

PART OF LOTS 1, 2 AND 3, BLOCK 136, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Burse
Surveying and Engineering, Inc.
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Madison, WI 53704
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APPROVALS	PROJECT FILE	DATE	BY
PROJECT FILE	DATE	BY	DATE
PROJECT FILE	DATE	BY	DATE
PROJECT FILE	DATE	BY	DATE
PROJECT FILE	DATE	BY	DATE
PROJECT FILE	DATE	BY	DATE

The KM2 Building
707-713 E. Johnson St
Madison, WI 53704

Renaissance Property Group LLC
2132 Fordem Ave Suite #1400
Madison, WI 53704

PROJECT #:	BSE1908
PLOT DATE:	06-15-2017
REVISION DATES:	
ISSUE DATES:	06-15-2017

EXISTING CONDITIONS PLAN

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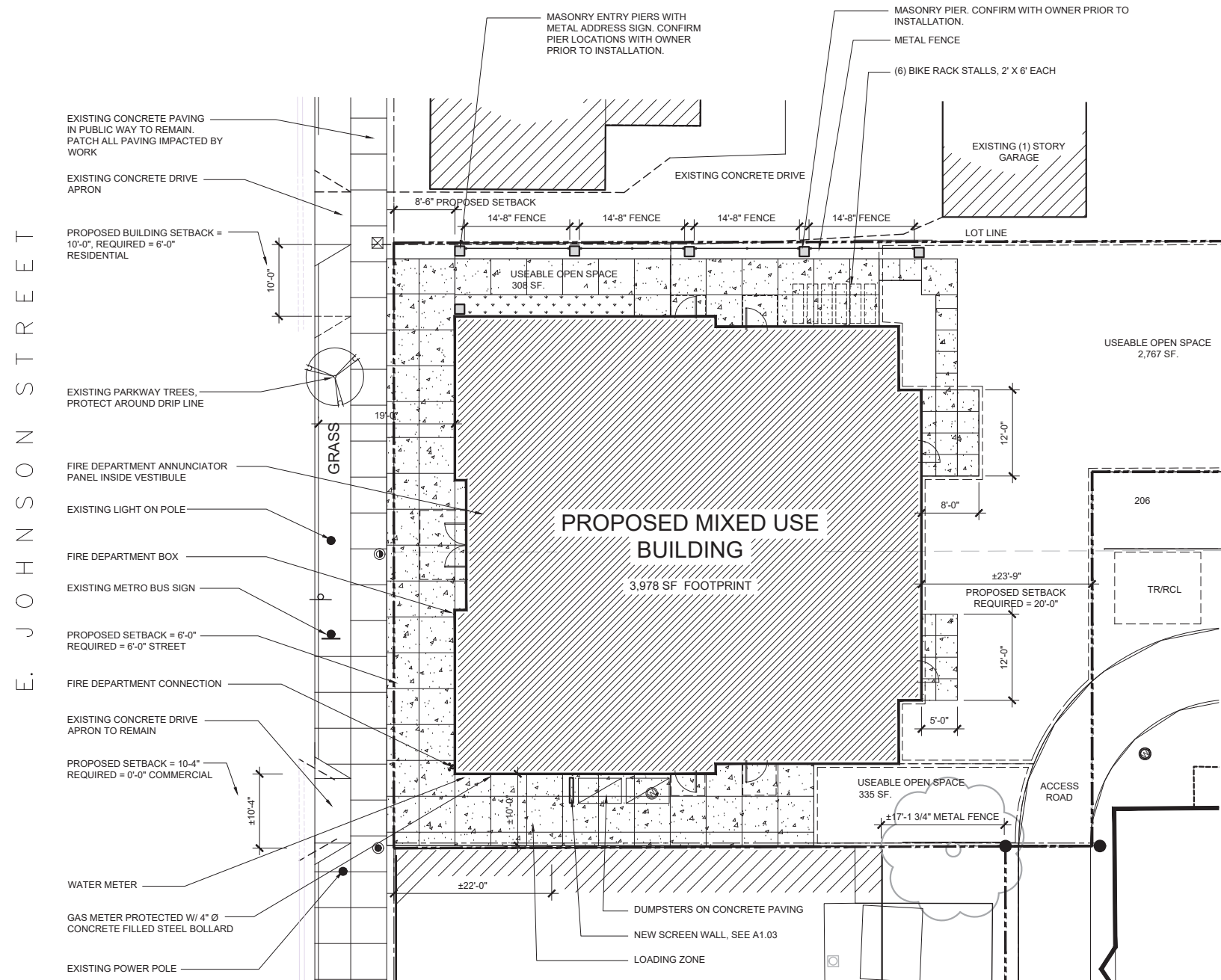
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C100

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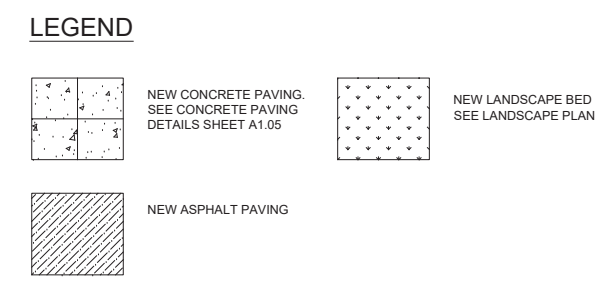
709 East Johnson - KM2



E. JOHNSON STREET

GENERAL NOTES:

- RESTORE ALL PAVING SURFACES AND CURBS IMPACTED BY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF EXISTING PAVING IMPACTED BY CONSTRUCTION OPERATIONS. PATCH EXISTING SITE PAVING AFFECTED, EVEN IF NOT SPECIFICALLY INDICATED ON THESE PLANS.
- MATCH EXISTING ELEVATION OF PAVEMENT ELEVATIONS TO MAINTAIN EXISTING GRADES. PITCH SLABS TO PROVIDE POSITIVE SIDEWALK DRAINAGE WHERE REQUIRED. DOVETAIL ALL NEW SIDEWALK PAVING WITH EXISTING.
- PRIOR TO FABRICATION OF SIDEWALK OR FRAMING OF FORM-WORK, CONTRACTOR(S) SHALL SUBMIT A FIELD LAYOUT DRAWING DEPICTING REPLACEMENT SIDEWALK PLAN WITH TOOLED JOINT LOCATIONS. ALLOW FOR OWNER & ARCHITECT REVIEW. INCLUDE STAKE MARKS ON PROPERTY FOR ON-SITE REVIEW.



1 ARCHITECTURAL SITE PLAN
 A1.02 SCALE: 1" = 10'-0"
 PLAN NORTH TRUE NORTH

USEABLE OPEN SPACE SUMMARY

OPEN SPACE PROVIDED	AREA	2,767 SF
	AREA	335 SF
	AREA	308 SF
TOTAL		3,410 SF

OPEN SPACE REQUIRED 3,360 SF
 OPEN SPACE PROVIDED EXCEEDS OPEN SPACE REQUIRED

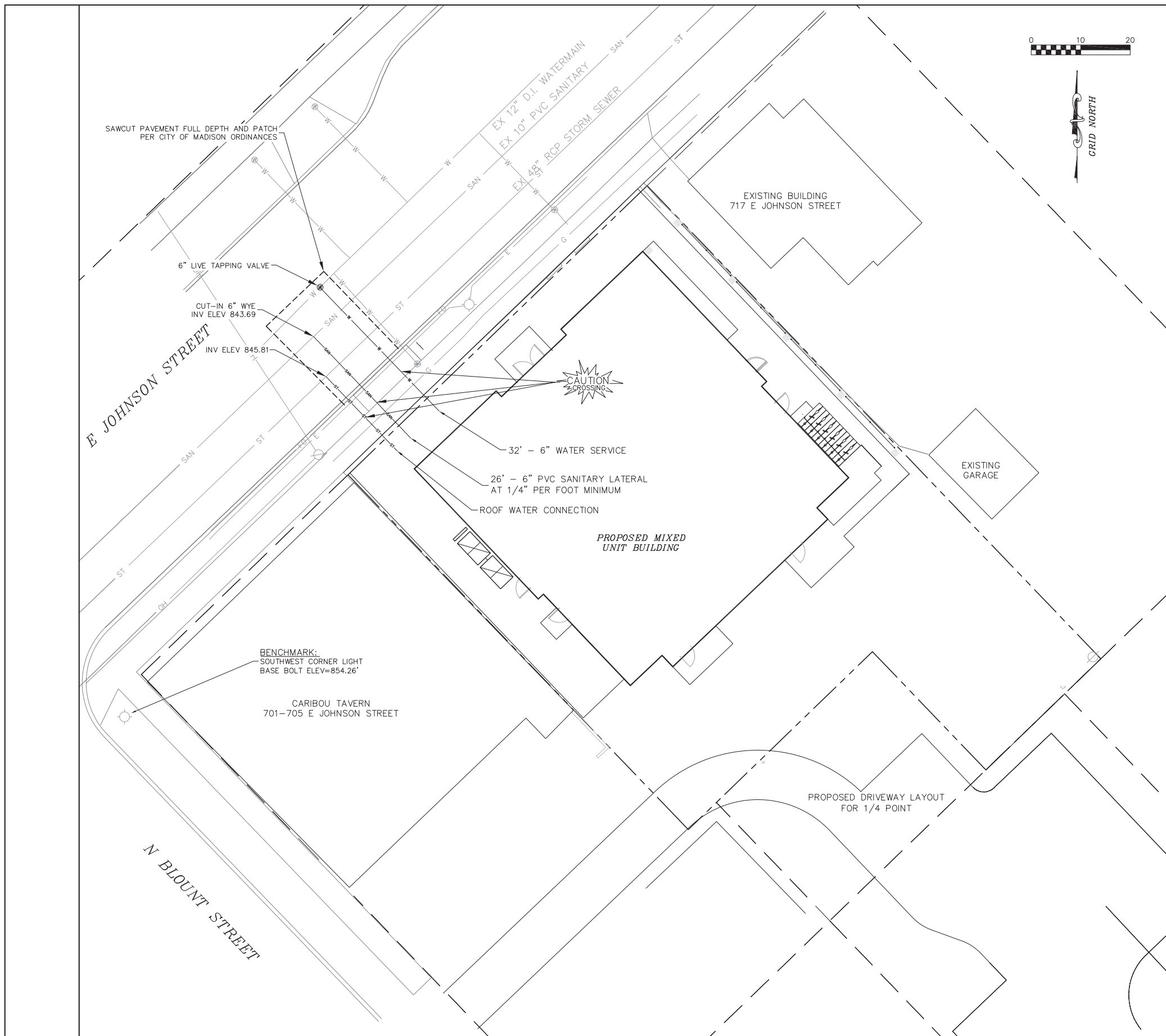
THE KM2 BUILDING
 Mixed Use Building
 709 - 713 E. Johnson St.
 Madison, WI 53703

ICA NO. RPG 15-001

ARCHITECTURAL SITE PLAN

6-15-17
 ISSUE FOR CONSTRUCTION

A1.02



LEGEND

OH — OVERHEAD UTILITY WIRE	● BOLLARD
G — BURIED GAS LINE	● CISTERN
W — WATER MAIN	● WATER VALVE
SAN — SANITARY SEWER	⊠ GAS METER
ST — STORM SEWER	⊠ UTILITY POLE
E — BURIED ELECTRIC	⊠ CHAIN LINK FENCE
---855--- MAJOR CONTOUR	⊠ LIGHT POLE
---854--- MINOR CONTOUR	⊠ GUY WIRE
X854.0 EXISTING SPOT ELEVATION	⊠ DECIDUOUS TREE
— PROPOSED WATER	() INDICATES RECORDED AS
— PROPOSED SANITARY	
— PROPOSED STORM WATER	

- NOTES:**
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. THE CITY WILL LIKELY REQUIRE SEVERAL ULO'S TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. THIS INFORMATION MAY REQUIRE THE PROPOSED GRADES AND SLOPES OF NEW PIPING TO BE ADJUSTED. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD)
 6. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-APPROVED CONTRACTOR

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PROJECT MANAGER	BSE1908	06-15-2017	
DESIGNER			
DRAWN BY			
CHECKED BY			
SCALE			
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PROJECT			
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UTILITY PLAN

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