

Drawing name: K:\CHS\_LDEV\168558057\_Chase\_Madison\_WI\2 Design\CAO\PlanSheets\Final\C0.0 - COVER SHEET.dwg C0.0 Nov 10, 2023 2:24pm by: AlexoFalbo  
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UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY DEVELOPMENT AUTH.  
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MADISON, WI 53703  
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CONTACT: MATT WACHTER

PUBLIC WORKS DEPT.  
2120 FISH HATCHERY RD  
MADISON, WI 53713  
TEL: (601) 856-8958

ENGINEERING DEPARTMENT  
CITY COUNTY BUILDING  
210 MARTIN LUTHER KING JR. BLVD #115  
MADISON, WI 53703  
TEL: (606) 266-4751

POWER COMPANY  
MADISON GAS & ELECTRIC CO.  
PO BOX 1231  
MADISON, WI 53701-1231  
TEL: (608) 252-7222

NATURAL GAS COMPANY  
MADISON GAS & ELECTRIC CO.  
PO BOX 1231  
MADISON, WI 53701-1231  
TEL: (608) 252-7222

WATER SERVICE  
WATER UTILITY ADMINISTRATIVE OFFICE  
119 EAST OLIN AVENUE  
MADISON, WI 53713  
TEL: (608) 266-4651

PROJECT TEAM

DEVELOPER  
JP MORGAN CHASE BANK, N.A.  
10 SOUTH DEARBORN, 25TH FL  
CHICAGO, IL 60603-2300  
TEL: (312) 320-9594  
CONTACT: KEN COLLIANDER

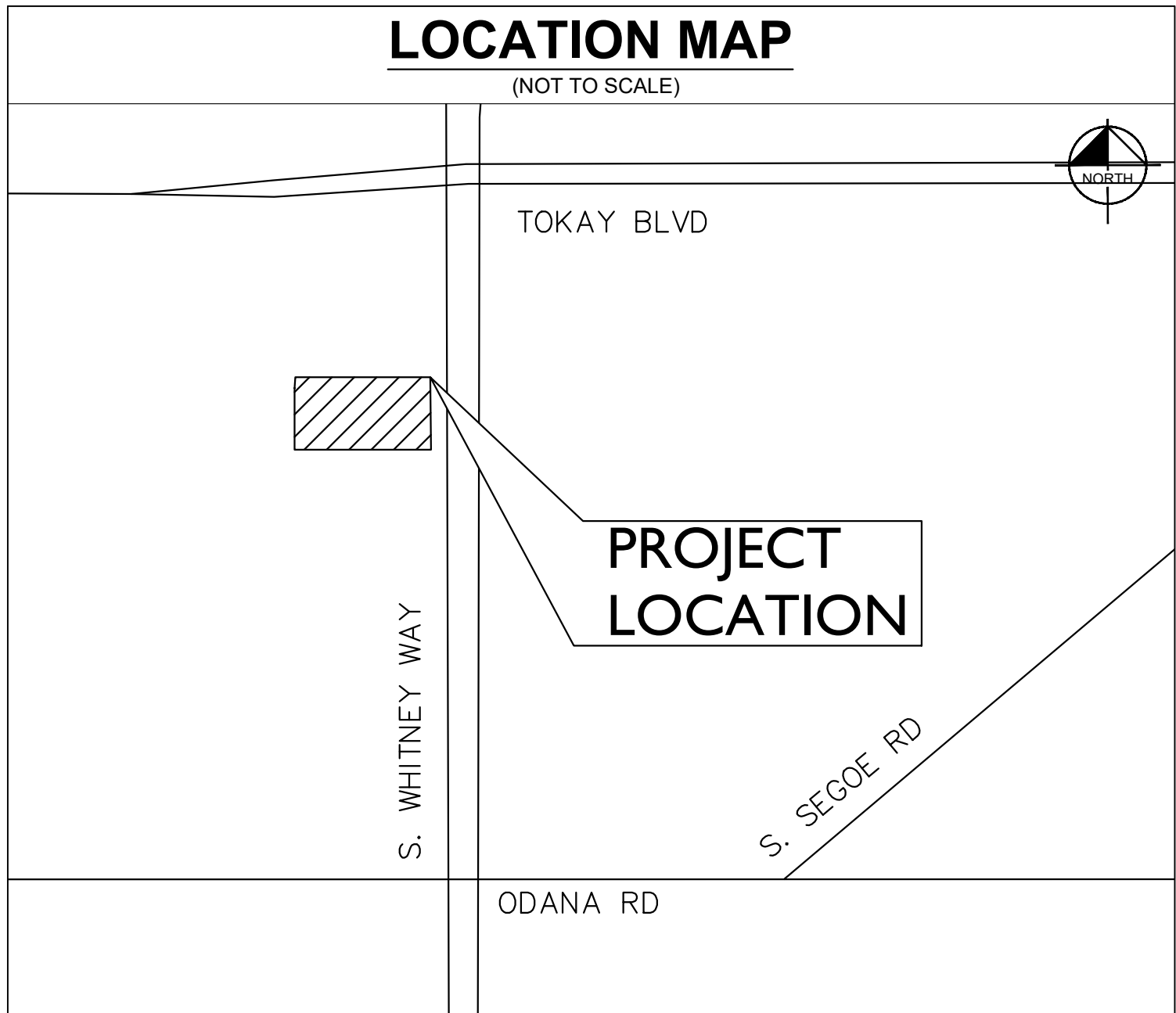
ARCHITECT  
THE ARCHITECTS PARTNERSHIP, LTD.  
200 SOUTH MICHIGAN AVENUE, SUITE 1020  
CHICAGO, IL 60604  
TEL: (561) 628-9845  
CONTACT: TERRON WRIGHT

LANDSCAPE ARCHITECT  
TERRA ENGINEERING  
225 WEST OHIO STREET, 4TH FL  
CHICAGO, IL 60654  
TEL: (312) 467-0123  
CONTACT: CRAIG MOST, A.S.L.A.

CIVIL ENGINEER  
KIMLEY-HORN AND ASSOCIATES, INC.  
4201 WINFIELD RD, SUITE 600  
WARRENVILLE, IL 60555  
TEL: (630) 216-4972  
EMAIL: ALEXA.FALBO@KIMLEY-HORN.COM  
CONTACT: ALEXA FALBO  
EMAIL: ANDY.HEINEN@KIMLEY-HORN.COM  
CONTACT: ANDY HEINEN, P.E.

SURVEYOR  
CHAPUT LAND SURVEYS  
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
TEL: (414) 224-8068  
CONTACT: DANIEL BEDNAR

FINAL ENGINEERING PLANS  
CHASE BANK  
660 S. WHITNEY WAY  
MADISON, WI 53711



Sheet List Table	
Sheet Number	Sheet Title
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C3.0	SITE PLAN
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C4.0	EROSION CONTROL PLAN
C4.1	LIMITS OF DISTURBANCE EXHIBIT
C4.2	EROSION CONTROL DETAILS
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C6.0	UTILITY PLAN
C6.1	UTILITY PROFILES
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS

LEGAL DESCRIPTION

LOT 4 AND THE SOUTH 15.77 FEET OF LOT 5, TOKAY PLACE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



(800) 242-86511

BENCHMARKS

STARTING BENCHMARK:  
REFERENCE MARK AND REFERENCE  
BENCHMARK WEST 1/4 OF SECTION 29  
ELEVATION=996.07'

SITE BENCHMARKS:  
(LOCATIONS SHOWN ON SURVEY)

SBM #1 SET CHISELED "T" IN TOP OF CURB, EAST SIDE OF SITE.  
ELEVATION=1026.730'

SBM #2 SET CHISELED "T" IN TOP OF CURB, NORTH SIDE OF SITE  
ELEVATION=1031.035'

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HEINEN, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF JP MORGAN CHASE BANK, N.A. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 20TH DAY OF OCTOBER, A.D., 2023.

WI LICENSED PROFESSIONAL ENGINEER 36037-6  
MY LICENSE EXPIRES ON JULY 31ST, 2024  
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600  
WARRENVILLE, IL 60555  
PHONE: 630-487-5550  
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	JRS
DRAWN BY:	JRS
CHECKED BY:	TJS

CHASE

COVER SHEET

CHASE BANK  
660 S. WHITNEY WAY  
MADISON, WI 53711

ORIGINAL ISSUE:

10/20/23

KHA PROJECT NO.

168558057

SHEET NUMBER

C0.0



# ALTA/NSPS LAND TITLE SURVEY

## CLIENT

The Architects Partnership, Ltd.

## SITE ADDRESS

660 S. Whitney Way, City of Madison, Dane County, Wisconsin.

## LEGAL DESCRIPTION

LOT FOUR (4) AND THE SOUTH 15.77 FEET OF LOT FIVE (5), TOKAY PLACE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

## BASIS OF BEARINGS

Bearings are referenced to Dane County Coordinates in which the West line of S. Whitney Way bears S00°08'26"E (Recorded as S00°31'48"E in Tokay Place).

## TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1164543-CH12, effective date of January 31, 2023 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 4 & 5 visible evidence shown, if any.

6, 7, 8, & 15-19 not survey related.

9. Drainage Swale Requirement as not on plat of Tokay Place recorded in Volume 56-143B of Plats, page 424 as Document No. 2413099. **Affects property by location, shown.** Affidavit of Correction provided Document No. 2413443.

10. Covenants, conditions, restrictions and easements in the document recorded March 21, 1986 as Volume 7904 of Records, page 97 as Document No. 1926304 of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. **Affects property by location.**

11. Covenants, conditions, restrictions and easements in the document recorded March 21, 1986 as Volume 7905 of Records, page 03 as Document No. 1926306 of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. **Affects property by location.**

12. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Reciprocal Assent Agreement recorded on June 22, 1992 in Volume 19258 of Records, Page 57, as Document No. 2365505. **Affects property by location, blanket type.**

13. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Reciprocal Assent Agreement recorded on June 22, 1992 in Volume 19265 of Records, Page 1, as Document No. 2365730. **Affects property by location, blanket type.** Agreement Regarding Reciprocal Easement Agreement recorded June 22, 1995 as Document No. 2683741. Assignment and Assumption of Reciprocal Easement Agreement recorded August 8, 1995 as Document No. 2694731. **Affects property by location, blanket type.** Assignment and Assumption of Reciprocal Easement Agreement recorded September 2, 1998 as Document No. 3014808. **Affects property by location, blanket type.** Assumption of Reciprocal Easement Acknowledgement recorded August 4, 2015 as Document No. 5173830. **Affects property by location, blanket type.**

14. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated October 05, 1992, recorded/filed March 13, 1995 in Volume 29481 of Records, Page 6 as Document No. 2664329. **Affects property by location, shown.**

## TABLE "A" ITEMS

- According to the flood insurance rate map of the County of Dane, Community Panel No.55025C0415G, effective date of January 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- The Land Area of the subject property is 37,556 square feet or 0.8622 acres.
- There are 54 regular parking spaces and 3 handicap space marked on this site.
- No plans or reports provided by client.
- Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20230704833 and 20230704837. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- There is no visible evidence of earth moving, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
- List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 28.068

Site is zoned: CC (Commercial Center District)

Front setback: 5 feet

Side setback: 5 feet

Rear setback: 20 feet

Maximum building height: 78 feet

## LEGEND

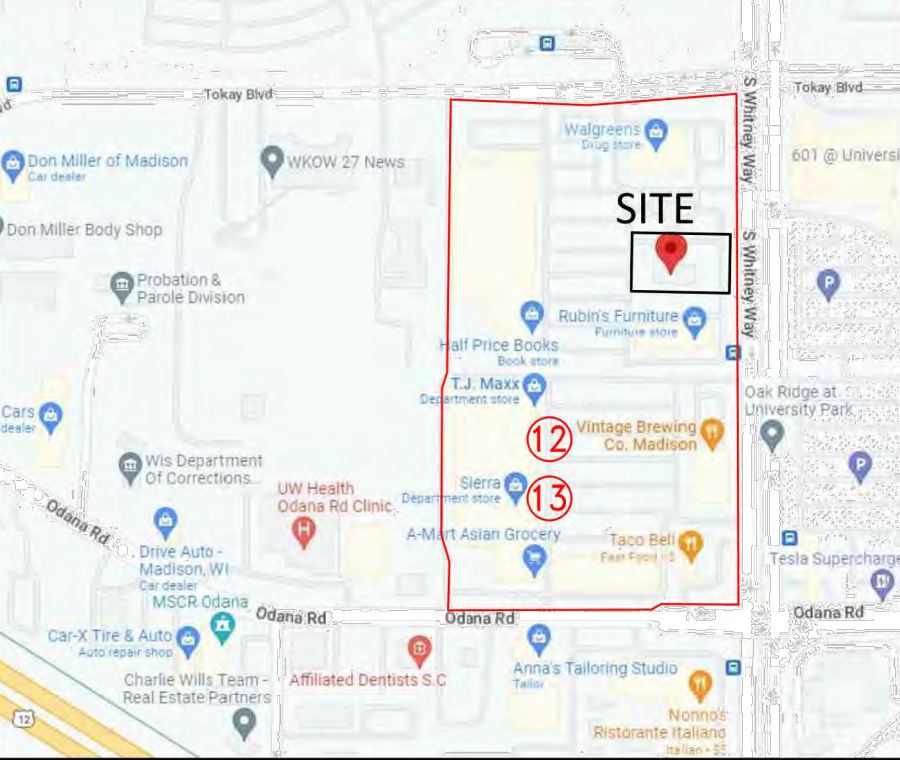
- INDICATES FOUND 3/4" IRON ROD
- ⊕ INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ SEPTIC TANK ACCESS COVER
- ⊕ M.I.S. MANHOLE
- ⊕ UNKNOWN MANHOLE
- ⊕ STORM MANHOLE
- ⊕ INLET (ROUND)
- ⊕ INLET (SQUARE)
- ⊕ CURB INLET
- ⊕ STORM SEWER END SECTION
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER SERVICE CURB STOP
- ⊕ WELL HEAD
- ⊕ STAND PIPE
- ⊕ WALL INDICATOR VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD LIGHT
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ CONTROL BOX
- ⊕ FIBER OPTIC PEDESTAL/SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊕ BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ FLAGPOLE
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ HANDICAP SPACE
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ WATERLINE
- ⊕ MARKED GAS MAIN
- ⊕ MARKED ELECTRIC
- ⊕ OVERHEAD WIRES
- ⊕ MARKED TELEPHONE
- ⊕ MARKED CABLE TV LINE
- ⊕ MARKED FIBER OPTIC
- ⊕ BOARD FENCE
- ⊕ CHAIN LINK FENCE
- ⊕ WIRE FENCE

## TOKAY BOULEVARD

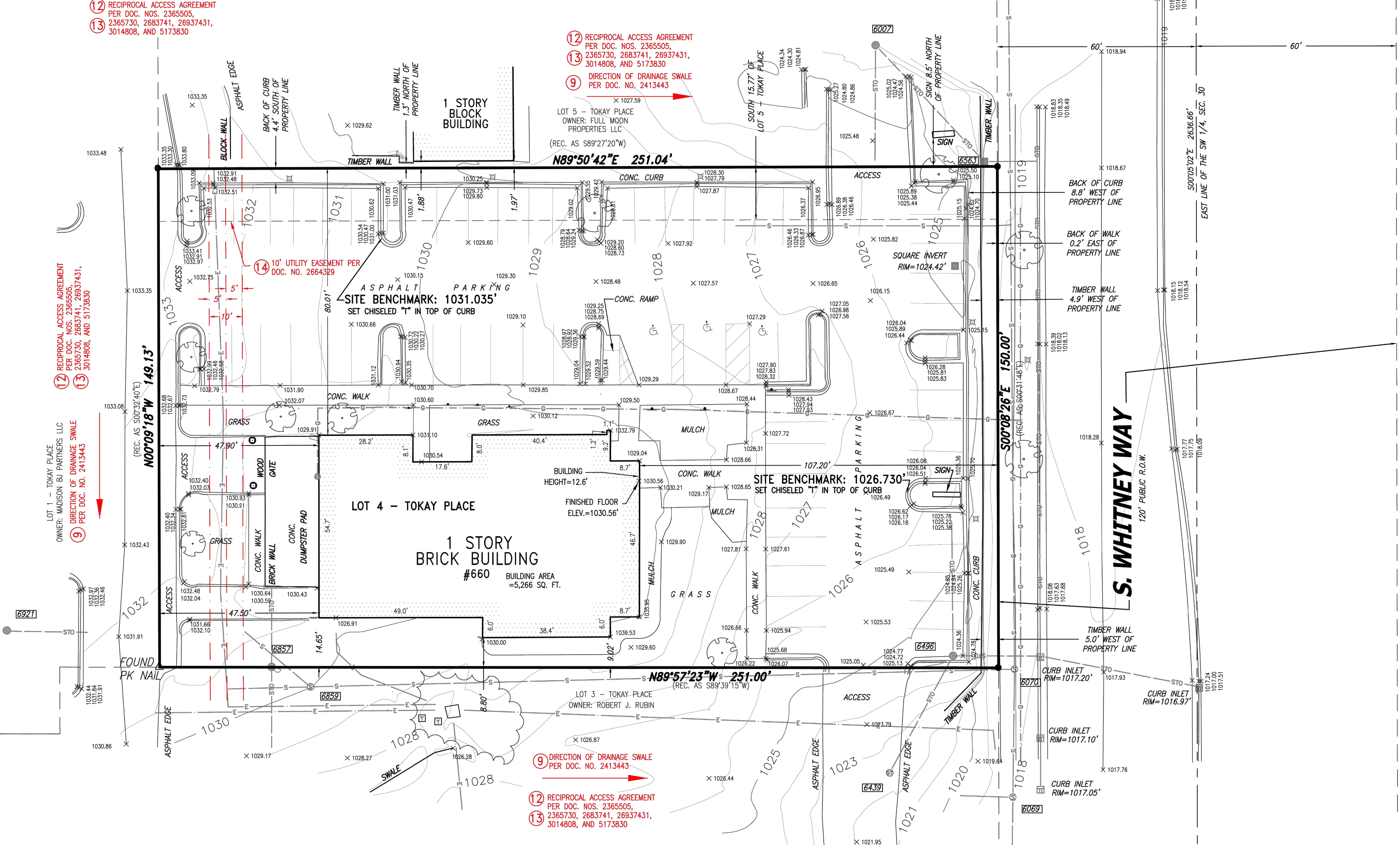
SOUTH RIGHT OF WAY LINE OF TOKAY BLVD. RIGHT OF WAY VARIES

Project# 4395 (SANITARY)						
PT. NO.	TYPE	RIM	DEPTH	DEPTH	DEPTH	DEPTH
6859	MH	1030.02	10.1	9.7	9.4	
INVERT		1019.92	1020.32	1020.52		
SIZE		12"	15"	12"		
DIRECTION		E	W	NW		
TYPE		PVC	PVC	PVC		
6069	MH	1018.05	9.35	9.25		
INVERT		1008.7	1008.7	1008.8		
SIZE		12"	12"	12"		
DIRECTION		N	S	W		
TYPE		PVC	PVC	PVC		
6070	MH	1018.26	10.1	9.15	6.5	
INVERT		1008.16	1008.16	1009.11	1011.76	
SIZE		12"	12"	12"	12"	
DIRECTION		N	S	W	W	
TYPE		PVC	PVC	PVC	PVC	

## VICINITY MAP



- RECIPROCAL ACCESS AGREEMENT PER DOC. NOS. 2365505, 2365730, 2683741, 26937431, 3014808, AND 5173830
- RECIPROCAL ACCESS AGREEMENT PER DOC. NOS. 2365505, 2365730, 2683741, 26937431, 3014808, AND 5173830
- DIRECTION OF DRAINAGE SWALE PER DOC. NO. 2413443



## VERTICAL DATUM

Calibration:

Dane County Coordinates

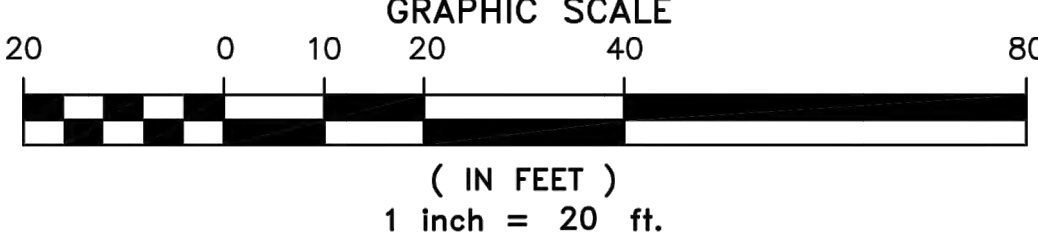
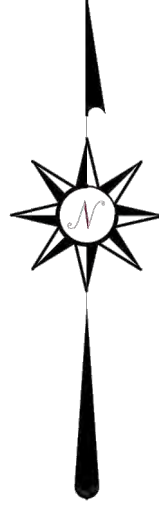
Geoid Model: G18-WI

NGVD 88

STARTING BENCHMARK: 996.07'

REFERENCE MARK AND REFERENCE

BENCHMARK WEST 1/4 OF SECTION 29



TO: 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, 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 12, 13, 14, 16, 17, 18, 19, 20(a) and 20(b) of Table A thereof. The field work was completed on February 20, 2023.

Date of Map: March 2, 2023



Daniel E. Bednar  
Professional Land Surveyor  
Registration Number S-2812

Date	Revision description

**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

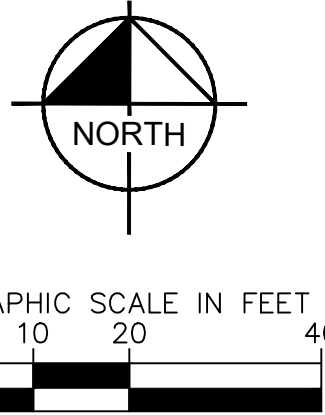
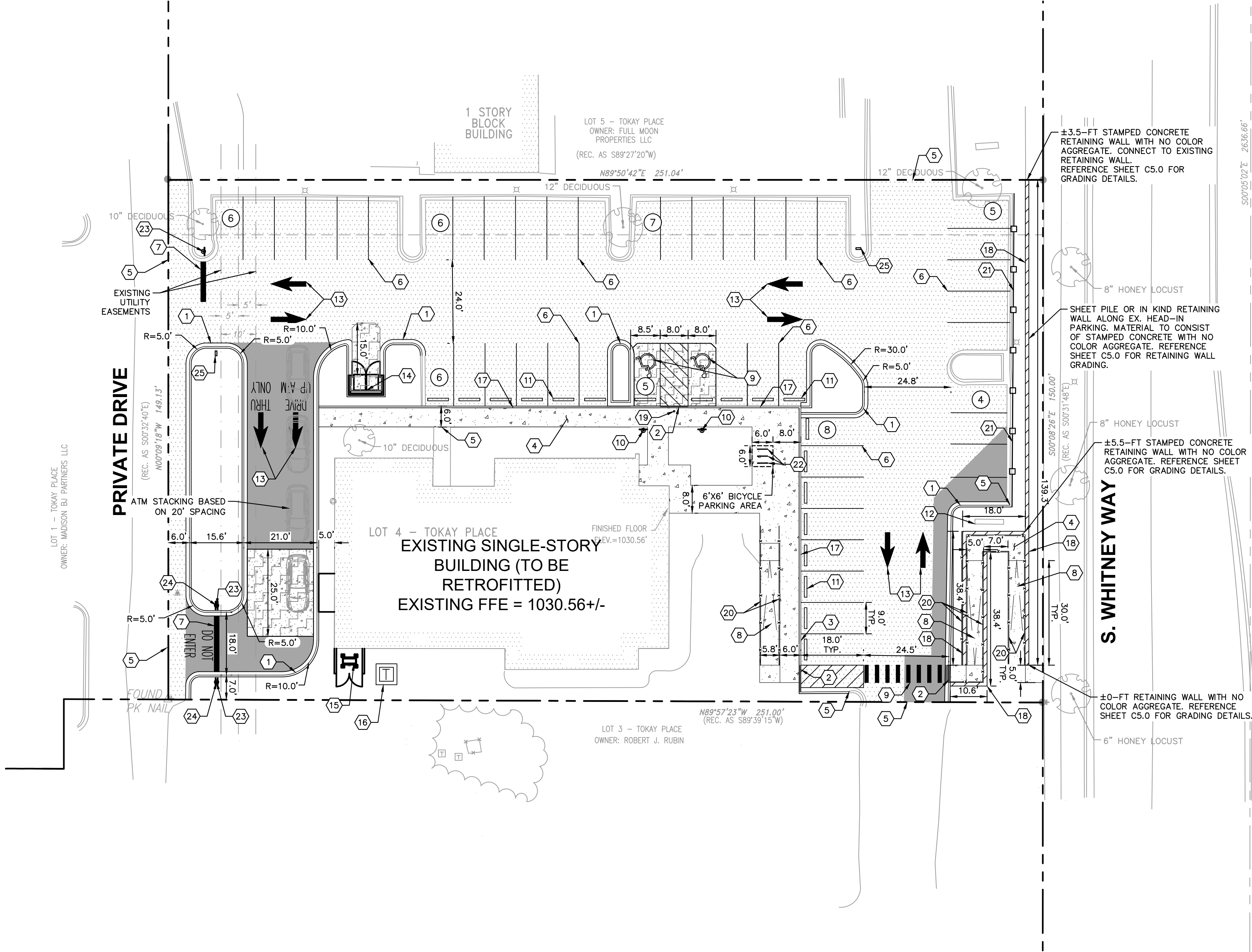
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Drawing No. 4395-SWC



Drawing name: K:\GIS\LDE\168558057\_Chase\_Madison\_WI2 Design\CAD\PlanSheets\Final\C3.0 - SITE PLAN.dwg C3.0 Nov 10, 2023 2:25pm by: MecoFabo  
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## GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING.
- THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

## KEY NOTES

- TYPE 'G' CURB AND GUTTER, TYP. (SEE DETAILS, SHEET C7.0)
- DEPRESSED CURB AND GUTTER (SEE DETAILS, SHEET C7.0)
- VARIABLE LENGTH CURB TRANSITION (SEE GRADING PLAN)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS, SHEET C7.0)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 4" WIDE PAINTED SOLID LINE, TYP.
- PAINTED STOP BAR, TYP. (SEE DETAILS, SHEET C7.0)
- ACCESSIBLE RAMP (SEE DETAILS, SHEET C7.0)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS, SHEET C7.0)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS, SHEET C7.0)
- WHEEL STOP, TYP. (SEE DETAILS, SHEET C7.0)
- RE-USED EXISTING MONUMENT SIGN (SEE ARCHITECTURAL DETAILS)
- SITE DIRECTIONAL MARKING (SEE ARCHITECTURAL DETAILS)
- TRASH ENCLOSURE (SEE ARCHITECTURAL DETAILS)
- VRF ENCLOSURE (SEE ARCHITECTURAL DETAILS)
- TRANSFORMER PAD (FOR REFERENCE ONLY)
- BARRIER CURB (SEE DETAILS, SHEET C7.0)
- SITE RETAINING WALL (SEE ARCHITECTURAL DETAILS)
- 6-INCH BOLLARD (SEE DETAILS, SHEET C7.1)
- HANDRAIL (SEE CONSTRUCTION DETAILS, SHEET C7.1)
- GUARDRAIL (SEE DETAILS, SHEET C7.0)
- BIKE RACK (SEE ARCHITECTURAL DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS, SHEET C7.0)
- DO NOT ENTER SIGN, TYP. (MUTCD R5-1, SEE DETAILS, SHEET C7.0)
- DIRECTIONAL SIGNAGE (SEE ARCHITECTURAL DETAILS)

## ZONING SUMMARY

PARCEL NUMBER: 070930305242  
SITE ADDRESS: 660 S. WHITNEY WAY, MADISON, WI 53711  
TOTAL SITE AREA: 37,556 SF (0.862 AC)  
ZONING: CC (COMMERCIAL CENTER DISTRICT)  
PROPOSED USE: BANK

SETBACKS:	
FRONT SETBACK:	5- FEET
SIDE SETBACK:	5- FEET
REAR SETBACK:	20- FEET
TOTAL SITE AREA:	37,556 SF
TOTAL PROPOSED IMPERVIOUS AREA:	29,041 SF
MAX ALLOWED IMPERVIOUS COVERAGE PERCENTAGE:	90%
PROPOSED IMPERVIOUS COVERAGE PERCENTAGE:	77.3%

## PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	=	0 SPACES
EXISTING TOTAL PARKING SPACES PROVIDED	=	58 SPACES
PROPOSED TOTAL PARKING SPACES PROVIDED	=	47 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES
BICYCLE PARKING SPACES REQUIRED	=	3 SPACES
BICYCLE PARKING SPACES PROVIDED	=	6 SPACES

## LEGEND

	ASPHALT VARIABLE DEPTH OVERLAY (2" MIN.) ADDITIONAL ASPHALT DEPTH MAY BE REQUIRED TO ACHIEVE PROPOSED GRADES. SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	PROPOSED RETAINING WALL

## FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55025C0415G, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600  
MADISON, WI 53711  
PHONE: 608-487-5550  
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	JRS
DRAWN BY:	JRS
CHECKED BY:	TJS

CHASE

SITE PLAN

CHASE BANK

660 S. WHITNEY WAY  
MADISON, WI 53711

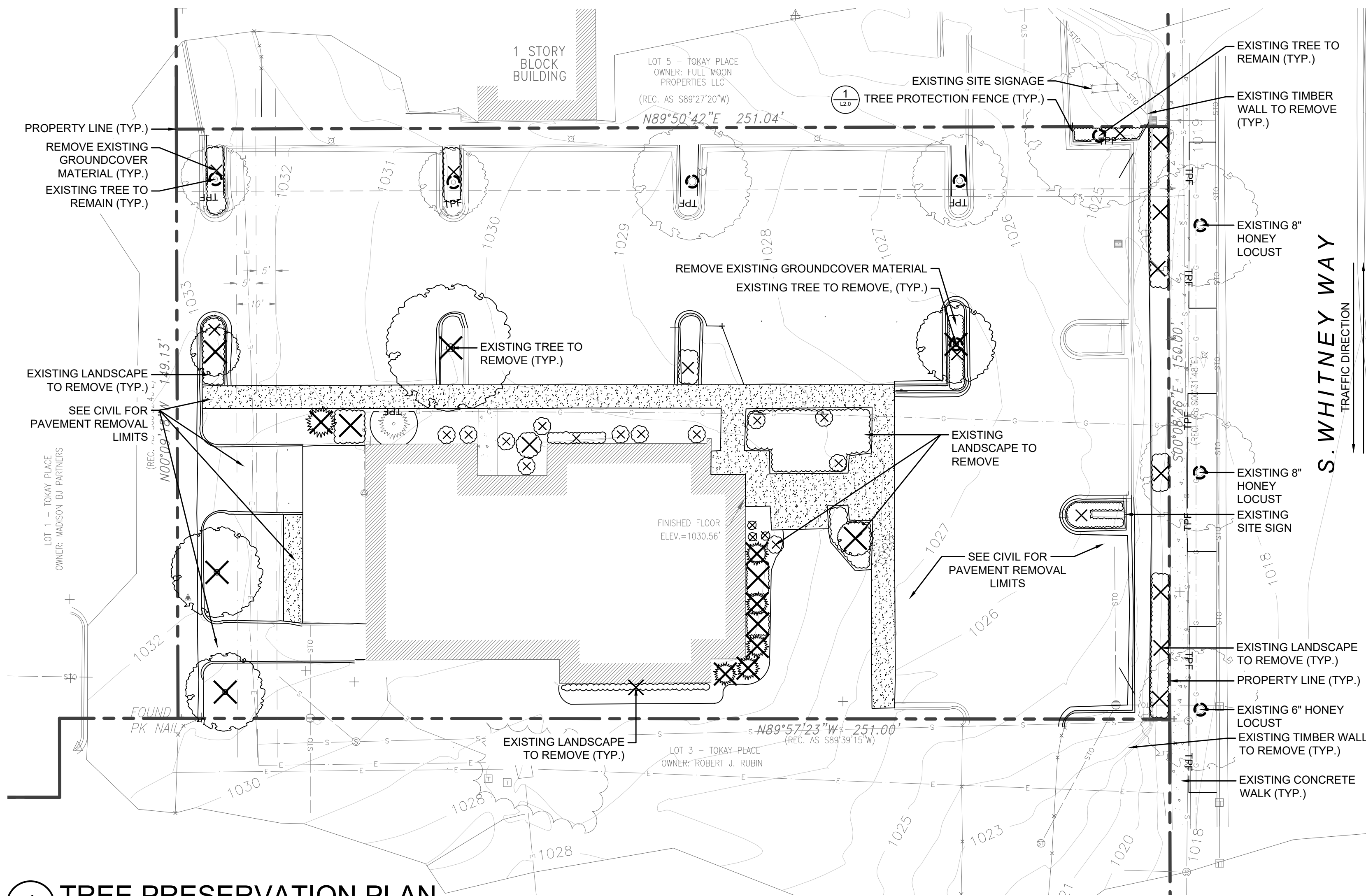
ORIGINAL ISSUE:  
10/20/23

KHA PROJECT NO.  
168558057

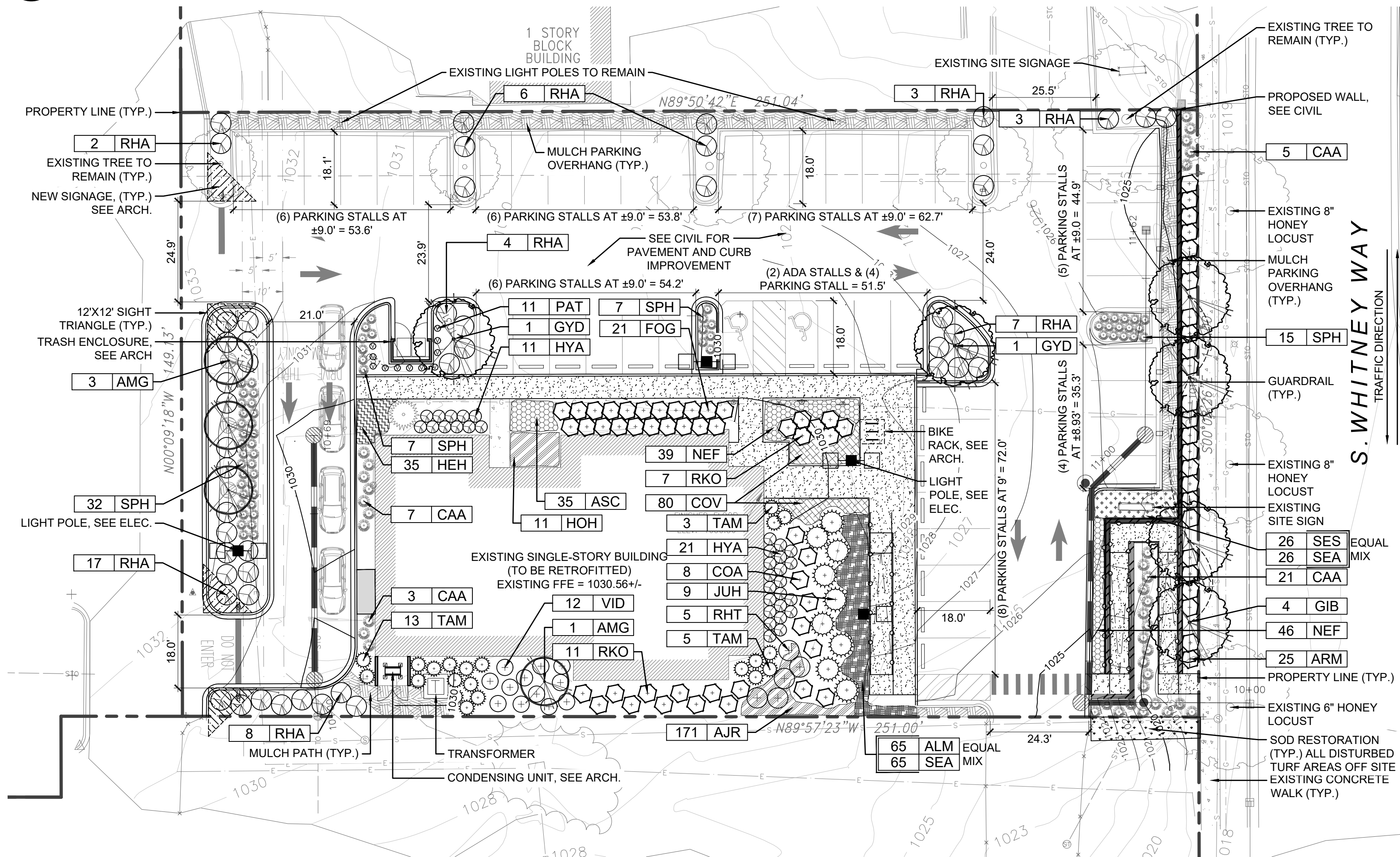
SHEET NUMBER

C3.0

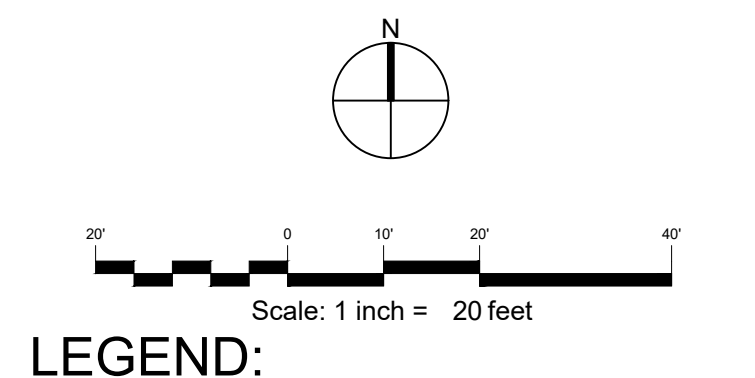




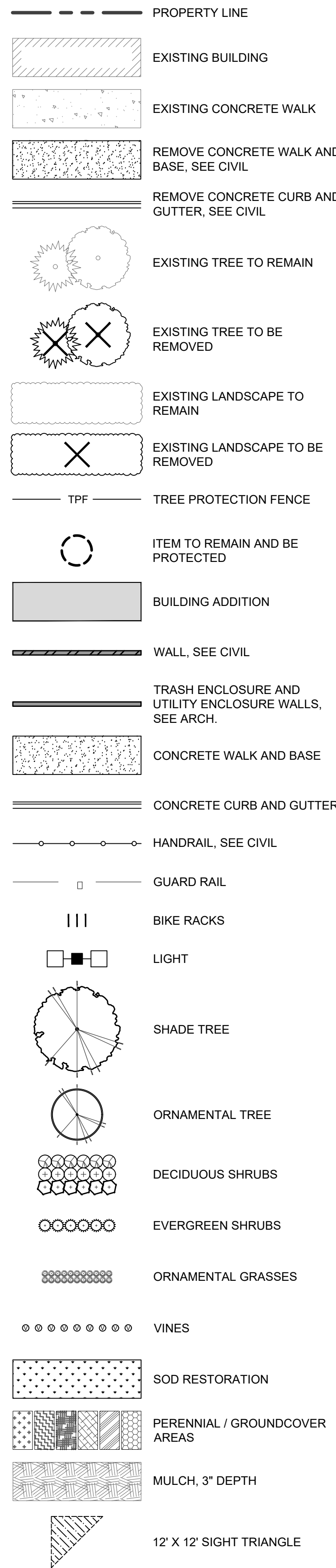
1 TREE PRESERVATION PLAN  
SCALE: 1" = 10'-0"



2 LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



LEGEND:



Landscape Requirements

Chase Bank - 660 S. Whitney Way Madison, WI 53711

Zoning:	RMX
Site Area:	36,543 SF (0.83 AC)
Building Footprint:	5,266 SF
Total Developed Area:	31,278 SF
Total Parking:	46 Stalls (includes 3 ADA)

FRONTAGE LANDSCAPE			
Requirement: 1 Shade tree and 5 shrubs per 30 LF of lot frontage (5 shade trees required, 25 shrubs required).			
150 LF along S. Whitney Way requires 5 Trees and 25 Shrubs			
1	Existing Trees		
4	Trees Provided		
5	Total Trees Provided	5	Required Trees
25	Shrubs Provided		
25	Total Shrubs Provided	25	Required Shrubs

INTERIOR PARKING LANDSCAPE			
Requirement: Changes to developed site required 5% of pavement area shall be landscaped. (1) Shade tree for every 160 SF of required landscape area.			
18,889 SF Parking pavement requires 944.97 SF of interior landscape area and (5.9) trees			
Landscape Areas: 2,500 SF Provided 945 SF Required			
965.25 SF Interior Landscape area requires 6.0 Interior trees.			
4	Existing Trees		
2	Trees Provided		
6	Total Trees Provided	5.9	Trees Required

FOUNDATION LANDSCAPE			
Requirement: Shrubs and perennials shall be provided along building facades.			
1	Existing Evergreen Shrubs		
1	Ornamental Tree		
88	Deciduous Shrubs Provided		
77	Perennial/Grasses Provided		

SCREENING LANDSCAPE			
Requirement: Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height.			
13	Evergreen Shrubs		

NOTE:  
SEE LANDSCAPE NOTES ON L2.0 - LANDSCAPE DETAILS SHEET.

PLANT SCHEDULE

Qty.	Key	Botanical name	Common name	Size at Planting	Notes
SHADE TREES					
4	GIB	Ginkgo biloba "Autumn Gold" (Male)	Autumn Gold Ginkgo	2.5" BB	Central Leader
2	GVD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	2.5" BB	Central Leader
6	TOTAL SHADE TREES				
ORNAMENTAL TREES					
4	AMG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8" BB	Central Leader
4	TOTAL ORNAMENTAL TREES				
EVERGREEN SHRUBS					
9	JUH	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#5 Cont.	5' o.c.
21	TAM	Taxus media "Densiformis"	Dense Yew	24" BB	4' o.c.
30	TOTAL EVERGREEN SHRUBS				
DECIDUOUS SHRUBS					
25	ARM	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	24" BB	4' o.c.
8	COA	Cotoneaster adpressus	Creeping Cotoneaster	24" BB	6' o.c.
21	FOG	Fothergilla gardenii	Dwarf Fothergilla	#5 Cont.	Min. 18" ht., 3' o.c.
11	HYA	Hydrangea arborescens 'NCHA5'	Invincibelle Wee White®	#5 Cont.	4' o.c.
50	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Cont.	5' o.c.
5	RHT	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	24" BB	6' o.c.
18	RKO	Rosa "Knockout"	Knockout Rose	#5 Cont.	4' o.c.
12	VID	Viburnum dentatum "Blue Muffin"	Blue Muffin Arrowwood Viburnum	24" BB	5' o.c.
150	TOTAL DECIDUOUS SHRUBS				
PERENNIALS AND ORNAMENTAL GRASSES					
171	AJR	Ajuga reptans "Black Scallop"	Black Scallop Ajuga	3" Pot / Flat 12" o.c.	
66	ALM	Allium "MGsmmpkb 13"	Summer Peek-A-Boo Allium	#1 Cont.	18" o.c.
35	ASC	Astilbe chinensis 'Vision in Pink'	Vision in Pink Astilbe	#1 Cont.	18" o.c.
36	CAA	Calamagrostis acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	#1 Cont.	3' o.c.
80	COV	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	#1 Cont.	18" o.c.
35	HEH	Hemerocallis "Happy Returns"	Happy Returns Daylily	#1 Cont.	18" o.c.
11	HOH	Hosta 'Halcyon'	Halcyon Hosta	#1 Cont.	36" o.c.
85	NEF	Nepeta racemosa "Walker's Low"	Walker's Low Catmint	#1 Cont.	18" o.c.
25	SES	Sedum spectabile 'Neon'	Neon Sedum	#1 Cont.	18" o.c.
92	SEA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	18" o.c.
61	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	30" o.c.
698	TOTAL PERENNIALS AND ORNAMENTAL GRASSES				
VINES					
11	PAT	Parthenocissus tricuspidata	Boston Ivy	#1 Cont.	3' o.c., 6" off wall
11	TOTAL VINES				

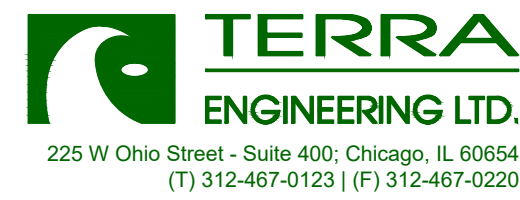


CHASE BANK

660 S. Whitney Way  
Madison, WI 53711

Project Team

LANDSCAPE ARCHITECT



ARCHITECT

THE ARCHITECTS  
PARTNERSHIP, LTD.  
200 S. Michigan Ave.  
Chicago, IL 60604  
312-583-9800

CELINE HORN

4201 Winfield Road  
Suite 600  
Warrenville, IL 60555  
630-487-5550

Revisions

Date	Issue
5/30/2023	SUBMITTAL REVIEW
6/23/2023	SUBMITTAL REVIEW
9/6/2023	SUBMITTAL REVIEW
10/10/2023	REVIEW SET
10/23/2023	ISSUE FOR PERMIT/BID

Stamp



Title

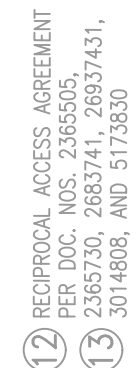
LANDSCAPE PLAN

Sheet No.

L1.0

TERRA Project No. 18-162-034





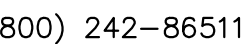
**S. WHITNEY WAY**

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND THE SEQUENCE OF CONSTRUCTION. NECESSARY REVISIONS TO THE CONSTRUCTION SEQUENCE COMPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE AGENCIES AND AGENCIES OF THE AUTHORITY HAVING JURISDICTION, AND ALL OTHER APPLICABLE LAWS.



- ## PROPOSED CONTOURS

22. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING.



## C4.0



Drawing name: K:\GIS\LDE\168558057\_Chase\_Madison\_WA2\_Design\CA0\PlanSheets\Final\C5.0 - GRADING PLAN.dwg C2.0 Nov 10, 2023 2:28pm By: AlexoFallo  
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(800) 242-86511

PRIVATE DRIVE

S. WHITNEY WAY

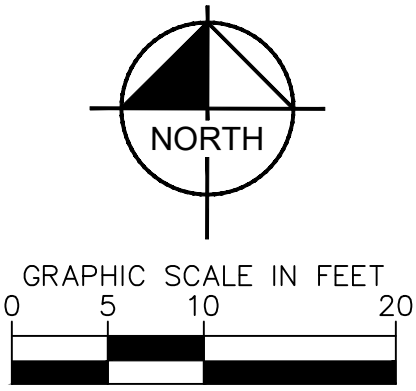
LOT 4 - TOKAY PLACE  
EXISTING SINGLE-STORY  
BUILDING (TO BE  
RETROFITTED)  
EXISTING FFE = 1030.56+/-

GRADING LEGEND

- TP = TOP OF PAVEMENT
- EP = EDGE OF PAVEMENT
- FL = FLOW LINE
- TC = TOP OF CURB
- ME = MATCH ELEVATION
- TF = TOP OF FOUNDATION
- R = RIM ELEVATION
- TW = TOP OF WALL
- FG = FINISHED GRADE
- TS = TOP OF STAIRS
- BS = BOTTOM OF STAIRS
- PROPOSED CONTOUR
- EXISTING CONTOUR
- RIDGE LINE
- SLOPE AND FLOW DIRECTION
- PROPOSED RETAINING WALL
- ACCESSIBLE ROUTE

GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
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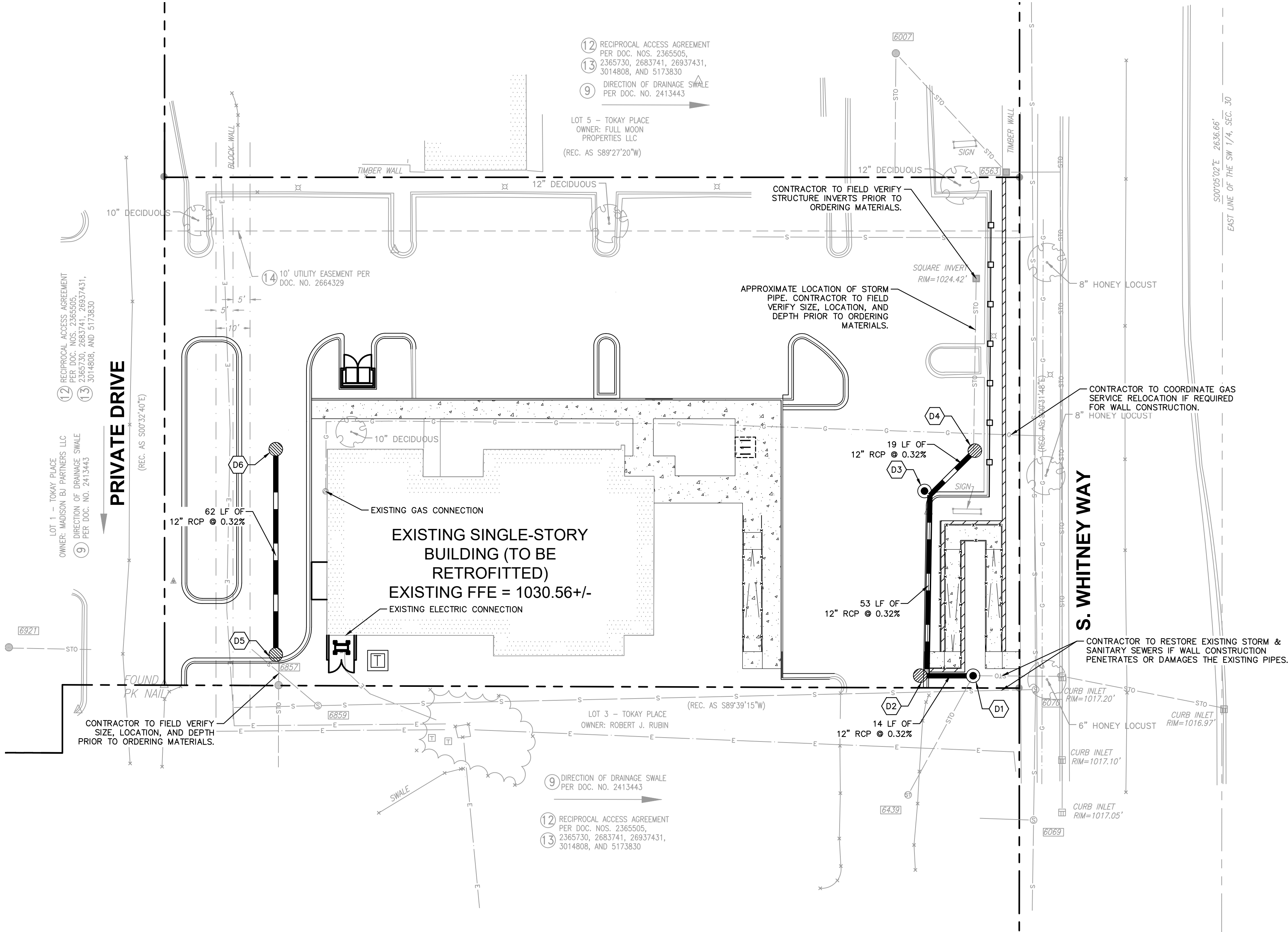
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Kimley»Horn			
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CHASE			
GRADING AND DRAINAGE PLAN			
CHASE BANK 660 S. WHITNEY WAY MADISON, WI 53711			
ORIGINAL ISSUE: 10/20/23			
KHA PROJECT NO. 168558057			
SHEET NUMBER C5.0			



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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	REPLACE EXISTING STORM STRUCTURE WITH UPFLOW FILTER (SEE DETAILS SHEET C7.1). CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING SEWER PRIOR TO ORDERING MATERIALS. RIM: 1020.02 INV IN: 1013.88 (W, 12") INV IN: 1013.88 (SW, 15") INV OUT: 1013.88 (E, 15")
D2	STORM MANHOLE RIM: 1024.52 INV IN: 1013.92 (N, 12") INV OUT: 1013.92 (E, 12")
D3	STORM MANHOLE RIM: 1026.16 INV IN: 1014.09 (NE, 12") INV OUT: 1014.09 (S, 12")
D4	TIE INTO EXISTING STORM SEWER WITH NEW MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING SEWER PRIOR TO ORDERING MATERIALS. RIM: 1025.30 INV IN: CONTRACTOR TO FIELD VERIFY INV OUT: 1014.15 (SW, 12")
D5	TIE IN TO EXISTING STORM SEWER WITH NEW MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING SEWER PRIOR TO ORDERING MATERIALS. RIM: 1029.82 INV IN: 1025.62 (N, 12") INV OUT: 1025.62 (S, 15")
D6	STORM INLET RIM: 1029.83 INV OUT: 1025.82 (S, 12")

## UTILITY NOTES

- ALL WATER LINES  $\geq 3"$  SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "DIGGERS HOTLINE" (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER / DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
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## UTILITY LEGEND

- |  |  |
|--|--|
|  | EX. SANITARY SEWER LINE  |
|  | EX. SANITARY SEWER MANHOLE   |
|  | EX. STORM DRAIN LINE   |
|  | EX. STORM STRUCTURE/INLET  |
|  | EX. GAS LINE   |
|  | EX. UNDERGROUND ELECTRIC LINE  |
|  | EX. LIGHT POLE   |
|  | PROPOSED STORM SEWER LINE  |
|  | PROPOSED OPEN LID STORM STRUCTURE<br>(PAVEMENT USE NEENAH R-2540)<br>(GRASS USE NEENAH R-4340-B BEEHIVE) |
|  | PROPOSED CLOSED LID STORM STRUCTURE<br>(PAVEMENT USE NEENAH R-1713)<br>(GRASS USE NEENAH R-1786)         |

**Kimley»Horn**  
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4201 WINFIELD ROAD, SUITE 600  
MADISON, WI 53711  
PHONE: 608-487-5550  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: JRS  
DRAWN BY: JRS  
CHECKED BY: TJS

**CHASE**

UTILITY PLAN

**CHASE BANK**  
660 S. WHITNEY WAY  
MADISON, WI 53711

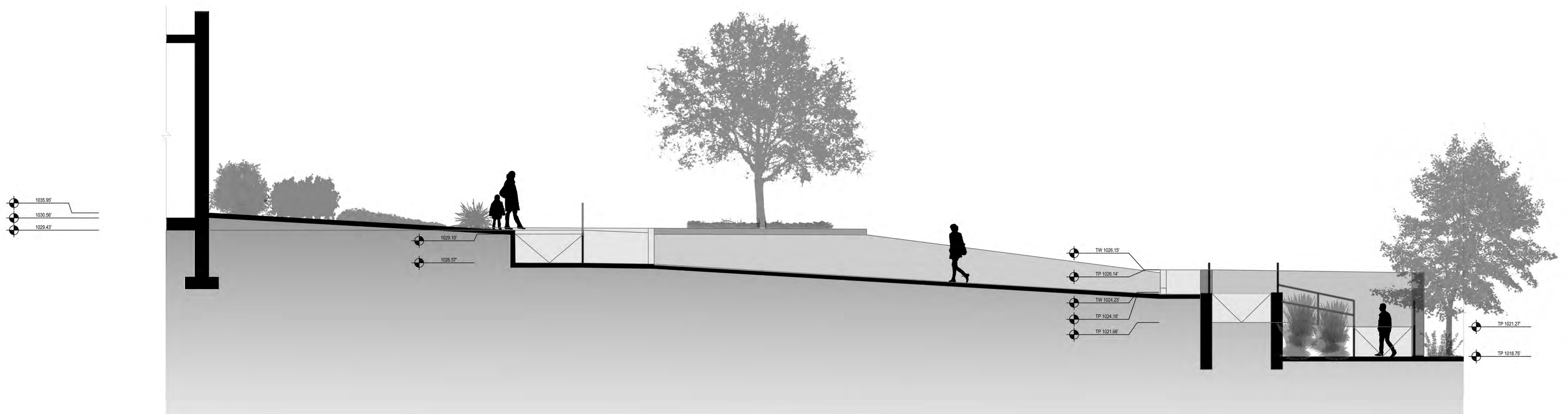
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10/20/23  
KHA PROJECT NO.  
16858057  
SHEET NUMBER

C6.0









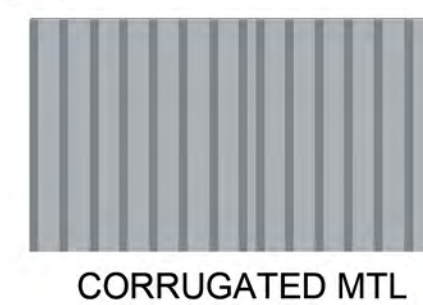
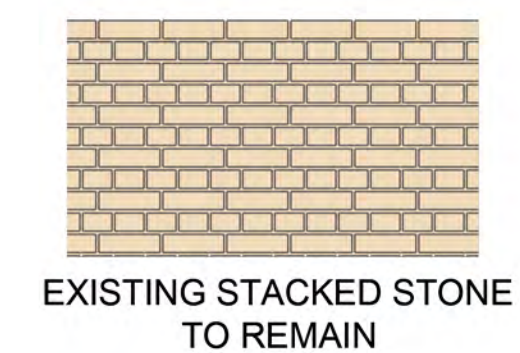
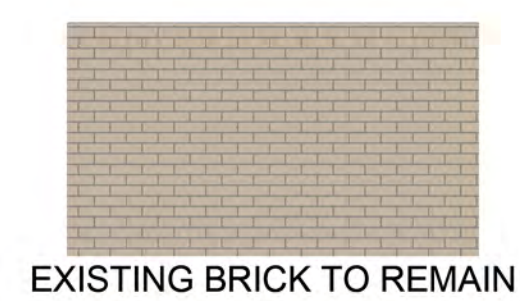
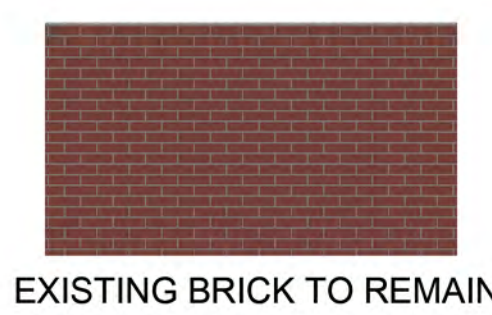
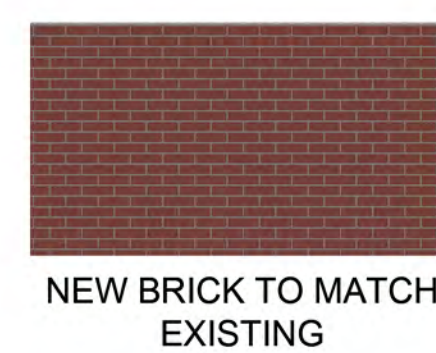




SOUTH ELEVATION



EAST ELEVATION



SCALE:  $\frac{1}{4}" = 1'$

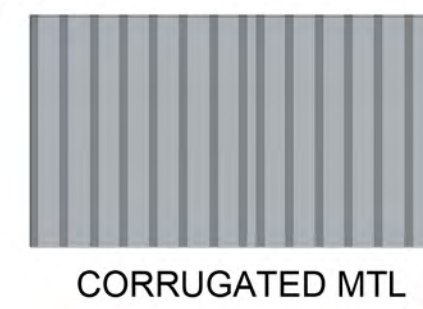
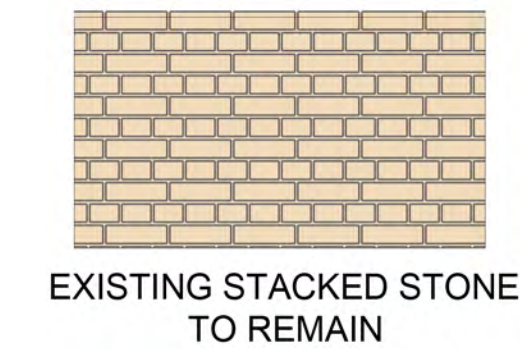
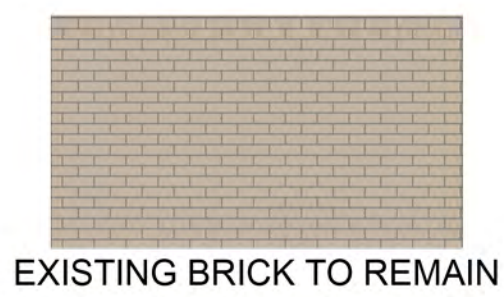
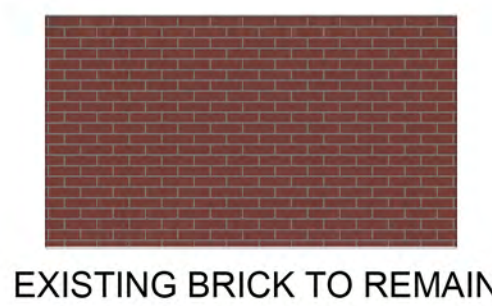
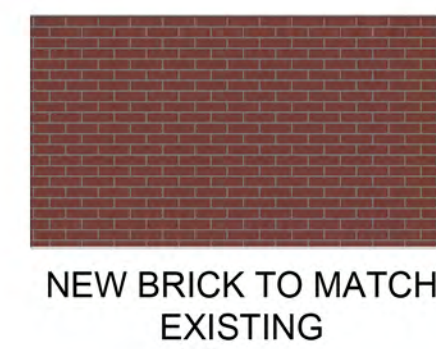




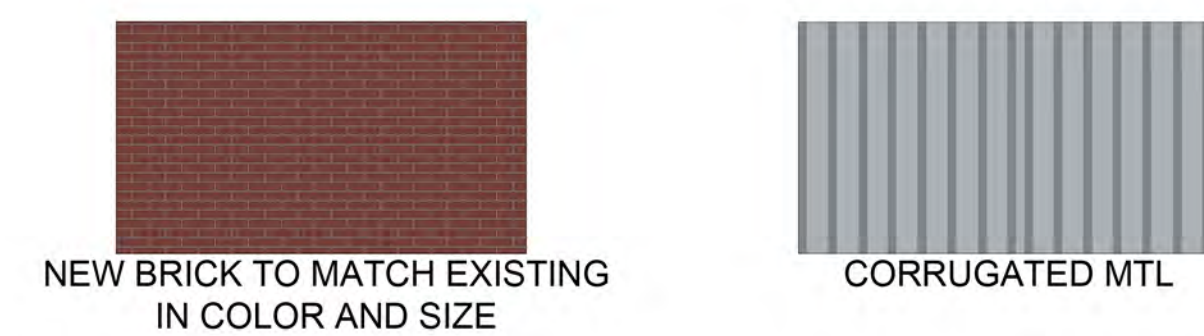
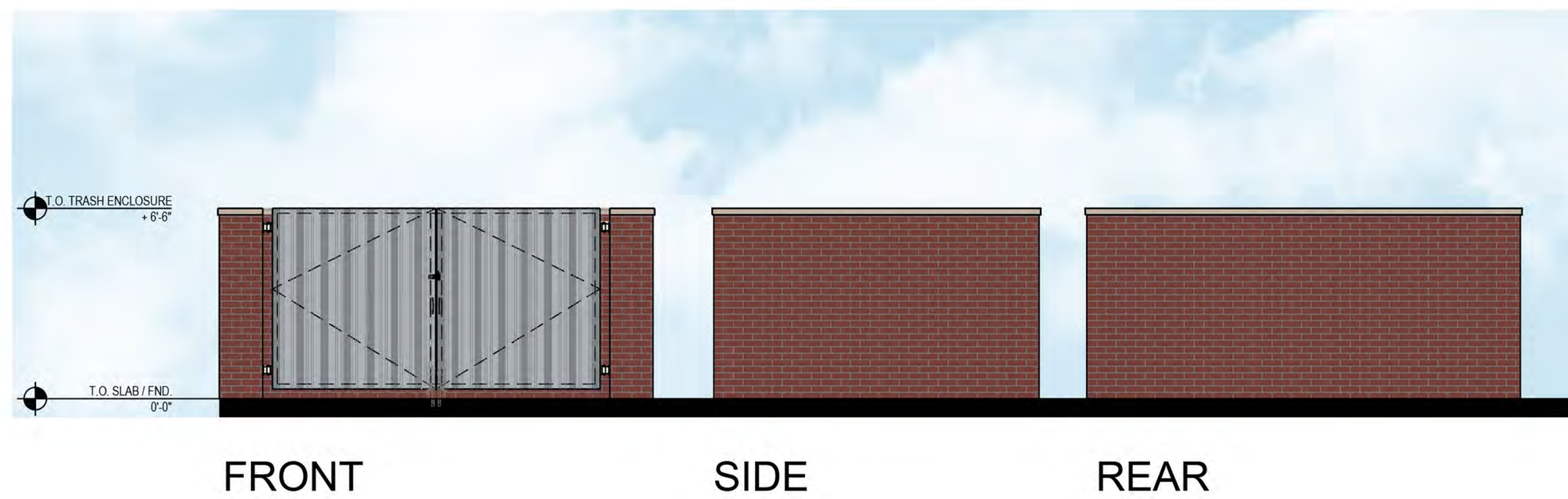
NORTH ELEVATION



WEST ELEVATION











SCALE:  $\frac{1}{4}" = 1'$

0 5' 10' 15'

**CHASE**   
**WHITNEY ODANA**  
 660 S Whitney Way,  
 Madison, WI 53711

## FRONTAGE DESIGN

10.18.2023

Architect/Designer  
 The Architects Partnership, Ltd.  
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 Chicago, IL 60604  
 t: 312.583.9800  
 f: 312.583.9890  
 TAP Project Number: 23067

















