



**WHITNEY ODANA
RETAIL BANKING CENTER**
660 WHITNEY WAY
MADISON, WI 53711

LOCATION MAP



DEVELOPER & CONSULTANTS

OWNER:

JP MORGAN CHASE BANK, N.A.
RETAIL REAL ESTATE
CHASE TOWER
10 SOUTH DEARBORN FLOOR 25
CHICAGO, IL 60603

CONTACT: THEODORE FOGGY
872-400-0071
THEODORE.FOGGY@CHASE.COM

ARCHITECT OF RECORD:

THE ARCHITECTS PARTNERSHIP
200 SOUTH MICHIGAN AVENUE
SUITE 1020
CHICAGO, ILLINOIS 60604

MECHANICAL / PLUMBING / ELECTRICAL ENGINEER:

TERRA ENGINEERING
CONTACT: CRAIG MOST
PHONE: 312-467-0123 X 269
CMOST@TERRAENGINEERING.COM

CIVIL ENGINEER:

KIMLEY-HORN
4201 WINFIELD ROAD
SUITE 600
WARRENVILLE, IL 60555
CONTACT: TOM SZAFRANSKI
630-209-4811
TOM.SZAFRANSKI@KIMLEY-HORN.COM

SHEET INDEX

		ISSUE FOR CUP & UDC SUBMITTAL 06.23.2023				
GENERAL						
A0.1	COVER SHEET	●				
CIVIL AND LANDSCAPE						
C0.0	COVER SHEET	●				
V0.0	ALTA SURVEY	●				
C1.0	SITE PLAN	●				
C1.1	FIRE ACCESS AND FIRE HYDRANT	●				
C2.0	GRADING PLAN	●				
C3.0	UTILITY PLAN	●				
L1.0	LANDSCAPE PLAN	●				
L2.0	LANDSCAPE DETAILS	●				
PHOTOMETRIC						
LT1.0	PHOTOMETRIC PLAN	●				
ARCHITECTURAL						
A1.0	FLOOR PLAN	●				
A2.0	ROOF PLAN	●				
A3.1	EXISTING ELEVATIONS	●				
A3.2	EXISTING ELEVATIONS	●				
A3.3	PROPOSED ELEVATIONS	●				
A3.4	PROPOSED ELEVATIONS	●				
A3.5	TRASH ENCLOSURE	●				



WHITNEY
ODANA
RETAIL BANKING CENTER
660 S Whitney Way
Madison, WI 53711

ARCHITECT/ ENGINEER OF RECORD



NOT FOR
CONSTRUCTION

ISSUE	DATE	DESCRIPTION
	04/26/2023	ISSUE CUP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	23067
DRAWN BY:	AK/GP
CHECKED BY:	TW/GP

SHEET TITLE

COVER SHEET

SHEET NUMBER

A0.1



PRELIMINARY ENGINEERING PLANS

CHASE

660 S. WHITNEY WAY

MADISON, WI 53711

UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY DEVELOPMENT AUTH.
MADISON MUNICIPAL BUILDING
215 MARTIN LUTHER KING JR. BLVD #161
MADISON, WI 53703
TEL: (608) 266-6520
CONTACT: MATT WACHTER

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

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

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

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

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

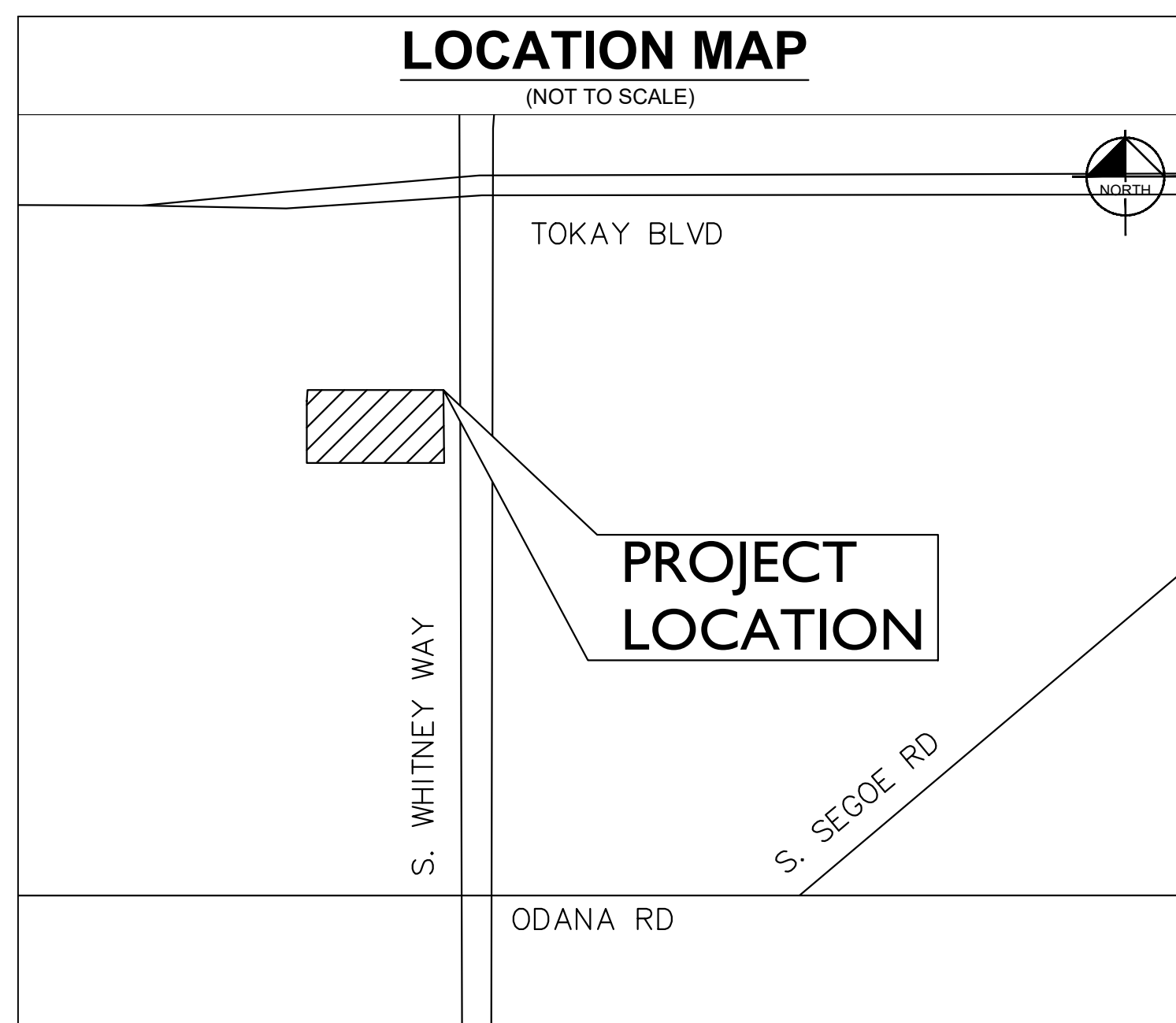
PROJECT TEAM

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

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: TOM.SZAFRANSKI@KIMLEY-HORN.COM
CONTACT: TOM SZAFRANSKI

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

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



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY
C1.0	SITE PLAN
C1.1	FIRE ACCESS AND FIRE HYDRANT COVERAGE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN

LEGAL DESCRIPTION

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



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 26TH DAY OF JUNE, A.D., 2023.

WI LICENSED PROFESSIONAL ENGINEER 36037-6
MY LICENSE EXPIRES ON JULY 31ST, 2023
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

<p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM</p>	
SCALE: AS NOTED DESIGNED BY: JRS DRAWN BY: JRS CHECKED BY: TJS	REVISIONS No. DATE BY
COVER SHEET	
CHASE BANK 660 S. WHITNEY WAY MADISON, WI 53711	
ORIGINAL ISSUE: 06/26/23 KHA PROJECT NO. 168558057	SHEET NUMBER C0.0

Drawing name: K:\CHS_DEVA\168558057_Chase_Madison_WI2_Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Jun 26, 2023 8:41am by: JulietteStresser
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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 Access 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 Easement 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

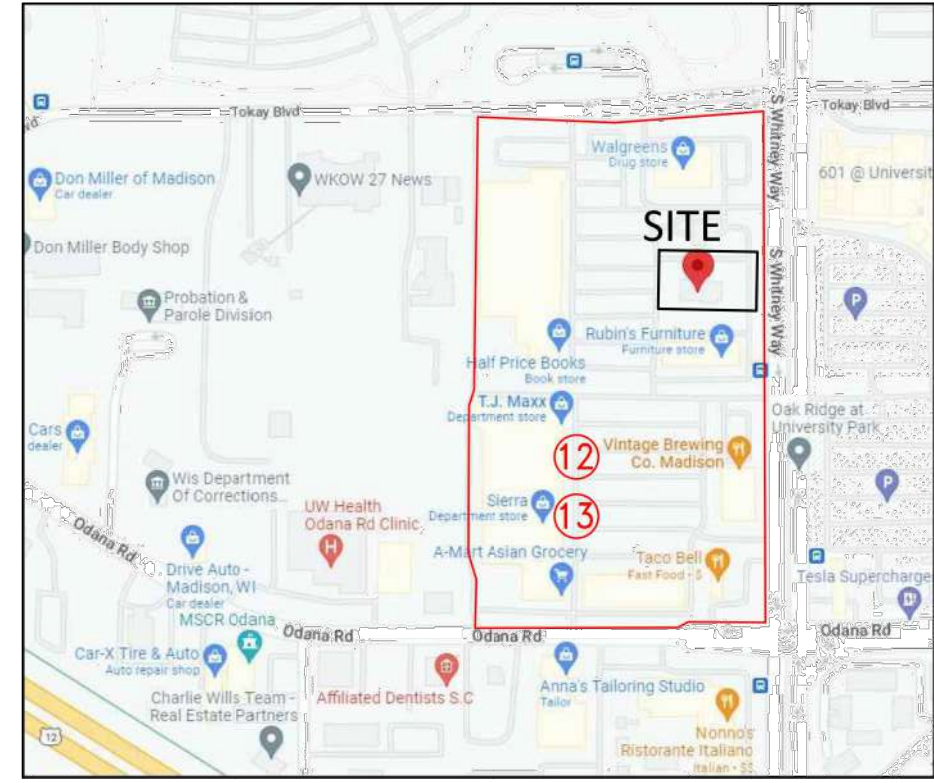
LEGEND

- INDICATES FOUND 3/4" IRON ROD
- INDICATES FOUND 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ SEPTIC TANK ACCESS COVER
- ⊕ M.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
- MARKED OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

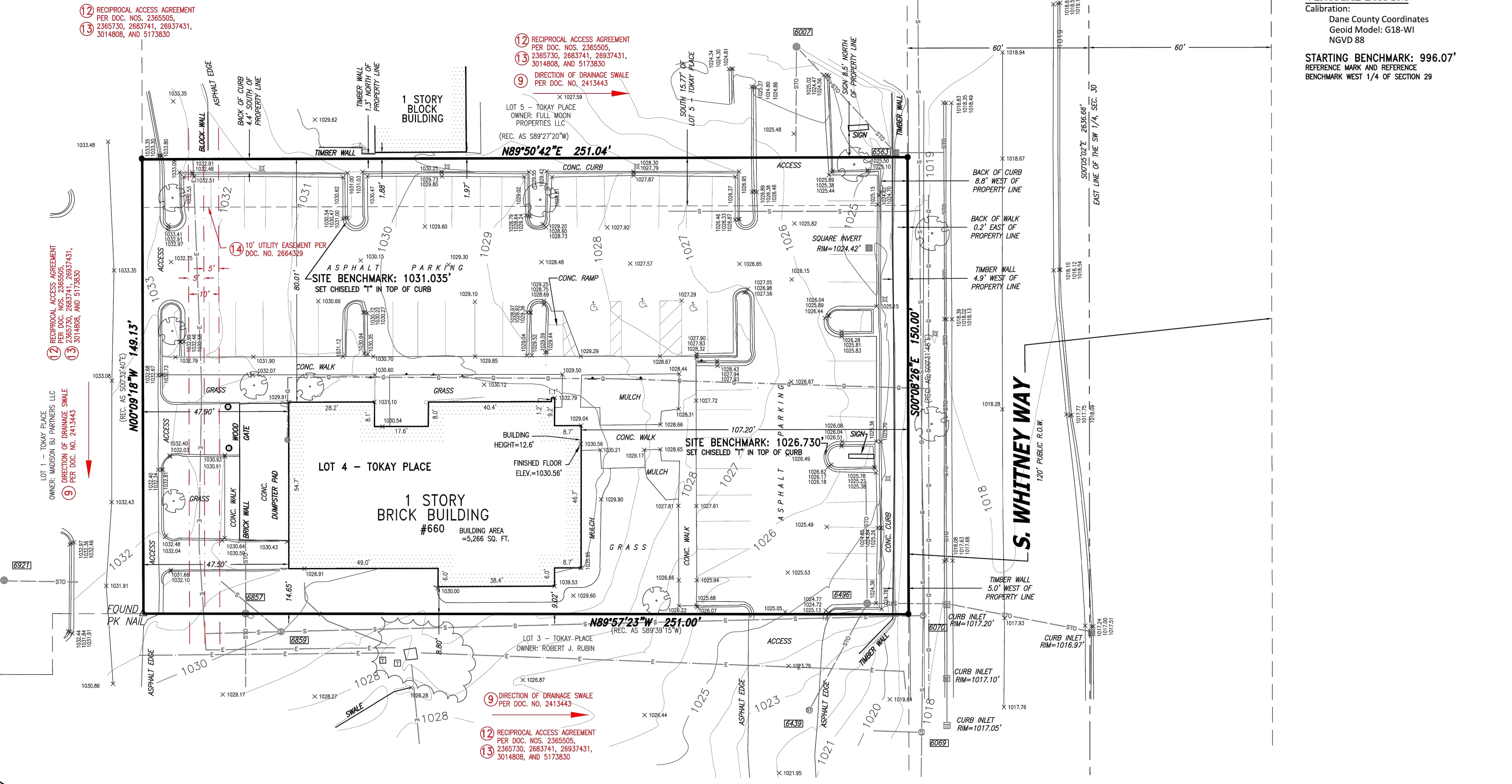
Project# 4395 (SANITARY)						
PT NO.	TYPE	RIM	DEPTH	DEPTH	DEPTH	DEPTH
8859	MH	1030.02	10.1	9.7	9.4	
INVERT		1019.92	1020.32	1020.62		
SIZE		12"	15"	12"		
DIRECTION		E	W	NW		
TYPE		PVC	PVC	PVC		
6069	MH	1018.05	9.35	9.25		
INVERT		1008.7	1008.7	1008.8		
SIZE		12"	12"	12"		
DIRECTION		N	S	W		
TYPE		PVC	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	

Project# 4395 (STORM)						
PT NO.	TYPE	RIM	DEPTH	DEPTH	DEPTH	DEPTH
6921	ROUND INLET	1031.74	2.65			
INVERT		1029.09				
SIZE		15"				
DIRECTION		E				
6857	ROUND INLET	1030	4.4	8.5	8.6	
INVERT		1025.6	1021.5	1021.4		
SIZE		15"	24"	24"		
DIRECTION		N	E	S		
TYPE		RCP	RCP	RCP		
6489	ROUND INLET	1022.5	4.85			
INVERT		1017.65				
SIZE		15"				
DIRECTION		NE				
TYPE		RCP				
6496	ROUND INLET	1024.18	10.3			
INVERT		1013.88	1013.88			
SIZE		15"				
DIRECTION		SW	N			
TYPE		RCP	RCP			
6563	SQUARE INLET	1024.18	8.2			
INVERT			1015.98			
SIZE		COULD NOT OPEN	TO BOTTOM			
DIRECTION						
6007	ROUND INLET	1023.14	3.2	1.5		
INVERT		1019.94	1021.64			
SIZE		10"	4"			
DIRECTION		SE	S			
TYPE		PVC	PVC			

VICINITY MAP



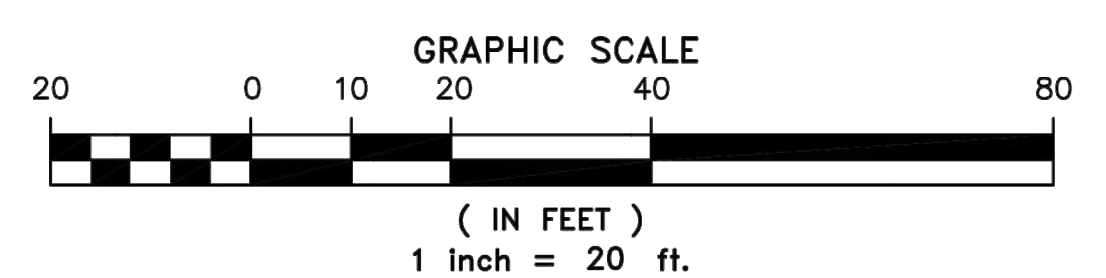
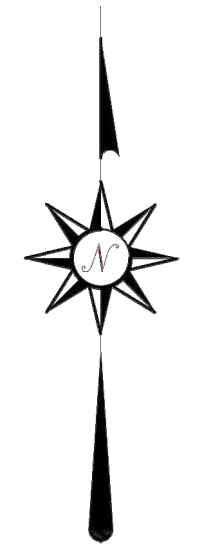
TOKAY BOULEVARD



VERTICAL DATUM

Calibration:
Dane County Coordinates
Geoid Model: G18-WI
NGVD 88

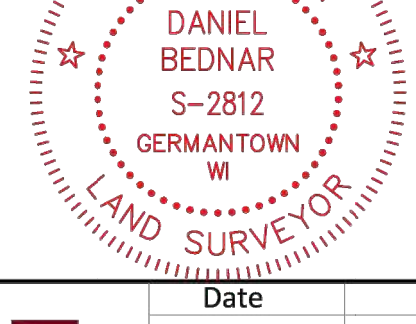
STARTING BENCHMARK: 996.07'
REFERENCE MARK AND REFERENCE BENCHMARK WEST 1/4 OF SECTION 29



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 2, 9, 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



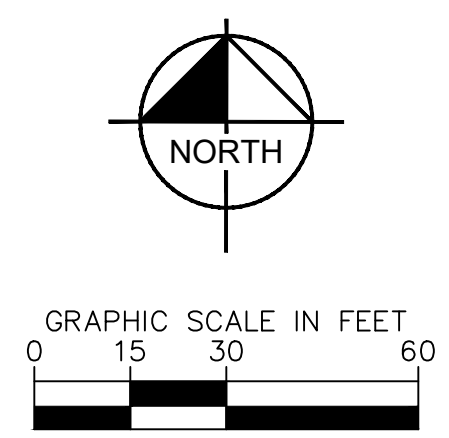
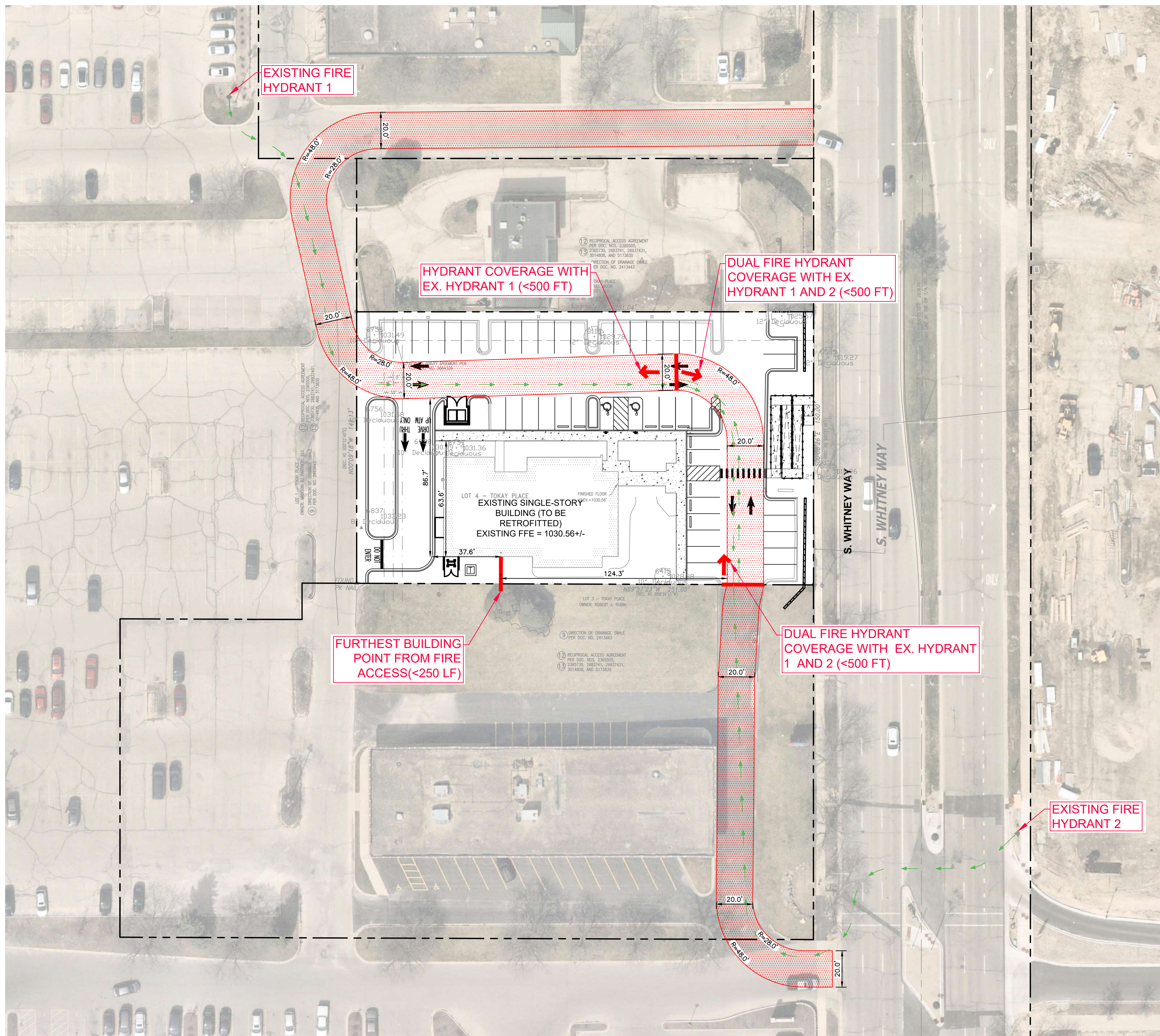
Daniel E. Bednar
Professional Land Surveyor
Registration Number S-2812

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 4395-SWC

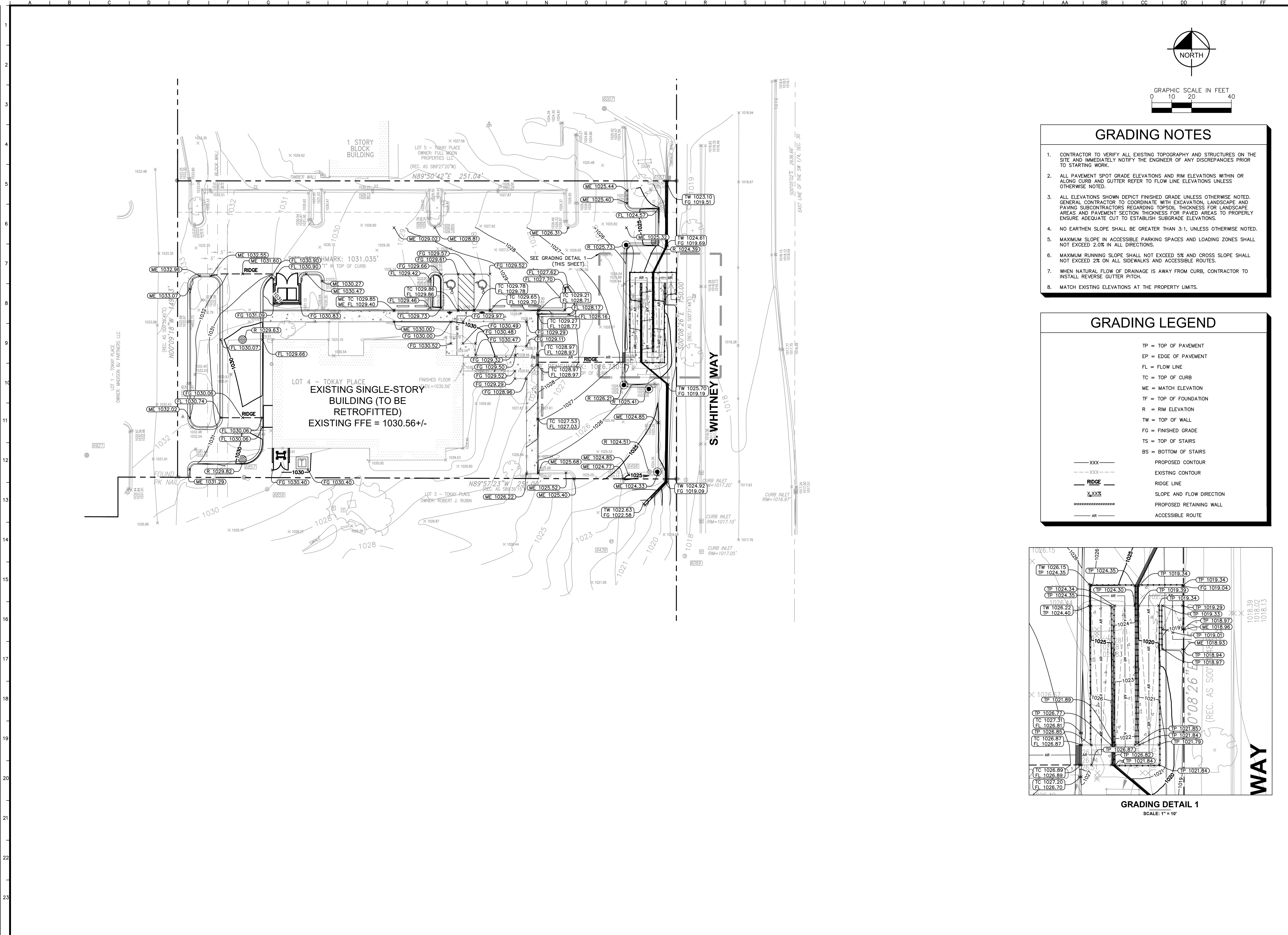
Date	Revision description

Drawing name: K:\GIS_DEV\168558057_Chase_Madison_WA2 Design\CAD\PlanSheets\C1.1 - FIRE ACCESS AND FIRE HYD COVERAGE PLAN.dwg C1.1 Jun 26, 2023 8:42am. By: Juliette Stroesser
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 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	No. _____ DATE _____ BY _____
 CHASE	
FIRE ACCESS AND FIRE HYDRANT COVERAGE PLAN	
CHASE BANK 660 S. WHITNEY WAY MADISON, WI 53711	
ORIGINAL ISSUE: 06/26/23 KHA PROJECT NO. 168558057 SHEET NUMBER C1.1	

Drawing name: K:\GIS\DEV\168558057_Chase_Madison_WA2 - GRADING PLAN.dwg C2.0 Jan 26, 2023 8:42am by Juliette.Stresser
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

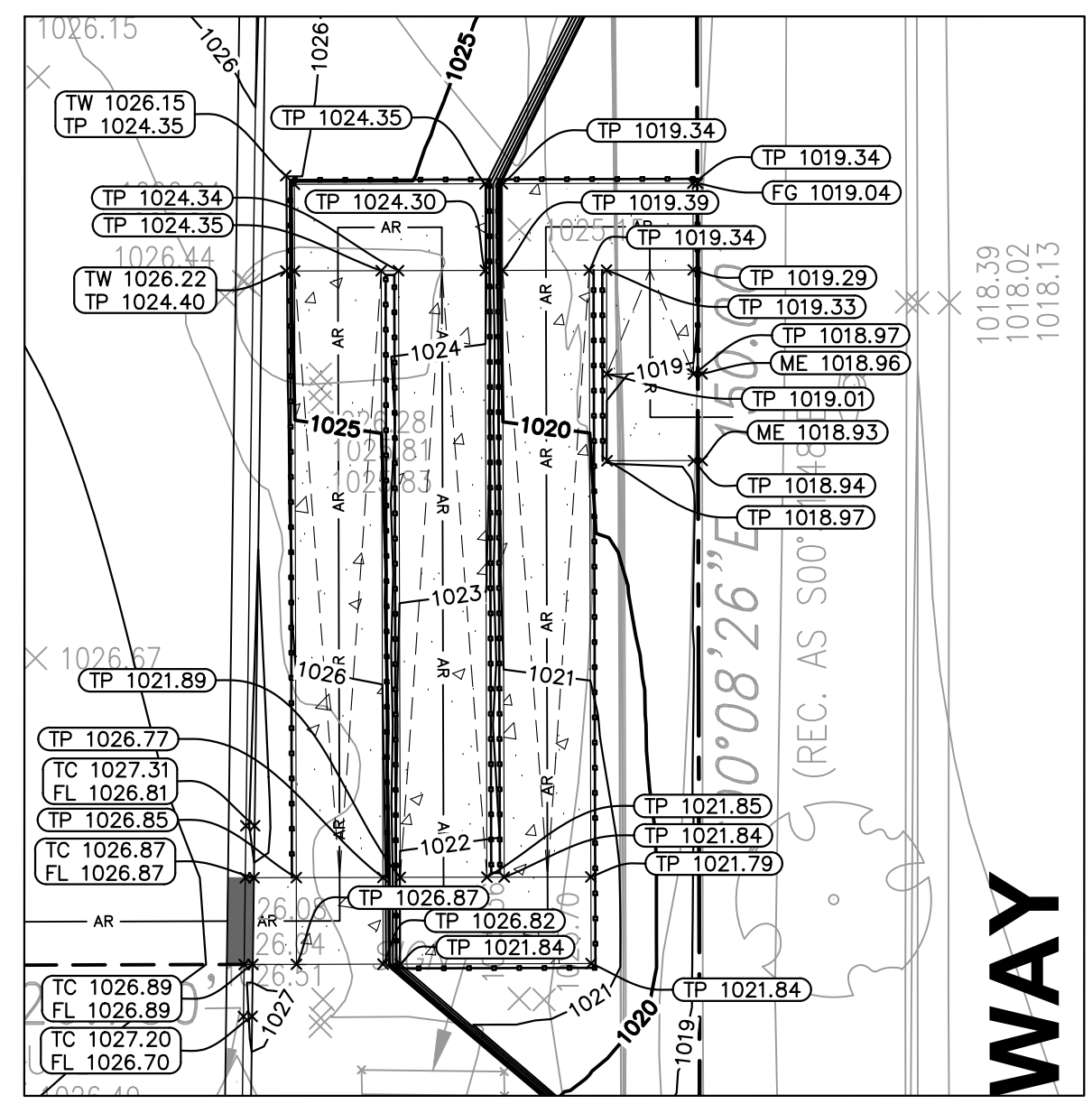


GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. 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.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

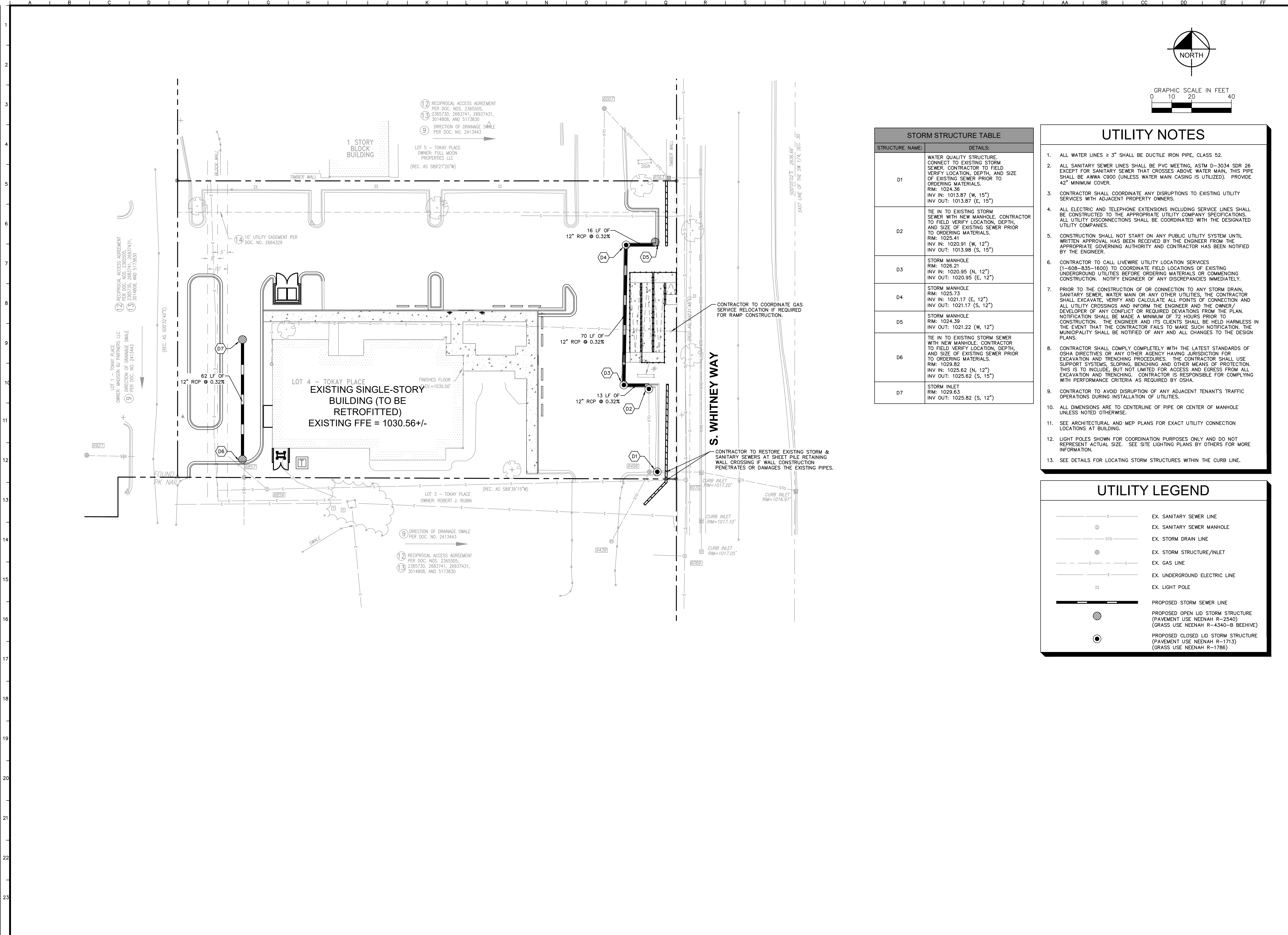
TP = TOP OF PAVEMENT	TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT	EP = EDGE OF PAVEMENT
FL = FLOW LINE	FL = FLOW LINE
TC = TOP OF CURB	TC = TOP OF CURB
ME = MATCH ELEVATION	ME = MATCH ELEVATION
TF = TOP OF FOUNDATION	TF = TOP OF FOUNDATION
R = RIM ELEVATION	R = RIM ELEVATION
TW = TOP OF WALL	TW = TOP OF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



GRADING DETAIL 1
SCALE: 1" = 10'

 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 MADISON, WI 53704 PHONE: 608-487-2550 WWW.KIMLEY-HORN.COM	REVISIONS NO. DATE BY
 CHASE	SCALE: AS NOTED DESIGNED BY: JRS DRAWN BY: JRS CHECKED BY: TJS
GRADING PLAN	
CHASE BANK 660 S. WHITNEY WAY MADISON, WI 53711	
ORIGINAL ISSUE: 06/26/23 KHA PROJECT NO. 168558057	
SHEET NUMBER C2.0	

Drawing name: K:\GIS_DEVELOPMENT\168558057_Chase_Madison_WA2_Design\CAD\PlanSheets\C3.0 - UTILITY PLAN.dwg
 C3.0 Jun 26, 2023 8:42am by: Juliette Strosser
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	WATER QUALITY STRUCTURE. CONNECT TO EXISTING STORM SEWER. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING SEWER PRIOR TO ORDERING MATERIALS. RIM: 1024.36 INV IN: 1013.87 (W, 15") INV OUT: 1013.87 (E, 15")
D2	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: 1025.41 INV IN: 1020.91 (W, 12") INV OUT: 1013.98 (E, 15")
D3	STORM MANHOLE RIM: 1026.21 INV IN: 1020.95 (N, 12") INV OUT: 1020.95 (E, 12")
D4	STORM MANHOLE RIM: 1025.73 INV IN: 1021.17 (E, 12") INV OUT: 1021.17 (S, 12")
D5	STORM MANHOLE RIM: 1024.39 INV OUT: 1021.22 (W, 12")
D6	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")
D7	STORM INLET RIM: 1029.63 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 ANWA 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 LIVEWIRE UTILITY LOCATION SERVICES (1-800-835-1600) 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.

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 (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)

<p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 MADISON, WI 53711 PHONE: 608-487-2500 WWW.KIMLEY-HORN.COM</p>	<p>SCALE: AS NOTED</p> <p>DESIGNED BY: JRS</p> <p>DRAWN BY: JRS</p> <p>CHECKED BY: TJS</p>						
<h2>UTILITY PLAN</h2>							
<p>CHASE BANK 660 S. WHITNEY WAY MADISON, WI 53711</p>							
<p>ORIGINAL ISSUE: 06/26/23 KHA PROJECT NO. 168558057 SHEET NUMBER C3.0</p>							
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY				
NO.	DATE	BY					

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 150 LF along S. Whitney Way requires 5 Trees and 25 Shrubs)

1	Existing Trees
4	Trees Provided
5	Total Trees Provided
25	Shrubs Provided
26	Total Shrubs Provided

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. 19,305 SF Parking pavement requires 965.25 SF of interior landscape area
 Landscape Areas Provided: 2,352 SF

965.25 SF Interior Landscape area requires 6.0 Interior trees.

5	Existing Trees
1	Trees Provided
6	Total Trees Provided

FOUNDATION LANDSCAPE
 Requirement: Shrubs and perennials shall be provided along building facades.

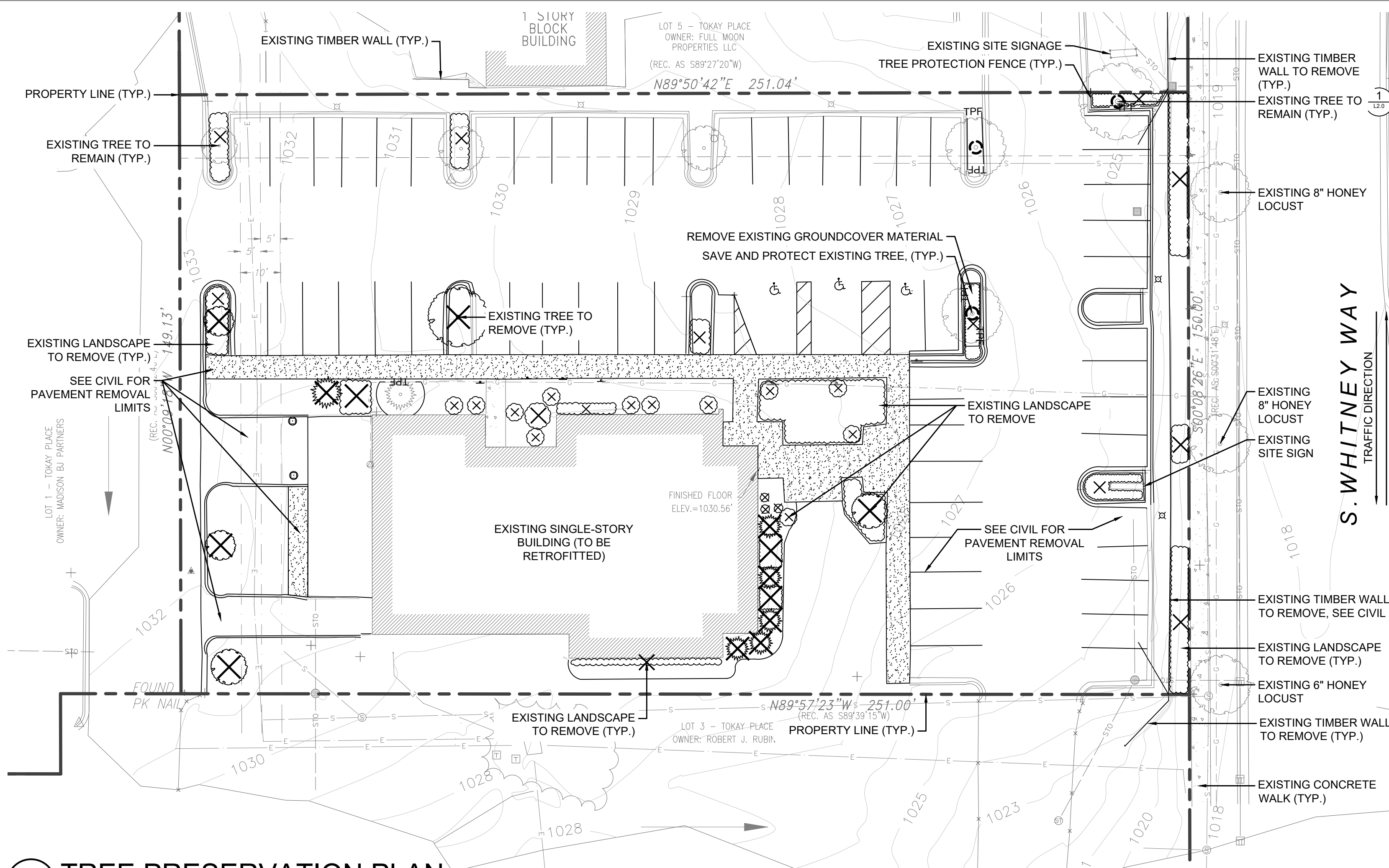
1	Existing Evergreen Shrubs
1	Ornamental Tree
38	Deciduous Shrubs Provided
293	Perennial/Grasses Provided

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.

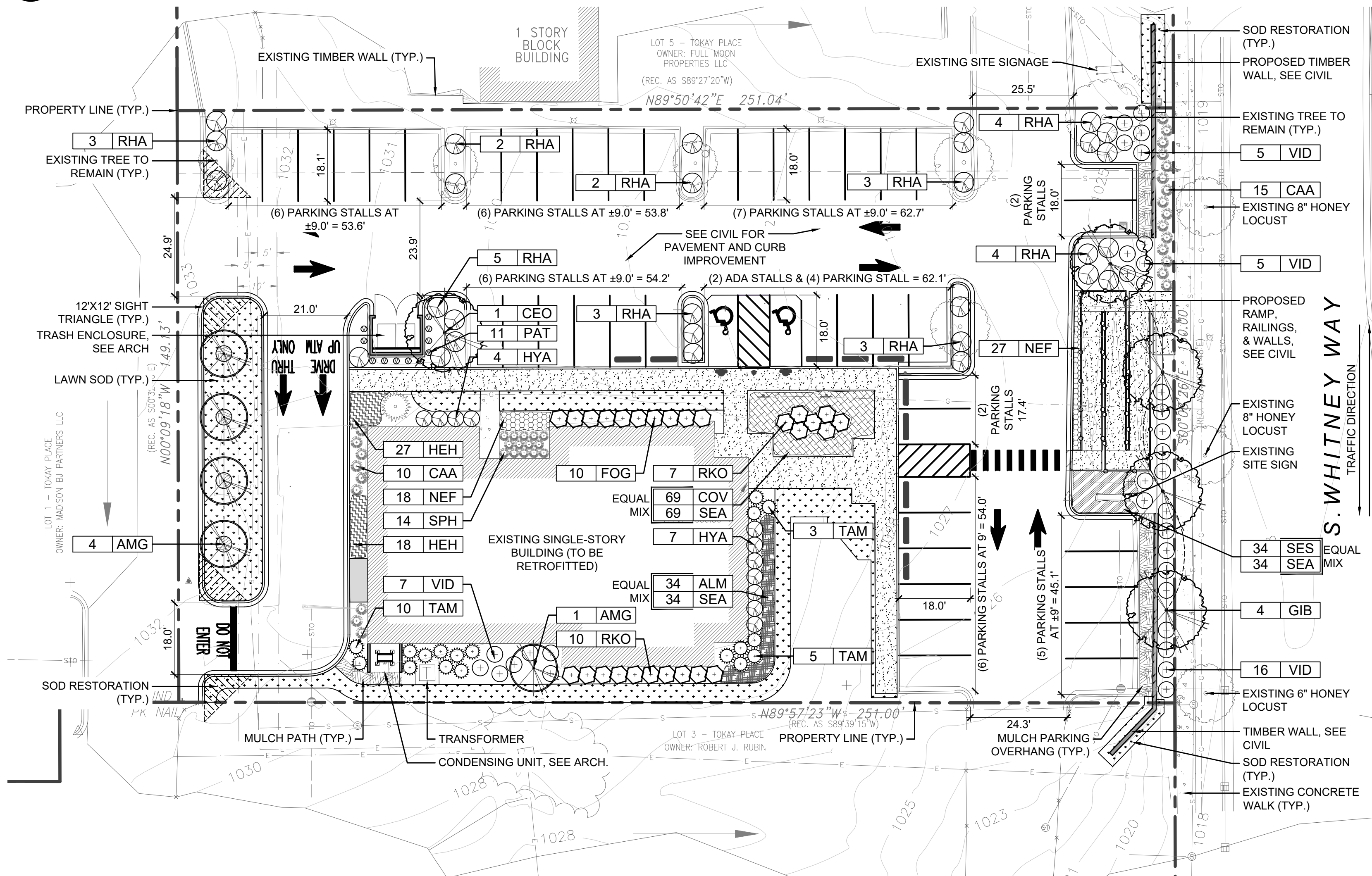
10	Evergreen Shrubs
----	------------------

PLANT SCHEDULE

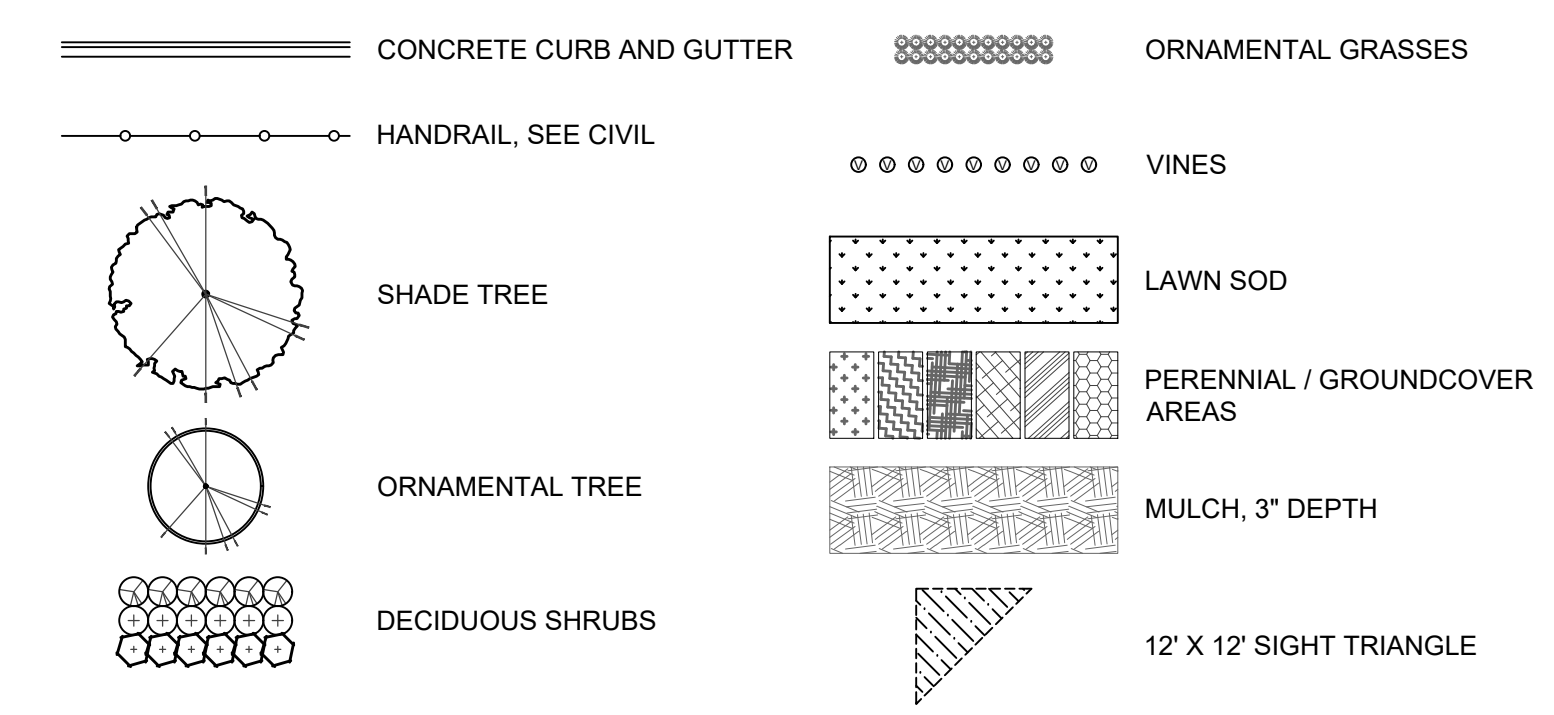
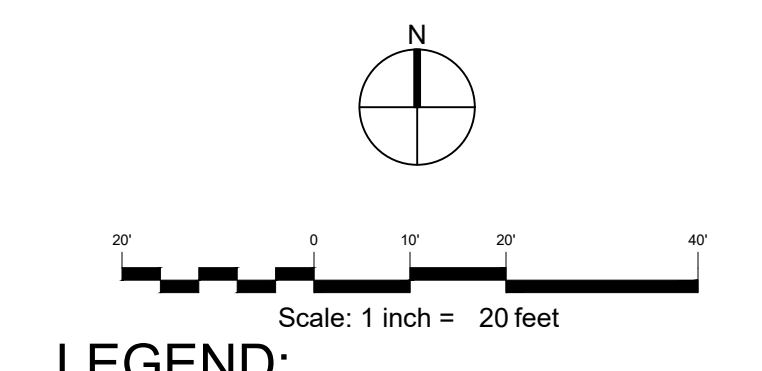
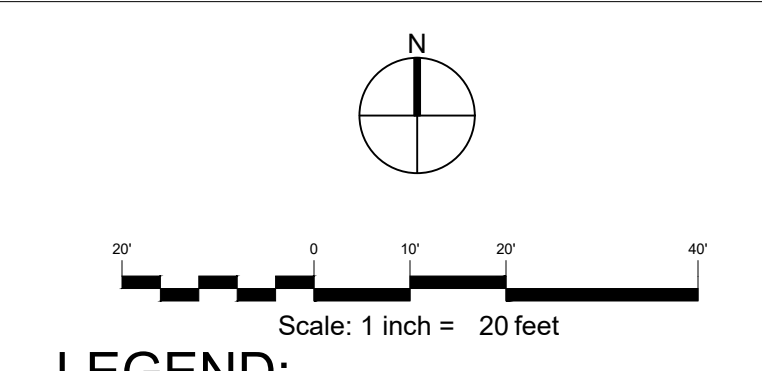
Qty.	Key	Botanical name	Common name	Size at Planting	Notes
SHADE TREES					
1	CEO	Celtis occidentalis	Hackberry	2.5" BB	Central Leader
4	GIB	Ginkgo biloba "Autumn Gold"	Autumn Gold Ginkgo	2.5" BB	Central Leader
5	TOTAL SHADE TREES				
ORNAMENTAL TREES					
5	AMG	Amelanchier x grandiflora "Autumn Brilliance"	Autumn Brilliance Apple Serviceberry	9" ht. BB	Central Leader
5	TOTAL ORNAMENTAL TREES				
EVERGREEN SHRUBS					
18	TAM	Taxus media "Densiformis"	Dense Yew	18" BB	4" o.c.
18	TOTAL EVERGREEN SHRUBS				
DECIDUOUS SHRUBS					
11	HYA	Hydrangea arborescens "Annabelle"	Annabelle Hydrangea	#5 Cont.	4" o.c.
29	RHA	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	#1 Cont.	Min 12" ht, 5" o.c.
10	FOG	Fothergilla gardenii	Dwarf Fothergilla	#3 Cont.	4" o.c.
17	RKO	Rosa "Knockout"	Knockout Rose	#5 Cont.	4" o.c.
33	VID	Viburnum dentatum "Blue Muffin"	Blue Muffin Arrowwood Viburnum	24" BB	5" o.c.
100	TOTAL DECIDUOUS SHRUBS				
PERENNIALS AND ORNAMENTAL GRASSES					
34	ALM	Allium "McGonkib 13"	Summer Peak-A-Boo Allium	#1 Cont.	18" o.c.
25	CAA	Calliargyrostis acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	#1 Cont.	3" o.c.
69	COV	Cortaderia verticillata "Zagreb"	Zagreb Coreopsis	#1 Cont.	18" o.c.
45	HEH	Hemerocallis "Happy Returns"	Happy Returns Daylily	#1 Cont.	18" o.c.
45	NEF	Naspa racemosa "Walker's Low"	Walker's Low Catmint	#1 Cont.	18" o.c.
34	SES	Sedum spectabile "Neon"	Neon Sedum	#1 Cont.	18" o.c.
137	SEA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	18" o.c.
14	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	30" o.c.
403	TOTAL PERENNIALS AND ORNAMENTAL GRASSES				
VINES					
11	PAT	Parthenocissus tricuspidata	Boston Ivy	#1 Cont.	3" o.c., 6" off wall
11	TOTAL VINES				
SEED AND SOD AREAS					
TBD	Sod	Restore any disturbed areas with sod. Quantities determined by Contractor			



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



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

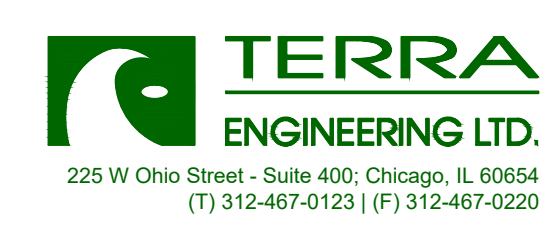


NOTES:
 1. RESTORE ANY DISTURBED TURF AREAS NOT RECEIVING OTHER LANDSCAPE TREATMENTS WITH SOD.



CHASE BANK
 660 S. Whitney Way
 Madison, WI 53711

Project Team
 LANDSCAPE ARCHITECT



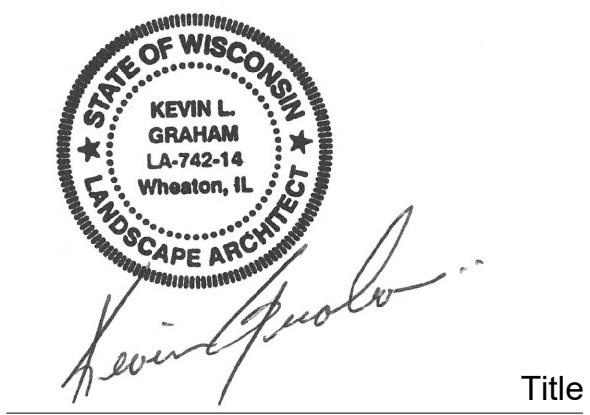
ARCHITECT
THE ARCHITECTS PARTNERSHIP, LTD.
 200 S. Michigan Ave.
 Chicago, IL 60604
 312-583-9800

CIVIL ENGINEER
KIMLEY HORN
 4201 Winfield Road
 Suite 600
 Warrenville, IL 60555
 630-487-5550

Revisions

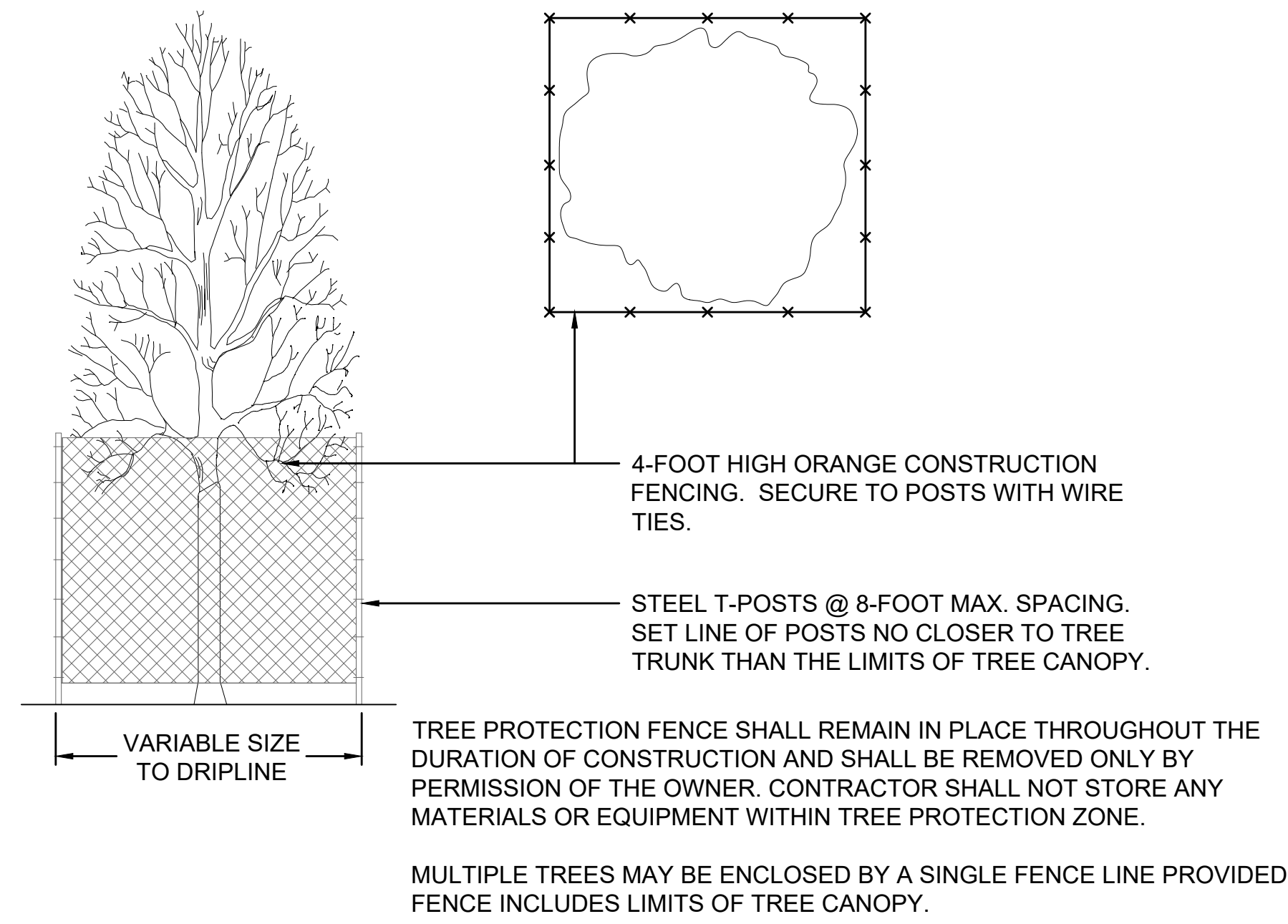
Date	Issue
5/30/2023	SUBMITTAL REVIEW
6/23/2023	SUBMITTAL REVIEW

Stamp

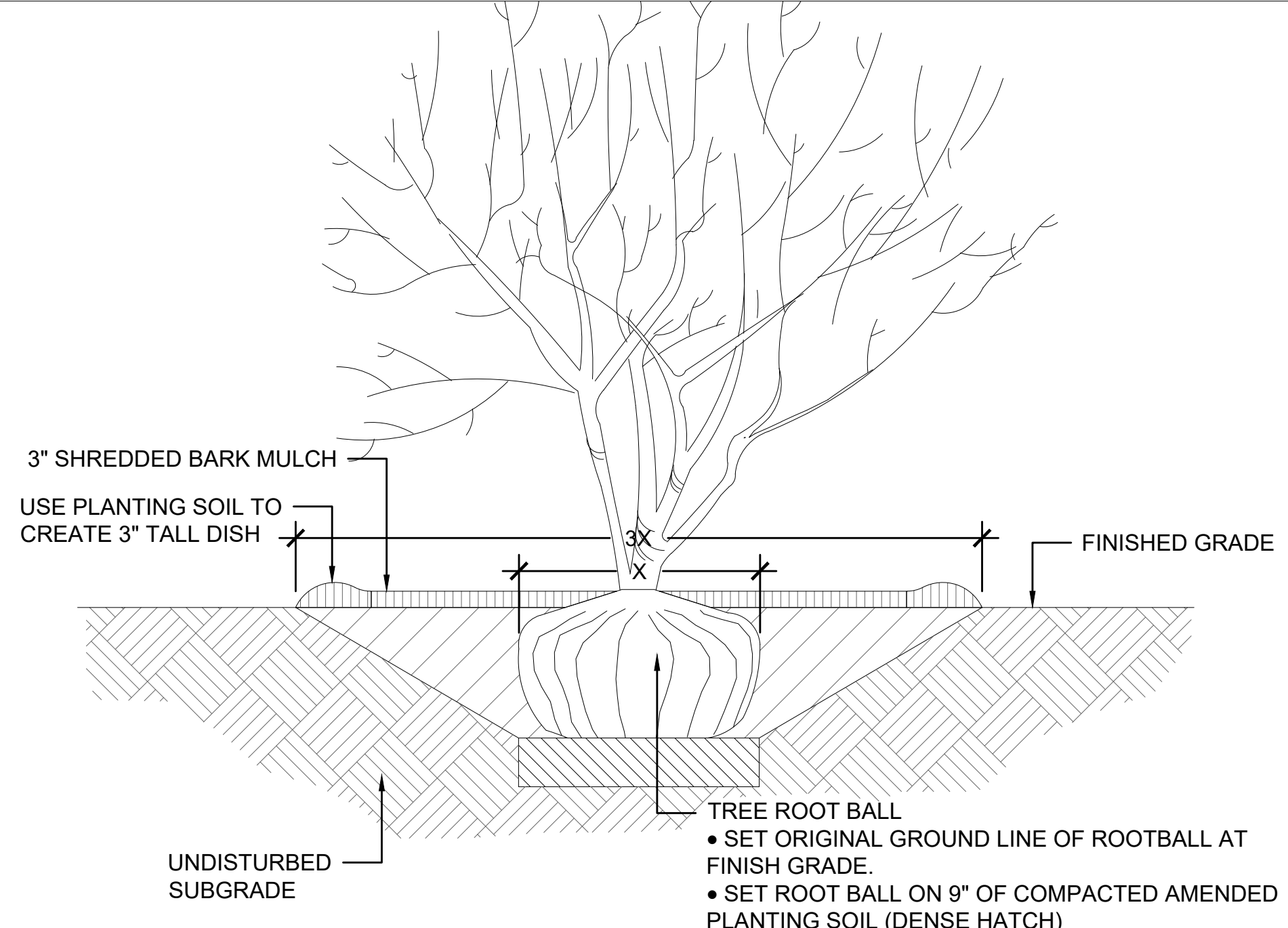


Title
LANDSCAPE PLAN

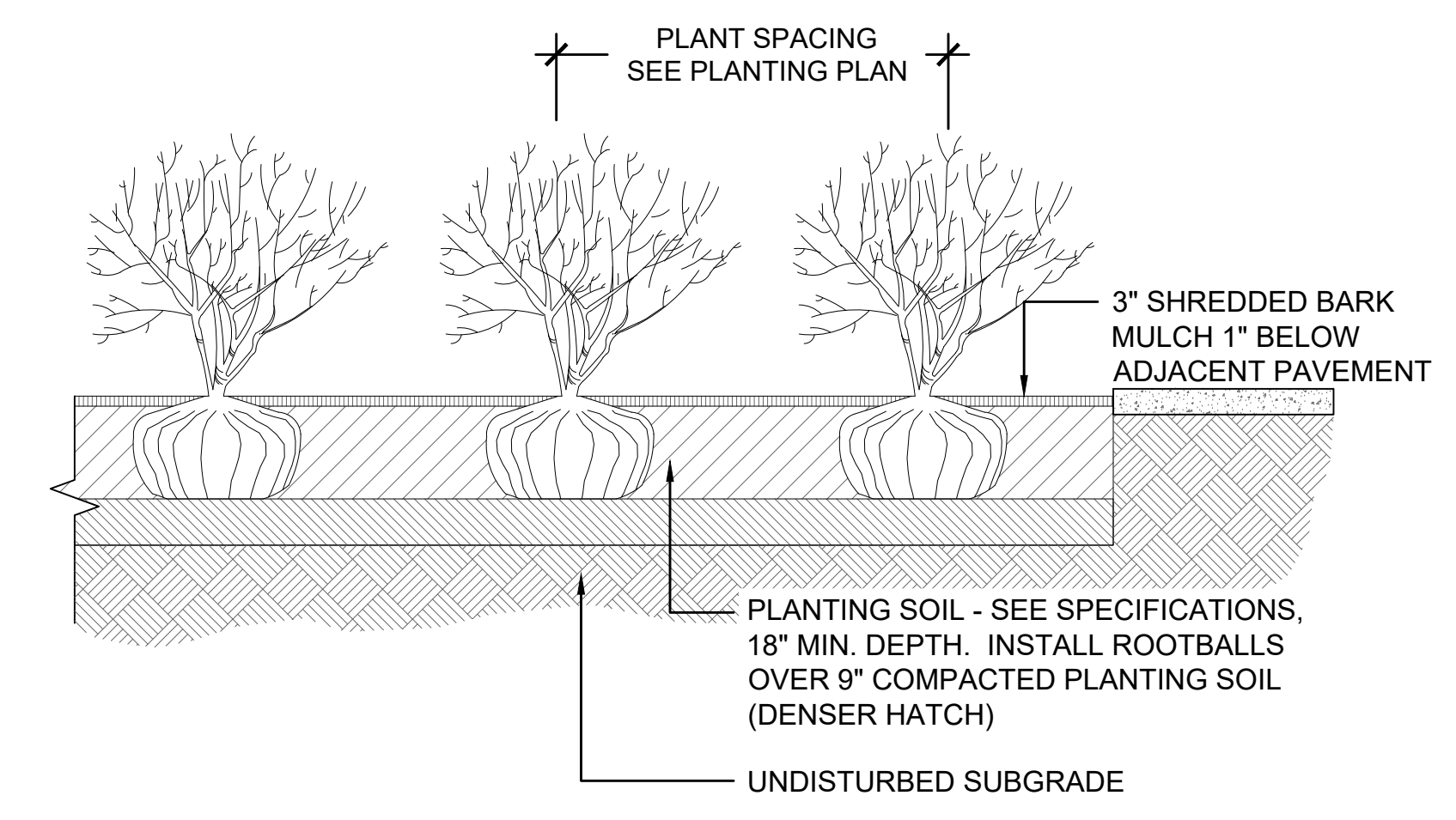
Sheet No.
L1.0



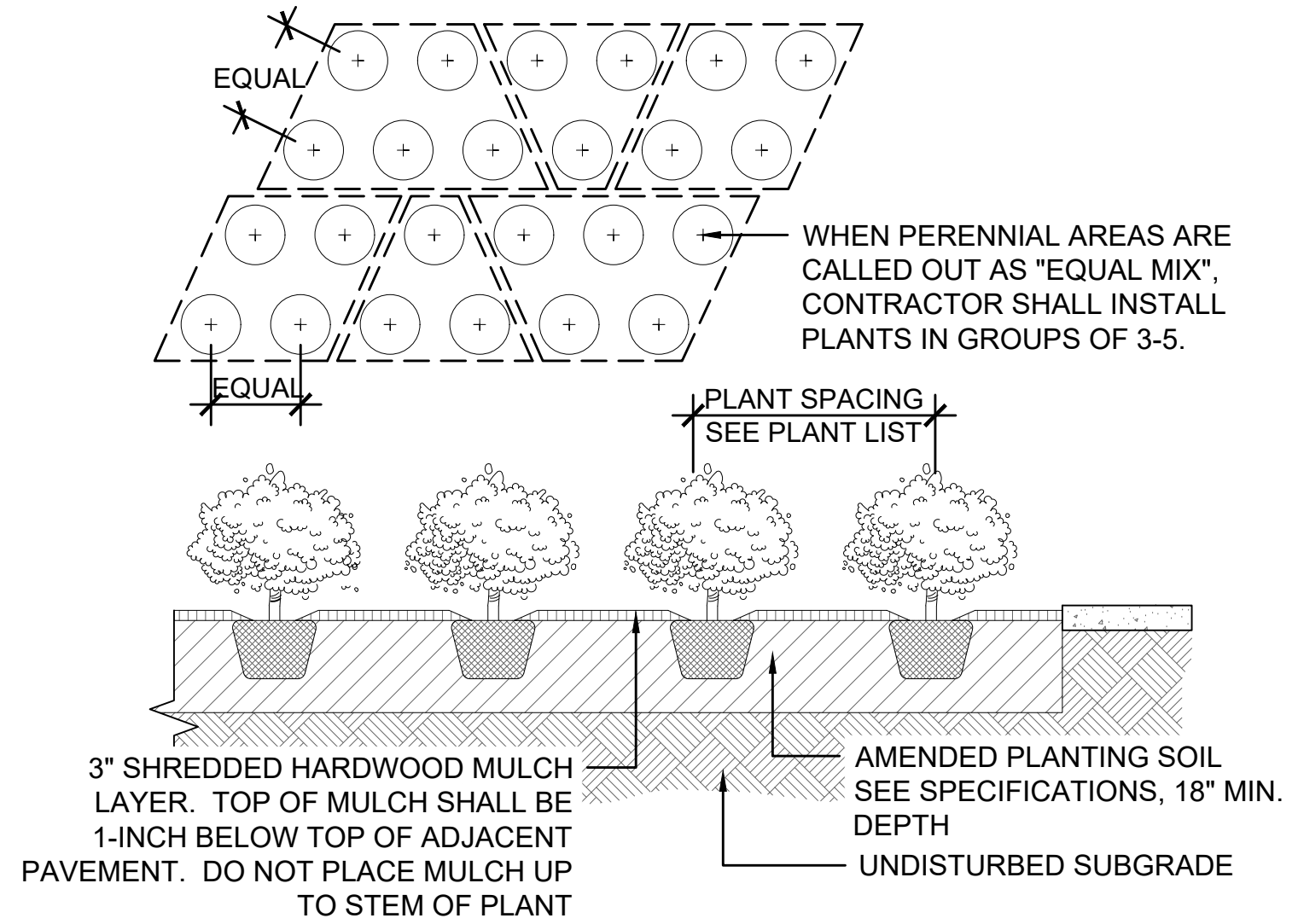
1 TREE PROTECTION DETAIL
SCALE: NTS



2 SHADE/ORNAIMENTAL TREE PLANTING DETAIL
SCALE: NTS



3 SHRUB DETAILS
SCALE: NTS



4 GROUNDCOVER/PERENNIAL DETAIL
SCALE: NTS



CHASE BANK
660 S. Whitney Way
Madison, WI 53711

Project Team

LANDSCAPE ARCHITECT



225 W Ohio Street - Suite 400, Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

ARCHITECT



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

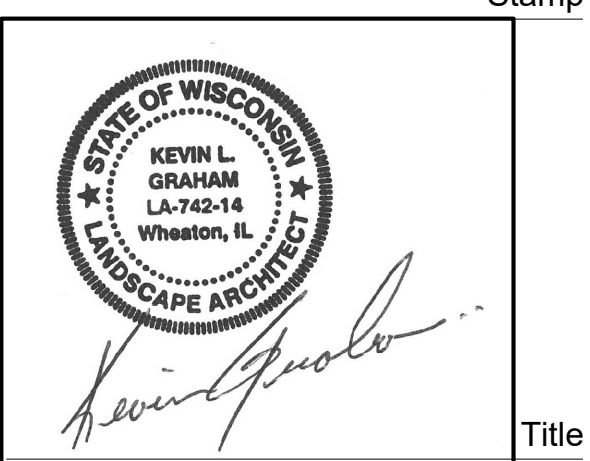
CIVIL ENGINEER

KIMLEY 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

Stamp



LANDSCAPE DETAILS

ISSUE	DATE	DESCRIPTION
	06/26/2023	ISSUE CUP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK

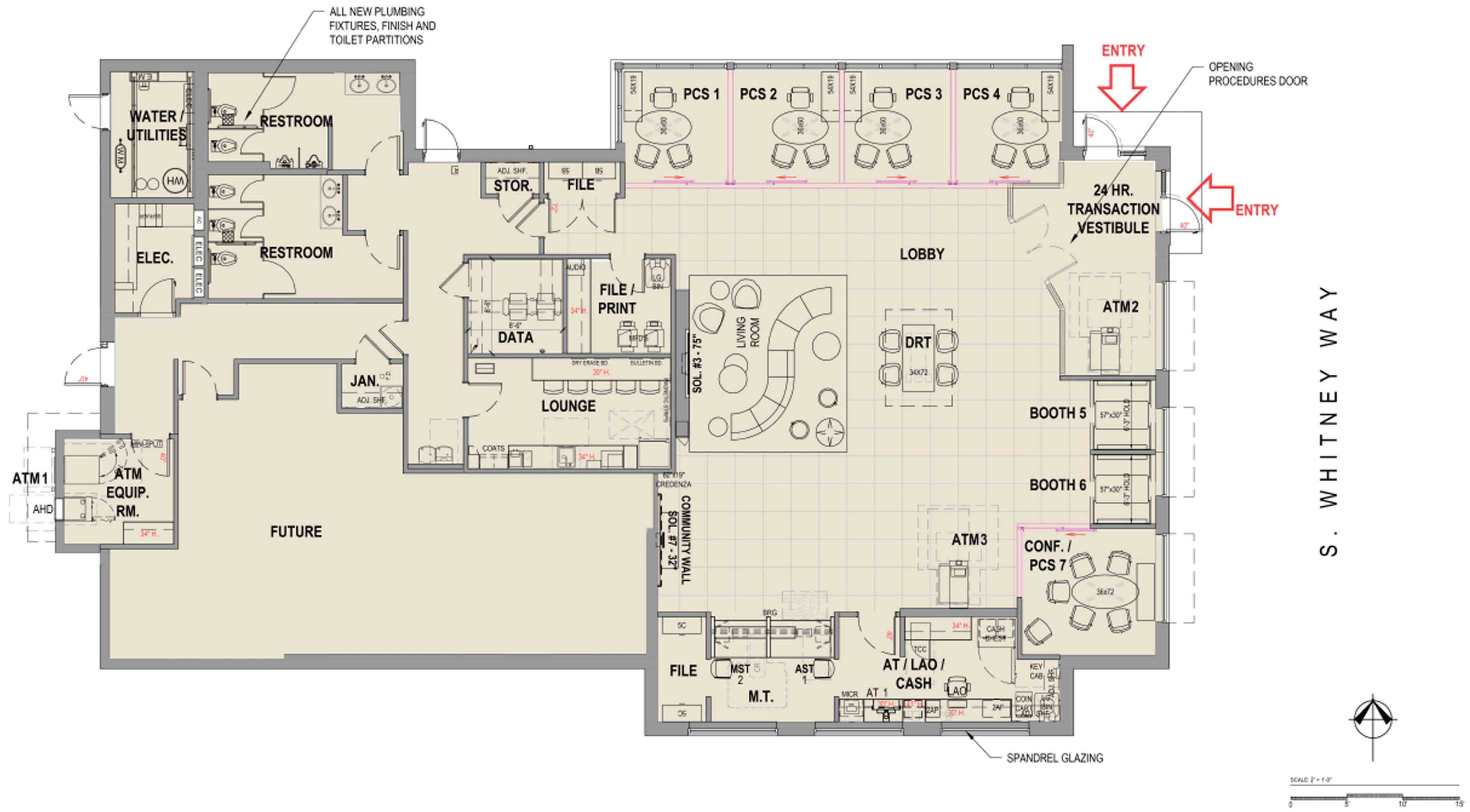
JOB #	23067
DRAWN BY	AK/GP
CHECKED BY	TW/GP

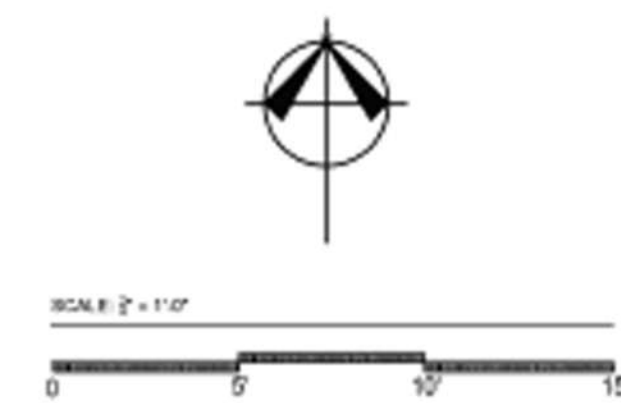
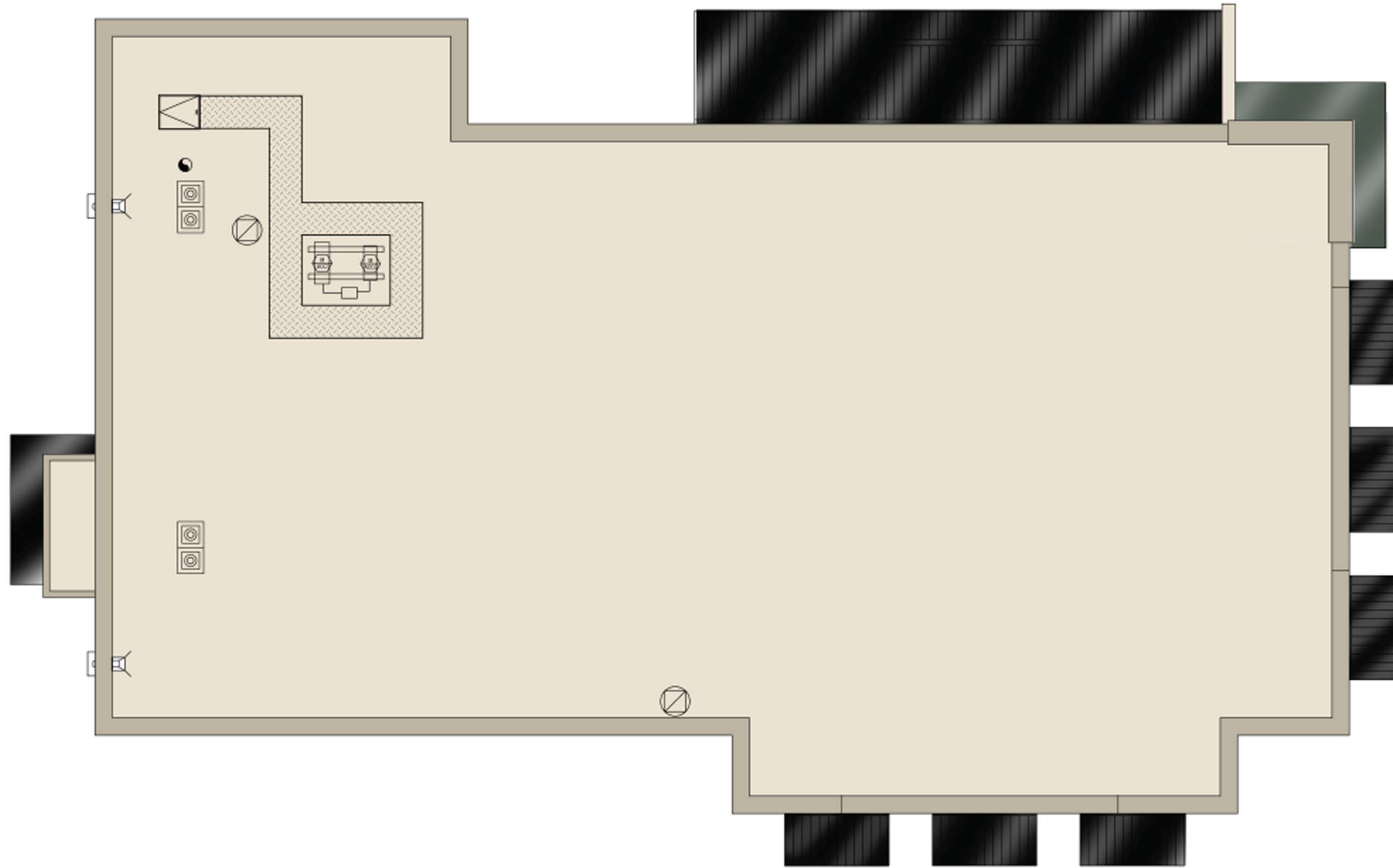
SHEET TITLE

A1.0

SHEET NUMBER

FLOOR PLAN





**WHITNEY
ODANA**
RETAIL BANKING CENTER
660 S Whitney Way
Madison, WI 53711

ARCHITECT/ENGINEER OF RECORD



**NOT FOR
CONSTRUCTION**

ISSUE	DATE	DESCRIPTION
	06/26/2023	ISSUE CLIP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	23067
DRAWN BY:	AK/GP
CHECKED BY:	TW/GP

SHEET TITLE
A2.0

SHEET NUMBER
ROOF PLAN

ISSUE	DATE	DESCRIPTION
	06/26/2023	ISSUE CLIP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK

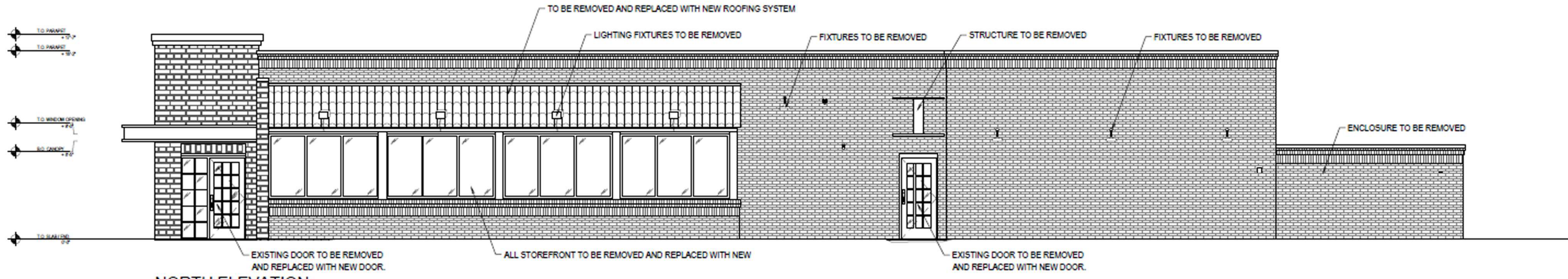
JOB #	23067
DRAWN BY:	AK/GP
CHECKED BY:	TW/GP

SHEET TITLE

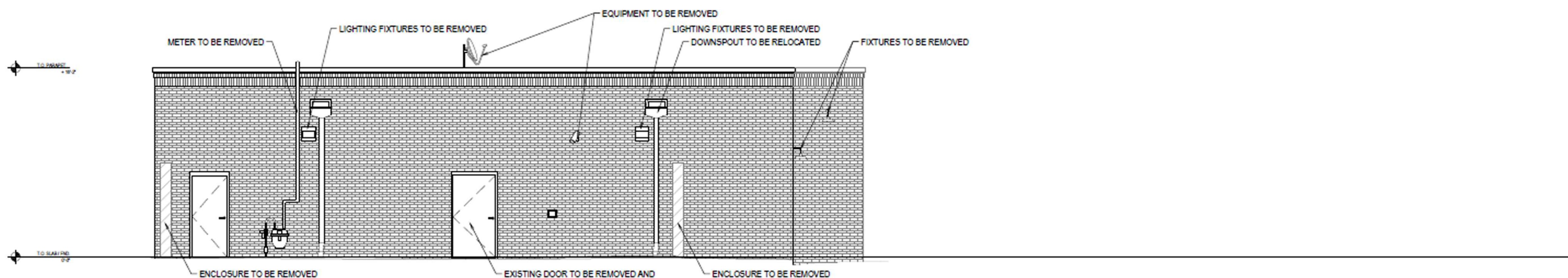
A3.2

SHEET NUMBER

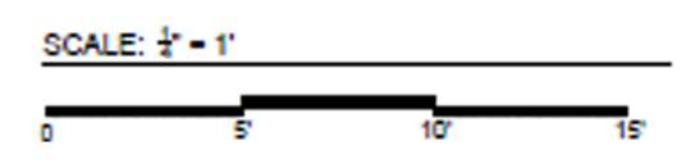
EXISTING
ELEVATIONS



NORTH ELEVATION



WEST ELEVATION



ISSUE	DATE	DESCRIPTION
	06/26/2023	ISSUE CUP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK

JOB #	23067
DRAWN BY:	AK/GP
CHECKED BY:	TW/GP

SHEET TITLE

A3.3

SHEET NUMBER











PROPOSED
ELEVATIONS

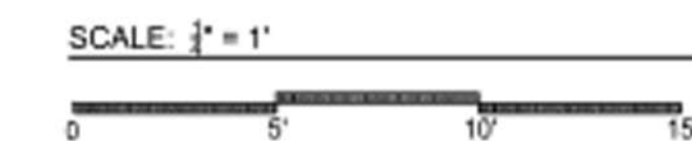


SOUTH ELEVATION



EAST ELEVATION

				
NEW BRICK TO MATCH EXISTING	EXISTING BRICK TO REMAIN	EXISTING BRICK TO REMAIN	BRICK COLOR: MIDNIGHT BLACK INTERSTATE BRICKS	EXISTING STACKED STONE TO REMAIN
				
STANDING SEAM MTL ROOF	STORE FRONT, METAL CANOPY COLOR: BLACK ANODIZED AL 1114	CLEAR GLASS	CORRUGATED MTL	SPANDREL GLASS COATING OPACI-COAT300 COLOR: WARM GRAY

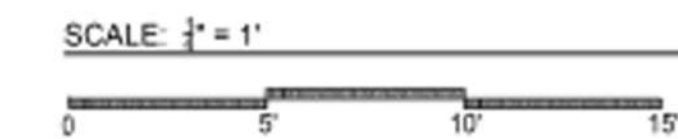
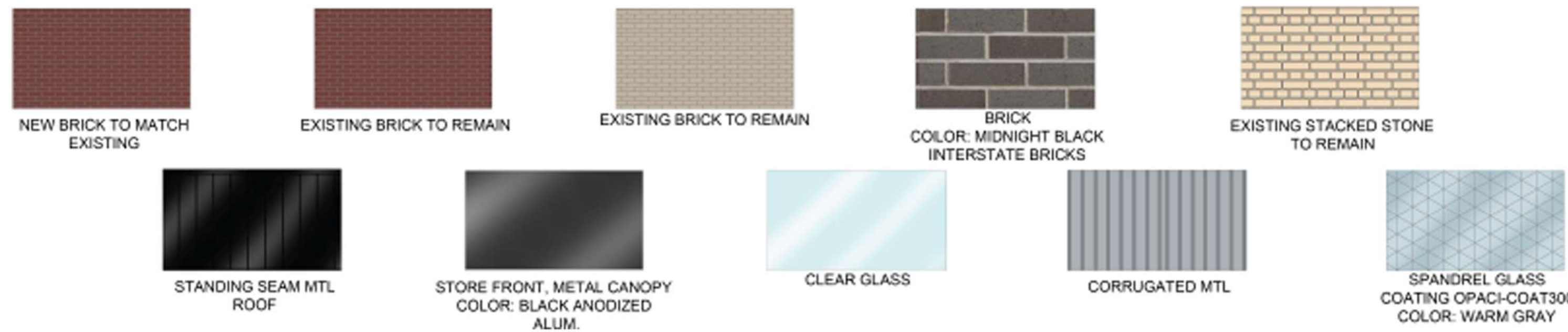




NORTH ELEVATION



WEST ELEVATION



ISSUE	DATE	DESCRIPTION
	06/26/2023	ISSUE CLIP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK

JOB #	23067
DRAWN BY:	AK/GP
CHECKED BY:	TW/GP

SHEET TITLE

A3.4

SHEET NUMBER

**PROPOSED
ELEVATIONS**

**NOT FOR
CONSTRUCTION**

ISSUE	DATE	DESCRIPTION
	06/26/2023	ISSUE CUP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	23067
DRAWN BY:	AK/GP
CHECKED BY:	TW/GP

SHEET TITLE

A3.5

SHEET NUMBER

**TRASH
ENCLOSURE**

