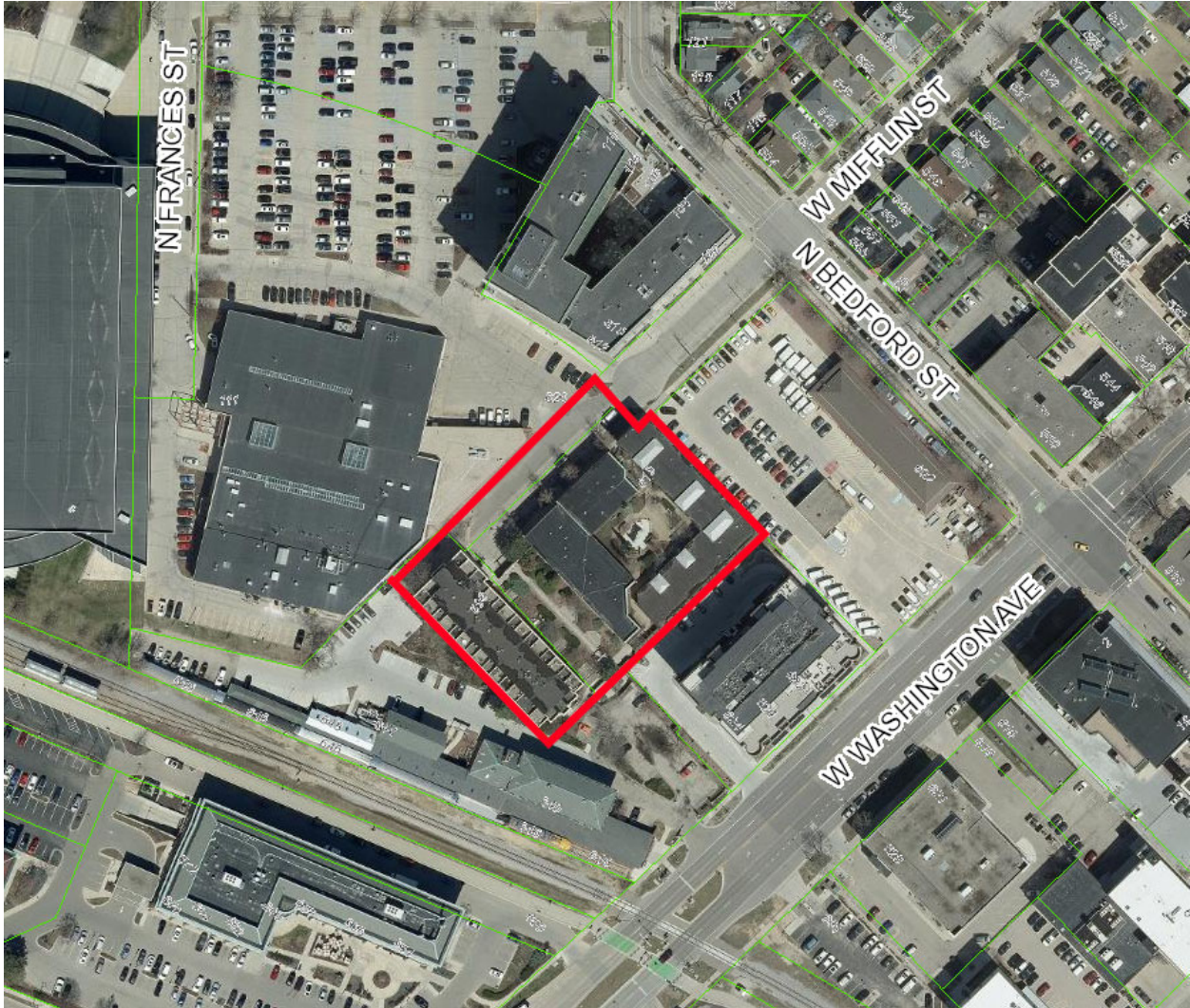


637 W Mifflin Street
Contract 9622
MUNIS 15556
Developer: Tinitas Development LLC

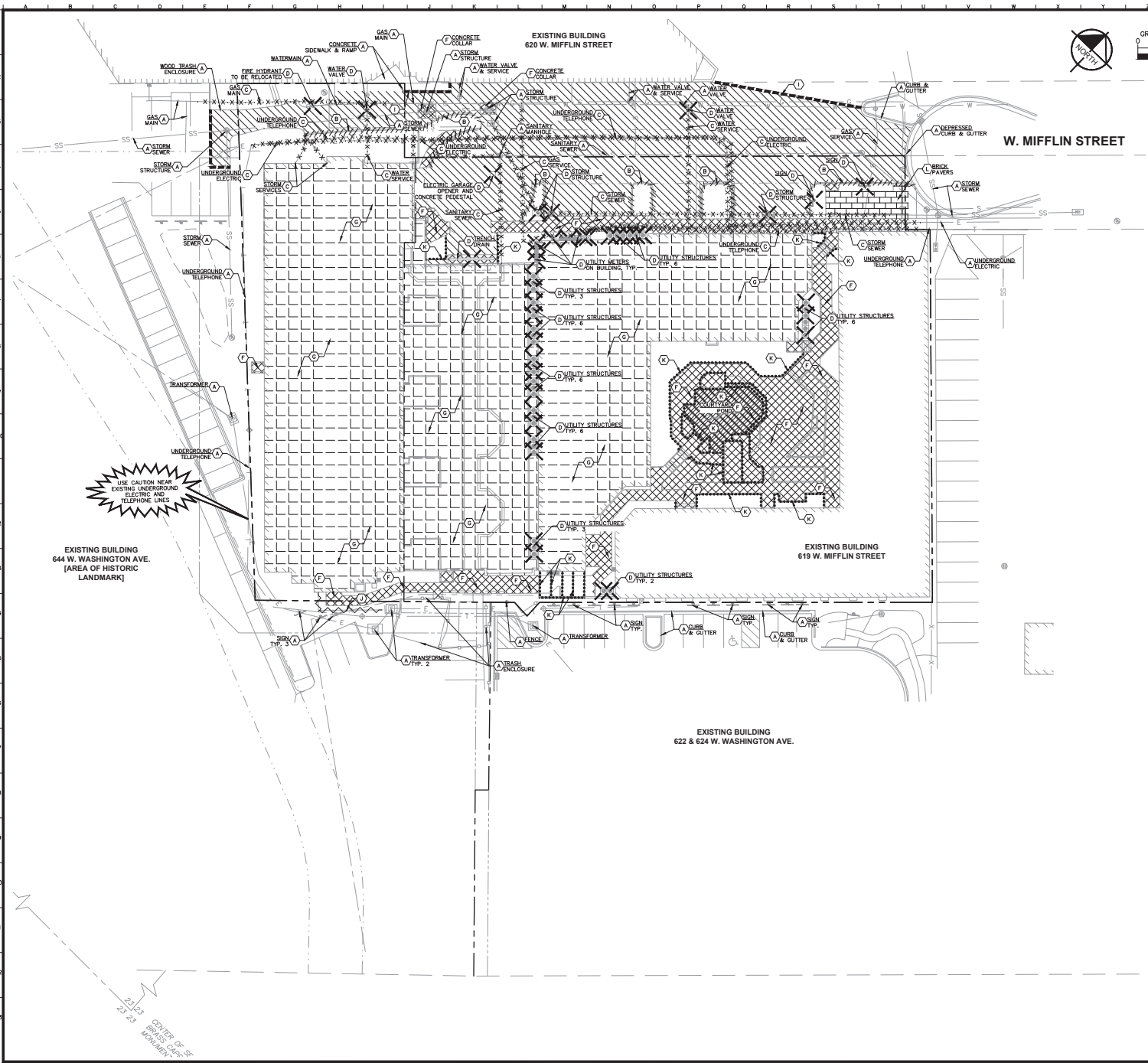


Summary of Improvements:

- Complete and record the Certified Survey Map (CSM) required for the redevelopment.
- Construct off-site sanitary sewer capacity upgrades on N Bedford Street as determined by the City Engineer in order to provide adequate sanitary sewer capacity to serve the redevelopment. Final determination of sanitary sewer upgrades required are pending final review of additional survey of the existing sanitary sewer facilities on N Bedford Street. See attached "Sewer Sizing Exhibit" at the end of this document. Segments 4 and/or 5 may require sewer capacity upgrades at the sole cost to the Developer.

- Construct public sidewalk, street terrace, curb & gutter, and pavement improvements on W Mifflin Street per plans approved by the City Engineer.
- Construct private sanitary sewer, storm sewer, and water services laterals to serve the redevelopment.
- Repair or replace existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Close abandoned driveways with curb and gutter.
- Construct new private drive aprons on W Mifflin Street.
- Provide construction traffic control and obtain Street Occupancy permits as required by City Traffic Engineering.

Drawing name: \\USL\IT\038072001\Trinitas\Addendum_02.dwg Date: 11/01/2024 10:06am User: dms
 This document, together with the contract and design prepared herein, is intended only for the specific project and site for which it was prepared. It is not to be used for any other project or site without the written authorization and signature of the engineer of record.



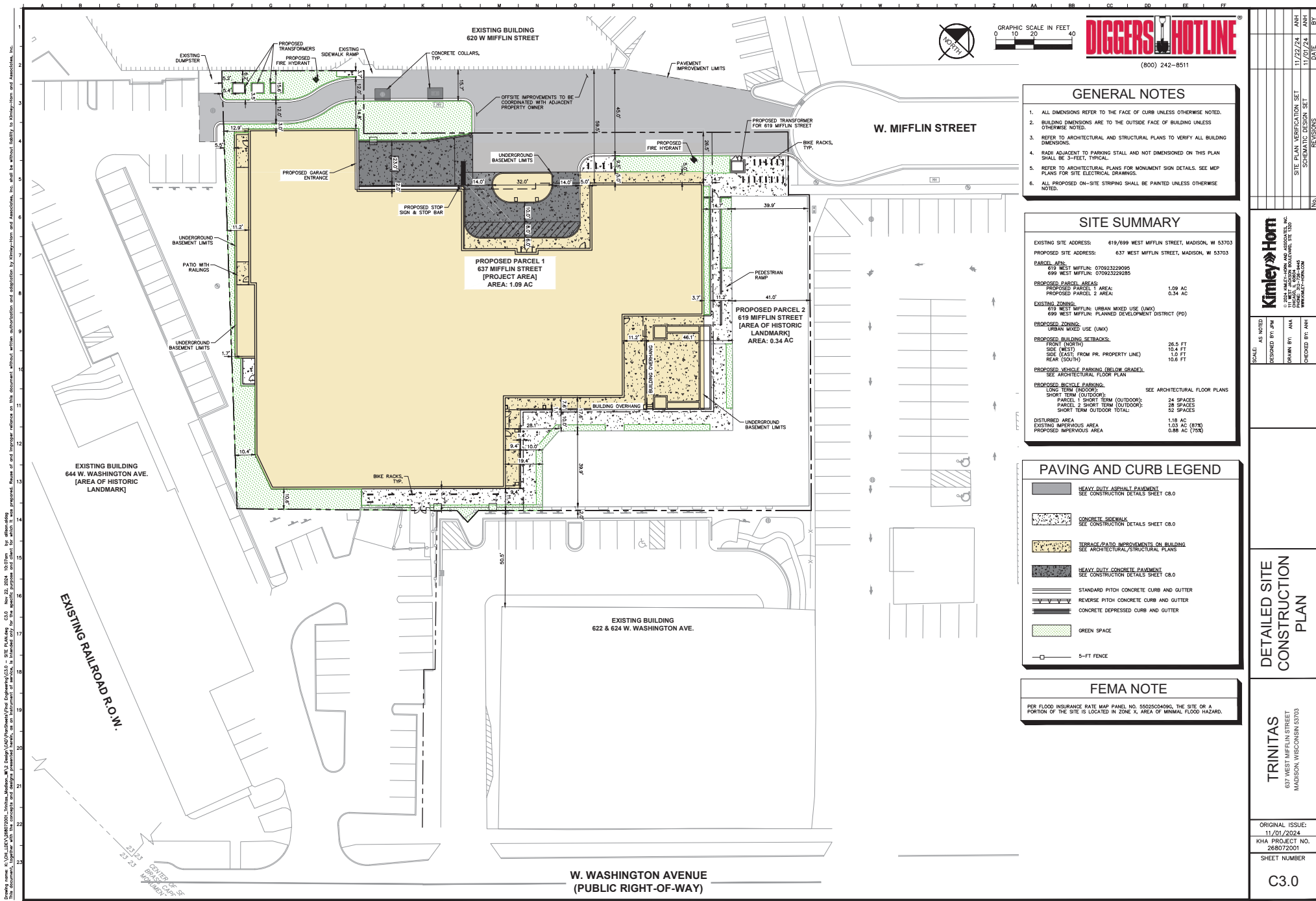
- ### DEMOLITION NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, FURNISH, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 - THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIALLY MENTIONED ON THIS SHEET.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 - IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC AND RELATIONSHIP OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELATIONSHIP OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
 - THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
 - CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
 - EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH F-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECTED APPROVED MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 90% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO SOLE OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
 - UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASSES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL DIGGER (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
 - USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DRIFT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
 - COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINISH LINE AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WESDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUIV. USE SANITATION MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO SOLE OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
 - THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER AT LEAST TWO WORKING DAYS PRIOR TO DEMOLITION.

DEMOLITION LEGEND

(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B)	CURB REMOVAL
(C)	UTILITY REMOVAL
(D)	ITEM TO BE REMOVED
(E)	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(F)	CONCRETE REMOVAL
(G)	BUILDING REMOVAL
(H)	ASPHALT 1.5" MILL
(I)	SAWOUT LINE
(J)	FENCE REMOVAL
(K)	WALL REMOVAL
(L)	BRICK PAVEMENT REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Kimley-Horn <small>INCORPORATED</small> <small>100 WEST MONROE AVENUE, SUITE 1000 MADISON, WISCONSIN 53703 WWW.KIMLEY-HORN.COM</small>	SCALE: AS NOTED DESIGNED BY: ANH DRAWN BY: ANH CHECKED BY: ANH	DEMOLITION PLAN	ORIGINAL ISSUE: 11/01/2024 KHA PROJECT NO: 268072001 SHEET NUMBER: C2.0
SHEET NO. IN SPECIFICATION SET: 17/22/24 SHEET NAME: DEMOLITION PLAN DATE: 11/01/24 REVISIONS:		NO.	



- ### 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.
 - RADI 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.

SITE SUMMARY

EXISTING SITE ADDRESS: 619/699 WEST MIFFLIN STREET, MADISON, WI 53703
 PROPOSED SITE ADDRESS: 637 WEST MIFFLIN STREET, MADISON, WI 53703

PARCEL APN:
 619 WEST MIFFLIN: 07092322006
 699 WEST MIFFLIN: 07092322085

PROPOSED PARCEL AREA:
 PROPOSED PARCEL 1 AREA: 1.09 AC
 PROPOSED PARCEL 2 AREA: 0.34 AC

EXISTING ZONING:
 619 WEST MIFFLIN: URBAN MIXED USE (UMX)
 699 WEST MIFFLIN: PLANNED DEVELOPMENT DISTRICT (PD)

PROPOSED ZONING:
 URBAN MIXED USE (UMX)

PROPOSED BUILDING SETBACKS:
 FRONT (SOUTH): 26.5 FT
 SIDE (WEST): 10.4 FT
 SIDE (EAST, FROM PR, PROPERTY LINE): 1.0 FT
 REAR (SOUTH): 10.6 FT

PROPOSED VEHICLE PARKING (BELOW GRADE):
 SEE ARCHITECTURAL FLOOR PLAN

PROPOSED BICYCLE PARKING:
 LONG TERM (INDOOR): SEE ARCHITECTURAL FLOOR PLANS
 SHORT TERM (OUTDOOR): 8 SPACES
 PARCEL 1 SHORT TERM (OUTDOOR): 24 SPACES
 PARCEL 2 SHORT TERM (OUTDOOR): 28 SPACES
 SHORT TERM OUTDOOR TOTAL: 52 SPACES

DISTURBED AREA:
 EXISTING IMPERVIOUS AREA: 1.18 AC
 EXISTING IMPERVIOUS AREA: 1.03 AC (87%)
 PROPOSED IMPERVIOUS AREA: 0.88 AC (75%)

PAVING AND CURB LEGEND

	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS SHEET C8.0
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS SHEET C8.0
	TERRACE/RATIO IMPROVEMENTS ON BUILDING SEE ARCHITECTURAL/STRUCTURAL PLANS
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS SHEET C8.0
	STANDARD PITCH CONCRETE CURB AND GUTTER SEE CONSTRUCTION DETAILS SHEET C8.0
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	GREEN SPACE
	5-FT FENCE

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 550250409G, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

Kimley-Horn
 CONSULTING ENGINEERS
 101 WEST MONROE AVENUE, SUITE 1200
 MADISON, WISCONSIN 53703
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: JMH
 DRAWN BY: ANA
 CHECKED BY: JMH

DETAILED SITE CONSTRUCTION PLAN

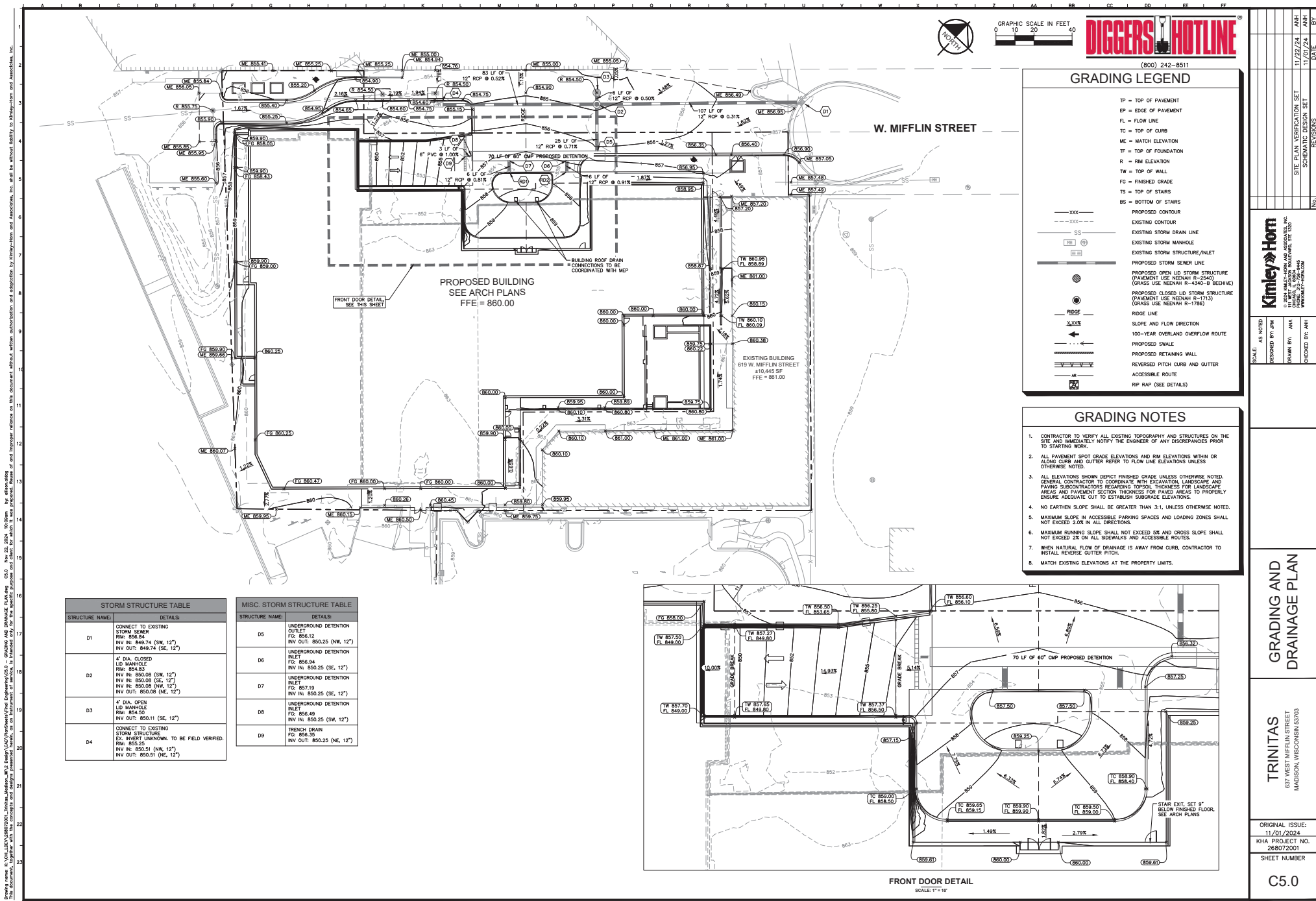
TRINITAS
 637 WEST MIFFLIN STREET
 MADISON, WISCONSIN 53703

ORIGINAL ISSUE:
 11/01/2024
 KHA PROJECT NO.
 268072001
 SHEET NUMBER
 C3.0

SITE PLAN, SPECIFICATION SET
 SCHEMATIC DESIGN SET

17/22/24
 ANA
 DATE
 BY

Drawing name: N:\04_LDS\04202001_Intra_Madison_M3_24epg\CAD\Project\DWG\030 - SKE PLAN.dwg, CLO Nov 22, 2024, 10:07am, by: shawn.d@kh.com
 This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. It shall be without liability to design, plan and construction.



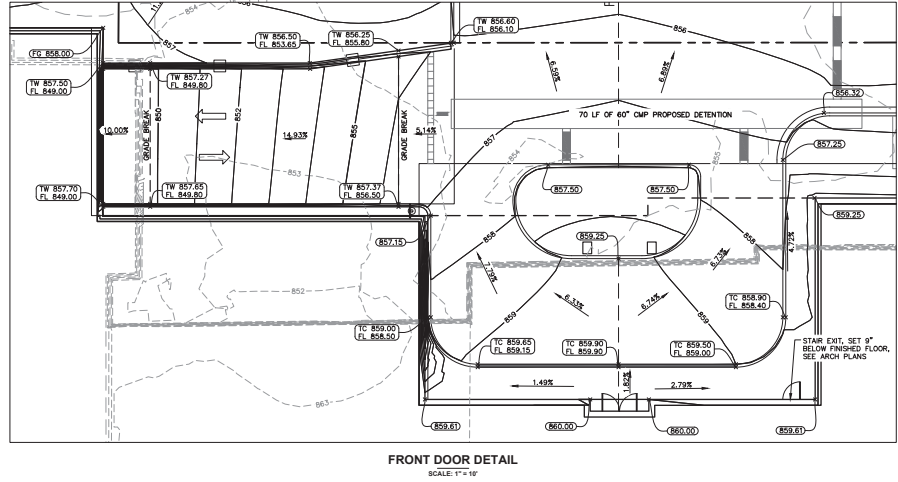
GRADING LEGEND

- TP = TOP OF PAVEMENT
- EP = EDGE OF PAVEMENT
- FL = FLOW LINE
- TC = TOP OF CURB
- ME = MATCH ELEVATION
- TF = TOP OF FOUNDATION
- R = RM ELEVATION
- TW = TOP OF WALL
- FG = FINISHED GRADE
- TS = TOP OF STAIRS
- BS = BOTTOM OF STAIRS
- XXX--- PROPOSED CONTOUR
- - - - - - EXISTING CONTOUR
- SS--- EXISTING STORM DRAIN LINE
- [SM] [M] EXISTING STORM MANHOLE
- SI--- EXISTING STORM STRUCTURE/INLET
- SS--- PROPOSED STORM SEWER LINE
- (D) (M) PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4247-B (BEEHIVE))
- (D) (M) PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1715) (GRASS USE NEENAH R-1796)
- R--- RIDGE LINE
- S--- SLOPE AND FLOW DIRECTION
- O--- 100-YEAR OVERLAND OVERFLOW ROUTE
- P--- PROPOSED SHALE
- R--- PROPOSED RETAINING WALL
- G--- REVERSED PITCH CURB AND GUTTER
- A--- ACCESSIBLE ROUTE
- RA--- RP RAP (SEE DETAILS)

- ### 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 RM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
 3. ALL ELEVATIONS SHOWN DEPICIT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH DIGRAVATION, 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 2:08 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.

STORM STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D1	CONNECT TO EXISTING STORM SEWER RM: 856.04 INV IN: 849.74 (SW, 12") INV OUT: 849.74 (SE, 12")
D2	4" DIA. CLOSED LID MANHOLE RM: 854.83 INV IN: 850.08 (SW, 12") INV IN: 850.08 (SE, 12") INV IN: 850.08 (NW, 12") INV OUT: 850.08 (NE, 12")
D3	4" DIA. OPEN LID MANHOLE RM: 854.50 INV IN: 850.11 (SE, 12")
D4	CONNECT TO EXISTING STORM STRUCTURE EX. INVERT UNKNOWN. TO BE FIELD VERIFIED. RM: 855.25 INV IN: 850.51 (NW, 12") INV OUT: 850.51 (NE, 12")

MISC. STORM STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D5	UNDERGROUND DETENTION OUTLET FC: 856.12 INV OUT: 850.25 (NW, 12")
D6	UNDERGROUND DETENTION INLET FC: 856.04 INV IN: 850.25 (NE, 12")
D7	UNDERGROUND DETENTION INLET FC: 857.19 INV IN: 850.25 (SE, 12")
D8	UNDERGROUND DETENTION INLET FC: 856.49 INV IN: 850.25 (SW, 12")
D9	TRENCH DRAIN FC: 856.35 INV OUT: 850.25 (NE, 12")



DIGGERS HOTLINE
(800) 242-8511

NO.	REVISIONS	DATE	BY

Kimley-Horn
100 WEST MONROE ROAD, SUITE 1000
MADISON, WISCONSIN 53703
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWH
DRAWN BY: ANA
CHECKED BY: JWH

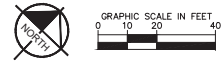
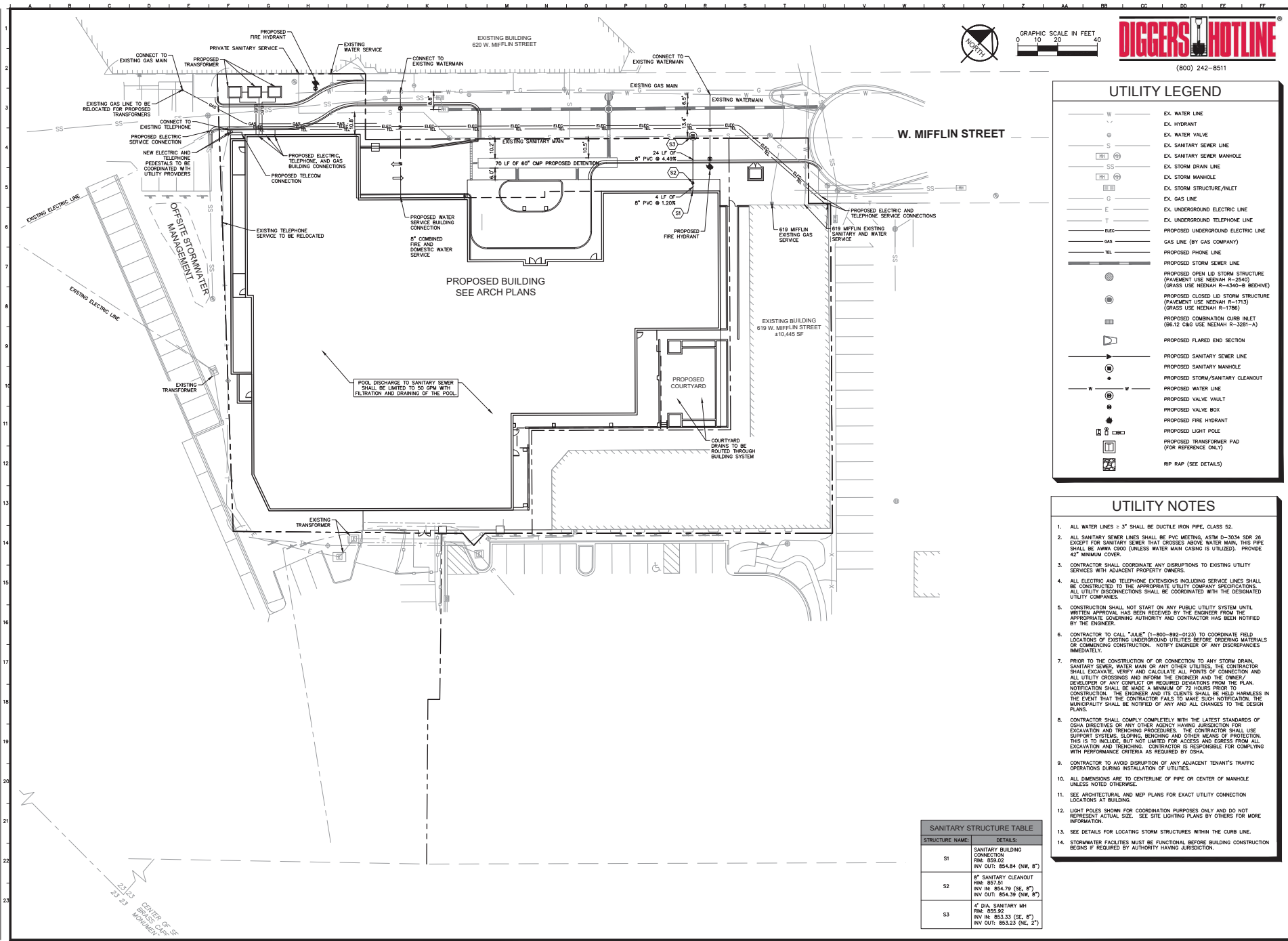
GRADING AND DRAINAGE PLAN

TRINITAS
637 WEST MIFFLIN STREET
MADISON, WISCONSIN 53703

ORIGINAL ISSUE:
11/01/2024
KHA PROJECT NO.
268072001
SHEET NUMBER
C5.0

Drawing name: S:\USE_LIVE\268072001-Trinitas_Madison_WI_3.dwg (CAD) (Project\Drawings\C5.0.dwg) - GRADING AND DRAINAGE PLAN.dwg. CLO - Nov 22, 2024, 10:09am. by: ahorn,abk
This document, together with all files, drawings, reports, schedules, and data contained herein, is the property of Kimley-Horn and Associates, Inc. and shall be held in confidence and shall be used solely for the project and site for which it was prepared. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written authorization and permission of Kimley-Horn and Associates, Inc.

Drawing name: \\USL\USL\03\2802002002_0000_0000_0000_0000_0000\0210 - UTILITY PLAN.dwg, 0710 May 23, 2024 10:21am by: dhw/aw/ebg
 This document, together with the contract and design presented herewith, is intended only for the specific project and site for which it was prepared. It shall be without liability to design, plan and Associates, Inc.



DIGGERS HOTLINE

(800) 242-8511

UTILITY LEGEND	
W	EX. WATER LINE
⊕	EX. HYDRANT
⊖	EX. WATER VALVE
S	EX. SANITARY SEWER LINE
⊕	EX. SANITARY SEWER MANHOLE
SS	EX. STORM DRAIN LINE
⊕	EX. STORM MANHOLE
⊕	EX. STORM STRUCTURE/INLET
G	EX. GAS LINE
E	EX. UNDERGROUND TELEPHONE LINE
T	EX. UNDERGROUND ELECTRIC LINE
ELC	PROPOSED UNDERGROUND ELECTRIC LINE
⊕	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
—	PROPOSED STORM SEWER LINE
●	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NENAH R-2540) (GRASS USE NENAH R-6542-R BEHVS)
●	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NENAH R-1713) (GRASS USE NENAH R-1786)
⊕	PROPOSED COMBINATION CURB INLET (86.12 C&G USE NENAH R-3281-A)
—	PROPOSED FLARED END SECTION
—	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY MANHOLE
●	PROPOSED STORM/SANITARY CLEANOUT
W	PROPOSED WATER LINE
⊕	PROPOSED VALVE VAULT
⊕	PROPOSED VALVE BOX
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED LIGHT POLE
⊕	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
■	RIP RAP (SEE DETAILS)

- ### UTILITY NOTES
1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
 2. ALL SANITARY SEWER LINES SHALL BE PVC METEING, 40% D-3054 SDR 35 EXCEPT FOR SANITARY SEWER THAT GROUSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
 3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 4. 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.
 5. 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.
 6. CONTRACTOR TO CALL "AUG" (1-800-882-0103) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 7. 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.
 8. 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.
 9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
 10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
 14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

SANITARY STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
S1	SANITARY BUILDING CONNECTION R&I: 859.02 INV OUT: 854.84 (NW, 8")
S2	8" SANITARY CLEANOUT R&I: 857.51 INV IN: 854.79 (SE, 8") INV OUT: 854.39 (NW, 8")
S3	4" DIA. SANITARY MH R&I: 855.09 INV IN: 853.33 (SE, 8") INV OUT: 853.33 (NW, 2")

<p style="font-size: 8px;">SCALE: AS NOTED</p> <p style="font-size: 8px;">DESIGNED BY: ANH</p> <p style="font-size: 8px;">DRAWN BY: ANH</p> <p style="font-size: 8px;">CHECKED BY: ANH</p>	<p style="font-size: 12px; font-weight: bold; text-align: center;">Kimley-Horn</p> <p style="font-size: 8px;">100 NORTH MOUNTAIN AVENUE, SUITE 1300 DENVER, COLORADO 80202 WWW.KIMLEY-HORN.COM</p>	<p style="font-size: 8px;">SHEET NO. 17/27/24</p> <p style="font-size: 8px;">SHEMATIC DESIGN SET</p> <p style="font-size: 8px;">REVISONS</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 6px;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY									
NO.	DATE	BY												

UTILITY PLAN

TRINITAS

637 WEST MIFFLIN STREET
MADISON, WISCONSIN 53703

ORIGINAL ISSUE: 11/01/2024

KHA PROJECT NO. 268072001

SHEET NUMBER

C7.0

MIFFLIN

619 W MIFFLIN ST, MADISON, WI 53703



350 North 5th Street, Suite 400
Minneapolis, MN 55401
p 612.339.5598 | esgarch.com

DAMON FARBER LANDSCAPE ARCHITECTS

401 North 2nd Avenue, Suite 410
Minneapolis, MN 55401
p. 612.332.7522

NOT FOR CONSTRUCTION

SITE PLAN VERIFICATION 11/22/2024

ORIGINAL ISSUE:
REVISIONS
No. Description Date

2024-1152

PROJECT NUMBER

SF JS

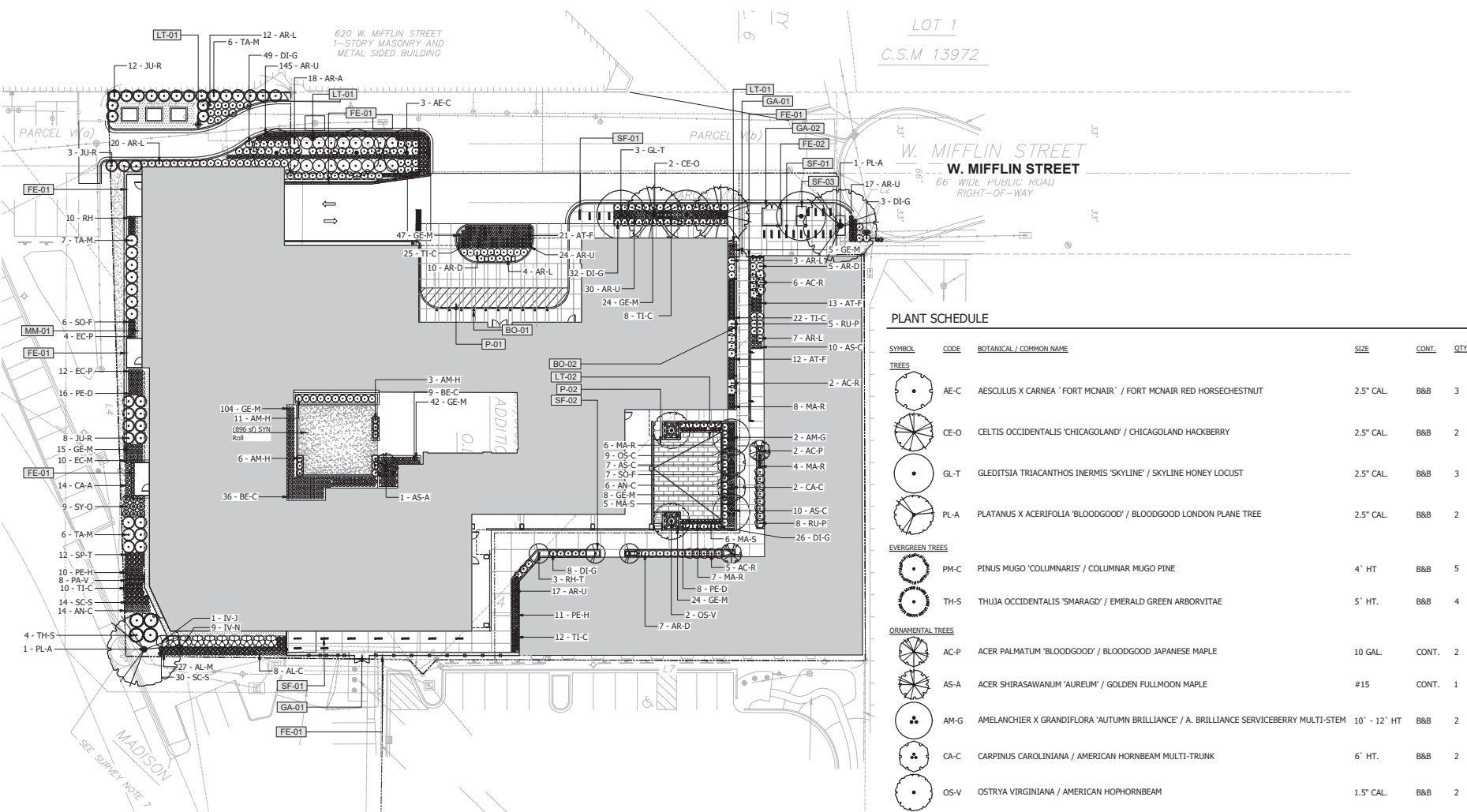
DRAWN BY CHECKED BY



MIFFLIN

LANDSCAPE PLAN - LEVEL 1

L-1.2

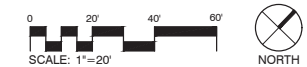


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES					
	AE-C	AESCULUS X CARNEA 'FORT MCNAIR' / FORT MCNAIR RED HORSECHESTNUT	2.5" CAL.	B&B	3
	CE-O	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY	2.5" CAL.	B&B	2
	GL-T	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	2.5" CAL.	B&B	3
	PL-A	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	2.5" CAL.	B&B	2
EVERGREEN TREES					
	PM-C	PINUS MUGO 'COLUMNARIS' / COLUMNAR MUGO PINE	4' HT.	B&B	5
	TH-S	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	5' HT.	B&B	4
ORNAMENTAL TREES					
	AC-P	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	10 GAL.	CONT.	2
	AS-A	ACER SHIRASAWANUM 'AUREUM' / GOLDEN FULLMOON MAPLE	#15	CONT.	1
	AM-G	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / A. BRILLIANCE SERVICEBERRY MULTI-STEM	10' - 12' HT	B&B	2
	CA-C	CARPINUS CAROLINIANA / AMERICAN HORNBEAM MULTI-TRUNK	6' HT.	B&B	2
	OS-V	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	1.5" CAL.	B&B	2

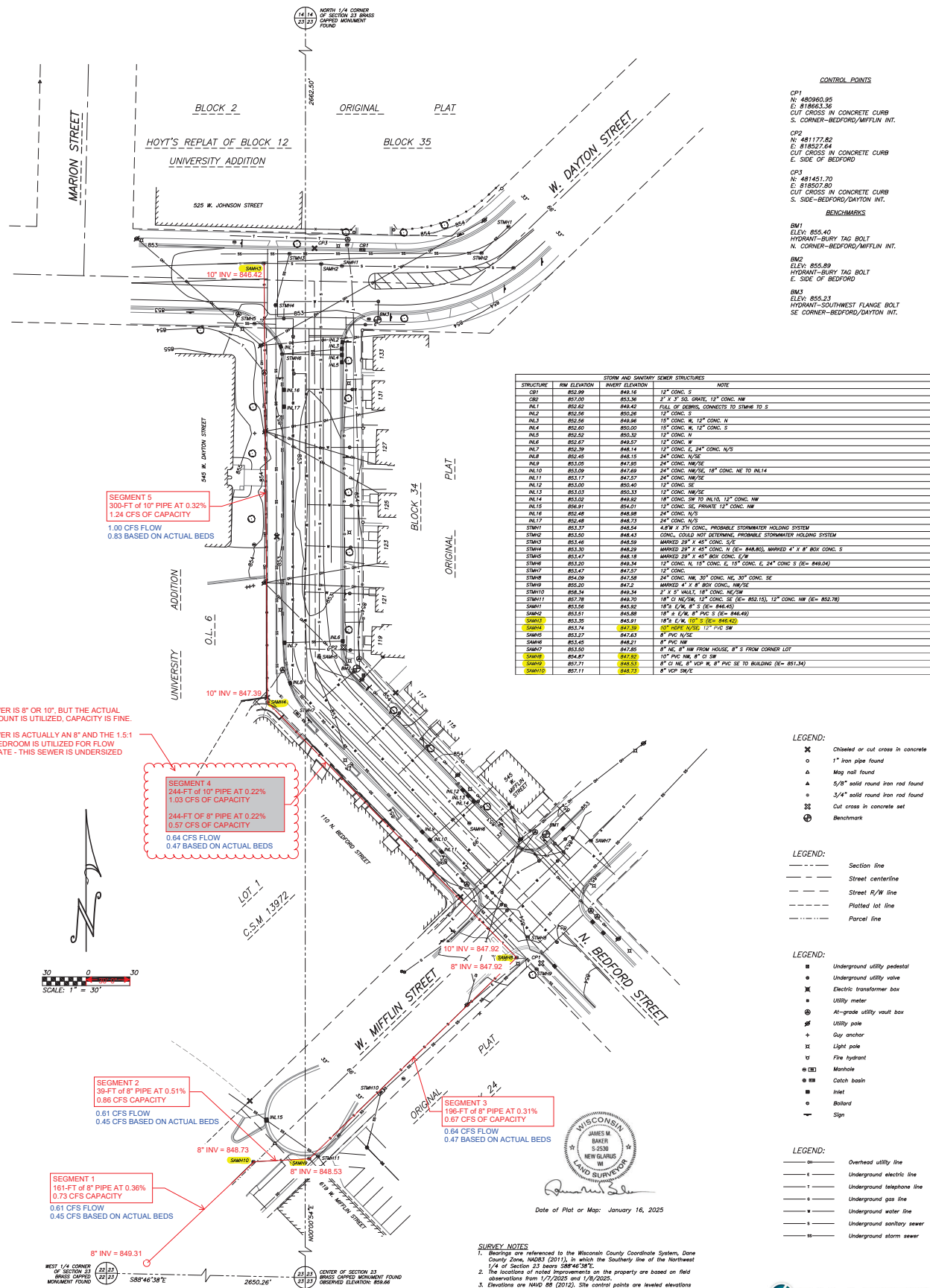
NOTES:

1. See L-1.1 for all landscape and site furnishing schedules.
2. Lighting shown as representation of proposed lighting types. See electrical plan for final locations.
3. Contractor shall contact City Forestry at (608) 266-4816 at least one week prior to street tree planting to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.
4. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries.
5. Contractor shall contact City Forestry at (608) 266-4816 at least one week prior to street tree planting to schedule inspection and approval of nursery tree stock and review planting specifications with the landscape.



TOPOGRAPHIC SURVEY

Part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin.



- CONTROL POINTS**
- CP1
N: 480960.95
E: 818663.36
CUT CROSS IN CONCRETE CURB
S. CORNER-BEDFORD/MIFFLIN INT.
 - CP2
N: 481177.82
E: 818527.64
CUT CROSS IN CONCRETE CURB
E. SIDE OF BEDFORD
 - CP3
N: 481451.70
E: 818507.80
CUT CROSS IN CONCRETE CURB
S. SIDE-BEDFORD/DAYTON INT.
- BENCHMARKS**
- BM1
ELEV: 855.40
HYDRANT-BURY TAG BOLT
N. CORNER-BEDFORD/MIFFLIN INT.
 - BM2
ELEV: 855.89
HYDRANT-BURY TAG BOLT
E. SIDE OF BEDFORD
 - BM3
ELEV: 855.21
HYDRANT-SOUTHWEST FLANGE BOLT
SE CORNER-BEDFORD/DAYTON INT.

STRUCTURE	R/W ELEVATION	STORM AND SANITARY SEWER STRUCTURES	INVERT ELEVATION	NOTE
CR1	852.99	849.16	12" CONC. S	
SR2	851.00	851.36	27" x 27" CONC. 12" CONC. NW	
AL1	852.62	848.42	FULL OF DEBRIS, CONNECTS TO STAMPS TO S	
AL2	852.58	850.26	12" CONC. S	
AL3	852.58	849.86	12" CONC. W, 12" CONC. N	
AL4	852.60	850.00	12" CONC. W, 12" CONC. S	
AL5	852.67	850.32	12" CONC. N	
AL6	852.67	849.57	12" CONC. W	
AL7	852.39	848.14	12" CONC. E, 24" CONC. N/S	
AL8	852.45	848.19	24" CONC. N/S	
AL9	853.05	847.85	24" CONC. NW/SE	
AL10	853.09	847.69	24" CONC. NW/SE, 18" CONC. NE TO AL14	
AL11	853.17	847.57	24" CONC. NW/SE	
AL12	853.00	850.40	12" CONC. SE	
AL13	853.03	850.33	12" CONC. NW/SE	
AL14	853.02	849.92	18" CONC. SW TO AL10, 12" CONC. NW	
AL15	856.81	850.01	12" CONC. SE, PRIVATE 12" CONC. NW	
AL16	852.48	848.88	24" CONC. N/S	
AL17	852.48	848.73	24" CONC. N/S	
STW1	853.37	848.54	4.5" x 3" PVC CONC. PROBABLE STORMWATER HOLDING SYSTEM	
STW2	853.50	848.43	CONC. COULD NOT DETERMINE, PROBABLE STORMWATER HOLDING SYSTEM	
STW3	853.44	848.59	MARKED 20" x 45" CONC. 12"	
STW4	853.30	848.29	MARKED 20" x 45" CONC. N (E= 848.80), MARKED 4" x 8" BOX CONC. S	
STW5	853.47	848.18	MARKED 20" x 45" BOX CONC. E/W	
STW6	853.20	848.34	12" CONC. N, 12" CONC. E, 12" CONC. E, 24" CONC. S (E= 849.04)	
STW7	853.47	847.57	12" CONC.	
STW8	854.09	847.58	24" CONC. NW, 30" CONC. NE, 30" CONC. SE	
STW9	855.20	847.2	MARKED 4" x 8" BOX CONC. NW/SE	
STW10	856.34	849.34	7" x 3" S. WALL, 18" CONC. NE/SW	
STW11	857.78	849.79	18" x 18" CONC. 12" CONC. SE (E= 852.15), 12" CONC. NW (E= 852.78)	
SM1	853.56	845.92	18" E/W, 8" S (E= 846.43)	
SM2	853.51	845.89	18" x 8" E/W, 8" PVC S (E= 846.43)	
SM3	853.35	845.91	18" S E/W, 10" S (E= 845.42)	
SM4	853.74	847.29	10" PVC NW/SE, 12" PVC SW	
SM5	853.67	847.83	8" PVC NW	
SM6	853.45	848.21	8" PVC NW	
SM7	853.60	847.85	8" NE, 8" NW FROM HOUSE, 8" S FROM CORNER LOT	
SM8	854.87	847.92	10" PVC NW, 8" S SW	
SM9	857.71	848.53	8" x 8" NE, 8" NEP W, 8" PVC SE TO BUILDING (E= 851.34)	
SM10	857.11	848.73	8" PVC SW	

- LEGEND:**
- ✕ Chiseled or cut cross in concrete found
 - 1" iron pipe found
 - △ Mag nail found
 - ▲ 5/8" solid round iron rod found
 - 3/4" solid round iron rod found
 - ⊗ Cut cross in concrete set
 - ⊕ Benchmark

- LEGEND:**
- Section line
 - Street centerline
 - Street R/W line
 - Platted lot line
 - Parcel line

- LEGEND:**
- Underground utility pedestal
 - Underground utility valve
 - ⊗ Electric transformer box
 - ⊕ Utility meter
 - ⊕ At-grade utility vault box
 - ⊕ Utility pole
 - ⊕ Guy anchor
 - ⊕ Light pole
 - ⊕ Fire hydrant
 - ⊕ Manhole
 - ⊕ Catch basin
 - ⊕ Inlet
 - ⊕ Belford
 - ⊕ Sign

- LEGEND:**
- Overhead utility line
 - Underground electric line
 - Underground telephone line
 - Underground gas line
 - Underground water line
 - Underground sanitary sewer
 - Underground storm sewer



Date of Plat or Map: January 16, 2025

SURVEY NOTES

1. Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), with the Southern line of the Northwest 1/4 of Section 23 being S89°42'38" E.
2. The locations of noted improvements on the property are based on field observations from 1/17/2025 and 1/30/2025.
3. Elevation are NAVD 88 (2012). Site control points are leveled elevations and the GPS elevation observed on the center of Section 23 brass capped monument is shown hereon.
4. Contour interval is one foot.
5. Utility lines are shown from visible surface evidence, manhole plans and markings provided by Digpro Inc. via the One-Call Utility Marking System (888) 848-2000 and 2024/02/09/25. This survey represents the underground utilities that participated with the request and were marked at the time of the survey. Additional utilities may exist, but are non-responsible to the request or shown very not provided.
6. Sewer line sizes are approximate based on inspection and/or provided records. Sewer line material types are either observed or inferred from provided records.

JOB NO. 24009
POINTS 24009
DRWG. 24009_3
DRAWN BY JMB

PREPARED FOR:
Kinney-Horn & Associates, Inc.
4201 Winfield Road, Suite 600
Wauwatosa, WI 53095

TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com