

126 LANGDON STREET CONDITIONAL USE SUBMITTAL

A2 - A11
A12 - A18
A19 - A25
A26 - A27
A28 - A43
C1 - C7
L01

PROPOSED CONCEPTUAL RENDERING
FLOOR PLANS
ELEVATIONS
AREA & UNIT MATRIX
SITE DIAGRAMS
CIVIL DRAWINGS
LANDSCAPE DRAWINGS



THE HUB II AT MADISON - 126 LANGDON STREET

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PROPOSED CONCEPTUAL RENDERING

A 2

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PROPOSED CONCEPTUAL RENDERING | A5

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PROPOSED CONCEPTUAL RENDERING | A 7

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A 8

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A10



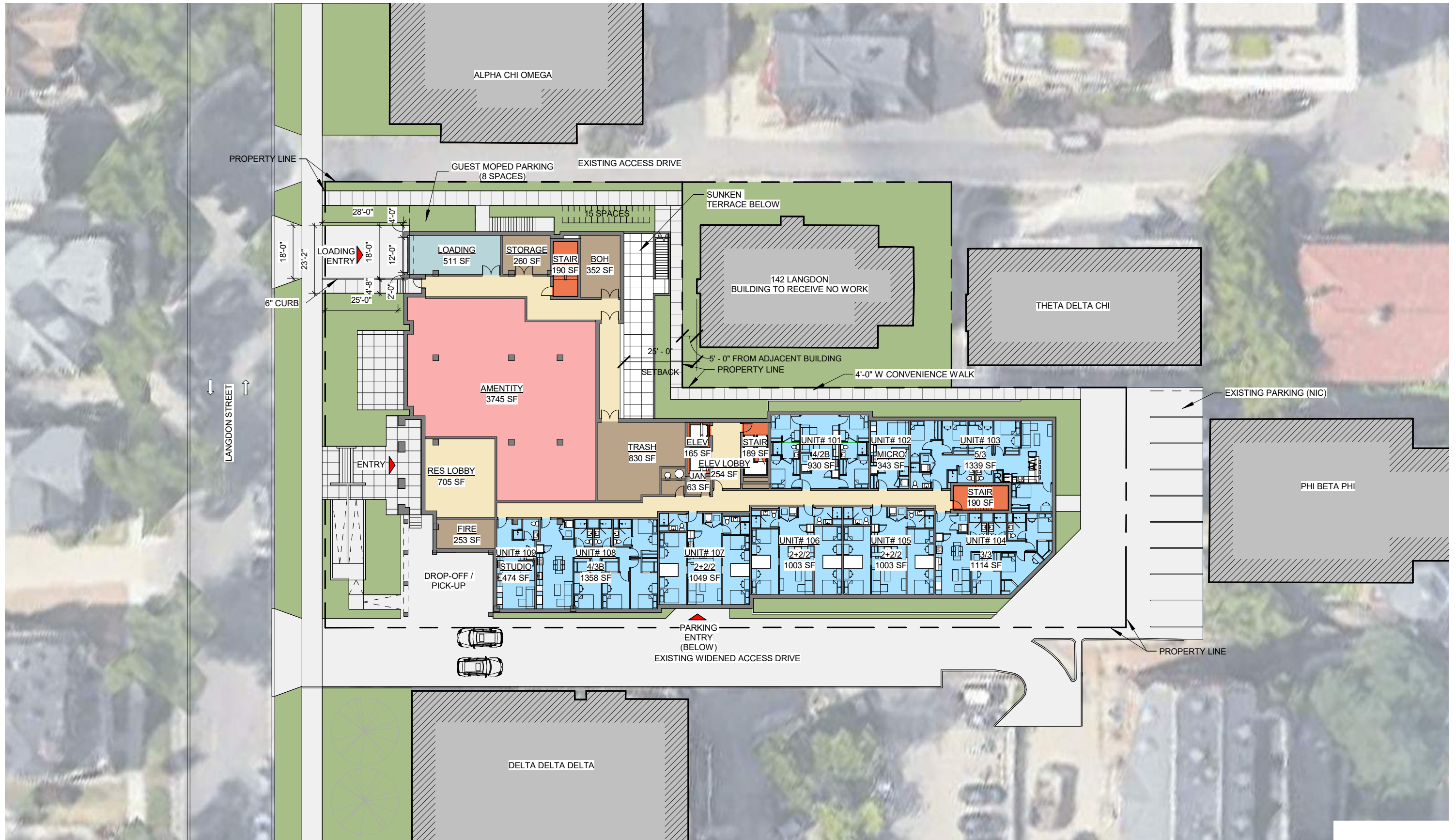
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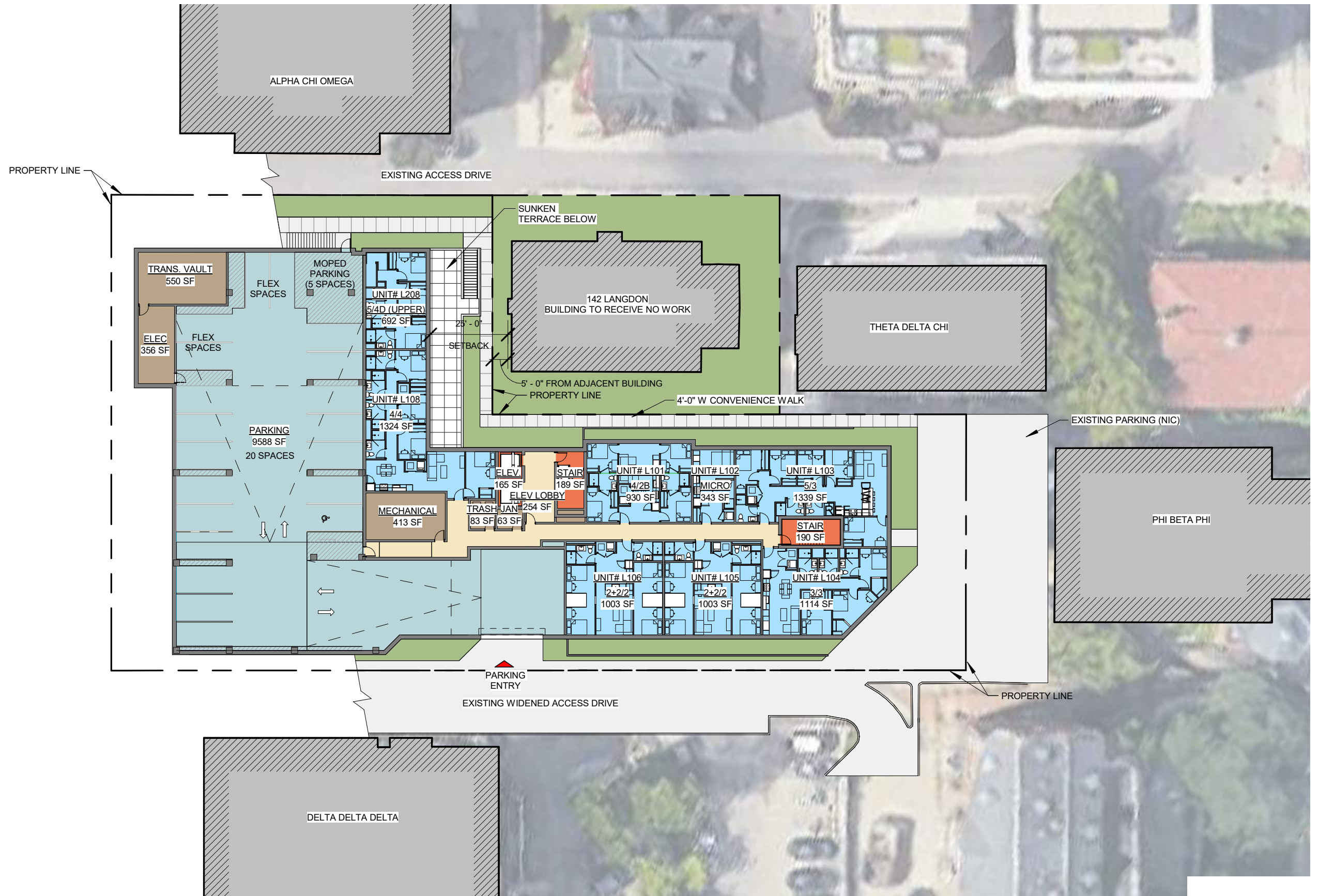
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PROPOSED CONCEPTUAL RENDERING

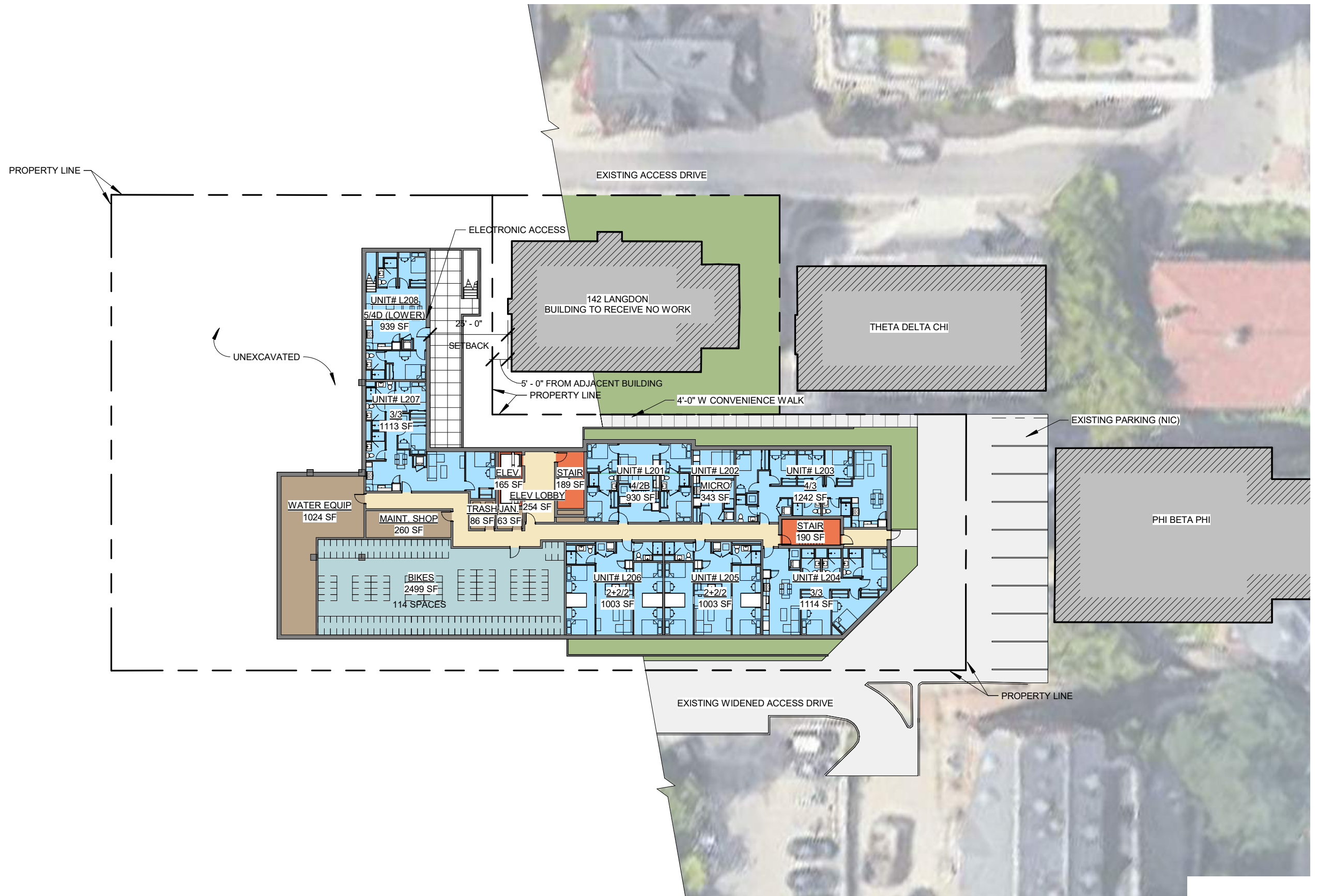
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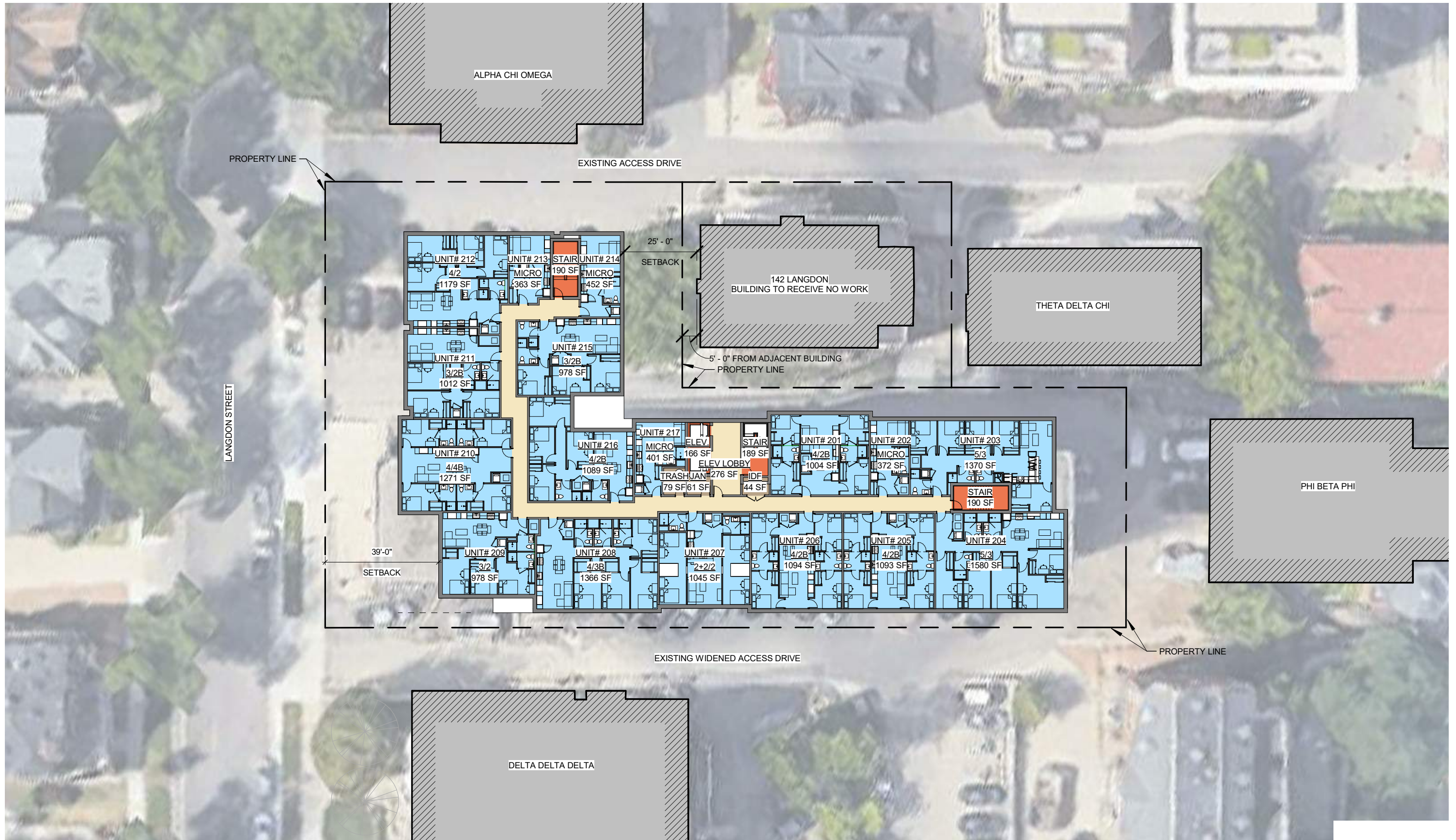
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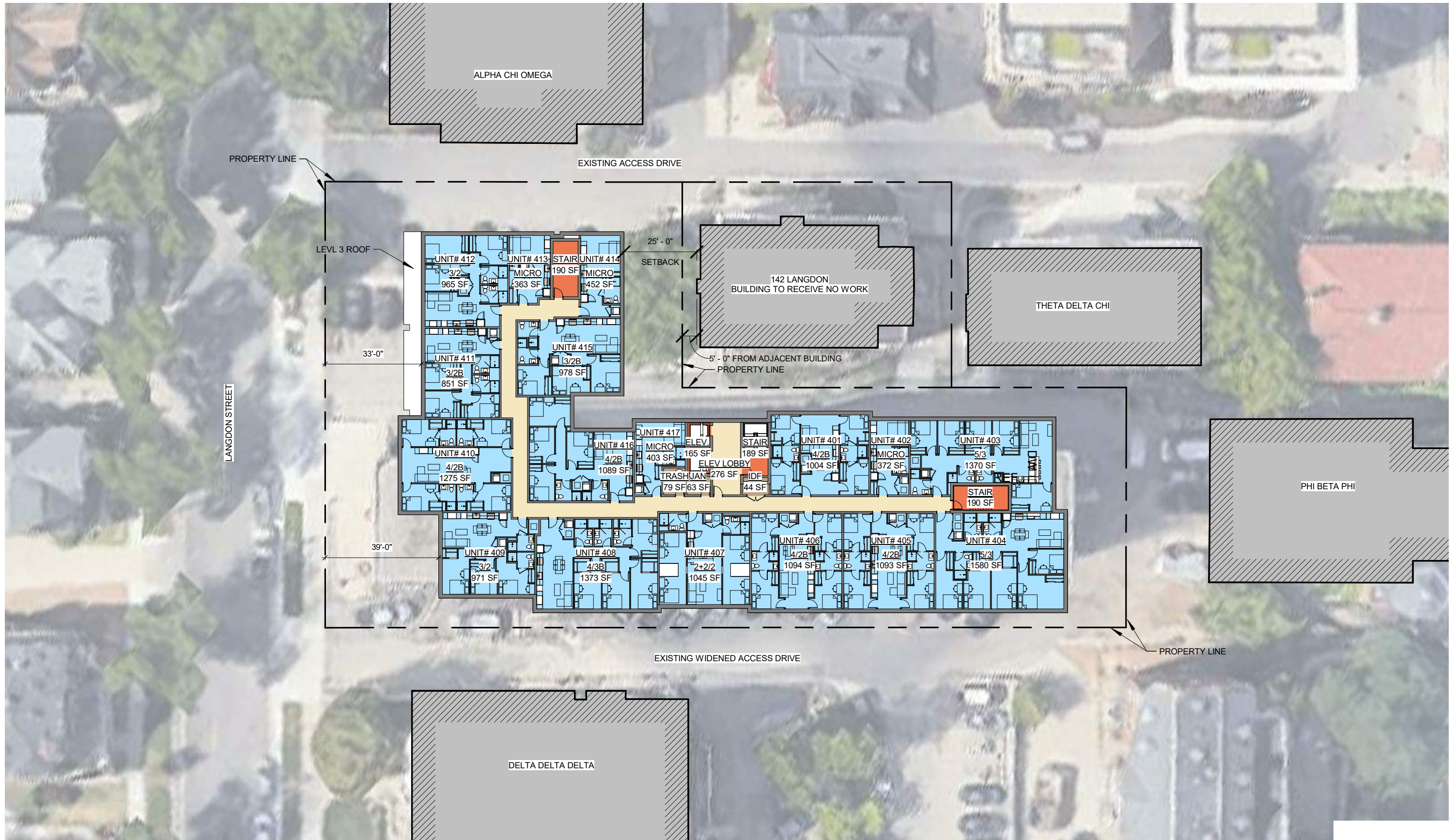


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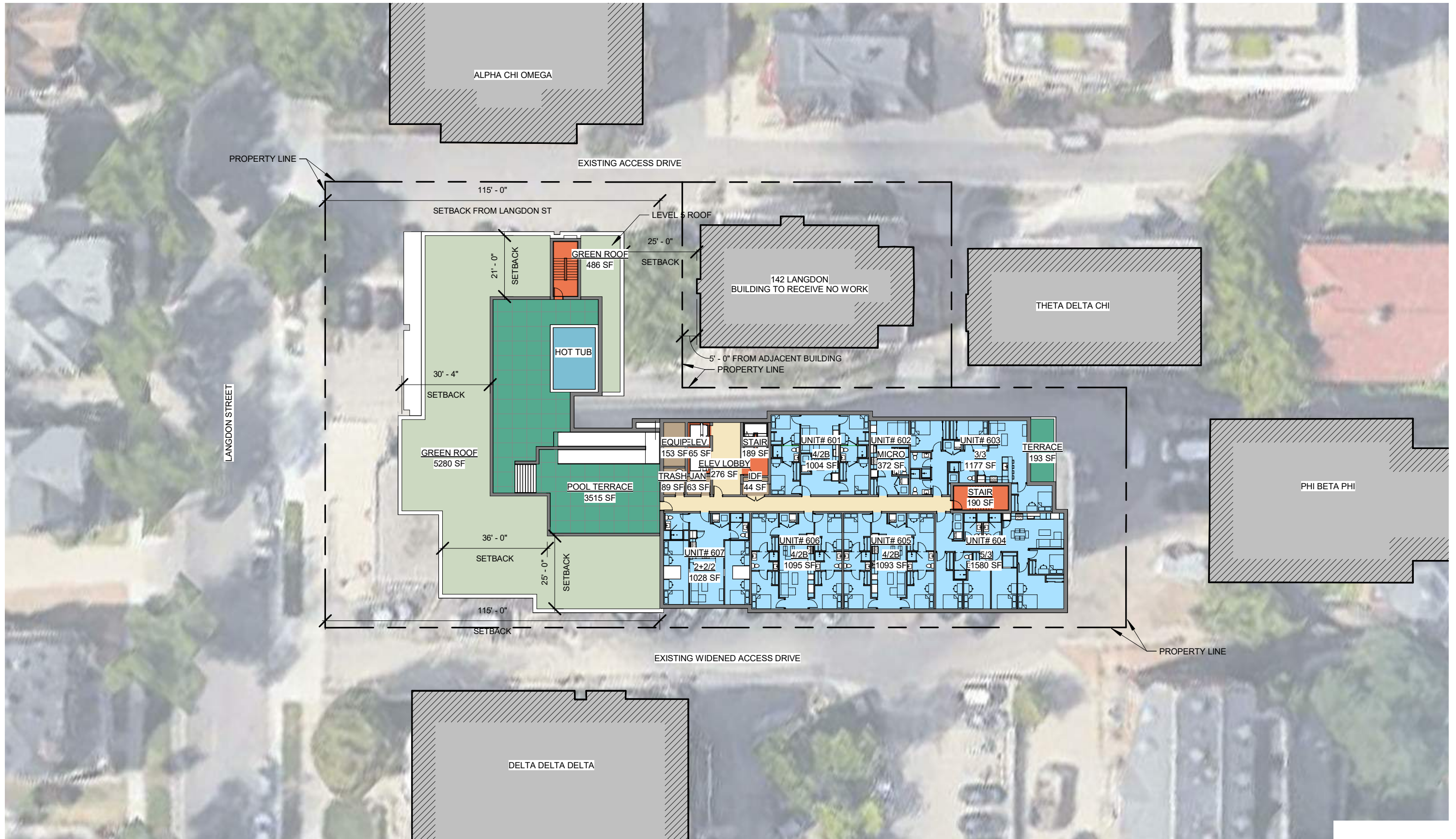


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TYPICAL RESIDENTIAL LEVEL (2-4) PLAN

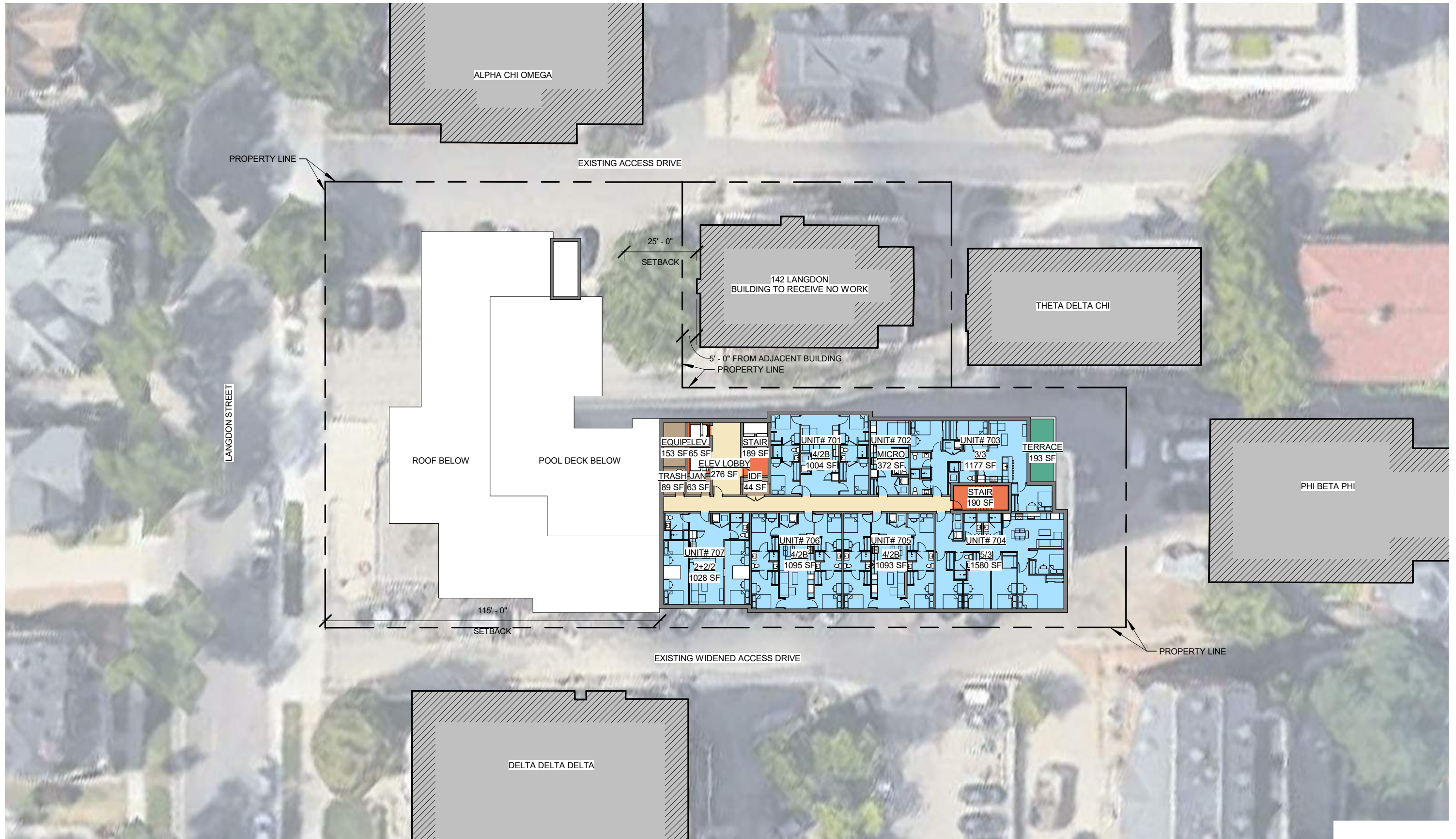


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THE HUB II AT MADISON - 126 LANGDON STREET

LEVEL 6 / POOL TERRACE PLAN **A17**



THE HUB II AT MADISON - 126 LANGDON STREET

EXTERIOR FINISH LEGEND

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



NOT TO SCALE

THE HUB II AT MADISON - 126 LANGDON STREET

EXTERIOR FINISH LEGEND

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



NOT TO SCALE

THE HUB II AT MADISON - 126 LANGDON STREET

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- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL
- GR-1** VTAC GRILLE



EXTERIOR FINISH LEGEND

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: RED.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- 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: RED.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL
- GR-1** VTAC GRILLE



EXTERIOR FINISH LEGEND

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



NOT TO SCALE

THE HUB II AT MADISON - 126 LANGDON STREET

ELEVATION - SOUTH **A24**

EXTERIOR FINISH LEGEND

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: RED.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL
- GR-1** VTAC GRILLE



HUB II AT MADISON - LANGDON

12/16/2020

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 / TERRACE	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	7,349	1,389			8,738	193			369			9,300	9,107	8,738	
6 / POOL TERRACE	10'-6"	87'-6"	7	25	7,349	1,609			8,958	193	3,515	5,766	369			18,801	9,327	8,958	
5	10'-6"	77'-0"	17	54	16,278	2,443			18,721				206			18,927	18,927	18,721	
4	10'-6"	66'-6"	17	54	16,278	2,443			18,721				206			18,927	18,927	18,721	
3	10'-6"	56'-0"	17	55	16,648	2,445			19,093				204			19,297	19,297	19,093	
2	10'-6"	45'-6"	17	55	16,648	2,445			19,093				204			19,297	19,297	19,093	
1	15'-0"	35'-0"	9	30	8,612	3,551	3,745		15,908				1,800	511		18,219	18,219	15,908	
L1	10'-0"	20'-0"	7	25	7,747	1,686			9,433				1,506	9,588	20	20,527	20,527	9,433	
L2	10'-0"	10'-0"	8	28	7,685	1,746			9,431	685			1,476	2,499	114	14,091	13,406	9,431	
TOTAL			106	351	104,594	19,757	3,745		128,096	1,071	3,515	5,766	6,340	12,598	114	20	157,386	147,034	128,096
Average Unit Size									987										
NSF Per Bed									298										
Bed Per Unit									3.3										

Note: 16 Underground Vehicle Parking Spaces
4 Flex parking spaces

PROPOSED BUILDING OCCUPANCY - 351

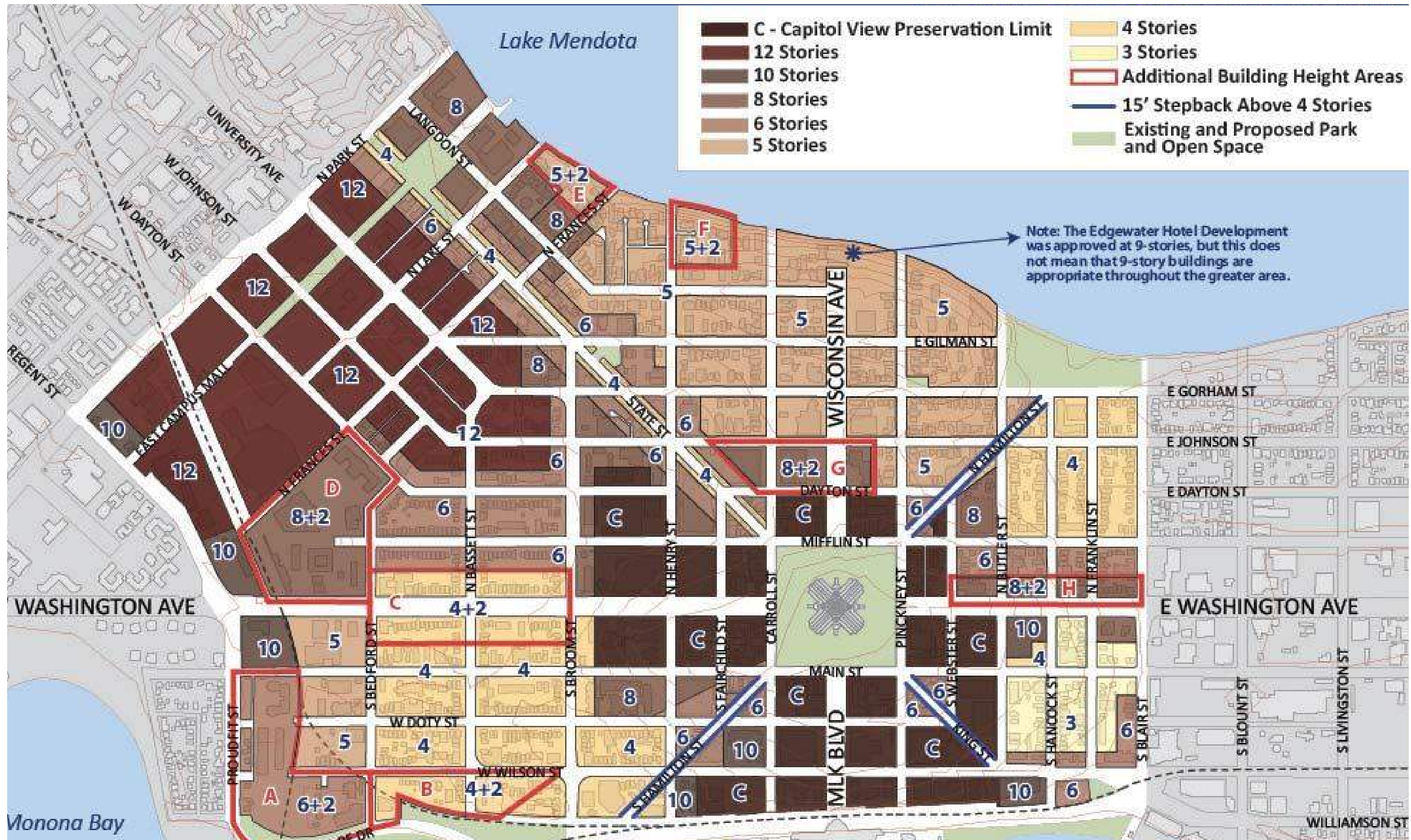
UNIT MATRIX - 12/16/2020

HUB II AT MADISON - LANGDON

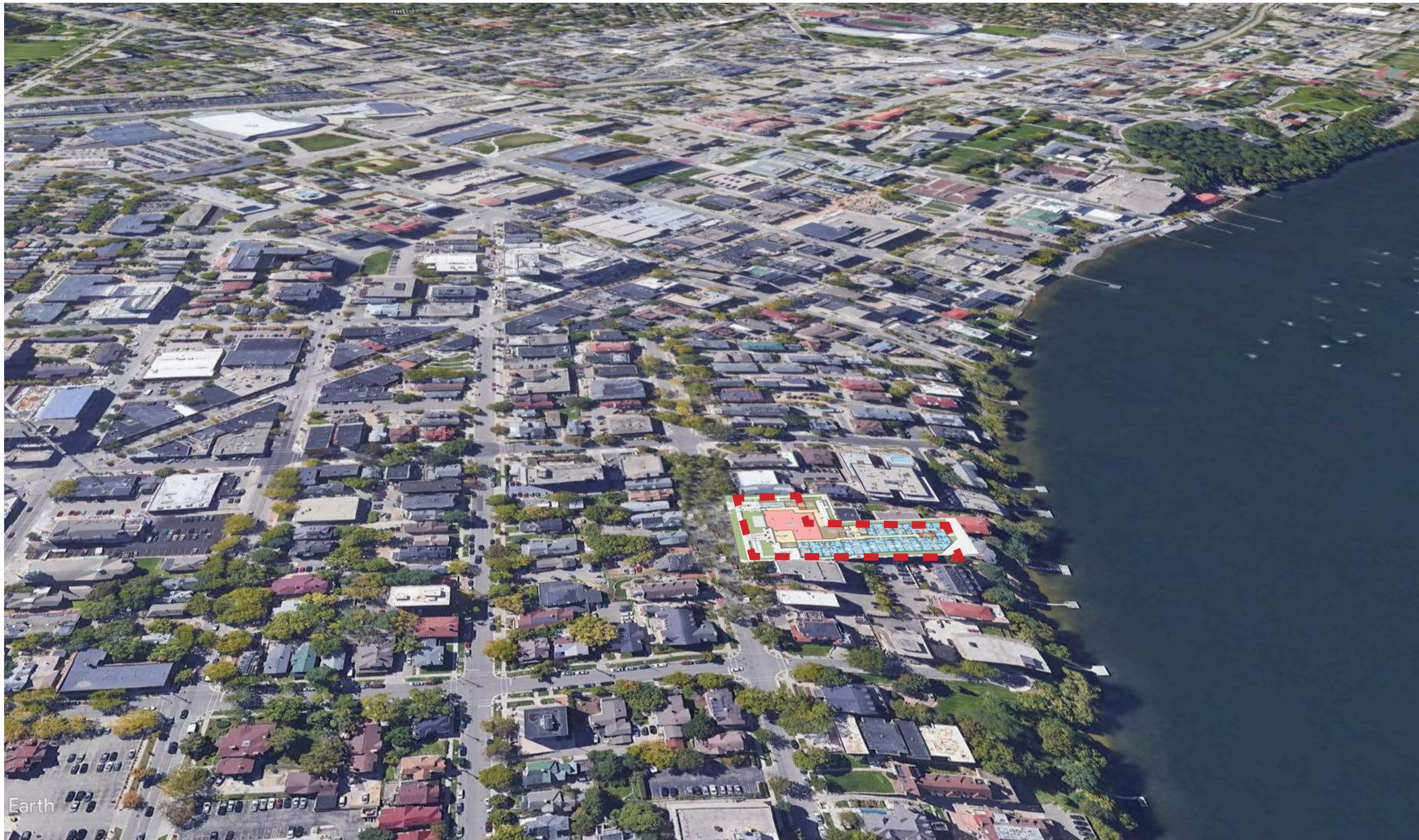
																		OCCUPANTS											LEVEL							
	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4B (4 BR / 4 BA)	4/4 (4 BR / 4 BA)	4/3B (4 BR / 3 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2B (3 BR / 2 BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 B (2 BR / 1 BA)	STUDIO	MICRO	TOTAL UNITS	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4B (4 BR / 4 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)	3/2B (3 BR / 2 BA)	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)	STUDIO	MICRO	TOTAL OCCUPANTS	
7	0	1	0	0	0	0	3	0	1	0	0	1	0	0	0	1	7	5	5	4	4	4	4	4	4	3	3	3	4	2	2	1	1	25	7	
6 / POOL TERRACE	0	1	0	0	0	0	3	0	1	0	0	1	0	0	0	1	7	0	5	0	0	0	0	12	0	3	0	0	4	0	0	0	1	25	6 / POOL TERRACE	
5	0	2	0	0	1	0	5	0	0	2	2	1	0	0	0	4	17	0	10	0	0	4	0	20	0	0	6	6	4	0	0	0	4	54	5	
4	0	2	0	0	1	0	5	0	0	2	2	1	0	0	0	4	17	0	10	0	0	4	0	20	0	0	6	6	4	0	0	0	4	54	4	
3	0	2	1	0	1	0	4	1	0	2	1	1	0	0	0	4	17	0	10	4	0	4	0	16	4	0	6	3	4	0	0	0	4	55	3	
2	0	2	1	0	1	0	4	1	0	2	1	1	0	0	0	4	17	0	10	4	0	4	0	16	4	0	6	3	4	0	0	0	4	55	2	
1	0	1	0	0	1	0	1	0	1	0	0	3	0	0	1	1	9	0	5	0	0	4	0	4	0	3	0	0	12	0	0	1	1	30	1	
L1	0	1	0	1	0	0	1	0	1	0	0	2	0	0	0	1	7	0	5	0	4	0	0	7	4	0	3	0	0	8	0	0	0	1	25	L1
L2	1	0	0	0	0	1	1	0	2	0	0	2	0	0	0	1	8	5	0	0	0	0	4	4	0	6	0	0	8	0	0	0	1	28	L2	
Total:	1	12	2	1	5	1	27	2	6	8	6	13	0	0	1	21	106	5	60	8	4	20	4	108	8	18	24	18	52	0	0	1	21	351		
	0.9%	11.3%	1.9%	0.9%	4.7%	0.9%	25.5%	1.9%	5.7%	7.5%	5.7%	12.3%	0.0%	0.0%	0.9%	19.8%	100.0%	1%	17%	2%	1%	6%	1%	31%	2%	5%	7%	5%	15%	0%	0%	0%	6%	100%		

UNIT TYPE AND BATHROOM RATIO

	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4B (4 BR / 4 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)	3/2B (3 BR / 2 BA)	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)	STUDIO	MICRO	TOTAL BATHS
Bath Per Unit	4	3	4	4	3	3	2	2	3	2	2	2	2	1	1	1	
Unit Type Count	1	12	2	1	5	1	27	2	6	8	6	13	0	0	1	21	
Total	4.0	36.0	8.0	4.0	15.0	3.0	54.0	4.0	18.0	16.0	12.0	26.0	0.0	0.0	1.0	21.0	222



THE HUB II AT MADISON - 126 LANGDON STREET



Earth

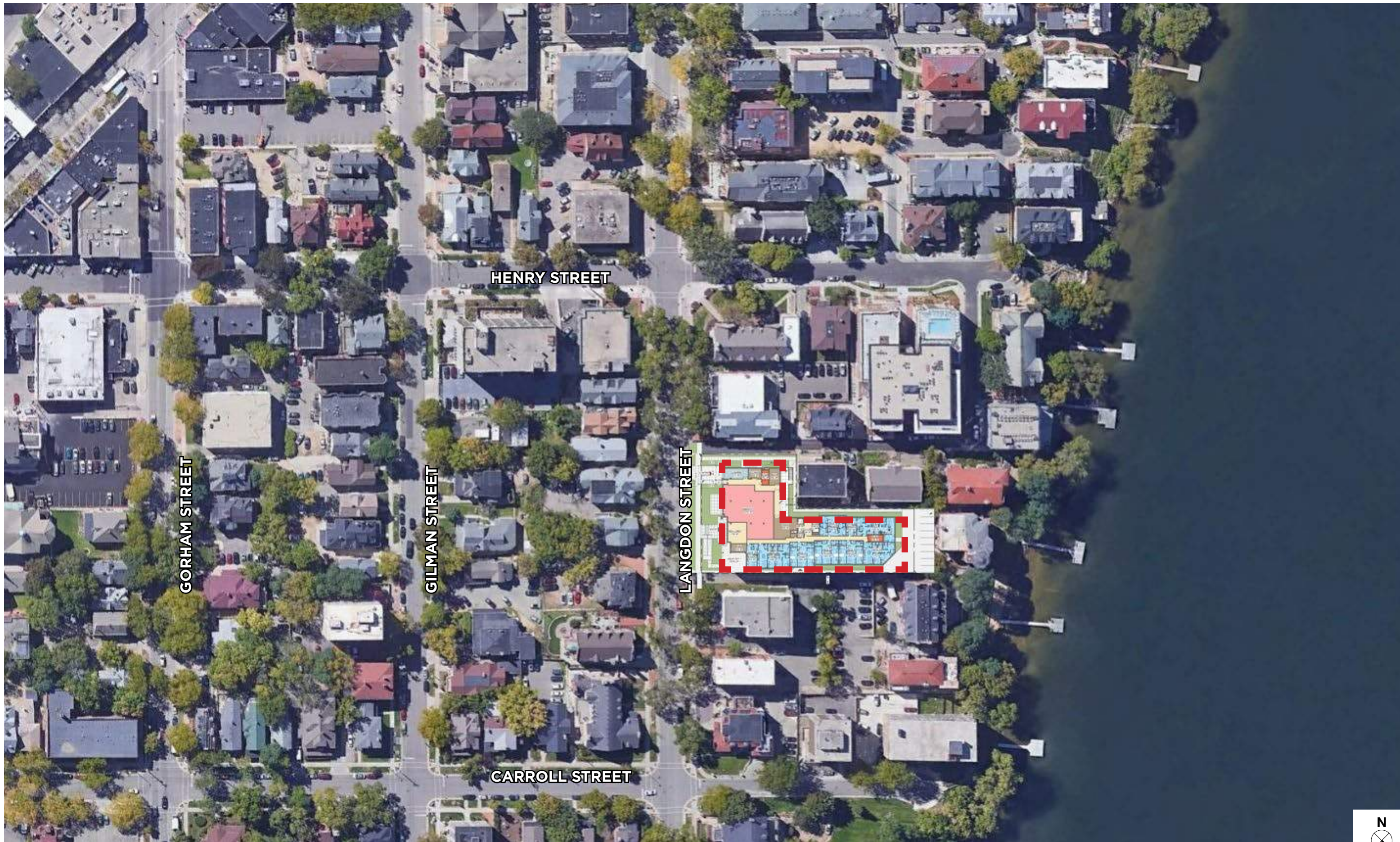
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AERIAL | A29



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OVERALL SITE

A30

SUMMER SOLSTICE
June 21

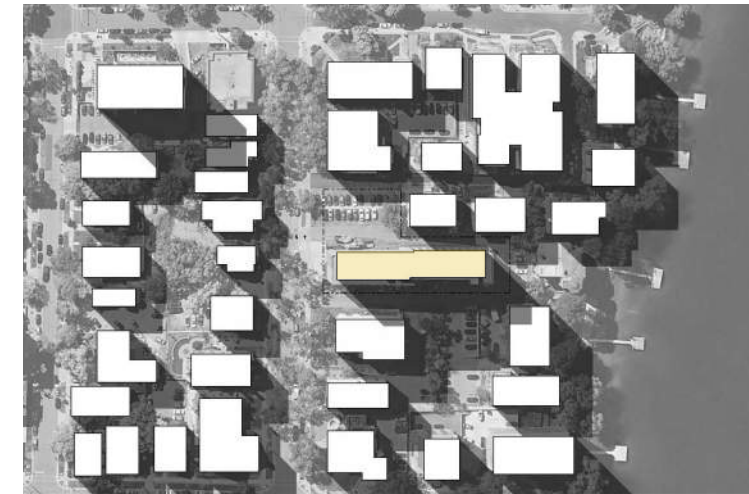
EQUINOX
March 20 and September 22

WINTER SOLSTICE
December 21

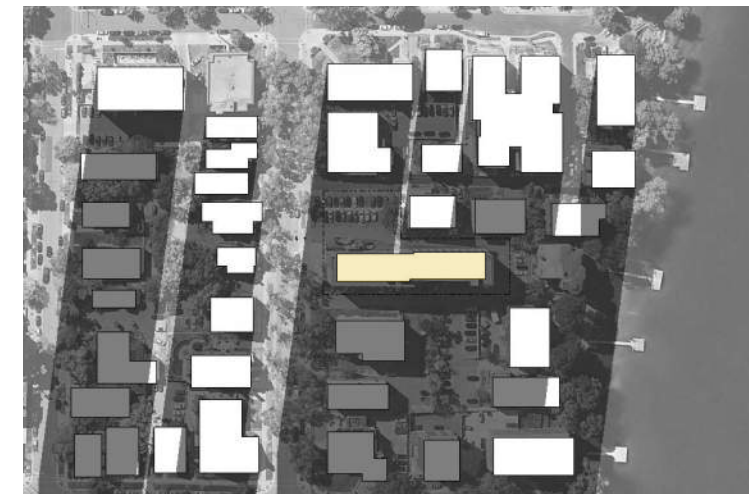
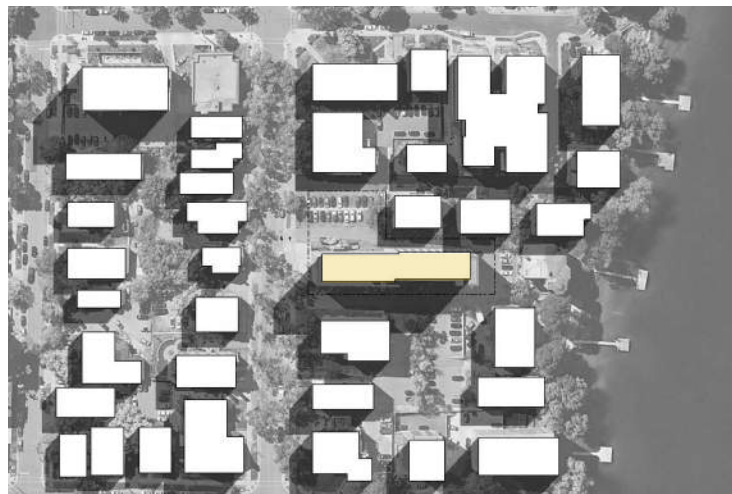
10:00 AM



12:00 PM



4:00 PM



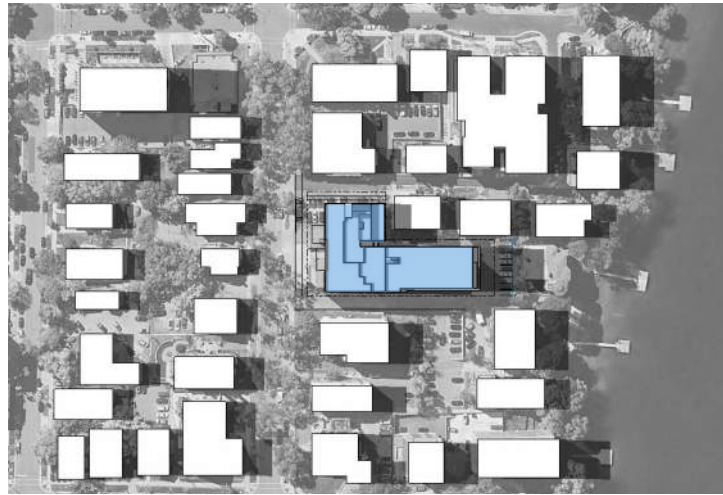
EXISTING BUILDING

SUMMER SOLSTICE
June 21

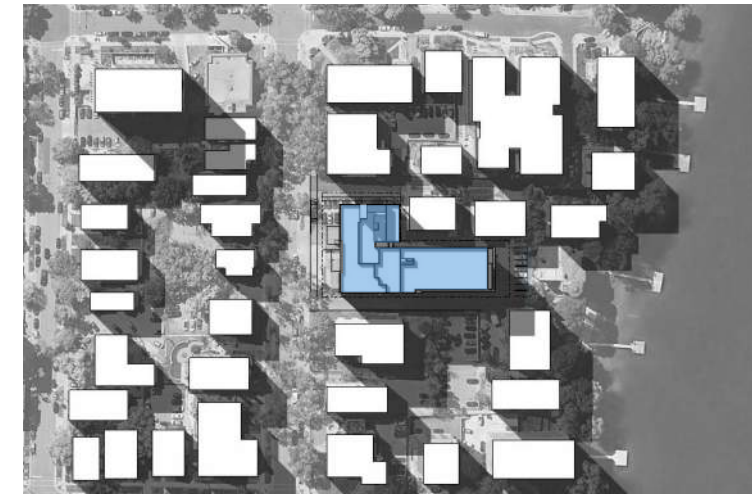
EQUINOX
March 20 and September 22

WINTER SOLSTICE
December 21

10:00 AM



12:00 PM



4:00 PM



HUB II
(PROPOSED)



THE HUB II AT MADISON - 126 LANGDON STREET

SHADOW STUDY - PROPOSED

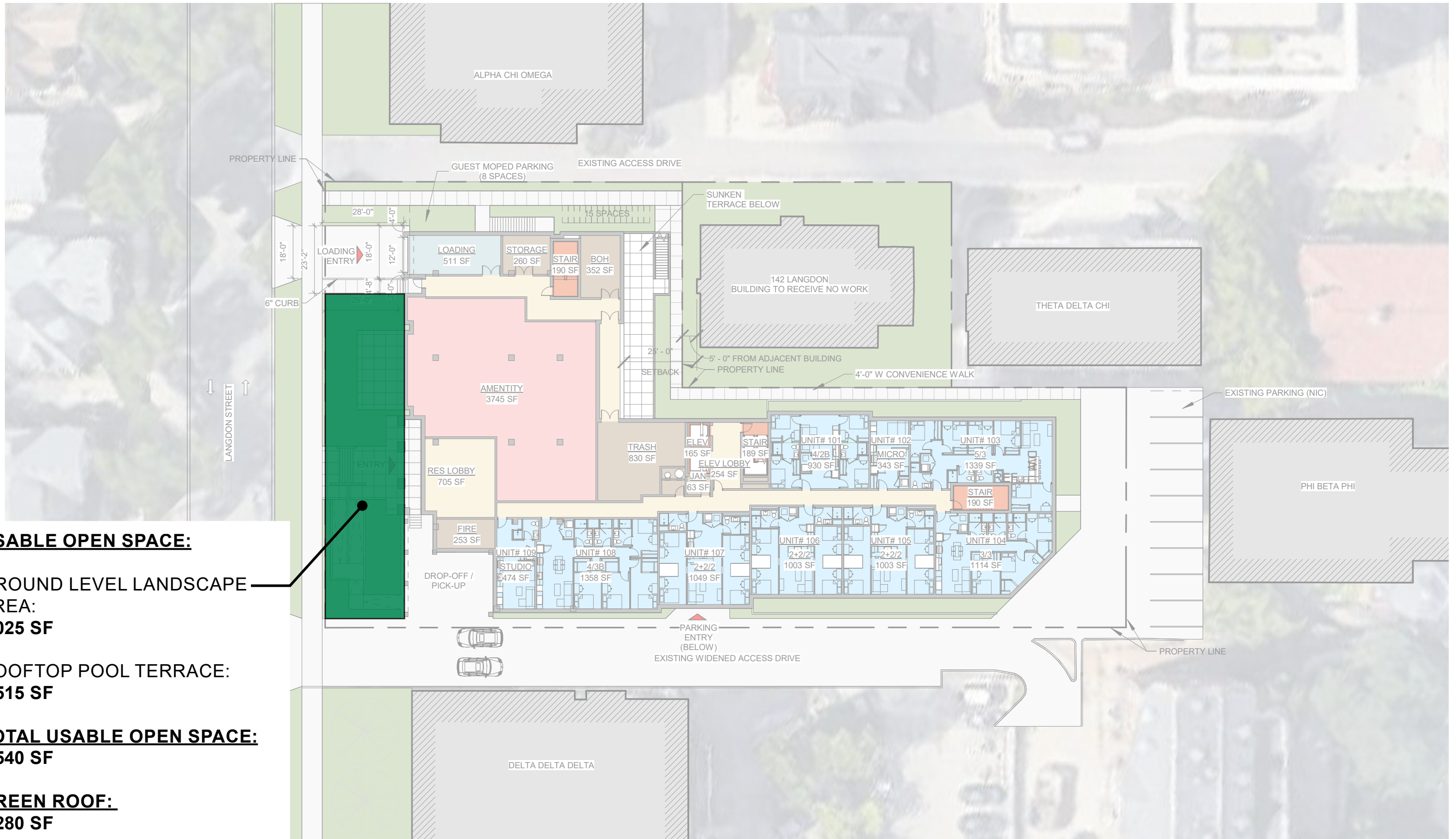
A32



31,360 SF SITE AREA
24,647 SF LOT COVERAGE
75.4% LOT COVERAGE

THE HUB II AT MADISON - 126 LANGDON STREET

LOT COVERAGE DIAGRAM



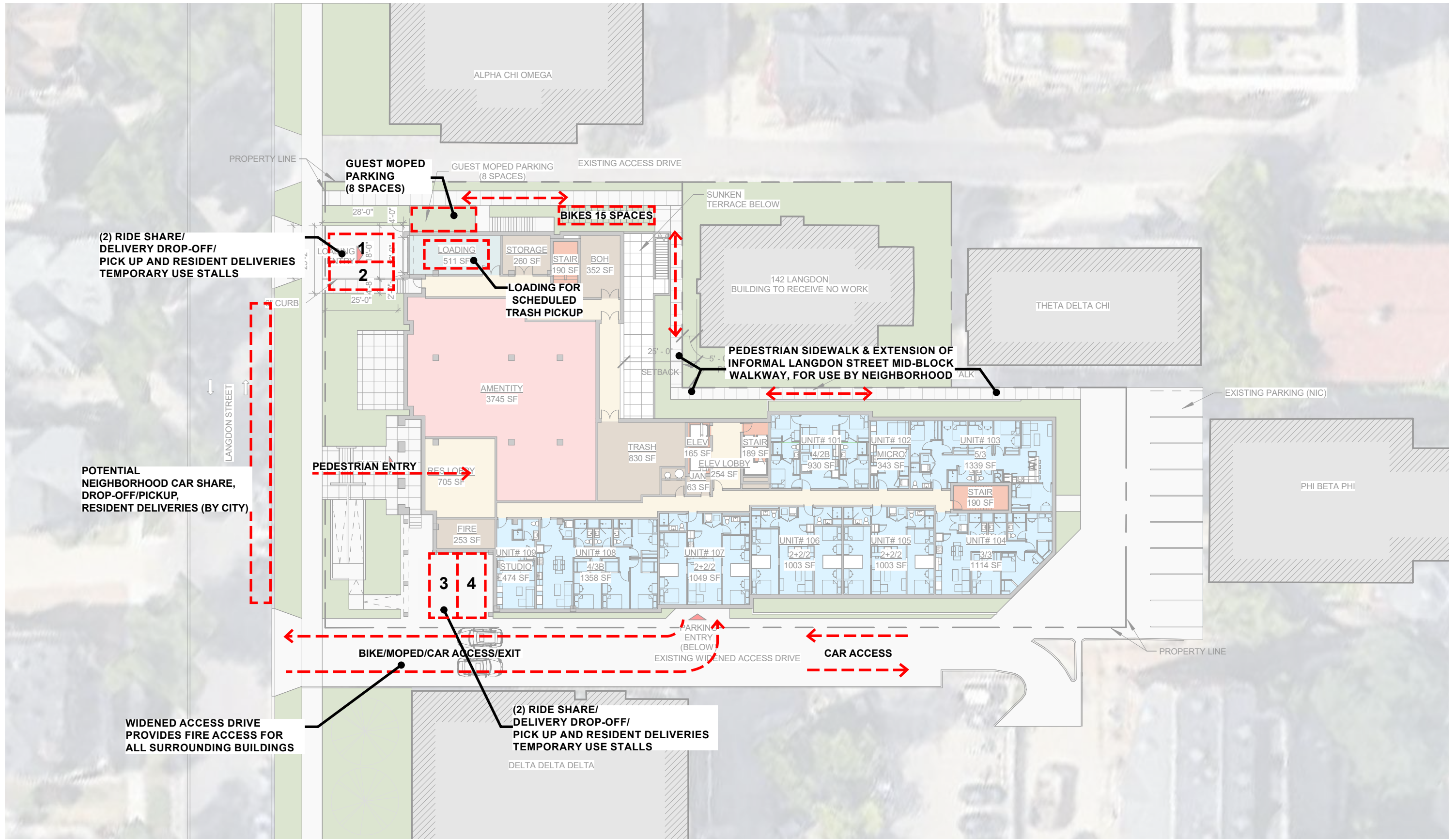
USABLE OPEN SPACE:

**GROUND LEVEL LANDSCAPE AREA:
3,025 SF**

**ROOFTOP POOL TERRACE:
3,515 SF**

**TOTAL USABLE OPEN SPACE:
6,540 SF**

**GREEN ROOF:
5,280 SF**

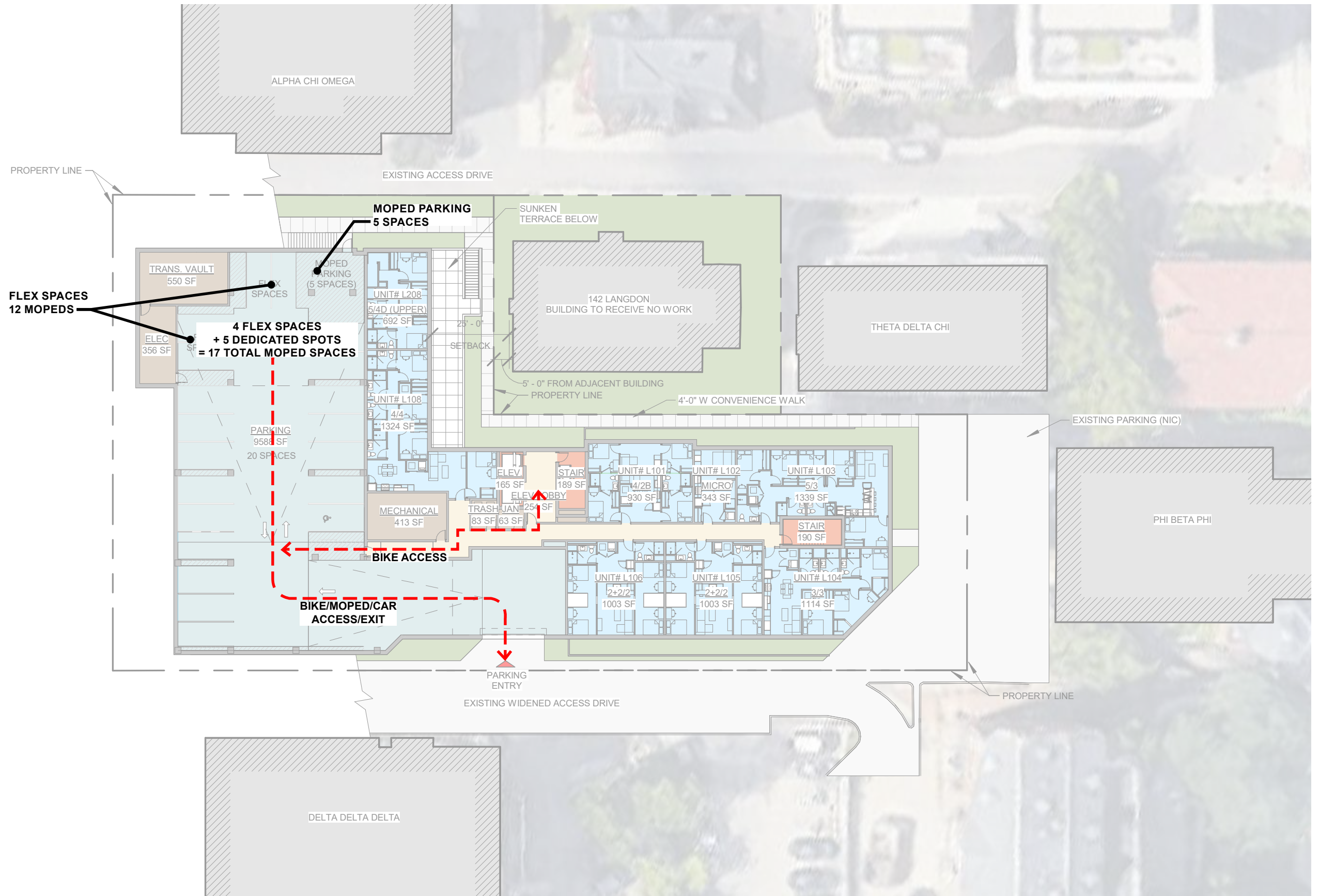


(2) RIDE SHARE/
DELIVERY DROP-OFF/
PICK UP AND RESIDENT DELIVERIES
TEMPORARY USE STALLS

POTENTIAL
NEIGHBORHOOD CAR SHARE,
DROP-OFF/PICKUP,
RESIDENT DELIVERIES (BY CITY)

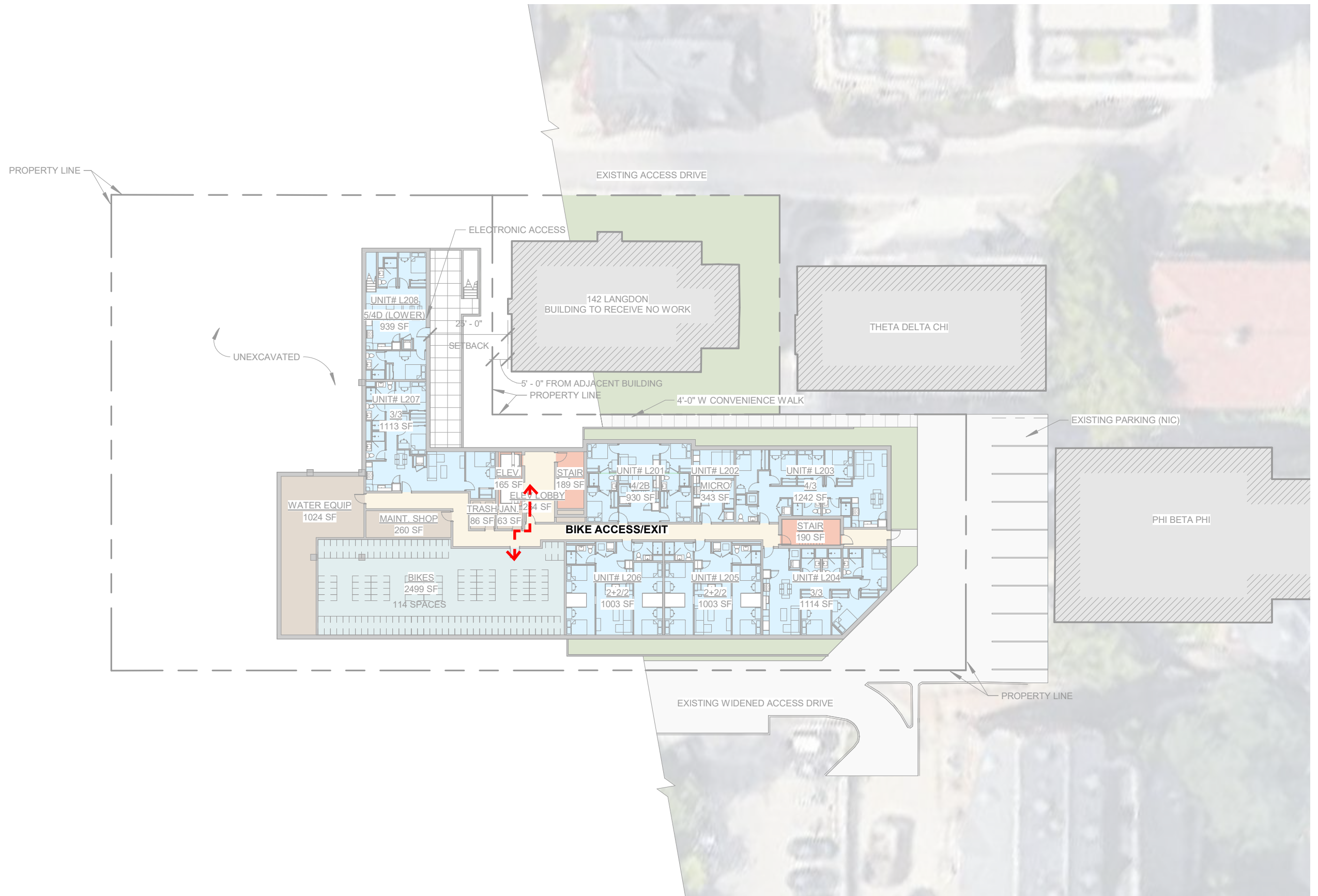
WIDENED ACCESS DRIVE
PROVIDES FIRE ACCESS FOR
ALL SURROUNDING BUILDINGS

(2) RIDE SHARE/
DELIVERY DROP-OFF/
PICK UP AND RESIDENT DELIVERIES
TEMPORARY USE STALLS



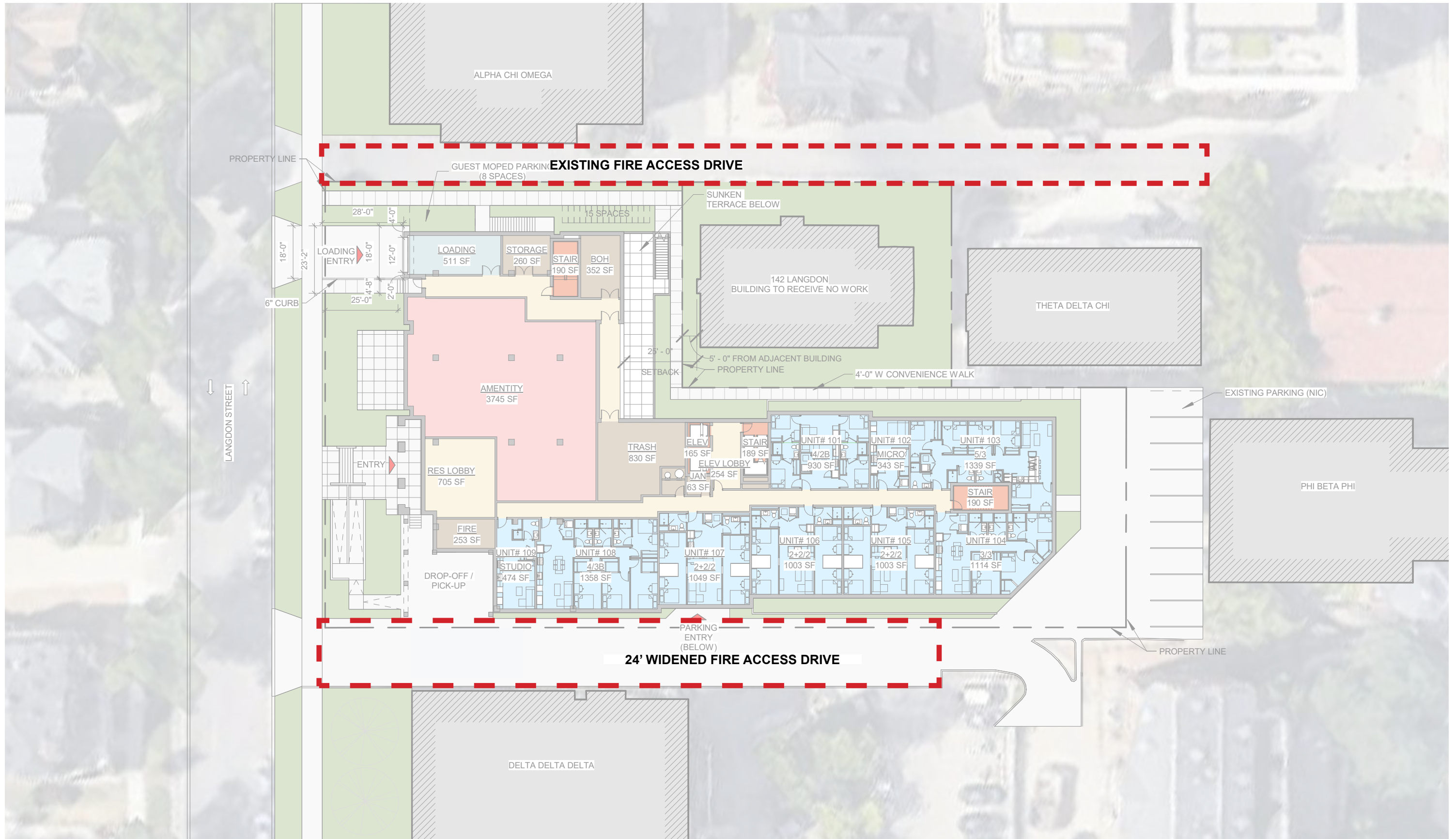
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LOWER LEVEL 1 SITE CIRCULATION PLAN



THE HUB II AT MADISON - 126 LANGDON STREET

LOWER LEVEL 2 SITE CIRCULATION PLAN





THE HUB II AT MADISON - 126 LANGDON STREET

DISTANCE FROM CONTEXT - EXISTING

A39



THE HUB II AT MADISON - 126 LANGDON STREET

DISTANCE FROM CONTEXT - PROPOSED



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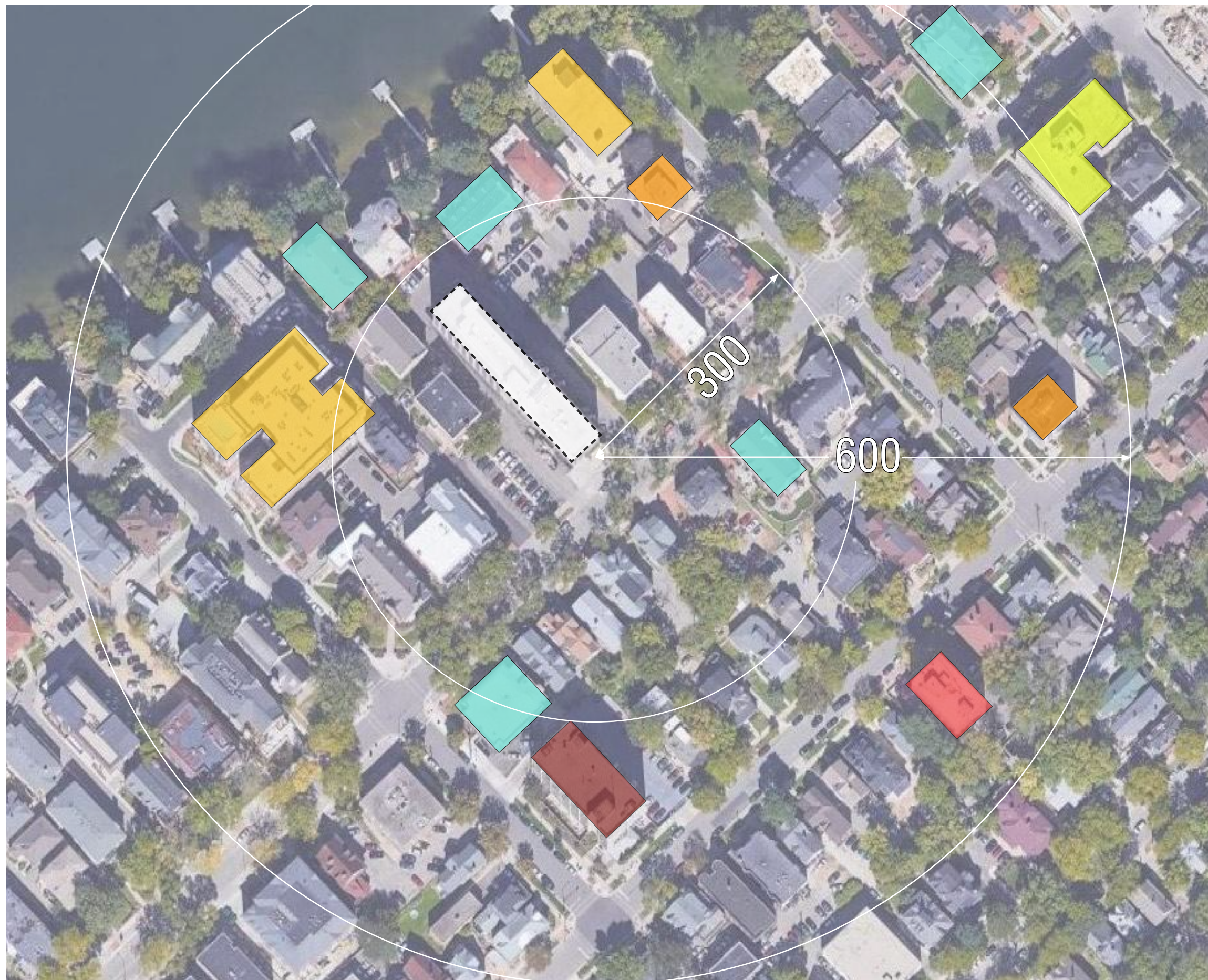
TRAFFIC STUDY - EXISTING

A41



THE HUB II AT MADISON - 126 LANGDON STREET

TRAFFIC STUDY - PROPOSED



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

THE HUB II AT MADISON - 126 LANGDON STREET

NOT FOR CONSTRUCTION

GENERAL NOTES:

- 1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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 WITH 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/nor11.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:

- 1. 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. 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.
10. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. 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:

- 1. 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.
2. 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.
3. 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.
4. 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/TOPI/STORMWATER/STANDARDS/CONST_STANDARDS.HTML. THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
5. 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/TOPI/STORMWATER/STANDARDS/CONST_STANDARDS.HTML.
6. 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.
7. 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/TOPI/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
8. 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. 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.
9. BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
10. 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.
11. EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDS.HTM AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
12. ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEP OR SCRAPPED CLEAN BY THE END OF EACH WORKDAY.
13. ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
14. 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/TOPI/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.
15. 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.
16. 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
RODNEY KING
CORE CAMPUS MANAGER, LLC
1643 N MILWAUKEE AVE, 5TH FLOOR
CHICAGO, IL 60647
773-969-5908
RODNEYK@CORESPACES.COM

Table with 3 columns: Date, Activity, and Description. Includes dates from July 5, 2021 to August 15, 2022 and activities like 'SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED', 'TOP SOIL REMOVAL', 'DEMOLITION AND MISC REMOVALS', etc.

SITE PLAN NOTES:

- 1. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
2. 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.
3. TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
4. CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
5. NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

- 1. ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

- 1. 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.

SHEET LIST TABLE with columns SHEET NUMBER and SHEET TITLE. Includes sheets 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), and C-600 (UTILITY PLAN).

LEGEND section containing symbols and descriptions for various items like MAG NAIL SET, OVERHEAD UTILITY WIRE, WATER MAIN, SANITARY SEWER, STORM SEWER, BURIED TELEPHONE, BURIED ELECTRIC, BURIED CABLE ACCESS TELEVISION LINE, BURIED FIBER OPTIC, WATER VALVE, GAS VALVE, GAS METER, WINDOW WELL, AIR CONDITIONER, TV PEDESTAL, ELECTRIC PEDESTAL, UTILITY POLE, LIGHT POLE, GROUND LIGHT, TELEPHONE PEDESTAL, FIRE HYDRANT, GUY WIRE, STORM SEWER INLET, ELECTRIC MANHOLE, TELEPHONE MANHOLE, STORM SEWER MANHOLE, ROUND CATCH BASIN, RECTANGULAR CATCH BASIN, SANITARY SEWER MANHOLE, and INDICATES RECORDED AS.

LEGEND

LEGEND section containing symbols and descriptions for various items like ACCESSIBLE ROUTE, EXISTING EASEMENT, PROPERTY BOUNDARY, PARKING STALL COUNT, LANDSCAPED AREA, BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, SPOT GRADE, FINISH GRADE, SIDEWALK, EDGE OF PAVEMENT, FLOW LINE, LOW POINT, HIGH POINT, TOP OF CURB, TOP OF WALL, BOTTOM OF WALL, BACK OF WALK, FRONT OF WALK, EXPOSURE, PROPOSED SANITARY SEWER, PROPOSED STORM SEWER, PROPOSED WATER LATERAL, UTILITY LINE DEMOLITION, TREE REMOVAL, EXISTING MINOR CONTOUR, EXISTING MAJOR CONTOUR, PROPOSED MINOR CONTOUR, PROPOSED MAJOR CONTOUR, PROPOSED RIDGE LINE, PROPOSED SWALE/DITCH, ACCESSIBLE PARKING SIGN, VISION TRIANGLE, RIPRAP, CONSTRUCTION ENTRANCE, SAW CUT / REMOVAL LIMITS, DISTURBANCE LIMITS, SILT FENCE, CHECK DAM, DIVERSION BERM, INLET PROTECTION, and USLE FLOW PATH.

PROJECT #: BSE2172

PLOT DATE: 12/16/2020

REVISION DATES: 02/03/2020, 12/16/2020

ISSUE DATES: 12/16/2019

UDC 02/03/2020

Conditional Use 12/16/2020

CIVIL DETAILS

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DRAWING NUMBER

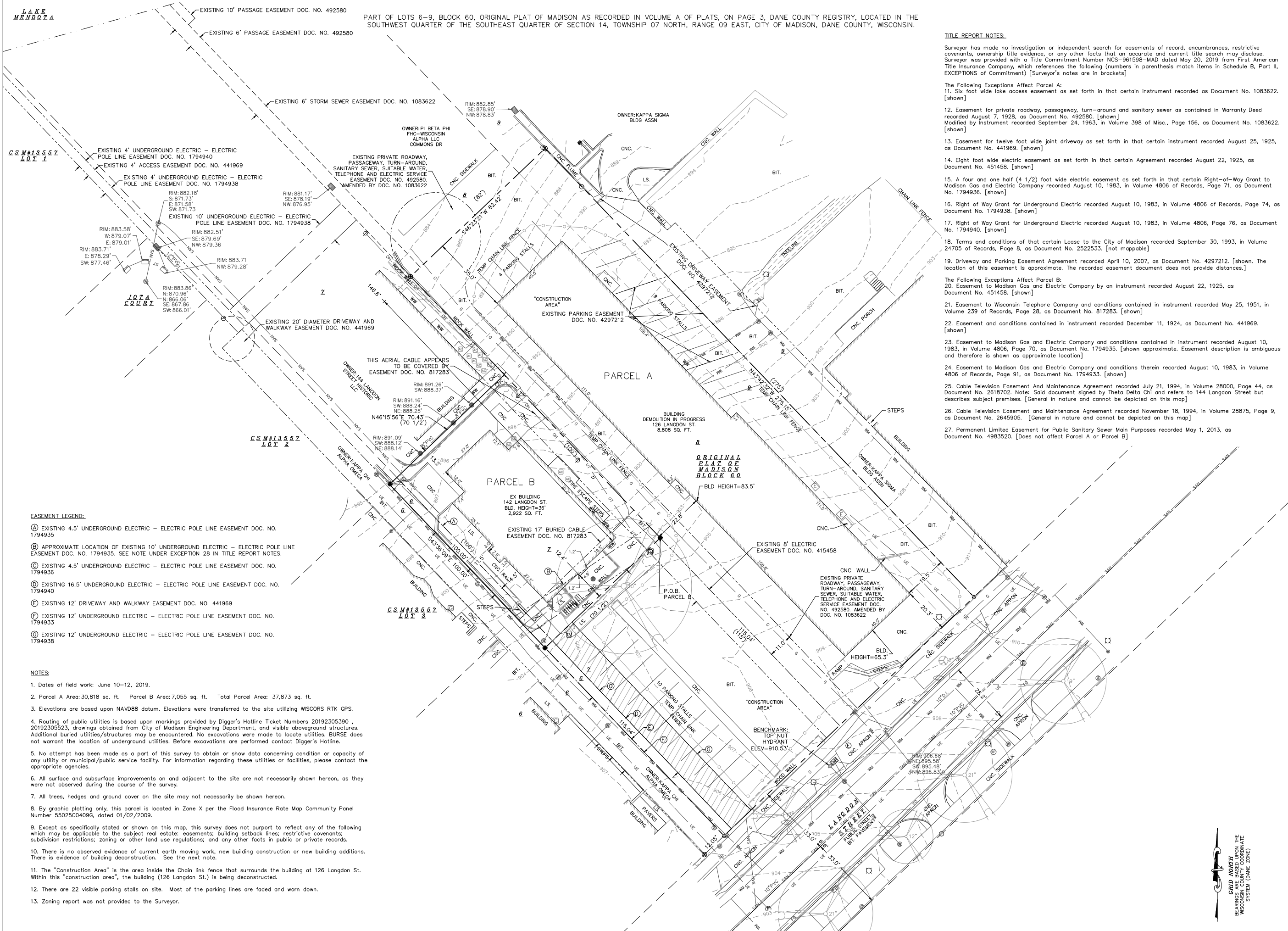
C-001

126 Langdon Street
126 Langdon Street
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APPROVALS table with columns for PROJECT ENG, M.L.B., DESIGNER, DRH, DRAWN BY, R.H., CHECKED BY, P.D.F., and APPROVED, M.L.B.

NOT FOR CONSTRUCTION



EASEMENT LEGEND:

- A EXISTING 4.5' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794935
B APPROXIMATE LOCATION OF EXISTING 10' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794935. SEE NOTE UNDER EXCEPTION 28 IN TITLE REPORT NOTES.
C EXISTING 4.5' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794936
D EXISTING 16.5' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794940
E EXISTING 12' DRIVEWAY AND WALKWAY EASEMENT DOC. NO. 441969
F EXISTING 12' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794933
G EXISTING 12' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794938

NOTES:

- 1. Dates of field work: June 10-12, 2019.
2. Parcel A Area: 30,818 sq. ft. Parcel B Area: 7,055 sq. ft. Total Parcel Area: 37,873 sq. ft.
3. Elevations are based upon NAVD88 datum. Elevations were transferred to the site utilizing WISCORS RTK GPS.
4. Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20192305390, 20192305523, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. BURSE does not warrant the location of underground utilities. Before excavations are performed contact Digger's Hotline.
5. No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
6. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.
7. All trees, hedges and ground cover on the site may not necessarily be shown hereon.
8. By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C0409G, dated 01/02/2009.
9. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
10. There is no observed evidence of current earth moving work, new building construction or new building additions. There is evidence of building deconstruction. See the next note.
11. The "Construction Area" is the area inside the Chain link fence that surrounds the building at 126 Langdon St. Within this "construction area", the building (126 Langdon St.) is being deconstructed.
12. There are 22 visible parking stalls on site. Most of the parking lines are faded and worn down.
13. Zoning report was not provided to the Surveyor.

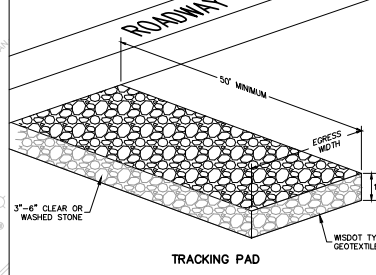
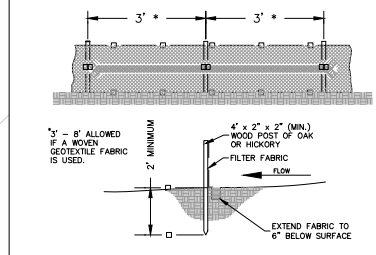
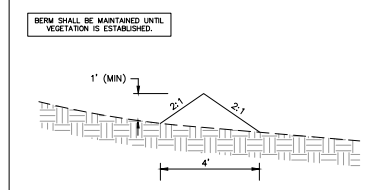
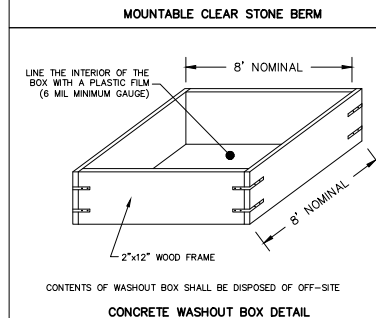
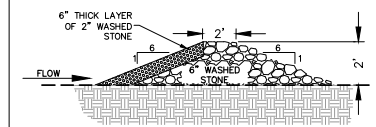
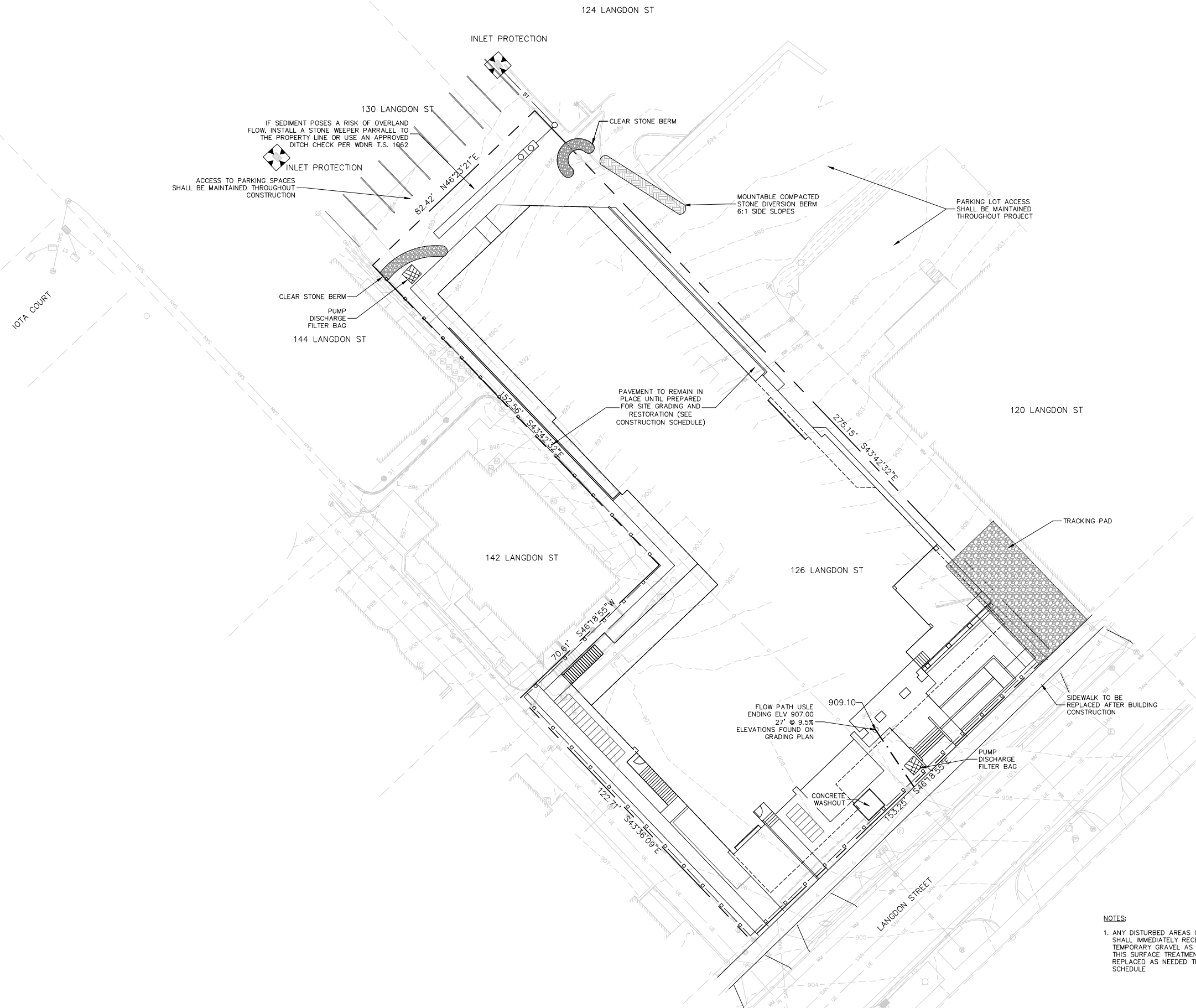
TITLE REPORT NOTES:

- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
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]
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 91, as Document No. 1794933. [shown]
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]

Project information block including: PROJECT #: BSE2172, PLOT DATE: 12/16/2020, REVISION DATES, ISSUE DATES, EXISTING CONDITIONS, and DRAWING NUMBER C-100. Includes logos for Burse Surveying and Engineering, Inc. and Core Campus Manager, LLC.

Printed: Dec 15, 2020 - 5:16pm Printed By: Peter M:\BSE2172.dwg\Engineering\EXISTING CONDITIONS.dwg

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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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 www.bursesurveyeng.com

APPROVALS	MLB	DRH	DRH	MLB
PROJECT ENG.	PROJECT ENG.	PROJECT ENG.	PROJECT ENG.	PROJECT ENG.
DRAWN BY	DRAWN BY	DRAWN BY	DRAWN BY	DRAWN BY
CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY
DATE	DATE	DATE	DATE	DATE

126 Langdon Street
 126 Langdon Street
 Madison, WI 53703
Core Campus Manager, LLC
 2234 W. North Avenue
 Chicago, IL 60647

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

EROSION CONTROL PLAN

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DRAWING NUMBER
C-200

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

LEGEND

	UTILITY LINE DEMOLITION
	TREE REMOVAL
	SAW CUT / REMOVAL LIMITS

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APPROVALS	PROJECT ENG.	MLB
	DESIGNED BY	DRH
	DRAWN BY	DRH
	CHECKED BY	MLB
	DATE	12/16/2020

126 Langdon Street
126 Langdon Street
Madison, WI 53703
Core Campus Manager, LLC
2234 W. North Avenue
Chicago, IL 60647

PROJECT #: BSE2172
PLOT DATE: 12/16/2020

REVISION DATES:

02/03/2020
12/16/2020

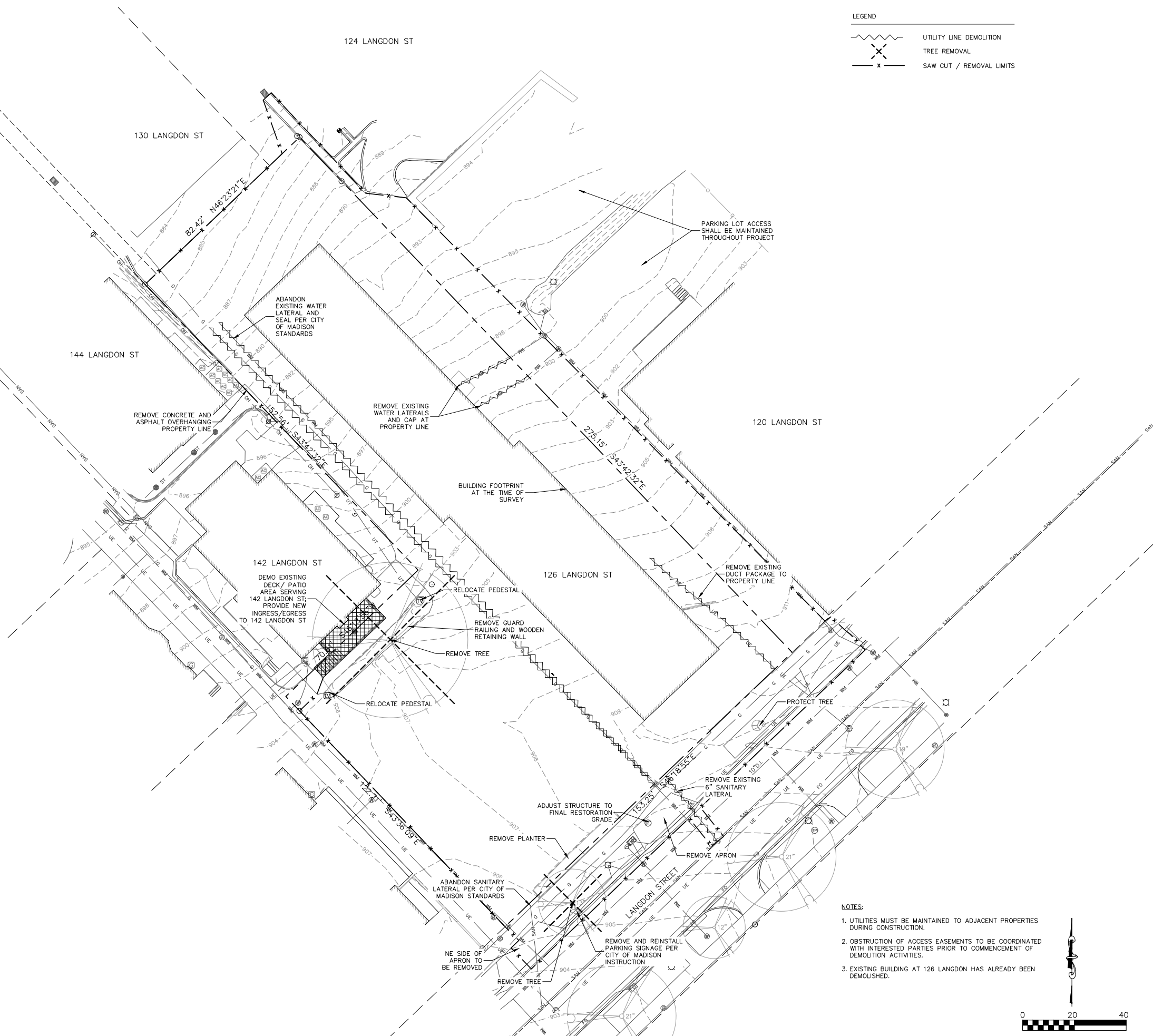
ISSUE DATES:

12/16/2019
UDC 02/03/2020
Conditional Use 12/16/2020

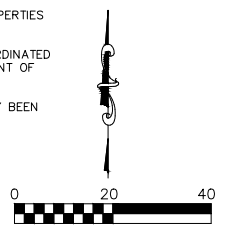
DEMOLITION PLAN

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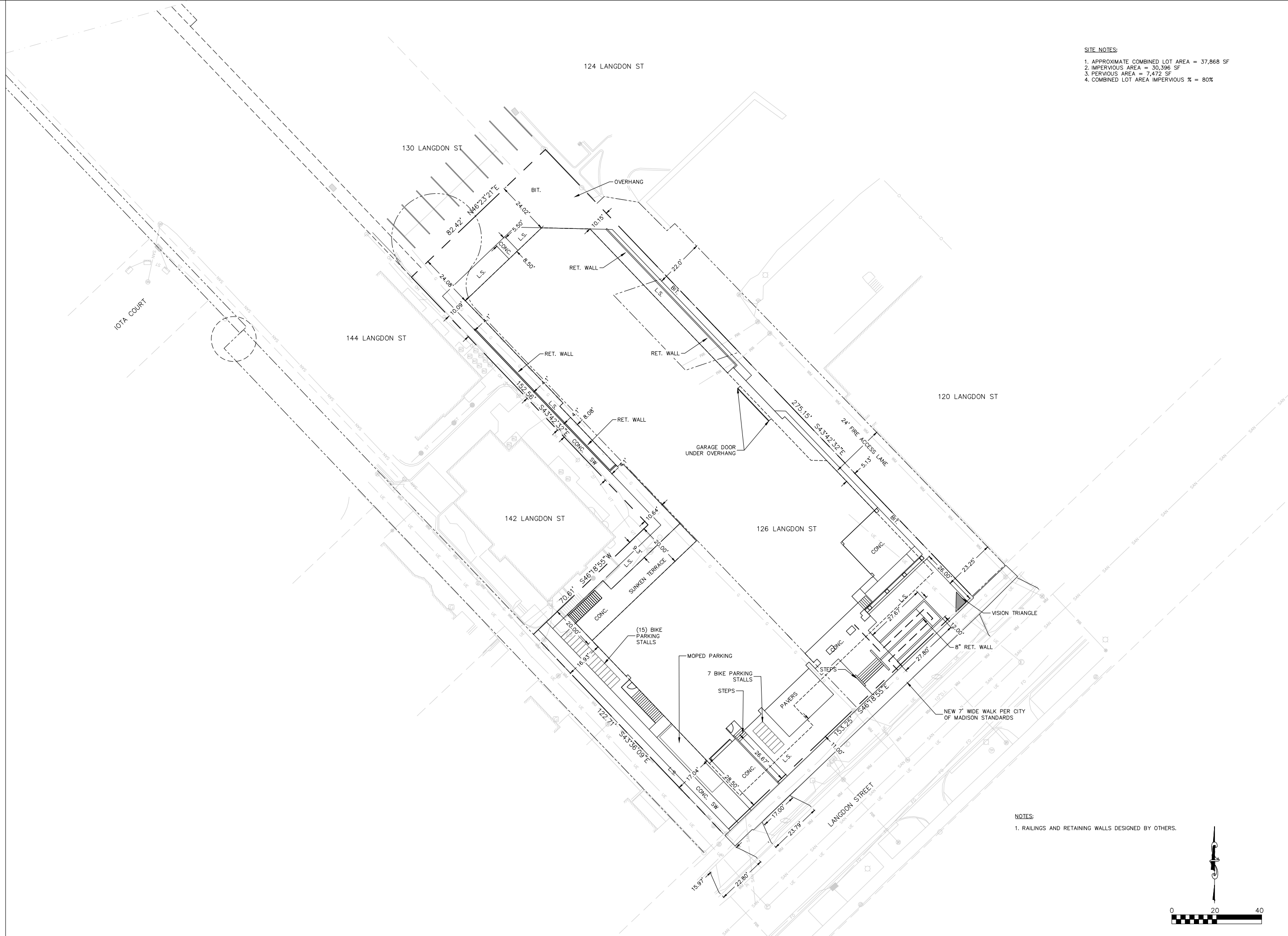
DRAWING NUMBER
C-300



- NOTES:
- UTILITIES MUST BE MAINTAINED TO ADJACENT PROPERTIES DURING CONSTRUCTION.
 - OBSTRUCTION OF ACCESS EASEMENTS TO BE COORDINATED WITH INTERESTED PARTIES PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
 - EXISTING BUILDING AT 126 LANGDON HAS ALREADY BEEN DEMOLISHED.



NOT FOR CONSTRUCTION



- SITE NOTES:
1. APPROXIMATE COMBINED LOT AREA = 37,868 SF
 2. IMPERVIOUS AREA = 30,396 SF
 3. PERVIOUS AREA = 7,472 SF
 4. COMBINED LOT AREA IMPERVIOUS % = 80%

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APPROVALS	PROJECT ENG.	MLB	DRH	DRH	PDF	MLB
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	DATE					

126 Langdon Street
126 Langdon Street
Madison, WI 53703

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

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02/03/2020
Conditional Use 12/16/2020

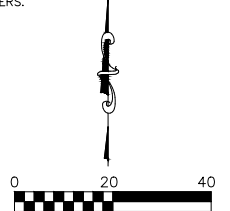
SITE PLAN

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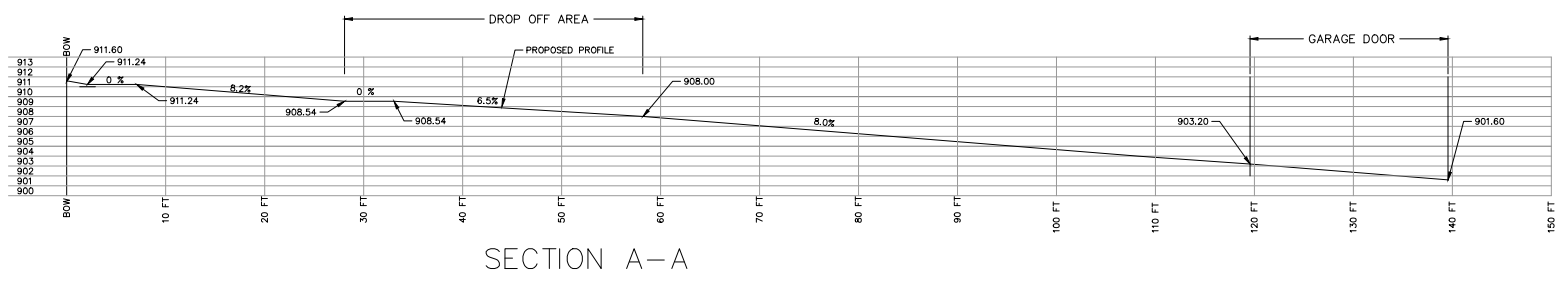
DRAWING NUMBER

C-400

- NOTES:
1. RAILINGS AND RETAINING WALLS DESIGNED BY OTHERS.



NOT FOR CONSTRUCTION



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

Burse
 Surveying and Engineering, Inc.
 2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: Mburse@BSE-INC.net
 www.bursesurveyengr.com

APPROVALS	PROJECT ENG.	MLB
	DESIGNED BY	DPH
	DRAWN BY	DPH
	CHECKED BY	DPH
	DATE	12/16/2020
	APPROVED BY	MLB

126 Langdon Street
 126 Langdon Street
 Madison, WI 53703
Core Campus Manager, LLC
 2234 W. North Avenue
 Chicago, IL 60647

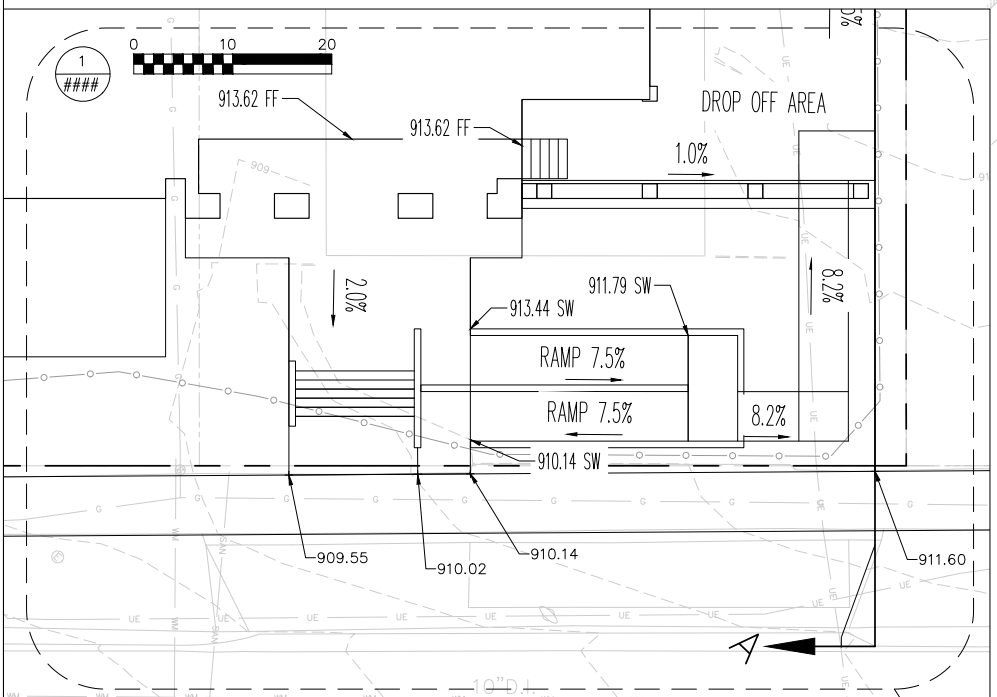
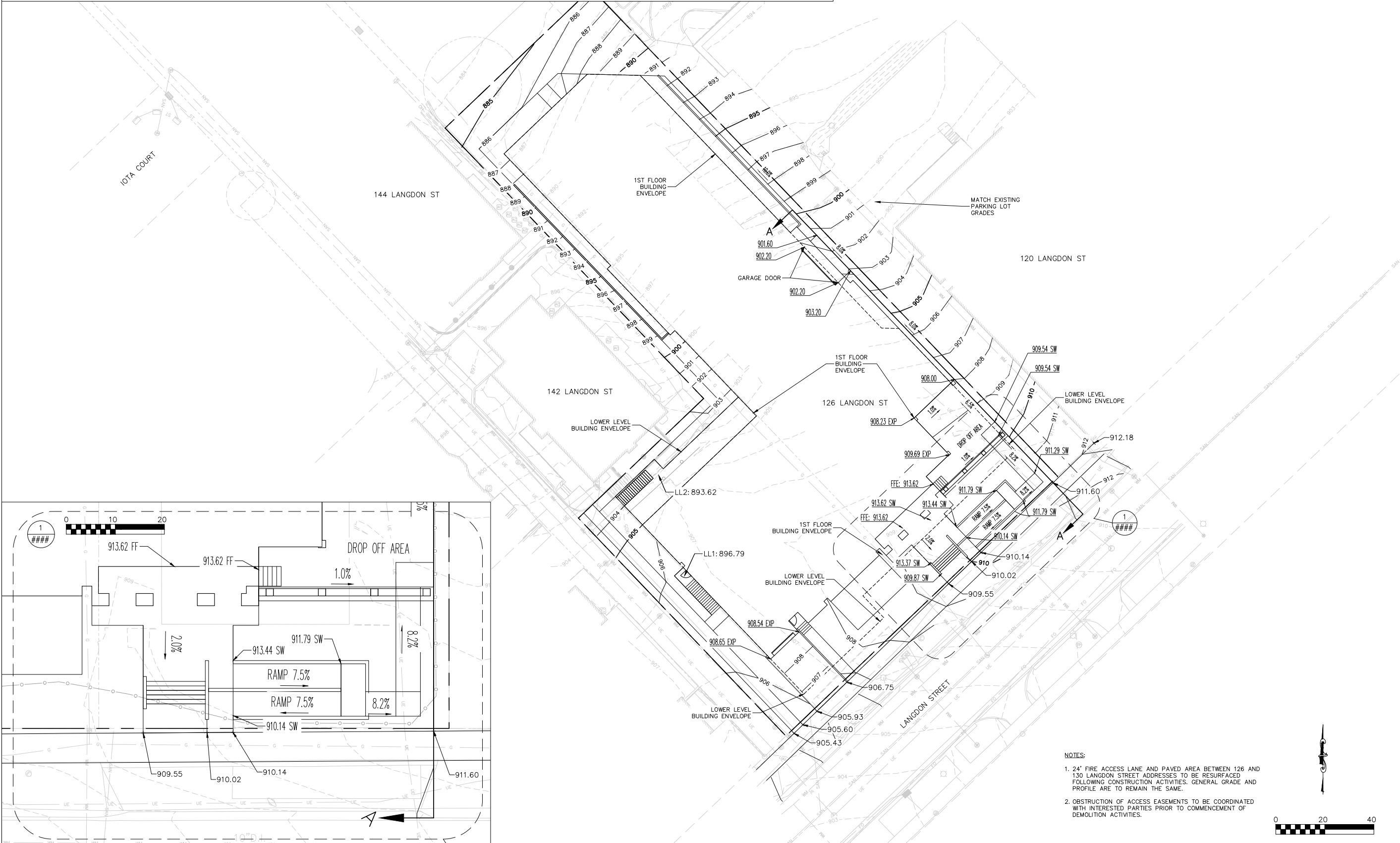
PROJECT #:	BSE2172
PLOT DATE:	12/16/2020
REVISION DATES:	
	02/03/2020
	12/16/2020

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

GRADING PLAN

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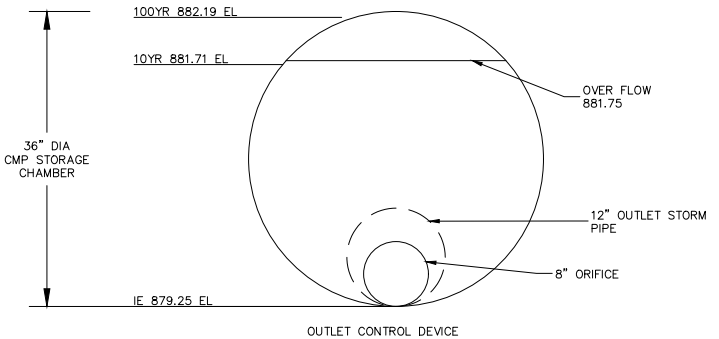
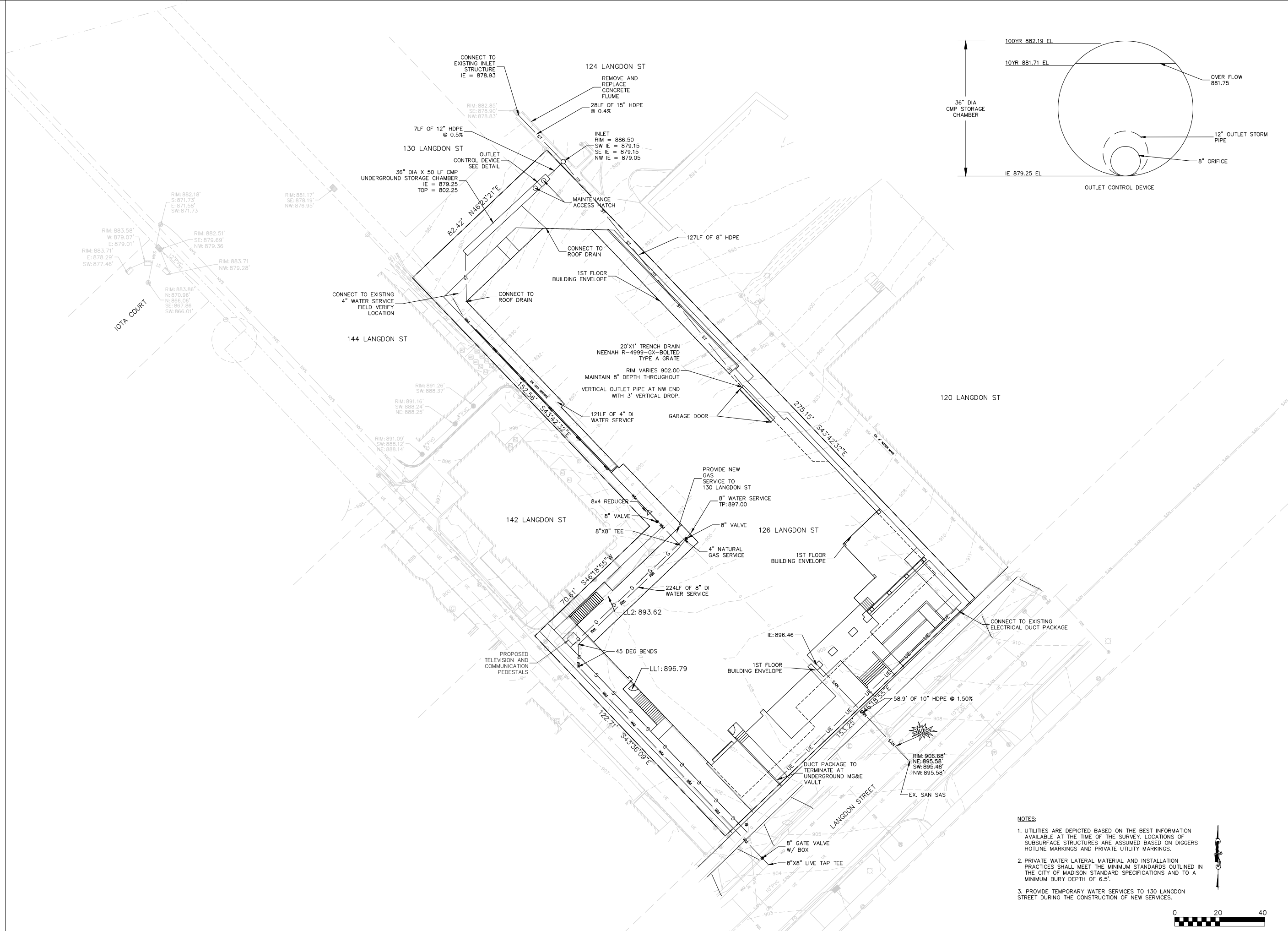
DRAWING NUMBER
C-500



- NOTES:
- 24' FIRE ACCESS LANE AND PAVED AREA BETWEEN 126 AND 130 LANGDON STREET ADDRESSES TO BE RESURFACED FOLLOWING CONSTRUCTION ACTIVITIES. GENERAL GRADE AND PROFILE ARE TO REMAIN THE SAME.
 - OBSTRUCTION OF ACCESS EASEMENTS TO BE COORDINATED WITH INTERESTED PARTIES PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.



NOT FOR CONSTRUCTION



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APPROVALS	MLB	DRH	PDF	MLB
PROJECT ENG	MLB	DRH	PDF	MLB
DESIGNER	MLB	DRH	PDF	MLB
CHECKER	MLB	DRH	PDF	MLB
APPROVER	MLB	DRH	PDF	MLB

126 Langdon Street
126 Langdon Street
Madison, WI 53703

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

PROJECT #:	BSE2172
PLOT DATE:	12/16/2020
REVISION DATES:	
	02/03/2020
	12/16/2020

ISSUE DATES:	
UDC	02/03/2020
Conditional Use	12/16/2020

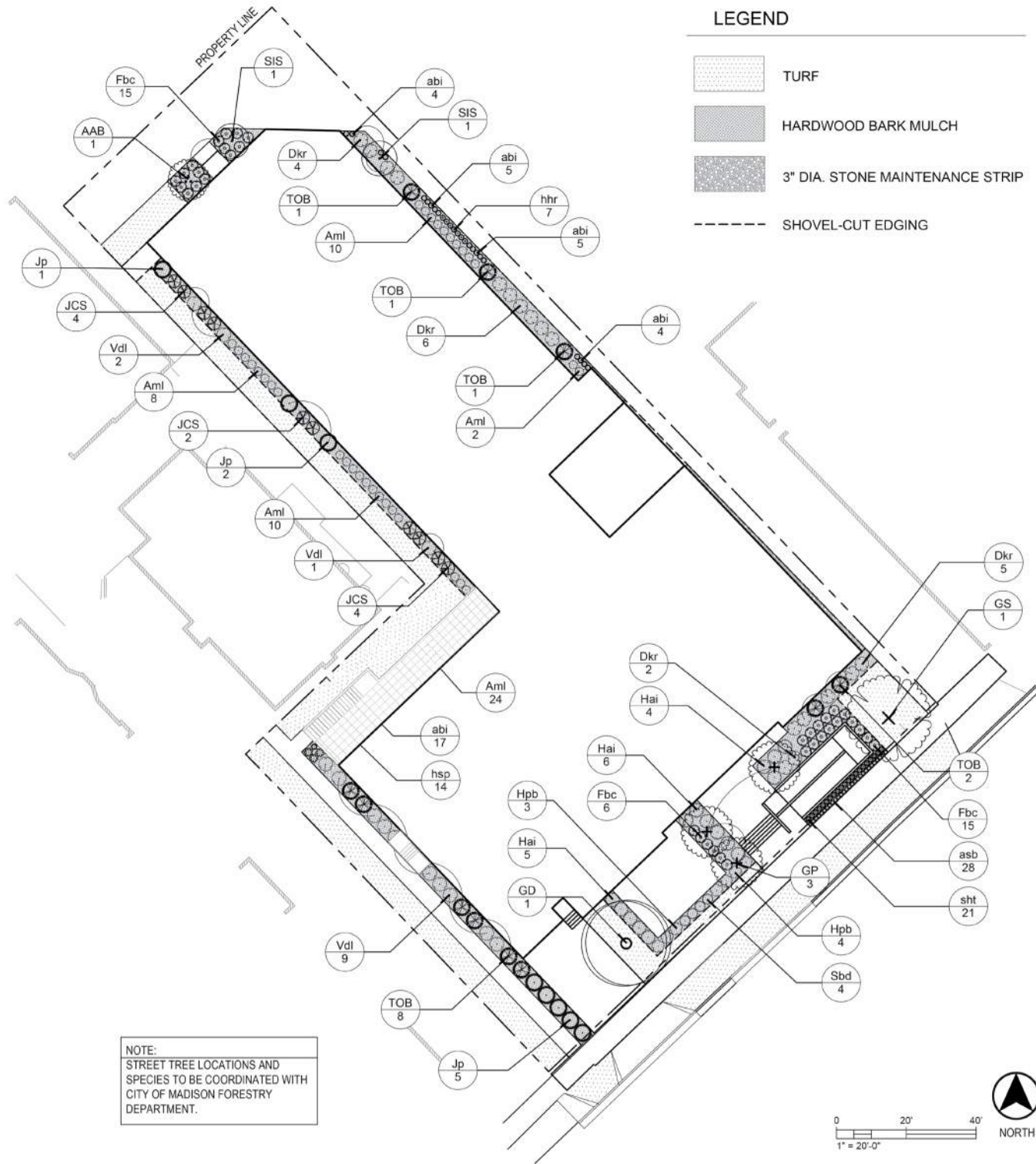
UTILITY PLAN

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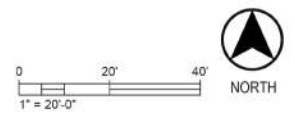
DRAWING NUMBER
C-600

- NOTES:
- 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.
 - 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'.
 - PROVIDE TEMPORARY WATER SERVICES TO 130 LANGDON STREET DURING THE CONSTRUCTION OF NEW SERVICES.





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



LEGEND

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

LANDSCAPE WORKSHEET

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	6,752	0.16	
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.	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage	154	5	55
Between Parking/Building & Street			

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

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.

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 Witchhazel	3 gal	18" HT. (MIN.)	36" o.c.	36
	Hai	Hydrangea arborescens 'Abetwo' / Incredible 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	Juniper chinensis 'Kallay 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

PLANT SCHEDULE

UPRIGHT EVERGREENS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JCS	Juniper chinensis 'Spartan' / Spartan Juniper	B & B	5' HT. (MIN.)	10
	TOB	Thuja occidentalis 'Ball 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

APPROVAL STAMPS:

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

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
MAIN: 312.266.1126
FAX: 312.266.7123
WWW.ANTUNOVICH.COM

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