBTAIN DIGITAL FILE FROM ENGINEER TO BE USED FOR ALL CONSTRUCTION STAKING AND SITE LAYOUT.
- ALL DISTURBED AREAS WITH FLATTER THAN 4:1 SLOPE THAT ARE NOT STABILIZED BY SOME OTHER METHOD SHALL BE STABILIZED WITH PROMATRIX ENGINEERED FIBER MATRIX AND SEEDED AS SPECIFIED.
- REMOVE SILT FENCE AFTER VEGETATION IS ESTABLISHED.
- REFER TO LANDSCAPE PLAN FOR FINAL REVEGETATION REQUIREMENTS.
- EROSION CONTROL MEASURES SHOWN SHOULD BE CONSIDERED TO BE THE MINIMUM. THE CONTRACTOR MAY NEED TO ADD ADDITIONAL EROSION CONTROL BMPs OR REPLACE EROSION CONTROL MEASURES DURING CONSTRUCTION TO PROTECT THE SITE AND MAINTAIN COMPLIANCE WITH THE SWPPP.
- CONSTRUCTION LIMITS SHOWN ARE APPROXIMATE. DO NOT ENTER UPON PRIVATE PROPERTY. LIMIT DISTURBANCE WITHIN PUBLIC RIGHTS OF WAY TO THE ABSOLUTE MINIMUM REQUIRED TO COMPLETE THE WORK AS SHOWN ON THESE PLANS.

CITY OF MADISON EROSION CONTROL NOTES:
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- ▩ EROSION CONTROL BLANKET





CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 1201 HUXLEY ST, MADISON, WI 53704
Name of Project HUXLEY APARTMENTS
Owner / Contact DEVCO US CONSTRUCTION, LLC - CORBAN LAWLOR
Contact Phone (206)-915-3171 Contact Email CORBAN.LAWLOR@DEVCOUS.COM

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 115979

Total landscape points required 1933

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area N/A

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area N/A

Total landscape points required N/A

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area N/A

Total landscape points required N/A

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35	6	210	36	1260
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	N/A	0	3	105
Ornamental tree	1 1/2 inch caliper	15	N/A	0	11	165
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10	N/A	0	0	0
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3	N/A	0	134	402
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4	N/A	0	36	144
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2	N/A	0	107	214
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.	N/A	0	0	0
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200	N/A	0	0	0
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”	N/A	0	0	0
Sub Totals				210		2290

Total Number of Points Provided 2500

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

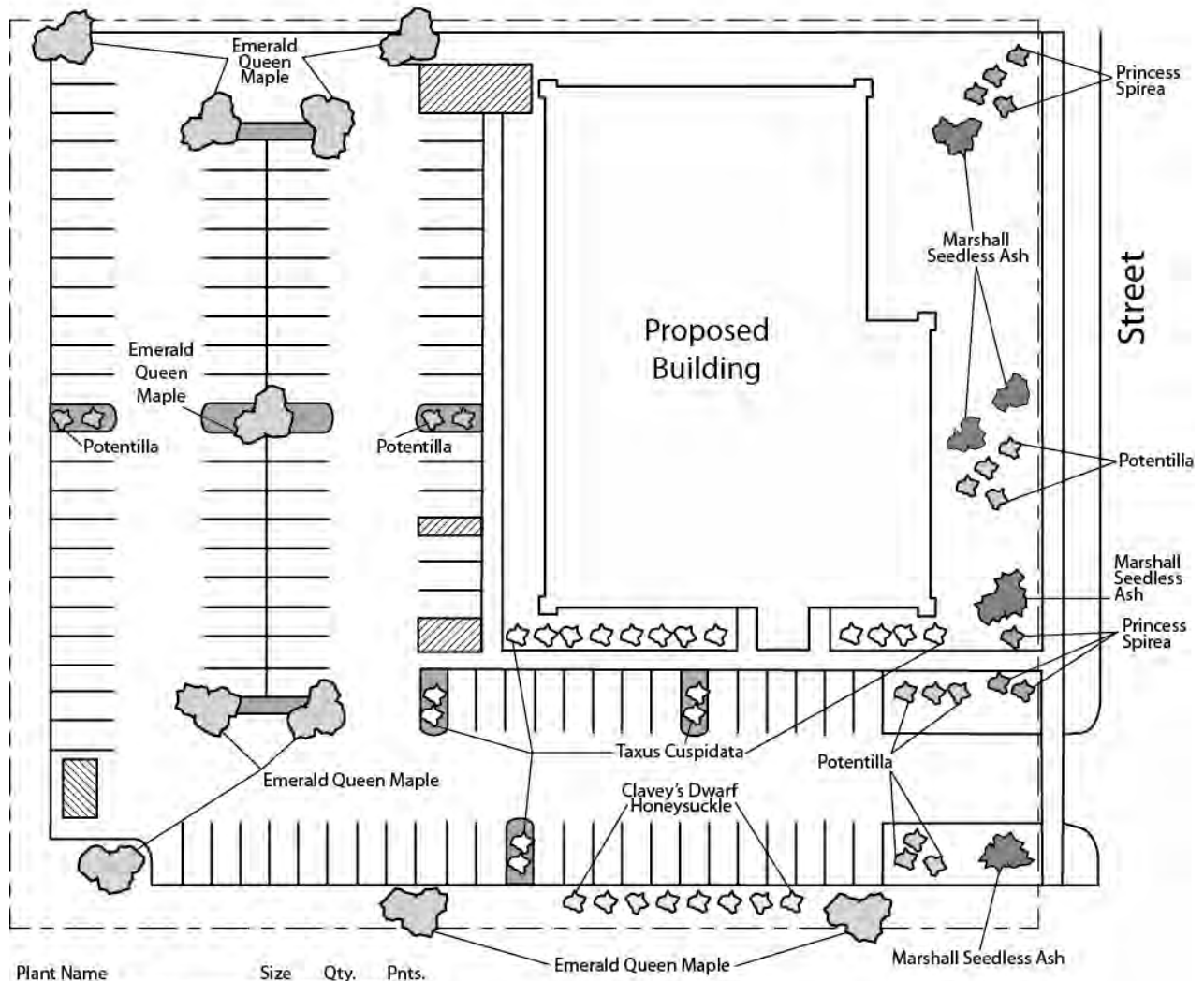
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. 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. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

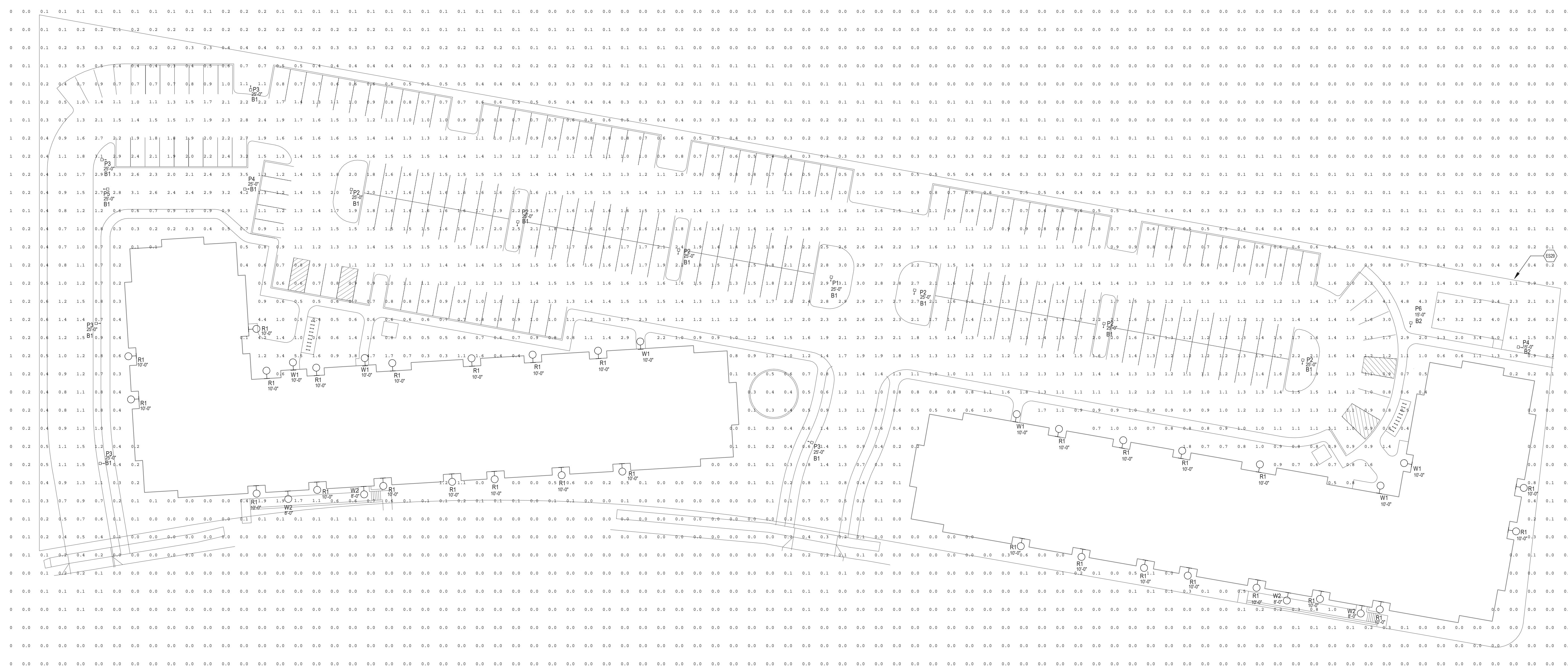
GENERAL NOTES:

- A REFER TO SHEETS E0.3 & E0.4 FOR FIXTURE SCHEDULE AND CUTSHEETS.
- B LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.

KEYNOTES:

ES29 LIGHT LEVELS EXCEED 0.5 FC ON THE EAST PROPERTY LINE, BUT COME DOWN TO 0.5 FC AND BELOW 10' PAST THE PROPERTY LINE IN ACCORDANCE WITH MADISON, WISCONSIN - CODE OF ORDINANCES SECTION 29.36(3)(A).

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Prop	Illuminance	Fc	0.45	3.0	0.1	4.50	10.50
North Prop	Illuminance	Fc	0.28	0.5	0.1	2.80	5.00
Site	Illuminance	Fc	0.60	8.2	0.0	N.A.	N.A.
South Prop	Illuminance	Fc	0.59	0.3	0.0	N.A.	N.A.
West Prop	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.



Huxley
Apartments
1201 HUXLEY ST, MADISON, WI
53704

DevCo

Project Number	5350.0000
Date	03/27/2026
Drawn By	JJE
Checked By	AJR

NOT FOR
CONSTRUCTION

Rev. No.	Revision	Date

**ELECTRICAL
SITE
PHOTOMETRIC
E0.2**

ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

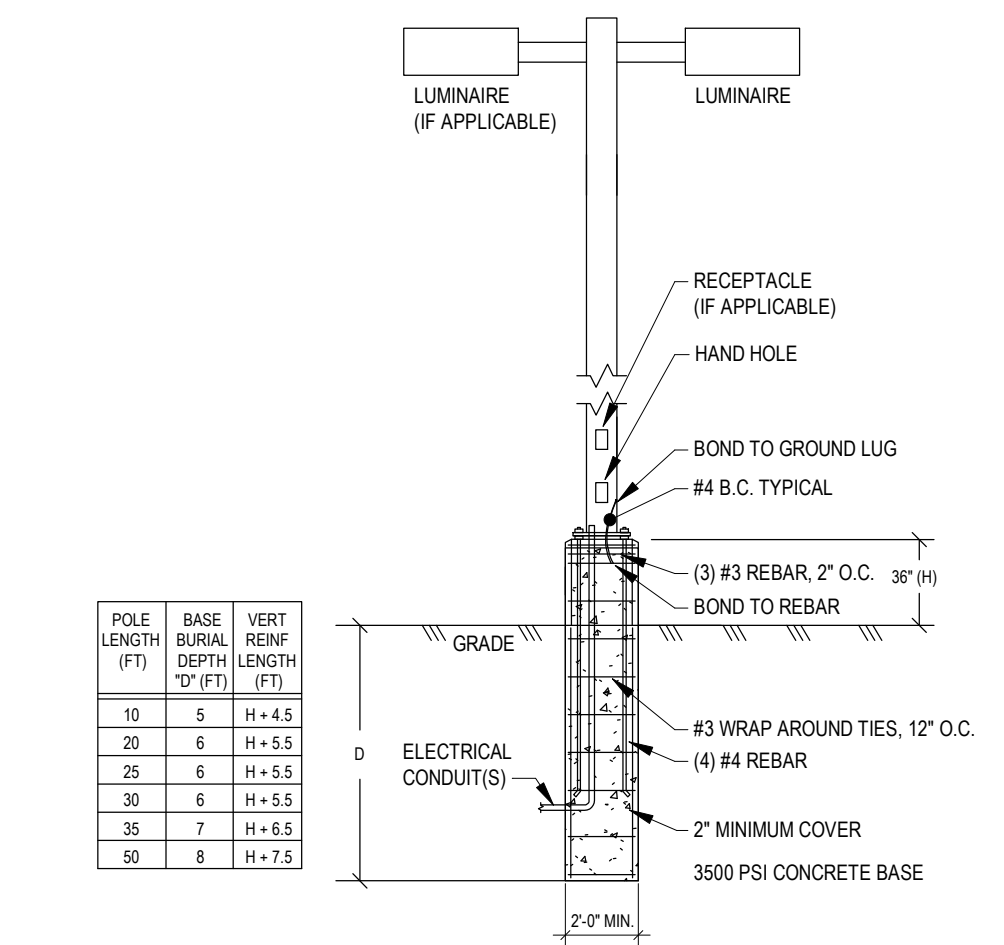
NOT FOR CONSTRUCTION

Rev. No.	Revision	Date
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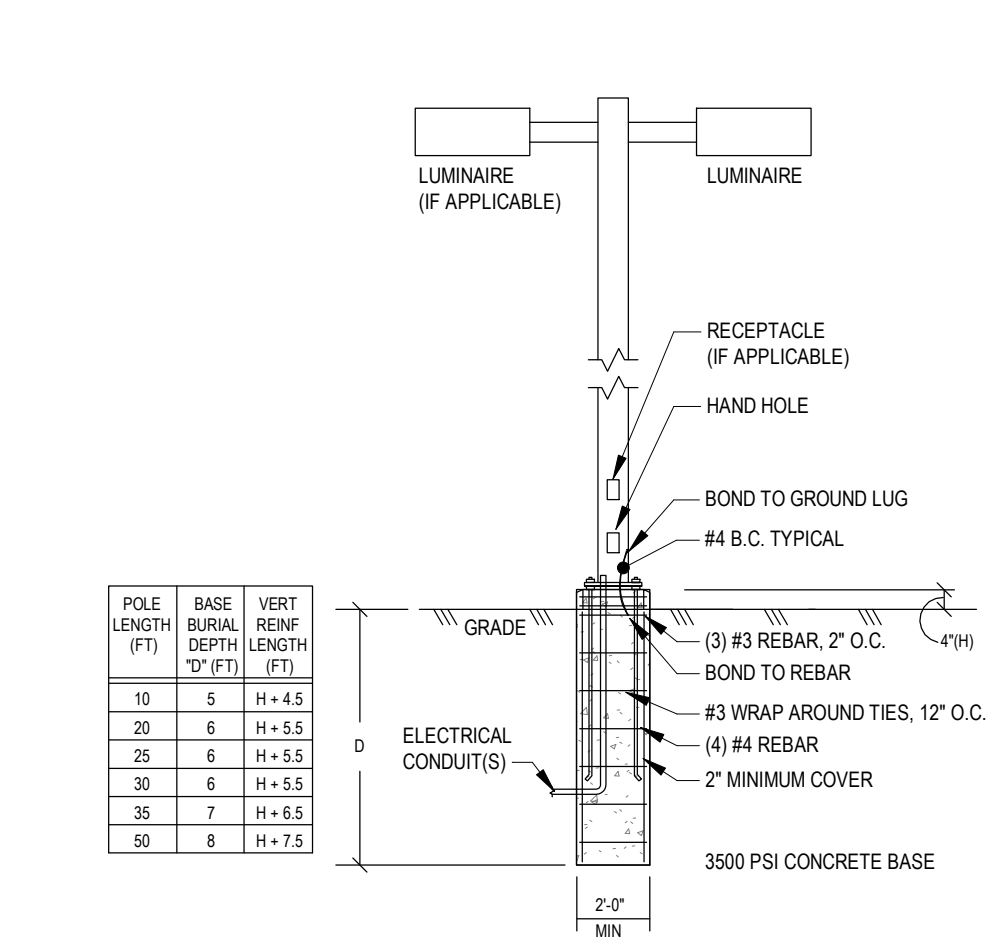
LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLT	LAMPS		VA / FIXT.	MANUFACTURER	CATALOG NUMBER	NOTES	TYPE
			TYPE	QTY / FIXT.					
P1	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP66, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED SNO DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 11,600 NOMINAL LUMENS, 3000K, 80 CRI	N/A	96	COOPER	GLEON-SA3A-830-U-SNQ	1	P1
P2	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP66, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED SNO DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 18,500 NOMINAL LUMENS, 3000K, 80 CRI	N/A	162	COOPER	GLEON-SA5A-830-U-SNQ	1	P2
P3	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP66, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED T2R DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 4,000 NOMINAL LUMENS, 3000K, 80 CRI	N/A	34	COOPER	GLEON-SA1A-830-U-T2R	1	P3
P4	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP66, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED SLR DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 6,700 NOMINAL LUMENS, 3000K, 80 CRI	N/A	66	COOPER	GLEON-SA2A-830-U-SLR	1	P4
P5	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP66, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED SLL DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 6,700 NOMINAL LUMENS, 3000K, 80 CRI	N/A	66	COOPER	GLEON-SA2A-830-U-SLL	1	P5
P6	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP66, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED T2 DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 7,400 NOMINAL LUMENS, 3000K, 80 CRI	N/A	66	COOPER	GLEON-SA2A-830-U-T2	1	P6
R1	EXTERIOR WALL SCONCE, ALUMINUM HOUSING, GLASS DIFFUSER, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 600 NOMINAL LUMENS, 3000K, 80 CRI	N/A	12	AFX	WTNW506LAJDWH		R1
W1	EXTERIOR WALL SCONCE, 9" X 9" RECTANGULAR, IP66 RATED, ALUMINUM HOUSING, 0-10V DIMMING.	UNIV	LED, 2000 NOMINAL LUMENS, 3000K, 80 CRI	N/A	10	LITHONIA	WDGE1-P2-30K-80CRI-VF-MVOLT-SRM		W1
W2	EXTERIOR WALL SCONCE, 7" X 9" X 11.5", IP66 RATED, ALUMINUM HOUSING, 0-10V DIMMING.	UNIV	LED, 750 NOMINAL LUMENS, 3000K, 80 CRI	N/A	10	LITHONIA	WDGE2-LED-P0-30K-80CRI-TIS		W2

④ POLE BASE DETAIL B1
NO SCALE



⑤ POLE BASE DETAIL B2
NO SCALE



WDGE1 LED Architectural Wall Sconce

Introduction
The WDGE1 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

Introduction
The WDGE2 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with "light" AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W solid temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

AFX Watson LED Outdoor Sconce WTNW Series

Features
Simplicistic design. Down light with wall wash effect. Ideal use in entrances or anywhere general outdoor lighting is needed. Provides lighting in residential, commercial and hospitality applications. Meets ADA requirements. Fixture mounts to standard junction box (not included).

Construction
Fabricated aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish
All metal parts are powder coated in White or Black.

Diffuser
Frosted white glass bottom diffuser.

Electrical
Input 120-277 VAC 60 HZ.
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20° C.

Lamping
Integrated LED modules capable of producing:
12W = 600 delivered lumens
20W = 1000 delivered lumens
Selectable 2700K, 3000K, 3500K, 4000K, 5000K (CCT).
Rated for 50,000 Hrs., 90 CRI.

Certification
All fixtures are cETLus listed for wet locations.
ADA Title 24/IA8 Compliant

Warranty
Limited warranty. This fixture is free from defects in materials and workmanship for a period of 5 years from date-of-purchase.

Specifications and dimensions subject to change without notice.

WDGE LED Family Overview

Luminaire	Optics	Standard Efficacy (lm/W)	Full Efficacy (lm/W)	Series	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	---	---	750	1,200	2,000	---	---	---
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	---	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	---
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	---
WDGE4 LED	Precision Refractive	15W	18W	Standalone / nLight	---	12,000	16,000	18,000	20,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CR	Mounting	Height	Options
WDGE1 LED	P0	27K / 2700K	80K	VF	Visual Comfort Forward Throw	Shipped included: SRM Surface mounting bracket AWW Indirect Canopy Ceiling Washer Bracket (dry lamp locations only) Shipped separately: AWS 3/8" Bore Architectural wall spacer* PBBW Surface-mounted back box (top, left, right, conduit entry) (see where there is no junction box available)*
	P1	35K / 3500K	90K	VW	Visual Comfort Wide	
	P2	40K / 4000K	90K	VF	Visual Comfort Forward Throw	
	P3	50K / 5000K	90K	VW	Visual Comfort Wide	

WDGE LED Family Overview

Luminaire	Optics	Standard Efficacy (lm/W)	Full Efficacy (lm/W)	Series	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	---	---	750	1,200	2,000	---	---	---
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	---	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	---
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	---	7,500	8,500	10,000	12,000	---
WDGE4 LED	Precision Refractive	15W	18W	Standalone / nLight	---	12,000	16,000	18,000	20,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CR	Mounting	Height	Options
WDGE2 LED	P0	27K / 2700K	80K	80CRI	T3M Type I Short	Shipped included: SRM Surface mounting bracket AWW Indirect Canopy Ceiling Washer Bracket (dry lamp locations only) Shipped separately: AWS 3/8" Bore Architectural wall spacer* PBBW Surface-mounted back box (top, left, right, conduit entry) (see where there is no junction box available)*
	P1	35K / 3500K	90K	80CRI	T3M Type II Medium	
	P2	40K / 4000K	90K	80CRI	T3M Type III Medium	
	P3	50K / 5000K	90K	80CRI	T3M Type IV Medium	

AFX Watson LED Outdoor Sconce WTNW Series

Options

Series	Package	Color Temperature	CR	Mounting	Height	Options
E10NH	P0	27K / 2700K	80K	80CRI	T1S Type I Short	Shipped included: SRM Surface mounting bracket AWW Indirect Canopy Ceiling Washer Bracket (dry lamp locations only) Shipped separately: AWS 3/8" Bore Architectural wall spacer* PBBW Surface-mounted back box (top, left, right, conduit entry) (see where there is no junction box available)*
	P1	35K / 3500K	90K	80CRI	T2M Type II Medium	
	P2	40K / 4000K	90K	80CRI	T3M Type III Medium	
	P3	50K / 5000K	90K	80CRI	T4M Type IV Medium	

Options:

Series	Package	Color Temperature	CR	Mounting	Height	Options
E10NH	P0	27K / 2700K	80K	80CRI	T1S Type I Short	Shipped included: SRM Surface mounting bracket AWW Indirect Canopy Ceiling Washer Bracket (dry lamp locations only) Shipped separately: AWS 3/8" Bore Architectural wall spacer* PBBW Surface-mounted back box (top, left, right, conduit entry) (see where there is no junction box available)*
	P1	35K / 3500K	90K	80CRI	T2M Type II Medium	

① FIXTURE W1
NO SCALE

② FIXTURE W2
NO SCALE

③ FIXTURE R1
NO SCALE

NOT FOR
CONSTRUCTION

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

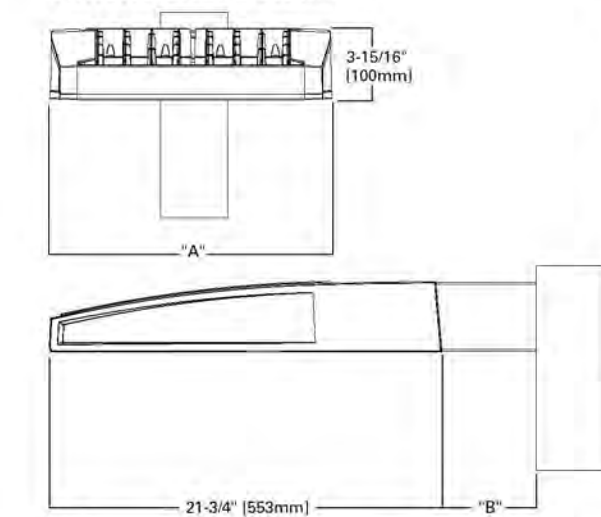
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTE:
1. See notes for mounting requirements to confirm qualification. Not all product versions are DLR qualified.
2. See Catalog for 2024 OCT and warmer only.

Number of Light Squares	"A" Width	"B" Standard Arm Length	"C" Extended Arm Length	"D" CM Arm Length	"E" CM/L Length	"F" CM/LA Length
1-4	15-1/2"	7"	10"	10-5/8"	---	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	---	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	---
9-10	33-3/4"	7"	16"	---	10-5/16"	---

NOTE:
For arm selection requirements and additional line art, see Mounting Details section.



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August 8, 2024 10:30 AM

McGraw-Edison GLEON Galleon

Ordering Information
SAMPLE NUMBER: GLEON-SA4C-740-U-TAFT-0M

Product Family	Light Engine	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON-Edison	SA11-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	AP-Gray
GLEON-Edison	SA12-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	BE-Black
GLEON-Edison	SA13-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	BR-Brushed Aluminum
GLEON-Edison	SA14-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	CM-Clear Anodized Aluminum
GLEON-Edison	SA15-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	DM-Durable Metallic White
GLEON-Edison	SA16-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	EL-Enlighted
GLEON-Edison	SA17-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	FL-Fluorescent White
GLEON-Edison	SA18-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	GR-Gray
GLEON-Edison	SA19-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	HT-Hot White
GLEON-Edison	SA20-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	LD-Light Gray
GLEON-Edison	SA21-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	LT-Light Gray
GLEON-Edison	SA22-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	MT-Metallic White
GLEON-Edison	SA23-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	PL-Platinum
GLEON-Edison	SA24-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	PR-Platinum
GLEON-Edison	SA25-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	ST-Steel Gray
GLEON-Edison	SA26-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	TR-Titanium
GLEON-Edison	SA27-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	UR-Ultra White
GLEON-Edison	SA28-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	VA-Vanadium
GLEON-Edison	SA29-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	VB-Vanadium
GLEON-Edison	SA30-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	VC-Vanadium
GLEON-Edison	SA31-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	WD-White
GLEON-Edison	SA32-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	XE-Xenon White
GLEON-Edison	SA33-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	YB-Yellow
GLEON-Edison	SA34-3 Squares	A-8000A	120/277V	T4 Type III	MA-Mount Arm Adapter	ZB-Zinc

NOTE:
1. Customer responsibility for engineering products to confirm performance and compatibility for all applications. Refer to use white paper WPT1001 (S) for additional engineering information.
2. Dimming capabilities may vary by application and are subject to change without notice.
3. Dimmer compatibility must be verified with the manufacturer's specifications.
4. Not compatible with DALI-2 or DALI-2+ dimmers.
5. Not compatible with standard DALI dimmers.
6. Requires the use of an external dimmer when combined with sensor options. Not available with sensor at 120VAC. Not available in combination with the following sensor and sensor options at 120VAC:
7. May be required when two or more luminaires are mounted on a 40" or 120" drilling pattern. Refer to arm mounting requirements section for details.
8. Factory standard.
9. Maximum height shown.
10. Maximum height shown.
11. Maximum height shown.
12. Maximum height shown.
13. Maximum height shown.
14. Not all options are available in all regions.
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1 FIXTURE P1, P2, P3, P4, P5, P6
NO SCALE