

MSP - HUXLEY ST.

1212 HUXLEY ST., MADISON, WI



Project Conceptual Illustration



Project Location

Project Data:

Zoning CCT
Overall Site Area: 109,886 (2.53 acres)
Useable Open Space Provided: 27,149
Number of Stories: 4
+ 1 UG Parking
110 Dwelling Units
55 Family
55 Senior
Surface Parking: 48
UG Parking: 75
Total: 123
Bicycle Parking: 86
21 Senior
56 Family
9 Exterior
Commercial Area: 2,000sf
Building Footprint:
Senior Bldg: 14,296sf
Family Bldg: 15,960sf

Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Civil Engineering:

C.J. Engineering
9205 W. Center St., Ste 214, Milwaukee, WI 53222
p: (414) 443-1312 cj-engineering.com

Landscape:

raSmith
221 S. Second St., Milwaukee, WI 53204
(262) 317-3372 rasmith.com

DRAWING LIST:

G0.1 Cover Sheet

Civil

Alta Survey
C1.0 Site Plan
C2.0 Site Grading Plan
C3.0 Site Utility Plan
C4.0 Site Erosion Control Plan
C5.0 Site Details
C6.0 Demo Plan
L100 Preliminary Landscape Plan
Site Lighting Plan

Architectural

A0.1 Vicinity Aerial Map
A0.2 Context Views
A1.0 Parking Level Plan
A1.1 Architectural Site Plan/1st Floor Plan
A1.2 2nd Floor Plan
A1.3 3rd & 4th Floor Plan
A1.4 Roof Plan
A1.4.1 Unit Plans
A1.5 Huxley St. Elevation
A1.5 Huxley St Elevation BW
A1.6 Overall South Elevation
A1.6 Overall South Elevation BW
A1.7 Family Bldg. Elevations 1
A1.7 Family Bldg. Elevations BW
A1.7.1 Family Bldg Elevations 2
A1.8 Sr. Bldg. Elevations 1
A1.8 Sr. Bldg. Elevations 1 BW
A1.9 Sr. Bldg. Elevations 2
A1.9 Sr. Bldg. Elevations 2
A1.10 3D view to NW

LAND USE APPLICATION - REVISED 2

PROJECT #

19075

14 JANUARY 2020

G0.1



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT TWO (2), CERTIFIED SURVEY MAP NO. 1539
RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS,
PAGES 262, 263 AND 264 AS DOCUMENT NO. 1411327,
IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCHEDULE B-II EXCEPTIONS:

10. NOTE ON CERTIFIED SURVEY MAP NO. 1539: NO ACCESS
PERMITTED TO STEPHEN STREET OR O'NEIL STREET FROM LOT
2, SHOWN HEREON.

11. EASEMENTS AS NOTED ON CERTIFIED SURVEY MAP NO.
1539, SHOWN HEREON.

12. GRANT OF RIGHT-OF-WAY TO MADISON GAS AND
ELECTRIC COMPANY RECORDED FEBRUARY 18, 1975 IN
VOLUME 556 OF RECORDS, PAGE 805 AS DOCUMENT NO.
1420724.12. SHOWN HEREON.

PART OF
OUTLOT 1
BURKE ASSASSOR'S
PLAT NO. 1
DANE COUNTY

10' WIDE GRANT OF ROW TO MADISON GAS AND ELECTRIC
PER DOC. NO. 1420724 & CSM 1539

NO ACCESS PERMITTED TO
STEPHEN STREET
OR O'NEIL STREET
FROM LOT
PER CSM 1539

CONC. WALK

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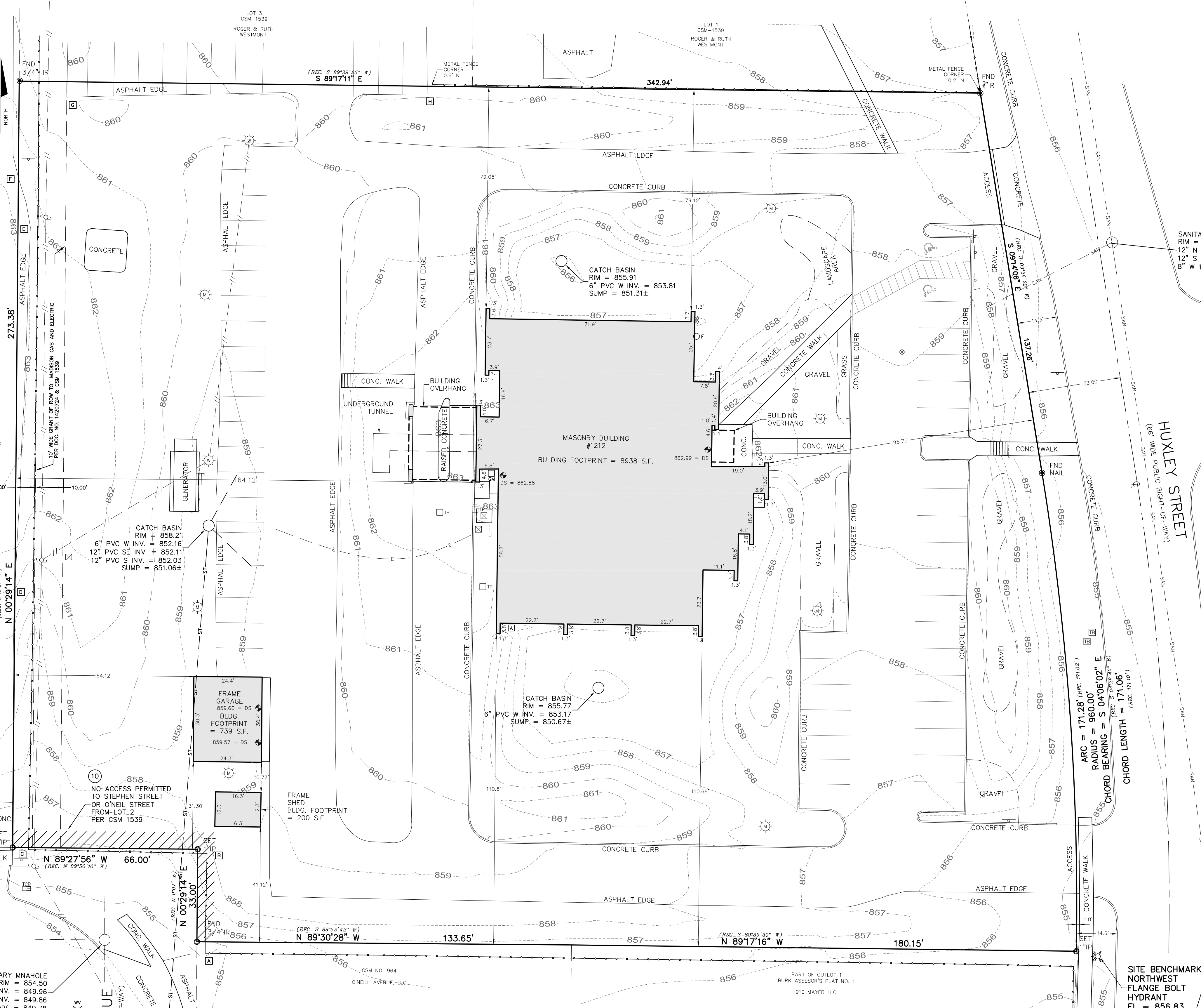
CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK



CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

- MISCELLANEOUS NOTES
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
 - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-961544-MAD, WITH A COMMITMENT DATE: MAY 22, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY.
 - THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 109,884 SQUARE FEET OR 2.5226 ACRES.
 - THE ADDRESS OF THE ABOVE DESCRIBED PROPERTY, 1212 HUXLEY STREET, AS SHOWN, WAS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.
 - ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO HUXLEY STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
 - THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 46, OF WHICH 44 ARE REGULAR PARKING SPACES AND 42 ARE DESIGNATED DISABLED SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION (INSERT ZONING DESIGNATION); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. (INSERT RATE MAP NUMBER), WITH A DATE OF IDENTIFICATION OF (INSERT DATE), IN COMMUNITY NO. (INSERT COMMUNITY NUMBER), THE (INSERT MUNICIPALITY), WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - THERE (IS/IS NOT) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.
 - THERE IS NO INFORMATION AVAILABLE FROM THE CITY OF MADISON REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY.
 - ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
 - ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF CERTIFIED SURVEY MAP NO. 1539 WHICH HAS A MEASURED BEARING OF N 00°29'14" E.
 - THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
 - SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCONS & GEOID 12A).
 - SITE BENCHMARK - NORTHEAST FLANGE BOLT OF HYDRANT AS SHOWN HEREON, EL = 856.83

LEGEND	
— SAN	ELECTRIC TRANSFORMER
— ST	ELECTRIC METER
— W	ELECTRIC PEDESTAL
— G	ELECTRIC BOX AT GRADE
— TEL	TELEPHONE BOX AT GRADE
— E	TELEPHONE PEDESTAL
— FO	TV PEDESTAL
— TEL	GAS METER
— CATV	AIR CONDITIONER
— COMB	OVERHEAD UTILITY LINES
— WOOD	BURIED TELEVISION LINES
— WOOD	WOOD SIGN
— WOOD	METAL SIGN
— WOOD	FLAG POLE
— WOOD	BOLLARD
— WOOD	BOLLARD LIGHT
— WOOD	MAIL BOX
— WOOD	FIBER OPTIC MARKER
— WOOD	GUY WIRE
— WOOD	HYDRANT
— WOOD	WATER VALVE
— WOOD	GAS VALVE
— WOOD	MANHOLE
— WOOD	STORM MANHOLE
— WOOD	CATCH BASIN
— WOOD	CURB INLET
— WOOD	METAL LIGHT POLE
— WOOD	CONCRETE LIGHT POLE
— WOOD	WOOD LIGHT POLE
— WOOD	YARD LIGHT

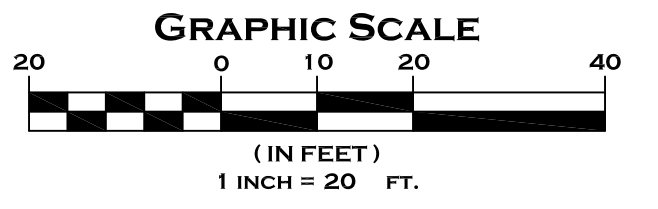
STEPHEN STEET
(66' WIDE PUBLIC RIGHT-OF-WAY)

SANITARY MANHOLE
RIM = 854.50
8" CLAY N INV. = 849.96
8" CLAY S INV. = 849.86
8" CLAY S INV. = 849.78

STORM MANHOLE
RIM = 854.07
12" PVC N INV. = 851.42
12" CP E INV. = 851.57
18" PVC S INV. = 851.32
15" RCP NW INV. = CNM

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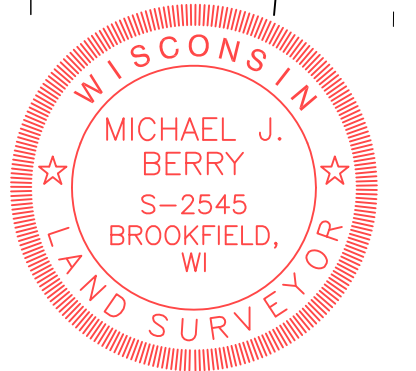
- SIGNIFICANT OBSERVATIONS:
- THERE ARE NO SIGNIFICANT OBSERVATIONS AFFECTING THE SURVEYED PROPERTY EXCEPT AS FOLLOWS:
- METAL FENCE CORNER EXTEND SOUTH OVER SOUTH PROPERTY LINE A DISTANCE OF 4.1 FEET AS SHOWN HEREON.
 - METAL FENCE CORNER EXTENDS EAST OVER WEST PROPERTY LINE A DISTANCE OF 3.4 FEET AS SHOWN HEREON.
 - METAL FENCE CORNER EXTENDS SOUTH OVER SOUTHERLY PROPERTY LINE A DISTANCE OF 0.7 FEET AS SHOWN HEREON.
 - ASPHALT DRIVE CROSSES PROPERTY LINE AT A POINT 92.1 FEET NORTH OF THE SOUTHWESTERLY PROPERTY CORNER AS SHOWN HEREON.
 - ASPHALT DRIVE EXTENDS EAST OVER WEST PROPERTY LINE A DISTANCE OF 4.4 FEET AS SHOWN HEREON.
 - ASPHALT DRIVE CROSSES PROPERTY LINE AT A POINT 34.4 FEET SOUTH OF THE NORTHWESTERLY PROPERTY CORNER AS SHOWN HEREON.
 - CORNER OF ASPHALT PARKING EXTENDS SOUTH OVER NORTH PROPERTY LINE A DISTANCE OF 5.5 FEET AS SHOWN HEREON.
 - CORNER OF ASPHALT PARKING EXTENDS SOUTH OVER NORTH PROPERTY LINE A DISTANCE OF 2.8 FEET AS SHOWN HEREON.

TO: MSP REAL ESTATE, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

AUG. 28, 2019
DATE

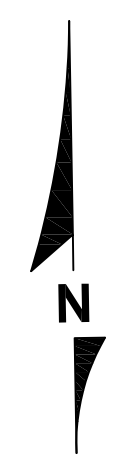
MICHAEL J. BERRY
REGISTERED LAND SURVEYOR S-2545



ALTA NSPS SURVEY W/TOPOGRAPHY

FOR
MSP HUXLEY
1212 HUXLEY ST
MADISON WI.

DRAWN BY: CJT	DATE: AUG. 21 2019
CHECKED BY: MJB	DRAWING No. AL-O
CSE Job No.: 19-063	SHEET 1 OF 1



PROPOSED DEVELOPMENT AREAS:

TOTAL SITE = 109,886 S.F. (2.523 ACRES)

BUILDING FOOTPRINT = 34,208 S.F.
 PATIOS = 786 S.F.
 CONC. WALKS = 5,682 S.F.
 (AND BIKE PARKING)
 ASPHALT / CONCRETE DRIVES & PARKING = 17,402 S.F.

PERMEABLE PAVERS = 4,042 S.F. - 4% OF TOTAL SITE

OPEN SPACE (LANDSCAPE AREA) = 47,766 S.F. (1.097 ACRES) - 43% OF TOTAL SITE
 IMPERVIOUS AREA = 58,078 S.F. (1.333 ACRES) - 53% OF TOTAL SITE

REQUIRED OPEN SPACE:

Useable open space required = 58 1BR @ 160sf = 9,280 sf
 52 2/3 BR @ 320sf = 16,640 sf
 TOTAL REQ'D = 25,920 sf

USEABLE OPEN SPACE (AS DEFINED PER MAD. RD. 28.140) = 19,271 S.F. SITE AREA
 + 75% of Balconies = 82 x 72sf = 5,904sf
 Patios = 1,974 sf
 (+ 7,878 S.F. OF PATIOS AND BALCONIES)

TOTAL USABLE OPEN SPACE PROVIDED = 27,149 S.F.

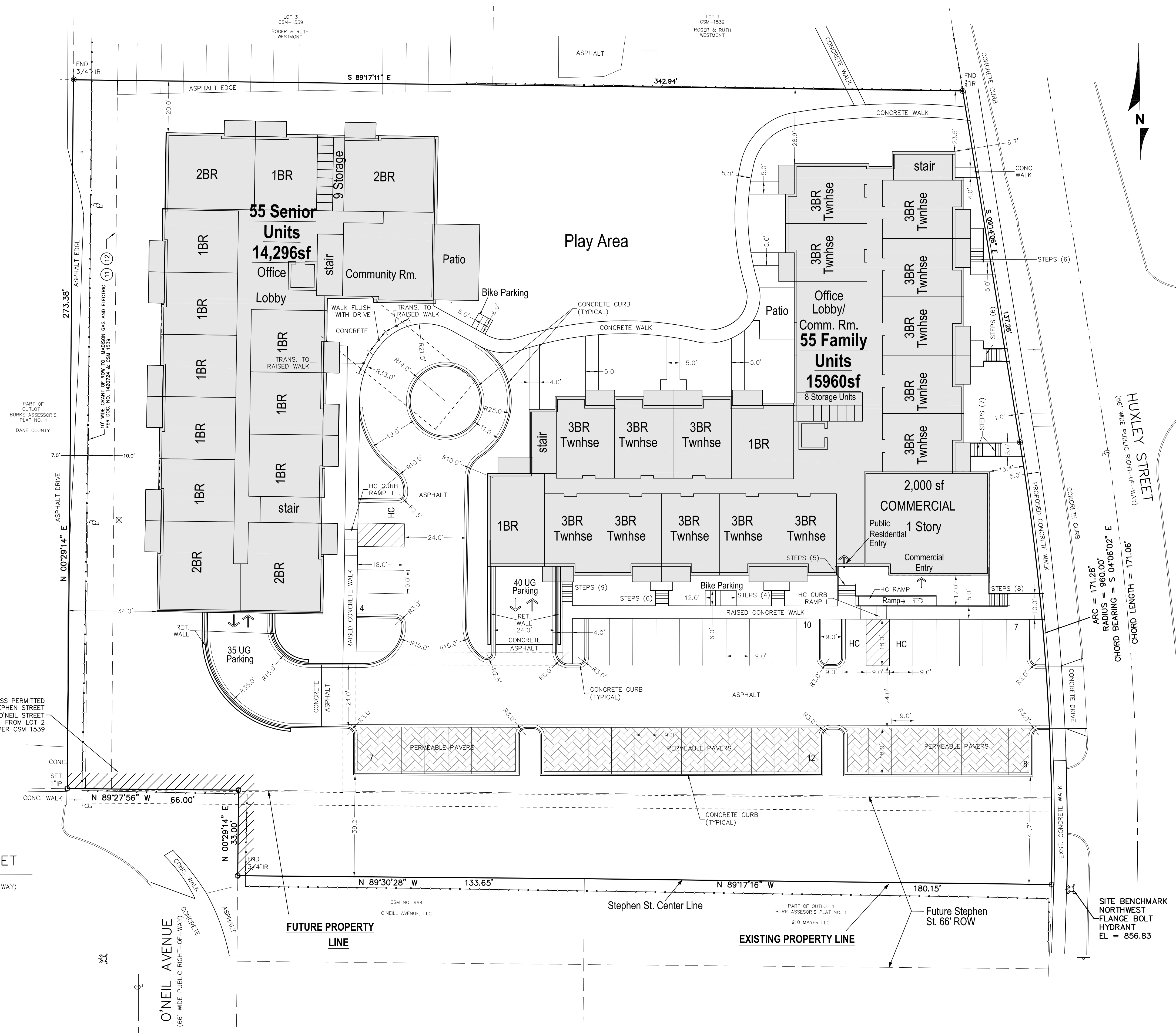
SURFACE PARKING

TOTAL = 48
 45 REGULAR SPACES
 3 HANDICAPPED SPACES
 9 EXTERIOR BICYCLE PARKING SPACES

NOTES:

1. DISTURBED AREA = 103,480 S.F. (2.376 ACRES)
2. STORM WATER MANAGEMENT MEETING THE CITY AND DNR REQUIREMENTS IS PROVIDED BY THE USE OF POROUS PAVEMENT PAVERS.
3. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY CONTRACTOR.
5. SEE LANDSCAPE PLAN FOR THE BIKE RACK DETAIL.

NO ACCESS PERMITTED TO STEPHEN STREET OR O'NEIL STREET FROM LOT 2 PER CSM 1539



STEPHEN STEET
 (66' WIDE PUBLIC RIGHT-OF-WAY)

O'NEIL AVENUE
 (66' WIDE PUBLIC RIGHT-OF-WAY)

FUTURE PROPERTY LINE

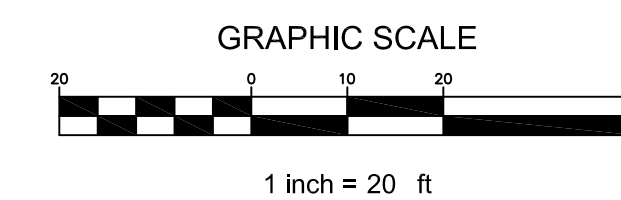
Stephen St. Center Line

EXISTING PROPERTY LINE

Future Stephen St. 60' ROW

SITE BENCHMARK NORTHWEST FLANGE BOLT HYDRANT EL = 856.83

ARC = 171.28'
 RADIUS = 960.00'
 CHORD BEARING = S 04°06'02" E
 CHORD LENGTH = 171.06'



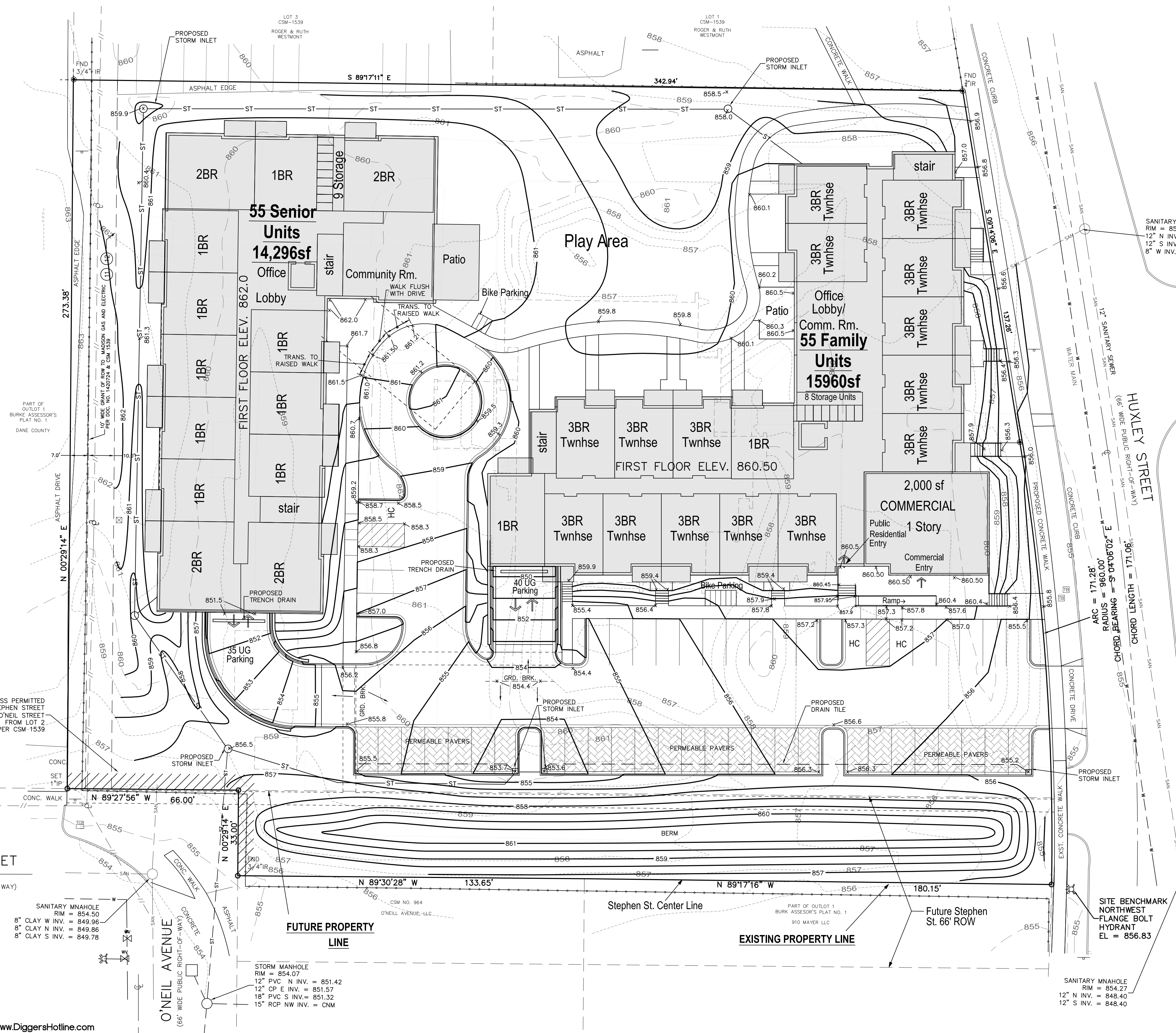
THE HERITAGE
 1212 HUXLEY STREET MADISON, WISCONSIN

HERITAGE SENIOR LIVING
 1212 HUXLEY STREET MADISON, WISCONSIN

CJE NO.: 1937R5
 JANUARY 14, 2020

SITE GRADING PLAN C2.0

SHEET 2 OF 5

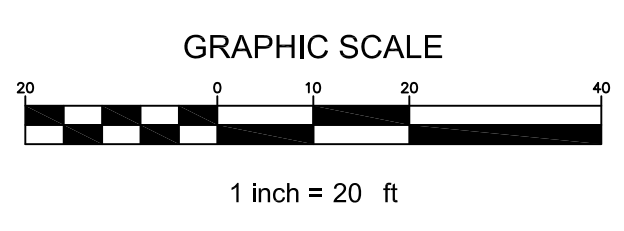


- NOTES:**
1. DISTURBED AREA = 103,900 S.F. (2.385 ACRES)
 2. STORM WATER MANAGEMENT MEETING THE CITY AND DNR REQUIREMENTS IS PROVIDED BY THE USE OF POROUS PAVEMENT PAVERS.
 3. ALL PROPOSED SPOT GRADES SHOWN ALONG THE CURB OR WALK ARE AT BOTTOM OF CURB OR RAISED WALK.
 4. ALL CONCRETE WALKS UNLESS OTHERWISE SHALL BE AT A MAX. 1:20 SLOPES WITH A MAX. CROSS SLOPE OF 2%.
 5. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

LEGEND

--- 856 ---	EXISTING CONTOUR
--- 860 ---	PROPOSED CONTOUR
x 858.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER

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DIGGERS HOTLINE
 DIAL 811 OR (800) 242-8511



SANITARY MANHOLE
 RIM = 855.93
 12" N INV. = 848.90
 12" S INV. = 848.90
 8" W INV. = 849.15

ARC = 171.28'
 RADIUS = 960.00'
 CHORD BEARING = S 0° 06' 02" E
 CHORD LENGTH = 171.06'

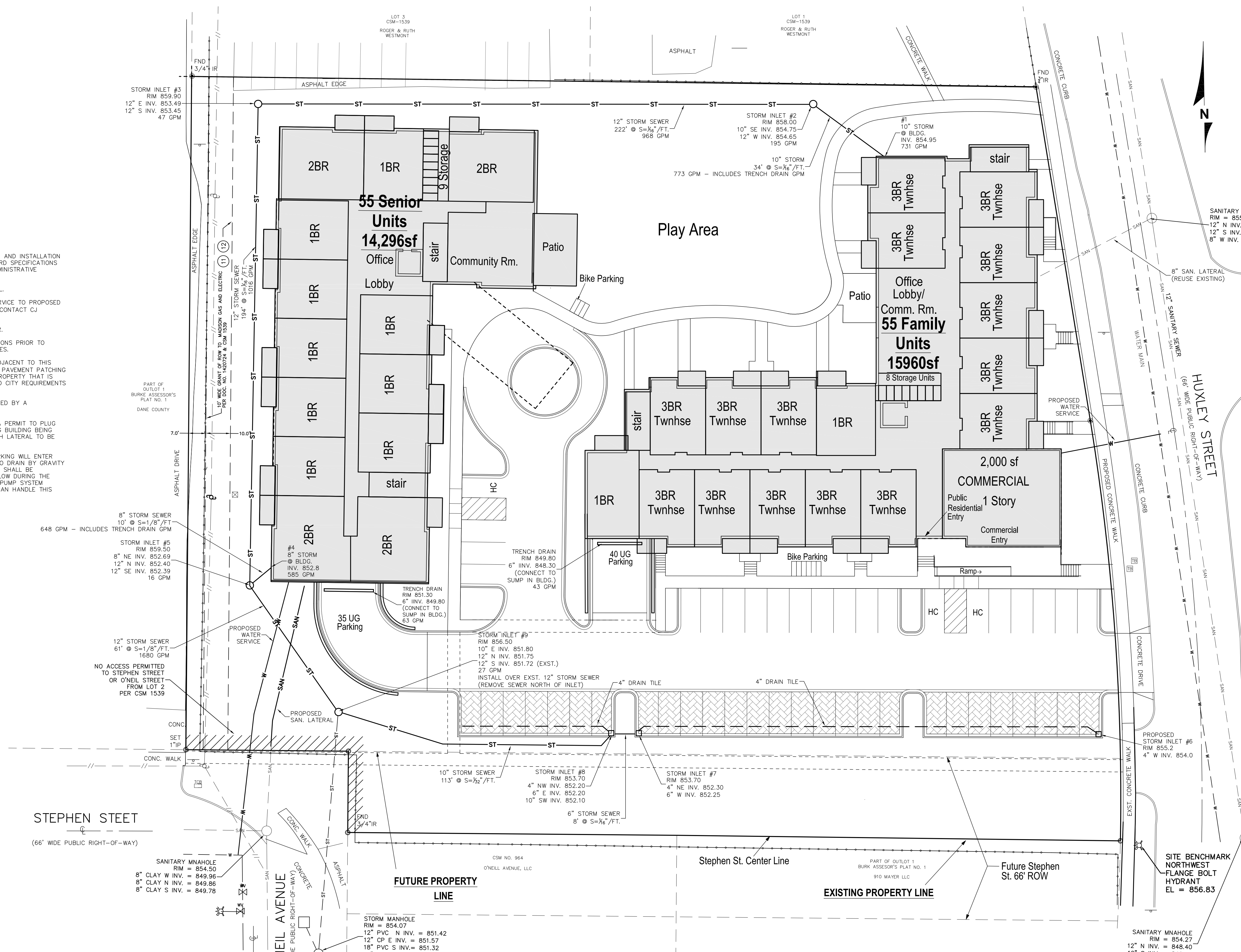
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STORM MANHOLE
 RIM = 854.07
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 12" CP E INV. = 851.57
 18" PVC S INV. = 851.32
 15" RCP NW INV. = CNM

SANITARY MANHOLE
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 12" S INV. = 848.40

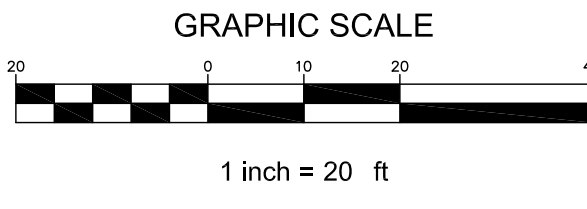


- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF STORM, SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS TO BE VERIFIED BY PLUMBING CONSULTANT/CONTRACTOR. CONTACT CJ ENGINEERING WITH ANY DISCREPANCIES.
 4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO PROPOSED UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 6. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
 7. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 8. THE CONTRACTOR (OR OWNER'S REPRESENTATIVE) SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES THE EXISTING BUILDING BEING DEMOLISHED. PERMIT APPLICATION AND FEES ARE REQUIRED FOR EACH LATERAL TO BE PLUGGED.
 9. THE TRENCH DRAIN AT THE ENTRANCE TO THE UNDERGROUND PARKING WILL ENTER THE STORM SEWER IN THE BUILDING SINCE THE GRADE IS TOO LOW TO DRAIN BY GRAVITY TO THE SITE OR ROAD STORM SEWER. THE OUTLET SEWER FROM THIS SHALL BE CONNECTED TO THE SUMP IN THE BUILDING BY THE PLUMBER. THE FLOW DURING THE 100-YEAR STORM EVENT IS 120 GPM. THE PLUMBER SHALL PROVIDE PUMP SYSTEM CALCULATIONS TO THE CITY OF MADISON SHOWING THAT THE PUMP CAN HANDLE THIS RUNOFF.



LEGEND	
—ST—	EXISTING STORM SEWER
- - -ST-	PROPOSED STORM SEWER
—SAN—	EXISTING SANITARY SEWER
- - -SAN-	PROPOSED SANITARY SEWER
—W—	EXISTING WATER MAIN
- - -W-	PROPOSED WATER MAIN
—G—	BURIED GAS MAIN
—//—	OVER HEAD WIRE
—E—	BURIED ELECTRIC
—C—	UTILITY POLE

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THE HERITAGE
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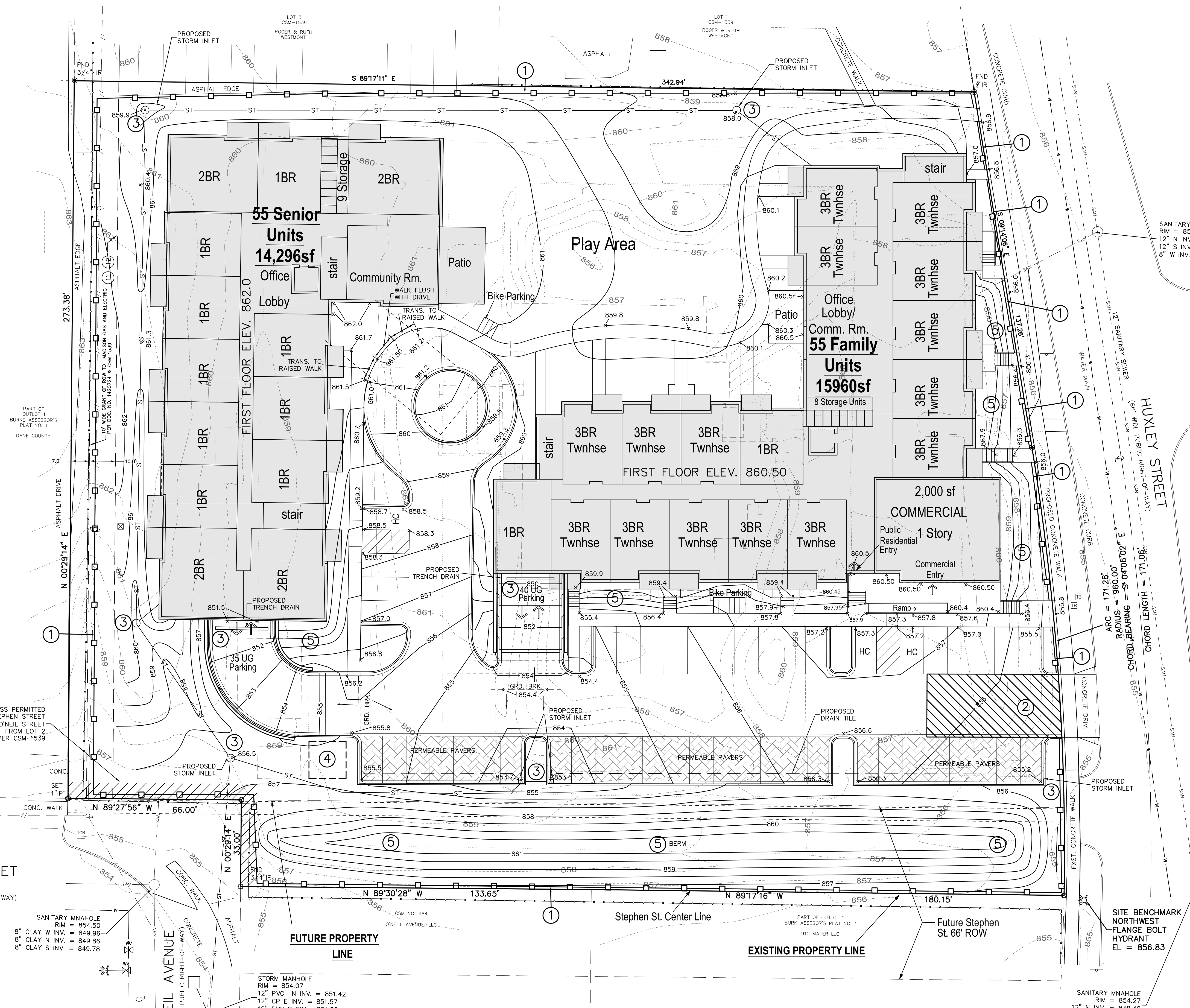
CJE NO.: I937R5
 JANUARY 14, 2020

SITE UTILITY PLAN C3.0

HERITAGE SENIOR LIVING
 1212 HUXLEY STREET MADISON, WISCONSIN

CJE NO.: 1937R5
 JANUARY 14, 2020

SITE EROSION CONTROL PLAN C4.0



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL CONSTRUCTION EXIT.
4. INSTALL SILT FENCE AROUND SITE PERIMETERS SHOWN ON THE PLAN.
5. ROUGH GRADE SITE.
6. INSTALL CONCRETE WASHOUT STATION.
7. INSTALL PROPOSED UTILITIES.
8. INSTALL INLET PROTECTION IN ALL NEW INLETS.
9. INSTALL BASE COURSE OF PAVEMENT.
10. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
11. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
12. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
13. ESTIMATED TIME BEFORE FINAL STABILIZATION - 9 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

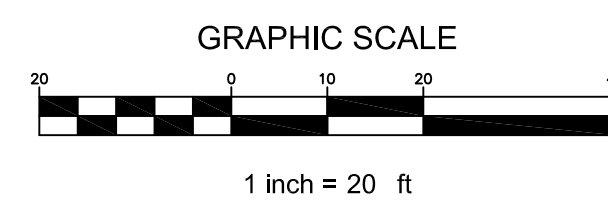
EROSION CONTROL PRACTICES SCHEDULE

- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ INLET PROTECTION
- ④ CONCRETE WASHOUT
- ⑤ EROSION MATTING
 FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER "WISDOT EROSION CONTROL PAL" (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLET BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

LEGEND

- - - - - 856 - - - - - EXISTING CONTOUR
- - - - - 860 - - - - - PROPOSED CONTOUR
- x 858.5 - - - - - PROPOSED ELEVATION
- - - - - ST - - - - - PROPOSED STORM SEWER

www.DiggersHotline.com
DIGGERS HOTLINE
 DIAL 811 OR (800) 242-8511



SANITARY MANHOLE
 RIM = 855.93
 12" N INV. = 848.90
 12" S INV. = 848.90
 8" W INV. = 849.15

ARC = 171.28'
 RADIUS = 960.00'
 CHORD BEARING = S 0° 06' 02" E
 CHORD LENGTH = 171.06'

SITE BENCHMARK
 NORTHWEST
 FLANGE BOLT
 HYDRANT
 EL = 856.83

STORM MANHOLE
 RIM = 854.07
 12" PVC N INV. = 851.42
 12" CP E INV. = 851.57
 18" PVC S INV. = 851.32
 15" RCP NW INV. = CNM

PART OF OUTLOT 1
 BURK ASSESSOR'S PLAT NO. 1
 DANE COUNTY

PART OF OUTLOT 1
 BURK ASSESSOR'S PLAT NO. 1
 910 MAYER LLC

STEPHEN STREET
 (66' WIDE PUBLIC RIGHT-OF-WAY)

O'NEIL AVENUE
 (66' WIDE PUBLIC RIGHT-OF-WAY)

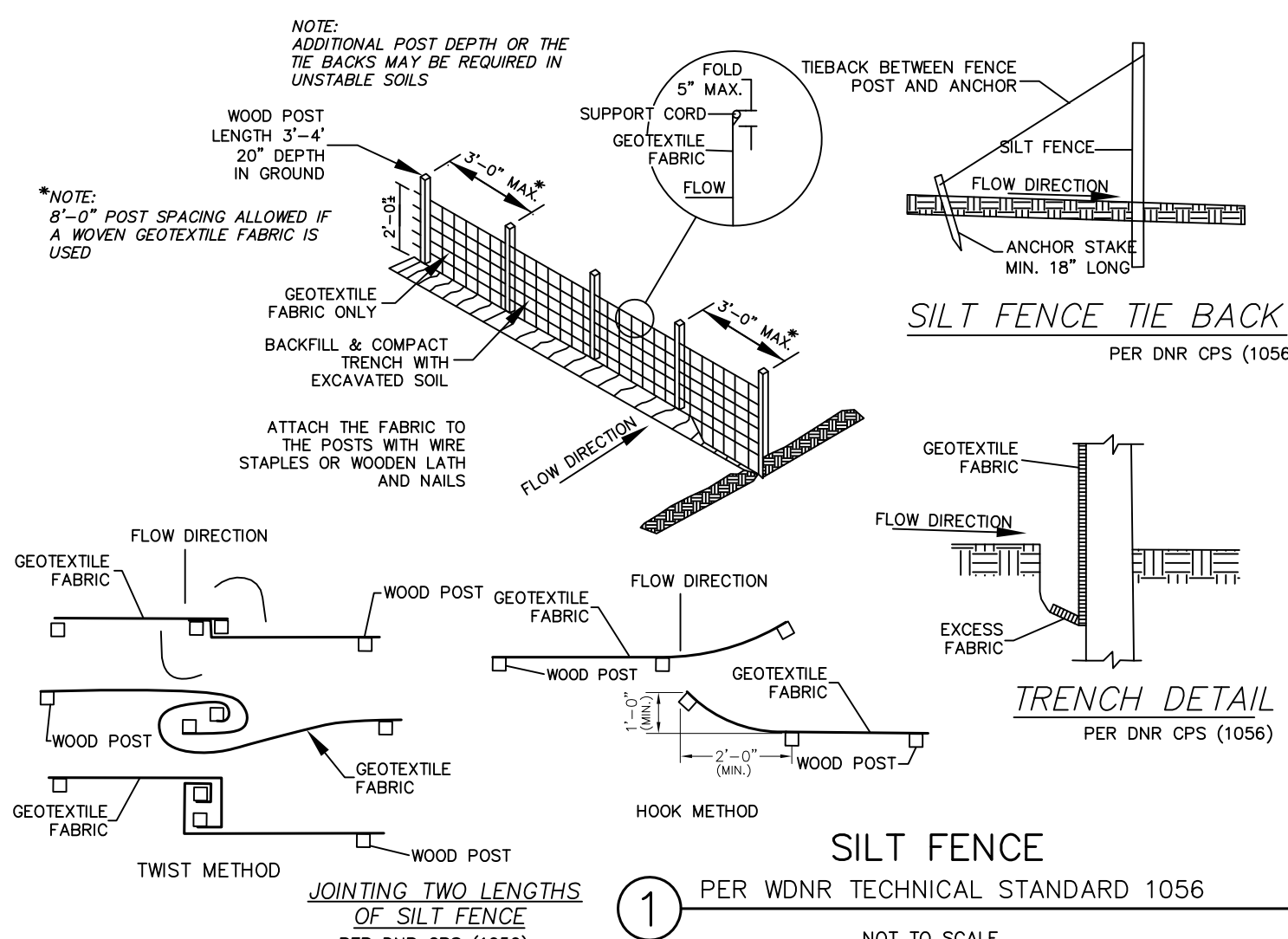
HUXLEY STREET
 (66' WIDE PUBLIC RIGHT-OF-WAY)

FUTURE PROPERTY LINE

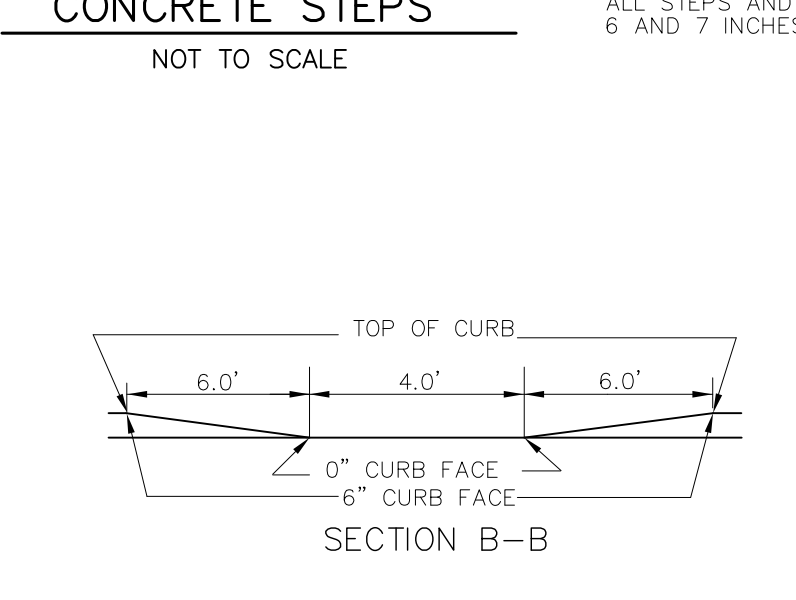
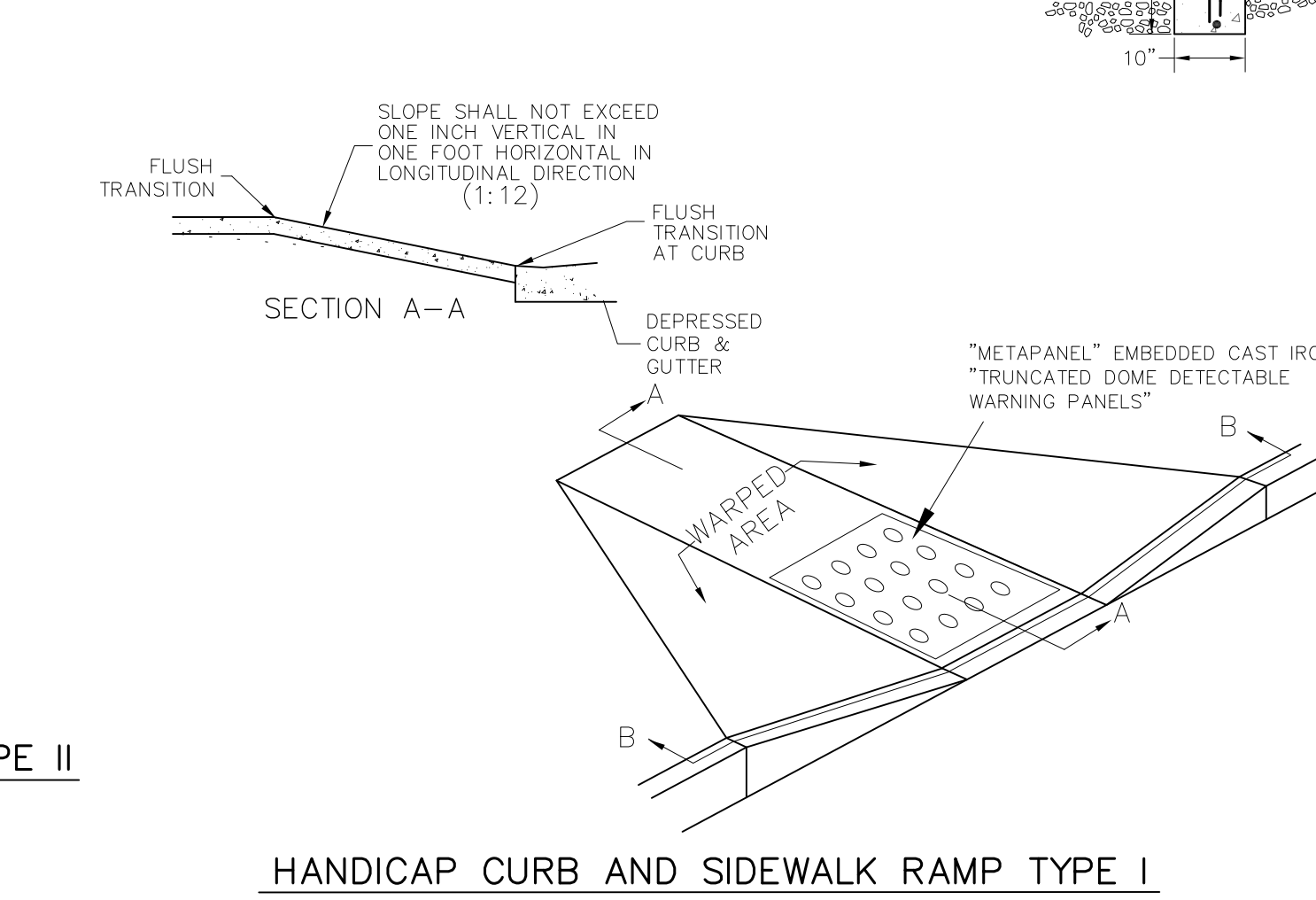
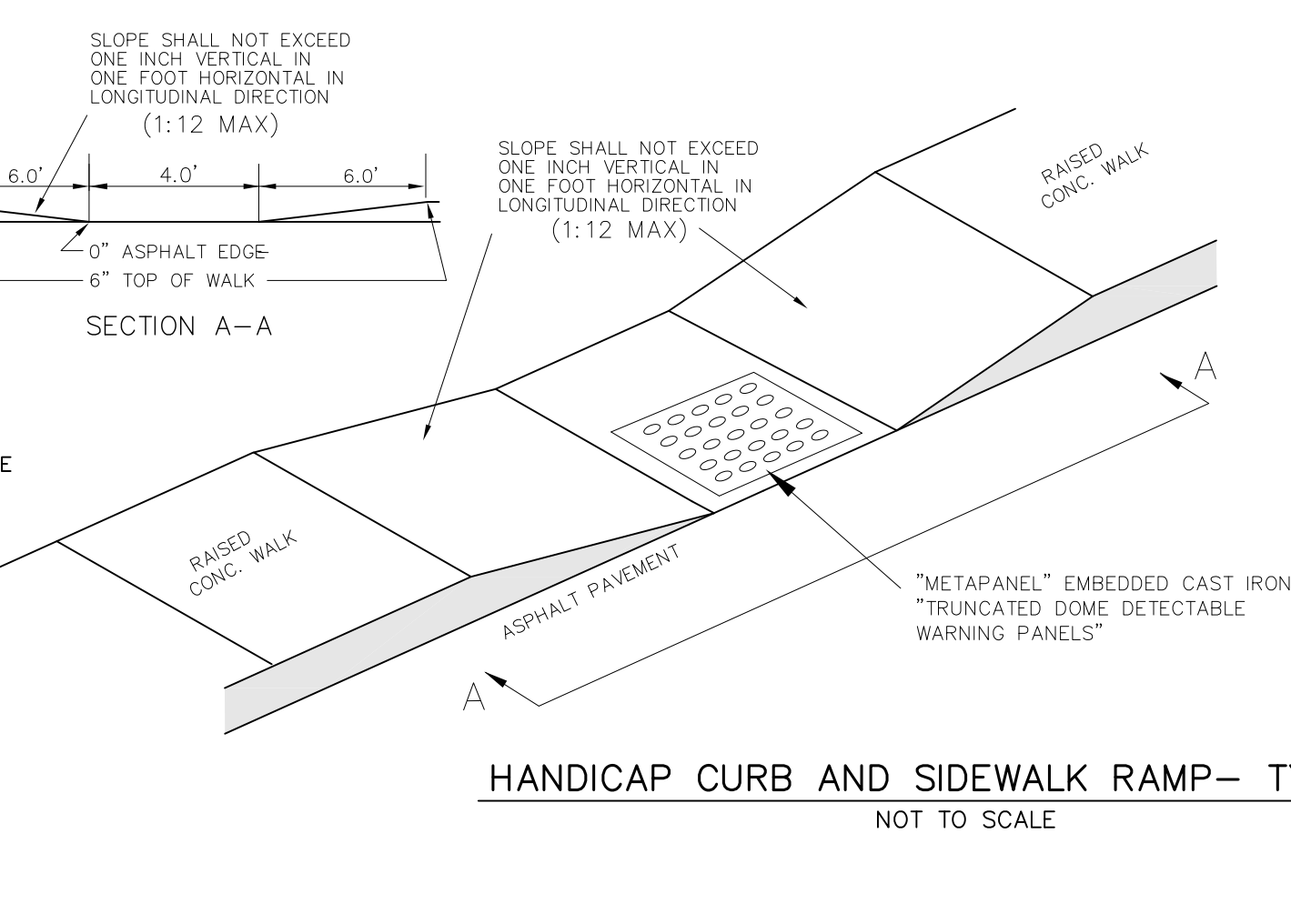
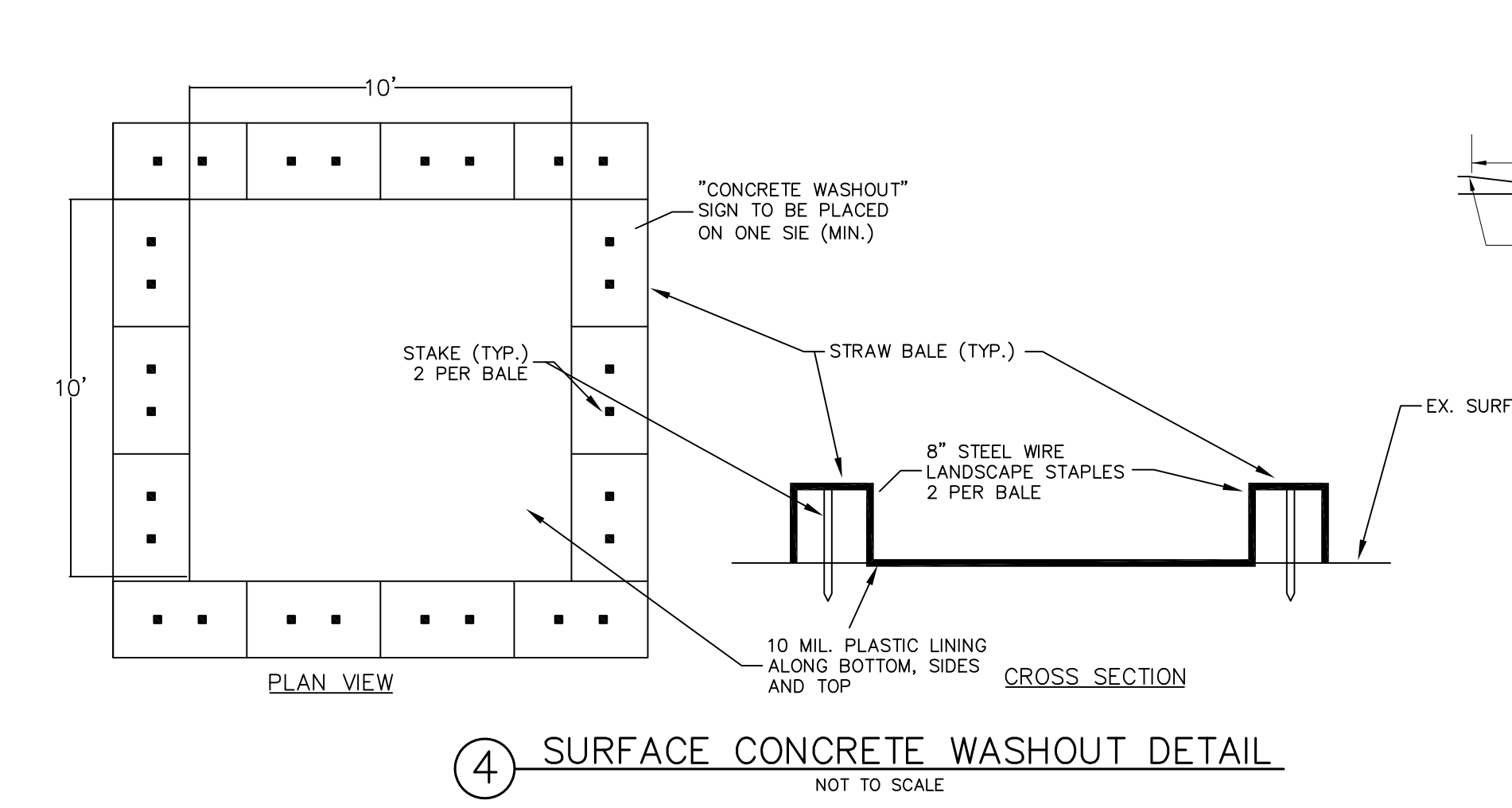
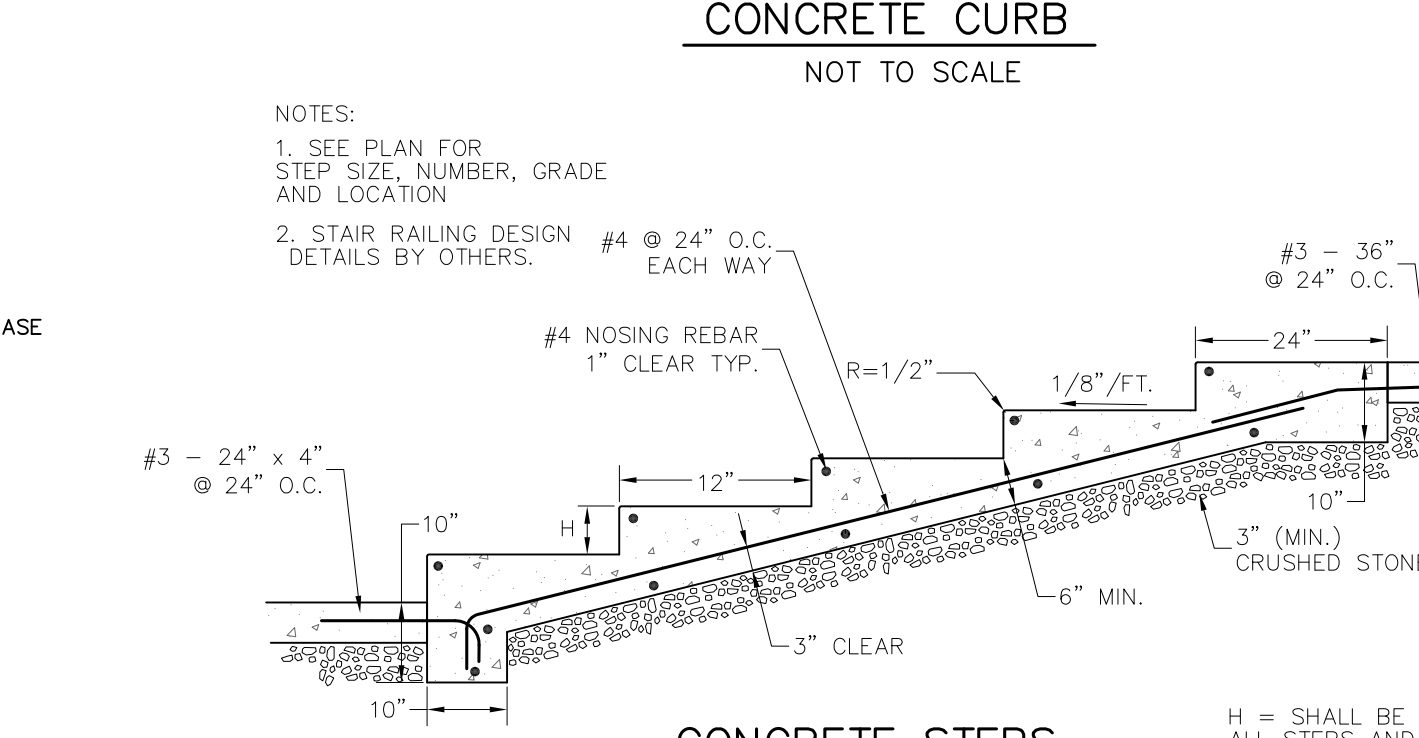
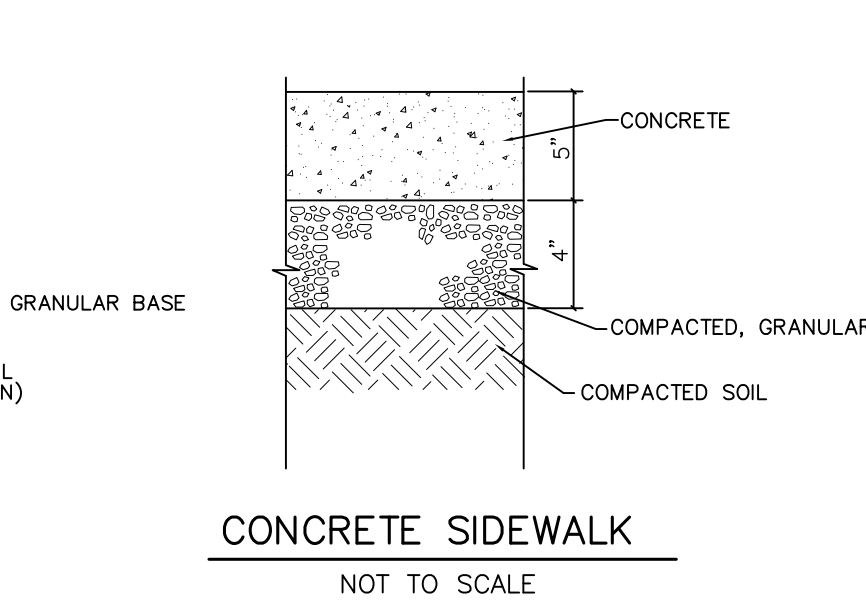
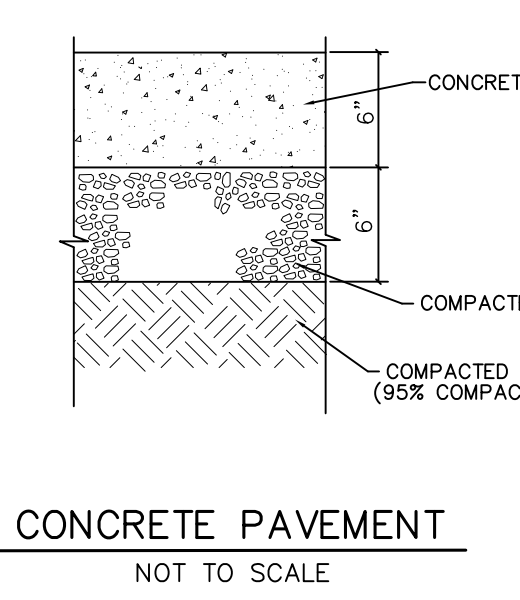
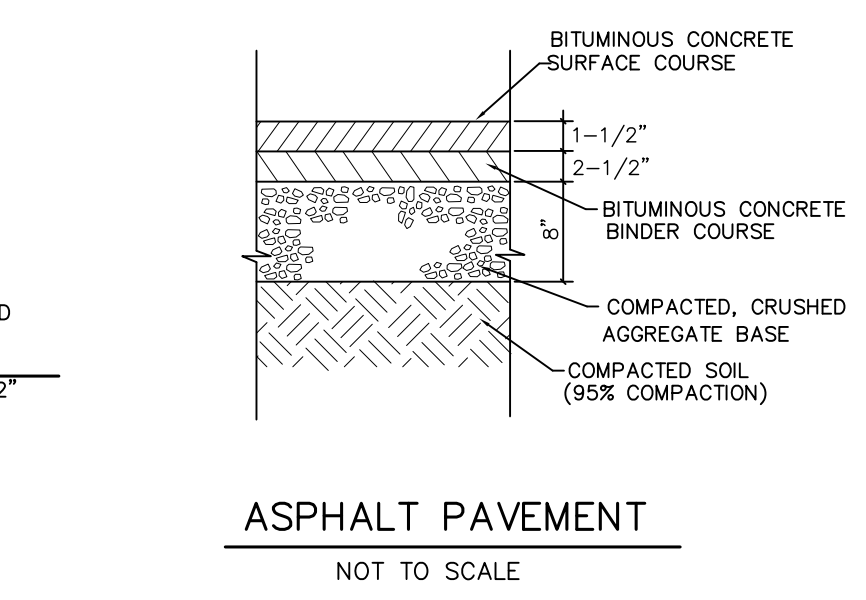
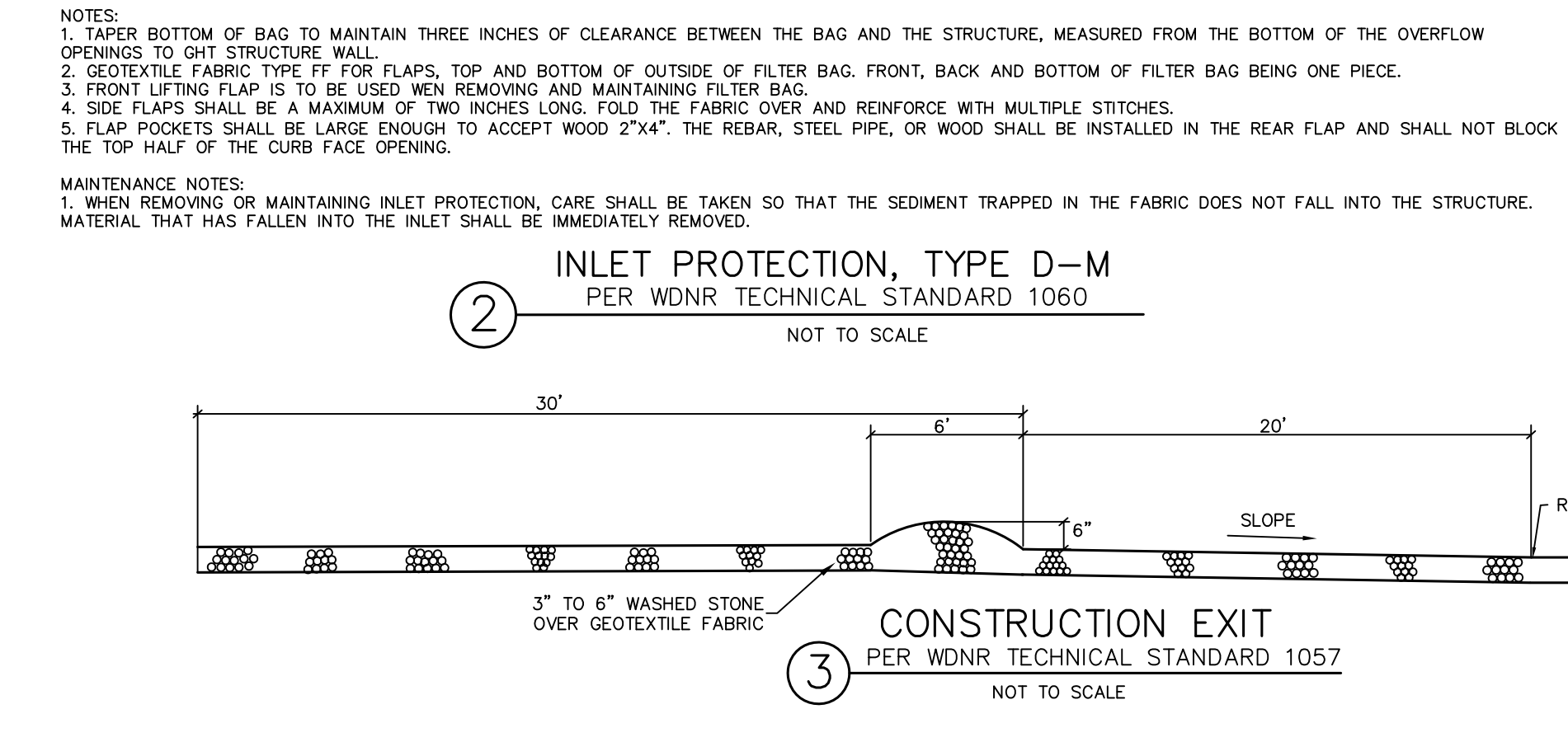
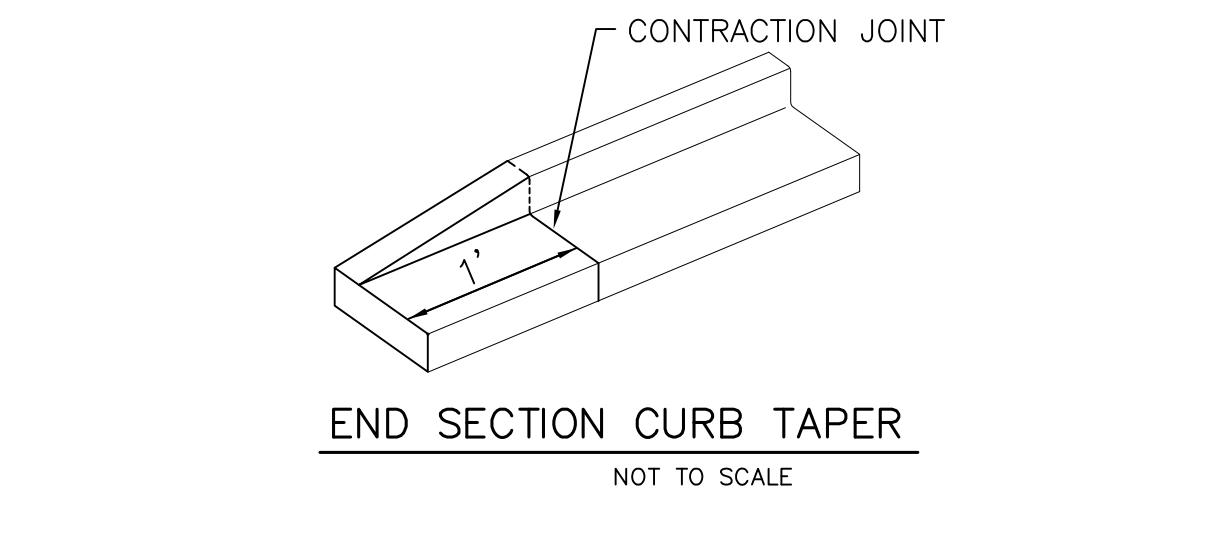
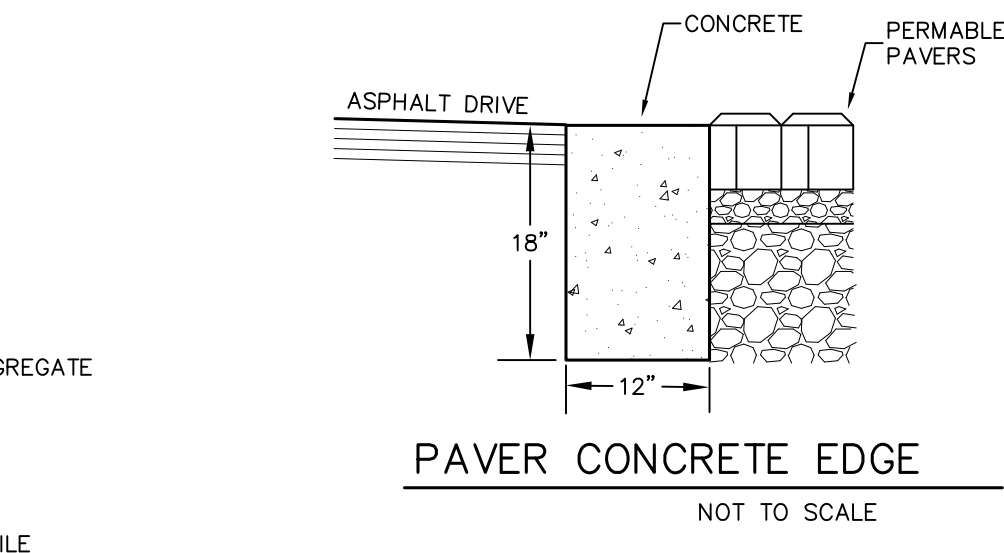
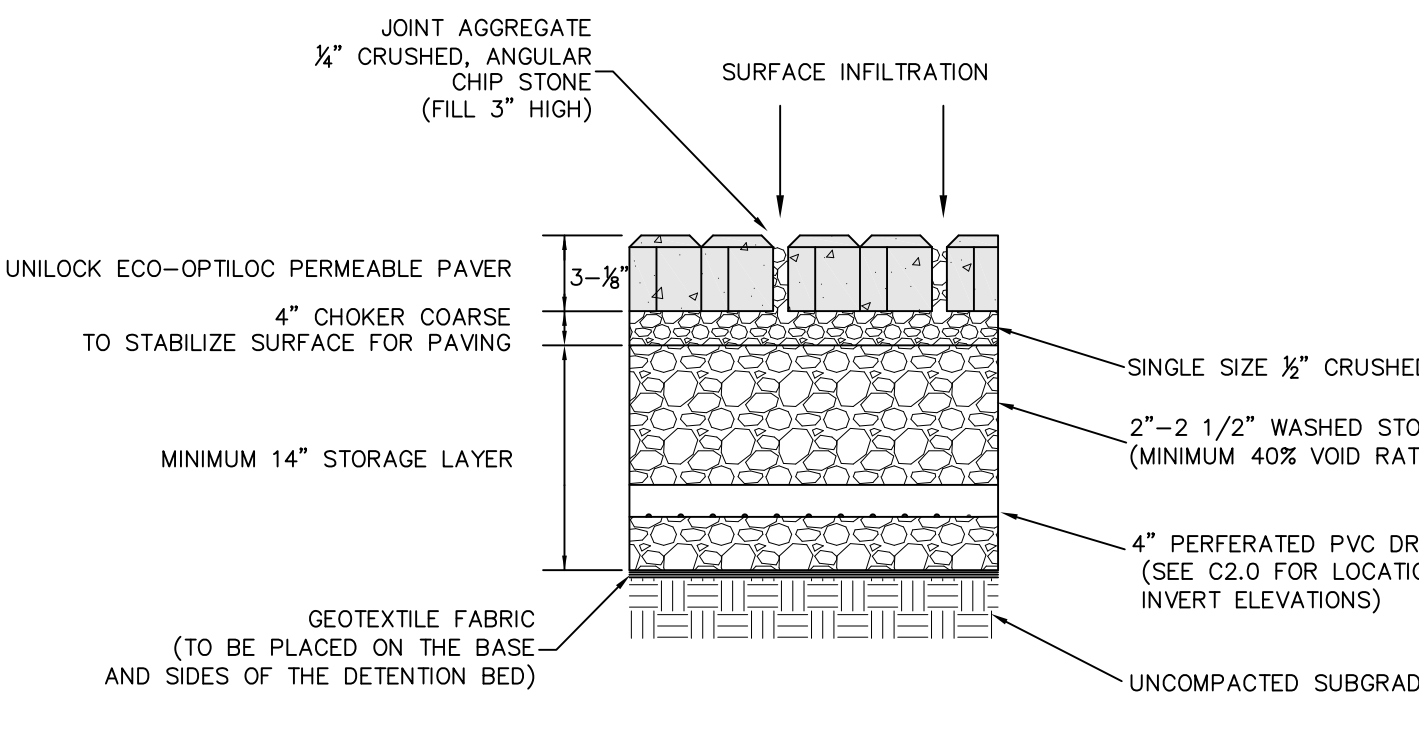
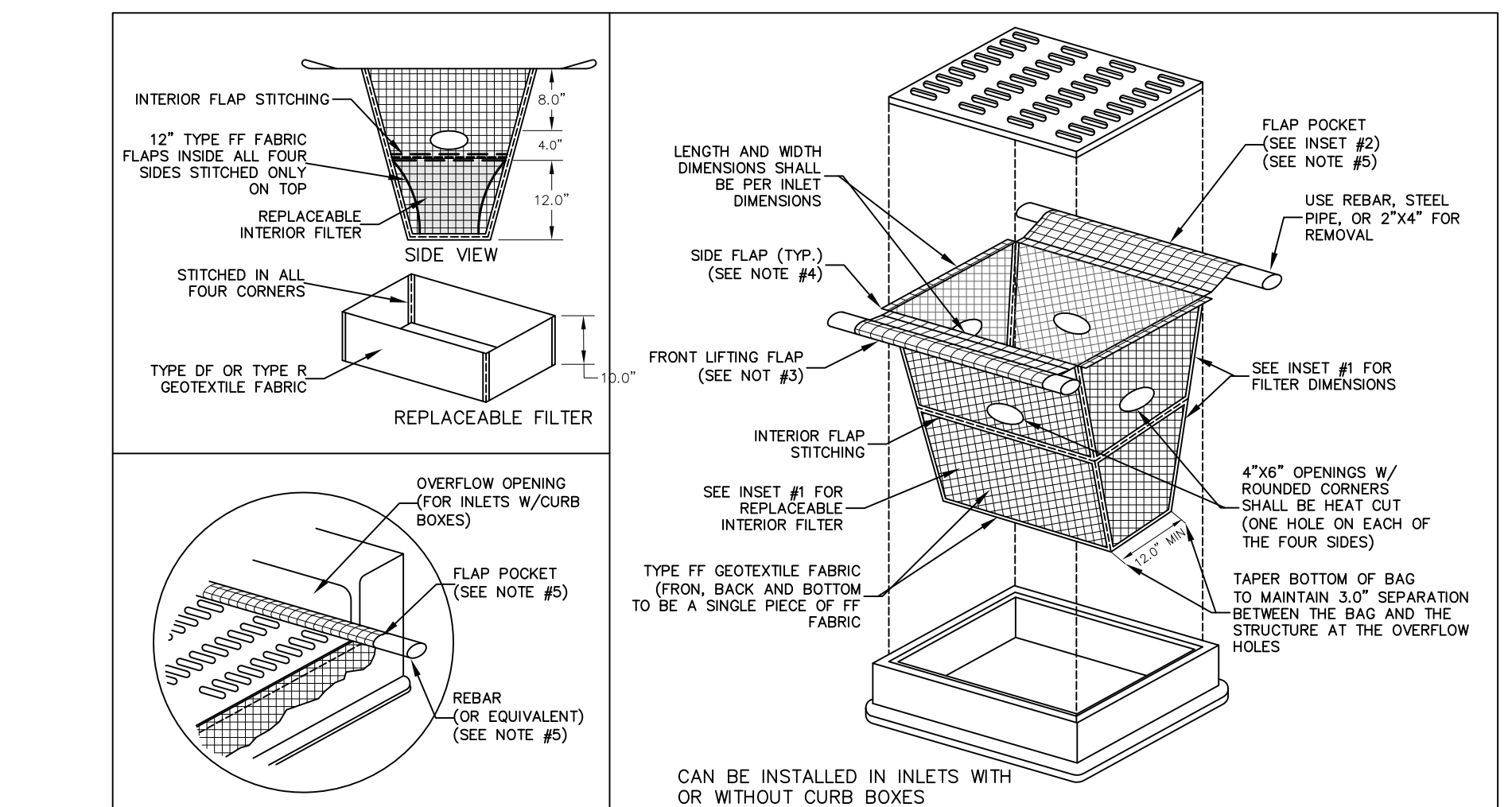
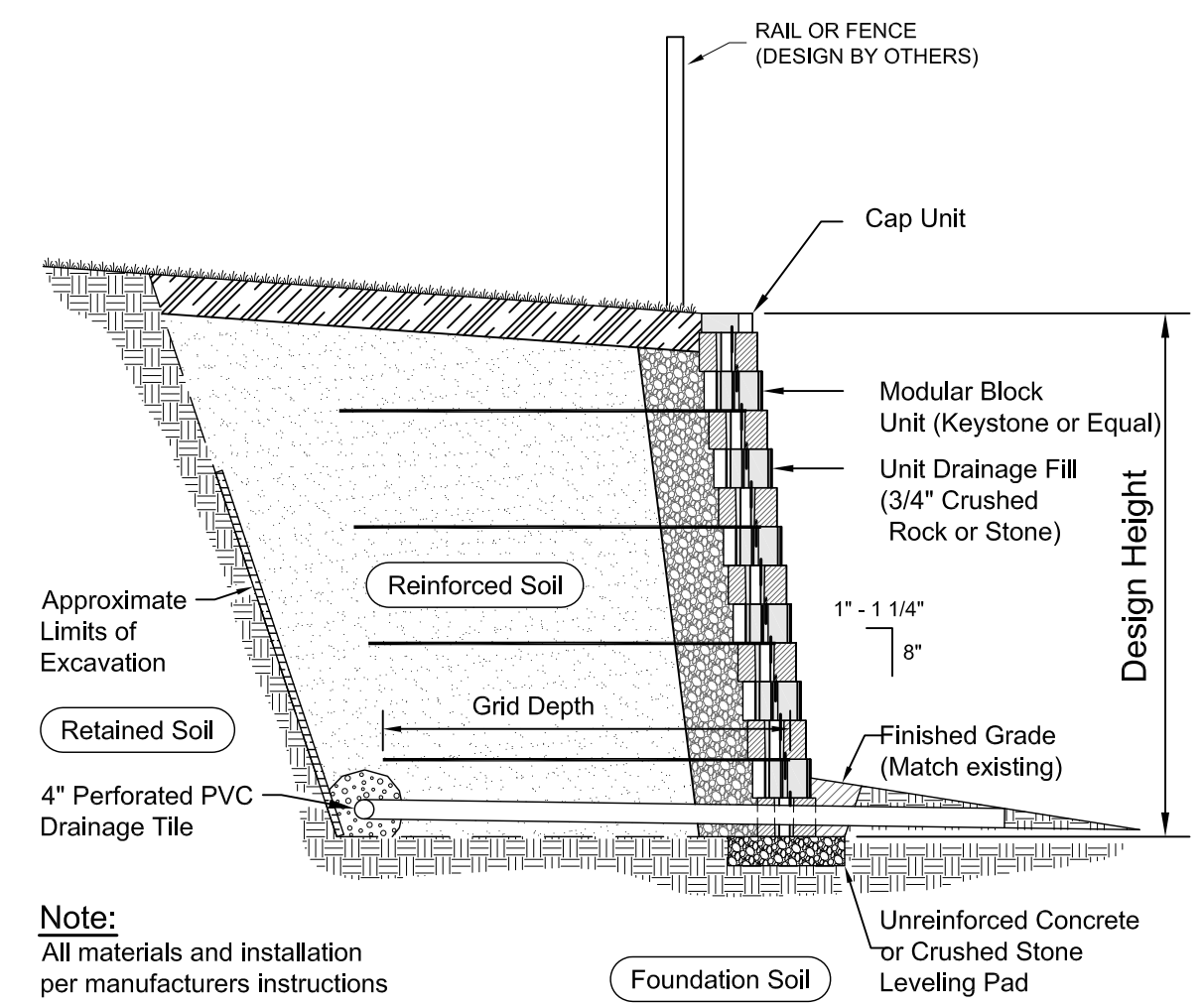
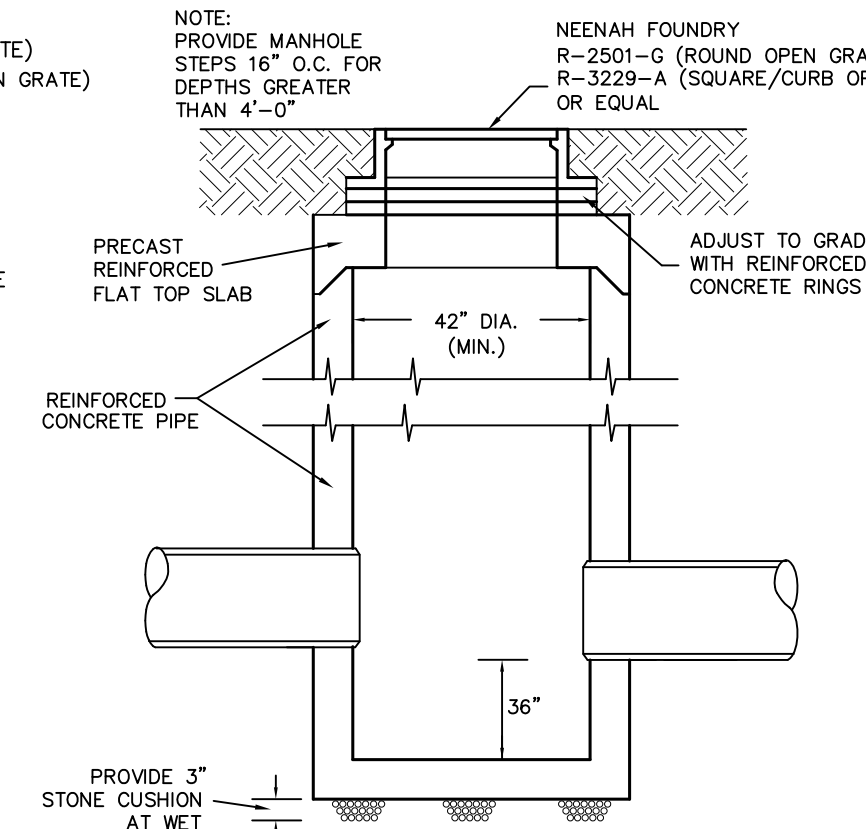
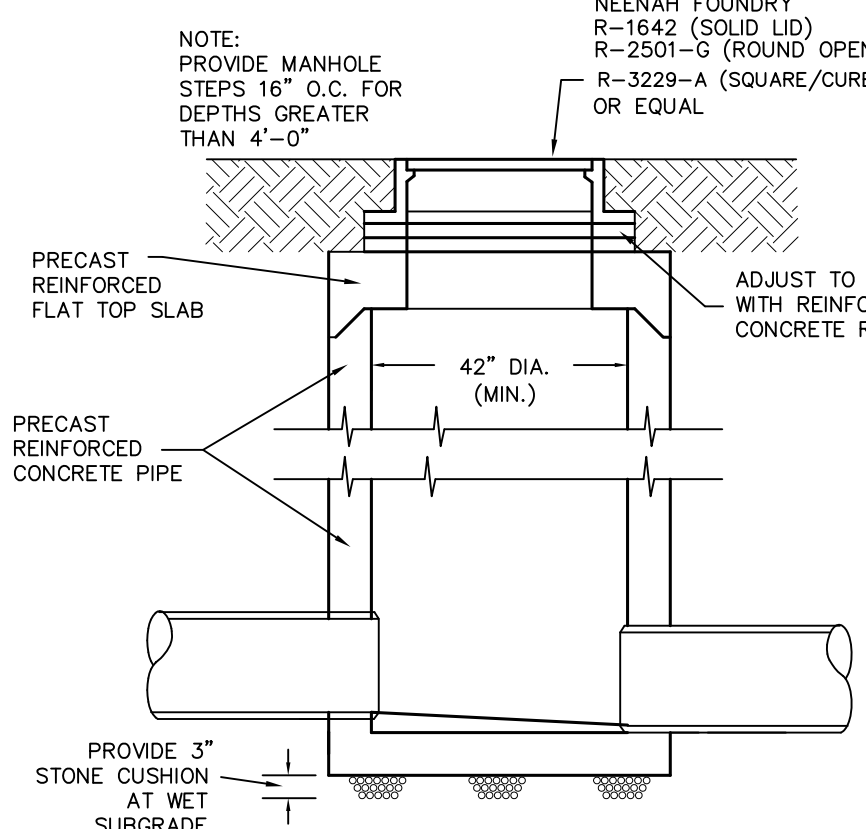
EXISTING PROPERTY LINE

Stephen St. Center Line

Future Stephen St. 60' ROW



- SILT FENCE CONSTRUCTION SPECIFICATIONS**
 PER DNR CPS (1056)
- Construction silt fence around the disturbed areas as shown on Erosion Control Plan, to prevent sediment from being washed into the drainage system.
 - Locate posts per DNR CPS (1056).
 - When joints are necessary, refer to DNR CPS (1056).
 - Filter fabric to be of nylon, polyester, polypropylene or ethylene yarn with extra strength = 50 LB./in. in. (Minimum) and with a flow rate of at least 0.3 gal./sq. ft./min. Fabric should contain ultraviolet ray inhibitors and stabilizers.
 - The filter fabric shall be anchored by spreading at least 8 inches of fabric in a 4' x 6' trench.
 - The filter fabric shall be stapled and/or nailed to the upslope side of the posts.
 - Post to be 1 1/8" x 1 1/8" hickory or oak, 3 feet long, spaced a maximum of 3 feet apart.
 - Use wire reinforcement in unstabilized minor swales, ditches or diversions.
 - Use WisDOT approved silt fence.



THE HERITAGE
 1212 HUXLEY STREET MADISON, WISCONSIN

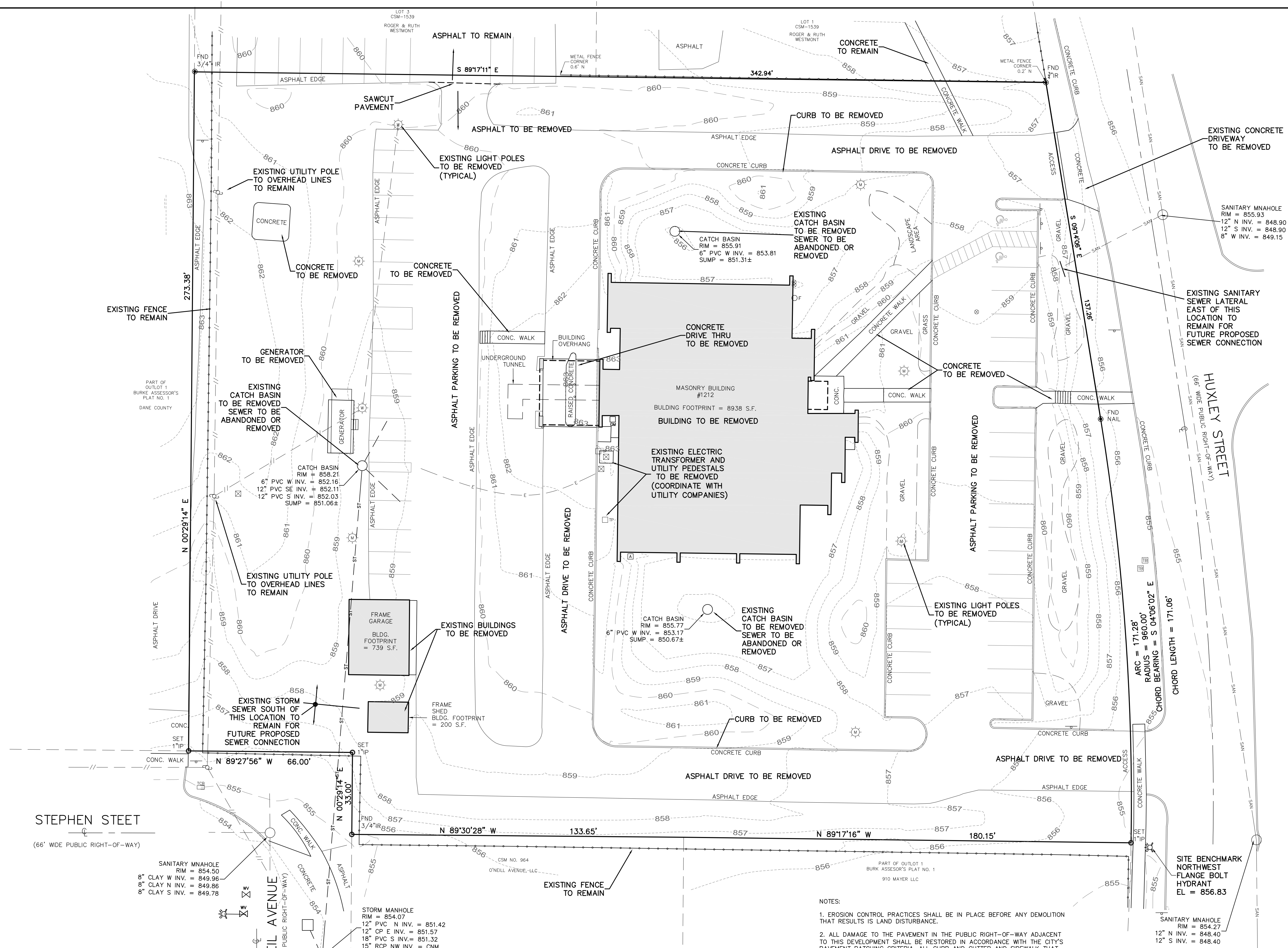
CJE NO.: 1937R5
 JANUARY 14, 2020



THE HERITAGE
 1212 HUXLEY STREET MADISON, WISCONSIN

CJE NO.: 1937R2
 OCTOBER 07, 2019

SITE DEMO PLAN C6.0



STEPHEN STEET
 (66' WIDE PUBLIC RIGHT-OF-WAY)

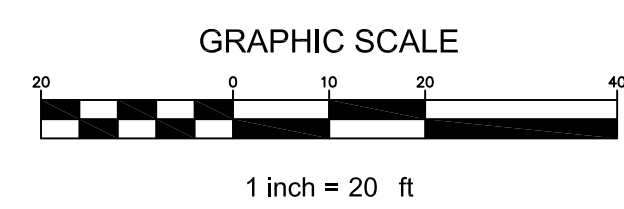
SANITARY MANHOLE
 RIM = 854.50
 8" CLAY W INV. = 849.96
 8" CLAY N INV. = 849.86
 8" CLAY S INV. = 849.78

STORM MANHOLE
 RIM = 854.07
 12" PVC N INV. = 851.42
 12" CP E INV. = 851.57
 18" PVC S INV. = 851.32
 15" RCP NW INV. = CNM

SITE BENCHMARK
 NORTHWEST
 FLANGE BOLT
 HYDRANT
 EL = 856.83

ARC = 171.28'
 RADIUS = 960.00'
 CHORD BEARING = S 04°06'02" E
 CHORD LENGTH = 171.06'

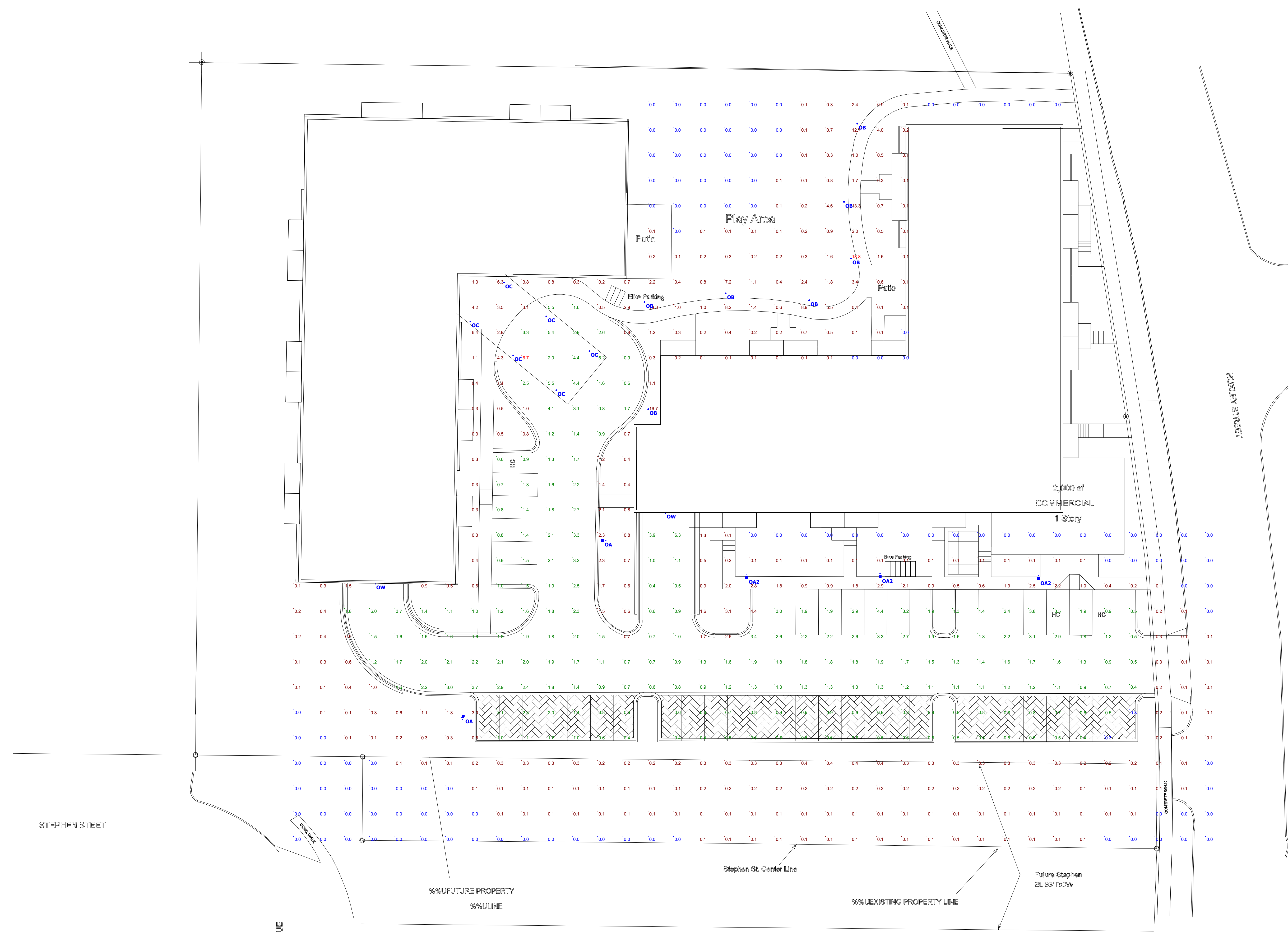
- NOTES:
1. EROSION CONTROL PRACTICES SHALL BE IN PLACE BEFORE ANY DEMOLITION THAT RESULTS IN LAND DISTURBANCE.
 2. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
 3. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 4. THE CONTRACTOR (OR OWNER'S REPRESENTATIVE) SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES THE EXISTING BUILDING BEING DEMOLISHED. PERMIT APPLICATION AND FEES ARE REQUIRED FOR EACH LATERAL TO BE PLUGGED.
 5. DEMO CONTRACTOR TO CREATE AND PROVIDE A RECYCLING PLAN TO THE CITY FOR REVIEW AND APPROVAL.
 6. SEE LANDSCAPE PLAN FOR EXISTING TREES TO REMAIN.



LEGEND					
— SAN —	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER	⊠	HYDRANT
— ST —	STORM SEWER	⊠	ELECTRIC METER	⊠	WATER VALVE
— W —	WATER MAIN	⊠	ELECTRIC PEDESTAL	⊠	GAS VALVE
— G —	BURIED GAS LINE	⊠	ELECTRIC BOX AT GRADE	⊠	MANHOLE
— TEL —	BURIED TELEPHONE LINE	⊠	TELEPHONE BOX AT GRADE	⊠	STORM MANHOLE
— CATV —	BURIED CABLE TELEVISION LINES	⊠	TELEPHONE PEDESTAL	⊠	CATCH BASIN
— COMB —	COMBINATION SEWER	⊠	TV PEDESTAL	⊠	CURB INLET
—	OVERHEAD UTILITY LINES	⊠	GAS METER	⊠	METAL LIGHT POLE
—	BURIED CABLE TELEVISION LINES	⊠	AIR CONDITIONER	⊠	CONCRETE LIGHT POLE
—	WOOD SIGN	⊠	UTILITY POLE	⊠	WOOD LIGHT POLE
—	METAL SIGN	⊠	WOOD SIGN	⊠	WOOD LIGHT POLE
—	FLAG POLE	⊠	BOLLARD	⊠	BOLLARD LIGHT
—	METAL FENCE	⊠	BOLLARD	⊠	YARD LIGHT
—	EDGE OF TREES AND BRUSH	⊠	BOLLARD LIGHT	⊠	FIBER OPTIC MARKER
—	994.32 DS	⊠	YARD LIGHT	⊠	GUY WIRE
—	DOOR SILL ELEVATION	⊠	FIBER OPTIC MARKER	⊠	
—	FIRE DEPARTMENT CONNECTION	⊠	GUY WIRE	⊠	

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
□	OA	2	RAB LIGHTING INC.	ALED3T76N	1490	1	75.9	23' (20' pole with 3' Base)
□	OA2	3	RAB LIGHTING INC.	ALED4T50N	1157	1	54.1	23' (20' pole with 3' Base)
○	OB	7	RAB LIGHTING INC. RC LIGHTING	BLEDR24N	129	1	23.3	42" Bollard
○	OC	6	RAB LIGHTING INC.	ND6R20D+NDLED6RD-80N-W-W	1855	1	20.486	12' AFG
□	OW	2	RAB LIGHTING INC. RC LIGHTING	SLIM18N	2555	1	21.3	10' AFG

Statistics								
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min		
Calc Zone #1	+	1.0 fc	18.8 fc	0.0 fc	N/A	N/A		
Stat Zone # 1	X	1.7 fc	6.7 fc	0.3 fc	22.3:1	5.7:1		



Plan View
Scale - 1" = 20ft





View to South Along Huxley St. from SE Corner of Project Site



View to NE - Bus Transfer Station Along Huxley St.



View to NW of Southern Neighbor Along Huxley St.



View of SE Corner of Project Site Along Huxley St.



View to West of Existing Building from Huxley St.



Existing View from NE Corner of Project Site along Huxley St.



View of Aberg Ave. to West at Huxley St.



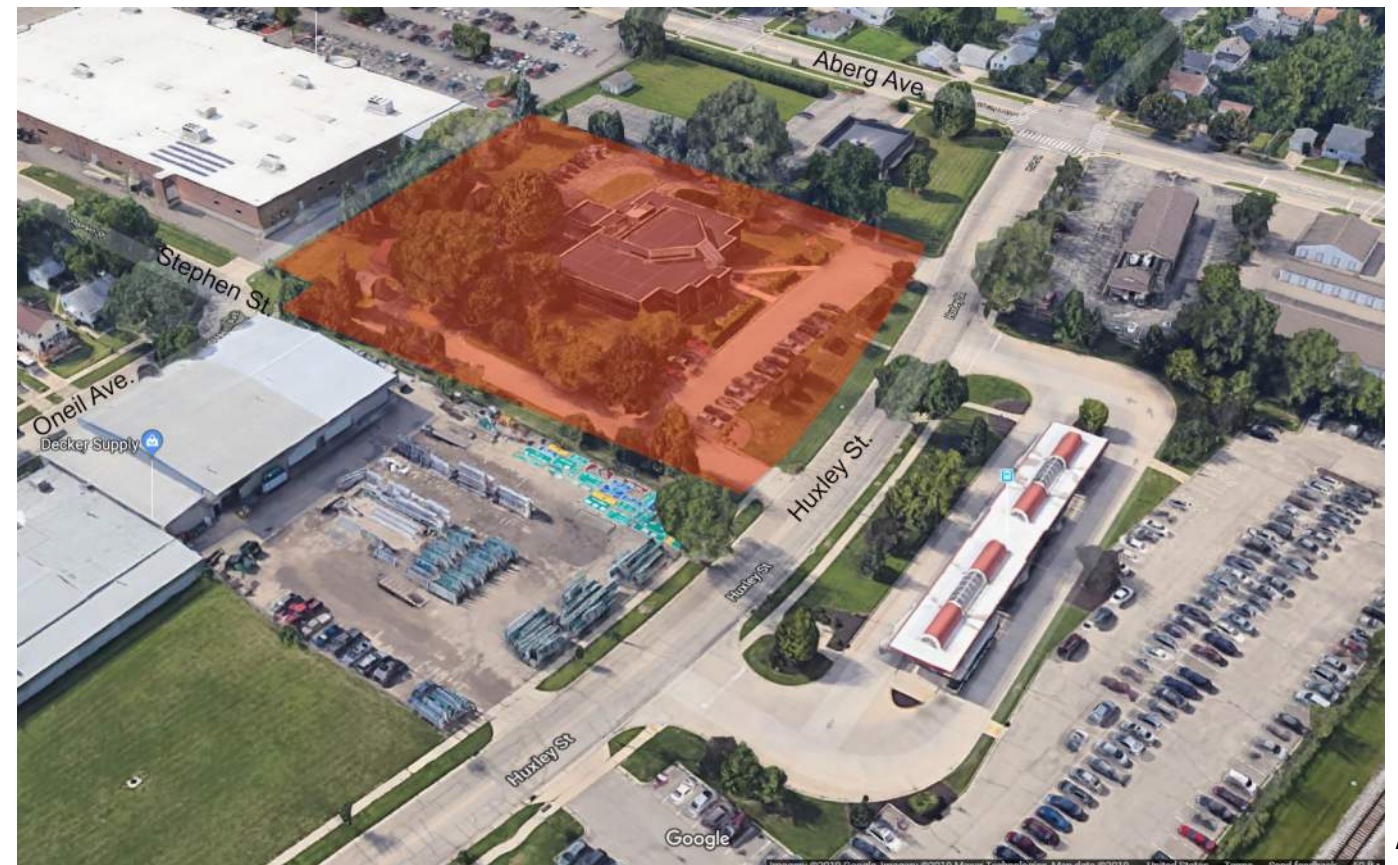
View of Aberg Ave. to East at Huxley St.



View along Stephen St. to East toward Project Site



View at Stephen St. & Oneil Ave to SW Corner of Project Site



Aerial View of Project Location looking NW



View of Project Site SW Corner from Stephen St. & Oneil Ave.



View along Oneil Ave from SW Corner of Project Site



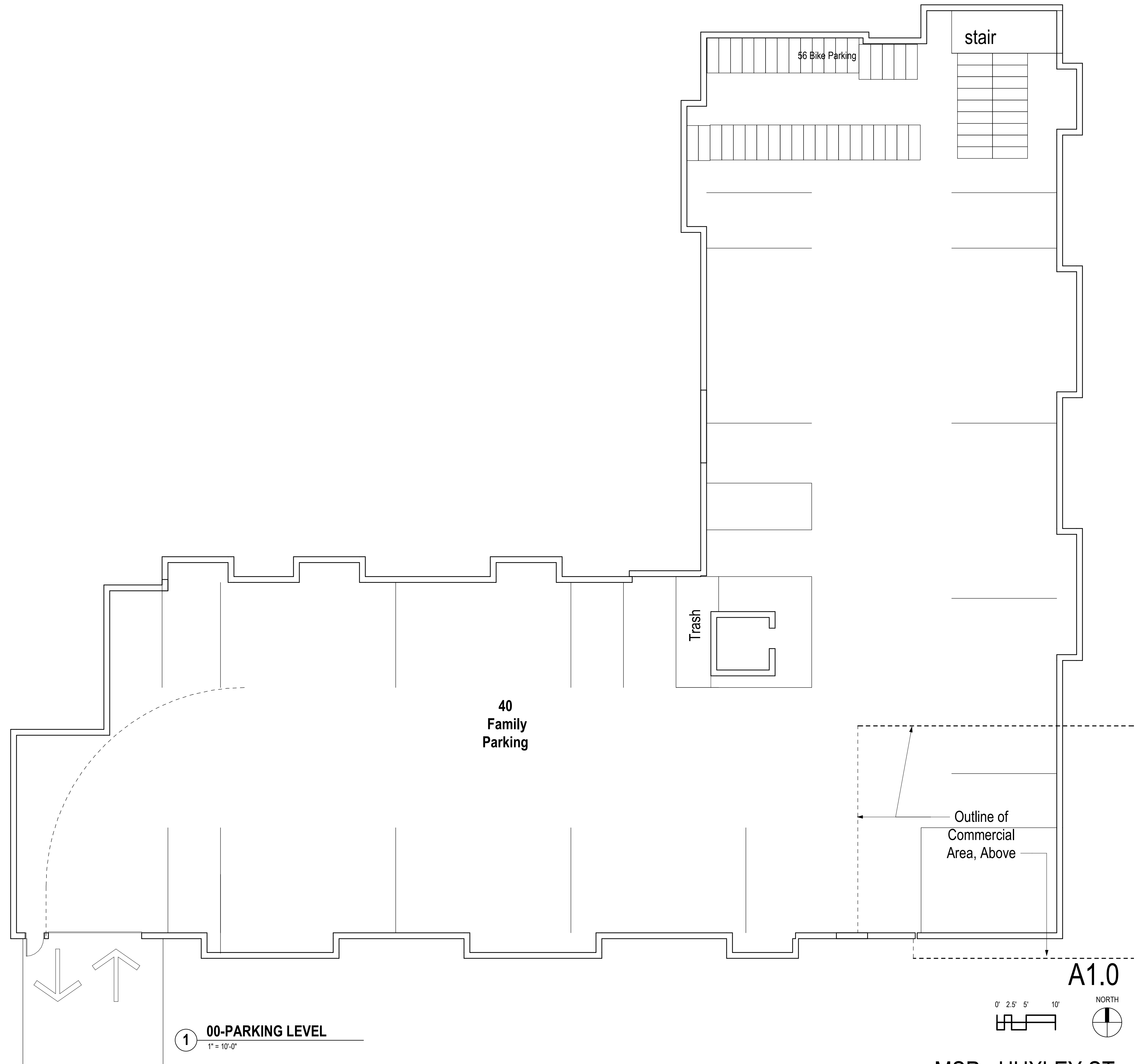
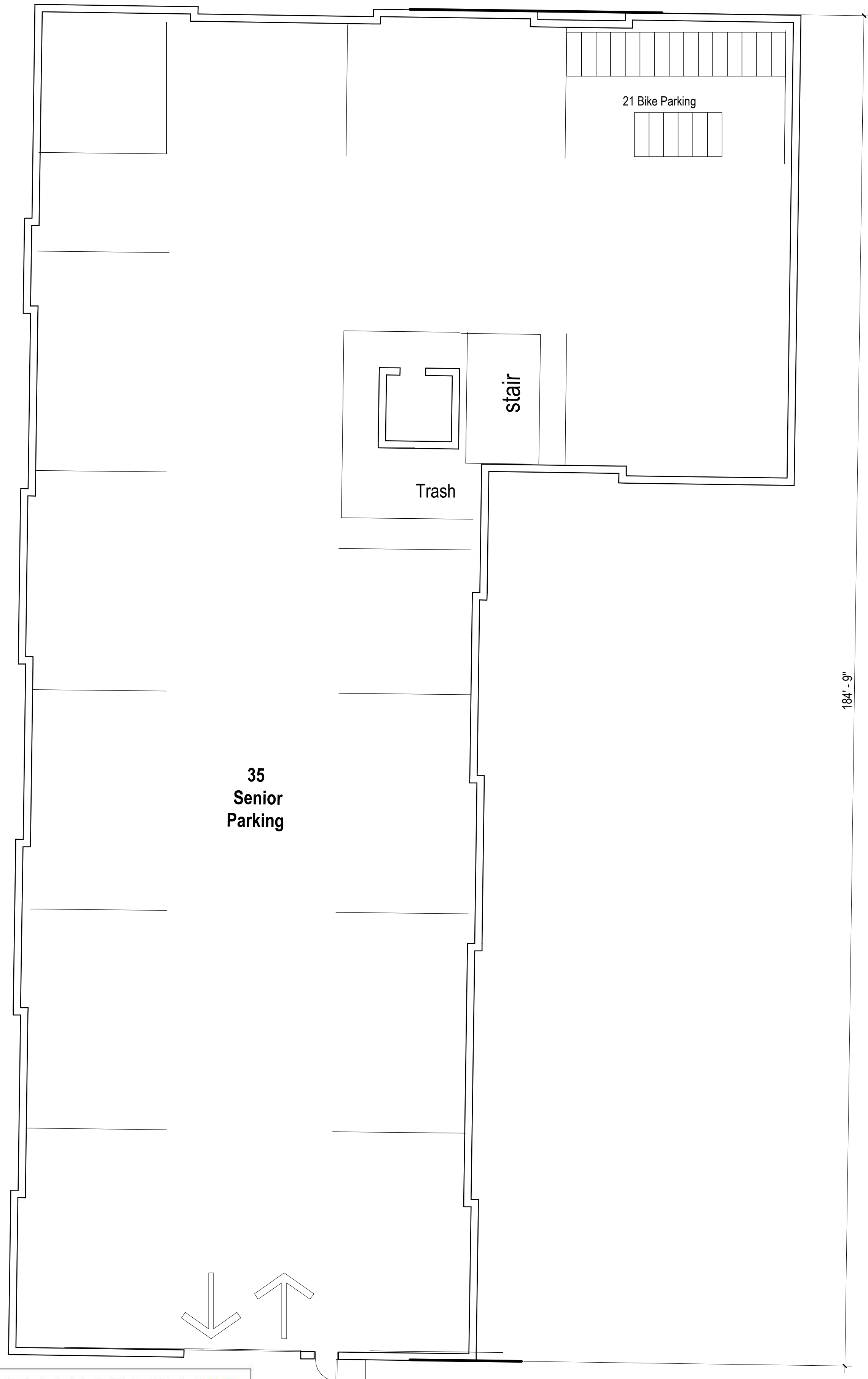
Madison Design Group
architecture - interior design - planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionvmadison.com

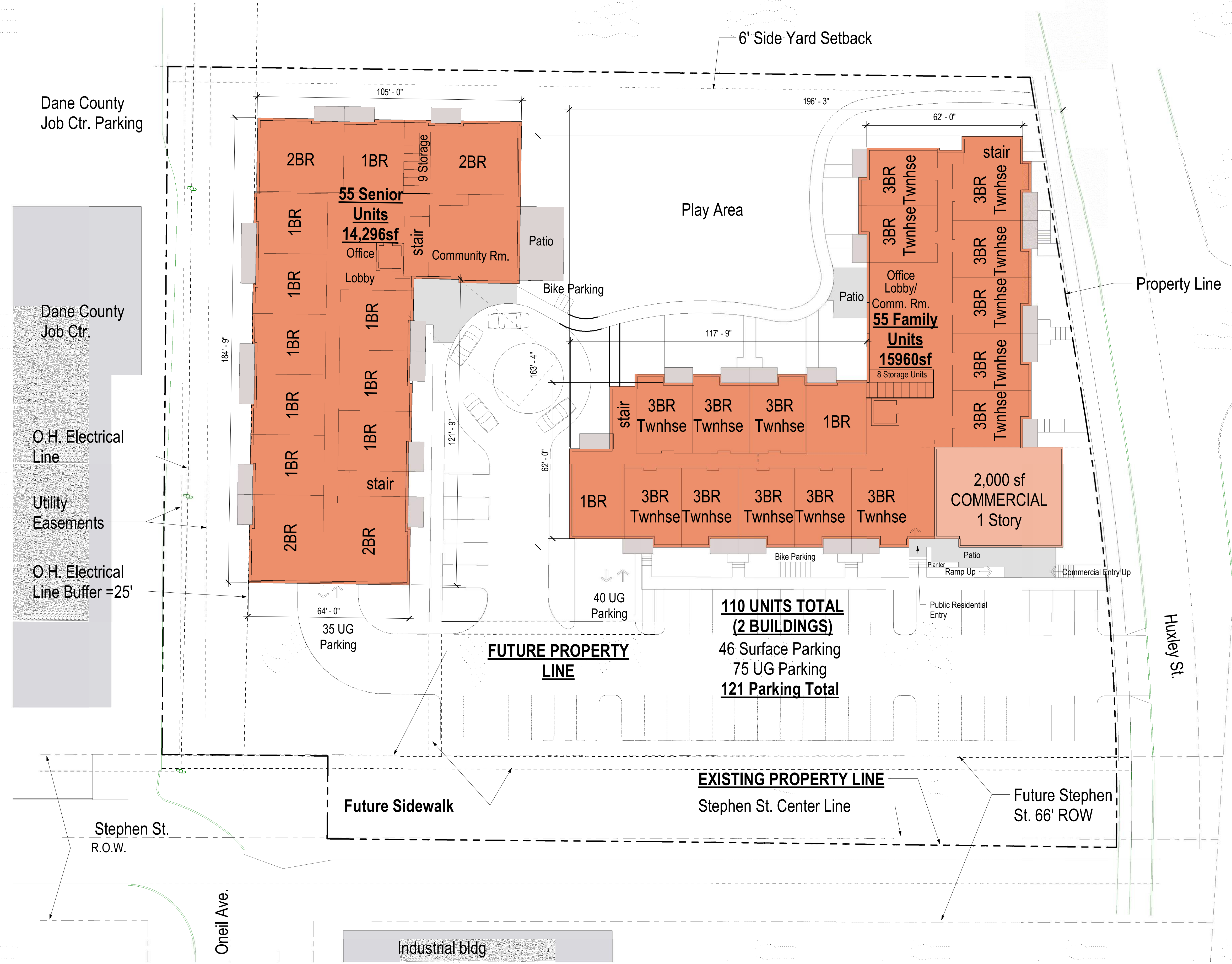
A0.2

MSP - HUXLEY ST.

HUXLEY ST., MADISON, WI

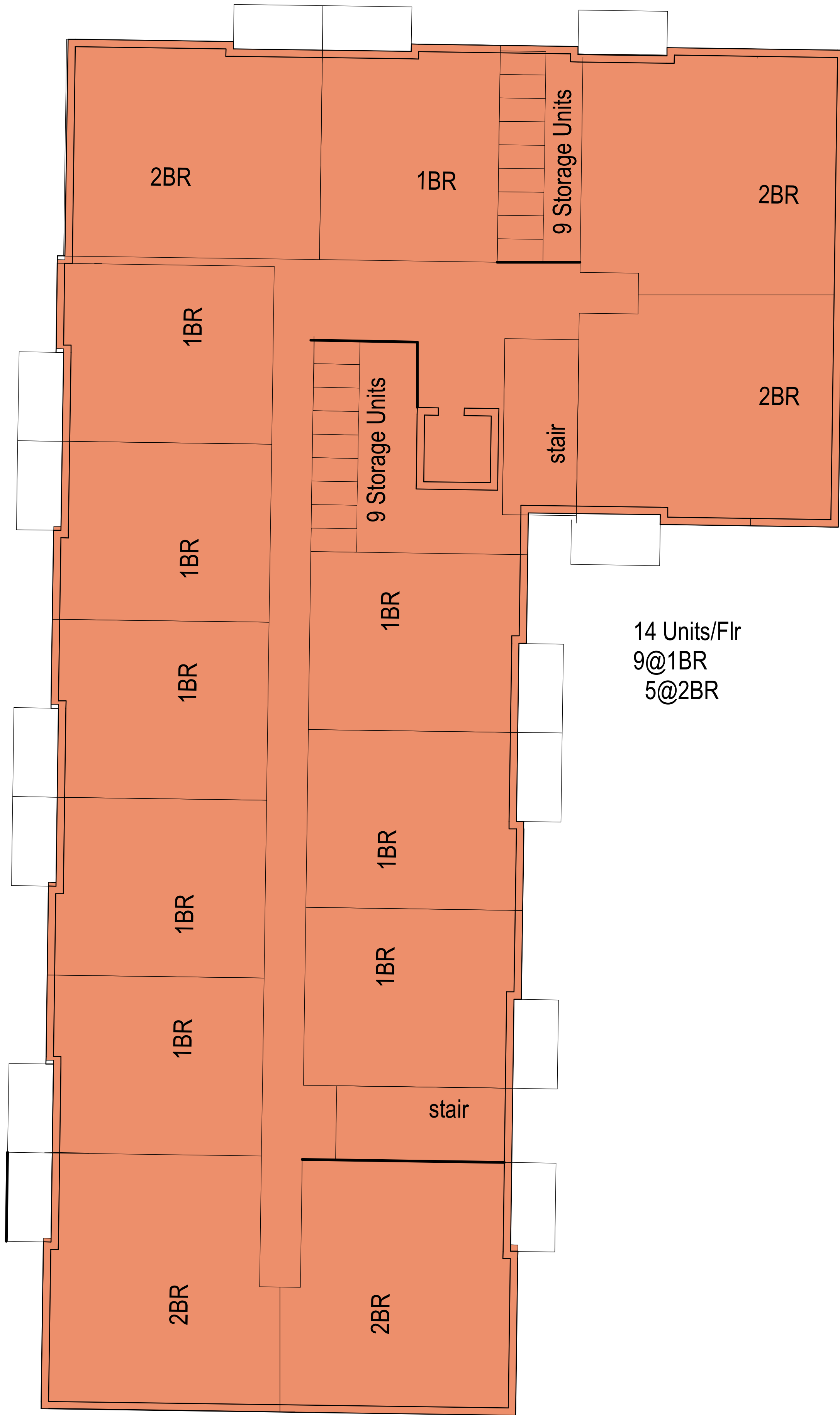
Context Views
08 OCTOBER 2019
19075





**110 UNITS TOTAL
(2 BUILDINGS)**
 46 Surface Parking
 75 UG Parking
121 Parking Total

1 ARCHITECTURAL SITE PLAN - GROUND FLOOR
 1" = 20'-0"



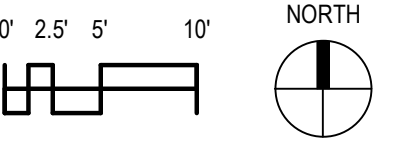
14 Units/Flr
9@1BR
5@2BR



4 Units/Flr
2@2BR
2@1BR

1 SECOND FLOOR PLAN
1" = 10'-0"

A1.2



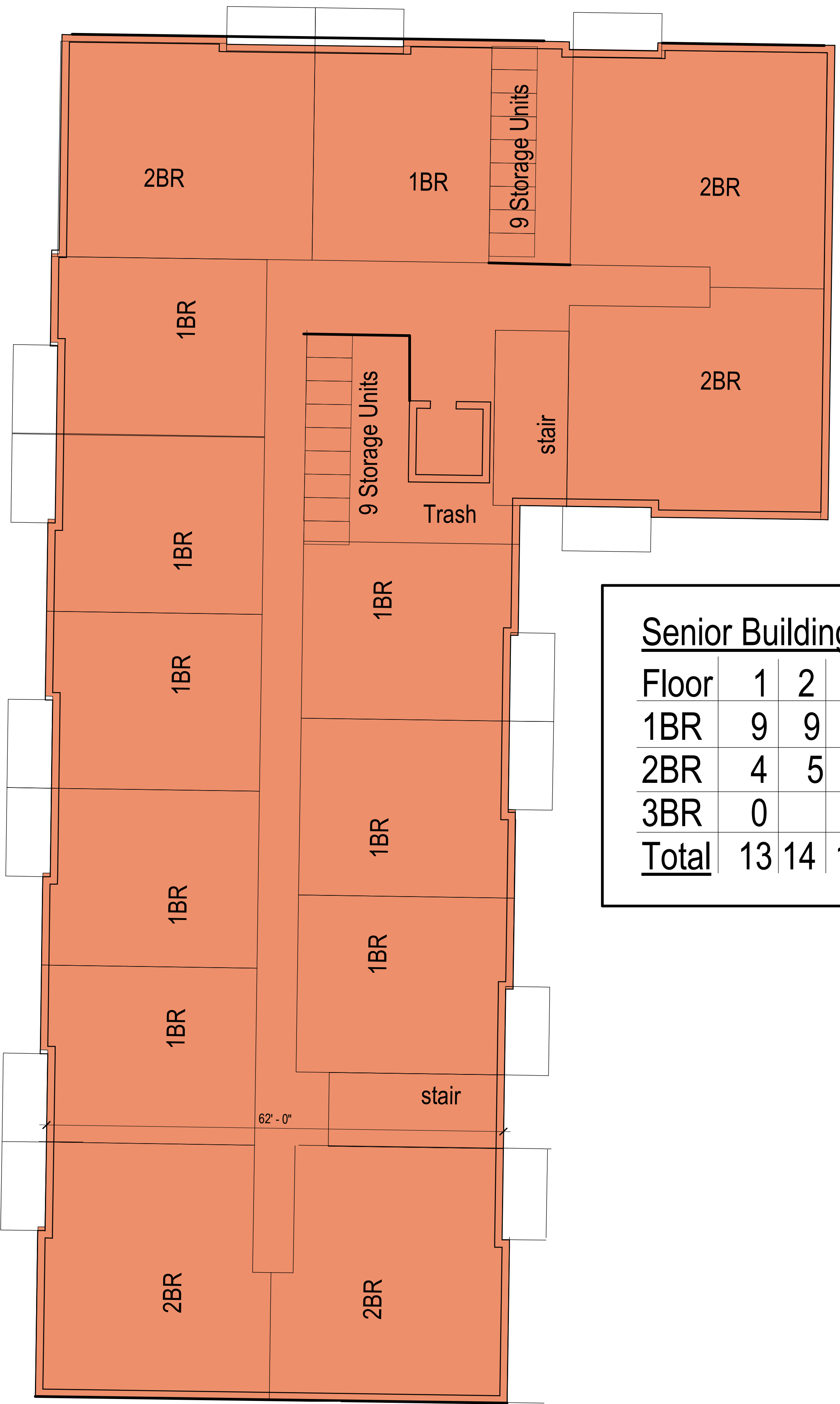
MSP - HUXLEY ST.



architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

1212 HUXLEY ST., MADISON, WI

2nd Floor Plan
14 JANUARY 2020
19075



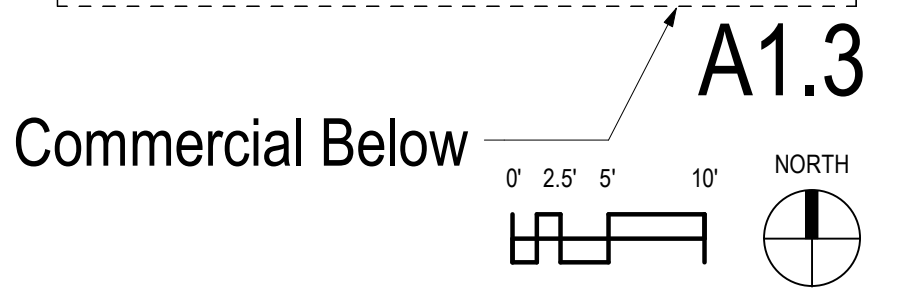
<u>Senior Building</u>					
Floor	1	2	3	4	
1BR	9	9	9	9	36
2BR	4	5	5	5	19
3BR	0				0
<u>Total</u>	13	14	14	14	<u>55</u>

<u>Family Building</u>					
Floor	1	2	3	4	
1BR	2	2	9	9	22
2BR	0	2	8	8	18
3BR	15				15
<u>Total</u>	17	4	17	17	<u>55</u>

<u>Overall</u>					
Floor	1	2	3	4	
1BR	11	11	18	18	58
2BR	4	7	13	13	37
3BR	15				15
<u>Total</u>	30	18	32	32	<u>110</u>

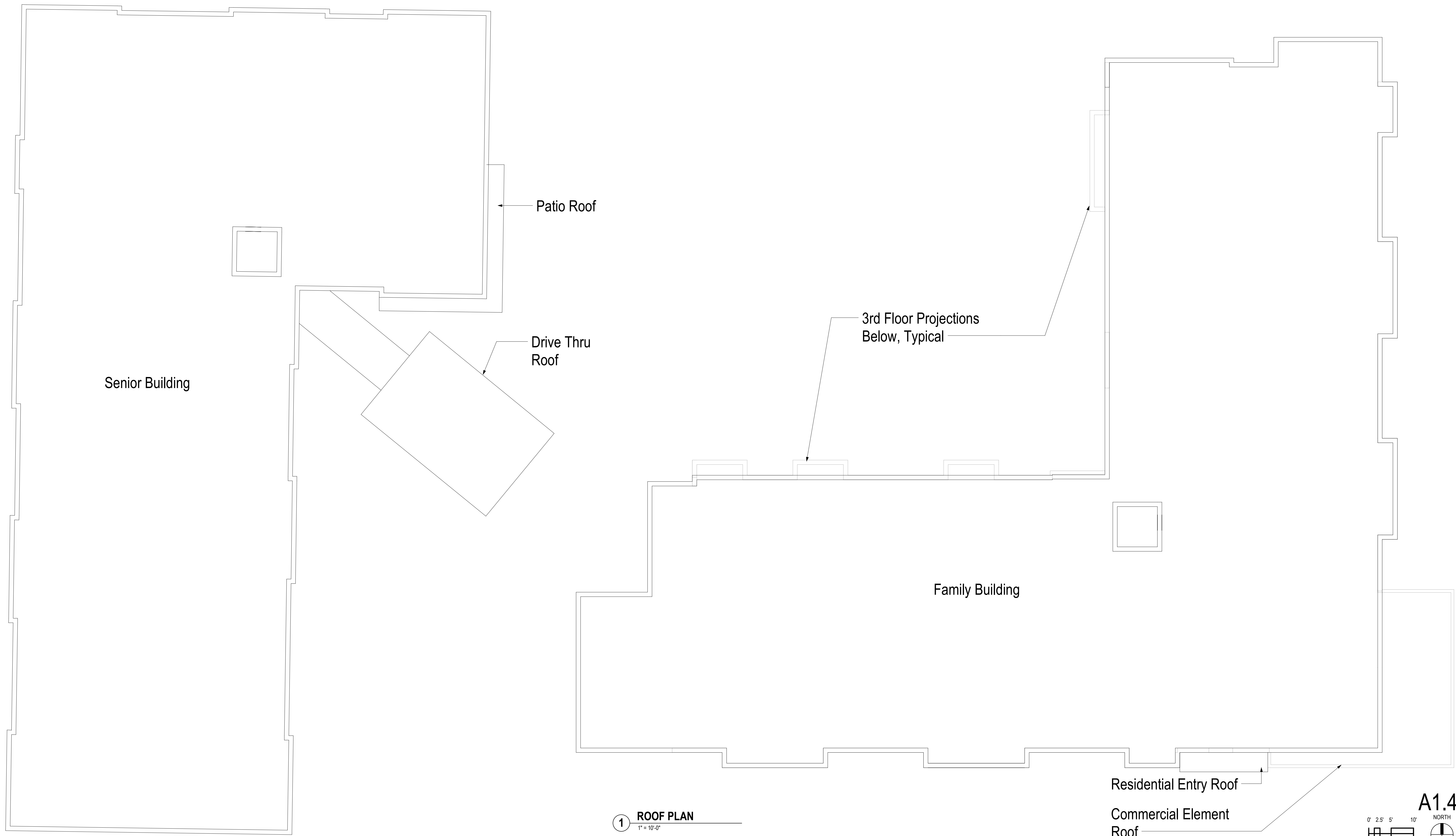


3rd & 4th Floors Similar



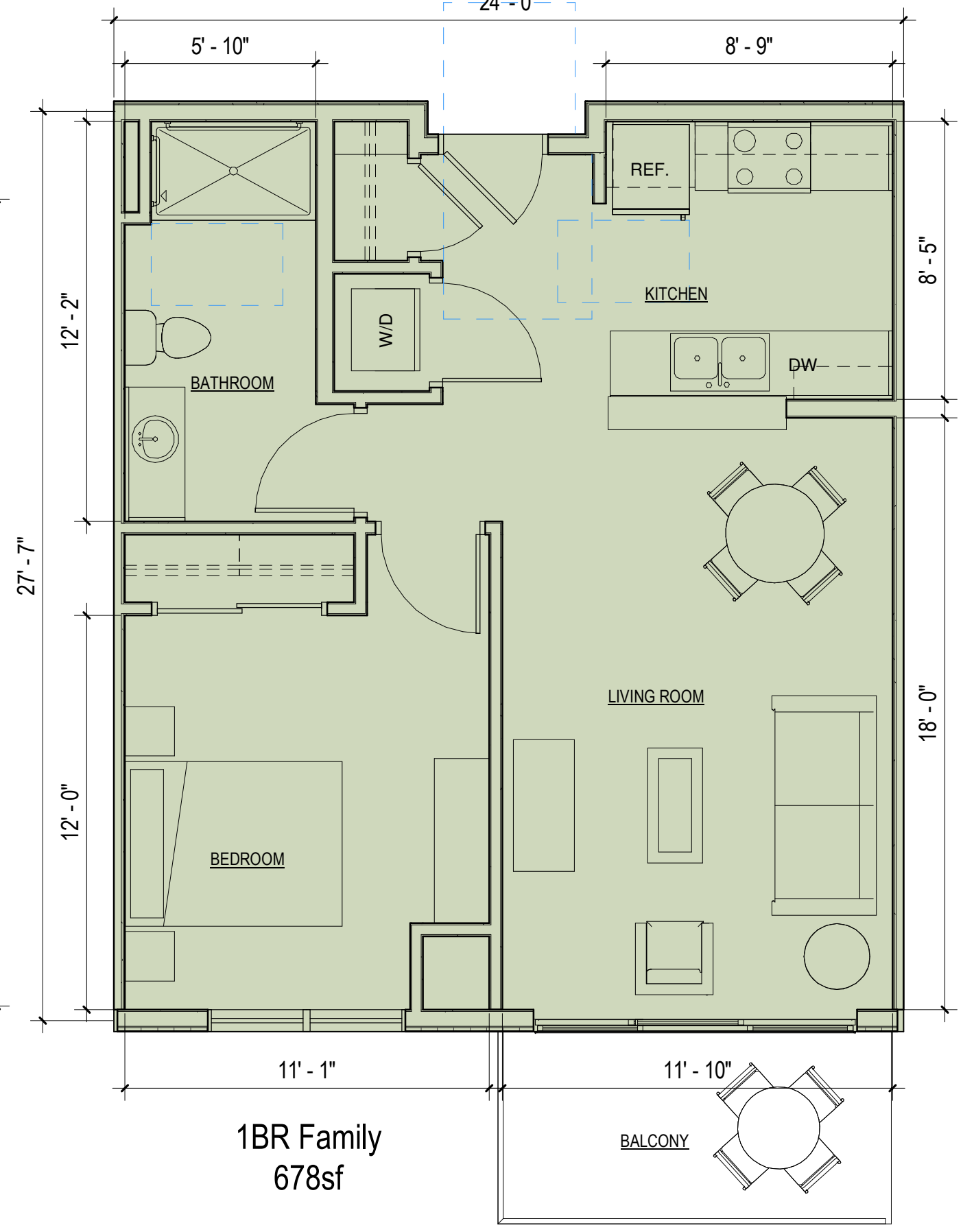
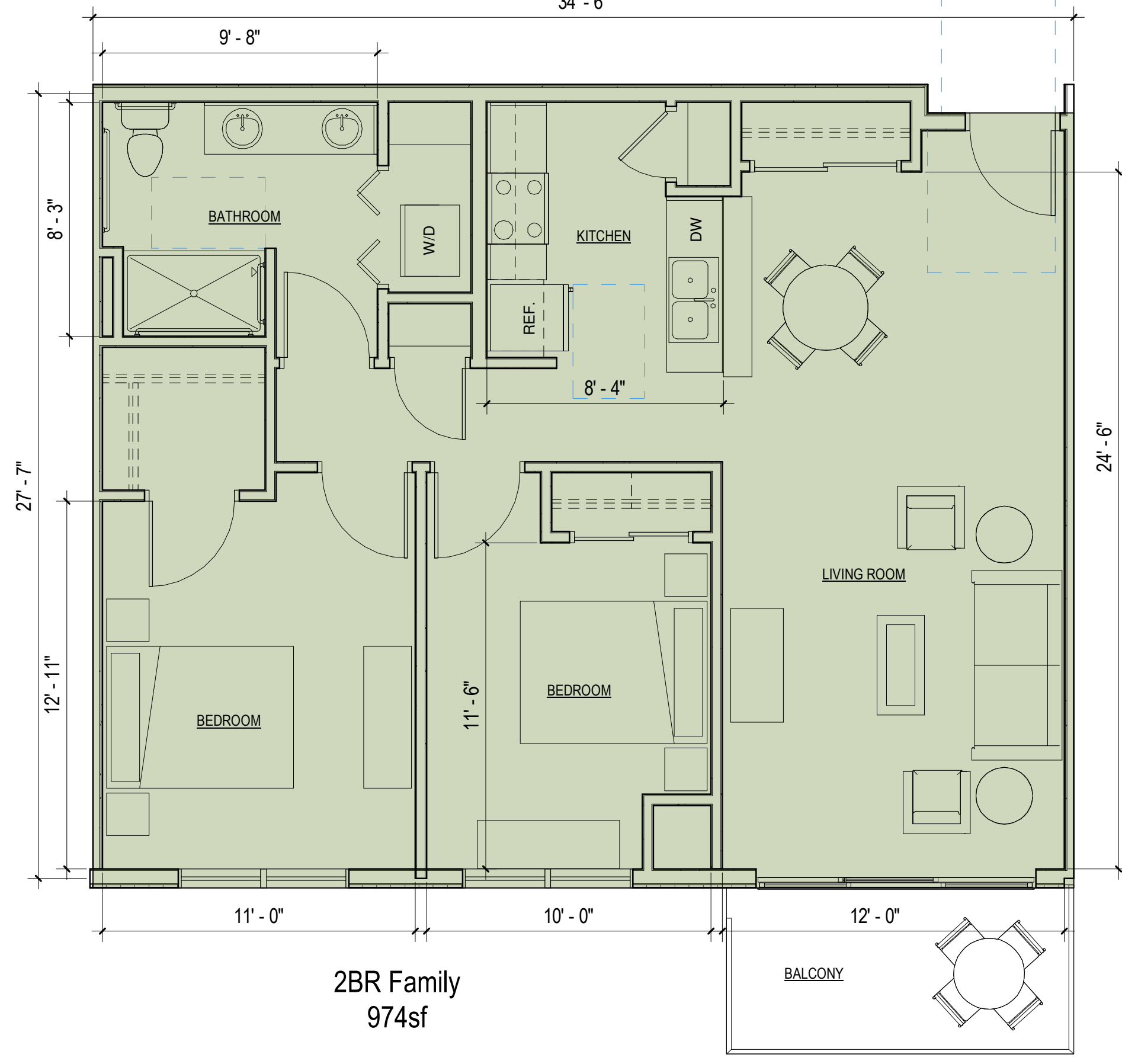
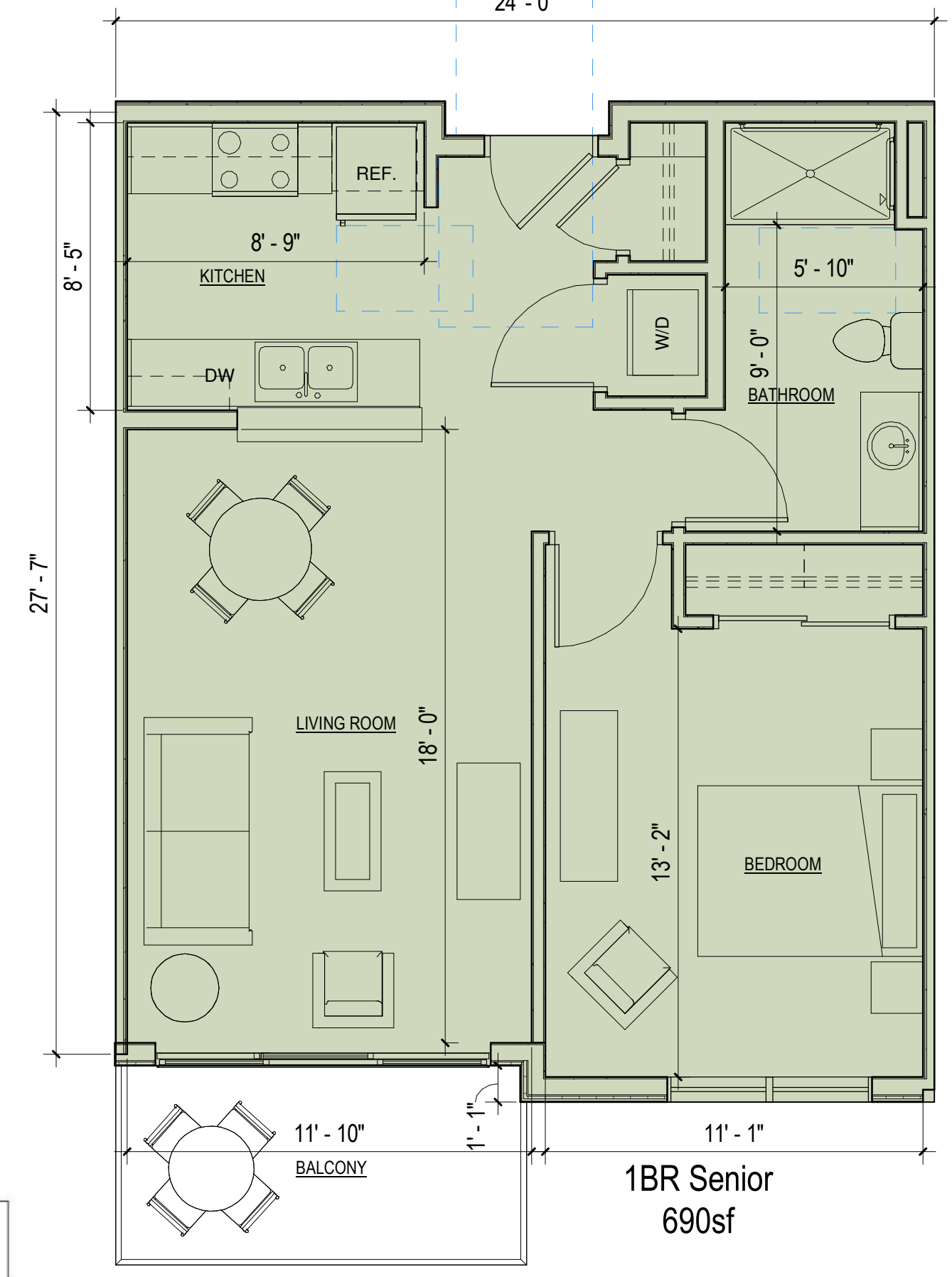
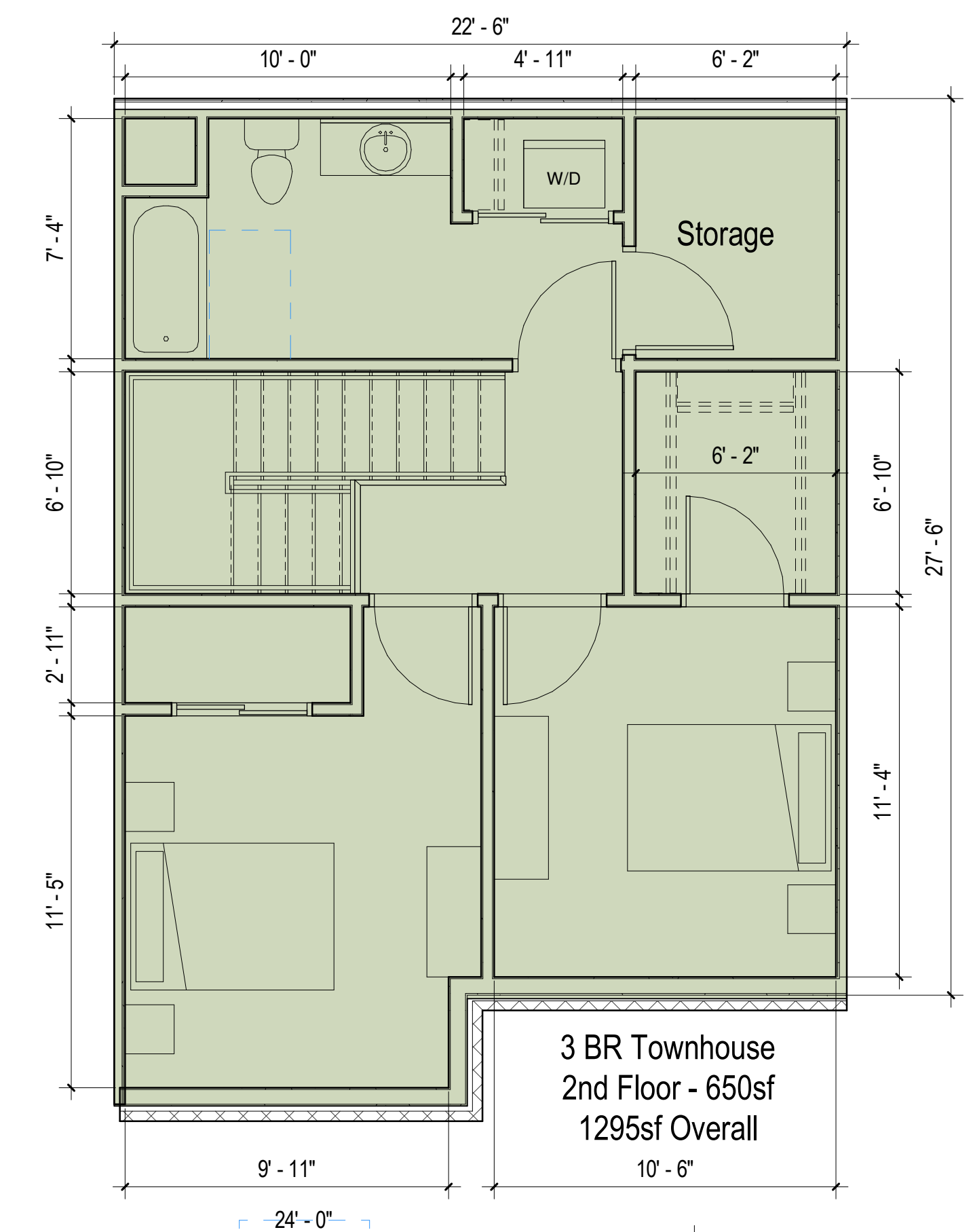
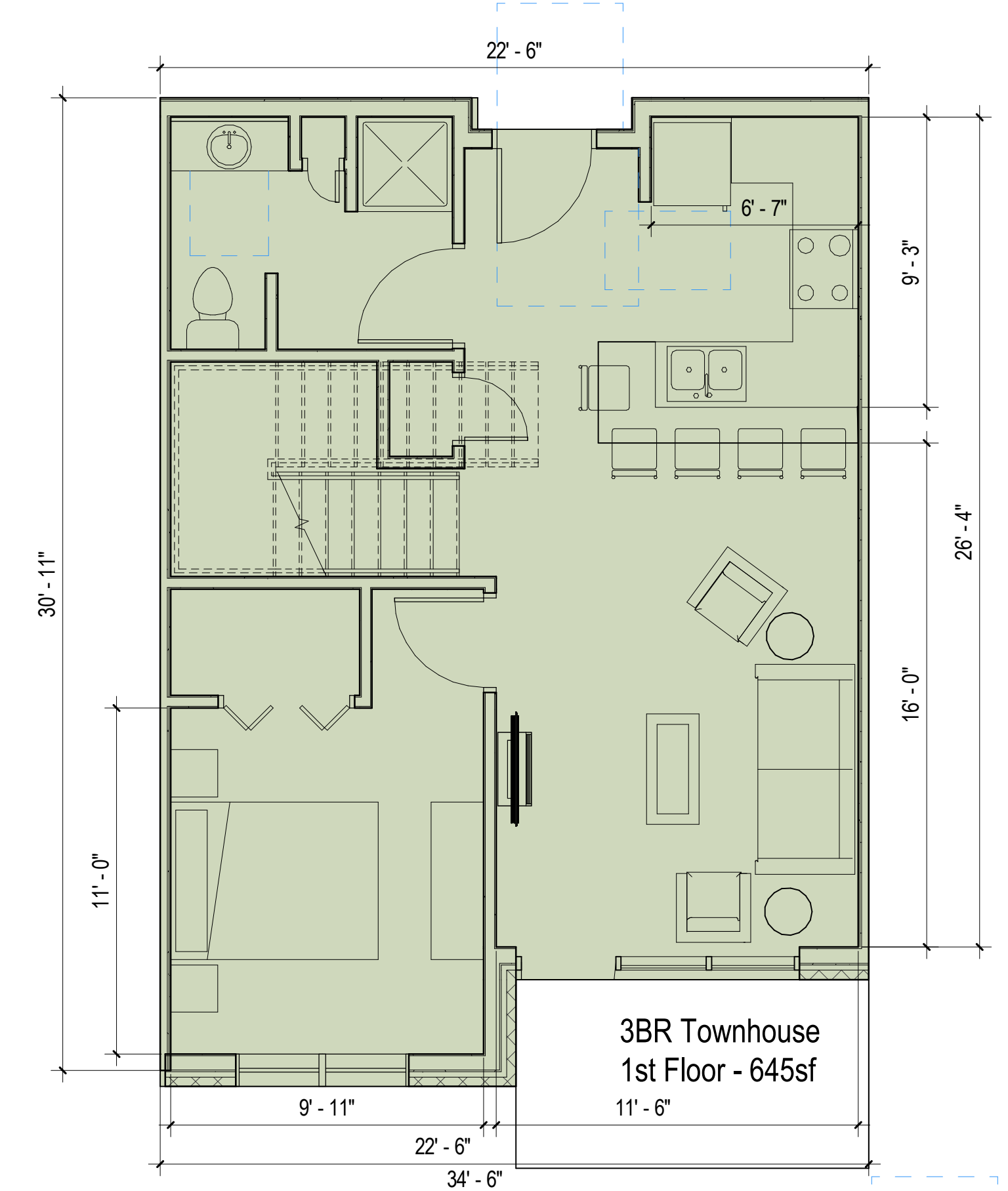
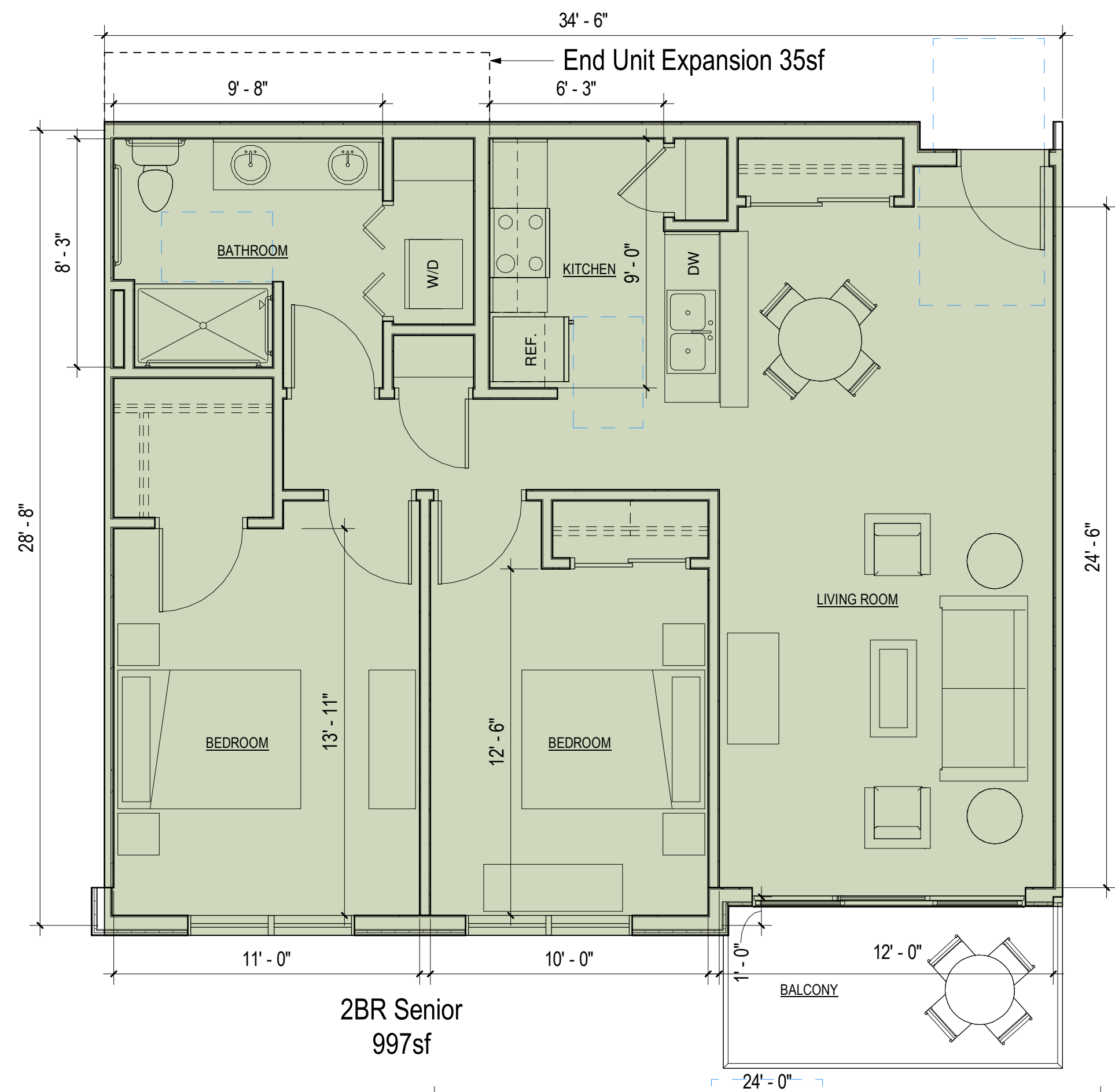
A1.3

MSP - HUXLEY ST.



1 ROOF PLAN
1" = 10'-0"

Residential Entry Roof
Commercial Element Roof
A1.4
NORTH
0' 2.5' 5' 10'





Fiber Cement Panel
 Fiber Cement Siding
 Board & Batten Cement Fiber Siding
 Metal Balcony Fascia
 Pergola
 Fiber Cement Trim
 Vinyl Windows
 Board & Batten Fiber Cement Siding
 Aluminum Storefront
 Brick
 Fiber Cement Siding
 Aluminum Railing System
 Fiber Cement Panel
 Brick

3'-0" Structure
 9'-0" Flr/Cg
 11'-4" Flr/Flr
 11'-4" Flr/Flr
 12'-4" Flr/Flr
 47'-0" Top of Roof
 48'-3" Parapet
 50'-0"

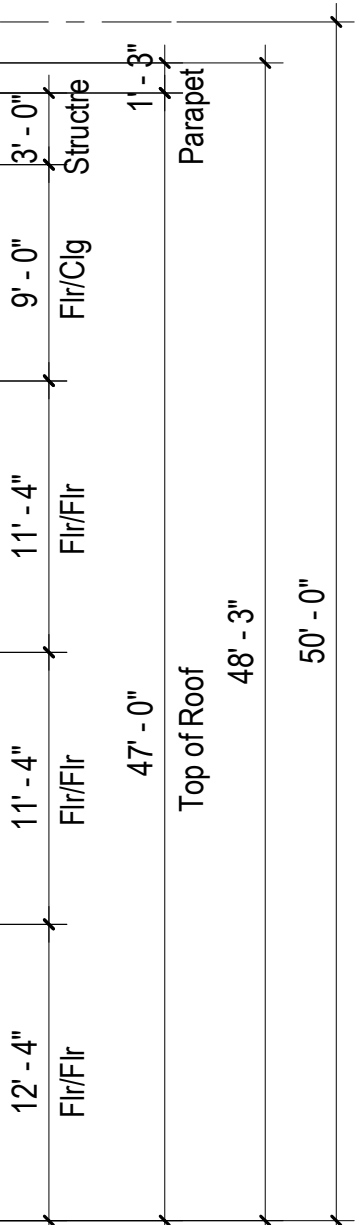
1 Huxley Elevation - REVISED FAMILY BLDG
 1/8" = 1'-0"

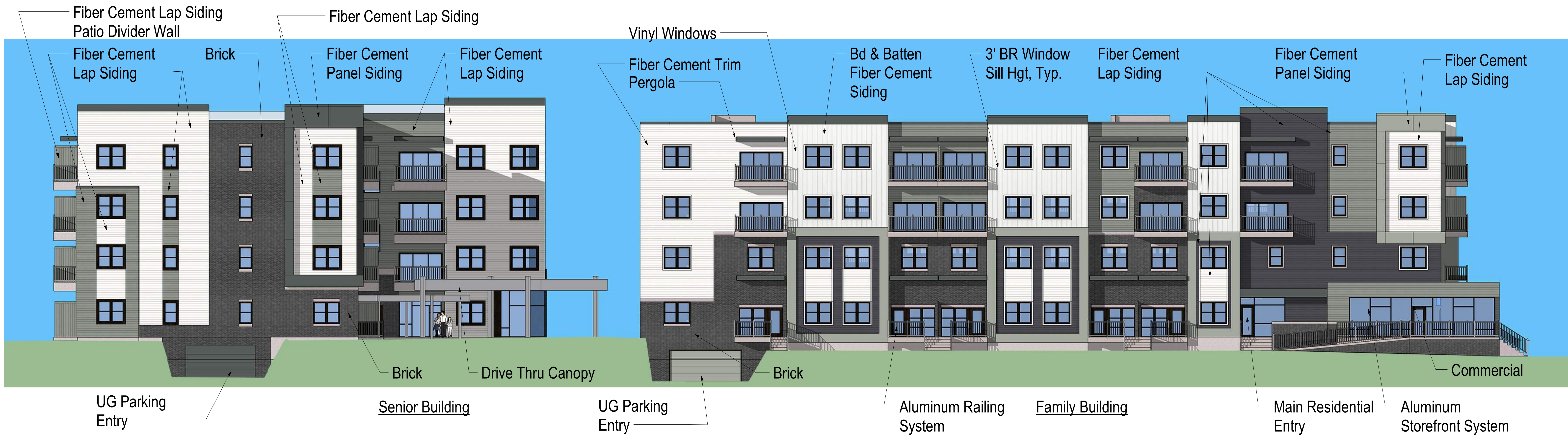


Fiber Cement Panel
 Fiber Cement Siding
 Board & Batten Cement Fiber Siding
 Metal Balcony Fascia
 Pergola
 Fiber Cement Trim
 Vinyl Windows
 Board & Batten Fiber Cement Siding

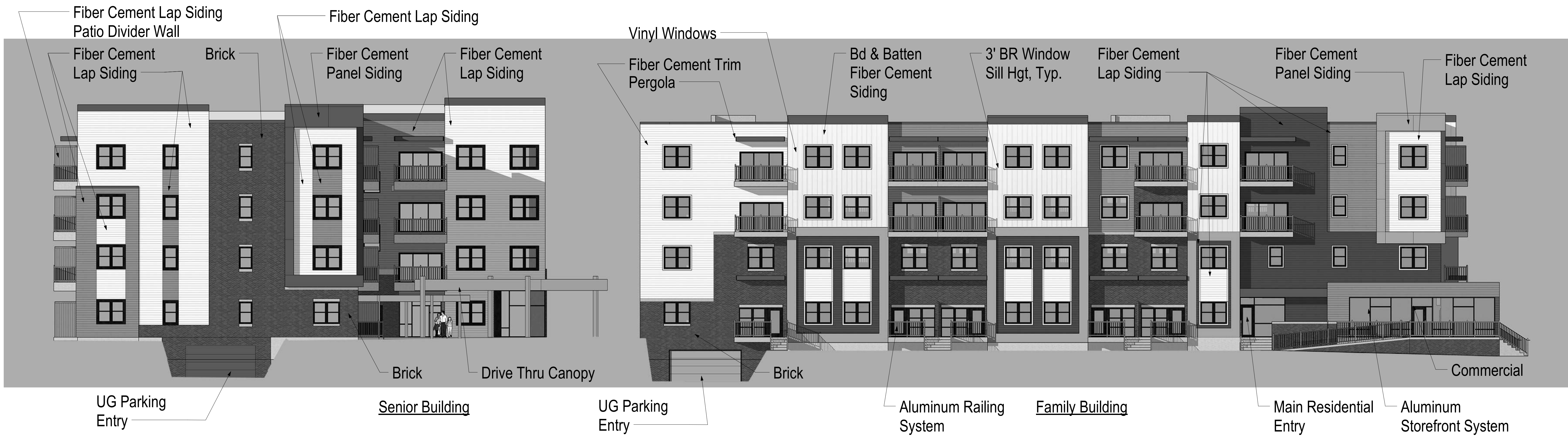
Aluminum Storefront
 Brick
 Fiber Cement Siding
 Aluminum Railing System
 Fiber Cement Panel
 Brick

① Huxley Elevation - REVISED FAMILY BLDG
 1/8" = 1'-0"

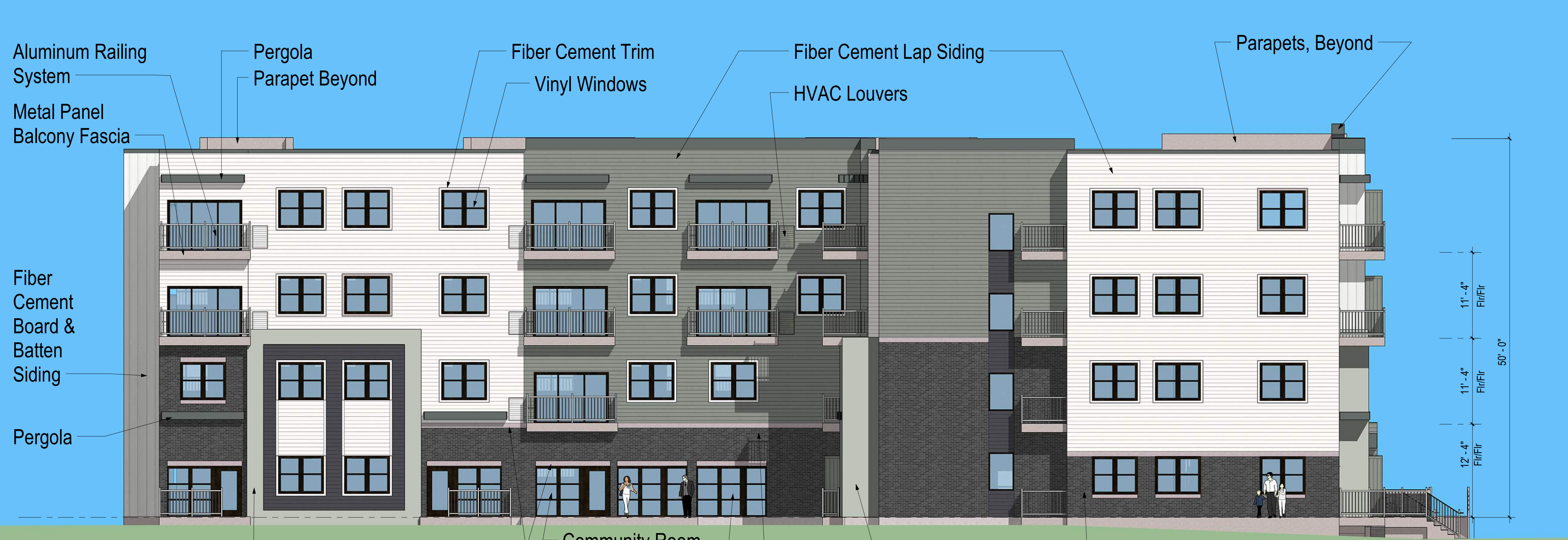




1 Huxley South Elevation Grey & Brick - White Corner
 3/32" = 1'-0"



1 Huxley South Elevation Grey & Brick - White Corner
 3/32" = 1'-0"



① **Family Building - West Elevation**
 1/8" = 1'-0"



② **Family Building - North Elevation**
 1/8" = 1'-0"



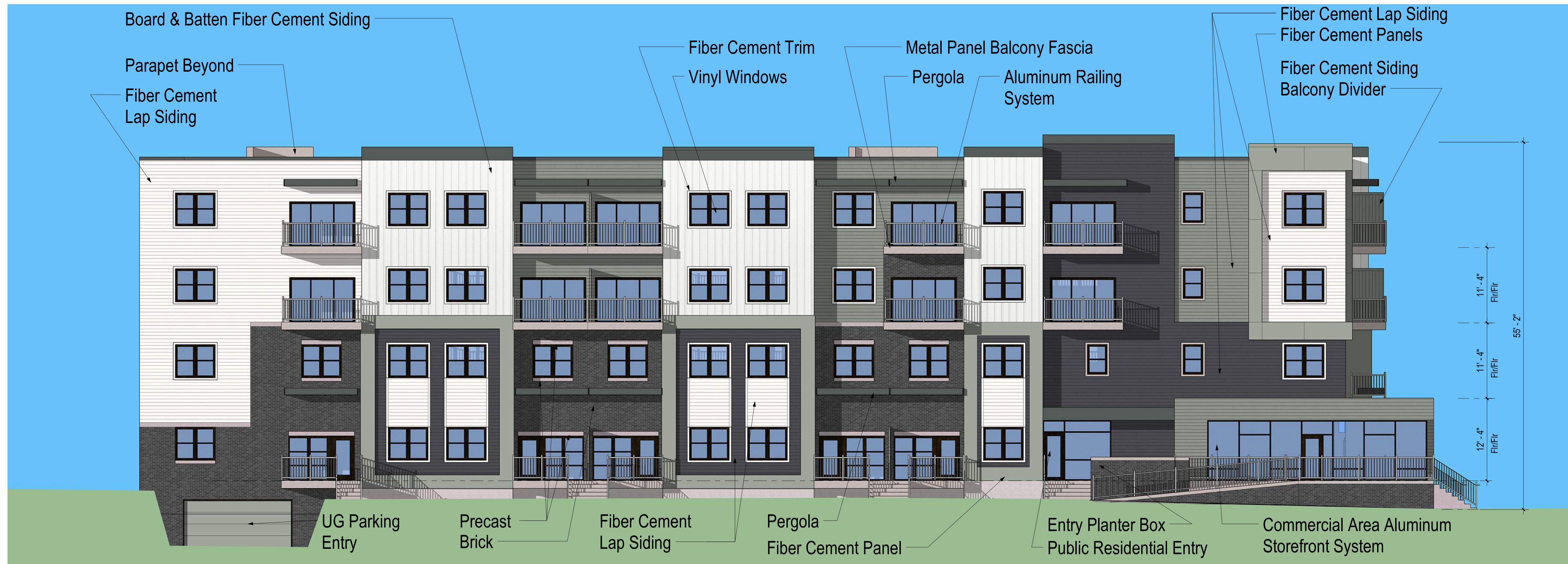
1 Family Building - West Elevation
1/8" = 1'-0"



2 Family Building - North Elevation
1/8" = 1'-0"



2 Huxley Perspective North End Family Bldg - View to SW.
1/16" = 1'-0"



1 Family Building - South Elevation.
1/8" = 1'-0"

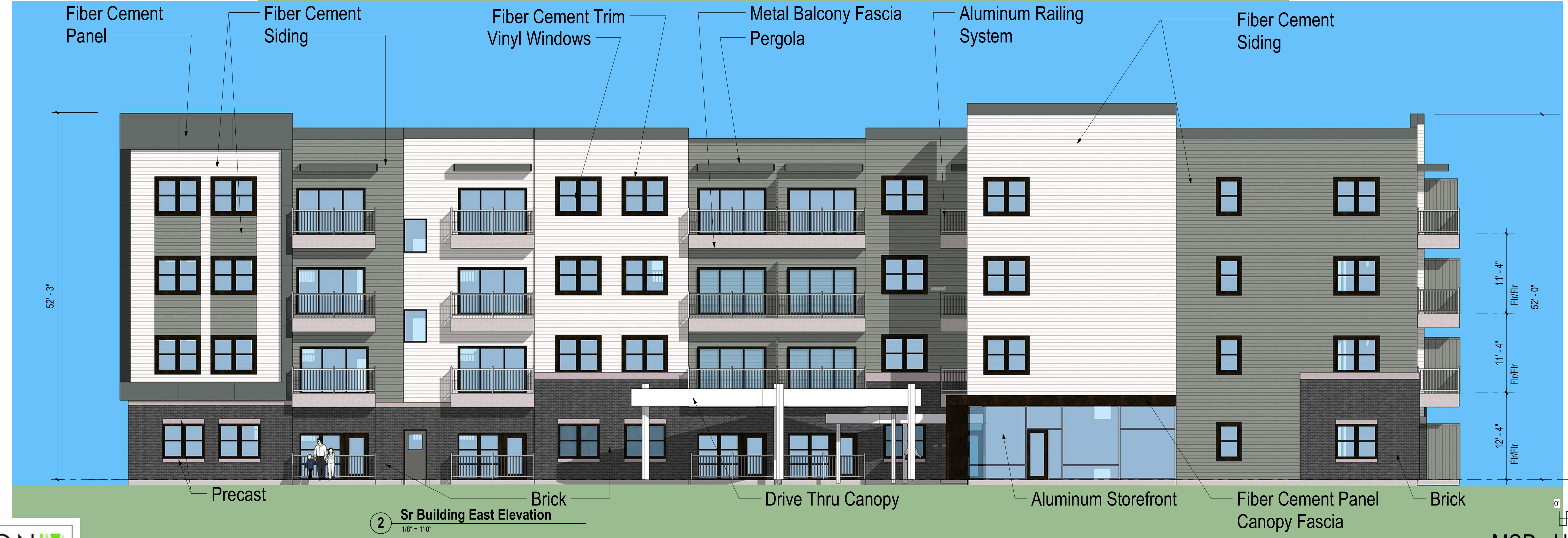
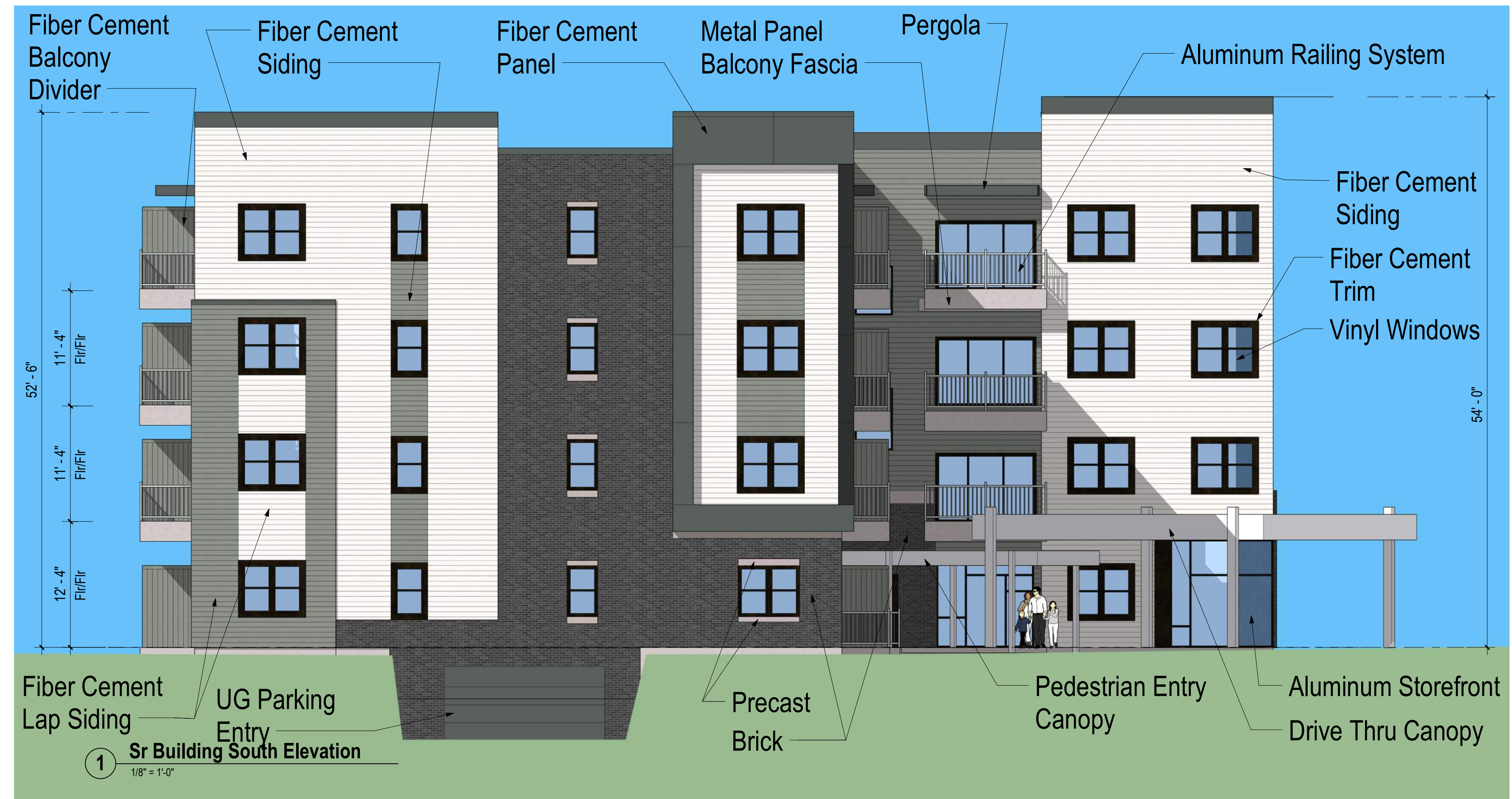


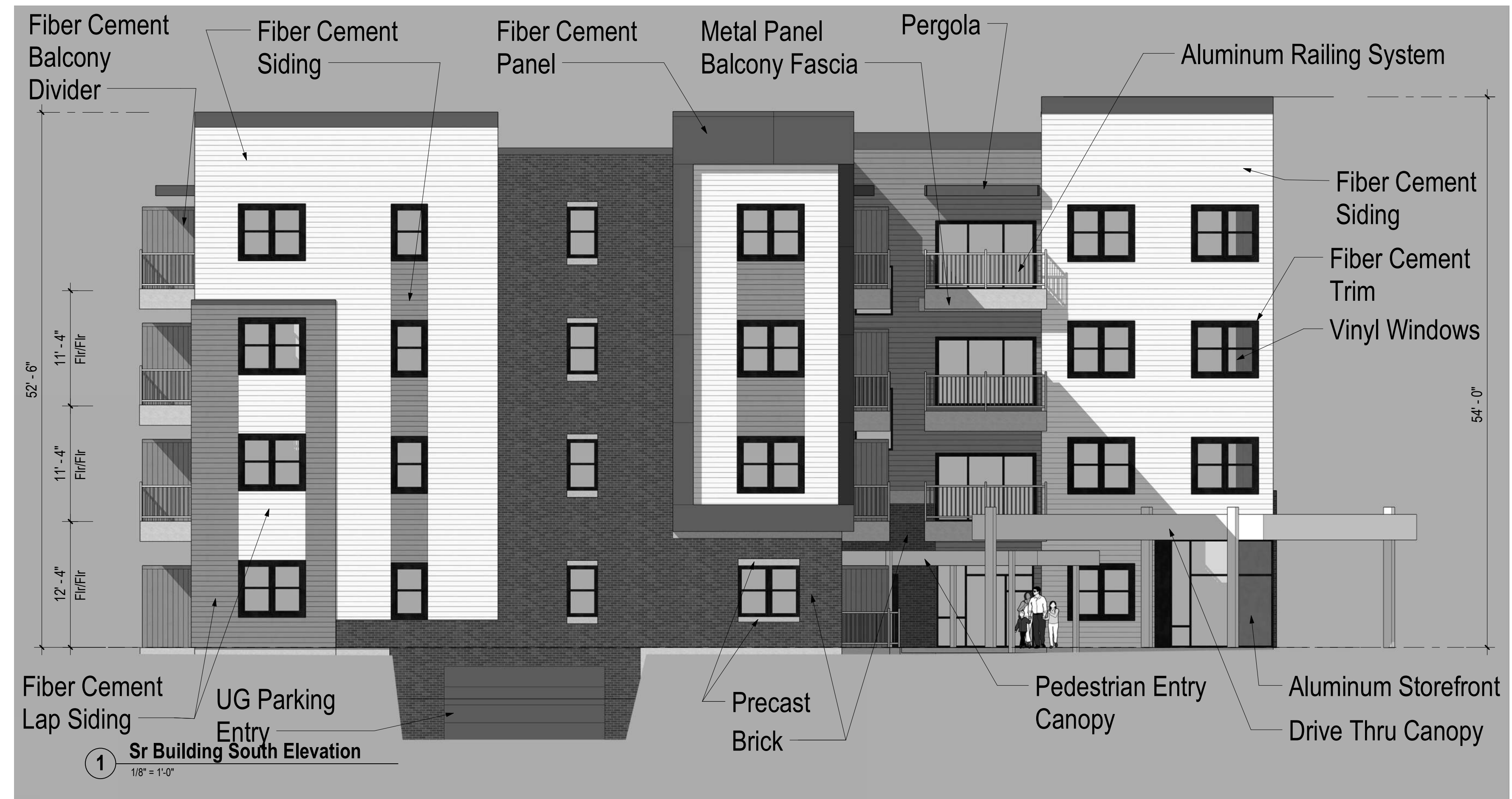
2 Huxley Perspective North End Family Bldg - View to SW.
1/16" = 1'-0"

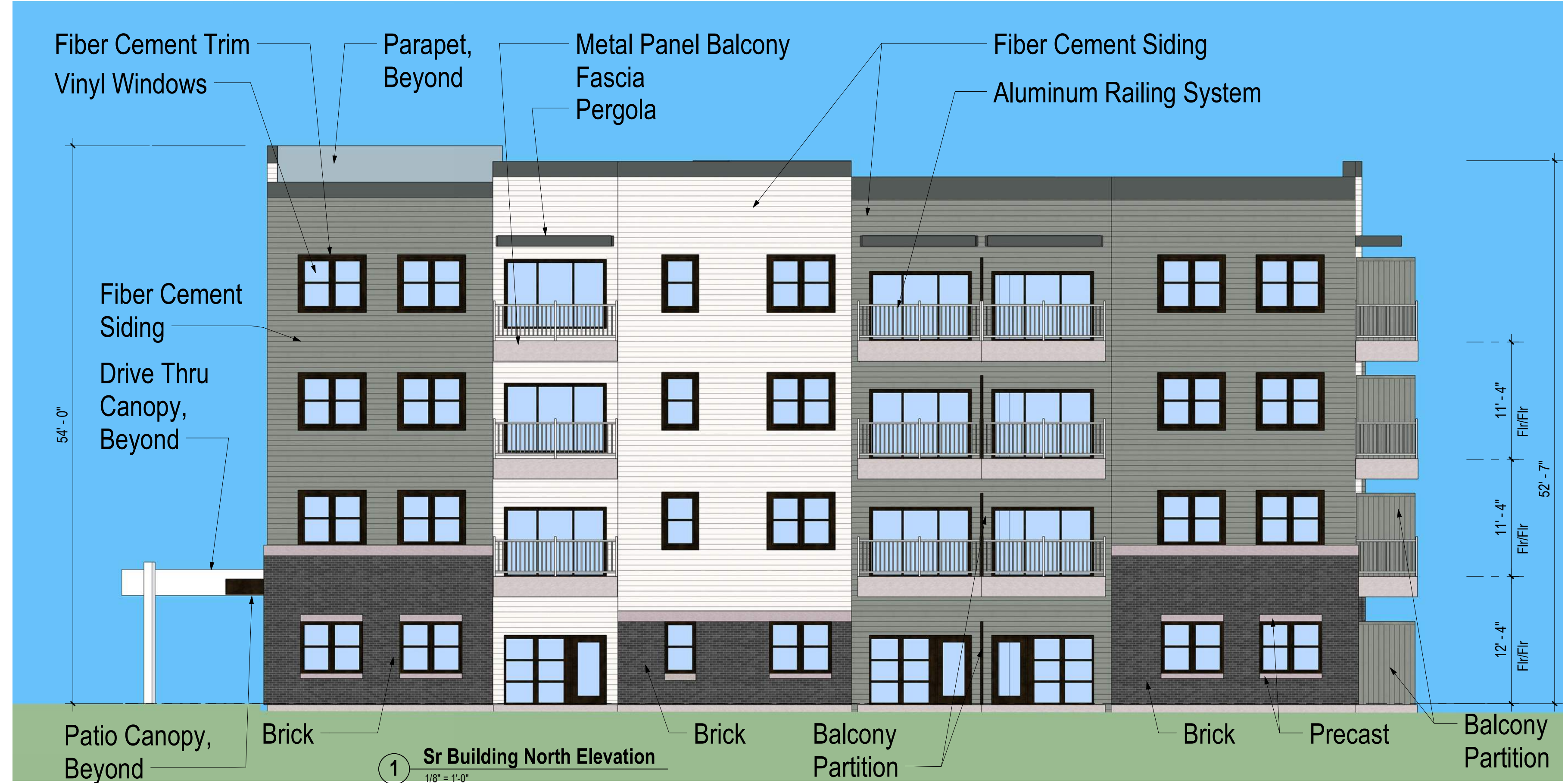


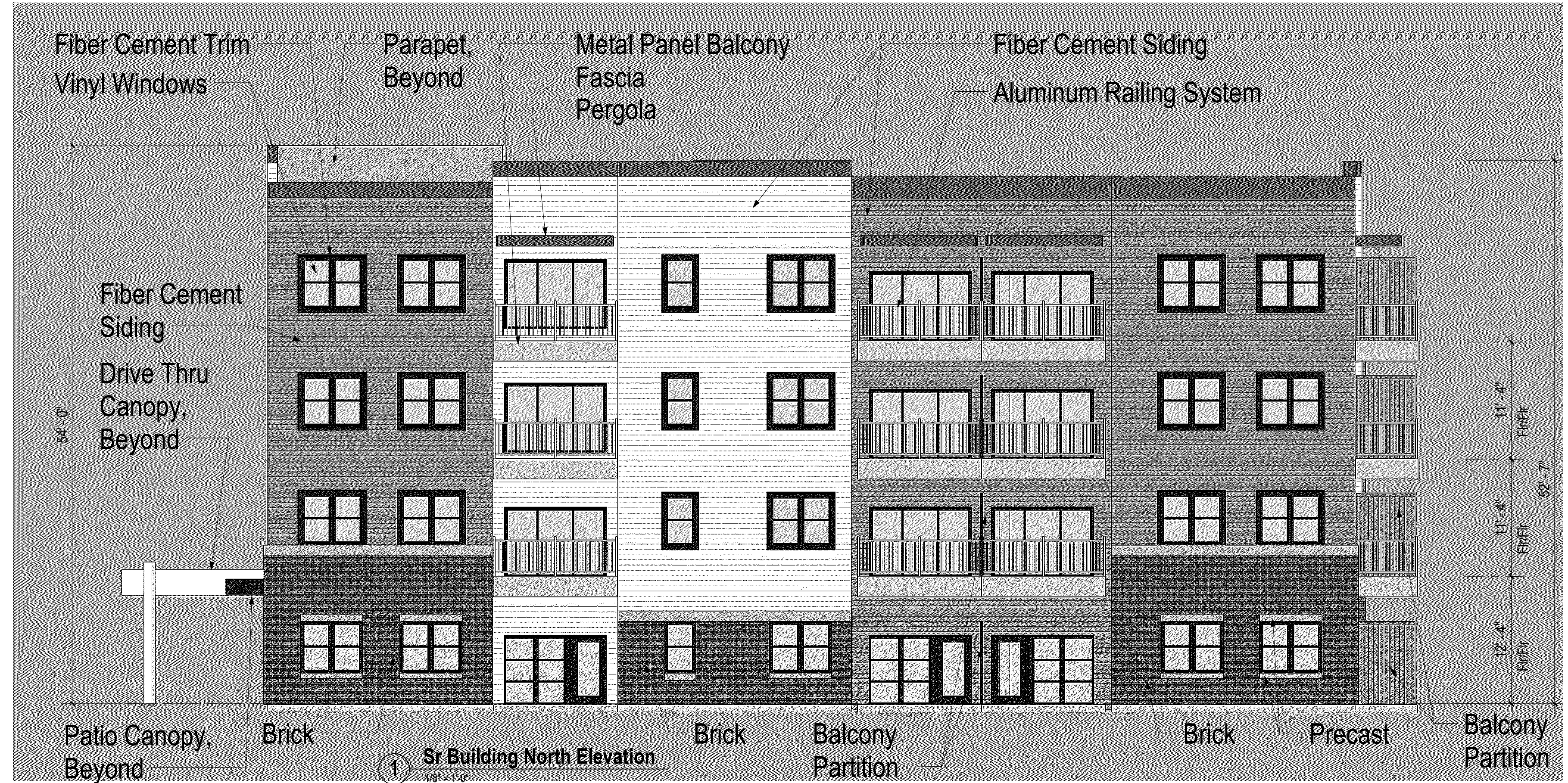
1 Family Building - South Elevation.
1/8" = 1'-0"

A1.5.1
MSP - HUXLEY ST.











VIEW TO NORTH WEST from HUXLEY ST



VIEW TO NORTH WEST from HUXLEY ST