

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	851.02	842.62	N-S
S2	SMH	851.40	842.39	N
			842.05	E
S3	SMH	851.51	842.05	E-W
			842.10	W
S4	SMH	851.39	844.09	NE
			842.04	E
S5	SMH	851.05	842.09	W
			844.68	SW
S6	SMH	850.54	845.06	N
			844.84	E-PLUGGED
S7	SMH	850.69	839.34	N
			841.44	E
S8	SMH	850.24	839.62	N
			841.43	W
S9	SMH	850.37	839.57	S
			842.59	NW
S9	SMH	850.37	839.87	N-S

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S21	CIN	850.89	847.04	N-S
S22	CIN	850.82	847.07	N
			842.05	S
S23	CIN	851.09	846.84	W
S24	CIN	850.82	846.47	BOTTOM
S25	STMH	851.09	846.49	N
S26	CIN	850.45	847.45	S
S27	CIN	850.88	844.83	BOTTOM
S28	CIN	850.91	844.86	BOTTOM
S29	FINR	849.79	846.79	N
S30	FINR	850.40	847.60	S
			847.80	S
S31	STMH	851.03	844.37	BOTTOM
S32	STMH	850.91	843.48	BOTTOM
S33	CIN	850.20	847.20	N
S34	CIN	850.22	846.85	E
			847.12	S
S35	STMH	850.74	843.74	BOTTOM
S36	FINR	850.43	848.10	NW
S37	FINR	850.63	848.18	NE
S38	FIN	851.14	845.99	N-E-W
S39	FIN	851.10	847.89	SE-SW
			849.30	E

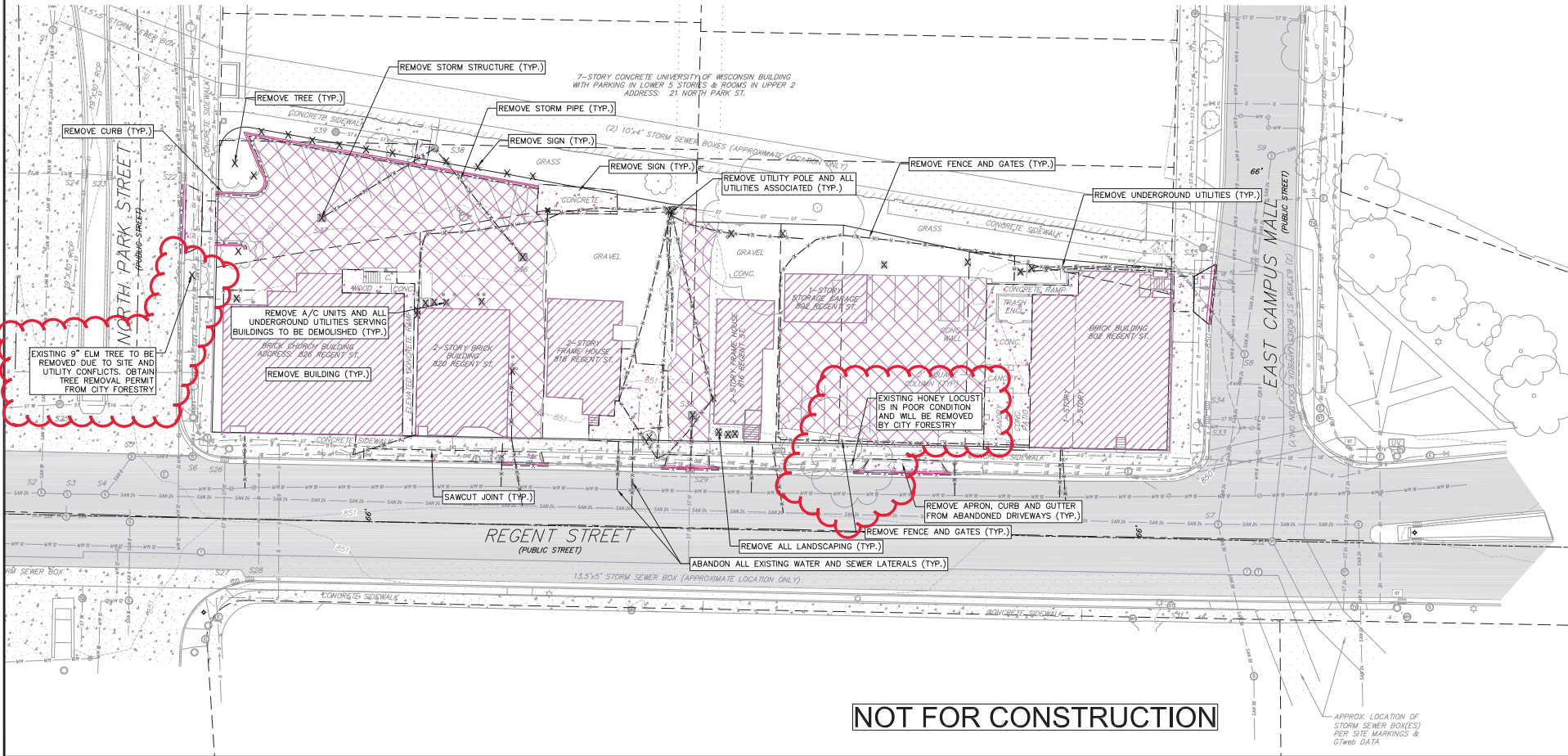
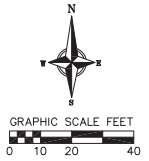
- SITE BENCHMARKS**
- ▲ TOP NUT OF FIRE HYDRANT LOCATED AT THE NORTHEAST QUADRANT OF REGENT STREET AND PARK STREET. ELEV = 853.62
 - ▲ ARROW BOLT ON FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF REGENT STREET AND EAST CAMPUS MALL. ELEV = 852.45
 - ▲ TOP NUT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST QUADRANT OF REGENT STREET AND PARK STREET. ELEV = 854.33

NOTES

- The survey is based upon field survey work performed from January 4-12, 2022. Any changes in site conditions after January 12, 2022 are not reflected by this survey.
- The existing property lines shown on this plan are based upon found monumentation, surveys of record and the recorded deeds.
- This map is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are based upon NAVD83 datum from "Existing Conditions Plan" by Veribicher, dated April 5, 2019.
- All underground utilities have been located per markings placed on the ground or maps provided by the utilities (general) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 2021020487, 2021020489, 2021020490, 2021020492, 2021020493, 2021020494, 2021020495, 2021020496, 2021020497, 2021020498, 2021020499, 2021020500, 2021020501, 2021020502, 2021020503, 2021020504, 2021020505, 2021020506, 2021020507, 2021020508. No private locate request was made. Veribicher does not warrant the locations marked or indicated by others.
- Sewer, storm and water structures were surveyed, unless otherwise noted. Sewer lines are shown per the 2019 Existing Conditions Plan 1, City of Madison record drawings, MISO record drawings and City of Madison OI-ws.
- 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 contact the appropriate agencies.
- Significant snow cover was present during the time the field survey work was completed on the subject site. Additional improvements and utilities may exist that were not visible and of which the surveyor is not aware of.
- This existing conditions plan was prepared at the request of CRC Acquisitions, LLC 215 CRC Services Management, LLC, 7800 Forsyth Blvd, 3rd Floor, St. Louis, MO 63105

NOT FOR CONSTRUCTION

REV. NO.	DATE	REVISIONS	REMARKS



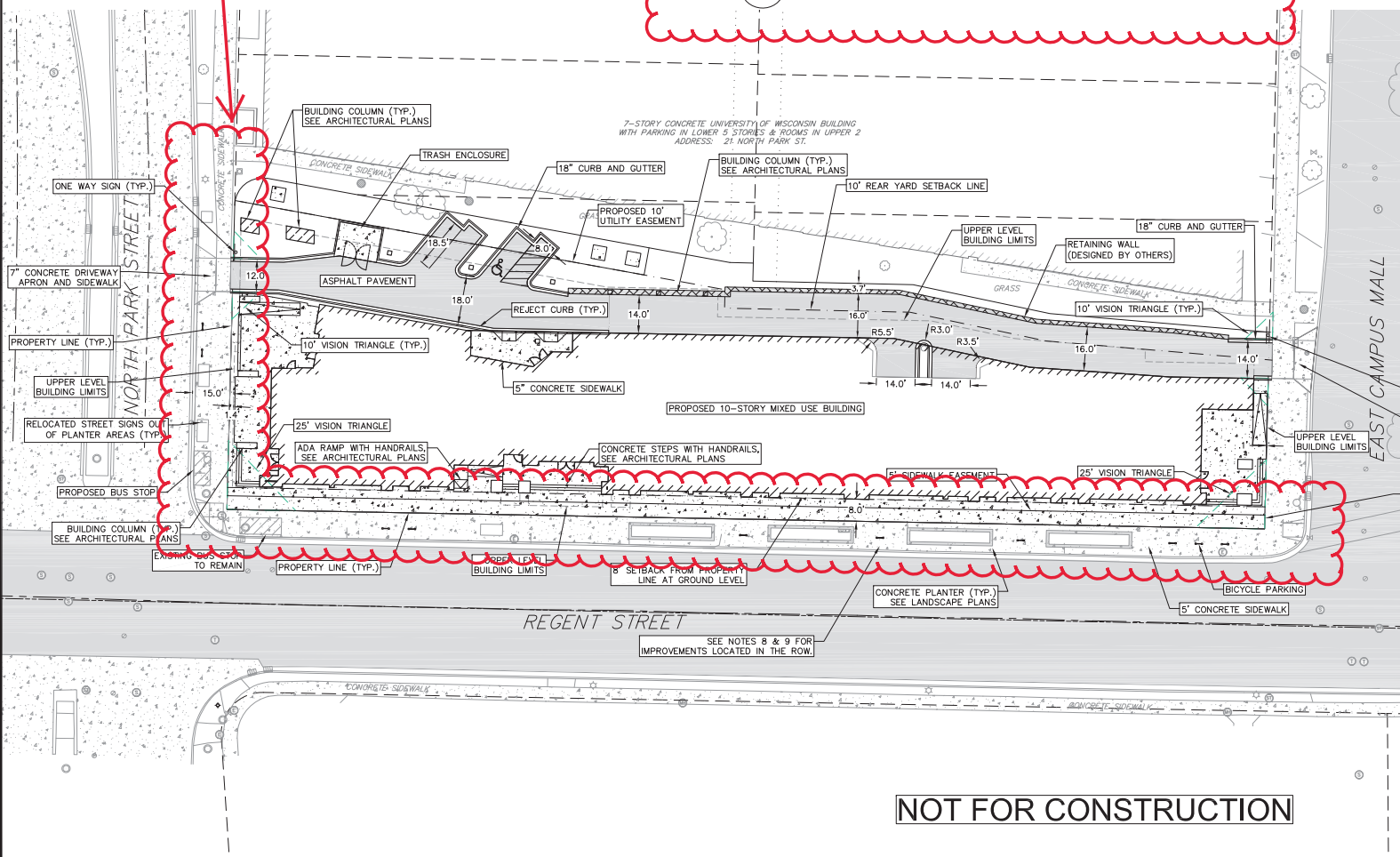
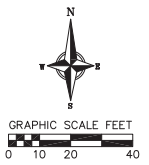
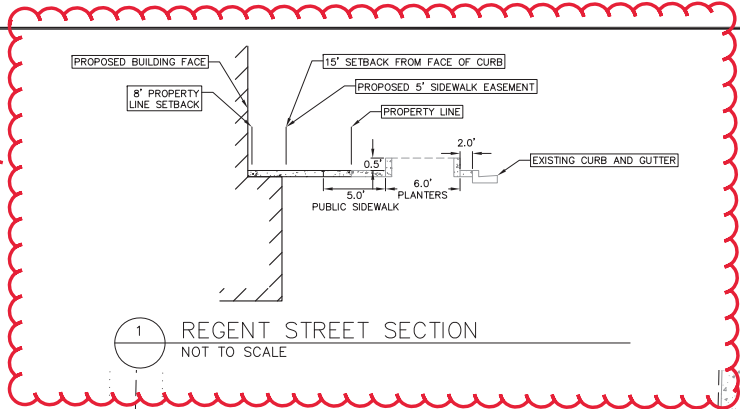
NOT FOR CONSTRUCTION

Demolition Plan
Park & Regent Apartments
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	NO.	DATE	REMARKS

DATE	09/06/2022
DRAWER	ZDR
CHECKED	JLL
PROJECT NO.	200332

SIDEWALK & TERRACE PER CITY TRAFFIC ENGINEERING. MAINTENANCE AGREEMENT FOR THE CONCRETE PLANTERS



SITE PLAN SUMMARY TABLE	
SITE AREA	35,022 SF
LOT COVERAGE	85.1% IMPERVIOUS
USEABLE OPEN SPACE REQUIRED	10 SF x 533 BEDS=5,330 SF
USEABLE OPEN SPACE	1,344 SF SITE 7,038 SF BUILDING 8,382 TOTAL
LANDSCAPED AREA	2,784 SF
BUILDING SQUARE FOOTAGE	245,050 SF
BUILDING FOOTPRINT AREA	20,132 SF
EFFICIENCY	20
1-BEDROOM	12
2-BEDROOM	53
3-BEDROOM	20
4-BEDROOM	32
5-BEDROOM	35
DENSITY	213.9 UNITS PER ACRE
SURFACE PARKING STALLS	3
UNDER STRUCTURE PARKING STALLS	40
INDOOR BIKE PARKING	274
OUTDOOR BIKE PARKING	20

SITE ADDRESS:
APARTMENTS: 832 REGENT STREET
COMMERCIAL: 1 N PARK STREET

STOP SIGN (TYP.)
DO NOT ENTER SIGN (TYP.)
7" CONCRETE DRIVEWAY APRON AND SIDEWALK

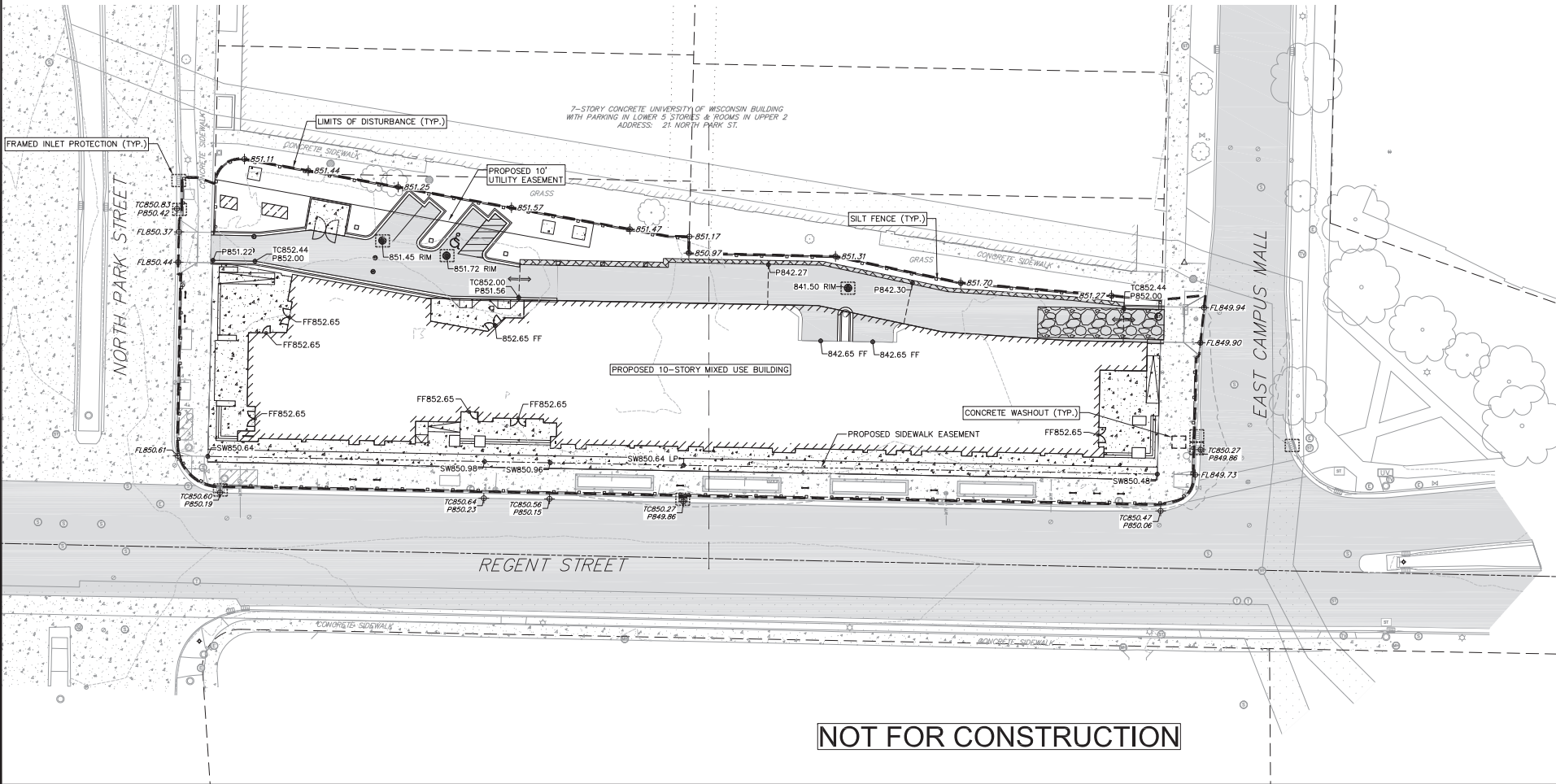
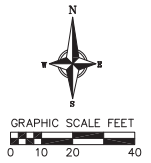
NOT FOR CONSTRUCTION



Site Plan
Park & Regent Apartments
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	BY	DATE	REMARKS

DATE: 09/06/2022
DRAFTER: ZORE
CHECKED: J.L.L.
PROJECT NO.: 200332
C-4

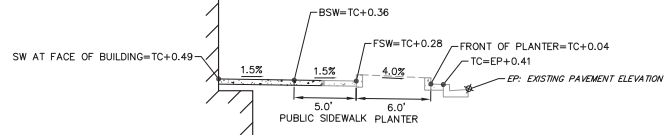


Grading and Erosion Control Plan
Park & Regent Apartments
City of Madison
Dane County, Wisconsin

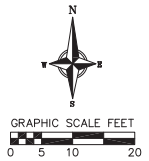
NO.	DATE	REVISIONS	NO.	DATE	REMARKS

DATE	09/06/2022
DRAWN BY	ZDR
CHECKED BY	J.L.
PROJECT NO.	200332

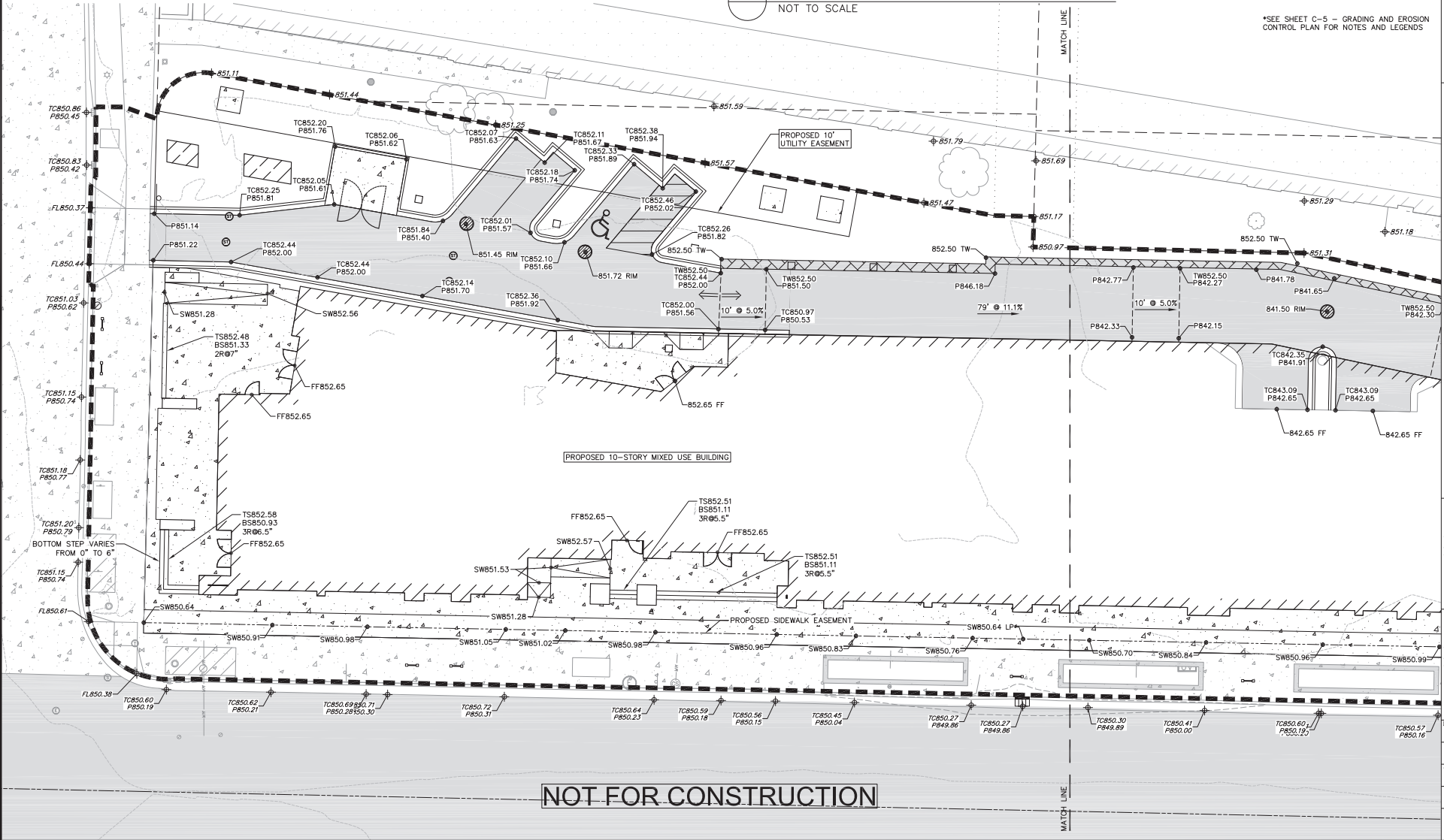
C-5



1 REGENT STREET SECTION
NOT TO SCALE



*SEE SHEET C-5 - GRADING AND EROSION CONTROL PLAN FOR NOTES AND LEGENDS

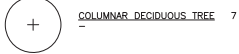


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STREET TREE SCHEDULE

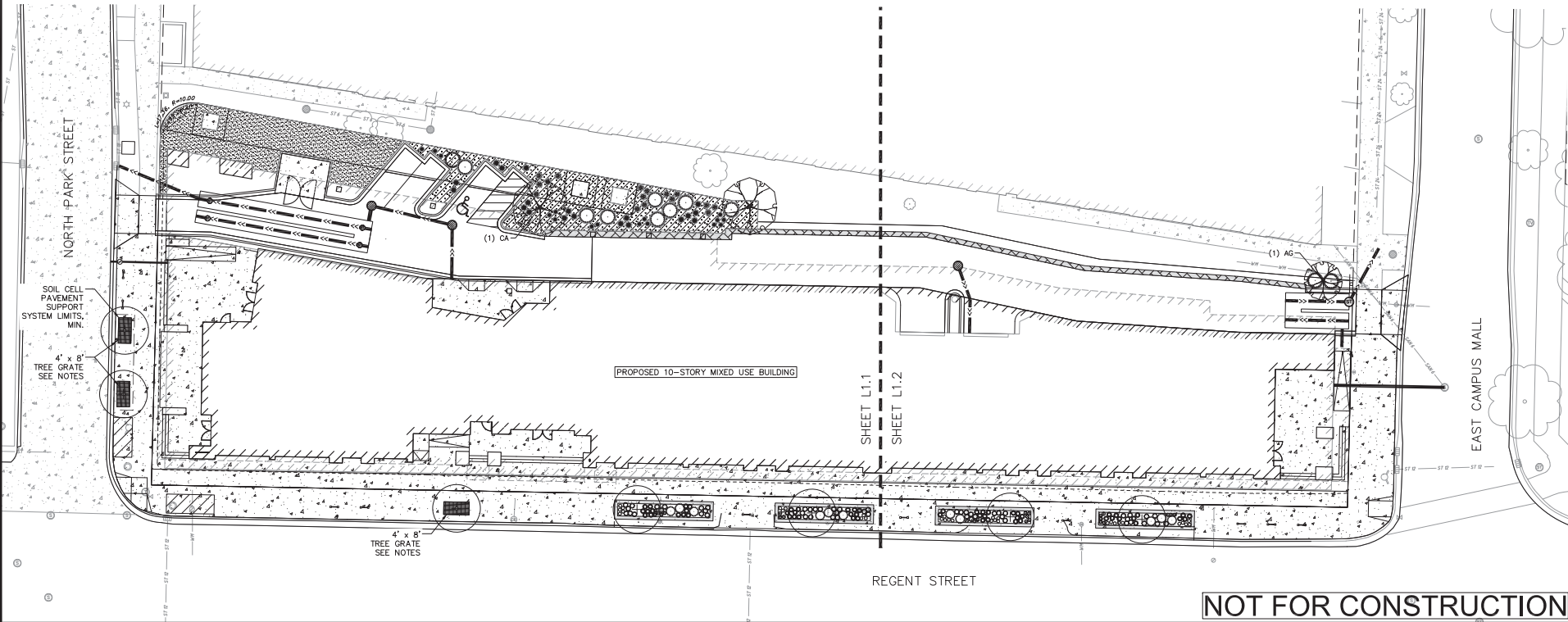
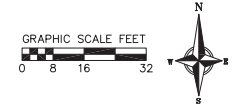


* STREET TREE LOCATIONS, SPECIES AND QUANTITIES TO BE DETERMINED IN COORDINATION WITH CITY FORESTER

CITY OF MADISON FORESTRY NOTES

1. CONTRACTOR SHALL CONTACT CITY FORESTRY (608) 266-4816 AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
2. THE CONTRACTOR SHALL CONTACT CITY FORESTRY NO LATER THAN FIVE BUSINESS DAYS PRIOR TO FORMING CONCRETE AND CONSTRUCTING TREE GRATE SITES TO IDENTIFY AND LOCATE UNDERGROUND CONFLICTS (UTILITIES, VAULTS, CONDUIT) OR OTHER UNDERGROUND OBSTRUCTIONS AND DETERMINE GRATE LOCATIONS. TREE GRATE TYPE: NEENAH 4X8 (R-8815-A). TREE GUARD NEENAH (R-8501-4818).

NEW STREET TREES PER CITY FORESTRY AS DETERMINED BY THE FINAL SITE PLAN VERIFICATION APPROVAL



NO.	DATE	REVISIONS	REMARKS