161 N Clark St Suite 4900
Chicago, IL 60601
www.ca-ventures.com

City of Madison Plan Commission and Urban Design Commission 3.04.2015

City of Madison, Planning Division
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Boulevard
Madison, WI 53703

Attn: Heather Stouder

Re: 114 North Bedford Street Demolition, Redevelopment and Conditional Use

Dear Members of the Plan Commission and Urban Design Commission:

Please accept this Letter of Intent, Application and attachments as our formal request for a Conditional Use review and approval by the City of Madison for the 114 North Bedford Street project detailed below.

Project Team:

Owner:	CA Ventures 161 North Clark Street, Suite 4900 Chicago, Il 60601 Contact: Chris Johnson Office: 312.994.0868 Cell: 312.952.4867 Email: cjohnson@ca-ventures.com
Architect:	Shepley Bulfinch 3443 North Central Avenue Phoenix, AZ 85012 Contact: Tom Chinnock Phone: 602.507.4436 Cell: 602.714.0026 Email: tchinnock@shepleybulfinch.com
Civil Engineer:	Kimley-Horn 200 South Executive Drive, Suite 101, Brookfield, WI 53005 Contact: Scott Maier

Office: 262.789.6714
Cell: 262.765.0564
Email: JPorter@ksd-la.com

Project Team (cont'd):

Landscape Architect: Ken Saiki Design, Inc.
303 South Paterson
Madison, WI 53703
Contact: Joe Porter
Office: 608.251.3600
Email: JPorter@ksd-la.com

Project Overview:

114 North Bedford Street is a contextually cohesive student housing community located in Madison, Wisconsin on the busy neighborhood corner of Mifflin Street and Bedford Street. This 306,200 sf Construction Manager at Risk project plans a total of 179 units; the project is positioned to serve both the student body of the University of Wisconsin and the expanding percentage of young professionals looking for housing in this popular neighborhood. The project provides 372 beds with a planned mix of approximately 60% student / 40% young professional.

Existing Conditions:

The project site is currently occupied by a single story 14,277 sf metal commercial building and on grade surface parking. In addition, two 69,000 volt transmission lines, owned by American Transmission Company (ATC), runs under the site. Relocation of the line is cost prohibitive so the building design has been developed to accommodate ATC's access requirements.

The project zoning is Urban Mixed Use with eight stories allowable. It also falls within the Additional Height Area Map allowing two additional stories as approved by conditional use. Multi-Family Dwelling and Retail as well as the square footage requested are allowable within this zoning district.

The project is located in The Capitol Neighbors, Inc., Aldermanic District 4, Ward 40.

Lot Coverage and Open Space:

The proposed building will occupy 83% of the site – 90% coverage is allowable per zoning. The project also features a central 4,680 sf planted courtyard on the second floor and a 4,516 sf planted roof terrace on the fifth floor, both of which are available for use of project's residents.

CA STUDENT LIVING
161 N Clark St Suite 4900
Chicago, IL 60601
www.ca-ventures.com

Parking:

Two parking levels on site provide space for three types of parking: 85 typical parking spaces (exceeding the project's 71 young professional units), 17 moped or motorcycle spaces and 206 covered plus 20 exterior bike spaces for a total of 226 bike spaces.

Sustainability:

Implementing Madison's mission of environmental responsibility, 114 North Bedford Street promotes a healthy living environment for its residents and displays respect for its neighbors. The following are some of the sustainable features of the project:

- Central plant for heat and hot water.
- Use of materials with high recycled content including fiber cement board, metal panels and concrete structure.
- Preventing storm water run-off through planted rooftop terrace, planted courtyard, and street level planters including a street level bio-swale.
- Natural ventilation in the form of operable windows.
- Exceeding minimum transparency requirements to provide more natural daylighting and solar heat gain.
- Promoting public and alternative transportation with additional parking for moped/ motorcycle and limited on-site automobile spots. The project is directly adjacent to a Metro bus stop and around the corner from an inter-city bus pick up and drop off site (Kelly's Market on West Washington Avenue).
- The project is 1.5 blocks from a bike path and on a city designated bike route (Bedford Street).
- Well insulated exterior walls and roof.
- Use of durable building materials to ensure longevity without replacement and less lifetime maintenance.

Conditional Use Request:

The project is seeking two additional stories across the northwest wing of the building. The additional stories benefit the project and neighborhood in the following aspects:

- Respect existing and future development of Mifflin Street – Allows the project to respect the existing and future built environment along Mifflin Street by maintaining a four story elevation along Bedford Street. Specifically, the Bedford Street façade, which includes the townhomes and the building step-back at the fifth floor, create a four story elevation that speaks to the rooftops of the current buildings along Mifflin as well as the future redevelopment of the area east of the street (currently zoned up to four to six stories).
- Exceeding minimum transparency (glazing) requirements provides more daylight for occupants and creates a more dynamic building façade.

- Higher quality architecture – Creates the opportunity for a sculptural architectural aesthetic with a building of varying heights (four, eight, and ten stories) that are further articulated by the rhythm of the cutouts, windows, and materials. Also, a larger building allows the economy of scale to use high quality building materials and since there are more residents, more amenities will be provided.
- Complements Historic Doyle Building – Allows the ten story tower to step back significantly (25 feet from the Bedford Street façade) from the Doyle Building and to use the corner glass element to further soften the relationship to the Doyle Building. Stacked brick on the northwest side as well as the organization of the windows provide a gentle nod to the architecture of the Doyle Building.
- Greater density and height provides the opportunity for a centralized HVAC system which is more energy efficient and avoids unsightly openings to the architectural skin.

Staff and Neighborhood Input

Our team has met with Planning Staff, Alder Michael Verveer and the Neighborhood Steering Committee on numerous occasions (minutes from the meetings are available on request) and has presented twice at an informational level before the Urban Design Commission as well as met with the Landmarks Commission on an informational level. We have also met with Capitol Neighborhoods Inc. for one neighborhood meeting (minutes from the meeting are available on request); an additional neighborhood meeting is scheduled for mid-February. We will work to address the concerns of the design approach including thoughtful representation of context in reference to the West Mifflin district neighborhood and the Doyle Administration building.

The Landmark committee offered suggestions and the project team is working to follow the intent accordingly. The design identified three approaches. First, break down the overall height of the North face by using material and building projection to reflect a composition of elements similar in size to the existing Doyle building. Second, use the material selection of brick with complimentary locations and color. This project also seeks to provide continuity to the pedestrian experience along Bedford. Third, the acknowledgement of form by the architectural gestures of emulating the Doyle building curved brick wall elements seen in the rounded lobby glass corners and referencing the inset vertical window slots within brick field.

Downtown Urban Design Guidelines:

The project has addressed many of the Downtown Urban Design Guidelines and has used the guidelines as a roadmap for its inspiration.

The site is favorable to promote density on a currently underutilized site. The two main street facades, Bedford and Mifflin Streets, activate the street with townhomes, storefront lobbies, architectural canopies, planters, canopy trees, full cut-off lighting fixtures to promote a safe environment, seat walls,

benches and bike racks for guests. The active streetscape culminates at the street corner with the main lobby set off by a large canopy which includes a retail component, offices and local art displays. The parking garage entrance is located as far from the corner as possible and set back into the façade.

Along with the active streetscape features, residents will enjoy the open planted 2nd floor courtyard with active functions of table tennis, grilling areas, a fire pit and seating areas with private contemplative space. The 5th floor terrace will offer similar amenities as well as great views of the neighborhood and lakes.

Much focus was placed on the massing of the building to create a human scaled environment along the street, as well as scaling down the architectural components of the building to be in scale with other buildings in the vicinity. The building mass is reduced even further with careful articulation of the profile using step-backs and planar shifts in building materials. A sculptural skyline has been created with angled parapet profiles and varying massing heights of four, eight and ten stories. Walls are extended up to become parapets, which also conceals the mechanical equipment.

Special emphasis was given to the lower four stories with richer materials such as the storefront lobbies featuring curved glass corners, use of wood slat siding on the townhomes and brick detailed with inlaid window slots in reference to the historic Doyle building.

High quality materials with a simple palette are used for durability, texture and richness of color. The strong overall massing is complemented by a secondary composition of planar shifts, recessed slots and eroded corners and even further with a tertiary composition of window groupings and interesting articulation of panelized materials.

Although the project is not identified as a flatiron corner, the project has a similar condition where Bedford Street approaches from Dayton Street. The corner is set back to allow the four story volume and streetscape to read through at a pedestrian scale, and the corner above has been eroded away with corner glass captured within a large framed profile to empathize depth and shadow.

Project Schedule:
The project is currently scheduled to begin construction in April 2015 with completion in August 2016.

Hours of Operation:
Residential Occupancy: 24 hours per day, 7 days per week all year long.
Commercial Occupancy: 7:00am- 6:00pm

Value of Land:
$ 3,900,000

161 N Clark St Suite 4900
Chicago, IL 60601
www.ca-ventures.com

Estimated Project Cost:
$31,500,000

Number of Construction and Full Time Equivalent Jobs Created:
- Construction jobs: 180-200 temporary construction jobs.
- FTE jobs: 6 Full time jobs leasing, maintenance, etc.; 10 part time jobs for students.

Public Subsidy Requested:
None requested.

We appreciate your time and assistance in our efforts to provide an exceptional and integral design for the West Mifflin district neighborhood.

Sincerely,

Christopher Johnson, Sr. Project Manager
CA-Student Living
161 N. Clark St. Suite 4900
Chicago, IL 60601

LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:
Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
Zoning District _____
Special Requirements _____
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 114 North Bedford Street
   Project Title (if any): Uncommon

2. **This is an application for** (Check all that apply to your Land Use Application):
   - ☐ Zoning Map Amendment from _____ to _____
   - ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
   - ☐ Review of Alteration to Planned Development (By Plan Commission)
   - ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
   - ☒ Demolition Permit
   - ☐ Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Chris Johnson Company: CA Ventures
Street Address: 151 N. Clark Street #4900 City/State: Chicago, IL Zip: 60601
Telephone: (312) 952-4867 Fax: (___) _____ Email: cjohnson@ca-studentliving.com

Project Contact Person: Melissa Huggins Company: Urban Assets
Street Address: 16 N. Carroll Street, Suite 530 City/State: Madison, WI Zip: 53703
Telephone: (608) 345-0996 Fax: (___) _____ Email: melissa@urbanassetsconsulting.com

Property Owner (if not applicant): Bedford St. Properties, LLC
Street Address: 1110 N. Old World Third St., Suite 610 City/State: Milwaukee, WI Zip: 53203

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Student/young professional apartment complex: 257,000 SF. 192 units, 360 beds. Varying heights (four, eight, and ten stories). Includes coffee shop in lobby.

Development Schedule: Commencement April, 2015 Completion August, 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings, demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide *Fourteen (14) additional 11x17 copies* of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- Project Team
- Existing Conditions
- Project Schedule
- Proposed Uses (and ft^2 of each)
- Hours of Operation
- Building Square Footage
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Lot Coverage & Usable Open Space Calculations
- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to *pcapplications@cityofmadison.com*.

☒ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Al Martin *Date:* 11/06/14 *Zoning Staff:* Matt Tucker *Date:* 11/19/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Bedford St. Properties, LLC Relationship to Property: Owner

Authorizing Signature of Property Owner [signature] **Date** 3-2-15

MADISON // URBAN DESIGN COMMISSION

Update March 4, 2015

CA RESIDENTIAL

Shepley Bulfinch

TABLE OF CONTENTS

Project Summary

114 Bedford is a contextually cohesive student housing community located in Madison, Wisconsin on the busy neighborhood corner of Mifflin Street and Bedford Street. This 306,200 SF CM At-Risk project features a total of 179 units; the project is positioned to serve both the growing student body of the University of Wisconsin and the expanding percentage of young professionals looking for housing in this popular neighborhood. Enclosed parking on site provides space for three types of parking- 85traditional parking spaces, 17 moped/motorcycle spaces, and 206 covered + 20 open bike spaces for a total of 226 bike spaces. The project provides 372 beds with a planned 60% student / 40% young professional mix. Implementing Madison's mission of environmental responsibility, 114 Bedford promotes a healthy living environment for its residents and displays respect for its neighbors.

The Site

This project is located in the Mifflin West District neighborhood at the Southeast corner of the University of Wisconsin perimeter in the Capitol Neighborhood Inc. district. The .88 acre site currently hosts Negus Container CO, Corrugated Boxes, which is a 14,277 SF commercial use building. The redevelopment of this underutilized site will provide an opportunity for the neighborhood to have enhanced streetscape presence along Bedford Street, activity with some retail and local art display in the two lobbies, live/work townhome and loft spaces and promotion of density consistent with the current zoning in this area.

Key Focus

Key elements of the Mifflin Neighborhood were incorporated early into the design of the project. The project team sought to enhance the quality of the neighborhood fabric by studying and emulating elements such as historic buildings, the streetscape, walkability, front porch presence, residential scale, and sheltered entry areas. The landmarked Ruth Bachhuber Doyle Administrative Building, Dobelin & Company Wagon Makers building and the historic U-haul depot building were of specific interest. Design cues were pulled not only from the massing, but also from materiality and street presence. Materials and massing were of particular importance in relation to the Doyle Building; a lighter brick color has been selected to be sensitive to all the historical brick buildings, the massing of the new building has been scaled down on the northeast corner and that same scale is continued around the perimeter to break down the overall mass of the new building. Also, both glass lobbies feature radiused corners as a tribute to the rounded brick corners of the Doyle building. The brick detailing features inset window slots as a nod to the window detailing of the Doyle Building on Dayton Street. Two story townhomes, with front door access along Bedford Street, create a connection to the neighboring buildings and support continuity of street activity, while the overall massing of the project reacts to its surrounding context cues, present and future.
Although the new building is large, including a ten story tower, it is consistent with current zoning. Several design strategies were used to avoid being visually intrusive and adversely affecting the historic character and integrity of the adjoining landmark Doyle Building. First, the site of the new building is currently situated 112'-0" away from the Doyle building. The proposed building is oriented such that it angles away from the Doyle Building; this allows the far edge of that same façade to end up 305'-0" away from the existing property. Next, the façade along the shared street front, Bedford Street, maintains a four story volume with similar mass and scale to the Doyle Building. Finally, the corner closest to the Doyle Building has the ten story volume step back 25'-0" from the Bedford Street property line in order to maintain the scale of the Doyle Building and appear visually less obtrusive along the streetscape. This same volume also features a corner eroded further through using transparent storefront glazing.

Visual connections to the Capitol Building and lakes from inside of the building will be enhanced by large windows that will also act as additional ventilation and circulation reinforcing the idea of healthy living. Walkability and the use of alternative transportation are encouraged. Proximity to several university and city bus stops, including a bus stop on site, allows for easy access to the entire city. Additionally, much of on-site parking is dedicated to alternative transportation including mopeds, motorcycles, and bikes.

Justification for Additional Height on the Student Tower

- **Respect existing and future development of Mifflin Street:** The project respects the existing and future built environment along Mifflin Street by maintaining a four story elevation along Bedford Street. The Bedford Street façade includes three townhomes and a large step back at the fifth floor which creates a continuous four story elevation that speaks to the rooftops of the current buildings along Mifflin Street as well as the future redevelopment of the street (zoned for 6 stories).
- **Higher quality architecture:** Creates the opportunity for a sculptural architectural aesthetic with a building of varying heights (four, eight, and ten stories) that are further articulated by the rhythm of the cutouts, windows, and materials. Exceeding minimum transparency (glazing) requirements provides more daylight for occupants and creates a more dynamic building façade.
- **Complements Historic Doyle Building:** Allows the ten story tower to step back significantly from the Doyle Building and to use the corner glass element to further soften the relationship to the Doyle Building. Stacked brick detailing on the northwest side as well as similar organization of the windows provide a gentle nod to the architecture of the Doyle Building.
- **Higher quality amenities with more square footage:** A larger building allows more units to be leased which, in turn, allows for more amenity opportunities for the residents. Greater density and height provides the opportunity for a centralized HVAC system which is more energy efficient and avoids unsightly openings to the architectural skin.

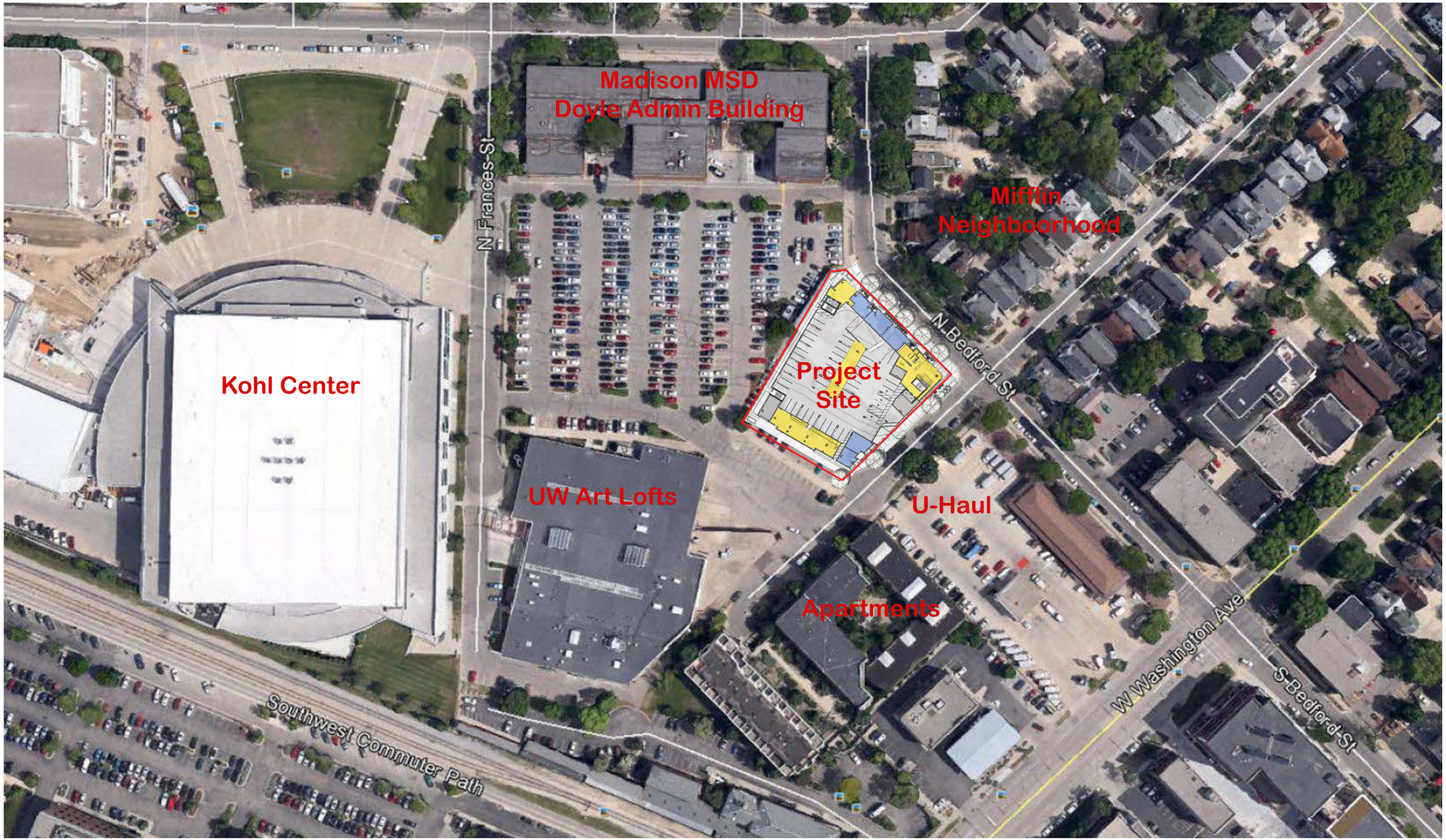
Alignment with the Downtown Urban Design Guidelines:

The project has addressed many of the Downtown Urban Design Guidelines and has used the guidelines as a roadmap for its inspiration.

- The site is favorable to promote density on a currently underutilized site. The two main street facades, Bedford and Mifflin Streets, activate the street with townhomes, storefront lobbies, architectural canopies, planters, canopy trees, full cut-off lighting fixtures to promote a safe environment, seat walls, benches and bike racks for guests. The active streetscape culminates at the street corner with the main lobby framed with a large canopy and includes a retail component, offices and local art displays. The parking garage entrance is located as far from the corner as possible and set back into the façade.
- Along with the active streetscape features, residents will enjoy the open planted 2nd floor courtyard with active functions of table tennis, grilling areas, a fire pit and seating areas with private contemplative space. The 5th floor terrace will offer similar amenities as well as great views of the neighborhood and lakes.
- Much focus was placed on the massing of the building to create a human scaled environment along the street, as well as scaling down the architectural components of the building to be in scale with other buildings in the vicinity. The building mass is reduced even further with careful articulation of the profile using step-backs and planar shifts in building materials. A sculptural skyline has been created with angled parapet profiles and varying massing heights of four, eight and ten stories. Walls are extended up to become parapets, which also conceals the mechanical equipment.
- Special emphasis was given to the lower four stories with richer materials such as the storefront lobbies featuring curved glass corners, use of wood slat siding on the townhomes and brick detailed with inlaid window slots in reference to the historic Doyle building.
- High quality materials with a simple palette are used for durability, texture and richness of color. The strong overall massing is complemented by a secondary composition of planar shifts, recessed slots and eroded corners and even further with a tertiary composition of window groupings and interesting articulation of panelized materials.
- Although the project is not identified as a flatiron corner, the project has a similar condition where Bedford Street approaches from Dayton Street. The corner is set back to allow the four story volume and streetscape to read through at a pedestrian scale, and the corner above has been eroded away with corner glass captured within a large framed profile to emphasize depth and shadow.

Through attention to programmatic detail and promotion of environmental and contextual stewardship, 114 Bedford will accomplish the vision of the City, the neighborhood, and the residents to provide a new student housing center. 114 Bedford will stand as a regional model for student housing excellence in Madison.

SITE LOCATOR MAP



SITE LOCATOR MAP

EXISTING SITE CONDITIONS

Address/Existing Use	114 North Bedford St Negus Container Co Corrugated Boxes Commercial (14,277 square feet)
Aldermanic District	District 4, Ward 40 Alder Mike Verveer
Neighborhood Association	Capitol Neighborhood, Inc.- Mifflin West
Alder/Neighborhood Notification	November, 2014
Legal Description	See Exhibit A
Lot Area	0.88 acres / 38,377 sq ft
Existing Zoning	UMX Urban Mixed Use
Downtown Plan	West Rail District Mixed Use
Comp. Plan Designation	West Rail District
Development Schedule	April 2015 Construction Start 14-16 Month Construction Period Target Opening: August 2016

PERMIT REQUEST
Requesting a Conditional Use Permit.

DEMOLITION REQUEST
The existing building on-site will be demolished as part of the development, with the possibility of additional pedestrian right of way improvements along Bedford St.

619 W Mifflin Street
Founded 1894
Dobelin & Company Wagon Makers
Historic Property // 46,214 square feet

601 W Dayton Street
Kohl Center
546,311 square feet

602 W Washington Ave
U-Haul
65,340 square feet

545 W Dayton Street
Madison Metro School District
Ruth Bachhuber Doyle Administrative Building
115,525 square feet

ADDRESS:
114 & 116 N BEDFORD ST
PARCEL NUMBER:
070923229318
LEGAL DESCRIPTION:
UNIVERSITY ADDITION TO MADISON, PART OF OUTLOT 6; ORIGINAL PLAT, BLK 23, PRT OF LOTS 9, 10, 11 & 12; FULLY DESC AS FOL: COM AT INTERS OF S LN OF W DAYTON ST & W LN OF N BEDFORD ST, TH S 00 DEG 04 MIN 37 SEC W 253.56 FT TO POB, TH S 47 DEG 46 MIN 11 SEC E 190.6 FT, TH S 44 DEG 41 MIN 35 SEC W 208.32 FT TO PT ON CUR, TH ALG CUR TO LEFT, RAD 468.79 FT, CHRD BRS N 56 DEG 56 MIN 20 SEC W 115.61 FT TO PT OF CUR, TH ALG CUR TO LEFT, RAD 1795.35 FT, CHRD BRS N 64 DEG 20 MIN 27 SEC W 31.36 FT, TH N 29 DEG 52 MIN 27 SEC E 226.5 FT, TH N 79 DEG 56 MIN 20 SEC E 18 FT TO POB

ADDRESS:
115 N BEDFORD ST
PARCEL NUMBER:
070923124253
LEGAL DESCRIPTION:
ORIGINAL PLAT. SE 1/2 OF NW 1/2 OF LOT 1 8 & SE 1/2 OF NW 1/2 OF SW 1/2 OF LOT 17, BLOCK 34

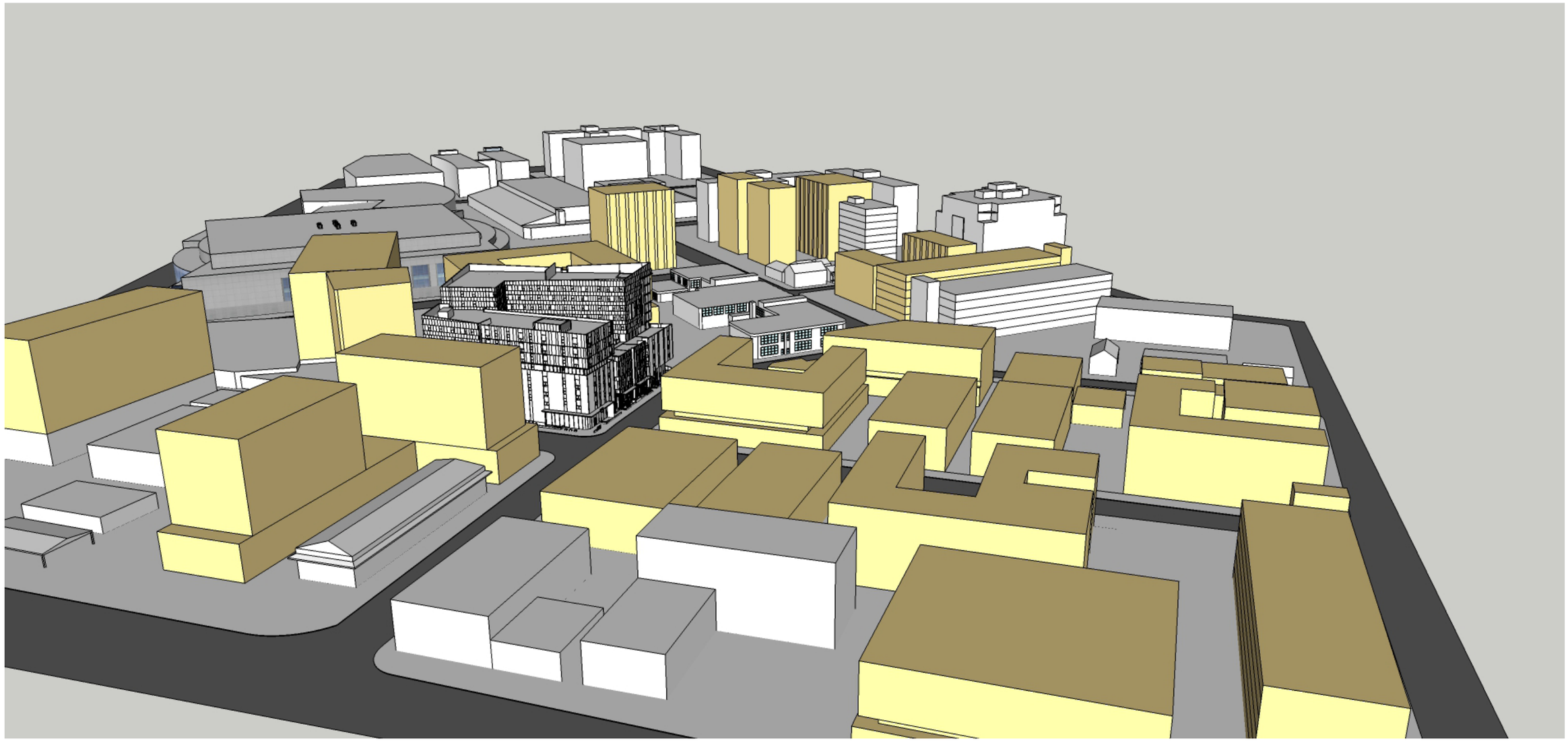
AERIAL VIEW FROM MIFFLIN WEST NEIGHBORHOOD

MASSING CONTEXT VIEW

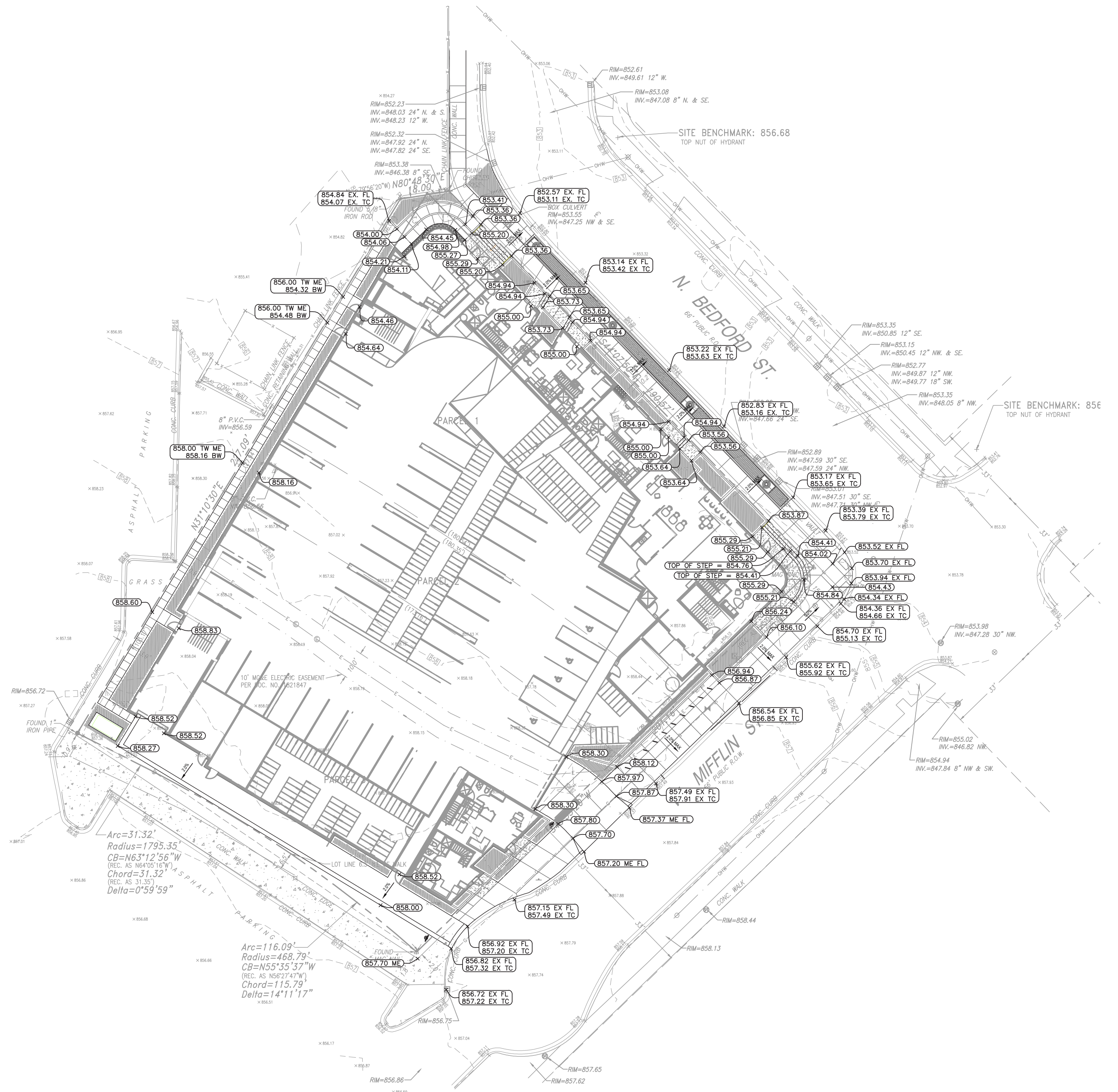
AERIAL VIEW FROM NORTH

MASSING CONTEXT VIEW

CURRENT MASSING CONTEXT



FUTURE MASSING CONTEXT



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 4:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. PROPOSED COUNTOURS ARE NOT SHOWN ON THIS FOR CLARITY PURPOSES.

UTILITY LEGEND

EX. HYDRANT
EX. WATER VALVE
EX. SANITARY SEWER MANHOLE
C.O. EX. SANITARY SEWER CLEANOUT
EX. STORM MANHOLE
EX. STORM CATCH BASIN/INLET
EX. GAS METER
EX. LIGHT POLE
PROPOSED STORM STRUCTURE
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY CLEANOUT
PROPOSED WATER STRUCTURE
PROPOSED LIGHT POLE

GRADING LEGEND

EP = EDGE OF PAVEMENT
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
FL = FLOW LINE
620 PROPOSED CONTOUR
RIDGE RIDGE LINE
2% MAX. SLOPE AND FLOW DIRECTION

No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

Kimley»Horn

200 SOUTH EXECUTIVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6714
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

NOT FOR CONSTRUCTION

VENTURES
Student Living | Residential | Office
Hospitality | Senior Living

GRADING PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER
C6.0

ROOM LEGEND

- 1 Bed 1 Bath Townhome
- 2 Bed 2 Bath Townhome
- Amenity
- Parking Garage
- Service

Total Unit and Bed Count

Floor 1:	Units	5
	Beds	9
Floor 2:	Units	21
	Beds	45
Floor 3:	Units	26
	Beds	55
Floor 4:	Units	23
	Beds	49
Floor 5:	Units	18
	Beds	36
Floor 6:	Units	22
	Beds	42
Floor 7:	Units	22
	Beds	42
Floor 8:	Units	22
	Beds	42
Floor 9:	Units	10
	Beds	26
Floor 10:	Units	10
	Beds	26
Total:	Units	179
	Beds	372

Unit Mix:

Student:	Units	107
	Beds	267
Young Prof:	Units	72
	Beds	106

Area

Floor Area	259,821 sf
Parking Area	36,880 sf
Outdoor Spaces	9,480 sf
Total	306,181 sf

Parking Count

Ground Level	47
Parking Mezzanine	38
Total	*85*

Bicycle Parking Count

	provided	required
Uncovered		
Ground Level	20	18
Covered		
Ground Level	206	199
Total	*226 (206 covered)*	

Moped/Motorcycle Parking Count

Parking Level 1	5
Mezzanine	12
Total	*17*

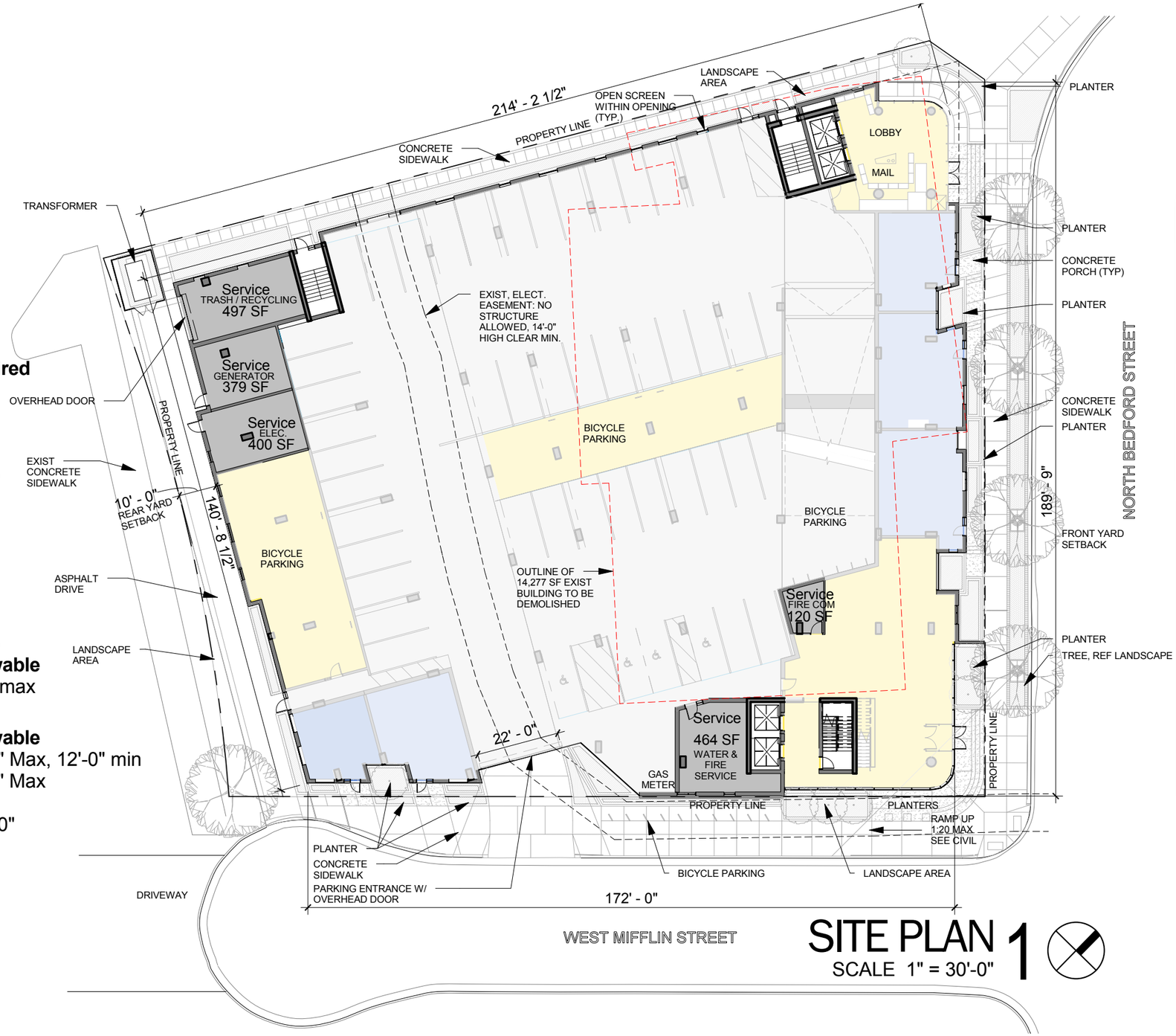
Lot Coverage

(does not include courtyard or terrace)

actual	allowable
83%	90% max

Building Height:

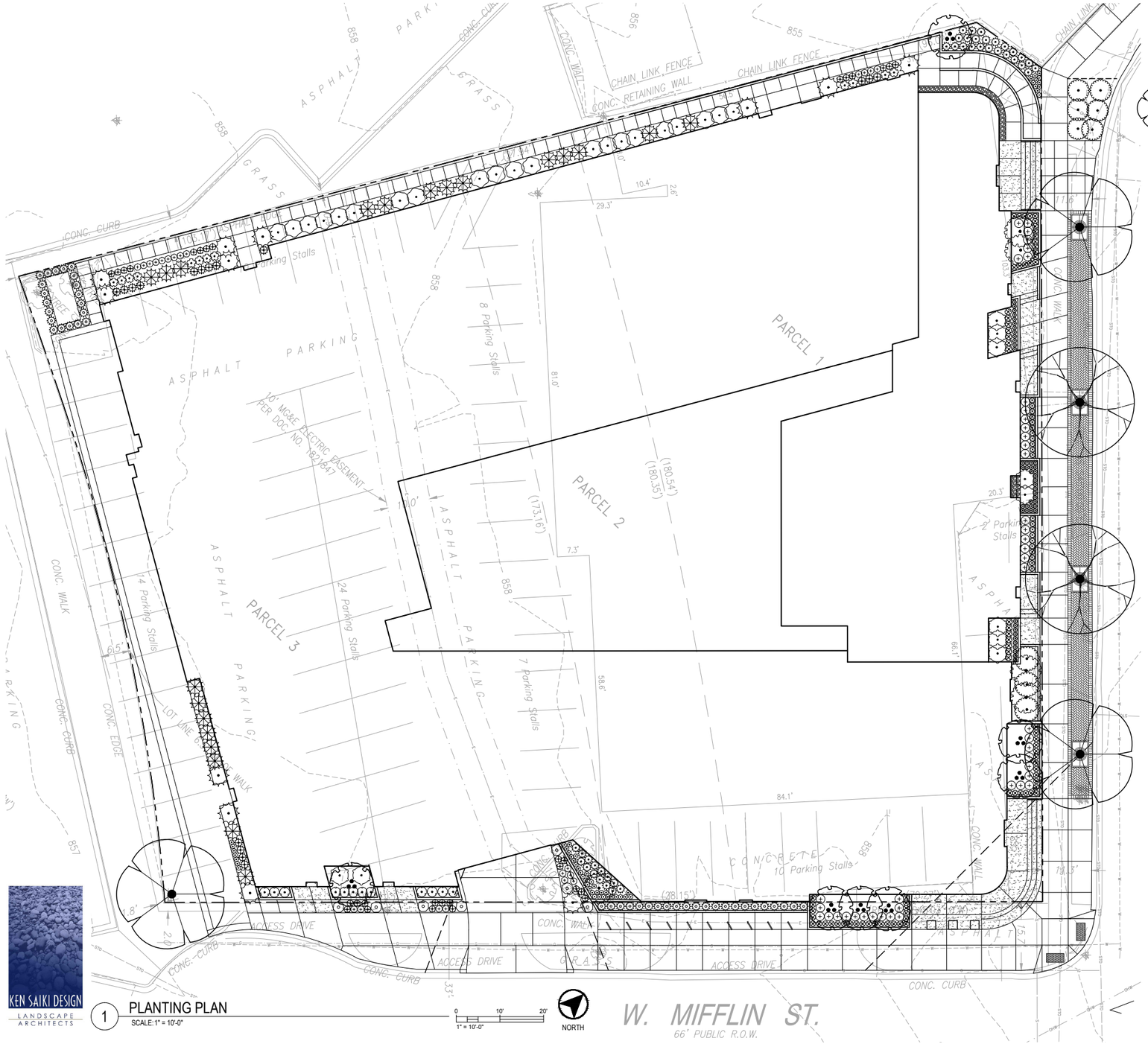
	provided	allowable
Ground Level	18'-0"	18'-0" Max, 12'-0" min
Upper Levels	10'-0"	14'-0" Max
1st Floor to Roof:	98'-0"	130'-0"



SITE PLAN 1

SCALE 1" = 30'-0"

LANDSCAPE SITE PLAN



1 PLANTING PLAN
SCALE: 1" = 10'-0"

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	ARH	Amelanchier x grandiflora `Robin Hill` / Apple Serviceberry	7
	GAG	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	3
	GDE	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	2

DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Aib	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	21
	Haa	Hydrangea arborescens `Annabelle` / Annabelle Smooth Hydrangea	10
	Rgl	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	9
	Rtb	Rhus typhina `Baltiger` TM / Tiger Eyes Sumac	5
	Sbt	Spiraea betulifolia `Tor` / Birchleaf Spirea	12

EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Bgg	Buxus x `Green Gem` / Green Gem Boxwood	43
	Jcs	Juniperus chinensis `Spartan` / Spartan Juniper	21
	Jcc	Juniperus sabina `Calgary Carpet` TM / Calgary Carpet Juniper	12

HERBACEOUS PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	asb	Allium tanguticum `Summer Beauty` / Summer Beauty Globe Lily	50
	asp	Astilbe chinensis `Pumila` / Dwarf Pink Astilbe	21
	acv	Astilbe chinensis `Visions in Red` / Chinese Astilbe	14
	cnn	Calamintha nepeta ssp. nepeta / Lesser Calamint	22
	cid	Carex x `Ice Dance` / Ice Dance Sedge	48
	gbv	Geranium macrorrhizum `Beven`s Variety` / Beven`s Variety Geranium	60
	nwl	Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	7
	pls	Perovskia atriplicifolia `Little Spire` TM / Little Spire Russian Sage	12
	saj	Sedum x `Autumn Joy` / Autumn Joy Sedum	30

ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	ckf	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	38
	pnw	Panicum virgatum `North Wind` / Northwind Switch Grass	16
	pvs	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	42

NOTES:
1. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
2. SEE CIVIL DRAWINGS FOR SITE DEMOLITION, LAYOUT AND GRADING.
3. SEE CIVIL DRAWINGS FOR INFORMATION PERTAINING TO STORMWATER MANAGEMENT.
4. CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4891) AT LEAST ONE WEEK PRIOR TO FORMING CONCRETE AND CONSTRUCTING TREE GRATES TO DETERMINE TREE LOCATIONS.
5. CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4891) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

LANDSCAPE PLANTING PLAN

ROOM LEGEND

- 1 Bed 1 Bath Townhome
- 2 Bed 2 Bath Townhome
- Amenity
- Parking Garage
- Service

1ST FLOOR PLAN 1

SCALE 1" = 30'-0"

ROOM LEGEND

- 1 Bed 1 Bath Townhome
- 2 Bed 2 Bath Townhome
- Amenity
- Parking Garage
- Service

MEZZANINE 1

SCALE 1" = 30'-0"

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Amenity
- Outdoor Patio
- Service
- Studio
- Trash

Floor 2 Units

Units	21
Beds	45

FLOOR 2 1

SCALE 1" = 30'-0"

COURTYARD LANDSCAPE PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 2 Bed 2 Bath Loft
- 4 Bed 4 Bath
- Service
- Studio
- Trash

Floor 3 Units

Units	26
Beds	55

FLOOR 3 1

SCALE 1" = 30'-0"

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bd 2 Ba Loft(YP)
- 2 Bed 2 Bath
- 2 Bed 2 Bath Loft
- 4 Bed 4 Bath
- Access
- Service
- Studio
- Trash

Floor 4 Units

Units	23
Beds	49

FLOOR 4 1

SCALE 1" = 30'-0"

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Amenity
- Service
- Studio
- Terrace
- Trash

Floor 5 Units

Units	18
Beds	36

FLOOR 5 1

SCALE 1" = 30'-0"

RAISED PLANTER WITH INTEGRATED BENCH

RAISED PLANTER WITH INTEGRATED BENCH

ORNAMENTAL TREE OVER STRUCTURAL COLUMN

CONTIGUOUS RAISED PLANTER ALONG BEDFORD STREET

ORNAMENTAL TREE OVER STRUCTURAL COLUMN

SEATING WITH SHADE UMBRELLA

FIXED SEATING AROUND NATURAL GAS FIRE PIT

+18"

+30"

ELEVATOR LOBBY

APARTMENT

ORNAMENTAL TREE OVER STRUCTURAL COLUMN

ZEN GARDEN WITH DECORATIVE BOULDER OVER STRUCTRUAL COLUMN.

ORNAMENTAL TREE OVER STRUCTURAL COLUMN

FLEX SPACE WITH MOVEABLE TABLES AND CHAIRS (MOVE FURNITURE FOR YOGA CLASSES)

AMENITY (CLUB HOUSE)

0 10' 20'

1" = 10'-0"

NORTH

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

TERRACE LANDSCAPE PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Service
- Studio
- Trash

Floor 6 Units

Units	22
Beds	42

Floor 7 Units

Units	22
Beds	42

Floor 8 Units

Units	22
Beds	42

FLOOR 6 (7-8 SIM) 1

SCALE 1" = 30'-0"

ROOM LEGEND

- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Service
- Studio

Floor 9 Units

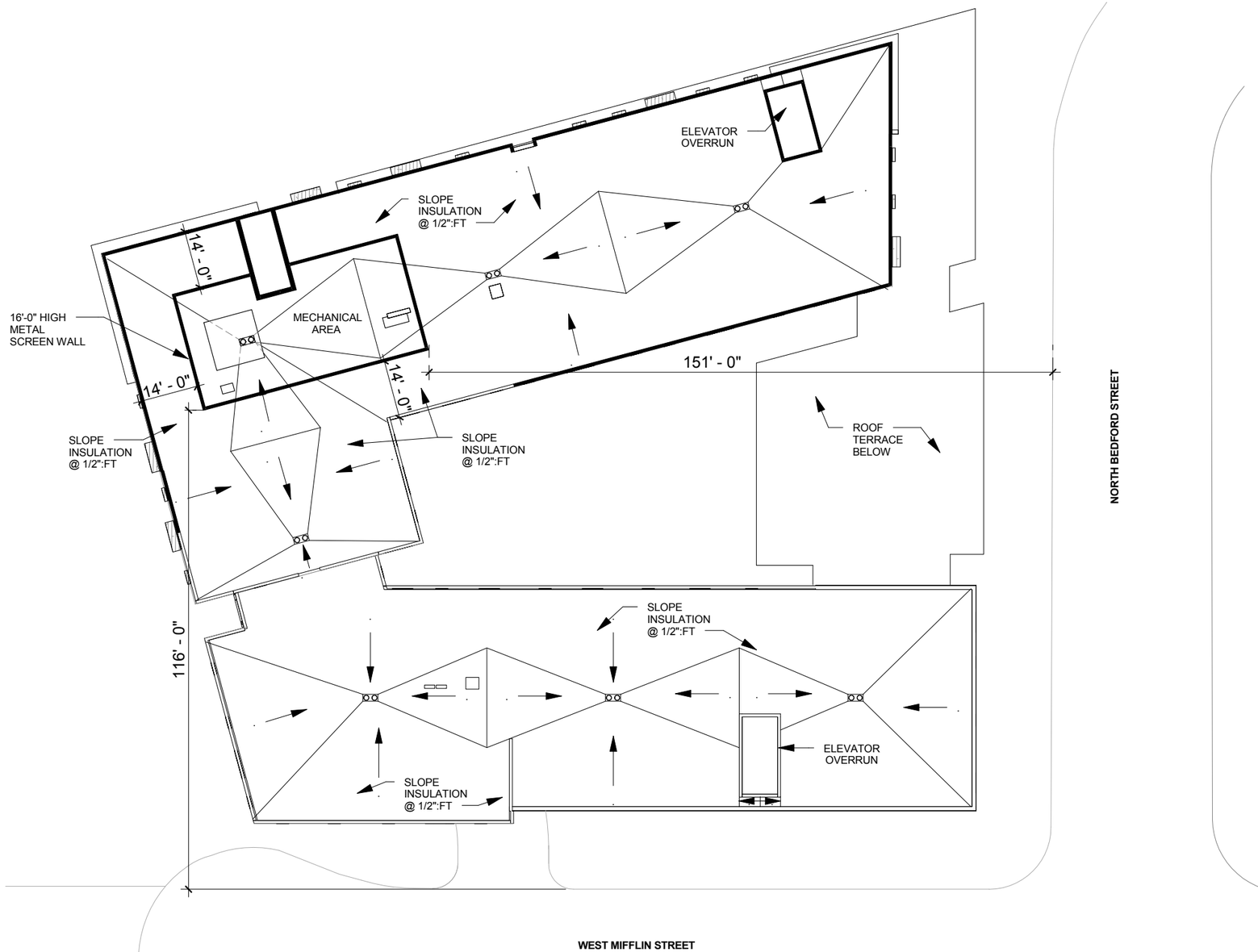
Units	10
Beds	26

Floor 10 Units

Units	10
Beds	26

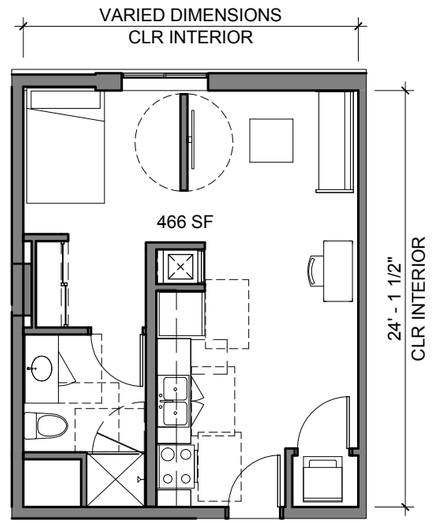
FLOOR 9 (10 SIM) 1

SCALE 1" = 30'-0"

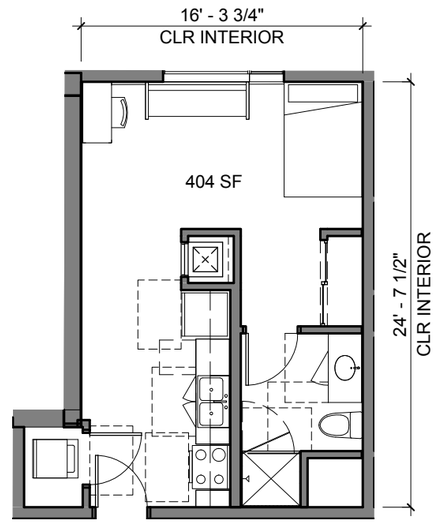


ROOF PLAN 1

SCALE 1" = 30'-0"



1 TYPICAL STUDIO
1/8" = 1'-0"



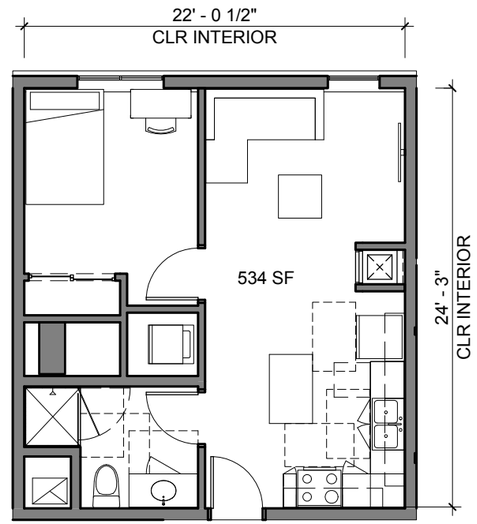
2 TYPICAL STUDIO ALT A
1/8" = 1'-0"

STUDIO COUNT PER FLOOR:

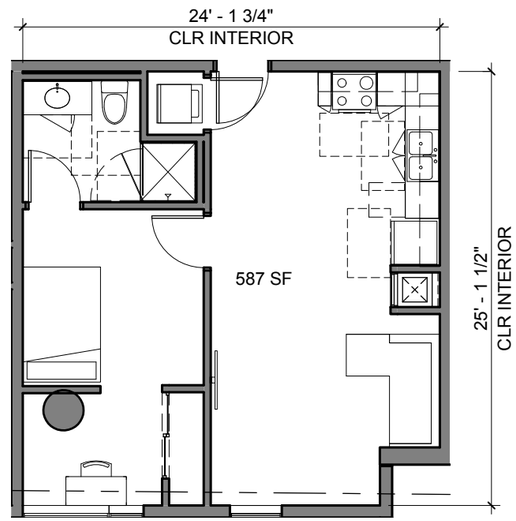
FIRST FLOOR:	0
SECOND FLOOR:	4
THIRD FLOOR:	5
FOURTH FLOOR:	5
FIFTH FLOOR:	3
SIXTH FLOOR:	4
SEVENTH FLOOR:	4
EIGHTH FLOOR:	4
NINTH FLOOR:	2
TENTH FLOOR:	2
TOTAL NUMBER:	33

STUDIO CORNER UNIT COUNT PER FLOOR:

FIRST FLOOR:	0
SECOND FLOOR:	0
THIRD FLOOR:	0
FOURTH FLOOR:	0
FIFTH FLOOR:	1
SIXTH FLOOR:	1
SEVENTH FLOOR:	1
EIGHTH FLOOR:	1
NINTH FLOOR:	0
TENTH FLOOR:	0
TOTAL NUMBER:	4



1 TYPICAL 1 BED 1 BATH
1/8" = 1'-0"



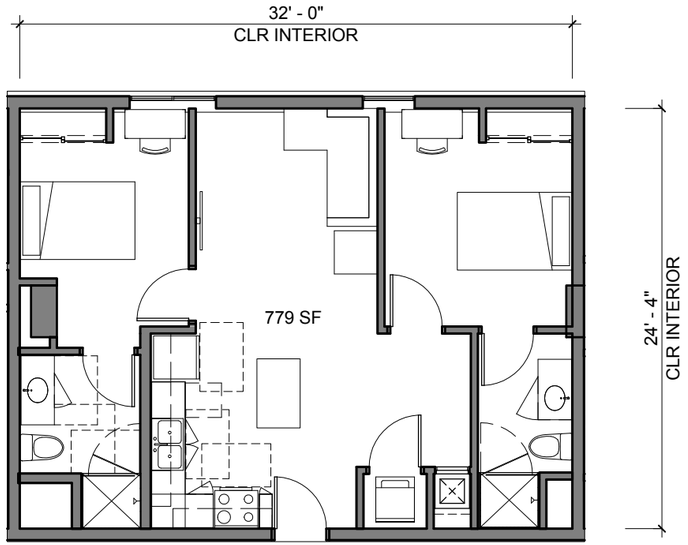
2 TYPICAL 1 BED 1 ALT A
1/8" = 1'-0"

1 BED 1 BATH COUNT PER FLOOR:

FIRST FLOOR:	0
SECOND FLOOR:	4
THIRD FLOOR:	4
FOURTH FLOOR:	4
FIFTH FLOOR:	4
SIXTH FLOOR:	5
SEVENTH FLOOR:	5
EIGHTH FLOOR:	5
NINTH FLOOR:	2
TENTH FLOOR:	2
TOTAL NUMBER:	33

1 BED 1 BATH ALT A COUNT PER FLOOR:

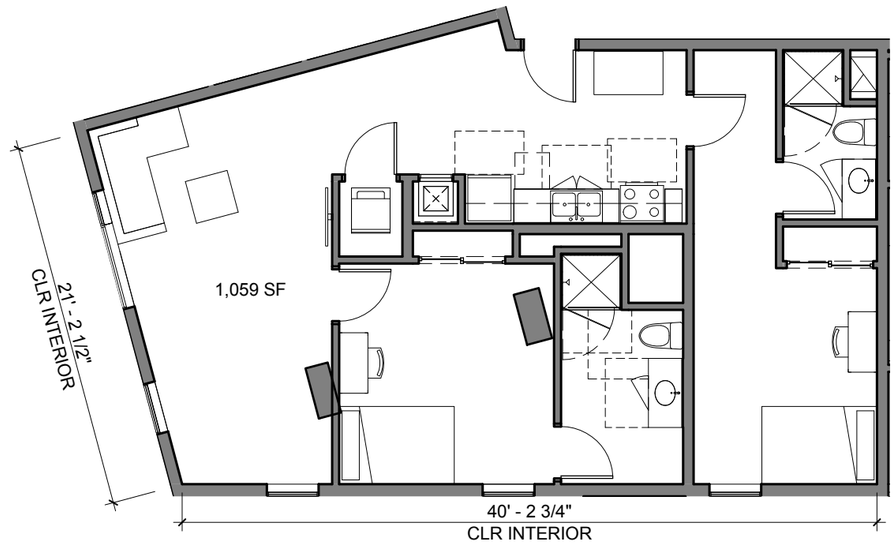
FIRST FLOOR:	0
SECOND FLOOR:	1
THIRD FLOOR:	1
FOURTH FLOOR:	1
FIFTH FLOOR:	1
SIXTH FLOOR:	1
SEVENTH FLOOR:	1
EIGHTH FLOOR:	1
NINTH FLOOR:	0
TENTH FLOOR:	0
TOTAL NUMBER:	7



1 TYPICAL 2 BED 2 BATH
1/8" = 1'-0"

2 BED 2 BATH COUNT PER FLOOR:

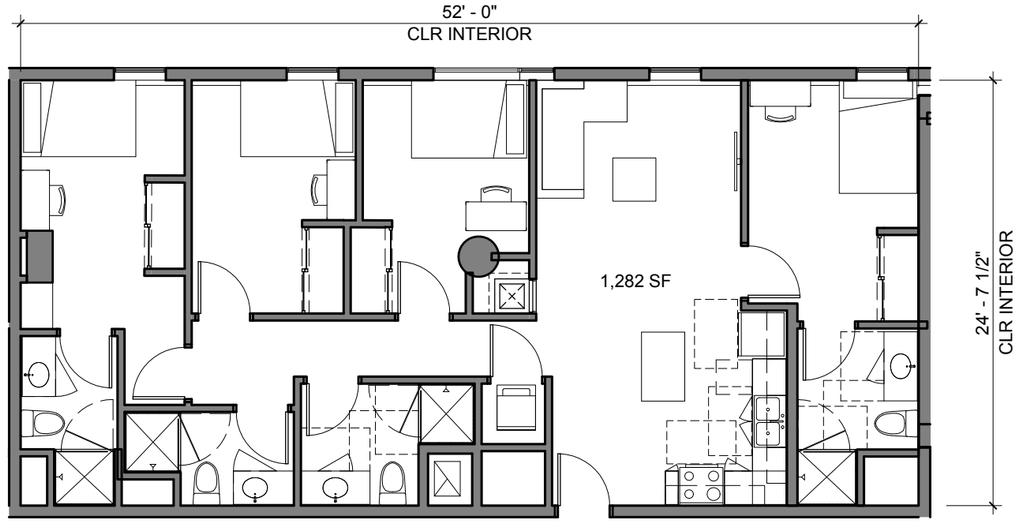
FIRST FLOOR:	0
SECOND FLOOR:	8
THIRD FLOOR:	10
FOURTH FLOOR:	10
FIFTH FLOOR:	5
SIXTH FLOOR:	7
SEVENTH FLOOR:	7
EIGHTH FLOOR:	7
NINTH FLOOR:	4
TENTH FLOOR:	4
TOTAL NUMBER:	62



2 TYPICAL 2 BED 2 BATH CORNER
1/8" = 1'-0"

2 BED 2 BATH CORNER UNIT COUNT PER FLOOR:

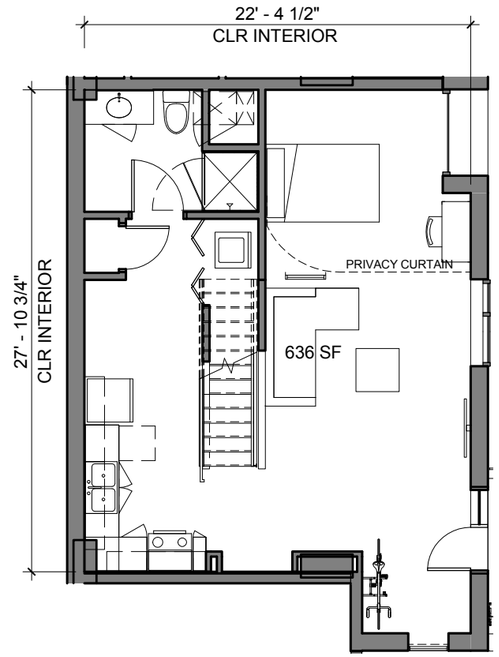
FIRST FLOOR:	0
SECOND FLOOR:	1
THIRD FLOOR:	1
FOURTH FLOOR:	1
FIFTH FLOOR:	1
SIXTH FLOOR:	1
SEVENTH FLOOR:	1
EIGHTH FLOOR:	1
NINTH FLOOR:	0
TENTH FLOOR:	0
TOTAL NUMBER:	7



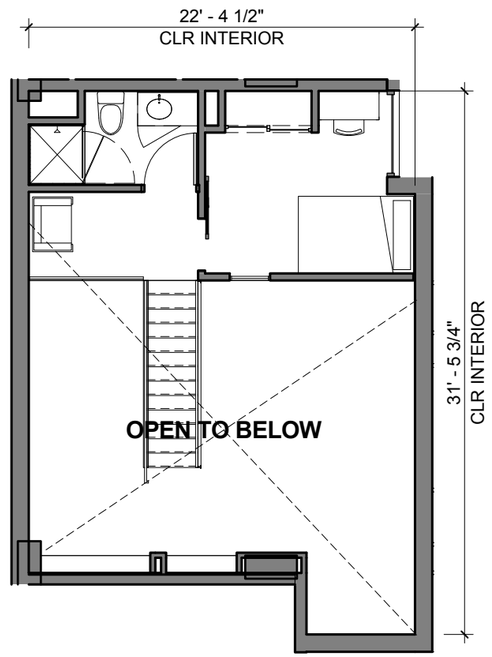
1 TYPICAL 4 BED 4 BATH
1/8" = 1'-0"

4 BED 4 BATH COUNT PER FLOOR:

FIRST FLOOR:	0
SECOND FLOOR:	5
THIRD FLOOR:	5
FOURTH FLOOR:	5
FIFTH FLOOR:	4
SIXTH FLOOR:	4
SEVENTH FLOOR:	4
EIGHTH FLOOR:	4
NINTH FLOOR:	4
TENTH FLOOR:	4
TOTAL NUMBER:	39



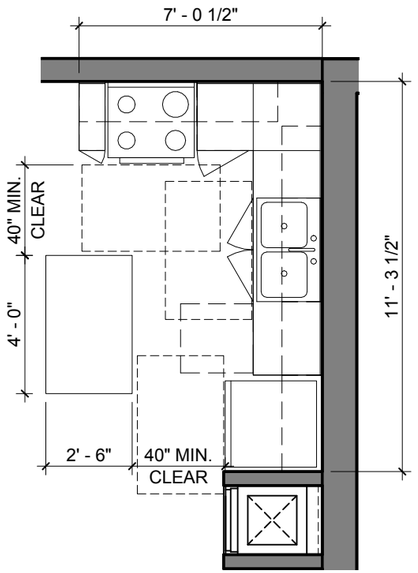
1 TYPICAL TOWNHOME 1ST FLOOR
1/8" = 1'-0"



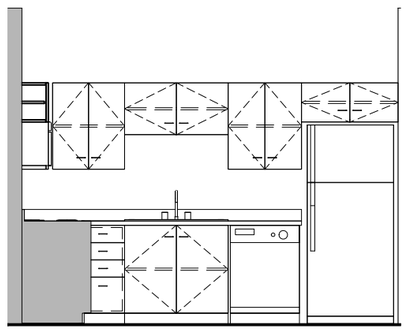
2 TYPICAL TOWNHOME MEZZANINE
1/8" = 1'-0"

TOWNHOME COUNT PER FLOOR:

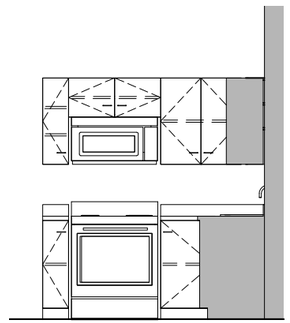
FIRST FLOOR:	5
SECOND FLOOR:	0
THIRD FLOOR:	0
FOURTH FLOOR:	0
FIFTH FLOOR:	0
SIXTH FLOOR:	0
SEVENTH FLOOR:	0
EIGHTH FLOOR:	0
NINTH FLOOR:	0
TENTH FLOOR:	0
TOTAL NUMBER:	5



1 TYPICAL TYPE B "L" KITCHEN
1/4" = 1'-0"

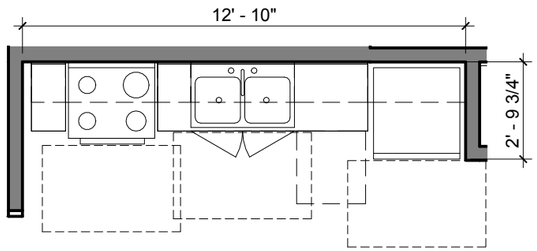


2 ELEVATION A
1/4" = 1'-0"

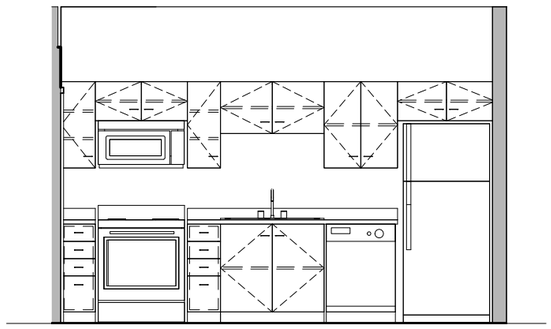


3 TYPICAL TYPE B "L" KITCHEN
ELEVATION B
1/4" = 1'-0"

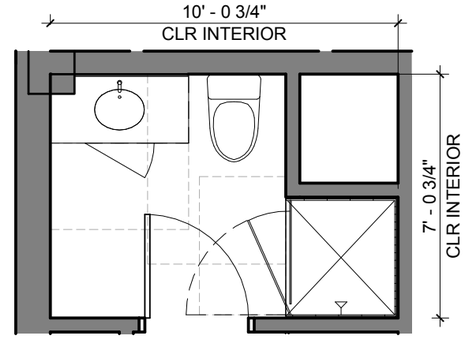
"TYPE A" KITCHEN NOT SHOWN



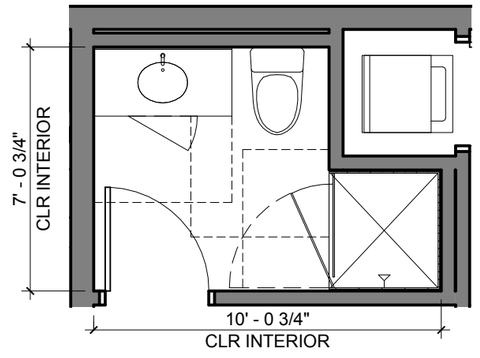
4 TYPICAL TYPE B STRAIGHT KITCHEN
1/4" = 1'-0"



5 TYPICAL TYPE B STRAIGHT KITCHEN
ELEVATION
1/4" = 1'-0"

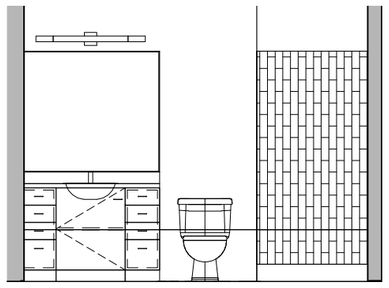


1 TYPICAL TYPE B BATHROOM-TOWNHOME
1/4" = 1'-0"

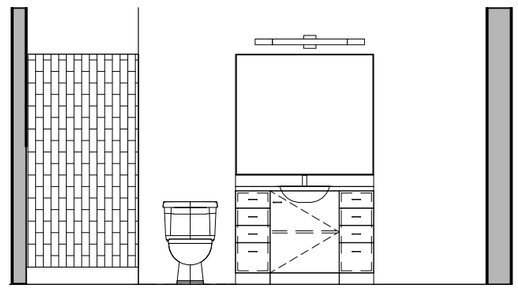


2 TYPICAL TYPE B BATHROOM
1/4" = 1'-0"

"TYPE A" BATHROOM NOT SHOWN



3 TYPICAL TYPE B BATHROOM-TOWNHOME
1/4" = 1'-0"



4 TYPICAL TYPE B BATHROOM ELEVATION
1/4" = 1'-0"

MAIN MASSING RENDERING

BUILDING RENDERING

VIEW FROM DAYTON STREET

CONCEPTUAL RENDERING

NORTH LOBBY VIEW

CONCEPTUAL RENDERING

CONCEPTUAL RENDERING

BEDFORD STREET VIEW

CONCEPTUAL RENDERING

TOWNHOME VIEW

CONCEPTUAL RENDERING

CONCEPTUAL RENDERING

VIEW FROM KOHL CENTER

CONCEPTUAL RENDERING

VIEW FROM MIFFLIN LOOKING EAST

CONCEPTUAL RENDERING

Opening Percentage:

	prov.	req.
Ground Level		
Residential	28%	15% Min
Non-Residential	50%	50% Min
Upper Levels		
Floor 2	28%	15% Min
Floor 3	27%	15% Min
Floor 4	28%	15% Min
Floor 5	58%	15% Min
Floor 6	28%	15% Min
Floor 7	28%	15% Min
Floor 8	28%	15% Min
Floor 9	36%	15% Min
Floor 10	36%	15% Min

NO.	DESCRIPTION
1	METAL PANEL - COLOR 1
2	MASONRY VENEER
3	CEMENT BOARD PANEL, PATTERN TBD
4	PHENOLIC PANEL OR COMPLIMENTARY MASONRY MATERIAL
5	ALUMINUM STOREFRONT W/ CLEAR GLASS
6	ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL
7	METAL PANEL - COLOR 2
14	TOWNHOME CANOPY
15	MAIN LOBBY ENTRANCE CANOPY
17	BLADE PROJECTION
19	TOWNHOME EXTERIOR DOOR
20	LOBBY ENTRANCE DOOR
21	DECORATIVE LIGHT FIXTURE
23	SIGNAGE ZONE
26	METAL PANEL - COLOR 3

EAST ELEVATION 1

SCALE 1/16" = 1'-0"

Opening Percentage:

	provided	required
Ground Level		
Residential	28%	15% Min
Non-Residential	50%	50% Min
Upper Levels		
Floor 2	25%	15% Min
Floor 3	25%	15% Min
Floor 4	25%	15% Min
Floor 5	33%	15% Min
Floor 6	19%	15% Min
Floor 7	19%	15% Min
Floor 8	19%	15% Min

NO.	DESCRIPTION
1	METAL PANEL - COLOR 1
2	MASONRY VENEER
3	CEMENT BOARD PANEL, PATTERN TBD
4	PHENOLIC PANEL OR COMPLIMENTARY MASONRY MATERIAL
5	ALUMINUM STOREFRONT W/ CLEAR GLASS
6	ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL
7	METAL PANEL - COLOR 2
8	METAL MESH SCREEN
9	ALUMINUM WINDOW W/ FROSTED GLASS OR CITY APPROVED EQUAL
10	OVERHEAD DOOR (RECESSED)
13	CONCRETE LANDSCAPE WALLS
14	TOWNHOME CANOPY
15	MAIN LOBBY ENTRANCE CANOPY
19	TOWNHOME EXTERIOR DOOR
21	DECORATIVE LIGHT FIXTURE
22	GARAGE & PARKING SIGNAGE ZONE
26	METAL PANEL - COLOR 3

SOUTH ELEVATION 1

SCALE 1/16" = 1'-0"

NO.	DESCRIPTION
1	METAL PANEL - COLOR 1
2	MASONRY VENEER
3	CEMENT BOARD PANEL, PATTERN TBD
5	ALUMINUM STOREFRONT W/ CLEAR GLASS
6	ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL
7	METAL PANEL - COLOR 2
8	METAL MESH SCREEN
11	SLIDING GATE
17	BLADE PROJECTION
18	EXTERIOR DOOR
26	METAL PANEL - COLOR 3

Opening Percentage:

	prov.	req'd.
Upper Levels		
Floor 2	16%	15% Min
Floor 3	16%	15% Min
Floor 4	16%	15% Min
Floor 5	20%	15% Min
Floor 6	21%	15% Min
Floor 7	21%	15% Min
Floor 8	22%	15% Min
Floor 9	22%	15% Min
Floor 10	21%	15% Min

NORTH ELEVATION 1

SCALE 1/16" = 1'-0"

Opening Percentage:

	provided	required
Upper Levels		
Floor 2	24%	15% Min
Floor 3	24%	15% Min
Floor 4	24%	15% Min
Floor 5	18%	15% Min
Floor 6	24%	15% Min
Floor 7	24%	15% Min
Floor 8	26%	15% Min
Floor 9	24%	15% Min
Floor 10	21%	15% Min

NO.	DESCRIPTION
1	METAL PANEL - COLOR 1
2	MASONRY VENEER
3	CEMENT BOARD PANEL, PATTERN TBD
4	PHENOLIC PANEL OR COMPLIMENTARY MASONRY MATERIAL
6	ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL
7	METAL PANEL - COLOR 2
8	METAL MESH SCREEN
10	OVERHEAD DOOR (RECESSED)
14	TOWNHOME CANOPY
17	BLADE PROJECTION
18	EXTERIOR DOOR
19	TOWNHOME EXTERIOR DOOR

WEST ELEVATION. 1

SCALE 1/16" = 1'-0"

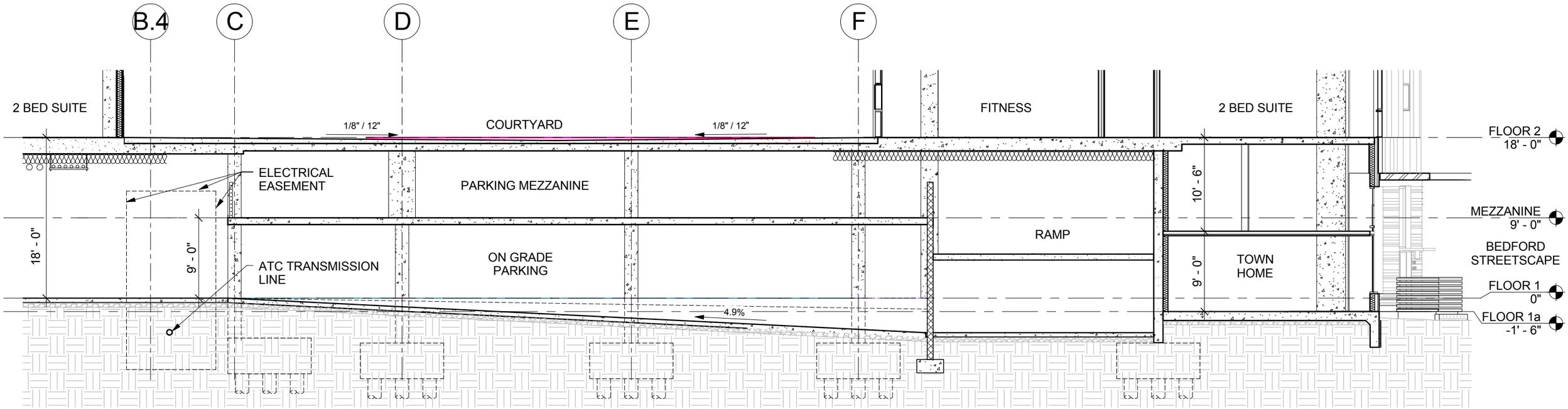
BEDFORD ELEVATION - ZONING DIAGRAM 1

SCALE 1/16" = 1'-0"

ZONING DIAGRAM

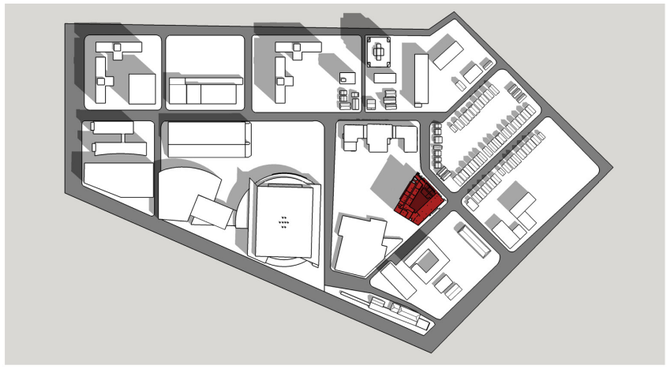
MIFFLIN ELEVATION - ZONING DIAGRAM 1

SCALE 1/16" = 1'-0"

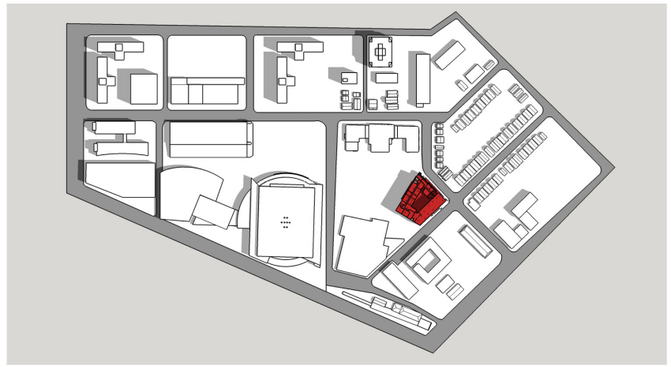


SECTION FROM PROJECT HIGH POINT TO BEDFORD STREET 1

SCALE: 1/8”=1’-0”

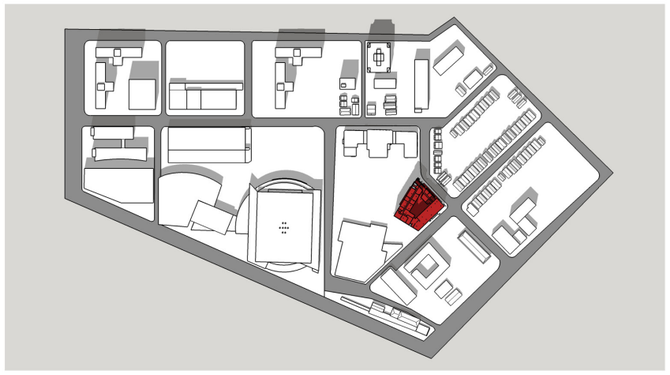


MARCH 20 9:30 AM

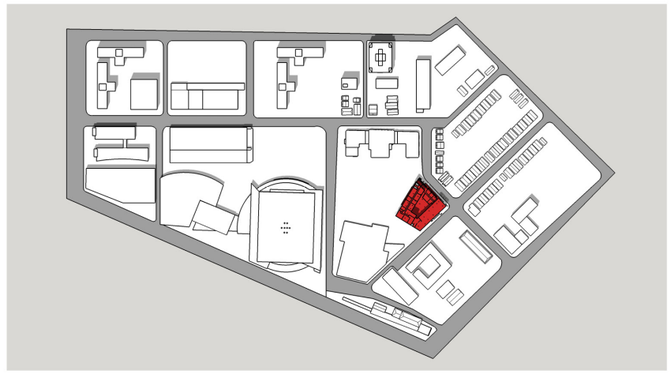


JUNE 20 9:30 AM

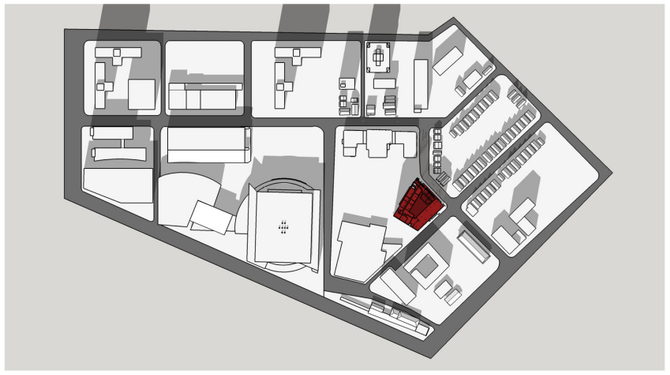
DECEMBER 20 9:30 AM



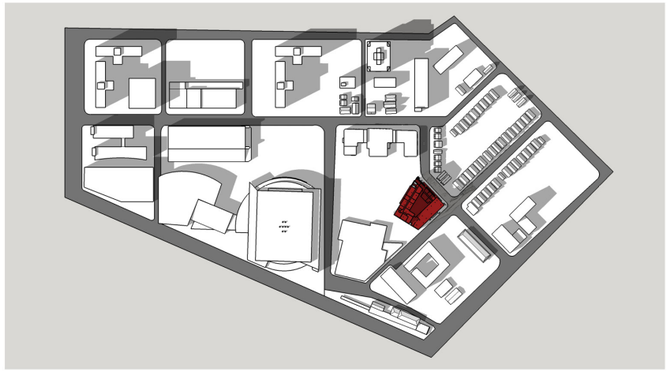
MARCH 20 12:30 PM



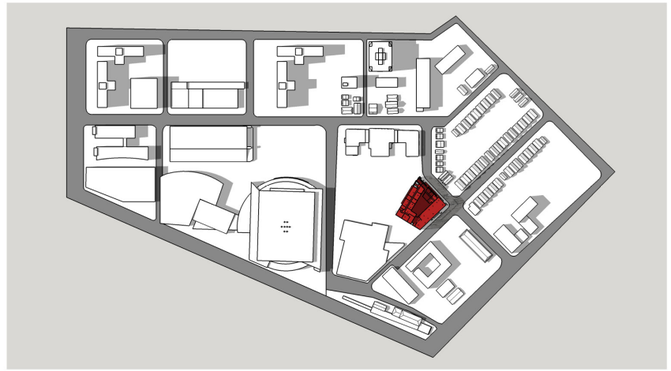
JUNE 20 12:30 PM



DECEMBER 20 12:30 PM

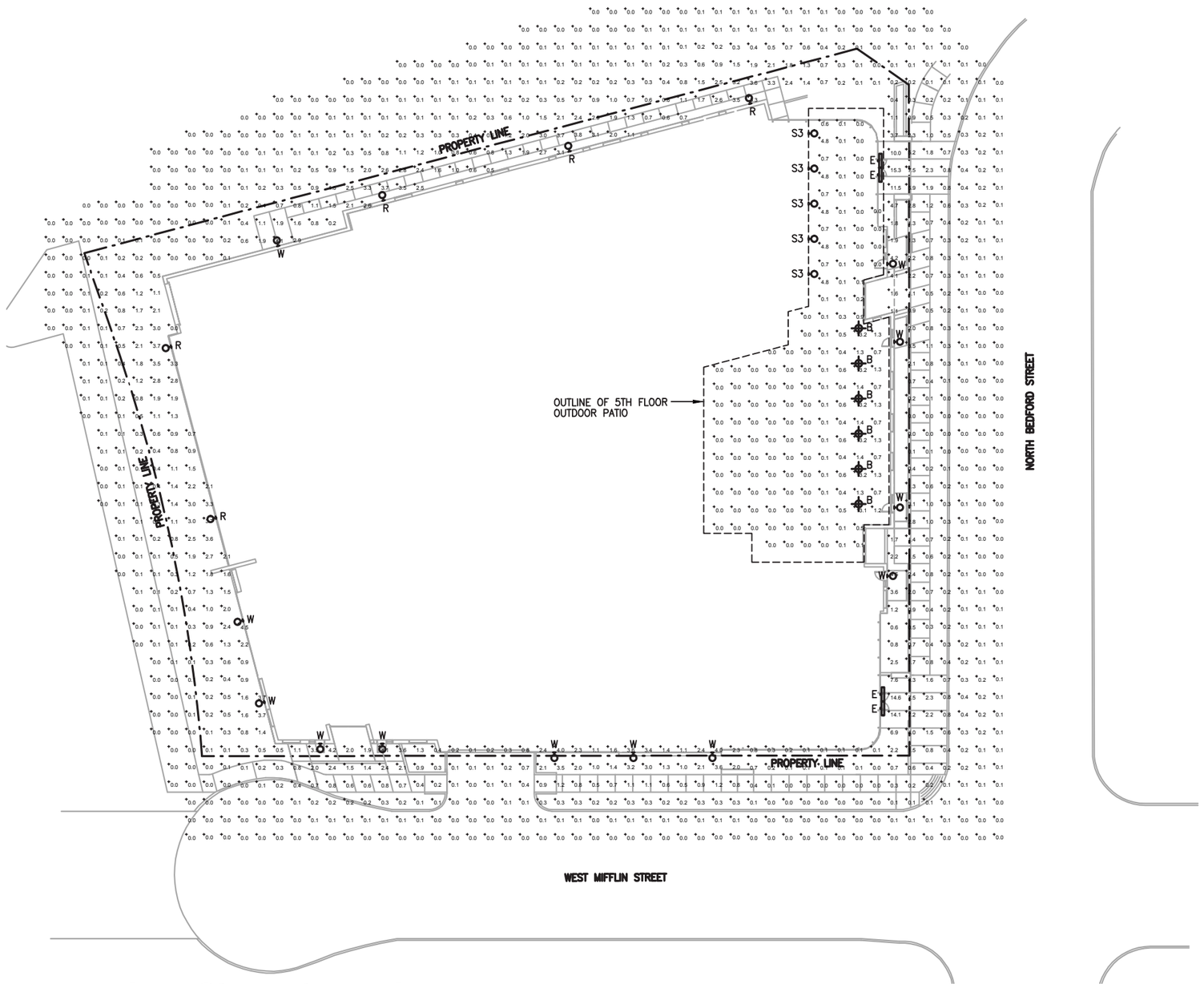


MARCH 20 3:30 PM



JUNE 20 3:30 PM

DECEMBER 20 3:30 PM



FIXTURE TYPE "B"

Shielded bollards with symmetrical light output

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Two piece die-cast aluminum construction consisting of a die-cast post and a die-cast top casting. The upper and lower castings are secured by four stainless steel fasteners which need to be removed for lamp access. The construction is robust enough for people to sit or stand on. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Lamp enclosure: One piece spun aluminum lamp housing is located inside the lower post. A clear fresnel, hand blown, crystal glass diffusor with a screw neck is also located inside of the housing to create a sealed lamp/ballast module independent of the outer castings.

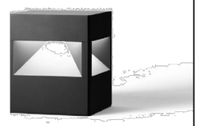
Electrical: Lampholders are porcelain, G12 base with nickel plated contacts. Ballasts are located inside the lower casting and are electronic, universal voltage (120V through 277V).

Anchor base: Thick gauge aluminum plate provided with slotted holes. The plate secures to the lower casting with four stainless steel rods. The plate mounts to a BEGA #9806C anchorage kit (supplied).

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in five standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), Eurocoat™ (ERC). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

U.L. listed for US and Canadian Standards, suitable for wet locations. Protection class: IP 65.

Lamp	Lumen	A	B	Anchorage
7785MH 1 39W T6 G12 MH	3300	16¾	18	**806E**



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX(805)566-9474

BEGA

Photometric Filename: 7785MH.ies

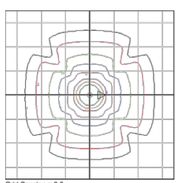
TEST: BE2829
TEST LAB: BEGA GERMANY
DATE: 3/10/2008
LUMINAIRE: 7785MH
LAMP: (1) 39W T6 G12 MH

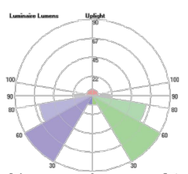
Characteristics

IES Classification	Type VS
Longitudinal Classification	Very Short
Cutoff Classification (deprecated)	Cutoff
Lumens Per Lamp	3300 (1 lamp)
Total Lamp Lumens	3300
Luminaire Lumens	379
Total Luminaire Efficiency	11 %
Downward Total Efficiency	11 %
Luminaire Efficacy Rating (LER)	8
Upward Waste Light Ratio	0.03
Max. Cd.	91.245 (25H, 45V)
Max. Cd. (<90 Vert.)	91.245 (25H, 45V)
Max. Cd. (At 90 Deg. Vert.)	4.884 (0.1%Lamp)
Max. Cd. (80 to <90 Deg. Vert.)	80.817 (2.4%Lamp)
Total Luminaire Watts	45
Ballast Factor	1.00

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	11.1	0.3	2.9
FM (30-60)	89.9	2.7	23.8
FH (60-90)	62.3	1.9	16.5
FVH(80-90)	20.8	0.6	5.5
BL (0-30)	11.1	0.3	2.9
BM (30-60)	89.9	2.7	23.8
BH (60-80)	62.3	1.9	16.5
BVH(80-90)	20.8	0.6	5.5
UL (90-100)	3.9	0.1	1.0
UH (100-180)	6.4	0.2	1.7
Total	378.5	11.3	100.0
BUG Rating	**B0-U1-G1**		





Grid Spacing = 3 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
 10/8/2012

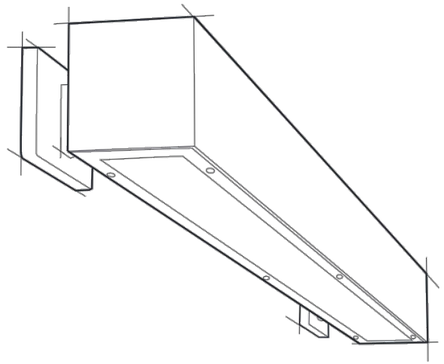
Madison Student Housing

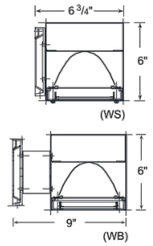
114-116 NORTH BEDFORD STREET
MADISON, WI 53703

Preliminary Site Lighting Plan - Illuminance Calculation - Light Fixture Selections
SCALE: 1" = 30'-0"
DATE: 12/10/2014

FIXTURE TYPE "E"
MOUNTING HEIGHT: 10'-0" A.F.G.

Type
Job Name
Catalog Number





ordering

series	lamp rows	nominal length	shielding	color/finish	distribution	circuiting	voltage	mounting	options
P61									
	1T8	02'	PCL* clear poly-carbonate lens	TMW textured matte white	D1 direct	SC single circuit	120	SUR surface mount to ceiling	EML*
	2T8	03'			D4W* asymmetric to wall		277		EMH*
	1T5	04'	WA white acrylic lens	YGW* gloss white	D4R* asymmetric to room	DC* dual circuit (in-line)	347	WB wall bracket (3")	DM
	2T5	R_*	*standard	YPE pewter	*1 lamp only	*2 lamp only	UNV*	WS wall spacer (3/4")	RSE
	1T5HO	*row length		Y__ premium color			*120-277		10THD
	2T5HO			CC custom color					B__
				*standard					LT
									FH
									TRS
									*consult factory for fixtures <4' long

Applications Exterior wall mounts, parking structures, commercial roll-up door applications.

Features An IP65 rated aluminum 6" x 6" profile wet location luminaire. It features a one-piece gasketed door frame. Available with one or two T5/T5HO or T8 lamps in cross-section. The fixture also offers a choice of symmetric or asymmetric light patterns.

Construction The housing, available in 2-, 3- or, 4-foot standard lengths, is made of die-formed 18-gauge sheet aluminum, and can be through wired for continuous row applications.

Finish The standard housing finish is gloss white (YGW) using polyester powder paint. Refer to the **Color Selector** for optional paint colors.

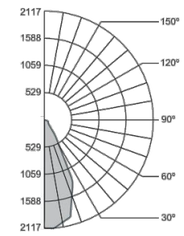
Electrical T8 fixtures have instant-start electronic ballasts with less than 20% THD. T5 and T5HO fixtures have programmed-start electronic ballasts with less than 10% THD. Fixtures are IP65 rated, I.B.E.W. manufactured, and U.L. labeled "Suitable for wet locations" and "Suitable for Mounting with 4-feet of the ground". Maximum ballast size available: 1.7" width x 1.18" height.

Mounting Fixture is to be wall or surface-mounted.

Options **EML**: emergency battery (600-700 lumens); **EMH**: emergency battery (1100-1400 lumens): **DM**: dimming (specify manufacturer, voltage and other requirements); **RSE**: rapid-start electronic; **10THD**: ballast with <10% total harmonic distortion; **B_**: specific ballast, specify manufacturer and catalog number (consult factory); **LT**: low temperature ballast; **FH**: fixture fusing (slow blow); **TRS**: tamper resistant.

photometric data

P-61-1T5-04-PCL-TMW-D1-120
Report # LLI100910A D=100% I=0.0%
Spacing Criteria: Along 1.2; Across .90
Lamp Lumens: 5000 Input Watts: 49.91



Candlepower Summary

Vertical Angle	Horizontal Angle 0°	22.5°	45°	67.5°	90°
0	2085	2085	2085	2085	2085
5	2064	2101	2117	2110	2110
15	1978	2009	2021	1944	1945
25	1816	1870	1716	1498	1314
35	1575	1539	1039	515	375
45	1264	116	317	127	115
55	901	507	100	105	88
65	509	78	61	83	88
75	160	41	45	49	50
85	16	20	22	20	19
90	0	0	0	0	0

Zonal Lumen Summary

Zone	% Lamp	% Luminaire
0-90	62.4	100.00
90-180	0.00	0.00

Efficiency = 62.4%

Luminance Summary (cd/m²)

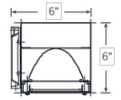
Angle	0°	45°	90°
45	15209	3814	1384
55	13365	1483	1305
65	10248	1228	1772
75	5260	1479	1644
85	1562	2148	1855

Coefficients of Utilization (%)

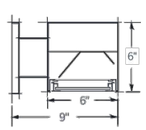
Floor	effective floor cavity reflectance =.20								
Ceiling	80			70			50		
Wall	70	50	30	10	70	50	30	10	50	30	10
RCR 0	74	74	74	74	73	73	73	73	69	69	69
1	69	66	64	62	67	65	63	61	62	61	59
2	64	59	55	52	62	58	54	52	56	53	50
3	59	53	48	44	57	52	48	44	50	46	44
4	54	47	42	38	53	47	42	38	45	41	38
5	50	43	38	34	49	42	37	34	41	37	33
6	46	39	34	30	45	38	33	30	37	33	30
7	43	35	30	27	42	35	30	27	34	30	26
8	40	32	27	24	39	32	27	24	31	27	24
9	38	30	25	22	37	29	25	21	29	24	21
10	35	27	23	20	34	27	22	19	26	22	19

Distribution

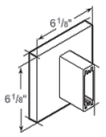
(D1)



(D4W/R)

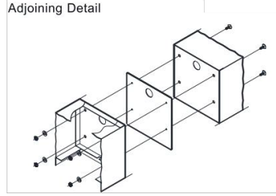


Wall Bracket



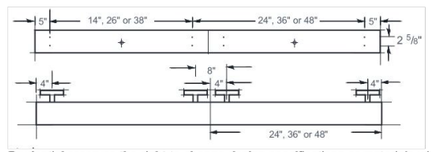
installation

Adjoining Detail



Lens Gasketing Detail

Mounting Locations



Surface Ceiling Mount
+ 7/8" K.O.

Wall Mount

Prudential reserves the right to change design specifications or materials without notice.

FIXTURE TYPE "R"
MOUNTING HEIGHT: 10'–0" A.F.G.

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

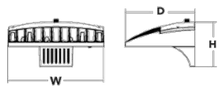
Type

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

d#series

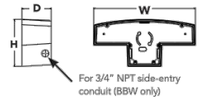
Specifications
Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED									
Series	**LEDs**	**Drive Current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Control Options**	**Other Options**	**Finish** *(required)*
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT 120 [1] 208 [1] 240 [1] 277 [1] 347 [2] 480 [2]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [3]	**Shipped installed** PE Photoelectric cell, button type [4] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht [5] PIRH 180° motion/ambient light sensor, 15–30' mtg ht [5] ELCW Emergency battery backup (includes external component enclosure) [6]	**Shipped installed** SF Single fuse (120, 277 or 347V) [7] DF Double fuse (208, 240 or 480V) [7] HS House-side shield [8] SPD Separate surge protection [9] **Shipped separately** BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5 PIR specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8 Also available as a separate accessory; see Accessories information.
9 See the electrical section on page 3 for more details.

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	75 W	0.69	0.40	0.35	0.30	0.23	0.17

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

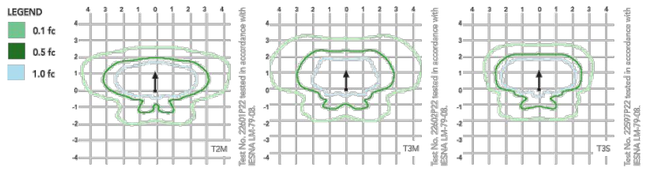
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

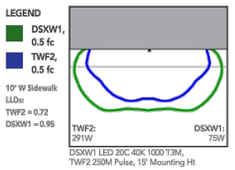
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.

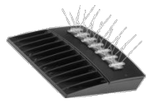


DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories


T3M (left), ASYDF (right) lenses


HS - House-side shields


BSW - Bird-deterrent spikes


WG - Wire guard


VG - Vandal guard


DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
© 2013-2014 Acuity Brands Lighting, Inc. All rights reserved.

Recessed wall luminaires · shielded

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Die-cast aluminum with integral wiring compartment. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate. ⅛" thick, tempered glass; clear with white translucent ceramic coating. Faceplate is secured by four (4) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 10.5W LED luminaire, 12.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

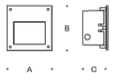
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 3.5 lbs.

Luminaire Lumens: 160
Tested in accordance with LM-79-08



Recessed Luminaires · **shielded** light

	Lamp	A	B	C	CPC
2372 LED	10.5W LED	7½	7½	4	**C522**

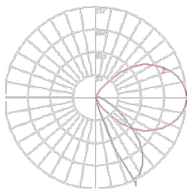
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

BEGA

Photometric Filename: 2372LED.IES

TEST: L09133709
TEST LAB: LIGHT LABORATORY, INC.
DATE: 9/20/2013
LUMINAIRE: 2372LED
LAMP: 10.9W LED

All results in accordance with IESNA LM-79-08



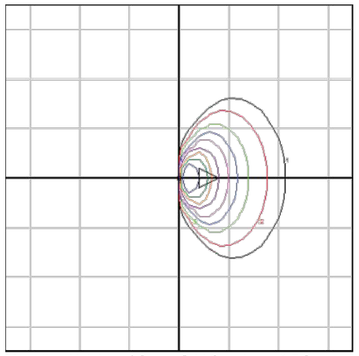
Characteristics

IES Classification	Type II
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	160
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	11
Total Luminaire Watts	14.11
Ballast Factor	1.00
Upward Waste Light Ratio	0.04
Max. Cd.	217.25 (0H, 25V)
Max. Cd. (<90 Vert.)	217.25 (0H, 25V)
Max. Cd. (At 90 Deg. Vert.)	10.21 (6.4%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	15.58 (9.7%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)
R9 Value	15.65

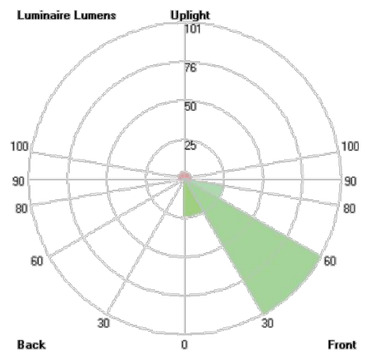
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL(0-30)	24.0	N.A.	15.0
FM(30-60)	100.9	N.A.	63.0
FH(60-80)	25.1	N.A.	15.7
FVH(80-90)	4.0	N.A.	2.5
BL(0-30)	0.0	N.A.	0.0
BM(30-60)	0.0	N.A.	0.0
BH(60-80)	0.0	N.A.	0.0
BVH(80-90)	0.0	N.A.	0.0
UL(90-100)	2.4	N.A.	1.5
UH(100-180)	3.8	N.A.	2.4
Total	160.2	N.A.	100.0

BUG Rating **B0-U1-G0**



Mounting Height = 1 ft. Grid Spacing = 2.5 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com **10/7/2013**

APPLICATION

Wall mount cylinder is suitable for wet location applications that require energy efficient, long-life LED technology.

PRODUCT DATA

HOUSING: Machined extruded aluminum cylinder housing features a powder coated finish in a variety of colors. Custom finishes are also available. On up/down model, top and bottom of cylinder is enclosed with gasketed, screw-on caps that feature clear glass lenses. On direct model, one end features clear glass lens and opposite end features solid screw in cap.

ELECTRICAL: 120-277 VAC, 50-60 Hz.

LED MODULE & DRIVER: Cree LMH2 module features "True White" technology which ensures high CRI (90) and constant luminous output over the life of the module. Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

DIMMING OPTIONS: Standard with 0-10V dimming, additional options detailed below.

MODEL	POWER (W)	*LIGHT OUTPUT (lm)	DELIVERED LUMENS	CRI
C92 Direct/Indirect Cylinder	22	850 x 2	681 X 2	90
C91 Direct Cylinder Only	11	850 x 1	681 X 1	90

- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 50°C. Lower ambient temperatures yield longer lamp life.

MOUNTING: Wall mount bracket mounts to 4" octagonal junction box.

Coventry Architectural Series

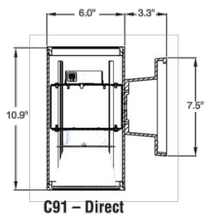
SERIES C9WLCR

6" Diameter Wet Location Cylinders

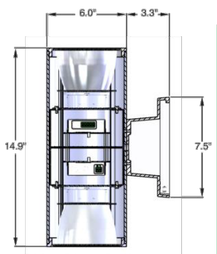
CALIBER® LED LIGHTING

C91 in Metallic Aluminum

C92 in White



C91 – Direct



C92 – Direct/Indirect

Example: C92WLCR8503KW

Fixture Series	Lumens	Color Temp.	Dimming	Exterior Finish
C92WLCR (Direct/Indirect Cylinder) **C91WLCR** (Direct Cylinder)	**850**	**27K** (2700K) **3K** (3000K) **35K** (3500K) **4K** (4000K)	Blank = 0-10V, 10% **DE4** = Lutron ECOsys, 1% **D7** = Lutron 3 wire, 1% **DT1** = 120V Lutron 2 wire, 1%	**W** – White **B** – Black **Z** – Bronze **MA** – Metallic Aluminum

Fixture: Type:

Project:

Manufactured and tested to UL#1598 and CSA standards.
Note: Suitable for wet location.

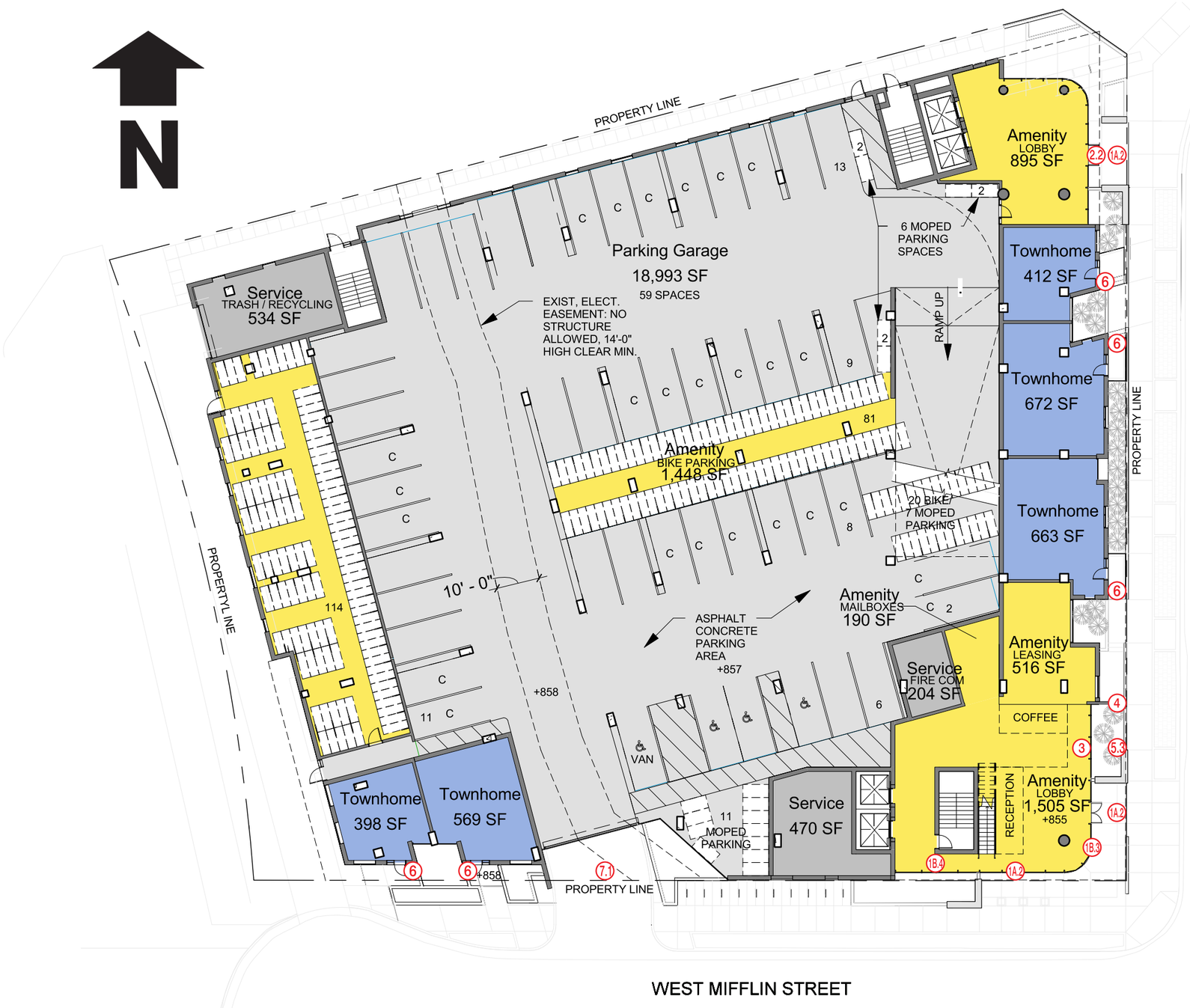
All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice.
Alzak® is a registered trademark of Alcoa.

PATHWAY® the Lighting Source

Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

Series C9WLCR – 6" Diameter Wet Location Cylinders

LCCR1.0
CNUNUE



KEY NOTES:

1A: NAME OF DEVELOPMENT

1B / 1B.1: NAME OF DEVELOPMENT

2.1: NAME OF DEVELOPMENT

3: COFFEE SHOP

4: COFFEE SHOP

5: MONUMENT SIGN

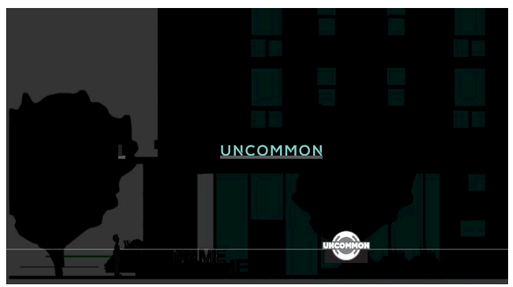
6: BUILDING ENTRANCE

7: PARKING GARAGE DIRECTIONAL SIGN

Print on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853	SCALE: N/A DATE: 1/15/15 REVISED: 3/2/15 DRAWN BY: KW	APPROVED: © Copyright 2015 by Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.		DRAWING NUMBER: 5840D

EAST ELEVATION CANOPY AND MONUMENT SIGN (MAIN LOBBY)



(1A.2) Canopy Mounted Illuminated Letters
48 Sq. Ft. Maximum
22.50 Sq. Ft. Shown
*Final Color TBD

(3) Interior Illuminated Sign
Not to Exceed
20% / 30% of Window Area

(4) Illuminated Projecting Sign
24” Max Projection
12 Sq. Ft. Maximum
11’ Clearance From Grade

Print to Scale on 11” x 17” Paper

Ryan Signs, Inc.	SCALE: 3/16" = 1'-0"
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7883	DATE: 2/3/15
UNCOMMON - 114 N. BEDFORD ST.	REVISED: 3/2/15
	DRAWN BY: KW
	APPROVED:
	DRAWING NUMBER: 5840E

EAST ELEVATION CANOPY AND MONUMENT SIGN (MAIN LOBBY)

1B.3 Wall Mounted Illuminated Letters
48 Sq. Ft. Maximum
47.65 Sq. Ft. Shown
*Final Color TBD

3 Interior Illuminated Sign
Not to Exceed
20% / 30% of Window Area

4 Illuminated Projecting Sign
24” Max Projection
12 Sq. Ft. Maximum
11’ Clearance From Grade

Print to Scale on 11” x 17” Paper

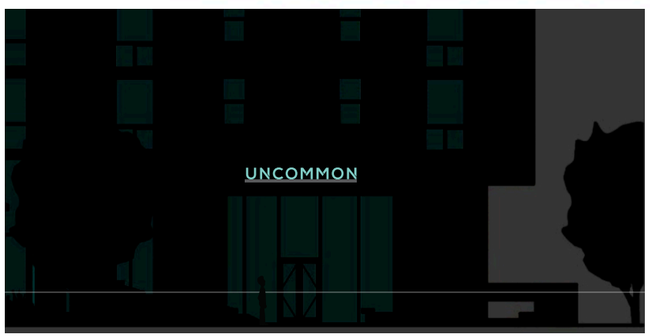
Ryan Signs, Inc.
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853
UNCOMMON - 114 N. BEDFORD ST.

SCALE: 3/16"=1'0" | APPROVED:
DATE: 2/3/15
REVISED: 3/2/15
DRAWN BY: KW

DRAWING NUMBER: 5840F

client signature

EAST ELEVATION CANOPY SIGN (NORTH LOBBY)



1A.2 Canopy Mounted Illuminated Letters
48 Sq. Ft. Maximum
22.50 Sq. Ft. Shown
*Final Color TBD

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853
UNCOMMON - 114 N. BEDFORD ST.

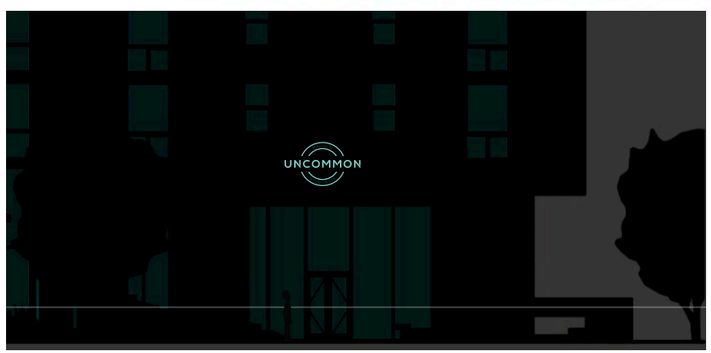
SCALE: 3/16"=1'0"
DATE: 2/3/15
REVISED: 3/2/15
DRAWN BY: KW

APPROVED:

DRAWING NUMBER: 5840G

client signature

EAST ELEVATION CANOPY SIGN (NORTH LOBBY)



2.2 **Wall Mounted Illuminated Letters**
48 Sq. Ft. Maximum
32.65 Sq. Ft. Shown
*Final Color TBD

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.	SCALE: 3/16"=1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853	DATE: 2/3/15	
UNCOMMON - 114 N. BEDFORD ST.	REVISED: 3/2/15	©Copyright 2015 by Ryan Signs, Inc.
	DRAWN BY: KW	

client signature _____

DRAWING NUMBER: 5840H

SOUTH ELEVATION CANOPY SIGN (MAIN LOBBY)

1A.2 Canopy Mounted Illuminated Letters
48 Sq. Ft. Maximum
22.50 Sq. Ft. Shown
*Final Color TBD

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853
UNCOMMON - 114 N. BEDFORD ST.

SCALE: 3/16"=1'-0"
DATE: 2/3/15
REVISED: 3/2/15
DRAWN BY: KW

APPROVED:

client signature

DRAWING NUMBER:
5840-I

SCALED SIGNAGE GRAPHICS

SOUTH ELEVATION CANOPY SIGN (MAIN LOBBY)

1B.4 **Wall Mounted Illuminated Letters**
48 Sq. Ft. Maximum
47.65 Sq. Ft. Shown
*Final Color TBD

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853
UNCOMMON - 114 N. BEDFORD ST.

SCALE: 3/16"=1'-0" | APPROVED:
DATE: 2/3/15
REVISED: 3/2/15
DRAWN BY: KW

client signature

DRAWING NUMBER: 5840J

SCALED SIGNAGE GRAPHICS

EAST ELEVATION CANOPY LETTERS

SCALED SIGNAGE GRAPHICS

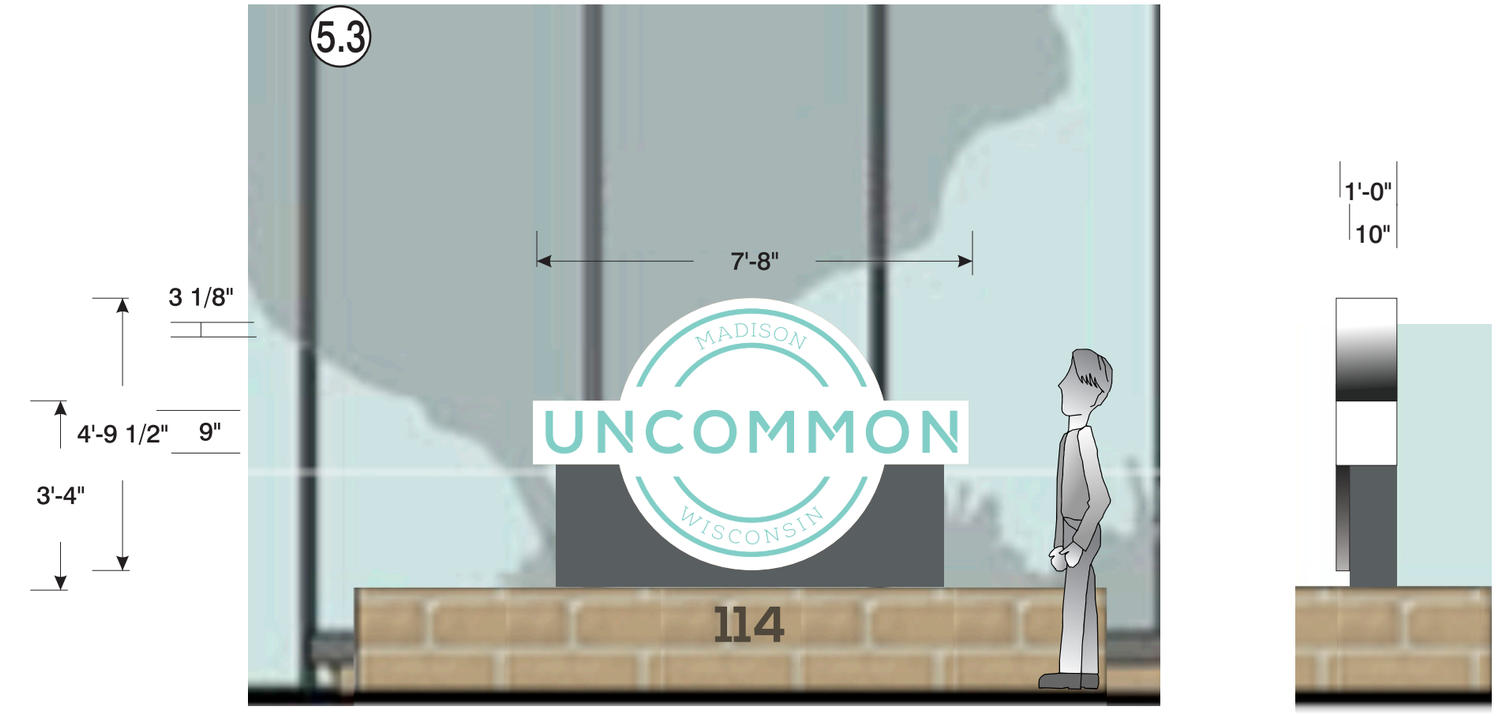
EAST ELEVATION FULL LOGO GRAPHICS

SCALED SIGNAGE GRAPHICS

SOUTH ELEVATION CANOPY LETTERS AND PARKING GARAGE

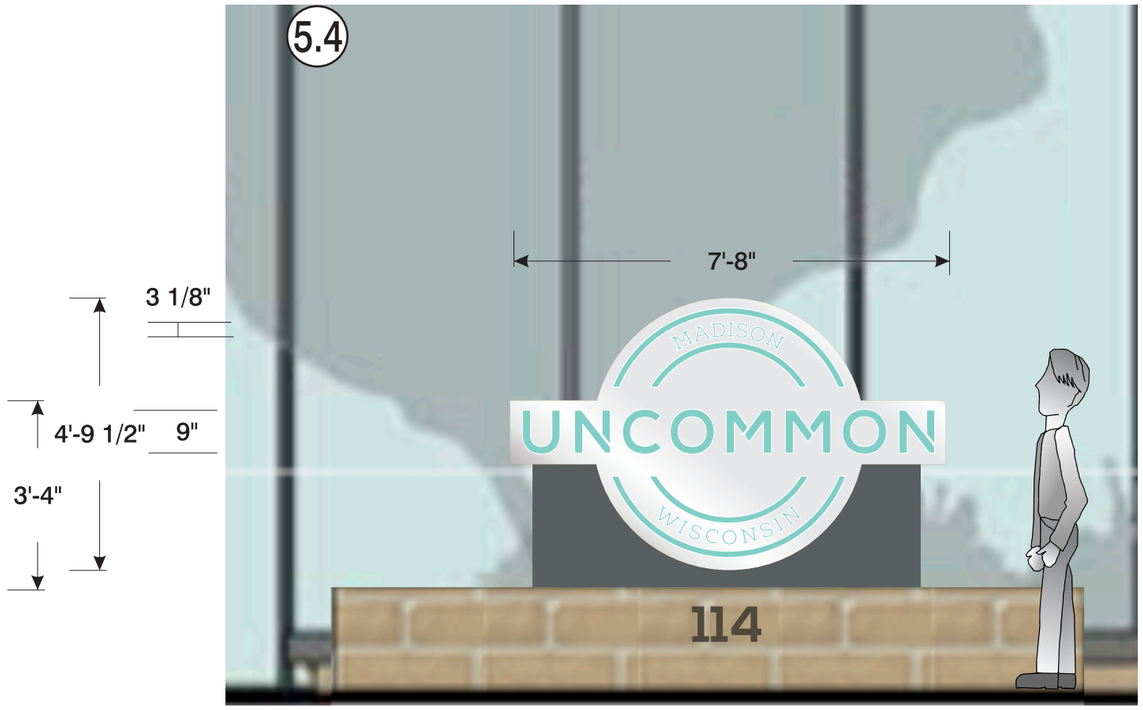
SOUTH ELEVATION LOGO GRAPHICS AND PARKING GARAGE

SCALED SIGNAGE GRAPHICS



5.3 Internally Illuminated Sign
Mount to Landscape Wall
32 Sq. Ft. Maximum
31.63 Sq. Ft. Shown
* Final Colors TBD

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853	SCALE: 3/8"=1'.0" DATE: 1/15/15 REVISED: 2/24/15 DRAWN BY: KW	APPROVED:
UNCOMMON - 114 N. BEDFORD ST.		Copyright 2015 by Ryan Signs, Inc.
These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of it's employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans. client signature_____		DRAWING NUMBER: 5840A



5.4 Internally Illuminated Sign
Mount to Landscape Wall
32 Sq. Ft. Maximum
31.63 Sq. Ft. Shown
* Final Colors TBD

Ryan Signs, Inc.
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853

UNCOMMON - 114 N. BEDFORD ST.

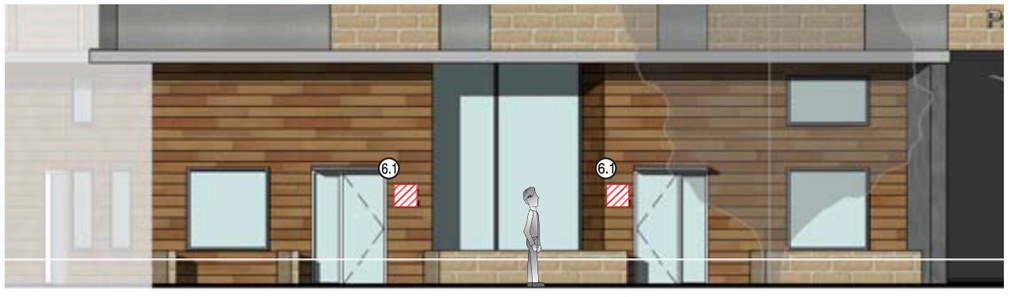
SCALE: 3/8"=1'.0"
DATE: 1/15/15
REVISED: 2/24/15
DRAWN BY: KW
APPROVED:

DRAWING NUMBER: 5840A

client signature

EAST ELEVATION Live/Work Townhomes

SOUTH ELEVATION Live/Work Townhomes



Identification
Sign for Business
Establishments
As Allowed by Code
2 Sq. Ft. Maximum

Rectangles shown delineate square footage noted.
Actual signs may not equal these exact rectangles.

6.1 Business Establishments

Print to Scale on 11" x

Ryan Signs, Inc.
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853

SCALE: 1/8"=1'-0"
DATE: 1/15/15
REVISED: 1/16/15
DRAWN BY: KW

UNCOMMON - 114 N. BEDFORD ST.

client signature

Ryan Signs, Inc.

3007 Perry Street
Madison, WI 53713
608-271-7979 Phone
608-271-7853 Fax
mbgrowneyselene@ryansigns.net

February 4, 2015 - REVISED

Mr. Al Martin
City of Madison Planning Department
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

Re: 114 N. Bedford Street Development
Comprehensive Design Review

The attached document package describes the Comprehensive Signage Plan for the exterior building signage at the 114 N. Bedford Street Development.

Objective
We intend to describe the design and integration of the street graphics. Our principal goals are to create identity for the 114 N. Bedford Street development, support its quasi-public commercial activity, promote vitality and to establish wayfinding for its residents and visitors.

- To effectively display signage on the various building façades
- To present professional entrance signage
- To effectively identify the parking garage entrance

The execution of the objective and goals, as they relate to the size of the development, has created opportunities to address scale appropriate graphics to maximize legibility in each context in which the graphics are intended to be viewed. This package illustrates the extent and scope of the 114 N. Bedford Street development exterior signage and includes a summary of all proposed signage. Included below is the intent of and commentary on each type of signage for the development. Please refer to the document package for additional information on specific signage detail.

Comprehensive Design Review Criteria

1. The Sign Plan shall create visual harmony between the signs, building(s) and building site through unique and exceptional use of materials, design, color, any lighting, and other design elements; and shall result in signs of appropriate scale and character to the uses and building(s) on the zoning lot as well as adjacent buildings, structures and uses.
2. Each element of the Sign Plan shall be found to be necessary due to unique or unusual design aspects in the architecture or limitations in the building site or surrounding environment.
3. The Sign Plan shall not violate any of the stated purposes described in Secs. 31.02(1) and 33.42(2).
4. All signs must meet minimum construction requirements under Sec. 31.04(5).
5. The Sign Plan shall not approve Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115.
6. The Sign Plan shall not be approved if any element of the plan:
   a. Presents a hazard to vehicular or pedestrian traffic on public or private property,
   b. Obstructs views at points of ingress or egress of adjoining properties,
   c. Obstructs or impedes the visibility of existing lawful signs on adjacent properties, or
   d. Negatively impacts the visual quality of public or private open space.
7. The Sign Plan may only encompass signs on private property of the zoning lot or building site in question, and shall not approve signs in the right of way or on public property.

Review of *Guidelines for Downtown Madison* as they may be relevant to 114 N. Bedford Street

1. "Signs are a necessary part of any business. On State Street and the Square, it is important to communicate and identify businesses in an effective and tasteful way. As a visual element, signs can enhance or detract from a commercial area."
2. "The shape of signs should reflect the architectural lines of the building."
3. "Signs should look like they belong on the building rather than looking like they were tacked on as afterthoughts."
4. "Color should be compatible with the exterior tones of the building."
5. "The quality of a sign is important because of its high visibility. This quality will be influenced by the choice of materials, type of sign, lettering and lighting."

The following is a listing of sign types located on the site plan and building elevations:

Sign Type 1A.1	UNCOMMON (Bedford and Mifflin elevations) **Final Colors and Design TBD** These signs are intended to identify the **primary** main entrance to the building. The signs will be internally or back-illuminated and will not exceed 48 sf2 in area. The signs will be mounted above the entrance canopy. (Size and location as depicted in the documents.)
OR	
Sign Type 1B.2/1B.3	UNCOMMON (Bedford and Mifflin elevations) **Final Colors and Design TBD** These signs are intended to identify the **primary** main entrance to the building. The signs will be internally or back-illuminated and will not exceed 48 sf2 in area. The signs will be wall mounted. (Size and location as depicted in the documents.)
Sign Type 2.1	UNCOMMON (Bedford elevation) **Final Colors and Design TBD** This sign is intended to identify the **secondary** main entrance to the building. The sign will be internally or back-illuminated and will not exceed 48 sf2 in area. (Size and location as depicted in the documents.)
Sign Type 3	COFFEE SHOP (or similar-TBD) **Final Colors and Design TBD** This sign will be internally illuminated and will be located closer than 3'-0" from the interior window. The sign will not exceed the regulated size of window signs. (Size and locations as depicted in the documents.)
Sign Type 4	COFFEE SHOP (or similar TBD) **Final Colors and Design TBD** This sign will be internally illuminated and will not exceed 12 sf2 in area. (Size and location as depicted in the documents.)
Sign Type 5.2	MONUMENT SIGN **Final Colors and Design TBD** This sign shall be internally illuminated and will be incorporated into a freestanding landscape wall. The sign will not exceed 32 sf2 in area. (Size and location as depicted in the documents.)
Sign Type 6	BUILDING ENTRANCE IDENTIFICATION signs (Located at each Townhouse) **Final Colors and Design TBD** These signs will be non-illuminated and will all be identical in size. The graphics will vary per tenant. All details TBD. The signs will not exceed 2 sf2 in area. (Size and location as depicted in the documents.)
Sign Type 7.1	PARKING GARAGE DIRECTONAL SIGN **Final Colors and Design TBD** This sign will be non-illuminated and will not exceed 45 sf2 in area. (Size and location as depicted in the documents.)

All Other Signs — All other signs, not mentioned above, will be in compliance with Chapter 31 of the Madison General Ordinances.

Following is a comparison of the City of Madison Sign Ordinance and the signage, as proposed, which shows which signs comply with Chapter 31 and those requiring Comprehensive Design Plan approval within the UMX (Urban Mixes-Use) Zoning District.

Code	Sign Type	Allowed and Comprehensive Design	Comprehensive Design Plan
31.07(2) (a)	**Wall Signs**	Number of Signable Areas: There shall be one (1) signable area, whether on the wall or the roof, for each façade, facing a street. **To allow for one additional internally illuminated wall signs**	**Through approval of this CDP, the Bedford Street elevation will be allowed two wall signs.** **To allow for signage up to 40% of area free of architectural detail or 2 square feet of signage for each lineal foot of frontage (building exceeding 25,000 square feet).**
31.09	**Projecting Signs**	A projecting signs, as defined in Sec. 31.03(2) is a sign that projects outward, perpendicularly from a wall at a distance of at least 15". The maximum distance a projecting sign may project is not more than 24" into the ROW. Based on Table 31.15, the project is allowed up to 32 square feet. Occupants may display a total of one projecting sign on a façade facing a street or corner of a building. Projecting signs may be displayed in addition to any wall sign allowed.	**In compliance with sign ordinance.**
31.08	**Ground Signs**	No more than two ground signs are allowed on a single zoning lot. Based on Table 31.15(1), the project is allowed up to 32 square feet.	**In compliance with sign ordinance.**
31.10	**Window Signs**	(6) Window signs may be illuminated.	**In compliance with sign ordinance.**
31.15	**Building Entrance Identification Signs**	Table 2: Allows for up to 12 sf2 per sign and is silent on the number allowed.	**In compliance with sign ordinance.** **We are further self-regulating to limit sign size to 2 sf2.**
	All Other Signs	Any sign not specifically mentioned above will be in compliance with Chapter 31 of the Madison General Ordinances.	**In compliance with sign ordinance.**

1. CEMENT FIBERBOARD SIDING
   COLOR: OLIVE NATURAL

2. CEMENT FIBERBOARD SIDING
   COLOR: OLIVE TREATED

3. EXTERIOR GLAZING

4. ALUMINUM MULLION
   COLOR: BLACK

5. METAL PANEL
   COLOR: CHAMPAGNE

6. BRICK VENEER
   COLOR: PEWTER

7. PANELIZED SIDING

ROOM LEGEND

- 1 Bed 1 Bath Townhome
- 2 Bed 2 Bath Townhome
- Amenity
- Parking Garage
- Service

Total Unit and Bed Count

Floor 1:	Units	5
	Beds	9
Floor 2:	Units	21
	Beds	45
Floor 3:	Units	26
	Beds	55
Floor 4:	Units	23
	Beds	49
Floor 5:	Units	18
	Beds	36
Floor 6:	Units	22
	Beds	42
Floor 7:	Units	22
	Beds	42
Floor 8:	Units	22
	Beds	42
Floor 9:	Units	10
	Beds	26
Floor 10:	Units	10
	Beds	26
Total:	Units	179
	Beds	372

Unit Mix:

Student:	Units	107
	Beds	267
Young Prof:	Units	72
	Beds	106

Area

Floor Area	259,821 sf
Parking Area	36,880 sf
Outdoor Spaces	9,480 sf
Total	306,181 sf

Parking Count

Ground Level	49
Parking Mezzanine	38
Total	*89*

Bicycle Parking Count

	provided	required
Uncovered		
Ground Level	20	18
Covered		
Ground Level	206	199
Total	*226 (206 covered)*	

Moped/Motorcycle Parking Count

Parking Level 1	5
Mezzanine	12
Total	*17*

Lot Coverage
(does not include courtyard or terrace)

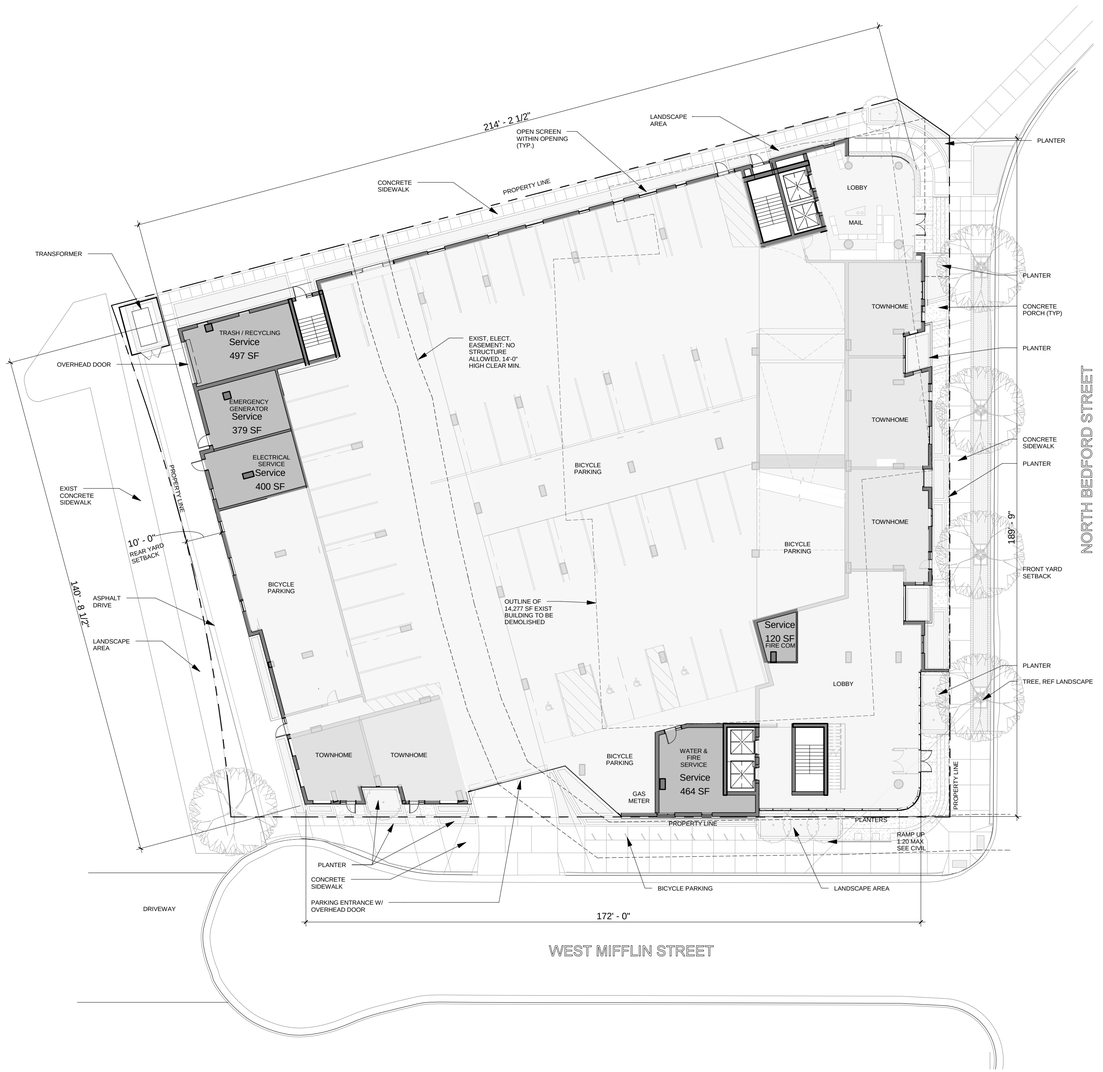
actual	allowable
83%	90% max

Opening Percentage:

	provided	required
Ground Level		
East Residential	28%	15% Min
South Residential	28%	15% Min
E Non-Residential	50%	50% Min
S Non-Residential	50%	50% Min
Upper Levels	23%	15% Min

Building Height:

	provided	allowable
Ground Level	18'-0"	18'-0" Max, 12'-0" min
Upper Levels	10'-0"	14'-0" Max
1st Floor to Roof:	98'-0"	130'-0"



1 LUA SITE PLAN
SCALE 1" = 20'-0"

1" = 20'-0"

Site Plan

CA Residential
Madison Student Housing

114 North Bedford Street
Madison, WI 53703

Shepley Bulfinch

Shepley Bulfinch Richardson & Abbott | 3443 North Central Avenue, Phoenix, AZ 85012 | T: 602.430.3223 | www.ShepleyBulfinch.com

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	ARH	Amelanchier x grandiflora `Robin Hill` / Apple Serviceberry	7
	GAG	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	3
	GDE	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	2

DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Aib	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	21
	Haa	Hydrangea arborescens `Annabelle` / Annabelle Smooth Hydrangea	10
	Rgl	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	9
	Rtb	Rhus typhina `Baltiger` TM / Tiger Eyes Sumac	5
	Sbt	Spiraea betulifolia `Tor` / Birchleaf Spirea	12

EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Bgg	Buxus x `Green Gem` / Green Gem Boxwood	43
	Jcs	Juniperus chinensis `Spartan` / Spartan Juniper	21
	Jcc	Juniperus sabina `Calgary Carpet` TM / Calgary Carpet Juniper	12

HERBACEOUS PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	asb	Allium tanguticum `Summer Beauty` / Summer Beauty Globe Lily	50
	asp	Astilbe chinensis `Pumila` / Dwarf Pink Astilbe	21
	acv	Astilbe chinensis `Visions in Red` / Chinese Astilbe	14
	cnn	Calamintha nepeta ssp. nepeta / Lesser Calamint	22
	cid	Carex x `Ice Dance` / Ice Dance Sedge	48
	gbv	Geranium macrorrhizum `Beven`s Variety` / Beven`s Variety Geranium	60
	nwl	Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	7
	pls	Perovskia atriplicifolia `Little Spire` TM / Little Spire Russian Sage	12
	saj	Sedum x `Autumn Joy` / Autumn Joy Sedum	30

ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	ckf	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	38
	pnw	Panicum virgatum `North Wind` / Northwind Switch Grass	16
	pvs	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	42

NOTES:
1. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
2. SEE CIVIL DRAWINGS FOR SITE DEMOLITION, LAYOUT AND GRADING.
3. SEE CIVIL DRAWINGS FOR INFORMATION PERTAINING TO STORMWATER MANAGEMENT.
4. CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4891) AT LEAST ONE WEEK PRIOR TO FORMING CONCRETE AND CONSTRUCTING TREE GRATES TO DETERMINE TREE LOCATIONS.
5. CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4891) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

1 PLANTING PLAN
SCALE: 1" = 10'-0"

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

NORTH

W. MIFFLIN ST.
66' PUBLIC R.O.W.

MADISON STUDENT HOUSING

PRELIMINARY ENGINEERING PLANS

114 NORTH BEDFORD STREET
MADISON, WI 53709

PROJECT TEAM

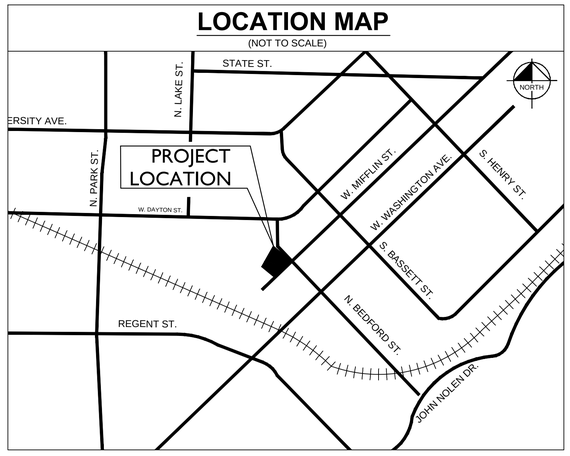
OWNER
CA STUDENT LIVING HOLDINGS, LLC
161 NORTH CLARK, SUITE 4900
CHICAGO, IL 60601
TEL: (312) 994–0868
CONTACT: CHRISTOPHER JOHNSON

CIVIL ENGINEER
KIMLEY–HORN
200 SOUTH EXECUTEVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
TEL: (262) 789–6714
CONTACT: SCOTT MAIER

LANDSCAPE ARCHITECT
KEN SAIKI DESIGN
303 S. PATERSON STREET, SUITE 1
MADISON, WI 53703
TEL: (608) 251–3600
CONTACT: JOE PORTER

ARCHITECT
SHELPLEY BULFINCH
3443 NORTH CENTRAL AVENUE
PHOENIX, AZ 85012
TEL: (602) 507–4436
CONTACT: TOM CHINNOCK

LOCATION MAP
(NOT TO SCALE)



INDEX OF SHEETS

LEGAL DESCRIPTION

LEGAL DESCRIPTION
Parcel 1:

A parcel of land, being part of Outlot 6 in University Addition to City of Madison, described as follows: Commencing at the point of intersection of the South line of West Dayton Street and the West line of North Bedford Street; thence southerly along the aforementioned West line of North Bedford Street 253.6 feet to the point of beginning and the corner of the property conveyed by the Illinois Central Railroad Company to the City of Madison under Document No. 622355, recorded in Vol. 397, Page 257, of Warranty Deeds on July 24, 1939; thence South 45 degrees 00'00" East, an assumed bearing along the southwesterly line of Bedford Street, 66 feet in width, 190.57 feet to the intersection of the northwesterly line of West Mifflin Street, 66 feet in width; thence South 45 degrees 03'10" West along the aforementioned northwesterly line of West Mifflin Street 70.27 feet to a point on curve and 9.00 feet from the centerline of the most northerly track of the Illinois Central Gulf Railroad and measured at right angles thereto; thence continuing by the arc of a circle to the left on a line parallel to and 9.00 feet from the centerline of said track, having a radius of 1123.79 feet, a chord bearing North 56 degrees 57'21" West, a distance of 180.54 feet to a point on curve; thence North 30 degrees 18'20" East along the line of property described in aforementioned Document No. 622355 a distance of 96.02 feet to another point described in said Document No. 622355; thence North 79 degrees 56'20" East along same aforementioned property 18.00 feet to the point of beginning.

Parcel 2:

Part of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 23 T7N, R9E, in the City of Madison, described as follows: Commencing at the point of intersection of the South line of West Dayton Street and the West line of North Bedford Street; thence South 1 degree 06'40" East, 253.60 feet; thence South, 79 degrees 56'20" West, 18.00 feet; thence South 30 degrees 18'20" West, 96.02 feet to the point of beginning, said point being the Southwest corner of property previously conveyed to grantee by deed dated August 1, 1969; thence southeasterly on a curve to the right having a radius of 1123.79 feet and a chord which bears South 56 degrees 57'21" East, 180.35 feet; thence South 45 degrees 03'10" West, 28.15 feet to a point on a curve; thence northwesterly on a curve to the left having a radius of 1100.88 feet and a chord which bears North 57 degrees 04'26" West, 173.16 feet; thence North 30 degrees 18'20" East, 27.93 feet to the point of beginning.

Parcel 3:

A part of Outlot 6, University Addition to the City of Madison, described as follows: Commencing at the intersection of the southerly line of Bedford Street and the westerly line of West Mifflin Street; thence South 45 degrees 03'10" West, 98.42 feet to the point of beginning; thence continuing South 45 degrees 03'10" West, 102.74 feet to a chiseled hole in concrete and a point of curve; thence Northwesterly on a curve to the left which has a radius of 468.79 feet and a chord which bears North 56 degrees 27'47" West, 115.79 feet to a point of compound curve; thence Northwesterly on a curve to the left which has a radius of 1,795.35 feet and a chord which bears North 64 degrees 05'16" West, 31.50 feet; thence North 30 degrees 18'20" East, 103.17 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 1,100.88 feet and a chord which bears South 57 degrees 04'26" East, 173.16 feet to the point of beginning.

NO.	DATE	BY
1	03/04/15	SEM
	2nd UDC SUBMITTAL	
	REVISIONS	

Kimley»Horn

200 SOUTH EXECUTIVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6714
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

NOT FOR CONSTRUCTION

VENTURES
Student Housing | Residential | Office
Hospitality | Senior Living

COVER SHEET

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER
C1.0

PLAT OF SURVEY
WITH TOPOGRAPHIC DATA

CLIENT
Phoenix Too, LLC

SITE ADDRESS
114 North Bedford Street, City of Madison, Dane County, Wisconsin.

LEGAL DESCRIPTION
Parcel 1:

A parcel of land, being part of Outlot 6 in University Addition to City of Madison, described as follows: Commencing at the point of intersection of the South line of West Dayton Street and the West line of North Bedford Street; thence southerly along the aforementioned West line of North Bedford Street 253.6 feet to the point of beginning and the corner of the property conveyed by the Illinois Central Railroad Company to the City of Madison under Document No. 622355, recorded in Vol. 397, Page 257, of Warranty Deeds on July 24, 1939; thence South 45 degrees 00'00" East, an assumed bearing along the southwesterly line of Bedford Street, 66 feet in width, 190.57 feet to the intersection of the northwesterly line of West Mifflin Street, 66 feet in width; thence South 45 degrees 03'10" West along the aforementioned northwesterly line of West Mifflin Street 70.27 feet to a point on curve and 9.00 feet from the centerline of the most northerly track of the Illinois Central Gulf Railroad and measured at right angles thereto; thence continuing by the arc of a circle to the left on a line parallel to and 9.00 feet from the centerline of said track, having a radius of 1123.79 feet, a chord bearing North 56 degrees 57'21" West, a distance of 180.54 feet to a point on curve; thence North 30 degrees 18'20" East along the line of property described in aforementioned Document No. 622355 a distance of 96.02 feet to another point described in said Document No. 622355; thence North 79 degrees 56'20" East along same aforementioned property 18.00 feet to the point of beginning.

Parcel 2:

Part of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 23 T7N, R9E, in the City of Madison, described as follows: Commencing at the point of intersection of the South line of West Dayton Street and the West line of North Bedford Street; thence South 1 degree 06'40" East, 253.60 feet; thence South, 79 degrees 56'20" West, 18.00 feet; thence South 30 degrees 18'20" West, 96.02 feet to the point of beginning, said point being the Southwest corner of property previously conveyed to grantee by deed dated August 1, 1969; thence southeasterly on a curve to the right having a radius of 1123.79 feet and a chord which bears South 56 degrees 57'21" East, 180.35 feet; thence South 45 degrees 03'10" West, 28.15 feet to a point on a curve; thence northwesterly on a curve to the left having a radius of 1100.88 feet and a chord which bears North 57 degrees 04'26" West, 173.16 feet; thence North 30 degrees 18'20" East, 27.93 feet to the point of beginning.

Parcel 3:

A part of Outlot 6, University Addition to the City of Madison, described as follows: Commencing at the intersection of the southerly line of Bedford Street and the westerly line of West Mifflin Street; thence South 45 degrees 03'10" West, 98.42 feet to the point of beginning; thence continuing South 45 degrees 03'10" West, 102.74 feet to a chiseled hole in concrete and a point of curve; thence Northwesterly on a curve to the left which has a radius of 468.79 feet and a chord which bears North 56 degrees 27'47" West, 115.79 feet to a point of compound curve; thence Northwesterly on a curve to the left which has a radius of 1,795.35 feet and a chord which bears North 64 degrees 05'16" West, 31.50 feet; thence North 30 degrees 18'20" East, 103.17 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 1,100.88 feet and a chord which bears South 57 degrees 04'26" East, 173.16 feet to the point of beginning.

LAND AREA
The Land Area of the subject property is 37,761 square feet or 0.8669 acres.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin County Coordinate System, in which the East line of the NW 1 /4 bears N00°00'50"E.

VICINITY MAP

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: January 29, 2015

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 1915-grb

SURVEY BY: CHAPUT LAND SURVERYORS, LLC.
DATED: 01/29/2015

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE

- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN

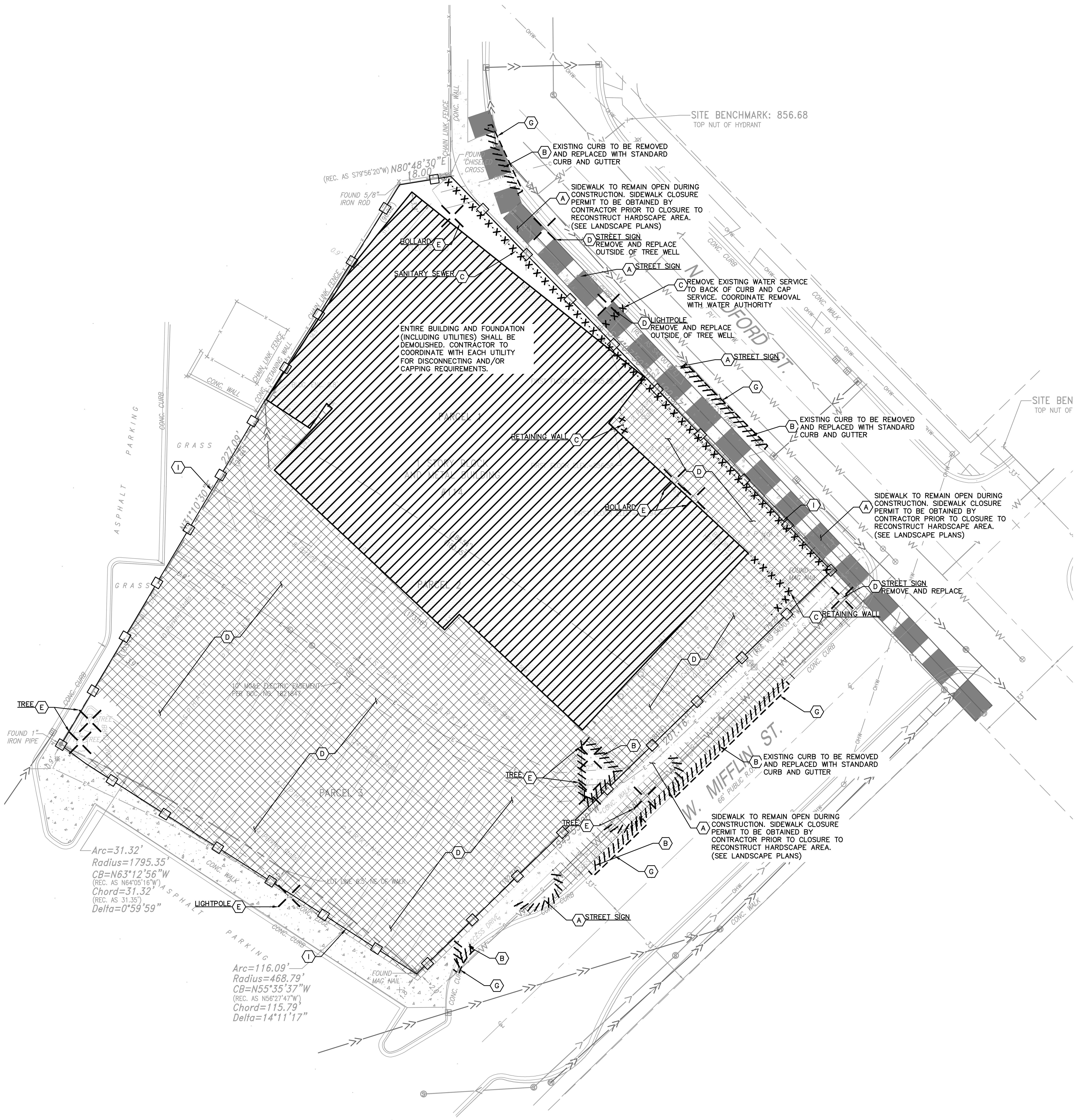
MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER C2.0

Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
1715 N. BROOKFIELD DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6774
WWW.KIMLEY-HORN.COM

CHAPUT LAND SURVEYS LLC

CA VENTURES Student Housing | Residential | Office | Hospitality | Senior Living



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DEMOLITION NOTES

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WISDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. PRIOR TO BIDDING AND CONSTRUCTION, CONTRACTOR TO REFER TO OWNER PROVIDED PHASE I ENVIRONMENTAL SITE ASSESSMENT AND ASBESTOS REPORT FOR SITE SPECIFIC CONDITIONS AND CONSIDERATIONS.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION. REFER TO SHEET C5.0.
10. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
11. PRESERVE EXISTING GAS, STORM SEWER, SANITARY SEWER, TELEPHONE, AND WATERMAIN LINES WITHIN THE ADJACENT STREET RIGHT AWAY. USE EXTREME CAUTION WHEN EXCAVATING NEAR THESE UTILITIES SO THERE IS NO DISRUPTION IN SERVICE.
12. CONTRACTOR TO NOTIFY ADJACENT PROPERTY OWNERS AT LEAST 48 HOURS PRIOR TO STARTING DEMOLITION OR GRADING ACTIVITIES.
13. ALL EXISTING BEDFORD AND MIFFLIN STREET SIGNAGE SHALL REMAIN.

DEMOLITION NOTES

THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:

- SIDEWALK AND ON-SITE PAVEMENT
- DEBRIS AND FOUNDATIONS FROM ALL DEMOLISHED STRUCTURES
- ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.

CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

DISPOSAL OF DEMOLISHED MATERIALS

REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

LANDSCAPE PROTECTION AND REMOVAL

SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION AND REMOVAL.

UTILITY SERVICES

EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.

UTILITY PROTECTION

UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "DIGGERS" TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

POLLUTION CONTROLS

USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.

DEMOLITION LEGEND

Symbol	Description
A	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	CURB REMOVAL
C · X·X ·	WALL/FENCE/UTILITY REMOVAL
D	PAVEMENT REMOVAL
E	ITEM/STRUCTURE TO BE REMOVED
F	ITEM TO BE RELOCATED
G	SAWCUT LINE. PROVIDE SMOOTH CONSTRUCTION JOINT.
H	BUILDING DEMOLITION
I	TEMPORARY CONSTRUCTION SAFETY FENCE

No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

Kimley»Horn

200 SOUTH EXECUTIVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6714
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

NOT FOR CONSTRUCTION

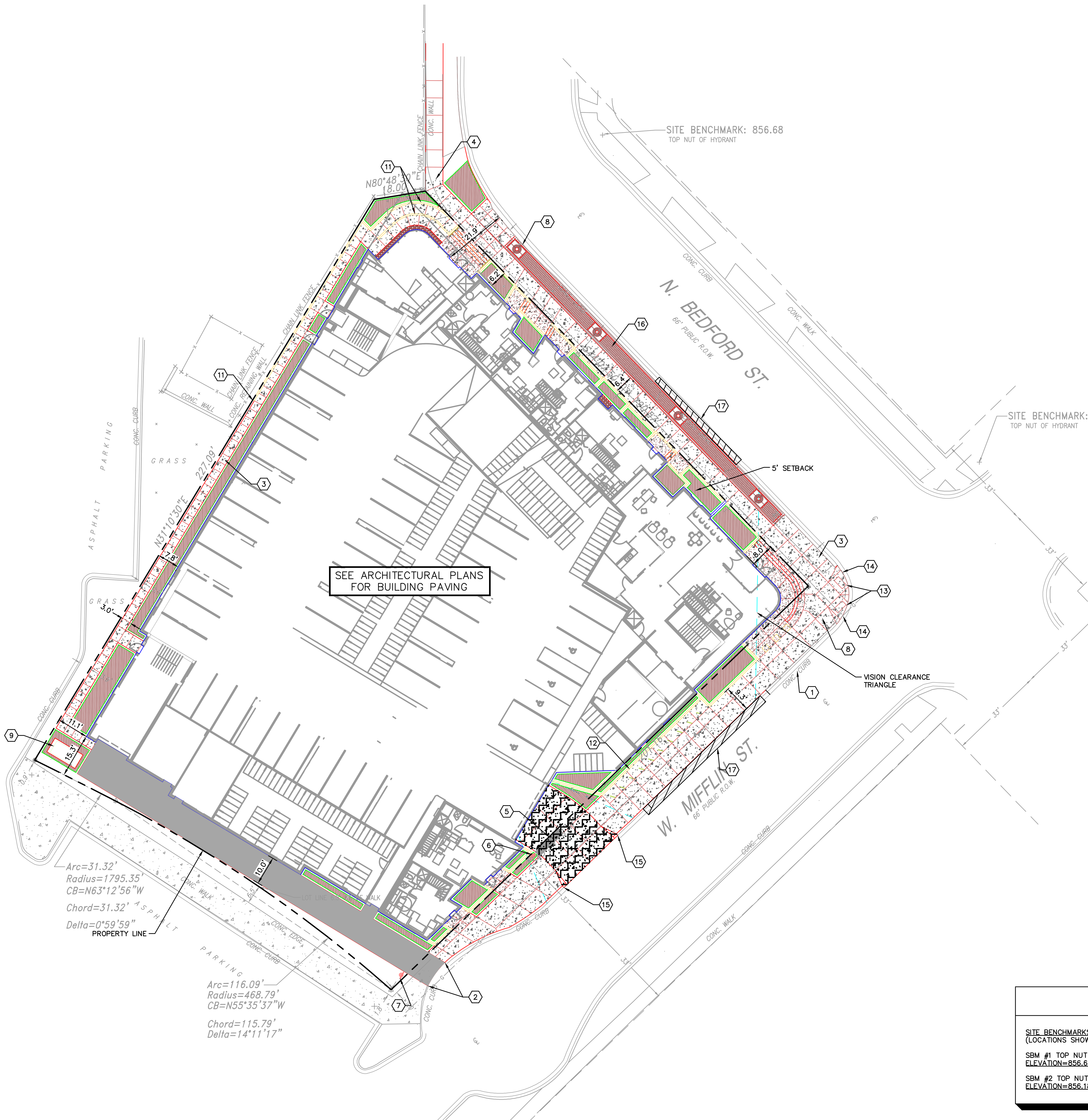
CA VENTURES
Student Living | Residential | Office
Hospitality | Senior Living

DEMOLITION PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER

C3.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

KEY NOTES

1. CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. MOUNTABLE CURB AND GUTTER (SEE MADISON DETAIL)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
5. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
6. STOP SIGN, TYP. (MUTCD R1–1, SEE DETAILS)
7. "SERVICE VEHICLES ONLY" SIGN
8. EXISTING SIGN TO BE RELOCATED
9. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
11. CONCRETE SIDEWALK RAMP
12. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS) (TYP.)
13. 2' WIDE TACTILE WARNING STRIP
14. PEDESTRIAN CURB RAMP (SEE DETAILS)
15. TRANSITION CURB FROM 0"–6" CURB
16. EXISTING STREET LIGHT TO BE RELOCATED
17. SAWCUT EXISTING DRIVEWAY, CONSTRUCT NEW CURB AND GUTTER

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 TOP NUT OF FIRE HYDRANT NORTH OF SITE ACROSS NORTH BEDFORD ST.
ELEVATION=856.68

SBM #2 TOP NUT OF FIRE HYDRANT EAST OF SITE ACROSS NORTH BEDFORD ST.
ELEVATION=856.18

PAVING AND CURB LEGEND

LANDSCAPE PAVERS
SEE LANDSCAPE PLANS FOR DETAILS

HEAVY DUTY ASPHALT PAVEMENT
PER GEOTECHNICAL SPECIFICATIONS

CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE LANDSCAPE PLANS FOR SCOURING PATTERN

HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN

LANDSCAPE AREA
SEE LANDSCAPE PLANS

No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

Kimley»Horn

200 SOUTH EXECUTIVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262–789–6714
WWW.KIMLEY–HORN.COM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

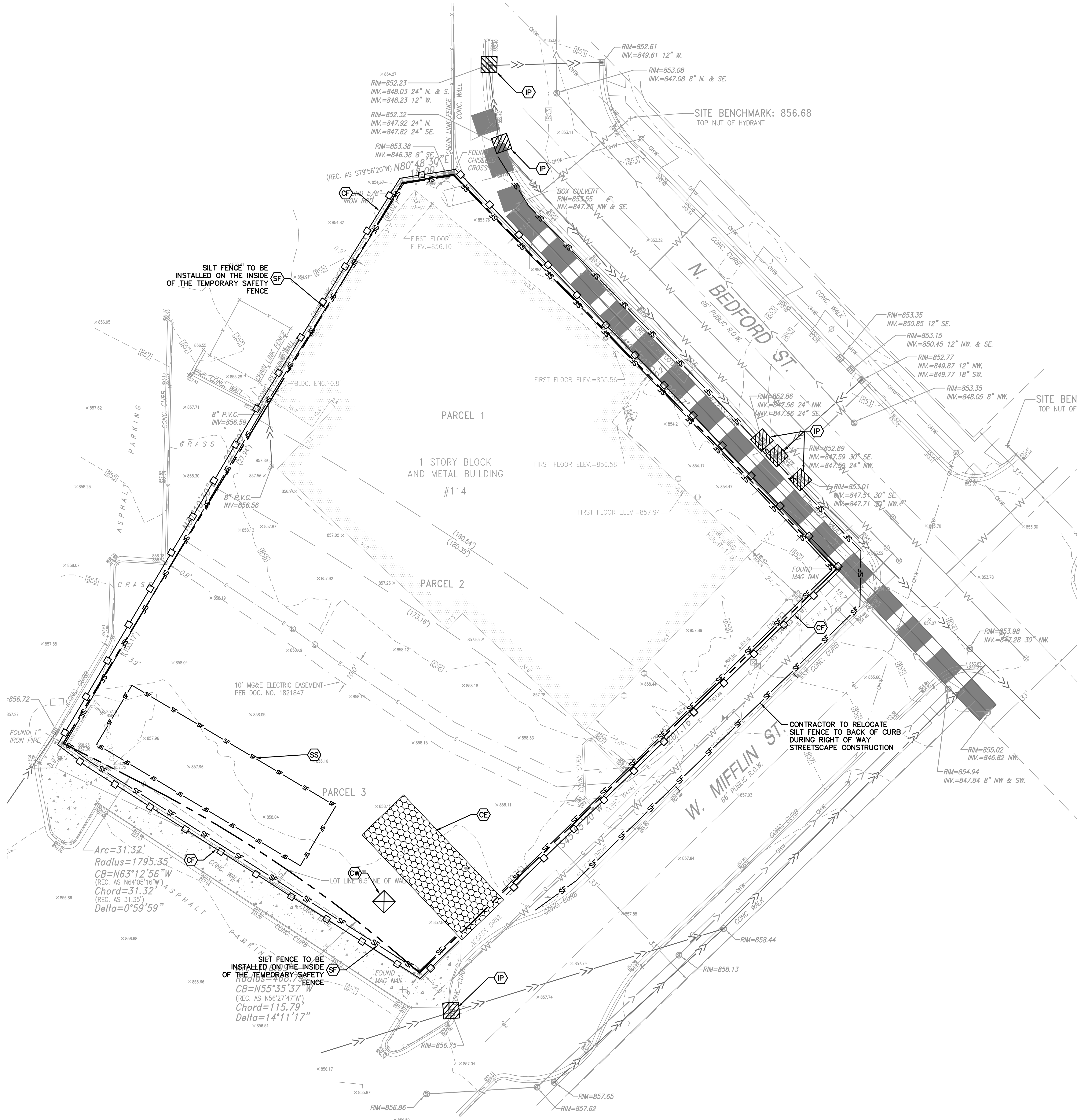
NOT FOR CONSTRUCTION

CA VENTURES
Student Living | Residential | Office
Hospitality | Senior Living

SITE PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER
C4.0



EROSION CONTROL LEGEND

Symbol	Tag	Description
(hatched hexagon pattern)	CE	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
—SF—	SF	SILT FENCE (SEE EROSION CONTROL DETAILS)
(hatched square)	IP	PAVED AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)
(crossed square)	CW	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
(SF enclosure)	SS	TEMPORARY SOIL STOCKPILE
– – –620– – –		EXISTING CONTOURS
——620——		PROPOSED CONTOURS
(stippled square)	DW	DEWATERING BAG (IF NEEDED) (SEE EROSION CONTROL DETAILS)
—□—	CF	CONSTRUCTION FENCE

EROSION CONTROL NOTES

SITE GENERAL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN–OFF.

TEMPORARY EROSION CONTROL NOTES

1. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
2. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
4. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
5. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
6. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE–THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
7. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
8. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF–SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
9. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
10. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY–HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE WDPES PERMIT NO. WI–S067831–4 PROGRAM REQUIREMENTS.
11. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
12. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
13. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
14. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
15. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

EROSION CONTROL SCHEDULE AND SEQUENCING:

I. ROUGH GRADING	*CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.*
II. UTILITY INSTALLATION	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.*
III. PAVING	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.*
IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	*ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.*

No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

Kimley»Horn
© 2014 KIMLEY–HORN AND ASSOCIATES, INC.
200 SOUTH EXECUTIVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262–789–6714
WWW.KIMLEY–HORN.COM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

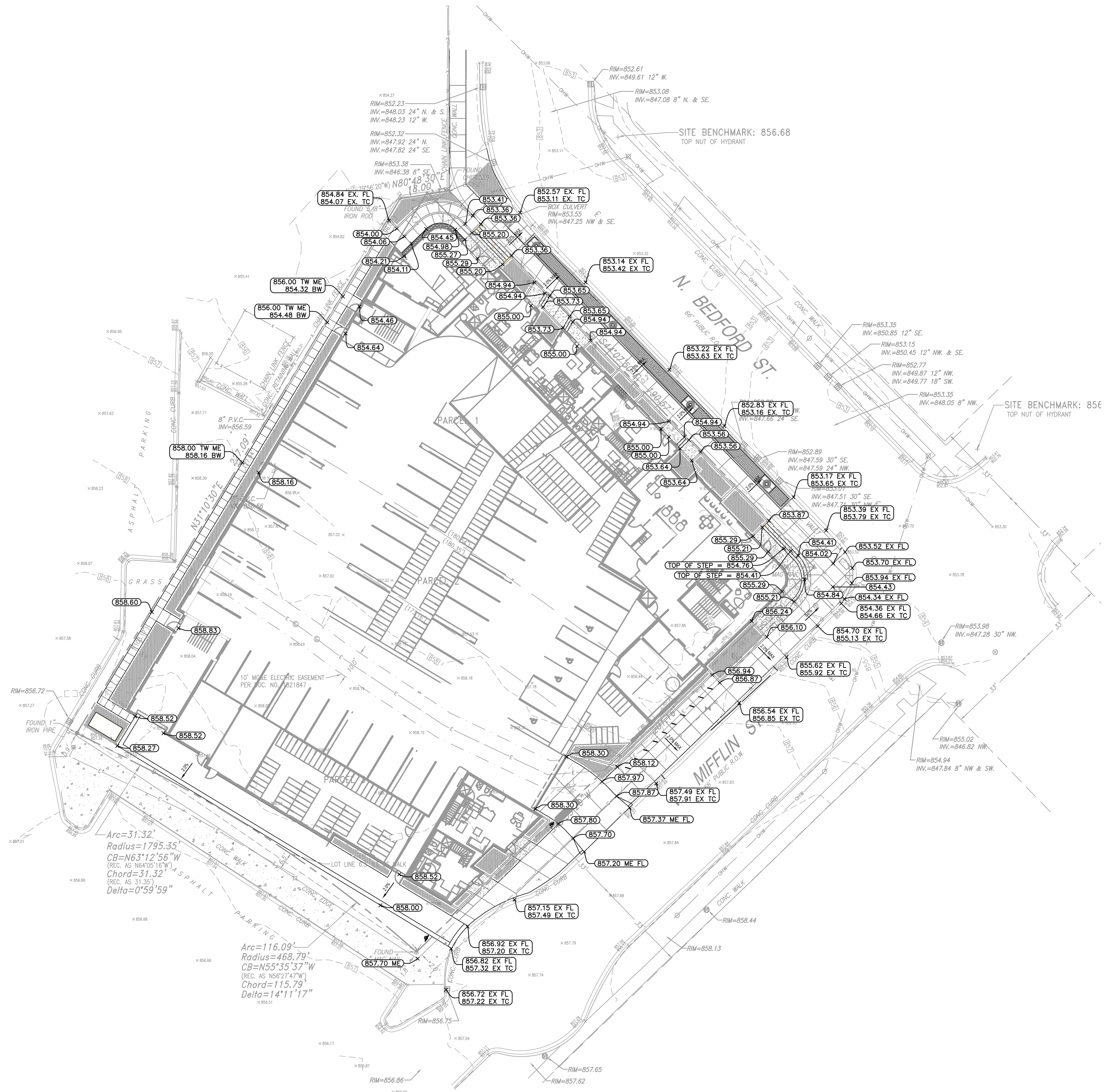
NOT FOR CONSTRUCTION

CA VENTURES
Student Living | Residential | Office
Hospitality | Senior Living

EROSION CONTROL PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER
C5.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 4:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. PROPOSED COUNTOURS ARE NOT SHOWN ON THIS FOR CLARITY PURPOSES.

UTILITY LEGEND

EX. HYDRANT
EX. WATER VALVE
EX. SANITARY SEWER MANHOLE
EX. SANITARY SEWER CLEANOUT (C.O.)
EX. STORM MANHOLE
EX. STORM CATCH BASIN/INLET
EX. GAS METER
EX. LIGHT POLE
PROPOSED STORM STRUCTURE
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY CLEANOUT
PROPOSED WATER STRUCTURE
PROPOSED LIGHT POLE

GRADING LEGEND

EP = EDGE OF PAVEMENT
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
FL = FLOW LINE
620 — PROPOSED CONTOUR
RIDGE — RIDGE LINE
2% MAX. — SLOPE AND FLOW DIRECTION

No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH EXECUTIVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6714
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

NOT FOR CONSTRUCTION

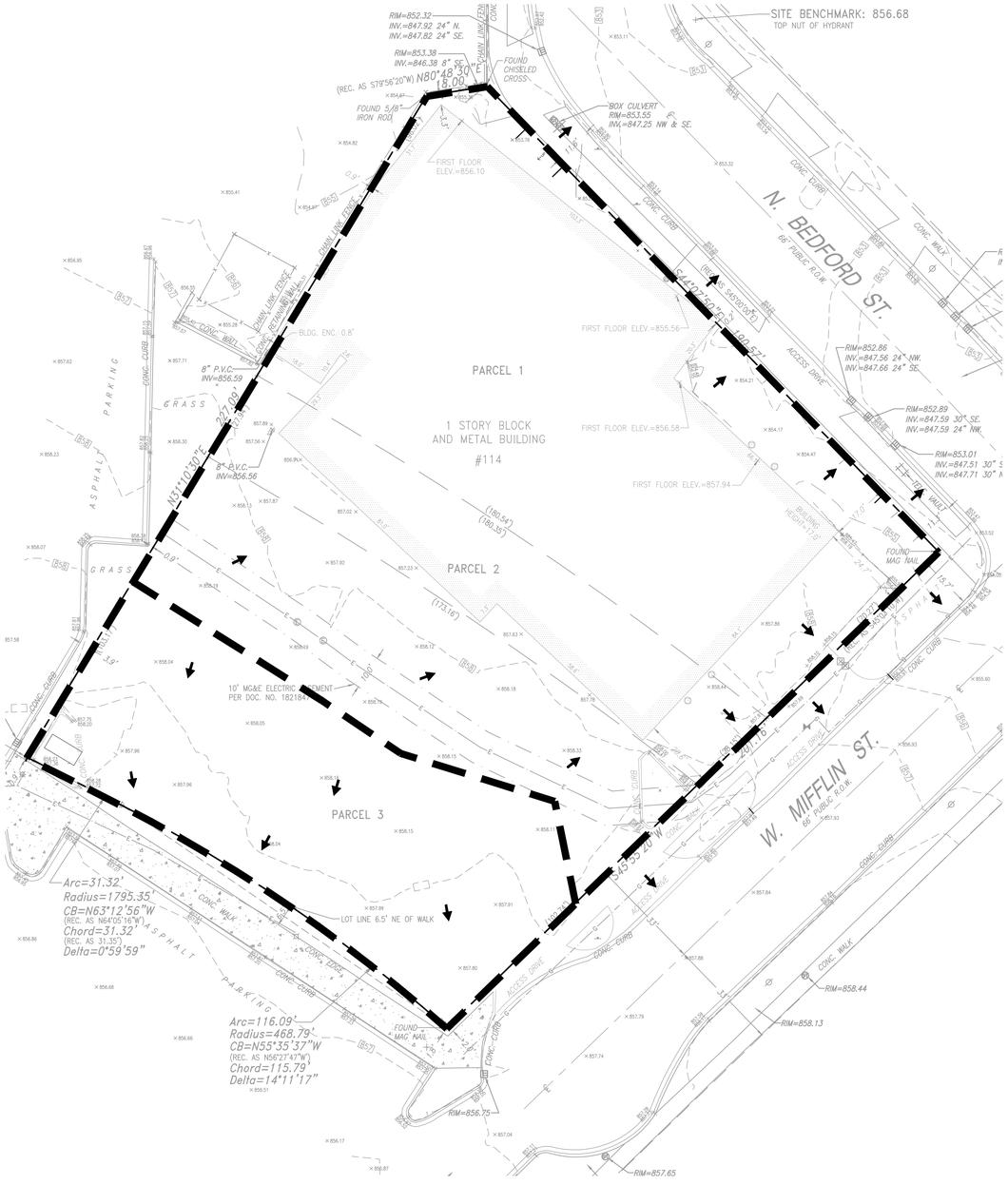
CA VENTURES
Student Living | Residential | Office
Hospitality | Senior Living

GRADING PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER

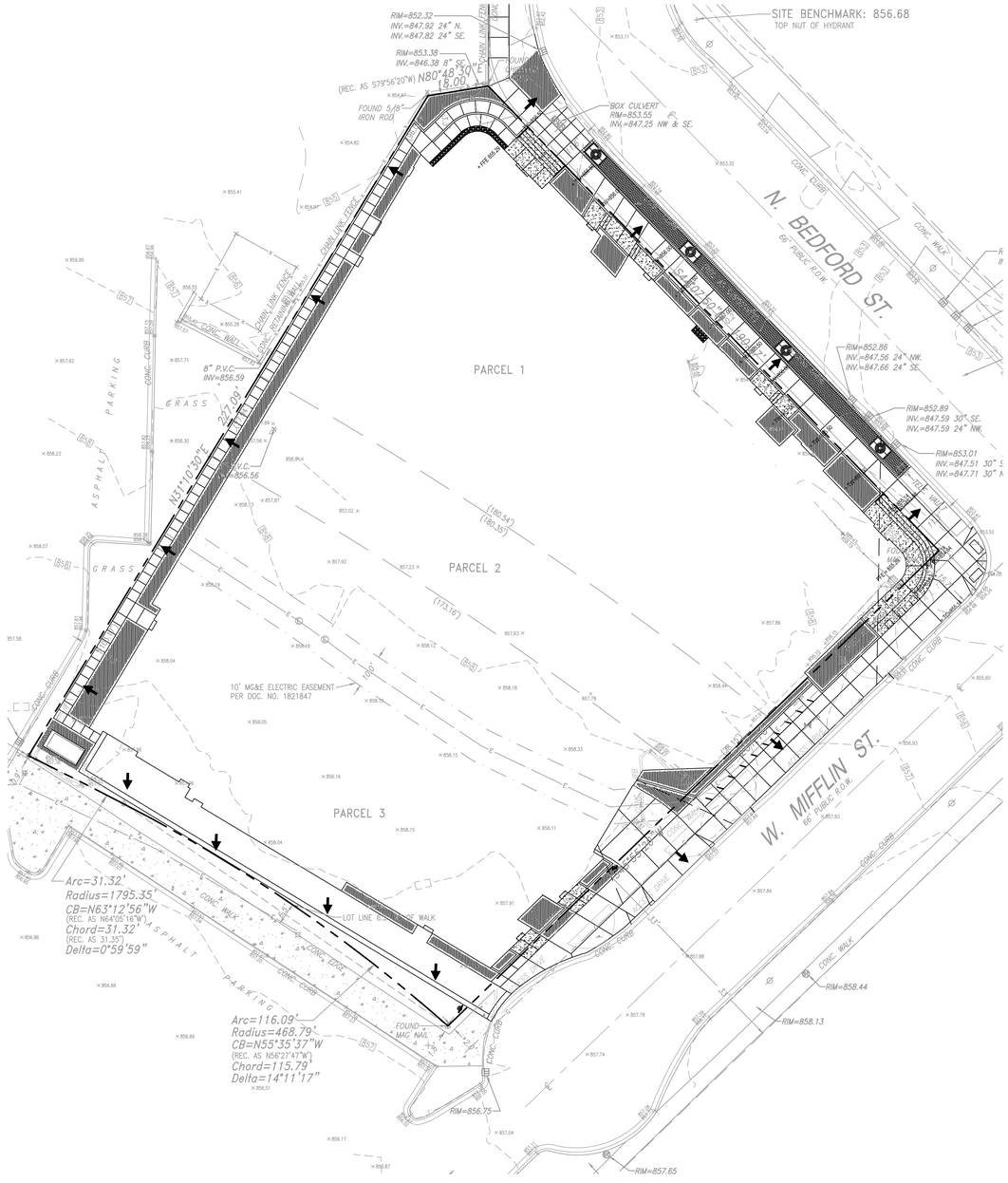
C6.0



EXISTING CONDITIONS
DRAINAGE AREA MAP

TOTAL PROPERTY AREA = 37,770 SF
IMPERVIOUS AREA = 36,620 SF
PERVIOUS AREA = 1,150 SF

AREA CALCULATIONS EXCLUDE ROW IMPROVEMENTS



PROPOSED CONDITIONS
DRAINAGE AREA MAP

TOTAL PROPERTY AREA = 37,770 SF
IMPERVIOUS AREA = 34,944 SF
PERVIOUS AREA = 2,826 SF

NET DECREASE IN IMPERVIOUS AREA: 1,676 SF

AREA CALCULATIONS EXCLUDE ROW IMPROVEMENTS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NO.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
200 N. MAYFAIR ROAD, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6774
WWW.KIMLEY-HORN.COM

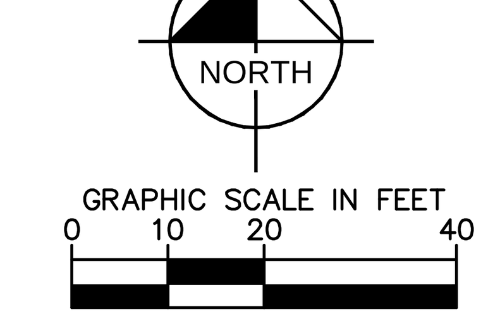
NOT FOR CONSTRUCTION

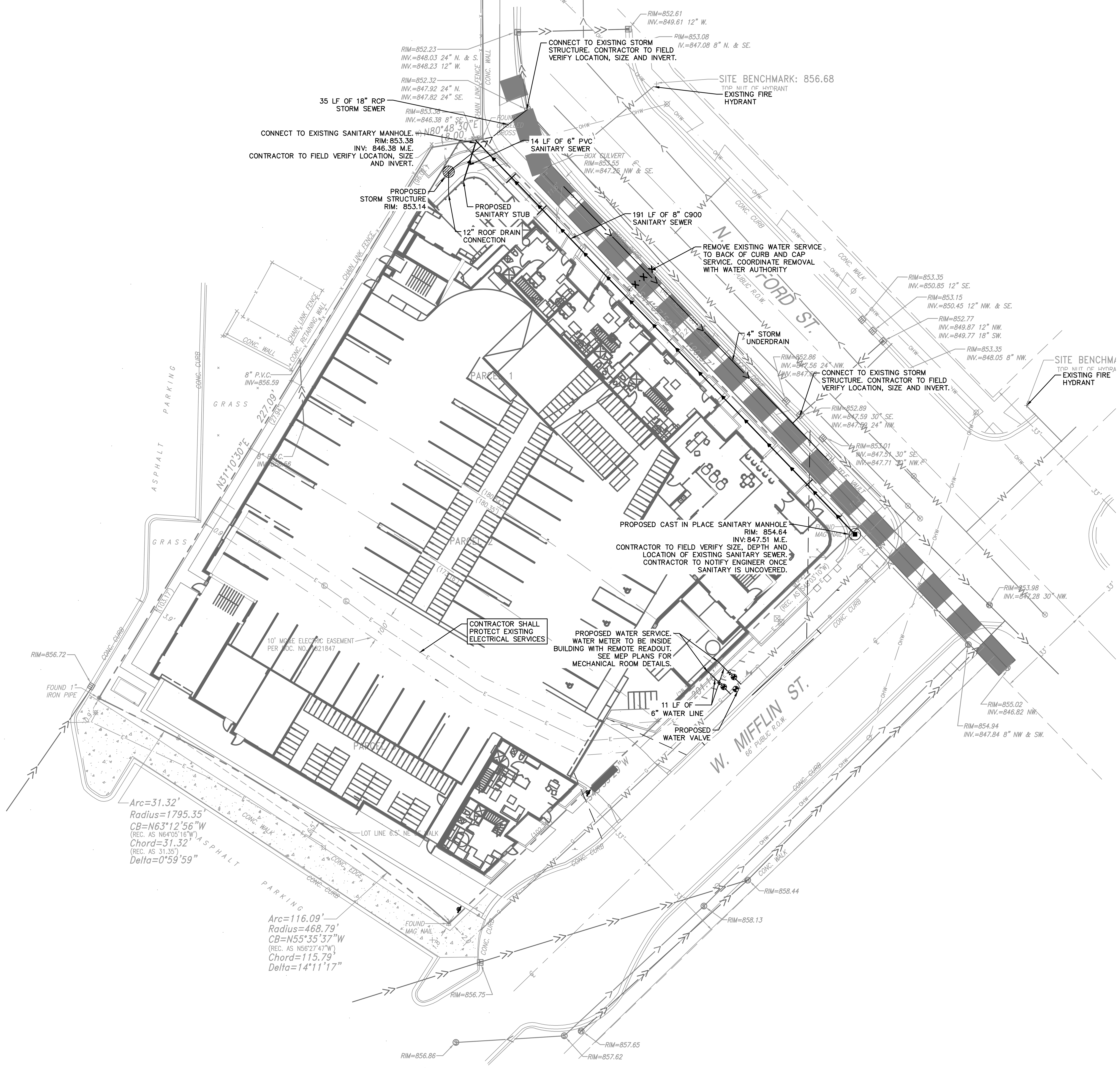
VENTURES
Multi-Family | Residential | Office
Hospitality | Senior Living

DRAINAGE PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER
C7.0





UTILITY LEGEND

W	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
C.O.	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
G	EX. GAS LINE
	EX. GAS METER
OHE	EX. UNDERGROUND ELECTRIC LINE
T	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (BY OTHERS)

UTILITY NOTES

GENERAL UTILITY NOTES

1. ALL WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52 WITH 72" MINIMUM COVER PER STATE AND LOCAL SPECS.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 60" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "DIGGERS HOTLINE" (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF MADISON SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH EXECUTIVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6714
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

NOT FOR CONSTRUCTION

VENTURES Student Living | Residential | Office Hospitality | Senior Living

UTILITY PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER
C8.0

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   VIERBICHER ASSOCIATES, INC.
   999 FOURIER DRIVE, SUITE 201
   MADISON, WI 53717
   TEL: (608) 821-3955
   CONTACT: MICHAEL S. MARTY

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

   EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, STATE OF WISCONSIN, AND WISDOT CODES

2. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

6. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

7. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

8. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

9. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

10. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

11. NOTIFICATION OF COMMENCING CONSTRUCTION:

    11.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE CITY OF MADISON, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

    11.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

12. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE CITY OF MADISON.

13. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

14. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER WISDOT FACILITIES DEVELOPMENT MANUAL 14A1. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

15. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM TTHE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

16. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

18. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

19. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

20. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE CITY OF MADISON. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY OF MADISON PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

21. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF TTHE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE LOCATING SERVICES (1-800-242-811) AND THE CITY OF MADISON FOR UTILITY LOCATIONS.

23. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

24. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

25. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

26. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE CITY OF MADISON UPON FINAL INSPECTION OF THE PROJECT.

27. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

28. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

29. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

30. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

31. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

32. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

33. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS AND WISDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

34. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

35. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

36. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER WISDOT STANDARDS.

37. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

38. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

39. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

40. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

41. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE CITY OF MADISON, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

1.2. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

1.3. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

1.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

1.5. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

2. TOPSOIL EXCAVATION INCLUDES:

2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

5.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

1.2. COMPACTION REQUIREMENTS SHALL MEET GEOTECHNICAL SPECIFICATIONS AND CITY OF MADISON REQUIREMENTS.

1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE CITY OF MADISON CODE.

2. SUBGRADE PREPARATION

2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

2.2.1. SCARIFY, DISC, AND AERATE.

2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.

2.2.4. USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.

3. CONCRETE WORK

3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS AND A MINIMUM OF 4,0000 PSI COMPRESSIVE STRENGTH AT TWNENTY-EIGHT (28) DAYS . ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES

3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.

3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.

3.6. CONCRETE CURING AND PROTECTION SHALL BE PER WISDOT STANDARDS. TWO (2) COATS OF WISDOT

APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.

3.7. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE, AND BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, MIXC N50, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.

4.2. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE.

4.3. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER WISDOT STANDARDS.

4.4. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.

5. TESTING AND FINAL ACCEPTANCE.

5.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE ENGINEER.

5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE CITY OF MADISON, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

5.3. WHEN REQUIRED BY THE CITY OF MADISON, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY WISDOT STANDARDS.

5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

6. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MADISON CODE. WHEN CONFLICTS ARISE BETWEEN VILLAGE CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARDS.

2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.

3. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE WISDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).

4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH WISDOT STANDARDS.

5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC HOT ROLLED INTO PAVEMENT.

6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH WISDOT STANDARDS.

7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE.

8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

SANITARY SEWER NOTES

1. SANITARY SEWER PIPE: ALL SANITARY SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE SHOWN ON THE PLANS, ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (PVC SDR-35), CONFORMING TO ASTM D3034 AND D2241 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3139 AND D3212. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND CITY OF MADISON PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
4" – 12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
4"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

2. BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NO LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. AS A MINIMUM, THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 704.01 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS OR ASTM C-33. THE GRADATION SHALL CONFORM TO GRADATION CA-11 OR CA-13 OF THE ILLINOIS STANDARD SPECIFICATIONS AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

3. ALL UNSUITABLE MATERIALS SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE, AS PER WISDOT STANDARDS.

4. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL PER WISDOT STANDARDS AND THOROUGHLY MECHANICALLY COMPACTED IN 9-INCH THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.

5. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

6. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE CITY OF MADISON.

7. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH NATURAL RESOURCES CONSERVATION SERVICE – WISCONSIN (NRCS-WI) REQUIREMENTS, AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE, EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

   A. IF NECESSARY PERMISSION SHALL BE OBTAINED FROM THE CITY OF MADISON IN WRITING PRIOR TO BEGINNING CONSTRUCTION.

   B. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE SEWER AND 18 INCHES HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

8. ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE. A WATERTIGHT BOOT, CONFORMING TO ASTM C-923, SHALL BE USED AT THE PIPE-STRUCTURE CONNECTION.

9. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

10. FRAMES AND LIDS: SEE DETAILS FOR ALL SANITARY SEWER MANHOLE FRAMES AND LIDS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF-SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN THE FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

11. A MAXIMUM OF TWELVE (12) INCHES OF CONCRETE-ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

12. CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

13. TESTING: DEFLECTION, AIR, AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

14. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON.

15. TELEVISING: IF REQUIRED BY THE MUNICIPALITY, ALL SANITARY SEWERS SHALL BE TELEVISED, AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE CITY OF MADISON BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS, AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEOTAPES.

16. TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND REPAIR, OR REPLACE ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

17. CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING." ASTM STANDARDS D-2241, AS APPROPRIATE FOR THE PIPE, TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT FIVE (5) PERCENT MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

18. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

STORM SEWER NOTES

1. STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C76. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND CITY OF MADISON PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
12"-60"	RCP	REINFORCED CONCRETE PIPE(ASTM C76); SEE WISDOT SPECS FOR PIPE CLASS
3" – 12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
3"-48"	HDPE	HIGH DENSITY POLYETHYLENE PIPE
3"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

2. BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.

3. ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

4. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

5. COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

6. STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE USED.

7. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

8. THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

9. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

10. THE STORM SEWER SHALL BE TELEVISED IF REQUIRED BY THE CITY OF MADISON.

11. MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE CITY OF MADISON.

12. ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE CITY OF MADISON REQUIREMENTS.

WATERMAIN NOTES

1. WATERMAIN PIPE: ALL WATERMAIN PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WATERMAIN PIPE SHALL BE CONSTRUCTED OF BITUMINOUS-COATED CEMENT-LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.4 (AWWA C104). THE JOINTS SHALL BE PUSH-ON COMPRESSION GASKET JOINTS CONFORMING TO ANSI A21.11 (AWWA C111). ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND CIT OF MADISON PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL WATERMAIN PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
3"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
3"-48"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-35 (AWWA C900 AND ASTM D3'39)
< 3"		TYPE "K" COPPER PIPE

2. FITTINGS: ALL FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO ANSI AS21.10 (AWWA C110).

3. VALVES: GATE VALVES SHALL BE USED ON ALL WATERMAINS. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE-MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS.

4. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

5. FIRE HYDRANTS: SEE PLANS FOR APPROVED FIRE HYDRANT DETAIL. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. FIRE HYDRANTS SHALL HAVE AUXILIARY VALVES WITH A HYDRANT BARREL TO VALVE BOX RESTRAINING DEVICE. THE PUMPER CONNECTION SHALL FACE THE ROADWAY.

6. PROVIDE AND INSTALL FOUR MEGALUG JOINT RESTRAINTS AT EACH JOINT FROM THE MAINLINE TEE TO THE AUXILIARY VALVE AND BETWEEN THE AUXILIARY VALVE AND THE HYDRANT BARREL.

7. THE BREAK FLANGE AND ALL BELOW-GRADE FITTING SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

8. CORPORATION STOPS: CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800 AND SHALL INCLUDE "J" BEND, TAILPIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON THE PLANS.

9. SERVICE BOX: PROVIDE CURB VALVE AND CURB BOX, AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6) FEET OF BURY.

10. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

11. BEDDING: ALL WATERMAINS SHALL BE BEDDED ON FIRM GROUND, WITH BELLHOLES EXCAVATED SO THAT THE PIPE HAS AN EVEN SAND BEDDING FOR ITS ENTIRE LENGTH.

12. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

13. A MINIMUM DEPTH OF COVER OF 6-FEET SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8) FEET, EXCEPT AT SPECIAL CROSSINGS AND ONLY AS DESIGNATED ON THE PLANS..

14. "MEGA-LUG" RETAINER GLANDS AND THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, FITTINGS, TEES, ELBOWS, ETC. "MEGA-LUG" RESTRAINED JOINTS ARE REQUIRED ON ALL VALVES AND ALL FITTINGS. THE COST FOR THIS WORK SHALL BE INCIDENTAL TO THE UNIT PRICE FOR THE PIPE INSTALLED.

15. WATERMAIN PROTECTION:

15.1. HORIZONTAL SEPARATION

15.1.1. WATERMAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION.

15.1.2. WATERMAINS MAY BE LAID CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:

15.1.2.1. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET;

15.1.2.2. THE WATERMAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE SEWER;

15.1.2.3. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

15.1.3. WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE, BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION AND IN CONFORMANCE WITH THE STANDARDS FOR WATER AND SEWER CONSTRUCTION IN MADISON. THE DRAIN OR SEWER SHALL BE PRESSURE-TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

15.2. VERTICAL SEPARATION

15.2.1. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

15.2.2. BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

15.2.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED ABOVE; OR

15.2.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

15.2.3. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING OF THE WATERMAIN.

15.2.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.

16. ALL WATERMAINS SHALL BE PRESSURE-TESTED FOR A MIN. OF 2 HOURS AT 200 PSI, FLUSHED, AND DISINFECTED IN ACCORDANCE WITH AWWA AND CITY OF MADISON SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE-TESTED FOR A MINIMUM OF ONE (1) HOUR. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE CITY OF MADISON. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH EXECUTIVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6714
WWW.KIMLEY-HORN.COM

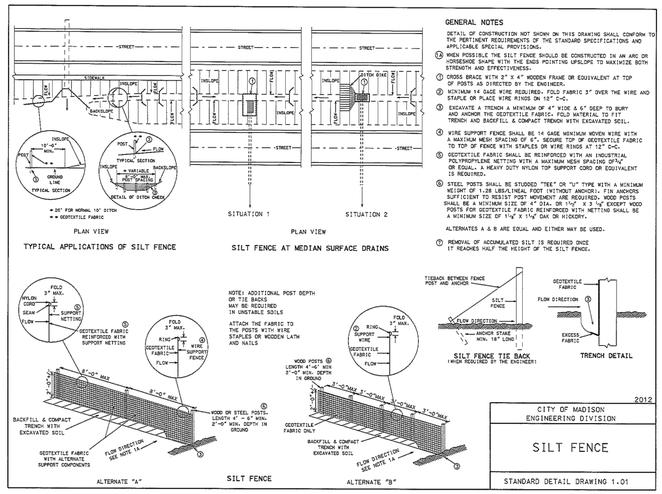
SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

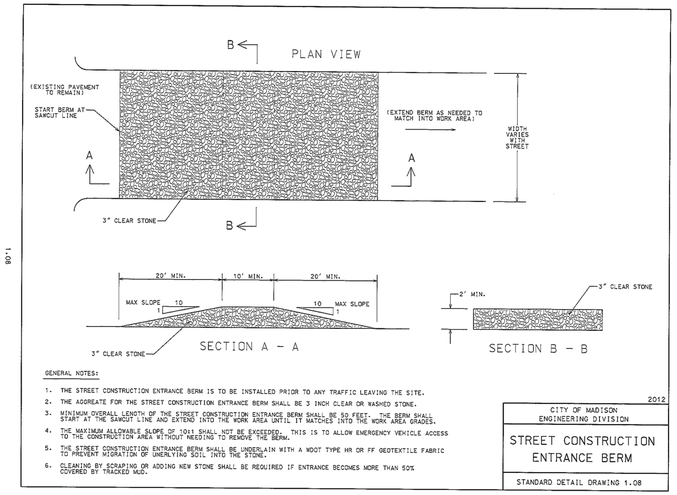
NOT FOR CONSTRUCTION

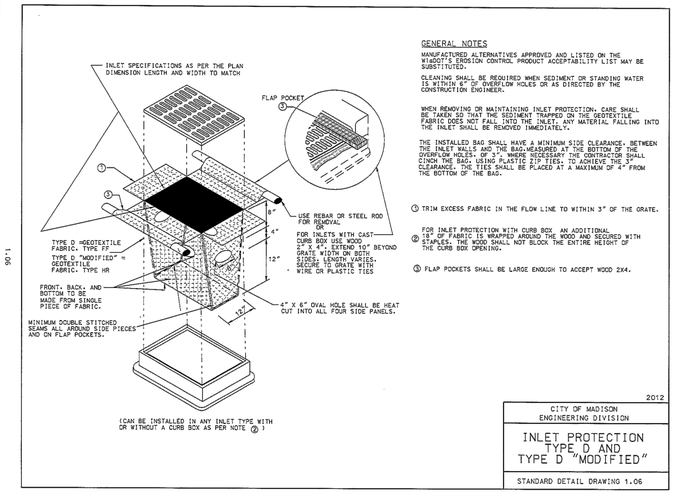
VENTURES
Student Living | Residential | Office
Hospitality | Senior Living

MADISON STUDENT HOUSING
GENERAL NOTES

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER
C9.0







No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

Kimley»Horn

200 E. GRAND AVENUE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-0774
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

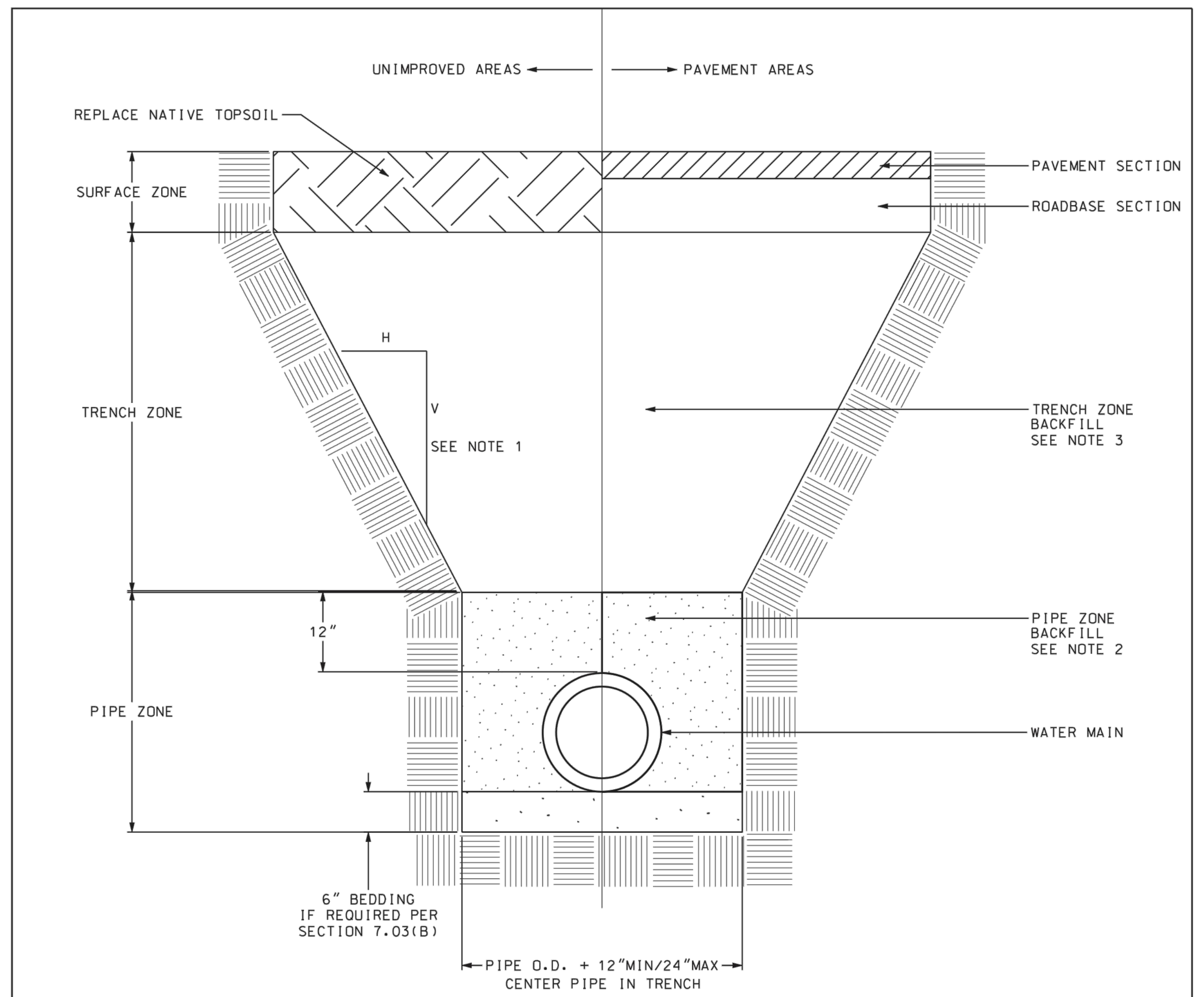
NOT FOR CONSTRUCTION

CA VENTURES
Student | Senior | Residential | Office
Hospitality | Senior Living

CONSTRUCTION DETAILS

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER
C10.0



NOTES:

1) ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE WISCONSIN ADMINISTRATIVE CODE FOR "TRENCH EXCAVATION, AND TUNNEL CONSTRUCTION" AND ANY ADDITIONAL REQUIREMENTS INCLUDED IN THE CONTRACT DOCUMENTS.

2) BACKFILL OPERATIONS SHALL COMPLY WITH SECTION 703.8 AND SUBSECTION 202.2(B). THE PIPE ZONE SHALL CONSIST OF SELECT FILL SAND, LIMESTONE SCREENINGS, WASHED OR CLEAR STONE, GRAVEL OR CRUSHED STONE.

3) BACKFILL OPERATIONS FOR THE TRENCH ZONE SHALL COMPLY WITH SECTION 703.11.

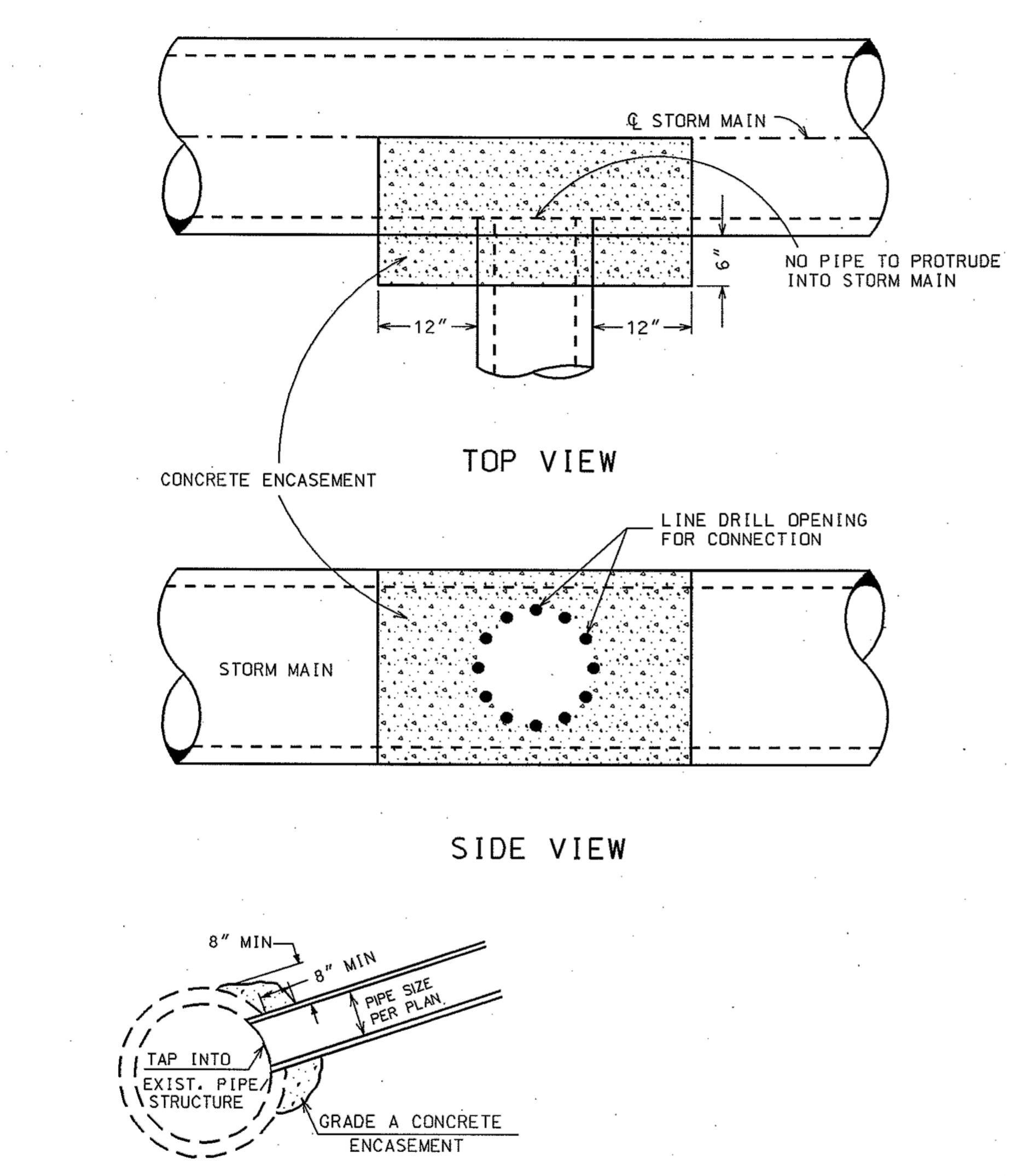
4) COMPACTION REQUIREMENTS:
PIPE ZONE: COMPACT BEDDING MATERIAL USING A HAND OPERATED MECHANICAL COMPACTOR.
FROM 2' OVER PIPE TO 3' BELOW SUBGRADE: MINIMUM OF 90% OF MAX DENSITY.
WITHIN 3' OF BOTTOM OF SUBGRADE: MINIMUM OF 95% OF MAX DENSITY

CREATED: 6/2009

CITY OF MADISON
WATER UTILITY

TYPICAL WATER PIPE TRENCH

STANDARD DETAIL DRAWING 7.11



DRAWING NOT TO SCALE

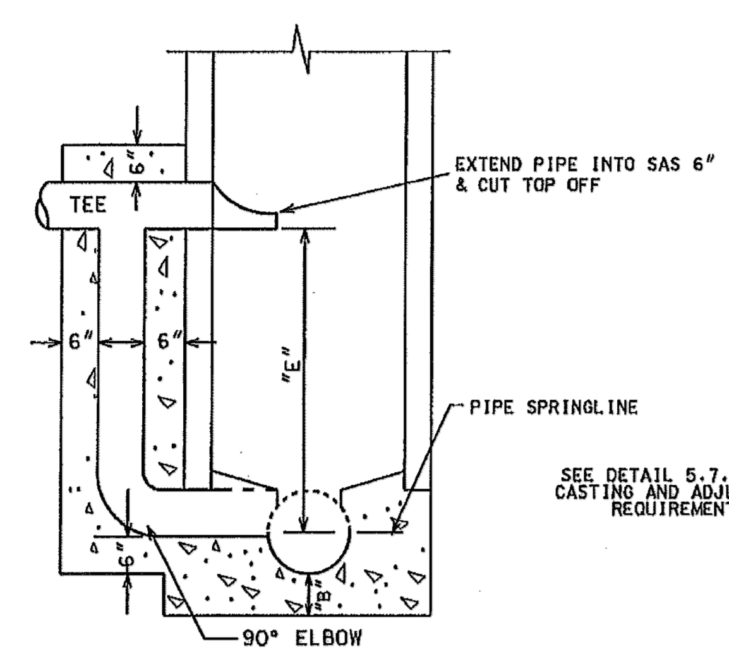
2004

CITY OF MADISON
ENGINEERING DIVISION

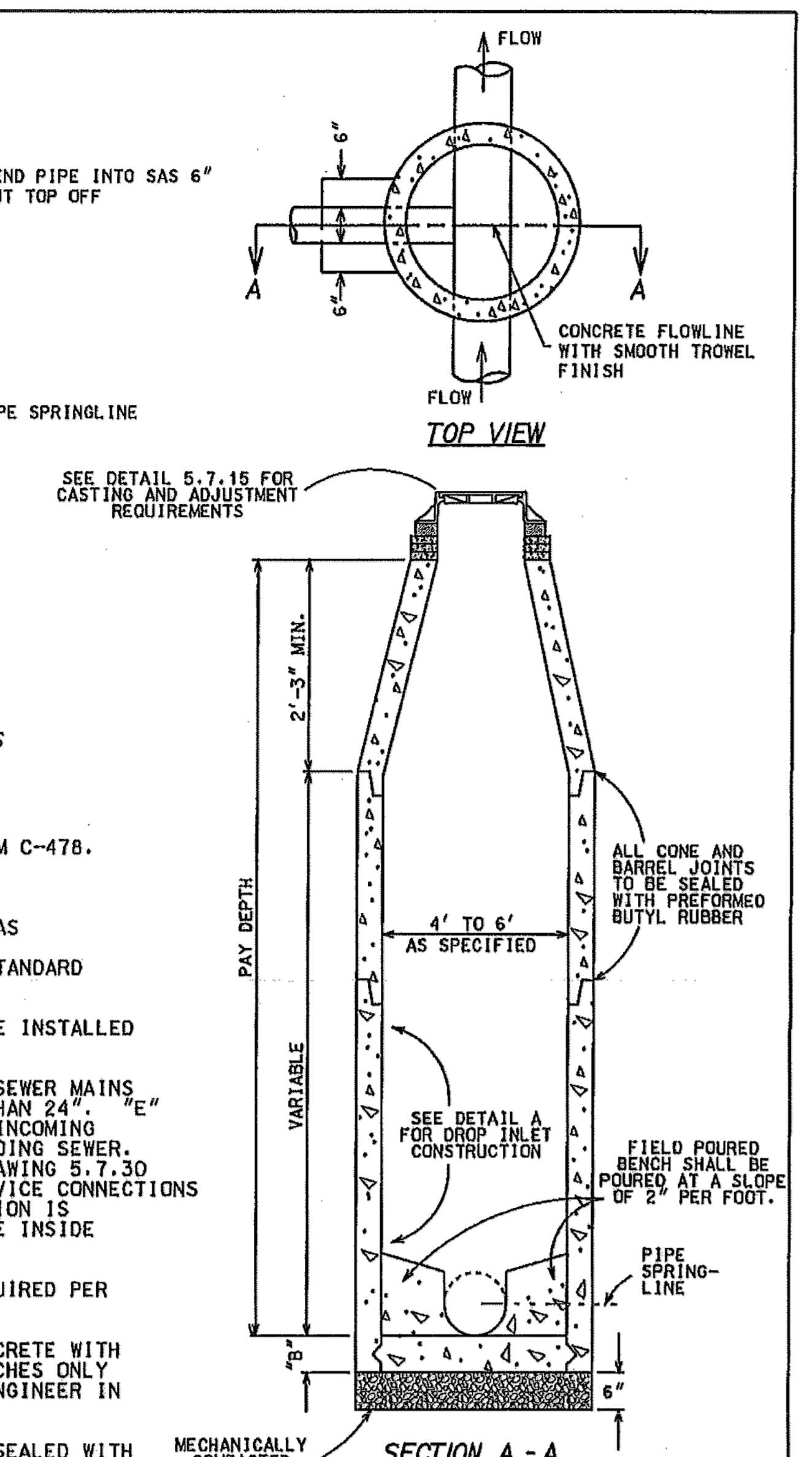
STORM SEWER TAP DETAIL

STANDARD DETAIL DRAWING 5.7.32

5.7.32



DETAIL A
SHOWING DROP INLET CONSTRUCTION
FOR SANITARY SEWER MAINS & LATERALS



NOTES:

1) PRECAST S.A.S. SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478.

2) THICKNESS OF BASE, "B":
6" MIN. FOR 4' DIAMETER SAS
8" MIN. FOR 5' AND 6' DIAMETER SAS

3) FOR CASTING DESIGNATION REFER TO STANDARD DETAIL DRAWING 5.7.16

4) CENTERED (CONCENTRIC) CONE SHALL BE INSTALLED UNLESS OTHERWISE DIRECTED.

5) DROP INLET SHALL BE BUILT FOR ALL SEWER MAINS AND LATERALS WHEN "E" IS GREATER THAN 24". "E" SHOULD BE MEASURED FROM INVERT OF INCOMING PIPE TO THE SPRINGLINE OF THE OUTGOING SEWER. INSIDE DROP PER STANDARD DETAIL DRAWING 5.7.30 MAY BE INSTALLED FOR 4" AND 6" SERVICE CONNECTIONS WHERE OUTSIDE DROP INLET CONSTRUCTION IS INFEASIBLE. ENGINEER SHALL APPROVE INSIDE DROP INLET PRIOR TO INSTALLATION.

6) FLEXIBLE PIPE TO SAS CONNECTOR REQUIRED PER STANDARD DETAIL DRAWING 5.7.31

7) ALL BENCHES TO BE FIELD POURED CONCRETE WITH SMOOTH TROWEL FINISH. PRECAST BENCHES ONLY PERMITTED WITH PRIOR APPORVAL OF ENGINEER IN WRITING.

8) ALL JOINTS BETWEEN RINGS SHALL BE SEALED WITH 3/8" OF AIR-ENTRAINED TYPE M OR S MORTAR. THE OUTSIDE SURFACE OF THE ADJUSTING RINGS SHALL BE SEALED WITH A 1/2" THICK AIR-ENTRAINED MORTAR TYPE M OR S SEAL. THE METHOD USED FOR SEALING THE OUTSIDE SURFACE SHALL BE COMPATIBLE WITH THAT USED TO SEAL JOINTS BETWEEN THE RINGS.

9) PRECAST SANITARY SEWER ACCESS STRUCTURES FOR STREET RECONSTRUCTION PROJECTS AND FOR STREET EXCAVATION PERMITS REQUIRE PRECAST SHOP DRAWING APPROVAL FROM CITY ENGINEERING. PRIOR TO BEING FABRICATED BY THE MANUFACTURER NO PRECAST SHOP DRAWINGS ARE REQUIRED FOR NEW CONSTRUCTION IN SUBDIVISION DEVELOPMENTS.

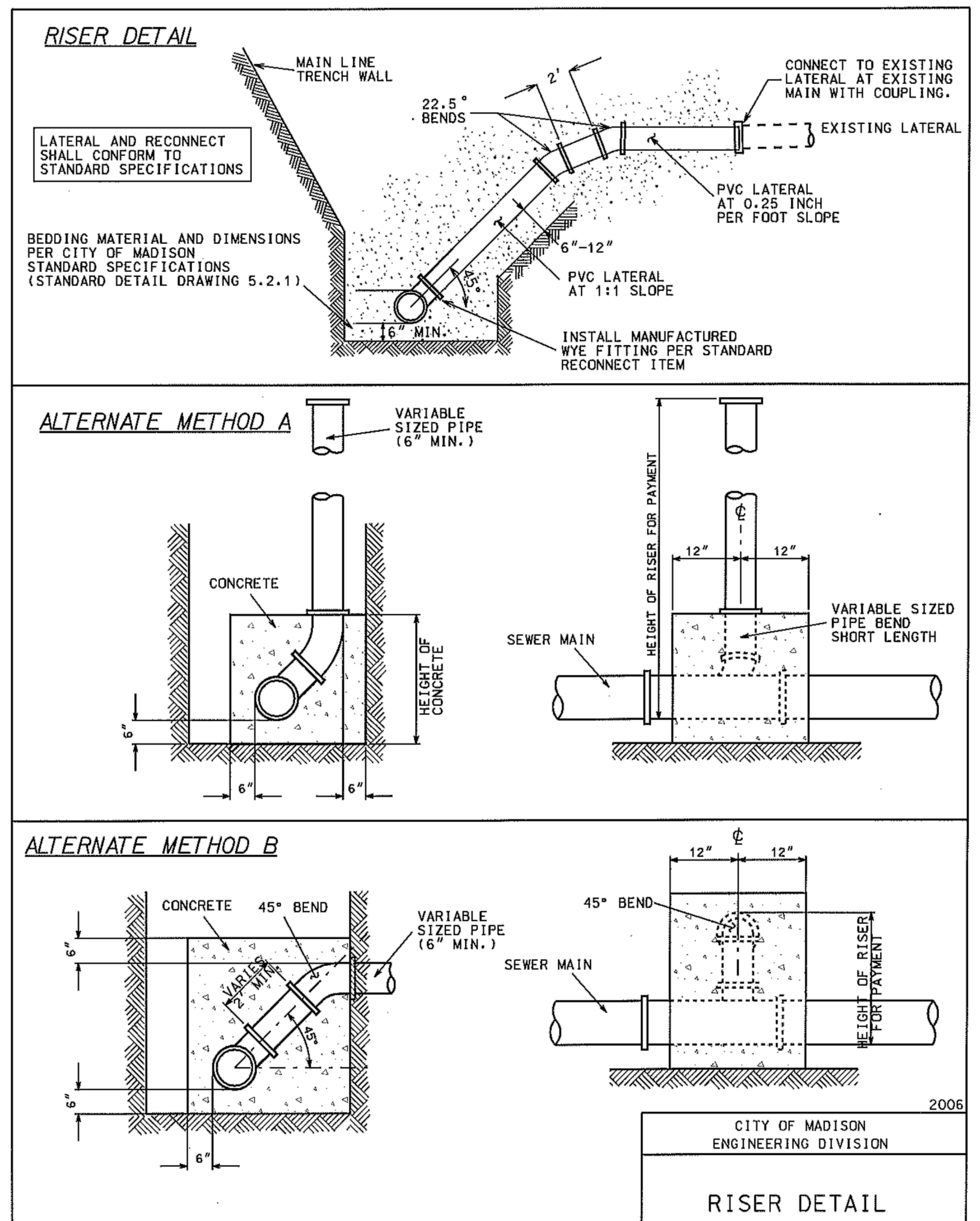
2010

CITY OF MADISON
ENGINEERING DIVISION

SANITARY SEWER PRECAST SAS

STANDARD DETAIL DRAWING 5.7.2

5.7.2



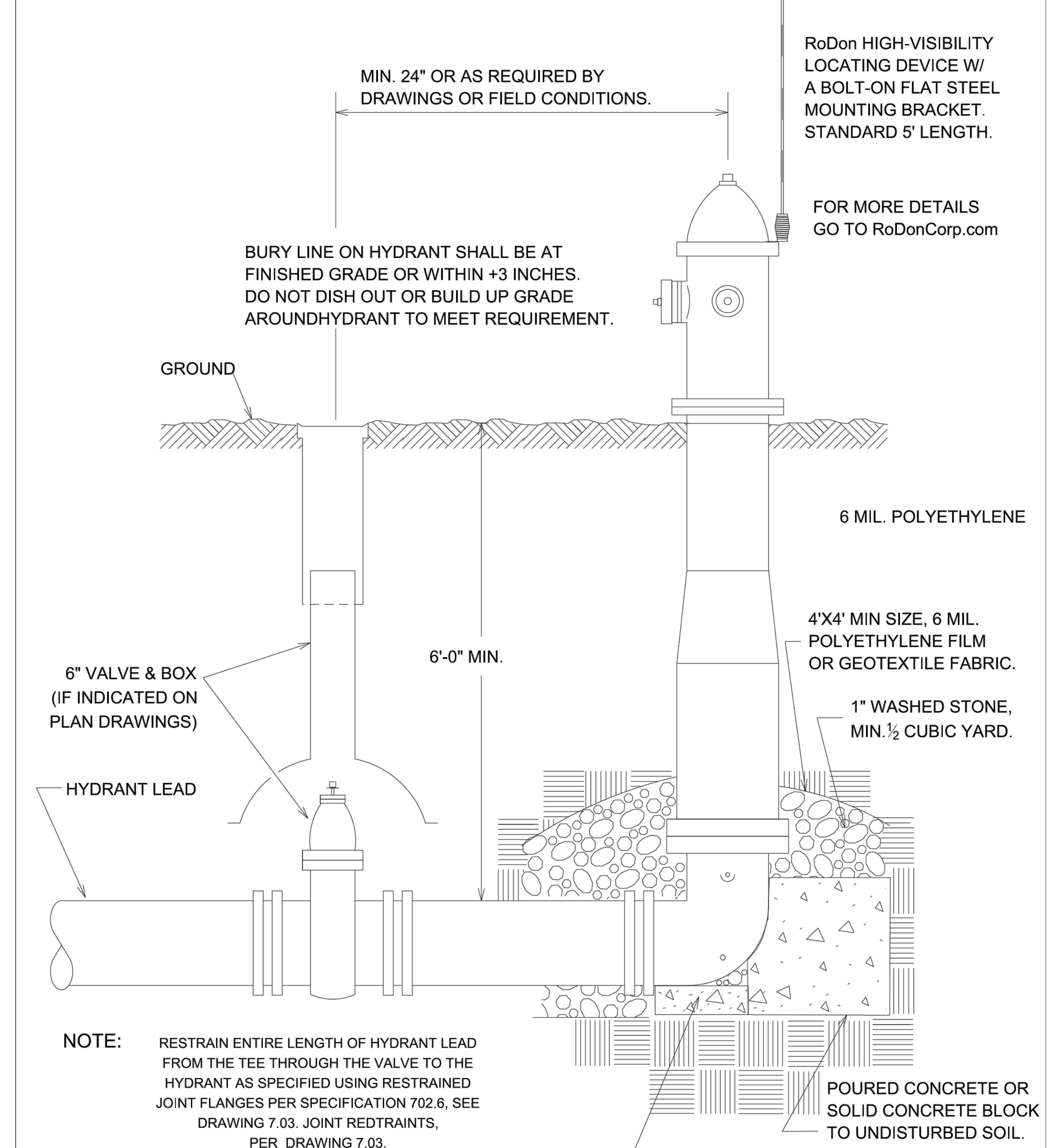
2006

CITY OF MADISON
ENGINEERING DIVISION

RISER DETAIL

STANDARD DETAIL DRAWING 5.3.1

5.3.1



NOTE: RESTRAIN ENTIRE LENGTH OF HYDRANT LEAD FROM THE TEE THROUGH THE VALVE TO THE HYDRANT AS SPECIFIED USING RESTRAINED JOINT FLANGES PER SPECIFICATION 702.6. SEE DRAWING 7.03. JOINT REDTRAINTS, PER DRAWING 7.03.

REVISED 12/2013

CITY OF MADISON
WATER UTILITY

TYPICAL HYDRANT INSTALLATION

STANDARD DETAIL DRAWING 7.04

No.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

Kimley»Horn

© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH EXECUTIVE DRIVE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6714
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

VENTURES
Student Living | Residential | Office
Hospitality | Senior Living

CONSTRUCTION DETAILS

MADISON STUDENT HOUSING

ORIGINAL ISSUE: 11/18/2014
KHA PROJECT NO. 168299000
SHEET NUMBER
C10.1

NO.	REVISIONS	DATE	BY
1	2nd UDC SUBMITTAL	03/04/15	SEM

Kimley»Horn

© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH 108TH AVENUE, SUITE 101
BROOKFIELD, WI 53005
PHONE: 262-789-6774
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SEM
DRAWN BY: LS
CHECKED BY: SEM

NOT FOR CONSTRUCTION

CA VENTURES
Student Housing | Residential | Office
Hospitality | Senior Living

PHOTOMETRIC PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE:
11/18/2014

KHA PROJECT NO.
168299000

SHEET NUMBER

C11.0

Emergency Egress

Emergency Egress

Foundation Planting

Transformer

Service

Landscaping, Typ.

Accessible Route to Lobby

Lobby Entrance

Townhouse Front Porch, Typ.

Deciduous Shade Tree in Tree Grate

Raised Planter, Typ.

Porous Pavers over Structural Soil

5th Floor Terrace
(See Enlargement)

2nd Floor Courtyard
(See Enlargement)

Service Access

Parking

BEDFORD STREET

Raised Planter with Ornamental Trees

Lobby Entrance

Bus Stop

Entry to Covered Bike Parking

Deciduous Shade Tree, Typ.

Property Line

Parking Entry

Raised Planters with Seasonal Interest

Accessible Route to Lobby

Townhouse Entry

Raised Planter with Ornamental Tree

MIFFLIN STREET

Raised Planter with Ornamental Trees

Bike Parking

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

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

NORTH

2 LUA MEZZANINE
SCALE 1" = 20'-0"

1 LUA 1ST FLOOR PLAN
SCALE 1" = 20'-0"

1" = 20'-0"

Floor Plans 1st Floor and Mezzanine

CA Residential
Madison Student Housing
114 North Bedford Street
Madison, WI 53703

Shepley Bulfinch
Shepley Bulfinch Richardson & Abbott | 3443 North Central Avenue, Phoenix, AZ 85012 | T:602.430.3223 | www.ShepleyBulfinch.com

Floor 3 Units

Units	26
Beds	55

Floor 4 Units

Units	23
Beds	49

Floor 2 Units

Units	21
Beds	45

2 LUA FLOOR 4 (3 SIM)
SCALE 1" = 20'-0"

1 LUA FLOOR 2
SCALE 1" = 20'-0"

1" = 20'-0"

Floor Plans 2nd and 4th (3 Sim)

CA Residential
Madison Student Housing

114 North Bedford Street
Madison, WI 53703

Shepley Bulfinch

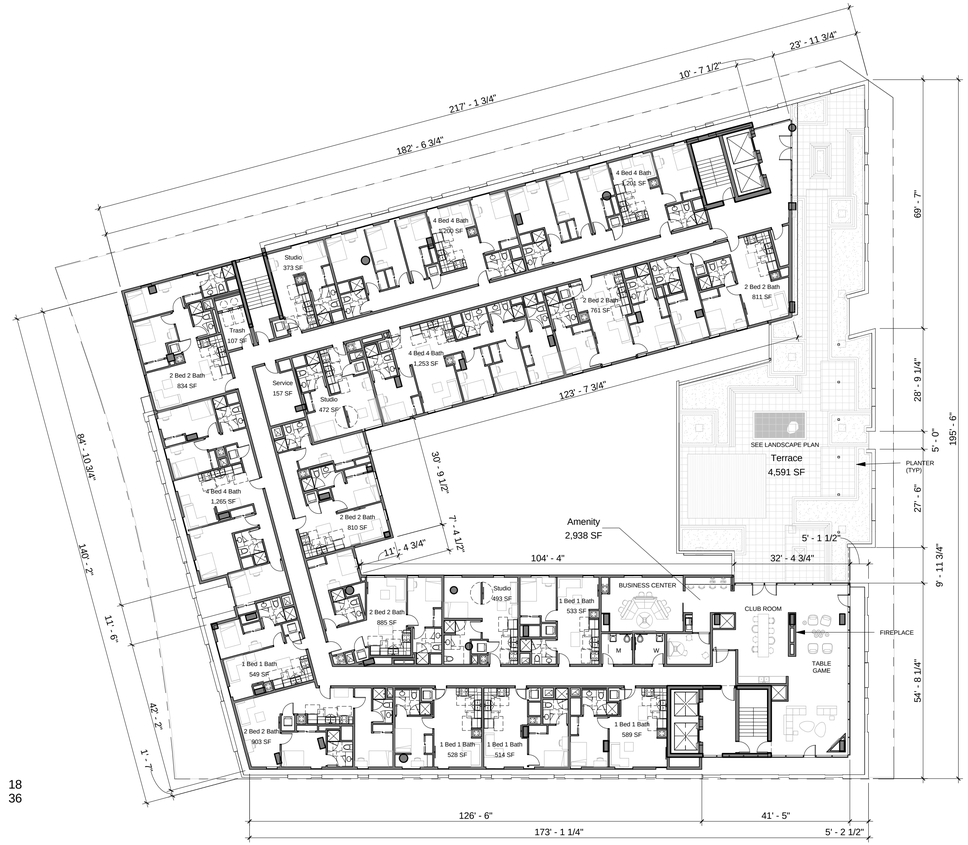
Shepley Bulfinch Richardson & Abbott | 3443 North Central Avenue, Phoenix, AZ 85012 | T:602.430.3223 | www.ShepleyBulfinch.com

Floor 6 Units
Units 22
Beds 42

Floor 7 Units
Units 22
Beds 42

Floor 8 Units
Units 22
Beds 42

2 LUA FLOOR 6 (7-8 SIM)
SCALE 1" = 20'-0"



Floor 5 Units
Units 18
Beds 36

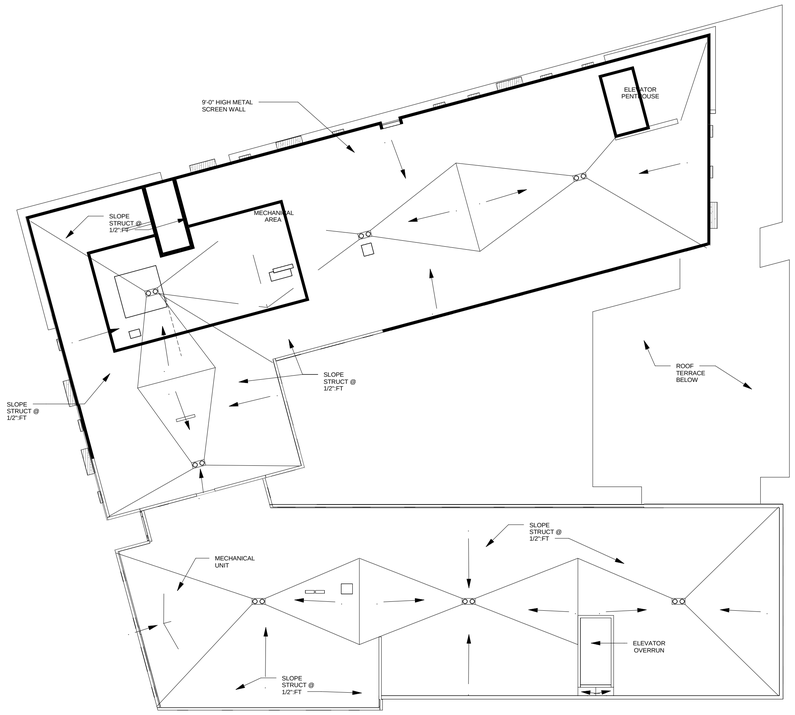
1 LUA FLOOR 5
SCALE 1" = 20'-0"

1" = 20'-0"

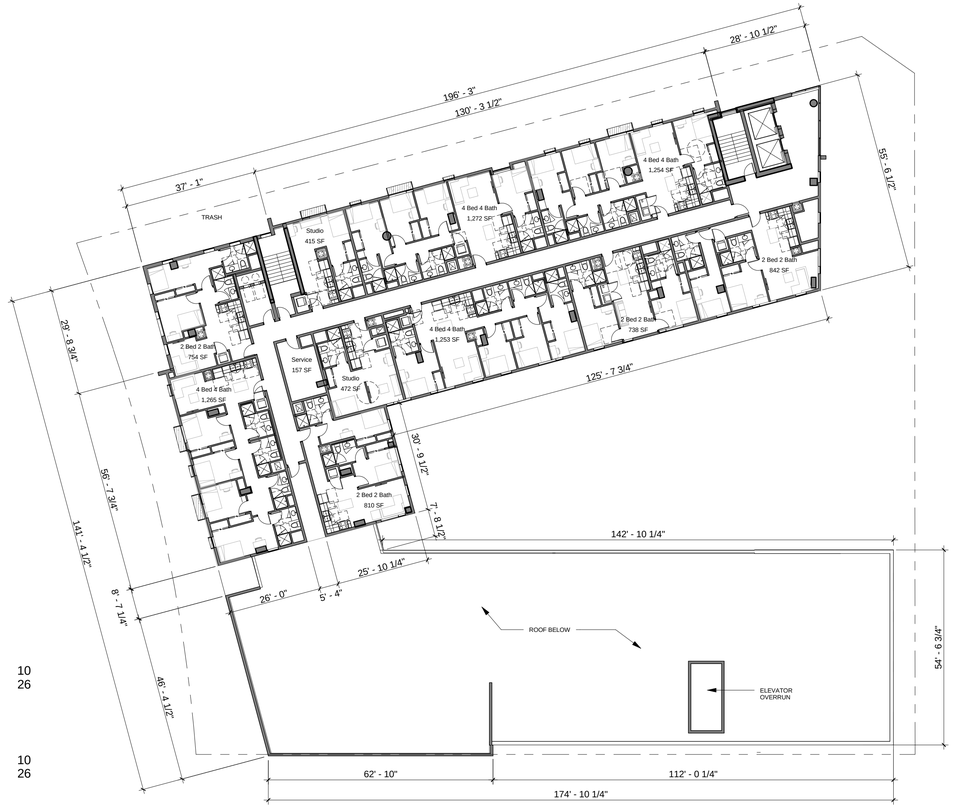
Floor Plans 5th and 6th (7th and 8th Sim.)

CA Residential
Madison Student Housing
114 North Bedford Street
Madison, WI 53703

Shepley Bulfinch
Shepley Bulfinch Richardson & Abbott | 3443 North Central Avenue, Phoenix, AZ 85012 | T:602.430.3223 | www.ShepleyBulfinch.com



2 LUA ROOF PLAN
SCALE 1" = 20'-0"



Floor 9 Units
Units 10
Beds 26

Floor 10 Units
Units 10
Beds 26

1 LUA FLOOR 9 (10 SIM)
SCALE 1" = 20'-0"

1" = 20'-0"

Floor Plans 9th (8 sim.) and Roof

CA Residential
Madison Student Housing
114 North Bedford Street
Madison, WI 53703

Shepley Bulfinch

Shepley Bulfinch Richardson & Abbott | 3443 North Central Avenue, Phoenix, AZ 85012 | T:602.430.3223 | www.ShepleyBulfinch.com

NO.	DESCRIPTION
1	METAL PANEL - COLOR 1
2	MASONRY VENEER
3	CEMENT BOARD PANEL, PATTERN TBD
4	PHENOLIC PANEL OR COMPLIMENTARY MASONRY MATERIAL
5	ALUMINUM STOREFRONT W/ CLEAR GLASS
6	ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL
7	METAL PANEL - COLOR 2
8	METAL MESH SCREEN
10	OVERHEAD DOOR (RECESSED)
11	SLIDING GATE
13	CONCRETE LANDSCAPE WALLS
14	TOWNHOME CANOPY
15	MAIN LOBBY ENTRANCE CANOPY
17	BLADE PROJECTION
18	EXTERIOR DOOR
19	TOWNHOME EXTERIOR DOOR
20	LOBBY ENTRANCE DOOR
22	GARAGE & PARKING SIGNAGE ZONE
23	SIGNAGE ZONE
24	SCREENED MECHANICAL AREA BEYOND
25	SECURITY LIGHT
26	METAL PANEL - COLOR 3

North Elevation Opening Percentages:

	prov.	req'd.
Upper Levels		
Floor 2	16%	15% Min
Floor 3	16%	15% Min
Floor 4	16%	15% Min
Floor 5	20%	15% Min
Floor 6	21%	15% Min
Floor 7	21%	15% Min
Floor 8	22%	15% Min
Floor 9	22%	15% Min
Floor 10	21%	15% Min

NORTH_ELEVATION 4
SCALE 1" = 20'-0"

West Elevation Opening Percentages:

	provided	required
Upper Levels		
Floor 2	24%	15% Min
Floor 3	24%	15% Min
Floor 4	24%	15% Min
Floor 5	18%	15% Min
Floor 6	24%	15% Min
Floor 7	24%	15% Min
Floor 8	26%	15% Min
Floor 9	24%	15% Min
Floor 10	21%	15% Min

WEST_ELEVATION 3
SCALE 1" = 20'-0"

South Elevation Opening Percentages:

	provided	required
Ground Level		
Residential	28%	15% Min
Non-Residential	50%	50% Min
Upper Levels		
Floor 2	25%	15% Min
Floor 3	25%	15% Min
Floor 4	25%	15% Min
Floor 5	33%	15% Min
Floor 6	19%	15% Min
Floor 7	19%	15% Min
Floor 8	19%	15% Min

SOUTH_ELEVATION 2
SCALE 1" = 20'-0"

East Elevation Opening Percentages:

	prov.	req.
Ground Level		
Residential	28%	15% Min
Non-Residential	50%	50% Min
Upper Levels		
Floor 2	28%	15% Min
Floor 3	27%	15% Min
Floor 4	28%	15% Min
Floor 5	58%	15% Min
Floor 6	28%	15% Min
Floor 7	28%	15% Min
Floor 8	28%	15% Min
Floor 9	36%	15% Min
Floor 10	36%	15% Min

EAST_ELEVATION 1
SCALE 1" = 20'-0"

1" = 20'-0"

Exterior Building Elevations

CA Residential
Madison Student Housing

114 North Bedford Street
Madison, WI 53703

Shepley Bulfinch

Shepley Bulfinch Richardson & Abbott | 3443 North Central Avenue, Phoenix, AZ 85012 | T:602.430.3223 | www.ShepleyBulfinch.com