

ROOM LEGEND

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

Total Unit and Bed Count

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

Unit Mix:

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

Area

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

Parking Count

Ground Level	49
Parking Mezzanine	38
Total	89

Bicycle Parking Count

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

Moped/Motorcycle Parking Count

Parking Level 1	5
Mezzanine	12
Total	17

Lot Coverage
(does not include courtyard or terrace)

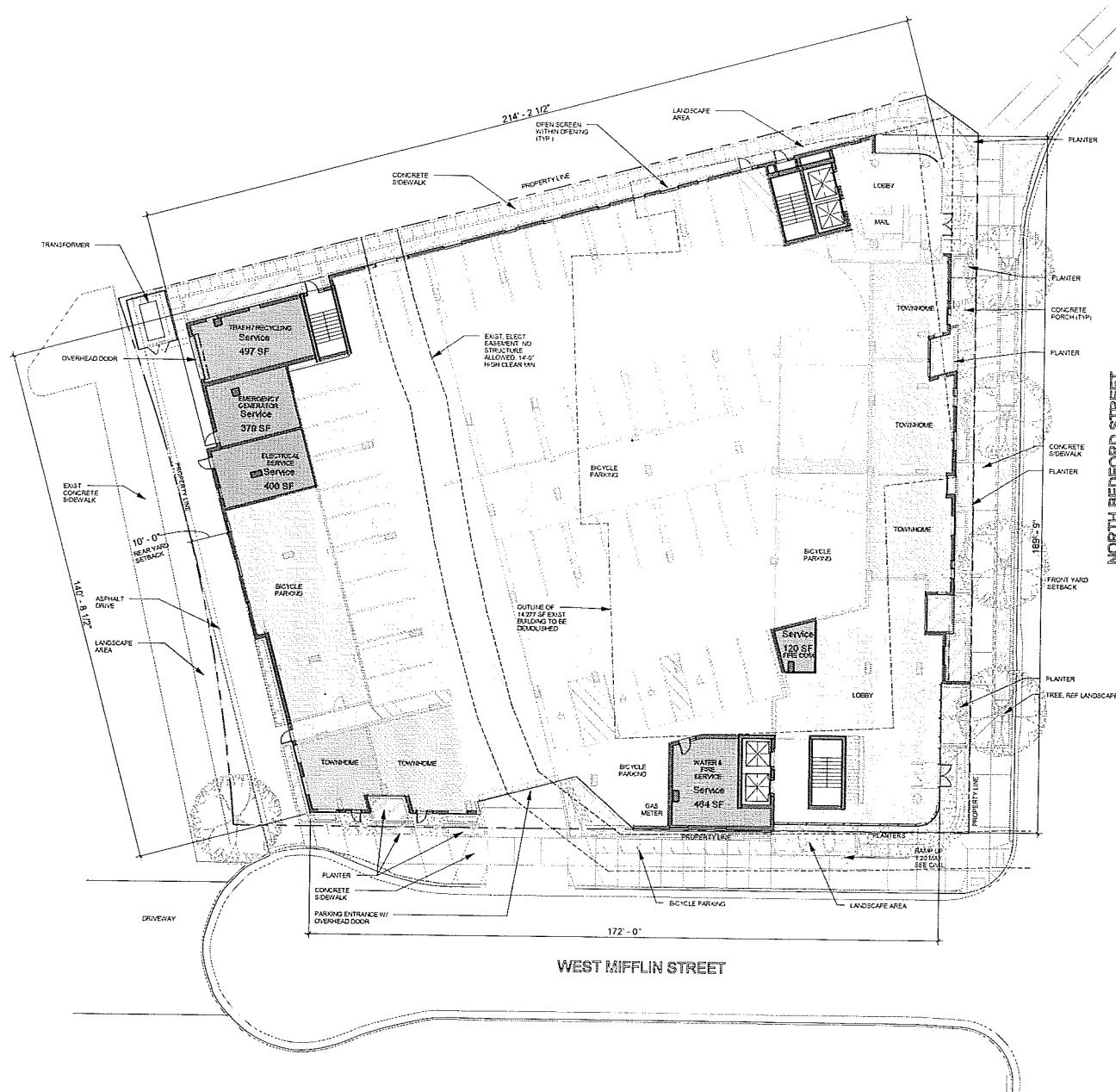
	actual	allowable
	83%	90% max

Opening Percentage:

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

Building Height:

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



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



1" = 20'-0"

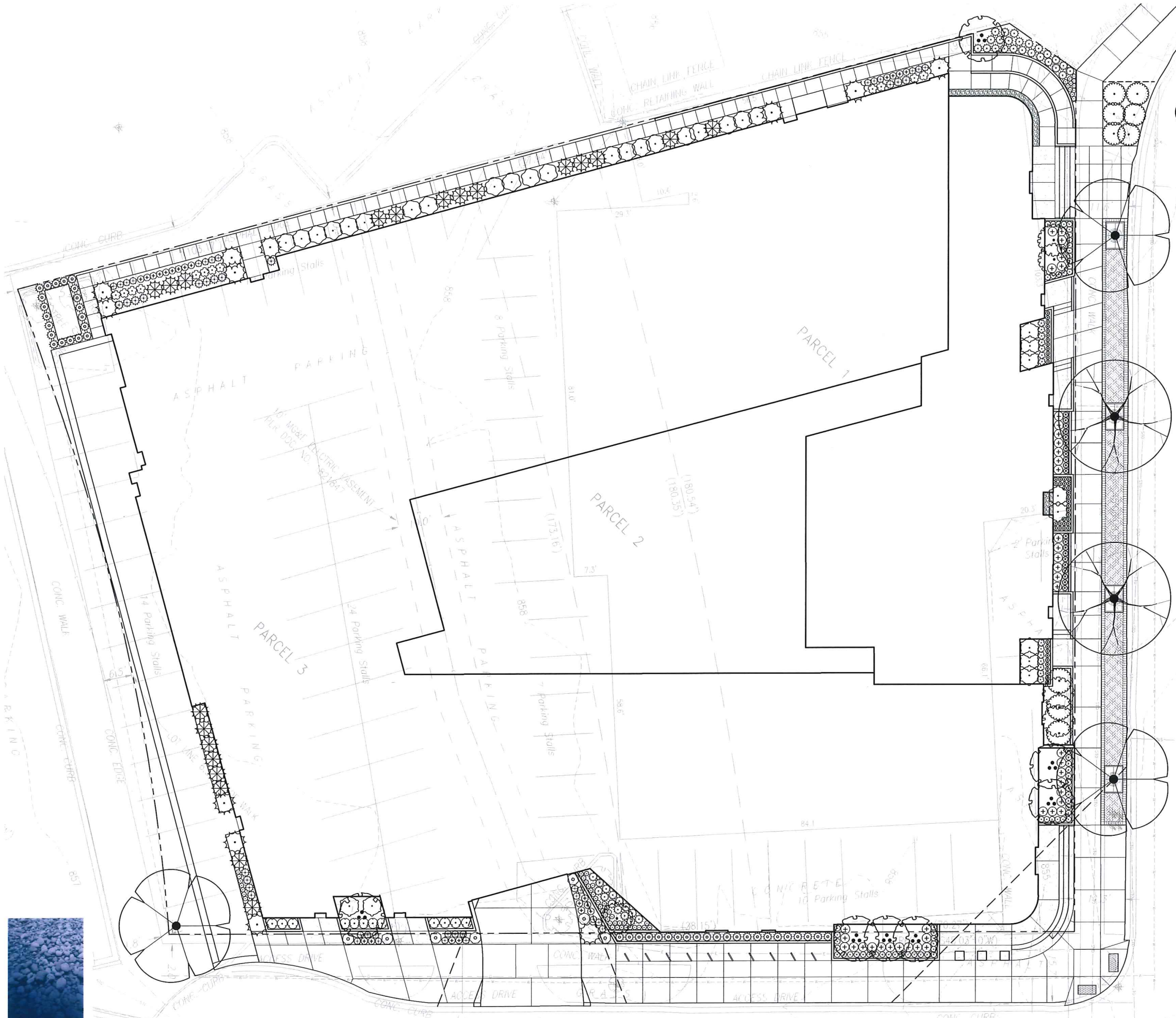
Site Plan

CA Residential
Madison Student Housing

114 North Bedford Street
Madison, WI 53703

Shepley Bulfinch

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



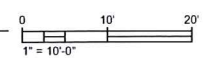
PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	ARH	Amelanchier x grandiflora 'Robin Hill' / Apple Serviceberry	7
	GAG	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	3
	GDE	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Aib	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	21
	Haa	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	10
	Rgl	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	9
	Rtb	Rhus typhina 'Baltiger' TM / Tiger Eyes Sumac	5
	Sbt	Spiraea betulifolia 'Tor' / Birchleaf Spirea	12
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Bgg	Buxus x 'Green Gem' / Green Gem Boxwood	43
	Jcs	Juniperus chinensis 'Spartan' / Spartan Juniper	21
	Jcc	Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper	12
HERBACEOUS PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Globe Lily	50
	asp	Astilbe chinensis 'Pumila' / Dwarf Pink Astilbe	21
	acv	Astilbe chinensis 'Visions in Red' / Chinese Astilbe	14
	cnn	Calamintha nepeta ssp. nepeta / Lesser Calamint	22
	cid	Carex x 'Ice Dance' / Ice Dance Sedge	48
	gbv	Geranium macrorrhizum 'Beven's Variety' / Beven's Variety Geranium	60
	nwl	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	7
	pls	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	12
	saj	Sedum x 'Autumn Joy' / Autumn Joy Sedum	30
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	ckf	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	38
	pnw	Panicum virgatum 'North Wind' / Northwind Switch Grass	16
	pvs	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	42

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



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



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

MADISON STUDENT HOUSING

PRELIMINARY ENGINEERING PLANS

114 NORTH BEDFORD STREET MADISON, WI 53709

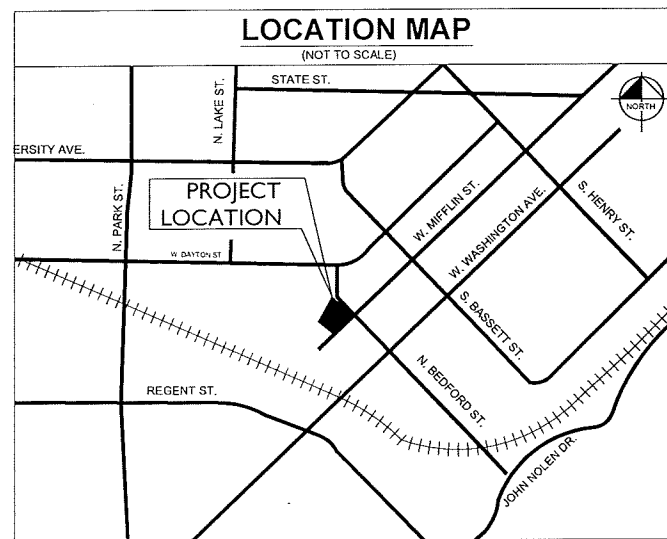
PROJECT TEAM

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ARCHITECT
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CONTACT: TOM CHINNOCK



INDEX OF SHEETS	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	EROSION CONTROL PLAN
C6.0	GRADING PLAN
C7.0	DRAINAGE PLAN
C8.0	UTILITY PLAN
C9.0	GENERAL NOTES
C10.0	CONSTRUCTION DETAILS
C10.1	CONSTRUCTION DETAILS
C11.0	PHOTOMETRIC PLAN

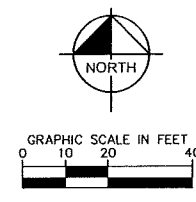
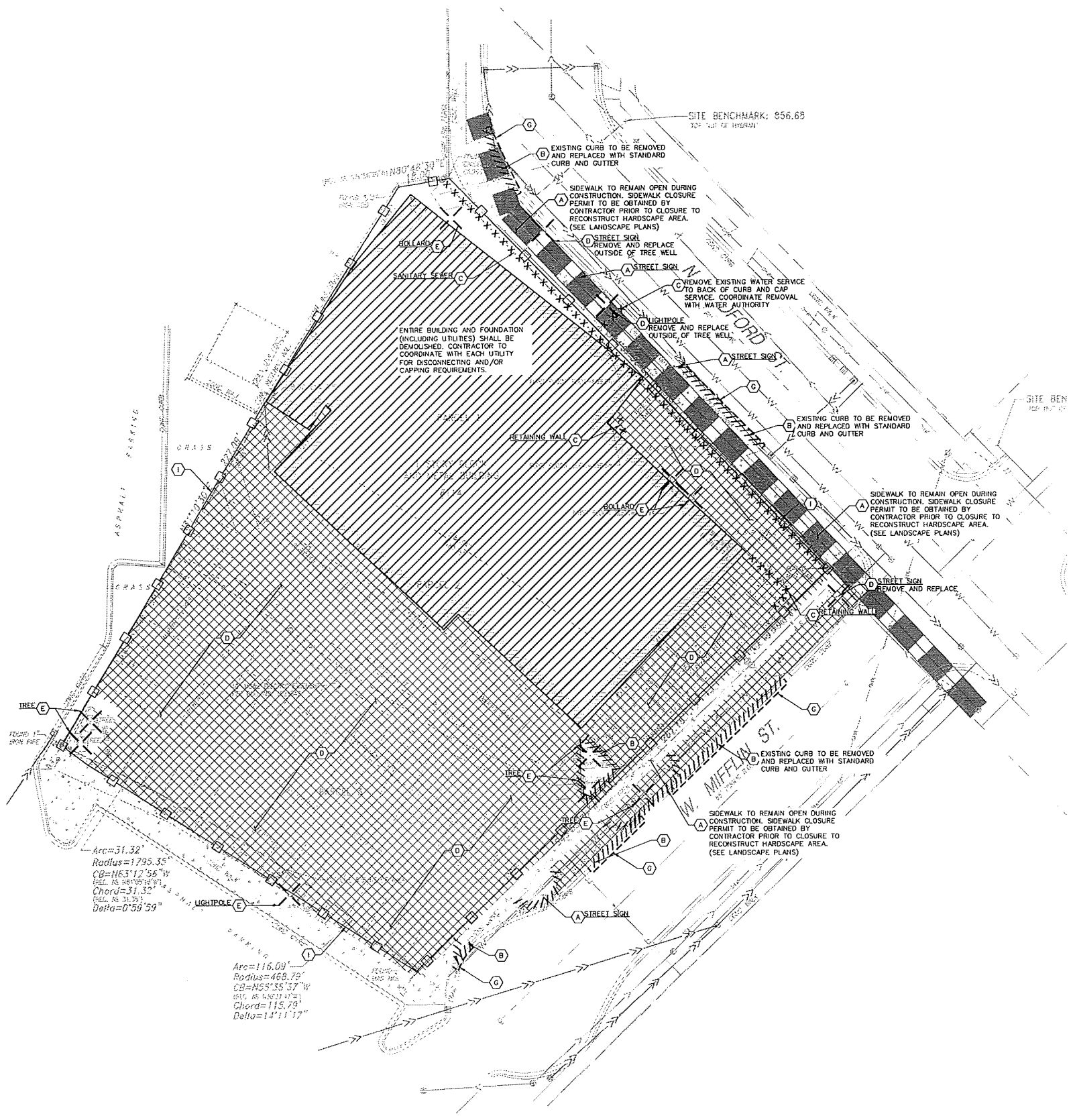
LEGAL DESCRIPTION

LEGAL DESCRIPTION
<p>Parcel 1:</p> <p>A parcel of land, being part of Outlot 6 in University Addition to City of Madison, described as follows: Commencing at the point of intersection of the South line of West Dayton Street and the West line of North Bedford Street; thence southerly along the aforementioned West line of North Bedford Street 253.6 feet to the point of beginning and the corner of the property conveyed by the Illinois Central Railroad Company to the City of Madison under Document No. 622355, recorded in Vol. 397, Page 257, of Warranty Deeds on July 24, 1939; thence South 45 degrees 00'00" East, an assumed bearing along the southwesterly line of Bedford Street, 66 feet in width, 190.57 feet to the intersection of the northwesterly line of West Mifflin Street, 66 feet in width; thence South 45 degrees 03'10" West along the aforementioned northwesterly line of West Mifflin Street 70.27 feet to a point on curve and 9.00 feet from the centerline of the most northerly track of the Illinois Central Gulf Railroad and measured at right angles thereto; thence continuing by the arc of a circle to the left on a line parallel to and 9.00 feet from the centerline of said track, having a radius of 1123.79 feet, a chord bearing North 56 degrees 57'21" West, a distance of 180.54 feet to a point on curve; thence North 30 degrees 18'20" East along the line of property described in aforementioned Document No. 622355 a distance of 96.02 feet to another point described in said Document No. 622355; thence North 79 degrees 56'20" East along same aforementioned property 18.00 feet to the point of beginning.</p>
<p>Parcel 2:</p> <p>Part of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 23 T7N, R9E, in the City of Madison, described as follows: Commencing at the point of intersection of the South line of West Dayton Street and the West line of North Bedford Street; thence South 1 degree 06'40" East, 253.60 feet; thence South, 79 degrees 56'20" West, 18.00 feet; thence South 30 degrees 18'20" West, 96.02 feet to the point of beginning, said point being the Southwest corner of property previously conveyed to grantee by deed dated August 1, 1969; thence southeasterly on a curve to the right having a radius of 1123.79 feet and a chord which bears South 56 degrees 57'21" East, 180.35 feet; thence South 45 degrees 03'10" West, 28.15 feet to a point on a curve; thence northwesterly on a curve to the left having a radius of 1100.88 feet and a chord which bears North 57 degrees 04'26" West, 173.16 feet; thence North 30 degrees 18'20" East, 27.93 feet to the point of beginning.</p>
<p>Parcel 3:</p> <p>A part of Outlot 6, University Addition to the City of Madison, described as follows: Commencing at the intersection of the southerly line of Bedford Street and the westerly line of West Mifflin Street; thence South 45 degrees 03'10" West, 98.42 feet to the point of beginning; thence continuing South 45 degrees 03'10" West, 102.74 feet to a chiseled hole in concrete and a point of curve; thence Northwesterly on a curve to the left which has a radius of 468.79 feet and a chord which bears North 56 degrees 27'47" West, 115.79 feet to a point of compound curve; thence Northwesterly on a curve to the left which has a radius of 1,795.35 feet and a chord which bears North 64 degrees 05'16" West, 31.50 feet; thence North 30 degrees 18'20" East, 103.17 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 1,100.88 feet and a chord which bears South 57 degrees 04'26" East, 173.16 feet to the point of beginning.</p>

<p>© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH EXECUTIVE DRIVE, SUITE 101 BROOKFIELD, WI 53005 PHONE: 262-789-6714 WWW.KIMLEY-HORN.COM</p>	SCALE: AS NOTED DESIGNED BY: SEM DRAWN BY: LS CHECKED BY: SEM	2nd UDC SUBMITTAL REVISIONS NO. DATE 03/04/13 SEM BY
	NOT FOR CONSTRUCTION	
<p>VENTURES Residential Streetscape Civil</p>	COVER SHEET	
MADISON STUDENT HOUSING	ORIGINAL ISSUE: 11/18/2014 KHA PROJECT NO. 168299000 SHEET NUMBER C1.0	

Drawing name: H:\GIS\LIVE\168299000_Madison_Student_Housing_MVP_Design\CADD\PreSheet\C1.0 - COVER SHEET.dwg C1.0 Mar 03, 2015 9:53am by ScottLudler
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Drawing name: K:\DSC_LIVE\168299000_Madison_Student_Housing_MV2_Design\CAD\PlanSheets\C3.D - DEMOLITION PLAN.dwg C:\D Apr 03, 2015 9:03am by Scott Meier
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DEMOLITION NOTES

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

DEMOLITION NOTES

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

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

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

DISPOSAL OF DEMOLISHED MATERIALS

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

LANDSCAPE PROTECTION AND REMOVAL

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

UTILITY SERVICES

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

UTILITY PROTECTION

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

POLLUTION CONTROLS

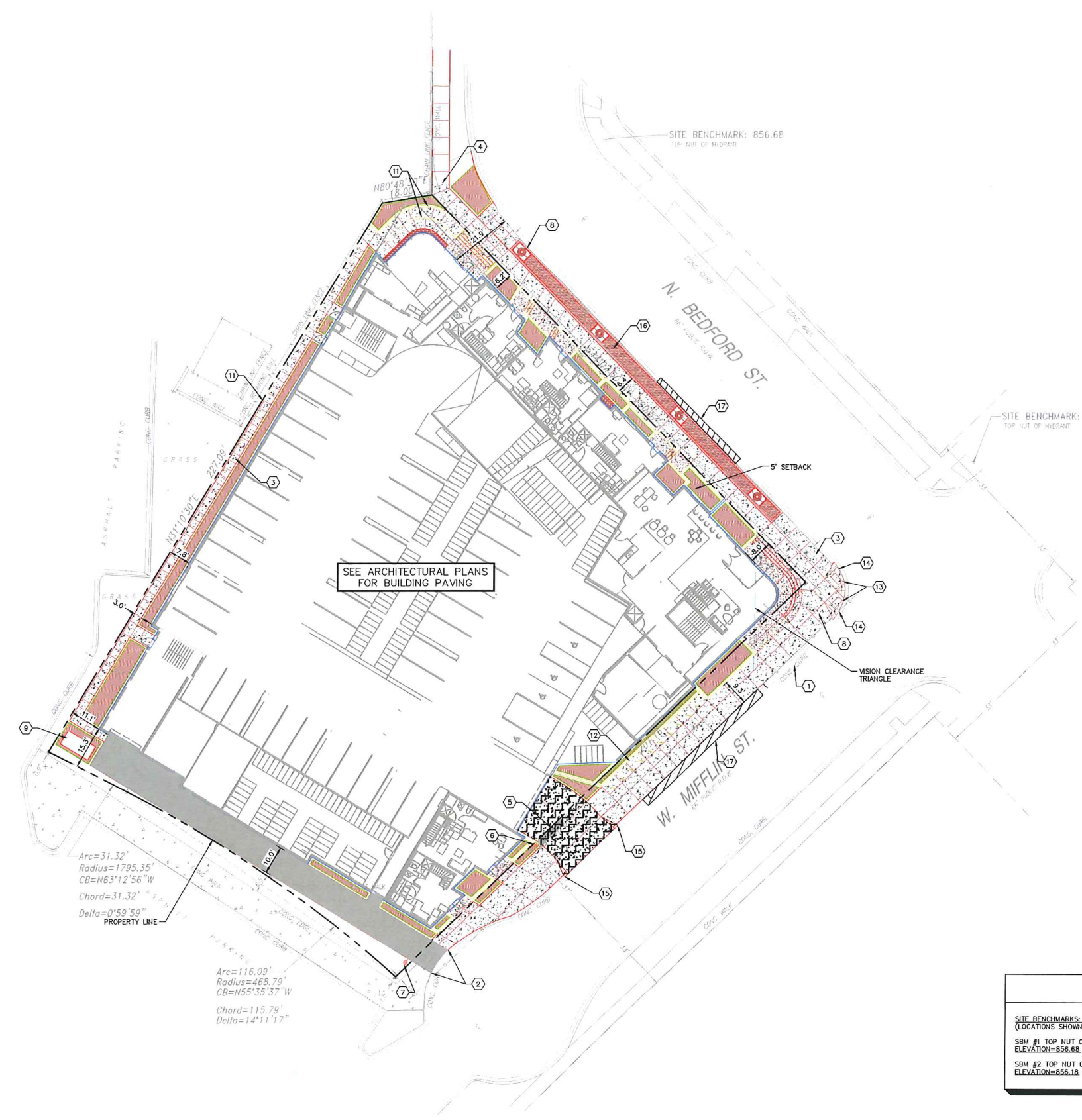
USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) Curb Removal
- (C) Wall/Fence/Utility Removal
- (D) Pavement Removal
- (E) Item/Structure to be Removed
- (F) Item to be Relocated
- (G) Sawcut Line, Provide Smooth Construction Joint.
- (H) Building Demolition
- (I) Temporary Construction Safety Fence

Kimley»Horn								
SCALE: AS NOTED	DESIGNED BY: SEM	DRAWN BY: LS					CHECKED BY: SEM	DATE: 03/04/15
NOT FOR CONSTRUCTION								
DEMOLITION PLAN								
MADISON STUDENT HOUSING								
ORIGINAL ISSUE: 11/18/2014								
KHA PROJECT NO. 168299000								
SHEET NUMBER								
C3.0								

Drawing name: K:\CHE_DEVA\168299000_Madison_Student_Housing_WA2 Design\CAD\PlanSheets\C4.0 - SITE PLAN.dwg C4.0 Mar 03, 2015 9:04am by Scott Miller
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Arc=31.32'
 Radius=1795.35'
 CB=N63°12'56"W
 Chord=31.32'
 Delta=0°59'59"
 PROPERTY LINE

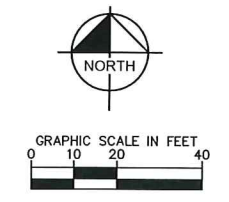
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 CB=N55°35'37"W
 Chord=115.79'
 Delta=14°11'17"

BENCHMARKS

SITE BENCHMARKS:
 (LOCATIONS SHOWN ON SURVEY)

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

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



GENERAL NOTES

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

KEY NOTES

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

PAVING AND CURB LEGEND

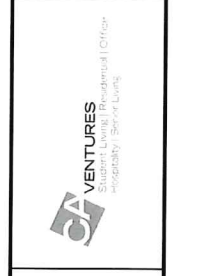
- LANDSCAPE PAVERS
SEE LANDSCAPE PLANS FOR DETAILS
- HEAVY DUTY ASPHALT PAVEMENT
PER GEOTECHNICAL SPECIFICATIONS
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
SEE LANDSCAPE PLANS FOR SCOURING PATTERN
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- LANDSCAPE AREA
SEE LANDSCAPE PLANS

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

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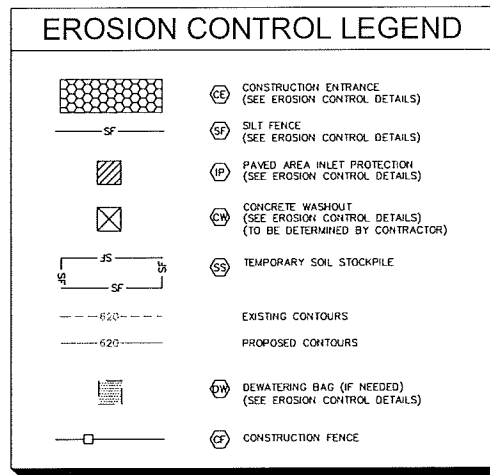
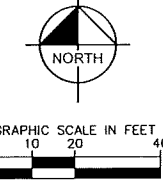
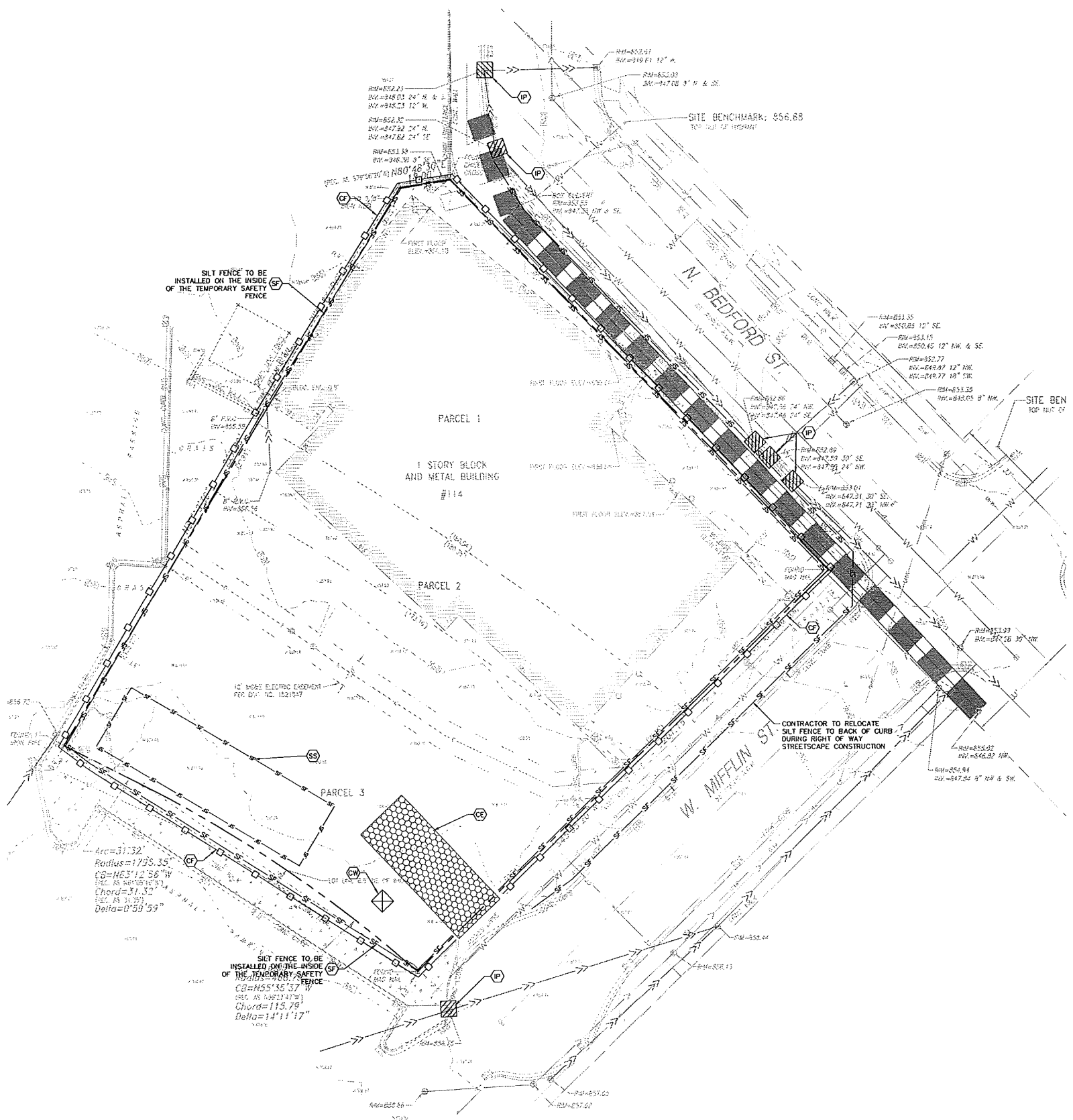


SITE PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE:
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 KHA PROJECT NO.
 168299000
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C4.0

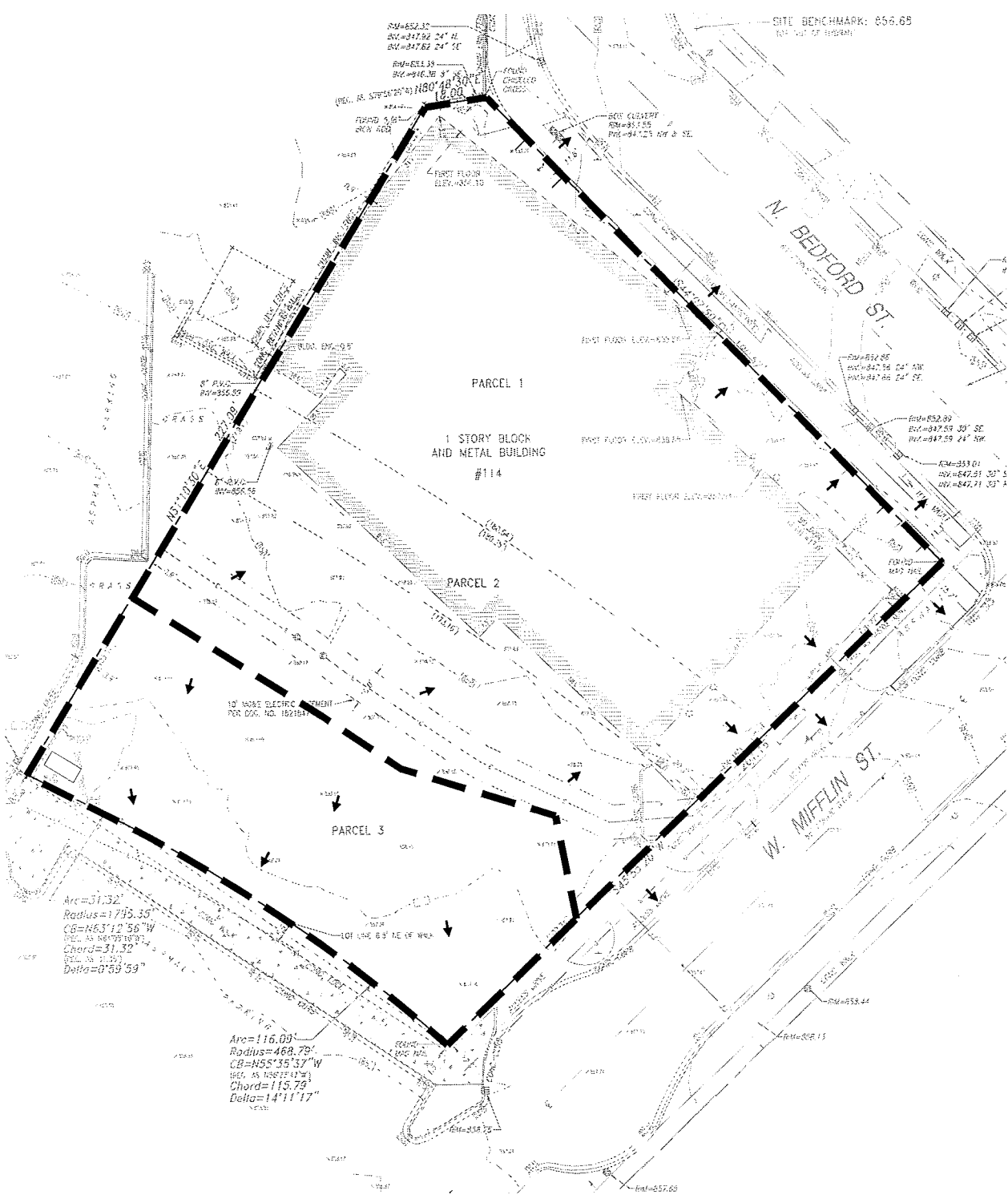
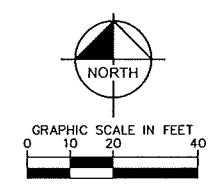
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- ### EROSION CONTROL NOTES
- #### SITE GENERAL NOTES
- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO CONDUCE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
 - POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
 - TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
 - BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- #### TEMPORARY EROSION CONTROL NOTES
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
 - ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
 - PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
 - PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
 - ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 - ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
 - ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED, SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
 - SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
 - THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE WOPES PERMIT NO. W-5067831-4 PROGRAM REQUIREMENTS.
 - PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
 - SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED. UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
 - STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
 - ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
 - WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

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

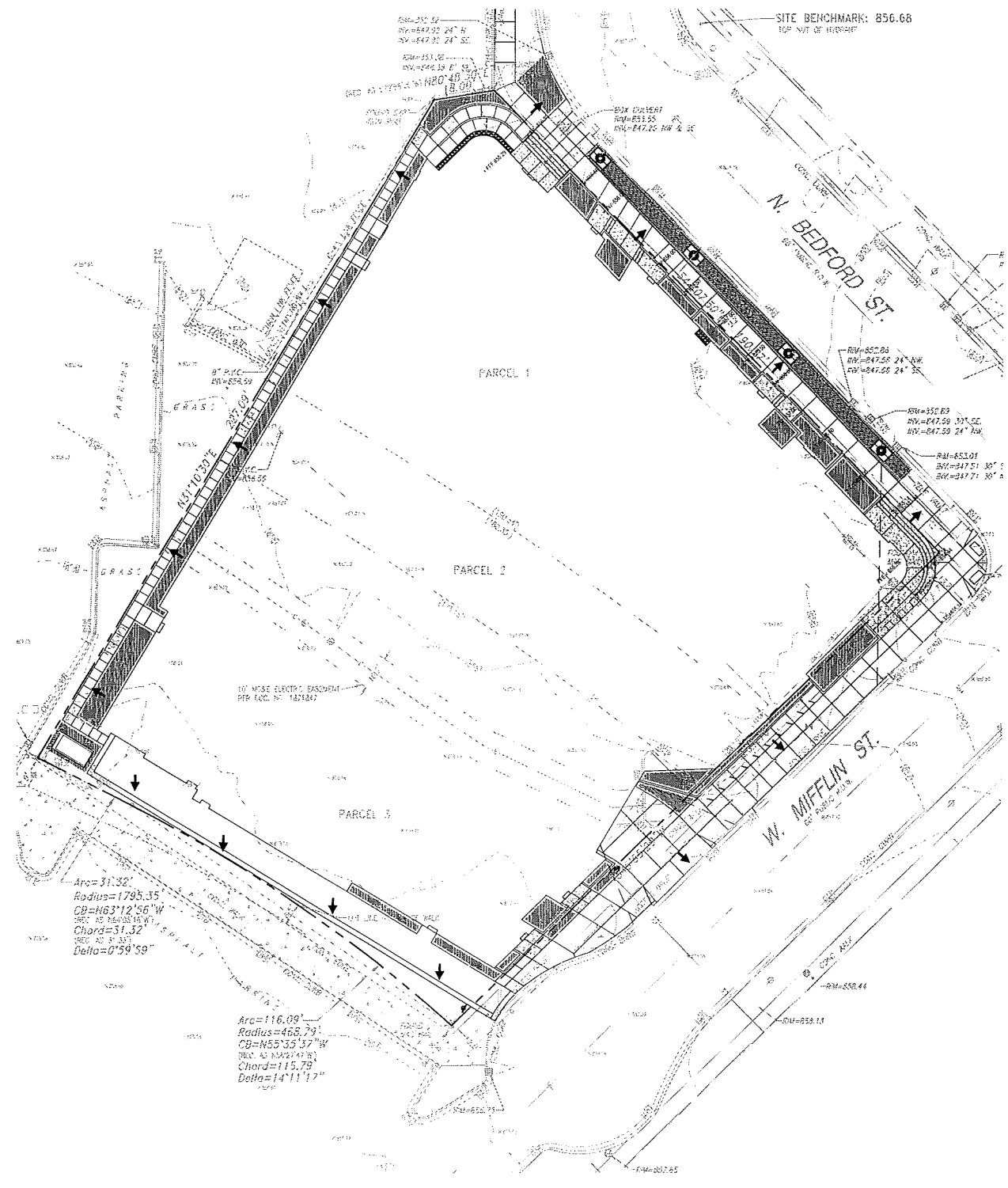
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Kimley»Horn				2nd UDC SUBMITTAL			
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EROSION CONTROL PLAN				DATE			
MADISON STUDENT HOUSING				SHEET NUMBER			
ORIGINAL ISSUE: 11/18/2014				KHA PROJECT NO. 168299000			
C5.0				SHEET NUMBER			



**EXISTING CONDITIONS
DRAINAGE AREA MAP**

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

AREA CALCULATIONS EXCLUDE ROW IMPROVEMENTS



**PROPOSED CONDITIONS
DRAINAGE AREA MAP**

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

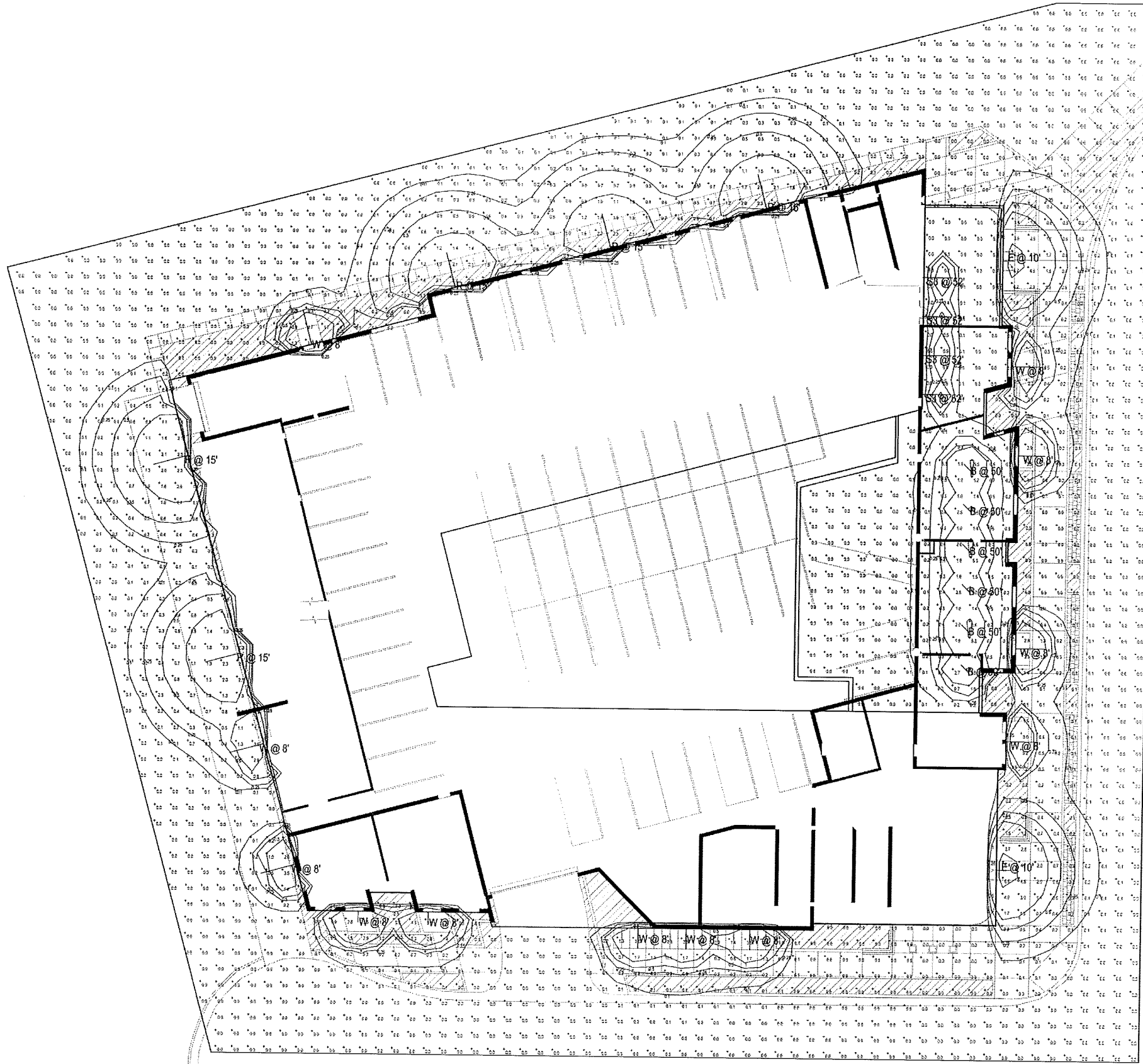
NET DECREASE IN IMPERVIOUS AREA: 1,676 SF

AREA CALCULATIONS EXCLUDE ROW IMPROVEMENTS

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DRAWN BY: LS	CHECKED BY: SEM		REV	DATE	BY
NOT FOR CONSTRUCTION			NO.		
DRAINAGE PLAN		 500 West Liberty Street, Suite 200 Madison, WI 53703	MADISON STUDENT HOUSING		
ORIGINAL ISSUE: 11/18/2014 KHA PROJECT NO. 16299000			SHEET NUMBER		
C7.0					

Drawing name: K:\CHS_LUEVA\168299000_Madison_Student_Housing_WA_Design\0301\168299000_Madison_Student_Housing_WA_Phottometric_Plan.dwg C110_Mar 03, 2015 8:08am By: Scott Meier
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MADISON STUDENT HOUSING

PHOTOMETRIC PLAN

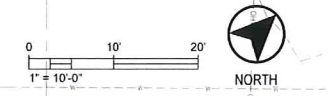


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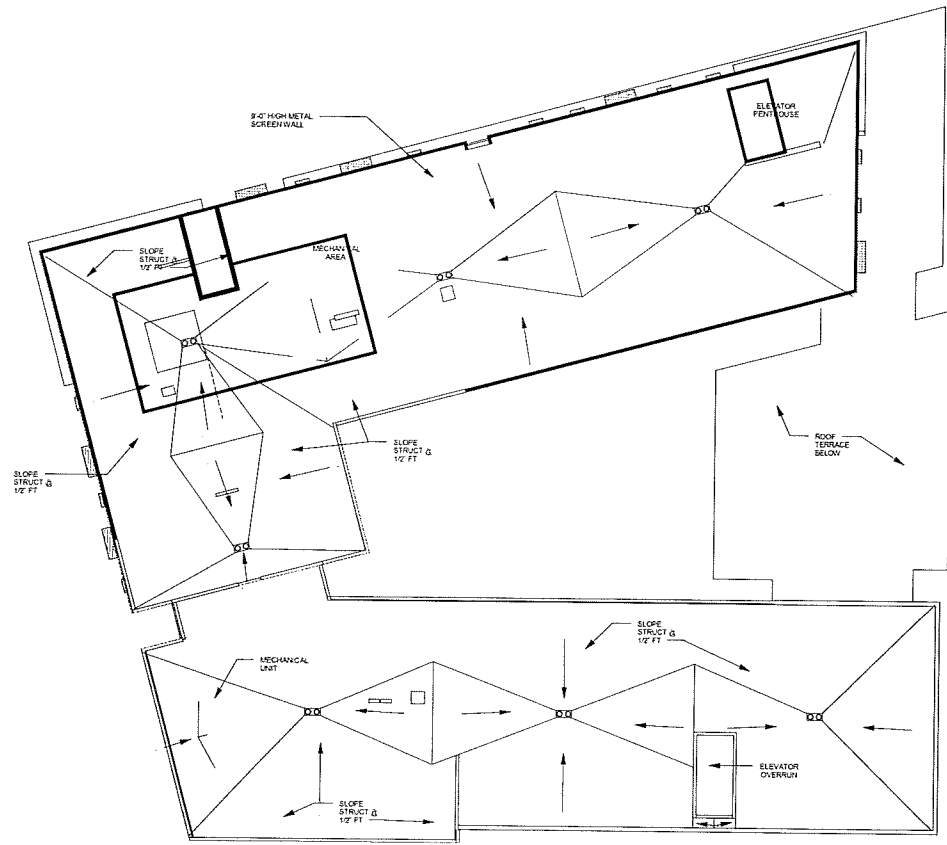
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No.	REVISIONS	DATE	SEM	BY
1	2nd UDC SUBMITTAL	03/04/15		

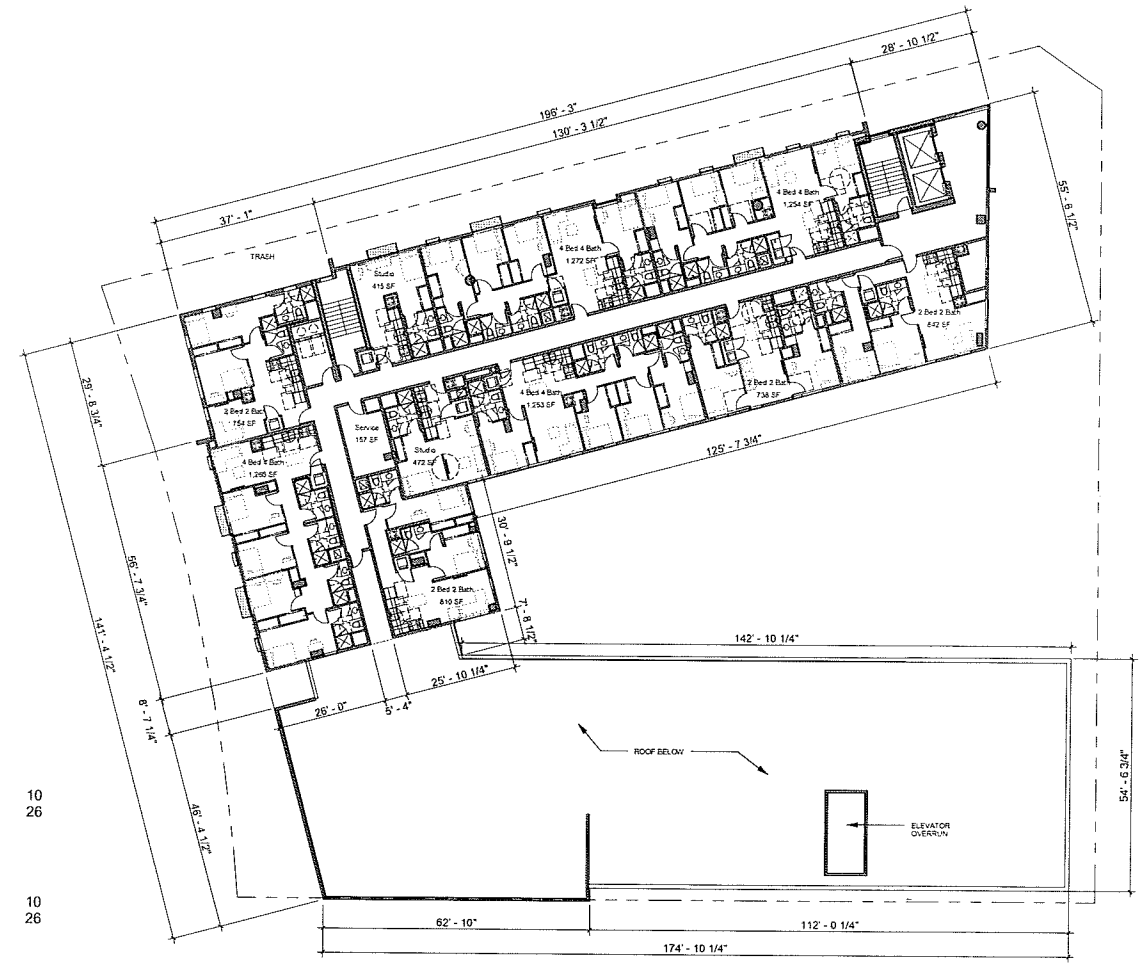




Floor Plans 1st Floor and Mezzanine



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



Floor 9 Units	10
Beds	26
Floor 10 Units	10
Beds	26

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



Floor Plans 9th (8 sim.) and Roof

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

Shepley Bulfinch

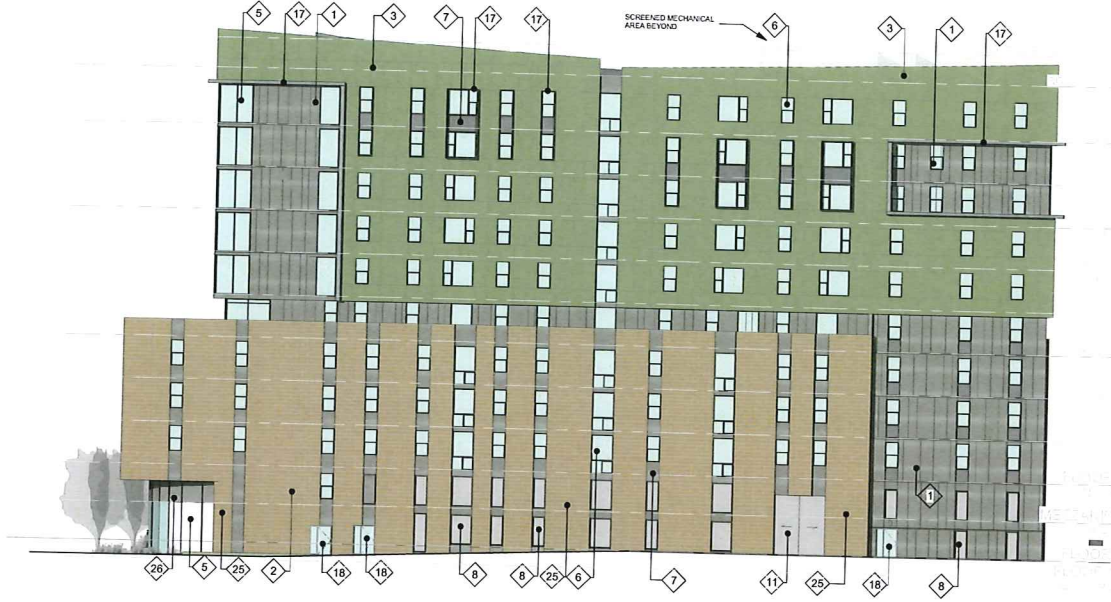
Shepley Bulfinch Richardson & Abbott | 3443 North Central Avenue, Phoenix, AZ 85012 | T.602.430.3223 | www.ShepleyBulfinch.com

1" = 20'-0"

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

North Elevation Opening Percentages:

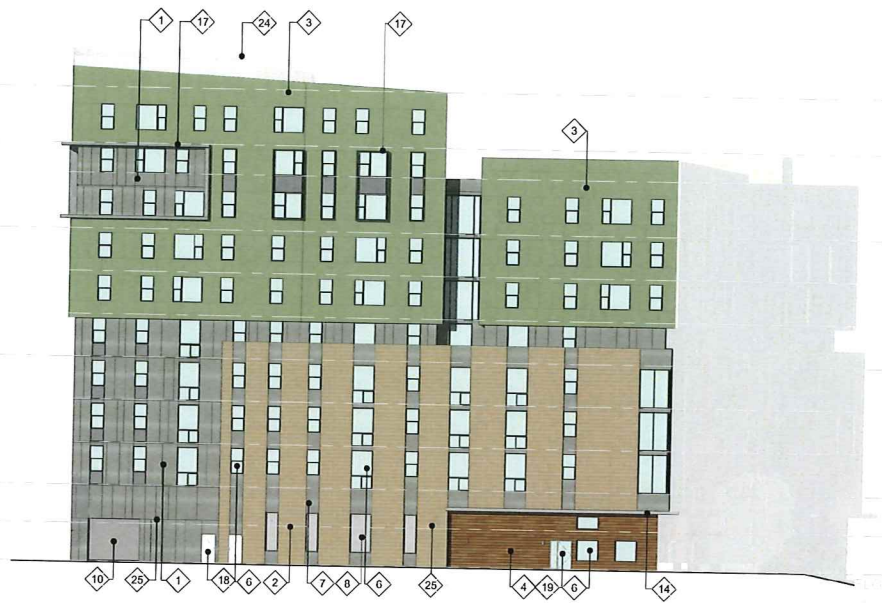
Floor Levels	prov.	req'd
Floor 2	15%	15% Min
Floor 3	15%	15% Min
Floor 4	15%	15% Min
Floor 5	22%	15% Min
Floor 6	21%	15% Min
Floor 7	21%	15% Min
Floor 8	22%	15% Min
Floor 9	22%	15% Min
Floor 10	21%	15% Min



NORTH_ELEVATION 4
SCALE 1" = 20'-0"

West Elevation Opening Percentages:

Floor Levels	prov.	req'd
Floor 2	24%	15% Min
Floor 3	24%	15% Min
Floor 4	24%	15% Min
Floor 5	18%	15% Min
Floor 6	24%	15% Min
Floor 7	24%	15% Min
Floor 8	24%	15% Min
Floor 9	24%	15% Min
Floor 10	21%	15% Min



WEST_ELEVATION 3
SCALE 1" = 20'-0"

South Elevation Opening Percentages:

Ground Level	prov.	req'd
Residential	25%	15% Min
Non-Residential	50%	20% Min

Upper Levels:

Floor Levels	prov.	req'd
Floor 2	25%	15% Min
Floor 3	25%	15% Min
Floor 4	25%	15% Min
Floor 5	35%	15% Min
Floor 6	19%	15% Min
Floor 7	19%	15% Min
Floor 8	19%	15% Min



SOUTH_ELEVATION 2
SCALE 1" = 20'-0"

East Elevation Opening Percentages:

Ground Level	prov.	req'd
Residential	25%	15% Min
Non-Residential	50%	20% Min

Upper Levels:

Floor Levels	prov.	req'd
Floor 2	25%	15% Min
Floor 3	27%	15% Min
Floor 4	24%	15% Min
Floor 5	58%	15% Min
Floor 6	24%	15% Min
Floor 7	28%	15% Min
Floor 8	28%	15% Min
Floor 9	36%	15% Min
Floor 10	35%	15% Min



EAST_ELEVATION 1
SCALE 1" = 20'-0"

Exterior Building Elevations

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

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1" = 20'-0"