URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received 6/15/26 11:56 a.m. ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 1910 Roth Street, Madison, WI 53704 & 1201 Huxley St, Madison, WI 53704

Title: Huxley Affordable Housing Project

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 1, 2026

☑ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☑ Initial Approval ☑ Final Approval

3. Project Type

☐ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☑ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

☐ Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name Nick Storlie — Company DevCo Preservation, LLC

Street address 10900 NE 8th Street, Suite 1200 — City/State/Zip Bellevue, WA 98004

Telephone 763-688-1119 — Email Nick.Storlie@DevCoUS.com

Project contact person Melanie Davies — Company DevCo Preservation, LLC

Street address 10900 NE 8th Street, Suite 1200 — City/State/Zip Bellevue, WA 98004

Telephone 425-293-4412 — Email Melanie.Davies@DevCoUS.com

Property owner (if not applicant) OM Land, LLC

Street address 172 S Broadway — City/State/Zip White Plains, NY 10605

Telephone 914-821-5173 — Email AlexReich@Reichbrothers.com

URBAN DESIGN COMMISSION APPROVAL PROCESS UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), plus:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval *(Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)

☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 3/5/2026.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Nick Storlie Relationship to property Option to Purchase

Authorizing signature of property owner _____ Date 3/23/26

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984.* The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

☐ Urban Design Districts: $350 *(per §33.24(6) MGO)*.

☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*

☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*

☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*

☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

From: Matthews, Julia
To: Nick Storlie
Cc: Trevor Martinez; Melanie Davies; Corban Lawlor; Moskowitz, Jacob; Punt, Colin
Subject: Re: Pre-Application Notification - 1201 Huxley St, Madison
Date: Wednesday, March 4, 2026 10:38:18 AM
Attachments: image001.png

Hi Nick,

Have you met with the neighborhood at all about this yet? Also can we setup a public meeting? For that I will need a 3-week timeframe to coordinate with the council office, but we could pick a date/time on or after March 25th. For this I think we could do a virtual meeting, or if you are able to be in person we could do that as well. For this meeting we would send out postcards to surrounding neighbors for those meetings and typically would ask you to cover that cost.

As this was just a couple days past the 30 day, I am ok with waiving that so you can submit on March 30th.

Thank you,

Alder Matthews

Get Outlook for iOS

From: Nick Storlie <nick.storlie@devcous.com>
Sent: Tuesday, March 3, 2026 2:04:29 PM
To: Matthews, Julia <district12@cityofmadison.com>
Cc: Trevor Martinez <trevor.martinez@devcous.com>; Melanie Davies <melanie.davies@devcous.com>; Corban Lawlor <corban.lawlor@devcous.com>; Moskowitz, Jacob <JMoskowitz@cityofmadison.com>; Punt, Colin <CPunt@cityofmadison.com>
Subject: Pre-Application Notification - 1201 Huxley St, Madison

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Alder Matthews,
We are an affordable housing developer currently advancing a proposed multifamily residential community in District 12. I am reaching out to formally introduce the project and share our preliminary site plan for the property at 1201 Huxley Street, the former transit hub site (Parcels 0810-313-0403-3 and 0810-313-0404-1).
The proposal includes a 163-unit multifamily development offering one-, two-, and three-bedroom apartments. All homes will be income- and rent-restricted, serving households earning between 50% and 70% of the Area Median Income (AMI). Our

objective is to deliver high-quality, long-term affordable housing that supports working families and individuals in the City of Madison.

For your review, we have attached the preliminary site plan. We intend to submit a Land Use Application to rezone approximately half of the site from TR-U1 to TR-U2, the remaining portion is already zoned TR-U2. Through this application, we will also request Conditional Use Approval to allow the proposed density and residential building complex. In addition, we will submit an Urban Design Commission application, as required for residential developments, and a Subdivision Application to combine the lots, including a Certified Survey Map.

As an affordable housing development, we plan to apply in WHEDA's 4% LIHTC funding round in 2026, which opens in June on a first-come, first-served basis. A key prerequisite for this application is securing appropriate zoning and obtaining a zoning letter from the City for back-up to the application. To align with the funding timeline, we are hoping to submit our materials by March 30th to receive Common Council approval on June 9th, which would align with a June application opening.

To meet this schedule, we would need a waiver or reduction of the 30-day notification requirement for the Land Use Application to submit on March 30th. An email confirmation from you granting this waiver would be sufficient for our records and application materials. Would you be willing to provide that confirmation?

Thank you for your time and consideration.

Nick Storlie
Senior Development Associate, Midwest

Local: Minneapolis, MN (Central Time)
10900 NE 8th Street, Suite 1200
Bellevue, WA 98004
Mobile: 763.688.1119
nick.storlie@devcous.com
www.devcous.com

DEVCO
DEVELOPMENT

From:	Nick Storlie
To:	"info@madisonnba.com"
Cc:	Trevor Martinez; Melanie Davies; Corban Lawlor; Moskowitz, Jacob; Punt, Colin
Subject:	Pre-Application Notification - 1201 Huxley St, Madison
Date:	Tuesday, March 3, 2026 2:15:00 PM
Attachments:	DevCo-Huxley 260216.pdf image001.png

Dear Northside Business Association,

We are an affordable housing developer currently advancing a proposed multifamily residential community in District 12. I am reaching out to formally introduce the project and share our preliminary site plan for the property at 1201 Huxley Street, the former transit hub site (Parcels 0810-313-0403-3 and 0810-313-0404-1).

The proposal includes a 163-unit multifamily development offering one-, two-, and three-bedroom apartments. All homes will be income- and rent-restricted, serving households earning between 50% and 70% of the Area Median Income (AMI). Our objective is to deliver high-quality, long-term affordable housing that supports working families and individuals in the City of Madison.

For your review, we have attached the preliminary site plan. We intend to submit a Land Use Application on March 30th to rezone approximately half of the site from TR-U1 to TR-U2, the remaining portion is already zoned TR-U2. Through this application, we will also request Conditional Use Approval to allow the proposed density and residential building complex. In addition, we will submit an Urban Design Commission application, as required for residential developments, and a Subdivision Application to combine the lots, including a Certified Survey Map.

Thank you,

Nick Storlie
Senior Development Associate, Midwest

Local: Minneapolis, MN (Central Time)
10900 NE 8th Street, Suite 1200
Bellevue, WA 98004
Mobile: 763.688.1119
nick.storlie@devcous.com
www.devcous.com

DEVCO
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From:	Nick Storlie
To:	"mlmart29@yahoo.com"
Cc:	Trevor Martinez; Melanie Davies; Corban Lawlor; Punt, Colin; Moskowitz, Jacob
Subject:	Pre-Application Notification - 1201 Huxley St, Madison
Date:	Tuesday, March 3, 2026 2:15:00 PM
Attachments:	DevCo-Huxley 260216.pdf image001.png

Dear Michelle Martin & Sherman Neighborhood Association,

We are an affordable housing developer currently advancing a proposed multifamily residential community in District 12. I am reaching out to formally introduce the project and share our preliminary site plan for the property at 1201 Huxley Street, the former transit hub site (Parcels 0810-313-0403-3 and 0810-313-0404-1).

The proposal includes a 163-unit multifamily development offering one-, two-, and three-bedroom apartments. All homes will be income- and rent-restricted, serving households earning between 50% and 70% of the Area Median Income (AMI). Our objective is to deliver high-quality, long-term affordable housing that supports working families and individuals in the City of Madison.

For your review, we have attached the preliminary site plan. We intend to submit a Land Use Application on March 30th to rezone approximately half of the site from TR-U1 to TR-U2, the remaining portion is already zoned TR-U2. Through this application, we will also request Conditional Use Approval to allow the proposed density and residential building complex. In addition, we will submit an Urban Design Commission application, as required for residential developments, and a Subdivision Application to combine the lots, including a Certified Survey Map.

Thank you,

Nick Storlie
Senior Development Associate, Midwest

Local: Minneapolis, MN (Central Time)
10900 NE 8th Street, Suite 1200
Bellevue, WA 98004
Mobile: 763.688.1119
nick.storlie@devcous.com
www.devcous.com

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June 15, 2026

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

RE: Huxley Street Apartments, 1201 Huxley Street & 1910 Roth St., Madison, WI 53704
Parcel Numbers: 0810-313-0403-3, 0810-313-0404-1

Please accept the revised submittal package for DevCo Residential Group's proposal to develop a 163-unit affordable multifamily residential community at 1201 Huxley Street, the former transit hub site located in District 12 in the City of Madison. Changes have been made to the site plan and the building elevations to address UDC comments. Site plan changes include shifting the northernmost building south to create additional buffer area, adding a sidewalk on the south side of the central entrance road, relocation of play amenities and dog parks, relocation of parking, addition of fence and retaining walls. Changes to the buildings include maintaining walk-up units along the first floor to create connection to Huxley St., building datum lines, consistent materials on the base, middle, top, and decreased repetitive patterns. We are proposing to raise the site and provide green roof area to meet city stormwater requirements. Fencing and wall details are included in the UDC presentation update and in the landscape plans.

The project will transform an underutilized property into a vibrant residential community that provides high-quality, long-term affordable housing for working families and individuals. The proposed development will consist of 163 affordable rental apartments serving households earning between 50% and 70% of Area Median Income (AMI). The community will include a mix of one-, two-, and three-bedroom units designed to accommodate a variety of household types and support the City's efforts to expand access to stable, workforce housing.

Existing Site Conditions
The project site is located at 1201 Huxley Street and 1901 Roth Street. It is the location of a former transit hub facility. The property is vacant and currently consists primarily of paved surfaces and infrastructure associated with its prior transit use. The site's size, location, and proximity to public transportation, neighborhood services, and employment centers make it well suited for residential redevelopment.

Redevelopment of the property will involve removal of remaining transit infrastructure, site grading, installation of utilities, and construction of new residential buildings and site improvements. The project will incorporate landscaped open spaces, pedestrian connections, and site amenities that contribute to the surrounding neighborhood fabric while creating a welcoming residential environment.

Land Use and Entitlements
To facilitate the proposed development, the project team intends to pursue the following approvals from the City of Madison:

- Land Use Approval to rezone one parcel from TR-U1 to TR-U2 so that both parcels are zone TR-U2
- Change in Use approval for the proposed residential building complex and density.

In addition, the development team will submit a Certified Survey Map (CSM) to combine the two existing parcels that currently comprise the project site into a single development lot. The proposed subdivision will result in one consolidated lot that will accommodate the entire residential development. There are no additional development lots are proposed as part of the subdivision application. The intent of the CSM is to create a single lot configuration that supports efficient site planning, building placement, circulation, and utility infrastructure for the multifamily residential community.

The Subdivision application for the CSM has been submitted concurrently with the Land Use application, allowing the City to review the lot consolidation and land use approvals in parallel as part of the overall development proposal. These approvals will allow for an appropriate residential density and building configuration that supports the creation of meaningful affordable housing while remaining consistent with the surrounding neighborhood context.

Proposed Development Program
The project will consist of 163 multifamily apartment units designed to provide comfortable, durable, and energy-efficient homes for residents.

The preliminary unit mix will include a combination of one-, two-, and three-bedroom apartments, providing housing options suitable for individuals, couples, and families. Resident amenities are expected to include:

- A community room and shared gathering spaces
- On-site property management offices
- Landscaped outdoor spaces and common areas include two dog parks and two playgrounds (serving different age groups)
- Bicycle storage and resident parking.

The buildings will be designed to promote long-term operational sustainability while providing high-quality living environments for residents.

Operations and Staffing
DevCo Residential Group will own and operate the residential community. On-site property management staff will maintain regular office hours for leasing, resident services, and property operations.
Anticipated staffing for the development includes:

- 1 Property Manager
- 2 Leasing and administrative staff
- 2 Maintenance personnel

This staffing structure will ensure professional property management, responsive maintenance, and consistent oversight of building operations.

Project Schedule and Phasing
The proposed development is anticipated to be constructed in a single phase, allowing for coordinated construction and efficient project delivery.
The current projected schedule is as follows:

- **Entitlements and Approvals:** July 2026
- **Site Plan & Building Plan Approvals:** October 2026
- **Project Closing:** November 2026
- **Construction Start:** Shortly after closing in late 2026
- **Construction Duration:** Approximately 16 months
- **Projected Completion:** April 2028

This project proposes to complete civil infrastructure in one phase and to deliver buildings as they are completed. Community amenities will be completed concurrently with each building and available to residents upon project completion.

Project Team
The proposed development will be delivered by an experienced team with expertise in affordable housing development, architecture, and civil engineering.

- **Developer**: DevCo Residential Group
  Trevor Martinez, Development Manager, Nick Storlie, Senior Development Associate, Melanie Davies, Senior Planning Manager, & Corban Lawlor, Planning Associate.
- **Architect**: Kaas Wilson Architects
  Nick Conniff, Vice President of Operations, Amy Caran, Architectural Designer 3, & Esau Rodriguez, Architect 2.
  Civil Engineer & Surveyor: Civil Site Group
  Matt Pavek, Civil Engineer, David Knaeble PE, Project Manager, Will Bruestle EIT, Project Engineer & Jazmin Hernandez, Landscape Designer, Rory Synstelien, Director of Land Surveying

The team brings extensive experience designing and delivering multifamily residential developments that are responsive to community needs and aligned with local planning objectives.

Community Impact
Redevelopment of the former transit hub site represents an important opportunity to increase the supply of high-quality affordable housing in Madison. The project will provide 163 new affordable homes for households earning between 50% and 70% of AMI, helping address the city's growing demand for workforce housing.

By converting an underutilized and vacant property into a well-designed residential community, the development will enhance land use efficiency, support transit accessibility, and contribute positively to the continued vitality of District 12.

Conclusion
DevCo Residential Group is committed to working collaboratively with the City of Madison and community stakeholders to deliver a thoughtful, high-quality affordable housing development at 1201 Huxley Street. We appreciate the opportunity to present this proposal and look forward to continuing discussions as the project advances through the City's review process.

GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

CONSTRUCTION LIMITS

SHIFTED AND MODIFIED PARKING TO PROVIDE MORE PLAYGROUND AREA AND ACCOMODATE THE BUILDING SHIFT TO THE SOUTH, ADDED 2' OF WALK TO HEAD-IN PARKING

ADDED RETAINING WALL AND FENCE TO WEST PROPERTY LINE

SWITCHED STANDARD PARKING SPACES TO COMPACT SPACES

ADDED ONE PARKING SPACE TO END OF ROW

REMOVED PARKING SPACES AND EXPANDED PLAYGROUND AREA, ADJUSTED DOG RUN SLIGHTLY

PLAYGROUND AREA

DOG RUN

(9) BIKE RACKS, 18 SPACES

BIKE FIX-IT STATION

20' FRONT BUILD TO SETBACK

BIKE WAYFINDING SIGNAGE & TRAILS MAP PER T.D.M. RECOMMENDATIONS, STYLE, COLORS, & MATERIAL T.B.D., SEE SEPARATE SIGN SUBMITTAL

ADDED 2' TO HEAD-IN PARKING AND ADJUSTED BIKE RACKS

HUXLEY STREET

ROTH STREET

SHIFTED DRIVE AISLE AWAY FROM NORTH PROPERTY LINE AND ADDED PARKING SPACES AND WALK

ADDED STEPS TO ALL UNITS ALONG STREET AND MODIFIED ADA WALK CONNECTION ACCORDINGLY

SHIFTED ENTIRE BUILDING AND WALK AND BIKE PARKING TO THE SOUTH TO IMPROVE PLAYGROUND AREAS AND SCREENING TO THE NORTH

ADDED ADDITIONAL WALK ALONG BACK OF CURB AND CROSSWALK AT CORNER

ADDED STEPS TO ALL UNITS ALONG STREET AND MODIFIED ADA WALK CONNECTION ACCORDINGLY

SITE LAYOUT NOTES:

1. 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.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEOTECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE DATA

ZONING SUMMARY		
EXISTING ZONING	TR-U1 & TR-U2	
PROPOSED ZONING	TR-U2	
	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	20FT	20FT
REAR	20FT	20FT
SIDE	20FT	20FT
BUILT TO SETBACK (30% OF BUILDINGS)	20FT	20FT
PARKING SETBACKS		
FRONT	NONE	5FT
REAR	NONE	5FT
SIDE	NONE	5FT
	REQUIRED	PROVIDED
PARKING SUMMARY		
PARKING STALL DIMENSIONS	9'X18'	9'X18'
COMPACT PARKING STALL DIMENSIONS	8'X16'	8'X16'
DRIVE AISLE DIMENSIONS	24'	24'-0"
FIRE ACCESS ROAD DIMENSIONS	20' MIN	24'-0"
	REQUIRED	PROVIDED
PARKING STALLS - SURFACE	244 (MAX)	
STANDARD STALLS		149
COMPACT STALLS		49
ADA STALLS		8
TOTAL		204

UPDATED PARKING COUNTS

CITY OF MADISON SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA CALCULATIONS

	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	5,961 SF	3.2%		52,022 SF	28.4%	
PAVEMENT	81,843 SF	44.6%		85,419 SF	46.6%	
TOTAL	87,804 SF	47.9%	2.0 AC	137,441 SF	74.9%	3.2 AC
PERVIOUS SURFACES						
TOTAL	95,693 SF	52.1%	2.2 AC	46,056 SF	25.1%	1.1 AC
TOTAL SITE AREA	183,497 SF	100.0%	4.2 AC	183,497 SF	100.0%	4.2 AC
DIFFERENCE (EX. VS PROP.)	49,637 SF	27.1%				
DISTURBED AREA	190,195 SF		4.4 AC			

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PERMEABLE PAVERS, SEE CSG DETAILS
- BUILD TO SETBACK LINE
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- C — COMPACT STALLS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

OWNER INFORMATION

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

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

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

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-6060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL

C2.0

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SHIFTED AND MODIFIED PARKING TO PROVIDE MORE PLAYGROUND AREA AND ACCOMODATE THE BUILDING SHIFT TO THE SOUTH - INCLUDING NOTES AND DIMENSION UPDATES. ADDED 2' OF WALK TO HEAD-IN PARKING

ADDED RETAINING WALL AND FENCE TO WEST PROPERTY LINE - INCLUDING NOTES AND DIMENSION UPDATES

GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

CONSTRUCTION LIMITS

LIGHT POLE, INCLUDE BASE & FIXTURE PER LIGHTING PLAN, TYP.

5'-0" BLACK VINYL COATED CHAIN-LINK FENCE, SHOP DRAWINGS REQ.

6'-0" BLACK VINYL-COATED CHAIN-LINK FENCE, COMMERCIAL GRADE, INCLUDE SLEEVING BEHIND WALL, COORD. W/ WALL MANUF./INSTALLER. SHOP DRAWINGS REQ.

SEG. RETAINING WALL, HEIGHT VARIES, SEE GRADING, COORD. W/ FENCE MANUF./INSTALLER FOR FENCE POST LOCATIONS.SHOP DRAWINGS REQ.

PLAYGROUND AREA

4'-0" BLACK VINYL COATED CHAIN-LINK FENCE, SHOP DRAWINGS REQ.

PLAYGROUND AREA

24" CONC. VALLEY GUTTER

4'-0" BLACK VINYL-COATED CHAIN-LINK FENCE, SHOP DRAWINGS REQ.

MONOLITHIC CONC. PLAYGROUND CURB, SEE DETAIL

DOG RUN

5'-0" BLACK VINYL COATED CHAIN-LINK FENCE, SHOP DRAWINGS REQ.

MONOLITHIC CONC. PLAYGROUND CURB, SEE DETAIL

B612 C&G, TYP.

PERMEABLE PAVERS, TYP.

HEAVY DUTY PVMT., TYP.

12" CONC. EDGE CURB, TYP.

PERMEABLE PAVERS, TYP.

LIGHT POLE, INCLUDE BASE & FIXTURE PER LIGHTING PLAN, TYP.

LIGHT DUTY PVMT., TYP.

B612 C&G, TYP.

LIGHT DUTY PVMT., TYP.

5' PARKING SETBACK

10' BUILDING SETBACK

7'X2' DOUBLE GATE W/ FENCING MATERIAL, INCLUDE AUTO-CLOSE HINGES AND LATCHES

8'X8' DOUBLE GATE W/ FENCING MATERIAL, INCLUDE AUTO-CLOSE HINGES AND LATCHES

CONC. WALK, TYP

CONC. WALK, TYP

ACCESSIBLE ROUTE ARROW. DO NOT PAINT, FOR CODE REVIEW ONLY, TYP.

ACCESSIBLE PARKING SPACE, INCL. SIGNAGE AND STRIPING AND RAMPS

ACCESSIBLE PARKING SPACE, INCL. SIGNAGE AND STRIPING AND RAMPS

ACCESSIBLE ROUTE ARROW. DO NOT PAINT, FOR CODE REVIEW ONLY, TYP.

HVY. DUTY PVMT., TYP.

HVY. DUTY PVMT., TYP.

8'X8' CONC. TRANSFORMER PAD, COORD. W/ MECH'L AND UTILITY CO.

8'X8' CONC. TRANSFORMER PAD, COORD. W/ MECH'L AND UTILITY CO.

SURFACE MOUNTED POST STYLE BIKE FIX-IT STATION, INSTALL PER MANUF. SJOP DRAWINGS REQ.

(9) BIKE RACKS, 2.0' O.C., 18 SPACES, INSTALL PER MANUF., SHOP DRAWINGS REQ.

CONC. STOOP, 1 STEP, SEE GRADING PLAN FOR HEIGHT

CONC. STOOP, 1 STEP, SEE GRADING PLAN FOR HEIGHT

GREEN ROOF DESIGN ON ROOF: 11,000 SF

CONC. WALK, TYP

BIKE WAYFINDING SIGNAGE & TRAILS MAP PER T.D.M. RECOMMENDATIONS, STYLE, COLORS, & MATERIAL T.B.D., SEE SEPARATE SIGN SUBMITTAL

BIKE WAYFINDING SIGNAGE & TRAILS MAP PER T.D.M. RECOMMENDATIONS, STYLE, COLORS, & MATERIAL T.B.D., SEE SEPARATE SIGN SUBMITTAL

CONC. WALK, SEE DETAILS, TYP.

CONC. STEPS, SEE GRADING PLAN & DETAILS

RETAINING WALL DESIGNED BY OTHERS, TYP.

20' FRONT BUILD TO SETBACK

5' PARKING SETBACK

MATCH EXISTING

STOP SIGN

20' FRONT BUILD-TO SETBACK

STOP SIGN

MATCH EXISTING

MATCH EXISTING CONC. WALK

CONCRETE SIDEWALK PER CITY STANDARDS, TYP.

MATCH EXISTING

CONC. DRIVE APRON, PER CITY STANDARDS

BIKE WAYFINDING SIGNAGE & TRAILS MAP PER T.D.M. RECOMMENDATIONS, STYLE, COLORS, & MATERIAL T.B.D., SEE SEPARATE SIGN SUBMITTAL

CONC. DRIVE APRON, PER CITY STANDARDS

CONCRETE SIDEWALK PER CITY STANDARDS, TYP.

2'X10'X6' HT. GROUND MOUNTED MONUMENT SIGN, STYLE, COLORS & LOGOS T.B.D., SEE SEPARATE SIGN SUBMITTAL

GROUND MOUNTED DIRECTIONAL SIGN, STYLE, COLORS & LOGOS T.B.D., SEE SEPARATE SIGN SUBMITTAL

MATCH EXISTING

PATCH STREET SECTION IN-KIND PER CITY STANDARDS

PATCH STREET SECTION IN-KIND PER CITY STANDARDS

HUXLEY STREET (66' PUBLIC R.O.W.)

6" WATER MAIN (PER AS-BUILT)

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.**

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

SHIFTED DRIVE AISLE AWAY FROM NORTH PROPERTY LINE AND ADDED PARKING SPACES AND WALK - INCLUDING NOTES AND DIMENSION UPDATES

ADDED STEPS TO ALL UNITS ALONG STREET AND MODIFIED ADA WALK CONNECTION ACCORDINGLY

SHIFTED ENTIRE BUILDING AND WALK AND BIKE PARKING TO THE SOUTH TO IMPROVE PLAYGROUND AREAS AND SCREENING TO THE NORTH - INCLUDING NOTES AND DIMENSION UPDATES

ADDED ADDITIONAL WALK ALONG BACK OF CURB AND CROSSWALK AT CORNER

SEE SHEET C2.0 FOR LEGEND & GENERAL SITE NOTES

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

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN NORTH

C2.1

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GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

SWITCHED STANDARD PARKING SPACES TO COMPACT SPACES

ADDED RETAINING WALL AND FENCE TO WEST PROPERTY LINE

ADDED ONE PARKING SPACE TO END OF ROW

REMOVED PARKING SPACES AND EXPANDED PLAYGROUND AREA, ADJUSTED DOG RUN SLIGHTLY

SEE GRADING, FOR FENCE

LIGHT POLE, INCLUDE BASE & FIXTURE PER LIGHTING PLAN TYP.

5' PARKING SETBACK

PERMEABLE PAVERS, TYP.

B612 C&G, TYP.

12" CONC. EDGE CURB, TYP.

GROUND MOUNTED DIRECTIONAL SIGN, STYLE, COLORS & LOGOS T.B.D., SEE SEPARATE SIGN SUBMITTAL

LIGHT DUTY PVMT., TYP.

HEAVY DUTY PVMT., TYP.

LIGHT POLE, INCLUDE BASE & FIXTURE PER LIGHTING PLAN, TYP.

CONC. STOOP 1 STEP, SEE GRADING PLAN FOR HEIGHT

CONC. WALK, TYP

8'X8' CONC. TRANSFORMER PAD. COORD. W/ MECH'L AND UTILITY CO.

GREEN ROOF DESIGN ON ROOF: 11,000 SF

20' FRONT BUILD TO SETBACK

5' PARKING SETBACK

RETAINING WALL DESIGNED BY OTHERS, TYP.

CONC. WALK, SEE DETAILS, TYP.

CONC. STEPS, SEE GRADING PLAN & DETAILS

MATCH EXISTING CONC. WALK

CONSTRUCTION LIMITS

4'-0" BLACK VINYL-COATED CHAIN-LINK FENCE, SHOP DRAWINGS REQ.

8'X8' DOUBLE GATE, MATCH FENCING MATERIAL, INCLUDE AUTO-CLOSE HINGES AND LATCHES

5'-0" BLACK VINYL COATED CHAIN-LINK FENCE, SHOP DRAWINGS REQ.

BIKE WAYFINDING SIGNAGE & TRAILS MAP PER T.D.M. RECOMMENDATIONS, STYLE, COLORS, & MATERIAL T.B.D., SEE SEPARATE SIGN SUBMITTAL

DOG RUN

ACCESSIBLE ROUTE ARROW. DO NOT PAINT, FOR CODE REVIEW ONLY, TYP.

(9) BIKE RACKS, (18 SPACES, 2.0' O.C. INSTALL PER MANUF. SHOP DRAWINGS REQ.

ACCESSIBLE PARKING SPACE, INCL. SIGNAGE, STRIPING AND RAMPS

ADDED 2' TO HEAD-IN PARKING AND ADJUSTED BIKE RACKS

STOP SIGN

CONC. DRIVE APRON, PER CITY STANDARDS

2'X10'X6' HT. GROUND MOUNTED MONUMENT SIGN, STYLE, COLORS & LOGOS T.B.D., SEE SEPARATE SIGN SUBMITTAL

MATCH EXISTING

PATCH STREET SECTION IN-KIND PER CITY STANDARDS

ADDED ADDITIONAL WALK ALONG BACK OF CURB AND CROSSWALK AT CORNER

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

ADDED STEPS TO ALL UNITS ALONG STREET AND MODIFIED ADA WALK CONNECTION ACCORDINGLY

HUXLEY STREET (66' PUBLIC R.O.W.)

ROTH STREET (66' PUBLIC R.O.W.)

6" WATER MAIN [PER AS-BUILTS]

BM: 857.02' NW BURY BOLT ON HYDRANT (CB=N36°46' W)

RIM 853.13

RIM 853.65

SEE SHEET C2.0 FOR LEGEND & GENERAL SITE NOTES

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1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN SOUTH

C2.2

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GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

VAERIFIED THAT EMERGENCY VEHICLES CAN TRAVEL THRU SITE PER MFD REQUIREMENTS

300' HYDRANT SPACING

PROPOSED FIRE HYDRANT

250LF HOSE LAY FROM AERIAL FIRE APP. LANE

AERIAL FIRE TRUCK TURNING MOVEMENT

BUILDING INFORMATION:
PERIMETER = 1,080 LF
AREA = 25,805 SF

20' WIDE FIRE ACCESS FIRE LANE

26' WIDE AERIAL APPARATUS FIRE LANE

260LF HOSE LAY FROM HYDRANT TO NORTH END OF AERIAL FIRE APP. LANE

EXISTING FIRE HYDRANT

500LF HOSE LAY FROM HYDRANT TO SOUTH ENTRANCE FIRE ACCESS LANE

300' HYDRANT SPACING

PROPOSED FIRE HYDRANT

250LF HOSE LAY FROM AERIAL FIRE APP. LANE

250LF HOSE LAY FROM AERIAL FIRE APP. LANE

266LF HOSE LAY FROM HYDRANT TO EAST END OF AERIAL FIRE APP. LANE

BUILDING INFORMATION:
PERIMETER = 1,072 LF
AREA = 27,748 SF

500LF HOSE LAY FROM HYDRANT TO SOUTH ENTRANCE FIRE ACCESS LANE

EXISTING FIRE HYDRANT

HUXLEY STREET

ROTH STREET

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

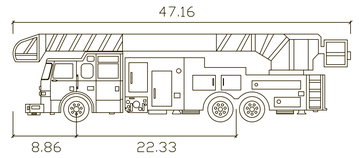
Attach an additional sheet if further explanation is required for any answers.

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

Revised 06/2022

FIRE ACCESS LEGEND:

- 26' WIDE AERIAL APPARATUS FIRE LANE
- 20' WIDE FIRE ACCESS LANE
- 250' MAX HOSE LAY FROM 26' AERIAL APP. FIRE LANE
- 500' MAX HOSE LAY FROM HYDRANT TO FIRE LANE



Pierce Arrow XT

	feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0
Steering Angle	: 45.5

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

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

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

FIRE DEPARTMENT ACCESS & TURNING MOVEMENT PLAN

C2.3

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GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

CONSTRUCTION LIMITS

MODIFIED AND UPDATED ALL SPOT ELEVATIONS AFTER PLAN ADJUSTMENTS

FFE=858.00

HUXLEY STREET
(66' PUBLIC R.O.W.)

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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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-5060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN NORTH

C3.1

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MODIFIED AND UPDATED ALL SPOT ELEVATIONS AFTER PLAN ADJUSTMENTS

MODIFIED AND UPDATED ALL SPOT ELEVATIONS AFTER PLAN ADJUSTMENTS

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

CONSTRUCTION LIMITS

FFE=858.00

ROTHSCHILD STREET

HUXLEY STREET

SEE SHEET C3.0 FOR LEGEND & GENERAL GRADING NOTES

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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN SOUTH

C3.2

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GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

MODIFIED AND UPDATED ALL UTILITIES AFTER PLAN ADJUSTMENTS

CONSTRUCTION LIMITS

DT CLEANOUT IE=854.26 SET CASTING 6" BELOW SURFACE

30 LF 4" DT - 4" PERF. PVC @ 1.00%

43 LF 12" HDPE STORM @ 0.30%

53 LF 4" DT - 4" NON. PERF. PVC @ 2.00%

INSTALL 20 LF 4" DT BELOW CLASS V LAYER, TYP.

DT CLEANOUT IE (NE)=854.64 IE (S)=853.39 SET CASTING 6" BELOW SURFACE

CBMH 24 RIM=854.82 IE=852.38

CBMH 24 RIM=854.91 IE=852.33

12 LF 12" HDPE STORM @ 0.30%

26 LF 4" DT - 4" PERF. PVC @ 1.00%

8 LF 4" DT - 4" NON. PERF. PVC @ 2.00%

DT CLEANOUT IE=854.90 SET CASTING 6" BELOW SURFACE

CBMH 23 RIM=855.05 IE=852.25

HYD. & GV PER CITY STANDARDS

128 LF 12" HDPE STORM @ 0.30%

GATE VALVE AND VALVE BOX

CBMH 4 RIM=855.62 IE=852.85 12" NYLOPLAST STRUCTURE WITH DOMED GRATE

54 LF 12" HDPE STORM @ 0.40%

51 LF 12" HDPE STORM @ 0.40%

CBMH 3 RIM=855.45 IE=852.63

CBMH 3 RIM=855.26 IE=852.63

6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L

6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L

78 LF 12" HDPE STORM @ 0.40%

78 LF 12" HDPE STORM @ 0.40%

UP-FLO FILTER VAULT #2 (48" DIA.) RIM=855.59 IE=850.32

UP-FLO FILTER VAULT #2 (48" DIA.) RIM=855.59 IE=850.32 FINAL FILTER DESIGN TO BE BOT=849.32 PROVIDED AT A FUTURE DATE. FINAL FILTER DESIGN TO BE PROVIDED AT A FUTURE DATE

FIRE DEPARTMENT CONNECTION, COORD. W/MECH'L

FIRE DEPARTMENT CONNECTION, COORD. W/MECH'L

44 LF 12" HDPE STORM @ 0.40%

44 LF 12" HDPE STORM @ 0.40%

10" BLDG STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/ MECH'L STUB IE=852.81

STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=848.80 COORD. W/MECH'L

23 LF 8" PVC SCH40 SAN. SERV. @ 1.00% INSULATE SAN. SERVICE WITH 4" RIGID INSULATION

6" DIP WATER SERVICE

93 LF 10" SCH40 PVC STORM @ 1.00%

6" DIP WATER SERVICE

6" CPP DRAIN TILE FOR PAVERS. SEE DETAIL, TYP.

CB 22A RIM=855.50 IE=852.11

75 LF 12" HDPE STORM @ 0.30%

INSTALL 20 LF 4" DT BELOW CLASS V LAYER, TYP.

6" CPP DRAIN TILE FOR PAVERS. SEE DETAIL, TYP.

CB 15 RIM=854.90 IE (6" DT)=853.05 IE=852.09

CBMH 22 RIM=854.71 IE=851.88

10 LF 15" HDPE STORM @ 0.30%

CBMH 21 RIM=854.71 IE=851.85

111 LF 12" HDPE STORM @ 0.30%

CBMH 14 RIM=854.56 IE (6" DT)=852.71 IE=851.76

68 LF 12" HDPE STORM @ 0.30%

215 LF 15" HDPE STORM @ 0.30%

43 LF 6" DT - 6" NON. PERF. PVC @ 1.86%

DT CLEANOUT RIM=855.07 IE=853.22

GATE VALVE AND VALVE BOX

6" TEE

GATE VALVE AND VALVE BOX

CBMH 12 RIM=855.73 IE=851.20

15 LF STOR

66 LF 18" H STORM @

20' FRONT BUILD-TO SETBACK

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

EX. STM MH RIM=853.87 EX 12" IE (N/S)=848.00± (FIELD VERIFY PRIOR TO CONST) PR. IE (E)=848.57 CONSTRUCT MH OVER EXISTING SEWER, COORD. WITH CITY

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

STM CBMH 1 RIM=854.96 EX 12" (N/S) IE=852.14 (FIELD VERIFY) PROP 12" (E) IE=852.14 INSTALL OVER EXISTING STORM SEWER

GATE VALVE AND VALVE BOX

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

SEE SHEET C4.0 FOR LEGEND & GENERAL UTILITY NOTES

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10'-0" 0 20'-0"

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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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-5080 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN NORTH

C4.1

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GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

MODIFIED AND UPDATED ALL UTILITIES AFTER PLAN ADJUSTMENTS

DRAIN TILE AVERS. SEE ETAIL, TYP.

111 LF 12" HDPE STORM @ 0.30%

CBMH 14
RIM=854.56
IE (6" DT)=852.71
IE=851.76

68 LF 12" HDPE STORM @ 0.30%

43 LF 6" DT - 6" NON. PERF. PVC @ 1.86%

CBMH 13
RIM=854.27
IE (6" DT)=852.42
IE=851.56

6" CPP DRAIN TILE FOR PAVERS. SEE DETAIL, TYP.

144 LF 15" HDPE STORM @ 0.30%

6" CPP DRAIN TILE FOR PAVERS. SEE DETAIL, TYP.

CBMH 13A
RIM=854.80
IE (6" DT)=852.95
IE=851.99

INSTALL 20 LF 4" DT BELOW CLASS V LAYER, TYP.

DT CLEANOUT
IE=855.14
SET CASTING 6" BELOW SURFACE

13 LF 4" DT - 4" PERF. PVC @ 1.00%

DAYLIGHT DT
IE=855.00

6 LF 4" DT - 4" NON. PERF. PVC @ 2.00%

DT CLEANOUT
RIM=855.07
IE=853.22

120 LF 15" HDPE STORM @ 0.30%

DT CLEANOUT
IE=855.44
SET CASTING 6" BELOW SURFACE

DT CLEANOUT
IE=855.27
SET CASTING 6" BELOW SURFACE

13 LF 4" DT - 4" PERF. PVC @ 1.00%

DT CLEANOUT
IE=855.23
SET CASTING 6" BELOW SURFACE

GATE VALVE AND VALVE BOX

6" TEE

GATE VALVE AND VALVE BOX

6" CPP DRAIN TILE FOR PAVERS. SEE DETAIL, TYP.

6" DIP WATER SERVICE

116 LF 10" SCH40 PVC STORM @ 1.00%

HYD. & GV PER CITY STANDARDS

GATE VALVE AND VALVE BOX

CBMH 12
RIM=855.73
IE=851.20

15 LF 18" HDPE STORM @ 0.30%

UP-FLO FILTER VAULT #11
RIM (N)=855.39
RIM (S)=855.92
IE E (18")=851.16
IE W (18")=851.16
BOT=849.16
FINAL FILTER DESIGN TO BE PROVIDED AT A FUTURE DATE

66 LF 18" HDPE STORM @ 0.33%

10" BLDG STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/ MECH'L
STUB IE=853.15

6" COMBINED DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L

FIRE DEPARTMENT CONNECTION, COORD. W/MECH'L

6" DIP WATER SERVICE

GATE VALVE AND VALVE BOX

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

STUB SANITARY SEWER TO 5' FROM BUILDING IE @ STUB=847.52 COORD. W/MECH'L

37 LF 8" PVC SCH40 SAN. SERV. @ 1.00%

CONSTRUCTION LIMITS

SAN MH A
RIM=854.37
EX 12" IE (N/S)=847.05±
(FIELD VERIFY PRIOR TO CONST)
PR. IE (E)=847.15
CONSTRUCT MH OVER EXISTING SEWER, COORD. WITH CITY

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

SEE DEMO PLAN FOR ALL EXISTING UTILITY REMOVAL INFORMATION

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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	23431

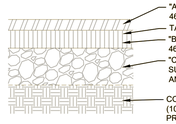
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN SOUTH

C4.2

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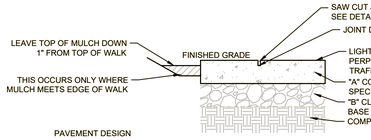


PAVEMENT DESIGN

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
NTS



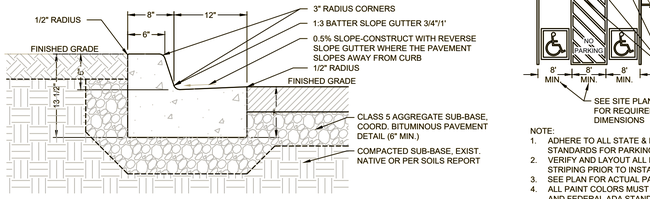
PAVEMENT DESIGN

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.

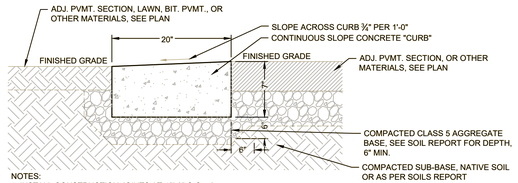
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

2 CONCRETE PVMT./WALK/PAD- NO FIBER
NTS (PRIVATE PROPERTY)



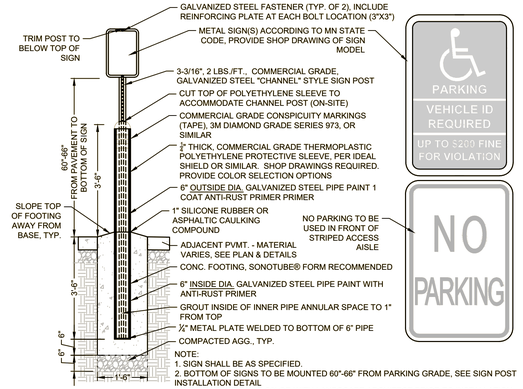
NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

3 B-612 CONCRETE CURB AND GUTTER
NTS



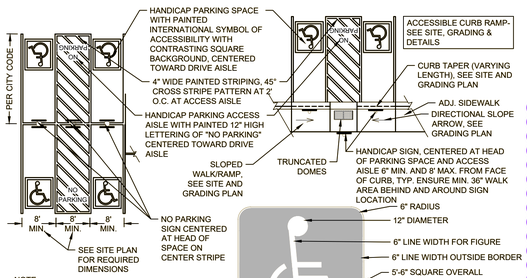
NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

4 RIBBON CURB
NTS



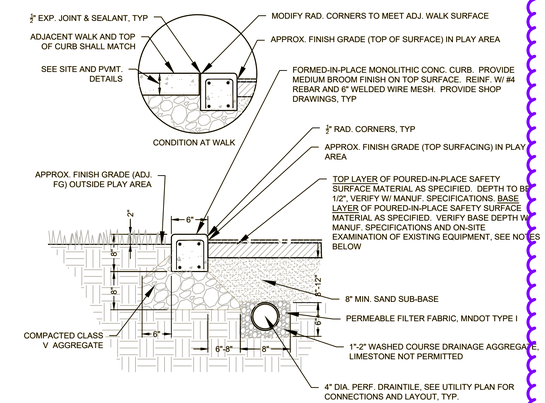
NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
NTS



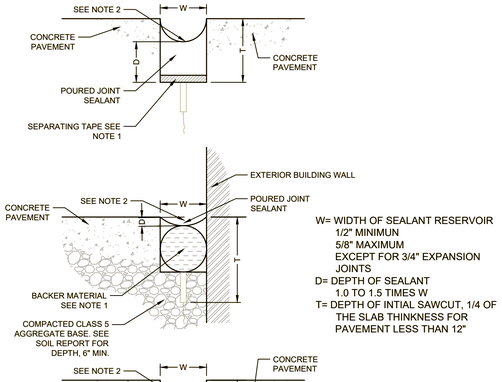
NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

6 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



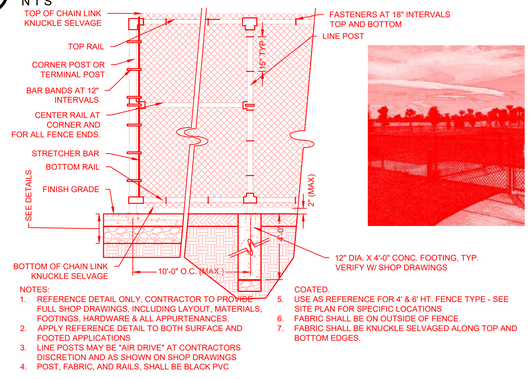
NOTE:
1. SHOP DRAWING REQ. FOR CURB & SURFACING PRIOR TO CONSTRUCTION. DETAIL BASED ON POURED-IN-PLACE PLAYGROUND SURFACING SYSTEM, MANUF. BY SURFACE AMERICA, INC., WILLIAMSVILLE, NY - 800-999-0555,; EMAIL: INFO@SURFACEAMERICA.COM; WEB: WWW. SURFACE AMERICA.COM.
2. VERIFY ALL SAFETY SURFACE MATERIALS 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
NTS



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.

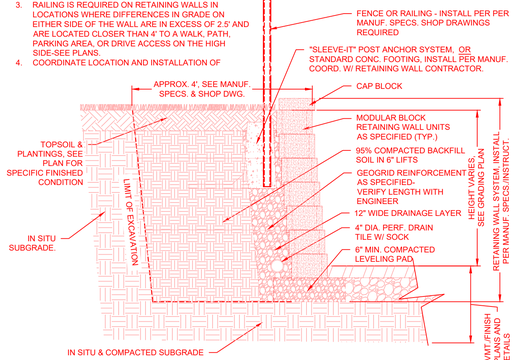
8 EXPANSION JOINT SEALANT DETAILS
NTS



NOTES:
1. REFERENCE DETAIL ONLY. CONTRACTOR TO PROVIDE FULL SHOP DRAWINGS, INCLUDING LAYOUT, MATERIALS, FOOTINGS, HARDWARE & ALL APPURTENANCES.
2. APPLY REFERENCE DETAIL TO BOTH SURFACE AND FOOTED APPLICATIONS.
3. LINE POSTS MAY BE "AIR DRIVE" AT CONTRACTORS DISCRETION AND AS SHOWN ON SHOP DRAWINGS
4. POST, FABRIC, AND RAILS, SHALL BE BLACK PVC COATED.
5. USE AS REFERENCE FOR 4' & 6' HT. FENCE TYPE - SEE SITE PLAN FOR SPECIFIC LOCATIONS
6. FABRIC SHALL BE ON OUTSIDE OF FENCE.
7. FABRIC SHALL BE KNUCKLE SELVAGED ALONG TOP AND BOTTOM EDGES.

9 CHAIN LINK FENCE - REFERENCE DETAIL
NTS

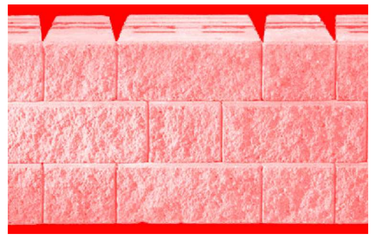
NOTES:
1. THESE SECTIONS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT CERTIFIED DRAWING BY A MINNESOTA PROFESSIONAL ENGINEER ON STAFF WITH RETAINING WALL MANUFACTURER PRIOR TO WALL INSTALLATION. PREPARATION AND CERTIFICATION TO BE PAID FOR BY THE CONTRACTOR. SECTION AND ELEVATION OF EACH WALL REQUIRED.
2. ALL SOIL PARAMETERS SHALL BE VERIFIED BY A GEOTECHNICAL CONSULTANT OR SITE ENGINEER PRIOR TO CONSTRUCTION. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED, NOTIFY MANUFACTURER OF C.M.U. RETAINING WALL 72 HOURS PRIOR TO INSTALLATION.
3. RAILING IS REQUIRED ON RETAINING WALLS IN LOCATIONS WHERE DIFFERENCES IN GRADE ON EITHER SIDE OF THE WALL ARE IN EXCESS OF 2.5' AND ARE LOCATED CLOSER THAN 4' TO A WALK, PATH, PARKING AREA, OR DRIVE ACCESS ON THE HIGH SIDE-SEE PLANS.
4. COORDINATE LOCATION AND INSTALLATION OF RAILING POSTS AND FOOTINGS DURING THE INSTALLATION OF WALL MATERIALS.
5. COORDINATE INSTALLATION OF RAIL POSTS AND FOOTINGS WITH INSTALLATION AND LOCATION OF GEOGRID REINFORCEMENT. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CONTRACTOR ALTER THE INTEGRITY OF THE GEOGRID OR WALL MATERIALS.
6. AIR DRIVE RAILING FOOTINGS AS SPECIFIED AND IN A MANNER TO NOT DISTURB THE WALL GEOGRID AS RECOMMENDED BY THE WALL MANUFACTURER. COORDINATE INSTALLATION AND SCHEDULING OF RAILING FOOTING WITH WALL MANUFACTURER TO OBSERVE INSTALLATION OF RAILING FOOTINGS.



10 RETAINING WALL - SEGMENTAL BLOCK
NTS

GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

ADDED NEW DETAILS TO THE SET FOR STANDARD CHAIN-LINK FENCE (BLACK VINYL COATED) AND RETAINING WALL (STANDARD COLORS T.B.D.)



SAMPLE RETAINING WALL PATTERN & SCALE. SIMILAR STANDARD COLOR TO ONE SHOWN. ONCE MANUFACTURER IS SELECTED, SHOP DRAWINGS WILL BE REQUIRED FOR STANDARD INSTALLATION, COORDINATION WITH FENCE AND COLOR SAMPLES

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Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
HUXLEY APARTMENTS
1201 HUXLEY ST, MADISON, WI 53704

OWNER
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10900 NE 8TH ST, BELLEVUE, WA 98004

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

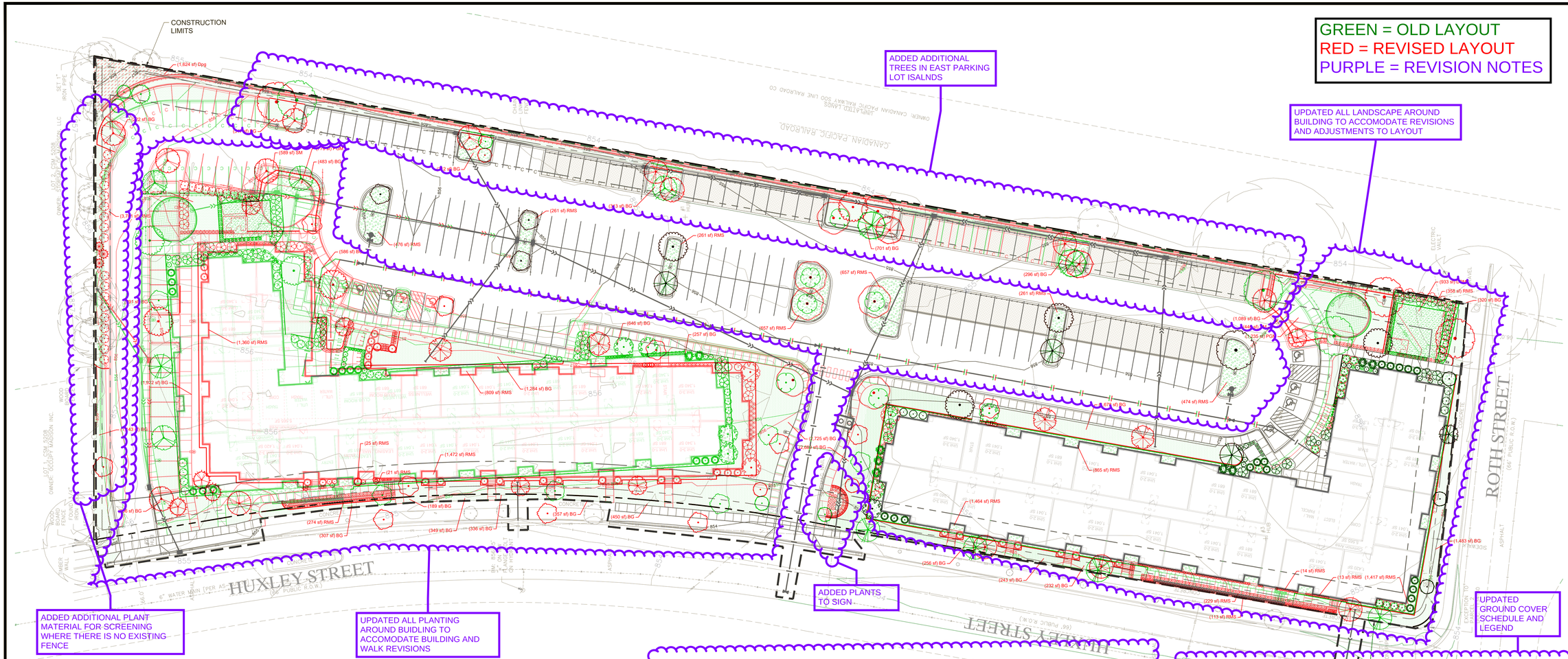
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0

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LANDSCAPE NOTES:

1. 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.
2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED PER WITH 3" DEPTH MULCH (EITHER INSTALLATION SHREDDED OR PREASSINGS) PREVENTION KNOWN SHRUB BEDS (RED HARDWOOD MULCH .
3. ALL TREES SHALL BE MULCHED WITH 3" DEPTH SHREDDED HARDWOOD MULCH (NO DYED OR COLORED MULCH ALLOWED). MULCH SHALL BE KEPT A MINIMUM OF 6" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO	
PLANTING BEDS AT BUILDING FOUNDATION	3" DEPTH, SHREDDED CEDAR	YES	NO	ALL MULCH SHALL BE NATURAL IN COLOR, NO DYED PRODUCTS WILL BE ACCEPTED
MAINT. STRIP AT BUILDING FOUNDATION	12" DEPTH ENGINEERED PLAYGROUND MULCH, SEE REMARKS. DEPTH AS SPECIFIED BY PLAYGROUND EQUIPMENT MANUFACTURER.	YES	YES	ORGANIC MULCH DESIGNED SPECIFICALLY FOR USE ON PLAYGROUNDS/CERTIFIED BY ANSI/ASTM FOR PLAYGROUND USE. (I.E. SYLVA ORGANIC FINISH DESIGNED SPECIFICALLY FOR USE ON PLAYGROUNDS/CERTIFIED BY ANSI/ASTM FOR PLAYGROUND USE. (I.E. SYLVA SOFTSTEP, SET, INC. PLAYGROUND, OR EQUIVALENT), PROVIDE SHOP DRAWINGS/DATA SHEETS FOR REVIEW.
PLAYGROUND MULCH	12" DEPTH ENGINEERED PLAYGROUND MULCH, SEE REMARKS. DEPTH AS SPECIFIED BY PLAYGROUND EQUIPMENT MANUFACTURER.	SEE SITE PLAN	YES	
PLAYGROUND MULCH	12" DEPTH ENGINEERED PLAYGROUND MULCH, SEE REMARKS. DEPTH AS SPECIFIED BY PLAYGROUND EQUIPMENT MANUFACTURER.	SEE SITE PLAN	YES	
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD, SEE REMARKS	SEE SITE PLAN	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS OR PLAYGROUNDS. SHALL KNIT TOGETHER TO FORM MATTED, GROUNDCOVER SURFACE (I.E. SYLVA SOFTSTEP, SET, INC. PLAYGROUND, OR EQUIVALENT), PROVIDE SHOP DRAWINGS/DATA SHEETS FOR REVIEW.
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD, SEE REMARKS	SEE SITE PLAN	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS OR PLAYGROUNDS. SHALL KNIT TOGETHER TO FORM MATTED, GROUNDCOVER SURFACE (I.E. SYLVA SOFTSTEP, SET, INC. PLAYGROUND, OR EQUIVALENT), PROVIDE SHOP DRAWINGS/DATA SHEETS FOR REVIEW.
NATIVE SEED AREAS	NA	NA	NA	
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				
NATIVE SEED AREAS	TEMPORARY STRAW MULCH	NO	NO	RECOMMENDATIONS FOR MULCH STABILIZATION
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

POLLINATOR SAFE PLANT MATERIAL

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

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UPDATED MULCH SCHEDULE AND ADJUSTED NOTES

LANDSCAPE PLAN LEGEND:

GROUND COVER SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS	684 sf	PROVIDE PLAYGROUND MULCH, SYLVA SOFTSTEP OR EQUIVALENT. INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL. SEE GRADING PLAN FOR GRADES.	Mulch
	550 sf	PLAYGROUND MULCH, SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED.	Mulch
	083 sf	PLAYGROUND MULCH, SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED.	Mulch
	062 sf	PLAYGROUND MULCH, SYLVA SOFTSTEP EQUIV. / PLAYGROUND WOOD MULCH ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED.	Mulch
	13,021 sf	ROCK MULCH, MINIMUM 4" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED.	Mulch
	2,014 sf	PLAYGROUND MULCH, SYLVA SOFTSTEP EQUIV. / ROCK MULCH ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED. INSTALLED 12" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL. W/GEOTEXTILE FABRIC. SEE GRADING PLAN FOR GRADES.	Mulch
	36,722 sf	BLUEGRASS SOD, SOD	Sod
	52,355 sf	BLUEGRASS SOD W/IMPROVED VARIATIES. INSTALLED ON PREPARED SOIL, CONTAINING 6" TOPSOIL MIN. W/MINIMUM 4% ORGANICS BY WEIGHT, SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod

MNDOT - SEED MIXES

	5624 sf	MN SEED MIX #35-221 DRY PRAIRIE GENERAL, / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 36.5 LB/ACRE (88.7 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL OR SPECIFICATIONS (2023).	Seed Mix

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 CANOPY 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 EVERGREEN 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

PROPOSED ORNAMENTAL TREE 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.

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

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CONSTRUCTION LIMITS

SEE SHEET L1.3 FOR PLANTING SCHEDULE

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

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

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

WISCONSIN
PATRICK J. SARVER
E-398-14
GOLDEN VALLEY
MN
LANDSCAPE ARCHITECT

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
04/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNABLE
CONTACT NUMBER	612-615-6060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

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GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

ADDED ADDITIONAL TREES IN EAST PARKING LOT ISALNDS

UPDATED GROUND COVER SCHEDULE AND LEGEND

UPDATED ALL PLANTING AROUND BUIDLING TO ACCOMODATE BUILDING AND WALK REVISIONS

ADDED ADDITIONAL PLANT MATERIAL FOR SCREENING WHERE THERE IS NO EXISTING FENCE

HUXLEY STREET

LANDSCAPE PLAN LEGEND:

GROUND COVER SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS				
	MULCH	1,550 sf / 1,083 sf	PLAYGROUND MULCH, SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH PROVIDE PLAYGROUND MULCH, SYLVA SOFTSTEP OR EQUIVALENT, INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL. SEE GRADING PLAN FOR GRADES.	Mulch
	MULCH	1,062 sf / 15,265 sf	PLAYGROUND MULCH, SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH INSTALLED 4" DEEP ON GRADED, WEED FREE, & PREPARED SOIL. PROVIDE EDGING AS REQ. WOOD MULCH OVER GEOTEXTILE FABRIC, PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED	Mulch
	MULCH	13,021 sf / 2,014 sf	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP PROVIDE PLAYGROUND MULCH, SYLVA SOFTSTEP OR EQUIVALENT, INSTALLED 12" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, W/GEOTEXTILE FABRIC, SEE GRADING PLAN FOR	Mulch
	SOD	36,722 sf	BLUEGRASS SOD / SOD BLUE GRASS SOD / SOD	Sod
	SOD	52,355 sf / 5,672 sf	SUBTOTAL TURF GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod
MNDOT - SEED MIXES				
	SEED	1,924 sf	MN SEED MIX 35-241 DRY PRAIRIE GENERAL / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 30.5 LB/ACRE (68.7 SEEDS/SF) / MNDOT TYPE HYDRO STRAW BATTER CONTROL BLANKET, THE HYDROMULCH REFERENCE MNDOT SPECIFICATIONS (2025)	SEE GRADING PLAN FOR SPECIES AND PLANTING SIZES

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 EVERGREEN 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 ORNAMENTAL TREES 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.

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

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CONSTRUCTION LIMITS

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES

SEE SHEET L1.3 FOR PLANTING SCHEDULE

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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NORTH

L1.1

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GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

ADDED ADDITIONAL TREES IN EAST PARKING LOT ISALNDS

UPDATED ALL LANDSCAPE AROUND BUILDING TO ACCOMODATE REVISIONS AND ADJUSTMENTS TO LAYOUT

ADDED PLANTS TO SIGN

UPDATED GROUND COVER SCHEDULE AND LEGEND

LANDSCAPE PLAN LEGEND:

GROUND COVER SCHEDULE

SYMBOL	QTY	COMMON/BOTANICAL NAME	SIZE
GROUND COVERS			
	5M	1,550 sf / 1,083 sf — PLAYGROUND MULCH, SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH MULCH BROUGHT ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED	Mulch
	RM	1062 sf / 6,265 sf — PLAYGROUND MULCH, SYLVA SOFTSTEP EQUIV. / PLAYGROUND WOOD MULCH PLAYGROUND MULCH, SYLVA SOFTSTEP EQUIV. / PLAYGROUND WOOD MULCH	Mulch
	SM	3,027 sf / 2,914 sf — ROCK MULCH MAINTENANCE STRIP / ROCK MAINTENANCE STRIP ROCK MULCH MAINTENANCE STRIP, INSTALLED 12" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, W/GEOTEXTILE FABRIC, SEE GRADING PLAN FOR GRADING & DRAINAGE REQ.	Mulch
		36,722 sf / 20,973 sf — BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod
		52,355 sf — SUBTOTAL	Sod
MNDOT - SEED MIXES			
	Dpg	1,624 sf — MN SEED MIX #35-221 DRY PRAIRIE GENERAL / MNDOT - GENERAL RESTORATION SEED MIX GERDING RATE 36 LB LIVE PLS (84.7 OZ/1000 SF). MNDOT TYPE 1 MIX ON WETMAN, EROSION CONTROL BLANKET, ENVIRONMENTAL FENCE, MULCH PER MNDOT 2021 SPECIFICATIONS (2021)	MNDOT

LANDSCAPE PLAN LEGEND:

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

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES

SEE SHEET L1.3 FOR PLANTING SCHEDULE

DIGGERS HOTLINE
Dial 811 or (800)242-8511
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1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

WISCONSIN
PATRICK J. SARVER
E-398-14
GOLDEN VALLEY MN
LANDSCAPE ARCHITECT

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN SOUTH

L1.2

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TREE SCHEDULE

PLANT SCHEDULE FULL SITE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
2.5" OVERSTORY TREE						
	OV	2	New World Red Maple / Acer rubrum `New World`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	CP	6	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	CP	6	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	GD	10	Street Keeper Honey Locust / Gleditsia triacanthos `Draves` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	GD	10	Street Keeper Honey Locust / Gleditsia triacanthos `Draves` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	4	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	4	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
	QBL	7	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	QBL	6	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
	UN	4	New Horizon American Elm / Ulmus americana `New Horizon`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	BL	7	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		36	SUBTOTAL:			
EVERGREEN TREES						
	UN	7	New Horizon American Elm / Ulmus americana `New Horizon`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	JE	1	Eastern Red Cedar / Juniperus virginiana	6` HT.	NATIVE	
		41	SUBTOTAL:			
EVERGREEN TREES						
	NA	2	Norway Spruce / Picea abies `Acrocona`	6` HT.	NOT NATIVE	
	PC	3	Cupressina Norway Spruce / Picea abies 'Cupressina'	6` HT.	NOT NATIVE	N
		5	SUBTOTAL:			
ORNAMENTAL TREES						
	PG	3	Pagoda Dogwood / Cornus alternifolia	1.5" Cal. B&B	NATIVE	Y
	CA	8	White Spruce / Picea glauca	6` HT.	NATIVE	
		6	SUBTOTAL:			
ORNAMENTAL TREES						
	OV	2	American Hophornbeam / Ostrya virginiana	1.75" Cal B&B	NATIVE	Y
	AS	4	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	1.5" Cal. B&B	NATIVE	Y
	SI	1	Ivory Silk Japanese Tree Lilac / Syringa reticulata `Ivory Silk`	1.5" Cal. B&B	NOT NATIVE	Y
		11	SUBTOTAL:			
	CA	10	Pagoda Dogwood / Cornus alternifolia	1.5" Cal. B&B	NATIVE	Y

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
	MS	4	Spirea Snow Castaway / Wilson `Snow Castaway`	#2 Cal. B&B	NATIVE CULTIVAR	Y
GRASSES						
	BC	29	Side Oats Grama / Bouteloua curtipendula	1 GAL.	NATIVE	Y
	OV	2	American Hophornbeam / Ostrya virginiana	1.75" Cal B&B	NATIVE	Y
	PH	16	Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal`	1 GAL.	NATIVE CULTIVAR	Y
	SL	7	Little Bluestem Grass / Schizachyrium scoparium	1 GAL.	NATIVE	Y
	SI	6	Ivory Silk Japanese Tree Lilac / Syringa reticulata `Ivory Silk`	1.5" Cal. B&B	NOT NATIVE	Y
	SH	55	Prairie Dropseed / Sporobolus heterolepis	1 GAL.	NATIVE	Y
		26	SUBTOTAL:			
		107	SUBTOTAL:			

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUB - DECIDUOUS						
GRASSES						
	CI	36	Isanti Redosier Dogwood / Cornus sericea `Isanti`	3 GAL.	NATIVE CULTIVAR	Y
	BC	84	Side Oats Grama / Bouteloua curtipendula	1 GAL.	NATIVE	Y
	HV	7	Common Witch Hazel / Hamamelis virginiana	3 GAL.	NATIVE	Y
	PH	69	Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal`	1 GAL.	NATIVE CULTIVAR	Y
	PO	30	Yellow Ninebark / Physocarpus opulifolius `Dart`s Gold`	3 GAL.	NATIVE CULTIVAR	Y
	SL	184	Little Bluestem Grass / Schizachyrium scoparium	1 GAL.	NATIVE	Y
	PD2	9	Diabolo Ninebark / Physocarpus opulifolius `Diabolo`	3 GAL.	NATIVE CULTIVAR	Y
	RG	185	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	3 GAL.	NATIVE	Y
	VD	527	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	3 GAL.	NATIVE	Y
		134	SUBTOTAL:			
PERENNIALS						
	NM	2	Catmint / Nepeta racemosa `Little Titch`	#1 CONT	NOT NATIVE	Y
	JM	3	Mint Julep Juniper / Juniperus chinensis `Mint Julep`	3 GAL.	NOT NATIVE	N
	PI	9	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	#1 CONT	NOT NATIVE	Y
	SGJ	29	Sea Green Juniper / Juniperus chinensis `Sea Green`	3 GAL.	NOT NATIVE	N
		29	SUBTOTAL:			
SHRUB - DECIDUOUS						
	BAJ2	4	Blue Arrow Juniper / Juniperus Scopulorum `Blue Arrow`	3 GAL.	NOT NATIVE	N
		36	SUBTOTAL:			
	CI	43	Isanti Redosier Dogwood / Cornus sericea `Isanti`	3 GAL.	NATIVE CULTIVAR	Y
	HV	4	Common Witch Hazel / Hamamelis virginiana	3 GAL.	NATIVE	Y
	PO	17	Yellow Ninebark / Physocarpus opulifolius `Dart`s Gold`	3 GAL.	NATIVE CULTIVAR	Y
	PD2	4	Diabolo Ninebark / Physocarpus opulifolius `Diabolo`	3 GAL.	NATIVE CULTIVAR	Y
	RG	7	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	3 GAL.	NATIVE	Y
	TT	7	Taunton`s Yew / Taxus x media `Tauntonii`	3 GAL.	NOT NATIVE	N
	VD	33	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	3 GAL.	NATIVE	Y
		115	SUBTOTAL:			
SHRUB - EVERGREEN						
	JM	6	Mint Julep Juniper / Juniperus chinensis `Mint Julep`	3 GAL.	NOT NATIVE	N
	SGJ	46	Sea Green Juniper / Juniperus chinensis `Sea Green`	3 GAL.	NOT NATIVE	N
	BAJ2	11	Blue Arrow Juniper / Juniperus Scopulorum `Blue Arrow`	3 GAL.	NOT NATIVE	N
	Jm2	3	Medora Juniper / Juniperus scopulorum `Medora`	#5 CONT	NOT NATIVE	N
		66	SUBTOTAL:			

LANDSCAPE CALS:

pre			
1 CANOPY TREE OR 2 ORNAMENTAL OR EVERGREEN TREES OR 5 SHRUBS PER 30 LINEAR FEET OF LOT FRONTAGE PERIMETER			
LOT PERIMETER TOTAL	=	**1019**	LF
REQUIRED CANOPY TREES	=	**34**	TREES
REQUIRED CANOPY SHRUBS	=	**170**	SHRUBS

PLOT				
AT LEAST **1 CANOPY TREE PER 160 SQ FT** REQUIRED LANDSCAPED AREA - *MAY SUBSTITUTE 2 ORNAMENTAL DECIDUOUS TREES FOR UP TO 25% OF CANOPY TREES*				
LANDSCAPE AREA	5873/160	=	36	CANOPY TREES
SUBSTITUE TREES	36*0.20	=	7	25% ORN TREES

DIVERSITY REQUIREMENT FOR NEW CANOPY TREES	
NUMBER OF NEW OVERSTORY TREES	DIVERSITY REQUIREMENT
<5	NONE
5 - 50	NO SINGLE SPECIES CAN COMPRISE MORE THAN 33%
>50	NO SINGLE SPECIES CAN COMPRISE MORE THAN 20%
**NO MORE THAN 4 OF ANY ONE SPECIES CANOPY TREE SHALL BE USED TO MEET A CANOPY TREE REQUIREMENT*	

LANDSCAPE POINT REQUIREMENTS			
5 LANDSCAPE POINTS SHALL BE PROVIDED FOR EACH 300 SQUARE FEET OF DEVELOPED AREA			
TOTAL SQUARE FOOTAGE OF DEVELOPED AREA:	115979	SQ FT	
TOTAL LANDSCAPE POINTS REQUIRED:	1933	POINTS	

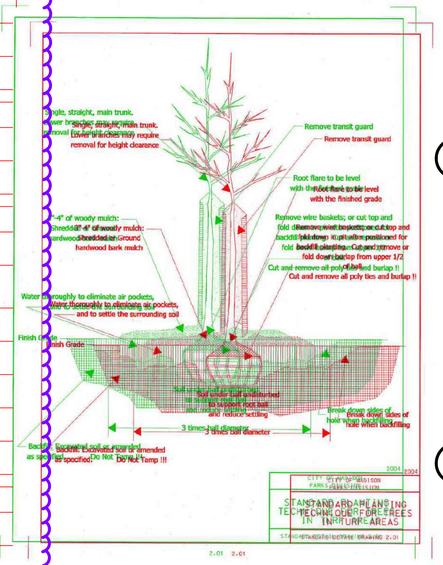
PARKING LOT LANDSCAPE REQUIRMENTS			
MIN. OF 8% OF THE ASPHALT / CONCRETE AREA OF SURFACE PARKING LOT SHALL BE DEVOTED TO INTERIOR PLANTING ISLANDS.			
TOTAL AREA OF SURFACE PARKING LOT	72911	SF	**PERCENTAGE**
8% OF SURFACE PARKING LOT	5832	SF	8%
PROVIDED AREA OF LANDSCAPED ISLANDS:	5895	SF	8%

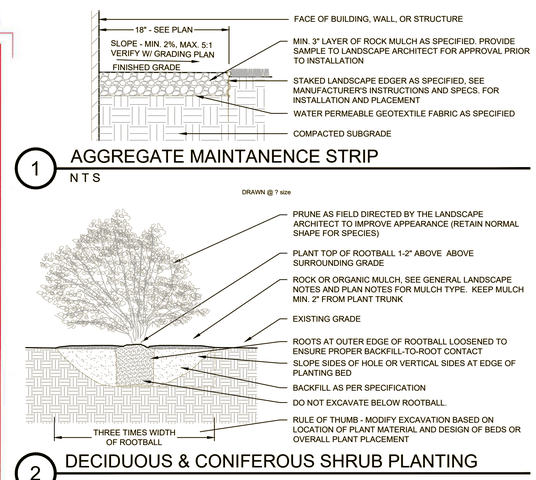
OTHER IMPORTANT CONSIDERATIONS
PLANTING BEDS / AREAS MUST HAVE AT LEAST 75% VEGETATIVE COVER MULCHED.

TOTAL PLANT SUMMARY	
TOTAL REQUIRED	
TREES	36
SHRUBS	170
TOTAL PROPOSED	
TREES	50
SHRUBS	170
GRASSES	107
REQUIRED POINTS	1933
PROPOSED POINTS	2500

TABULATING LANDSCAPE POINTS						
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			
			CREDITS / EXISTING		NEW / PROPOSED	
PLANT TYPE / ELEMENT	MIN. SIZE & SPECS AT INSTALLATION	POINTS	QUANTITY	POINTS	QUANTITY	POINTS
TREE - OVERSTORY DECIDUOUS	2 1/2 INCH CALIPER MEASURED DIA AT DBH	35	6	210	36	1260
TREE - TALL EVERGREEN	5-6FT TALL	35	0	0	3	105
TREE - ORNAMENTAL	1 1/2 INCH CALIPER DBH	15	0	0	11	165
SHRUB - UPRIGHT EVERGREEN	3 - 4 FT TALL	10	0	0	0	0
SHRUB - DECIDUOUS	#3 GALLON CONTAINER 12" - 24"	3	0	0	134	402
SHRUB - OTHER EVERGREEN	#3 GALLON CONTAINER 12" - 24"	4	0	0	36	144
ORNAMENTAL GRASSES / PERENNIALS	#1 GALLON CONTAINER 8" - 18"	2	0	0	107	214
DECORATIVE FENCE / WALL	N/A	4 PER 10 LINEAL FT	0	0	0	0
EXISTING SIGNIFICANT SPECIMEN TREE	MIN. 2 1/2 INCH CALIPER DBH, MUST BE WITHIN DEVELOPED AREA, CANNOT COUNT FOR MORE THAN 30% OF TOTAL REQ. POINTS	14 PER CALIPER INCH DBH MAX. 200 PTS PER TREE	0	0	0	0
LANDSCAPE FURNITURE FOR PUBLIC SEATING & / OR TRANSIT CONNECTIONS	MUST BE WITHIN DEVELOPED AREA, PUBLICLY ACCESSIBLE, CANNOT COUNT FOR MORE THAN 5% OF TOTAL REQ. POINTS	5 PER "SEAT"	0	0	0	0
		SUBTOTALS:	6	210	327	2290
		TOTAL LANDSCAPE POINTS:	2500			

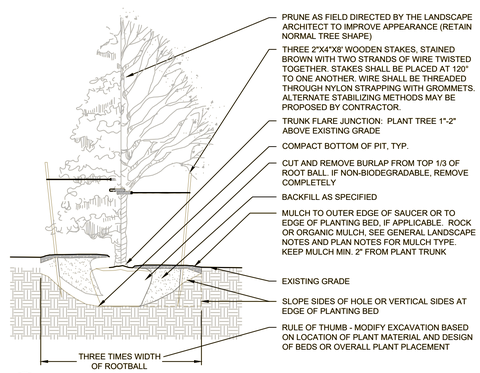
LANDSCAPE DETAILS:





1 AGGREGATE MAINTANENCE STRIP
N T S

2 DECIDUOUS & CONIFEROUS SHRUB PLANTING
N T S



3 DECIDUOUS & CONIFEROUS TREE PLANTING
PRIVATE PROPERTY INSTALL ONLY

UPDATED ALL PLANT MATERIAL COUNTS AND SWITCH SPECIES AS DIRECTED BU UDC

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. T… REVIEW AND APPROVAL BY THE LANDSCAP…
2. SEE MECHANICAL AND ELECTRICAL PLANS … CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL… EXCAVATION/INSTALLATION. ANY DAMAGE … RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

GREEN = OLD LAYOUT
RED = REVISED LAYOUT
PURPLE = REVISION NOTES

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

DIGGERS HOTLINE
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CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

WISCONSIN
PATRICK J. SARVER
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GOLDEN VALLEY MN
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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

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DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

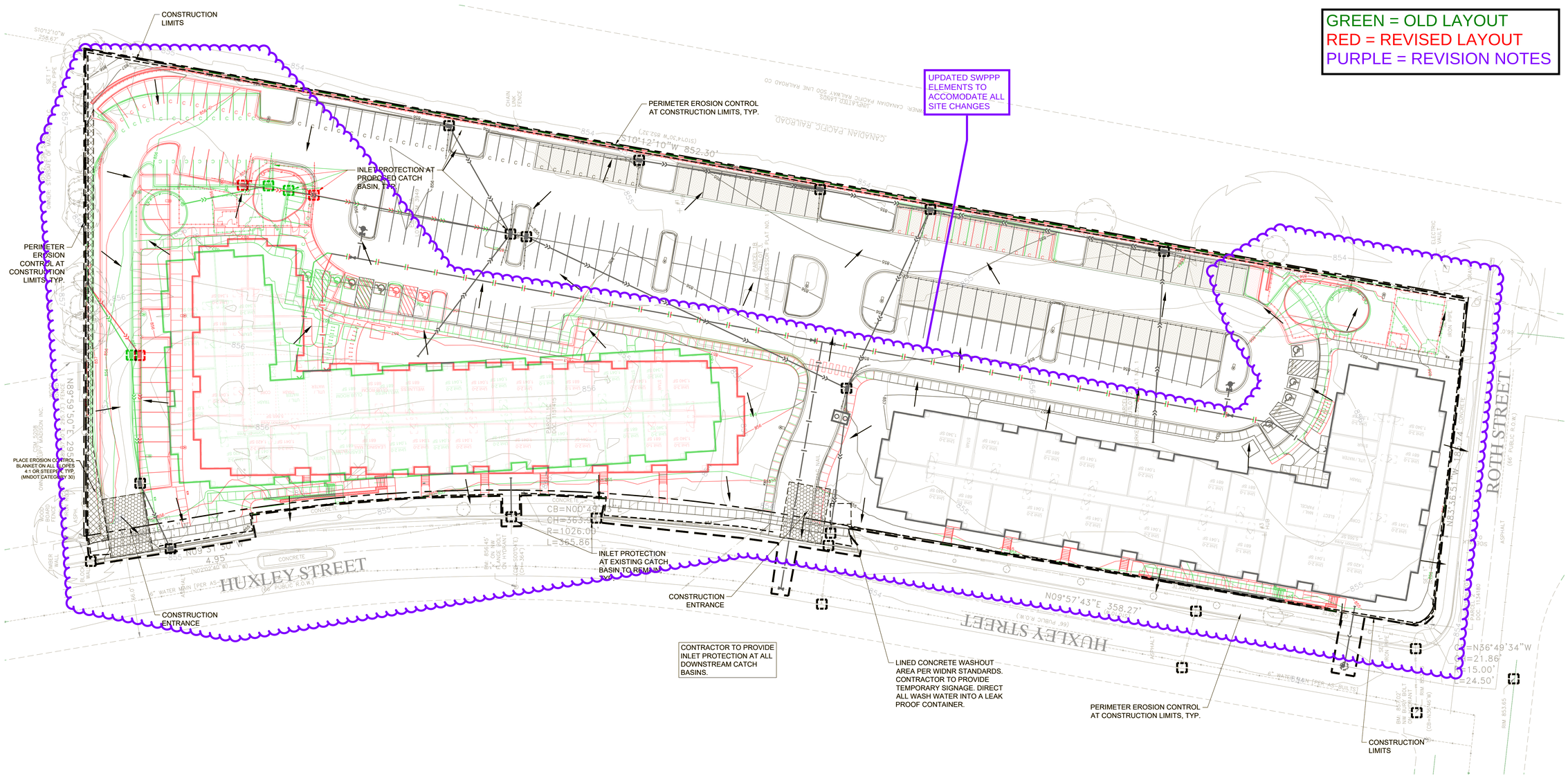
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.3

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SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 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.
2. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

EROSION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE IN PLACE BEFORE BEGINNING ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES AND CONTINUOUSLY MAINTAINED.
2. INSTALL CONSTRUCTION VEHICULAR TRACKING PAD AT ENTRANCE/EXIT OF PROJECT SITE. SEE DETAIL SHEETS FOR INSTALLATION REQUIREMENTS.
3. 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.
4. ALL DITCH CHECKS ARE TO BE SEDIMENT LOGS. SEE DETAIL SHEETS FOR INSTALLATION.
5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED IN ANY PARTICULAR AREA.
6. 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.
7. SITE WATERING SHALL BE PROVIDED DURING CONSTRUCTION AS NEEDED TO MINIMIZE DUST AND POLLUTANTS FROM LEAVING THE SITE.
8. AVOID SHARP ANGLES WITH THE INSTALLATION OF SILT FENCE AND GENERALLY INSTALL PERPENDICULAR TO WATER FLOW.
9. 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.
10. 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.
11. REMOVE SILT FENCE AFTER VEGETATION IS ESTABLISHED.
12. REFER TO LANDSCAPE PLAN FOR FINAL REVEGETATION REQUIREMENTS.
13. 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.
14. 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

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

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

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

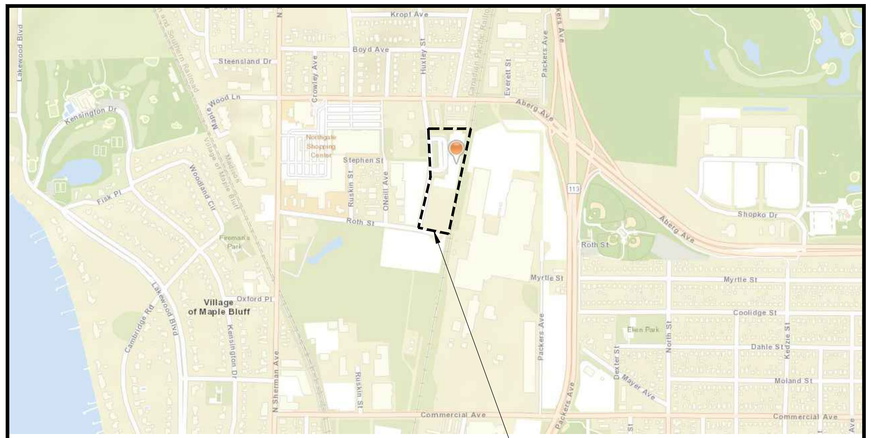
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HUXLEY APARTMENTS

MADISON, WISCONSIN

ISSUED FOR: CITY SUBMITTAL



PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	DAVID KNAEBLE 612-615-0060 DKNAEBLE@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	PATRICK SARVER 612-615-0060 PSARVER@CIVILSITEGROUP.COM
DEVELOPER	DEVCO US CONSTRUCTION, LLC 10900 NE 8TH STREET, #1200 BELLEVUE, WA 98004	CORBAN LAWLOR 206-915-3171 CORBAN.LAWLOR@DEVCOUS.COM
PROPERTY OWNER	DEVCO US CONSTRUCTION, LLC 10900 NE 8TH STREET, #1200 BELLEVUE, WA 98004	CORBAN LAWLOR 206-915-3171 CORBAN.LAWLOR@DEVCOUS.COM
ARCHITECT	KAAS WILSON ARCHITECTS 1301 AMERICAN BLVD BLOOMINGTON, MN 55425	NICK CONNIFF 612-284-8224 NICKC@KAASWILSON.COM
SURVEYOR	RASMITH 16745 W BLUEMOUND RD, BROOKFIELD, WI 53005	MICHAEL J. RATZBURG 262-317-3249 MICHAEL.RATZBURG@RASMITH.COM
GEOTECHNICAL ENGINEER	CGC, INC. 2921 PERRY STREET MADISON, WI 53713	TIM GASSENHEIMER 608-288-4100 TGASSENHEIMER@CGCINC.NET

PROJECT DATUM

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP8 NORTH, RANGE 10 EAST IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, WHICH BEARS NORTH 89°38'45' EAST.

ELEVATIONS ARE BASED ON NAVD 88 DATUM.

PROJECT BENCHMARK

ELEV=863.31

STARTING BM: CITY OF MADISON CONCRETE MONUMENT, CENTER OF SECTION 31-8-10.

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "DIGGERS HOTLINE" (811 OR 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.

DIGGERS HOTLINE
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SHEET INDEX	
SHEET NUMBER	SHEET TITLE
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C1.0	REMOVALS PLAN - OVERALL
C1.1	TREE PRESERVATION & INVENTORY PLAN
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN NORTH
C2.2	SITE PLAN SOUTH
C2.3	FIRE DEPT. ACC. & TURNING MOVEMENT PLAN
C2.4	PARKING LOT GREEN AREAS DIAGRAM
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN NORTH
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C4.1	UTILITY PLAN NORTH
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C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
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C5.4	CIVIL DETAILS
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN NORTH
L1.2	LANDSCAPE PLAN SOUTH
L1.3	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS

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PRELIMINARY: NOT FOR CONSTRUCTION

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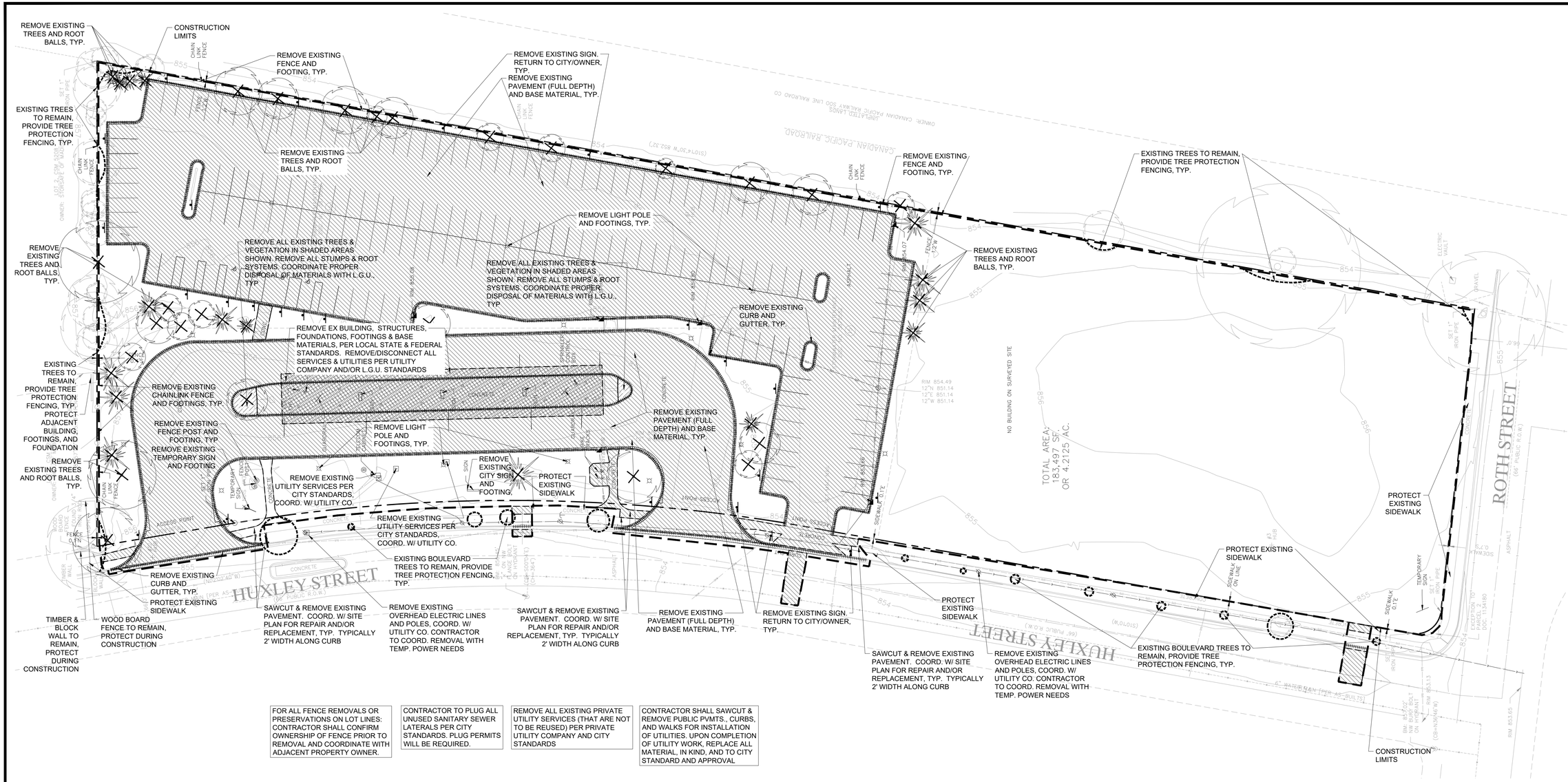
REVISION SUMMARY

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TITLE SHEET

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FOR ALL FENCE REMOVALS OR PRESERVATIONS ON LOT LINES: CONTRACTOR SHALL CONFIRM OWNERSHIP OF FENCE PRIOR TO REMOVAL AND COORDINATE WITH ADJACENT PROPERTY OWNER.

CONTRACTOR TO PLUG ALL UNUSED SANITARY SEWER LATERALS PER CITY STANDARDS. PLUG PERMITS WILL BE REQUIRED.

REMOVE ALL EXISTING PRIVATE UTILITY SERVICES (THAT ARE NOT TO BE REUSED) PER PRIVATE UTILITY COMPANY AND CITY STANDARDS

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

REMOVAL NOTES:

1. 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.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH WISDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. 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.
10. 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.
11. 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.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. 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.
14. 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.
15. 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.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. 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.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.

CITY OF MADISON REMOVAL NOTES:

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING.
2. 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.
3. STREET TREE REMOVALS REQUIRE APPROVAL AND TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY.
4. 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/2026/COMPLETESPECBOOK.PDF***
5. ***SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/ENGINEERING/DOCUMENTS/STANDARD-SPECIFICATIONS/2026/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

OWNER INFORMATION

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

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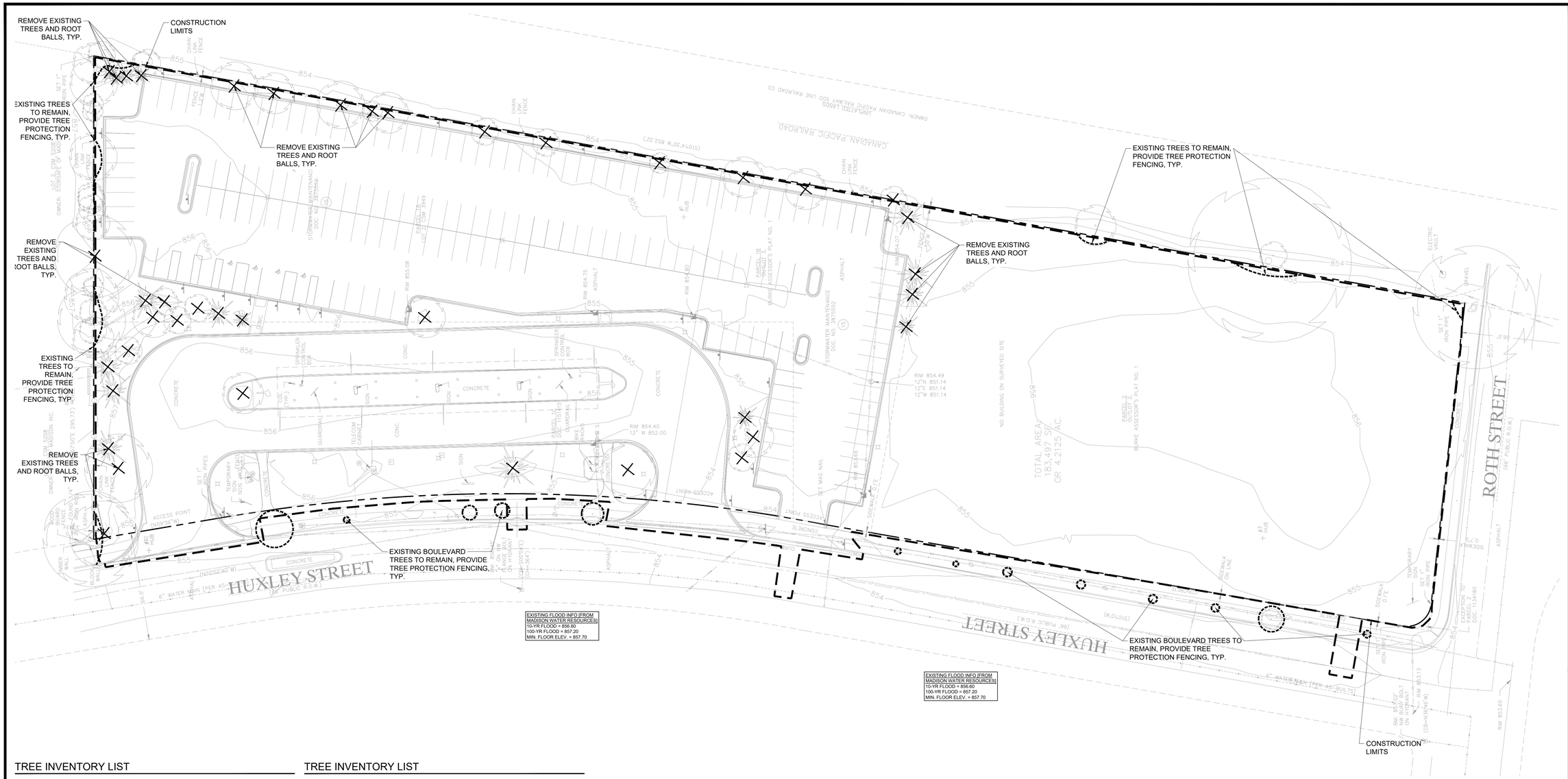
REVISION SUMMARY

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REMOVALS PLAN - OVERALL

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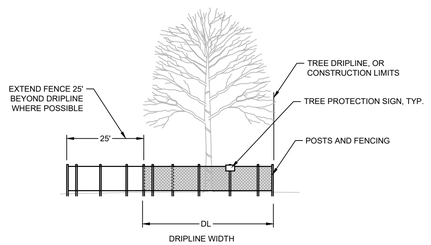


TREE INVENTORY LIST

NO.	CONIFEROUS	DECIDUOUS	TRUNK TYPE	SIZE	REMOVED	NOTES
5001	X		SINGLE	12	X	
5006		X	TWIN	8	X	
5031		X	SINGLE	8		
5032		X	SINGLE	6		
5048		X	TRI	8		
5050		X	SINGLE	8		
5051		X	SINGLE	16		
5056		X	SINGLE	6	X	
5057		X	SINGLE	6		
5058		X	TWIN	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	TWIN	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	TWIN	14		
5220	X		SINGLE	6	X	
5221	X		SINGLE	8	X	
5222	X		SINGLE	6	X	
5223	X		TWIN	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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GOLDEN VALLEY MN
LANDSCAPE ARCHITECT

03/30/26

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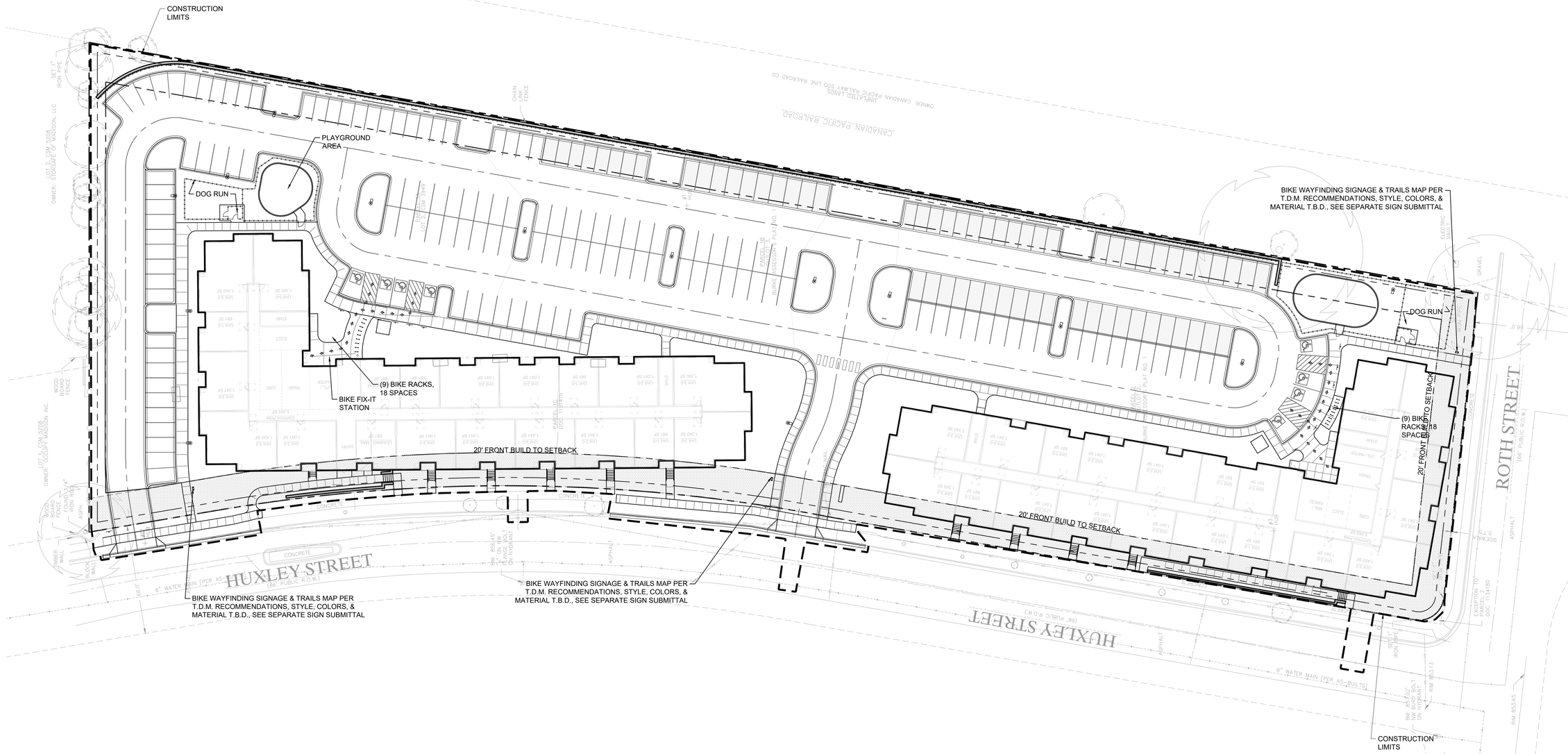
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TREE PRESERVATION & INVENTORY PLAN

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SITE LAYOUT NOTES:

1. 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.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEOTECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE DATA

ZONING SUMMARY			
EXISTING ZONING	TR-U1 & TR-U2		
PROPOSED ZONING	TR-U2		
	REQUIRED	PROVIDED	
BUILDING SETBACKS			
FRONT	20FT	20FT	
REAR	20FT	20FT	
SIDE	20FT	20FT	
BUILT TO SETBACK (30% OF BUILDINGS)	20FT	20FT	
PARKING SETBACKS			
FRONT	NONE	5FT	
REAR	NONE	5FT	
SIDE	NONE	5FT	
	REQUIRED	PROVIDED	
PARKING SUMMARY			
PARKING STALL DIMENSIONS	9'X18'	9'X18'	
COMPACT PARKING STALL DIMENSIONS	8'X16'	8'X16'	
DRIVE AISLE DIMENSIONS	24'	24'-0"	
FIRE ACCESS ROAD DIMENSIONS	20' MIN	24'-0"	
	REQUIRED	PROVIDED	
PARKING STALLS - SURFACE	244 (MAX)		
STANDARD STALLS		149	
COMPACT STALLS		47	23.0%
ADA STALLS		8	
TOTAL		204	

CITY OF MADISON SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA CALCULATIONS

	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	5,961 SF	3.2%		52,022 SF	28.4%	
PAVEMENT	81,843 SF	44.6%		85,419 SF	46.6%	
TOTAL	87,804 SF	47.9%	2.0 AC	137,441 SF	74.9%	3.2 AC
PERVIOUS SURFACES						
TOTAL	95,693 SF	52.1%	2.2 AC	46,056 SF	25.1%	1.1 AC
TOTAL SITE AREA	183,497 SF	100.0%	4.2 AC	183,497 SF	100.0%	4.2 AC
DIFFERENCE (EX. VS PROP.)	49,637 SF	27.1%				
DISTURBED AREA	190,195 SF		4.4 AC			

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PERMEABLE PAVERS, SEE CSG DETAILS
- BUILD TO SETBACK LINE
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- C — COMPACT STALLS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

OWNER INFORMATION

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

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

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

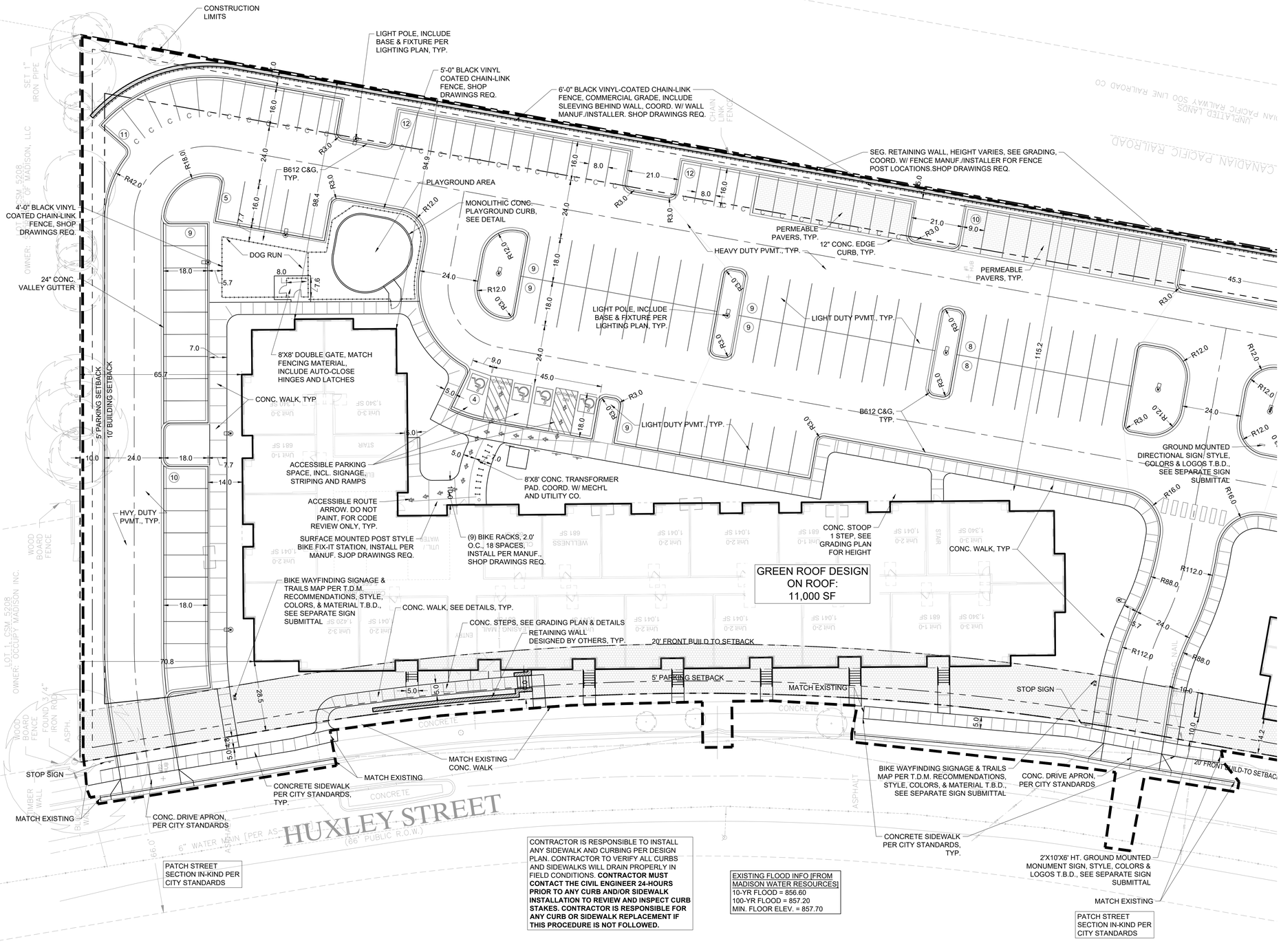
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL

C2.0

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SEE SHEET C2.0 FOR LEGEND & GENERAL SITE NOTES

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REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN NORTH

C2.1

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SEE GRADING,
OR FENCE
.

ABLE
, TYP.

LIGHT POLE, INCLUDE BASE & FIXTURE PER LIGHTING PLAN, TYP.

45.3

8.0

20.0

9.0

16.0

R3.0

20' FRONT BUILD TO SETBACK

5' PARKING SETBACK

PERMEABLE PAVERS, TYP.

B612 C&G, TYP.

10 @ 9' = 90.0

115.2

R12.0

24.0

38.0

124.8

GROUND MOUNTED DIRECTIONAL SIGN, STYLE, COLORS & LOGOS T.B.D., SEE SEPARATE SIGN SUBMITTAL

R16.0

LIGHT DUTY PVMT., TYP.

HEAVY-DUTY PVMT., TYP.

LIGHT POLE, INCLUDE BASE & FIXTURE PER LIGHTING PLAN, TYP.

12" CONC. EDGE CURB, TYP.

R37.0

R13.0

4'-0" BLACK VINYL-COATED CHAIN-LINK FENCE, SHOP DRAWINGS REQ.

8'X8' DOUBLE GATE, MATCH FENCING MATERIAL, INCLUDE AUTO-CLOSE HINGES AND LATCHES

5'-0" BLACK VINYL COATED CHAIN-LINK FENCE, SHOP DRAWINGS REQ.

BIKE WAYFINDING SIGNAGE & TRAILS MAP PER T.D.M. RECOMMENDATIONS, STYLE, COLORS, & MATERIAL T.B.D., SEE SEPARATE SIGN SUBMITTAL

MATCH EXISTING CONC. WALK

ELECTRIC VAULT

GRAVEL

26.0

52.8

30.0

DOG RUN

8.0

5.0

ACCESSIBLE ROUTE ARROW. DO NOT PAINT, FOR CODE REVIEW ONLY, TYP.

(9) BIKE RACKS, 18 SPACES, 2.0' O.C. INSTALL PER MANUF., SHOP DRAWINGS REQ.

ACCESSIBLE PARKING SPACE, INCL. SIGNAGE, STRIPING AND RAMPS

18.0

6.0

12.0

9.0

CONC. STOOP 1 STEP, SEE GRADING PLAN FOR HEIGHT

CONC. WALK, TYP

8'X8' CONC. TRANSFORMER PAD. COORD. W/ MECH'L AND UTILITY CO.

GREEN ROOF DESIGN ON ROOF: 11,000 SF

ROTH STREET
(66' PUBLIC R.O.W.)

CONCRETE

20' FRONT BUILD TO SETBACK

5' PARKING SETBACK

STOP SIGN

R112.0

R88.0

10.0

14.2

CONC. DRIVE APRON, PER CITY STANDARDS

2'X10'X6' HT. GROUND MOUNTED MONUMENT SIGN, STYLE, COLORS & LOGOS T.B.D., SEE SEPARATE SIGN SUBMITTAL

MATCH EXISTING

PATCH STREET SECTION IN-KIND PER CITY STANDARDS

RETAINING WALL DESIGNED BY OTHERS, TYP.

CONC. WALK, SEE DETAILS, TYP.

CONC. STEPS, SEE GRADING PLAN & DETAILS

3.0

1.0

116.2

MATCH EXISTING CONC. WALK

17.1

14.0

CONSTRUCTION LIMITS

HUXLEY STREET
(66' PUBLIC R.O.W.)

ASPHALT

6" WATER MAIN [PER AS-BUILTS]

SET IRON

BM: 857.02'
NW BURY BOLT
ON HYDRANT
RIM 853.13
(CB=N36°46'W)

RIM 853.65

EXCEPTION TO PARCEL 2 DOC. 1134180

SIDEWALK

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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1" = 20'-0"
10'-0" 0 20'-0"

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

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06/15/26	CITY RESUBMITTAL

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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

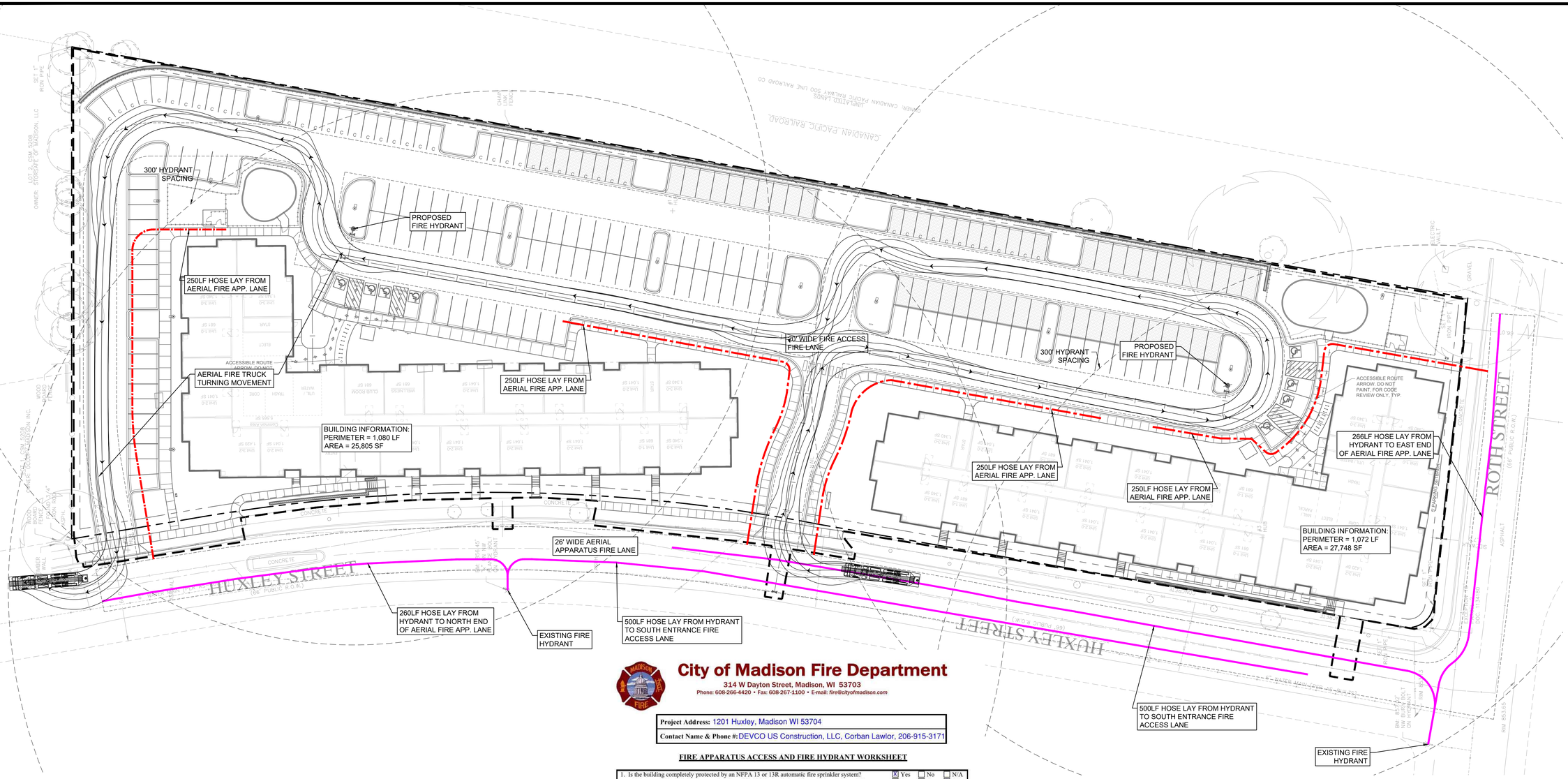
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN SOUTH

C2.2

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

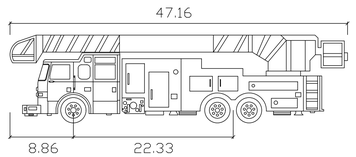
Attach an additional sheet if further explanation is required for any answers.

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

Revised 06/2022

FIRE ACCESS LEGEND:

- 26' WIDE AERIAL APPARATUS FIRE LANE
- 20' WIDE FIRE ACCESS LANE
- 250' MAX HOSE LAY FROM 26' AERIAL APP. FIRE LANE
- 500' MAX HOSE LAY FROM HYDRANT TO FIRE LANE



Pierce Arrow XT

	feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0
Steering Angle	: 45.5

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

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1201 HUXLEY ST, MADISON, WI 53704

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

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

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David J. Knaeble
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06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-6060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

FIRE DEPARTMENT ACCESS & TURNING MOVEMENT PLAN

C2.3

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PARKING LOT AREAS SUMMARY		
	SF	% OF TOTAL
OVERALL LOT AREA	79,836.9	100.0%
PARKING LOT GREEN AREAS (8% REQ.)		
ISLAND A	190.6	0.2%
ISLAND B	332.7	0.4%
ISLAND C	318.8	0.4%
ISLAND D	312.4	0.4%
ISLAND E	476.4	0.6%
ISLAND F	135.5	0.2%
ISLAND G	260.8	0.3%
ISLAND H	332.1	0.4%
ISLAND I	260.8	0.3%
ISLAND J	656.8	0.8%
ISLAND K	744.6	0.9%
ISLAND L	656.8	0.8%
ISLAND M	314.9	0.4%
ISLAND N	260.8	0.3%
ISLAND O	0	0.0%
ISLAND P	474.1	0.6%
TOTAL	5728.1	7.2%

PARKING LOT GREEN AREAS LEGEND:

ISLAND GREEN AREAS

OVERALL PARKING LOT AREA

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WISCONSIN
PATRICK J. SARVER
E-398-14
GOLDEN VALLEY
MN
LANDSCAPE ARCHITECT

03/30/26

ISSUE/SUBMITTAL SUMMARY

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DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

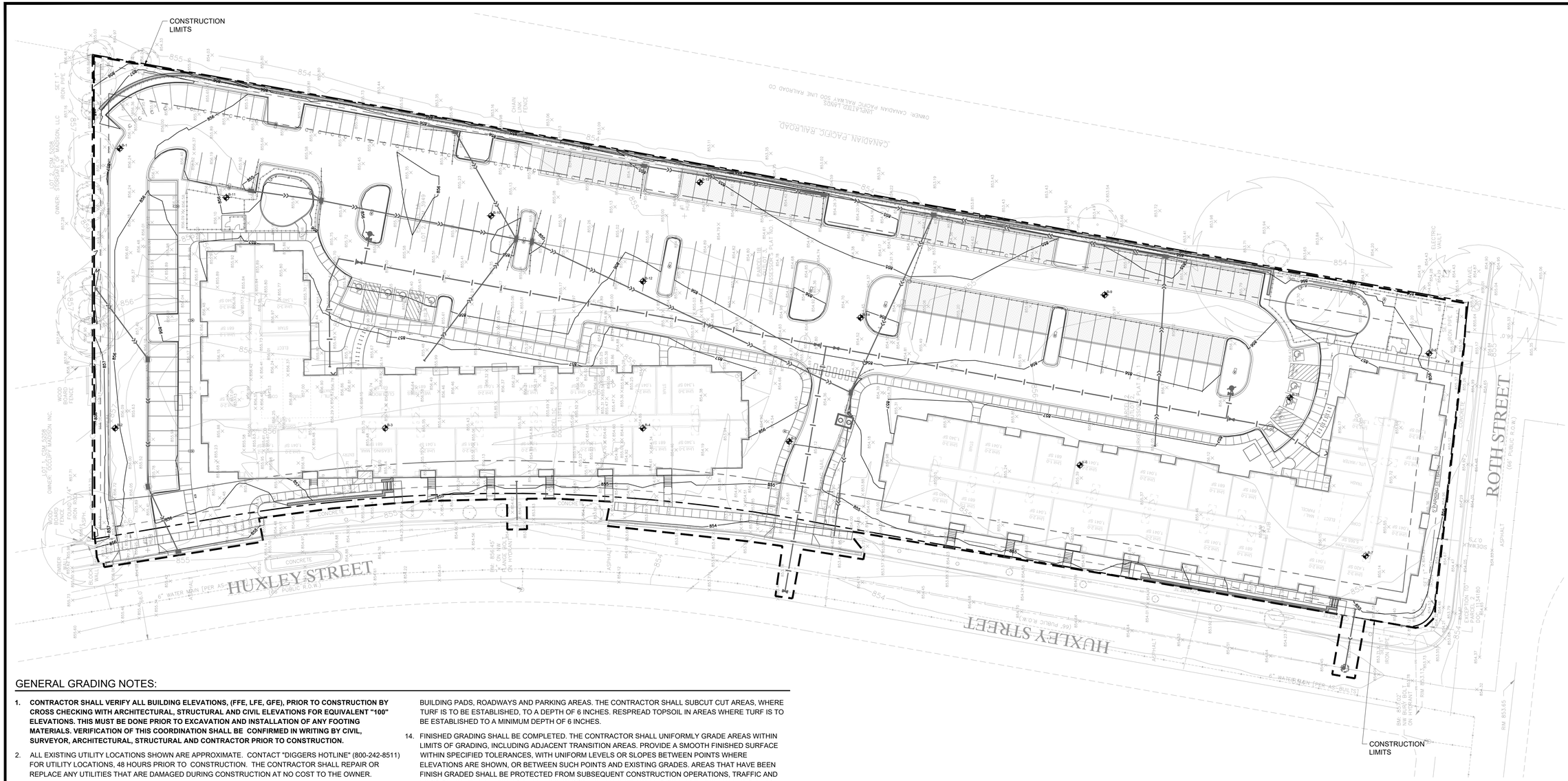
REVISION SUMMARY

DATE	DESCRIPTION

PARKING LOT GREEN AREAS DIAGRAM

C2.4

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GENERAL GRADING NOTES:

1. **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.**
2. 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.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. 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.
5. 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 AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 4.5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 1.5% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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/DETENTION SYSTEMS.
16. TOLERANCES
    - 16.1. 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.
    - 16.2. 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.
    - 16.3. 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.
    - 16.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
17. MAINTENANCE
    - 17.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 17.2. 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 RESEEDED AND MULCHED.
    - 17.3. 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:

1. 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
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	23431

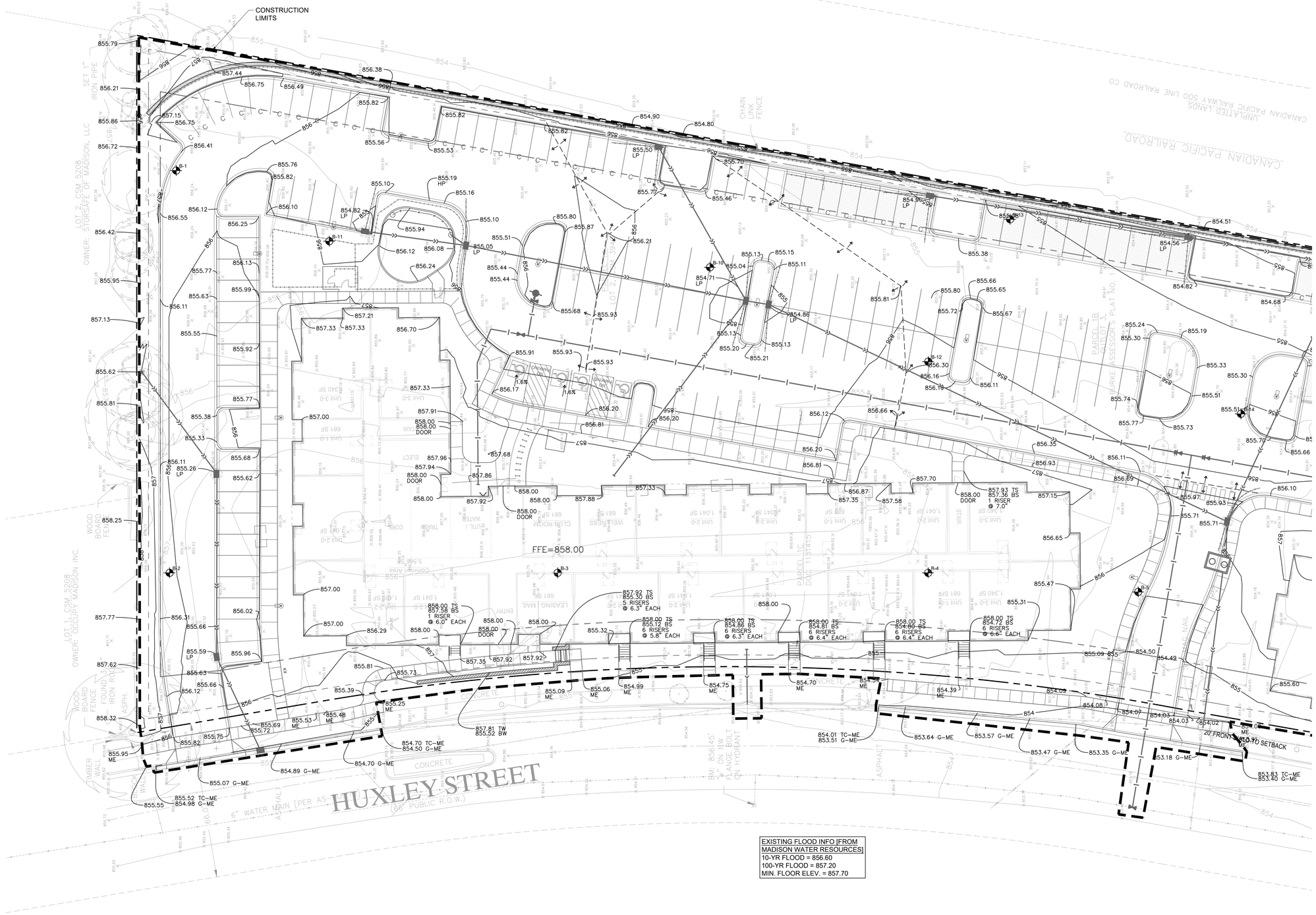
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - OVERALL

C3.0

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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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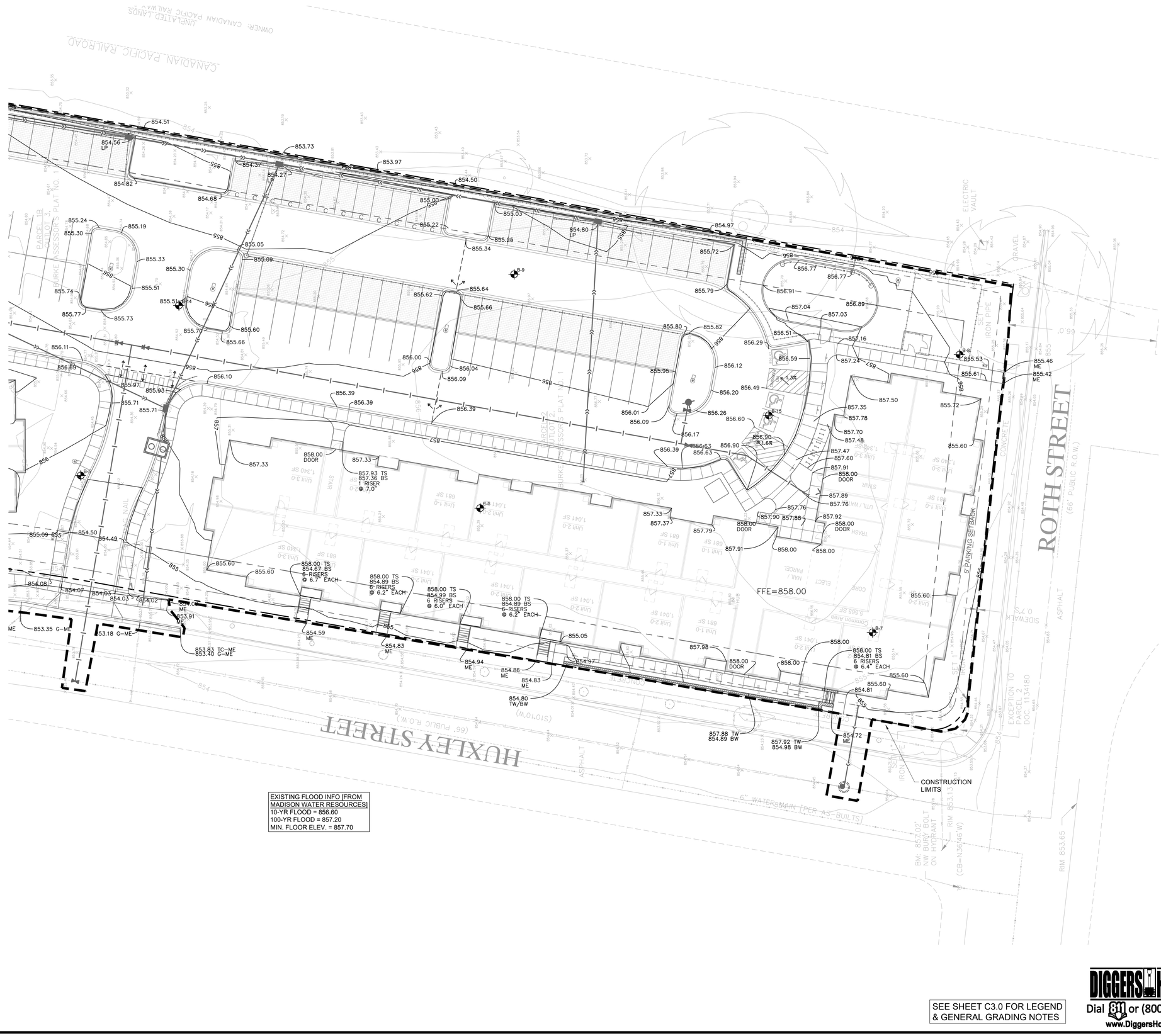
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN NORTH

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SEE SHEET C3.0 FOR LEGEND & GENERAL GRADING NOTES

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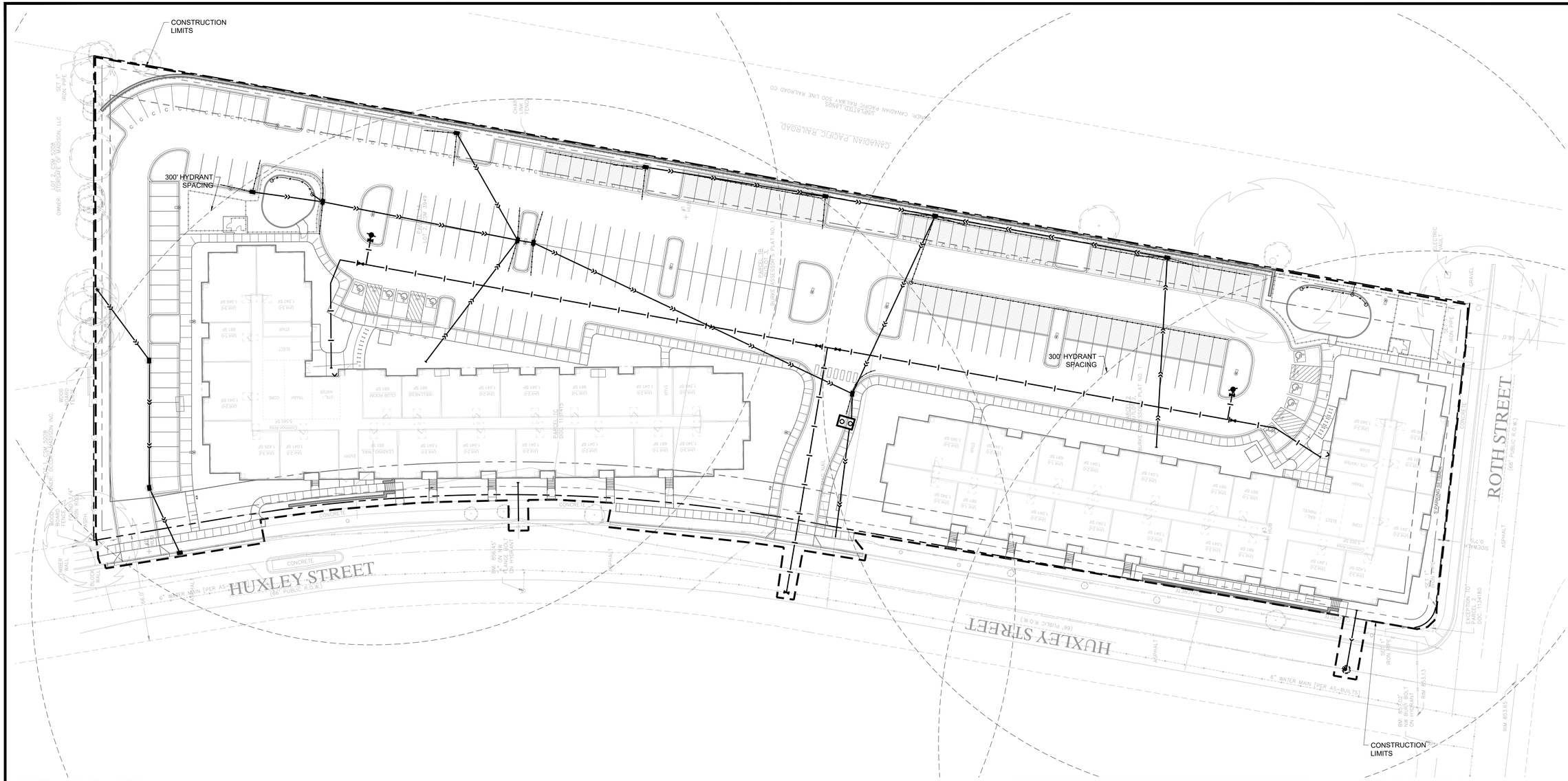
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN SOUTH

C3.2

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GENERAL UTILITY NOTES:

1. 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.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. 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.
4. 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.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. 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.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. 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.
11. 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.
12. 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.
13. HYDRANT SHALL BE INSTALLED WITH AN 8.5' BURY DEPTH.
14. ALL WATER MAIN THRUST RESTRAINT SHALL FOLLOW THE CURRENT "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN".
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. INSULATION REQUIRED OVER WATER MAIN AND WATER LATERALS WHERE STORM CROSSES. INSULATION SHALL BE 4'X8'X4" RIGID EXTRUDED POLYSTYRENE BOARD CLOSED CELL OR APPROVED EQUIVALENT.
17. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
18. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
19. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
20. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
21. 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.
22. 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.
23. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
24. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
25. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
26. 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.
27. 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:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY PLAN LEGEND:

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

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15'-0" 0 30'-0"

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
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06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK_JH
REVIEWED BY	DK
PROJECT NUMBER	25431

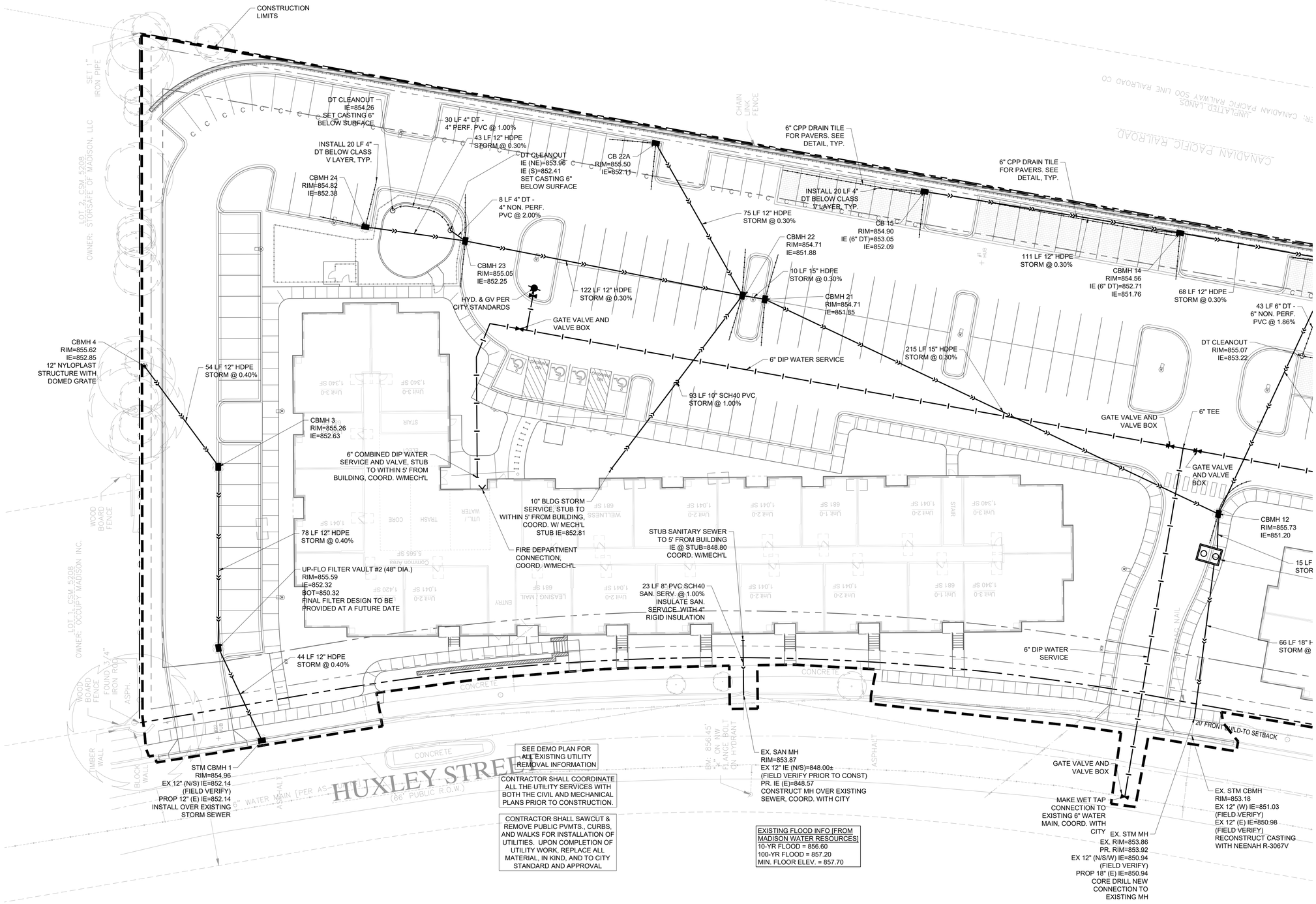
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - OVERALL

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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-6060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

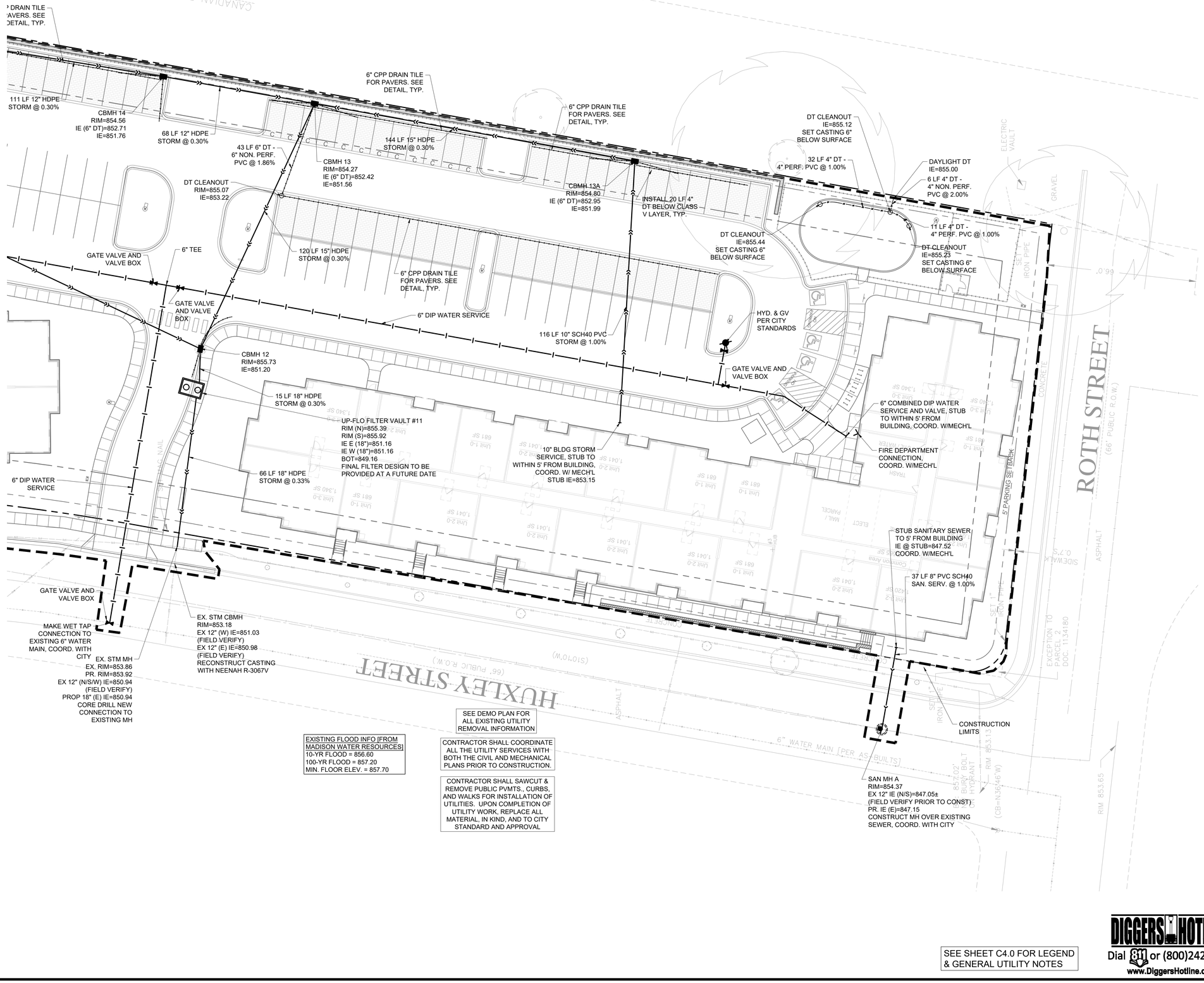
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN NORTH

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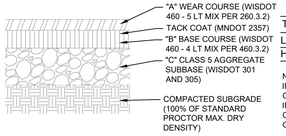
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN
SOUTH

C4.2

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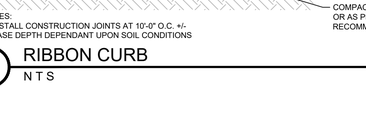


PAVEMENT DESIGN

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
NTS



PAVEMENT DESIGN

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

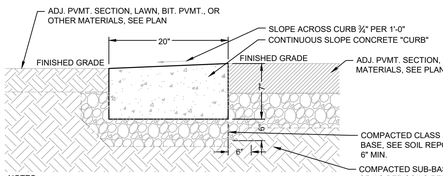
CURING:
1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.
2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315. AT 200 S.F. PER GAL.
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS 8 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
NTS (PRIVATE PROPERTY)

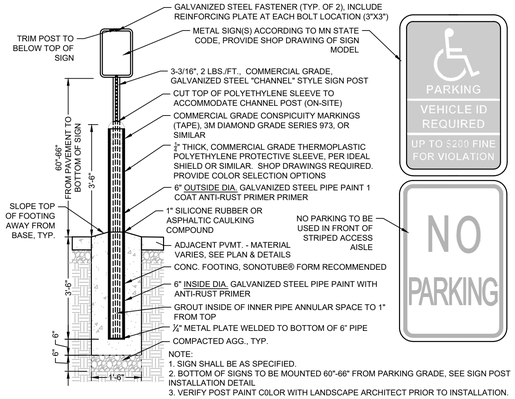
NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

3 B-612 CONCRETE CURB AND GUTTER
NTS



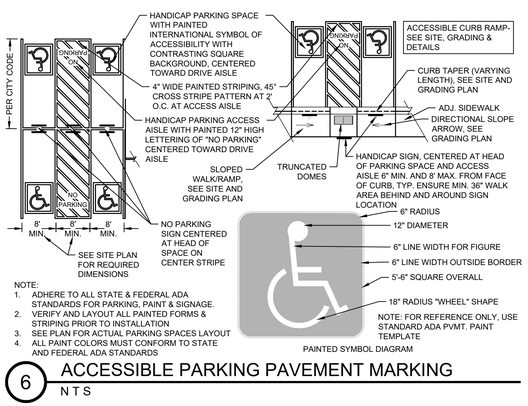
NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

4 RIBBON CURB
NTS



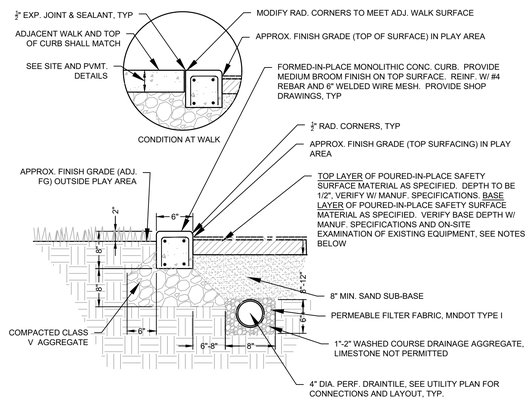
NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
NTS



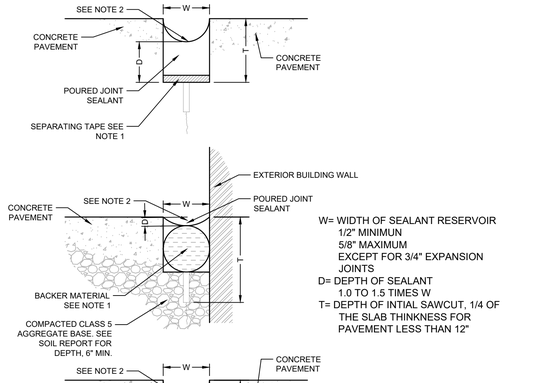
NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

6 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



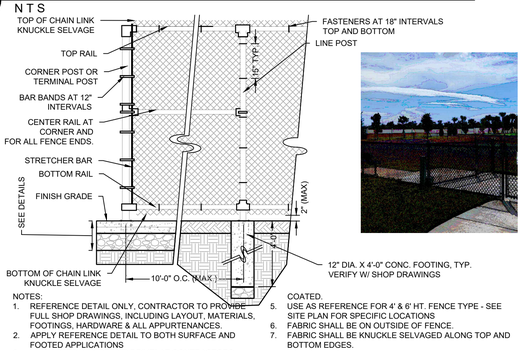
NOTE:
1. SHOP DRAWING REQ. FOR CURB & SURFACING PRIOR TO CONSTRUCTION. DETAIL BASED ON POURED-IN-PLACE PLAYGROUND SURFACING SYSTEM, MANUF. BY SURFACE AMERICA, INC., WILLIAMSVILLE, NY - 800-999-0555,; EMAIL: INFO@SURFACEAMERICA.COM; WEB: WWW. SURFACE AMERICA.COM.
2. VERIFY ALL SAFETY SURFACE MATERIALS 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
NTS



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.

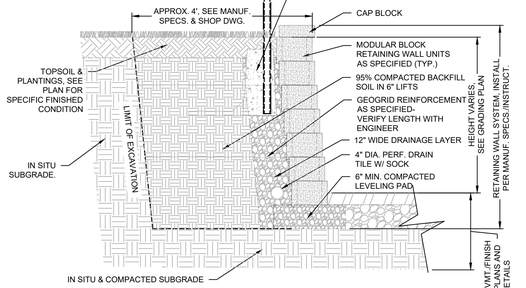
8 EXPANSION JOINT SEALANT DETAILS
NTS



NOTES:
1. REFERENCE DETAIL ONLY, CONTRACTOR TO PROVIDE FULL SHOP DRAWINGS, INCLUDING LAYOUT, MATERIALS, FOOTINGS, HARDWARE & ALL APPURTENANCES.
2. APPLY REFERENCE DETAIL TO BOTH SURFACE AND FOOTED APPLICATIONS
3. LINE POSTS MAY BE "AIR DRIVE" AT CONTRACTORS DISCRETION AND AS SHOWN ON SHOP DRAWINGS
4. POST, FABRIC, AND RAILS, SHALL BE BLACK PVC COATED.
5. USE AS REFERENCE FOR 4' & 6' HT. FENCE TYPE - SEE SITE PLAN FOR SPECIFIC LOCATIONS
6. FABRIC SHALL BE ON OUTSIDE OF FENCE.
7. FABRIC SHALL BE KNUCKLE SELVAGED ALONG TOP AND BOTTOM EDGES.

9 CHAIN LINK FENCE - REFERENCE DETAIL
NTS

NOTES:
1. THESE SECTIONS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT CERTIFIED DRAWING BY A MINNESOTA PROFESSIONAL ENGINEER ON STAFF WITH RETAINING WALL MANUFACTURER PRIOR TO WALL INSTALLATION. PREPARATION AND CERTIFICATION TO BE PAID FOR BY THE CONTRACTOR. SECTION AND ELEVATION OF EACH WALL REQUIRED.
2. ALL SOIL PARAMETERS SHALL BE VERIFIED BY A GEOTECHNICAL CONSULTANT OR SITE ENGINEER PRIOR TO CONSTRUCTION. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED, NOTIFY MANUFACTURER OF C.M.U. RETAINING WALL 72 HOURS PRIOR TO INSTALLATION.
3. RAILING IS REQUIRED ON RETAINING WALLS IN LOCATIONS WHERE DIFFERENCES IN GRADE ON EITHER SIDE OF THE WALL ARE IN EXCESS OF 2.5' AND ARE LOCATED CLOSER THAN 4' TO A WALK, PATH, PARKING AREA, OR DRIVE ACCESS ON THE HIGH SIDE-SEE PLANS.
4. COORDINATE LOCATION AND INSTALLATION OF RAILING POSTS AND FOOTINGS DURING THE INSTALLATION OF WALL MATERIALS.
5. COORDINATE INSTALLATION OF RAIL POSTS AND FOOTINGS WITH INSTALLATION AND LOCATION OF GEOGRID REINFORCEMENT. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CONTRACTOR ALTER THE INTEGRITY OF THE GEOGRID OR WALL MATERIALS.
6. AIR DRIVE RAILING FOOTINGS AS SPECIFIED AND IN A MANNER TO NOT DISTURB THE WALL GEOGRID AS RECOMMENDED BY THE WALL MANUFACTURER. COORDINATE INSTALLATION AND SCHEDULING OF RAILING FOOTING WITH WALL MANUFACTURER TO OBSERVE INSTALLATION OF RAILING FOOTINGS.



10 RETAINING WALL - SEGMENTAL BLOCK
NTS



SAMPLE RETAINING WALL PATTERN & SCALE. SIMILAR STANDARD COLOR TO ONE SHOWN. ONCE MANUFACTURER IS SELECTED, SHOP DRAWINGS WILL BE REQUIRED FOR STANDARD INSTALLATION, COORDINATION WITH FENCE AND COLOR SAMPLES

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

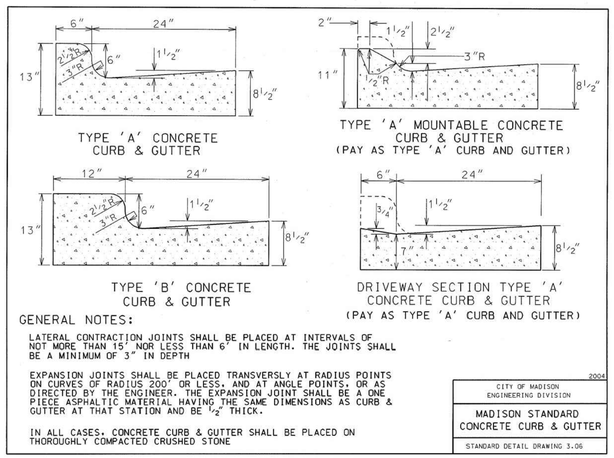
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0

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3.06

GENERAL NOTES:

LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH

EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE ½" THICK.

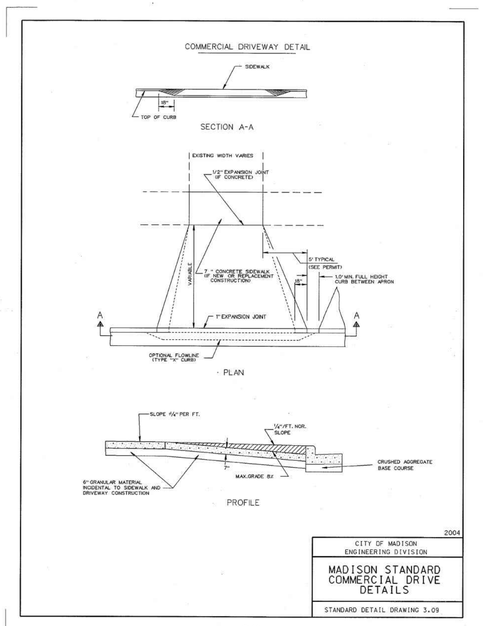
IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE

2004

CITY OF MADISON
ENGINEERING DIVISION

MADISON STANDARD
CONCRETE CURB & GUTTER

STANDARD DETAIL DRAWING 3.06



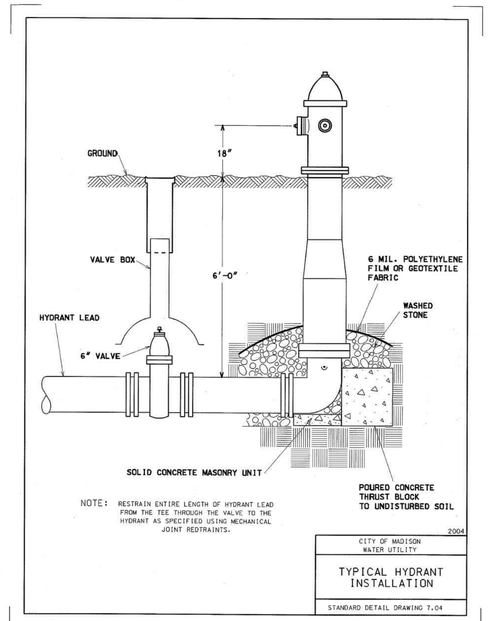
3.09

2004

CITY OF MADISON
ENGINEERING DIVISION

MADISON STANDARD
COMMERCIAL DRIVE
DETAILS

STANDARD DETAIL DRAWING 3.09



NOTE: RESTRAIN ENTIRE LENGTH OF HYDRANT LEAD FROM THE TEE THROUGH THE VALVE TO THE HYDRANT AS SPECIFIED USING MECHANICAL JOINT RESTRAINTS.

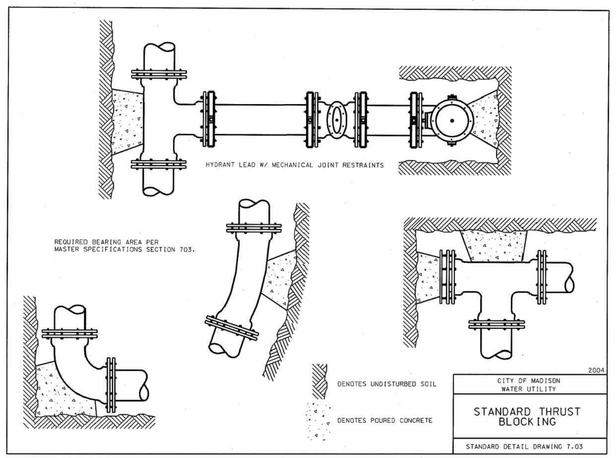
2004

CITY OF MADISON
WATER UTILITY

TYPICAL HYDRANT
INSTALLATION

STANDARD DETAIL DRAWING 7.04

7.04



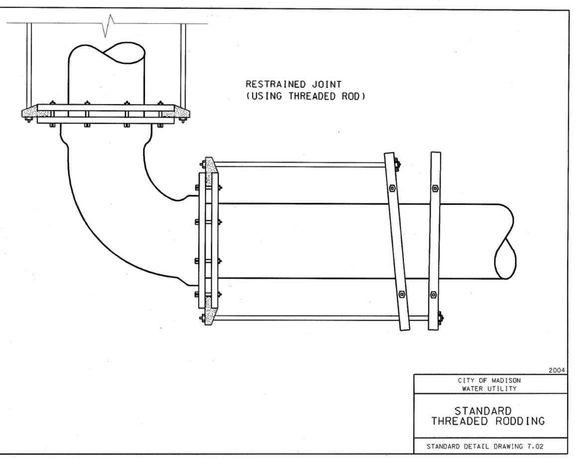
7.03

2004

CITY OF MADISON
WATER UTILITY

STANDARD THRUST
BLOCKING

STANDARD DETAIL DRAWING 7.03



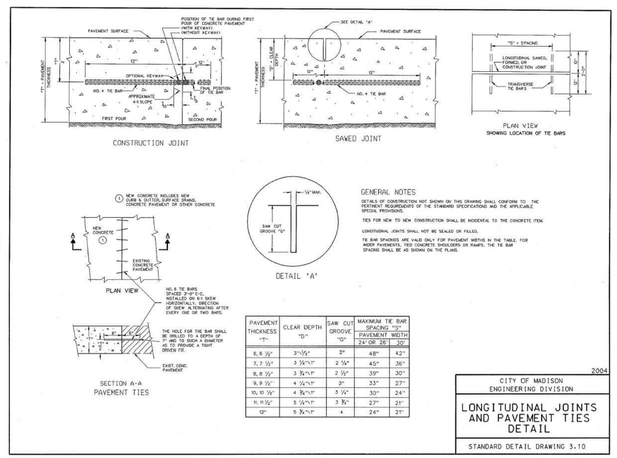
7.02

2004

CITY OF MADISON
WATER UTILITY

STANDARD
THREADED RODDING

STANDARD DETAIL DRAWING 7.02



GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

TIES FOR NEW TO NEW CONSTRUCTION SHALL BE INCIDENTAL TO THE CONCRETE ITEM.

LONGITUDINAL JOINTS SHALL NOT BE SEALED OR FILLED.

TIE BAR SPACINGS ARE VALID ONLY FOR PAVEMENT WIDTHS IN THE TABLE. FOR PAVEMENT WIDTHS NOT LISTED OR FOR SKEWED OR RAMPS, THE TIE BAR SPACING SHALL BE AS SHOWN ON THE PLANS.

PAVEMENT THICKNESS "T"	CLEAR DEPTH "D"	SAW CUT GROOVE "G"	MAXIMUM TIE BAR SPACING "S" PAVEMENT WIDTH 24' OR 28'	PAVEMENT WIDTH 30'
6, 6 ½"	3"-1½"	2"	48"	42"
7, 7 ½"	3 ½"-1½"	2 ½"	45"	36"
8, 8 ½"	3 ½"-1½"	2 ½"	39"	30"
9, 9 ½"	4 ½"-1½"	3"	33"	27"
10, 10 ½"	4 ½"-1½"	3 ½"	30"	24"
11, 11 ½"	5 ½"-1½"	3 ½"	27"	21"
12"	5 ½"-1½"	4	24"	21"

3.10

2004

CITY OF MADISON
ENGINEERING DIVISION

LONGITUDINAL JOINTS
AND PAVEMENT TIES
DETAIL

STANDARD DETAIL DRAWING 3.10

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Civil Engineering ° Surveying ° Landscape Architecture
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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

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

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

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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
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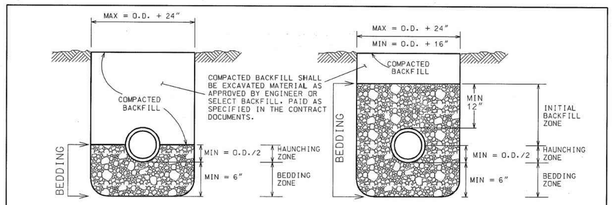
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.1

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NOTES:

UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.

THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE.
FOR RCP, BEDDING INCLUDES HAUNCHING & BEDDING ZONE.
FOR PLASTIC PIPE, BEDDING INCLUDES HAUNCHING & BEDDING ZONE, BEDDING & INITIAL BACKFILL ZONES.
THE BEDDING SHALL BE INSTALLED & COMPACTED IN 6" MAXIMUM LIFTS.

ALL TRENCHES SHALL BE HAND BACKFILLED TO A POINT 12" ABOVE THE TOP OF THE PIPE. ALL BEDDING SHALL BE MECHANICALLY COMPACTED.

PAYMENT SHALL NOT BE MADE FOR BACKFILL WITH EXCAVATED MATERIAL, IF APPROVED. SELECT FILL, IF REQUIRED, SHALL BE PAID PER CONTRACT.

THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. + 24" AND MINIMUM OF OD + 16" AS SPECIFIED, AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT **NO EXTRA COST.** THE TYPE OF BEDDING SHALL BE DETERMINED BY THE ENGINEER.

O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE.

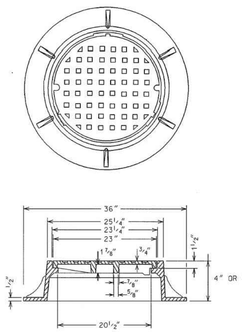
DRAWING NOT TO SCALE

2004

CITY OF MADISON
ENGINEERING DIVISION

STORM AND SANITARY SEWER BEDDINGS

STANDARD DETAIL DRAWING 5.2.1



NOTES:

1. FRAME AND COVER SHALL BE MACHINED AND FITTED SO THAT ROCKING AND CHATTERING WILL BE ELIMINATED.
2. ALL LIDS SHALL BE SELF-SEALING EXCEPT FOR STORM SEWER.

APPROXIMATE TOTAL WEIGHTS:

R-1550. 9" FRAME AND LID = 238 LBS.
R-1689. 4" FRAME AND LID = 272 LBS.
R-1920. 83/4" FRAME AND LID = 300 LBS.

THE FOLLOWING NEENAH FOUNDRY CASTINGS (OR EQUAL CASTINGS) SHALL BE ACCEPTABLE:

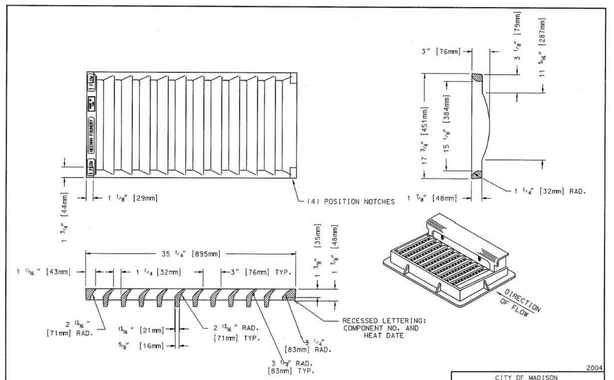
1. A) R-1550. 9" NON-ROCKING ACCESS STRUCTURE FRAME.
   B) R-1550 TYPE 'B' NON-ROCKING ACCESS STRUCTURE LIDS ONLY WITH CONCEALED PICK HOLES.
2. A) R-1689. 4" NON-ROCKING ACCESS STRUCTURE FRAME (WHEN REQUESTED BY THE CITY CONSTRUCTION ENGINEER).
   B) R-1689 TYPE 'B' NON-ROCKING ACCESS STRUCTURE LIDS ONLY WITH CONCEALED PICK HOLES.
3. R-1920. 83/4" ACCESS STRUCTURE FRAME WITH LOCKING LID. TYPE 'F' LOCKS. AND CONCEALED PICK HOLES. TO BE USED IN GREENWAYS AND EASEMENTS.

2004

CITY OF MADISON
ENGINEERING DIVISION

SAS FRAME & COVER

STANDARD DETAIL DRAWING 5.7.16



FREE OPEN AREA = 347 SQUARE INCHES
MATERIAL: CAST GRAY IRON ASTM A-48. CLASS 35B
FINISH: NO PAINT
WEIGHT: 132#

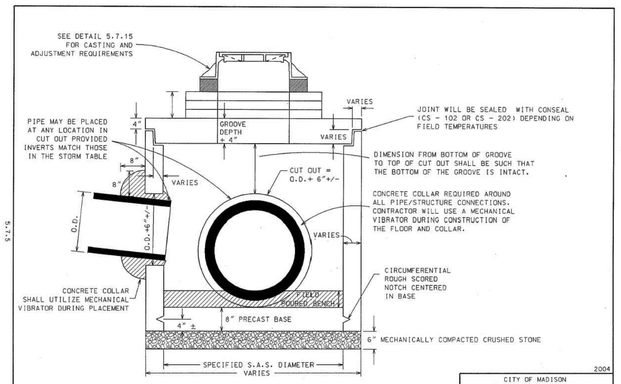
NOTE: GRATE IS REVERSIBLE. R-3067-V (LEFT FLOW) IS SHOWN IN DETAILS

2004

CITY OF MADISON
ENGINEERING DIVISION

R-3067
TYPE V GRATE (VANE)

STANDARD DETAIL DRAWING 5.7.21

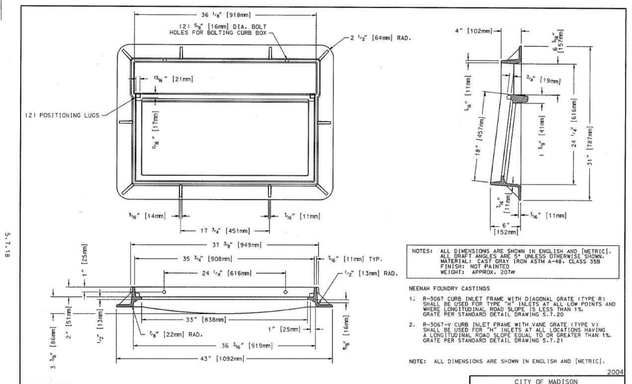


2004

CITY OF MADISON
ENGINEERING DIVISION

STORM SEWER
PRECAST SAS
(THROUGH SECTION VIEW)

STANDARD DETAIL DRAWING 5.7.5



NOTES: ALL DIMENSIONS ARE SHOWN IN ENGLISH AND [METRIC].
ALL DRAFT ANGLES ARE 5° UNLESS OTHERWISE SHOWN.
MATERIAL: CAST GRAY IRON ASTM A-48. CLASS 35B
FINISH: NOT PAINTED
WEIGHT: APPROX. 207#

NEENAH FOUNDRY CASTINGS

1. R-3067 CURB INLET FRAME WITH DIAGONAL GRATE (TYPE R) SHALL BE USED FOR TYPE "H" INLETS AT ALL LOW POINTS AND WHERE LONGITUDINAL ROAD SLOPE IS LESS THAN 1%. GRATE PER STANDARD DETAIL DRAWING 5.7.20
2. R-3067-V CURB INLET FRAME WITH VANE GRATE (TYPE V) SHALL BE USED FOR "H" INLETS AT ALL LOCATIONS HAVING A LONGITUDINAL ROAD SLOPE EQUAL TO OR GREATER THAN 1%. GRATE PER STANDARD DETAIL DRAWING 5.7.21

NOTE: ALL DIMENSIONS ARE SHOWN IN ENGLISH AND [METRIC].

2004

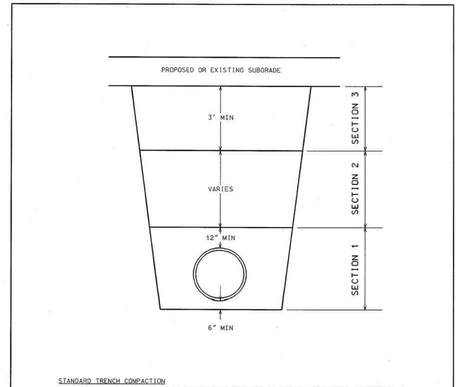
CITY OF MADISON
ENGINEERING DIVISION

R-3067
FRAME

STANDARD DETAIL DRAWING 5.7.18

GENERAL NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.
2. DETAIL DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR INLET COVERS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
3. ROUND FRAMES AND COVERS SHALL HAVE CONTINUOUSLY MACHINED BALL BEARING SURFACES TO PREVENT ROCKING AND RATTLING.
4. ACTUAL WEIGHT OF COVERS MAY VERY WITHIN 5 PERCENT(PLUS OR MINUS) OF THE APPROXIMATE WEIGHT.
5. INLETS SHALL BE DEPRESSED IN THE CURB FLOW LINE. SEE MADISON STANDARD DETAIL DRAWING 5.7.7



STANDARD TRENCH COMPACTION

ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.

IN COLD WEATHER, TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN SECTION 502.1 (e). BACKFILLING EXCAVATIONS AND COMPACTION OF BACKFILL. OF THESE SPECIFICATIONS.

SECTION 1:

MECHANICALLY COMPACTED BEDDING AS REQUIRED BY THE SPECIFICATIONS. COMPACTION ACHIEVED WITH SMALLER PLATE COMPACTOR.

SECTION 2:

MINIMUM COMPACTION 90% MAXIMUM DENSITY. COMPACTION OF BACKFILL WITH BOMAG OR HOE-PAC SHALL NOT BEGIN UNTIL THE DEPTH OF BACKFILL MATERIAL IS TWO FEET ABOVE THE TOP OF PIPE.

SECTION 3:

MAXIMUM COMPACTION 95% MINIMUM DENSITY.

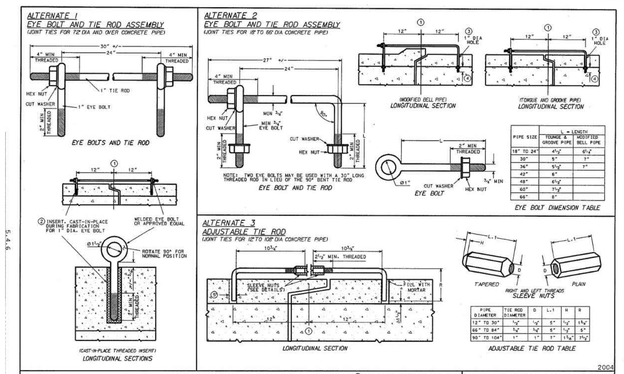
2004

CITY OF MADISON
ENGINEERING DIVISION

TYPICAL
TRENCH
COMPACTION

STANDARD DETAIL DRAWING 5.2.2

5-2-2



GENERAL NOTES:

CONCRETE CULVERT PIPE SHALL BE TIED TOGETHER ON THE MANNER ILLUSTRATED IN THIS DETAIL. THE MAIN CONTRACTOR SHALL USE EITHER ALTERNATE 1, 2, OR 3 FOR DRAINAGE STRUCTURES. ONLY ALTERNATE 3 IS TO BE USED FOR CURVE PIPING. UNLESS OTHERWISE SPECIFIED, ALL JOINTS SHALL BE WRAPPED WITH FILTER FABRIC AND WORK WRAPPED TO THE CULVERT PIPE AT THE JOINT ON THE PLANE THAT BEST BISECTS THE ANGLE FORMED BY THE PIPE AT THE JOINT. THIS SHALL APPLY TO REINFORCED CONCRETE PIPE, OR REINFORCED CONCRETE CUTTED PIPE.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR JOINT TIES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

1. ℄ OF TONGUE AND GROOVE OR BELL AND SPIGOT JOINTS
2. THE INSIDE OF THE THREADED INSERTS SHALL BE CLEAN AND FREE FROM OBSTRUCTION OF THREADED EYE BOLTS.
3. HOLES SHALL BE CAST-IN-PLACE OR DRILLED 1/4" FROM ℄ OF TONGUE AND GROOVE
4. BOLT PROJECTION INSIDE OF PIPE SHALL NOT EXCEED 2".
5. ROD DIAMETER = 1 INCH

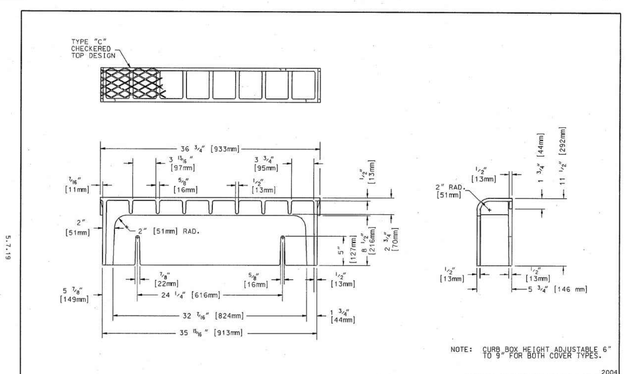
TRANSVERSE SECTION

2004

CITY OF MADISON
ENGINEERING DIVISION

CONCRETE PIPE
JOINT TIES

STANDARD DETAIL DRAWING 5.4.6



NOTE: CURB BOX HEIGHT ADJUSTABLE 6" TO 9" FOR BOTH COVER TYPES.

NOTE: ALL DIMENSIONS ARE SHOWN IN ENGLISH AND [METRIC].
MATERIALS: CAST GRAY IRON ASTM A-48. CLASS 35B
FINISH: NO PAINT
WEIGHT: 116#

2004

CITY OF MADISON
ENGINEERING DIVISION

R-3067
CURB BOX

STANDARD DETAIL DRAWING 5.7.19

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X.703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

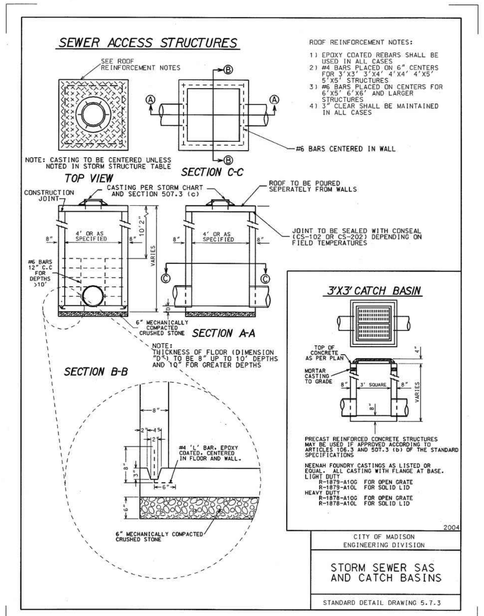
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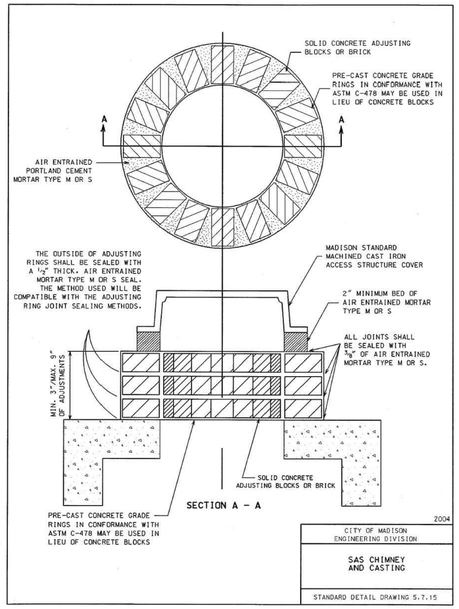
DATE	DESCRIPTION

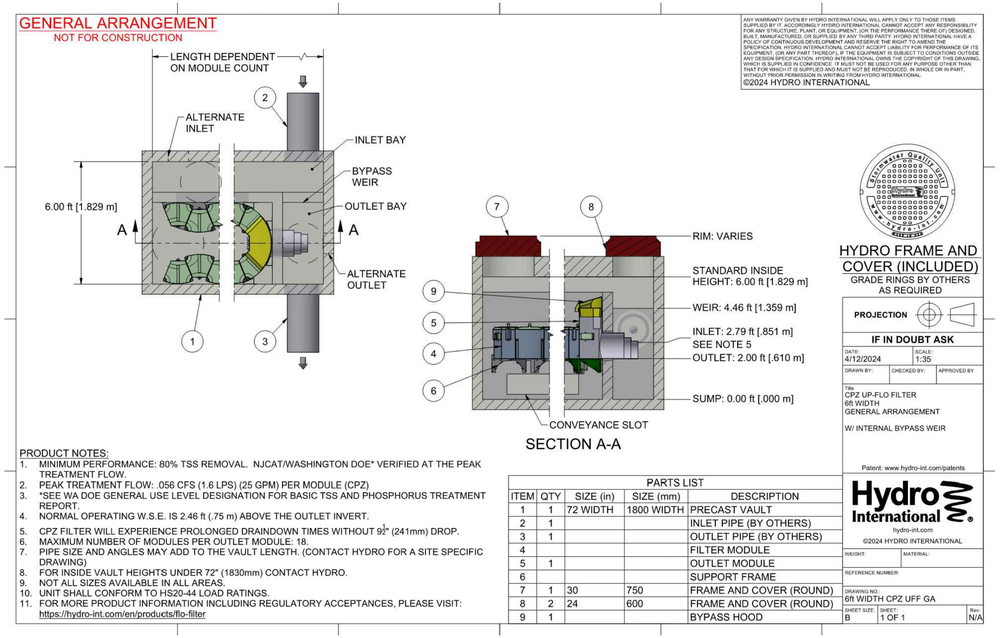
CIVIL DETAILS

C5.2

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NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS
3. A SUBGRADE CONSISTING OF GRADED AGGREGATE MAY BE REQUIRED WHEN SUBGRADE CONDITIONS ARE POOR.

1 PERMEABLE PAVERS - W/DRAIN TILE - PARKING LOT INSTALLATION
N T S

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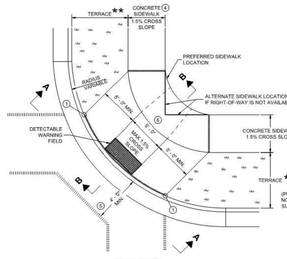
PROJECT MANAGER | DAVID KNAEBLE
CONTACT NUMBER | 612-615-0060 X 703
DRAWN BY | DK, JH
REVIEWED BY | DK
PROJECT NUMBER | 25431

REVISION SUMMARY
DATE | DESCRIPTION

CIVIL DETAILS

C5.3

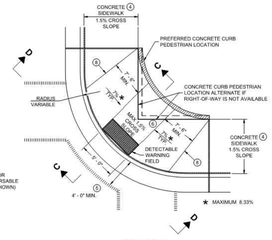
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PLAN VIEW

CURB RAMP TYPE 1

(CENTER OF CORNER RADIUS)



★ MAXIMUM 8.33%

PLAN VIEW

CURB RAMP TYPE 1 - A

(NO TERRACE)

GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

TYPE 1 CURB RAMPS SHALL HAVE A NORMAL SIDEWALK APRON AND CURB ON BOTH SIDES OF RAMP.

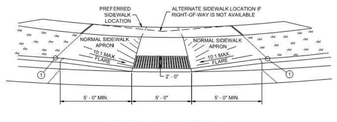
DETECTABLE WARNING FILED SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS "CURB RAMP DETECTABLE WARNING FIELD". WHERE THE CONCRETE PEDESTRIAN CURB, IF NEEDED, SHALL BE MEASURED AND PAID BY THE LINEAR FOOT AS "CONCRETE CURB PEDESTRIAN". CONCRETE SIDEWALK IN THE CURB RAMP AREA SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS CONCRETE SIDEWALK, INCLUDING THE AREA UNDER THE DETECTABLE WARNING FIELD.

SELECT CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES FROM THE DEPARTMENT'S APPROVED MATERIALS LIST. THE COLOR OF THE DETECTABLE WARNING FIELD IS SPECIFIED ELSEWHERE AND IS INCIDENTAL TO THE BID ITEM OF "CURB RAMP DETECTABLE WARNING FIELD"

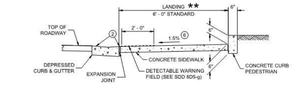
DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

1. THIS POINT IS AN EXTENSION OF OUTSIDE EDGE OF APPROACHING SIDEWALK WHERE IT MEETS THE BACK OF CONCRETE CURB. POINT LOCATION MAY BE ADJUSTED TO ALIGN WITH BEGINNING OF FULL-HEIGHT CURB IF THIS DISTANCE IS SHORT.
2. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN ½ - INCH ARE ALLOWED. SLOPE OF CURB-HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. MAXIMUM 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LEVEL LANDING SIZE IS 5 FEET X 5 FEET.
6. WHEN GRADE BREAK DISTANCE EXCEEDS 5 FEET, USE RADIAL DETECTABLE WARNING FIELD PER SDD 8D5-f
7. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
8. WHEN DISTANCE IS LESS THAN 6' - 0", IT MAY BE DIFFICULT TO ACHIEVE A 7% SLOPE OR FLATTER ALONG THE RAMP. REDUCE CURB HEIGHT IN TRIANGLE AREA TO ACHIEVE 7% SLOPE OR FLATTER ON RAMP. CONSTRUCT 2-INCH MINIMUM CURB HEIGHT BETWEEN 10'1 FLARES.

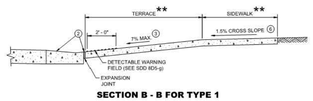


VIEW A - A FOR TYPE 1

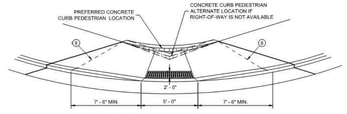


SECTION C - C FOR TYPE 1 - A

★★ WIDTH SHOWN ELSEWHERE IN THE PLANS



SECTION B - B FOR TYPE 1



VIEW D - D FOR TYPE 1 - A

LEGEND

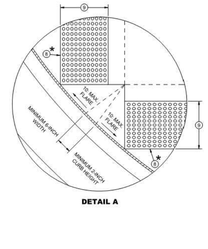
- ½" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)

CURB RAMPS TYPE 1 AND 1-A

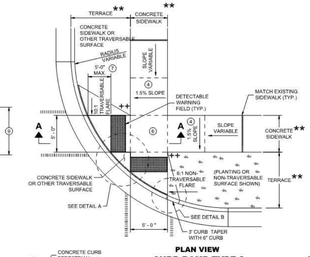
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SDD 08D05-21a

SDD 08D05-21a



DETAIL A



PLAN VIEW

CURB RAMP TYPE 2

(CENTER OF CORNER RADIUS)

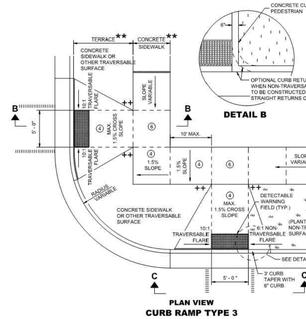
GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

2. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN ½ - INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. AN 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE (2.6% OR LESS) AND NOT TO EXCEED 11% GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LEVEL LANDING SIZE IS 5 FEET X 5 FEET.
7. WHEN GRADE BREAK DISTANCE EXCEEDS 5 FEET, USE RADIAL DETECTABLE WARNING FIELD PER SDD 8D5-f
8. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
9. WHEN DISTANCE IS LESS THAN 6' - 0", IT MAY BE DIFFICULT TO ACHIEVE A 7% SLOPE OR FLATTER ALONG THE RAMP. REDUCE CURB HEIGHT IN TRIANGLE AREA TO ACHIEVE 7% SLOPE OR FLATTER ON RAMP. CONSTRUCT 2-INCH MINIMUM CURB HEIGHT BETWEEN 10'1 FLARES.

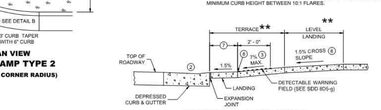


DETAIL B

PLAN VIEW

CURB RAMP TYPE 3

(OUTSIDE OF CROSSWALK AREA)



SECTION A - A FOR TYPE 2

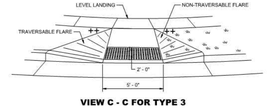
★ MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK

★★ WIDTH SHOWN ELSEWHERE IN THE PLANS

++ CONSTRUCT 6" WEDGE TO AVOID CONCRETE BREAKAGE



SECTION B - B FOR TYPE 3



VIEW C - C FOR TYPE 3

LEGEND

- ½" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT SIDEWALK
- PAVEMENT MARKING CROSSWALK (WHITE)

CURB RAMPS TYPE 2 AND 3

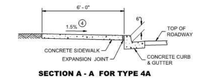
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SDD 08D05-21b

SDD 08D05-21b

RADIUS (AT CURB FACE)	X
10 FEET	4' - 7"

INTERMEDIATE RADII CAN BE INTERPOLATED



SECTION A - A FOR TYPE 4A

GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

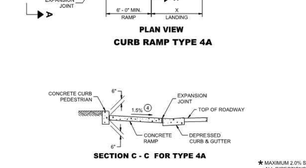
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DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

2. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN ½ - INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. AN 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
6. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LEVEL LANDING SIZE IS 5 FEET BY 5 FEET.
7. WHEN THIS GRADE BREAK DISTANCE EXCEEDS 5 FEET, USE RADIAL DETECTABLE WARNING FIELD PER SDD 8D5-f.
8. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
10. INSTALL TRANSITION NOSE (INCIDENTAL TO OTHER PAY ITEMS). DO NOT MARK TRANSITION NOSE.

LEGEND

- ½" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT SIDEWALK
- PAVEMENT MARKING CROSSWALK (WHITE)



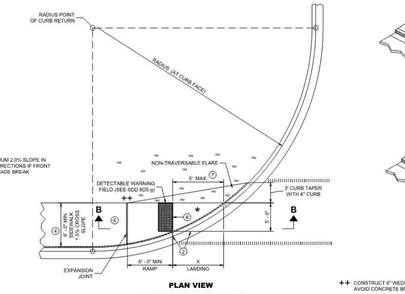
SECTION C - C FOR TYPE 4A



★★ IF RAMP SLOPE IS LESS THAN 5.0%, THEN NO ADJACENT UPHILL LANDING IS REQUIRED

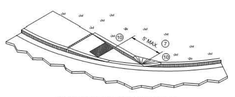
SECTION B - B FOR TYPE 4A AND TYPE 4A1

★ MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS IF FRONT OF GRADE BREAK

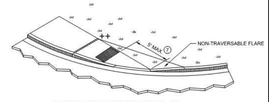


PLAN VIEW

CURB RAMP TYPE 4A1



ISOMETRIC VIEW FOR TYPE 4A



ISOMETRIC VIEW FOR TYPE 4A1

++ CONSTRUCT 6" WEDGE TO AVOID CONCRETE BREAKAGE

CURB RAMPS TYPE 4A AND 4A1

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SDD 08D05-21c

SDD 08D05-21c

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David J. Knaeble

DATE 03/30/26 LICENSE NO. 44720-6

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06/15/26	CITY RESUBMITTAL

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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

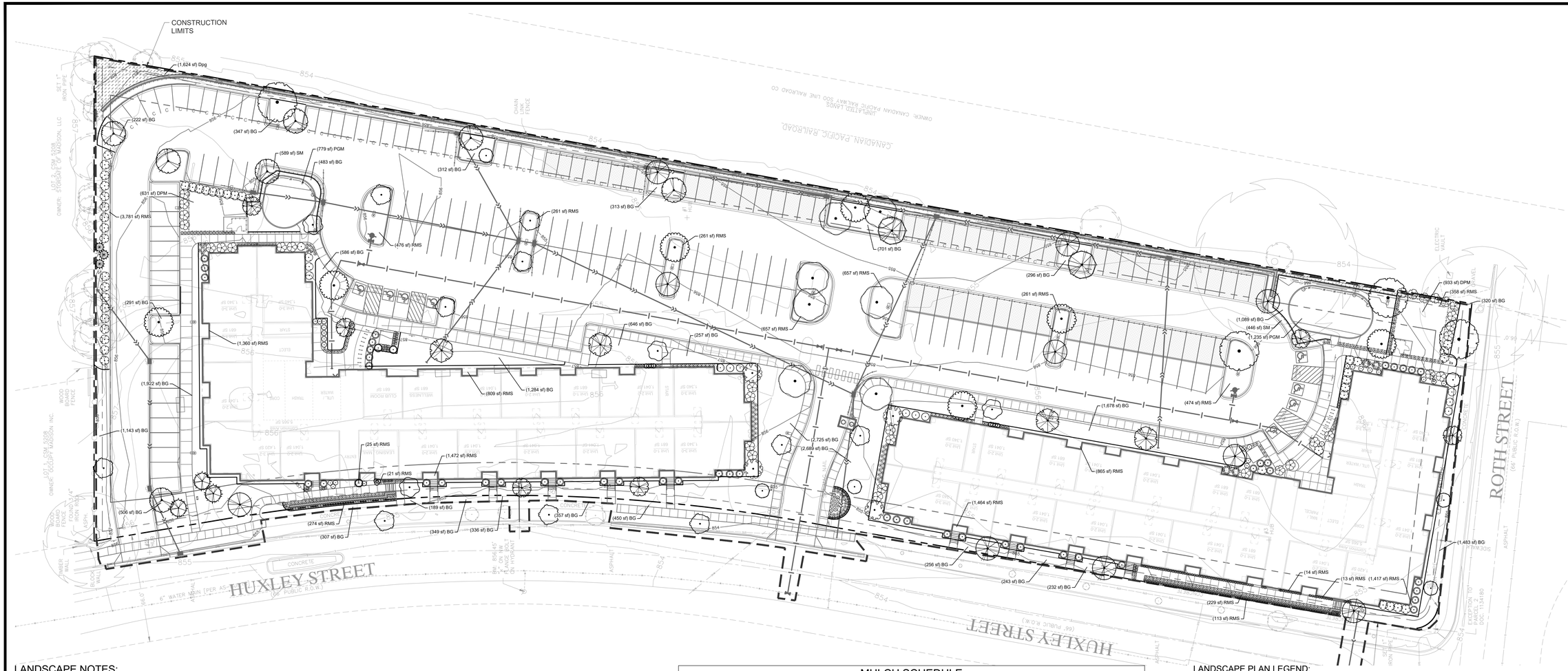
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.4

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LANDSCAPE NOTES:

1. 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.
2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED PER WITH 4" DEPTH MULCH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS). NO DYED PRODUCTS ALLOWED.
3. ALL TREES SHALL BE MULCHED WITH 3"- 4" DEPTH MULCH, NO DYED PRODUCTS ALLOWED, TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	3"- 4" DEPTH MULCH	YES	NO	ALL MULCH SHALL BE NATURAL IN COLOR, NO DYED PRODUCTS WILL BE ACCEPTED
MAINT. STRIP AT BUILDING FOUNDATION	3"- 4" DEPTH MULCH	YES	YES	SEE DETAILS
PLAYGROUND MULCH	12" DEPTH ENGINEERED PLAYGROUND MULCH, SEE REMARKS. DEPTH AS SPECIFIED BY PLAYGROUND EQUIPMENT MANUFACTURER.	SEE SITE PLAN	YES	ORGANIC MULCH DESIGNED SPECIFICALLY FOR USE ON PLAYGROUNDS/CERTIFIED BY ANSI/ASTM FOR PLAYGROUND USE. (I.E. SYLVA SOFTSTEP, SET,INC. PLAYGROUND, OR EQUIVALENT)
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD, SEE REMARKS	SEE SITE PLAN	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS OR PLAYGROUNDS. SHALL KNIT TOGETHER TO FORM MATTED, ACCESSIBLE SURFACE. (I.E. SYLVA SOFTSTEP, SET, INC. PLAYGROUND, OR EQUIVALENT), PROVIDE SHOP DRAWINGS/DATA SHEETS FOR REVIEW.
NATIVE SEED AREAS	TEMPORARY STRAW MULCH	NO	NO	SEE SEEDING SUPPLIER RECOMMENDATIONS FOR MULCH STABILIZATION
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

LANDSCAPE PLAN LEGEND:

GROUND COVER SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS				
	DPM	1,564 sf	PLAYGROUND MULCH. SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH PROVIDE PLAYGROUND MULCH, SYLVA SOFTSTEP OR EQUIVILANT. INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, SEE GRADING PLAN FOR GRADES.	Mulch
	SM	1,083 sf	MULCH / MULCH INSTALLED 4" DEEP ON GRADED, WEED FREE, & PREPARED SOIL. PROVIDE EDGING AS REQ. ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED	Mulch
	RMS	15,265 sf	MULCH / MULCH INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED.	Mulch
	PGM	2,014 sf	PLAYGROUND MULCH. SYLVA SOFTSTEP EQUIV. / PLAYGROUND WOOD MULCH PROVIDE PLAYGROUND MULCH, SYLVA SOFTSTEP OR EQUIVILANT. INSTALLED 12" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, W/GEOTEXTILE FABRIC, SEE GRADING PLAN FOR GRADING & DRAINAGE REQ.	Mulch
	BG	22,672 sf	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod
MNDOT - SEED MIXES				
	Dpg	1,624 sf	MN SEED MIX #35-221 DRY PRAIRIE GENERAL. / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 36.5 LB/ACRE (98.7 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix

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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CONSTRUCTION LIMITS

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Patrick J. Sarver
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06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNABLE
CONTACT NUMBER	612-615-5060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

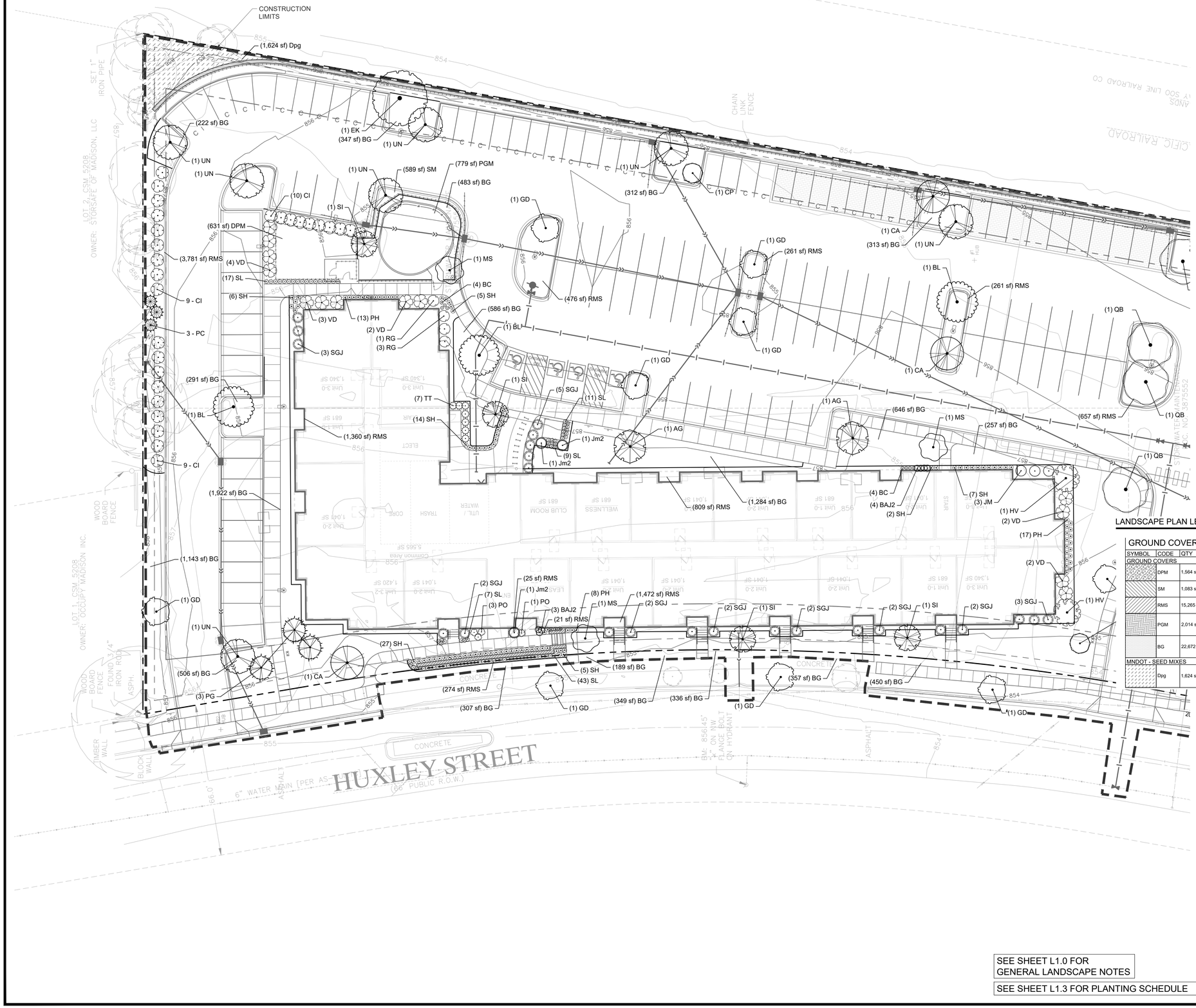
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

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LANDSCAPE PLAN LEGEND:

GROUND COVER SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS				
	DPM	1,564 sf	PLAYGROUND MULCH. SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH PROVIDE PLAYGROUND MULCH, SYLVA SOFTSTEP OR EQUIVILANT. INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, SEE GRADING PLAN FOR GRADES.	Mulch
	SM	1,083 sf	MULCH / MULCH INSTALLED 4" DEEP OVER GRADED, WEED FREE, & PREPARED SOIL. PROVIDE EDGING AS REQ. ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED	Mulch
	RMS	15,265 sf	MULCH / MULCH INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED	Mulch
	PGM	2,014 sf	PLAYGROUND MULCH. SYLVA SOFTSTEP EQUIV. / PLAYGROUND WOOD MULCH PROVIDE PLAYGROUND MULCH, SYLVA SOFTSTEP OR EQUIVILANT. INSTALLED 12" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, W/GEOTEXTILE FABRIC, SEE GRADING PLAN FOR GRADING & DRAINAGE REQ.	Mulch
	BG	22,672 sf	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod
MNDOT - SEED MIXES				
	Dpg	1,624 sf	MN SEED MIX #35-221 DRY PRAIRIE GENERAL, / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 36.5 LB/ACRE (98.7 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix

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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

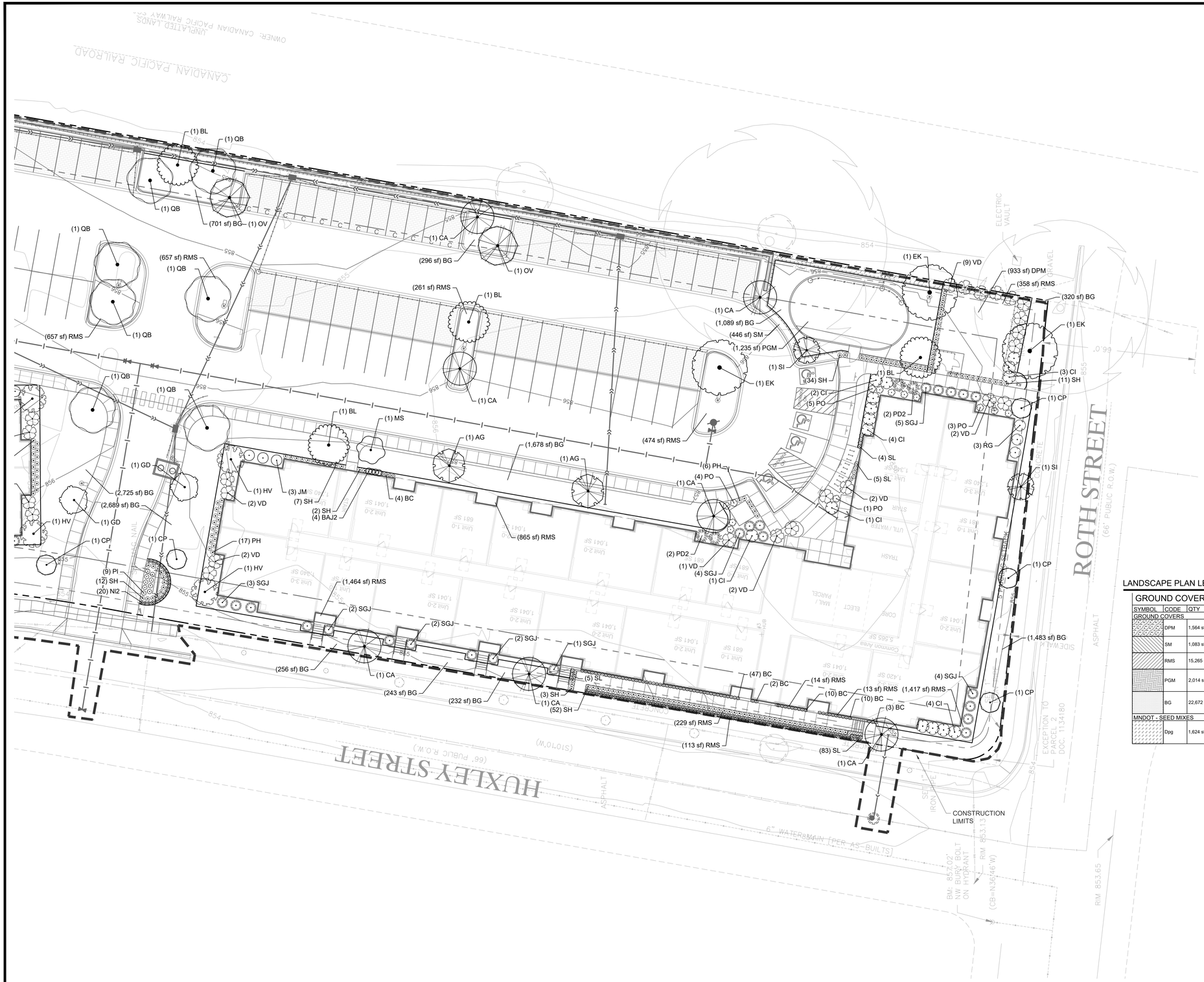
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN
NORTH

L1.1

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SEE SHEET L1.3 FOR PLANTING SCHEDULE

LANDSCAPE PLAN LEGEND:

GROUND COVER SCHEDULE

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GROUND COVERS				
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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN SOUTH

L1.2

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PLANT SCHEDULE FULL SITE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
2.5" OVERSTORY TREE						
	CP	6	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	GD	10	Street Keeper Honey Locust / Gleditsia triacanthos `Draves` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	4	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
	QB	7	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
	BL	7	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	UN	7	New Horizon American Elm / Ulmus americana `New Horizon`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		41	SUBTOTAL:			
EVERGREEN TREES						
	PC	3	Cupressina Norway Spruce / Picea abies 'Cupressina'	6` HT.	NOT NATIVE	N
	PG	3	White Spruce / Picea glauca	6` HT.	NATIVE	
		6	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	4	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	1.5" Cal. B&B	NATIVE	Y
	CA	10	Pagoda Dogwood / Cornus alternifolia	1.5" Cal. B&B	NATIVE	Y
	MS	4	Spring Snow Crabapple / Malus x `Spring Snow`	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	OV	2	American Hophornbeam / Ostrya virginiana	1.75" Cal B&B	NATIVE	Y
	SI	6	Ivory Silk Japanese Tree Lilac / Syringa reticulata `Ivory Silk`	1.5" Cal. B&B	NOT NATIVE	Y
		26	SUBTOTAL:			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
GRASSES						
	BC	84	Side Oats Grama / Bouteloua curtipendula	1 GAL.	NATIVE	Y
	PH	69	Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal`	1 GAL.	NATIVE CULTIVAR	Y
	SL	184	Little Bluestem Grass / Schizachyrium scoparium	1 GAL.	NATIVE	Y
	SH	187	Prairie Dropseed / Sporobolus heterolepis	1 GAL.	NATIVE	Y
		524	SUBTOTAL:			
PERENNIALS						
	NI2	20	Catmint / Nepeta racemosa `Little Titch`	#1 CONT	NOT NATIVE	Y
	PI	9	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	#1 CONT	NOT NATIVE	Y
		29	SUBTOTAL:			
SHRUB - DECIDUOUS						
	CI	43	Isanti Redosier Dogwood / Cornus sericea `Isanti`	3 GAL.	NATIVE CULTIVAR	Y
	HV	4	Common Witch Hazel / Hamamelis virginiana	3 GAL.	NATIVE	Y
	PO	17	Yellow Ninebark / Physocarpus opulifolius `Dart`s Gold`	3 GAL.	NATIVE CULTIVAR	Y
	PD2	4	Diabolo Ninebark / Physocarpus opulifolius `Diabolo`	3 GAL.	NATIVE CULTIVAR	Y
	RG	7	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	3 GAL.	NATIVE	Y
	TT	7	Taunton`s Yew / Taxus x media `Tauntonii`	3 GAL.	NOT NATIVE	N
	VD	33	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	3 GAL.	NATIVE	Y
		115	SUBTOTAL:			
SHRUB - EVERGREEN						
	JM	6	Mint Julep Juniper / Juniperus chinensis `Mint Julep`	3 GAL.	NOT NATIVE	N
	SGJ	46	Sea Green Juniper / Juniperus chinensis `Sea Green`	3 GAL.	NOT NATIVE	N
	BAJ2	11	Blue Arrow Juniper / Juniperus Scopulorum `Blue Arrow`	3 GAL.	NOT NATIVE	N
	Jm2	3	Medora Juniper / Juniperus scopulorum `Medora`	#5 CONT	NOT NATIVE	N
		66	SUBTOTAL:			

LANDSCAPE CALS:

pre			
1 CANOPY TREE OR **2 ORNAMENTAL OR EVERGREEN TREES** OR **5 SHRUBS** PER **30 LINEAR FEET** OF LOT FRONTAGE PERIMETER*			
LOT PERIMETER TOTAL	=	**1019**	LF
REQUIRED CANOPY TREES	=	**34**	TREES
REQUIRED CANOPY SHRUBS	=	**170**	SHRUBS

PLOT				
AT LEAST **1 CANOPY TREE PER 160 SQ FT** REQUIRED LANDSCAPED AREA - *MAY SUBSTITUTE 2 ORNAMENTAL DECIDUOUS TREES FOR UP TO 25% OF CANOPY TREES*				
LANDSCAPE AREA	5873/160	=	36	CANOPY TREES
SUBSTITUTE TREES	36*0.20	=	7	25% ORN TREES

DIVERSITY REQUIREMENT FOR NEW CANOPY TREES	
NUMBER OF NEW/OVERSTORY TREES	DIVERSITY REQUIREMENT
<5	NONE
5 - 50	NO SINGLE SPECIES CAN COMPRISE MORE THAN 33%
>50	NO SINGLE SPECIES CAN COMPRISE MORE THAN 20%
*NO MORE THAN 4 OF ANY ONE SPECIES CANOPY TREE SHALL BE USED TO MEET A CANOPY TREE REQUIREMENT	

LANDSCAPE POINT REQUIREMENTS			
5 LANDSCAPE POINTS SHALL BE PROVIDED FOR EACH 300 SQUARE FEET OF DEVELOPED AREA			
TOTAL SQUARE FOOTAGE OF DEVELOPED AREA:	115979	SQ FT	
TOTAL LANDSCAPE POINTS REQUIRED:	1933	POINTS	

PARKING LOT LANDSCAPE REQUIRMENTS			
MIN. OF 8% OF THE ASPHALT / CONCRETE AREA OF SURFACE PARKING LOT SHALL BE DEVOTED TO INTERIOR PLANTING ISLANDS.			
TOTAL AREA OF SURFACE PARKING LOT	72911	SF	**PERCENTAGE**
8% OF SURFACE PARKING LOT	5832	SF	8%
PROVIDED AREA OF LANDSCAPED ISLANDS	5895	SF	8%

OTHER IMPORTANT CONSIDERATIONS
PLANTING BEDS / AREAS MUST HAVE AT LEAST 75% VEGETATIVE COVER MULCHED.

TOTAL PLANT SUMMARY	
TOTAL REQUIRED	
TREES	36
SHRUBS	170
TOTAL PROPOSED	
TREES	50
SHRUBS	170
GRASSES	107
REQUIRED POINTS	1933
PROPOSED POINTS	2500

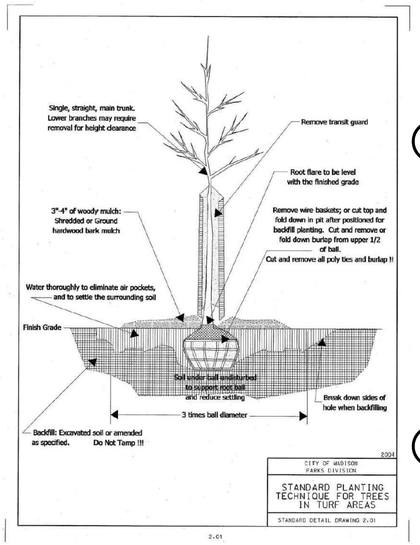
TABULATING LANDSCAPE POINTS

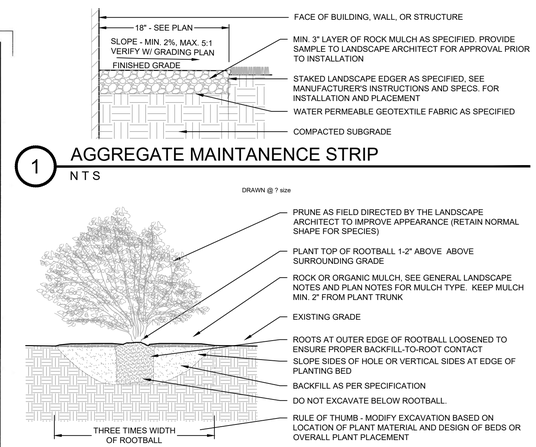
PROJECT LOCATION / ADDRESS:	1201 HUXLEY ST, MADISON, WI 53704						
NAME OF PROJECT:	HUXLEY APARTMENTS						
OWNER / CONTACT:	DEVCO US CONSTRUCTION, LLC - CORBAN LAWLOR						
CONTACT PHONE:	(206)-915-3171		CONTACT EMAIL:	CORBAN.LAWLOR@DEVCOUS.COM			
				CREDITS / EXISTING		**NEW / PROPOSED**	
PLANT TYPE / ELEMENT	**MIN. SIZE & SPECS AT INSTALLATION**	**POINTS**	**QUANTITY**	**POINTS**		**QUANTITY**	**POINTS**
TREE - OVERSTORY DECIDUOUS	2 1/2 INCH CALIPER MEASURED DIA AT DBH	35	6	**210**		36	**1260**
TREE - TALL EVERGREEN	5-6FT TALL	35	0	**0**		3	**105**
TREE - ORNAMENTAL	1 1/2 INCH CALIPER DBH	15	0	**0**		11	**165**
SHRUB - UPRIGHT EVERGREEN	3 - 4 FT TALL	10	0	**0**		0	**0**
SHRUB - DECIDUOUS	#3 GALLON CONTAINER 12" - 24"	3	0	**0**		134	**402**
SHRUB - OTHER EVERGREEN	#3 GALLON CONTAINER 12" - 24"	4	0	**0**		36	**144**
ORNAMENTAL GRASSES / PERENNIALS	#1 GALLON CONTAINER 8" - 18"	2	0	**0**		107	**214**
DECORATIVE FENCE / WALL	N/A	4 PER 10 LINEAL FT	0	**0**		0	**0**
EXISTING SIGNIFICANT SPECIMEN TREE	MIN. 2 1/2 INCH CALIPER DBH, MUST BE WITHIN DEVELOPED AREA, CANNOT COUNT FOR MORE THAN 30% OF TOTAL REQ. POINTS	14 PER CALIPER INCH DBH MAX. 200 PTS PER TREE	0	**0**		0	0
LANDSCAPE FURNITURE FOR PUBLIC SEATING & / OR TRANSIT CONNECTIONS	MUST BE WITHIN DEVELOPED AREA, PUBLICLY ACCESSIBLE, CANNOT COUNT FOR MORE THAN 5% OF TOTAL REQ. POINTS	5 PER "SEAT"	0	**0**		0	**0**
		SUBTOTALS:	6	**210**		327	**2290**
		TOTAL LANDSCAPE POINTS:	**2500**				

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

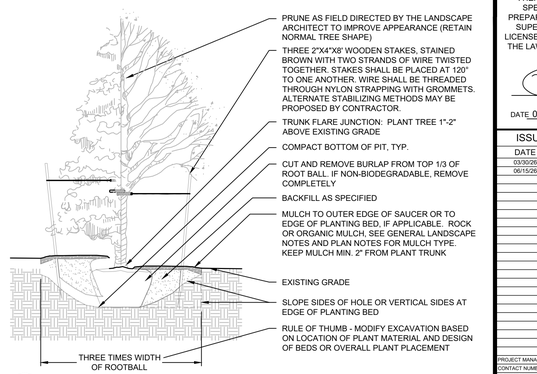
LANDSCAPE DETAILS:





1 AGGREGATE MAINTANENCE STRIP
NTS

2 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



3 DECIDUOUS & CONIFEROUS TREE PLANTING
PRIVATE PROPERTY INSTALL ONLY

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

DIGGERS HOTLINE
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www.DiggersHotline.com

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

WISCONSIN
PATRICK J. SARVER
E-398-14
GOLDEN VALLEY MN
LANDSCAPE ARCHITECT

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNABLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

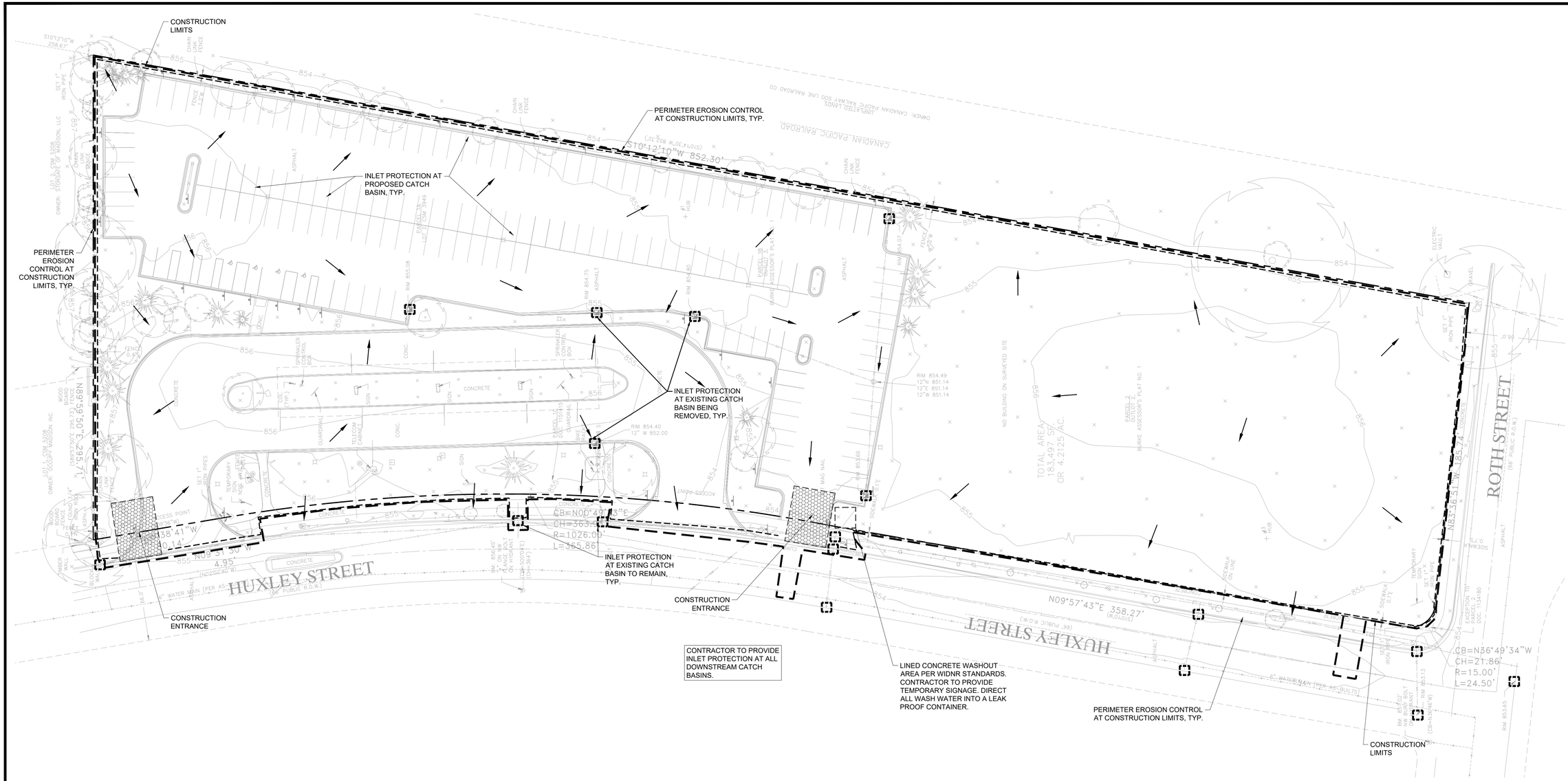
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.3

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SWPPP NOTES:

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2. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

EROSION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE IN PLACE BEFORE BEGINNING ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES AND CONTINUOUSLY MAINTAINED.
2. INSTALL CONSTRUCTION VEHICULAR TRACKING PAD AT ENTRANCE/EXIT OF PROJECT SITE. SEE DETAIL SHEETS FOR INSTALLATION REQUIREMENTS.
3. 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.
4. ALL DITCH CHECKS ARE TO BE SEDIMENT LOGS. SEE DETAIL SHEETS FOR INSTALLATION.
5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED IN ANY PARTICULAR AREA.
6. 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.
7. SITE WATERING SHALL BE PROVIDED DURING CONSTRUCTION AS NEEDED TO MINIMIZE DUST AND POLLUTANTS FROM LEAVING THE SITE.
8. AVOID SHARP ANGLES WITH THE INSTALLATION OF SILT FENCE AND GENERALLY INSTALL PERPENDICULAR TO WATER FLOW.
9. 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.
10. 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.
11. REMOVE SILT FENCE AFTER VEGETATION IS ESTABLISHED.
12. REFER TO LANDSCAPE PLAN FOR FINAL REVEGETATION REQUIREMENTS.
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14. 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:

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SWPPP LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

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

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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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1201 HUXLEY ST, MADISON, WI 53704

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

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

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

ISSUE/SUBMITTAL SUMMARY

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06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

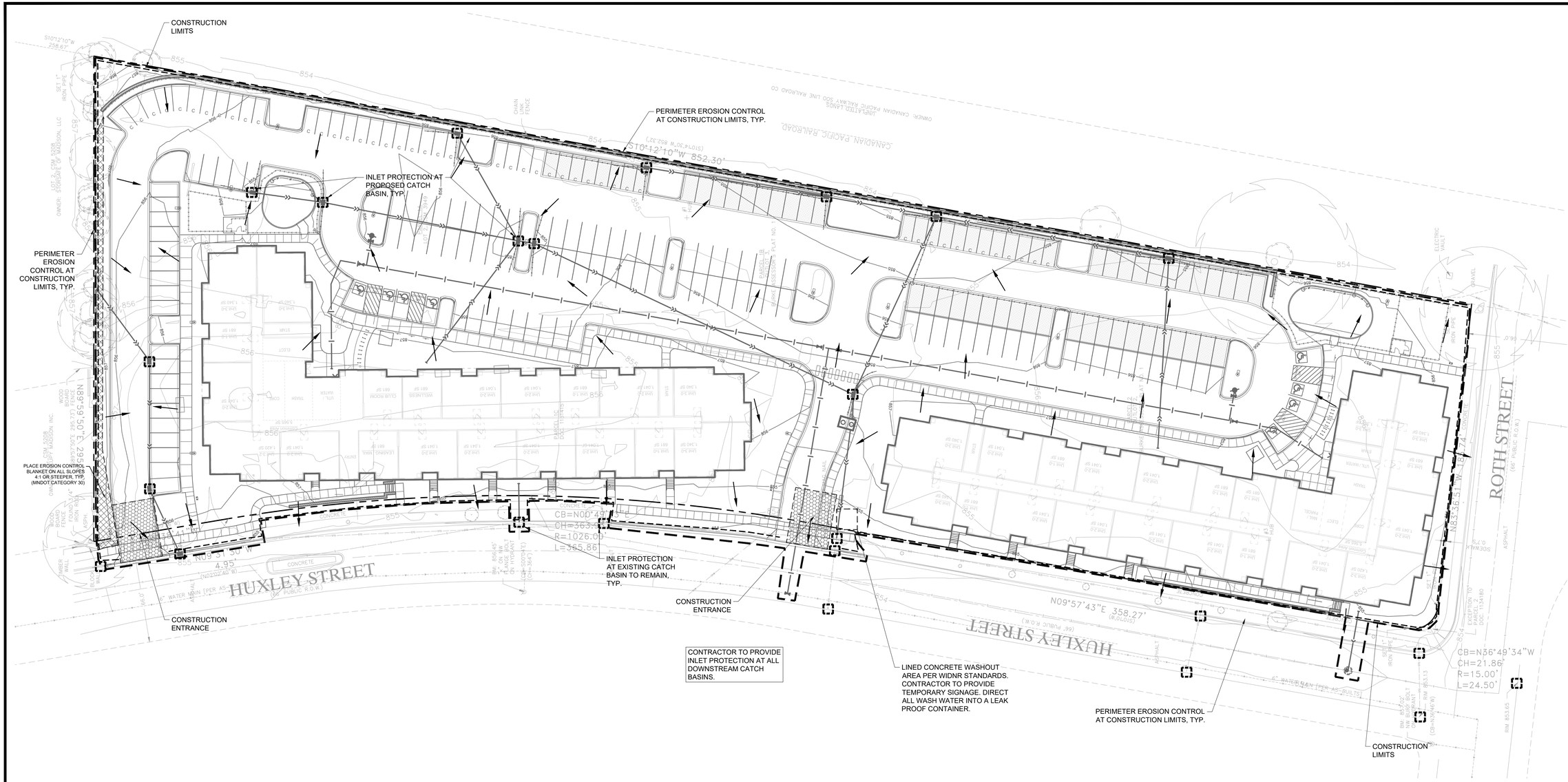
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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OWNER
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DAVID J. KNAEBLE
E-44720
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PROFESSIONAL ENGINEER

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David J. Knaeble
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DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

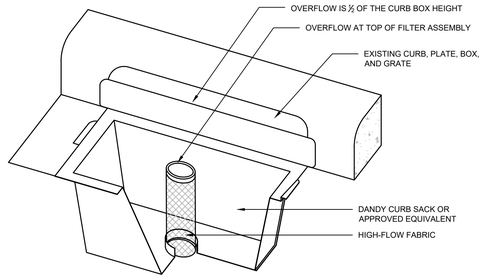
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

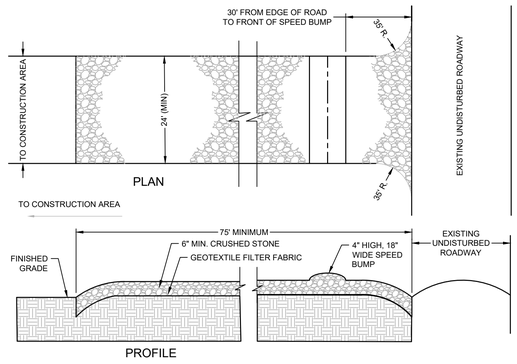
SW1.1

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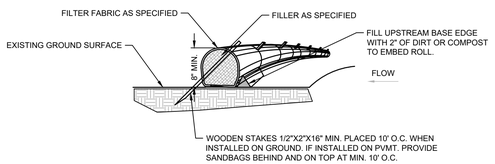
NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. CONTRACTOR SHALL USE DANDY SACK OR APPROVED EQUIVALENT FOR STRUCTURES WITHOUT CURBING.

1 CURB INLET SACK
NTS



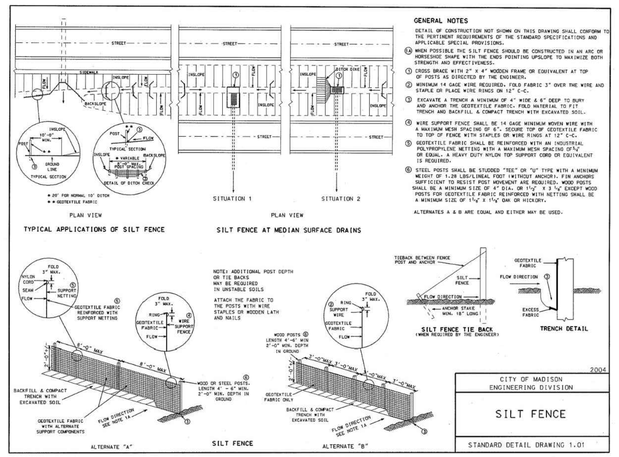
NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

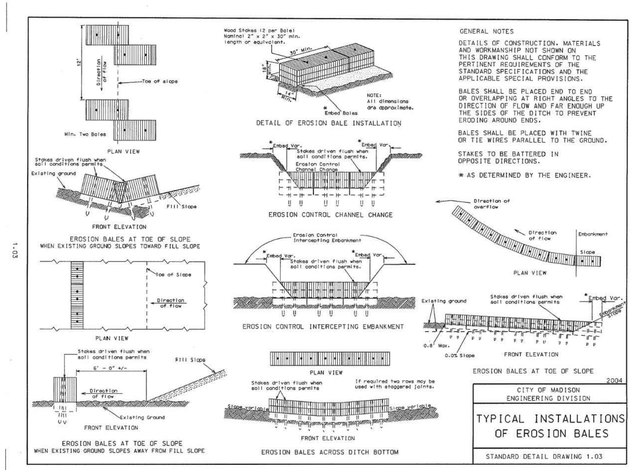
2 STABILIZED CONSTRUCTION ACCESS
NTS

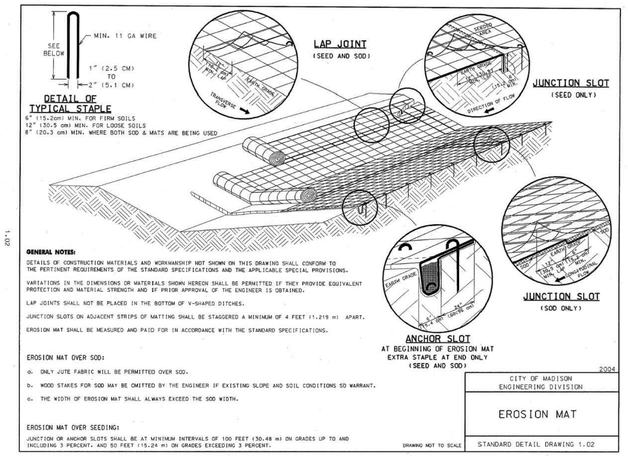


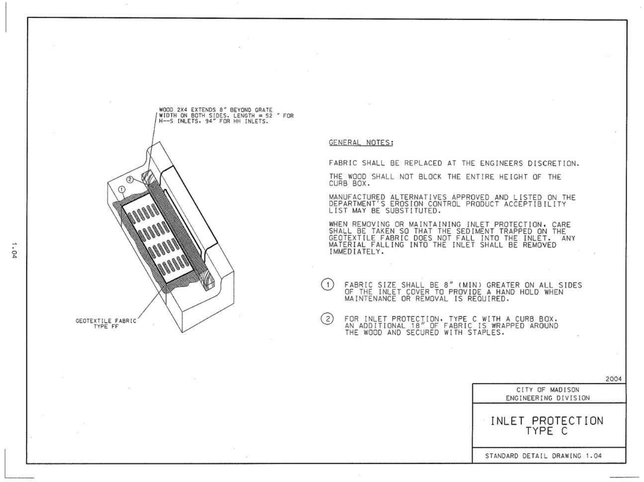
NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS









HUXLEY APARTMENTS
1201 HUXLEY ST, MADISON, WI 53704

PROJECT

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

OWNER

CivilSite GROUP
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PRELIMINARY: NOT FOR CONSTRUCTION

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-5060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

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GENERAL SWPPP RESPONSIBILITIES:

THE CONTRACTOR SHALL PROVIDE A KNOWLEDGEABLE AND EXPERIENCED PERSON TO OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION. TRAINING MUST BE IN CONFORMANCE WITH THE NPDES CONSTRUCTION PERMIT REQUIREMENTS. TRAINING DOCUMENTATION MUST REMAIN ON-SITE WITH THE SWPPP AND THE TRAINED PERSON MUST BE AVAILABLE ONSITE WITHIN 72 HOURS

BOTH THE OWNER AND CONTRACTOR (OPERATOR) SHALL BE RESPONSIBLE FOR THE PROPER TERMINATION AND/OR TRANSFER OF THE PERMIT.

THE OWNER WILL BE RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM(S).

UNLESS SPECIFICALLY STATED, THE ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY SWPPP ACTIVITIES DURING OR AFTER CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF TWO NEW APARTMENT BUILDINGS AND PARKING LOT. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

EROSION PREVENTION MEASURES - GENERAL

THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION MEASURES FOR THE PROJECT INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. THE CONTRACTOR SHALL PLAN AND IMPLEMENT APPROPRIATE CONSTRUCTION PRACTICE AND CONSTRUCTION PHASING TO MINIMIZE EROSION AND RETAIN VEGETATION WHENEVER POSSIBLE
2. ALL AREAS NOT TO BE DISTURBED SHALL BE DELINEATED WITH FLAGS, STAKES, SIGNS, OR OTHER MEANS NECESSARY TO PROTECT THESE AREAS BEFORE CONSTRUCTION BEGINS ON THE SITE.
3. ALL DRAINAGE DITCHES AND/OR SWALES SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER OR 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THE DITCH/SWALE HAS TEMPORARILY OR PERMANENTLY CEASED
4. ALL PIPE OUTLETS SHALL HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTED TO A SURFACE WATER
5. ALL EXPOSED SOILS SHALL BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION. IN NO CASE SHALL UN-WORKED AREAS, INCLUDING STOCKPILES, HAVE EXPOSED SOILS FOR MORE THAN 14 DAYS WITHOUT PROVIDING TEMPORARY OR PERMANENT STABILIZATION. (7 DAYS FOR PROJECTS WITH RECEIVING WATER THAT IS IMPAIRED OR SPECIAL)
6. PROVIDE A MINIMUM OF 6 INCHES OF TOPSOIL IN ALL DISTURBED AREAS PROPOSED TO BE LANDSCAPED OR GREENSPACE, AND THOROUGHLY APPLY SLOW RELEASE FERTILIZER TO TOP 2 INCHES BEFORE LAYING SOD.

SEDIMENT CONTROL MEASURES AND TIMING - GENERAL

THE CONTRACTOR IS RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES FOR THE PROJECT. SEDIMENT CONTROL MEASURE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. SEDIMENT CONTROL MEASURES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
2. ON SLOPES WITH 3:1 OR STEEPER GRADES THERE SHALL BE NO UNBROKEN SLOPE LENGTH GREATER THAT 75 FEET.
3. ALL STORM DRAIN INLETS AND CULVERT INLETS SHALL BE PROTECTED BY AN APPROPRIATE BMP DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAS BEEN STABILIZED. INLET AND CULVERT PROTECTION SHALL CONFORM TO THE WISDOT SPECIFICATION 628
4. STOCKPILES SHALL BE PROVIDED WITH AN EFFECTIVE SEDIMENT PERIMETER CONTROL AND SHALL NOT BE PLACED IN ANY TYPE OF SURFACE WATER OR DRAINAGEWAY.
5. VEHICLE TRACKING SHALL BE MINIMIZED WITH EFFECTIVE BMP'S. WHERE THE BMP'S FAIL TO PREVENT SEDIMENT FROM TRACKING ONTO STREETS THE CONTRACTOR SHALL CONDUCT STREET SWEEPING TO REMOVE ALL TRACKED SEDIMENT.
6. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING THE NEED FOR TEMPORARY SEDIMENT BASINS BASED ON ACTUAL FIELD CONDITIONS TO PROTECT DOWNSTREAM RESOURCES. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED BEFORE UP-GRADIENT VEGETATION IS DISTURBED AND MAINTAINED UNTIL THE RISK OF DAMAGE TO DOWNSTREAM RESOURCES IS MITIGATED BY OTHER MEANS.

DEWATERING AND BASIN DRAINING ACTIVITIES - GENERAL

THE OPERATOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. WHENEVER POSSIBLE, WATER FROM DEWATERING ACTIVITIES SHALL DISCHARGE TO A TEMPORARY AND/OR PERMANENT SEDIMENT BASIN.
2. IF WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN, IT SHALL BE TREATED WITH OTHER APPROPRIATE BMP'S, TO EFFECTIVELY REMOVE SEDIMENT.
3. ALL DISCHARGE POINTS SHALL BE PROTECTED FROM EROSION AND SCOUR.
4. DISCHARGE WATER SHALL BE DISPERSED OVER AN EFFECTIVE ENERGY DISSIPATION MEASURE.
5. ALL WATER FROM DEWATERING SHALL BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS. WATER SHALL NOT BE DISCHARGED TO ADJACENT RESIDENTIAL PROPERTIES. IT MUST BE DISCHARGED TO THE PUBLIC STREET.

FINAL STABILIZATION - GENERAL

THE OPERATOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. ALL SOIL DISTURBING ACTIVITIES OUTSIDE OF THE RIGHT-OF-WAY HAVE BEEN COMPLETED.
2. ALL EXPOSED SOILS HAVE BEEN UNIFORMLY STABILIZED.
3. ALL DRAINAGE DITCHES, PONDS AND ALL STORM WATER CONVEYANCE SYSTEMS HAVE BEEN CLEARED OF SEDIMENT AND STABILIZED TO PRECLUDE EROSION.

TEMPORARY SEDIMENT BASIN

THE CONTRACTOR SHALL LIMIT THE AMOUNT OF THE SITE THAT IS SUSCEPTIBLE TO EROSION AT ANY GIVEN TIME BY PHASING THE WORK. PERMAENT FILTRATION FACILITIES CAN BE USED AS TEMPORARY STORAGE BASINS PRIOR TO INSTALLING SAND AND FILTRATION MEDIA. AFTER TEMPORARY STORAGE NEED IS OVER, THE PERMANENT FILTRATION FACILITIES SHOULD BE CONSTRUCTED ACCORDING TO PLANS.

CONSTRUCTION SEQUENCING

CONTRACTOR SHALL COMPLY WITH THE FOLLOWING SEQUENCE. THE CONTRACTOR MAY ADJUST THE SEQUENCE IF NEEDED TO ADDRESS THEIR MEANS AND METHODS AND UNANTICIPATED FIELD CONDITIONS.

1. INSTALL INLET PROTECTION IN DOWNSTREAM STRUCTURES.
2. INSTALL BARRIERS AND BARRICADES, AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL SEDIMENT CONTROL THAT IS NEEDED FOR THE PROPERTY.
3. INSTALL RUMBLE RACK AND/OR CONSTRUCTION ENTRANCE. MOVE AS NEEDED DURING CONSTRUCTION.
4. CLEAR AND DEMO SITE, INCLUDING DEMOLITION OF EXISTING PAVEMENT, CURB, BUILDING, AND ANYTHING ELSE SPECIFIED ON THE PLANS.
5. BEGIN SITE GRADING.
6. INSTALL SITE UTILITIES.
7. CONSTRUCT QUICK LANE BUILDING, CURB AND GUTTER, SIDEWALKS, AGGREGATE BASE, AND NEW PAVEMENT.
8. FLUSH STORM SEWER SYSTEM. REMOVE ANY SEDIMENT FLUMES.
9. INSTALL A MINIMUM OF 6 INCHES OF TOPSOIL IN ALL DISTURBED AREAS PROPOSED TO BE LANDSCAPED OR VEGETATED. COMPLETE SEEDING AND PERMANENT LANDSCAPING. DO NOT STORE ANY LANDSCAPE MATERIALS ON PAVEMENT SURFACE.
10. REMOVE SILT FENCES, INLET PROTECTION, TREE FENCING AND OTHER NON-BIODEGRADABLE SEDIMENT AND EROSION CONTROL BMPS. REMOVE TRAFFIC BARRIERS AS SITE CONSTRUCTION CONCLUDES.
11. VACUUM PAVEMENT SURFACE WHEN ALL CONSTRUCTION EXCEPT STRIPING HAS OCCURRED. STRIPE PARKING LOT
12. MONITOR AND REINSTALL VEGETATION AND SEEDING AS NEEDED UNTIL FULLY ESTABLISHED.
13. FILE WPDES NOTICE OF TERMINATION ("NOT") WITH WDNR WITHIN 45 DYAS OF FINAL STABILIZATION.

INSPECTION AND MAINTENANCE

ALL INSPECTIONS , MAINTENANCE, REPAIRS, REPLACEMENTS, AND REMOVAL ARE TO BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING REQUIRED INSPECTIONS MAINTENANCE AND OBSERVATION OF WEATHER CONDITIONS AND RAINFALL AMOUNTS TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS. THE CONTRACTOR SHALL OBSERVE THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

THE CONTRACTOR SHALL KEEP A SUMMARY MAINTENANCE/CONSTRUCTION OBSERVATION REPORT TO BE RECORDED AFTER EACH SITE VISIT/OBSERVATION. THE CONTRACTOR SHALL SUBMIT A COPY OF THE WRITTEN INSPECTIONS MONTHLY TO THE OWNER. AN EXAMPLE INSPECTION FORM IS INCLUDED ON SHEET SW1.4 UNDER ATTACHMENT B. RECORDS SHALL INCLUDE THE FOLLOWING:

1. DATE AND TIME OF INSPECTIONS
2. NAME OF PERSON CONDUCTING INSPECTION
3. FINDINGS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS IF NECESSARY
4. CORRECTIVE ACTIONS TAKEN (INCLUDE DATE, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITY)
5. DATE AND BUMBER OF RAINFALLS GREATER THAN 0.5 INCHES IN 24 HOURS
6. DESCRIPTION OF AND PHOTOGRAPHS OF DISCHARGE LEAVING THE SITE.
7. RECORD OF AMENDMENTS MADE TO THE SWPPP
8. A SITE MAP INDICATING ACTIVE CONSTRUCTION AREAS AND LAND DISTURBING ACIVITIES, AS WELL AS LOCATIONS OF CORRECTIVE ACTIONS.

THE CONTRACTOR MUST KEEP THE SWPPP, ALL INSPECTION REPORTS AND AMENDMENTS ONSITE. THE CONTRACTOR SHALL DESIGNATE A SPECIFIC LOCATION TO KEEP THE RECORDS WHENEVER CONSTRUCTION ACTIVITY IS IN PROGRESS.

ALL EROSION PREVENTION AND SEDIMENTATION CONTROL BMP'S MUST BE INSPECTED TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S. THE CONTRACTOR MUST INVESTIGATE AND COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:

1. ALL SEDIMENTS BARRIERS INCLUDING SILT FENCE, BIO-LOGS, AND SIMILAR DEVICES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL, OR THE SEDIMENT REACHES ½ OF THE BARRIER HEIGHT. THESE REPAIRS SHALL BE MADE WITHIN 24 HOURS OF DISCOVERY.
2. TEMPORARY AND PERMANENT SEDIMENT BASINS MUST BE DRAINED, AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE CONTRACTOR SHALL REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. THE OPERATOR SHALL RE-STABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY, UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL CONSTRAINTS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE, AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS SHALL BE INSPECTED DAILY FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY BMP'S. AS WELL AS EROSION AND SEDIMENT CONTROL BMP'S FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, ALL OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
7. ALL (IN)FILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE (IN)FILTRATION AREAS AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE (IN)FILTRATION AREA.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH RECONSTRUCTING BMPS WHEN THE FUNCTIONALITY IS COMPROMISED BY THE CONTRACTOR'S ACTIONS OR INACTION TO PROTECT THE BMP.

POLLUTION PREVENTION MANAGEMENT MEASURES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES.

ALL POLLUTION PREVENTION MANAGEMENT MEASURES ARE TO BE CONSIDERED INCIDENTAL TO THE OVERALL PROJECT BID, UNLESS OTHERWISE NOTED. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL, IN COMPLIANCE WITH WDNR AND LOCAL DISPOSAL REQUIREMENTS, OF ALL SOLID OR LIQUID WASTE AND HAZARDOUS MATERIALS ON-SITE.
2. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON-SITE, UNLESS DONE IN AN ENGINEERED LEAK-PROOF CONTAINMENT SYSTEM. THE ENGINEERED SYSTEM PROVIDED BY THE CONTRACTOR MUST INCLUDE SITE DRAWINGS FOR THE PROJECT FILE AND WRITTEN ASSURANCE THAT THE SYSTEM WILL WORK AS DESIGNED AND LEAVE NO DISCHARGE OF CONCRETE OR CONCRETE RESIDUE POTENTIAL TO WATERS OF THE STATE DURING A MINIMUM OF A 100-YEAR STORM EVENT. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT SYSTEM TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT CONTAINMENT SYSTEM AND ALL RELATED ITEMS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT BID.
3. ALL NONHAZARDOUS WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER OR OTHER APPROVED CONTAINMENT METHOD AT THE END OF EACH DAY. ANY ALTERNATIVE TO A METAL DUMPSTER MUST BE SUBMITTED IN WRITING FOR APPROVAL BY THE PROJECT ENGINEER. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY TO FUNCTION AS INTENDED FOR DEBRIS COLLECTION. NO CONSTRUCTION GARBAGE OR WASTE MATERIAL SHALL BE BURIED ON-SITE.
4. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR SHALL COLLECT ALL SANITARY WASTE FROM THE PORTABLE UNITS AT A RATE NECESSARY TO MAINTAIN DESIGNED FUNCTION.
5. ALL FERTILIZERS SHALL BE STORED IN A COVERED SHELTER. PARTIALLY USED BAGS SHALL BE TRANSFERRED TO A SEALABLE BIN TO REDUCE THE CHANCE OF SPILLAGE.
6. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES AND ENGINE DEGREASING ARE PROHIBITED AT THE CONSTRUCTION SITE. ALL VEHICLES ON-SITE SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTION MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS. WHICH ARE CLEARLY LABELED. SPILL KITS SHALL BE INCLUDED WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE OPERATOR. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
7. ALL PAINT CONTAINERS AND CURING COMPOUNDS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT AND/OR CURING COMPOUNDS SHALL NOT BE DISCHARGED IN THE STORM SEWER SYSTEM AND SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTION.
8. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHALL BE KEPT IN AN ENCLOSED TRAILER OR SHED ON-SITE. EQUIPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO BROOMS, MOPS, DUST PANS, RAGS, GLOVES, GOGGLES, ABSORBENT (KITTY LITTER) OIL ABSORBENT BOOMS AND DIAPERS AND BUCKETS.
9. ALL SPILLS SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM WATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

POST CONSTRUCTION OPERATION AND MAINTENANCE

MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNER AND WILL INCLUDE THE FOLLOWING.

1. CLEAN DEBRIS FROM STORM SEWER INLETS ON AN AS NEEDED BASIS.
2. REMOVE SEDIMENT FROM SUMP MANHOLES WHEN SEDIMENT DEPTH EXCEEDS 6".

AMENDMENTS TO THE SWPPP

THE SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. AMENDMENTS WILL BE APPROVED BY BOTH THE OWNER AND CONTRACTOR AND WILL BE ATTACHED TO THE SWPPP AS AN ADDITIONAL SHEET. THE SWPPP AND AMENDMENTS WILL BE KEPT ON-SITE BY THE CONTRACTOR WHENEVER CONSTRUCTION ACTIVITY IS IN PROGRESS.

TRAINING

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RECERTIFICATION: 1/3/2025
EXPIRATION: 5/31/2028

OWNER INFORMATION

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

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	5,961 SF	3.2%		52,022 SF	28.4%	
PAVEMENT	81,843 SF	44.6%		85,419 SF	46.6%	
TOTAL	87,804 SF	47.9%	2.0 AC	137,441 SF	74.9%	3.2 AC
PERVIOUS SURFACES						
TOTAL	95,693 SF	52.1%	2.2 AC	46,056 SF	25.1%	1.1 AC
TOTAL SITE AREA	183,497 SF	100.0%	4.2 AC	183,497 SF	100.0%	4.2 AC
DIFFERENCE (EX. VS PROP.)	49,637 SF	27.1%				
DISTURBED AREA	190,195 SF	4.4 AC				

EROSION CONTROL QUANTITIES	
DISTURBED AREA	190,195 SF
SILT FENCE/BIO-ROLL	2,200 LF
EROSION CONTROL BLANKET	1,630 SF
INLET PROTECTION DEVICES	±28 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE WPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. [CONTRACTOR] IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF [CONTRACTOR]. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (REV. FEBRUARY 2017)
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (REV. FEBRUARY 2017)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRACTICES # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF HUDSON. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. [CONTRACTOR] IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE CITY OF HUDSON TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRITE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS CLASS II TYPE C EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. [CONTRACTOR] IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT : HTTP://DNR.WI.GOV/BOTW/
29. REFER TO THE SPILL PLAN DOCUMENT IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
30. REFER TO THE FRAC OUT PLAN DOCUMENT IF AN INADVERTENT DISCHARGE OF DRILLING FLUIDS (FRAC OUT) ICCYRS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: HTTPS://WWW3.EPA.GOV/NPDES/PUBS/CONCRETEWASHOUT.PDF. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING,

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
PROJECT NAME		HUXLEY APARTMENTS	
ADDRESS	1201 HUXLEY STREET	CITY/TOWNSHIP	MADISON
STATE	WI	COUNTY	DANE
ZIP CODE	53704	PROJECT SIZE	4.4 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		43.112756, -89.358509	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		2.0	
PROPOSED		3.2	
DIFFERENCE		1.2	
ESTIMATED CONSTRUCTION TIMELINE			
START	5-27	END	11-28
CONSTRUCTION ACTIVITY		DEVELOPMENT OF A SERIES OF MULTI-UNIT APARTMENT BUILDINGS	
SOIL TYPES		LARGELY FILL SOILS OVER CLAY AND SILT LAYERS	

SOILS INFORMATION



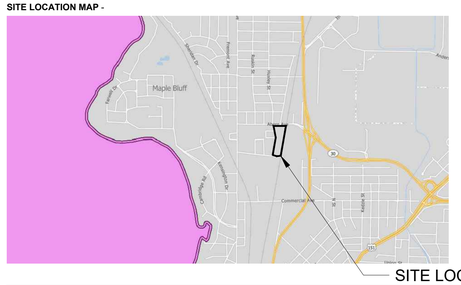
MAP UNIT SYMBOL	MAP UNIT NAME
7204A	VIRGIL SILT LOAM, GRAVELLY SUBSTRATUM, 0 TO 3 PERCENT SLOPES
7379A	COLWOOD SILT LOAM, 0 TO 2 PERCENT SLOPES

THE SOILS ON SITE ARE A MIX OF FOUR BASIC STRATIGRAPHIC UNITS; TOPSOIL, FILL, ORGANIC SOILS AND MEDIUM DENSE SAND SOILS.

RECEIVING WATER BODIES

RECEIVING WATER BODIES					
	WATER BODY WBIC	NAME OF WATER BODY	WATER BODY TYPE	OUTSTANDING OR EXCEPTIONAL (Y/N)	IMPAIRED WATER (Y/N)
1	805400	MENDOTA	LAKE	N	Y
2					
3					
4					

SITE LOCATION MAP -



STORMWATER RELATED REVIEWS AND PERMITS		
AGENCY	TYPE OF PERMIT OR REVIEW	STATUS
CITY OF MADISON	SITE PLAN REVIEW, BUILDING PERMIT	
WISCONSIN DEPARTMENT OF NATURAL RESOURCES	WPDES PERMIT	
WISCONSIN DEPARTMENT OF NATURAL RESOURCES	CONSTRUCTION STORMWATER	

ADDITIONAL INFORMATION/ATTACHMENTS

FOR THE PURPOSES OF THE STORM WATER MANAGEMENT PLAN (SWPPP) THE STORMWATER REPORT WILL ACT AS ATTACHMENT D. THE STORMWATER REPORT INCLUDES A DETAILED DESCRIPTION OF THE STORM WATER MANAGEMENT STRATEGY AND FACILITIES DESCRIPTION INCLUDING CALCULATIONS SHOWING COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT REGULATORY AGENCIES. THE STORMWATER REPORT IS AVAILABLE UPON REQUEST AT THE OFFICE OF THE ENGINEER.

THE GEOTECHNICAL REPORT CONTAINING AN IN DEPTH ANALYSIS OF THE SOILS PRESENT ONSITE IS AVAILABLE UPON REQUEST AT THE OFFICE OF THE ENGINEER.

ATTACHMENT B: EXAMPLE SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION
SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION
INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM

	Y	N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	☐	☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

7 DAY	RAIN
☐	☐

RAINFALL AMOUNT (IF APPLICABLE): _____

	Y	N
IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE? IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS	☐	☐

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	☐	☐	☐
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	☐	☐	☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	☐	☐	☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	☐	☐	☐
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	☐	☐	☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE? IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	☐	☐	☐
5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	☐	☐	☐

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:
- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

SOIL LOSS CALCULATIONS

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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

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

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
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.4

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CivilSite GROUP

HUXLEY APARTMENTS

PROJECT: 25341 DATE: 06/15/2026

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

DevCo - 1201 Huxley & 1901 Roth

1201 Huxley St & 1901 Roth St, Madison, WI 53704
06/15/2026
#25164



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Grand total: 32

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PROJECT TEAM

DEVELOPMENT

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

ARCHITECT

Kaas Wilson Architects
1301American 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 204 STALLS. PER THE CITY, WE WILL HAVE BIKE PARKING PER THE UNIT TO BIKE RATIO REQUIRED.

PROJECT NOTES:

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

Covered Bike Storage Building A : 1910 Roth

Bedroom Count	Unit Count	Bike Factor	Total
1	24	1	24
2	39	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	21
2	39	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	25,787 SF
Level 1	25,805 SF
Grand total	103,202 SF

GROSS AREA - BLDG A UNITS 1910 ROTH

Name	Area	Building
Unit 1-0		
Unit 1-0	15,488 SF	Building A
Unit 1-0: 24	15,488 SF	
Unit 2-0		
Unit 2-0	38,506 SF	Building A
Unit 2-0: 39	38,506 SF	
Unit 3-0		
Unit 3-0	21,040 SF	Building A
Unit 3-0: 16	21,040 SF	
Unit 3-2		
Unit 3-2	5,535 SF	Building A
Unit 3-2: 4	5,535 SF	
Grand total: 83	80,569 SF	

GROSS AREA - BLDG B UNITS 1210 HUX

Name	Area	Building
Unit 1-0		
Unit 1-0	13,552 SF	Building B
Unit 1-0: 21	13,552 SF	
Unit 2-0		
Unit 2-0	38,506 SF	Building B
Unit 2-0: 39	38,506 SF	
Unit 3-0		
Unit 3-0	21,040 SF	Building B
Unit 3-0: 16	21,040 SF	
Unit 3-2		
Unit 3-2	5,535 SF	Building B
Unit 3-2: 4	5,535 SF	
Grand total: 80	78,633 SF	

UNIT MIX - GROSS AREA

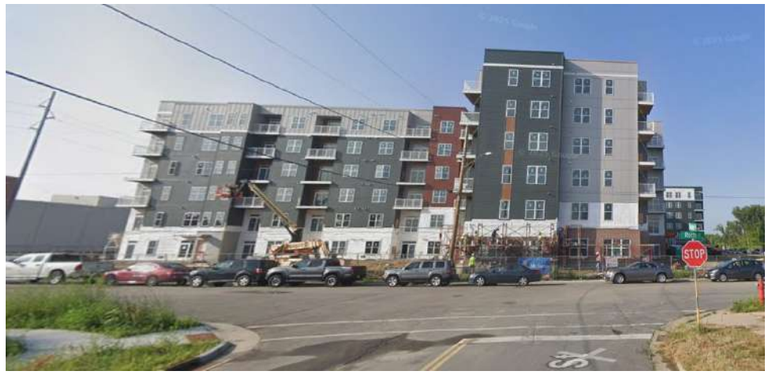
Name	Count	Unit Gross Area: Main Floor	Total Area	%
1 BR				
Unit 1-0	45	645 SF	29,040 SF	28%
	45		29,040 SF	28%
2BR				
Unit 2-0	78	987 SF	77,012 SF	48%
	78		77,012 SF	48%
3BR				
Unit 3-0	32	1,315 SF	42,080 SF	20%
Unit 3-2	8	1,384 SF	11,070 SF	5%
	40		53,150 SF	25%
Grand total	163		159,202 SF	100%

PARKING

Description	Count
8' x 16' Compact	47
9' x 18' ADA Accessible	8
9' x 18' Standard	149
	204

204 stalls
163 units

1.25 ratio



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

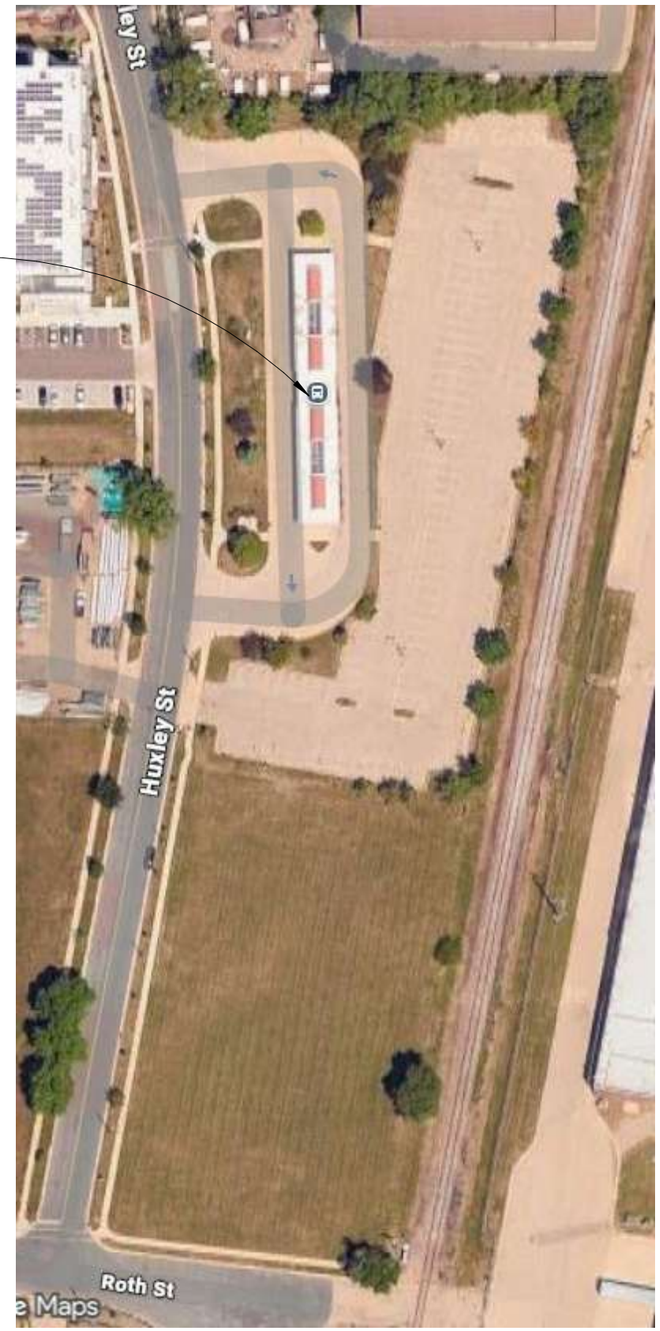
VIEW FROM NORTH TO SOUTH



VIEW FROM SOUTH TO NORTH

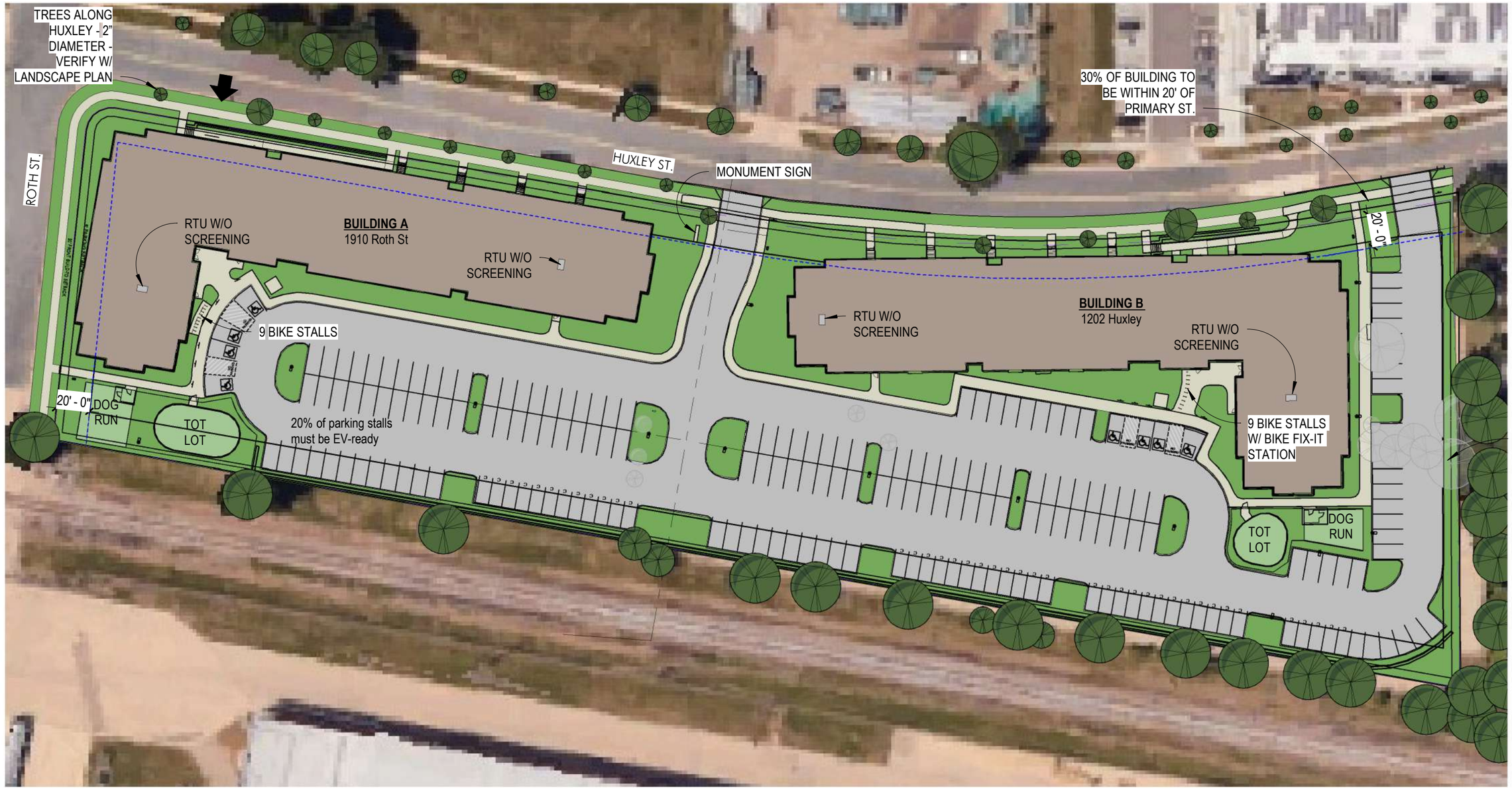


EXISTING BUS STATION TO BE REMOVED



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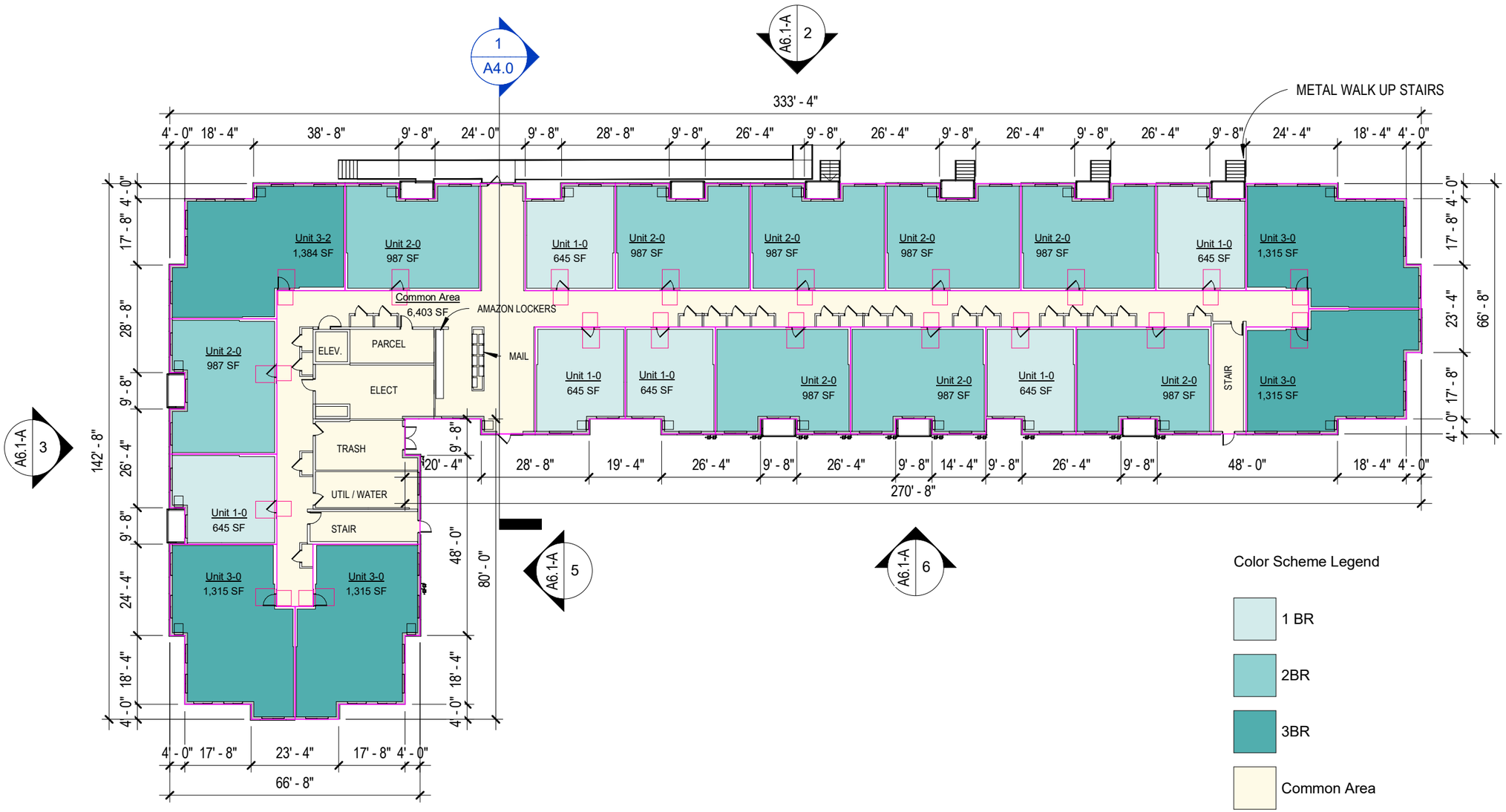
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1 SD Site Plan
1" = 60'-0"

0 60' 120'

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Color Scheme Legend

- 1 BR
- 2BR
- 3BR
- Common Area

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

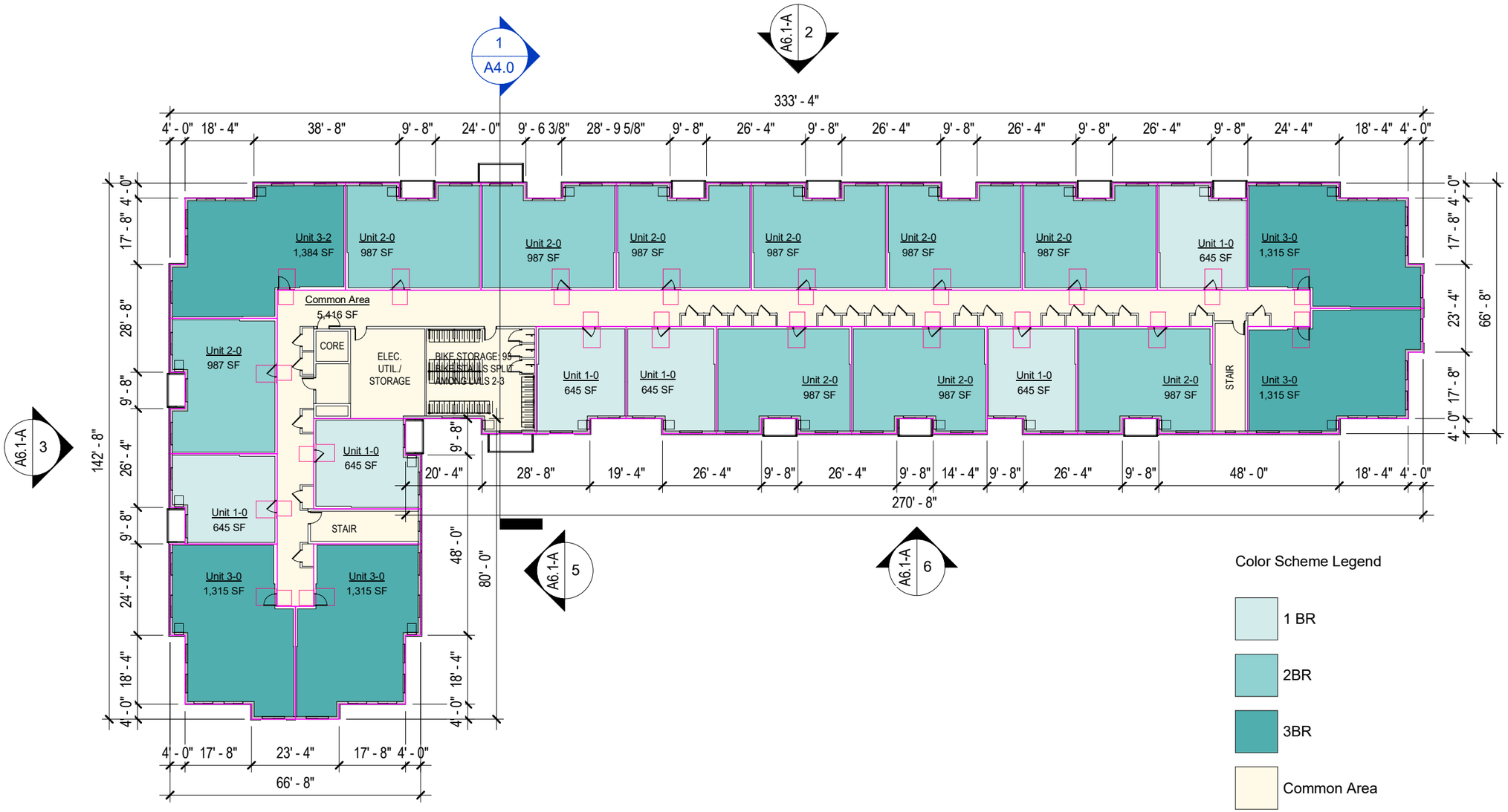
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kaas wilson architects

FLOOR_PLANS_BLDG_A_LEVEL_1

DevCo - 1201 Huxley & 1901 Roth



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

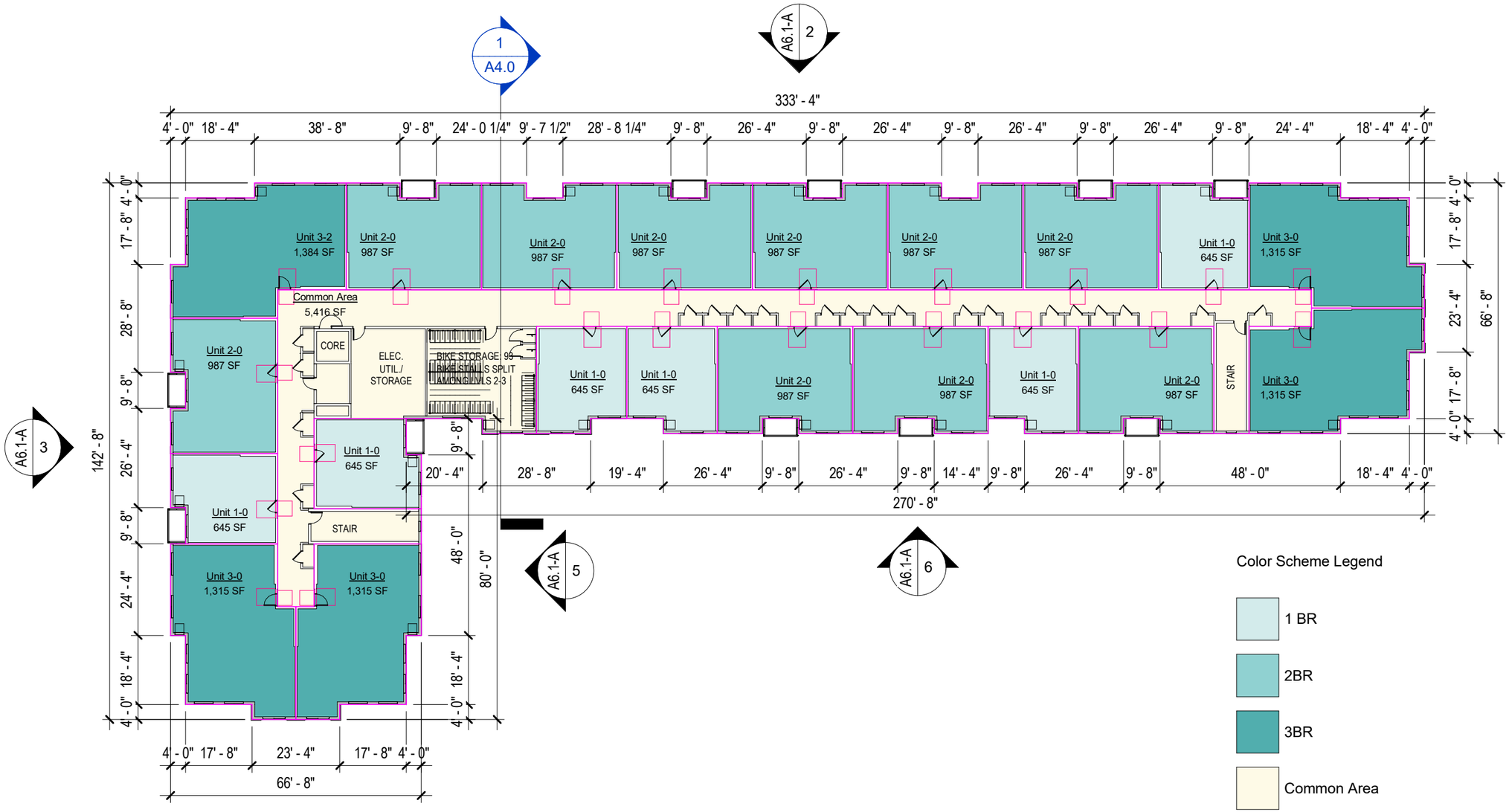
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kaas wilson architects

FLOOR_PLANS_BLDG_A_LEVEL_2

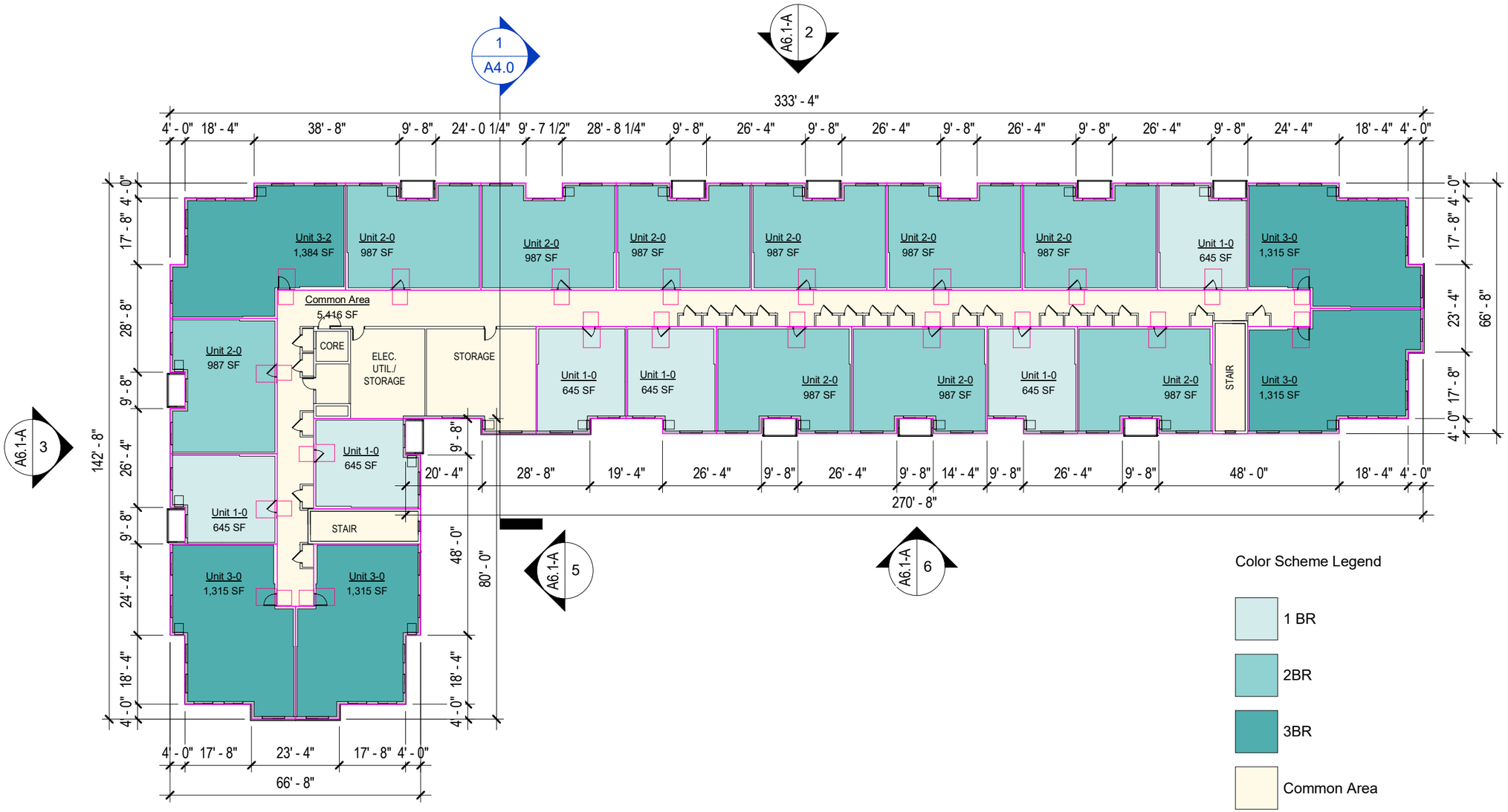
DevCo - 1201 Huxley & 1901 Roth



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

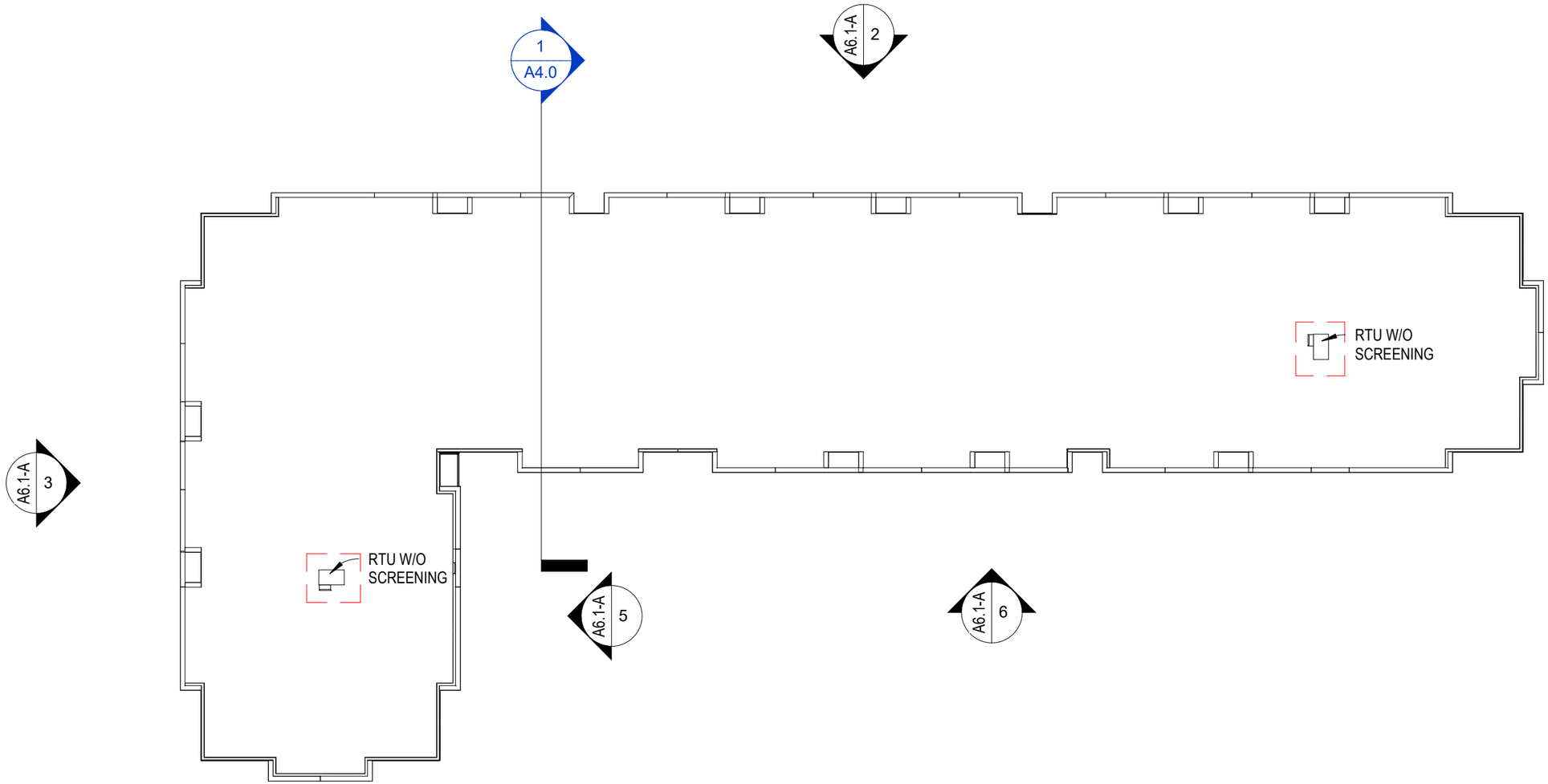
0 30' 60'

N



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

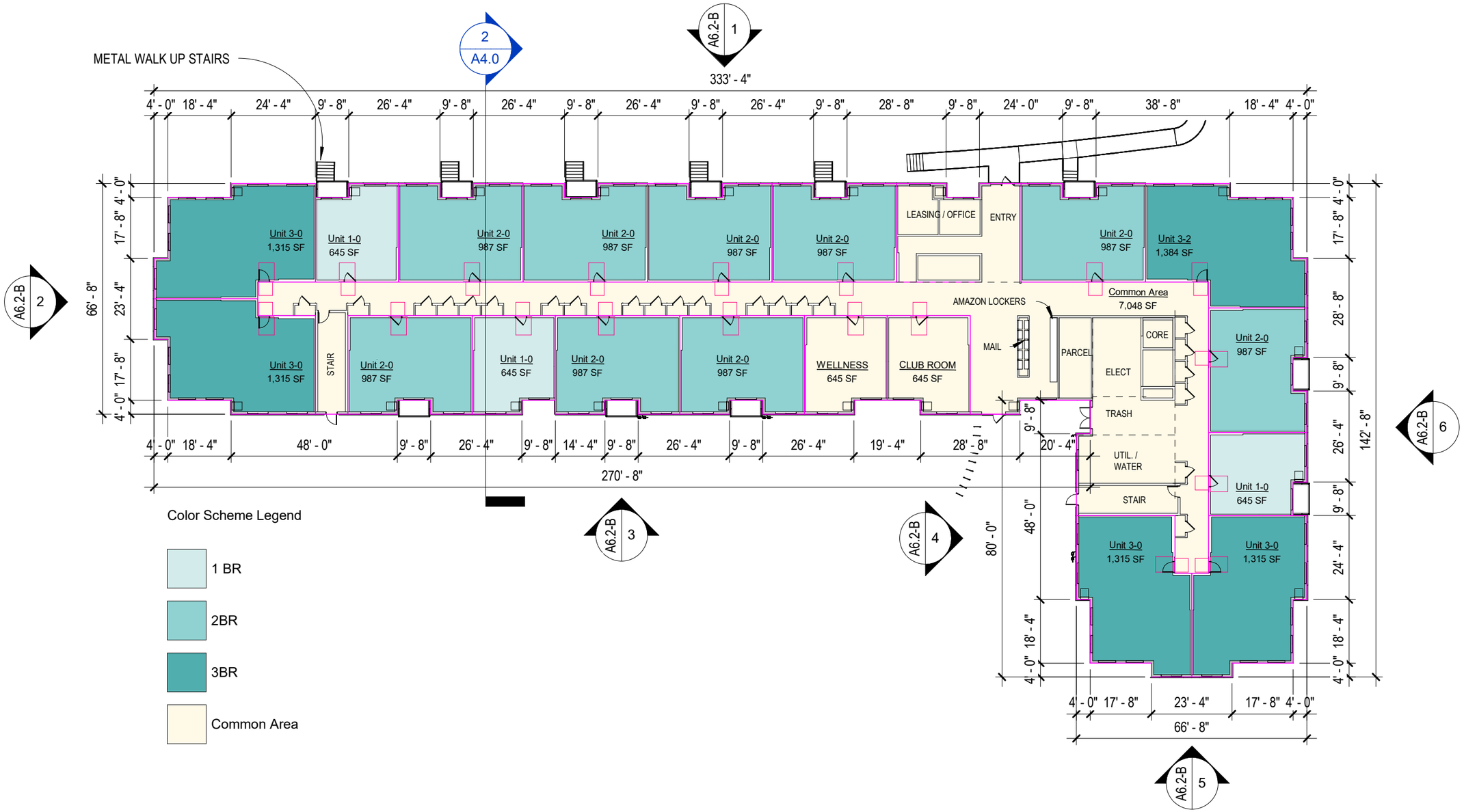
0 30' 60'



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

0 30' 60'

N



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

0 30' 60'

N

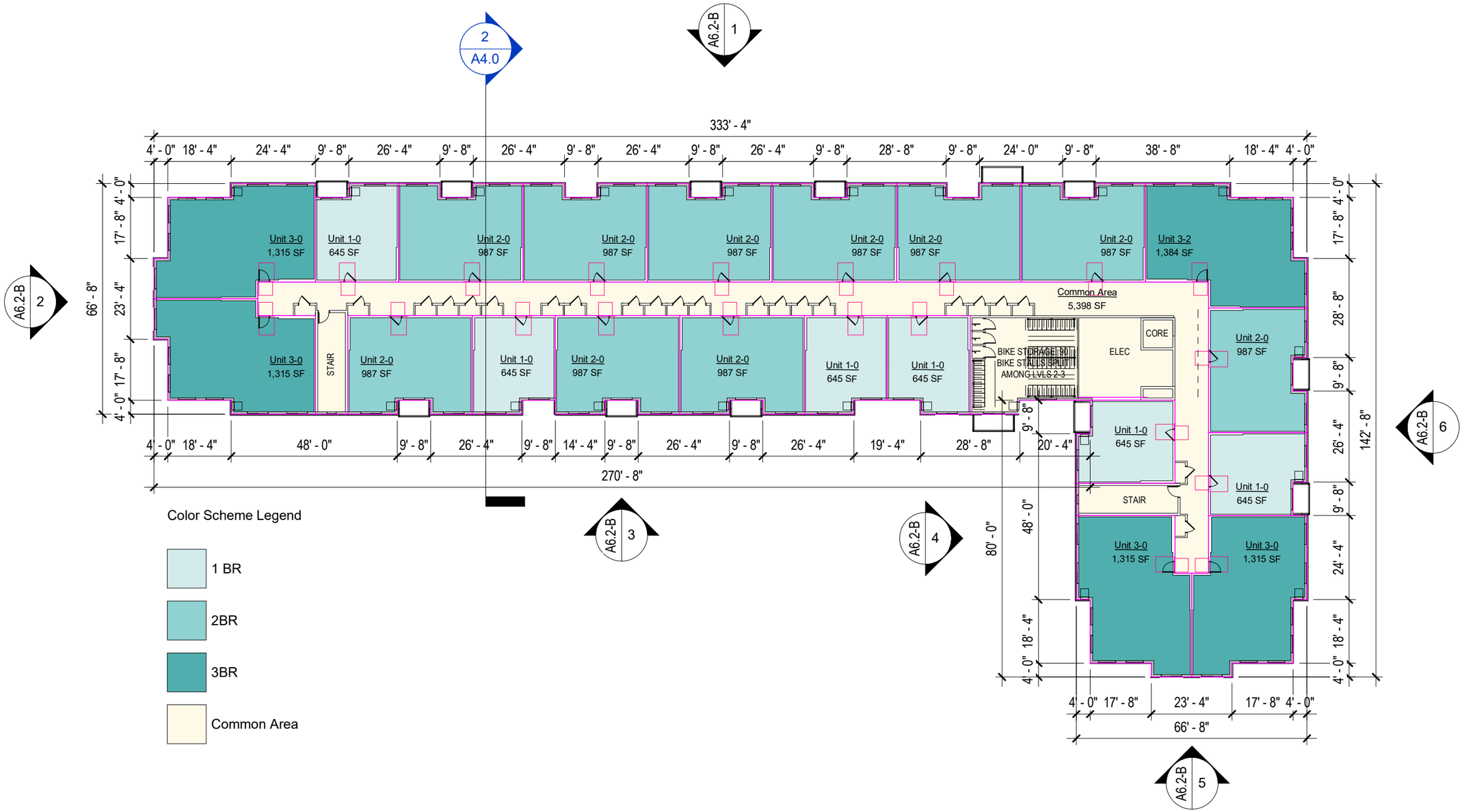
kaas wilson architects

FLOOR_PLANS_BLDG_B_LEVEL_1

A3.5-B

DevCo - 1201 Huxley & 1901 Roth

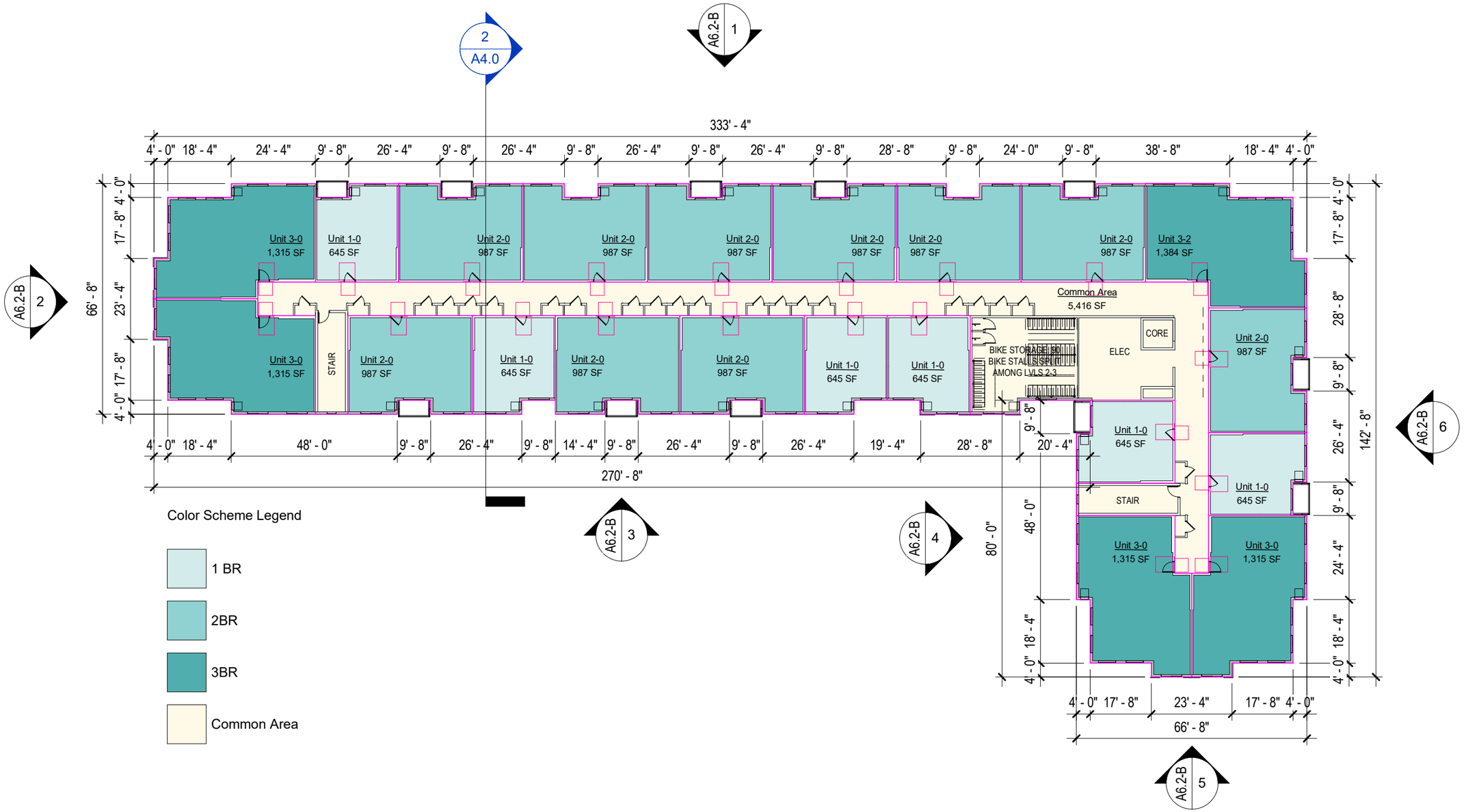
1201 Huxley St & 1901 Roth St, Madison, WI 53704 25164 06/15/2026



1 Building B - Level 2
1" = 30'-0"

0 30' 60'

N



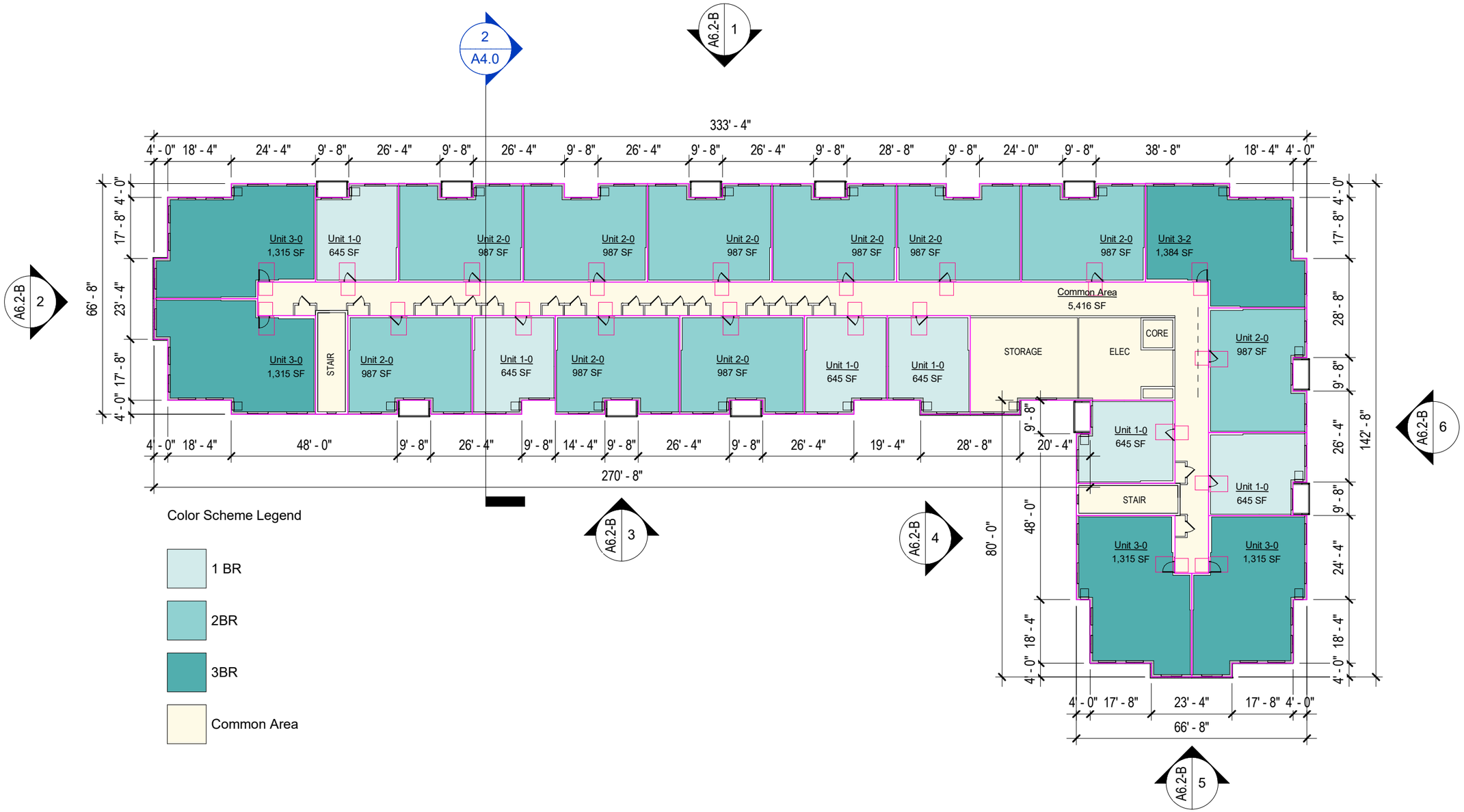
Color Scheme Legend

- 1 BR
- 2BR
- 3BR
- Common Area

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

0 30' 60'

N

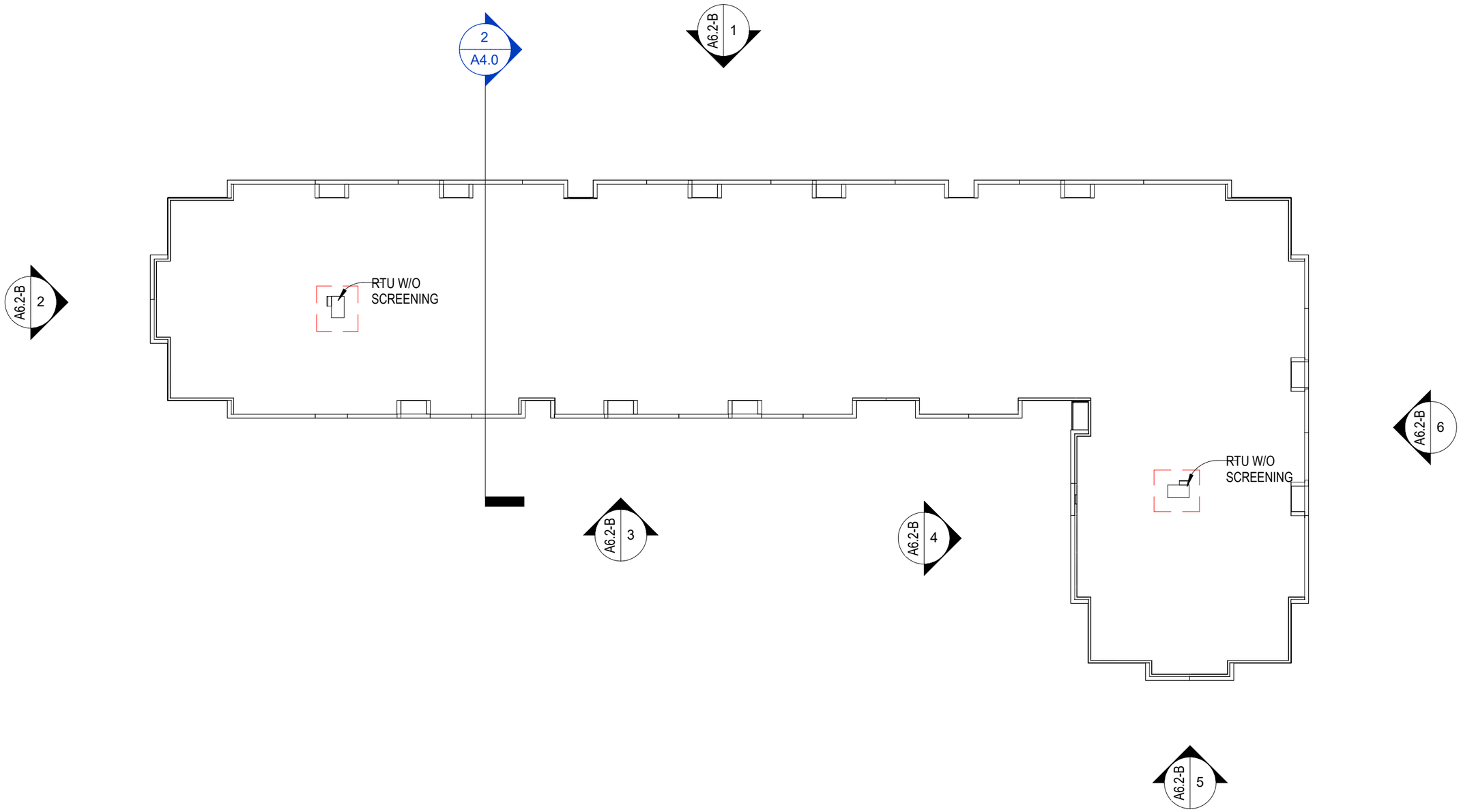


Color Scheme Legend

- 1 BR
- 2BR
- 3BR
- Common Area

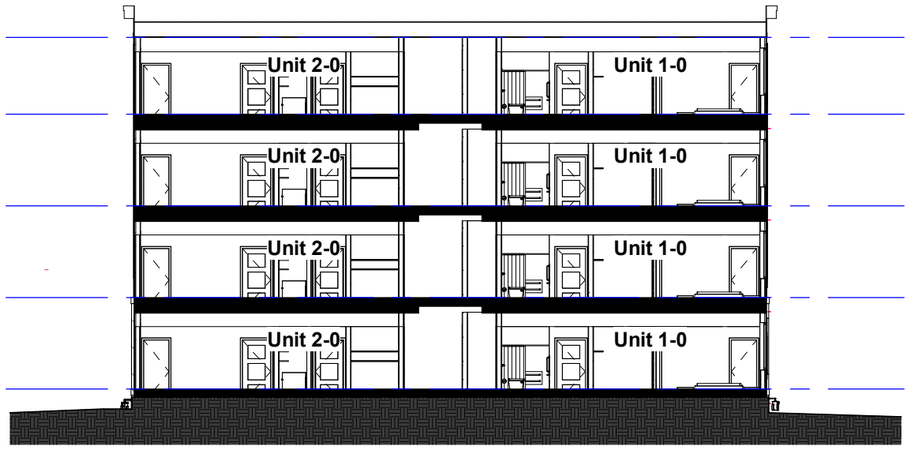
1 Building B - Level 4
1" = 30'-0"

0 30' 60'

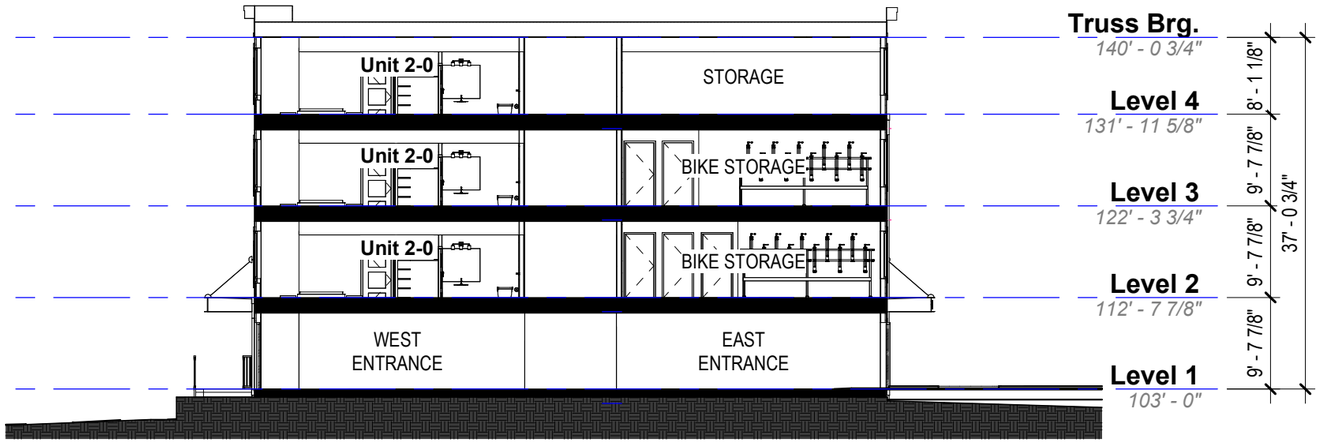


1 Building B - Roof Plan
1" = 30'-0"

0 30' 60' N



2 BUILDING B SECTION
1/16" = 1'-0"



1 BUILDING A SECTION
1/16" = 1'-0"

0 16' 32'

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SECTIONS

A4.0

DevCo - 1201 Huxley & 1901 Roth

1201 Huxley St & 1901 Roth St, Madison, WI 53704 25164 06/15/2026

RENDERING - BUILDING A - NORTHWEST - BEFORE



RENDERING - BUILDING A - NORTHWEST - REVISED



- STONE DATUM HAS BEEN ADDRESSED
- BLUE BAY RETENTIVENESS HAS BEEN BROKEN UP

RENDERING - BUILDING A - SOUTHWEST - BEFORE



RENDERING - BUILDING A - SOUTHWEST - REVISED



RENDERING - BUILDING A - SOUTH - BEFORE



RENDERING - BUILDING A - SOUTH - REVISED



RENDERING - BUILDING A - EAST - BEFORE



RENDERING - BUILDING A - EAST - REVISED



RENDERING - BUILDING B - NORTHWEST - BEFORE



RENDERING - BUILDING B - NORTHWEST - REVISED



RENDERING - BUILDING B - SOUTHWEST - BEFORE



RENDERING - BUILDING B - SOUTHWEST - REVISED



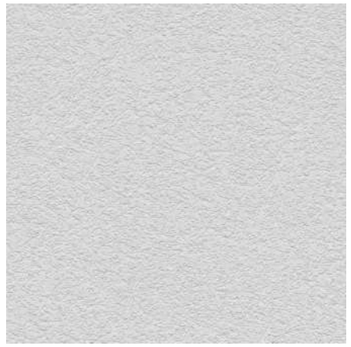
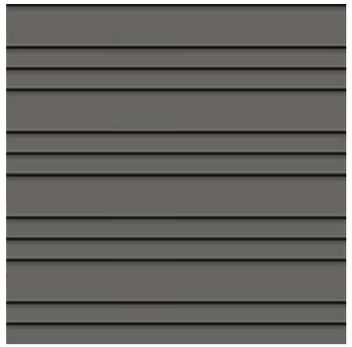
RENDERING - BUILDING B - NORTHEAST - BEFORE



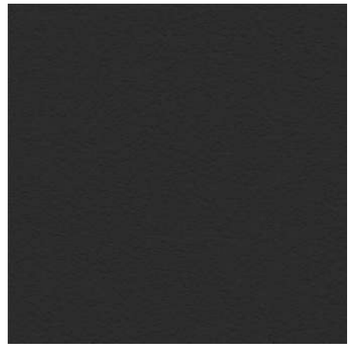
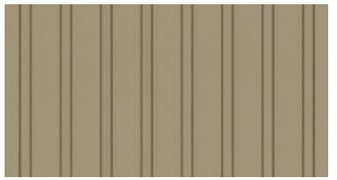
RENDERING - BUILDING B - NORTHEAST - REVISED



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 Panel - Color: Arctic White	
7.2	Fiber Cement Panel - Alternating Lap (4/4/8) - Color: Night Gray	

EXTERIOR MATERIALS

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



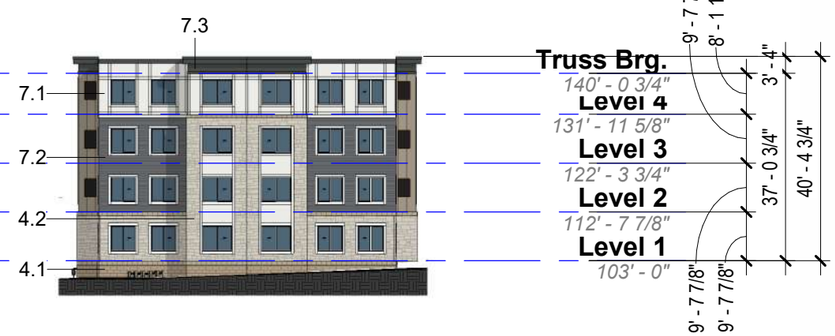
1 Bldg A Elevation 1
1" = 30'-0"



2 Bldg A Elevation 2
1" = 30'-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"



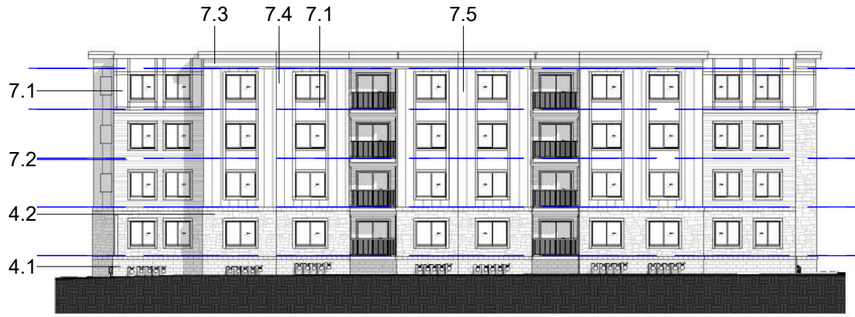
6 Bldg A Elevation 6
1" = 30'-0"



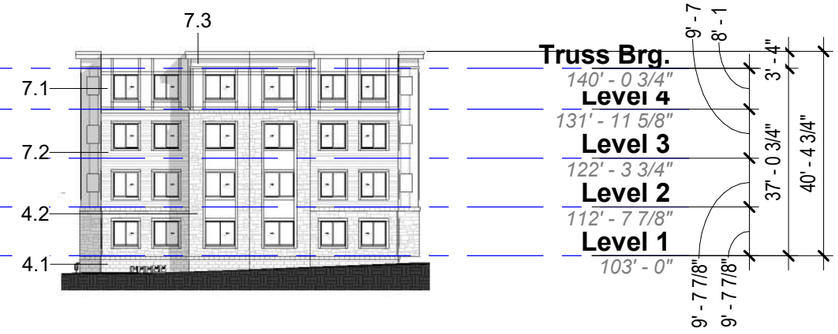
1 Bldg A Elevation 1
1" = 30'-0"



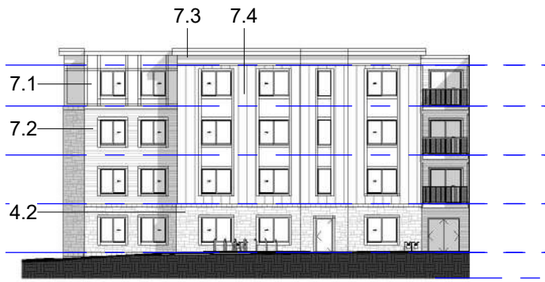
2 Bldg A Elevation 2
1" = 30'-0"



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"



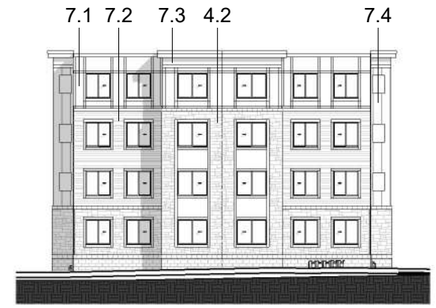
5 Bldg B Elevation 5
1" = 30'-0"



6 Bldg B Elevation 6
1" = 30'-0"



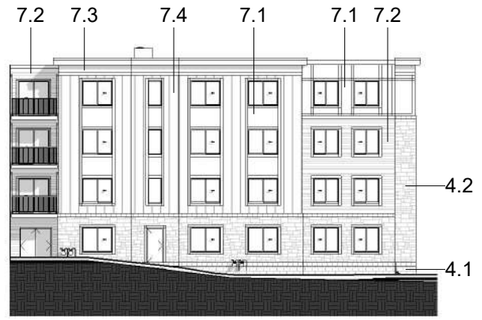
1 Bldg B Elevation 1
1" = 30'-0"



2 Bldg B Elevation 2
1" = 30'-0"



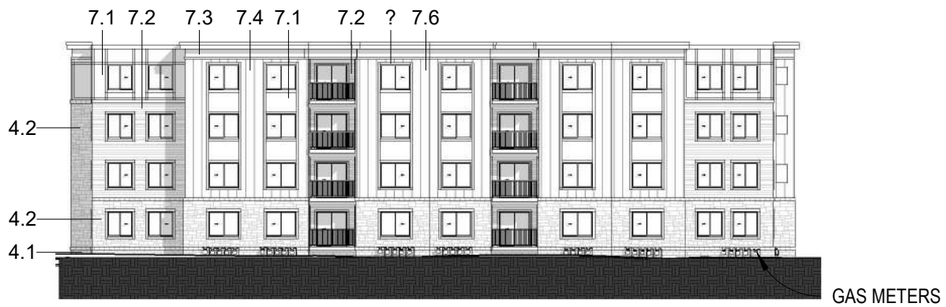
3 Bldg B Elevation 3
1" = 30'-0"



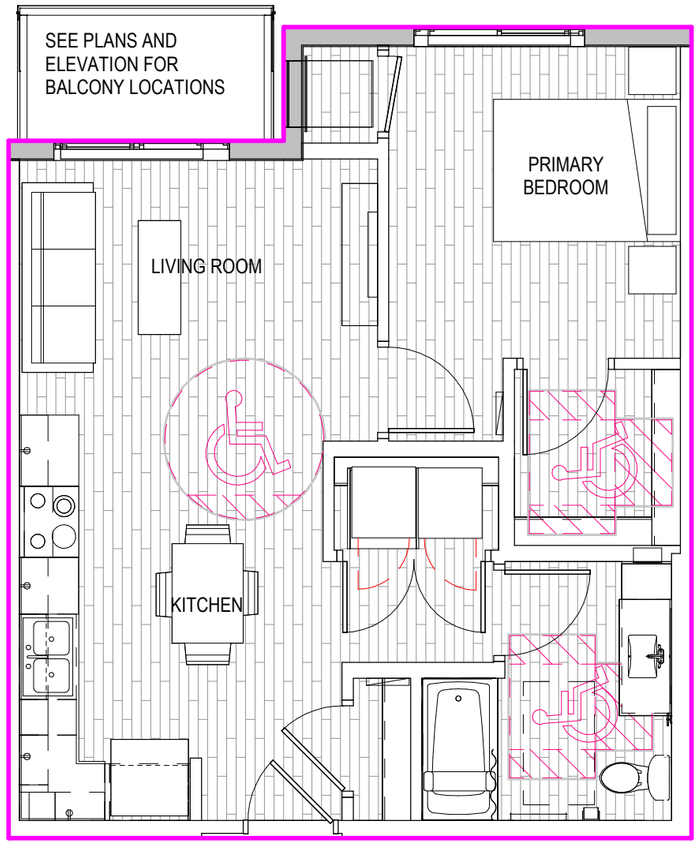
4 Bldg B Elevation 4
1" = 30'-0"



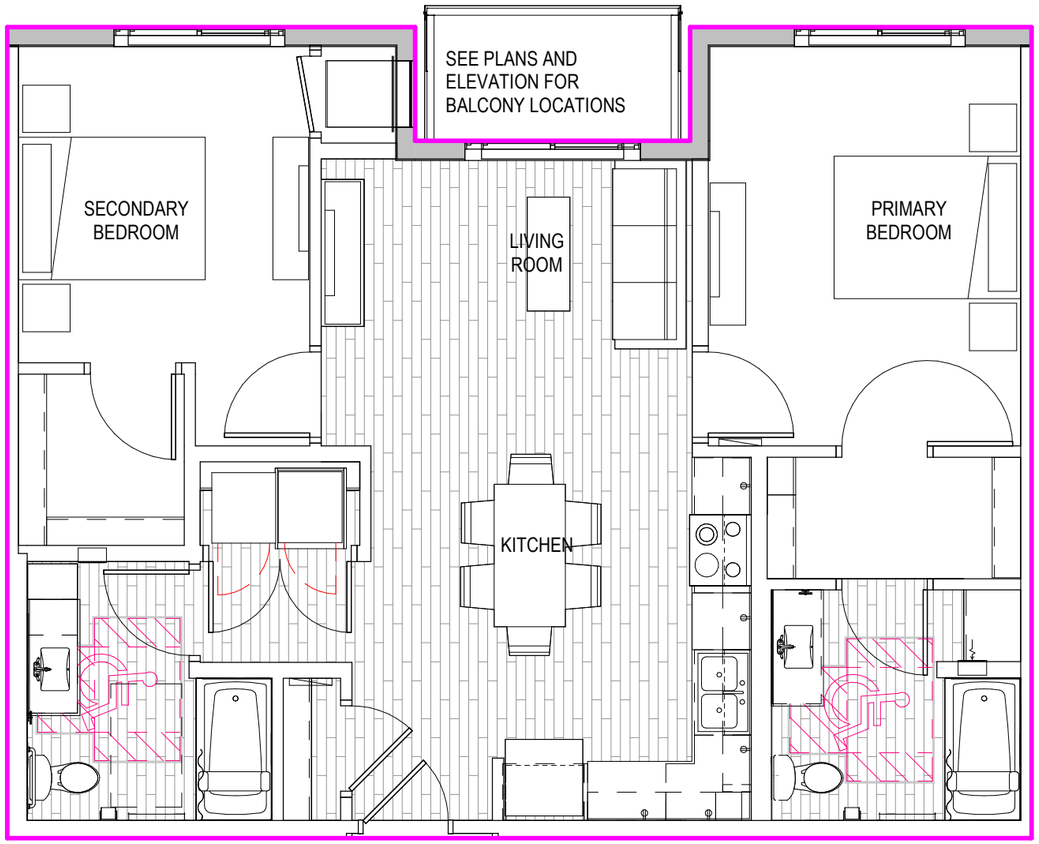
5 Bldg B Elevation 5
1" = 30'-0"



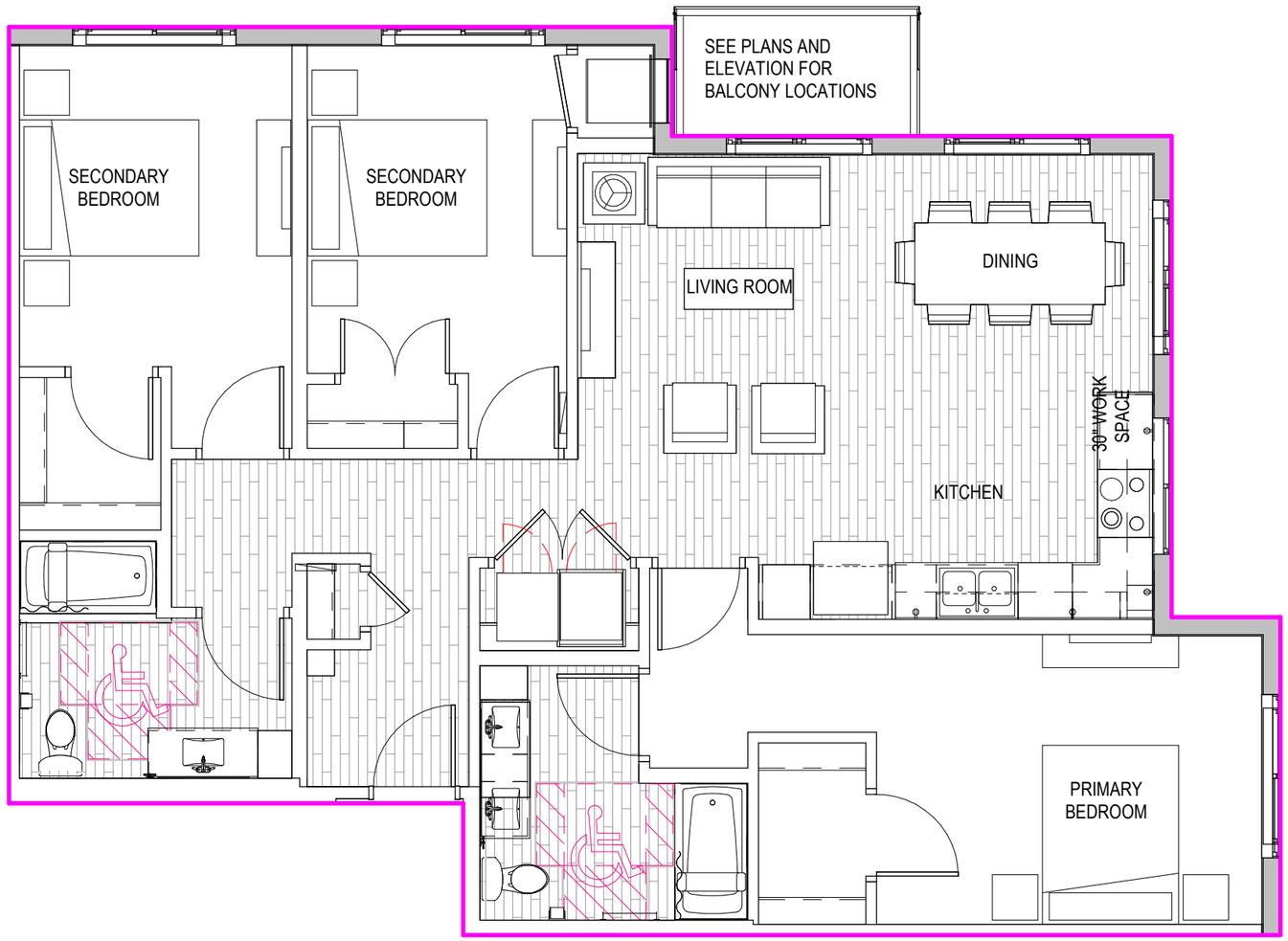
6 Bldg B Elevation 6
1" = 30'-0"



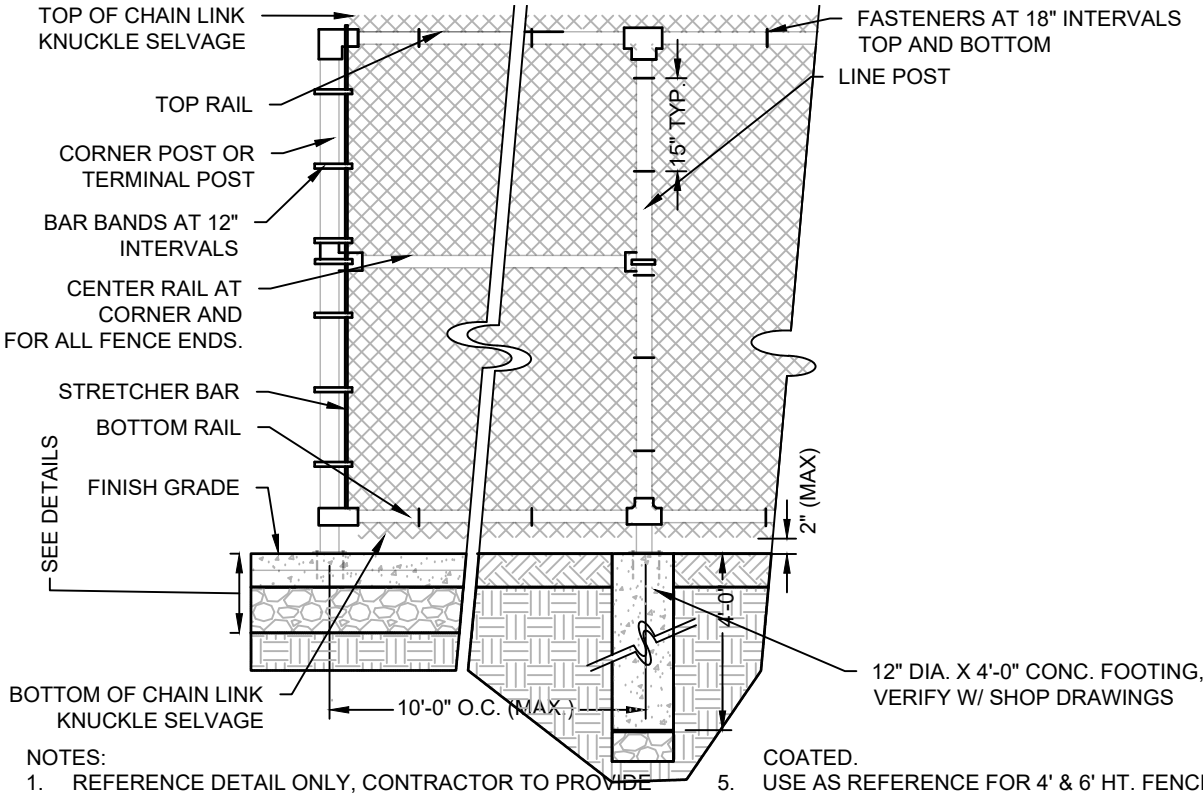
1 Unit Plan Base - Unit 1-0
3/16" = 1'-0"



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



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





COLOR : BLACK

NOTES:

1. REFERENCE DETAIL ONLY, CONTRACTOR TO PROVIDE FULL SHOP DRAWINGS, INCLUDING LAYOUT, MATERIALS, FOOTINGS, HARDWARE & ALL APPURTENANCES.
2. APPLY REFERENCE DETAIL TO BOTH SURFACE AND FOOTED APPLICATIONS
3. LINE POSTS MAY BE "AIR DRIVE" AT CONTRACTORS DISCRETION AND AS SHOWN ON SHOP DRAWINGS
4. POST, FABRIC, AND RAILS, SHALL BE BLACK PVC COATED.
5. USE AS REFERENCE FOR 4' & 6' HT. FENCE TYPE - SEE SITE PLAN FOR SPECIFIC LOCATIONS
6. FABRIC SHALL BE ON OUTSIDE OF FENCE.
7. FABRIC SHALL BE KNUCKLE SELVAGED ALONG TOP AND BOTTOM EDGES.

9 CHAIN LINK FENCE - REFERENCE DETAIL

N T S

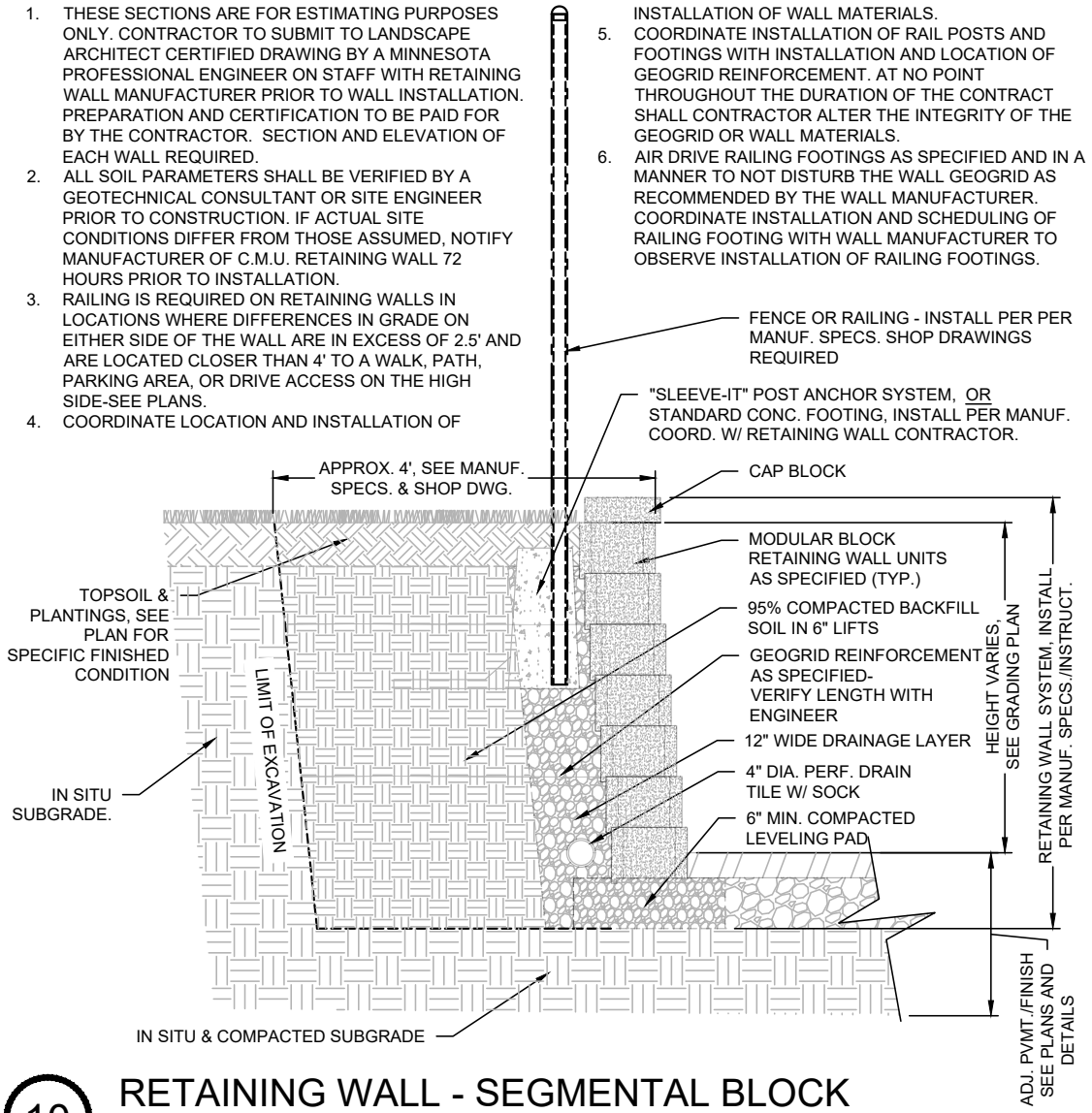
CivilSite GROUP

DETAIL AS SHOWN ON C5.0

Huxley Apartments
1201 Huxley St.
Madison, WI 53704

NOTES:

1. THESE SECTIONS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT CERTIFIED DRAWING BY A MINNESOTA PROFESSIONAL ENGINEER ON STAFF WITH RETAINING WALL MANUFACTURER PRIOR TO WALL INSTALLATION. PREPARATION AND CERTIFICATION TO BE PAID FOR BY THE CONTRACTOR. SECTION AND ELEVATION OF EACH WALL REQUIRED.
2. ALL SOIL PARAMETERS SHALL BE VERIFIED BY A GEOTECHNICAL CONSULTANT OR SITE ENGINEER PRIOR TO CONSTRUCTION. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED, NOTIFY MANUFACTURER OF C.M.U. RETAINING WALL 72 HOURS PRIOR TO INSTALLATION.
3. RAILING IS REQUIRED ON RETAINING WALLS IN LOCATIONS WHERE DIFFERENCES IN GRADE ON EITHER SIDE OF THE WALL ARE IN EXCESS OF 2.5' AND ARE LOCATED CLOSER THAN 4' TO A WALK, PATH, PARKING AREA, OR DRIVE ACCESS ON THE HIGH SIDE-SEE PLANS.
4. COORDINATE LOCATION AND INSTALLATION OF RAILING POSTS AND FOOTINGS DURING THE INSTALLATION OF WALL MATERIALS.
5. COORDINATE INSTALLATION OF RAIL POSTS AND FOOTINGS WITH INSTALLATION AND LOCATION OF GEOGRID REINFORCEMENT. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CONTRACTOR ALTER THE INTEGRITY OF THE GEOGRID OR WALL MATERIALS.
6. AIR DRIVE RAILING FOOTINGS AS SPECIFIED AND IN A MANNER TO NOT DISTURB THE WALL GEOGRID AS RECOMMENDED BY THE WALL MANUFACTURER. COORDINATE INSTALLATION AND SCHEDULING OF RAILING FOOTING WITH WALL MANUFACTURER TO OBSERVE INSTALLATION OF RAILING FOOTINGS.



10 RETAINING WALL - SEGMENTAL BLOCK

N T S



SAMPLE RETAINING WALL PATTERN & SCALE. SIMILAR STANDARD COLOR TO ONE SHOWN. ONCE MANUFACTURER IS SELECTED, SHOP DRAWINGS WILL BE REQUIRED FOR STANDARD INSTALLATION, COORDINATION WITH FENCE AND COLOR SAMPLES

COLOR : "LIMESTONE"

CivilSite GROUP

DETAIL AS SHOWN ON C5.0

Huxley Apartments
1201 Huxley St.
Madison, WI 53704

Autodesk Docs://5350.0000 1201 Huxley Apartments Photometrics - Madison, WI/Huxley Apts_Madison WI_SITE PHOTO_2025.rvt
6/15/2026 10:43:20 AM
Copyright Kaas Wilson Architects

GENERAL NOTES:

A REFER TO SHEETS E0.3 & E0.4 FOR FIXTURE SCHEDULE AND CUTSHEETS.

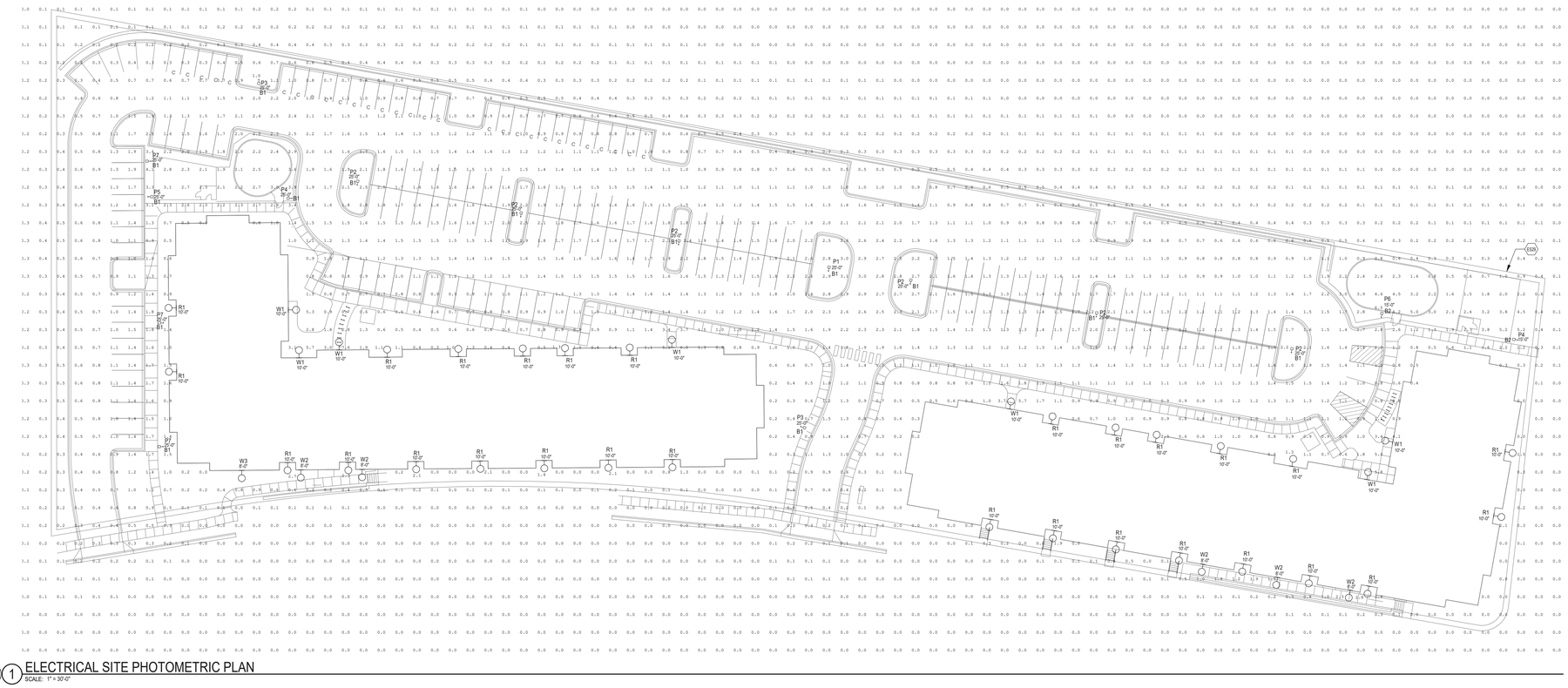
B LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.

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).

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Prop	Illuminance	Fc	0.45	0.5	0.1	4.50	5.00
North Prop	Illuminance	Fc	0.32	0.5	0.1	3.20	5.00
Site	Illuminance	Fc	2.30	13.1	0.0	N.A.	N.A.
South Prop	Illuminance	Fc	0.08	0.1	0.0	N.A.	N.A.
West Prop	Illuminance	Fc	0.13	0.5	0.0	N.A.	N.A.



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

kaas wilson architects
1301 American Blvd. E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
www.kaaswilson.com

MEP:
Emanuelson-Podas, Inc.
7705 Bush Lake Rd
Edina, MN 55439

Huxley Apartments

1201 HUXLEY ST, MADISON, WI 53704

DevCo

Project Number	5350.0000
Date	06/15/2026
Drawn By	JJE
Checked By	AJR

NOT FOR CONSTRUCTION

Rev. No.	Revision	Date

ELECTRICAL SITE PHOTOMETRIC

E0.2

LIGHT FIXTURE SCHEDULE

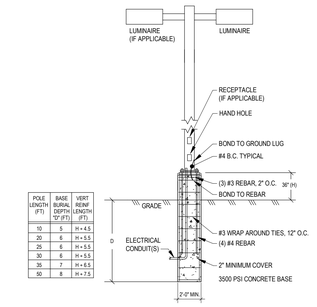
GENERAL NOTES:

A. CATALOG NUMBER INDICATES BASIC FIXTURE TYPE REQUIRED FOR THIS PROJECT AND MAY NOT BE COMPLETE. VERIFY WITH MANUFACTURER TO INCLUDE ALL OPTIONS AND ACCESSORIES REQUIRED FOR THIS INSTALLATION.
B. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIXTURE LOCATIONS, MOUNTING, AND REQUIREMENTS WITH ARCHITECTURAL PLANS, SECTIONS, ELEVATIONS, AND REFLECTED CEILING PLANS PRIOR TO ORDERING FIXTURES.
C. ALL FINISHES SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ORDERING FIXTURES. FINISH SELECTION TO BE FROM MANUFACTURER'S STANDARD FINISHES UNLESS NOTED OTHERWISE. FINISHES SHALL BE VERIFIED AT THE TIME OF SHOP DRAWING SUBMITTAL.
D. SEE SPECIFICATIONS FOR EXTRA MATERIALS REQUIRED FOR LIGHT FIXTURES.
E. SAMPLES OF ALL FIXTURES SHALL BE AVAILABLE AT THE ENGINEERS REQUEST DURING SHOP DRAWING REVIEW.
F. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR APPROVAL BY THE ENGINEER.

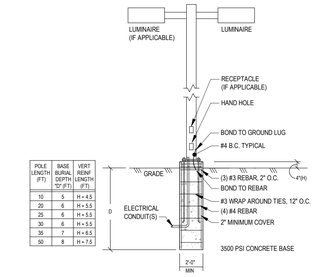
FIXTURE NOTES:

1. COORDINATE POLE HEIGHT AND CONCRETE BASE. REFER TO POLE BASE DETAILS.

TYPE	DESCRIPTION	VOLT	LAMPS TYPE	LAMPS QTY / FIXT.	VA / FIXT.	MANUFACTURER	CATALOG NUMBER	NOTES	TYPE
P1	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP66, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED SNQ 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 SWQ DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 19,500 NOMINAL LUMENS, 3000K, 80 CRI	N/A	162	COOPER	GLEON-SA5A-830-U-SWQ	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
P7	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP66, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED SL4 DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 7,200 NOMINAL LUMENS, 3000K, 80 CRI	N/A	66	COOPER	GLEON-SA2A-830-U-SL4	1	P7
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	WTNW0506LAJUDWH		R1
W1	EXTERIOR WALL SCONCE, 9" X 6" 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. T1S DISTRIBUTION.	UNIV	LED, 750 NOMINAL LUMENS, 3000K, 80 CRI	N/A	10	LITHONIA	WDGE2-LED-P0-30K-80CRI-T1S		W2
W3	EXTERIOR WALL SCONCE, 7" X 9" X 11.5", IP66 RATED, ALUMINUM HOUSING, 0-10V DIMMING. T2M DISTRIBUTION.	UNIV	LED, 750 NOMINAL LUMENS, 3000K, 80 CRI	N/A	10	LITHONIA	WDGE2-LED-P0-30K-80CRI-T2M		W3



4 POLE BASE DETAIL B1
NO SCALE



5 POLE BASE DETAIL B2
NO SCALE

WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

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

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	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			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

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

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[1]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)*
		40K 4000K				Shipped separately
		50K* 5000K				AWS 3/8inch Architectural wall spacer*
						PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.*

Options		Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAED&S (4W, 0°C min)*	DDBXD	Dark bronze
PE	Photocell, Button Type*	DBLBXD	Black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)*	DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)	DDBTXD	Textured dark bronze
CCE	Coastal Construction*	DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

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WDGE1 LED Rev. 04/02/25

1 FIXTURE W1
NO SCALE

WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

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

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	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			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

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

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1]	27K 2700K	40K 4000K	70CRI*	T1S Type I Short	MVOLT	Shipped included
	P1[1]	30K 3000K	50K 5000K	80CRI	T2M Type II Medium	347[1]	SRM Surface mounting bracket
	P2[1]	35K 3500K	AMB[2] Amber	LW[3] Limited Wavelength	T3M Type III Medium	480[1]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)*
	P3[1]				T4M Type IV Medium		
	P4[1]				TFTM Forward Throw Medium		

W2
W3

Options		Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAED&S (10W, 5°C min)	**Standalone Sensors/Controls**	DDBXD Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAED&S (10W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DBLBXD Black
PE	Photocell, Button Type*	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone
CCE	Coastal Construction*	**Networked Sensors/Controls**	DDBTXD Textured dark bronze
		NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DBLBXD Textured black
		NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DNATXD Textured natural aluminum
		NLTAIRE2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights	DWHGXD Textured white
		NLTAIRE2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DSSTXD Textured sandstone
		See page 4 for out of box functionality	

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WDGE2 LED Rev. 07/07/25

2 FIXTURE W2, W3
NO SCALE

AFX

Watson LED Outdoor Sconce
WTNW Series

LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Features
Simplistic 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.

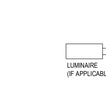
Electrical
Input 120-277 VAC 60 HZ.
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20°C

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/JA8 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.



Ordering Information:

White	Black	LED	Delivered Lumens	Adjustable CCT	H	W	D
WTNW0506LAJUDWH	WTNW0506LAJUDBK	12W	600	2700K 3000K 3500K 4000K 5000K	6"	9"	3 1/2"
WTNW0810LAJUDWH	WTNW0810LAJUDBK	20W	1000	2700K 3000K 3500K 4000K 5000K	8 1/2"	8"	3 1/2"

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RD/24

3 FIXTURE R1
NO SCALE

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MEP:
Emanuelson-Podas, Inc.
7705 Bush Lake Rd
Edina, MN 55439

Huxley Apartments
1201 HUXLEY ST, MADISON, WI 53704

DevCo

Project Number	5350.0000
Date	06/15/2026
Drawn By	JJE
Checked By	AJR

NOT FOR CONSTRUCTION

Rev. No.	Revision	Date

ELECTRICAL DETAILS

E0.3

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Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

Light Whitelist™ · BAA

Product Certifications

ISTI · DLC · DLC Listed · 3G VIB · IP66 · CERTIFIED · ENERGY STAR · 5 YEAR

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

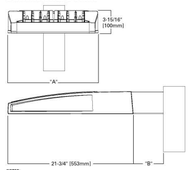
Quick Facts

- 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

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" QM Arm Length	"B" QML Length	"B" OMEA 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"	--

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

NOTES:
1. Visit (https://www.designlights.org/search) to confirm qualification. Not all product variations are DLC qualified.
2. ISA Certified for 3000K CCT and warmer only.

McGraw-Edison — GLEON Galleon

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON–Galleon	**SA1**=1 Square	**A**=600mA	722=703CRI, 2200K	**U**=120-277V	**T1S**=Type I Short Roadway	**(Blank)**=Arm for Round or Square Pole	**AP**=Grey
BAA=Buy American Act Compliant [2]	**SA2**=2 Squares	**C**=700mA	730=703CRI, 3000K	**1**=120V	**T2S**=Type II Short Roadway	**KA**=Mast Arm Adapter [3]	**BZ**=Bronze
TAA=Trade Agreements Act Compliant [2]	**SA3**=3 Squares	**E**=1000mA	735=703CRI, 3500K	**2**=208V	**T3S**=Type III Roadway	**WM**=Wall Mount	**BK**=Black
	SA4=4 Squares	**G**=1200mA [4]	740=703CRI, 4000K	**3**=240V	**T4FT**=Type IV Forward Throw	**QM**=Quick Mount Arm (Standard Length) [4]	**DP**=Dark Platinum
	SA5=5 Squares		750=703CRI, 5000K	**4**=277V	**T4W**=Type IV Wide	**QMEA**=Quick Mount Arm (Extended Length) [4]	**GM**=Graphite Metallic
	SA6=6 Squares *		727=807CRI, 2700K	**5**=347V	**T5VS**=Type V Square Wide	**QML**=Quick Mount Arm (Standard Length, Large) [4]	**WH**=White
	SA8=8 Squares *		827=807CRI, 2700K	**6**=480V *	**T5W**=Type V Wide		**RAL9X**=Custom Color
	SA9=9 Squares *		830=807CRI, 3000K	**7**=277V/347V	**BLC**=Left Side Loading Cobra		
	SA10=10 Squares *		840=807CRI, 4000K	**8**=347V/480V *	**BRC**=Right Side Loading Cobra		
					TFT=Type IV Forward Throw		
					TW=Type IV Wide		
					TFTM=Type IV Forward Throw Medium		
					TWM=Type IV Wide Medium		
					TS=Type V Square		
					TSW=Type V Square Wide		
					TW=Type V Wide		
					BLC=Left Side Loading Cobra		
					BRC=Right Side Loading Cobra		
					SLL=90° Left Illuminator Sight		
					SLR=90° Right Illuminator Sight		
					TW=Type V Wide		
					AFL=Automotive Frontline		

P4,P5,P6, P7 · P1 · P2 · P3 · P6 · P4 · P3 · P1 · P2 · P7 · P5

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [5]
DIM=External 0-10V Dimming Leads [6, 7]	**BPC**=Button Type Photocontrol	**GALRA1013**=Photocontrol Shorting Cap
F=Single Fuse (120, 277 or 347V Specify Voltage)	**PR**=NEMA 3-PIN Photocontrol Receptacle [8]	**MA1252**=10kV Surge Module Replacement
FF=Double Fuse (208, 240 or 480V Specify Voltage)	**PE7**=NEMA 7-PIN Photocontrol Receptacle [8]	**MA1121-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon
20=Double 20kV UL 1449 Surge Protective Device	**SPD8**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [9]	**MA1122-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon
HA=54°C High Ambient	**SPD20**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [9]	**MA1157-XX**=@135° Tenon Adapter for 2-3/8" O.D. Tenon
HA=50°C High Ambient	**MS-L20**=Motion Sensor for ON/OFF Operation, 9 - 20' Mounting Height [10]	**MA1158-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon
RSS=Installed House Side Shield [11]	**MS-L40W**=Motion Sensor for ON/OFF Operation, 21 - 40' Mounting Height [10]	**MA1159-XX**=@180° Tenon Adapter for 2-3/8" O.D. Tenon
RSSD=Field Installed House Side Shield [11]	**MSLS-L20**=Bi-Level Motion Sensor, 9 - 20' Mounting Height [10, 12]	**MA1160-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon
GSCBK=Glare Reducing Shield, Black [11]	**MSLS-L40W**=Bi-Level Motion Sensor, 21 - 40' Mounting Height [10, 12]	**MA1191-XX**=@135° Tenon Adapter for 2-3/8" O.D. Tenon
LCF=Light Square Trim Painted to Match Housing [4]	**MSLSXX-L20**=Motion Sensor for Dimming Operation, 9 - 20' Mounting Height [10]	**MA1192-XX**=@90° Tenon Adapter for 2-3/8" O.D. Tenon
MT=Installed Mesh Top	**MSLSXX-L40W**=Motion Sensor for Dimming Operation, 21 - 40' Mounting Height [10]	**MA1829-XX**=@180° Tenon Adapter for 2-3/8" O.D. Tenon
TW=Tool-less Door Hardware	**WLSXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 9' - 15' Mounting [13]	**MA1192-XX**=@120° Tenon Adapter for 3-1/2" O.D. Tenon
LCW=Optics Rotated 90° Left [14]	**WLCXX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 16' - 40' Mounting [13]	**MA1193-XX**=@90° Tenon Adapter for 3-1/2" O.D. Tenon
LCW=Optics Rotated 90° Left [14]	**WPEXX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 9' - 15' Mounting [13, 15]	**MA1194-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon
RCW=Optics Rotated 90° Right [14]	**WPEXX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 16' - 40' Mounting [13, 15]	**MA1195-XX**=@120° Tenon Adapter for 3-1/2" O.D. Tenon
CE=CE Marking [4]	**LWW-LW**=Enlighted Sensor, 8' -14' Mounting Height [16]	**MA1829-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon
ANS145=After Hours Dim, 5 Hours [4]	**LWW-LM**=Enlighted Sensor, 15' -40' Mounting Height [16]	**FUSE-1AB**=Wireless Configuration Tool for Occupancy Sensor [4]
ANS245=After Hours Dim, 6 Hours [4]	**DSXF10-LOS**=AirMesh Occupancy Sensor (<8' Mounting) [16]	**GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares
ANS345=After Hours Dim, 7 Hours [4]	**DSXF10-L20**=AirMesh Occupancy Sensor (9'-20' Mounting) [16]	**GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares
ANS445=After Hours Dim, 8 Hours [4]	**DSXF10-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) [16]	**GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares
DALI=DALI Drivers		**GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares
		GLEON-QM=Quick Mount Arm Kit
		GLEON-QMEA=Quick Mount Extended Arm Kit [4]
		LENSS=Field Installed House Side Shield [17, 18]
		LS/GRSBK-2PK=Glare Reducing Shield, Black [11, 19]
		LS/PRSBK=Perimeter Reducing Shield, White [11, 19]
		LS/PRS=Perimeter Shield, Black [19]
		WOLC-7P-10A=WaveLinx Outdoor Control Module [16, 20]
		TLT-WSG=AirMesh 7-PIN node, 110-480V [16, 20]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Some combinations may qualify for BAA or TAA compliance, see Designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 8 per ASTM D1654. Not available with T4 optics.
4. Not available with SA9, SA10 or HA.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Not available with SA9 or SA10. Not available with 480V. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize 95w system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded delta systems commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Not available with T5W.
13. Narrow-band 500nm +/- 5nm for wildlife and observatory use. Choose drive current A, supplied at 500mA drive current only. Available with SWG, SWQ, SLC, SLQ and SLX distributions. Can be used with HSS option.
14. Not available with 1 or 10 Light Square.
15. Not available with T4 option.
16. 3L is not available with MS, MSLX or WSLXSM at 347V or 480V. 3L in SA2 through SA4 requires a larger housing, normally used for SA5 through SA10. Separate option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with Enlighted wireless sensors.
18. Cannot be used with other control options.
19. Not available with SA1 or SA2 or SA9 or SA10 fixture.
20. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Programming section for additional information.
22. Not for use with T4FT, T4W or SLX optics. See IES files for details.
23. The FUSE-1AB configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and ambient light level. See Wireless Configuration Tool section of Control Options for more information.
24. Replace S with number of Light Squares operating in low output mode.
25. Enlighted wireless sensors are factory installed only requiring network components LWR-EM-1, LWR-GW-1 and LWR-PoE8 in addition to luminaire.
26. Not available with house side shield (HSS).
27. Not for use with SWQ, SWL, SWQ or WW optics. A black trim plate is used when HSS is selected.
28. Not available with T4FT, T4W, T4FTM, T4WM, MSLS, MSLSXW, BRC, PR or PR7 options. Available in 120-277V only.
29. One required for each Light Square.
30. Requires PE.
31. Not available with sensor color (WH, BZ or BK).
32. WAC Gateway required to enable field configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
33. Not for use in areas with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to GEOS0313TC.PRO15E0363.3 website for more information.
35. Consult factory for other domestic preference requirements not listed above.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
37. Available for 7 - 10 squares.

1 FIXTURE P1, P2, P3, P4, P5, P6, P7
NO SCALE

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Huxley Apartments
1201 HUXLEY ST, MADISON, WI 53704

DevCo

Project Number	5350.0000
Date	06/15/2026
Drawn By	JJE
Checked By	AJR

NOT FOR CONSTRUCTION

Rev. No.	Revision	Date

ELECTRICAL DETAILS

E0.4

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