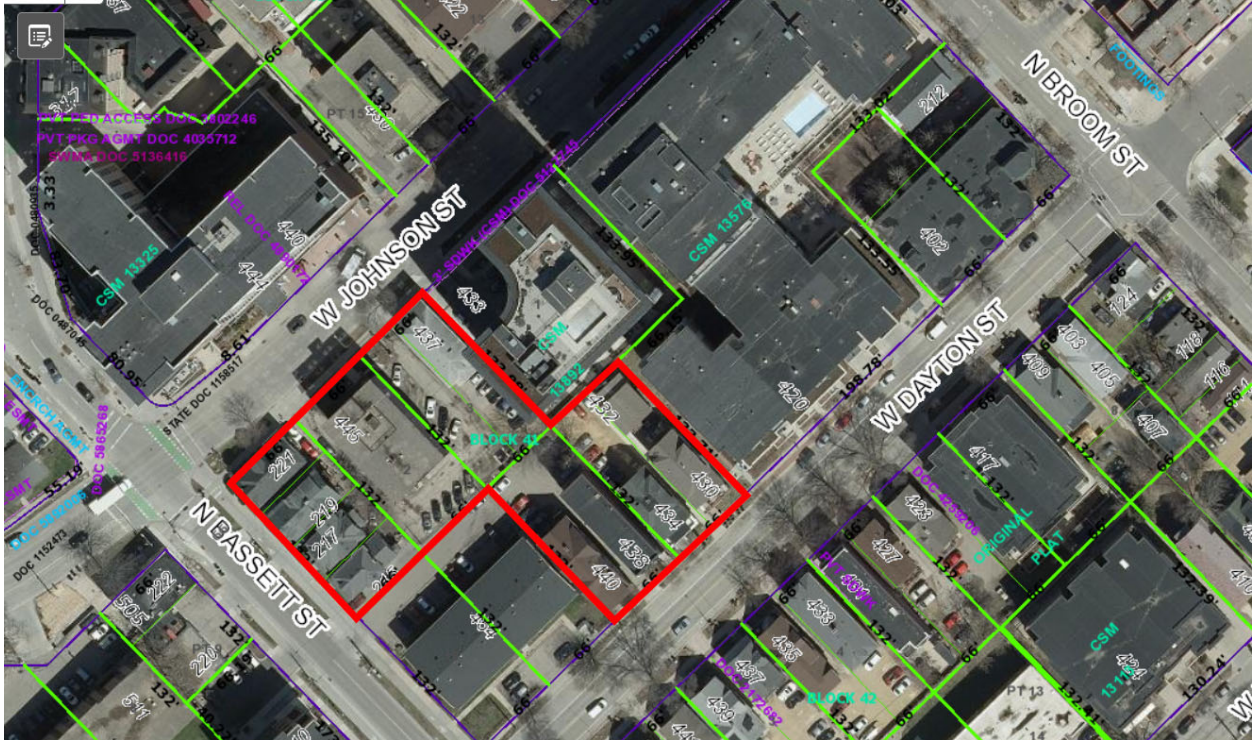


449 W Johnson Street
Contract 9499
MUNIS 15030
Developer: Core Madison Bassett, LLC



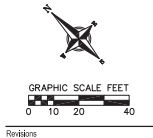
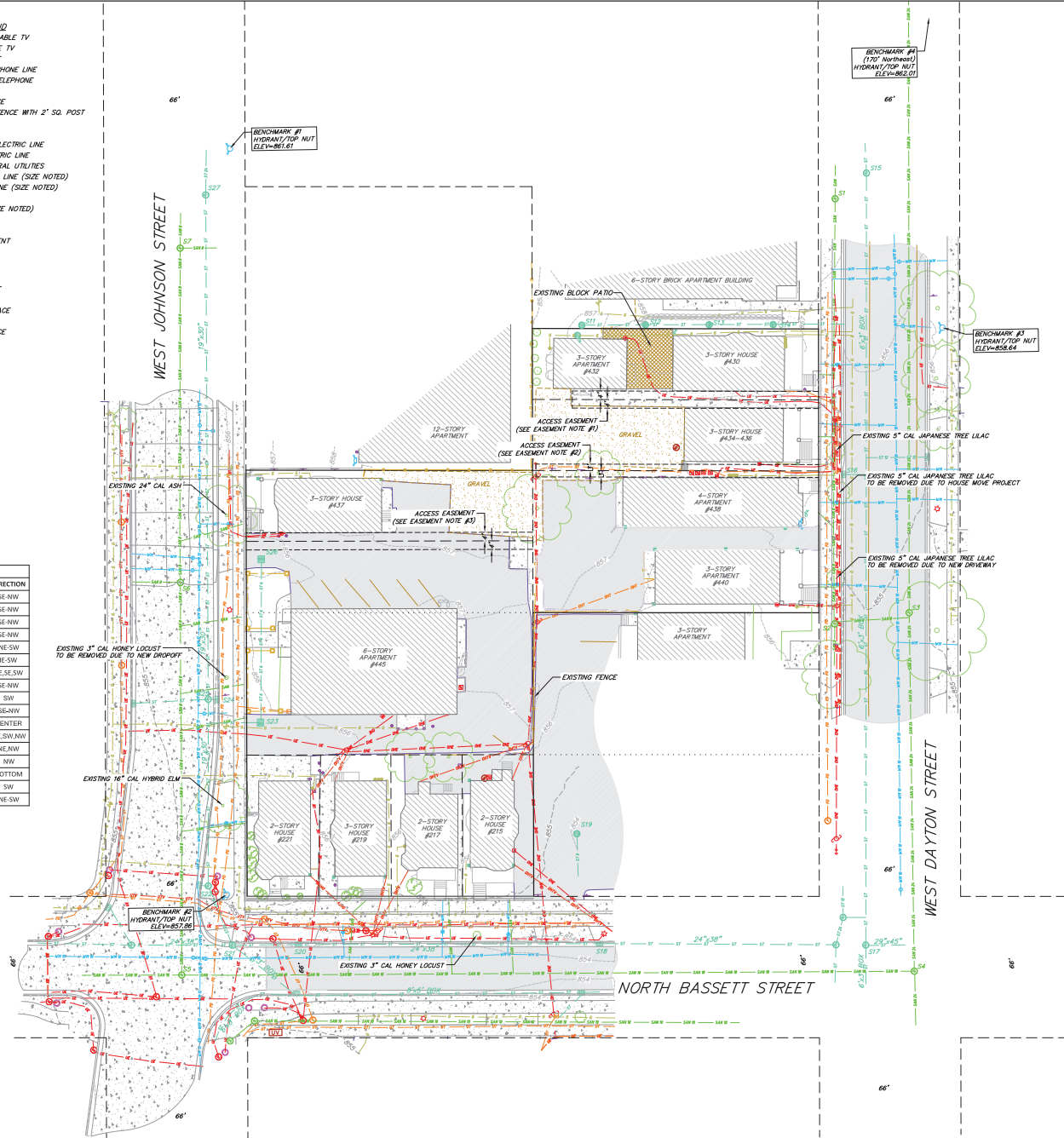
Summary of Improvements:

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

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

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RUM	INVERT	DIRECTION
S1	SMH	857.41	849.10	NE
			849.10	SW
S2	SMH	855.16	847.22	NE
			847.11	SE
			847.65	SW
S3	SMH	854.80	844.50	NE
			844.52	SW
			845.82	NW
S4	SMH	854.25	844.76	NE
			844.02	SW
			844.98	NW
S5	SMH	854.58	846.85	NE
			846.86	SE
			846.69	NW
S6	SMH	855.42	848.81	NE
			848.73	SW
			850.49	NW
S7	SMH	857.18	850.39	NE-SW
			850.48	SE

EXISTING STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S11	FIN	856.06	854.05	SE-NW
S12	FIN	856.54	853.62	SE-NW
S13	FIN	856.45	853.19	SE-NW
S14	FIN	856.56	852.75	SE-NW
S15	STMH	857.31	851.56	NE-SW
S16	CIN	855.80	851.11	NE-SW
S17	STMH	854.10	849.22	NE-SE-SW
S18	CIN	854.12	850.37	SE-NW
S19	FIN	854.75	850.42	SE-NW
S20	CIN	854.75	850.47	SE-NW
S21	STMH	853.43	850.84	CENTER
S22	STMH	855.01	851.30	NE-SW,NW
S23	FINIR	855.27	853.07	NE,NW
S24	CIN	855.43	852.03	NW
S25	STMH	855.16	851.63	BOTTOM
S26	FINIR	855.59	853.29	SW
S27	STMH	857.75	852.52	NE-SW

[illegible]

JOHNSON AND BASSETT
MADISON, WI 53703

Project No. Core Madison Bassett, LLC
222063.00

Sheet Title
EXISTING
CONDITIONS PLAN

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790 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001

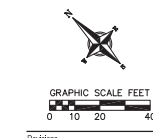
104 Shoolce St., Richmond, Virginia 23219
Telephone 804.787.2300

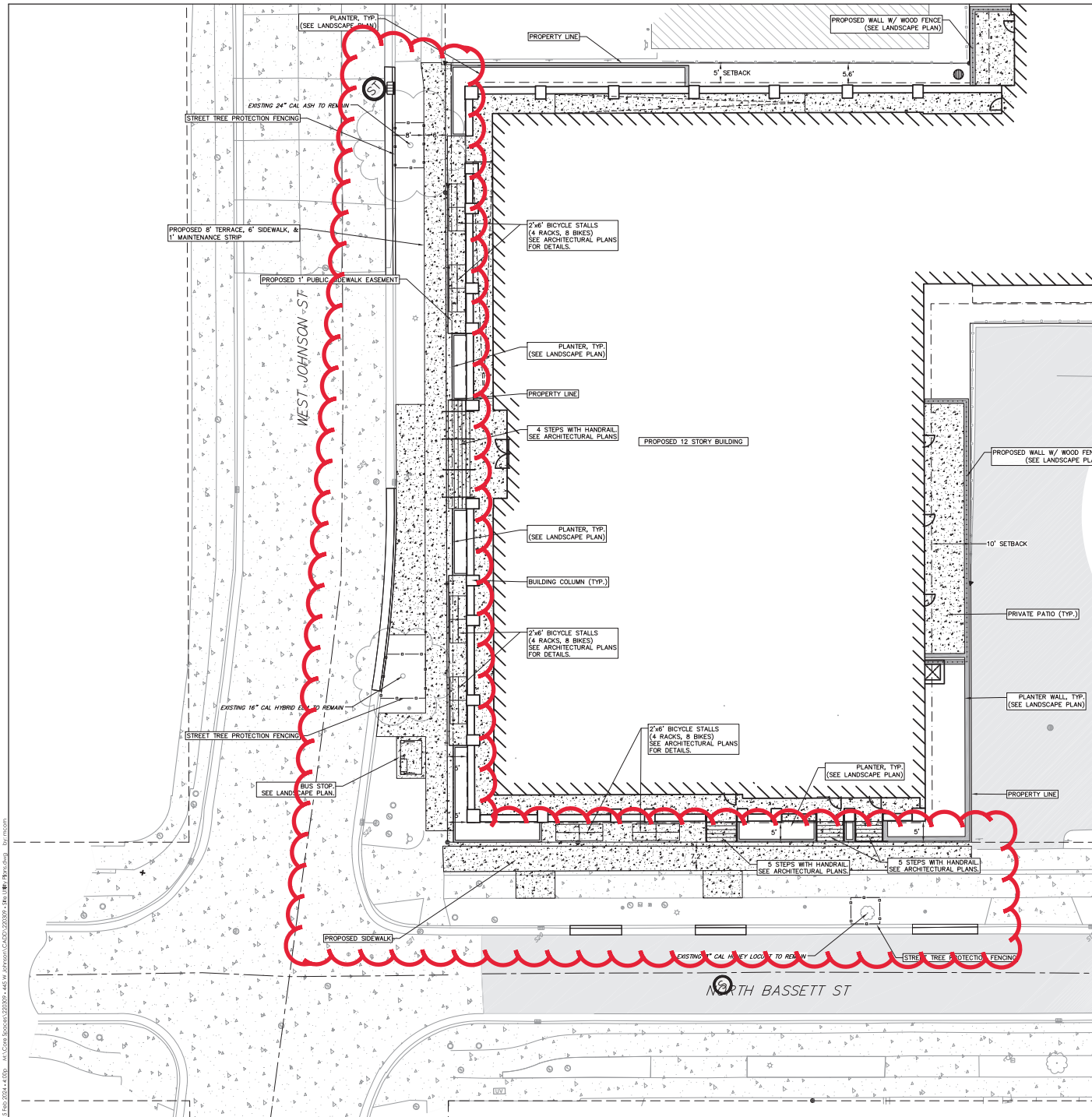
722 W. Johnson Street, Madison, Wisconsin 53703
Telephone 608.263.0300 Fax 608.283.6317

125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516

Sheet No.

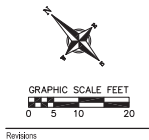
C200





SITE PLAN LEGEND	
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	PROPOSED CONCRETE
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

- RIGHT-OF-WAY NOTES**
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9489, PROJECT #15030.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.
- SITE PLAN NOTES**
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
 - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - AS DEFINED BY THE SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROADS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>.
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SITE PLAN REVIEW

SCOPE DOCUMENTS

Drawing Date
2/16/2024

JOHNSON & BASSETT STUDENT HOUSING

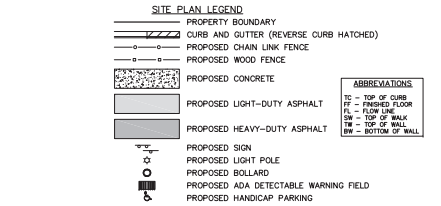
JOHNSON AND BASSETT
MADISON, WI 53703

Project No. Core Madison Bassett, LLC
222063.00

Sheet Title

SITE PLAN - JOHNSON & BASSETT

Copyright © 2023 Kahler Slater, Inc. All rights reserved.
 700 N Water Street, Suite 1700, Madison, Wisconsin 53703
 Telephone (608) 223-0000 Fax (608) 223-0001
 104 Duane Street, Milwaukee, Wisconsin 53202
 Telephone (414) 251-2000 Fax (414) 251-2001
 722 Wisconsin Street, Madison, Wisconsin 53703
 Telephone (608) 223-0000 Fax (608) 223-0001
 125 South Park Street, Suite 675-2, Chicago, Illinois 60603
 Telephone (312) 789-4510
 Sheet No.
C301

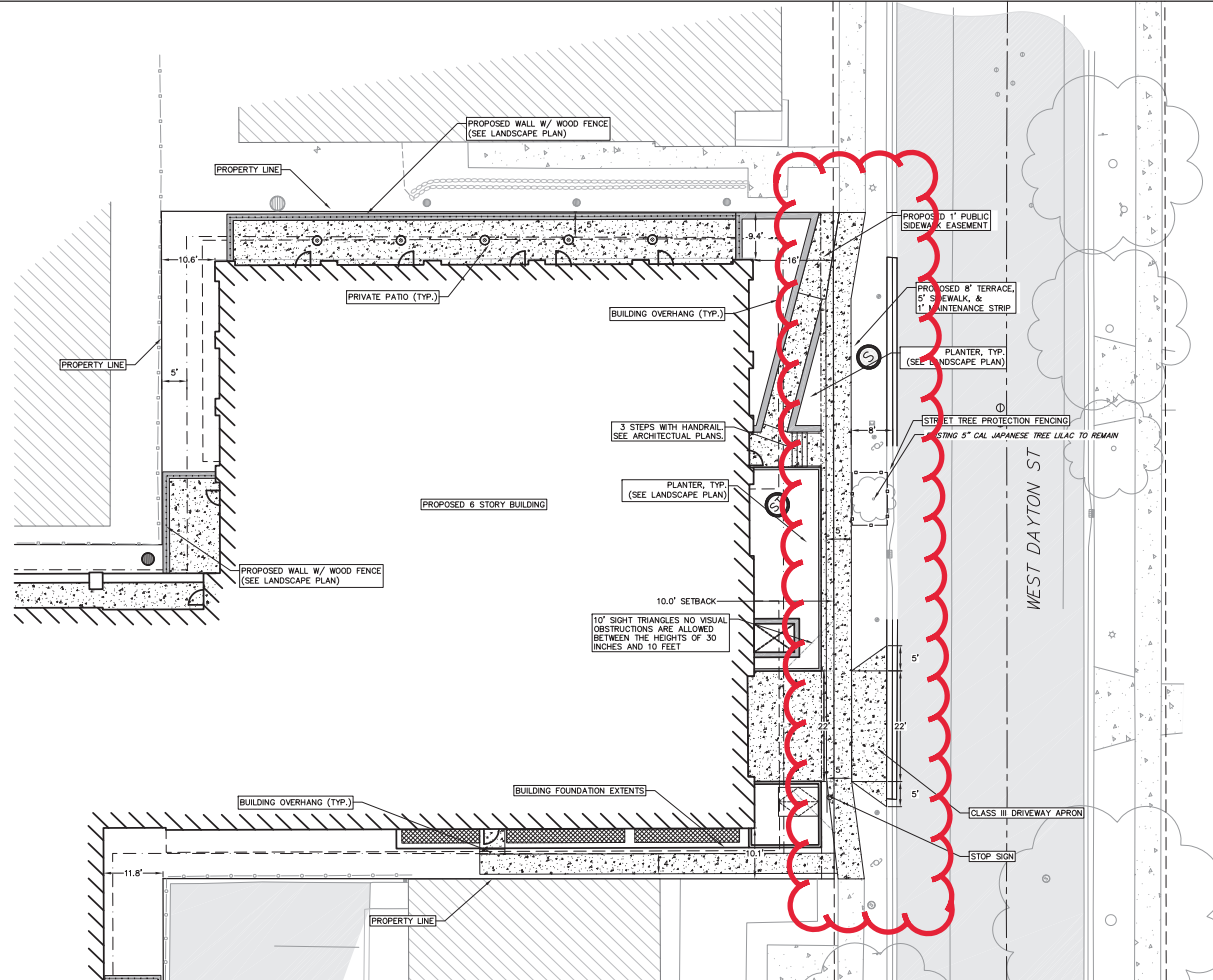


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SITE PLAN REVIEW

SCOPE DOCUMENTS

Drawing Date
2/16/2024

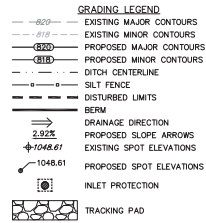
**JOHNSON & BASSETT
STUDENT HOUSING**

JOHNSON AND BASSETT
MADISON, WI 53703

Project No. _____
222063.00

Sheet Title

SITE PLAN - DAYTON



RIGHT-OF-WAY NOTES:

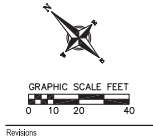
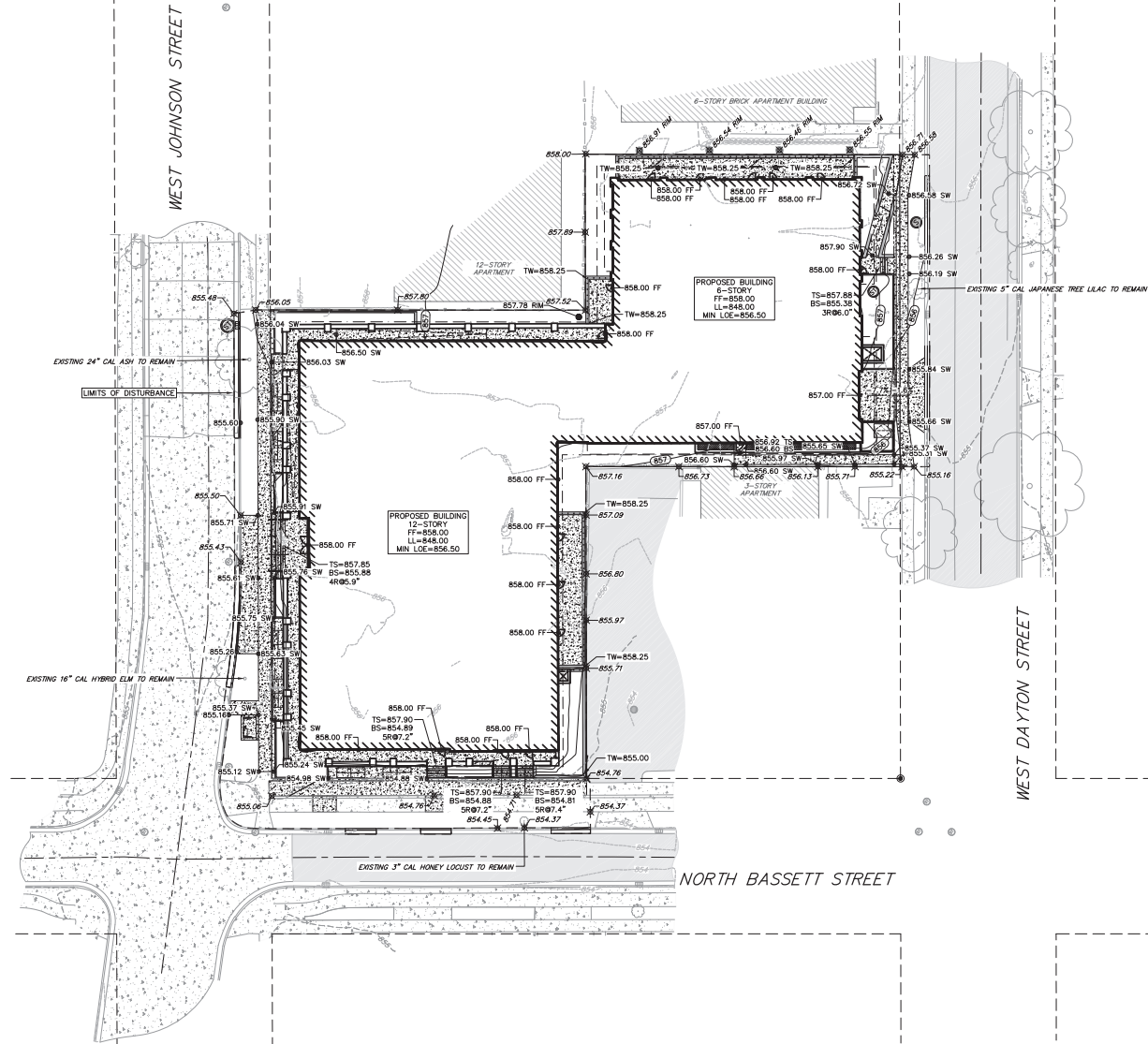
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GRADING NOTES:

- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

CITY FORESTRY NOTES:

- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 608-266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
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- ALL PROPOSED STREET TREE REMOVAL WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72 HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.



SITE PLAN REVIEW

SCOPE DOCUMENTS

Drawing Date
 2/16/2024

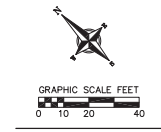
**JOHNSON & BASSETT
 STUDENT HOUSING**

JOHNSON AND BASSETT
 MADISON, WI 53703

Project No. 222063.00
 Core Madison Bassett, LLC

Sheet Title

**OVERALL GRADING
 PLAN**



Drawing Date
2/16/2024

JOHNSON AND BASSETT
MADISON, WI 53703

Project No. Core Madison Bassett, LL
222063.00

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OVERALL UTILITY
PLAN