



- Existing driveway approaches to be abandoned shall be removed and replaced with curb and gutter by the Developer to a plan approved by Engineering and Traffic Engineering.
- Developer to maintain pedestrian access and obtain a Street Occupancy permit as well as Traffic Control Plan if necessary to a plan approved by the City Traffic Engineer.
- Developer to construct traffic signing and marking to a plan approved by the City Traffic Engineer.
- Developer to relocate public sanitary sewer along Odana Road to center sewer on the existing easement and prepare sewer extension permit for submittal by Engineering staff.
- Developer to extend public sanitary sewer along Medical Circle to connect laterals to serve the redevelopment and prepare sewer extension permit for submittal by Engineering staff.
- Developer to extend public storm to serve the redevelopment.
- Developer to construct private sanitary, storm, and water service laterals as needed to serve the redevelopment.
- Developer to coordinate with City Forestry to provide plans for three (3) public street terrace trees adjacent to the project on Odana Road to a plan approved by City Forestry.
- Developer to obtain all necessary street tree removal permits from City Forestry. Currently there are 3 planned street tree removals associated with this project; one (1) on Medical Circle and two (2) on Odana Road.
- Developer to repair or replace existing public sidewalk, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1028.34	SW	1020.32	10"	PVC
		E	1013.79	10"	VCP
SAN-2	1019.06	W	1008.80	10"	VCP
		S	1012.28	6"	PVC
		E	1008.76	10"	VCP

BENCHMARKS		
BENCH ID	ELEVATION	DESCRIPTION
BM-1	1022.55	CUT SQUARE 97 FEET EAST OF SITE, SOUTH SIDE OF ODANA ROAD
BM-2	1032.50	NAIL IN POWER POLE NORTH SIDE OF ODANA ROAD, NORTHWEST OF SITE

# ALTA/NSPS LAND TITLE SURVEY

LOT 2 AND PART OF LOT 4, CERTIFIED SURVEY MAP No. 2567, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS, PAGE 139-143, AS DOCUMENT No. 1536975, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CREATE THE VISION TELL THE STORY

jsdinc.com

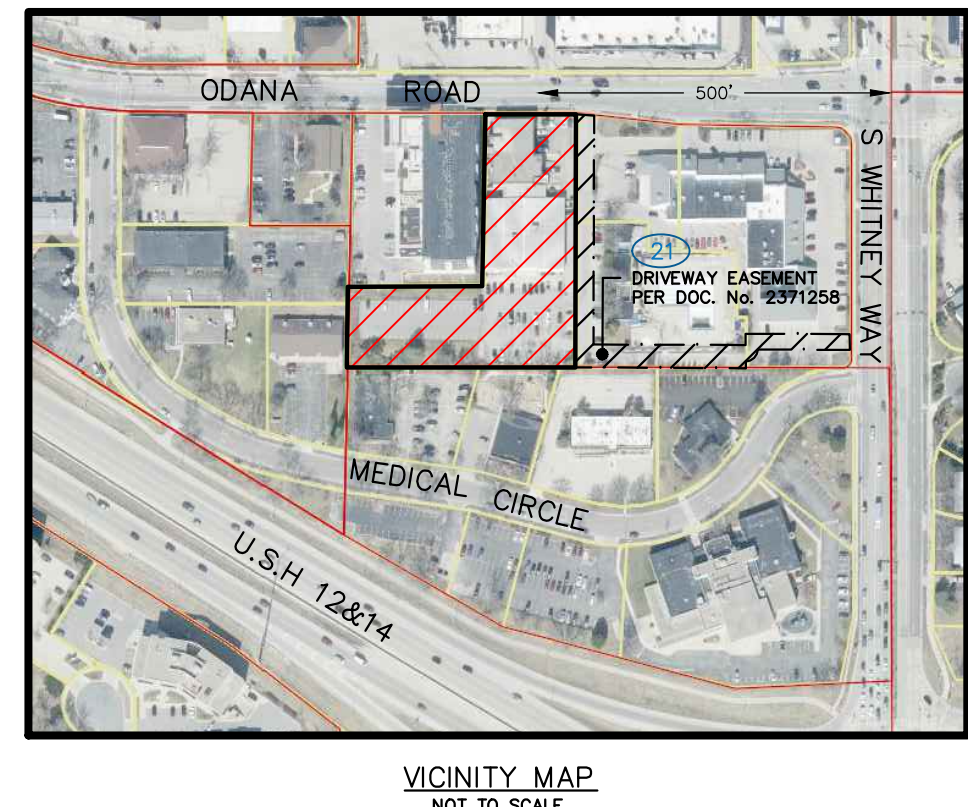
MADISON REGIONAL OFFICE  
567 WEST VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**BEAR DEVELOPMENT, LLC**

CLIENT ADDRESS:  
**4011 88TH STREET  
KENOSHA, WI 53142-4955**

PROJECT:  
**5555 ODANA ROAD**

PROJECT LOCATION:  
**5555 ODANA ROAD  
MADISON, WI  
DANE COUNTY**



- LEGEND**
- GOVERNMENT CORNER
  - COTTON SPINDLE FOUND
  - 2" IRON PIPE FOUND
  - 1" IRON PIPE FOUND
  - 3/4" REBAR FOUND
  - BENCHMARK
  - FINISHED FLOOR SHOT LOCATION
  - SIGN
  - ROCK
  - SANITARY MANHOLE
  - SQUARE CASTED INLET
  - GAS REGULATOR/METER
  - ELECTRIC TRANSFORMER
  - AIR CONDITION UNIT
  - LIGHT POLE
  - POWER POLE W/GUY
  - TELEPHONE PEDESTAL
  - CABLE PEDESTAL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - BUSH
  - STUMP
  - HANDICAP PARKING
  - PLAT BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - JOINT PARKING EASEMENT AGREEMENT
  - LANDSCAPE LIMITS
  - EDGE OF PAVEMENT
  - CONCRETE CURB & GUTTER
  - EDGE OF GRAVEL
  - SANITARY SEWER
  - ST - STORM SEWER
  - N - NATURAL GAS
  - O - OVERHEAD LINE
  - F - FIBER OPTIC
  - U - UNDERGROUND ELECTRIC
  - EDGE OF WOODS OR BRUSH
  - BUILDING
  - INDEX CONTOUR
  - 87.4 - INTERMEDIATE CONTOUR
  - LANDSCAPE AREA
  - BITUMINOUS PAVEMENT
  - RETAINING WALL
  - CONCRETE PAVEMENT
  - GRAVEL
  - PAVEMENT STRIPING
  - END OF FLAGGED UTILITIES
  - MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED ON JUNE 16 & 24, 2025.
  - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T07N, R09E, RECORDED AS NEB91171C.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). BENCHMARK IS A BRASS CAP WITNESSING THE SOUTH QUARTER CORNER OF SECTION 30, T07N, R09E, ELEVATION = 990.47'
  - CONTOUR INTERVAL IS ONE FOOT.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20252414694, 20252414700, 20252414756 AND 20252414787, WITH A CLEAR DATE OF JUNE 16, 2025.
  - UTILITY COMPANIES CONTACTED THRU DIGGER'S HOTLINE: MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS) EVERSTREAM METROPOLITAN UNIFIED NETWORK CONSORTIUM AT&T DISTRIBUTION
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511.
  - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
  - NO TELECOMMUNICATION LINES WERE MARKED BY DIGGER'S HOTLINE AND NO RECORD MAPPING WAS SUPPLIED SHOWING TELECOMMUNICATION LINE CONNECTIONS TO PEDESTALS LOCATED WITHIN THE SUBJECT PROPERTY.

- NOTES CORRESPONDING TO TABLE A REQUIREMENTS:**
- ITEM 2 ADDRESS IS 5555 ODANA ROAD, MADISON, WI.
- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA MAP NUMBER 55025C0415G, EFFECTIVE DATE JANUARY 02, 2009.
- ITEM 6(b) CURRENT ZONING CLASSIFICATION WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.
- ITEM 9 THERE ARE 116 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 118 PARKING SPACES.
- ITEM 11(b) NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 34.17 OF THE UNDERGROUND UTILITIES ACT. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, BY OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE CARRIED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ITEM 14 500' WEST OF ODANA RD AND S WHITNEY WAY INTERSECTION
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
- ITEM 18 THERE ARE OFFSITE PARKING EASEMENTS AND JOINT DRIVEWAY AGREEMENTS FOR THE SUBJECT PROPERTY DISCLOSED IN DOCUMENTS PROVIDED TO AND OBTAINED BY THE SURVEYOR.
- ITEM 20 OFF SITE UTILITY LOCATE IN ADJACENT RIGHT-OF-WAY AND MAPPING OF RIGHT-OF-WAY IMPROVEMENTS.

- NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS**  
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-1263518-MAD, COMMITMENT DATE: MAY 22, 2025 AT 7:30 AM)
- PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
  - EASEMENT FOR COMMON DRIVEWAY RECORDED ON JUNE 23, 1961, IN VOLUME 363, PAGE 479 AS DOCUMENT No. 1027132. MODIFICATION AND/OR AMENDMENT BY INSTRUMENT, FIRST AMENDMENT TO EASEMENT, RECORDING INFORMATION: FEBRUARY 21, 1986, IN VOLUME 7813, PAGE 68, AS DOCUMENT No. 1922511. TERMINATION OF INTEREST AND EGRESS EASEMENT RECORDED ON APRIL 02, 1987, IN VOLUME 9794, PAGE 31, AS DOCUMENT No. 2009865. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
  - RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED JANUARY 12, 1978, IN VOLUME 904 OF RECORDS, PAGE 195, AS DOCUMENT No. 1555603. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED JANUARY 12, 1978, IN VOLUME 904 OF RECORDS, PAGE 197, AS DOCUMENT No. 1555604. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP No. 2567, SUPRME COURT CENTRE CONDOMINIUM PLAT FIRST ADDENDUM REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN, REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. AFFIDAVIT RECORDED AUGUST 05, 1981, IN VOLUME 3002 OF RECORDS, PAGE 81, AS DOCUMENT No. 1715250. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, DATED JANUARY 05, 1982, RECORDED/FILED MARCH 05, 1982, IN VOLUME 3440, PAGE 22, AS DOCUMENT No. 1733914. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - UTILITY EASEMENT TO SWIM CLUB, ITS SUCCESSORS AND ASSIGNS, DATED NOVEMBER 06, 1985, RECORDED/FILED FEBRUARY 14, 1986 IN VOLUME 7795, PAGE 1 AS DOCUMENT No. 1921781. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
  - PARKING EASEMENT RECORDED FEBRUARY 21, 1986, IN VOLUME 7813 OF RECORDS, PAGE 66, AS DOCUMENT No. 1922511. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - SECOND JOINT PARKING AGREEMENT RECORDED MAY 12, 1988, IN VOLUME 11417 OF RECORDS, PAGE 58, AS DOCUMENT No. 2080845. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED NOVEMBER 30, 1988, IN VOLUME 122244 OF RECORDS, PAGE 83, AS DOCUMENT No. 2116512. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - CONCRETE FLUME EASEMENT AGREEMENT RECORDED APRIL 30, 1992, IN VOLUME 18737 OF RECORDS, PAGE 34, AS DOCUMENT No. 2348893. MODIFICATION AND/OR AMENDMENT BY INSTRUMENT, FIRST AMENDMENT TO CONCRETE FLUME EASEMENT AGREEMENT, RECORDING INFORMATION: SEPTEMBER 16, 2020 AS DOCUMENT No. 5637910. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - DRIVEWAY EASEMENT AGREEMENT RECORDED ON JULY 09, 1992, IN VOLUME 19444 OF RECORDS, PAGE 21, AS DOCUMENT No. 2371259. ACKNOWLEDGMENT NOVEMBER 09, 1992, IN VOLUME 20824 OF RECORDS, PAGE 4, AS DOCUMENT No. 2411023. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIMITATIONS, RESERVATIONS, TERMS, LIEN RIGHTS, PROVISIONS AND CHARGES, INCLUDING, BUT NOT LIMITED TO, THE USE OF, AND THE RIGHTS OF OTHERS IN AND TO THE USE OF THE LIMITED COMMON ELEMENTS, CONTAINED IN DECLARATION OF CONDOMINIUM OF SUPRME COURT CENTRE CONDOMINIUM, RECORDED JULY 13, 1992, IN VOLUME 19468 OF RECORDS, PAGE 53, AS DOCUMENT No. 2372107, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, SAID DOCUMENT, AMONG OTHER THINGS, PROVIDES FOR RIGHTS OF FIRST REFUSAL TO PURCHASE. FIRST AMENDMENT TO DECLARATION OF SUPRME COURT CENTRE CONDOMINIUM RECORDED OCTOBER 01, 2015, AS DOCUMENT No. 5187966. SUPRME COURT CENTRE CONDOMINIUM RECORDED JULY 13, 1992, AS DOCUMENT No. 2372108. SUPRME COURT CENTRE CONDOMINIUM, FIRST ADDITION RECORDED OCTOBER 01, 2015, AS DOCUMENT No. 5187967. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - PROVISIONS OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JUNE 08, 1992, BY AND BETWEEN SUPRME COURT, LTD., A WISCONSIN CORPORATION AS LESSOR AND SUPRME ATHLETIC CLUB, INC., A WISCONSIN CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JULY 13, 1992 IN VOLUME 19469, PAGE 1 AS DOCUMENT No. 2372110 OF OFFICIAL RECORDS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - ASSIGNMENT OF RENTS MADE BY BPH LLC, A WISCONSIN LIMITED LIABILITY COMPANY TO CAPITOL BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF WISCONSIN RECORDED FEBRUARY 25, 2020 AS DOCUMENT No. 5662023. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
  - ASSIGNMENT OF RENTS MADE BY BPH LLC, A WISCONSIN LIMITED LIABILITY COMPANY TO ONE COMPANY BANK RECORDED APRIL 02, 2025 AS DOCUMENT No. 6018978. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
  - LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND. THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
  - RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

**LEGAL DESCRIPTION (AS FURNISHED)**  
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-1263518-MAD, COMMITMENT DATE: MAY 22, 2025 AT 7:30 AM)

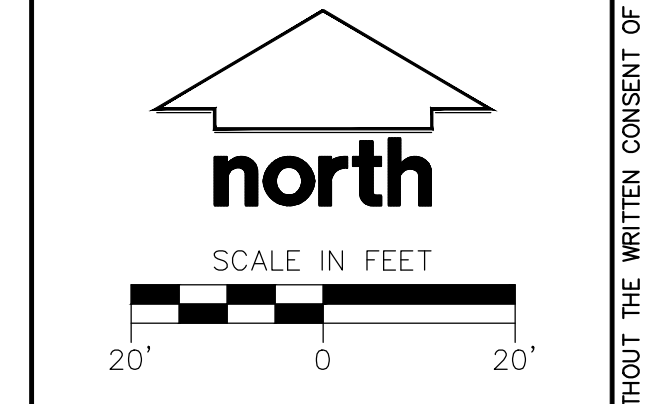
**PARCEL A:**  
UNITS 1 AND 2 IN THE SUPRME COURT CENTRE CONDOMINIUM CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON JULY 13, 1992 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 19468, PAGE 53, AS DOCUMENT No. 2372107, AND ANY AMENDMENTS THERETO, AND BY ITS CONDOMINIUM PLAT RECORDED ON JULY 13, 1992, FOR INFORMATIONAL PURPOSES ONLY.  
TAX KEY NUMBER: 251/0709-303-0213-1 (UNIT 2) AND 251/0709-303-0216-5 (UNIT 1)  
PROPERTY ADDRESS: 5555 ODANA ROAD, MADISON, WI

**SURVEYOR'S CERTIFICATE**  
TO:  
i) BEAR CAPITAL, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,  
ii) BPH LLC,  
iii) FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(c), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 16 & 24, 2025.



TODD J. BLUER, S-2614  
PROFESSIONAL LAND SURVEYOR  
Email: todd.bluer@jsdinc.com  
Website: www.jsdinc.com



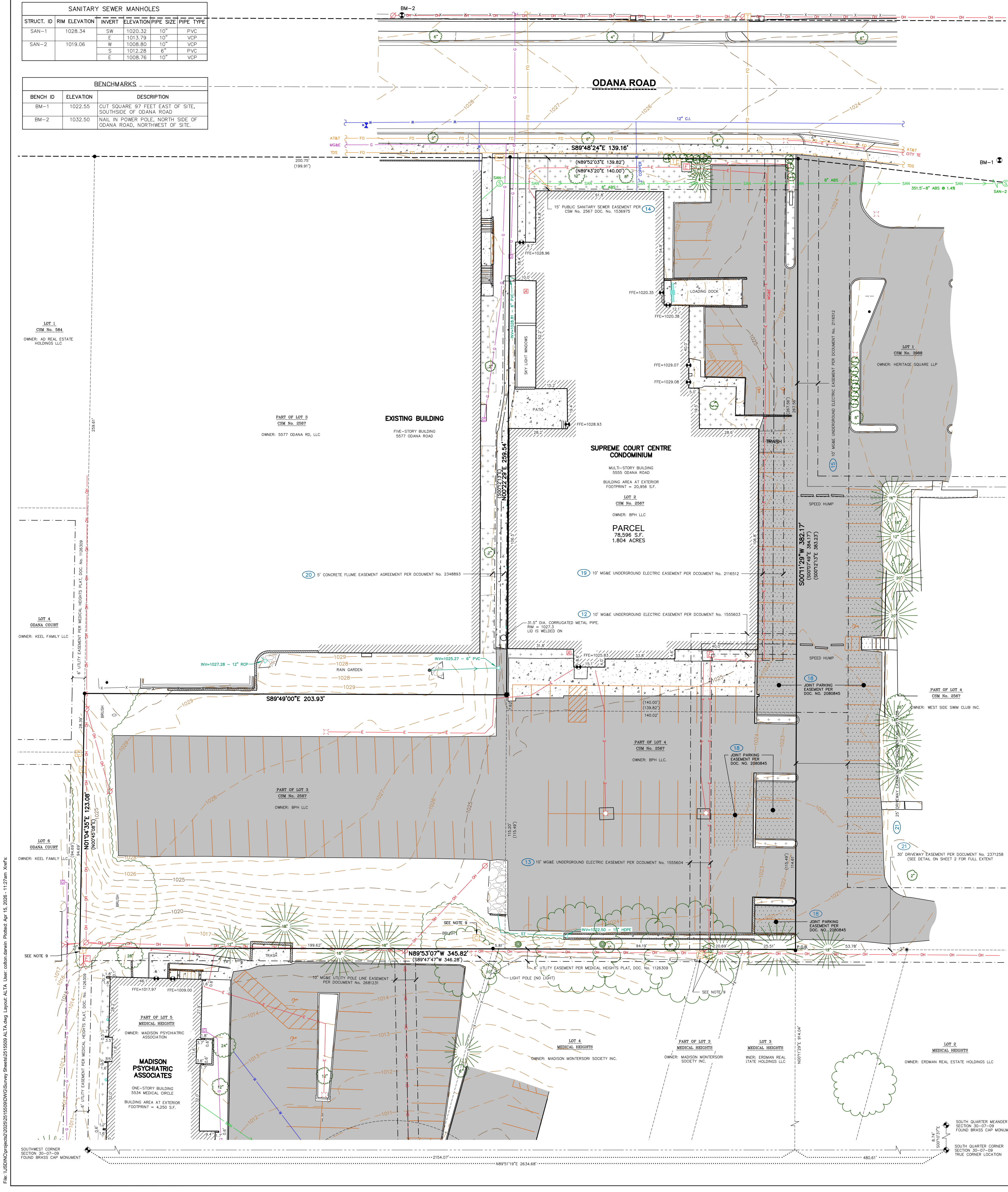
**MODIFICATIONS:**

#	Date	Description
1	11/05/25	LOCATED ADDITIONAL TREES
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CMD 07/15/25  
SHEET TITLE:  
**ALTA/NSPS LAND  
TITLE SURVEY**

SHEET NUMBER:  
**1 OF 1**

PROJECT NO: 25-16009

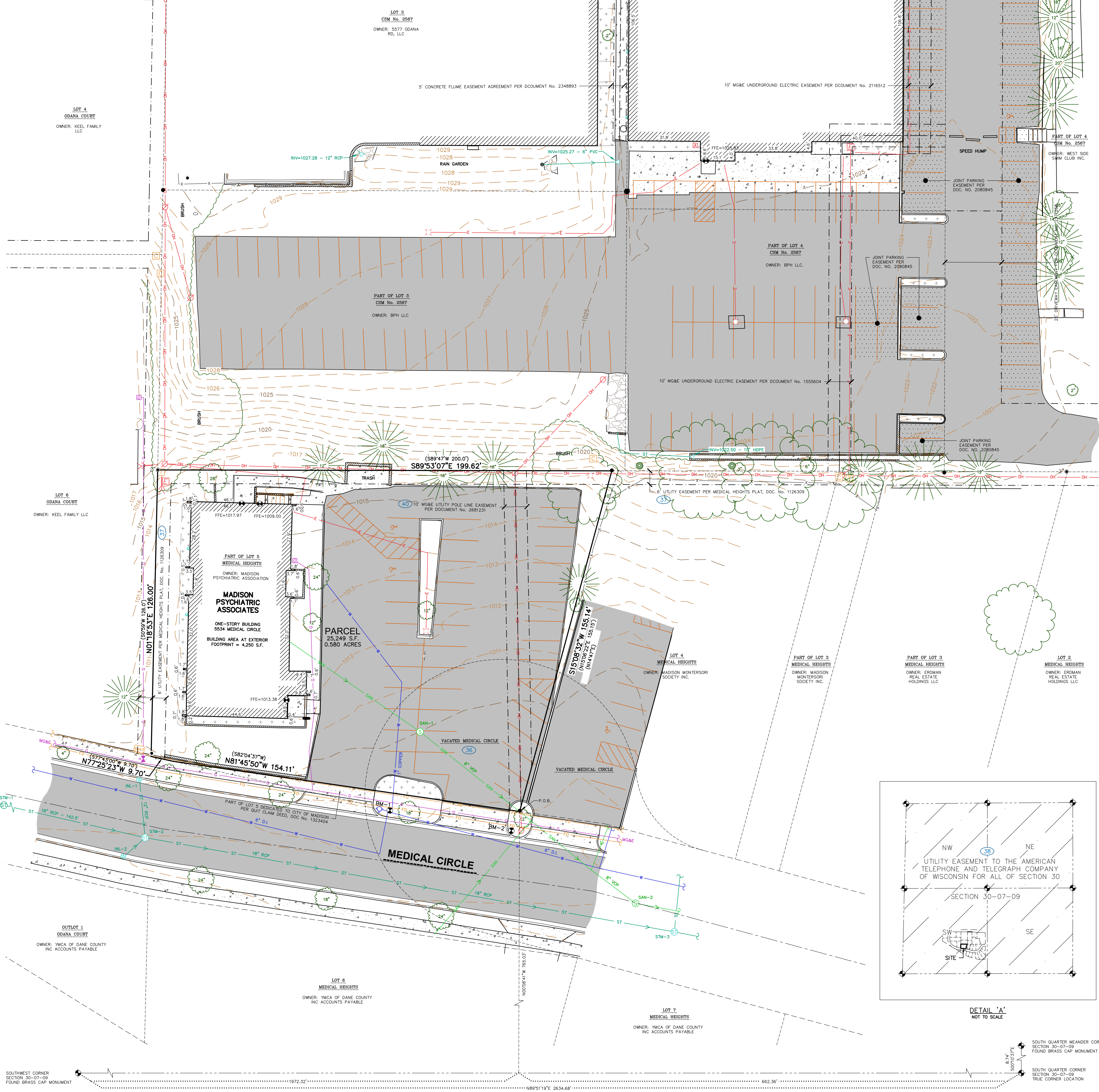


SANITARY SEWER MANHOLES						
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	
SAN-1	1009.99	NW	1000.29	8"	PVC	
SAN-2	1008.04	SE	1000.11	8"	VCP	
SAN-3	1008.04	NW	999.14	8"	VCP	
SAN-4	1008.04	E	999.11	8"	VCP	

STORM SEWER MANHOLES						
STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE	
STM-1	1009.86	SW	1006.12	12"	RCP	
STM-2	1008.98	N	1006.02	12"	RCP	
STM-3	1007.59	NW	1005.95	18"	RCP	
		SE	1005.90	18"	RCP	
		SW	1005.77	12"	RCP	
		N	1005.63	12"	RCP	
		NW	1005.18	18"	RCP	
		SE	1005.13	18"	RCP	
		N	1004.40	12"	RCP	
		NW	1004.24	18"	RCP	
		SE	1004.04	18"	RCP	

BENCHMARKS		
BENCH ID	ELEVATION	DESCRIPTION
BM-1	1011.92	TOP NUT OF WATER HYDRANT IN MEDIUM IN BETWEEN DRIVEWAY ENTRANCES.
BM-2	1009.61	NAIL IN POWER POLE AT SOUTHEAST CORNER OF SITE IN TERRACE.

STORM SEWER INLETS						
STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE	
INL-1	1008.87	S	1006.21	12"	RCP	
INL-2	1008.42	N	1006.02	12"	RCP	



### ALTA/NSPS LAND TITLE SURVEY

LOT 5, MEDICAL HEIGHTS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PORTION DEEDED TO THE CITY OF MADISON FOR HIGHWAY PURPOSES RECORDED IN VOLUME 335 OF RECORDS, PAGE 177, AS DOCUMENT NO. 1323404. TOGETHER WITH THAT PART OF VACATED MEDICAL CIRCLE DESCRIBED IN RESOLUTION RECORDED IN VOLUME 380 OF RECORDS, PAGE 236 AS DOCUMENT NO. 1341365, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

- LEGEND**
- GOVERNMENT CORNER
  - COTTON SPINDLE FOUND
  - 2" IRON PIPE FOUND
  - 1" IRON PIPE FOUND
  - 3/4" REBAR FOUND
  - BENCHMARK
  - FINISHED FLOOR SHOT LOCATION
  - SIGN
  - ROCK
  - SANITARY MANHOLE
  - WATER VALVE
  - SQUARE CASTED INLET
  - GAS REGULATOR/METER
  - ELECTRIC TRANSFORMER
  - AIR CONDITION UNIT
  - LIGHT POLE
  - POWER POLE W/GUY
  - TELEPHONE PEDESTAL
  - CABLE PEDESTAL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - BUSH
  - HANDICAP PARKING
  - PLAT BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - CONCRETE CURB & GUTTER
  - LANDSCAPE LIMITS
  - FENCE LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - CONCRETE CURB & GUTTER
  - EDGE OF GRAVEL
  - SANITARY SEWER
  - STORM SEWER
  - NATURAL GAS
  - OVERHEAD LINE
  - FIBER OPTIC
  - UNDERGROUND ELECTRIC
  - EDGE OF WOODS OR BRUSH
  - BUILDING
  - INTERMEDIATE CONTOUR
  - LANDSCAPE AREA
  - BITUMINOUS PAVEMENT
  - RETAINING WALL
  - CONCRETE PAVEMENT
  - GRAVEL
  - PAVEMENT STRIPING
  - END OF FLAGGED UTILITIES
  - MEASUREMENTS RECORDING AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



- NOTES**
- FIELD WORK PERFORMED ON JUNE 16 & 24, 2025.
  - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T07N, R09E, RECORDED AS 89051919E.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP WITNESSING THE SOUTH QUARTER CORNER OF SECTION 30, T07N, R09E, ELEVATION = 990.47
  - CONTOUR INTERVAL IS ONE FOOT.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 5 20252414700, 20252414700, 20252414700, 20252414700, 20252414700, WITH A CLEAR DATE OF JUNE 16, 2025.
  - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS), EVERESTREAM, CHARTER COMMUNICATIONS, AMERICAN TRANSMISSION COMPANY, TDS METROCOM, METROPOLITAN UNIFIED NETWORK CONSORTIUM, AT&T DISTRIBUTION.
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
  - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
  - NO TELECOMMUNICATION LINES WERE MARKED BY DIGGERS HOTLINE AND NO RECORD MAPPING WAS SUPPLIED SHOWING TELECOMMUNICATION LINE CONNECTIONS TO PEDESTALS LOCATED WITHIN THE SUBJECT PROPERTY.

- NOTES CORRESPONDING TO TABLE A REQUIREMENTS:**
- ITEM 2 ADDRESS IS 5534 MEDICAL CIRCLE, MADISON, WI.
  - ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA MAP NUMBER 5502500415G, EFFECTIVE DATE JANUARY 02, 2009.
  - ITEM 4(b) CURRENT ZONING CLASSIFICATION WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.
  - ITEM 9 THERE ARE 36 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 38 PARKING SPACES.
  - ITEM 11(b) NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARDS TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.1(1)(b) TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
  - ITEM 14 SUBJECT PARCEL IS 893' FROM ODANA ROAD AND MEDICAL CIRCLE INTERSECTION.
  - ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
  - ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
  - ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
  - ITEM 20 OFF SITE UTILITY LOCATE IN ADJACENT RIGHT-OF-WAY AND MAPPING OF RIGHT-OF-WAY IMPROVEMENTS.

- NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS**  
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1263518-MAD, COMMITMENT DATE: MAY 22, 2025 AT 7:30 AM)
- (35) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HERON.
  - (36) RIGHTS FOR ENTRANCE TO, MAINTENANCE, CONSTRUCTION, OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE PORTION OF THE INSURED PREMISES LYING WITHIN VACATED MEDICAL CIRCLE, PURSUANT TO SECTION 66.100(2) (A) WISCONSIN STATUTES. RESOLUTION RECORDED SEPTEMBER 20, 1972, IN VOLUME 380 OF RECORDS, PAGE 236 AS DOCUMENT NO. 1341366. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HERON.
  - (37) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAN OF MEDICAL HEIGHTS, AS RECORDED IN VOLUME 29, PAGE 283 AS DOCUMENT NO. 1126309 ON MARCH 18, 1965, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HERON.
  - (38) UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY OF WISCONSIN, DATED NOVEMBER 11, 1929, RECORDED/FILED JULY 17, 1930 IN VOLUME 92 OF MISCELLANEOUS, PAGE 285 AS DOCUMENT NO. 518042. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE WHICH IS PLOTTED IN DETAIL 'A'.
  - (39) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED ON OCTOBER 21, 1959 IN VOLUME 701, PAGE 213 AS DOCUMENT NO. 990578, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HERON.
  - (40) UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED DECEMBER 09, 1994, RECORDED/FILED JUNE 12, 1995 IN VOLUME 30037 OF RECORDS, PAGE 56 AS DOCUMENT NO. 2488231. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HERON.
  - (41) MORTGAGE DATED NOVEMBER 06, 2024 AND RECORDED NOVEMBER 07, 2024 AS DOCUMENT NO. 5995238, MADE BY BPH LLC, A WISCONSIN LIMITED LIABILITY COMPANY, TO ONE COMMUNITY BANK, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$650,000.00, AND THE TERMS AND CONDITIONS THEREOF. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HERON.
  - (42) ASSIGNMENT OF RENTS MADE BY BPH LLC, A WISCONSIN LIMITED LIABILITY COMPANY TO ONE COMMUNITY BANK RECORDED NOVEMBER 07, 2024 AS DOCUMENT NO. 5995239. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HERON.
  - (43) LENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND. THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HERON.
  - (44) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HERON.

**LEGAL DESCRIPTION (AS FURNISHED)**  
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1263518-MAD, COMMITMENT DATE: MAY 22, 2025 AT 7:30 AM)

**PARCEL A:**  
LOT 5, MEDICAL HEIGHTS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PORTION DEEDED TO THE CITY OF MADISON FOR HIGHWAY PURPOSES RECORDED IN VOLUME 335 OF RECORDS, PAGE 177, AS DOCUMENT NO. 1323404.  
TOGETHER WITH THAT PART OF VACATED MEDICAL CIRCLE DESCRIBED IN RESOLUTION RECORDED IN VOLUME 380 OF RECORDS, PAGE 236 AS DOCUMENT NO. 1341365.  
FOR INFORMATIONAL PURPOSES ONLY:  
TAX KEY NUMBER: 251/0709-303-0206-6  
PROPERTY ADDRESS: 5534 MEDICAL CIRCLE, MADISON

**SURVEYOR'S CERTIFICATE**  
TO:  
1) BEAR CAPITAL, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,  
2) BPH LLC,  
3) FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 17, AND 20 OF TABLE A. THEREBY, THE FIELD WORK WAS COMPLETED ON \_\_\_\_\_ DATE \_\_\_\_\_  
TODD J. BUHR, S-2614 PROFESSIONAL LAND SURVEYOR  
Email: 1068.tbuhr@jpsinc.com Website: www.jpsinc.com



CREATE THE VISION TELL THE STORY

jsdinc.com

**MADISON REGIONAL OFFICE**  
507 WEST VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**BEAR DEVELOPMENT, LLC**

PROJECT ADDRESS:  
**4011 88TH STREET  
KENOSHA, WI 53142-4955**

PROJECT:  
**5555 ODANA ROAD**

PROJECT LOCATION:  
**5555 ODANA ROAD  
MADISON, WI  
DANE COUNTY**

SCALE IN FEET  
20' 0 20'

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

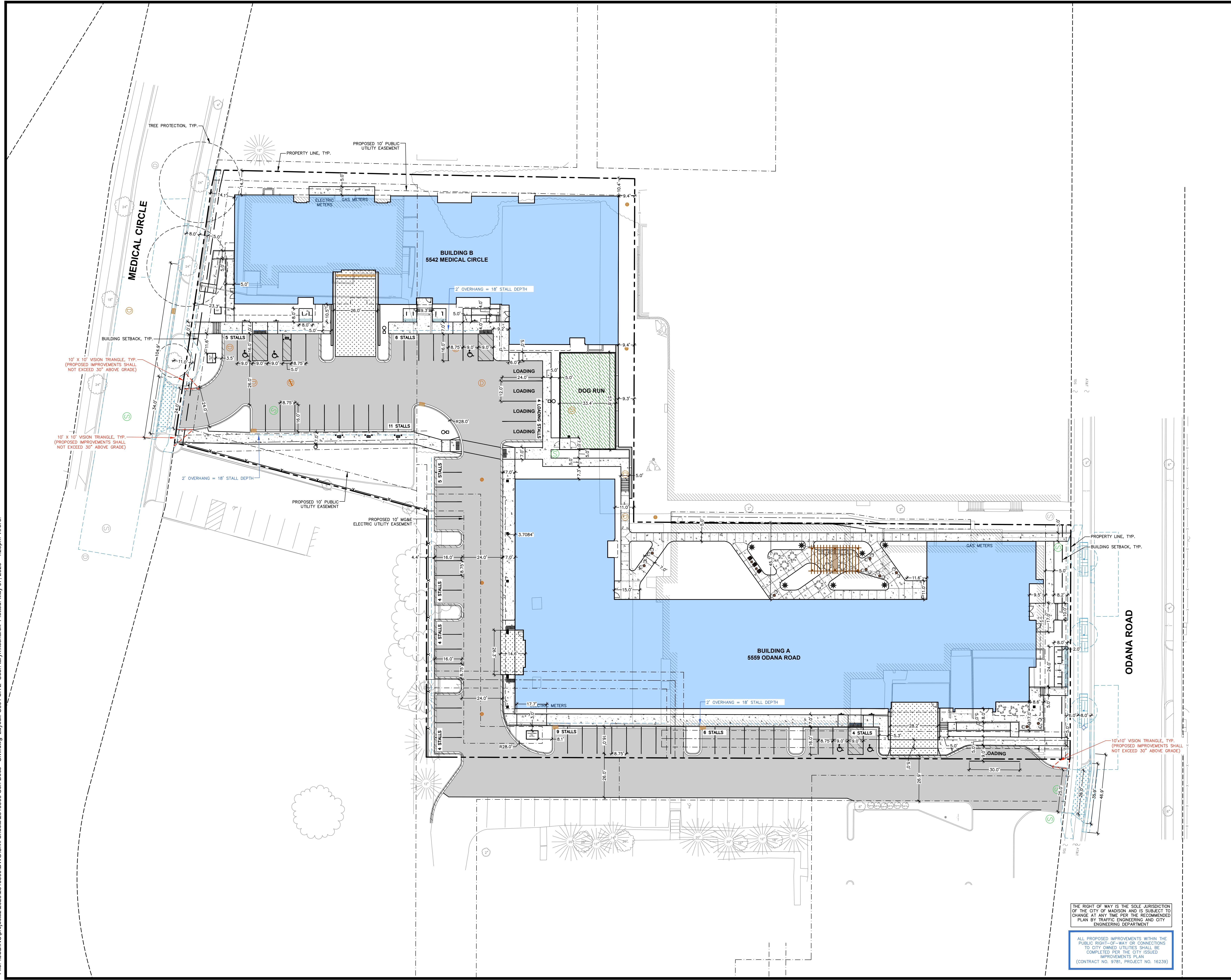
Prepared By: JK 07/15/25  
SHEET TITLE:  
**ALTA/NSPS LAND TITLE SURVEY**  
SHEET NUMBER:  
**1 OF 1**

PROJECT NO: 25-10009

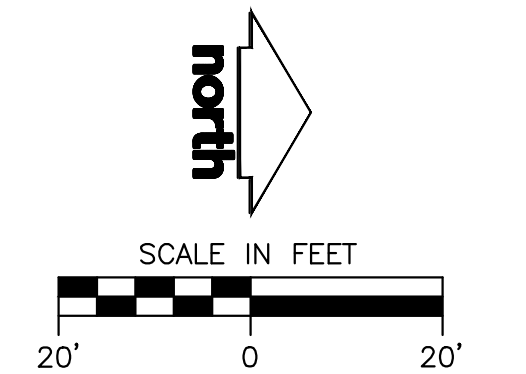
File: JSDINC\20250515\5555ODANA\Survey Sheet\2510009 ALTA 2.dwg, Layout: ALTA.ctb, User: colton.dawson, Plotted: Apr 15, 2025, 11:28am, Xref:



File: \\JSD\projects\2025\2515509\DWG\Civil\Sheets\2515509\DWG\Civil\Layout: C301 SITE User: tapyn.kosharek Plotted: May 07, 2026 - 4:23pm Xrefs:



5555 ODANA ROAD



**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

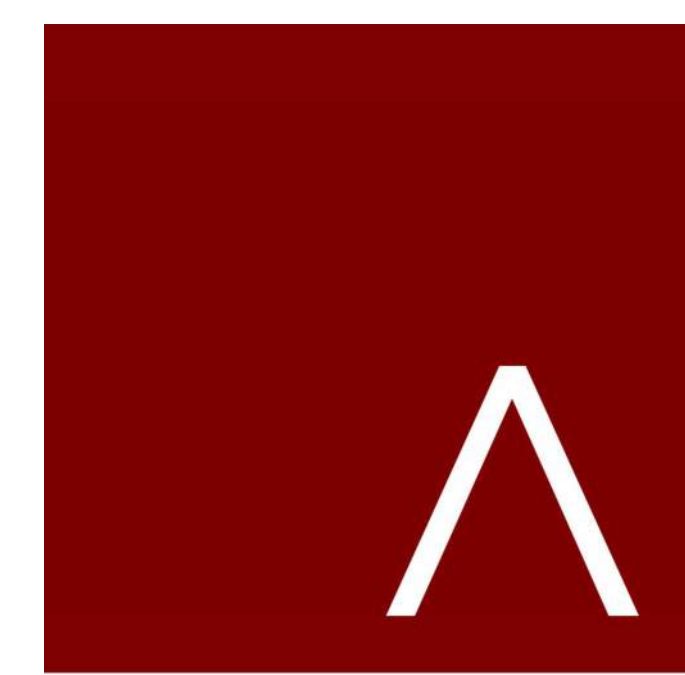
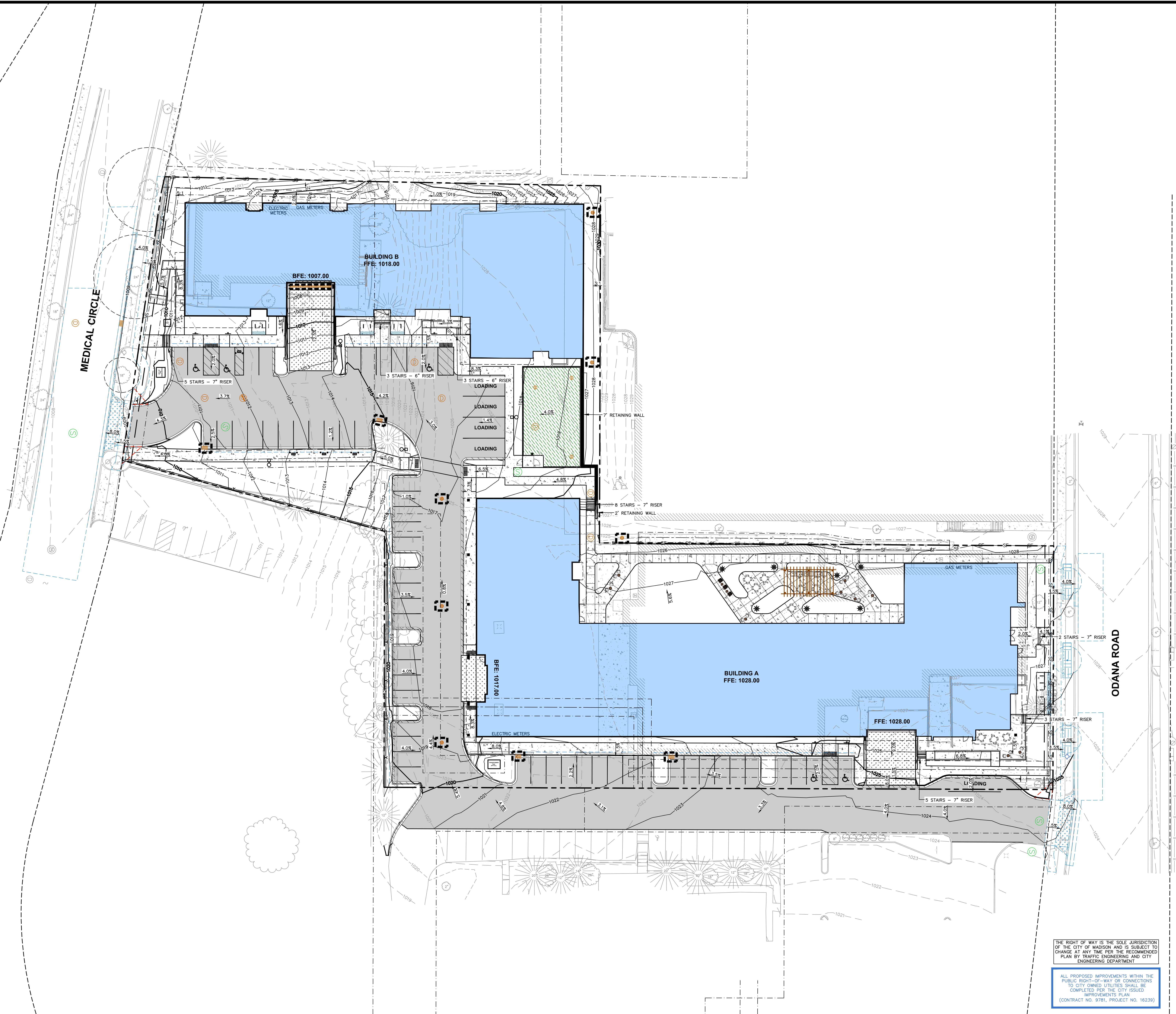
LAND USE/UDC INITIAL	01/05/2026
50% DD SUBMITTAL	02/04/2026
DD PROGRESS SET	02/20/2026
LAND USE/UDC FINAL	03/30/2026
100% DD SET	04/08/2026
SPV SUBMITTAL	04/23/2026

SHEET TITLE  
**SITE PLAN - DIMENSIONED**

SHEET NUMBER  
**C301**

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.  
ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN  
(CONTRACT NO. 9781, PROJECT NO. 16239)

File: \\JSD\projects\2025\2515509\DWG\Civil Sheets\2515509 Con Docs - Civil.dwg Layout: C400 GRADING User: tarayn.kosharek Plotted: May 07, 2026 - 4:22pm Xrefs:

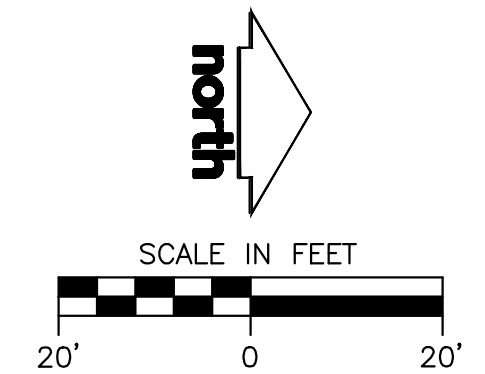


**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W25-0507-01

**JSD**  
CREATE THE VISION TELL THE STORY  
jsdinc.com  
MADISON REGIONAL OFFICE  
507 WEST VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53599  
P. 608.848.5060

5555 ODANA ROAD



**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

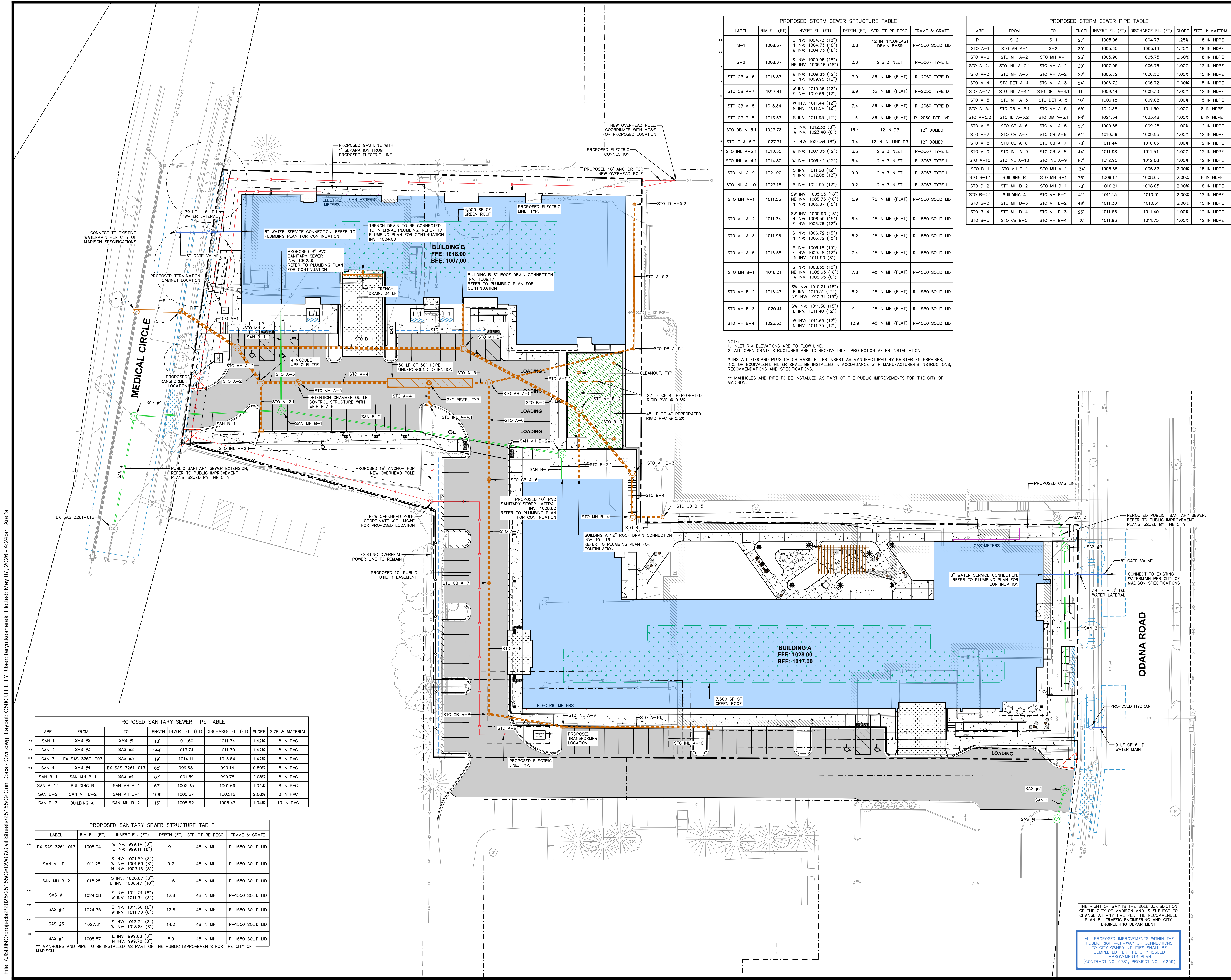
LAND USE/UDC INITIAL	01/05/2026
50% DD SUBMITTAL	02/06/2026
DD PROGRESS SET	02/20/2026
LAND USE/UDC FINAL	03/30/2026
100% DD SET	04/08/2026
SPV SUBMITTAL	04/23/2026

SHEET TITLE  
**GRADING AND EROSION CONTROL**

SHEET NUMBER  
**C400**

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. 9781, PROJECT NO. 16239)



PROPOSED STORM SEWER STRUCTURE TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
S-1	1008.57	E INV: 1004.73 (18") N INV: 1004.73 (18") W INV: 1004.73 (18")	3.8	12 IN NYLOPLAST DRAIN BASIN	R-1550 SOLID LID
S-2	1008.67	S INV: 1005.06 (18") NE INV: 1005.16 (18")	3.6	2 x 3 INLET	R-3067 TYPE L
STO CB A-6	1016.87	W INV: 1009.85 (12") E INV: 1009.95 (12")	7.0	36 IN MH (FLAT)	R-2050 TYPE D
STO CB A-7	1017.41	W INV: 1010.56 (12") E INV: 1010.66 (12")	6.9	36 IN MH (FLAT)	R-2050 TYPE D
STO CB A-8	1018.84	W INV: 1011.44 (12") N INV: 1011.54 (12")	7.4	36 IN MH (FLAT)	R-2050 TYPE D
STO CB B-5	1013.53	S INV: 1011.93 (12")	1.6	36 IN MH (FLAT)	R-2050 BEEHIVE
STO DB A-5.1	1027.73	S INV: 1012.38 (8") W INV: 1023.48 (8")	15.4	12 IN DB	12" DOMED
STO ID A-5.2	1027.71	E INV: 1024.34 (8")	3.4	12 IN IN-LINE DB	12" DOMED
STO INL A-2.1	1010.50	W INV: 1007.05 (12")	3.5	2 x 3 INLET	R-3067 TYPE L
STO INL A-4.1	1014.80	W INV: 1009.44 (12")	5.4	2 x 3 INLET	R-3067 TYPE L
STO INL A-9	1021.00	S INV: 1011.98 (12") N INV: 1012.08 (12")	9.0	2 x 3 INLET	R-3067 TYPE L
STO INL A-10	1022.15	S INV: 1012.95 (12")	9.2	2 x 3 INLET	R-3067 TYPE L
STO MH A-1	1011.55	SW INV: 1005.90 (18") NE INV: 1005.75 (18") N INV: 1005.87 (18")	5.9	72 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-2	1011.34	SW INV: 1005.90 (18") NE INV: 1006.50 (15") E INV: 1006.76 (12")	5.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-3	1011.95	S INV: 1006.72 (15") N INV: 1006.72 (15")	5.2	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-5	1016.58	S INV: 1009.18 (15") E INV: 1009.28 (12") N INV: 1011.50 (8")	7.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-1	1016.31	S INV: 1008.55 (18") NE INV: 1008.65 (18") W INV: 1008.65 (8")	7.8	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-2	1018.43	SW INV: 1010.21 (18") E INV: 1010.31 (12") NE INV: 1010.31 (15")	8.2	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-3	1020.41	SW INV: 1011.30 (15") E INV: 1011.40 (12")	9.1	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-4	1025.53	W INV: 1011.65 (12") N INV: 1011.75 (12")	13.9	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED STORM SEWER PIPE TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	S-2	S-1	27'	1005.06	1004.73	1.25%	18 IN HDPE
STO A-1	STO MH A-1	S-2	39'	1005.65	1005.16	1.25%	18 IN HDPE
STO A-2	STO MH A-2	STO MH A-1	25'	1005.90	1005.75	0.60%	18 IN HDPE
STO A-2.1	STO INL A-2.1	STO MH A-2	29'	1007.05	1006.76	1.00%	12 IN HDPE
STO A-3	STO MH A-3	STO MH A-2	22'	1006.72	1006.50	1.00%	15 IN HDPE
STO A-4	STO DET A-4	STO MH A-3	54'	1006.72	1006.72	0.00%	15 IN HDPE
STO A-4.1	STO INL A-4.1	STO DET A-4.1	11'	1009.44	1009.33	1.00%	12 IN HDPE
STO A-5	STO MH A-5	STO DET A-5	10'	1009.18	1009.08	1.00%	15 IN HDPE
STO A-5.1	STO DB A-5.1	STO MH A-5	88'	1012.38	1011.50	1.00%	8 IN HDPE
STO A-5.2	STO ID A-5.2	STO DB A-5.1	86'	1024.34	1023.48	1.00%	8 IN HDPE
STO A-6	STO CB A-6	STO MH A-5	57'	1009.85	1009.28	1.00%	12 IN HDPE
STO A-7	STO CB A-7	STO CB A-6	61'	1010.56	1009.95	1.00%	12 IN HDPE
STO A-8	STO CB A-8	STO CB A-7	78'	1011.44	1010.66	1.00%	12 IN HDPE
STO A-9	STO INL A-9	STO CB A-8	44'	1011.98	1011.54	1.00%	12 IN HDPE
STO A-10	STO INL A-10	STO INL A-9	87'	1012.95	1012.08	1.00%	12 IN HDPE
STO B-1	STO MH B-1	STO MH A-1	134'	1008.55	1005.87	2.00%	18 IN HDPE
STO B-1.1	BUILDING B	STO MH B-1	26'	1009.17	1008.65	2.00%	8 IN HDPE
STO B-2	STO MH B-2	STO MH B-1	78'	1010.21	1008.65	2.00%	18 IN HDPE
STO B-2.1	BUILDING A	STO MH B-2	41'	1011.13	1010.31	2.00%	12 IN HDPE
STO B-3	STO MH B-3	STO MH B-2	49'	1011.30	1010.31	2.00%	15 IN HDPE
STO B-4	STO MH B-4	STO MH B-3	25'	1011.65	1011.40	1.00%	12 IN HDPE
STO B-5	STO CB B-5	STO MH B-4	18'	1011.93	1011.75	1.00%	12 IN HDPE

PROPOSED SANITARY SEWER PIPE TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN 1	SAS #2	SAS #1	18'	1011.60	1011.34	1.42%	8 IN PVC
SAN 2	SAS #3	SAS #2	144'	1013.74	1011.70	1.42%	8 IN PVC
SAN 3	EX SAS 3260-003	SAS #3	19'	1014.11	1013.84	1.42%	8 IN PVC
SAN 4	SAS #4	EX SAS 3261-013	68'	999.68	999.14	0.80%	8 IN PVC
SAN B-1	SAN MH B-1	SAS #4	87'	1001.59	999.78	2.08%	8 IN PVC
SAN B-1.1	BUILDING B	SAN MH B-1	63'	1002.35	1001.69	1.04%	8 IN PVC
SAN B-2	SAN MH B-2	SAN MH B-1	169'	1006.67	1003.16	2.08%	8 IN PVC
SAN B-3	BUILDING A	SAN MH B-2	15'	1008.62	1008.47	1.04%	10 IN PVC

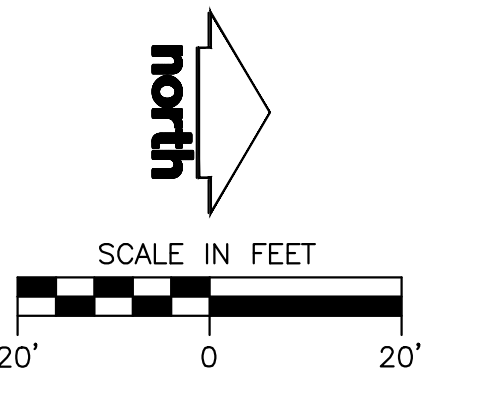
PROPOSED SANITARY SEWER STRUCTURE TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
EX SAS 3261-013	1008.04	W INV: 999.14 (8") S INV: 1001.59 (8") E INV: 1001.69 (8") N INV: 1003.16 (8")	9.1	48 IN MH	R-1550 SOLID LID
SAN MH B-1	1011.28	S INV: 1006.67 (8") E INV: 1008.47 (10")	9.7	48 IN MH	R-1550 SOLID LID
SAN MH B-2	1018.25	S INV: 1006.67 (8") E INV: 1008.47 (10")	11.6	48 IN MH	R-1550 SOLID LID
SAS #1	1024.08	E INV: 1011.24 (8") W INV: 1011.34 (8")	12.8	48 IN MH	R-1550 SOLID LID
SAS #2	1024.35	E INV: 1011.60 (8") W INV: 1011.70 (8")	12.8	48 IN MH	R-1550 SOLID LID
SAS #3	1027.81	E INV: 1013.74 (8") W INV: 1013.84 (8")	14.2	48 IN MH	R-1550 SOLID LID
SAS #4	1008.57	E INV: 999.68 (8") N INV: 999.78 (8")	8.9	48 IN MH	R-1550 SOLID LID

NOTE:  
 1. INLET RIM ELEVATIONS ARE TO FLOW LINE.  
 2. ALL OPEN GRATE STRUCTURES ARE TO RECEIVE INLET PROTECTION AFTER INSTALLATION.  
 \* INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.  
 \*\* MANHOLES AND PIPE TO BE INSTALLED AS PART OF THE PUBLIC IMPROVEMENTS FOR THE CITY OF MADISON.



5555 ODANA ROAD



**PROGRESS DOCUMENTS**  
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

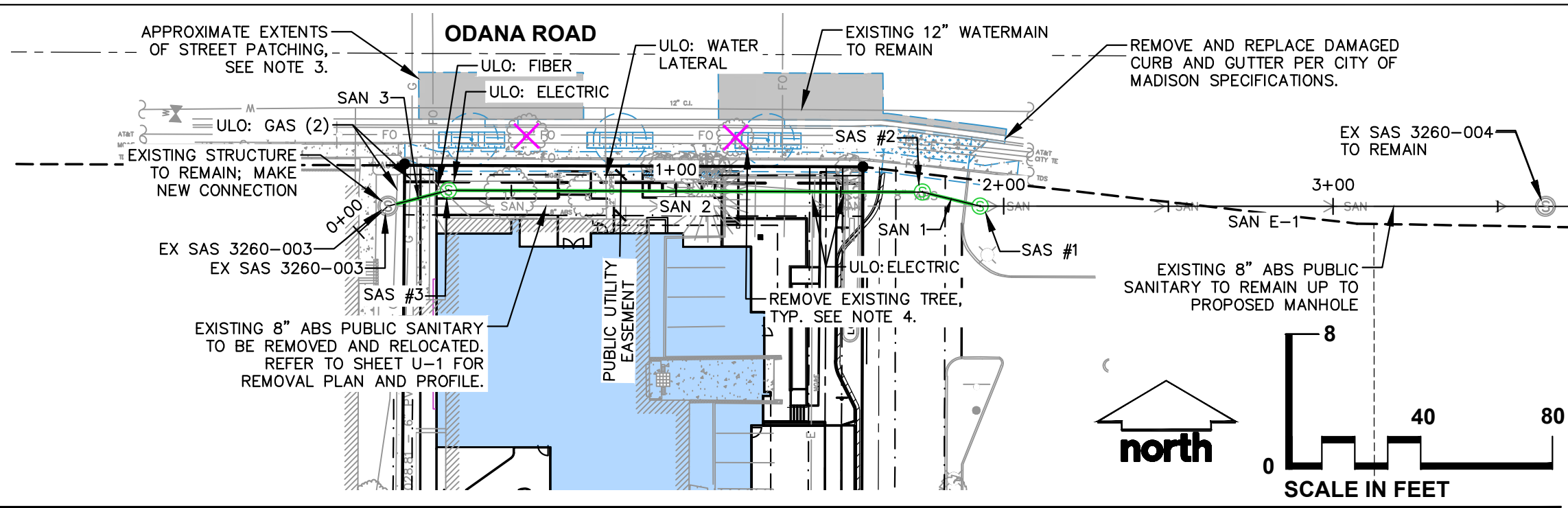
LAND USE/UDC INITIAL	01/05/2024
50% DD SUBMITTAL	02/04/2024
DD PROGRESS SET	02/20/2024
LAND USE/UDC FINAL	03/30/2024
100% DD SET	04/08/2024
SPV SUBMITTAL	04/23/2024

SHEET TITLE  
**UTILITY PLAN**  
 SHEET NUMBER  
**C500**

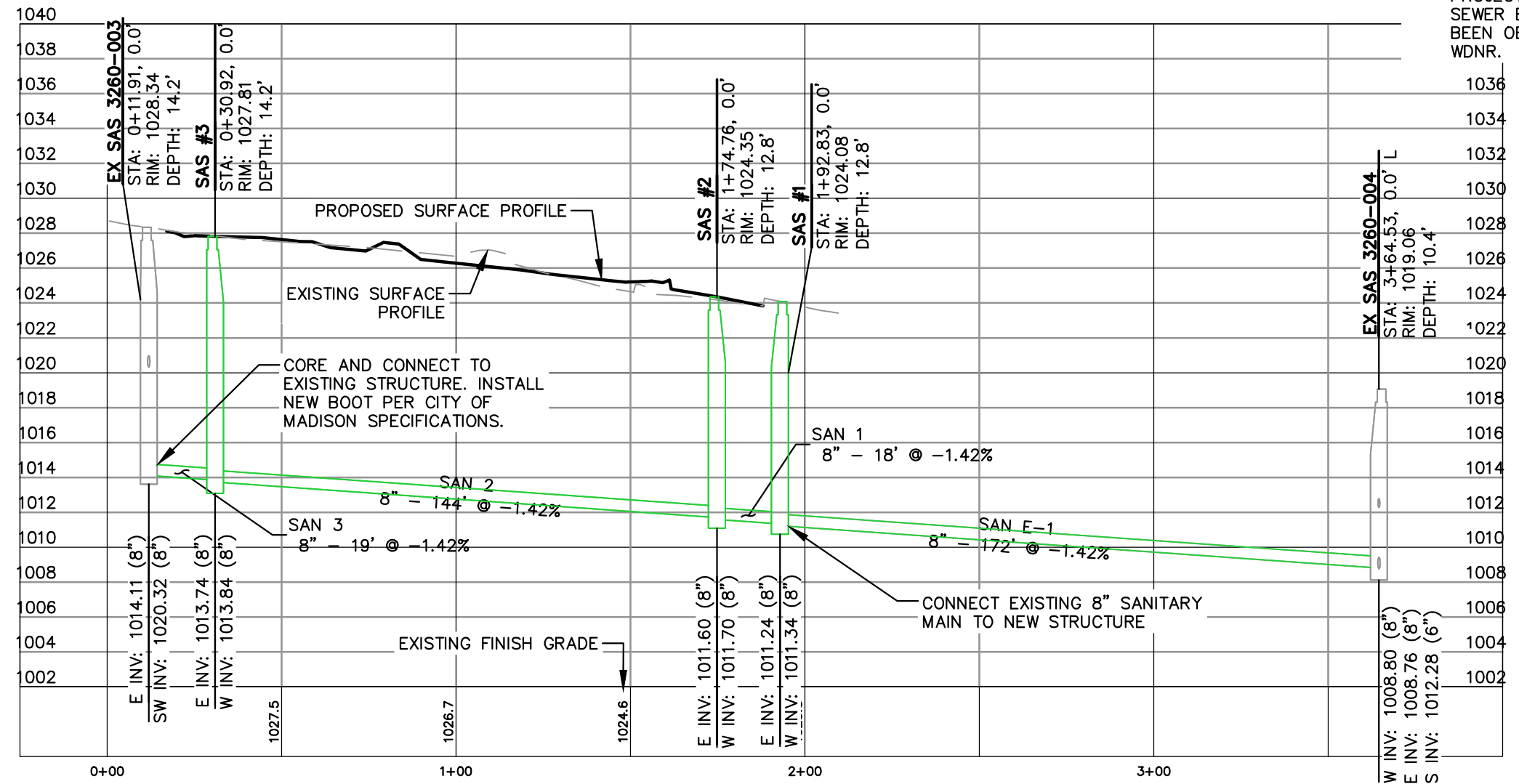
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.  
 ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. 9781, PROJECT NO. 16239)


File: \\USJDC\projects\2025\2515509\DWG\Civil\Utility User: tany.kosharek Plotted: May 07, 2026 - 4:24pm Xrefs:

File: U:\SD\proj\proj\2025\2515509\DWG\Civil\Sheets\Public Plans\U-1 SAN PP SHEETS.dwg Layout: U-3 User: bryn.koshanek Plotted: May 06, 2026 - 11:34am Xref's:



- NOTES:
1. REMOVE AND REPLACE SIDEWALK AND CURB AS NEEDED TO INSTALL SANITARY SEWER IN ODANA ROAD.
  2. TRENCH PATCH TYPE III SHALL BY USED TO PATCH AREAS DISTURBED BY PUBLIC UTILITY INSTALLATION IN EXISTING ROADWAYS.
  3. REFER TO ARTICLE 409.1 OF THE STANDARD SPECIFICATIONS FOR THE REQUIRED PAVEMENT WATCH WIDTH AND LENGTH. FINAL EXTENTS OF ROADWAY PATCHING TO BE DETERMINED BY CITY ENGINEERING.
  4. PRIOR TO TREE REMOVALS IDENTIFIED, A TREE REMOVAL NOTICE PER CITY APM 6-2 AND MGO SECTION 10.101 SHALL BE SENT BY THE DEVELOPER TO ALL PROPERTY OWNERS WITHIN 100 FT OF THE PROPOSED TREE REMOVALS. CONTRACTOR TO CONFIRM NOTICE WAS SENT BY FIRST-CLASS MAIL A MINIMUM OF 10 DAYS PRIOR TO ANY TREE REMOVALS.
  5. NO PROPOSED SANITARY SEWER WORK MAY PROCEED WITHOUT CONFIRMATION FROM THE CITY PROJECT MANAGER THAT THE SEWER EXTENSION PERMIT HAS BEEN OBTAINED FROM THE WDNR.





CREATE THE VISION TELL THE STORY

[jsdinc.com](http://jsdinc.com)

MADISON REGIONAL OFFICE  
507 WEST VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

---

CLIENT:  
**BEAR DEVELOPMENT**

---

CLIENT ADDRESS:  
4011 80TH STREET  
KENOSHA, WI 53142

---

PROJECT:  
**5555 ODANA ROAD**

CITY PROJECT #: 16239; CONTRACT #: 9781

---

PROJECT LOCATION:  
5555 ODANA ROAD &  
5534 MEDICAL CIRCLE  
MADISON, WI 53719

---

PLAN MODIFICATIONS:

#	Date	Description
1	05.08.2026	SCHEMATIC LAYOUTS
2	05.13.2026	IMPROVEMENT PLAN DESIGN
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

---

Designed By: TLK  
Reviewed By: JAW  
Approved By: JAW

SHEET TITLE:  
**ODANA ROAD SANITARY SEWER PLAN & PROFILE**

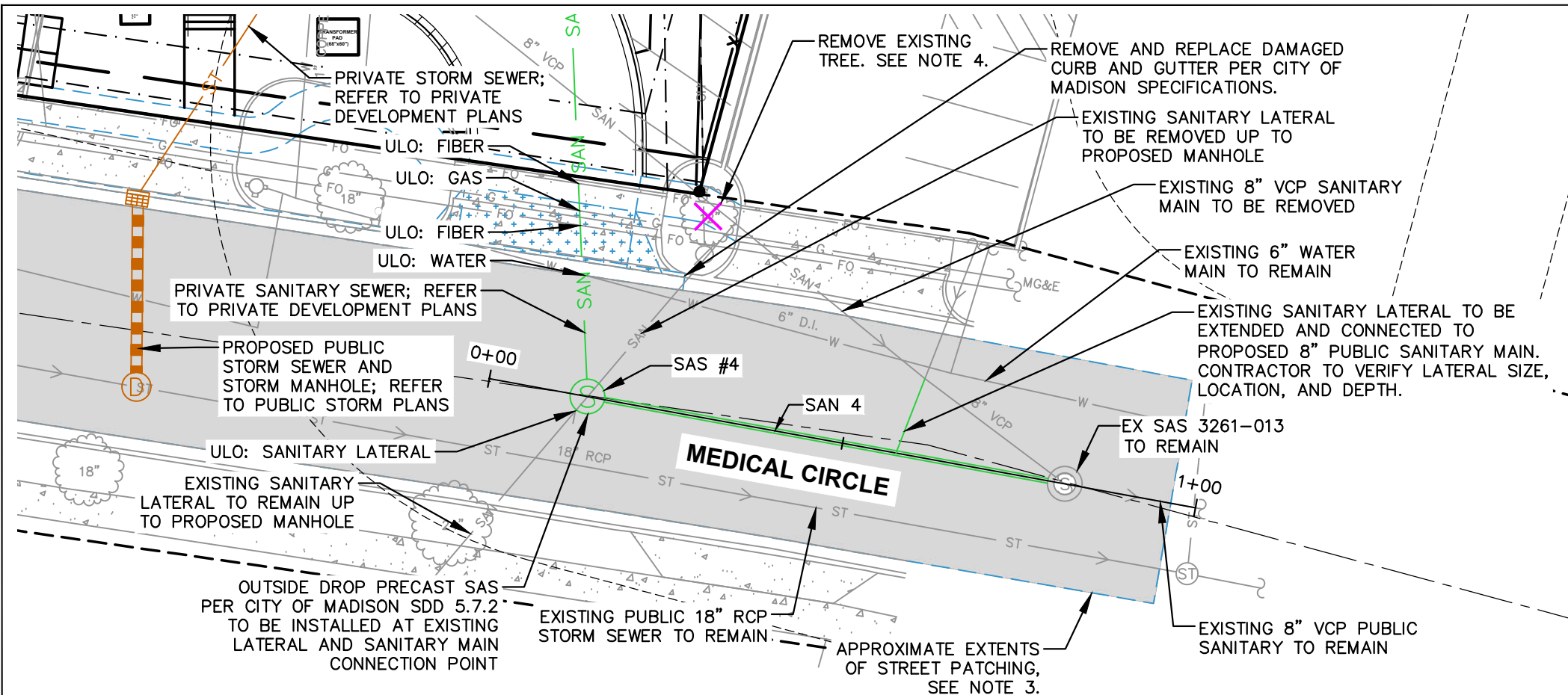
---

SHEET NUMBER:  
**U-3**

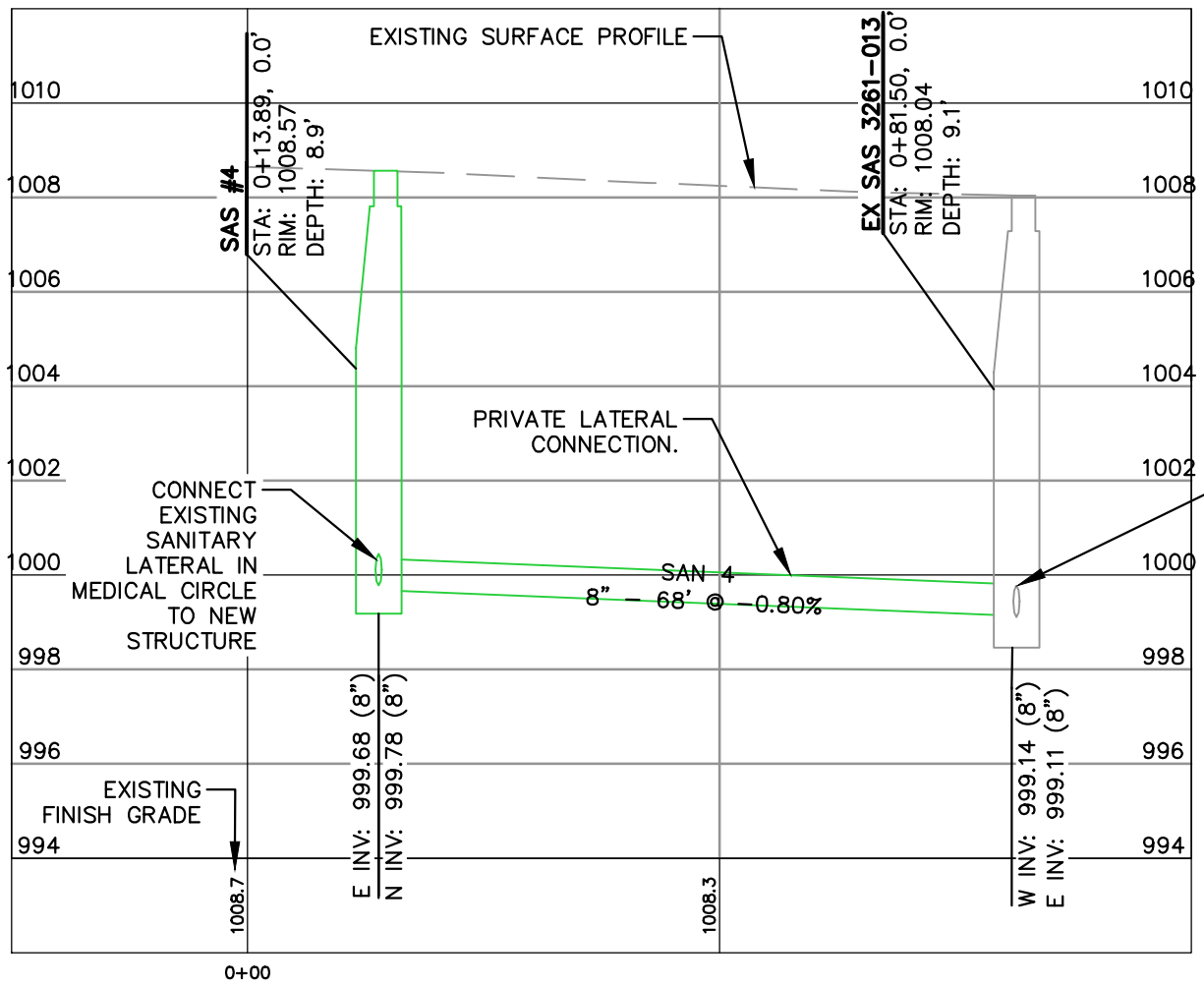
JSD PROJECT NO: 25-15509-PUB



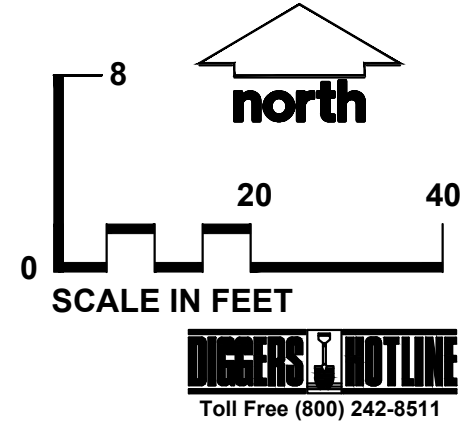
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.




- NOTES:
1. REMOVE AND REPLACE SIDEWALK AND CURB AS NEEDED TO INSTALL SANITARY SEWER IN ODANA ROAD.
  2. TRENCH PATCH TYPE III SHALL BY USED TO PATCH AREAS DISTURBED BY PUBLIC UTILITY INSTALLATION IN EXISTING ROADWAYS.
  3. REFER TO ARTICLE 409.1 OF THE STANDARD SPECIFICATIONS FOR THE REQUIRED PAVEMENT WATCH WIDTH AND LENGTH. FINAL EXTENTS OF ROADWAY PATCHING TO BE DETERMINED BY CITY ENGINEERING.
  4. PRIOR TO TREE REMOVALS IDENTIFIED, A TREE REMOVAL NOTICE PER CITY APM 6-2 AND MGO SECTION 10.101 SHALL BE SENT BY THE DEVELOPER TO ALL PROPERTY OWNERS WITHIN 100 FT OF THE PROPOSED TREE REMOVALS. CONTRACTOR TO CONFIRM NOTICE WAS SENT BY FIRST-CLASS MAIL A MINIMUM OF 10 DAYS PRIOR TO ANY TREE REMOVALS.
  5. INSTALL 3M ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS - WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY SEWER LATERAL. CITY SHALL SUPPLY THE EMS MARKERS REQUIRED TO BE INSTALLED AND CONTRACTOR SHALL INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR AT THE DIRECTION OF THE CITY ENGINEER.
  6. NO PROPOSED SANITARY SEWER WORK MAY PROCEED WITHOUT CONFIRMATION FROM THE CITY PROJECT MANAGER THAT THE SEWER EXTENSION PERMIT HAS BEEN OBTAINED FROM THE WDNR.



CORE AND CONNECT TO EXISTING STRUCTURE. INSTALL NEW BOOT PER CITY OF MADISON SPECIFICATIONS.





CREATE THE VISION TELL THE STORY

[jsdinc.com](http://jsdinc.com)

MADISON REGIONAL OFFICE  
507 WEST VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**BEAR DEVELOPMENT**

CITY ADDRESS:  
4011 80TH STREET  
KENOSHA, WI 53142

PROJECT:  
**5555 ODANA ROAD**

CITY PROJECT #: 16239; CONTRACT #: 9781

PROJECT LOCATION:  
5555 ODANA ROAD &  
5534 MEDICAL CIRCLE  
MADISON, WI 53719

#	Date	Description
1	05.08.2026	SCHEMATIC LAYOUTS
2	05.13.2026	IMPROVEMENT PLAN DESIGN
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: TLK  
Reviewed By: JAW  
Approved By: JAW

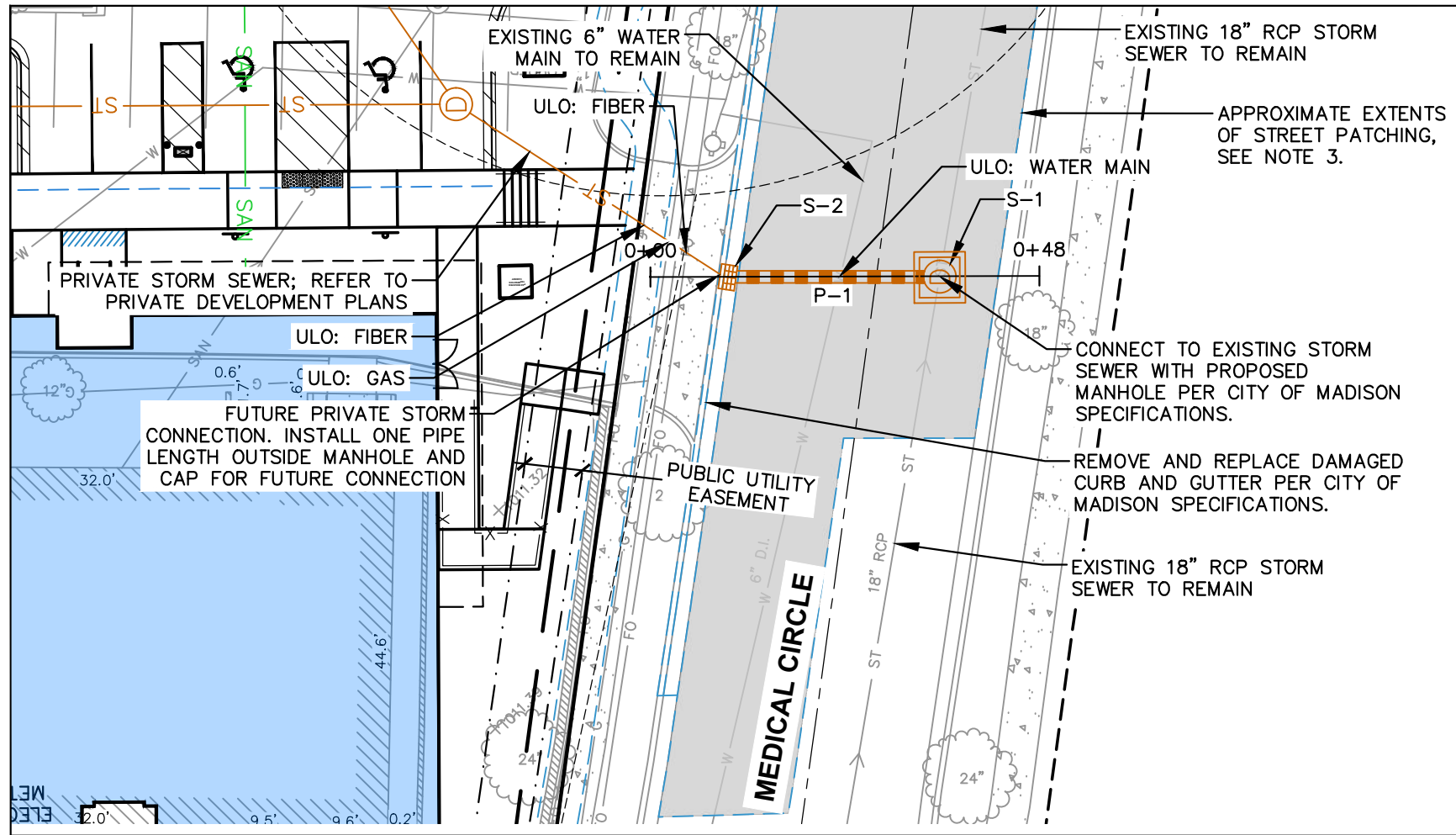
SHEET TITLE:  
**MEDICAL CIRCLE  
SANITARY SEWER PLAN &  
PROFILE**

SHEET NUMBER:  
**U-4**

JSD PROJECT NO: 25-15509-PUB

File: \JSD\INC\project\2025\2515509\DWG\Civil\Sheets\Public Plans\U-1 SAN PP SHEETS.dwg Layout: U-4 User: bryn.koshanek Plotted: May 06, 2026 - 11:35am Xref's:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



- NOTES:
1. REMOVE AND REPLACE SIDEWALK AND CURB AS NEEDED TO INSTALL STORM SEWER IN GRAND TETON PLAZA.
  2. TRENCH PATCH TYPE III SHALL BY USED TO PATCH AREAS DISTURBED BY PUBLIC UTILITY INSTALLATION IN EXISTING ROADWAYS.
  3. REFER TO ARTICLE 409.1 OF THE STANDARD SPECIFICATIONS FOR THE REQUIRED PAVEMENT WATCH WIDTH AND LENGTH. FINAL EXTENTS OF ROADWAY PATCHING TO BE DETERMINED BY CITY ENGINEERING.
  4. PRIOR TO TREE REMOVALS IDENTIFIED, A TREE REMOVAL NOTICE PER CITY APM 6-2 AND MGO SECTION 10.101 SHALL BE SENT BY THE DEVELOPER TO ALL PROPERTY OWNERS WITHIN 100 FT OF THE PROPOSED TREE REMOVALS. CONTRACTOR TO CONFIRM NOTICE WAS SENT BY FIRST-CLASS MAIL A MINIMUM OF 10 DAYS PRIOR TO ANY TREE REMOVALS.

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE  
507 WEST VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**BEAR DEVELOPMENT**

CLIENT ADDRESS:  
4011 80TH STREET  
KENOSHA, WI 53142

PROJECT:  
**5555 ODANA ROAD**

CITY PROJECT #: 16239; CONTRACT #: 9781

PROJECT LOCATION:  
5555 ODANA ROAD &  
5534 MEDICAL CIRCLE  
MADISON, WI 53719

PLAN MODIFICATIONS:

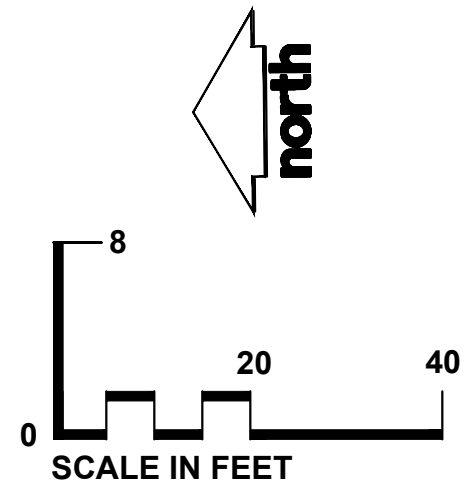
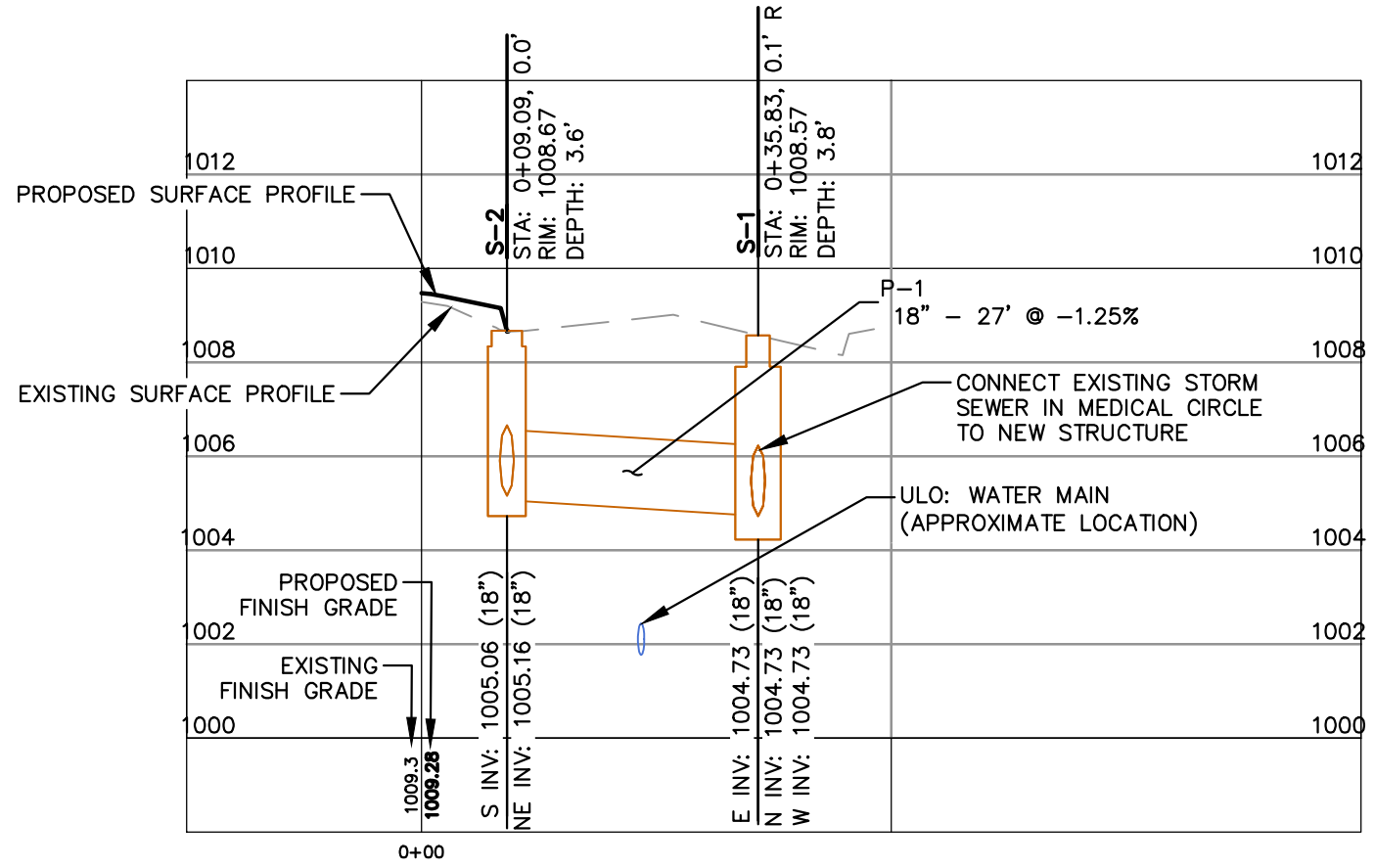
#	Date	Description
1	05.08.2026	SCHEMATIC LAYOUTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: TLK  
Reviewed By: JAW  
Approved By: JAW

SHEET TITLE:  
**STORM SEWER PLAN & PROFILE**

SHEET NUMBER:  
**U-6**

JSD PROJECT NO: 25-15509-PUB



**DIGGERS ON CALL**  
Toll Free (800) 242-8511

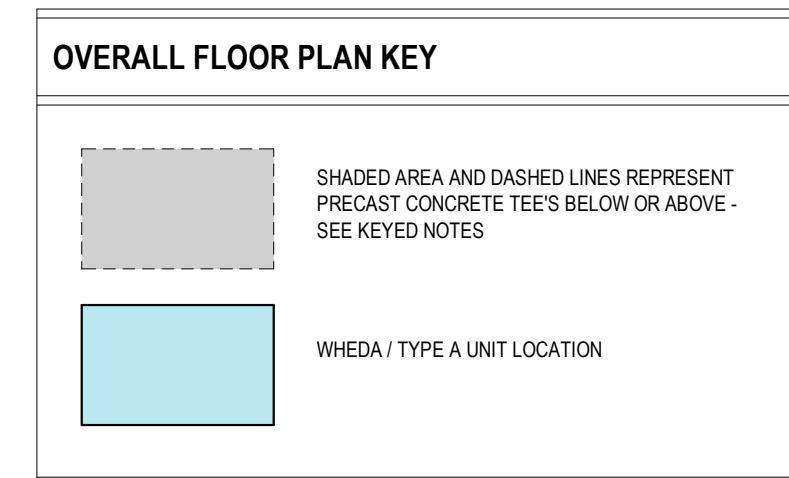
File: \USDINC\project\2025\2515509\DWG\Civil\Sheets\Public Plans\U-6 STM PP SHEETS.dwg Layout: U-6 User: bryn.koshanek Plotted: May 01, 2026 - 2:50pm Xref's:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

SHEET INDEX - ENLARGED UNIT TYPES	
UNIT TYPE	SHEET NO.
PLAN B1	A410
PLAN B1.1	A410
PLAN B1.1M	A410
PLAN B1.1S	A415
PLAN B1M	A410
PLAN B1S	A415
PLAN B1SM	A415
PLAN B2	A410
PLAN B2M	A410
PLAN B2S	A415
PLAN D1	A410
PLAN D2	A411
PLAN D2M	A411
PLAN D3	A411
PLAN D3S	A415
PLAN D4	A411
PLAN D5	A411
PLAN D5M	A411

KEYNOTE SCHEDULE	
MARK	NOTE

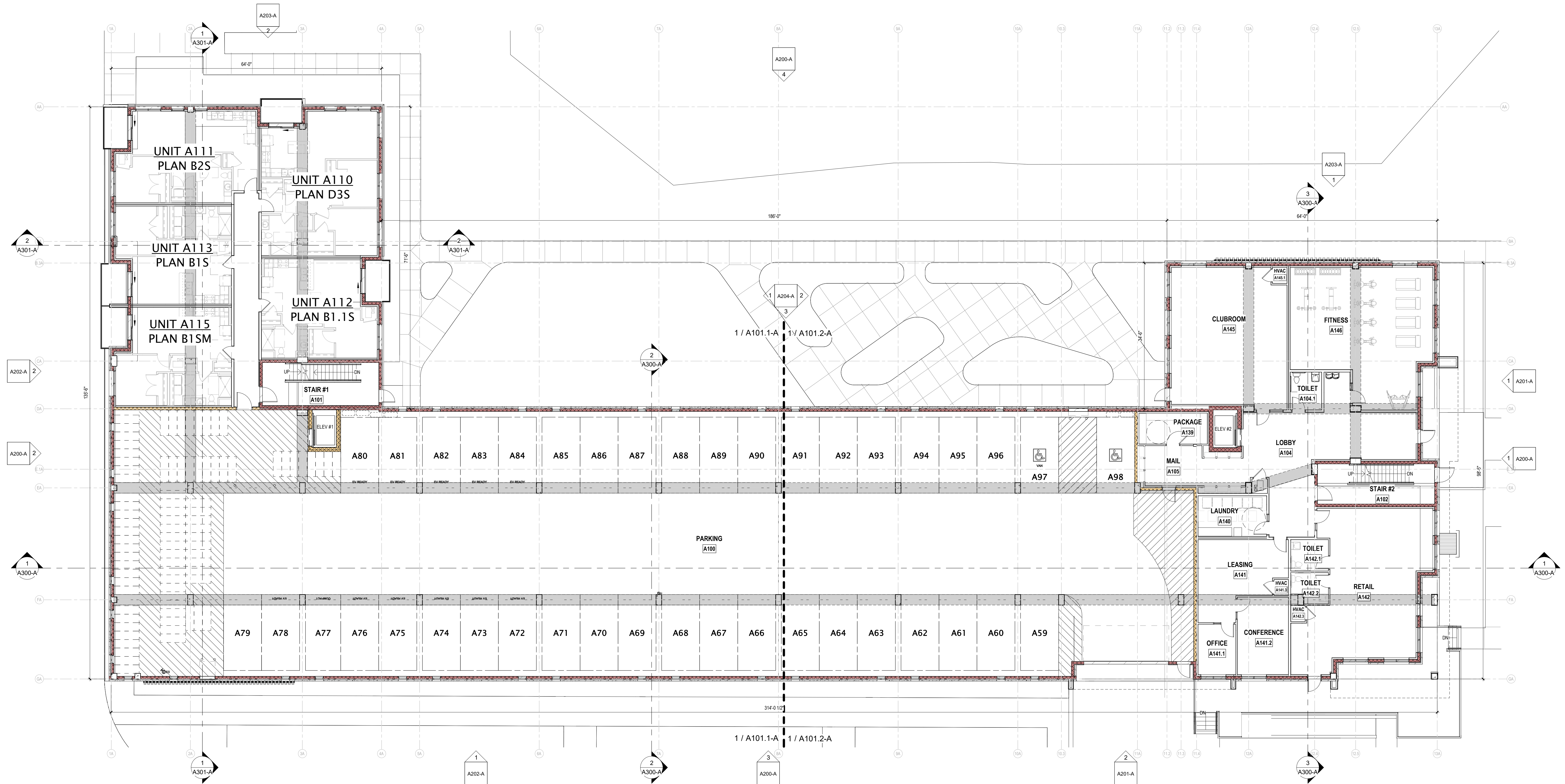
UNIT SCHEDULE - FIRST FLOOR BLDG A		
UNIT NO.	UNIT TYPE	AREA
A110	PLAN D3S	989 SF
A111	PLAN B2S	756 SF
A112	PLAN B1.1S	662 SF
A113	PLAN B1S	656 SF
A115	PLAN B1SM	656 SF



**BIKE STALL PARKING SCHEDULE**

Level	Count	Type
FIRST FLOOR - A	85	Floor Mount Bicycle Stall - 20' x 6'0"
FIRST FLOOR - A	85	Grand total: 85

- PARKING LEVEL FLOOR PLAN NOTES**
- PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO VERIFY REQUIREMENTS OF ALL TRADES INCLUDING PRECAST, PLUMBING, SPRINKLERS, HVAC, ELEVATOR & ELECTRICAL.
  - GENERAL CONTRACTOR SHALL COORDINATE ALL PENETRATION AND OPENINGS THROUGH PRECAST PLANK WITH PRECAST PLANK PROVIDER, MEP CONTRACTORS, AND ARCHITECT.
  - COORDINATE LOCATION OF PRECAST PLANK DEPTHS W/ PRECAST SHOP DRAWINGS PRIOR TO POURING WALLS.
  - CONTRACTOR TO VERIFY LOCATIONS OF GAS METER, ELECTRICAL METERS, AND THEIR SPACE REQUIREMENTS PRIOR TO CONSTRUCTION.
  - EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.
  - INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
  - WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
  - VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
  - ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
  - ANY EXPOSED STEEL THAT SUPPORTS LOAD-BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY-FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
  - INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
  - INTERIOR WALLS AT PARKING LEVEL FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:  
 - CMU WALLS: **M22**  
 - CONCRETE WALLS: **C1** (SEE STRUCTURAL FOR THICKNESS)  
 - CORRIDOR WALLS: **962A**  
 - UNIT DEMISING WALLS: **844X**  
 - UNIT INTERIOR WALLS: **84**
  - DESIGN-BUILD MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS SHALL MAINTAIN A CLEAR HEIGHT OF 7'-0" MINIMUM IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS PER 015 BC 409.
  - VERIFY QUANTITY AND LOCATION OF INTERIOR AND EXTERIOR HOSE BIBBS WITH OWNER.
  - VERIFY QUANTITY, LOCATION, AND TYPE OF ELECTRICAL OUTLETS IN PARKING AREA WITH OWNER.
  - PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO CEILING FLOOR SYSTEM ABOVE. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.
  - PROVIDE BLOODING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
  - VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
  - INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
  - PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
  - FIELD VERIFY ALL CABINERY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINERY ENDS.
  - CALLK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPASHES & SIDE SPLASHES.
  - PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS, CLOSETS, MECHANICAL ROOMS, CLOSETS, AND OTHER PLUMBING WALLS.
  - PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.



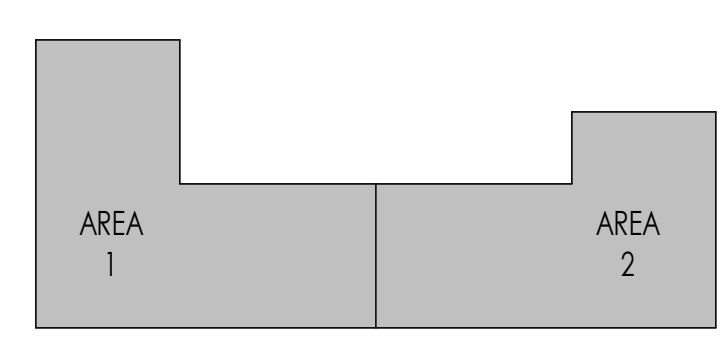
1 OVERALL FIRST FLOOR PLAN - BUILDING A  
3/32" = 1'-0"



JLA PROJECT NUMBER: W25-0507



5555 ODANA  
SITE PLAN VERIFICATION  
BUILDING A



**KEY PLAN**  
**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: 4/15/2026

REVISION SCHEDULE		
Mark	Description	Date

**OVERALL FIRST FLOOR PLAN**

SHEET NUMBER

**A101-A**



1 NORTH ELEVATION - BUILDING A  
1/8" = 1'-0"

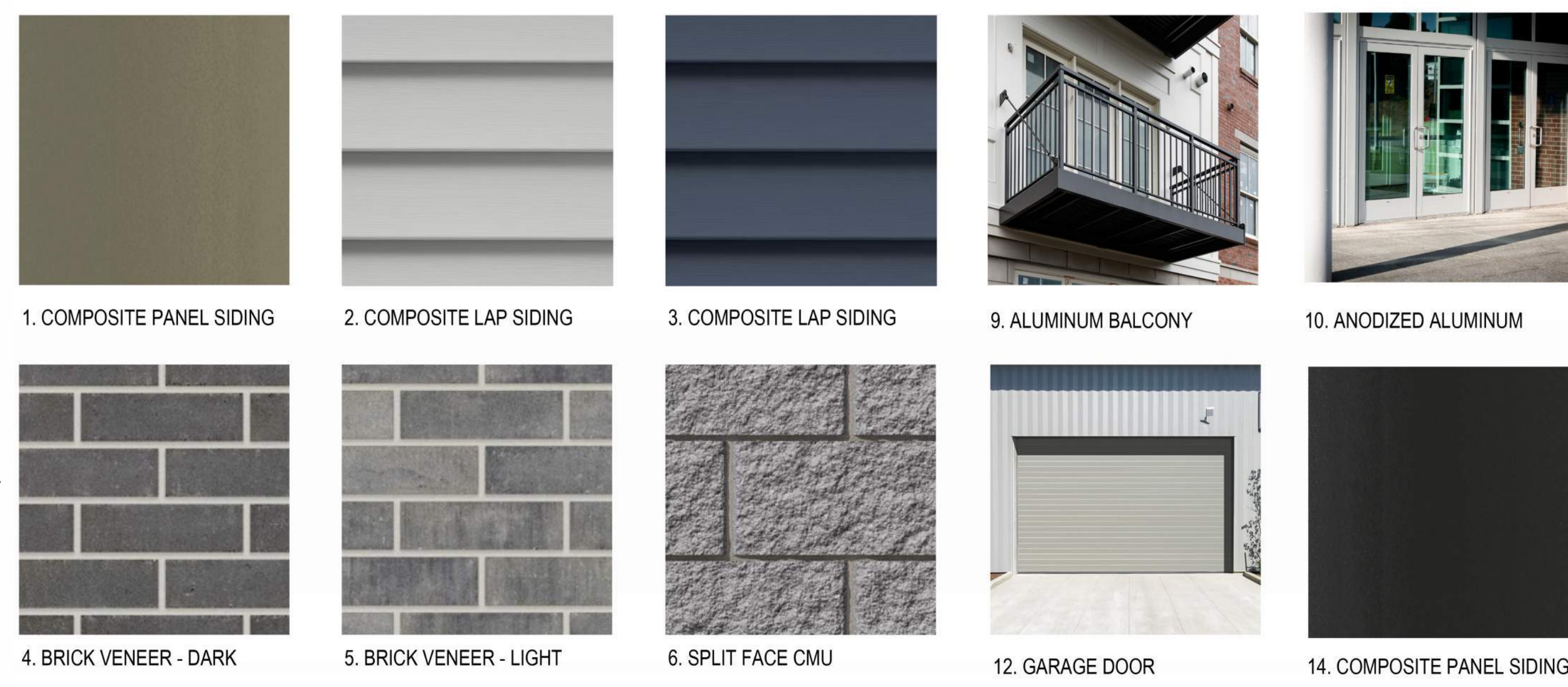
**TOTAL LENGTH OF OPENINGS AT FIRST FLOOR SOUTH FACADE**  
 - TOTAL LENGTH OF BUILDING = 101'-5 1/2"  
 - TOTAL LENGTH OF OPENINGS = 48'-4"  
 - TOTAL PERCENTAGE OF OPENINGS = 47.6% OF BUILDING LENGTH

**TOTAL AREA OF OPENINGS AT FIRST FLOOR SOUTH FACADE**  
 - TOTAL AREA OF FIRST FLOOR FACADE = 1,108 SF  
 - TOTAL AREA OF FIRST FLOOR OPENINGS = 342 SF  
 - PERCENTAGE OF TOTAL OPENINGS = 30.9% OF FACADE AREA  
 - 100.0% OF WINDOWS AT FIRST FLOOR ARE WITHIN 3'-0" OF GRADE

**PROPOSED COMMERCIAL LENGTH AND AREA**  
 - LENGTH OF BUILDING = 37'-0"  
 - LENGTH OF OPENINGS = 24'-0"  
 - PERCENTAGE OF OPENINGS = 64.9% OF SEGMENT LENGTH  
 - AREA OF FIRST FLOOR COMMERCIAL FACADE = 370 SF  
 - AREA OF FIRST FLOOR COMMERCIAL OPENINGS = 168 SF  
 - PERCENTAGE OF COMMERCIAL OPENINGS = 45.4% OF SEGMENT AREA  
 - 100.0% OF WINDOWS AT FIRST FLOOR ARE WITHIN 3'-0" OF GRADE

**AREA OF OPENINGS AT UPPER FLOORS SOUTH FACADE**  
 - AREA OF UPPER FLOOR FACADE = 5,470 SF  
 - AREA OF UPPER FLOOR OPENINGS = 1,530 SF  
 - PERCENTAGE OF OPENINGS = 28.0% OF FACADE AREA

	MATERIAL	COLOR	MANUFACTURER	FINISH/TEXTURE
1	COMPOSITE PANEL SIDING	MONTEREY TAUPE(JH)	HARDIE	SMOOTH
2	COMPOSITE LAP SIDING	LIGHT MIST (JH)	HARDIE	SMOOTH
3	COMPOSITE LAP SIDING	EVENING BLUE (JH)	HARDIE	SMOOTH
4	BRICK MASONRY VENEER	HERITAGE - SLATE	COUNTY MATERIALS	UTILITY
5	BRICK MASONRY VENEER	HERITAGE - ASH BLEND	COUNTY MATERIALS	UTILITY
6	CONCRETE MASONRY UNIT	STEEL GRAY	COUNTY MATERIALS	SPLIT FACE
7	SINGLE HUNG VINYL WINDOW	WHITE		
8	FIXED VINYL WINDOW	WHITE		
9	PRE-MANUFACTURED ALUMINUM BALCONY	BLACK/DARK BRONZE	SUPERIOR	6'X9'
10	ALUMINUM STOREFRONT WINDOW	ANODIZED	KAWNEER	
11	PRECAST CONCRETE BANDING	GRAY		
12	ALUMINUM GARAGE DOOR	GRAY	WAYNE DALTON (/EQ)	
13	COMPOSITE PANEL	ARCTIC WHITE	HARDIE	SMOOTH
14	COMPOSITE PANEL	IRON GRAY	HARDIE	SMOOTH
15	COMPOSITE PANEL	LIGHT MIST	HARDIE	SMOOTH
16	COMPOSITE PANEL	EVENING BLUE	HARDIE	SMOOTH



**EXTERIOR ELEVATION NOTES**

- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS. INCLUDE DIMENSIONED JOINT LOCATIONS AS PART OF SHOP DRAWINGS.
- EXTERIOR MATERIALS TO BE BID AND INSTALLED AS SHOWN IN DRAWINGS WITH REGARDS TO SIZE, LOCATION, AND COLOR.



2 EAST ELEVATION AREA 2 - BUILDING A  
1/8" = 1'-0"

**PROGRESS DOCUMENTS**  
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

KEYNOTE SCHEDULE	
MARK	NOTE
10.44	SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, SEE LIFE SAFETY CODE REVIEW FOR REQUIREMENTS
26.27	ELEC METER, PAINTED TO MATCH _____; COORD INSTALL REQS, LOCATION, & SIZE W/ CIVIL/LANDSCAPE & UTILITY PROVIDER
33.13	GAS METER, PAINTED TO MATCH _____; COORD INSTALL REQS, LOCATION, & SIZE W/ CIVIL/LANDSCAPE & UTILITY PROVIDER

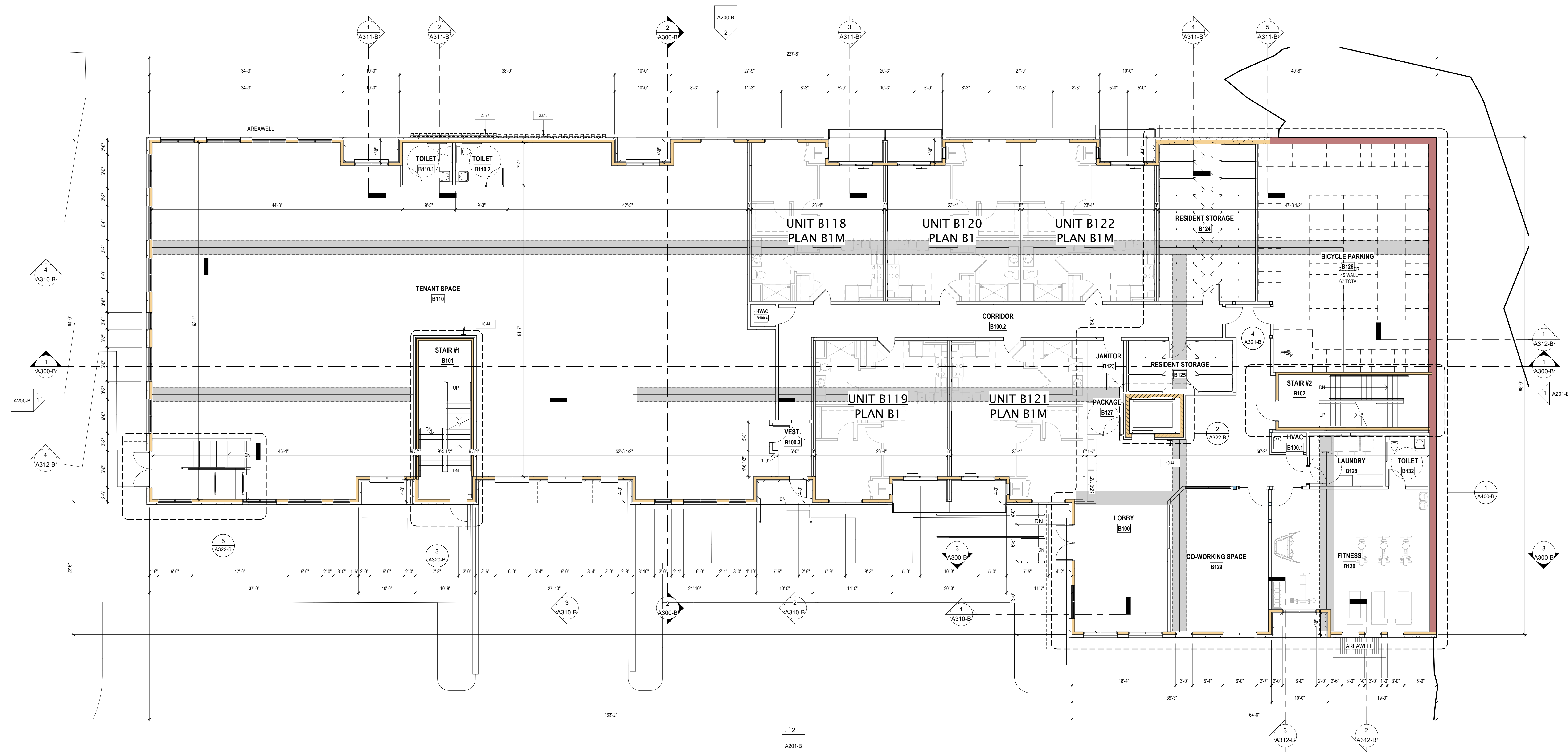
UNIT SCHEDULE - FIRST FLOOR BLDG B		
UNIT NO.	UNIT TYPE	AREA
B118	PLAN B1M	656 SF
B119	PLAN B1	656 SF
B120	PLAN B1	656 SF
B121	PLAN B1M	656 SF
B122	PLAN B1M	656 SF

SHEET INDEX - ENLARGED UNIT TYPES	
UNIT TYPE	SHEET NO.
PLAN B1	A410
PLAN B1.1	A410
PLAN B1.1M	A410
PLAN B1.1S	A415
PLAN B1M	A410
PLAN B1S	A415
PLAN B1SM	A415
PLAN B2	A410
PLAN B2M	A410
PLAN B2S	A415
PLAN D1	A410
PLAN D2	A411
PLAN D2M	A411
PLAN D3	A411
PLAN D3S	A415
PLAN D4	A411
PLAN D5	A411
PLAN D5M	A411

- OVERALL FLOOR PLAN NOTES**
- EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
  - INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
  - INTERIOR WALLS AT WOOD STUD FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:  
- CORRIDOR WALLS: WBC-2  
- UNIT DEMISING WALLS: WBC-2  
- UNIT INTERIOR WALLS: WBC-1
  - WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
  - ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE, SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
  - ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
  - VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
  - ANY EXPOSED STEEL THAT SUPPORTS LOAD-BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY-FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
  - PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
  - VERIFY ALL TUB, SHOWER, APPLIANCE EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
  - INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
  - PROVIDE MOISTURE RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
  - INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
  - FIELD VERIFY ALL CABINETS LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETS ENDS.
  - CALLK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CALLK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
  - PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS, CLOSETS, MECHANICAL ROOMS, CLOSETS, AND OTHER PLUMBING WALLS.
  - PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

**OVERALL FLOOR PLAN KEY**

	SHADED AREA AND DASHED LINES REPRESENT PRECAST CONCRETE TEES BELOW OR ABOVE - SEE KEYED NOTES
	WHEDA / TYPE A UNIT LOCATION



JLA PROJECT NUMBER: W25-0507



5555 ODANA  
SITE PLAN VERIFICATION  
BUILDING B

**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional details. These are not final construction documents and should not be used for final bidding or construction-related purposes.

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
FIRST FLOOR PLAN

SHEET NUMBER  
A101-B



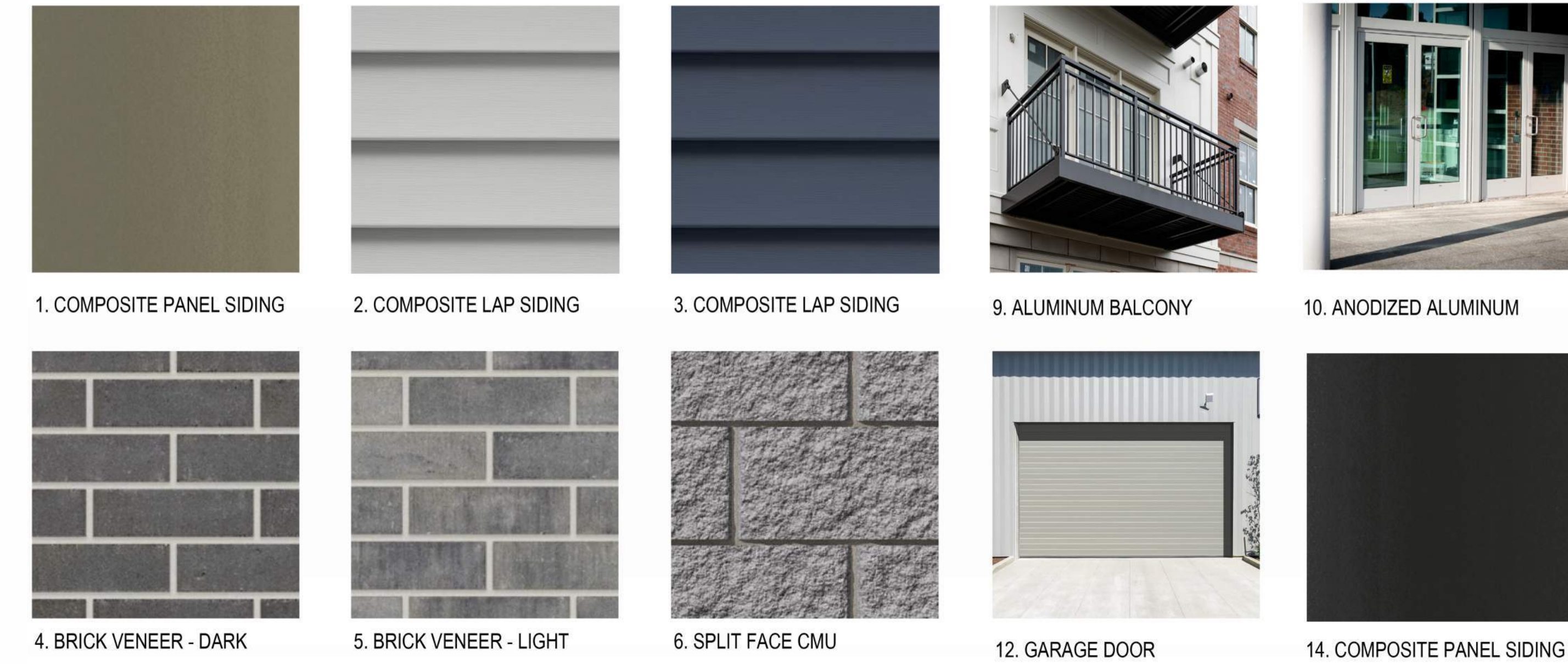
1 SOUTH ELEVATION - BUILDING B  
1/8" = 1'-0"

**LENGTH OF OPENINGS AT FIRST FLOOR SOUTH FACADE**  
 - LENGTH OF BUILDING = 89'-0"  
 - LENGTH OF OPENINGS = 39'-6"  
 - PERCENTAGE OF OPENINGS = 60.8% OF BUILDING LENGTH

**AREA OF OPENINGS AT FIRST FLOOR SOUTH FACADE**  
 - AREA OF FIRST FLOOR FACADE = 718 SF  
 - AREA OF FIRST FLOOR OPENINGS = 360 SF  
 - PERCENTAGE OF OPENINGS = 50.1% OF FACADE AREA  
 - 16.3% OF OPENING AREA AT FIRST FLOOR ARE WITHIN 3'-0" OF GRADE

**AREA OF OPENINGS AT UPPER FLOORS SOUTH FACADE**  
 - AREA OF UPPER FLOOR FACADE = 2,585 SF  
 - AREA OF UPPER FLOOR OPENINGS = 695 SF  
 - PERCENTAGE OF OPENINGS = 26.9% OF FACADE AREA

	MATERIAL	COLOR	MANUFACTURER	FINISH/TEXTURE
1	COMPOSITE PANEL SIDING	MONTEREY TAUPE(JH)	HARDIE	SMOOTH
2	COMPOSITE LAP SIDING	LIGHT MIST (JH)	HARDIE	SMOOTH
3	COMPOSITE LAP SIDING	EVENING BLUE (JH)	HARDIE	SMOOTH
4	BRICK MASONRY VENEER	HERITAGE - SLATE	COUNTY MATERIALS	UTILITY
5	BRICK MASONRY VENEER	HERITAGE - ASH BLEND	COUNTY MATERIALS	UTILITY
6	CONCRETE MASONRY UNIT	STEEL GRAY	COUNTY MATERIALS	SPLIT FACE
7	SINGLE HUNG VINYL WINDOW	WHITE		
8	FIXED VINYL WINDOW	WHITE		
9	PRE-MANUFACTURED ALUMINUM BALCONY	BLACK/DARK BRONZE	SUPERIOR	6'X9'
10	ALUMINUM STOREFRONT WINDOW	ANODIZED	KAWNEER	
11	PRECAST CONCRETE BANDING	GRAY		
12	ALUMINUM GARAGE DOOR	GRAY	WAYNE DALTON (/EQ)	
13	COMPOSITE PANEL	ARCTIC WHITE	HARDIE	SMOOTH
14	COMPOSITE PANEL	IRON GRAY	HARDIE	SMOOTH
15	COMPOSITE PANEL	LIGHT MIST	HARDIE	SMOOTH
16	COMPOSITE PANEL	EVENING BLUE	HARDIE	SMOOTH



**EXTERIOR ELEVATION NOTES**

- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS. INCLUDE DIMENSIONED JOINT LOCATIONS AS PART OF SHOP DRAWINGS.
- EXTERIOR MATERIALS TO BE BID AND INSTALLED AS SHOWN IN DRAWINGS WITH REGARDS TO SIZE, LOCATION, AND COLOR.



2 WEST ELEVATION - BUILDING B  
1/8" = 1'-0"

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.