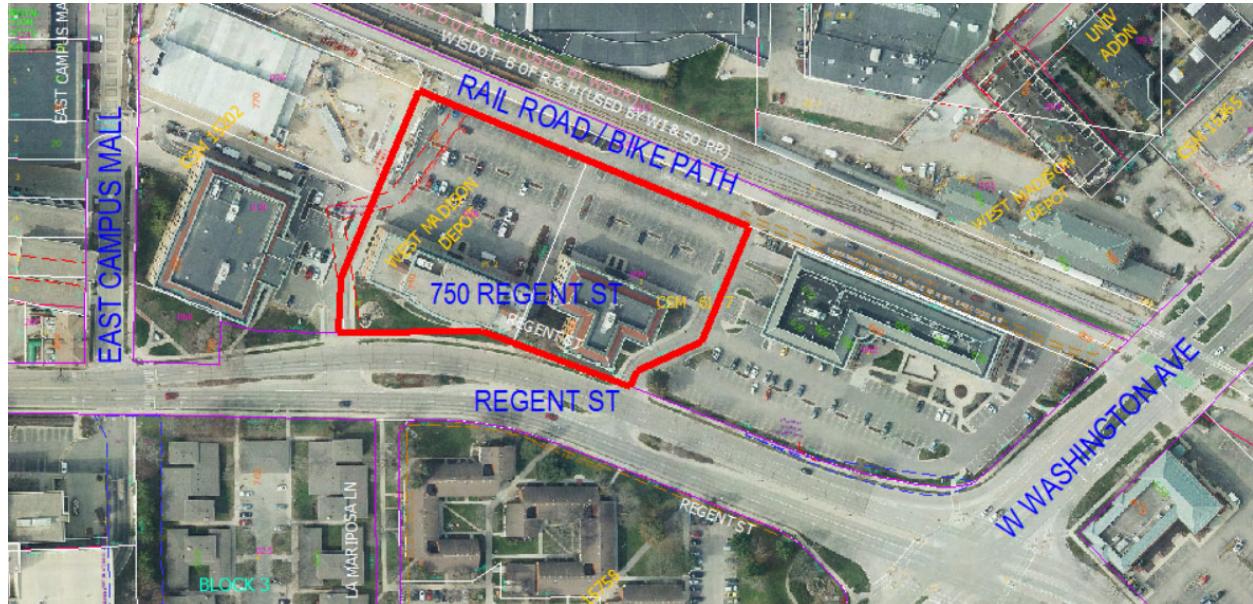


750 Regent Street
Contract 9182
MUNIS 14191
Developer: WI-UW Holdings LLC

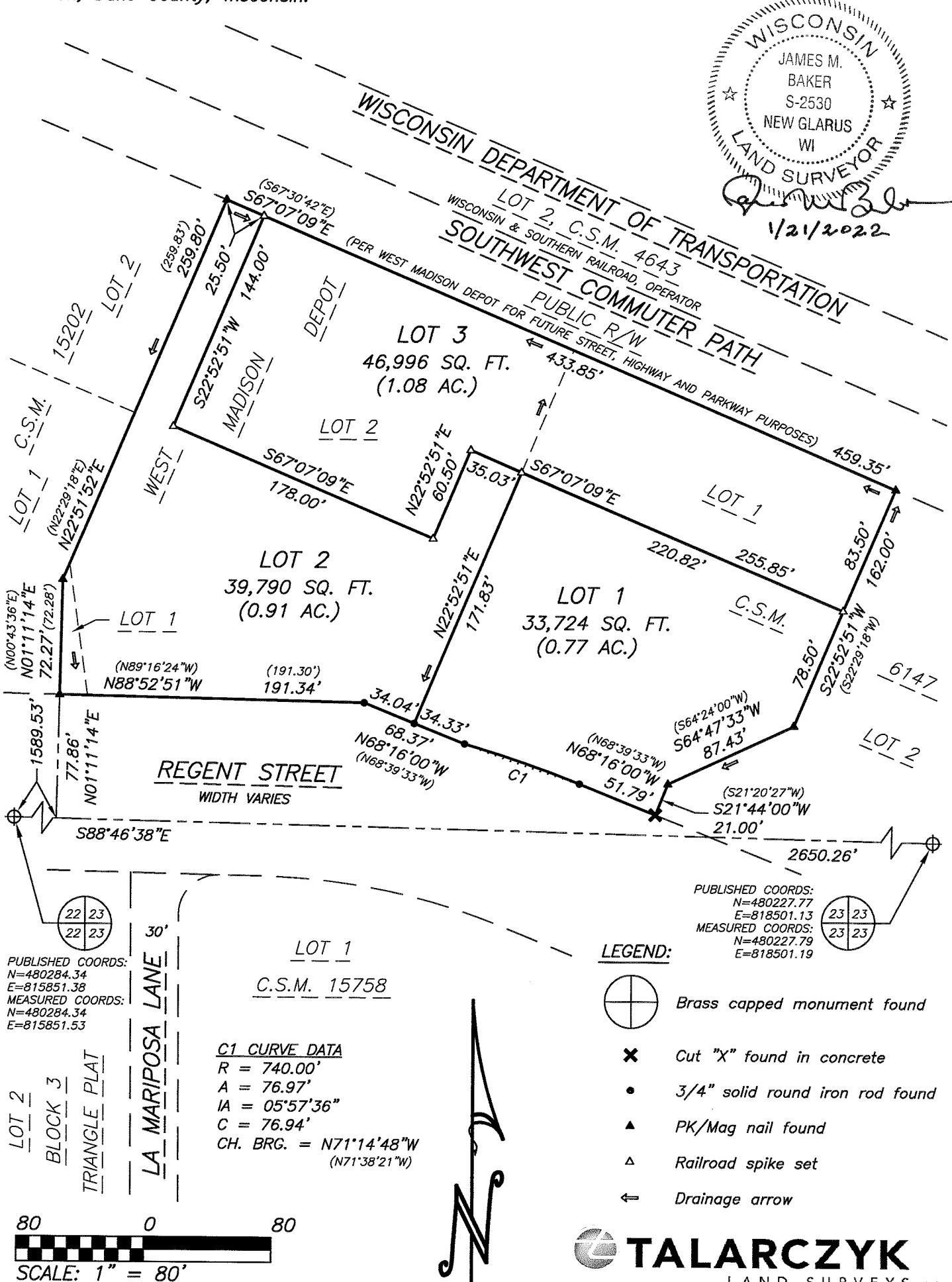


Summary of Improvements:

- Complete sidewalk, surface improvements, and landscaping per plan approved by City Engineering within the City owned parcel adjacent to the bike path. Complete agreements necessary for private maintenance of these improvements.
- Dedicate new public storm sewer easement and reroute existing public storm sewer on the site to allow for the redevelopment project
- Dedicate new private sanitary easement and reroute existing private sanitary on the site to allow for the redevelopment project and continue sanitary service for the existing building at 700 Regent Street. Construct new public sanitary sewer access structure at connections
- Relocate existing water main to the north to accommodate the redevelopment.
- Private sanitary, storm, and water service laterals

CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 and 2 of West Madison Depot (Vol. 56-64A Plats, Pages 186-187, Document Number 2136359) and Lot 1 of Certified Survey Map 6147 (Vol. 29, Pages 246-248) in the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.



TALARCZYK
 LAND SURVEYS LLC

JOB NO. 21188
 POINTS 21188
 DRWG. 21188_2
 DRAWN BY JMB

LOT 2, C.S.M. 4643

PARCEL 251/0709-232-2923-5
WISCONSIN DEPARTMENT OF TRANSPORTATION
(WISCONSIN & SOUTHERN RAILROAD OPERATOR)

PARCEL 251/0709-232-3005-0

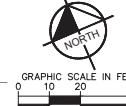
CITY OF MADISON ENGINEER FUTURE TRANSPORTATION

50' WIDE STRIP, DEDICATED TO THE PUBLIC FOR FUTURE STREET, HIGHWAY & PARKWAY PURPOSES
(PER WEST MADISON DEPOT PLAT, V.56-64A PLATS, P.186 & 187, DOCUMENT NO. 2136359).
ONLY THAT PORTION OF THE LEASED PARCEL ADJACENT TO THE SURVEYED PROPERTY IS SHOWN.

DIGGERS HOTLINE

SEARCHER

PROJECT NUMBER: 1415
CONTRACT NUMBER: 1913



— GRAPHIC SCALE IN FEET

1

LOT 2

WEST MADISON DEPOT

740 REGENT STREET
EXISTING 4-STORY
CONCRETE & BRICK SIDED BUILDING
13,737 SQ. FT.

REGENT STREET

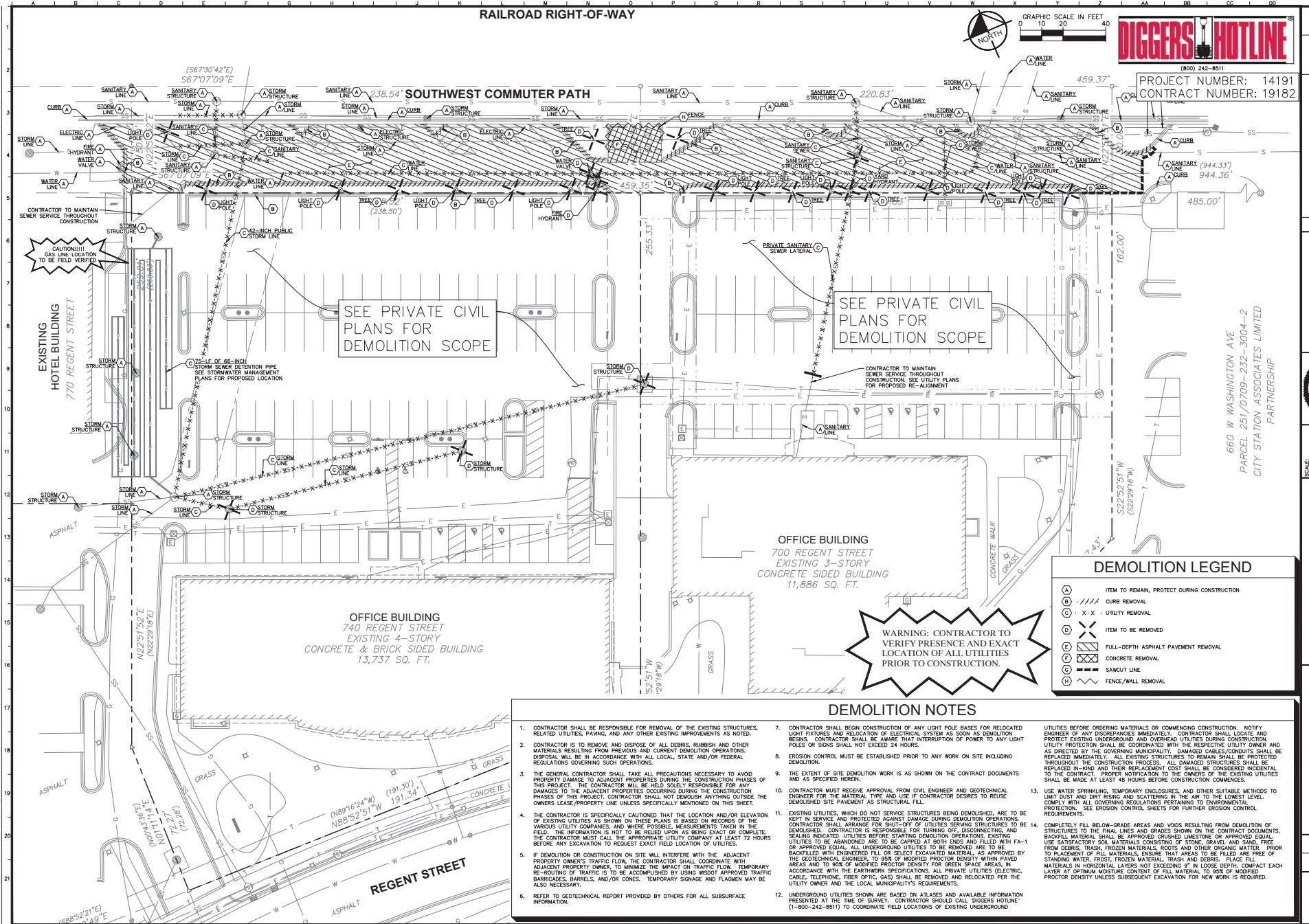
700 REGENT STREET
EXISTING 3-STORY
CONCRETE SIDED BUILDING
11,886 SQ. FT.

Site plan for Lot 1 and C.S.M. The plan shows a 3-story concrete building at the top left. To the right is a driveway for Lots 1 & 2, C.S.M. Utility easements are marked with red hatching: a 15.0' utility easement (DOC 225474) at the top right, a 15.0' utility easement (DOC 5324580) below it, and a 15.0' utility easement (DOC 225474) on the far left. A 22.0' driveway is shown at the bottom right. A concrete walk leads from the building to the driveway. A canopy is indicated on the left. A note in the top left corner reads: "1/2 UNIT TAKEN
BY THE
DOC 5324580". A north arrow is located in the bottom right corner.

The legend consists of four entries. The first two are preceded by a red square with a diagonal line. The third and fourth are preceded by a red square with a diagonal line and a red diagonal line. The entries are: EXISTING ACCESS EASEMENT TO BE VACATED, EXISTING UTILITY EASEMENT TO BE VACATED, EXISTING/PROPOSED PROPERTY BOUNDARY, EXISTING ACCESS EASEMENT, and EXISTING UTILITY EASEMENT.

PP
FC
23
5 2
NO
UTE
TRINITAS MADISON
750 REGENT STREET
MADISON, WISCONSIN
PROJECT NUMBER: 14-191
F

V0.1

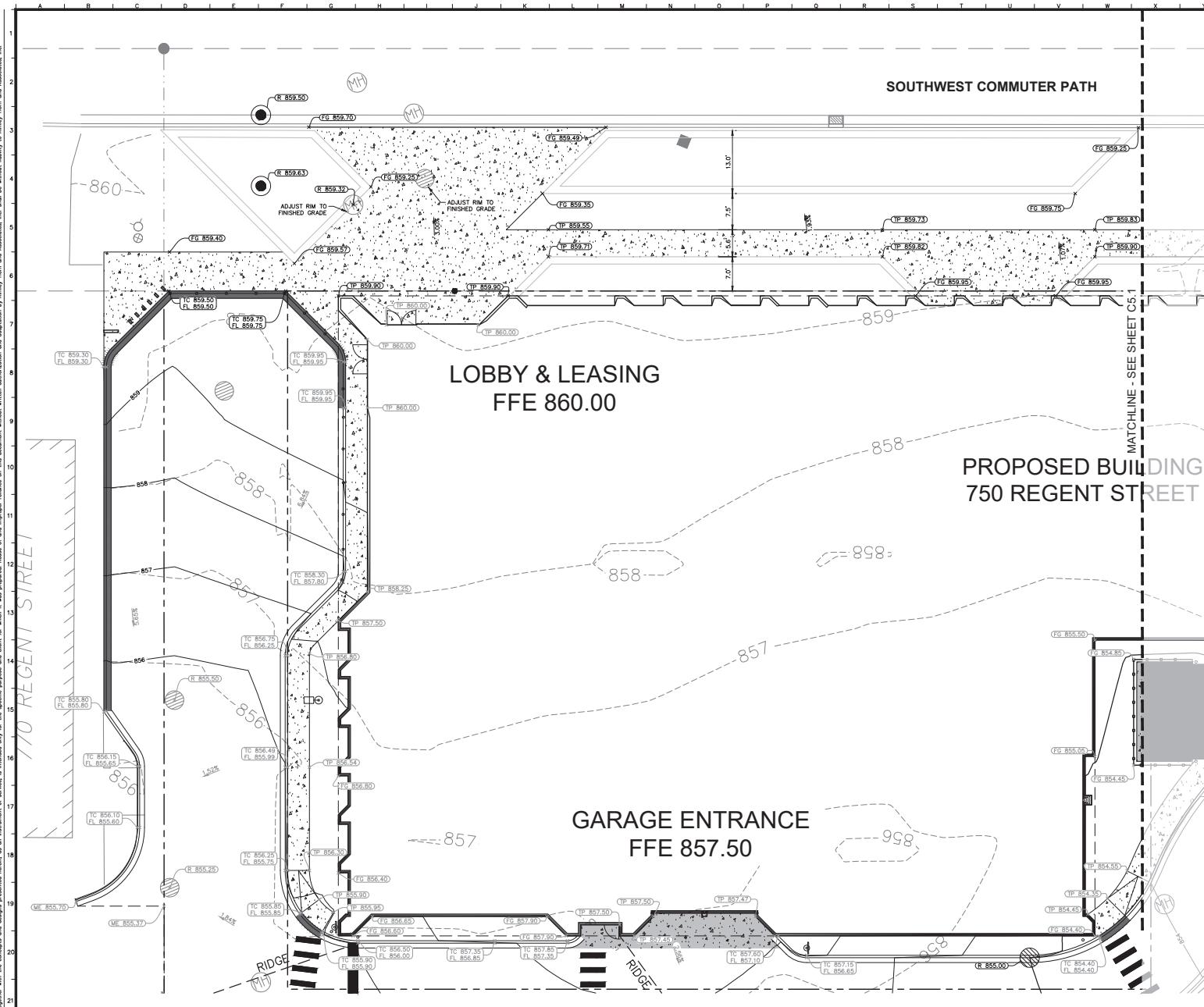


05/09/22
 DATE BY

REVISIONS
 No.

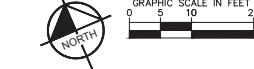
ANDREW W. N.
 HORN
 3603 1/2 E.
 CHICAGO, IL 60611
 (312) 944-3600
 FAX: (312) 944-3605
 E-MAIL: ANDREW.HORN@KHA.COM

SCALE AS NOTED
 DESIGNED BY: JHN
 DRAWN BY: JHN
 CHECKED BY: JHN



DIGGERS HOTLINE

PROJECT NUMBER: 1419
CONTRACT NUMBER: 1918



1. PROVIDE 1/2" EXPANSION JOINTS AT 20' MAXIMUM SPACING AND FILLED WITH PREMOLDED BUTYLINUM EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WEAR FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2' ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" MAXIMUM EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GATES.
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR WALKS AND SIDEWALKS. CONNECTS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK POOL AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALKS

CONCRETE SIDEWALK

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISPARITIES PRIOR TO STARTING WORK.
2. ALL PATHS, SPURS, GRADES, RAMPS AND RAIL ELEVATIONS ARE TO BE ALIGNED AND GUARANTEED TO FLOW LOW ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR IS RESPONSIBLE WITH EXCAVATION, LANDSCAPE AND GRAVITY SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PATHS. GRAVITY CONTRACTOR IS RESPONSIBLE FOR ENSURE EQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPES SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOP IN INACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.00% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPES SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

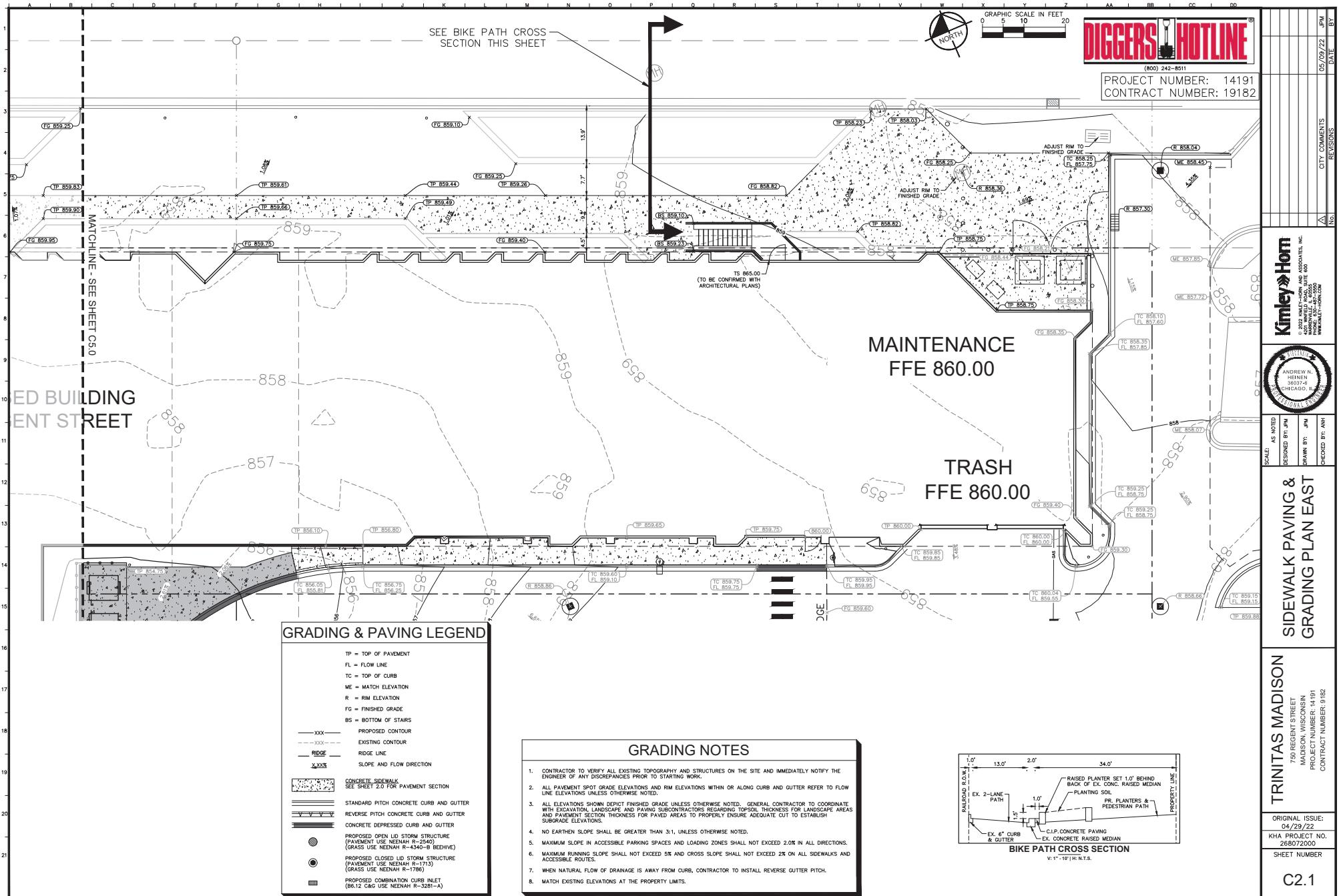
GRADING & PAVING LEGEND

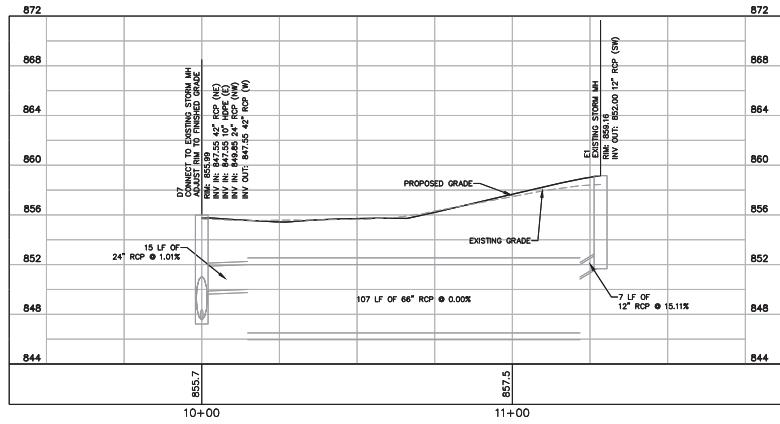
TP = TOP OF PAVEMENT
 FL = FLOW LINE
 TC = TOP OF CURB
 ME = MATCH ELEVATION
 R = RIM ELEVATION
 FG = FINISHED GRADE
 BS = BOTTOM OF STARS
 —XXX— PROPOSED CONTOUR
 - - - XXX - - - EXISTING CONTOUR
 —RIDGE— RIDGE LINE
 X-X-X SLOPE AND FLOW DIRECTION

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TRINITAS MADISON
750 REGENT STREET
MADISON, WISCONSIN
PROJECT NUMBER: R-14191
TENURE: LEASE

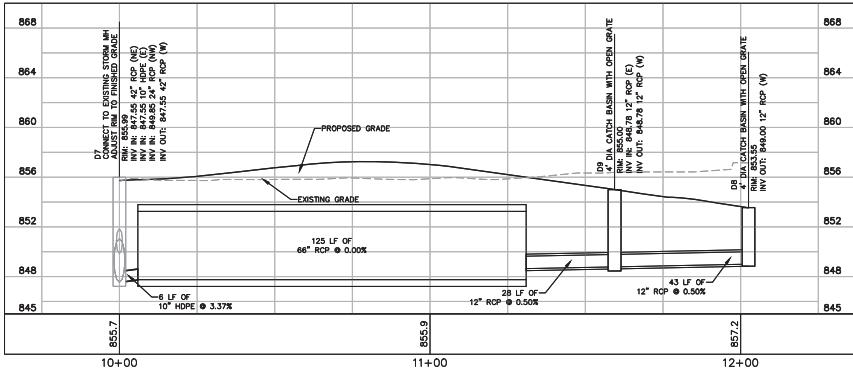
C2.0





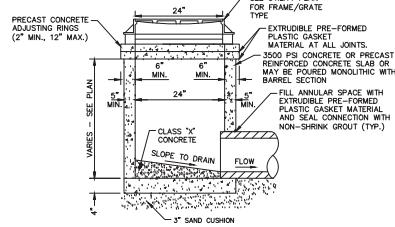
A - EXISTING STORM RETENTION SYSTEM

H: 1" = 20' V: 1" = 5'



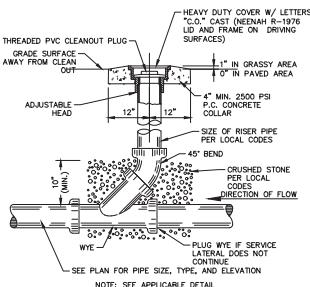
B - PROPOSED STORM RETENTION SYSTEM

H: 1" = 20' V: 1" = 5'



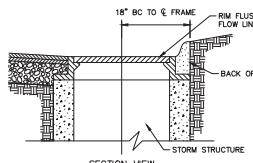
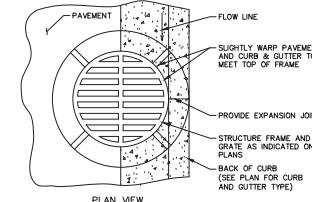
2' DIAMETER STORM INLET

N.T.S.

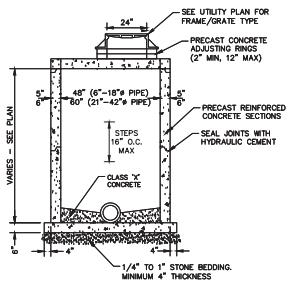


SANITARY/STORM CLEAN-OUT

N.T.S.

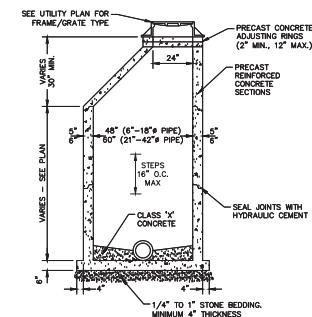


INLET AT CURB FRAME LOCATION



STORM MANHOLE (FLAT TOP)

N.T.S.



STORM MANHOLE TYPE A

N.T.S.



PROJECT NUMBER: 14191
CONTRACT NUMBER: 19182

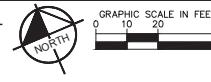
SCALE:	AS NOTED
DESIGNED BY:	jwM
DRAWN BY:	jwM
CHECKED BY:	ANH
REVISIONS:	1A
DATE:	05/09/22
BY:	

Kimley-Horn
 © 2000 Kimley-Horn and Associates, Inc.
 4800 Northland Plaza, Suite 600
 Minneapolis, MN 55411-3000
 PHONE: 612-869-5000
 FAX: 612-869-5050
 WWW.KH.COM

ANDREW W. N.
 HORN
 PROFESSIONAL ENGINEER
 ILLINOIS

TRINITAS MADISON
 750 REGENT STREET
 MADISON, WISCONSIN
 PROJECT NUMBER: 14191
 CONTRACT NUMBER: 9182
 SHEET NUMBER
 C3.1

RAILROAD RIGHT-OF-WAY



DIGGERS HOTLINE

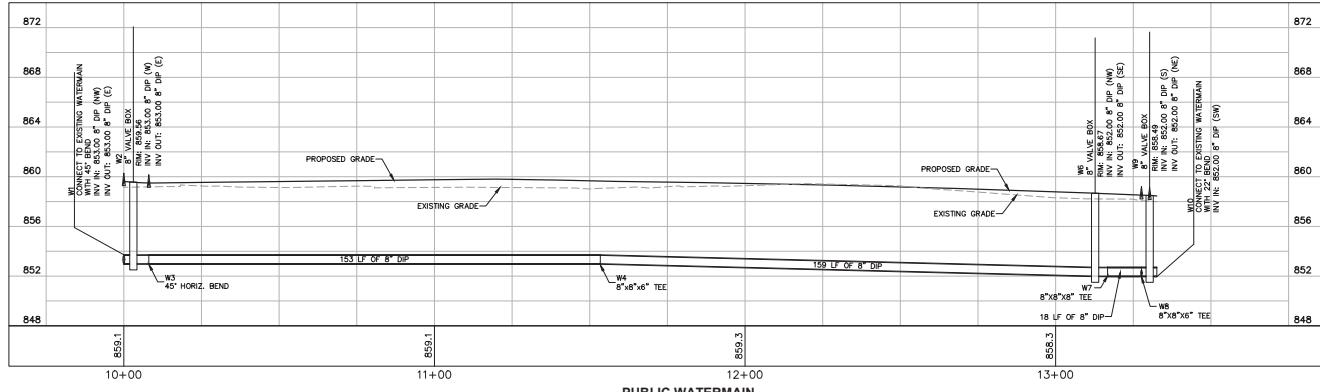
PROJECT NUMBER: 1419
CONTRACT NUMBER: 1918

**EXISTING
HOTEL BUILDING
770 REGENT STREET**

PROPOSED BUILDING
750 REGENT STREET

OFFICE BUILDING
700 REGENT STREET
EXISTING 3-STORY
CONCRETE SIDED BUILDING

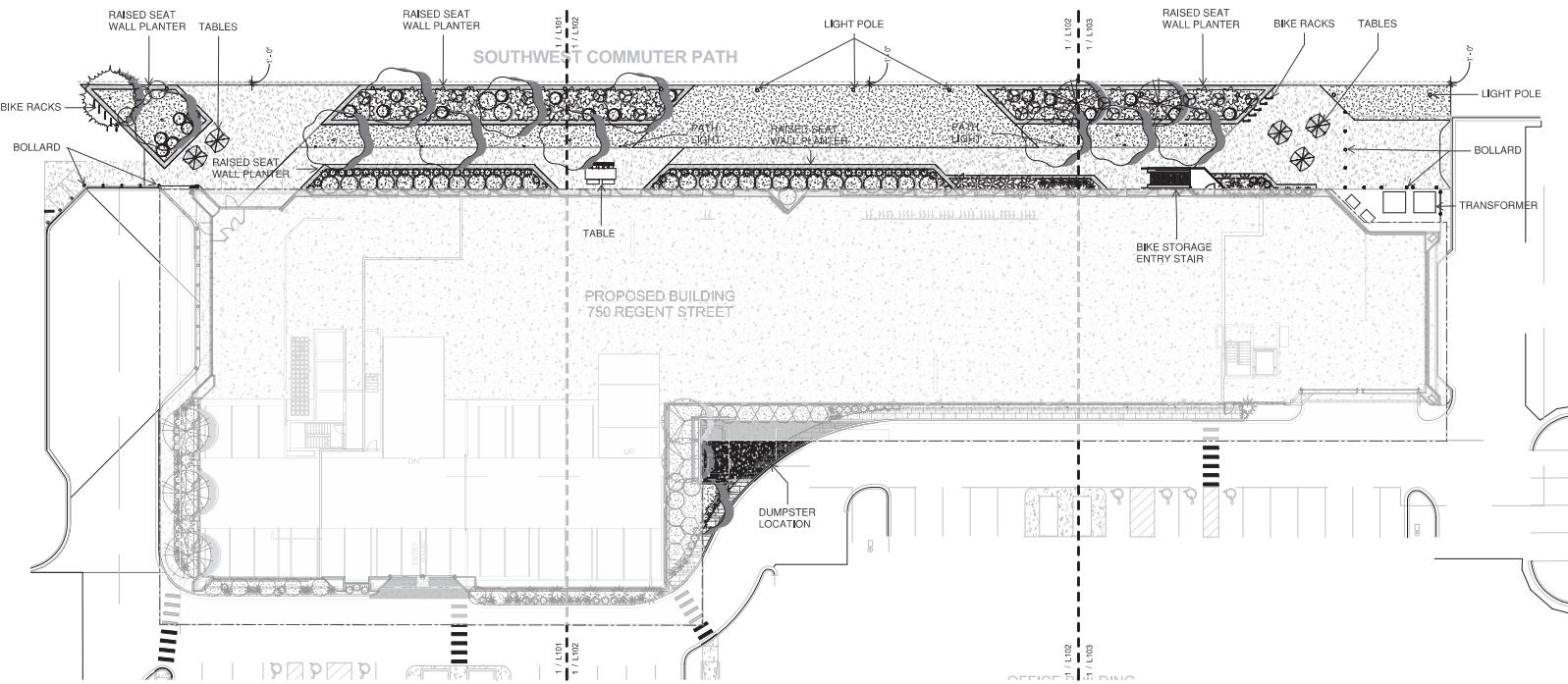
660 W WASHINGTON AVE
PARCEL 251/0709-232-3004-2
CITY STATION ASSOCIATES LIMITED



TRINITAS MADISON
750 REGENT STREET
MADISON, WISCONSIN
PROJECT NUMBER: 14191
CONTRACT NUMBER: 9182

ORIGINAL ISSUE:
04/29/22
KHA PROJECT NO.
268072000
SHEET NUMBER

C4.0



1 SITE - GROUND LANDSCAPE PLANS 1

1' = 20'-0"

GRAPHIC LEGEND:



CERTIFICATION

DRAWN BY	EN
CHECKED BY	GK
COMMISSION NUMBER	2125.04

SHEET TITLE

SITE-GROUND
LANDSCAPE PLAN

SHEET NUMBER

L100

