

Conditional Use Application



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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 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/par11.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), WS. 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/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.
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/TOPIC/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/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
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 SWEEPED OR SCRAPED 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/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.
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:

Table with 3 columns: Date, Activity, and Description. Includes dates from May 1, 2020 to August 15, 2021, with activities like 'SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED', 'TOP SOIL REMOVAL START', 'BUILDING EXCAVATION COMPLETE', etc.

EMERGENCY CONTACT
ROB BAK
CORESPACES
1643 N MILWAUKEE AVE, 5TH FLOOR
CHICAGO, IL 60647
630-730-9453
ROBB@CORESPACES.COM

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.
2. UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.

SHEET LIST TABLE
Table with 2 columns: SHEET NUMBER, SHEET TITLE. Lists 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), C-600 (UTILITY PLAN).

LEGEND
Table listing symbols and their corresponding descriptions for various construction elements like MAG NAIL SET, AIR CONDITIONER, TV PEDESTAL, etc.

LEGEND

Table listing symbols and their corresponding descriptions for site plan elements like ACCESSIBLE ROUTE, EXISTING EASEMENT, PROPERTY BOUNDARY, etc.

Burse
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Table with 3 columns: APPROVALS, PROJECT INFO, and other project details.

THE LANGDON, A HUB ON CAMPUS PROPERTY
126 Langdon Street
Madison, WI 53703
Core Campus Manager, LLC
2234 W. North Avenue
Chicago, IL 60647

Table with 2 columns: PROJECT #, PLOT DATE, and REVISION DATES.

Table with 2 columns: ISSUE DATES.

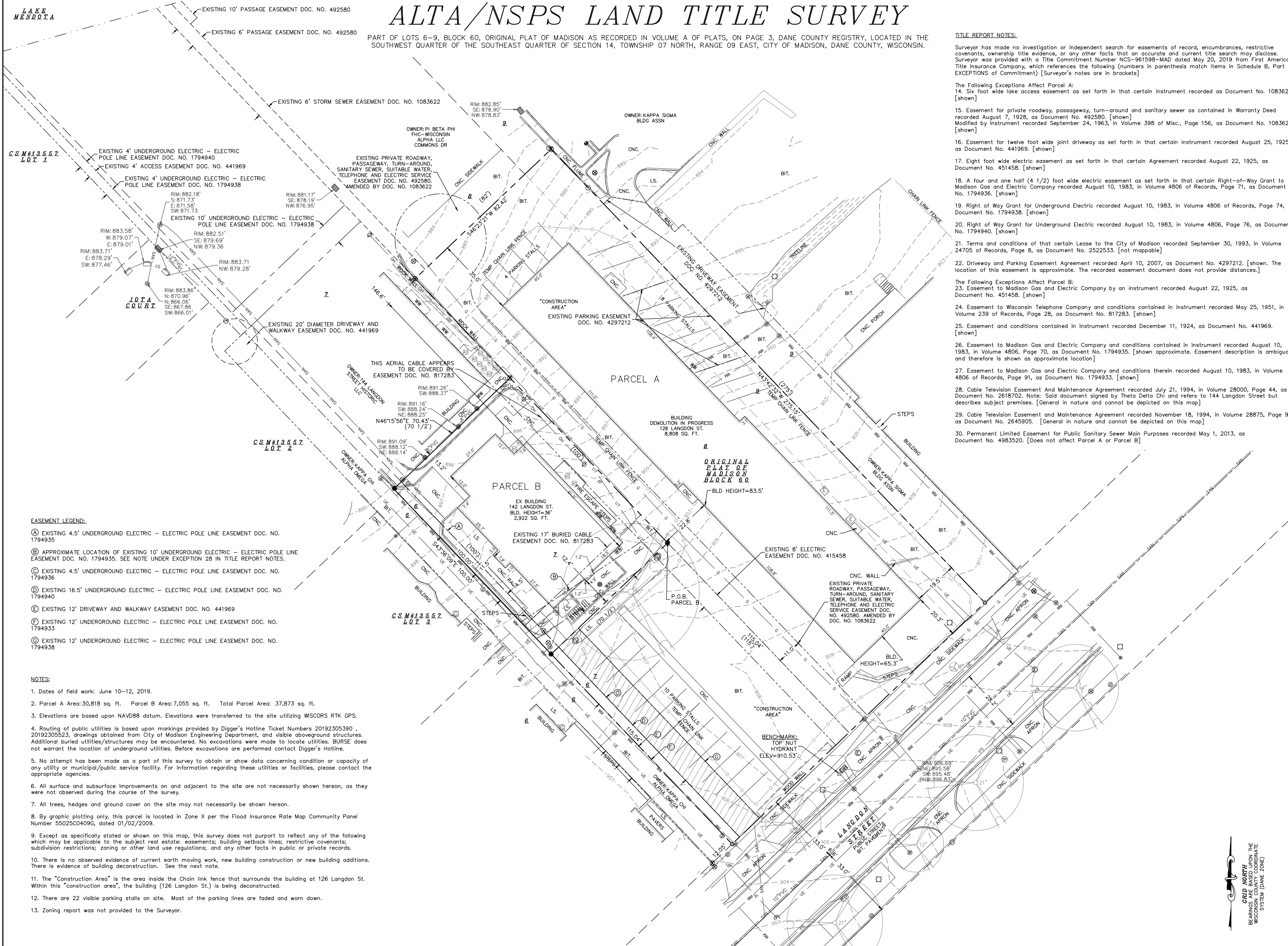
CIVIL DETAILS
DRAWING NUMBER
C-001

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ALTA/NSPS LAND TITLE SURVEY

PART OF LOTS 6-9, BLOCK 60, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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. 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:
 14. Six foot wide lake access easement as set forth in that certain instrument recorded as Document No. 1083622. [shown]
 15. 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]
 16. Easement for twelve foot wide joint driveway as set forth in that certain instrument recorded August 25, 1925, as Document No. 441969. [shown]
 17. Eight foot wide electric easement as set forth in that certain Agreement recorded August 22, 1925, as Document No. 451458. [shown]
 18. 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]
 19. Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806 of Records, Page 74, as Document No. 1794938. [shown]
 20. Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806, Page 76, as Document No. 1794940. [shown]
 21. 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]
 22. 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:
 23. Easement to Madison Gas and Electric Company by an instrument recorded August 22, 1925, as Document No. 451458. [shown]
 24. 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]
 25. Easement and conditions contained in instrument recorded December 11, 1924, as Document No. 441969. [shown]
 26. 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]
 27. 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]
 28. 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]
 29. 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]
 30. 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]

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

GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)

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APPROVALS	PROJECT NO.	MLB
DESIGNED BY	MLB	
DRAWN BY	CRB	
CHECKED BY	CRB	
DATE PLOTTED	MLB	
DATE PRINTED	MLB	

THE LANGDON, A HUB ON CAMPUS PROPERTY
126 Langdon Street
Madison, WI 53703
Core Campus Manager, LLC
2234 W. North Avenue
Chicago, IL 60647

PROJECT #: BSE2172
PLOT DATE: 12/16/2019

REVISION DATES:

ISSUE DATES:

EXISTING CONDITIONS

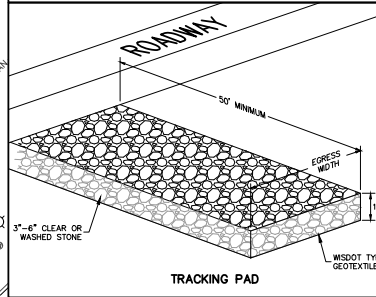
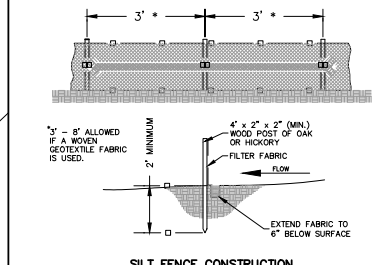
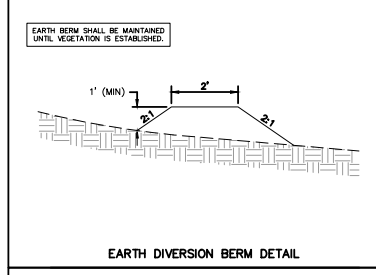
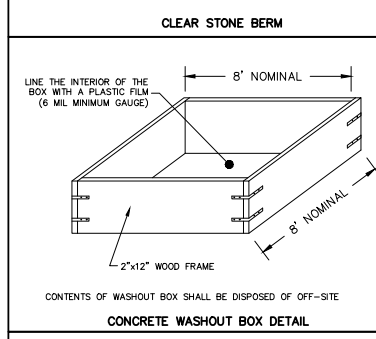
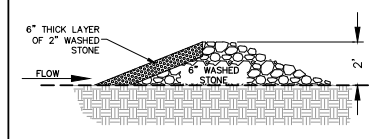
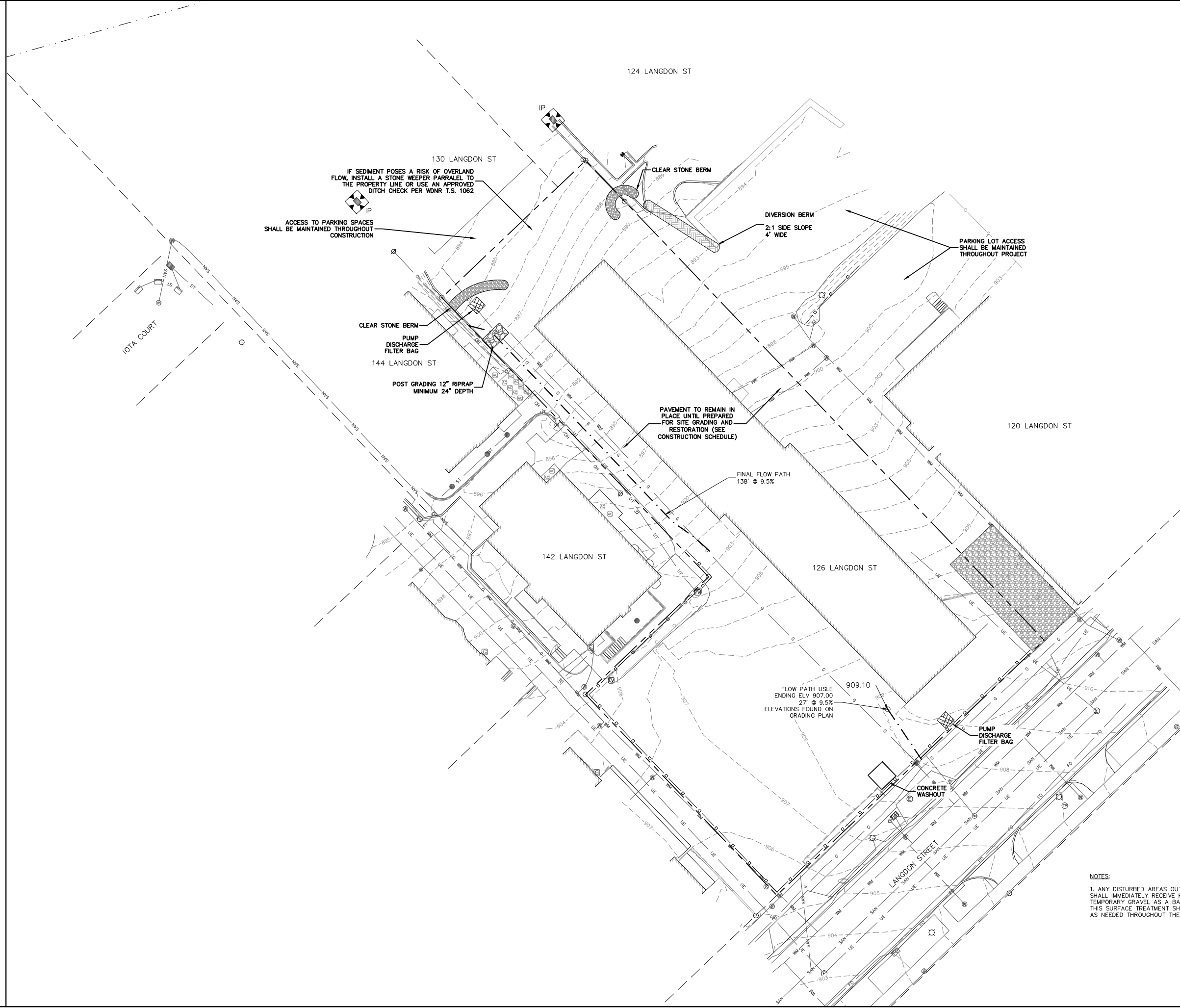
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DRAWING NUMBER
C-100

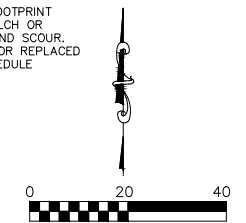
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NOT FOR CONSTRUCTION



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.bursesurveyengr.com

APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	CRB	DRAWN BY	CSB	CHECKED BY	MLB	DATE	MLB
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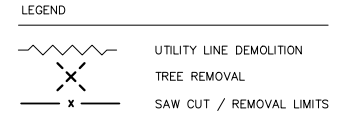
THE LANGDON, A HUB ON CAMPUS PROPERTY
 126 Langdon Street
 Madison, WI 53703
Core Campus Manager, LLC
 2234 W. North Avenue
 Chicago, IL 60647

PROJECT #:	BSE2172
PLOT DATE:	12/16/2019
REVISION DATES:	

ISSUE DATES:	12/16/2019

EROSION CONTROL PLAN
 DRAWING NUMBER
C-200

NOT FOR CONSTRUCTION



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 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	CRB	DRAWN BY	CRD	DATE	MLB	APPROVED	MLB
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THE LANGDON, A HUB ON CAMPUS PROPERTY
 126 Langdon Street
 Madison, WI 53703

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

PROJECT #: BSE2172
 PLOT DATE: 12/16/2019

REVISION DATES:

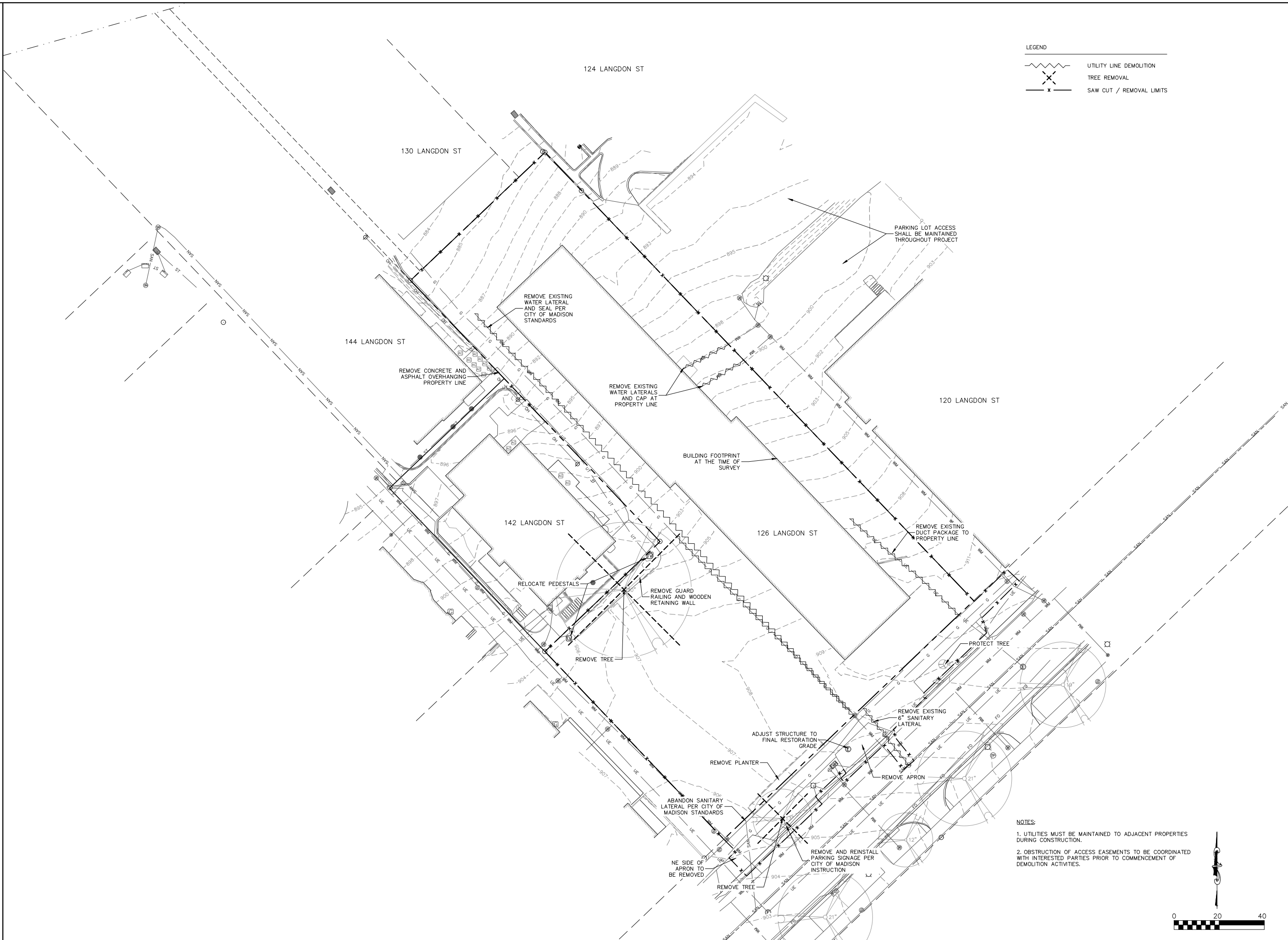
ISSUE DATES:

12/16/2019

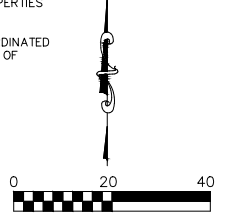
DEMOLITION PLAN

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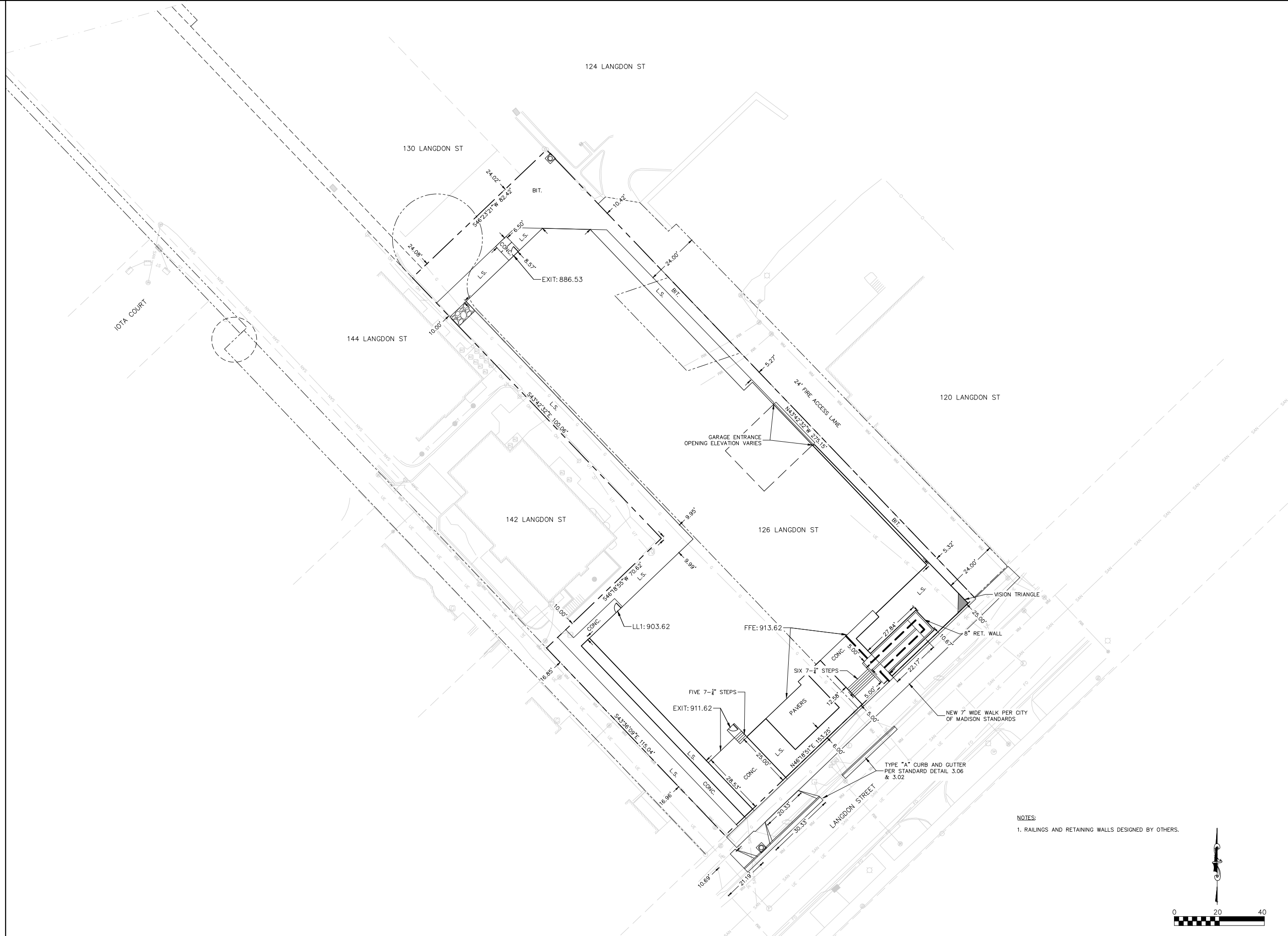
DRAWING NUMBER
C-300



- 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.



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

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APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	CRB	DRAWN BY	CRB	CHECKED BY	MLB	APPROVED	MLB
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THE LANGDON, A HUB ON CAMPUS PROPERTY
126 Langdon Street
Madison, WI 53703

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

PROJECT #: BSE2172
PLOT DATE: 12/16/2019

REVISION DATES:

ISSUE DATES:

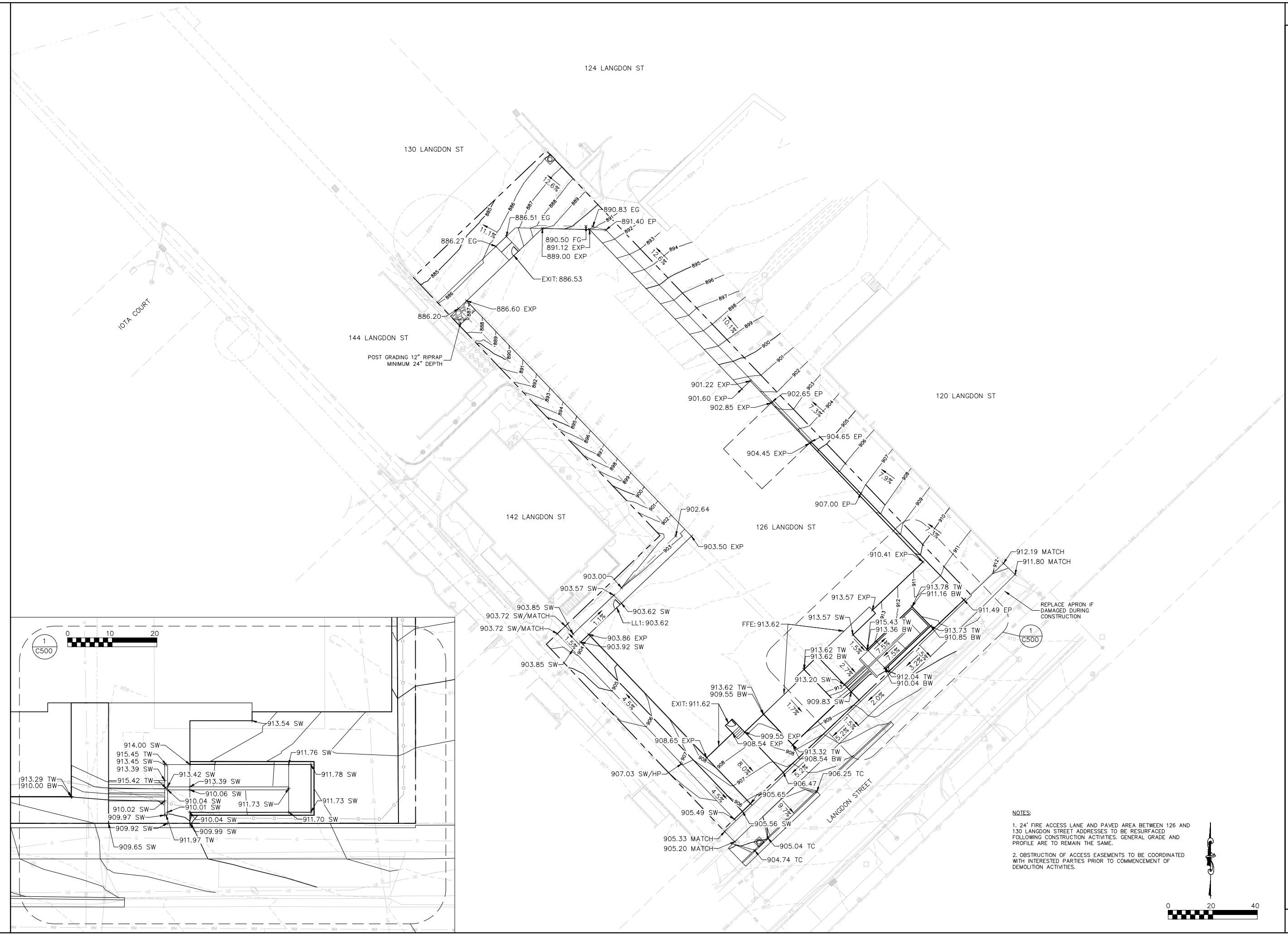
12/16/2019

SITE PLAN

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DRAWING NUMBER
C-400

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APPROVALS	PROJECT ENG.	MLB
DESIGNED BY	CRB	
DRAWN BY	CRB	
CHECKED BY	MLB	
DATE	12/16/2019	

THE LANGDON, A HUB ON CAMPUS PROPERTY
126 Langdon Street
Madison, WI 53703
Core Campus Manager, LLC
2234 W. North Avenue
Chicago, IL 60647

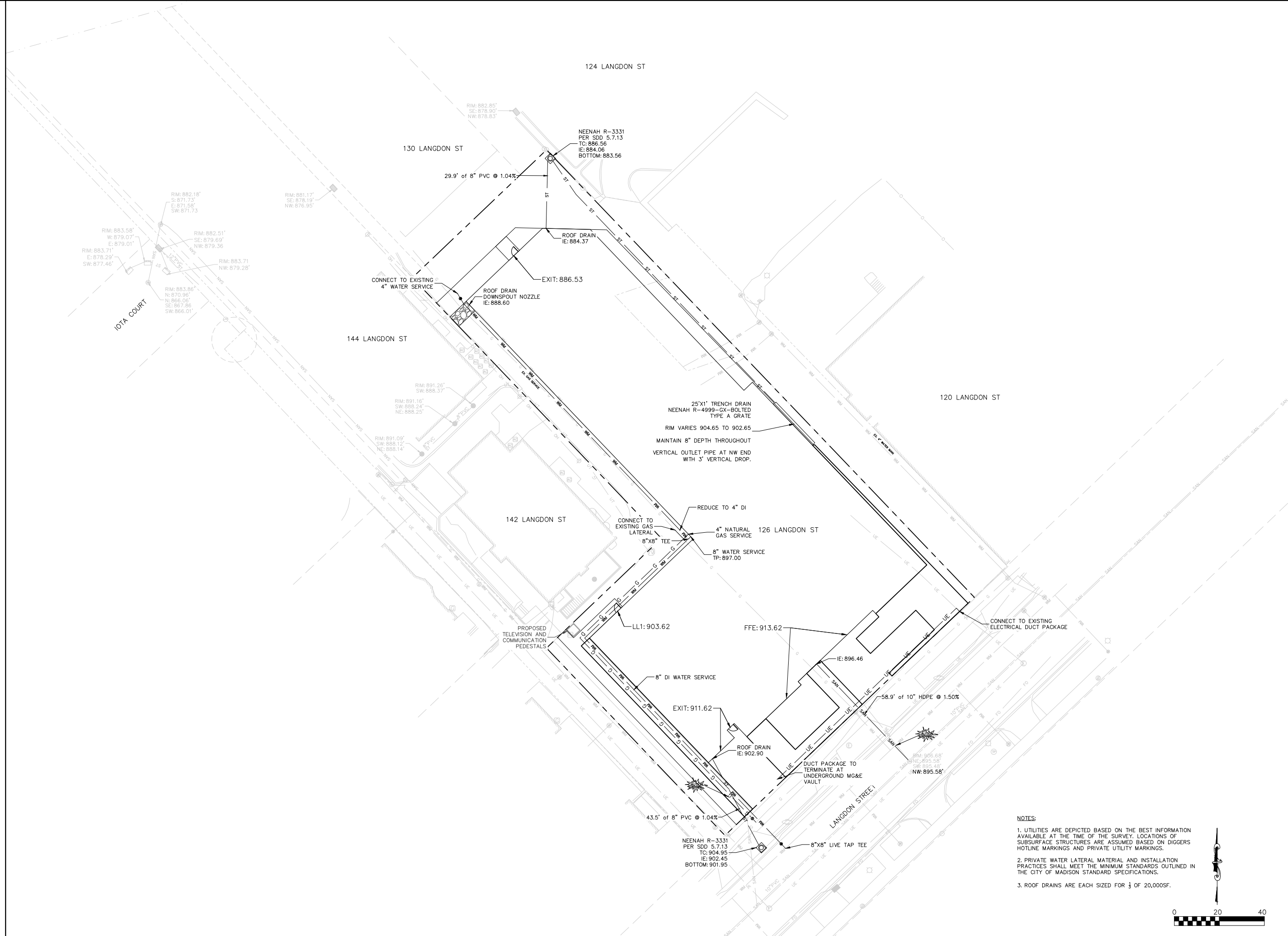
PROJECT #: BSE2172
PLOT DATE: 12/16/2019
REVISION DATES:
ISSUE DATES:
12/16/2019

ISSUE DATES:
12/16/2019

GRADING PLAN
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



- 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 AND INSTALLATION PRACTICES SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE CITY OF MADISON STANDARD SPECIFICATIONS.
 3. ROOF DRAINS ARE EACH SIZED FOR $\frac{1}{3}$ OF 20,000SF.

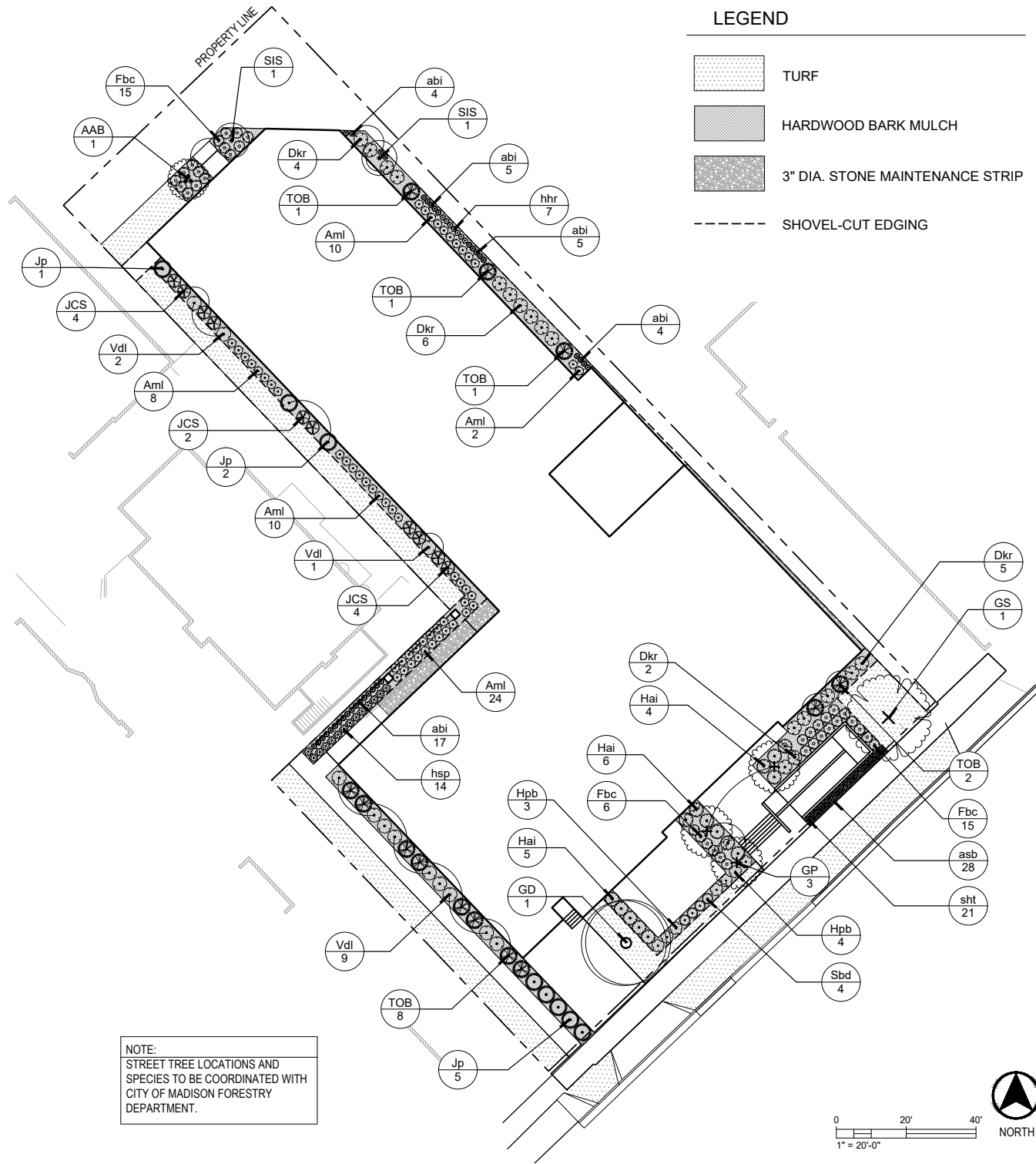
Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
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e-mail: Mburse@BSE-INC.net
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APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	CRB	DRAWN BY	CRD	CHECKED BY	MLB	APPROVED	MLB
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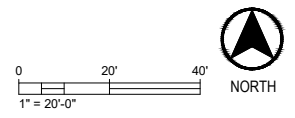
THE LANGDON, A HUB ON CAMPUS PROPERTY
126 Langdon Street
Madison, WI 53703
Core Campus Manager, LLC
2234 W. North Avenue
Chicago, IL 60647

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

UTILITY PLAN
DRAWING NUMBER
C-600



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			
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

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

General Site, Foundation, Screening	
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 Witchalder	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 'Bloemerang 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 '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	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

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
 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

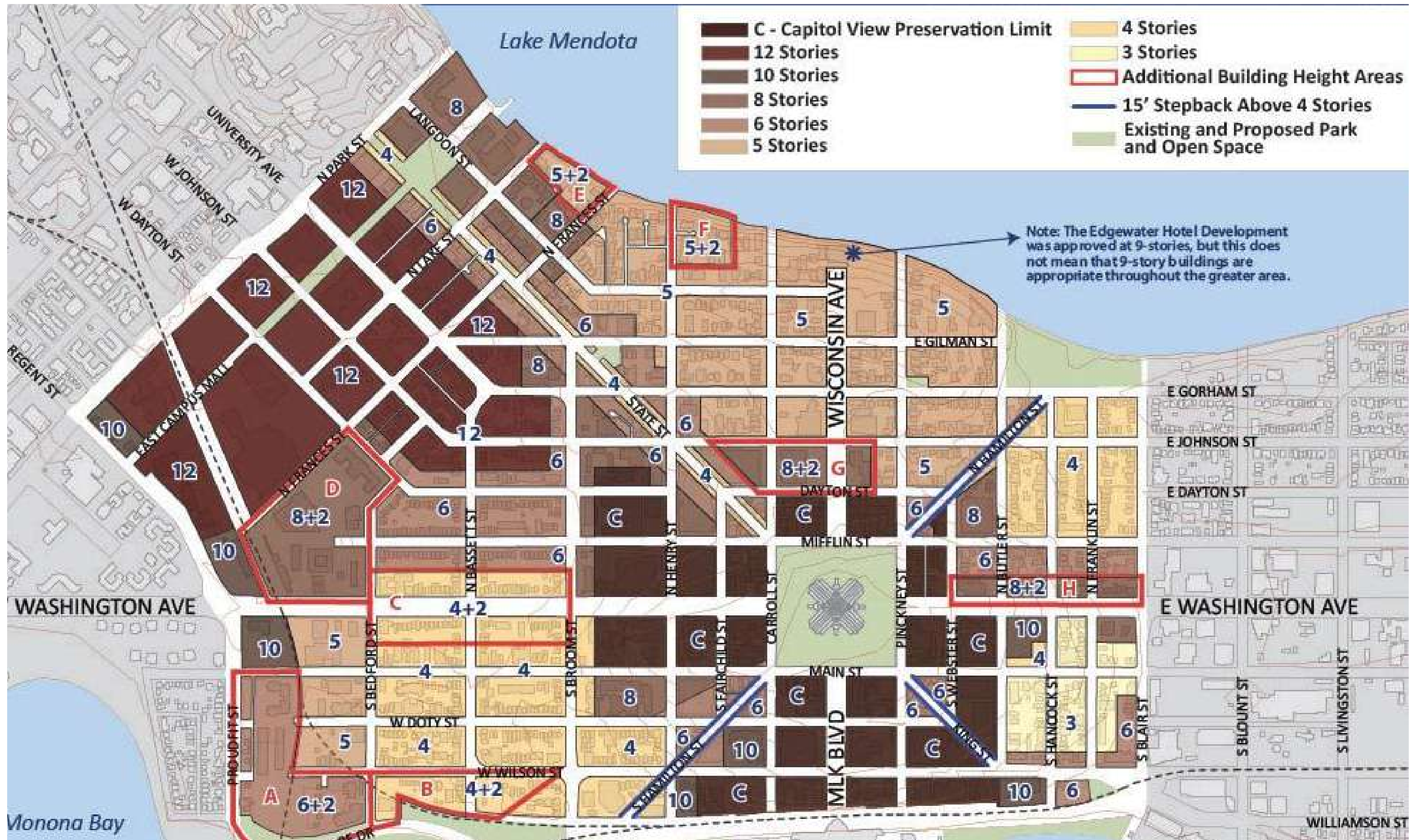
PROJECT LOCATION
 126 LANGDON STREET, MADISON, WI 53703

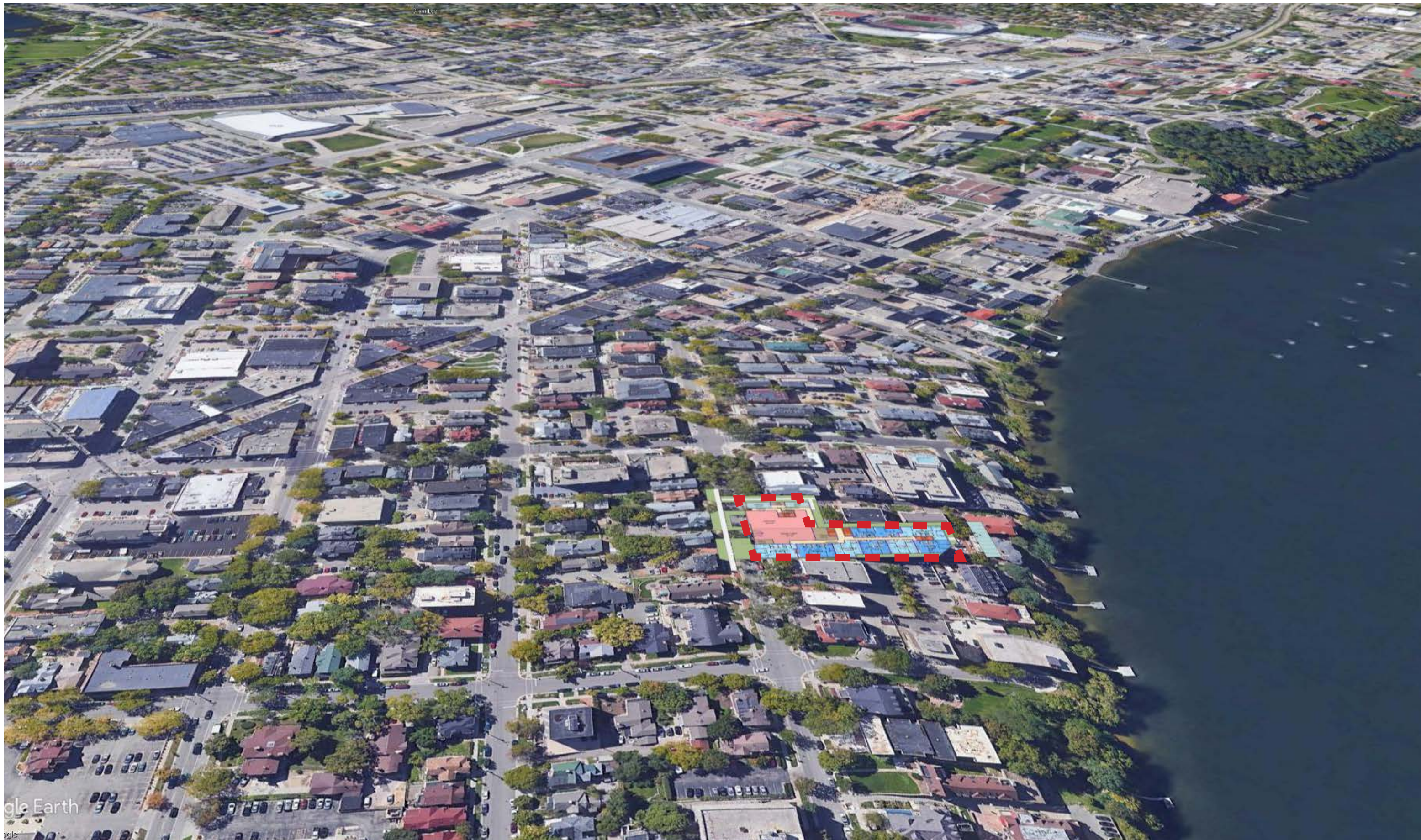
DRAWING TITLE
Landscape Plan and Plant Schedule

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

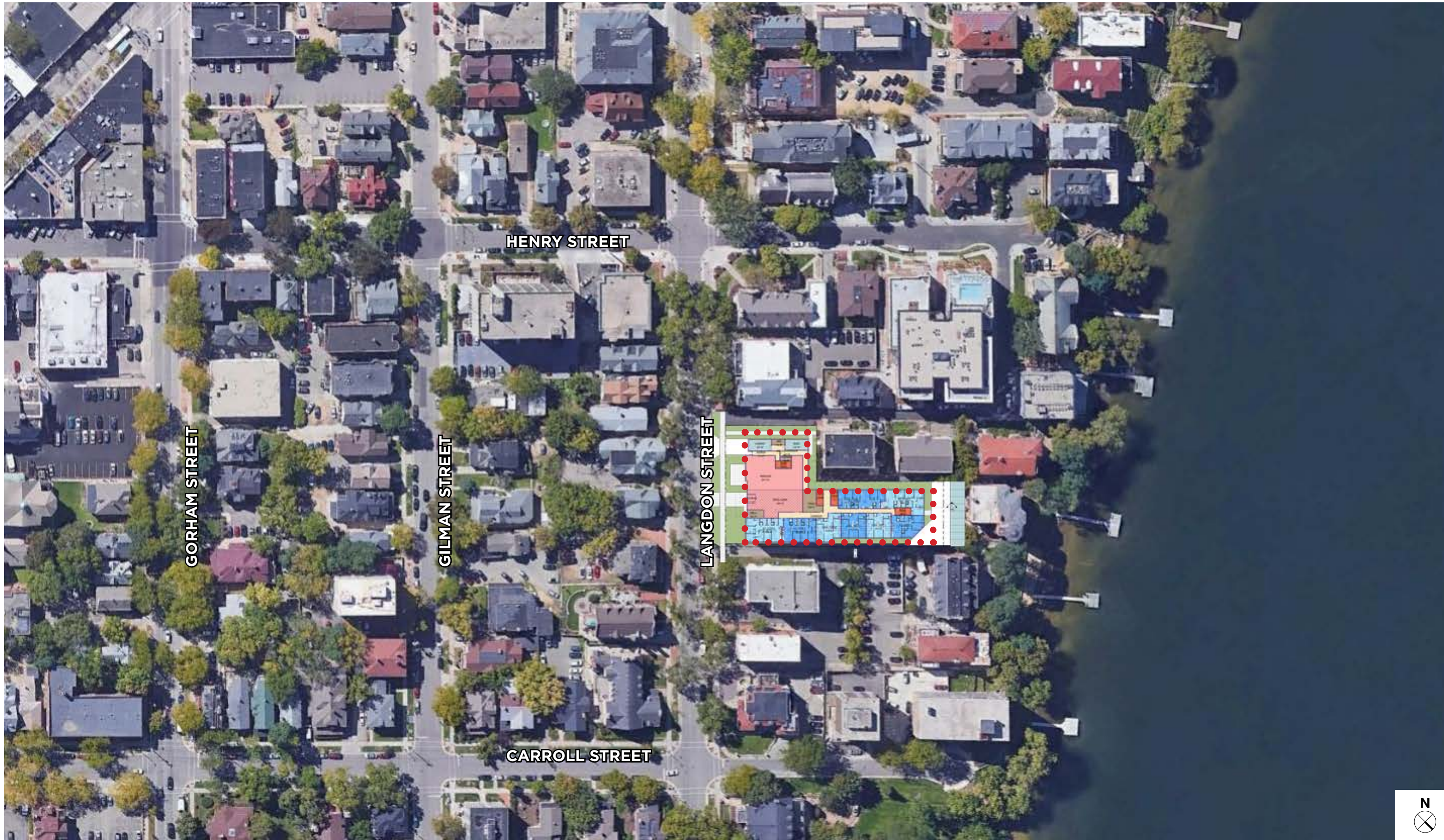
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THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST Conditional Use Application



THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

Conditional Use Application

OVERALL SITE

13



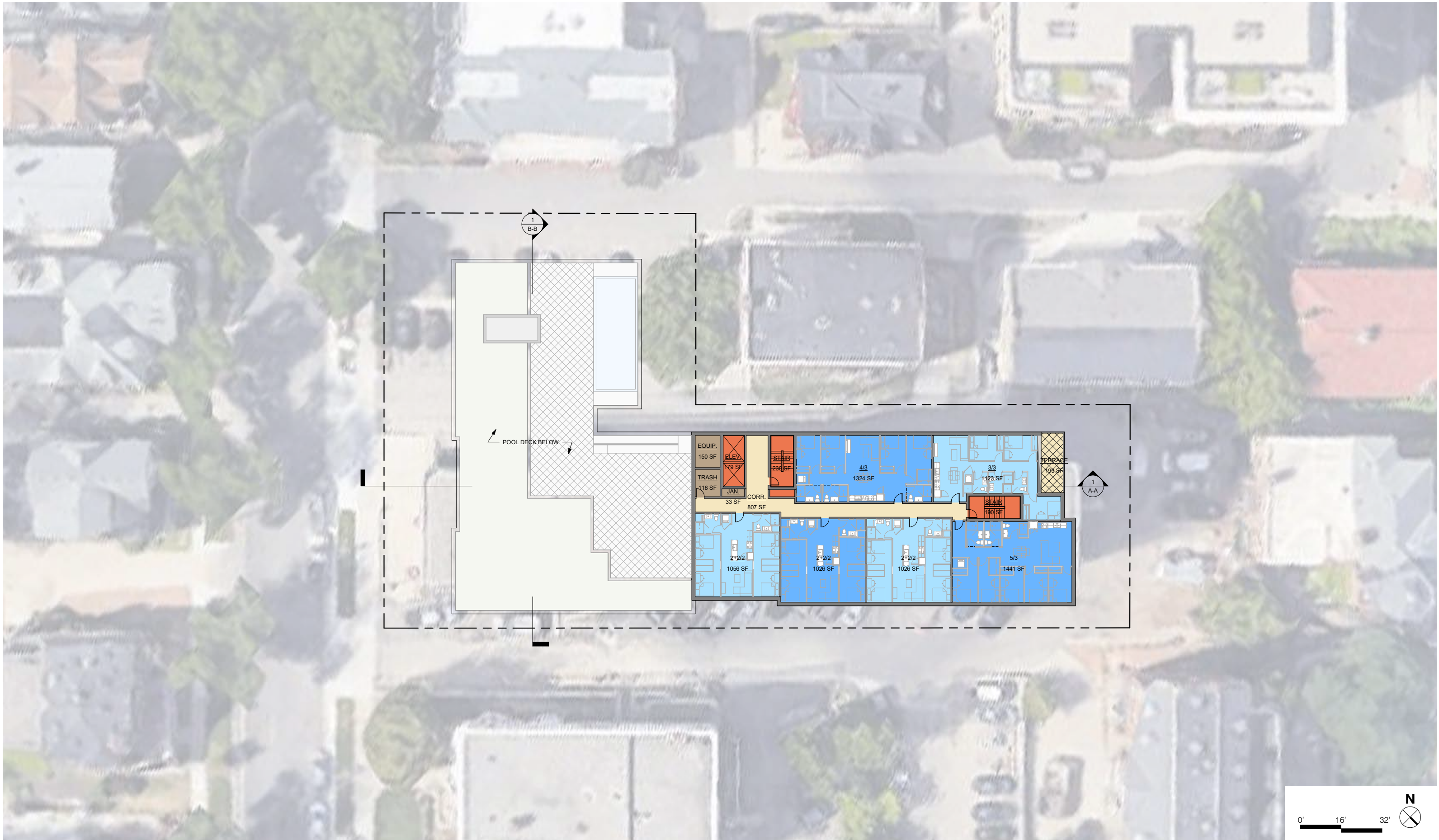


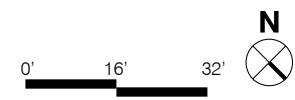
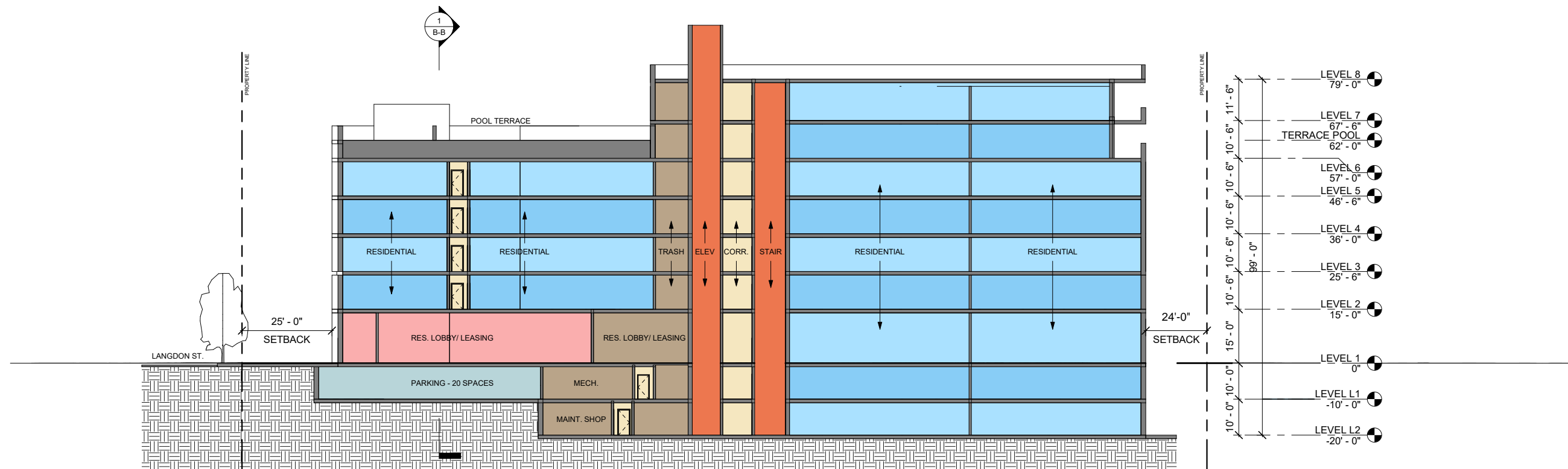


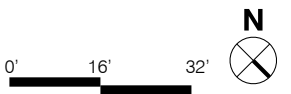
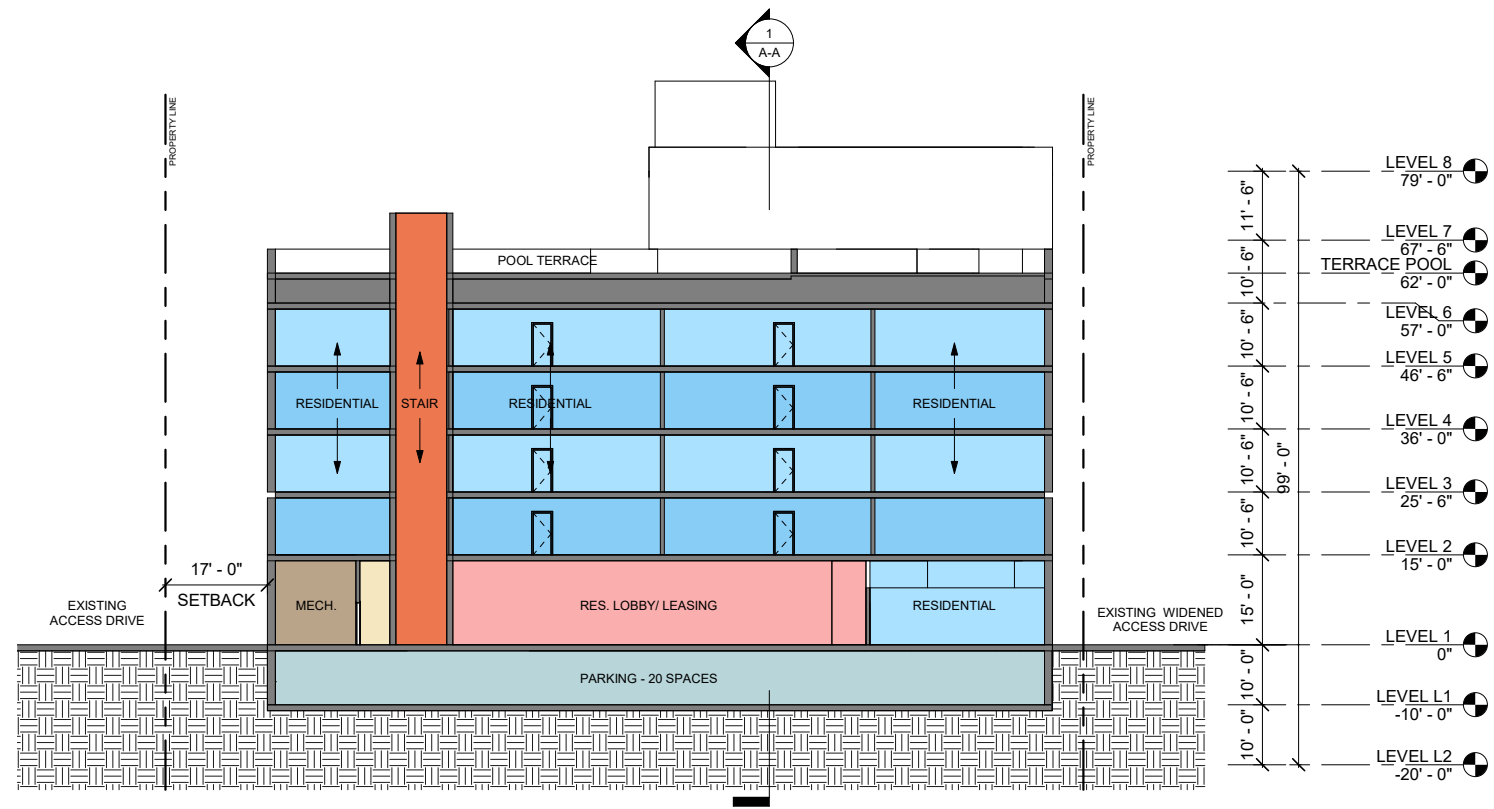












EXTERIOR FINISH LEGEND

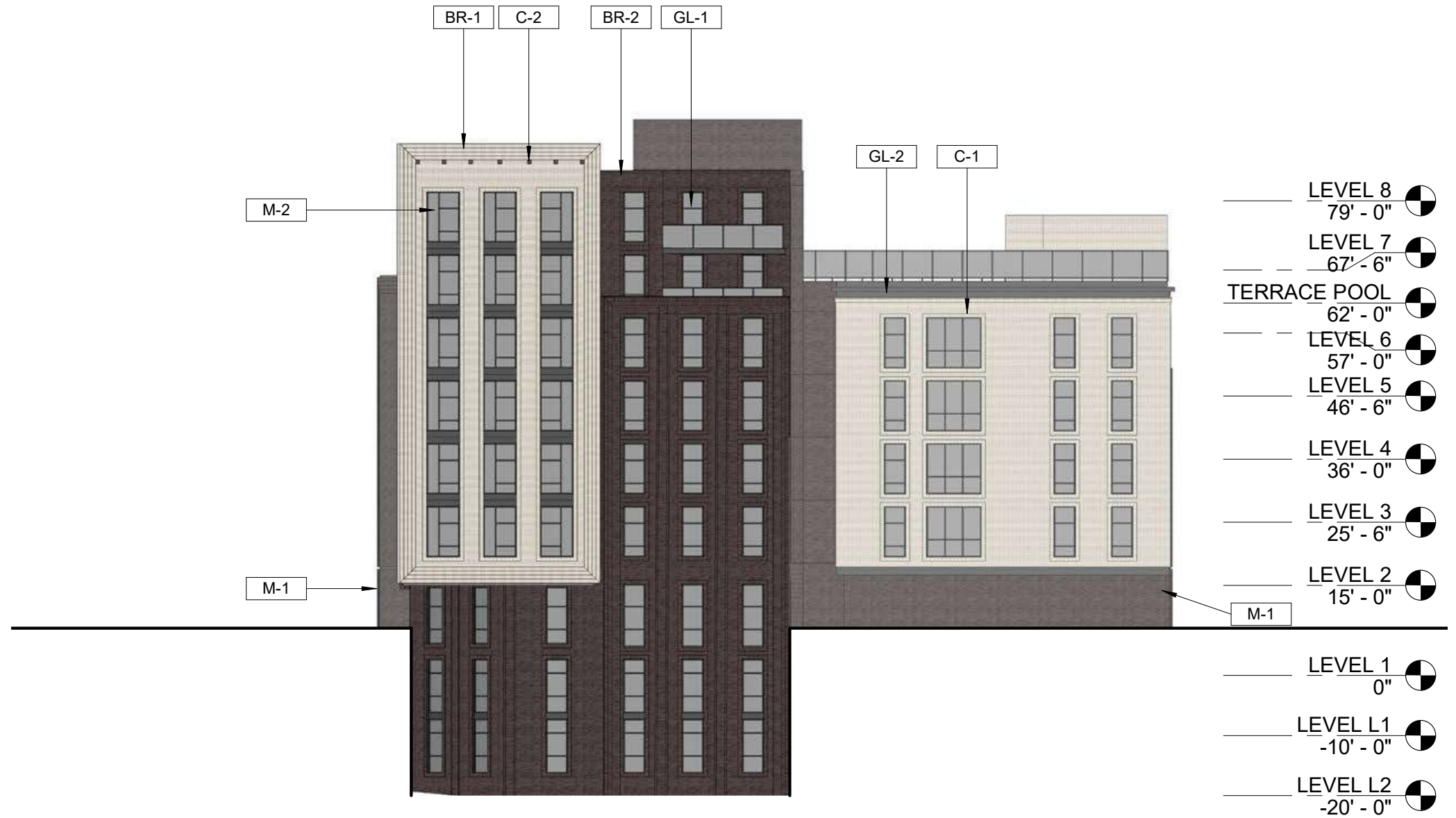
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- BR-2** MODULAR BRICK. COLOR: BURGUNDY.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- C-2** METAL CORNICE.
- CA-1** METAL CANOPY.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL



NOT TO SCALE

EXTERIOR FINISH LEGEND

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: BURGUNDY.
- M-1** METAL TRIM.
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- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL



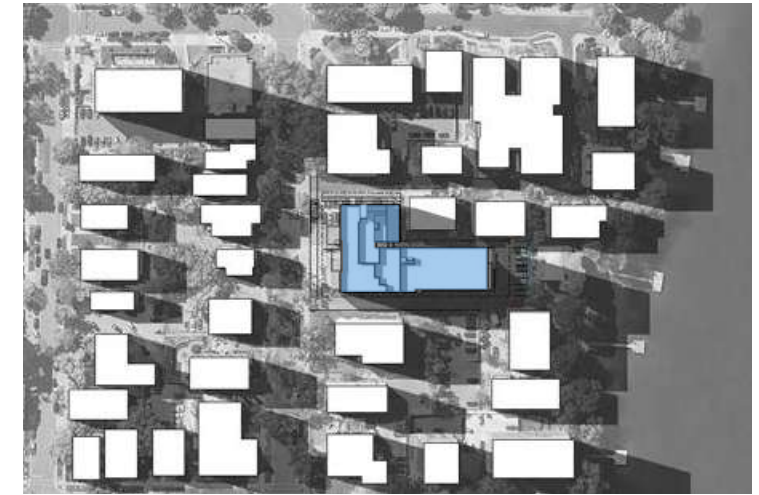
NOT TO SCALE

SUMMER SOLSTICE
June 21

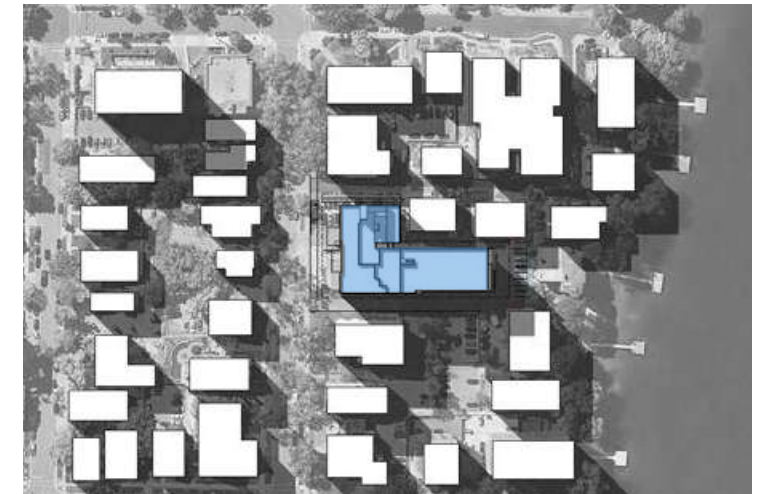
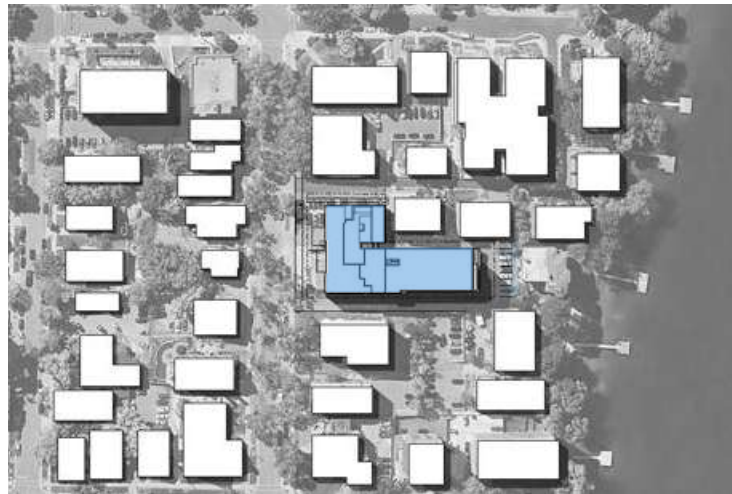
EQUINOX
March 20 and September 22

WINTER SOLSTICE
December 21

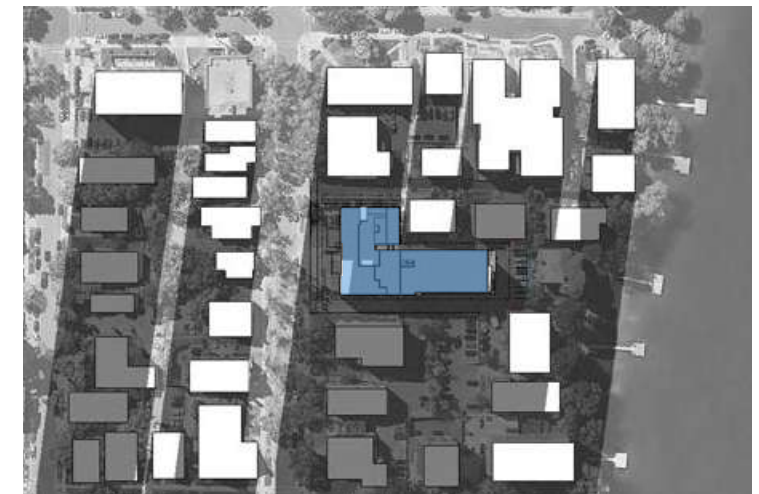
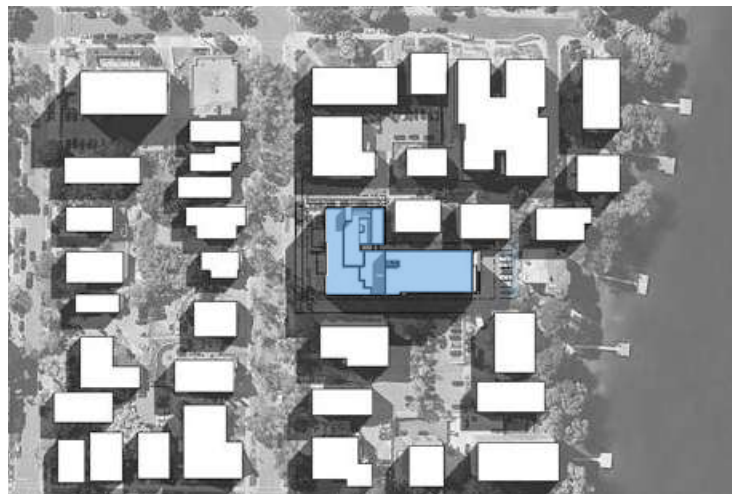
10:00 AM



12:00 PM



4:00 PM



HUB II
(PROPOSED)





LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST



EXISTING SITE, LOOKING SOUTH



EXISTING SITE





EXISTING



PROPOSED



THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST Conditional Use Application

Core Spaces Developer • Antunovich Associates Architecture, Planning, Interior Design ©

CONCEPTUAL RENDERING

Madison, Wisconsin | December 18, 2019



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Madison, Wisconsin | December 18, 2019

HUB II AT MADISON - LANGDON

12/18/19 SCHEME

PROJECT AREA ANALYSIS

LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL							TERRACE / GREEN ROOF	MECHANICAL AREA	PARKING / LOADING			REQUIRED BIKE SPACES	GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA
			UNITS	BEDS	RSF	COMMON	AMENITY	GSF	BALCONY			AREA	BIKE SPACES	SPACES				
Mech PH	15'-0"	#REF!									0					0	0	0
7	11'-6"	99'-0"	6	24	6,996	1,707			8,703	193	0				8,896	8,703	8,703	
6/ POOL TERRACE	10'-6"	87'-6"	6	29	6,953	1,856			8,809	193	5,298				14,300	8,809	8,809	
5	10'-6"	77'-0"	14	61	17,558	2,629			20,187						20,187	20,187	20,187	
4	10'-6"	66'-6"	14	61	17,558	2,629			20,187						20,187	20,187	20,187	
3	10'-6"	56'-0"	14	61	17,558	2,629			20,187						20,187	20,187	20,187	
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1	15'-0"	35'-0"	8	34	9,469	4,231	5,145		18,845			483			19,328	19,328	18,845	
L1	10'-0"	20'-0"	7	24	8,177	3,155	0		11,332			9,236		20	20,568	20,568	11,332	
L2	10'-0"	10'-0"	5	18	5,596	2,729			8,325			2,061		0	10,386	10,386	8,325	
TOTAL			88	373	107,423	24,194	5,145		136,762	386	5,298	0	11,780	0	20	154,226	148,542	136,762
Average Unit Size				1,221														
NSF Per Bed				288														
Bed Per Unit				4.4														
Typical Residential Floor Efficiency				83%														

ENCLOSED BIKE PARKING COUNT: 157

BIKE PARKING AT GRADE: 15

TOTAL = 167

Bike parking estimates per 28.141 - Parking and Loading Standards:
 1 per unit up to 2-bedrooms, 1/2 space per add'l bedroom; 1 guest space per 10 units.

UNIT MATRIX - 12/18/19

HUB II AT MADISON - LANGDON

LEVEL	UNITS													OCCUPANTS											BATH	LEVEL		
	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 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 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	TOTAL UNITS	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 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 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO		TOTAL OCCUPANTS	VS OCCUPANTS
PH													0	5	5	4	4	4	3	3	4	2	2	1	1			
7	0	1	0	1	0	1	0	3	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	2	0	1	0	1	0	3	0	0	0	0	7	0	5	0	4	0	3	0	12	0	0	0	0	0	0	24
5	1	4	2	2	2	0	0	3	0	0	0	0	14	5	20	8	8	8	0	0	12	0	0	0	0	0	0	61
4	1	4	2	2	2	0	0	3	0	0	0	0	14	5	20	8	8	8	0	0	12	0	0	0	0	0	0	61
3	1	4	2	2	2	0	0	3	0	0	0	0	14	5	20	8	8	8	0	0	12	0	0	0	0	0	0	61
2	1	4	2	2	2	0	0	3	0	0	0	0	14	5	20	8	8	8	0	0	12	0	0	0	0	0	0	61
1	0	3	0	1	0	1	0	3	0	0	0	0	8	0	15	0	4	0	3	0	12	0	0	0	0	0	0	34
L1	0	1	1	0	0	1	0	3	0	0	0	0	6	0	5	4	0	0	3	0	12	0	0	0	0	0	0	24
L2	0	0	0	0	1	1	1	2	0	0	0	0	5	0	0	0	0	4	3	3	8	0	0	0	0	0	0	18
Total:	4	23	9	11	9	5	1	26	0	0	0	0	88	20	115	36	44	36	15	3	104	0	0	0	0	0	373	
	4.5%	26.1%	10.2%	12.5%	10.2%	5.7%	1.1%	29.5%	0.0%	0.0%	0.0%	0.0%	100.0%	5%	31%	10%	12%	10%	4%	1%	28%	0%	0%	0%	0%	0%	100%	

UNIT TYPE AND BATHROOM RATIO													
	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 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 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	TOTAL BATHS
Bath Per Unit	4	3	4	3	2	3	2	2	2	1	1	1	
Unit Type Count	4	23	9	11	9	5	1	26	0	0	0	0	
Total	16.0	69.0	36.0	33.0	18.0	15.0	2.0	52.0	0.0	0.0	0.0	0.0	241

64.6%
1.55