

PLAN COMMISSION SUBMITTAL



THE LANGDON: A HUB PROPERTY

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Plan Commission Submittal

PROPOSED CONCEPTUAL RENDERING

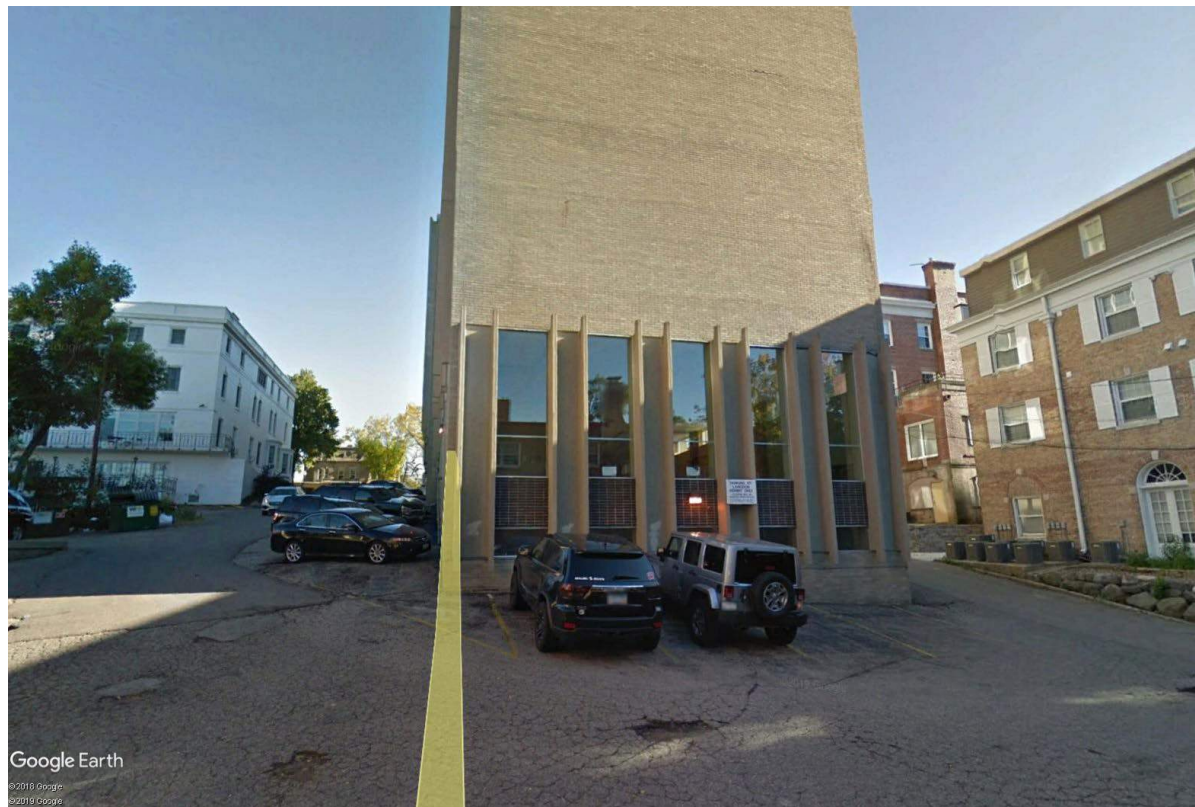
Madison, Wisconsin | July 27, 2020



LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST



EXISTING SITE, LOOKING SOUTH



EXISTING SITE

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EXISTING SITE

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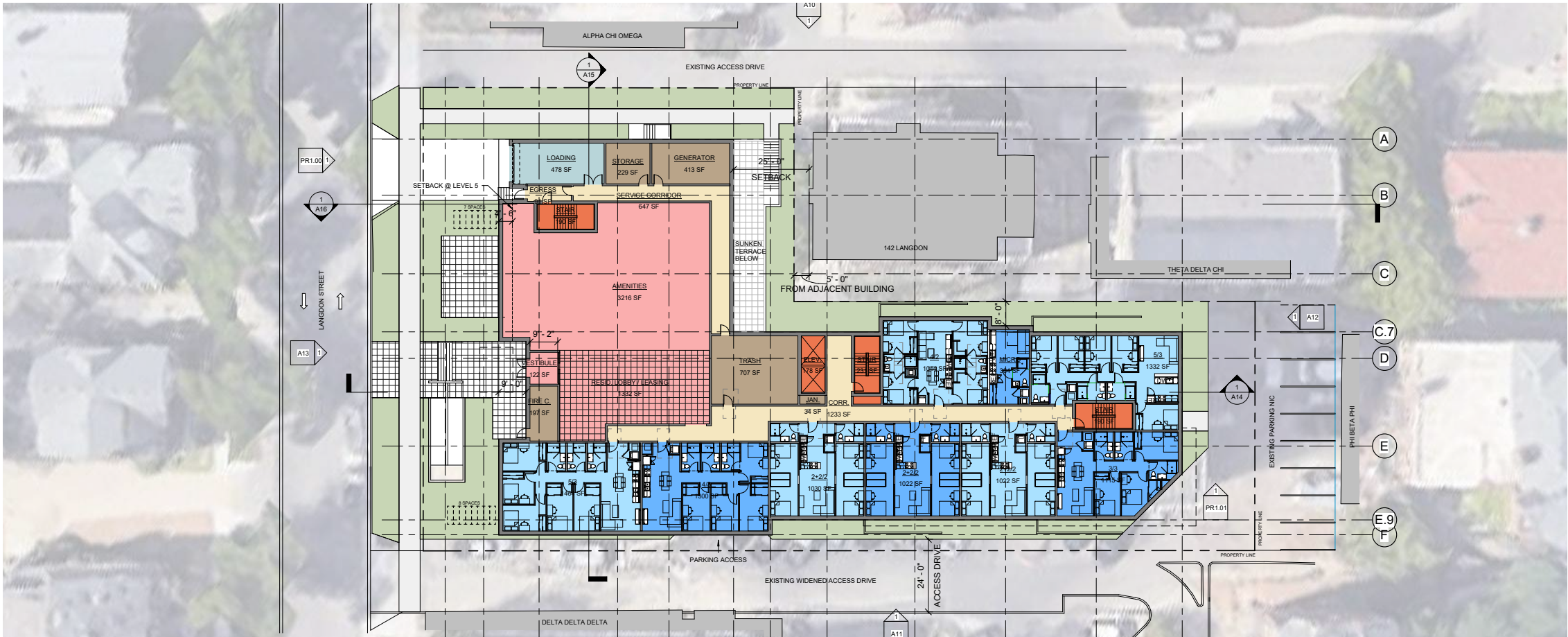
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JANUARY 9TH - CONCEPTUAL RENDERINGS AND SITE PLAN

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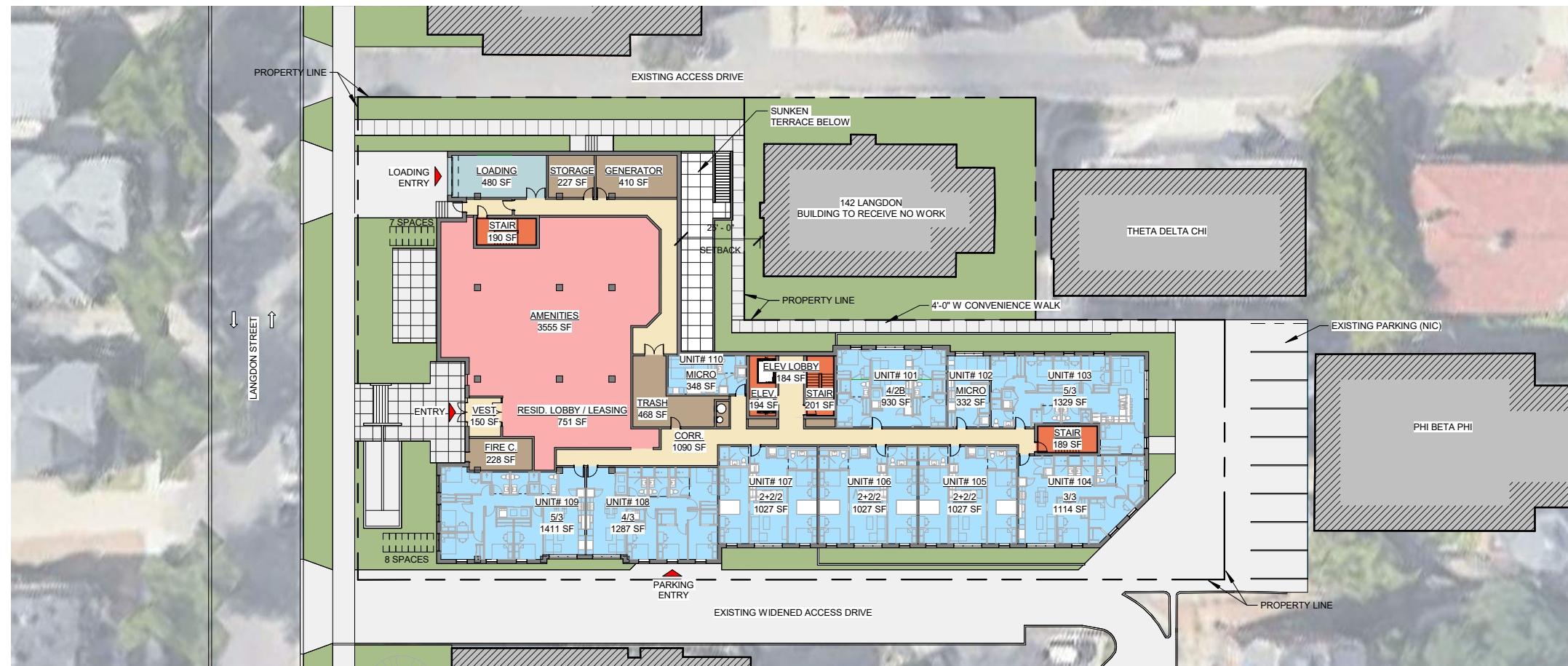
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MARCH 17TH - CONCEPTUAL RENDERINGS AND SITE PLAN

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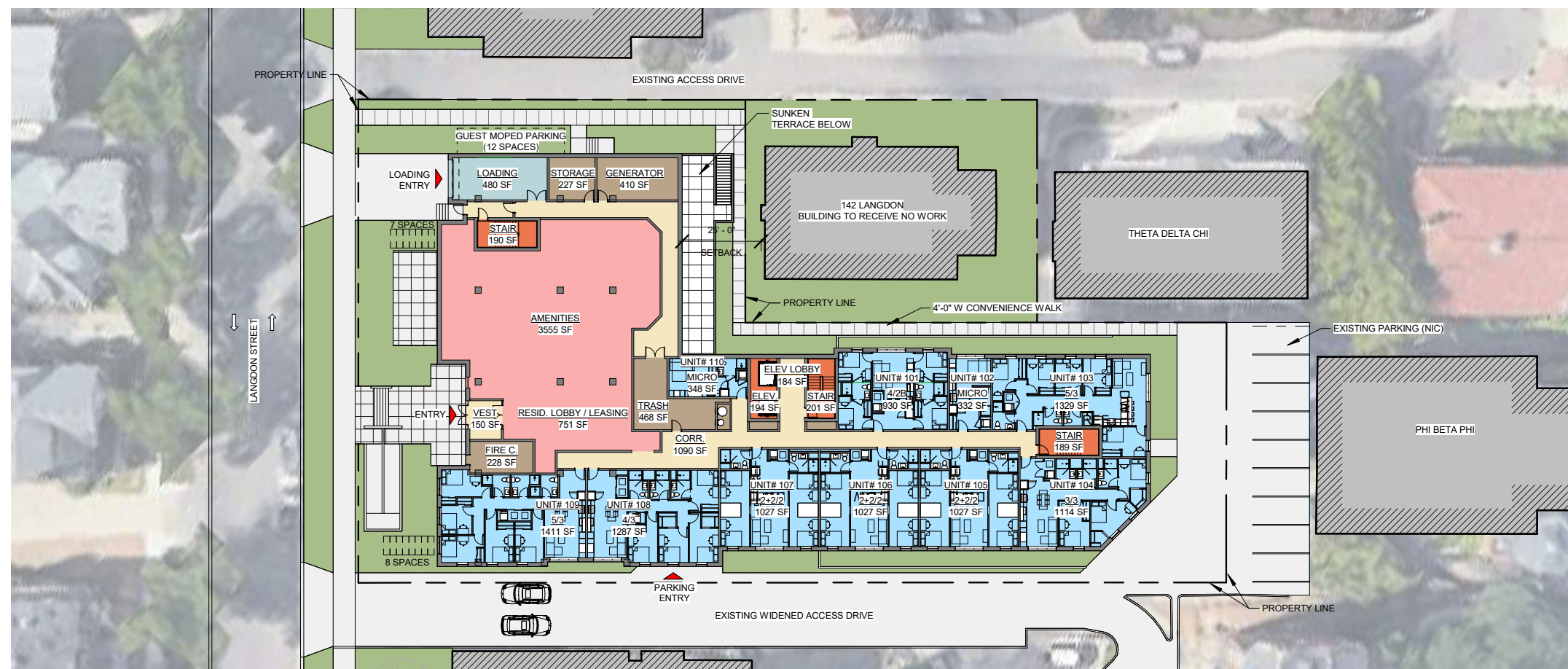
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JULY 1ST - CONCEPTUAL RENDERINGS AND SITE PLAN

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JULY 27TH - CONCEPTUAL RENDERINGS AND SITE PLAN

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2 SETBACKS / VARIATION
AT EAST SIDE OF BUILDING

UDC APPROVED FACADE

9' SETBACK

57'.0"
46'.6"



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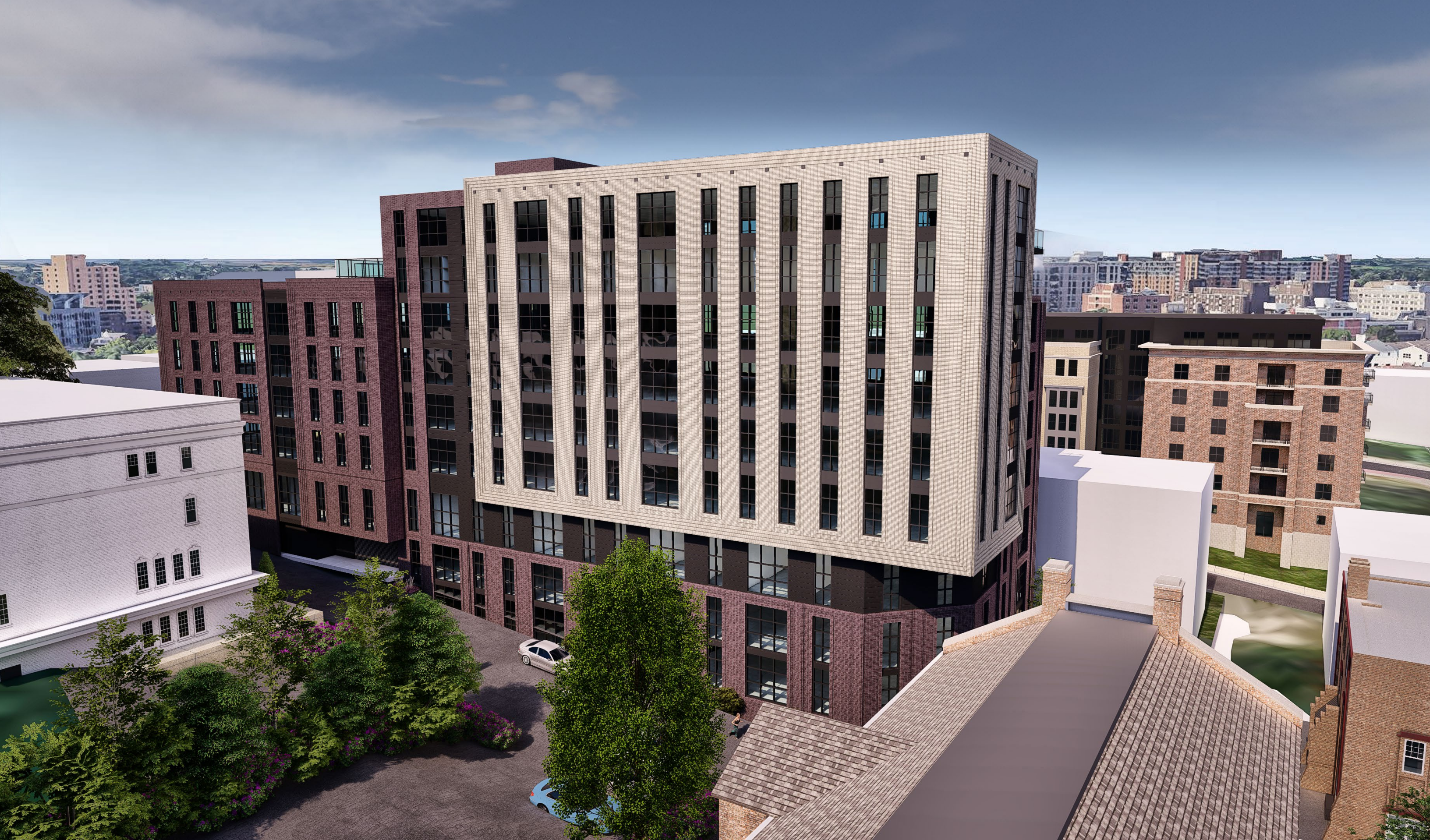
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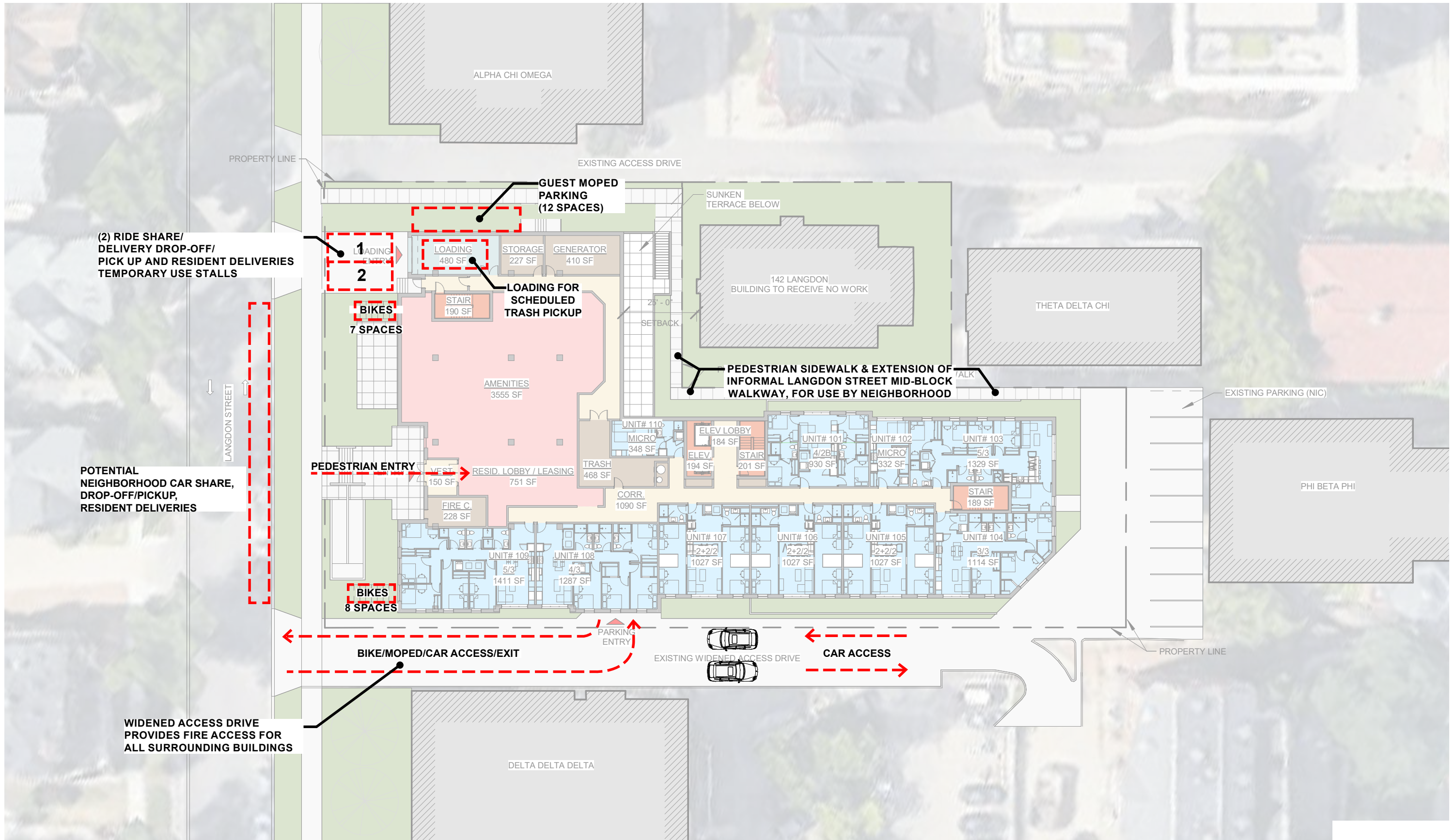
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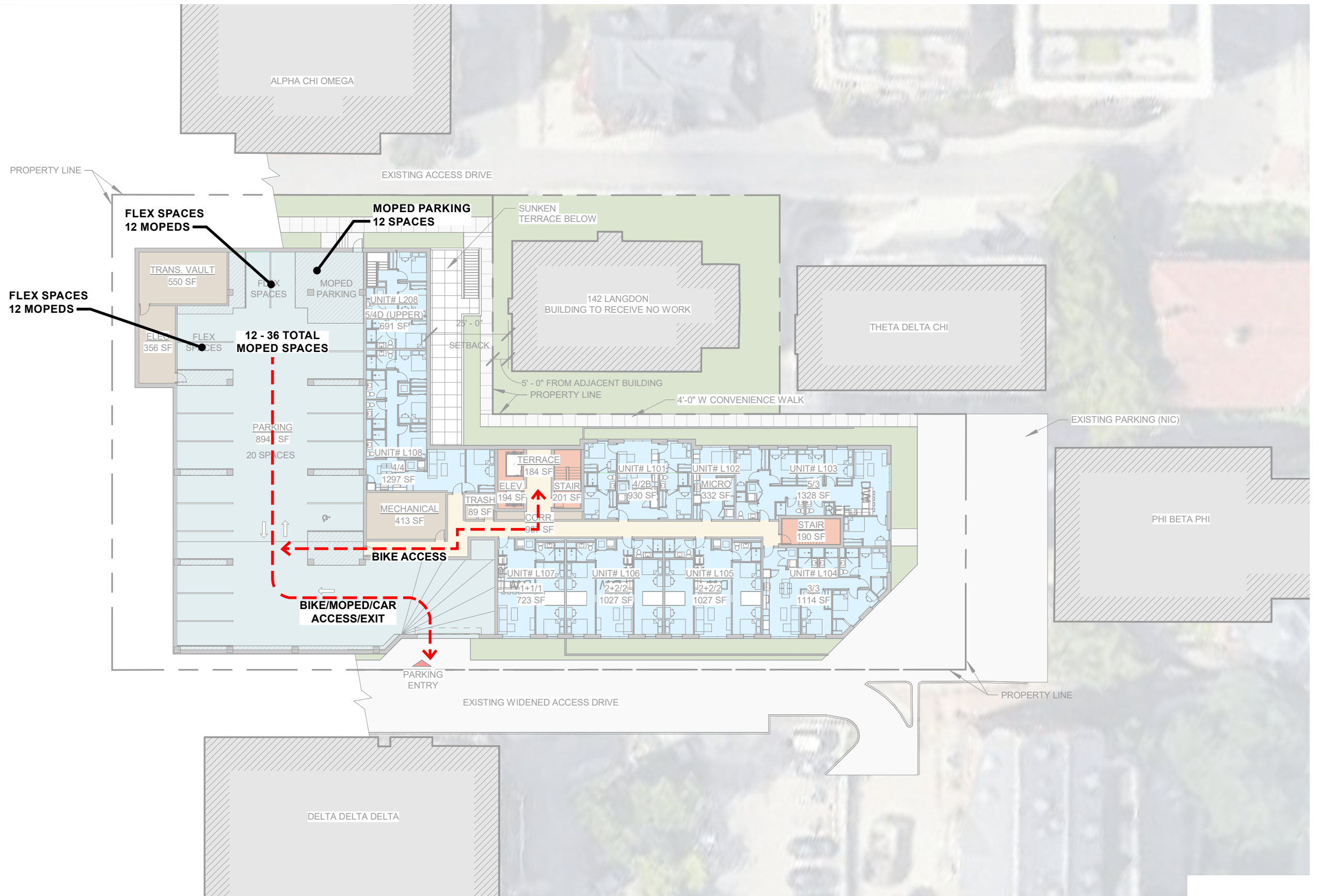
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LEVEL 1/GROUND SITE CIRCULATION PLAN



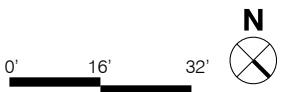
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LOWER LEVEL 1 SITE CIRCULATION PLAN

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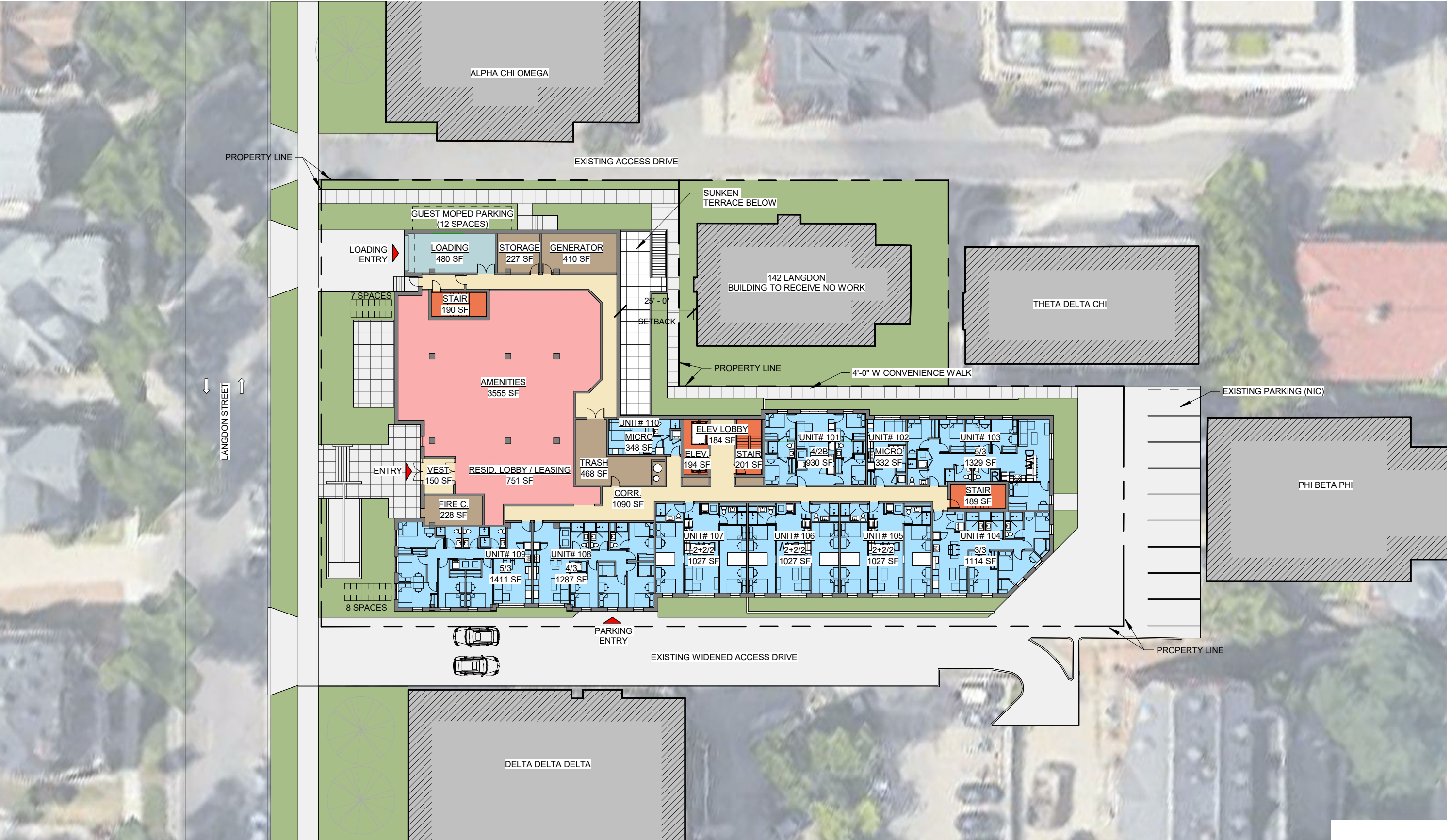
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LOWER LEVEL 2 SITE CIRCULATION PLAN

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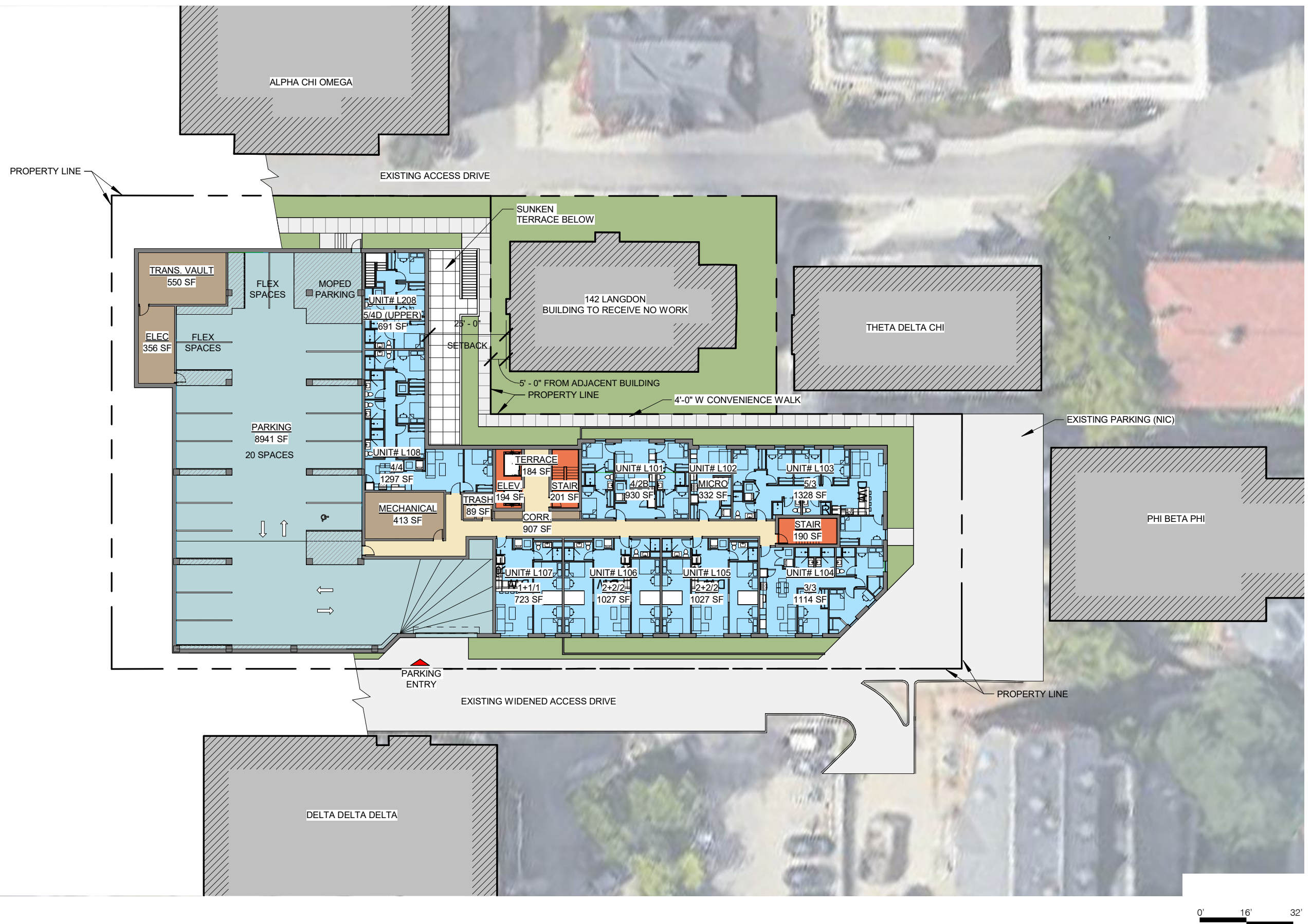
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LEVEL 1/GROUND PLAN

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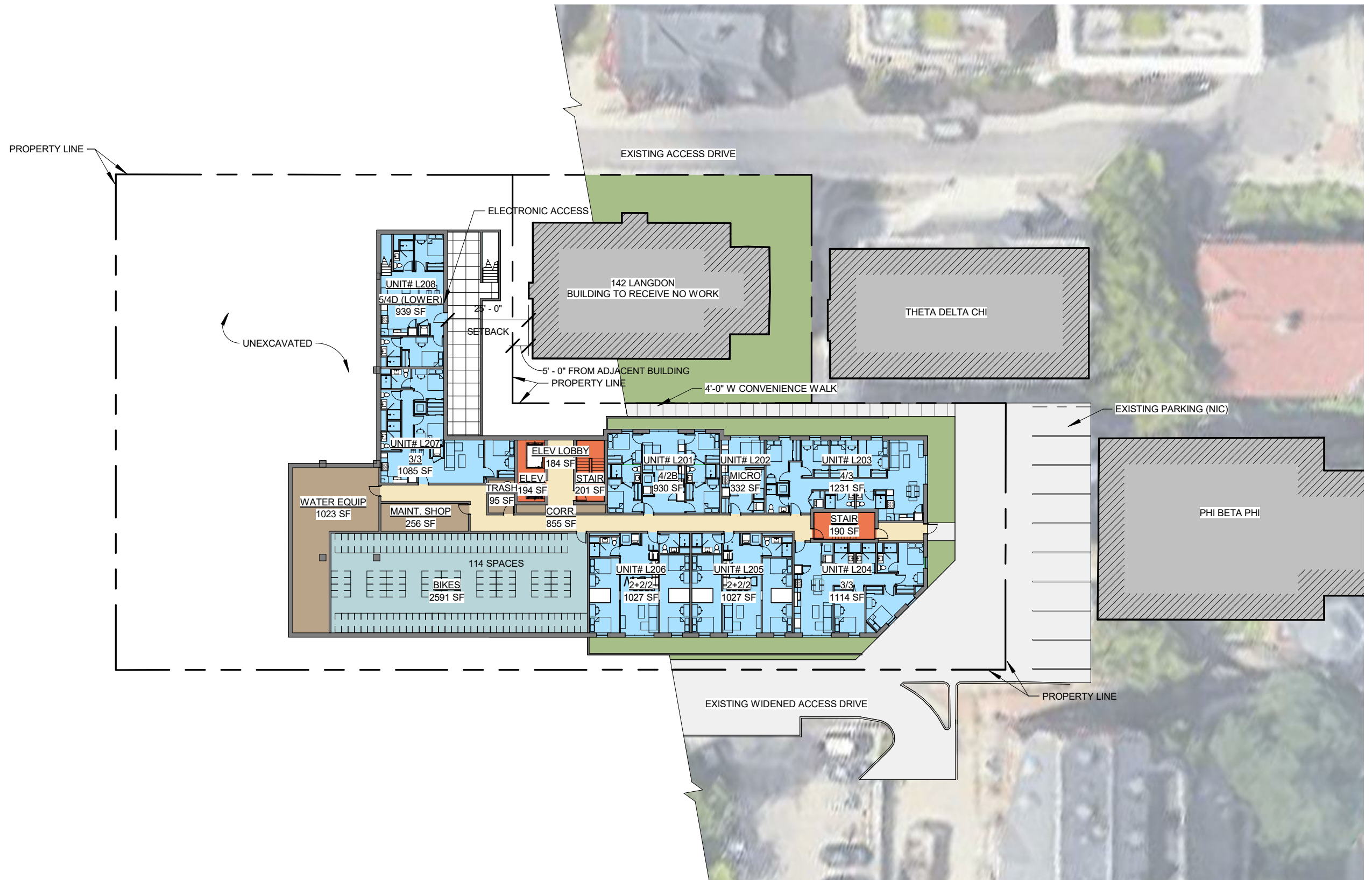
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LOWER LEVEL 1 PLAN

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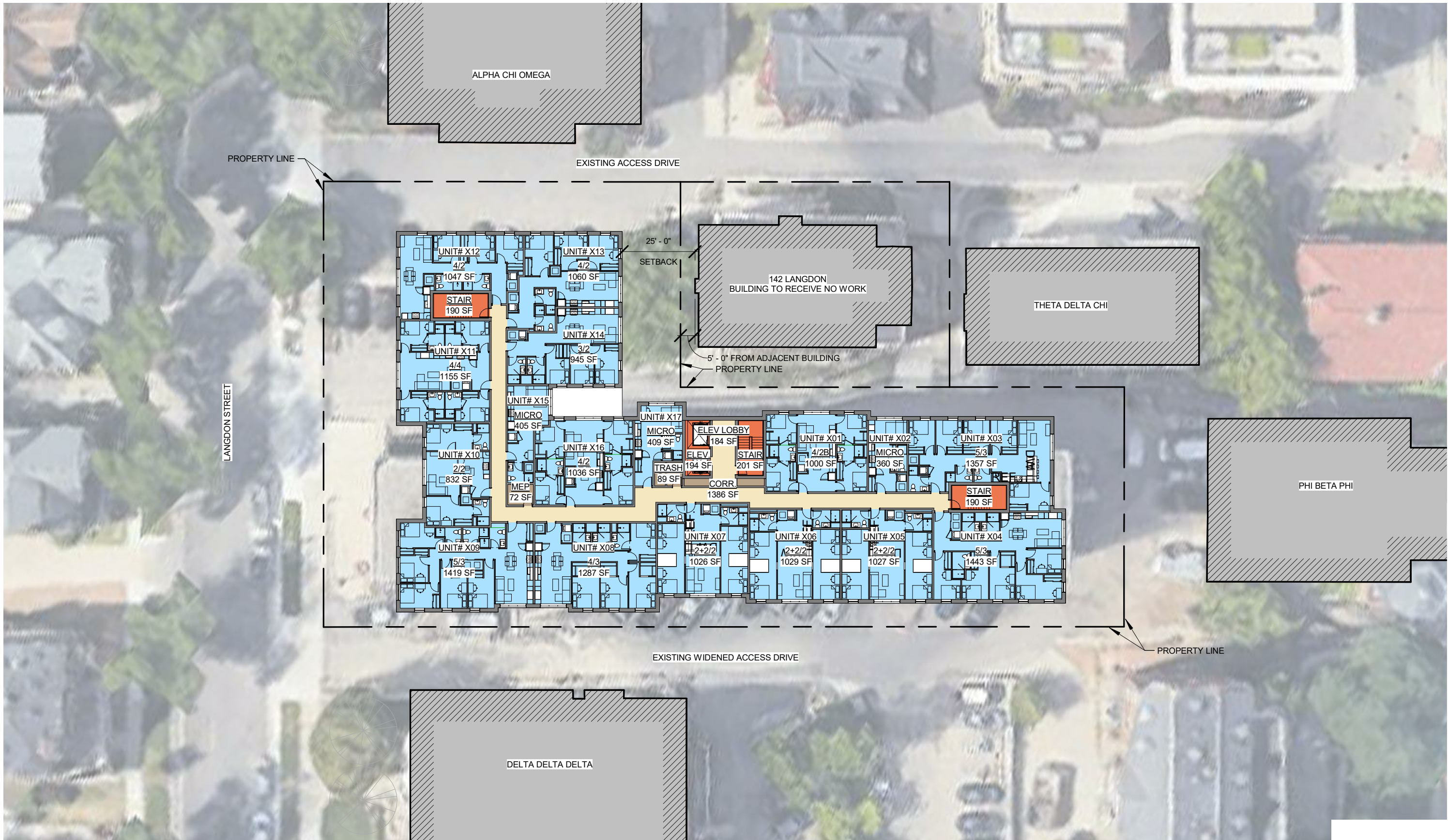
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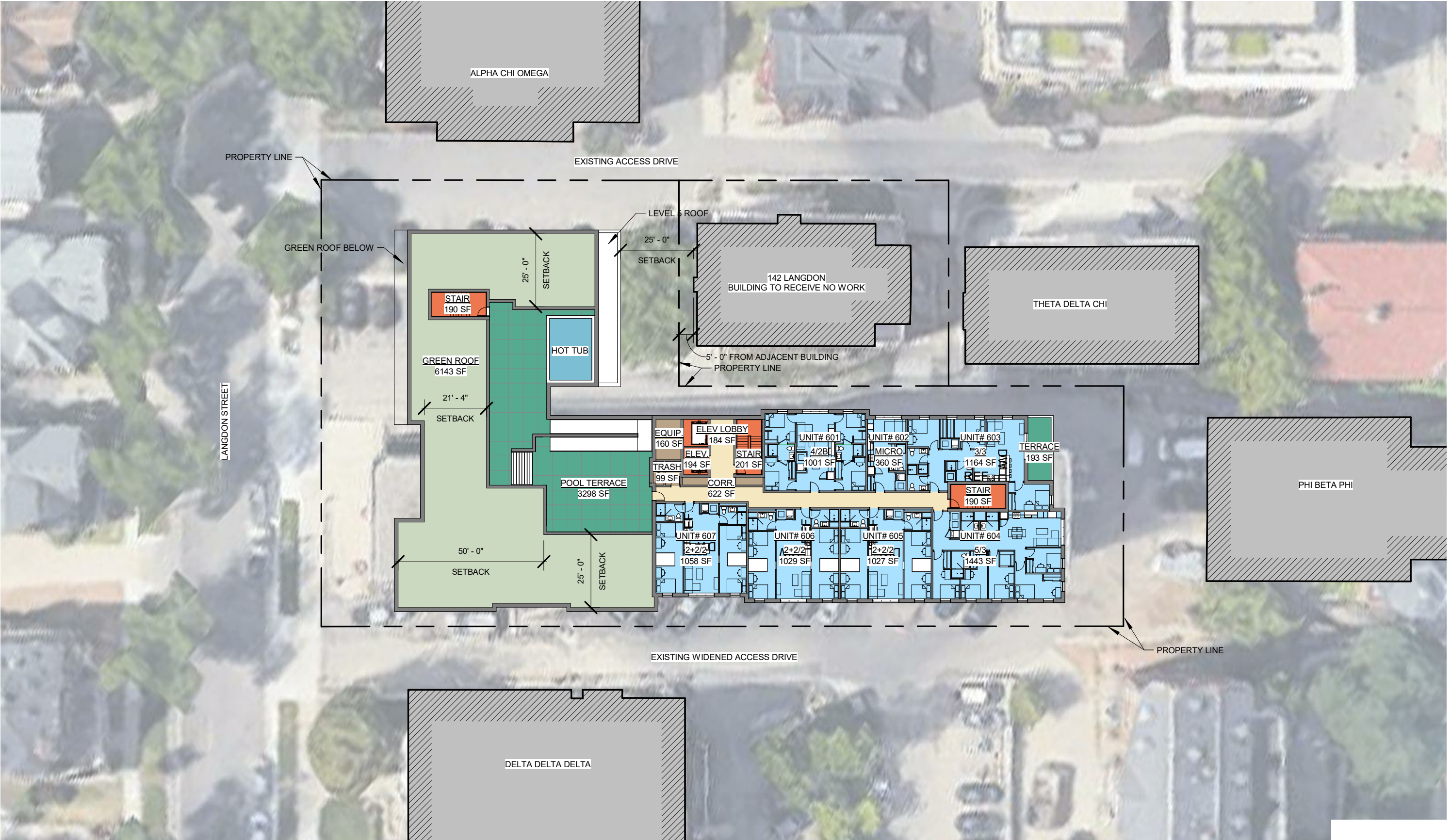
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TYPICAL RESIDENTIAL LEVEL (2-5) PLAN

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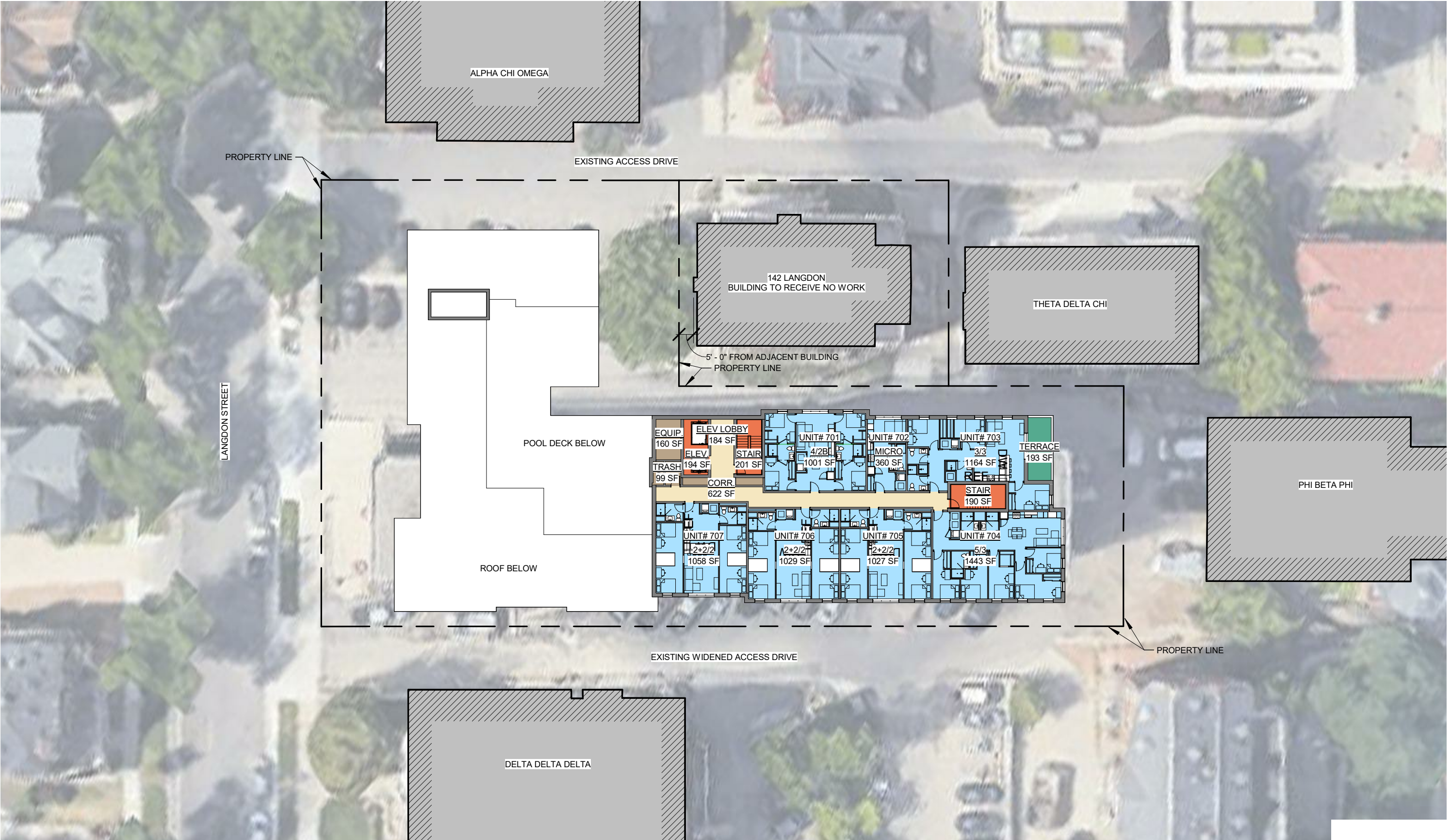
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LEVEL 6 / POOL TERRACE PLAN

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LEVEL 7 PLAN

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EXTERIOR FINISH LEGEND

BR-1	MODULAR BRICK. COLOR: ANTIQUE WHITE.
BR-2	MODULAR BRICK. COLOR: BURGUNDY.
M-1	METAL TRIM.
M-2	GRAY METAL PANEL.
C-1	METAL CORNICE.
C-2	METAL CORNICE.
CA-1	METAL CANOPY.
GL-1	ALUMINUM OPERABLE WINDOWS.
GL-2	GLASS RAIL



NOT TO SCALE

EXTERIOR FINISH LEGEND

BR-1	MODULAR BRICK. COLOR: ANTIQUE WHITE.
BR-2	MODULAR BRICK. COLOR: BURGUNDY.
M-1	METAL TRIM.
M-2	GRAY METAL PANEL.
C-1	METAL CORNICE.
C-2	METAL CORNICE.
CA-1	METAL CANOPY.
GL-1	ALUMINUM OPERABLE WINDOWS.
GL-2	GLASS RAIL



NOT TO SCALE

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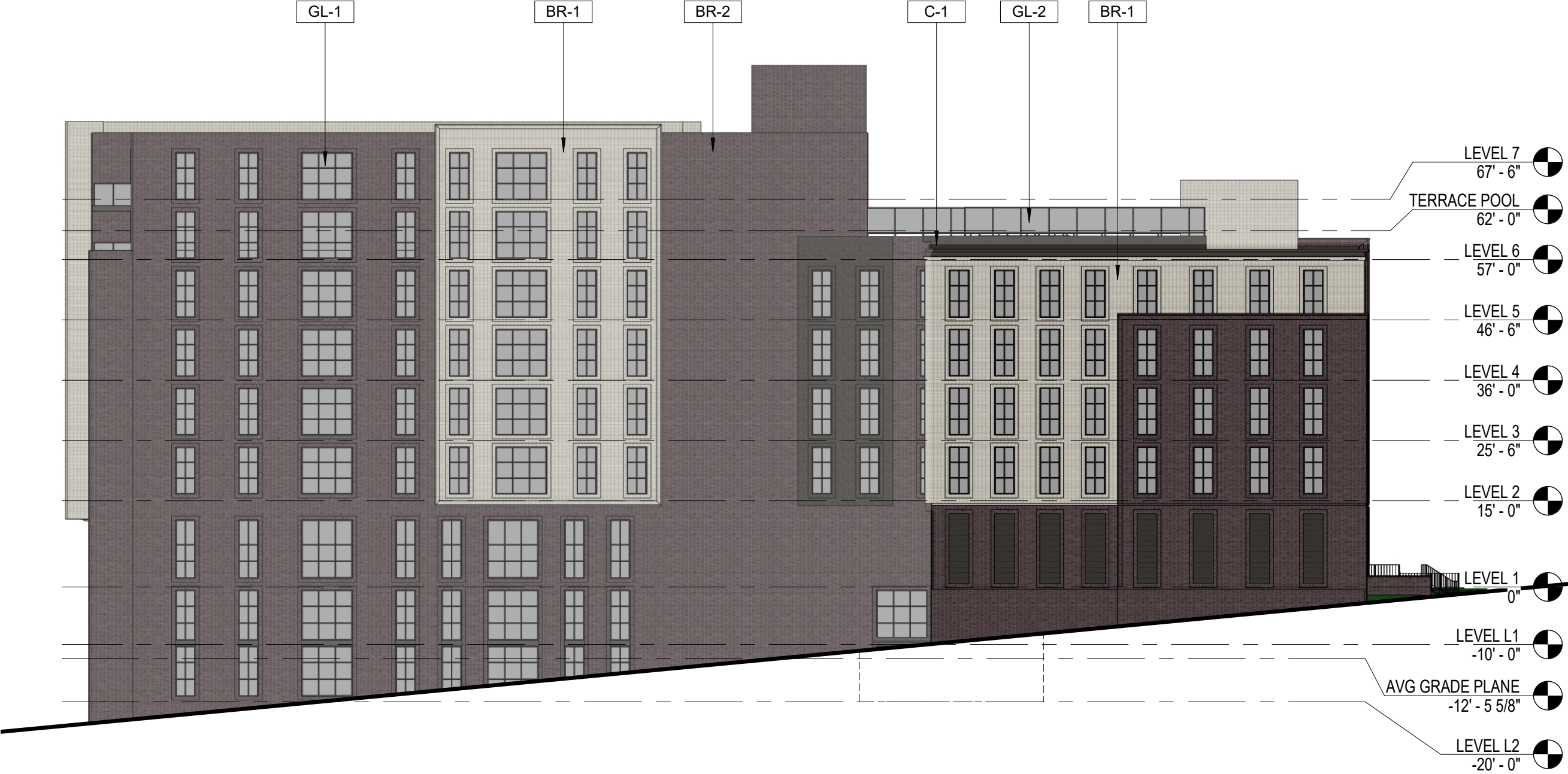
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ELEVATION FROM LAKE

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EXTERIOR FINISH LEGEND

BR-1	MODULAR BRICK. COLOR: ANTIQUE WHITE.
BR-2	MODULAR BRICK. COLOR: BURGUNDY.
M-1	METAL TRIM.
M-2	GRAY METAL PANEL.
C-1	METAL CORNICE.
C-2	METAL CORNICE.
CA-1	METAL CANOPY.
GL-1	ALUMINUM OPERABLE WINDOWS.
GL-2	GLASS RAIL



NOT TO SCALE

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ELEVATION - NORTH

Madison, Wisconsin | July 27, 2020

EXTERIOR FINISH LEGEND

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: BURGUNDY.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- C-2** METAL CORNICE.
- CA-1** METAL CANOPY.



NOT TO SCALE

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ELEVATION - SOUTH

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PROJECT AREA ANALYSIS																		
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL										PARKING / LOADING			GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA
			UNITS	BEDS	RSF	COMMON	AMENITY	GSF	BALCONY	POOL TERRACE	GREEN ROOF	MECHANICAL AREA	AREA	BIKE SPACES	SPACES			
MECH PH	15'-0"	114'-0"														0	0	0
7	11'-6"	99'-0"	7	25	7,081	1,392		8,473	193			325				8,991	8,798	8,473
6 / POOL TERRACE	10'-6"	87'-6"	7	25	7,081	1,582		8,663	193	3,298	6,143	325				15,324	5,690	5,365
5	10'-6"	77'-0"	17	59	16,838	2,346		19,184				227				19,411	19,411	19,184
4	10'-6"	66'-6"	17	59	16,838	2,346		19,184				227				19,411	19,411	19,184
3	10'-6"	56'-0"	17	59	16,838	2,346		19,184				227				19,411	19,411	19,184
2	10'-6"	45'-6"	17	59	16,838	2,346		19,184				227				19,411	19,411	19,184
1	15'-0"	35'-0"	10	35	9,831	2,988	4,307	17,126				1,400	480			19,006	19,006	17,126
L1	10'-0"	20'-0"	8	27	8,469	1,677		10,146				1,473	8,941		20	20,560	20,560	10,146
L2	10'-0"	10'-0"	8	28	7,684	1,722		9,406			679	1,440	2,591	114		14,116	13,437	9,406
TOTAL			108	376	107,498	18,745	4,307	130,550	386	3,298	6,822	5,871	12,012	114	20	155,641	145,135	127,252
Average Unit Size				995														
NSF Per Bed				286														
Bed Per Unit				3.5														

PROPOSED BUILDING OCCUPANCY - 376

UNIT MATRIX - 07/01/2020																																	
HUB II AT MADISON - LANGDON																																	
																	OCCUPANTS																LEVEL
	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3B (4 BR / 3 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 B (2 BR / 1 BA)	1+1/1 (1 BR / 1 BA)	STUDIO	MICRO	TOTAL UNITS	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3B (4 BR / 3 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 B (2 BR / 1 BA)	1+1/1 (1 BR / 1 BA)	STUDIO	MICRO	TOTAL OCCUPANTS	
7	0	1	0	0	0	1	0	1	0	3	0	0	0	0	1	7	5	5	4	4	4	4	4	3	3	4	2	2	2	1	1		7
6 / POOL TERRACE	0	1	0	0	0	1	0	1	0	3	0	0	0	0	1	7	0	5	0	0	0	4	0	3	0	12	0	0	0	0	1	25	6 / POOL TERRACE
5	0	3	1	0	1	1	3	0	1	3	1	0	0	0	3	17	0	15	4	0	4	4	12	0	3	12	2	0	0	0	3	59	5
4	0	3	1	0	1	1	3	0	1	3	1	0	0	0	3	17	0	15	4	0	4	4	12	0	3	12	2	0	0	0	3	59	4
3	0	3	1	0	1	1	3	0	1	3	1	0	0	0	3	17	0	15	4	0	4	4	12	0	3	12	2	0	0	0	3	59	3
2	0	3	1	0	1	1	3	0	1	3	1	0	0	0	3	17	0	15	4	0	4	4	12	0	3	12	2	0	0	0	3	59	2
1	0	2	0	0	1	1	0	1	0	3	0	0	0	0	2	10	0	10	0	0	4	4	0	3	0	12	0	0	0	0	2	35	1
L1	0	1	1	0	0	1	0	1	0	2	0	0	1	0	1	8	0	5	4	0	0	4	0	3	0	8	0	0	2	0	1	27	L1
L2	1	0	0	0	1	1	0	2	0	2	0	0	0	0	1	8	5	0	0	0	4	4	0	6	0	8	0	0	0	0	1	28	L2
Total:	1	17	5	0	6	9	12	6	4	25	4	0	1	0	18	108	5	85	20	0	24	36	48	18	12	100	8	0	2	0	18	376	
	0.9%	15.7%	4.6%	0.0%	5.6%	8.3%	11.1%	5.6%	3.7%	23.1%	3.7%	0.0%	0.9%	0.0%	16.7%	100.0%	1%	23%	5%	0%	6%	10%	13%	5%	3%	27%	2%	0%	1%	0%	5%	100%	

UNIT TYPE AND BATHROOM RATIO																
	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3B (4 BR / 3 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 B (2 BR / 1 BA)	1+1/1 (1 BR / 1 BA)	STUDIO	MICRO	TOTAL BATHS
Bath Per Unit	4	3	4	3	3	2	2	3	2	2	2	1	1	1	1	
Unit Type Count	1	17	5	0	6	9	12	6	4	25	4	0	1	0	18	
Total	4.0	51.0	20.0	0.0	18.0	18.0	24.0	18.0	8.0	50.0	8.0	0.0	1.0	0.0	18.0	238

GENERAL NOTES:

- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION <http://www.cityofmadison.com/business/pw/documents/stdspecs/2018/part1.pdf>. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
- PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- LOCATION OF THE PREVIOUS 126 LANGDON STREET GAS SERVICE IS UNKNOWN. SERVICE WAS TERMINATED PRIOR TO THE SURVEY AND NOT MARKED BY DIGGERS HOTLINE. IT IS PRESUMED THAT THE GAS LATERAL REMAINS BURIED ON THE PROPOSED CONSTRUCTION SITE.

EROSION CONTROL NOTES/SPECIFICATIONS:

- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
 - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 - ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE AND CITY OF MADISON REPORTING REQUIREMENTS.
 - CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
 - TEMPORARY STABILIZATION USING ANIONIC POLYMER. AFTER NOVEMBER 1, 2020, ANIONIC POLYACRYLAMIDE WILL BE APPLIED TO ALL DISTURBED AREAS WHERE THE MUNICIPALITY'S ENGINEER OR WDNR REPRESENTATIVES DEEM STABILIZATION AND/OR EROSION TO BE PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE WILL BE ACCORDING TO WDNR CONSERVATION PRACTICE STANDARD 1050, EROSION CONTROL LAND APPLICATION OF ANIONIC POLYACRYLAMIDE. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
 - SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
 - DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.
- | PUMP SIZE (MAX GPM) | TYPE I BAG SIZE (SQ-FT) |
|---------------------|-------------------------|
| 50 | 25 |
| 100 | 50 |
| 150 | 75 |
- STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM](http://www.dot.wisconsin.gov/business/engrserv/pal.htm). INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE.
 - BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
 - NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
 - EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDS.HTM](http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
 - ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
 - ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
 - ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
 - FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.
 - PAVEMENT AROUND BUILDING FOOTPRINT TO REMAIN IN PLACE UNTIL GRADING AND SITE RESTORATION IS SCHEDULED TO TAKE PLACE. IF PAVEMENT IS TO BE REMOVED IT SHALL BE REPLACED WITH BREAKER RUN IN ORDER TO STABILIZE EXISTING SOILS.

SCHEDULE:

EMERGENCY CONTACT	MAY 1, 2020	SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED.
ROB BAK	MAY 1, 2020	TOP SOIL REMOVAL START.
CORE CAMPUS MANAGER, LLC	MAY 15, 2020	TOP SOIL REMOVAL COMPLETE.
1643 N MILWAUKEE AVE, 5TH FLOOR	JUNE 1, 2020	BUILDING EXCAVATION COMPLETE.
CHICAGO, IL 60647	JUNE 1, 2020	INSTALL MULCH ON DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINT.
630-730-9453	MARCH 15, 2021	FOUNDATION AND FIRST FLOOR COMPLETE. KEEP MULCH ON DISTURBED AREAS.
ROBB@CORESPACES.COM	AUGUST 10, 2021	REMOVAL OF ASPHALT SURROUNDING BUILDING.
	AUGUST 12, 2021	SEED AND MULCH COMPLETE.
	AUGUST 15, 2021	ASPHALT REPLACED AROUND BUILDING.

SITE PLAN NOTES:

- PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
- CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
- NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

- ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
- UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	EROSION CONTROL PLAN
C-300	DEMOLITION PLAN
C-400	SITE PLAN
C-500	GRADING PLAN
C-600	UTILITY PLAN

LEGEND	
● MAG NAIL SET	AC AIR CONDITIONER
● 3/4" SOLID IRON ROD FOUND	TV PEDESTAL
● 1" IRON PIPE FOUND UNLESS NOTED	□ ELECTRIC PEDESTAL
✕ FOUND CHISELED "X" IN CONCRETE	Ø UTILITY POLE
● FOUND NAIL	○ LIGHT POLE
○ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	⦿ GROUND LIGHT
⦿ 851.23 SPOT ELEVATION	Ⓣ TELEPHONE PEDESTAL
— OH — OVERHEAD UTILITY WIRE	⦿ FIRE HYDRANT
— G — BURIED GAS LINE	— SIGN —
— WM — WATER MAIN	— GUY WIRE —
— SAN — SANITARY SEWER	□ STORM SEWER INLET
— ST — STORM SEWER	⊙ ELECTRIC MANHOLE
— UT — BURIED TELEPHONE	⊙ TELEPHONE MANHOLE
— UE — BURIED ELECTRIC	⊙ STORM SEWER MANHOLE
— UV — BURIED CABLE ACCESS TELEVISION LINE	● ROUND CATCH BASIN
— FO — BURIED FIBER OPTIC	■ RECTANGULAR CATCH BASIN
⊙ WATER VALVE	⊙ SANITARY SEWER MANHOLE
⊙ GAS VALVE	() INDICATES RECORDED AS
Ⓜ GAS METER	
WW WINDOW WELL	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

LEGEND

— — — — —	ACCESSIBLE ROUTE
- - - - -	EXISTING EASEMENT
— — — — —	PROPERTY BOUNDARY
⬢	PARKING STALL COUNT
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
↘ 1041.02	SPOT GRADE
FG	FINISH GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
— SAN —	PROPOSED SANITARY SEWER
— ST —	PROPOSED STORM SEWER
— WM —	PROPOSED WATER LATERAL
~~~~~	UTILITY LINE DEMOLITION
✕	TREE REMOVAL
- - - 1041 - - -	EXISTING MINOR CONTOUR
- - - 1040 - - -	EXISTING MAJOR CONTOUR
— 1041 —	PROPOSED MINOR CONTOUR
— 1040 —	PROPOSED MAJOR CONTOUR
— — —	PROPOSED RIDGE LINE
— — —	PROPOSED SWALE/DITCH
— — —	ACCESSIBLE PARKING SIGN
▲	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30" AND 10')
⬢	RIPRAP
⬢	CONSTRUCTION ENTRANCE
✕	SAW CUT / REMOVAL LIMITS
— D —	DISTURBANCE LIMITS
— □ —	SILT FENCE
— — —	CHECK DAM
— — —	DIVERSION BERM
✕	INLET PROTECTION
- - - - -	USLE FLOW PATH



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PROJECT NO.	MLB
REVISION BY	CRB
DRAWN BY	CRB
CHECKED BY	MLB
APPROVED	MLB

THE LANGDON, A HUB ON CAMPUS PROPERTY

Lagoon Street Apartments

126 Langdon Street  
Madison, WI 53703

Core Campus Manager, LLC

2234 W. North Avenue  
Chicago, IL 60647

PROJECT #: BSE2172
PLOT DATE: 02/03/2020
REVISION DATES:
02/03/2020

ISSUE DATES:
12/16/2019
UDC 02/03/2020

CIVIL DETAILS

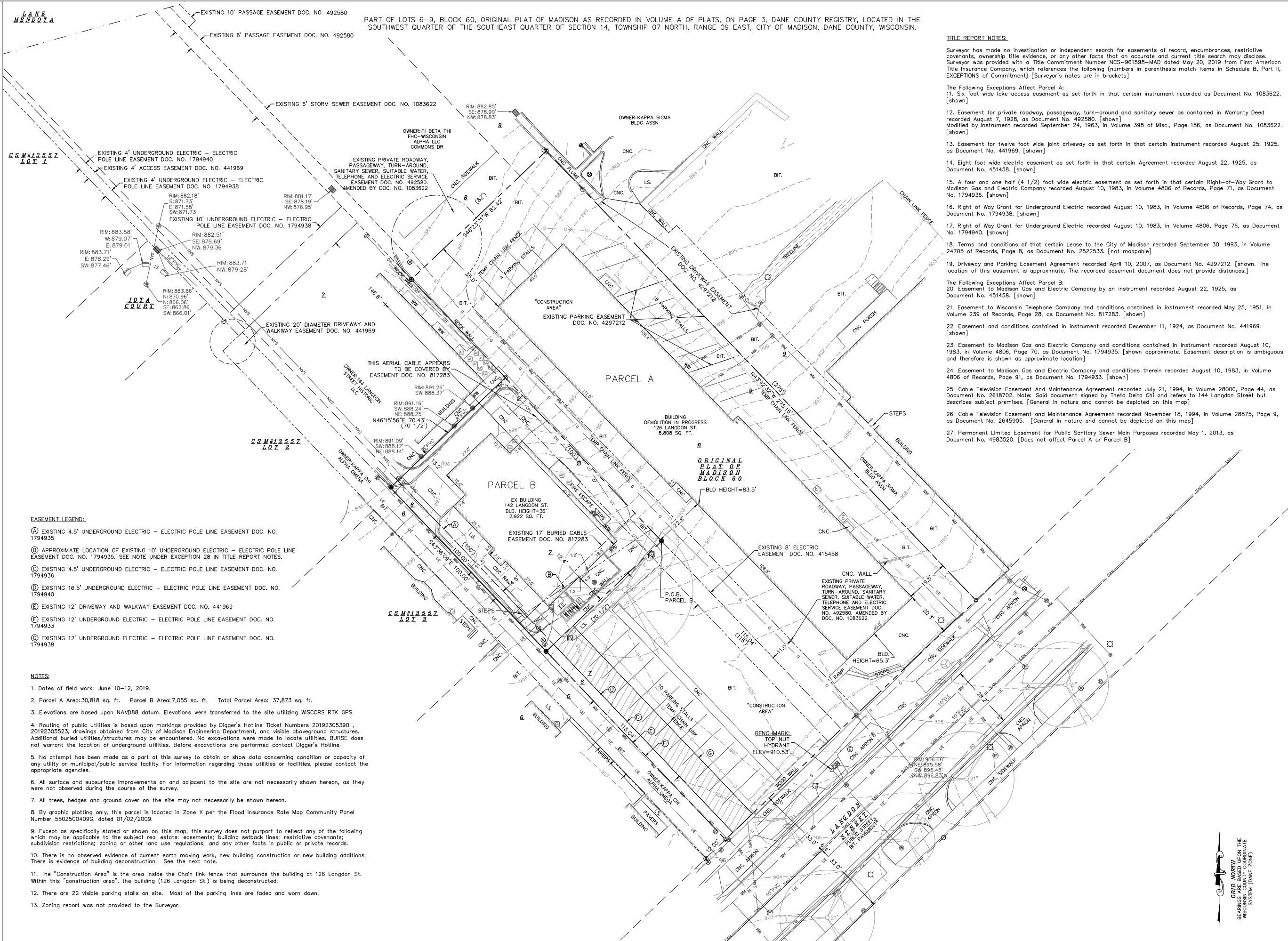
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DRAWING NUMBER

C-001



# NOT FOR CONSTRUCTION



TITLE REPORT NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-961598-MAD dated May 20, 2019 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B, Part II, EXCEPTIONS of Commitment) [Surveyor's notes are in brackets]

The Following Exceptions Affect Parcel A:  
11. Six foot wide lake access easement as set forth in that certain instrument recorded as Document No. 1083622.  
[shown]

12. Easement for private roadway, passageway, turn-around and sanitary sewer as contained in Warranty Deed recorded August 7, 1928, as Document No. 492580. [shown]  
Modified by Instrument recorded September 24, 1963, in Volume 398 of Misc., Page 156, as Document No. 1083622. [shown]

13. Easement for twelve foot wide joint driveway as set forth in that certain instrument recorded August 25, 1925, as Document No. 441969. [shown]

14. Eight foot wide electric easement as set forth in that certain Agreement recorded August 22, 1925, as Document No. 451458. [shown]

15. A four and one half (4 1/2) foot wide electric easement as set forth in that certain Right-of-Way Grant to Madison Gas and Electric Company recorded August 10, 1983, in Volume 4806 of Records, Page 71, as Document No. 1794936. [shown]

16. Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806 of Records, Page 74, as Document No. 1794938. [shown]

17. Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806, Page 76, as Document No. 1794940. [shown]

18. Terms and conditions of that certain Lease to the City of Madison recorded September 30, 1993, in Volume 24705 of Records, Page 8, as Document No. 2522533. [not mappable]

19. Driveway and Parking Easement Agreement recorded April 10, 2007, as Document No. 4297212. [shown. The location of this easement is approximate. The recorded easement document does not provide distances.]

The Following Exceptions Affect Parcel B:  
20. Easement to Madison Gas and Electric Company by an instrument recorded August 22, 1925, as Document No. 451458. [shown]

21. Easement to Wisconsin Telephone Company and conditions contained in instrument recorded May 25, 1951, in Volume 239 of Records, Page 28, as Document No. 817283. [shown]

22. Easement and conditions contained in instrument recorded December 11, 1924, as Document No. 441969.  
[shown]

23. Easement to Madison Gas and Electric Company and conditions contained in instrument recorded August 10, 1983, in Volume 4806, Page 70, as Document No. 1794935. [shown approximate. Easement description is ambiguous and therefore is shown as approximate location]

24. Easement to Madison Gas and Electric Company and conditions therein recorded August 10, 1983, in Volume 4806 of Records, Page 91, as Document No. 1794933. [shown]

25. Cable Television Easement And Maintenance Agreement recorded July 21, 1994, in Volume 28000, Page 44, as Document No. 2618702. Note: Said document signed by Theta Delta Chi and refers to 144 Langdon Street but describes subject premises. [General in nature and cannot be depicted on this map]

26. Cable Television Easement and Maintenance Agreement recorded November 18, 1994, in Volume 28875, Page 9, as Document No. 2645905. [General in nature and cannot be depicted on this map]

27. Permanent Limited Easement for Public Sanitary Sewer Main Purposes recorded May 1, 2013, as Document No. 4983520. [Does not affect Parcel A or Parcel B]

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APPROVALS
PROJECT ENG: MLB
DESIGNED BY: CRB
DRAWN BY: CRB
CHECKED BY: MLB
APPROVED: MLB

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY

---

**Core Campus Manager, LLC**  
2234 W. North Avenue  
Chicago, IL 60647

[illegible]

<b>ISSUE DATES:</b>	
	12/16/2019
UDC	02/03/2020

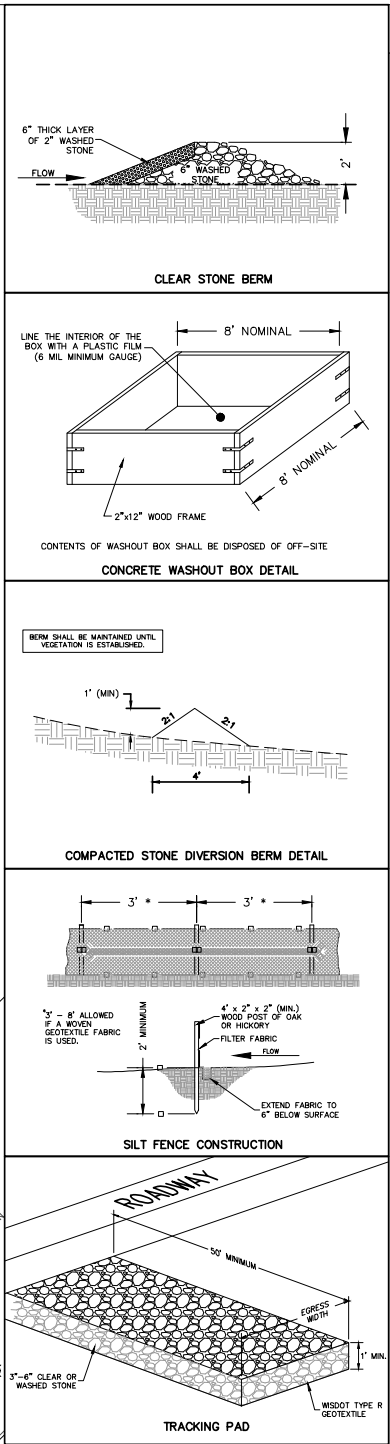
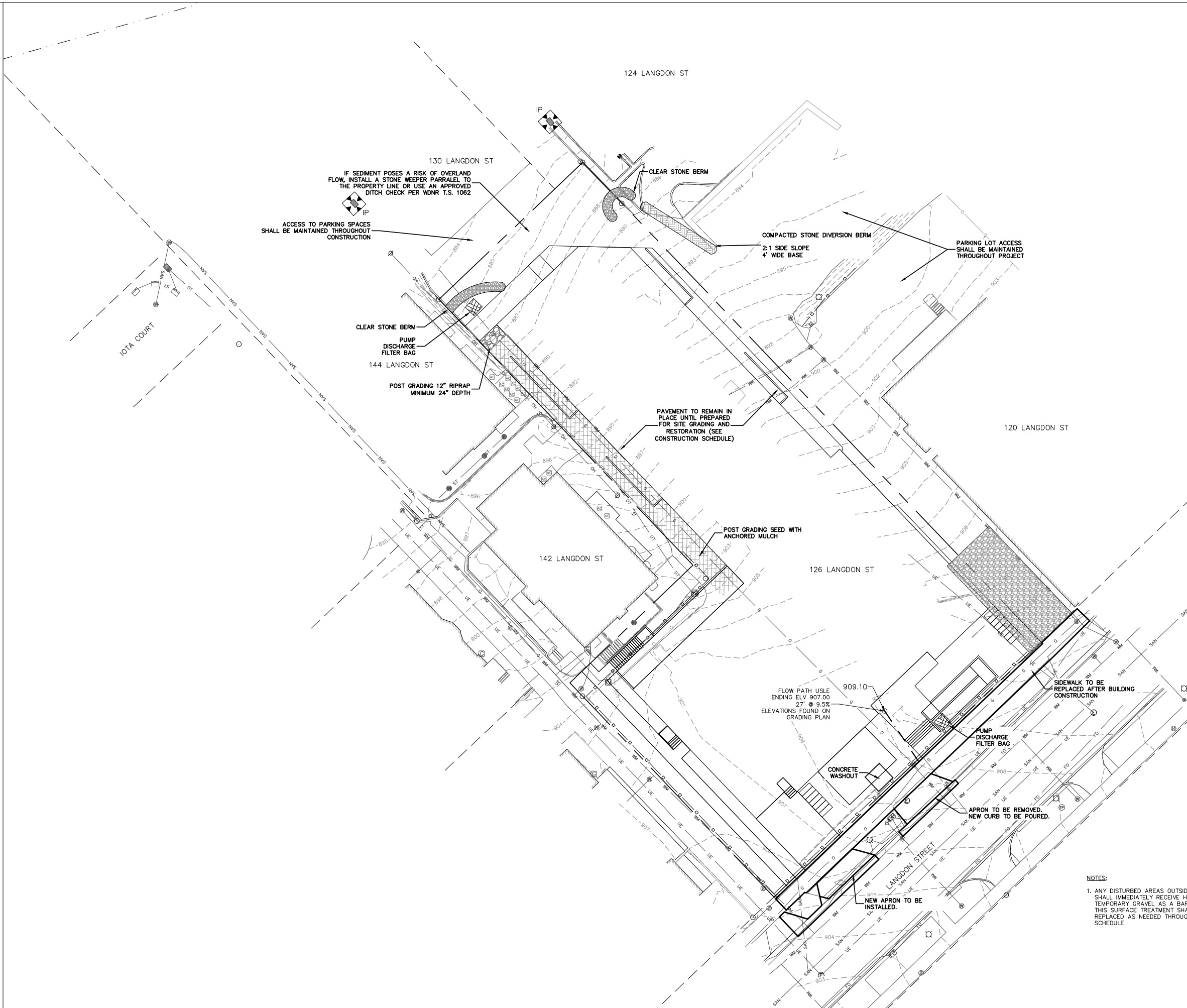
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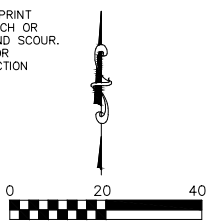


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NOTES:

1. ANY DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINT SHALL IMMEDIATELY RECEIVE HEAVILY-APPLIED MULCH OR TEMPORARY GRAVEL AS A BARRIER TO EROSION AND SCOUR. THIS SURFACE TREATMENT SHALL BE MAINTAINED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION SCHEDULE



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**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY

**Core Campus Manager, LLC**  
2234 W. North Avenue  
Chicago, IL 60647

PROJECT #: BSE2172  
PLOT DATE: 02/03/2020

REVISION DATES:  
02/03/2020

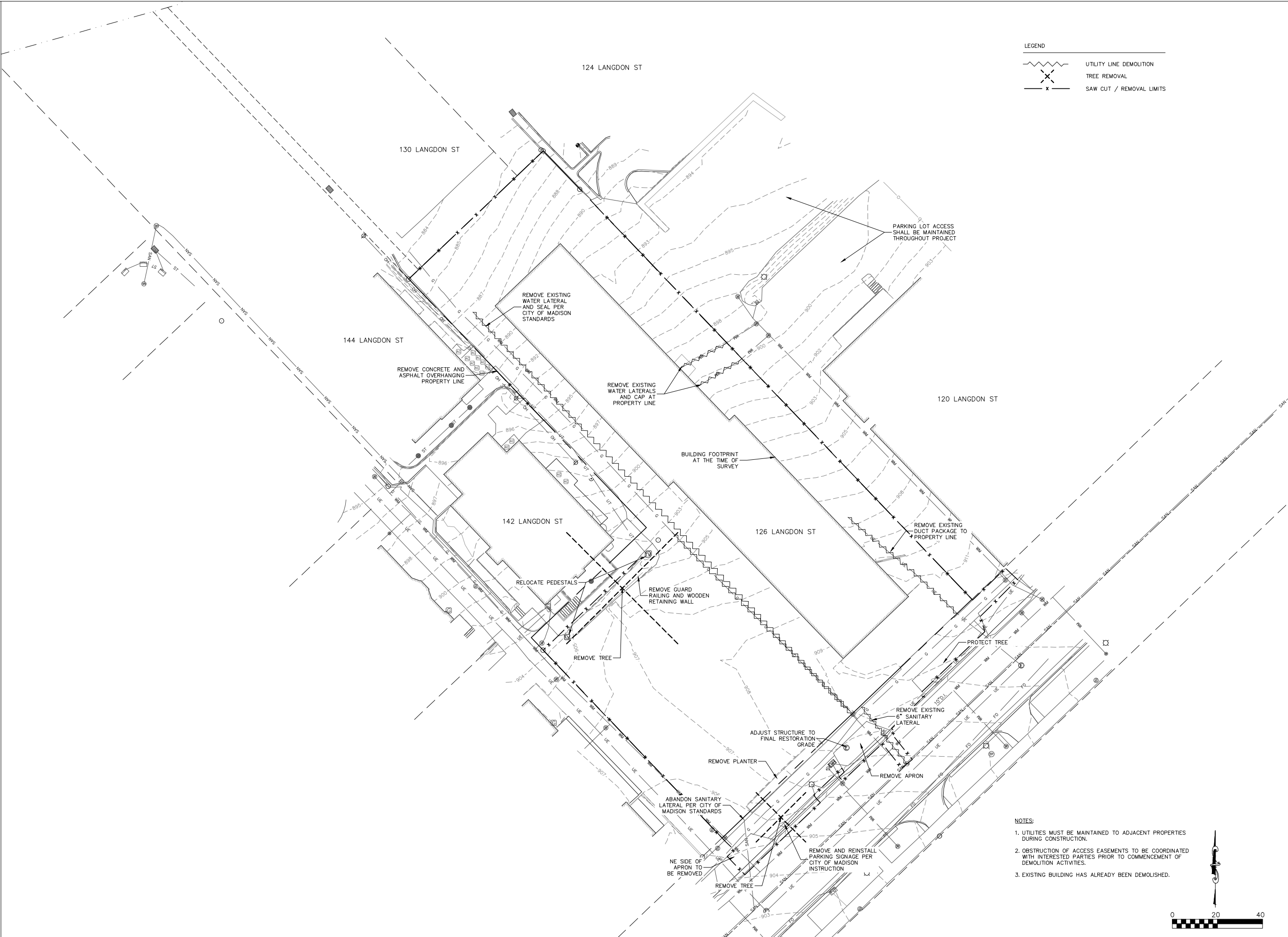
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EROSION CONTROL PLAN

DRAWING NUMBER  
**C-200**

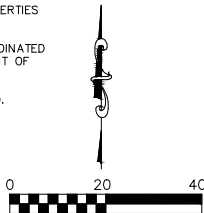


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LEGEND	
	UTILITY LINE DEMOLITION
	TREE REMOVAL
	SAW CUT / REMOVAL LIMITS

- NOTES:
1. UTILITIES MUST BE MAINTAINED TO ADJACENT PROPERTIES DURING CONSTRUCTION.
  2. OBSTRUCTION OF ACCESS EASEMENTS TO BE COORDINATED WITH INTERESTED PARTIES PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
  3. EXISTING BUILDING HAS ALREADY BEEN DEMOLISHED.



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APPROVALS	PROJECT ENG.	MLB	REFERENCE BY	CRB	CRB	CRB	MLB	MLB

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY  
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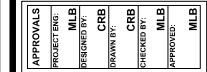
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DEMOLITION PLAN

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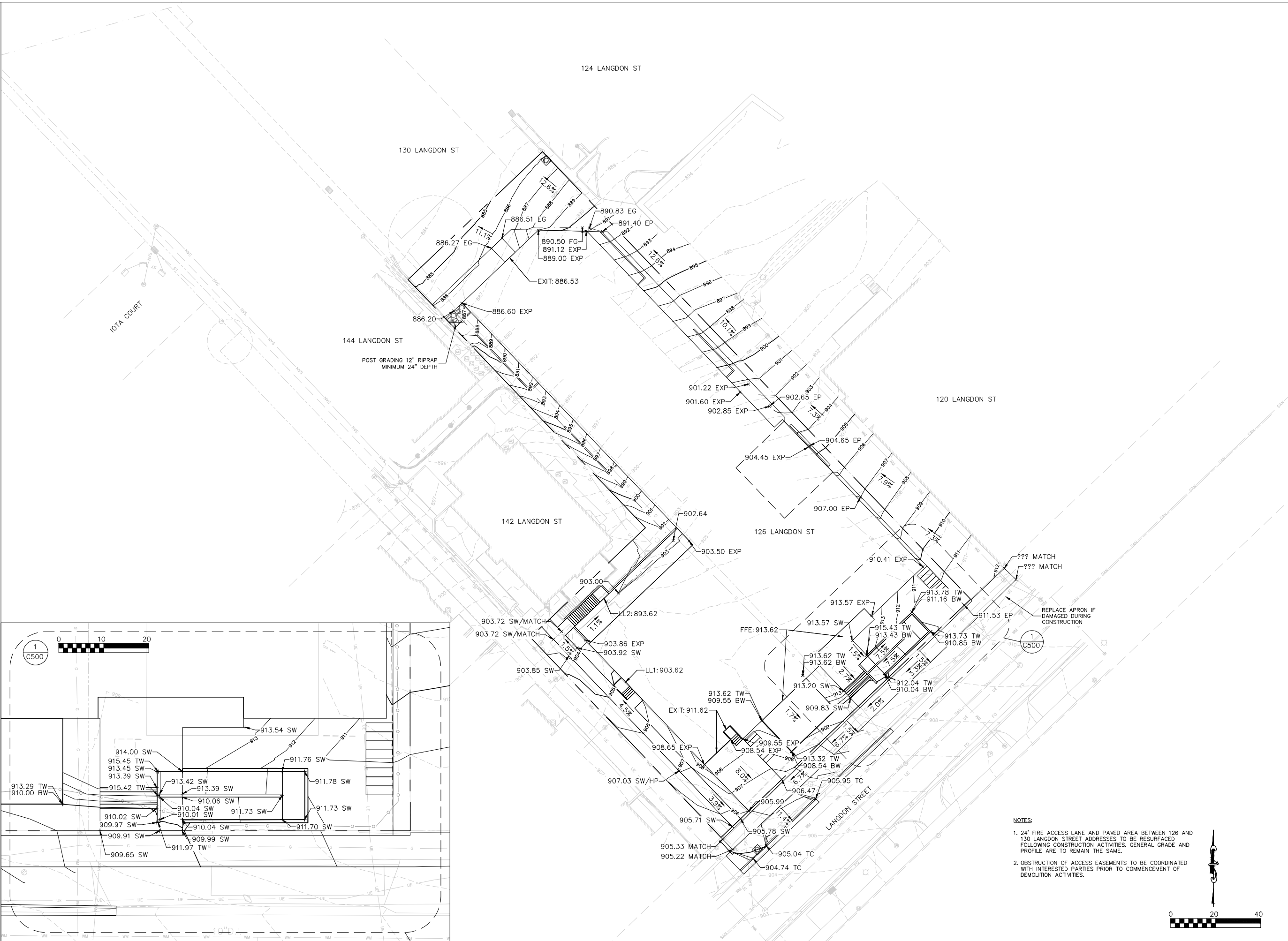
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	02/03/2020

ISSUE DATES:	
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UDC	02/03/2020

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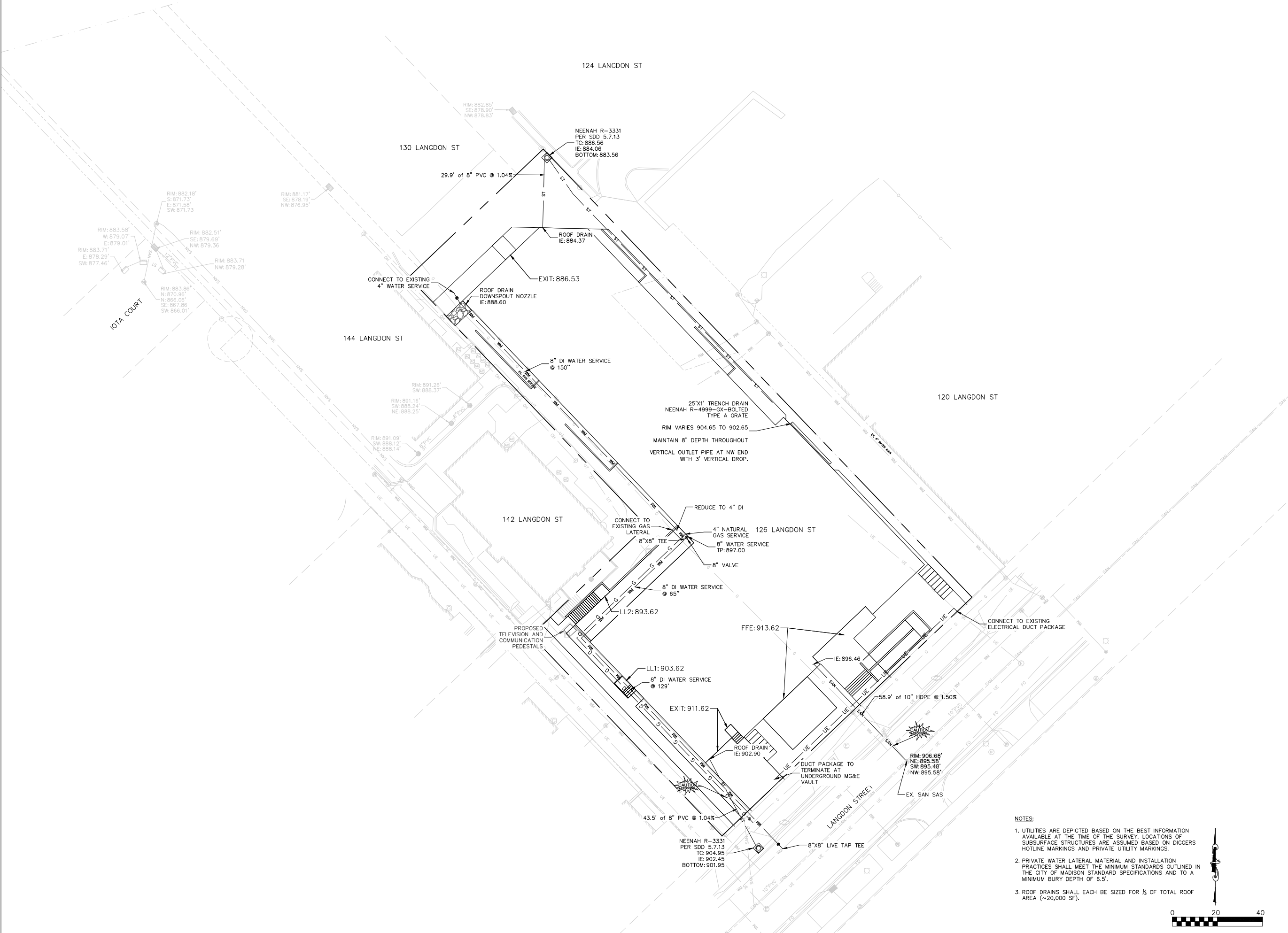


C-500

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NOT FOR CONSTRUCTION



- NOTES:
1. UTILITIES ARE DEPICTED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. LOCATIONS OF SUBSURFACE STRUCTURES ARE ASSUMED BASED ON DIGGERS HOTLINE MARKINGS AND PRIVATE UTILITY MARKINGS.
  2. PRIVATE WATER LATERAL MATERIAL AND INSTALLATION PRACTICES SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE CITY OF MADISON STANDARD SPECIFICATIONS AND TO A MINIMUM BURY DEPTH OF 6.5'.
  3. ROOF DRAINS SHALL EACH BE SIZED FOR 1/3 OF TOTAL ROOF AREA (~20,000 SF).

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APPROVALS	PROJECT ENG.	MLB
REVIEWED BY:	CRB	CRB
DRAWN BY:	CRB	CRB
CHECKED BY:	MLB	MLB
APPROVED BY:	MLB	MLB

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY  
Core Campus Manager, LLC  
2234 W. North Avenue  
Chicago, IL 60647

PROJECT #:	BSE2172
PLOT DATE:	02/03/2020
REVISION DATES:	
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ISSUE DATES:	
	12/16/2019
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UTILITY PLAN

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DRAWING NUMBER  
**C-600**



12/16/2019 9:09:00 AM

# Landscape Plan and Plant Schedule

SCALE: 1" = 20'-0"

## LEGEND

- TURF
- HARDWOOD BARK MULCH
- 3" DIA. STONE MAINTENANCE STRIP
- SHOVEL-CUT EDGING

## LANDSCAPE WORKSHEET

Developed Lots		SF	Acres	Landscape Points	
Total Developed Area (Lot - Building Area)		6,752	0.16	Subtotal	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)				113	
Landscape Points Required				113	
Development Frontage - Langdon St.			Overstory Trees		
St.	LF		Required*	Shrubs Required	
Total LF of Street Frontage					
Between Parking/Building & Street	154		5	55	
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree	35	5		175	
Tall Evergreen Tree	35			0	
Ornamental Tree	15			0	
Upright Evergreen Shrub	10	2		20	
Shrub, deciduous	3	54		162	
Shrub, evergreen	4	5		20	
Ornamental Grass/Perennial	2	49		98	
Development Frontage Points Total				475	
General Site, Foundation, Screening					
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree	35			0	
Tall Evergreen Tree	35			0	
Ornamental Tree	15	3		45	
Upright Evergreen Shrub	10	21		210	
Shrub, deciduous	3	91		273	
Shrub, evergreen	4	3		12	
Ornamental Grass/Perennial	2	56		112	
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0	
Foundation Plantings Total				652	
TOTAL LANDSCAPE POINTS				1127	

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.  
** Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees.

NOTE:  
STREET TREE LOCATIONS AND SPECIES TO BE COORDINATED WITH CITY OF MADISON FORESTRY DEPARTMENT.

## PLANT SCHEDULE

UPRIGHT EVERGREENS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JCS	Juniperus chinensis 'Spartan' / Spartan Juniper	B & B	5' HT. (MIN.)	10
	TOB	Thuja occidentalis 'Bail John' / Technito Arborvitae	B & B	4' HT. (MIN.)	13
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	3"Cal	3
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	3"Cal	1
	GD	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	B & B	3"Cal	1

## ORNAMENTAL TREES

CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
AAB	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	MULTI-STEM, 1.5" CAL.	1
SIS	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal	2

## DECIDUOUS SHRUBS

CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
Aml	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	18" HT. (MIN.)	30" o.c.	54
Dkr	Diervilla x 'G2X885411' TM / Kodiak Red Diervilla	3 gal	18" HT. (MIN.)	48" o.c.	17
Fbc	Fothergilla gardenii 'Beaver Creek' / Dwarf Wilchelder	3 gal	18" HT. (MIN.)	36" o.c.	36
Hai	Hydrangea arborescens 'Abetwo' / Incredibleball Hydrangea	5 gal	24" HT. (MIN.)	48" o.c.	15
Hpb	Hydrangea paniculata 'Bobo' / Bobo Hydrangea	3 gal	18" HT. (MIN.)	42" o.c.	7
Sbd	Syringa x 'Blooming Dwarf Purple' / Dwarf Purple Reblooming Lilac	3 gal	18" HT. (MIN.)	36" o.c.	4
Vdl	Viburnum dentatum 'KLMseventeen' TM / Little Joe	5 gal	24" HT. (MIN.)	48" o.c.	12

## EVERGREEN SHRUBS

CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
Jp	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	5 gal		60" o.c.	8

## HERBACEOUS PERENNIALS

CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal		12" o.c.	28
abi	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal		18" o.c.	35
hhr	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal		18" o.c.	7
hsp	Heuchera x 'Spellbound' / Spellbound Coral Bells	1 gal		30" o.c.	14

## ORNAMENTAL GRASSES

CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
sht	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal		18" o.c.	21

## APPROVAL STAMPS:

1	12/18/19	UDC Submittal
No.	Date	Description

## SUBMISSIONS & REVISIONS

### OWNER

**CORE SPACES**  
1643 N. MILWAUKEE AVENUE  
CHICAGO, IL 60647  
(773) 969-5740

### ARCHITECT

**ANTUNOVICH ASSOCIATES**  
ARCHITECTURE · PLANNING · INTERIOR DESIGN  
224 WEST HURON STREET, SUITE 7E  
CHICAGO, ILLINOIS 60610  
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FAX: 312.266.7123  
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### STRUCTURAL ENGINEER

### M.E.P. & F.P. ENGINEERS

**CIVIL ENGINEER**  
**BURSE SURVEYING AND ENGINEERING, INC**  
2801 INTERNATIONAL LN, STE 101  
MADISON, WI 53704  
(608) 250-9263

### LANDSCAPE ARCHITECT

**SAIKI DESIGN**  
1110 S PARK ST  
MADISON, WI 53715  
(608) 251-3600

### GENERAL CONTRACTOR

**THE LANGDON, A HUB ON CAMPUS PROPERTY**

### PROJECT LOCATION

126 LANGDON STREET, MADISON, WI 53703

### DRAWING TITLE

**Landscape Plan and Plant Schedule**

### SEAL

	DATE:
	12/18/19
	DRAWN BY:
	KB
	CHECKED BY:
	KS
PROJECT NO:	
2019-042	

### DRAWING NO:

**L01**









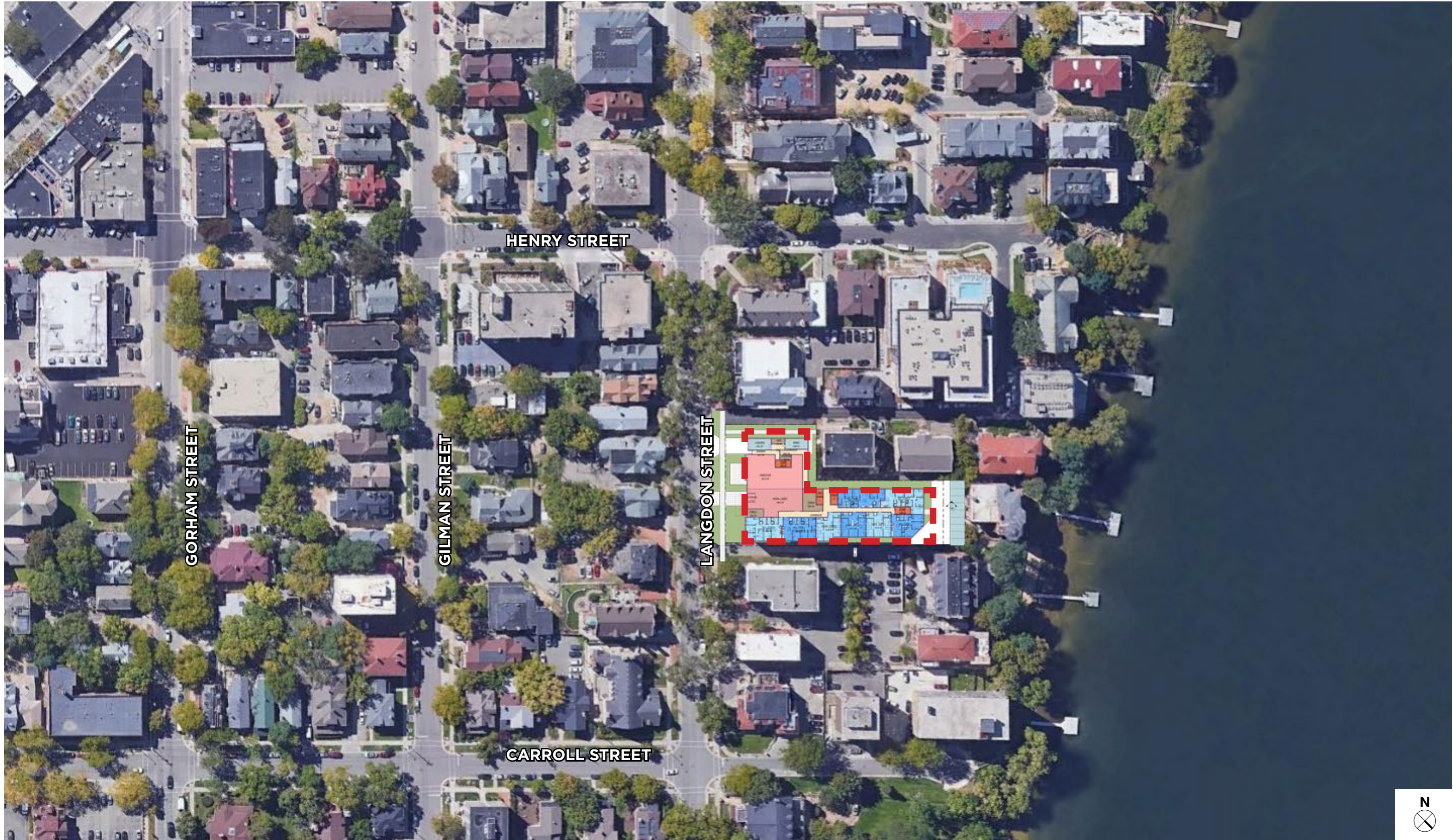
# THE LANGDON: A HUB PROPERTY

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Plan Commission Submittal

**AERIAL**  
Madison, Wisconsin | July 27, 2020





# THE LANGDON: A HUB PROPERTY

## OVERALL SITE



SUMMER SOLSTICE  
June 21

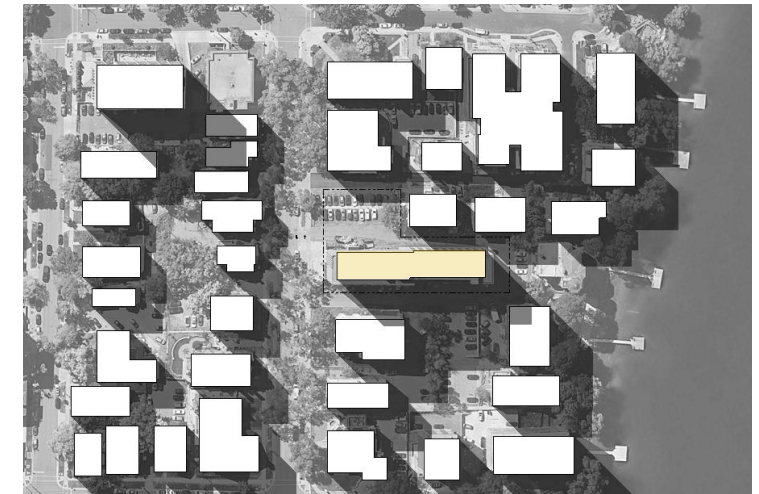
EQUINOX  
March 20 and September 22

WINTER SOLSTICE  
December 21

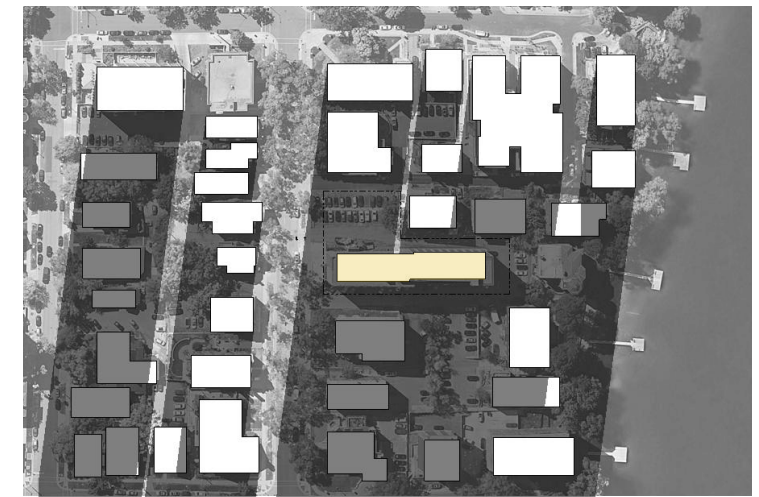
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12:00 PM



4:00 PM



EXISTING  
BUILDING



SUMMER SOLSTICE  
June 21

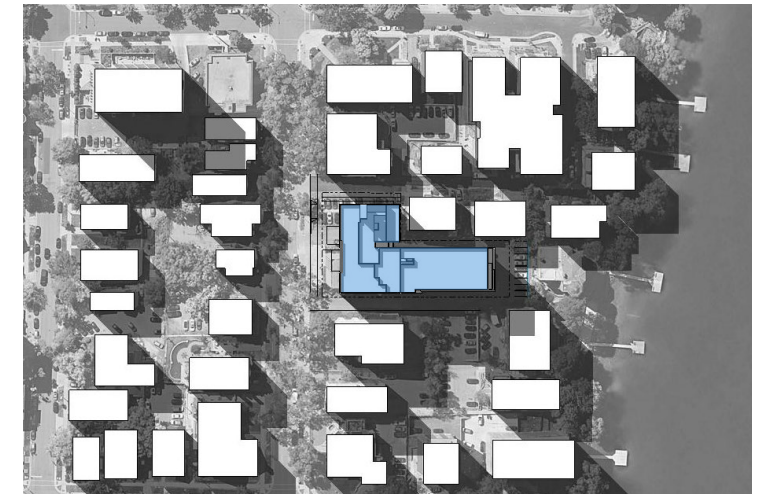
EQUINOX  
March 20 and September 22

WINTER SOLSTICE  
December 21

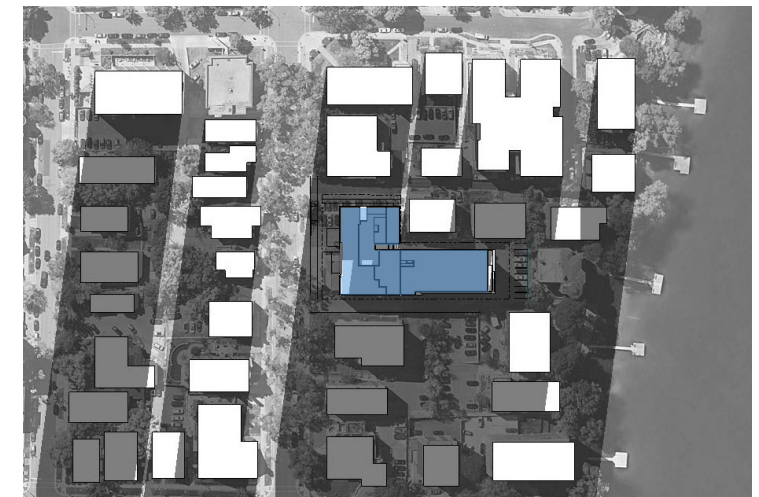
10:00 AM



12:00 PM



4:00 PM



HUB II  
(PROPOSED)



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SHADOW STUDY - PROPOSED

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DISTANCE FROM CONTEXT - EXISTING

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DISTANCE FROM CONTEXT - PROPOSED





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TRAFFIC STUDY - PROPOSED

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- 4 STORIES
- 5 STORIES
- 6 STORIES
- 7 STORIES
- 8 STORIES
- 11 STORIES
- 7/9 STORIES  
DEMOLISHED BUILDING AT  
126 LANGDON SITE

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**LANGDON SITE CONTEXT**

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