

6/15/2026 11:10:39 AM

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

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

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

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



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	Total Area	%
		Main Floor		
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

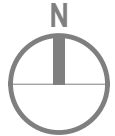
VIEW FROM NORTH TO SOUTH

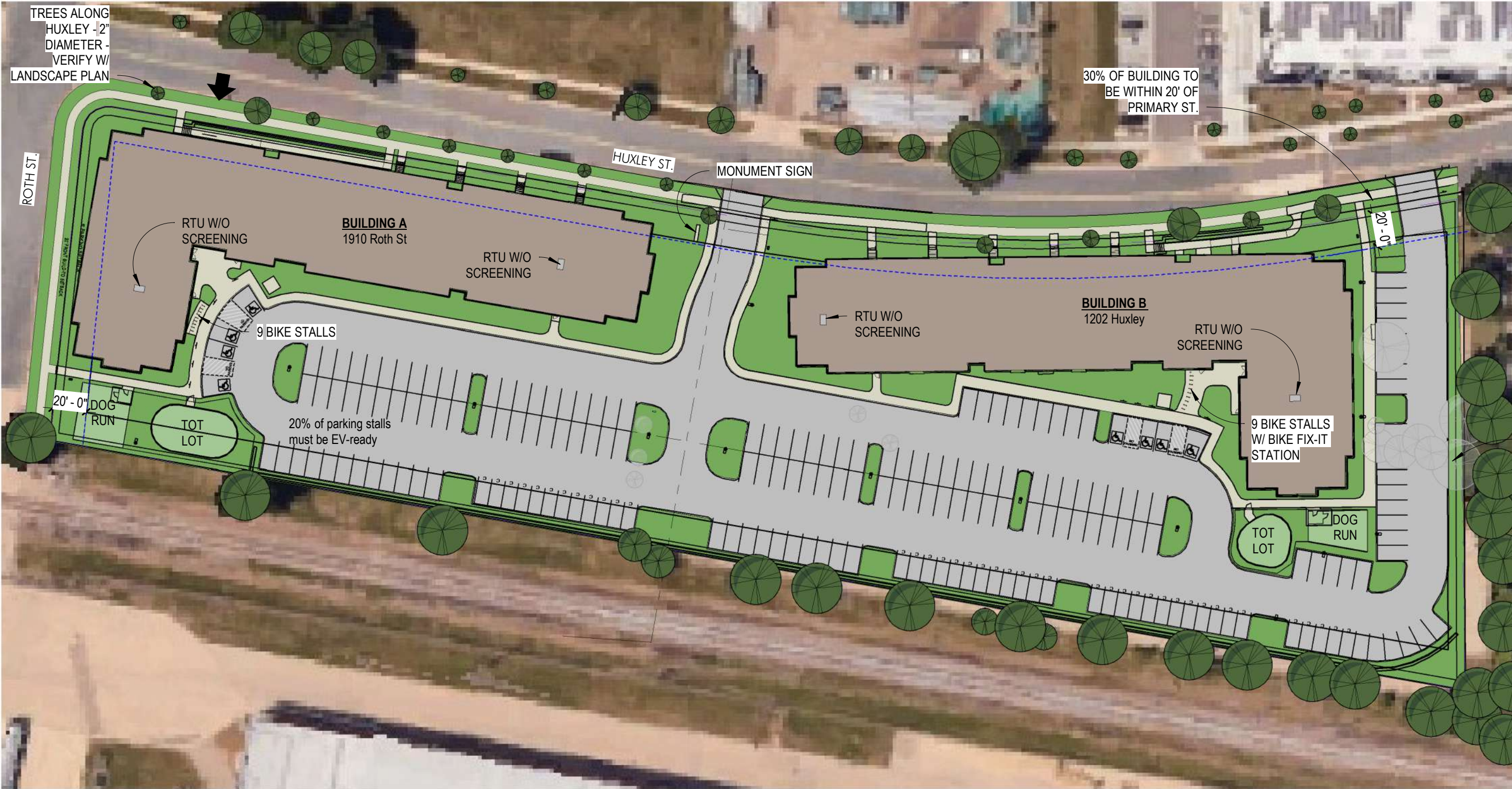


VIEW FROM SOUTH TO NORTH



EXISTING BUS
STATION TO BE
REMOVED

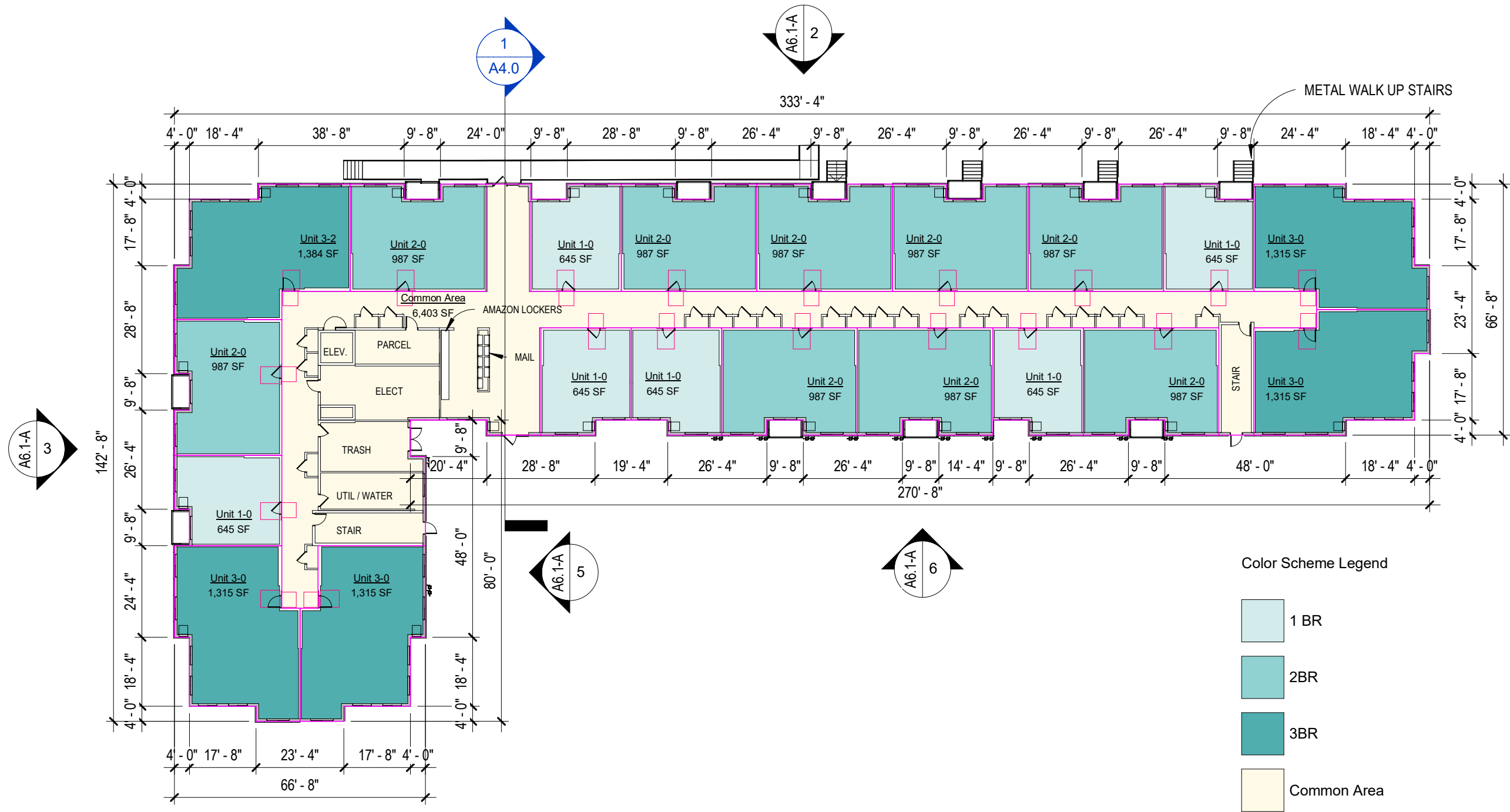




1 SD Site Plan
1" = 60'-0"

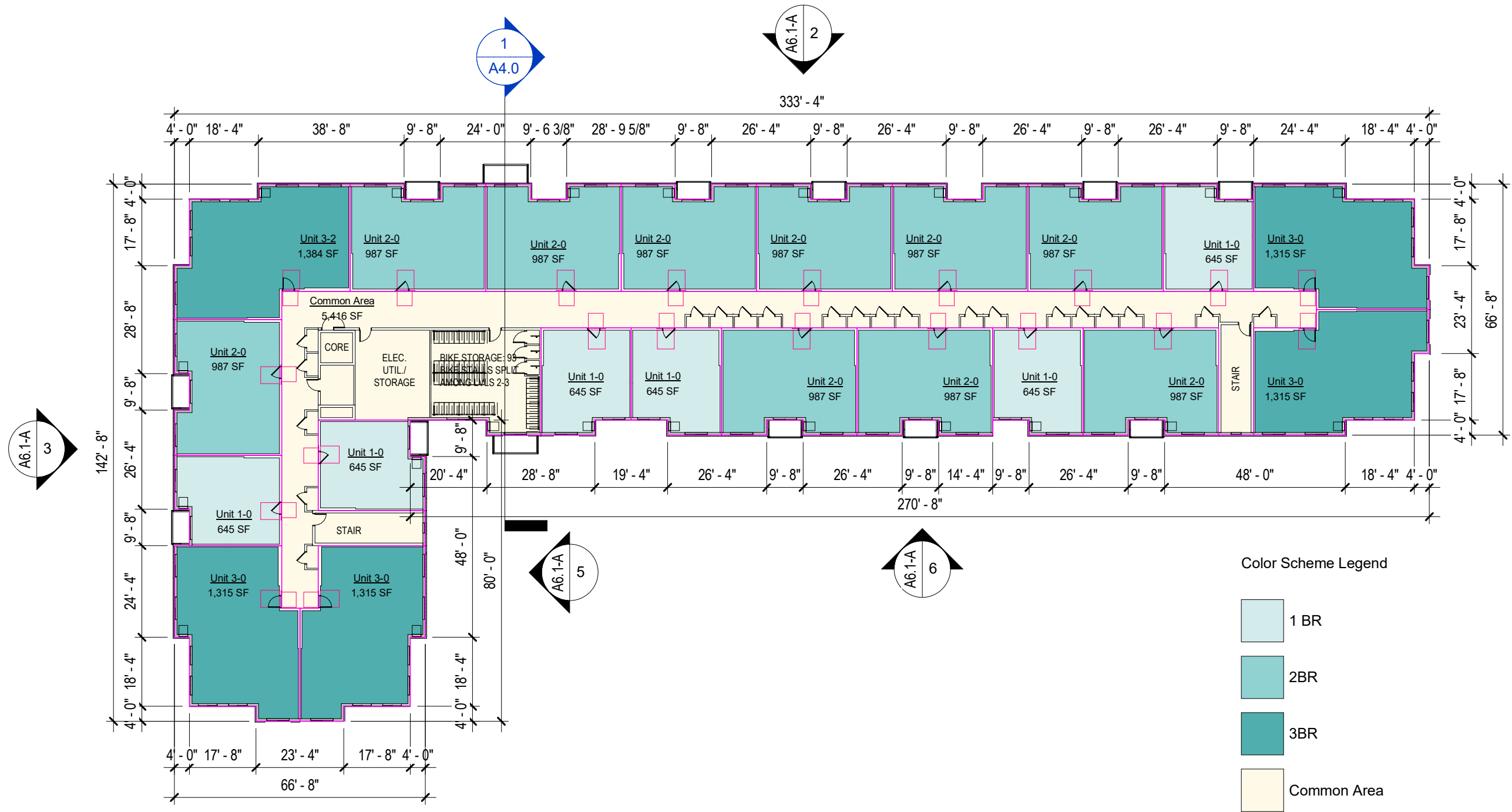






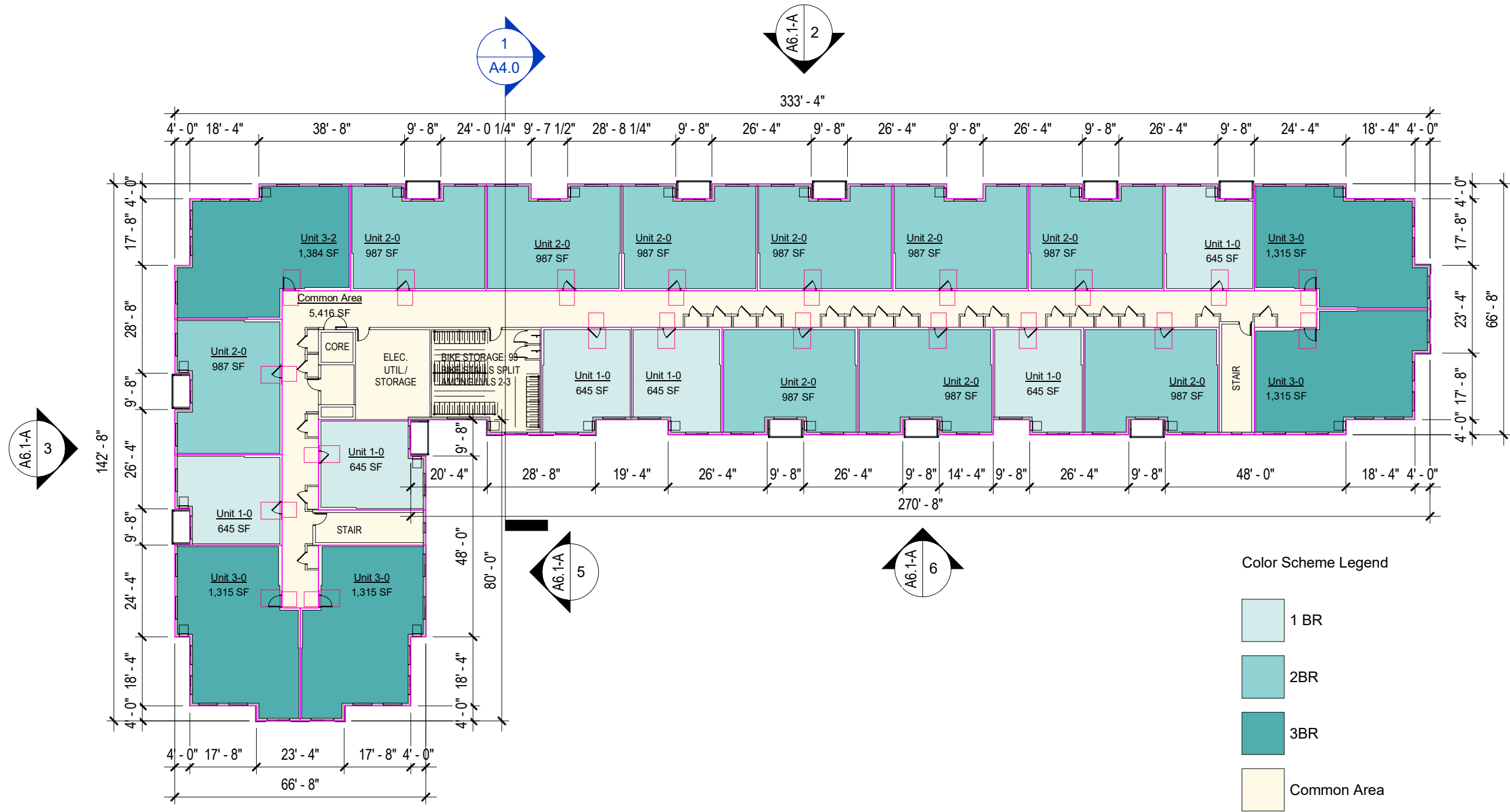
1 Building A - Level 1
1" = 30'-0"





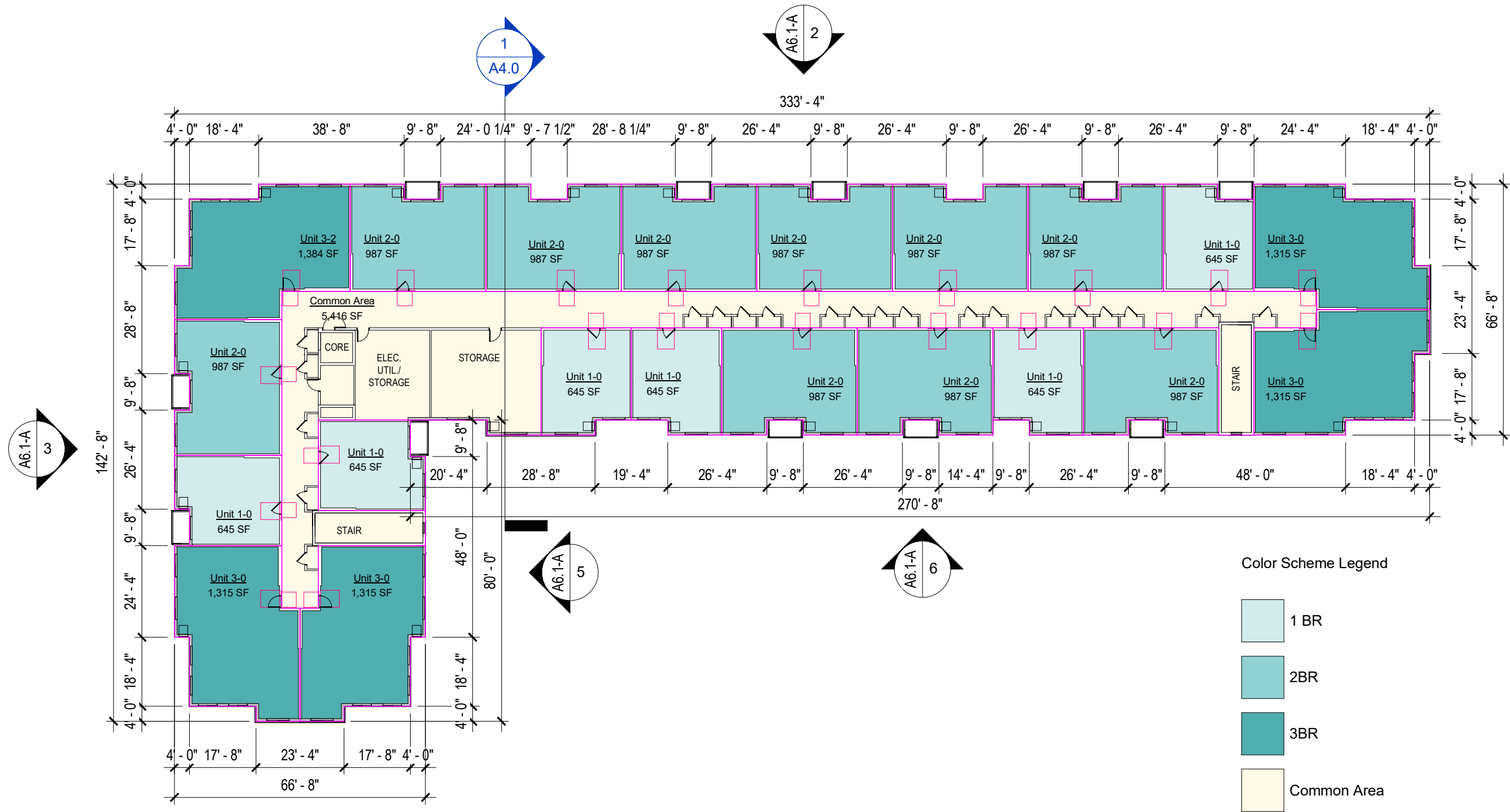
1 Building A - Level 2
1" = 30'-0"





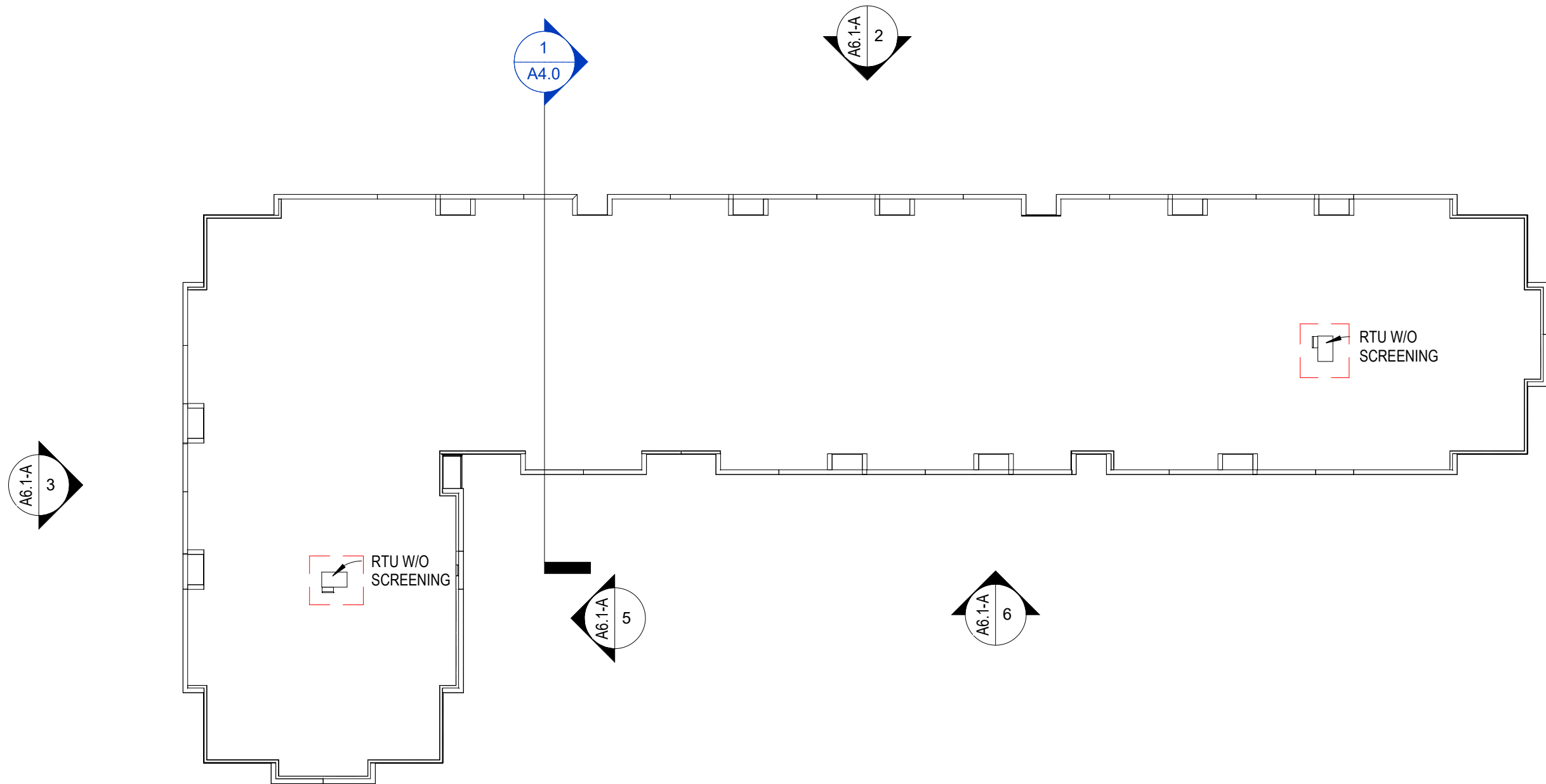
1 Building A - Level 3
1" = 30'-0"





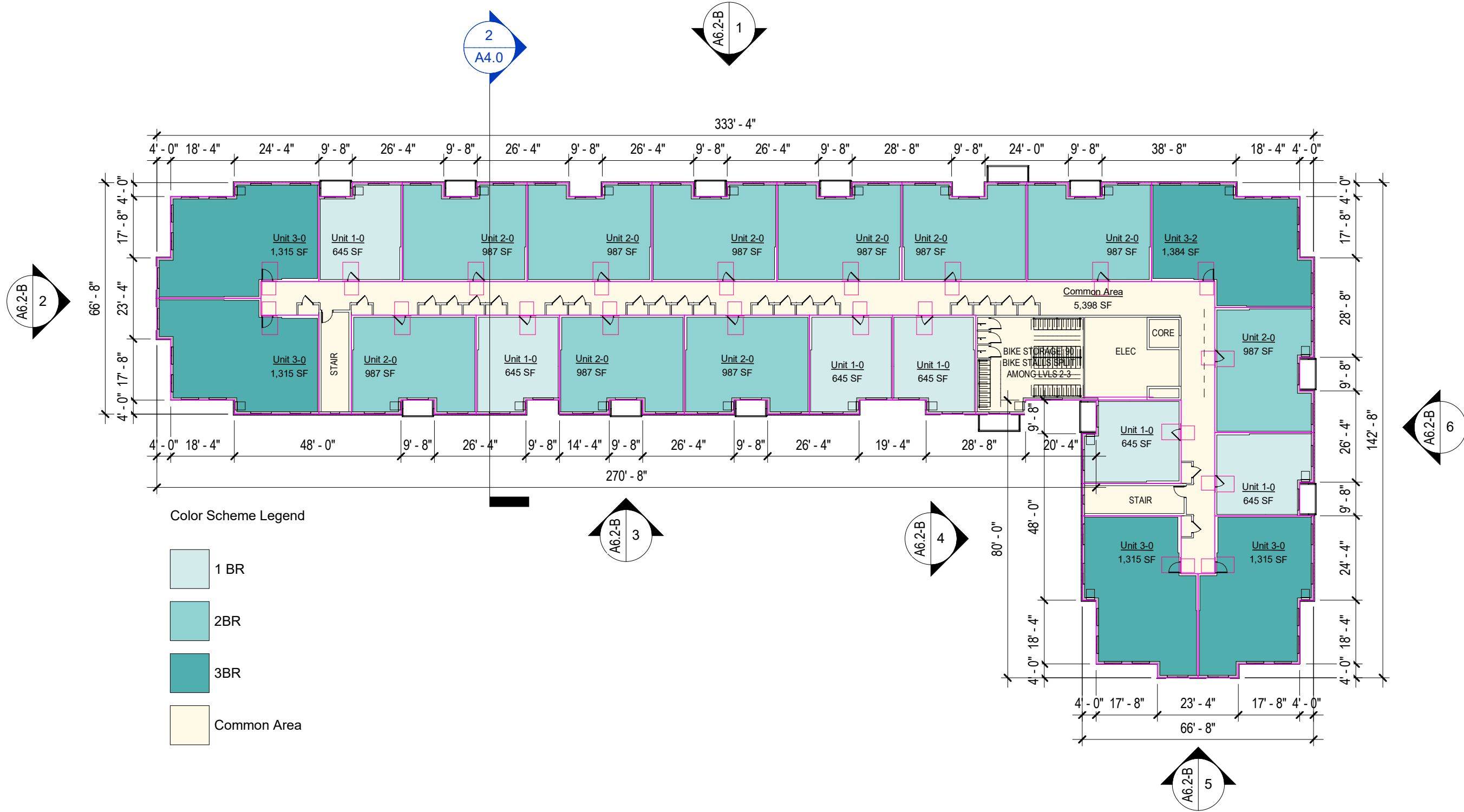
1 Building A - Level 4
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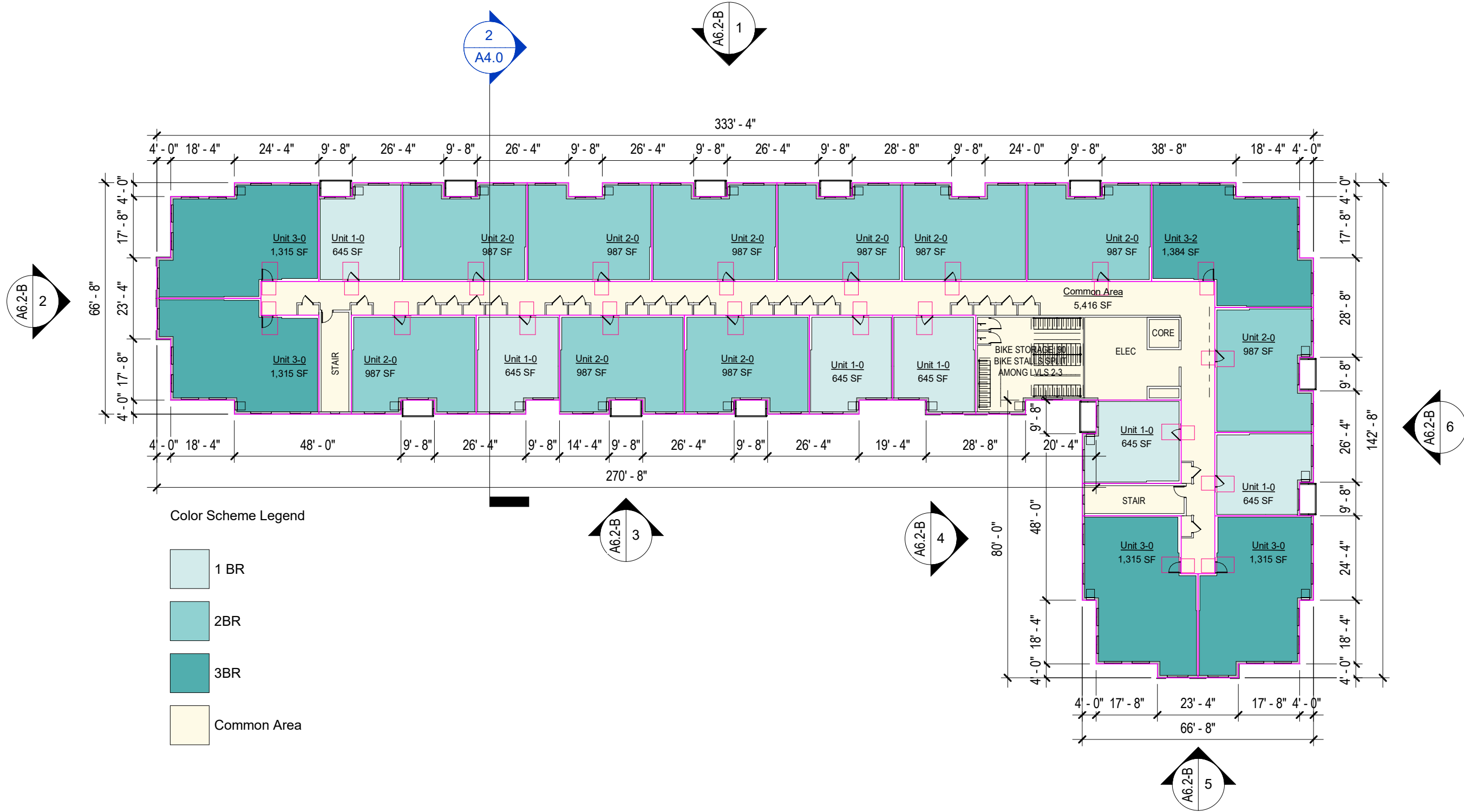
1 Building A - Roof Plan
1" = 30'-0"





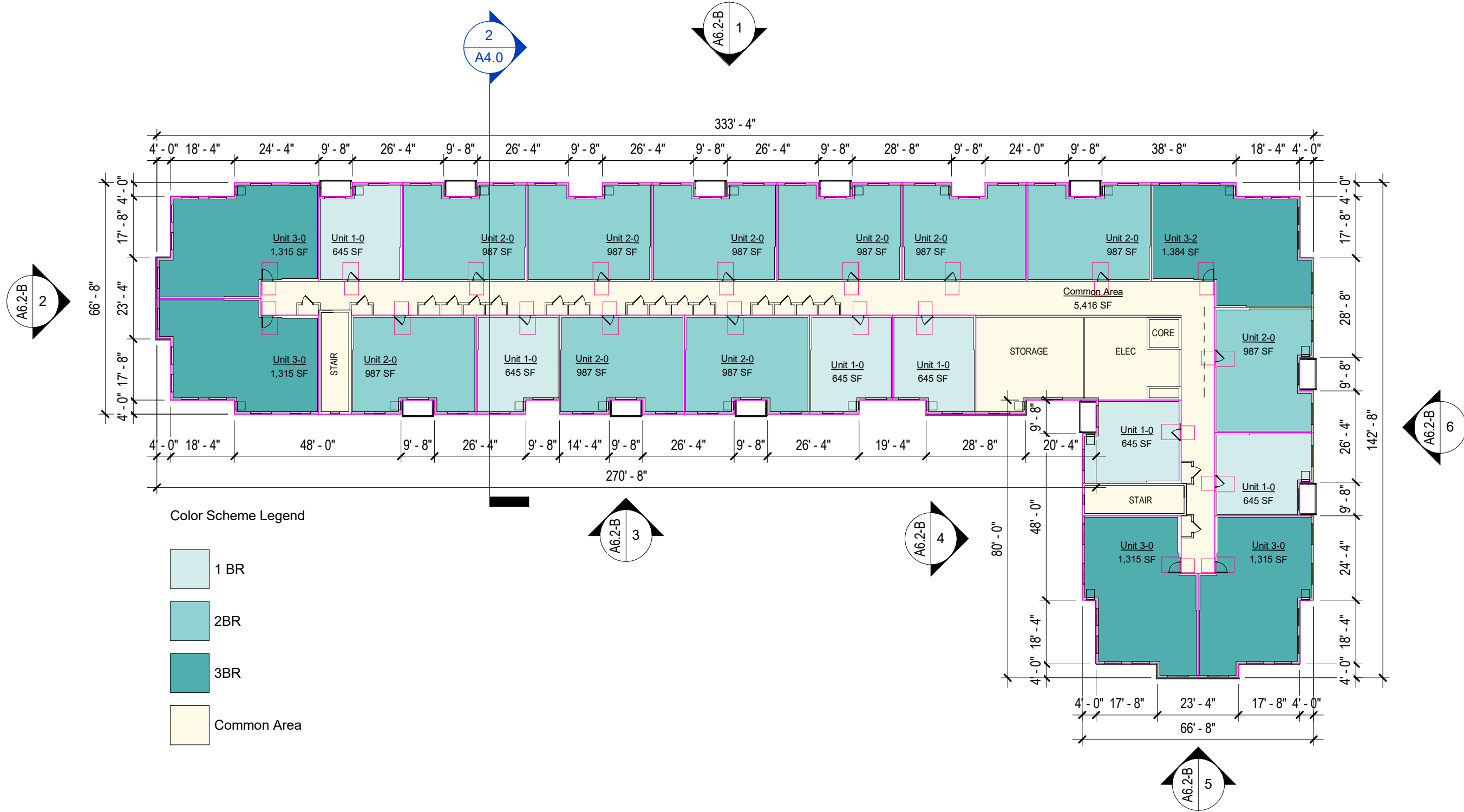
1 Building B - Level 2
1" = 30'-0"





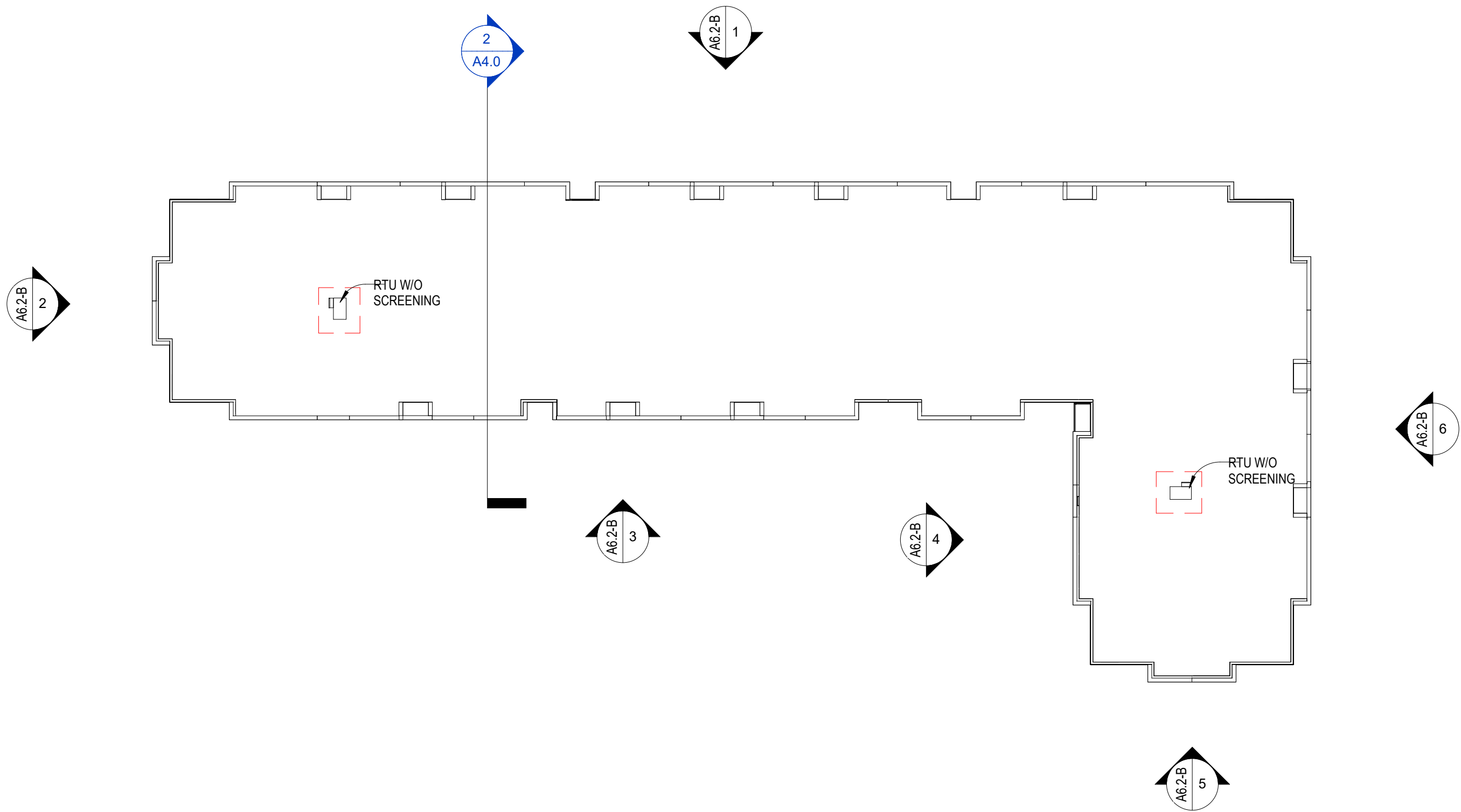
1 Building B - Level 3
1" = 30'-0"





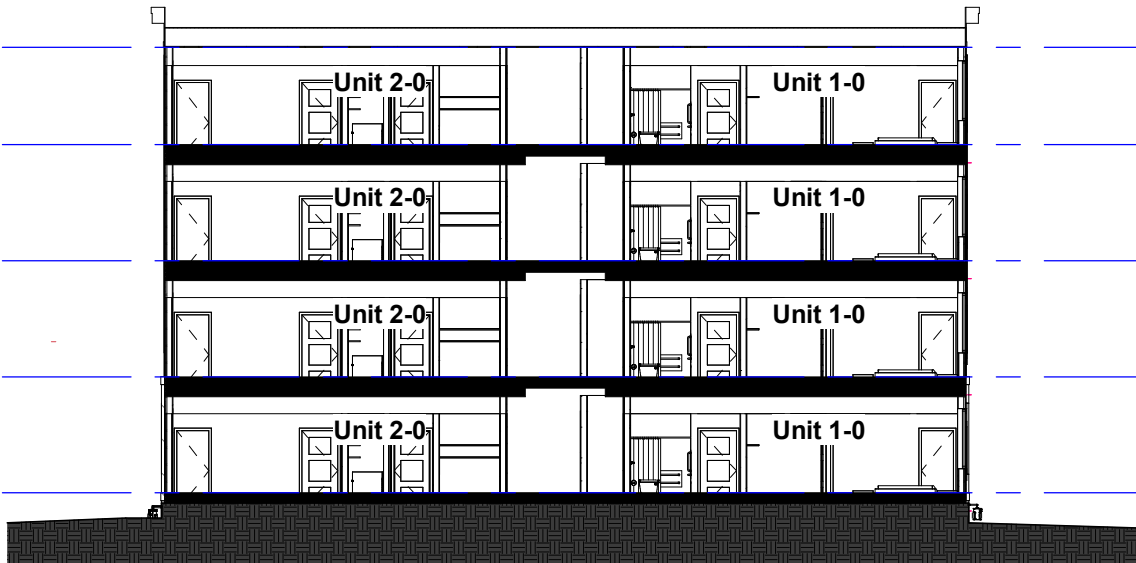
1 Building B - Level 4
1" = 30'-0"



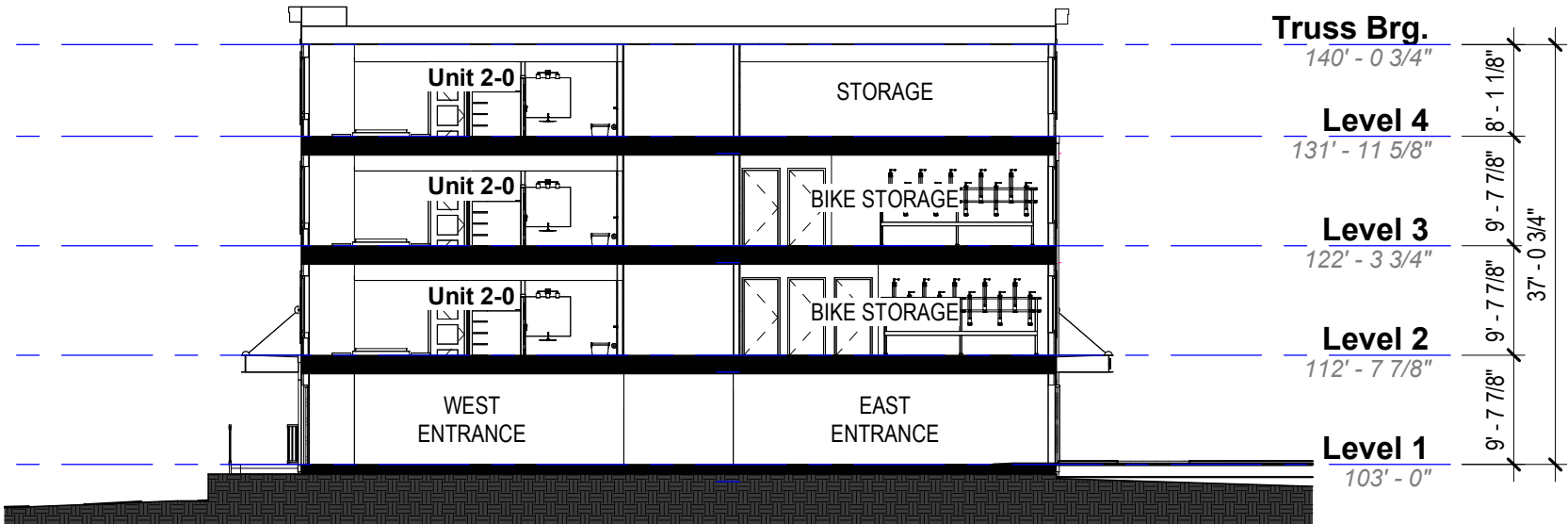


1 Building B - Roof Plan
1" = 30'-0"

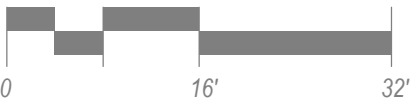




2 BUILDING B SECTION
1/16" = 1'-0"



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



RENDERING - BUILDING A - NORTHWEST - BEFORE



RENDERING - BUILDING A - NORTHWEST - REVISED



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

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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



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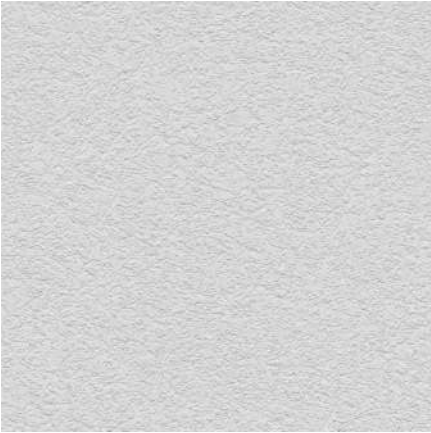
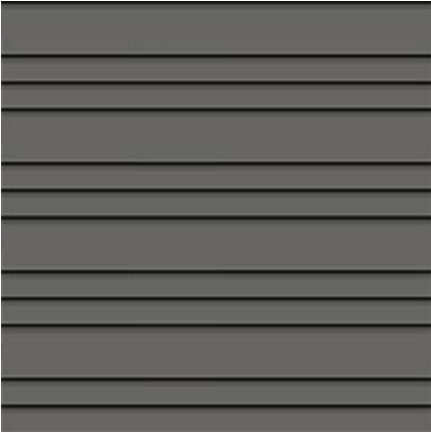
RENDERING - BUILDING B - NORTHEAST - BEFORE



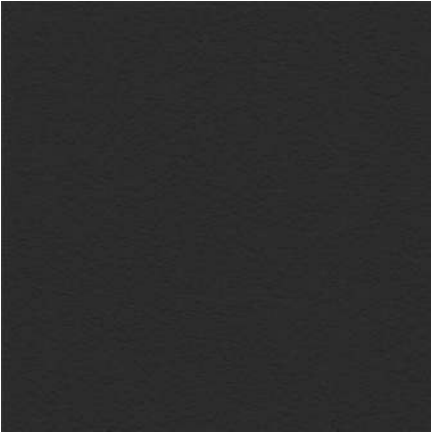
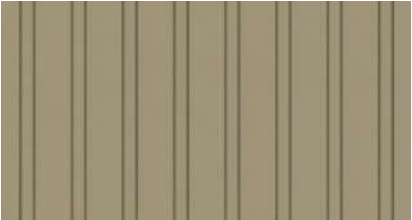
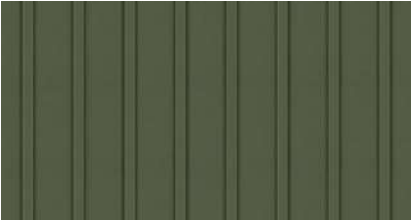
RENDERING - BUILDING B - NORTHEAST - REVISED



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	

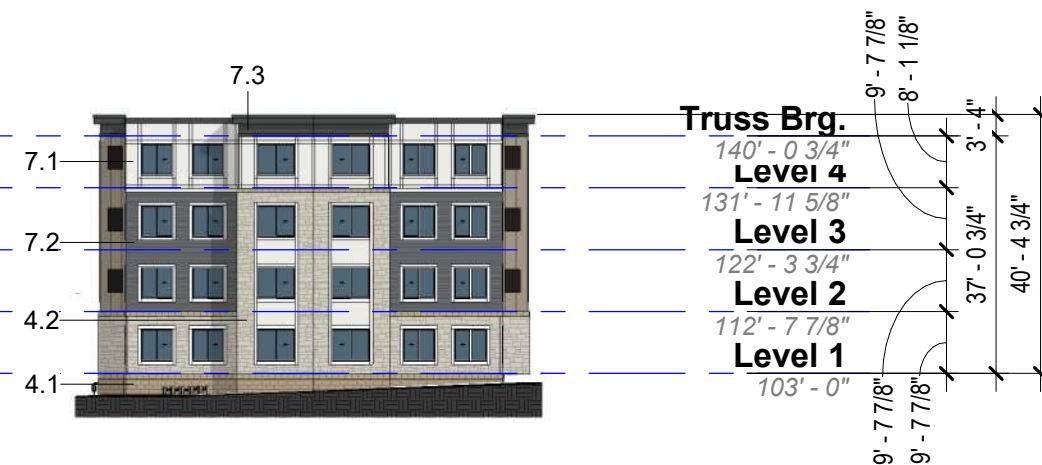


① Bldg A Elevation 1
1" = 30'-0"

② Bldg A Elevation 2
1" = 30'-0"



③ Bldg A Elevation 3
1" = 30'-0"



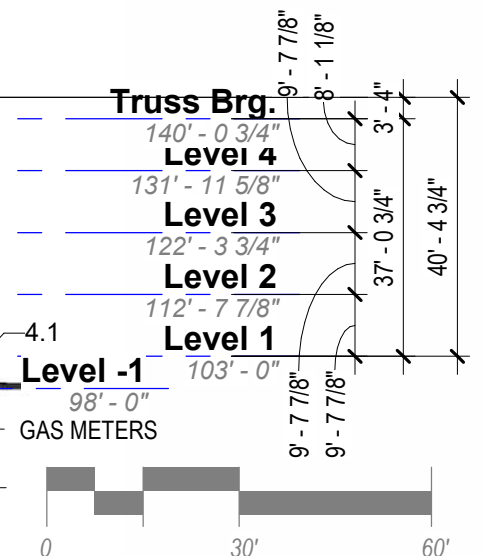
④ Bldg A Elevation 4
1" = 30'-0"



⑤ Bldg A Elevation 5
1" = 30'-0"



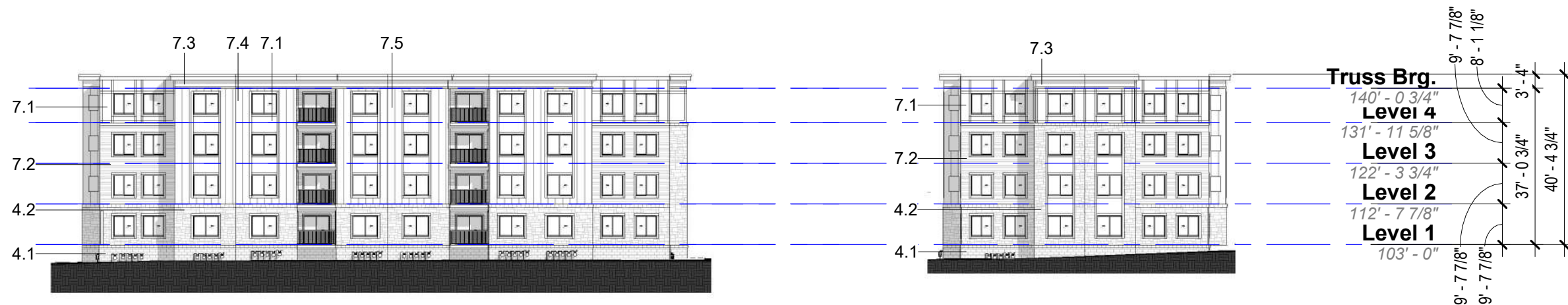
⑥ Bldg A Elevation 6
1" = 30'-0"





① Bldg A Elevation 1
1" = 30'-0"

② Bldg A Elevation 2
1" = 30'-0"



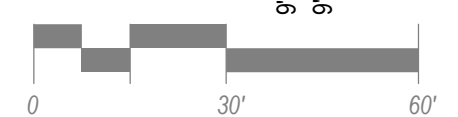
③ Bldg A Elevation 3
1" = 30'-0"

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"



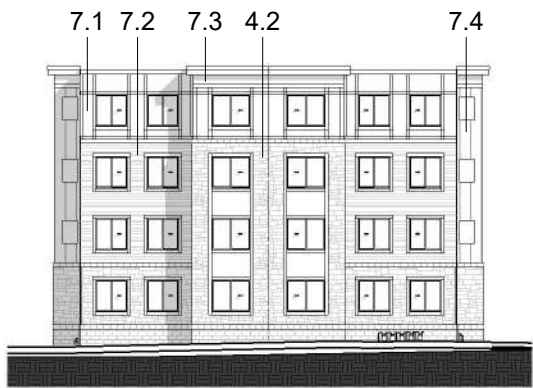
⑤ Bldg B Elevation 5
1" = 30'-0"



⑥ Bldg B Elevation 6
1" = 30'-0"



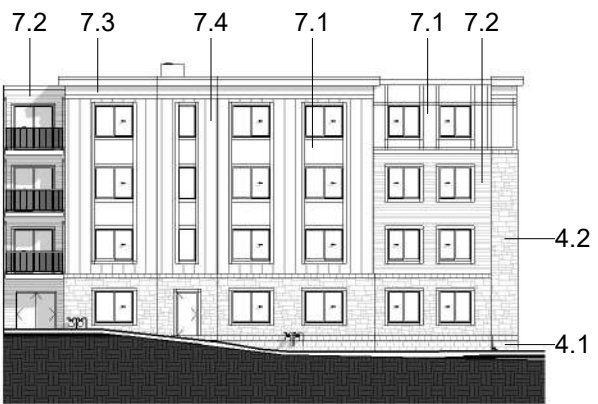
① Bldg B Elevation 1
1" = 30'-0"



② Bldg B Elevation 2
1" = 30'-0"



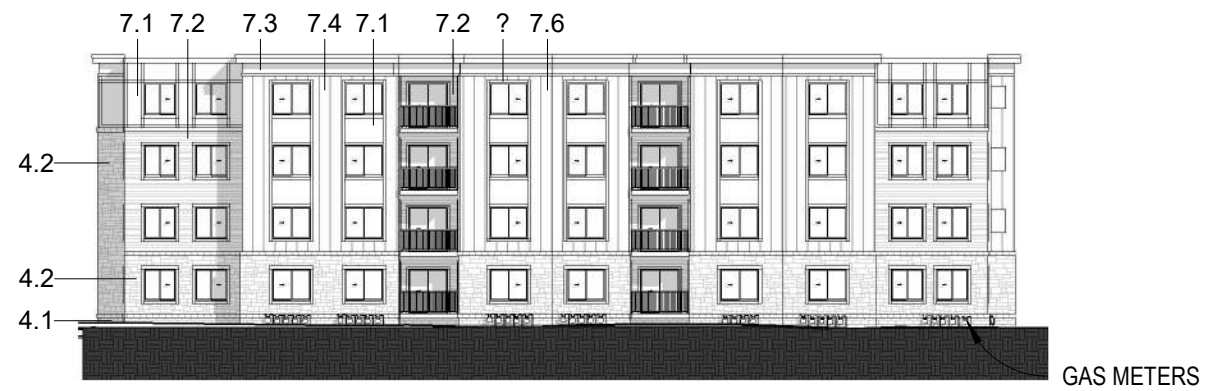
③ Bldg B Elevation 3
1" = 30'-0"



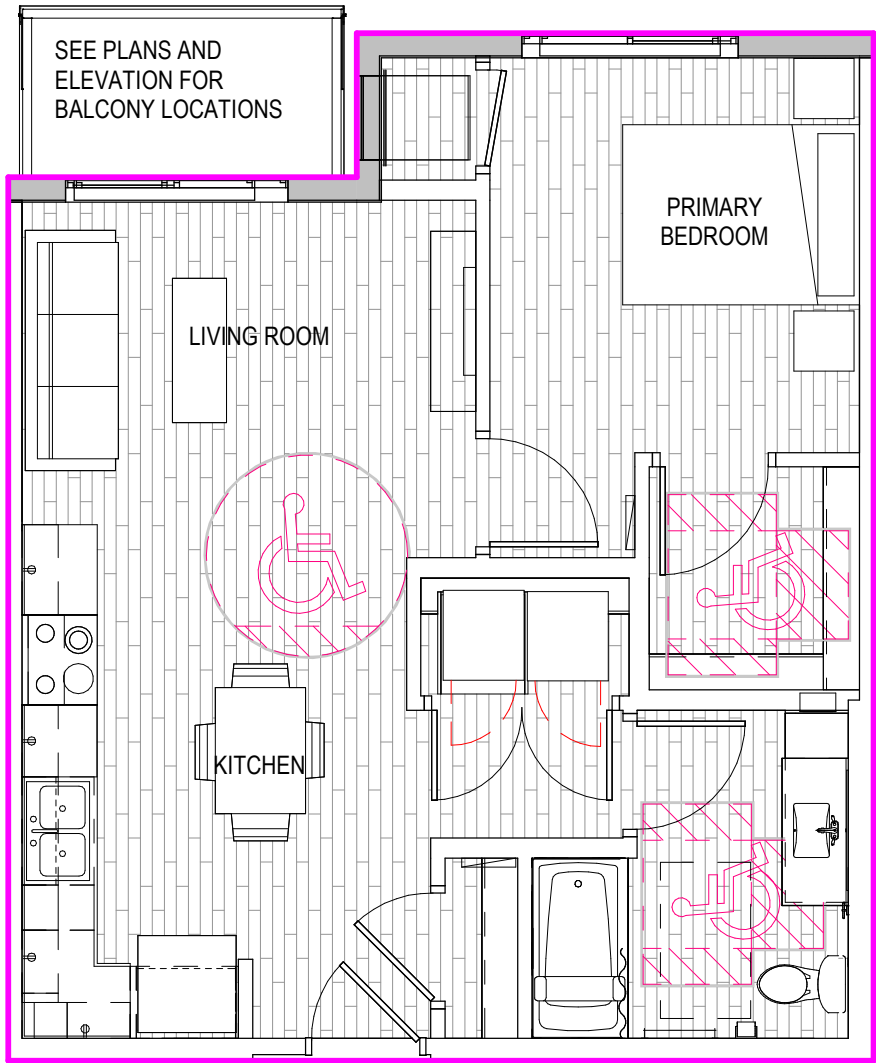
④ Bldg B Elevation 4
1" = 30'-0"



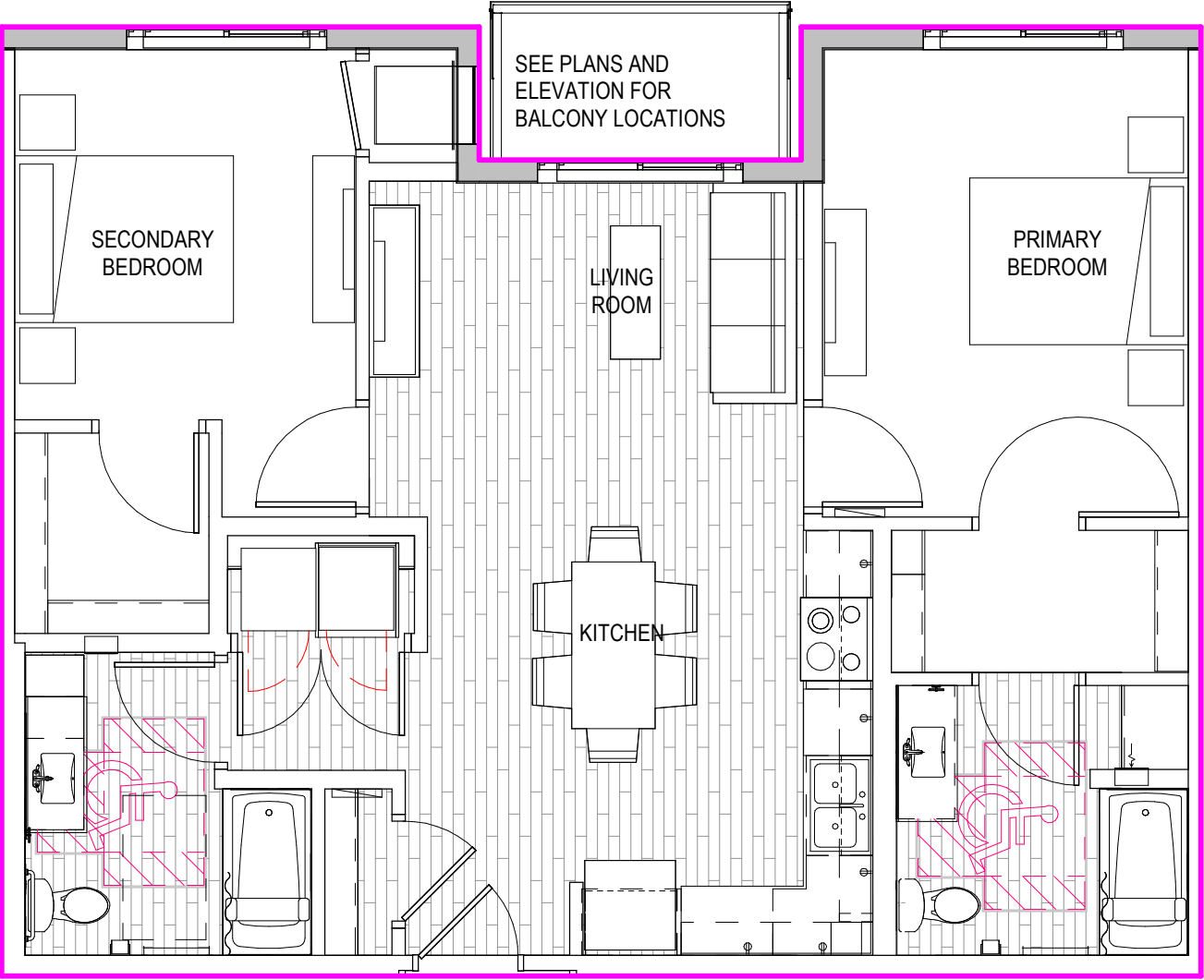
⑤ Bldg B Elevation 5
1" = 30'-0"



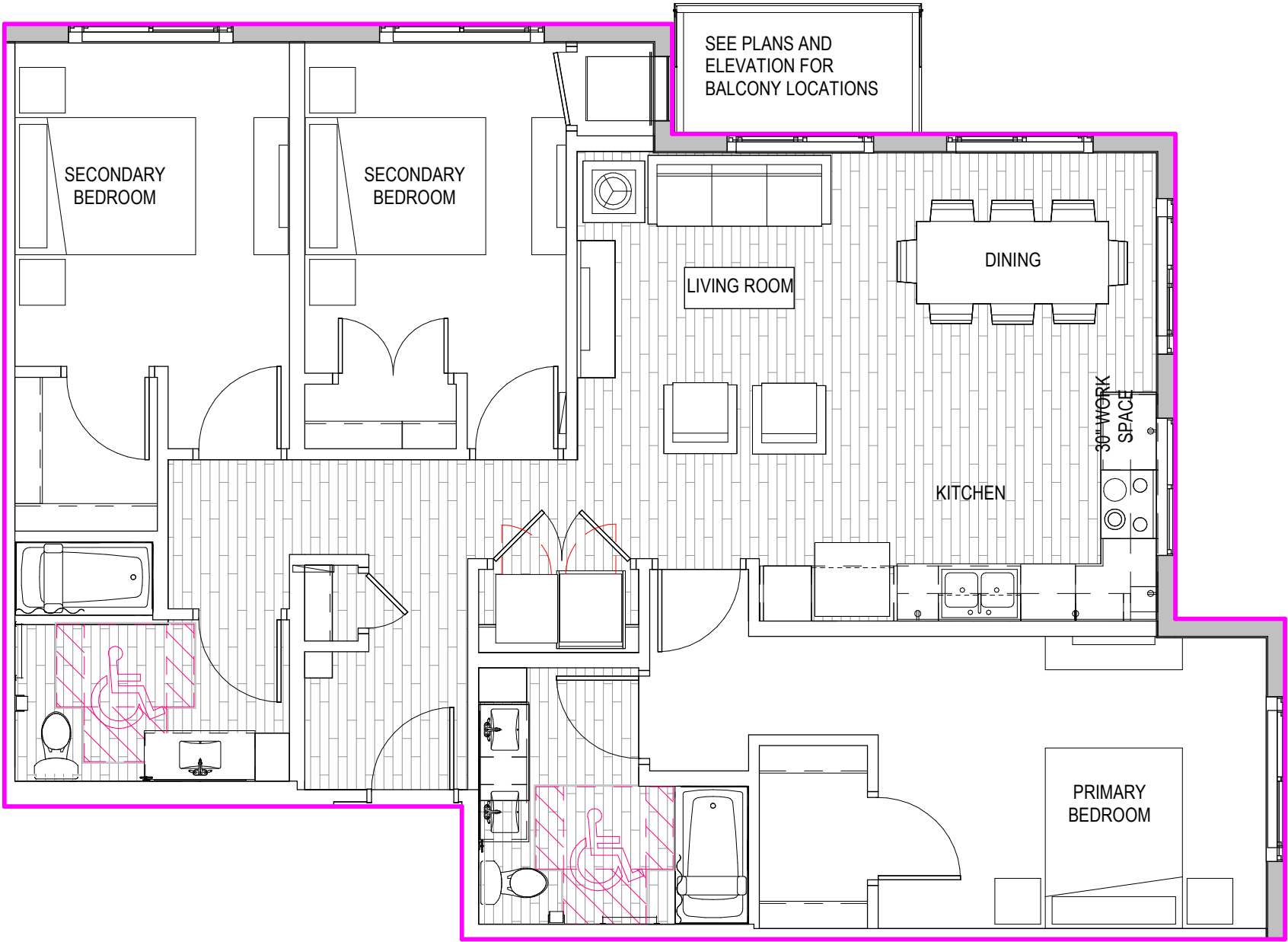
⑥ Bldg B Elevation 6
1" = 30'-0"



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



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



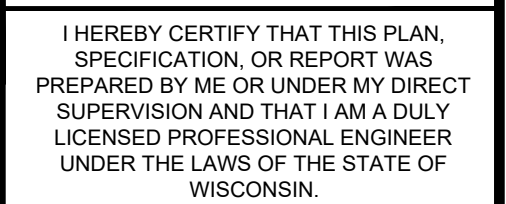
① Unit Plan Base - Unit 3-0
3/16" = 1'-0"

HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

DEVCO US CONSTRUCTION, LLC
10500 NE 4TH ST., BELLEVUE, WA 98004

PROJECT

OWNER



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

ISSUE/SUBMITTAL SUMMARY

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

[illegible]

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0960 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

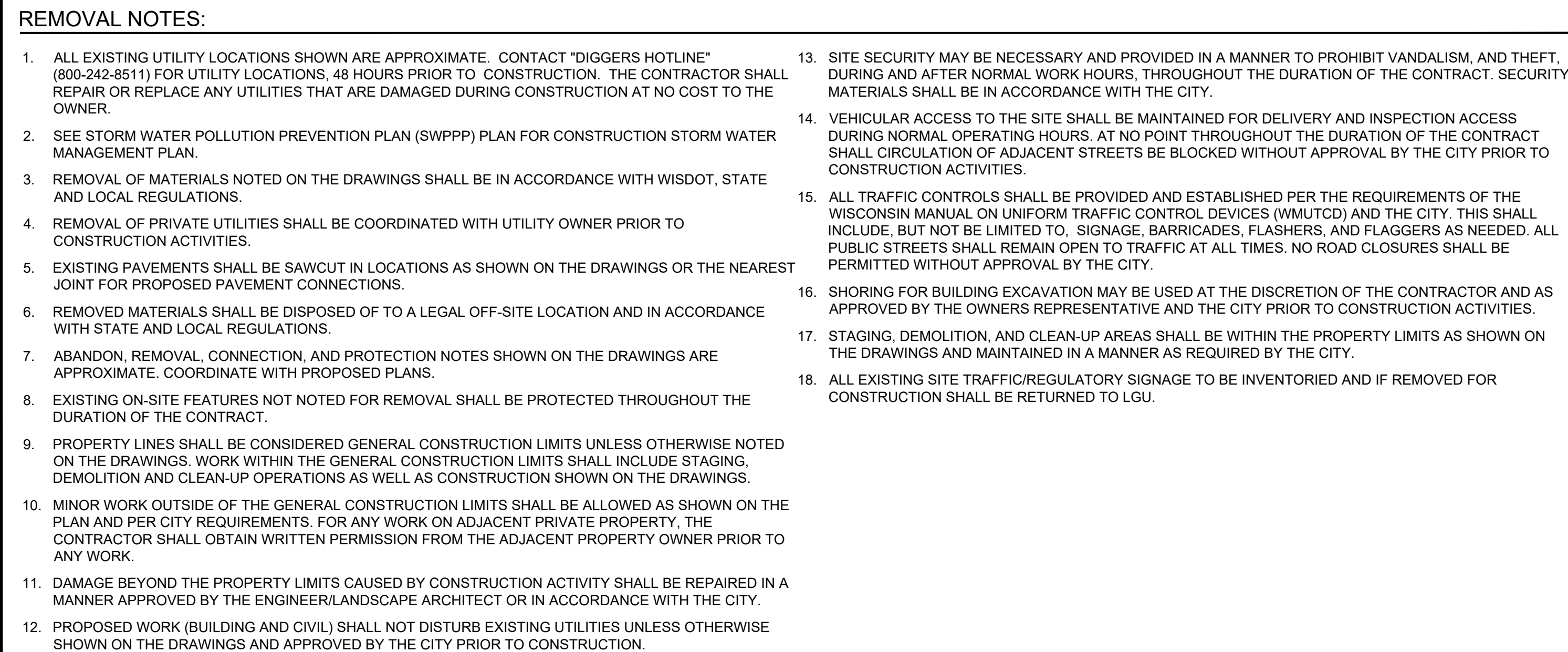
REVISION SUMMARY

[illegible]

REMOVALS PLAN - OVERALL

C1 0

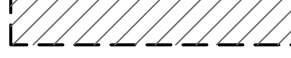
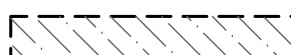
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CITY OF MADISON REMOVAL NOTES:

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 OF THE CITY OF MADISON 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. NO EXCAVATION BY THE **SECTION 107.13(G) 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) 266-4188 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO THE 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](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](https://www.cityofmadison.com/engineering/documents/standard-specifications/2026/COMPLETESPECBOOK.PDF))** ADDRESS THE FOLLOWING: THE CONTRACTOR SHALL NOT ALLOW THE DUMPING OF EXCAVATED MATERIALS, UNMARKED 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 PMVTS.
	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 CONC. GOVERNING UNIT.
	TREE PROTECTION
	TREE REMOVAL - INCLUDING ROOTS AND STUMPS

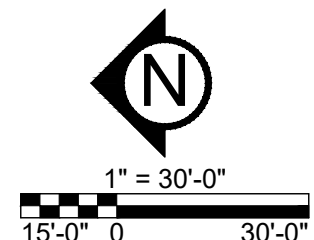
EROSION CONTROL NOTES:

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

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



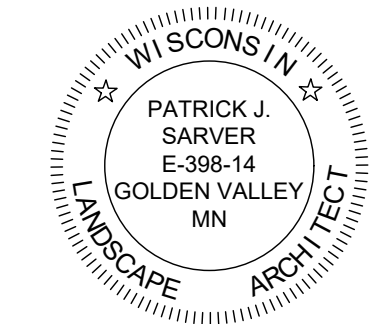
PRELIMINARY:
NOT FOR
CONSTRUCTION

HUXLEY APARTMENTS

1201 HUXLEY ST, MADISON, WI 53704

DEVCO US CONSTRUCTION, LLC

10900 NE 8TH ST, BELLEVUE, WA 98004



03/30/26

ISSUE/SUBMITTAL SUMMARY

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

[illegible]

PROJECT MANAGER	DAVID KNAEBLE
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DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

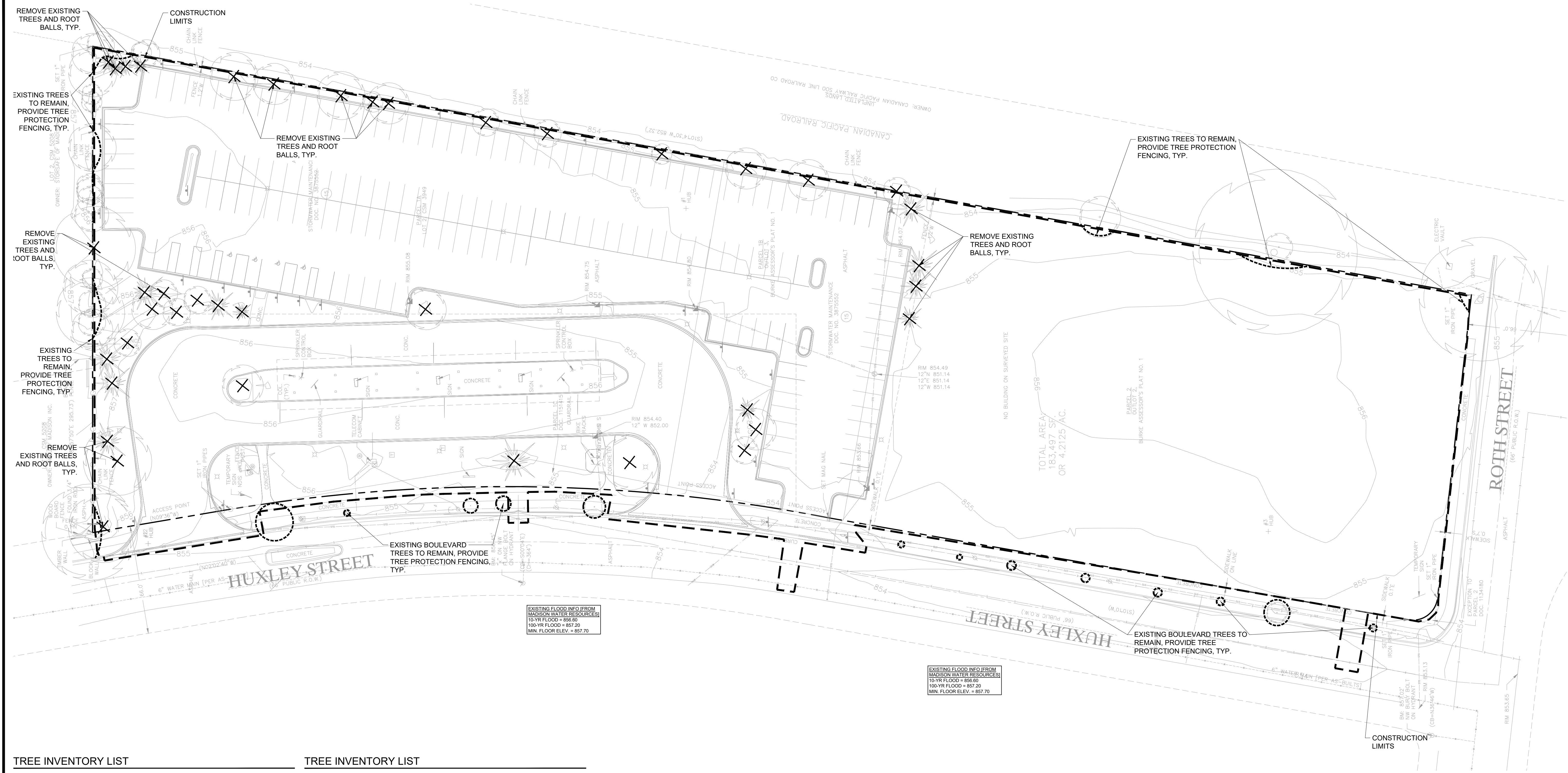
REVISION SUMMARY

[illegible]

TREE PRESERVATION
 & INVENTORY
 PLAN

C1.1

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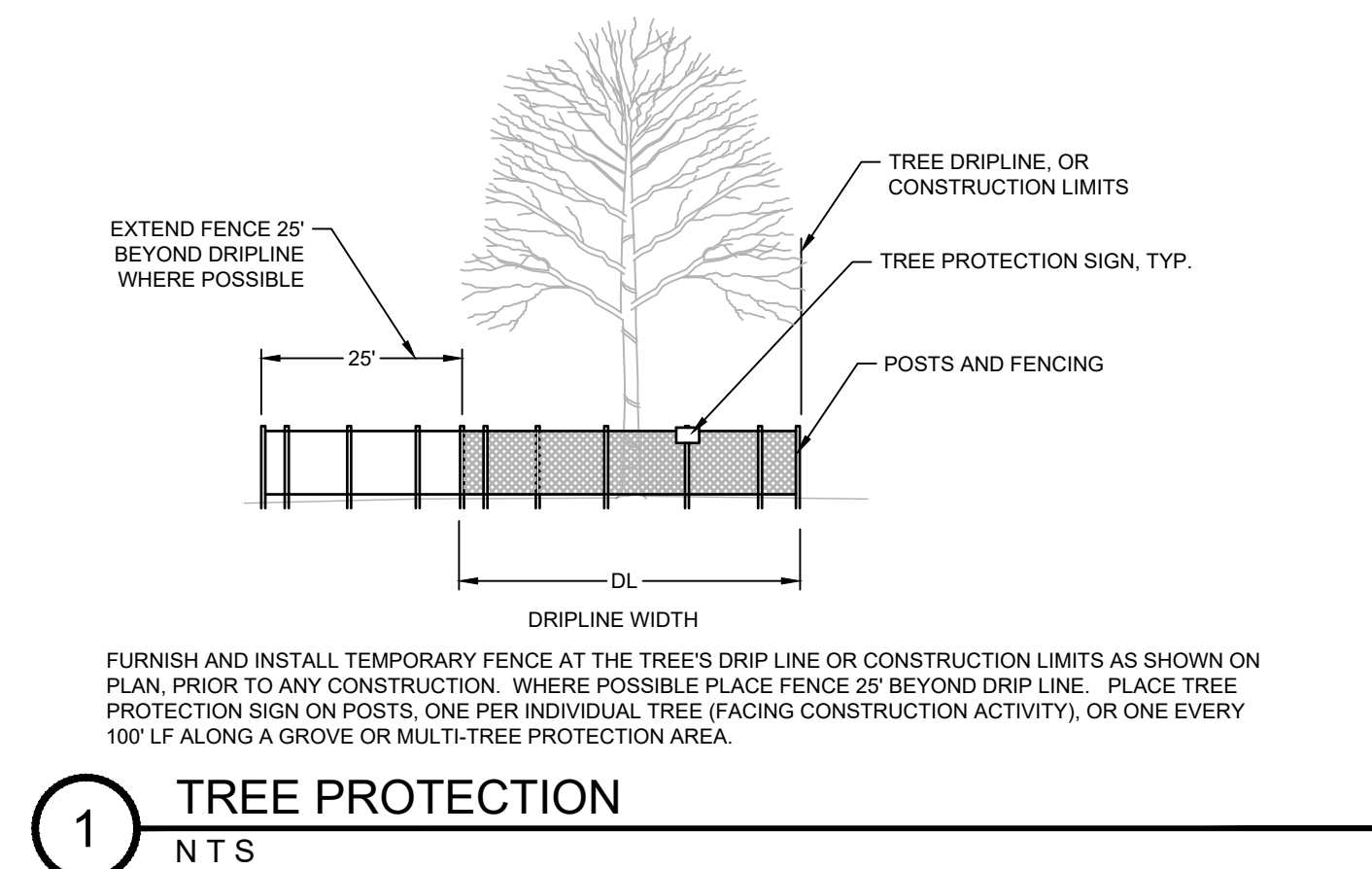


TREE INVENTORY LIST

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	

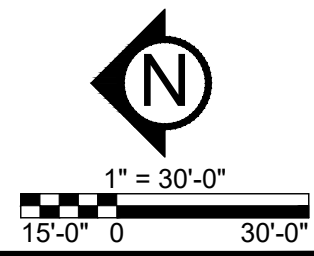
TREE INVENTORY LIST

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



TREE PRESERVATION PLAN LEGEND:

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



HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

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

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

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

[illegible]

SITE PLAN
NORTH

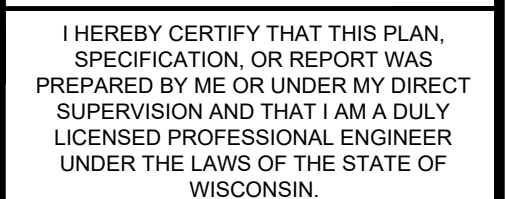
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HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

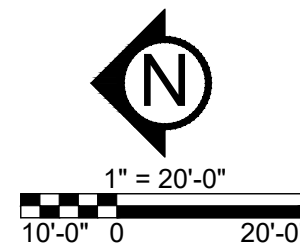
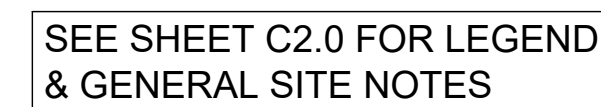
DEVCO US CONSTRUCTION, LLC
10900 NE 8TH ST., BELLEVUE, WA 98004



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

[illegible]

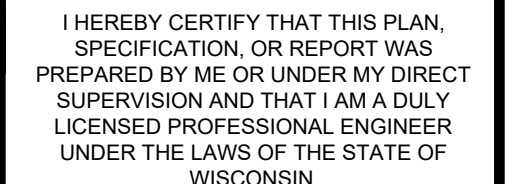
C2.2



HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

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

OWNER



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

[illegible]

C2.3

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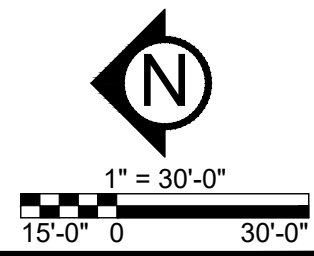
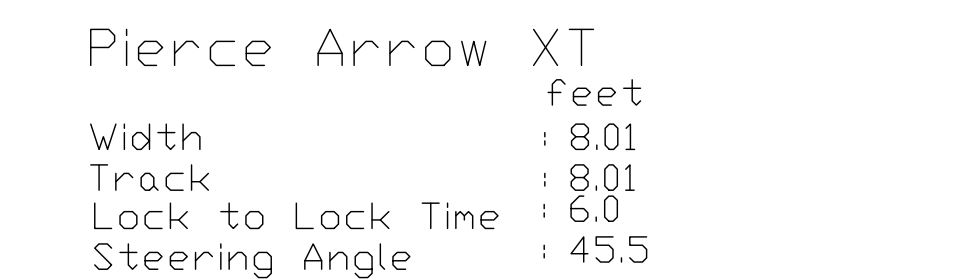


1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☒ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 50-foot of all portions of the exterior wall?	☒ Yes	☐ No	☒ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane no more than a 4% slope?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lanes? (Provide detail of signage.)	☒ Yes	☐ No	☐ N/A
f) Is a roll-call curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key, vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☐ No	☒ 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-pled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane?	☒ 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?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☒ 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)	☒ Yes	☐ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
<i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i>			
a) Is the fire lane at least 26' from 30-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 42' between a hydrant and the building?	☒ 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?	☒ 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	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½", within 5-feet of a fire hydrant?	☐ Yes	☐ No	☐ N/A
<i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>			

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

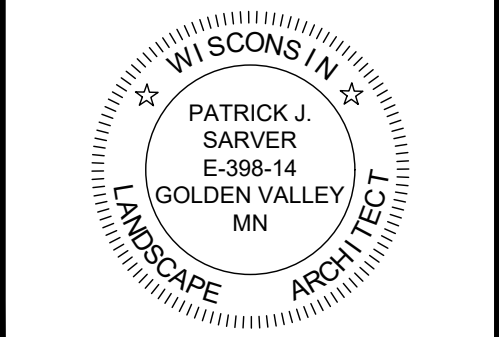
Revised 06/2022

	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



PRELIMINARY:
NOT FOR
CONSTRUCTION

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



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

PROJECT MANAGER		DAVID KNEIBEL
CONTACT NUMBER		612-615-0060 X 700
DRAWN BY		DK, JR
REVIEWED BY		DK
PROJECT NUMBER		12411

REVISION SUMMARY	
DATE	DESCRIPTION

PARKING LOT GREEN
AREAS DIAGRAM

C2.4
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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%

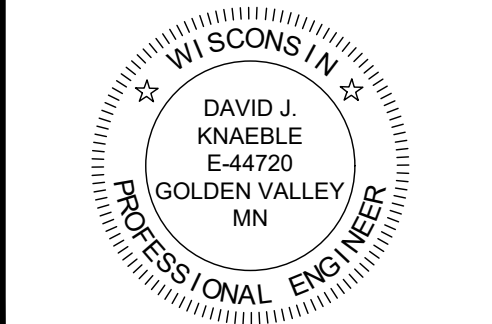
PARKING LOT GREEN AREAS LEGEND:

- ISLAND GREEN AREAS
- OVERALL PARKING LOT AREA

PRELIMINARY:
NOT FOR
CONSTRUCTION

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

PROJECT
OWNER



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

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

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

REVISION SUMMARY	
DATE	DESCRIPTION

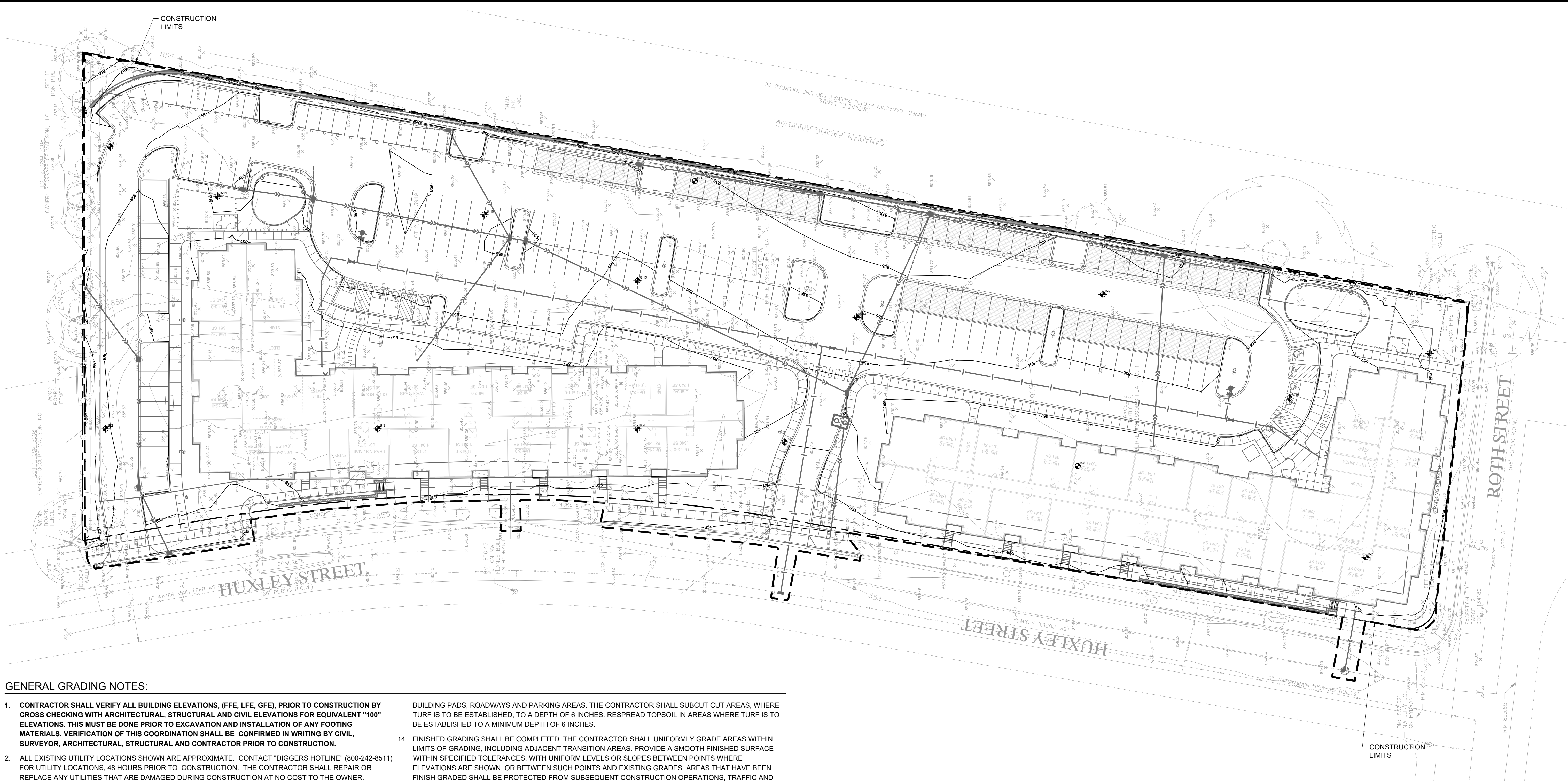
PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 700
DRAWN BY	DK
REVIEWED BY	DK
PROJECT NUMBER	0431

REVISION SUMMARY	
DATE	DESCRIPTION

GRADING PLAN -
OVERALL

C3.0

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GENERAL GRADING NOTES:

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

- BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
 - PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
 - TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
 - MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF MADISON GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.4

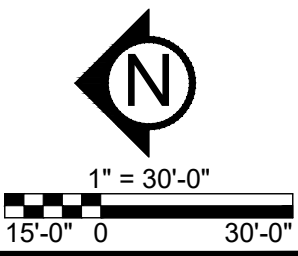
GROUNDWATER ELEVATION PER BORING	
BORING	GROUND WATER ELEVATION
B-1	848.00
B-2	845.00
B-3	848.00
B-4	843.00
B-5	843.00
B-6	850.50
B-7	850.50
B-8	850.50
B-9	848.00
B-10	844.00

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

GRADING PLAN LEGEND:

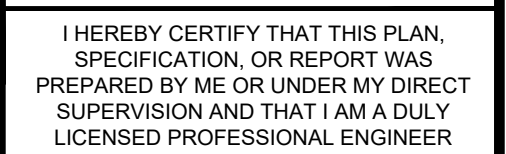
- | | |
|-------------------|--|
| ----- 1125 ----- | EX. 1' CONTOUR ELEVATION INTERVAL |
| ----- 1137 ----- | 1.0' CONTOUR ELEVATION INTERVAL |
| 41.26 | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) |
| 891.00 G | SPOT GRADE ELEVATION GUTTER |
| 891.00 TC | SPOT GRADE ELEVATION TOP OF CURB |
| 891.00 BS/TS | SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS |
| 891.00 ME | SPOT GRADE ELEVATION MATCH EXISTING |
| ⊕ | GRADE BREAK - HIGH POINTS |
| ===== | CURB AND GUTTER (T.O = TIP OUT) |
| TO
EOF=1135.52 | EMERGENCY OVERFLOW |
| ■ ■ ■ ■ ■ | CONSTRUCTION LIMITS |

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



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

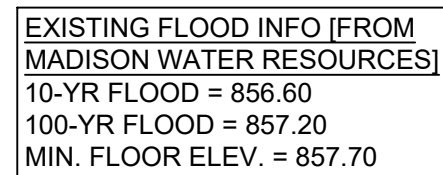
OWNER
DEVCO US CONSTRUCTION, LLC
10900 NE 8TH ST., BELLEVUE, WA 98004



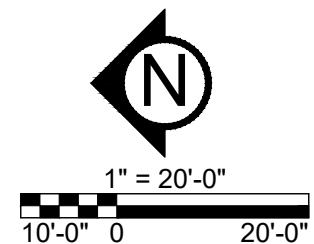
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL
06/15/26	CITY RESUBMITTAL

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C3.1



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www.DiggersHotline.com



PRELIMINARY:
NOT FOR
CONSTRUCTION

HUXLEY APARTMENTS

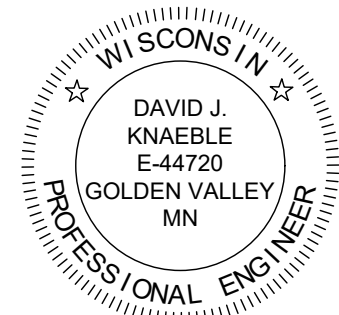
1201 HUXLEY ST, MADISON, WI 53704

DEVCO US CONSTRUCTION, LLC

10900 NE 8TH ST, BELLEVUE, WA 98004

PROJECT

OWNER



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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

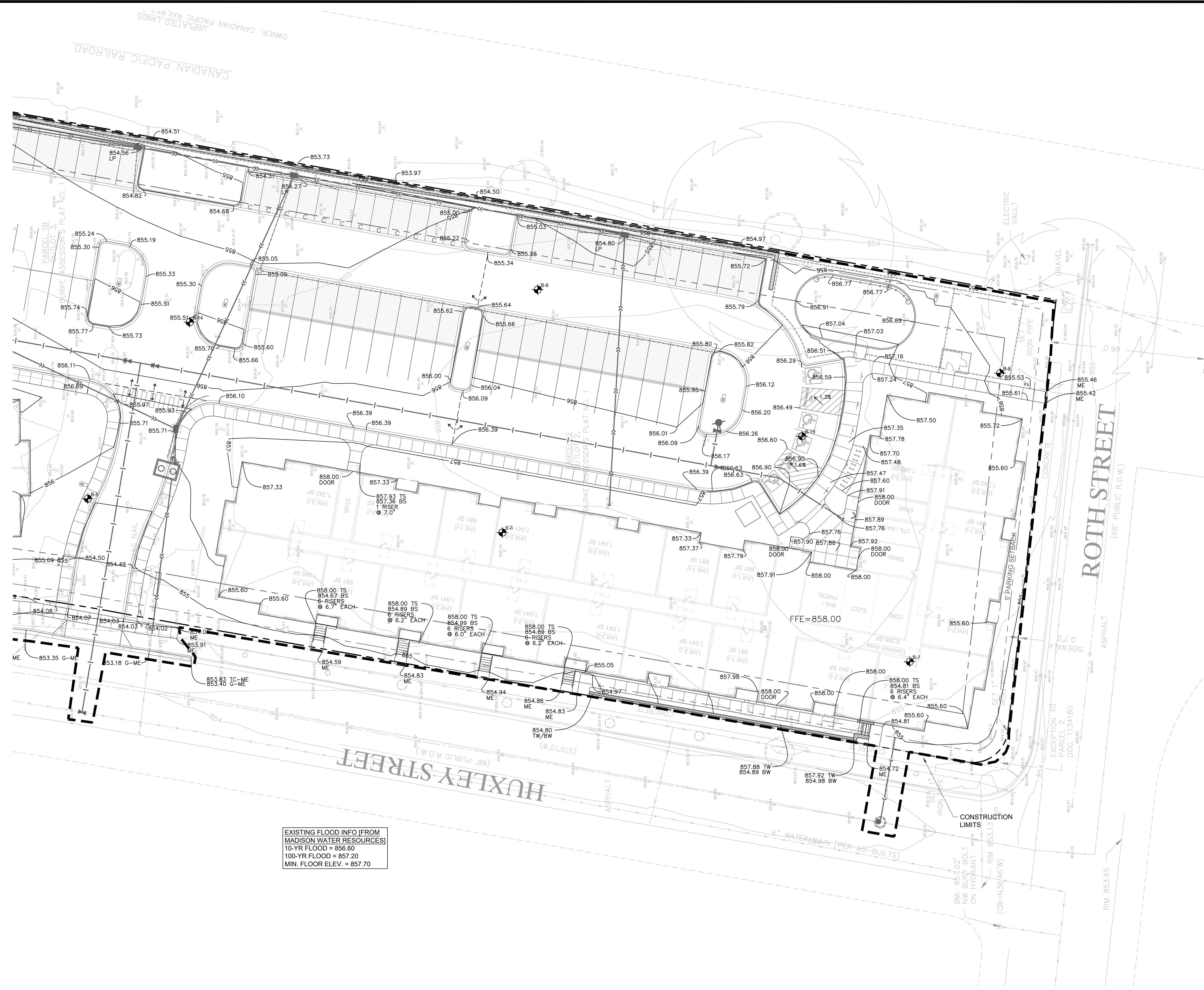
PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 700
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	10431

REVISION SUMMARY	
DATE	DESCRIPTION

GRADING PLAN
SOUTH

C3.2

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HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

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

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

[illegible][illegible]

C4.0

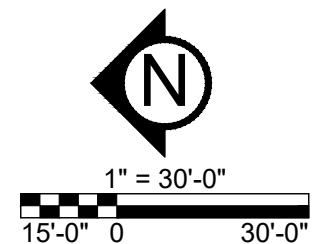
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1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "DIGGERS HOTLINE" (800-242-8511) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO 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.

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

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



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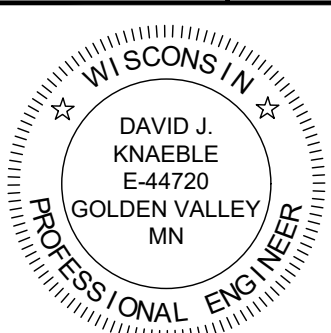
HUXLEY APARTMENTS

1201 HUXLEY ST, MADISON, WI 53704

DEVCO US CONSTRUCTION, LLC

10900 NE 8TH ST, BELLEVUE, WA 98004

PROJECT



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

David J. Knaeble
03/30/26 LICENSE NO. 447

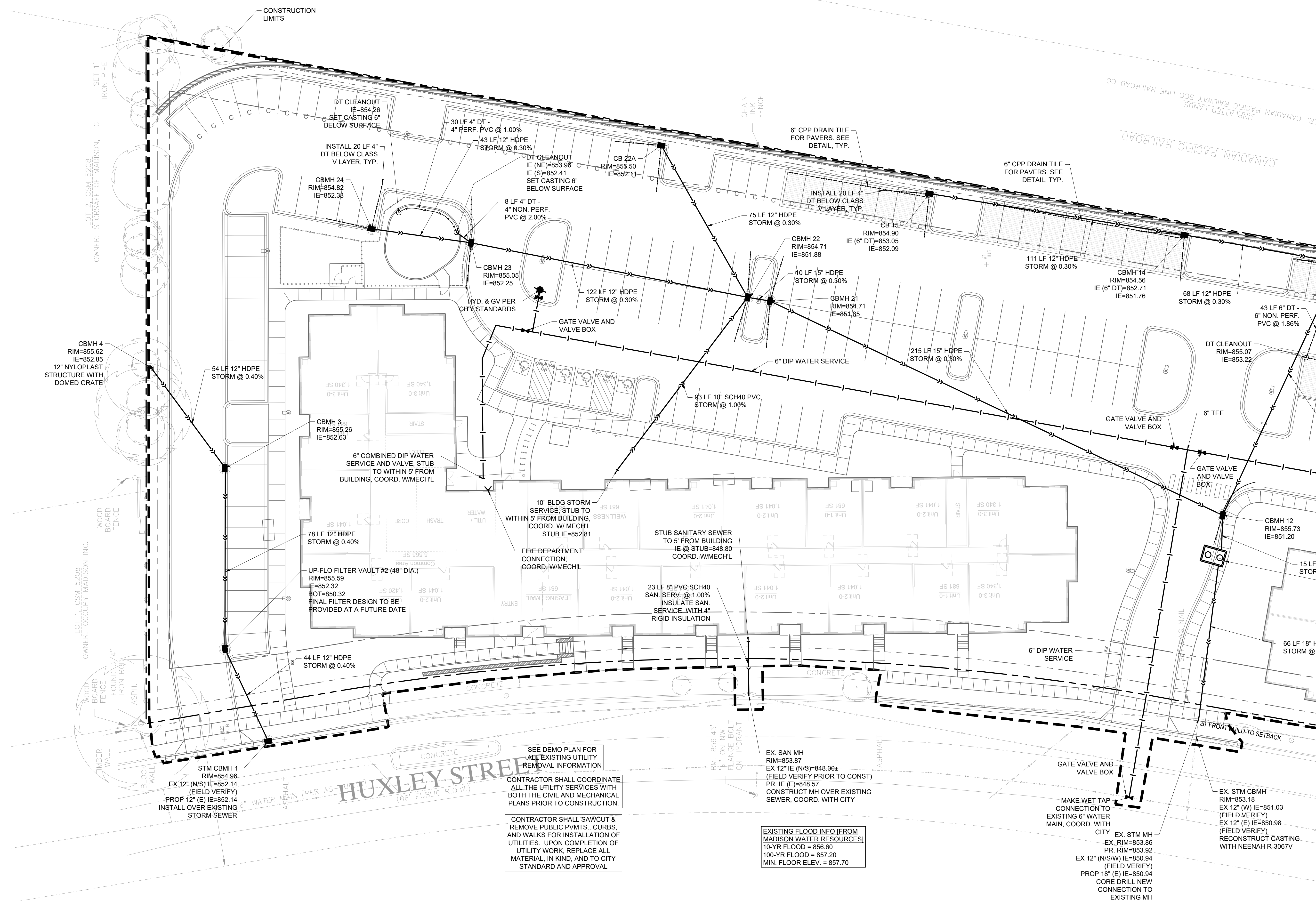
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL
06/15/26	CITY RESUBMITTAL

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UTILITY PLAN
NORTH

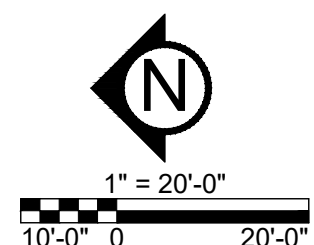
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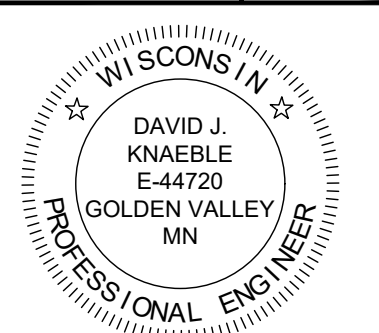
HUXLEY APARTMENTS

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DEVCO US CONSTRUCTION, LLC
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WISCONSIN.

Daniel 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

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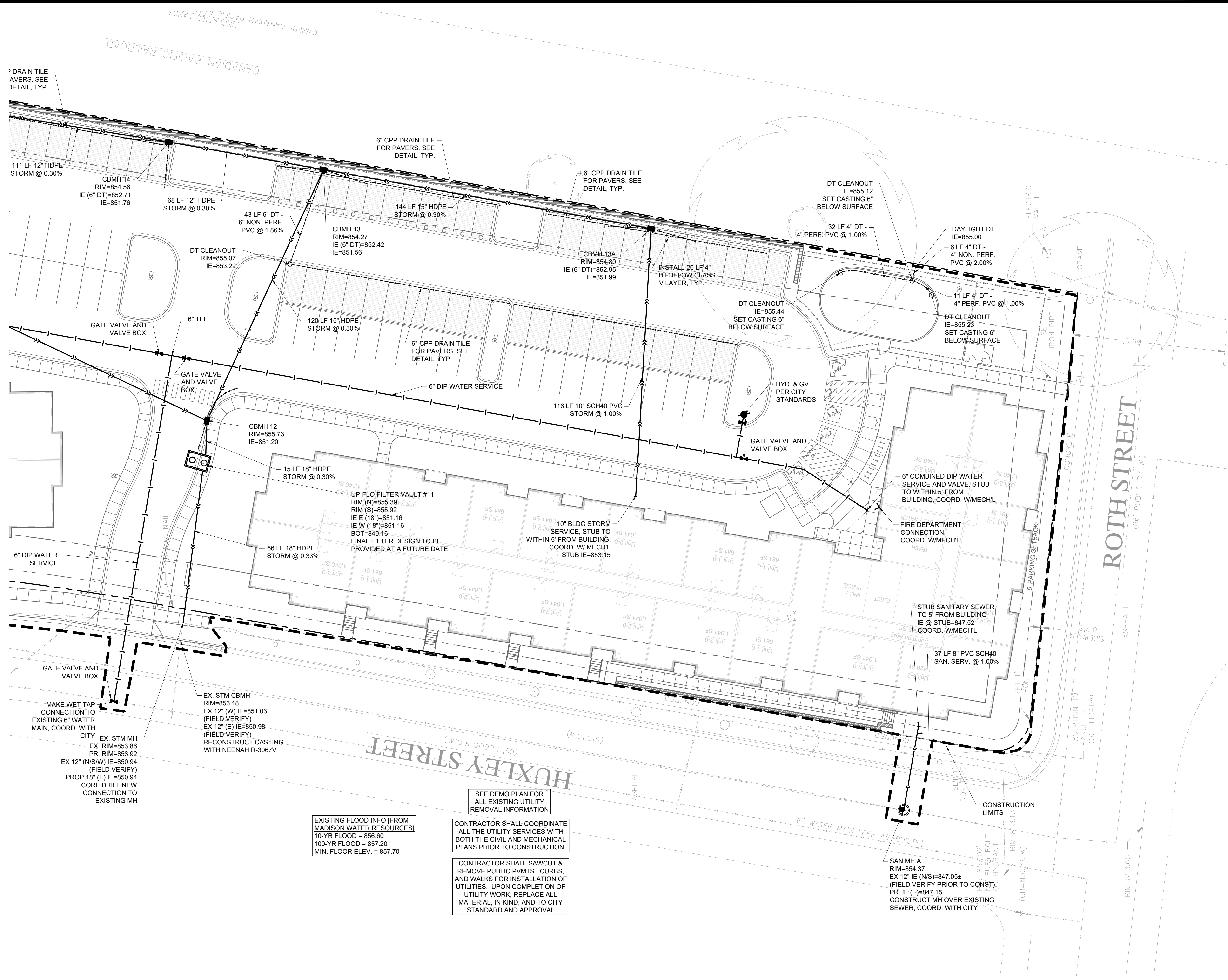
PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0960 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	25431

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UTILITY PLAN
SOUTH

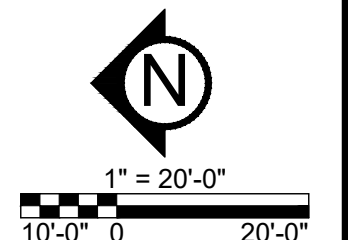
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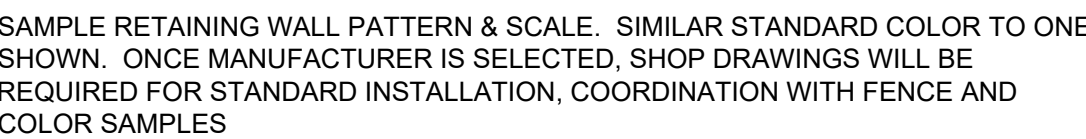
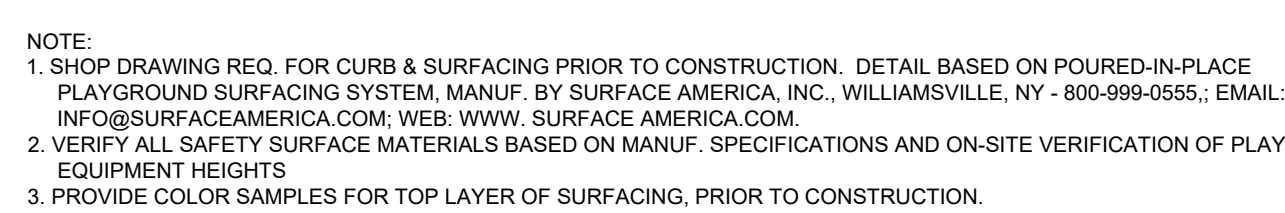
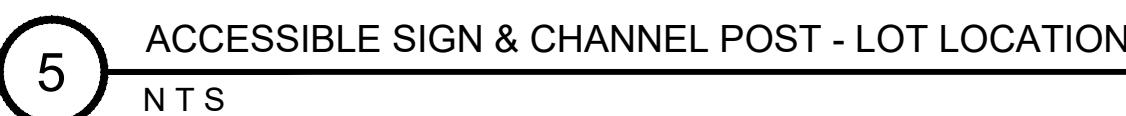
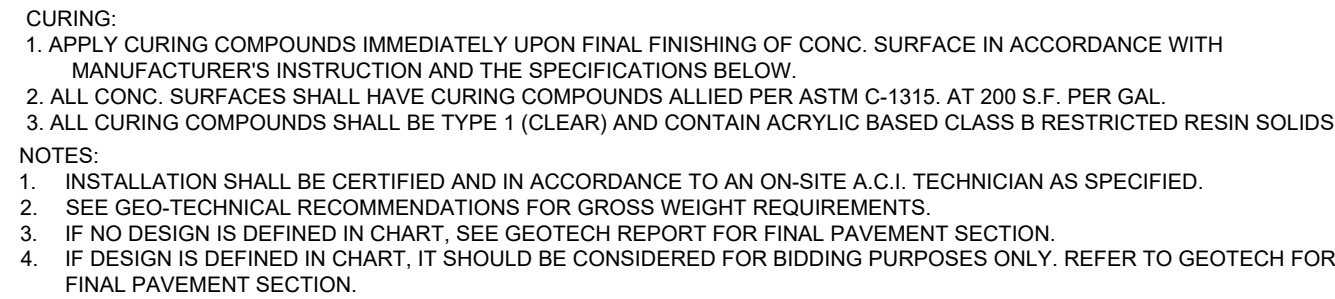
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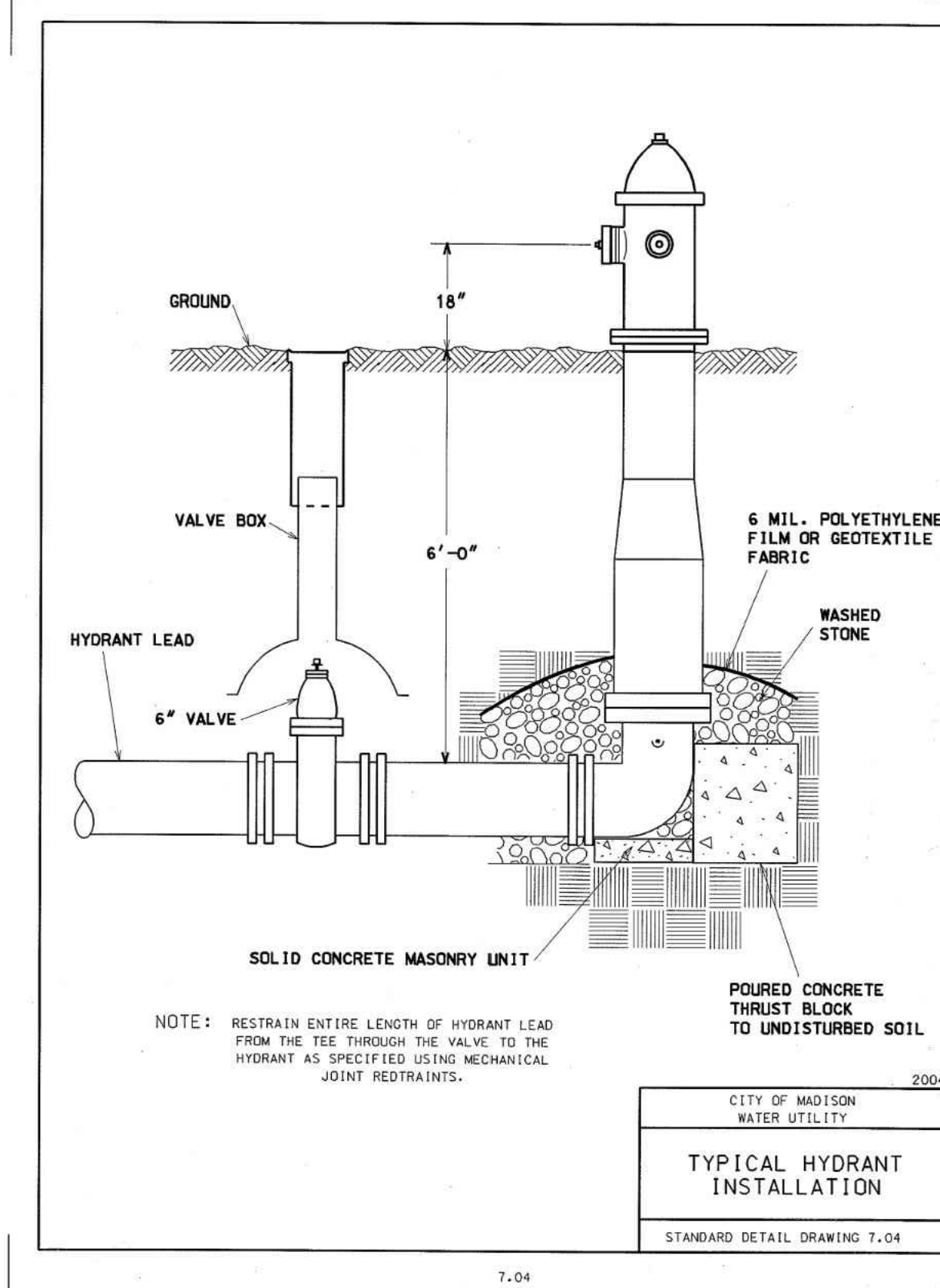
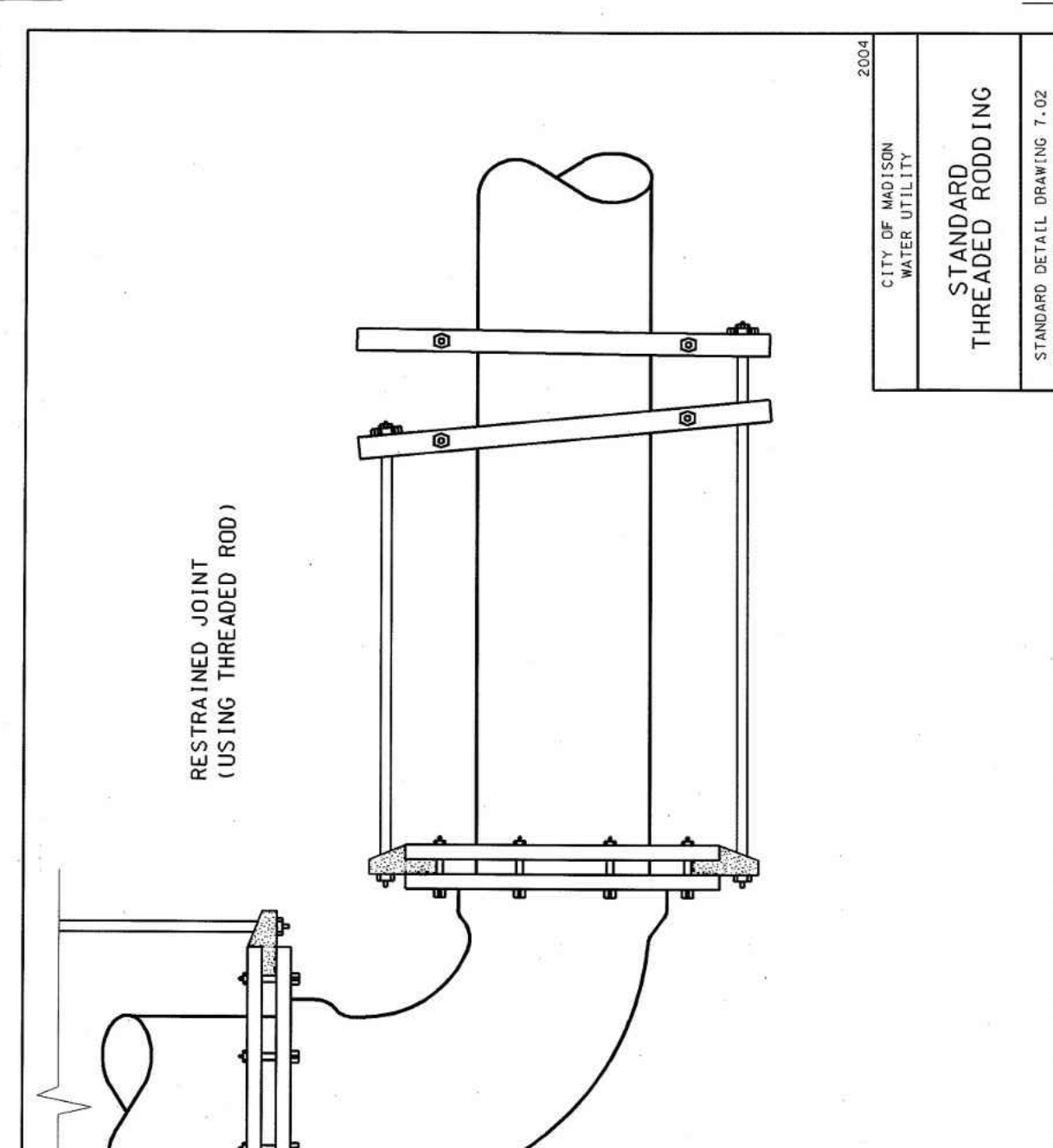
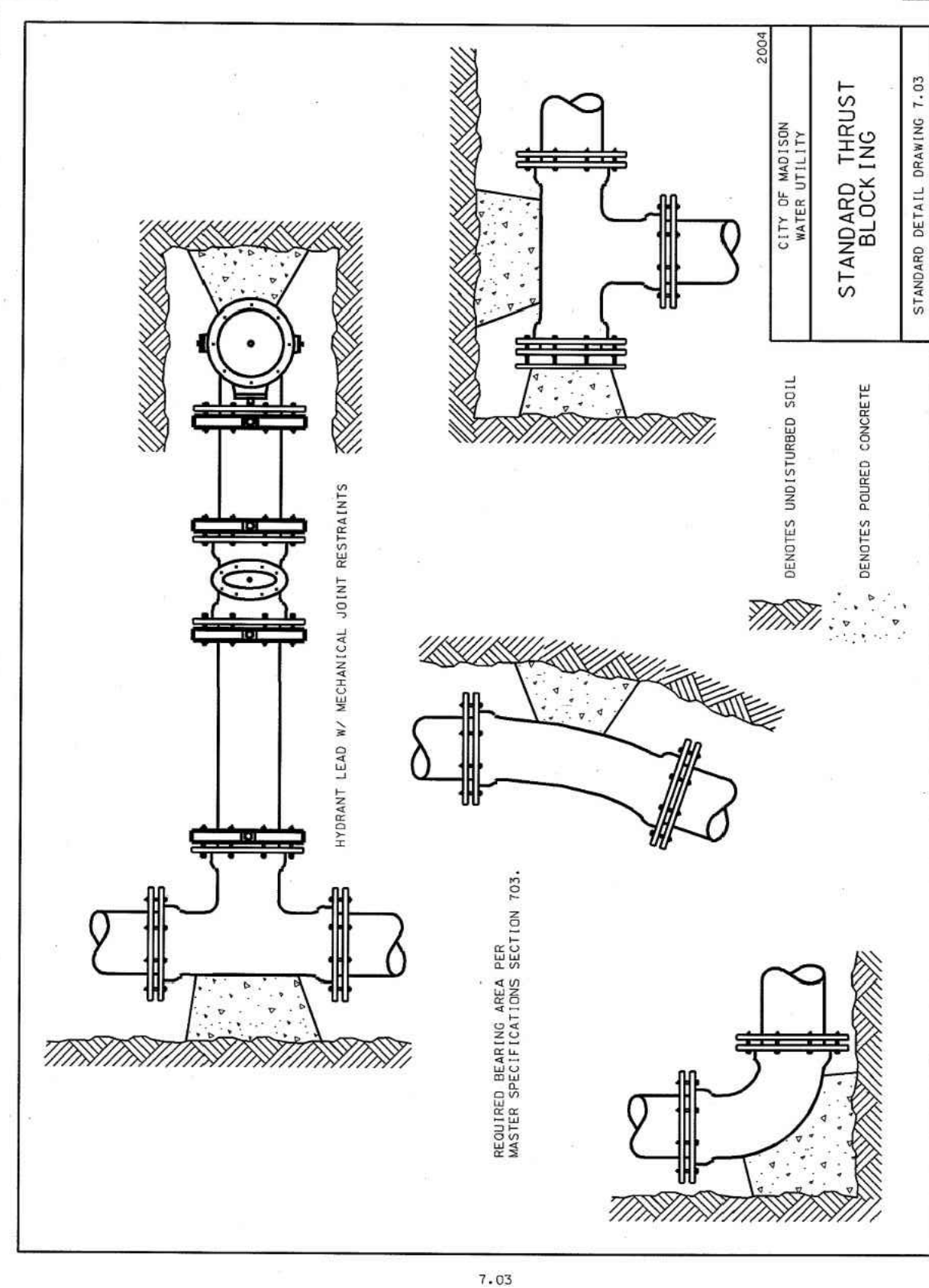
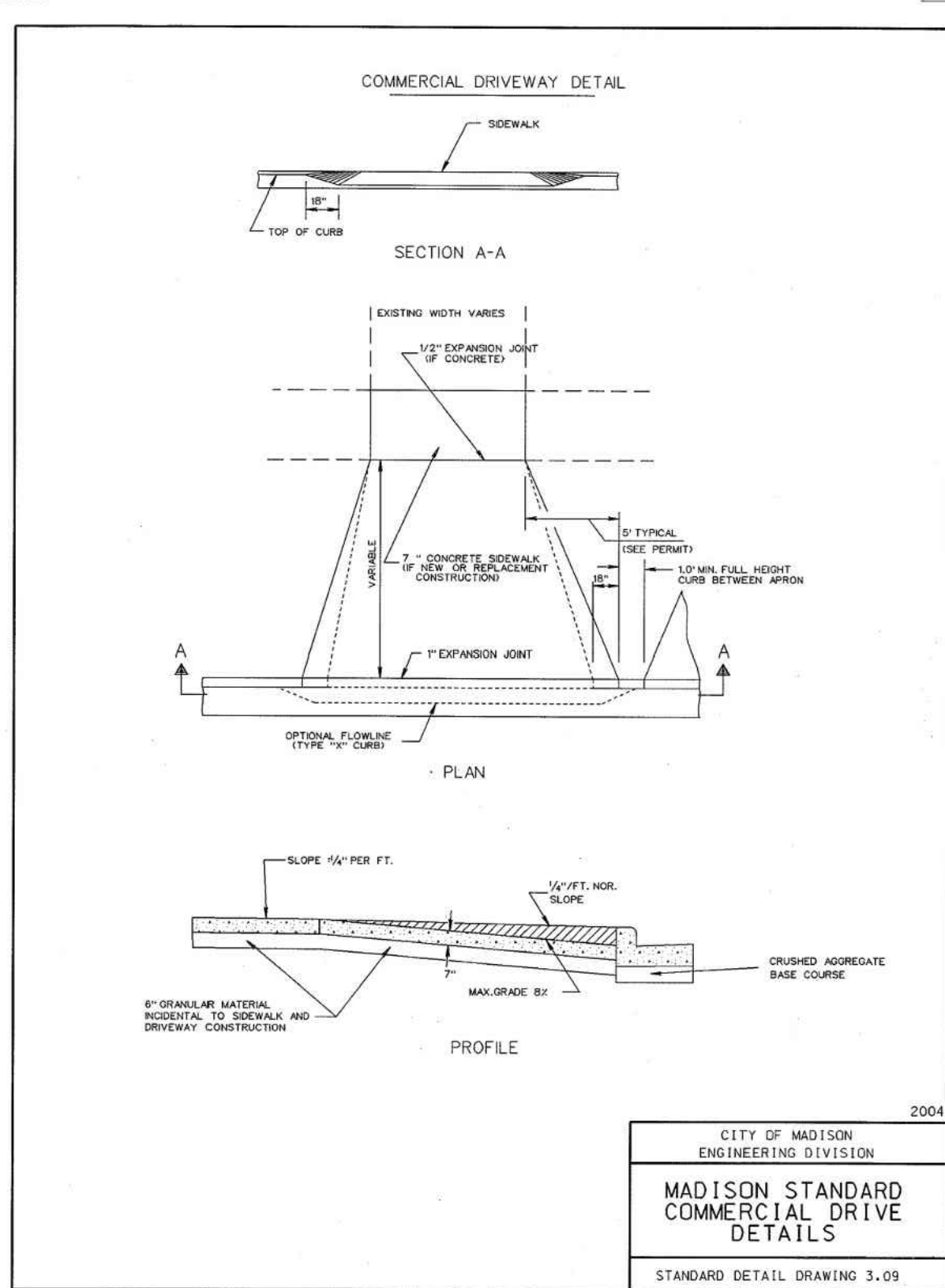


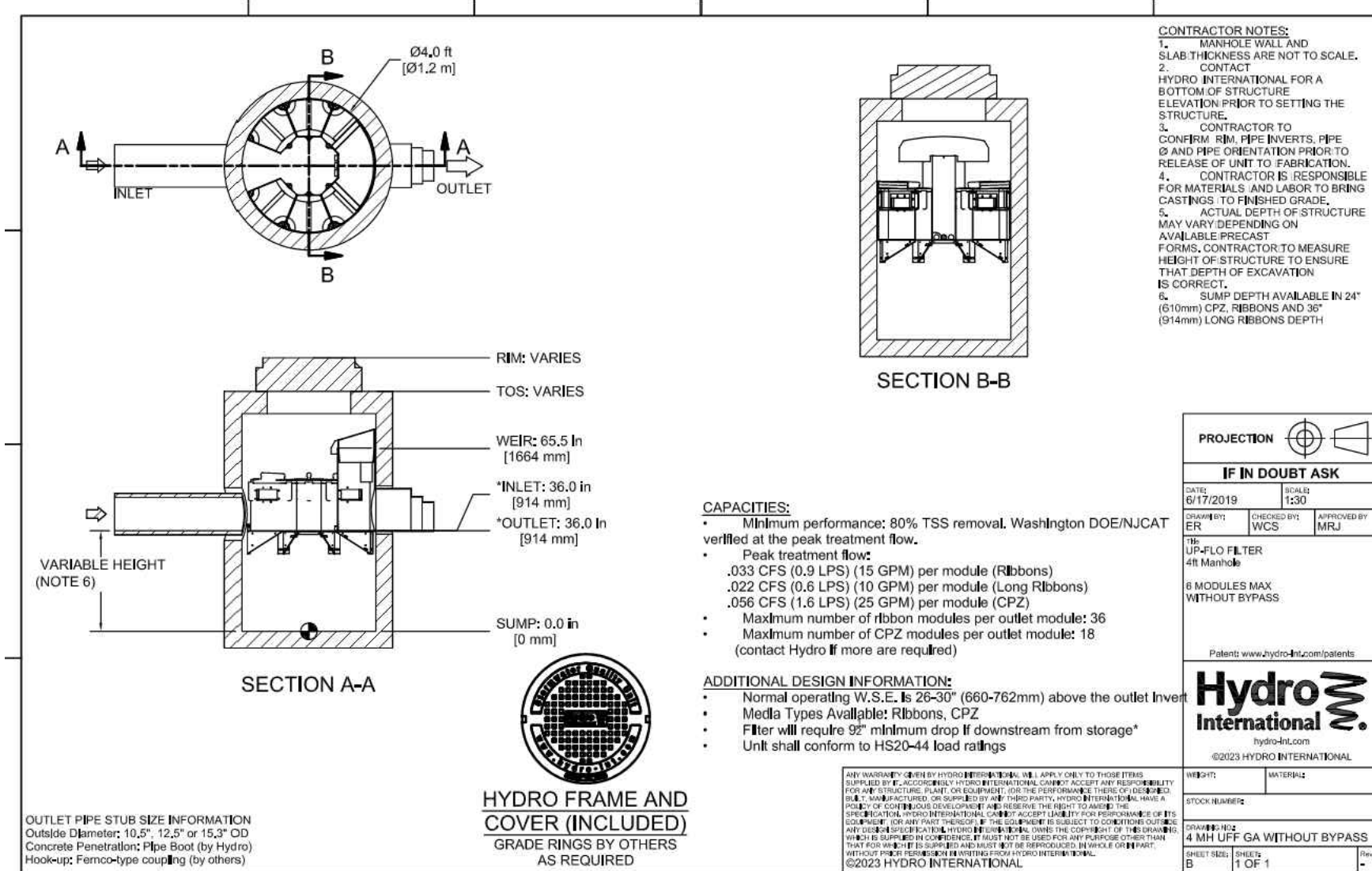
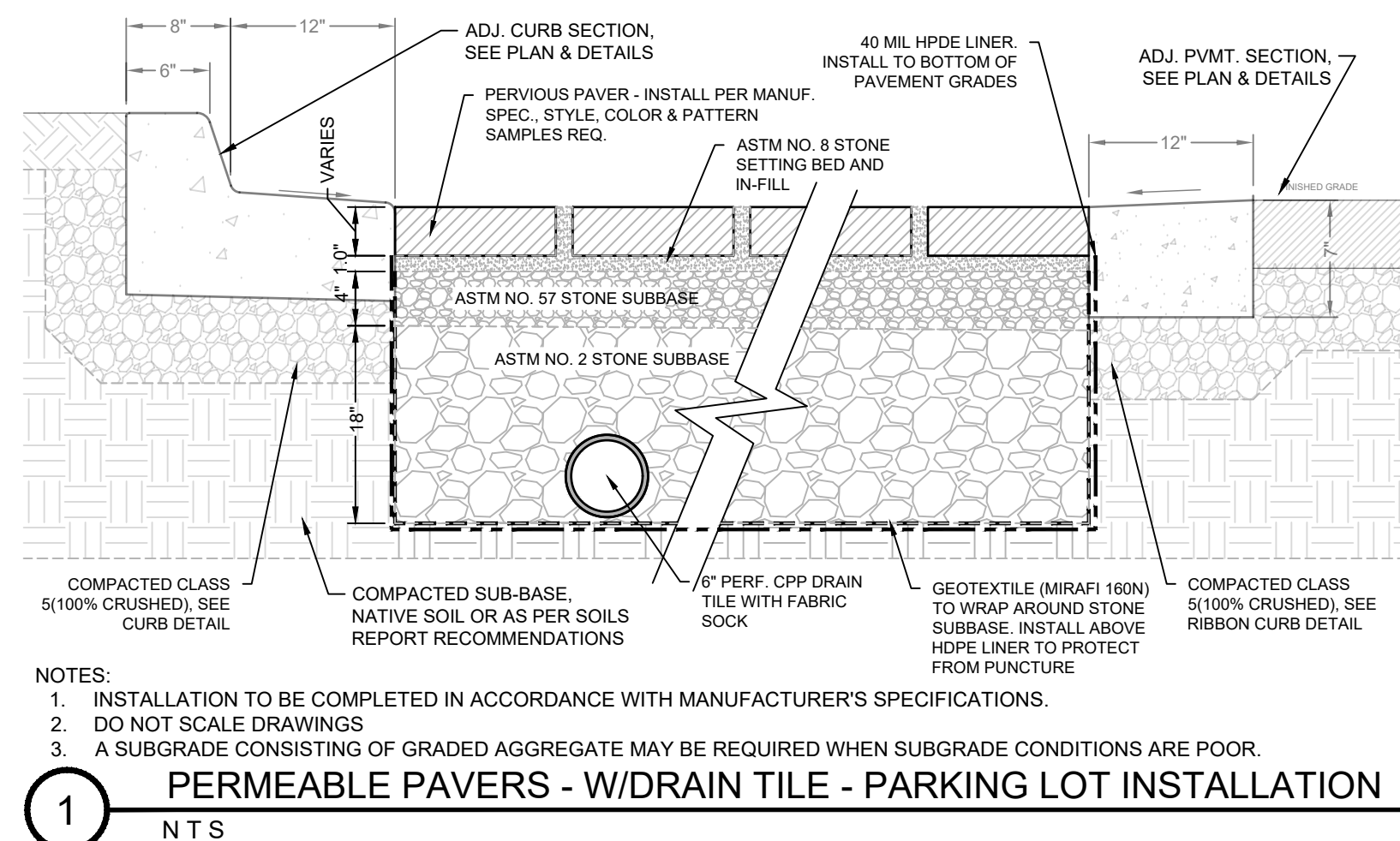
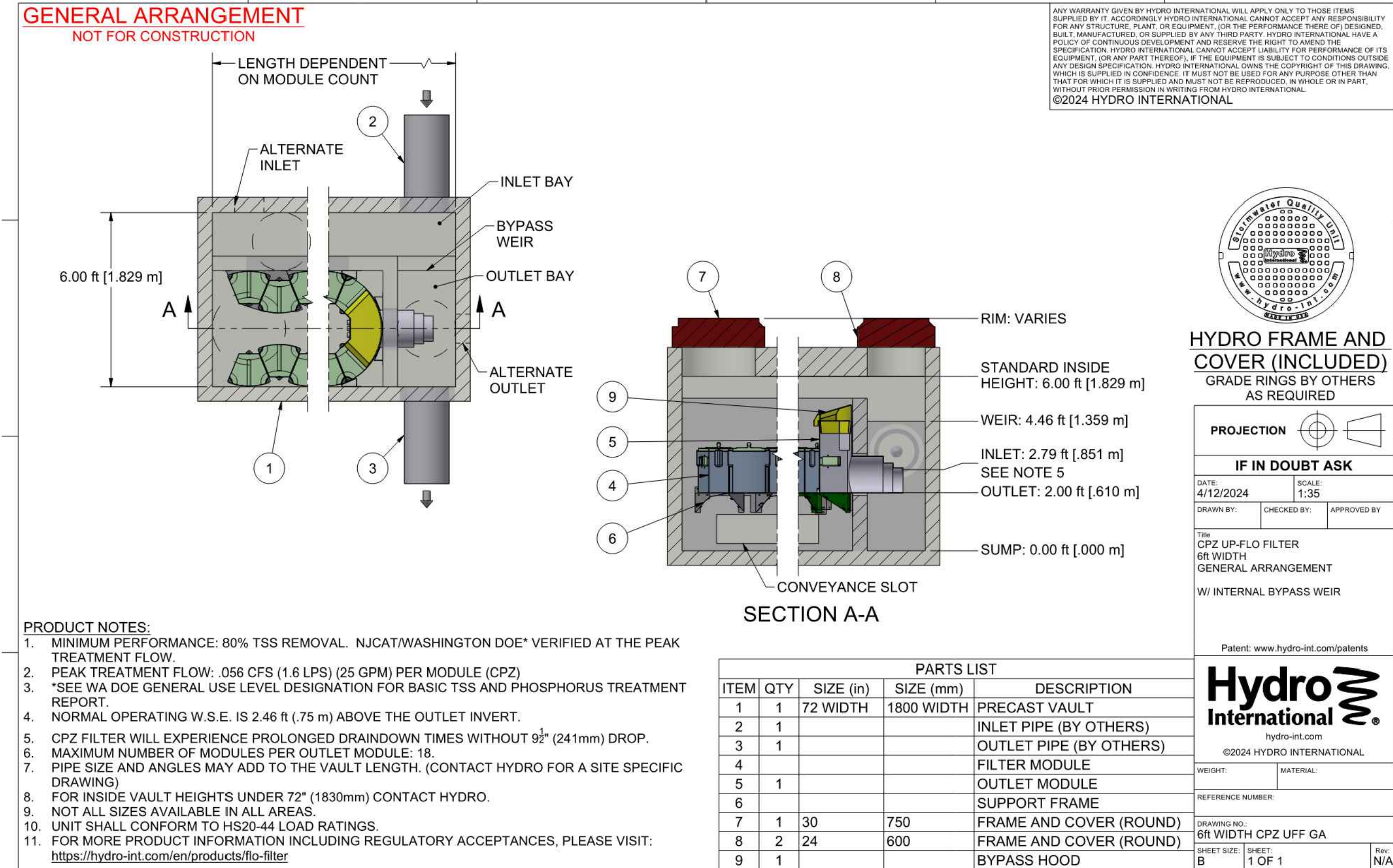
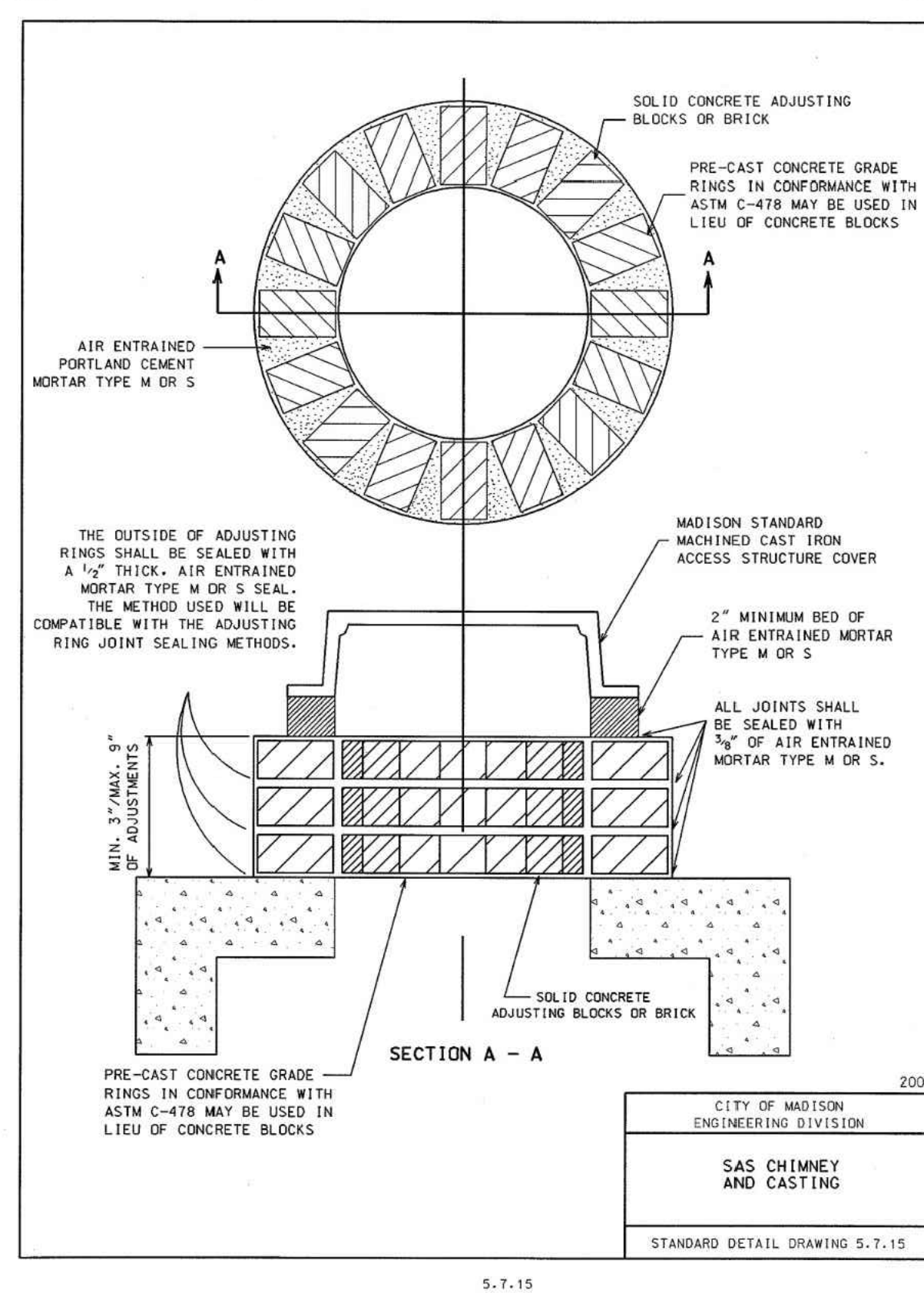
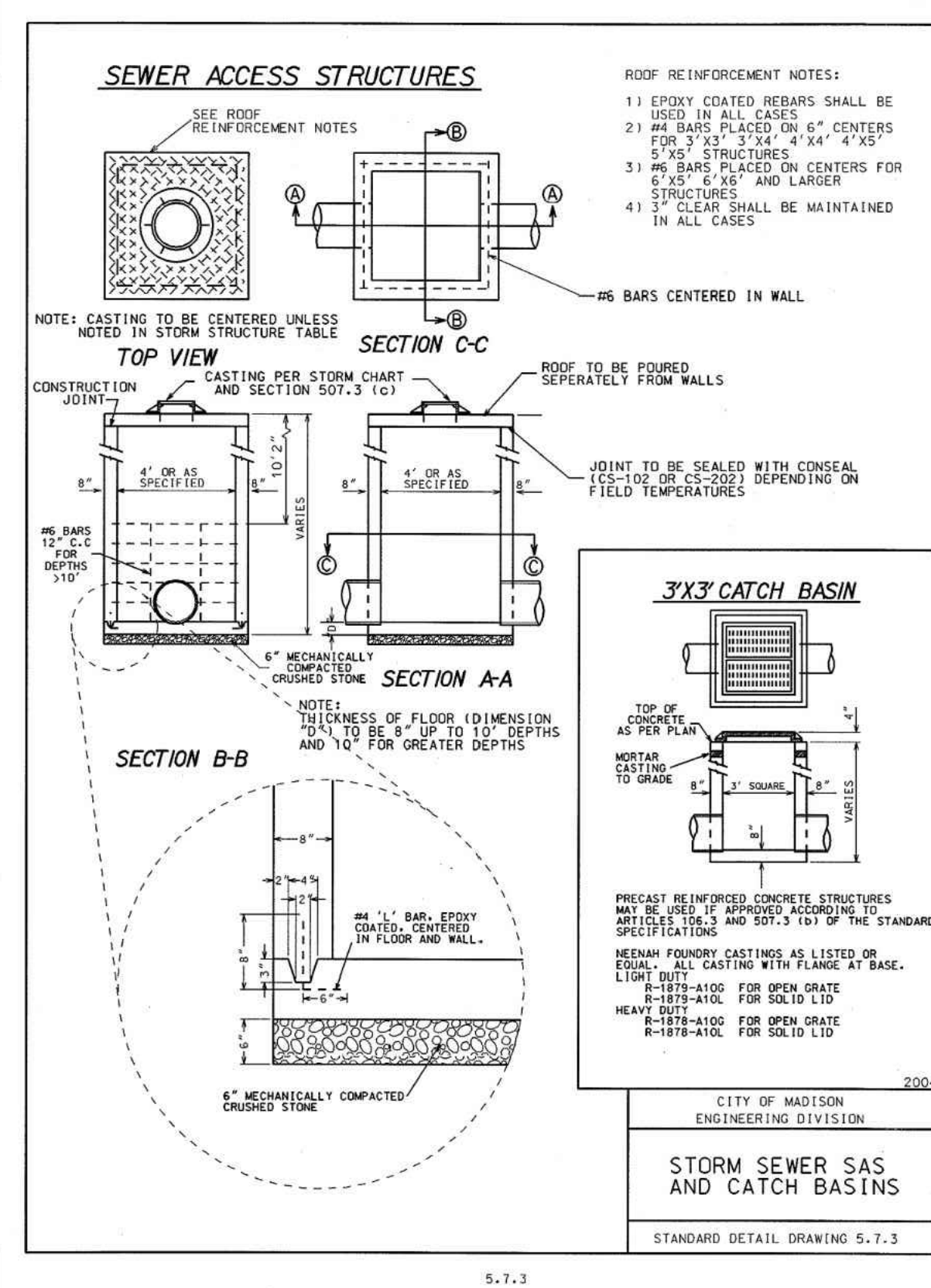
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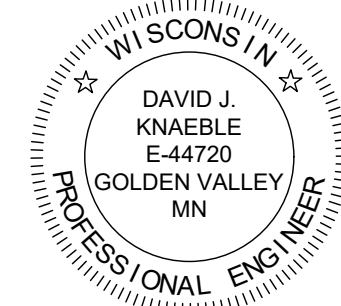
HUXLEY APARTMENTS

1201 HUXLEY ST., MADISON, WI 53704

DEVCO US CONSTRUCTION, LLC

10800 NE 8TH ST. BELLEVUE, WA 98004

PROJECT



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

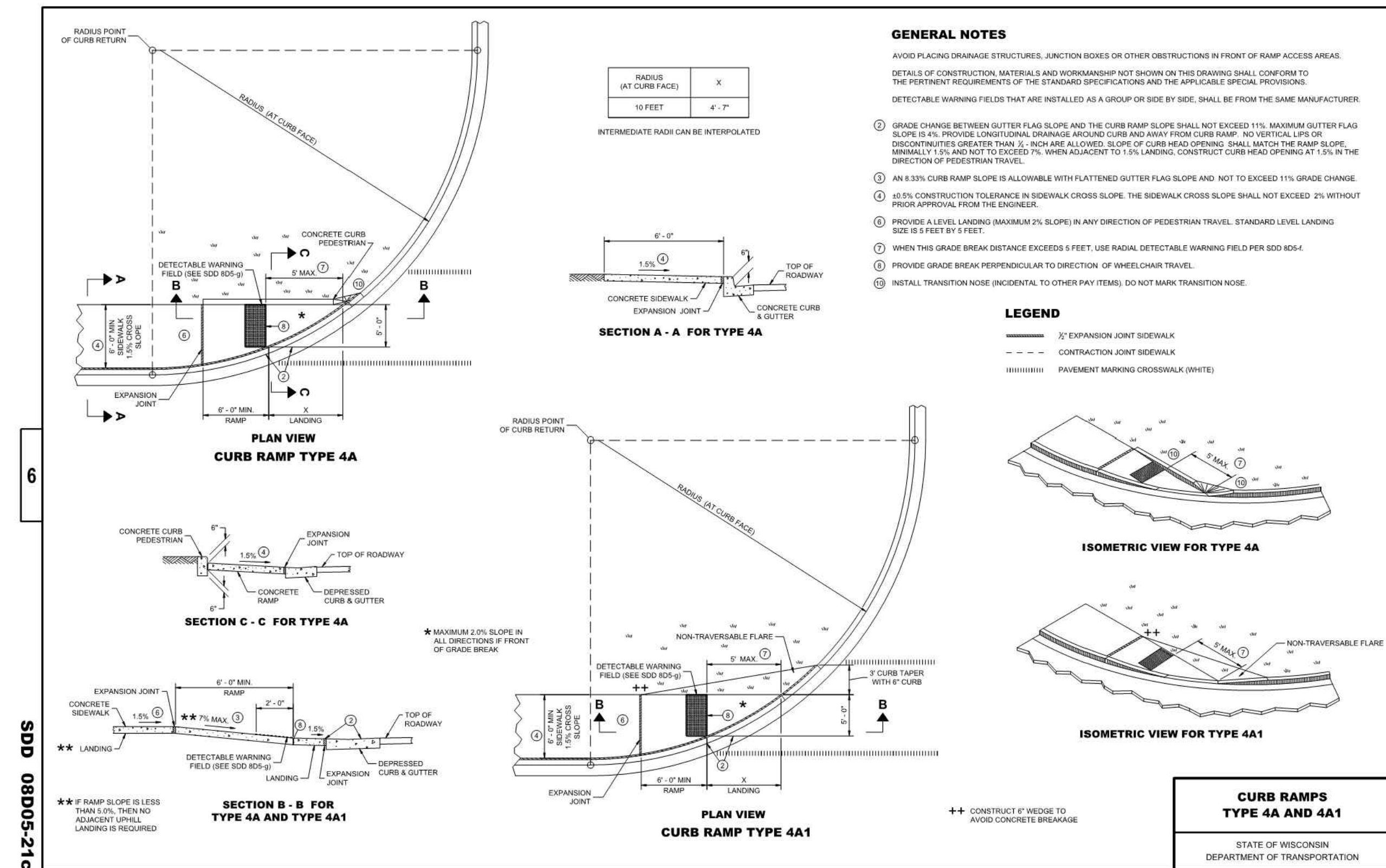
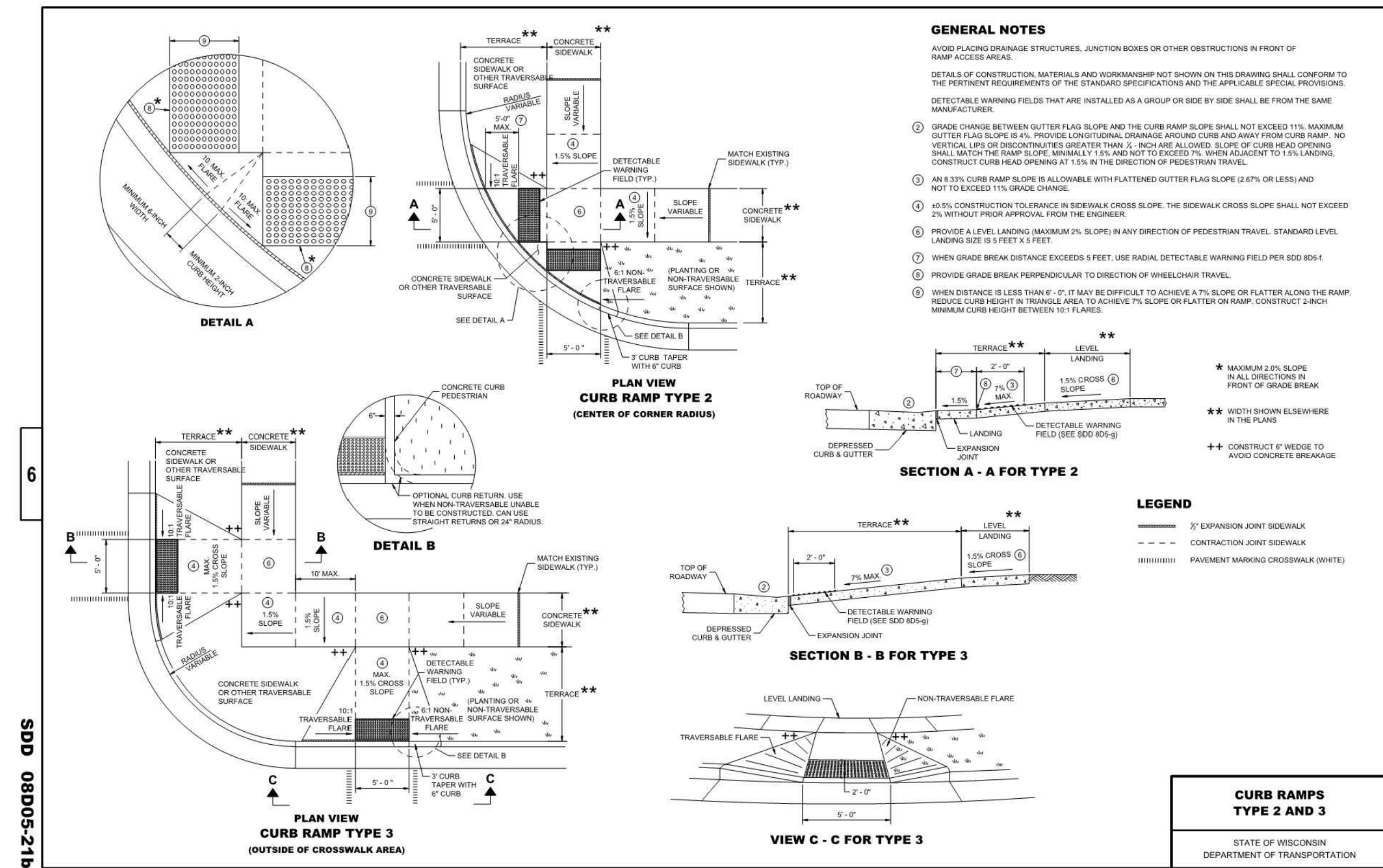
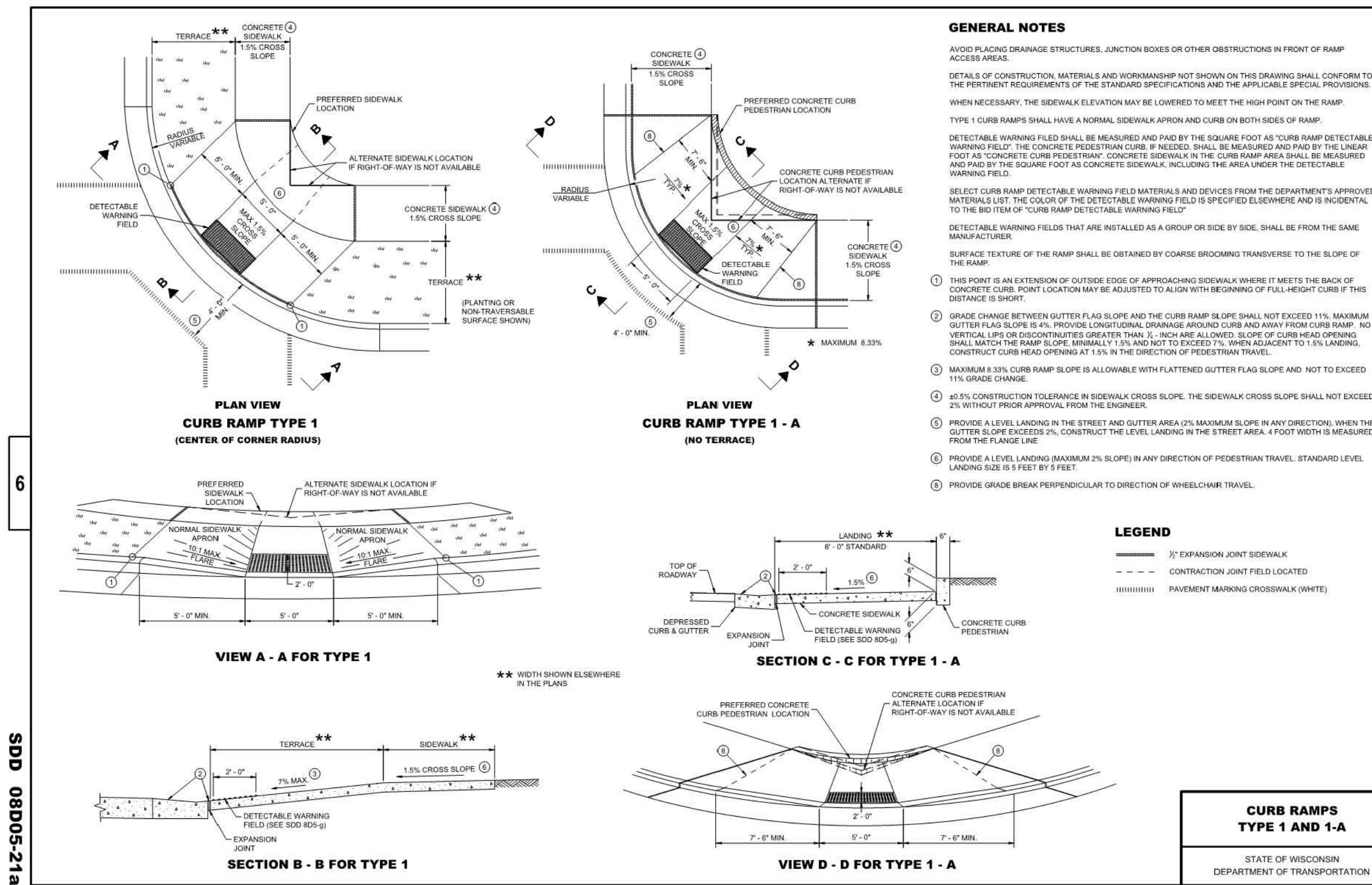
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
03/30/26 CITY SUBMITTAL
06/15/26 CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 700
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	05431

REVISION SUMMARY	
DATE	DESCRIPTION

CIVIL DETAILS

C5.4



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

PROJECT
OWNER



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED 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

REVISION SUMMARY
DATE DESCRIPTION

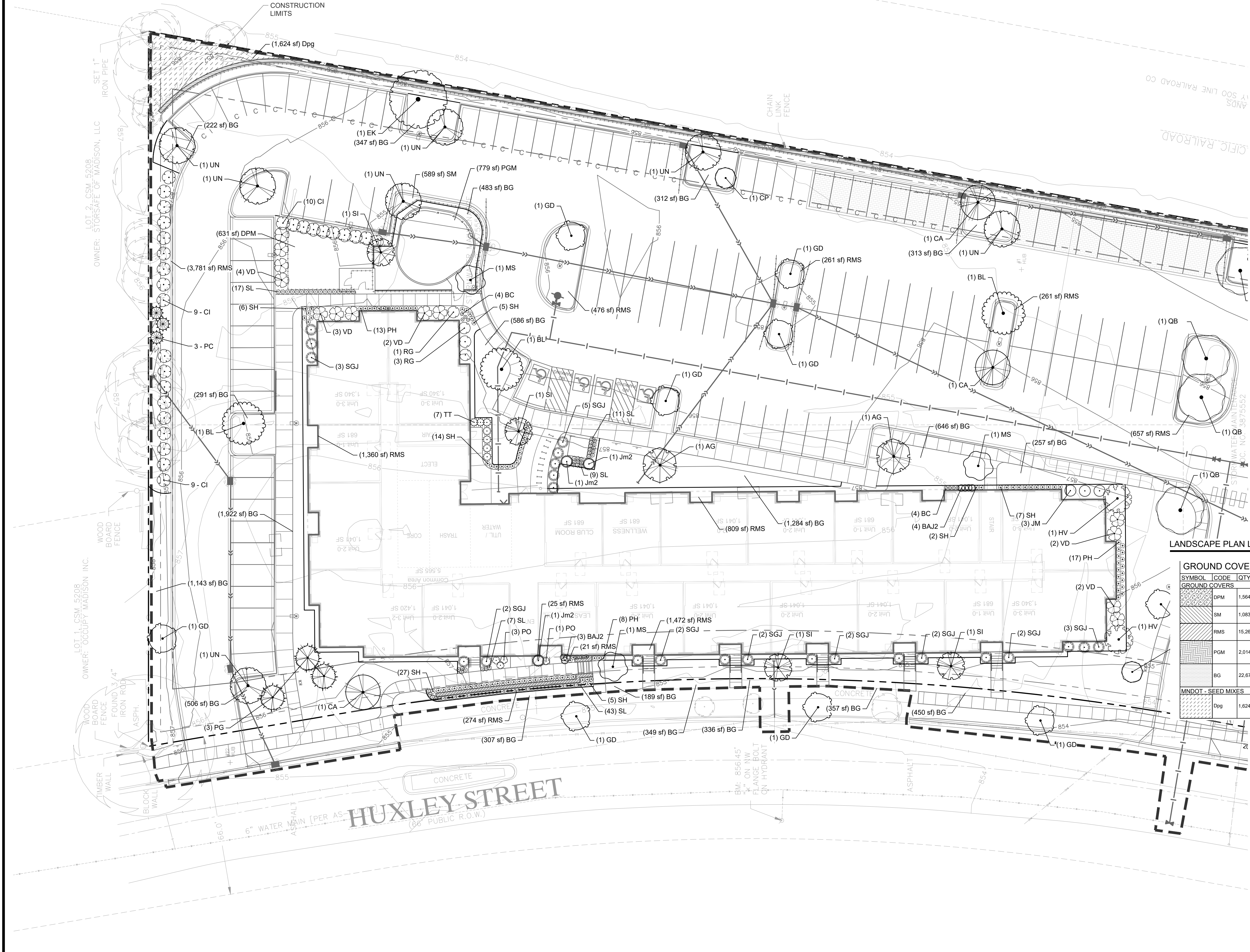
PROJECT MANAGER: DAVID KNEIBEL
CONTACT NUMBER: 612-615-0060 X 700
DRAWN BY: JCK JH
REVIEWED BY: JCK
PROJECT NUMBER: 12413

REVISION SUMMARY
DATE DESCRIPTION

REVISION SUMMARY
DATE DESCRIPTION

LANDSCAPE PLAN
NORTH

L1.1
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LANDSCAPE PLAN LEGEND:

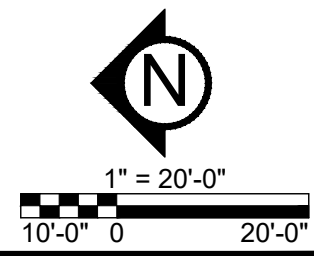
GROUND COVER SCHEDULE			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
GROUND COVERS			
	DPM	1,564 sf	PLAYGROUND MULCH, SYLVIA SOFTSTEP EQUIV. / DOG PARK MULCH
	SM	1,083 sf	PROVIDE PLAYGROUND MULCH, SYLVIA SOFTSTEP OR EQUIVILANT. INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL. SEE GRADING PLAN FOR GRADES.
	RMS	15,295 sf	MULCH / MULCH INSTALLED 4" DEEP ON GRADED, WEED FREE, & PREPARED SOIL. PROVIDE EDGING AS REQ. ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED.
	PGM	2,014 sf	MULCH / MULCH INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED.
	BG	22,672 sf	PLAYGROUND MULCH, SYLVIA SOFTSTEP EQUIV. / PLAYGROUND WOOD MULCH PROVIDE PLAYGROUND MULCH, SYLVIA SOFTSTEP OR EQUIVILANT. INSTALLED 12" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL. WIGOTEXTILE FABRIC. SEE GRADING PLAN FOR GRADING & DRAINAGE REQ.
	Dpg	1,624 sf	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIETIES. INSTALLED ON PREPARED SOIL. CONTAINING 6" OF TOPSOIL. W/ MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.
MNDOT - SEED MIXES			
	Dpg	1,624 sf	MN SEED MIX #35-221 DRY PRAIRIE GENERAL / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 30.5 LB/ACRE (86.7 SEEDS/SF). MNDOT TYPE 1 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
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR. INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUCT./SPEC.
- CONSTRUCTION LIMITS

SEE SHEET L1.0 FOR
GENERAL LANDSCAPE NOTES

SEE SHEET L1.3 FOR PLANTING SCHEDULE

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

PROJECT
OWNER



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

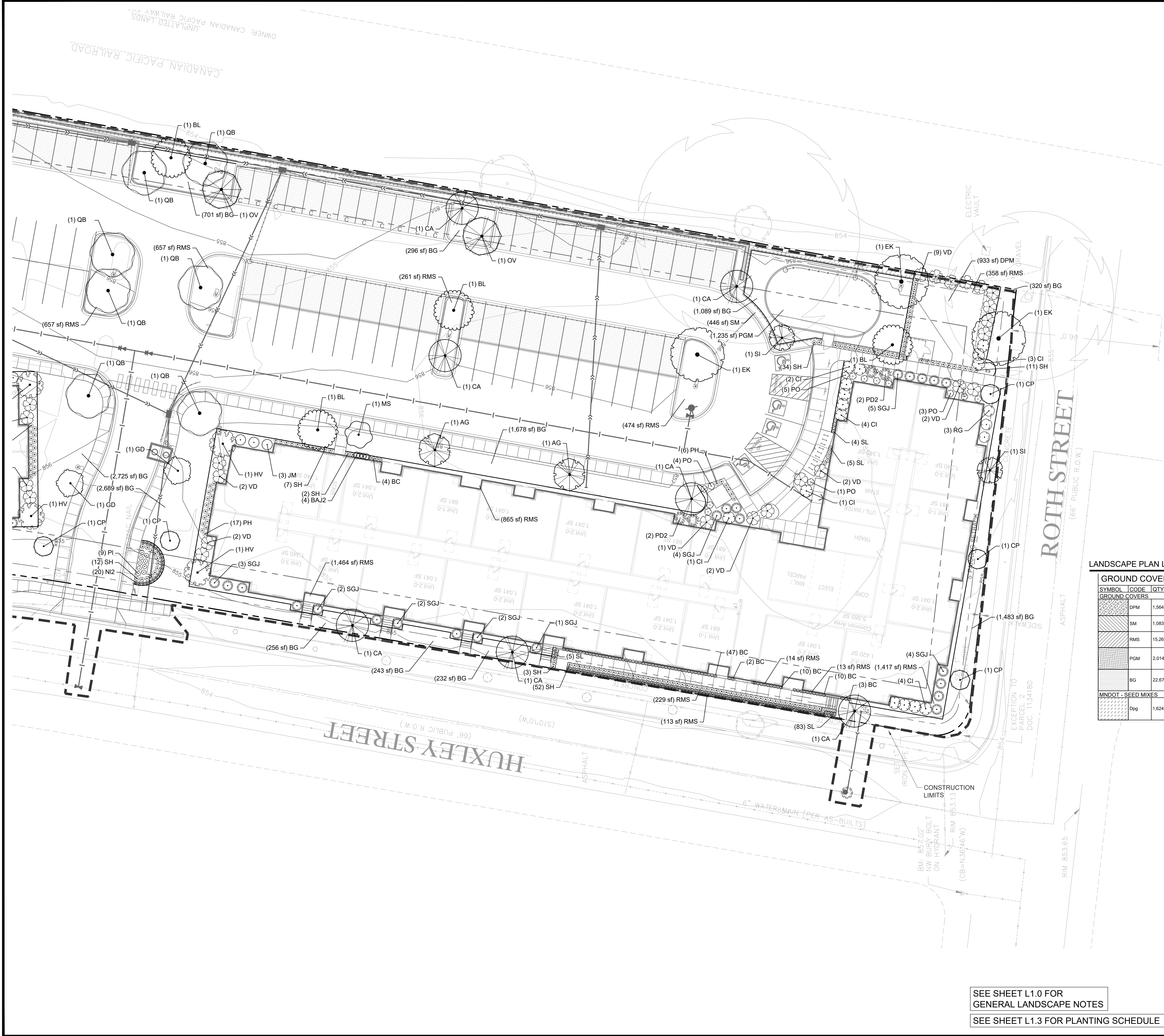
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
03/30/26 CITY SUBMITTAL
06/15/26 CITY RESUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

REVISION SUMMARY
DATE DESCRIPTION

LANDSCAPE PLAN
SOUTH

L1.2



LANDSCAPE PLAN LEGEND:

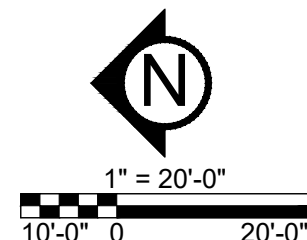
GROUND COVER SCHEDULE				
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS				
DPM		1,564 sf	PLAYGROUND MULCH: SYLVIA SOFTSTEP EQUIV. / DOG PARK MULCH. PROVIDE PLAYGROUND MULCH, SYLVIA SOFTSTEP OR EQUIVILANT. INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL. SEE GRADING PLAN FOR GRADES.	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	INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN. NO DYED PRODUCTS ALLOWED.	Mulch
PGM		2,014 sf	PLAYGROUND MULCH: SYLVIA SOFTSTEP EQUIV. / PLAYGROUND WOOD MULCH. PROVIDE PLAYGROUND MULCH, SYLVIA SOFTSTEP OR EQUIVILANT. INSTALLED 12" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL. WIGETEXTILE FABRIC. SEE GRADING PLAN FOR GRADING & DRAINAGE REQ.	Mulch
BG		22,672 sf	BLUE GRASS SOD / SOD. BLUE GRASS SOD W/IMPROVED VARIETIES. 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: 30.5 LB/ACRE (08.7 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL, BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix

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- CONSTRUCTION LIMITS

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GENERAL LANDSCAPE NOTES

SEE SHEET L1.3 FOR PLANTING SCHEDULE

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SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
2.5" OVERSTORY TREE						
	CP	6	Prairie Sentinel Hackberry / <i>Celtis occidentalis</i> `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	GD	10	Street Keeper Honey Locust / <i>Gleditsia triacanthos</i> `Draves` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	4	Espresso Kentucky Coffeetree / <i>Gymnocladus dioica</i> `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
	QB	7	Swamp White Oak / <i>Quercus bicolor</i>	2.5" Cal. B&B	NATIVE	Y
	BL	7	Boulevard Linden / <i>Tilia americana</i> `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	UN	7	New Horizon American Elm / <i>Ulmus americana</i> `New Horizon`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		41	SUBTOTAL:			

	PC	3	Cupressina Norway Spruce / Picea abies 'Cupressina'	6' HT.	NOT NATIVE	N
	PG	3	White Spruce / Picea glauca	6' HT.	NATIVE	
		6	SUBTOTAL:			

	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:			

GRASSES							
	BC	84	Side Oats Grama / Bouteloua curtipendula	1 GAL.	NATIVE	Y	<u>LAN</u>
	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:				

	NI2	20	Catmint / <i>Nepeta racemosa</i> 'Little Titch'	#1 CONT	NOT NATIVE	Y
	PI	9	Little Spire Russian Sage / <i>Perovskia atriplicifolia</i> 'Little Spire'	#1 CONT	NOT NATIVE	Y
		29	SUBTOTAL:			

	CI	43	Isanti Redosier Dogwood / <i>Cornus sericea</i> 'Isanti'	3 GAL.	NATIVE CULTIVAR	Y
	HV	4	Common Witch Hazel / <i>Hamamelis virginiana</i>	3 GAL.	NATIVE	Y
	PO	17	Yellow Ninebark / <i>Physocarpus opulifolius</i> 'Dart's Gold'	3 GAL.	NATIVE CULTIVAR	Y
	PD2	4	Diablo Ninebark / <i>Physocarpus opulifolius</i> 'Diablo'	3 GAL.	NATIVE CULTIVAR	Y
	RG	7	Gro-Low Fragrant Sumac / <i>Rhus aromatica</i> 'Gro-Low'	3 GAL.	NATIVE	Y
	TT	7	Taunton's Yew / <i>Taxus x media</i> 'Tauntonii'	3 GAL.	NOT NATIVE	N
	VD	33	Arrowwood <i>Viburnum</i> / <i>Viburnum dentatum</i> 'Arrowwood'	3 GAL.	NATIVE	Y
		115	SUBTOTAL:			

	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:			

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 ANYONE SPECIES/CANOPY TREE SHALL BE USED TO MEET A CANOPY TREE REQUIREMENT	

TABULATING LANDSCAPE POINTS						
PROJECT LOCATION / ADDRESS		1201 HUXLEY ST. MADISON, WI 53704				
NAME OF PROJECT:		HUXLEY APARTMENTS				
OWNER / CONTACT:		DEVCO US CONSTRUCTION, LLC- CORBAN LAVLOR				
CONTACT PHONE		(206)-915-3171	CONTACT EMAIL:		CORBAN.LAVLOR@DEVCO.US.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			

Single, straight, main trunk. Lower branches may require removal for height clearance.

Remove transit guard

Root flare to be level with the finished grade

Remove wire baskets; or cut top and fold down in pit after positioned for backfill planting. Cut and remove or fold down burlap from upper 1/2 of ball.

Cut and remove all poly ties and burlap !!!

3"-4" of woody mulch: Shredded or ground hardwood bark mulch

Water thoroughly to eliminate air pockets, and to settle the surrounding soil

Finish Grade

Soil under ball embedded to support root ball and reduce settling

3 times ball diameter

Break down sides of hole when backfilling

Backfill: Excavated soil or amended as specified. Do Not Tamp !!!

2004

CITY OF MASON PARKS DIVISION STANDARD PLANTING TECHNIQUE FOR TREES IN TURF AREAS STANDARD DETAIL DRAWING 2-01

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 REQUIREMENTS			
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

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOW 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 I.A. 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. COVERAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELOW 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 MANUFACTURER'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 EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

Diagram illustrating the cross-section of a tree pit, showing the root ball, mulch, and surrounding soil. The diagram includes the following labels and specifications:

- PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL SHAPE FOR SPECIES)
- PLANT TOP OF ROOTBALL 1-2" ABOVE SURROUNDING GRADE
- ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT TRUNK
- EXISTING GRADE
- ROOTS AT OUTER EDGE OF ROOTBALL LOOSENEED TO ENSURE PROPER BACKFILL-TO-ROOT CONTACT
- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED
- BACKFILL AS PER SPECIFICATION
- DO NOT EXCAVATE BELOW ROOTBALL
- RULE OF THUMB - MODIFY EXCAVATION BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT PLACEMENT
- THREE TIMES WIDTH OF ROOTS

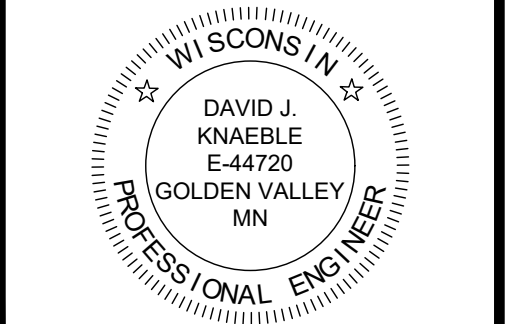
T L1.0 FOR GENERAL
 PE NOTES & LEGEND

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

HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

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

OWNER



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

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

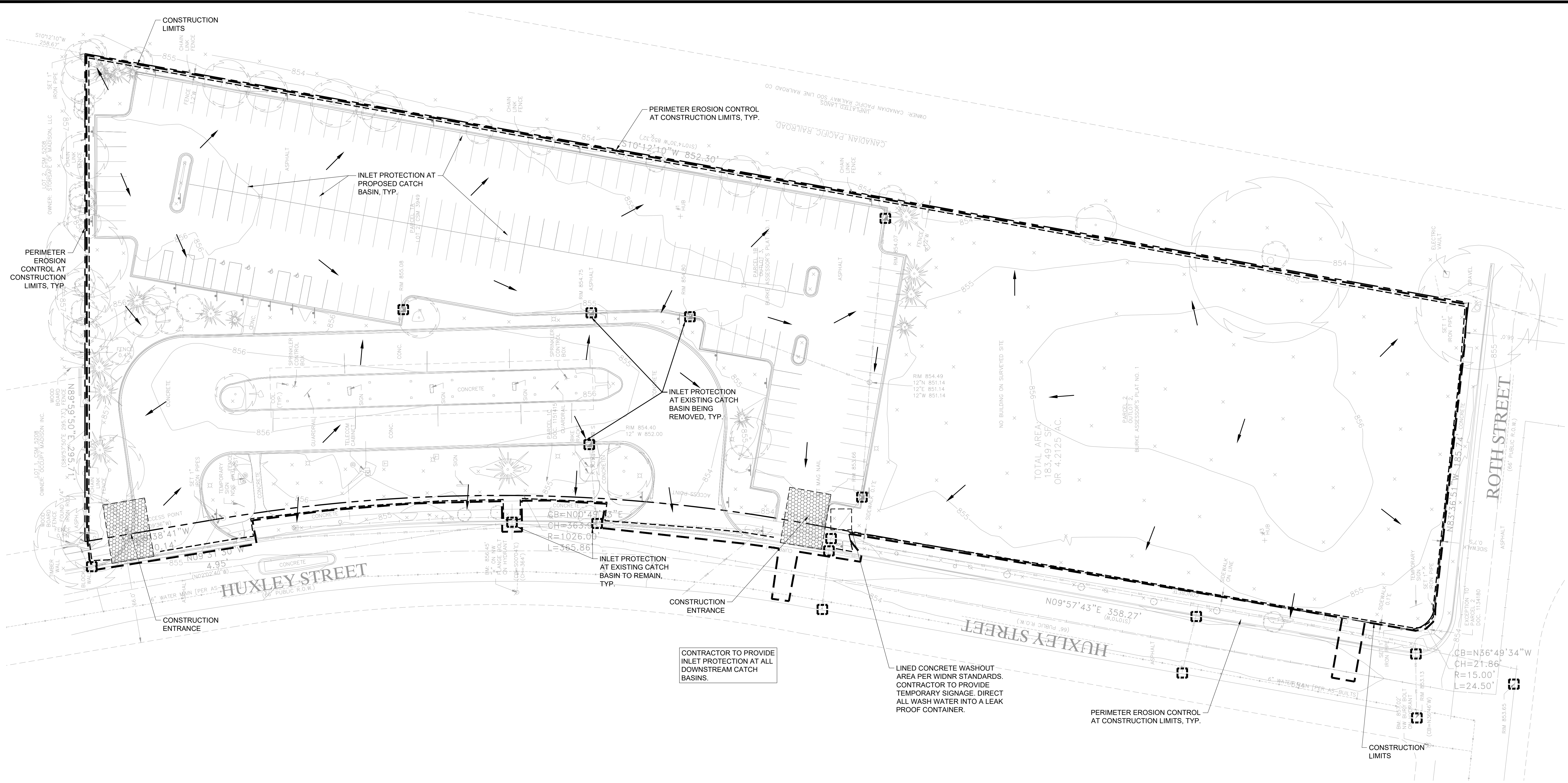
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL
06/15/26	CITY RESUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0960 X 703
DRAWN BY	OK, JH
REVIEWED BY	OK
PROJECT NUMBER	25431

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - EXISTING
CONDITIONS

SW1.0



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.

1. EROSION CONTROL DEVICES SHALL BE IN PLACE BEFORE BEGINNING ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES AND BE CONTINUOUSLY MAINTAINED.
2. INSTALL CONSTRUCTION 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. CONSULT DRAWING TO OBTAIN DETAILED 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.

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.

1125

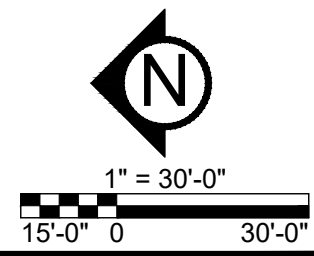
EX. 1' CONTOUR ELEVATION INTERVAL

DRAINAGE ARROW

SILT FENCE / BIOROLL - GRADING LIMIT

INLET PROTECTION

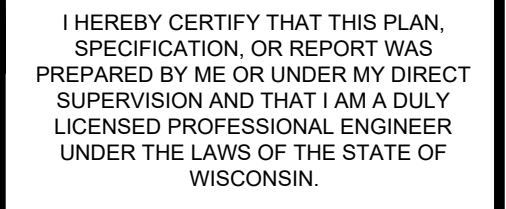
STABILIZED CONSTRUCTION ENTRANCE



HUXLEY APARTMENTS
1201 HUXLEY ST., MADISON, WI 53704

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

OWNER



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

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/30/26	CITY SUBMITTAL
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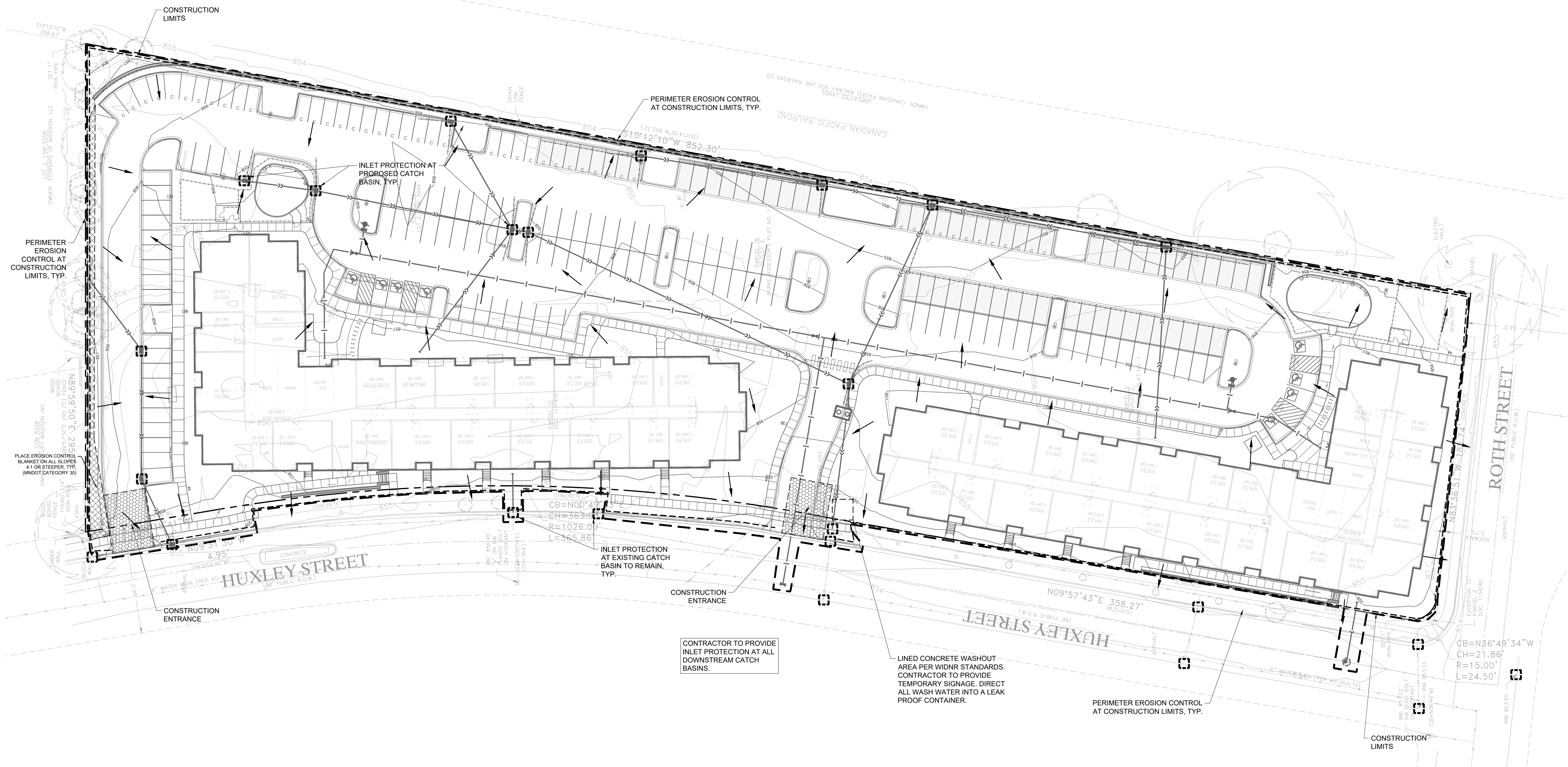
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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0360 X 703
DRAWN BY	DK, JH
REVIEWED BY	DK
ISSUE NUMBER AND NUMBER	05-004

[illegible]SWPPP - PROPOSED
CONDITIONS

SW1.1

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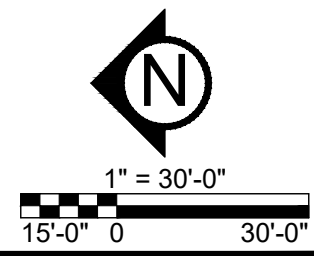
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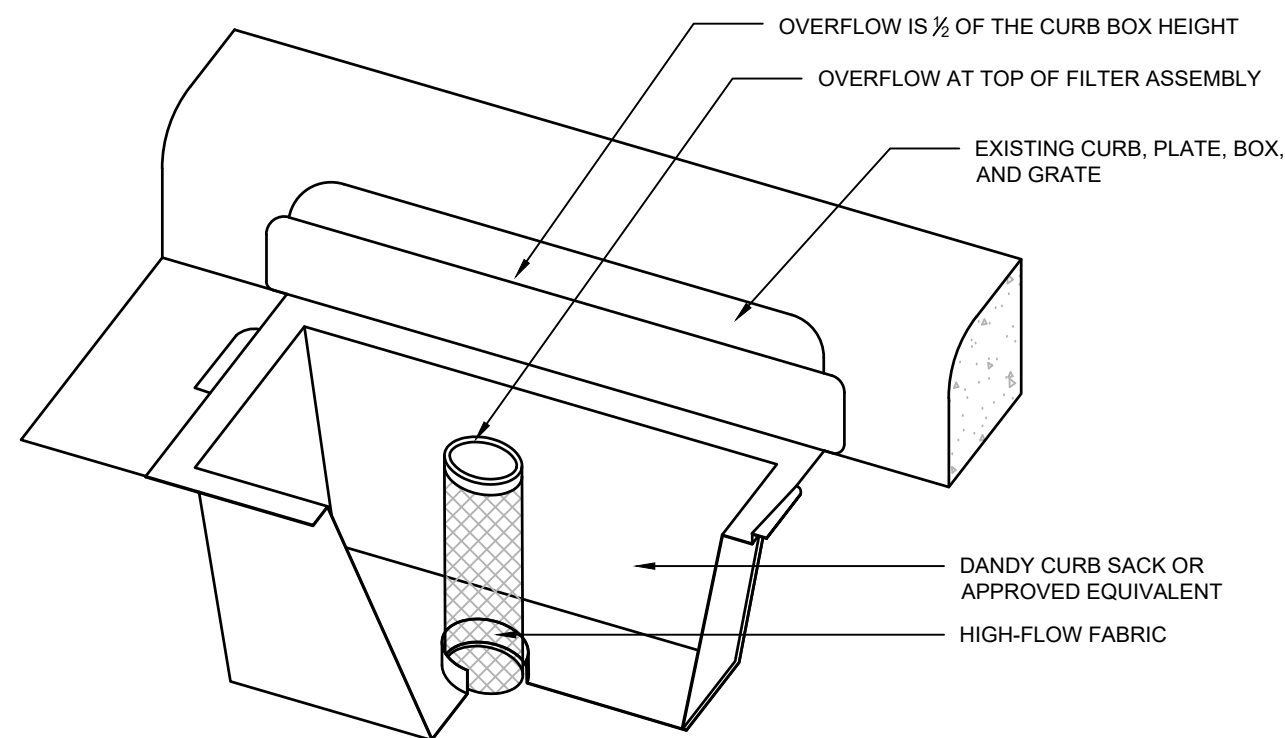
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11. REMOVE SILT FENCE AFTER VEGETATION IS ESTABLISHED.
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	EX. 1' CONTOUR ELEVATION INTERVAL
	1.0' CONTOUR ELEVATION INTERVAL
	DRAINAGE ARROW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET

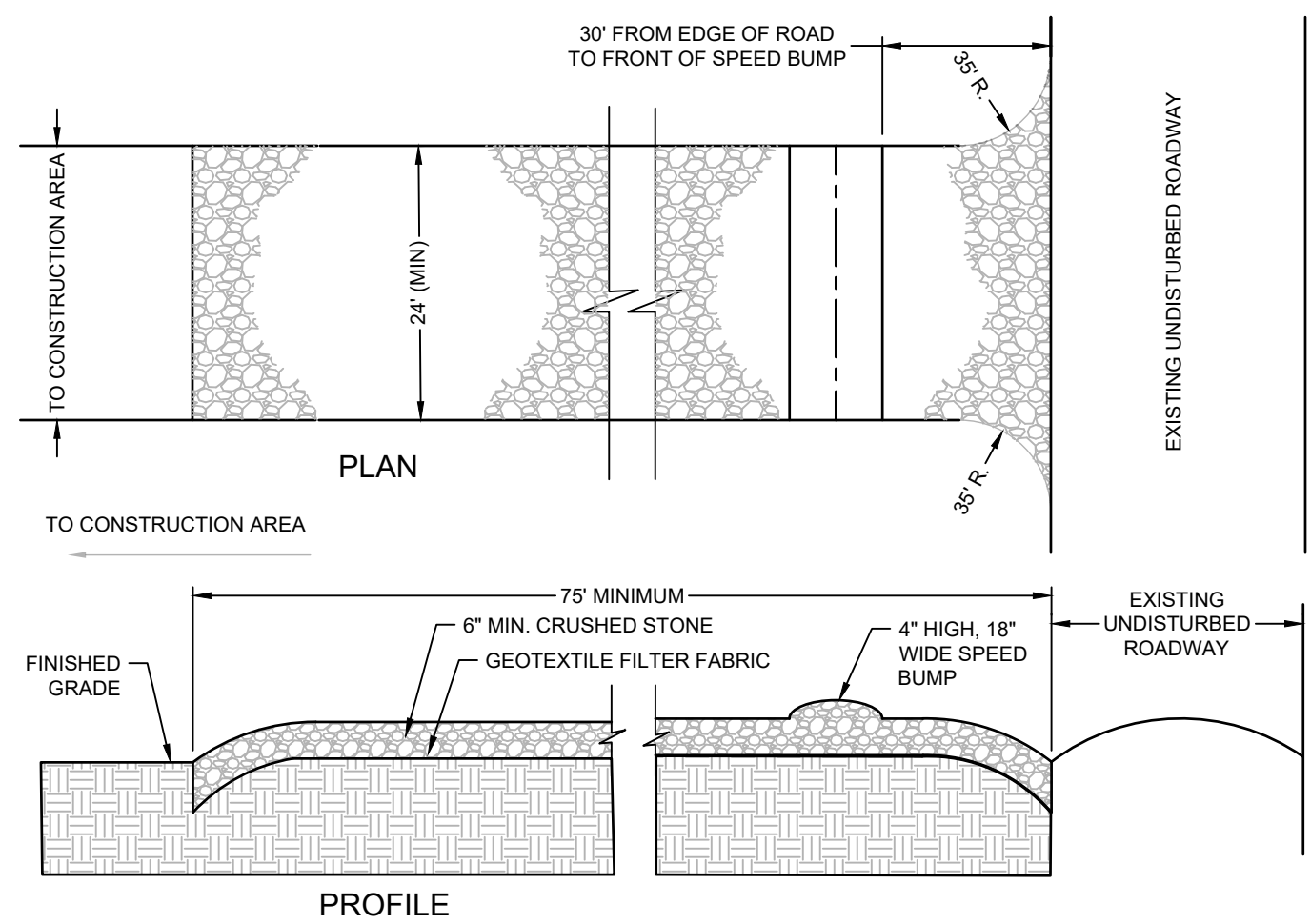




- NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
 2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
 3. CONTRACTOR SHALL USE DANDY SACK OR APPROVED EQUIVALENT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

1 CURB INLET SACK

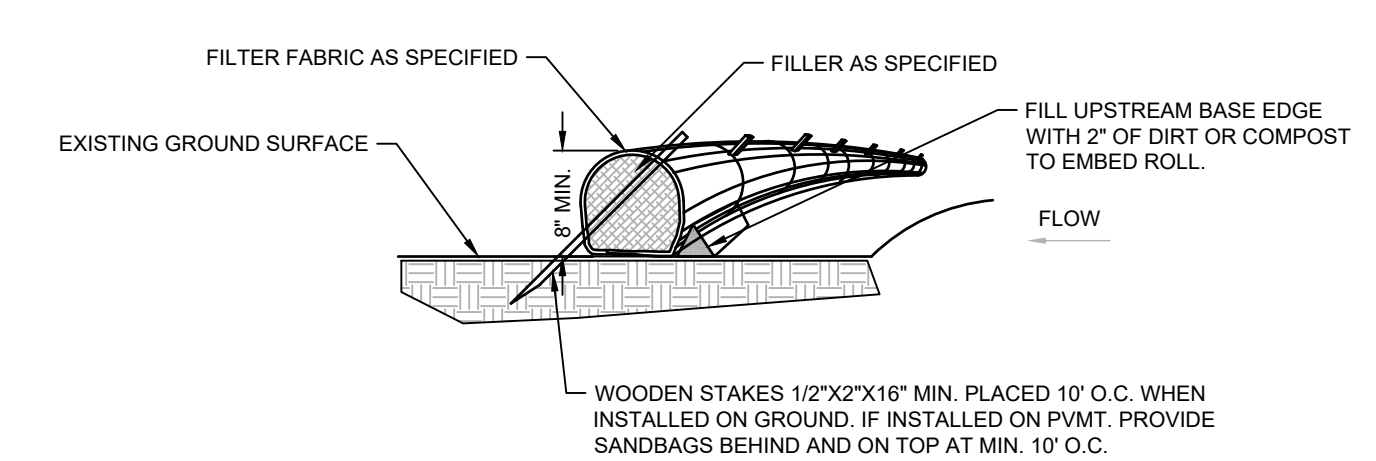
NTS



- 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 211B.

2 STABILIZED CONSTRUCTION ACCESS

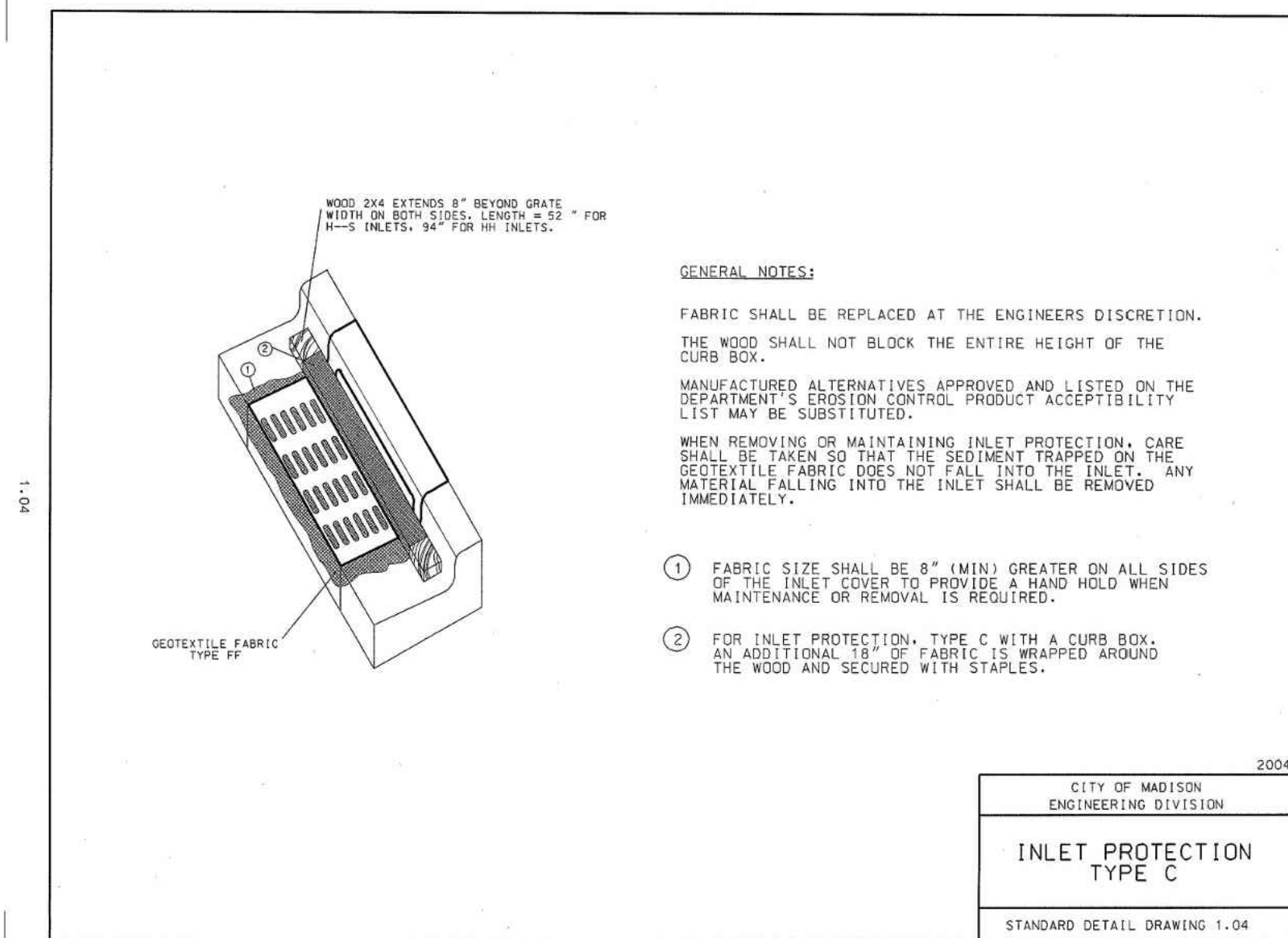
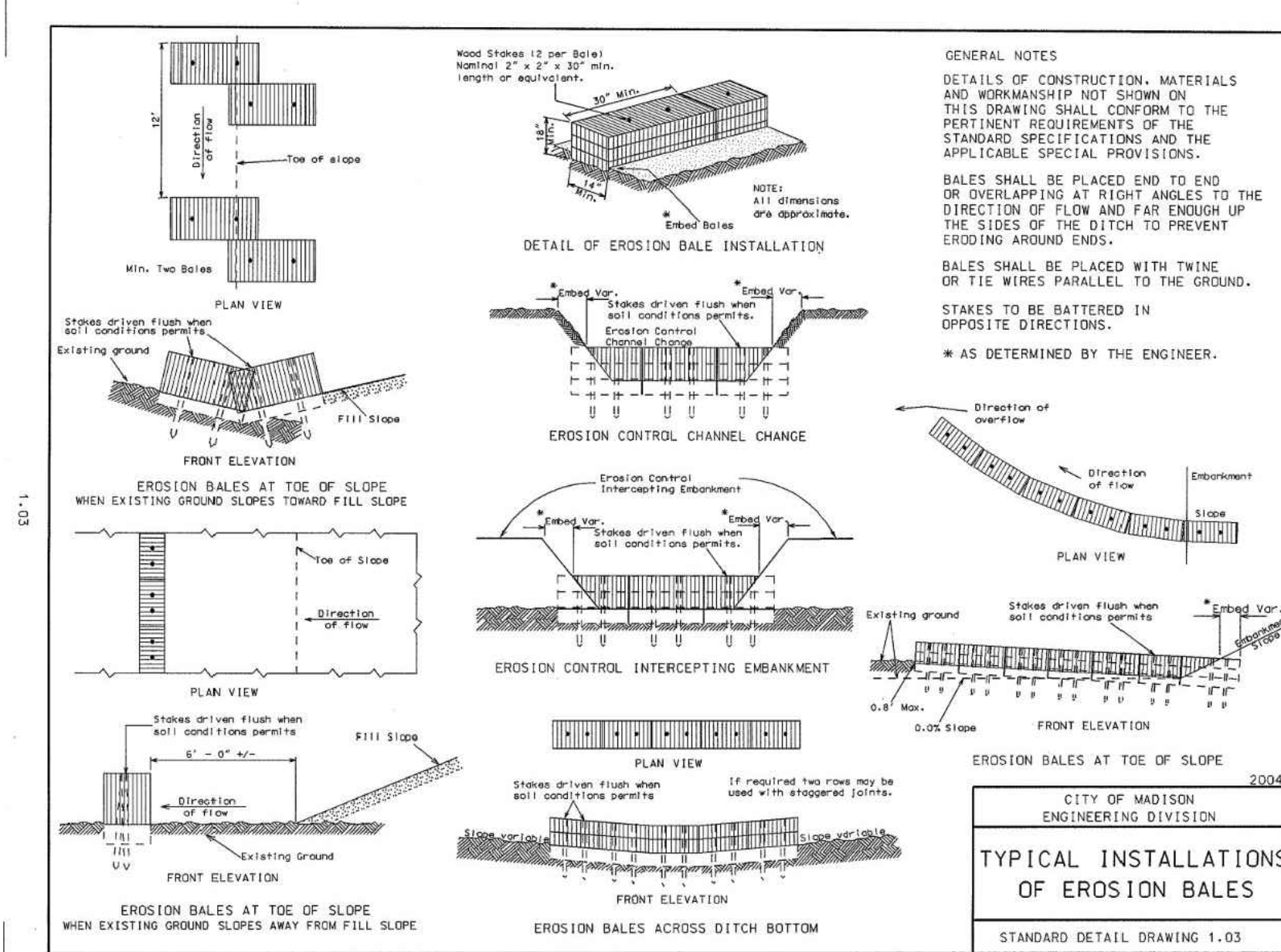
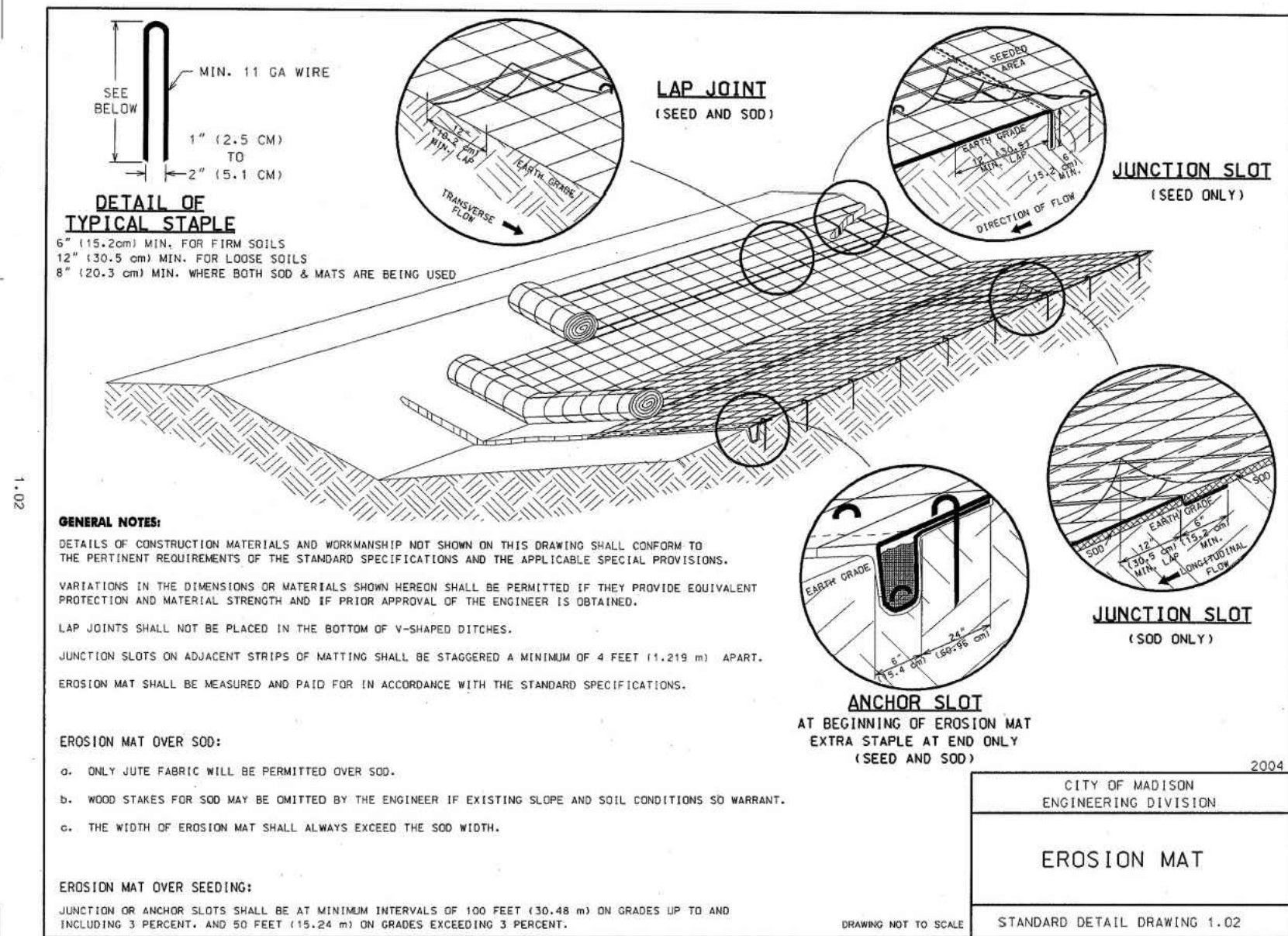
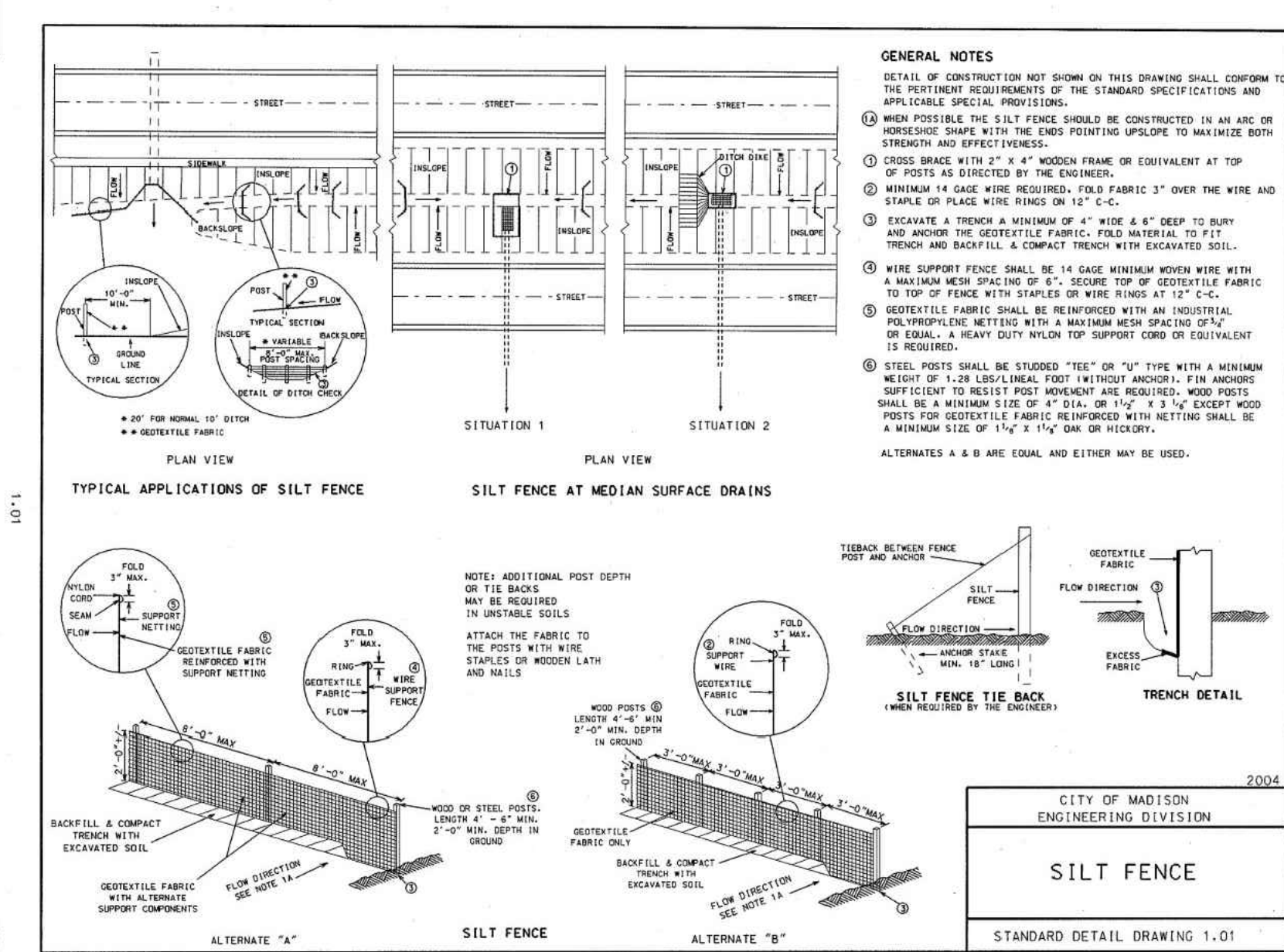
NTS



- 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



PRELIMINARY:
NOT FOR
CONSTRUCTION

HUXLEY APARTMENTS

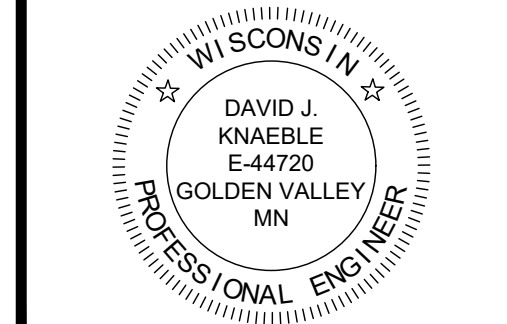
1201 HUXLEY ST., MADISON, WI 53704

DEVCO US CONSTRUCTION, LLC

10900 NE 8TH ST., BELLEVUE, WA 98004

PROJECT

OWNER



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

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

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

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 700
DRAWN BY	DK, JH
REVIEWED BY	DK
PROJECT NUMBER	10431

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

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
LATITUDE/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	

An aerial photograph of a property. In the foreground, there is a large, rectangular green field. A red line runs horizontally across the bottom of the field. The field is labeled with the number '7204A' in black text. To the right of the field, there is a parking lot filled with many cars. The parking lot is labeled with the number '7379A' in black text. In the background, there are trees and a road. The road is labeled 'Rd 100' in black text. The overall scene is a mix of green grass, grey pavement, and brown trees.

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					
	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					

[illegible]

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	

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.

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.

SITE NAME: _____
 SITE ADDRESS: _____ PERMIT NUMBER: _____
 CITY: _____ STATE: _____ ZIP CODE: _____

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
☐

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.

	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 BMPs 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.)?	☐	☐	☐

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 A 50 FOOT REDUNDANT SEDIMENT CONTROL HAS BEEN INSTALLED?	☐	☐	☐
	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?	☐	☐	☐

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 VISIT (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?

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?	☐	☐	☐
	IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7.	ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

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?		☐	☐	☐

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

• 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.

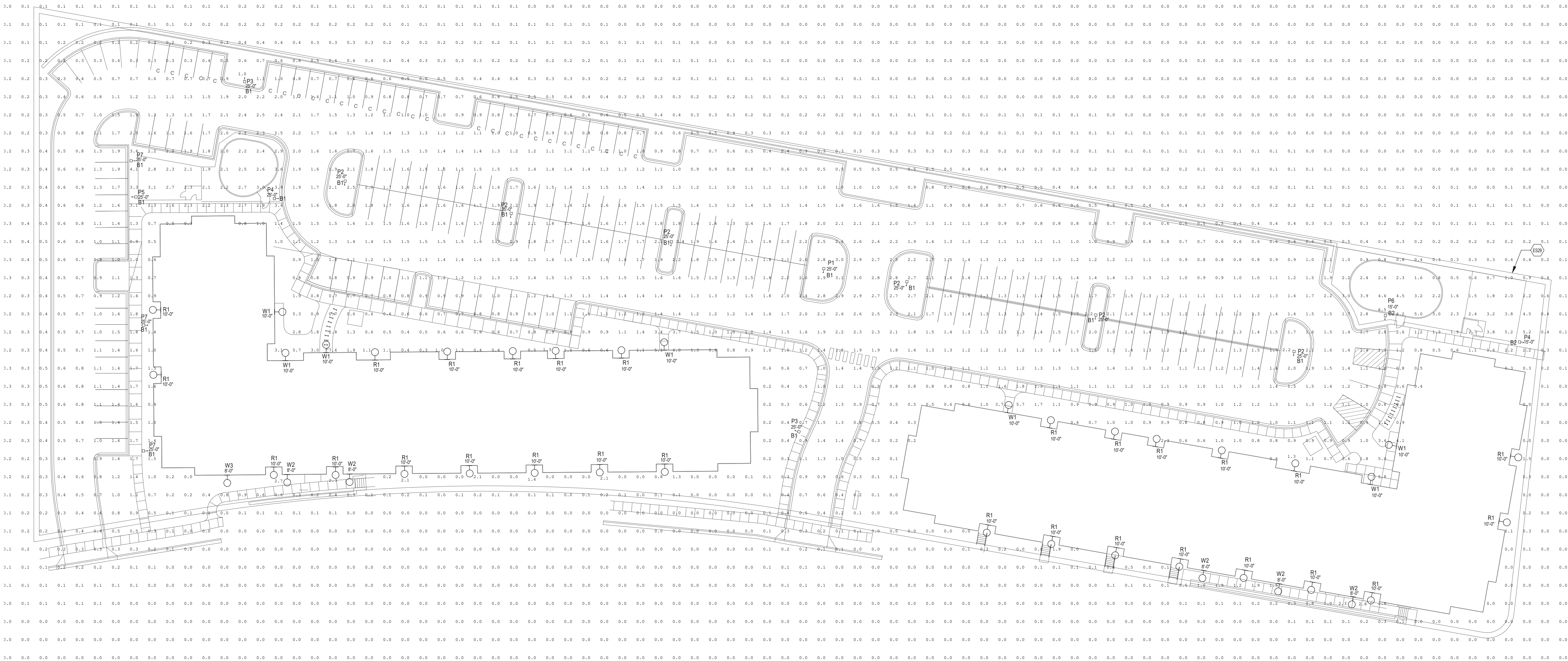
• THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPs UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3. OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

[illegible]

1

ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1"=30'-0"



Calculation Summary	Location	Fixture	Foot-candle	Foot-candle	Foot-candle	Foot-candle	Foot-candle
Foot-candle	Location	Fixture	Foot-candle	Foot-candle	Foot-candle	Foot-candle	Foot-candle
Foot-candle	Location	Fixture	Foot-candle	Foot-candle	Foot-candle	Foot-candle	Foot-candle
Foot-candle	Location	Fixture	Foot-candle	Foot-candle	Foot-candle	Foot-candle	Foot-candle
Foot-candle	Location	Fixture	Foot-candle	Foot-candle	Foot-candle	Foot-candle	Foot-candle

- 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 0.80 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
 - C MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.

- KEYNOTES:**
- E029 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 20.36(3)(A).



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

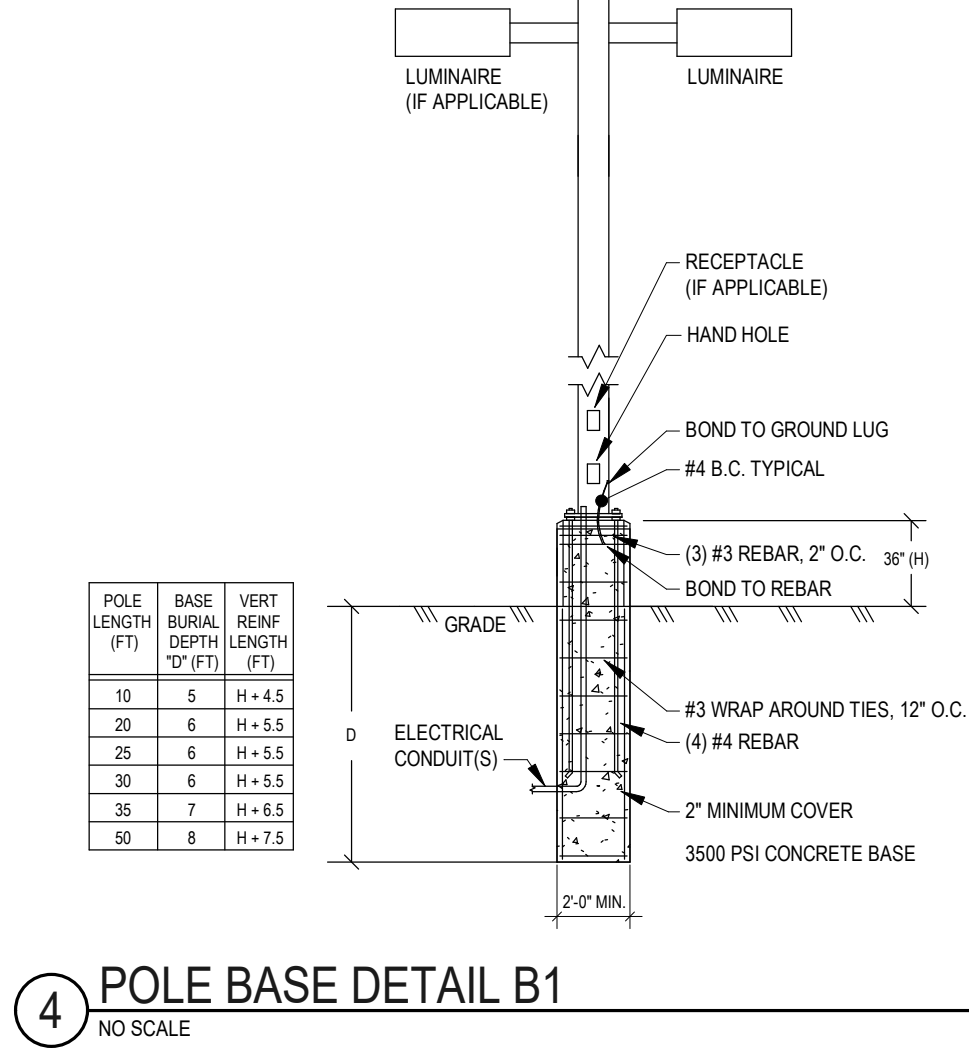
Rev. No.	Revision	Date
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ELECTRICAL
SITE
PHOTOMETRIC

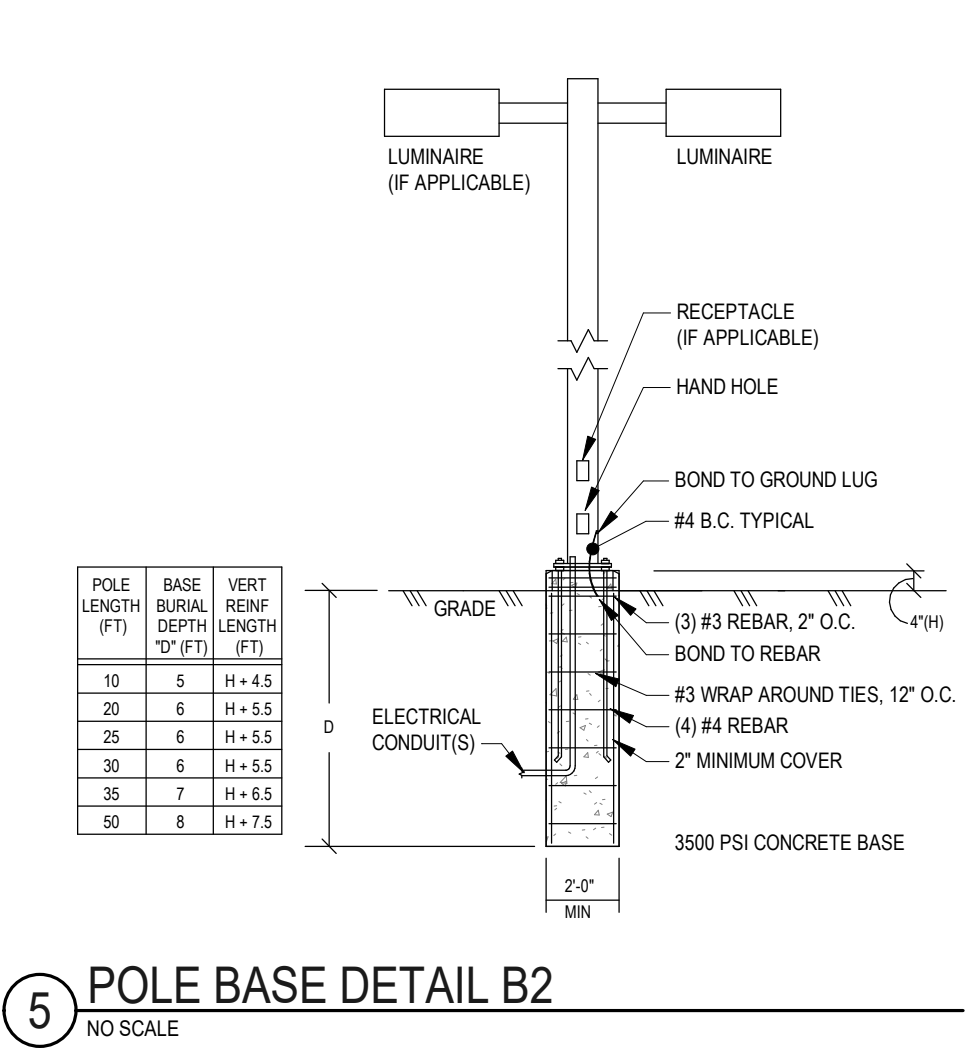
E0.2

Autodesk Docs/15350.0000.1201 Huxley Apartments Photometrics - Madison, WI SITE PHOTO 2025.nct Copyright Kaas Wilson Architects 6/15/2026 10:45:21 AM

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 ENGINEER'S 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		WAT. FIXT.	MANUFACTURER	CATALOG NUMBER	NOTES	TYPE
			TYPE	QTY / FIXT.					
P1	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP68, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED 9x2 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-SHQ	1	P1
P2	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP68, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED 5WQ 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-SASA-830-U-SHQ	1	P2
P3	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP68, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED 12R DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 4,600 NOMINAL LUMENS, 3000K, 80 CRI	N/A	34	COOPER	GLEON-SA1A-830-U-12R	1	P3
P4	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP68, 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-SAZA-830-U-SLR	1	P4
P5	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP68, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED SLL DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 8,700 NOMINAL LUMENS, 3000K, 80 CRI	N/A	66	COOPER	GLEON-SAZA-830-U-SLL	1	P5
P6	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP68, DIE-CAST ALUMINUM HOUSING, INJECTION MOLDED T2 DISTRIBUTION LENS, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 7,600 NOMINAL LUMENS, 3000K, 80 CRI	N/A	66	COOPER	GLEON-SAZA-830-U-T2	1	P6
P7	EXTERIOR LIGHT POLE AND LED AREA LUMINAIRE, IP68, 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-SAZA-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	WTNW50BLAJUDWH		R1
W1	EXTERIOR WALL SCONCE, 9" X 9" RECTANGULAR, IP66 RATED, ALUMINUM HOUSING, 0-10V DIMMING.	UNIV	LED, 2000 NOMINAL LUMENS, 3000K, 80 CRI	N/A	10	LITHONIA	WDGE1-LED-P3-30K-80CRI-VF-MVOLT-SRM		W1
W2	EXTERIOR WALL SCONCE, 7" X 9" X 11.5", IP66 RATED, ALUMINUM HOUSING, 0-10V DIMMING. T15 DISTRIBUTION.	UNIV	LED, 750 NOMINAL LUMENS, 3000K, 80 CRI	N/A	10	LITHONIA	WDGE2-LED-P3-30K-80CRI-T15		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-P3-30K-80CRI-T2M		W3



4 POLE BASE DETAIL B1
NO SCALE



5 POLE BASE DETAIL B2
NO SCALE

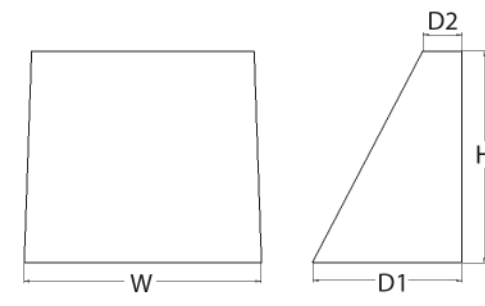


WDGE1 LED
Architectural Wall Sconce

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.aacbybrands.com/designselect.
*See ordering tree for details.

Luminaire	Optics	Standard EM, 9°C	Cold EM, 30°C	Sensor	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	—	—	750	1,200	2,000	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standard / r/light	—	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	10W	Standard / r/light	700	1,200	2,000	3,000	4,500	—
WDGE3 LED	Precision Refractive	15W	10W	Standard / r/light	6,000	7,500	8,500	10,000	12,000	—
WDGE4 LED	Precision Refractive	—	—	Standard / r/light	—	12,000	16,000	18,000	20,000	25,000

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



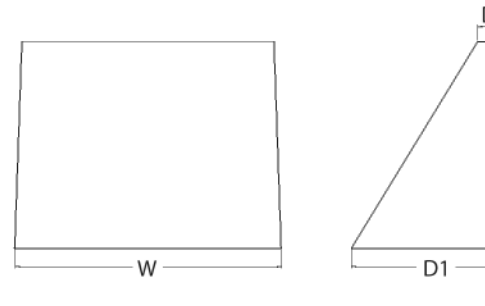


WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

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.aacbybrands.com/designselect.
*See ordering tree for details.

Luminaire	Optics	Standard EM, 9°C	Cold EM, 30°C	Sensor	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	—	—	750	1,200	2,000	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standard / r/light	—	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	10W	Standard / r/light	700	1,200	2,000	3,000	4,500	—
WDGE3 LED	Precision Refractive	15W	10W	Standard / r/light	—	7,500	8,500	10,000	12,000	—
WDGE4 LED	Precision Refractive	—	—	Standard / r/light	—	12,000	16,000	18,000	20,000	25,000

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





AFX
Watson LED Outdoor Sconce
WTNW Series

Features
Simple 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 bulb diffuser.

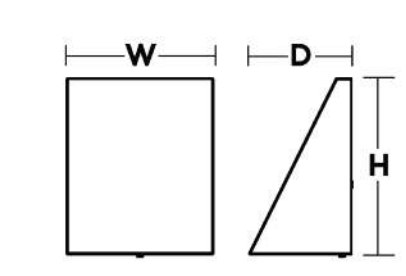
Electrical
Input: 120-277 VAC 50 HZ
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20°C

Lamping
Integrated LED modules capable of producing:
120W = 600 delivered lumens
20W = 1000 delivered lumens
Selectable 2700K, 3000K, 3500K, 4000K, 5000K (CCT).
Rated for 50,000 Hrs., 80 CRI.

Certification
All fixtures are eTLus listed for wet locations.
ADA, Title 24/AB 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.



Items made with a **black background** qualify for the **Design Select** program and ship in 15 days or less. To learn more about Design Select, visit www.aacalighting.com/designselect.
**Some items may be delayed.*

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 9°C	Cold EM, 30°C	Sensor	P1	P2	P3	P4	P5
WDGE1 LED	Visual Comfort	4W	—	—	750	1,200	2,000	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standard / night	—	1,200	2,000	3,000	4,500
WDGE2 LED	Precision Refractive	10W	10W	Standard / night	700	1,200	2,000	3,000	4,500
WDGE3 LED	Precision Refractive	15W	10W	Standard / night	6,000	7,500	8,500	10,000	12,000
WDGE4 LED	Precision Refractive	—	—	Standard / night	—	12,000	16,000	18,000	20,000
								22,000	25,000

Ordering Information

Series	Package	Color Temperature	CR	Distribution	Voltage	Mounting	Shipped included	
WDGE1 LED	P1	27K / 2700K	80CRI	90° Visual comfort forward throw	120V	Shipped included	SRM	Surface mounting bracket
	P1	30K / 3000K	80CRI	90° Visual comfort wide	120V	Shipped included	SRM	Surface mounting bracket
	P2	35K / 3500K	80CRI	90° Visual comfort wide	120V	Shipped included	SRM	Surface mounting bracket
							Shipped separately	
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