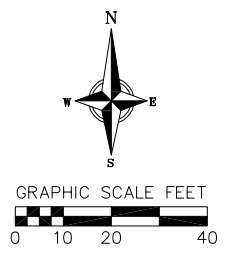


SITE BENCHMARKS

- (1) TOP NUT OF FIRE HYDRANT LOCATED AT THE NORTHEAST QUADRANT OF REGENT STREET AND PARK STREET. ELEV = 853.82
- (2) ARROW BOLT ON FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF REGENT STREET AND EAST CAMPUS MALL. ELEV = 852.45
- (3) TOP NUT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST QUADRANT OF REGENT STREET AND PARK STREET. ELEV = 854.33



EXISTING SANITARY STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	851.02	842.62	N-S
S2	SMH	851.40	842.39	N
			842.05	E
			842.10	W
S3	SMH	851.51	842.05	E-W
S4	SMH	851.39	844.09	NE
			842.04	E
			842.09	W
S5	SMH	851.05	844.75	E
			844.68	SW
			844.84	E-PLUGGED
			844.84	W
			873.62	NW
S7	SMH	850.69	839.34	N
			841.44	E
			839.09	S
			841.43	W
S8	SMH	850.24	839.62	N
			839.57	S
			842.59	NW
S9	SMH	850.37	839.87	N-S

EXISTING STORM STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S21	CIN	850.89	847.04	N-S
S22	CIN	850.82	847.07	N
			842.05	S
S23	CIN	851.09	846.84	W
S24	CIN	850.82	846.47	BOTTOM
S25	STMH	851.09	846.49	N
			846.69	E-W
S26	CIN	850.45	847.45	S
S27	CIN	850.88	844.83	BOTTOM
S28	CIN	850.91	844.86	BOTTOM
S29	FINR	849.79	846.79	N
			846.74	S
S30	FINR	850.40	847.60	S
S31	STMH	851.03	844.37	BOTTOM
S32	STMH	850.91	843.48	BOTTOM
S33	CIN	850.20	847.20	N
			846.85	E
S34	CIN	850.22	847.12	S
S35	STMH	850.74	843.74	BOTTOM
S36	FINR	850.43	848.10	NW
S37	FINR	850.63	848.18	NE
S38	FIN	851.14	845.99	N-E-W
			847.89	SE-SW
S39	FIN	851.10	849.30	E

INACCESSIBLE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY CLEANOUT
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING GAS METER
- ⊕ EXISTING AIR CONDITIONING PEDESTAL
- ↑ EXISTING DOWN GUY
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TV MANHOLE
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING UNIDENTIFIED MANHOLE
- ⊕ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊕ EXISTING HANDICAP PARKING
- ⊕ EXISTING TRAFFIC SIGNAL
- ⊕ EXISTING SHRUB
- ⊕ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- ○ — ○ — EXISTING CHAIN LINK FENCE
- * — * — EXISTING IRON FENCE
- □ — □ — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 850 — — EXISTING MAJOR CONTOUR
- 851 — — EXISTING MINOR CONTOUR

NOTES:

- This survey is based upon field survey work performed from January 4-12, 2022. Any changes in site conditions after January 12, 2022 are not reflected by this survey.
- The existing property lines shown on this plan are based upon found monumentation, surveys of record and the recorded deeds.
- This map is referenced to the Wisconsin County Coordinate System—Dane Zone, NAD 83 (2011). Elevations are based upon NAVD83 datum from "Existing Conditions Plan" by Vierbicher, dated April 5, 2019.
- All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20215204887, 20215204894, 20215204895, 20215204900, 20215204901, 20215204902, 20215204910, 20215204918, 20215204924 and 20215204928. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
- Sewer, storm and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the said 2019 "Existing Conditions Plan", City of Madison record drawings, IMSP record drawings and City of Madison G1web.
- No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Significant snow cover was present during the time the field survey work was completed on the subject site. Additional improvements and utilities may exist that were not visible and of which the surveyor is not aware of.
- This existing conditions plan was prepared at the request of CRG Acquisition, LLC, c/o CRG Services Management, LLC, 7800 Forsyth Blvd, 3rd Floor, St. Louis, MO 63105.

Existing Conditions Plan
Park & Regent Student Housing
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 04/29/2022
DRAFTER: ZDRE
CHECKED: JUIL
PROJECT NO.: 200332

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
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TOPOGRAPHIC LINEWORK LEGEND

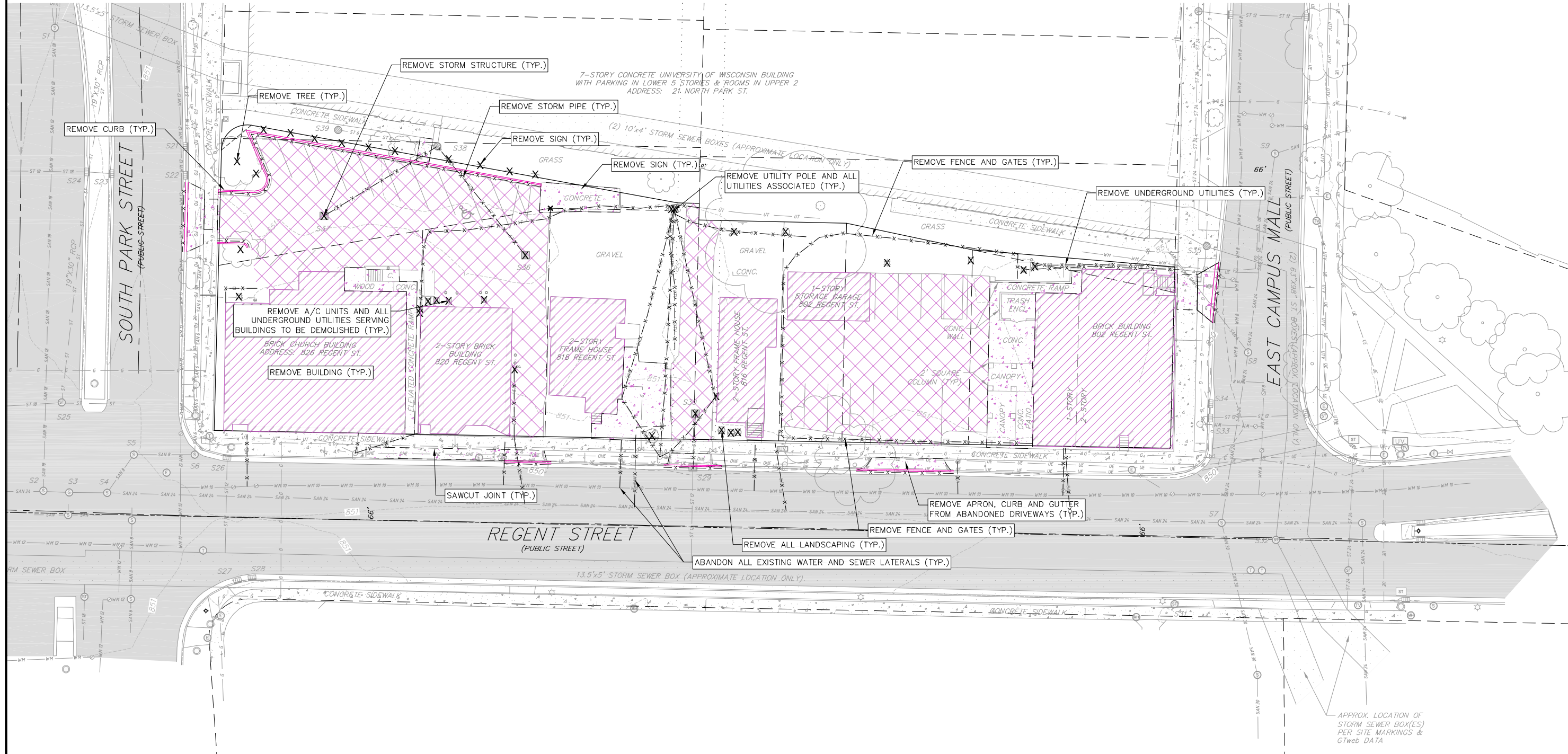
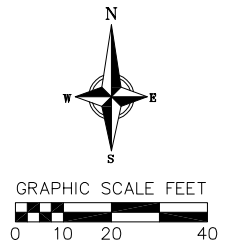
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- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
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- EXISTING UNDERGROUND ELECTRIC LINE
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- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

DEMOLITION NOTES:


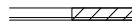
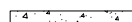



- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.



REVISIONS		NO.	DATE	REMARKS

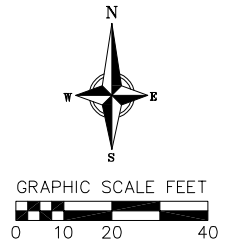
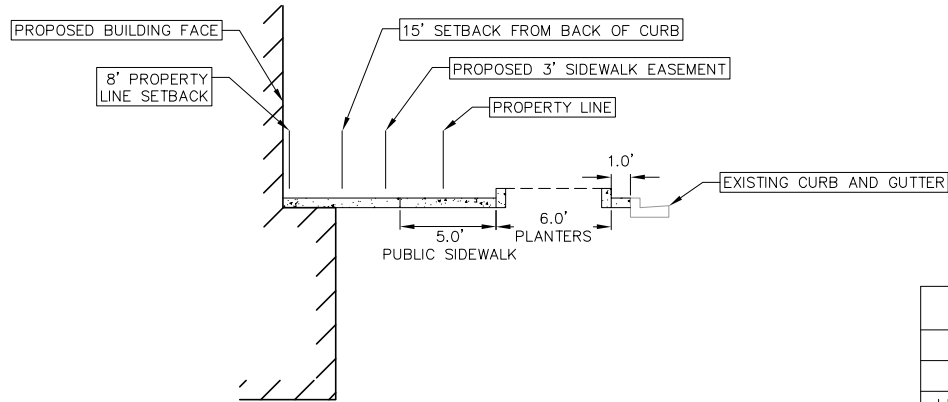
DATE: 04/29/2022
DRAFTER: ZDRE
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SITE PLAN LEGEND

-  PROPERTY BOUNDARY
-  CURB AND GUTTER (REVERSE CURB HATCHED)
-  PROPOSED CONCRETE
-  PROPOSED ASPHALT OVER LOWER LEVEL (SEE ARCHITECTURAL PLANS)
-  PROPOSED ASPHALT
-  PROPOSED SIGN

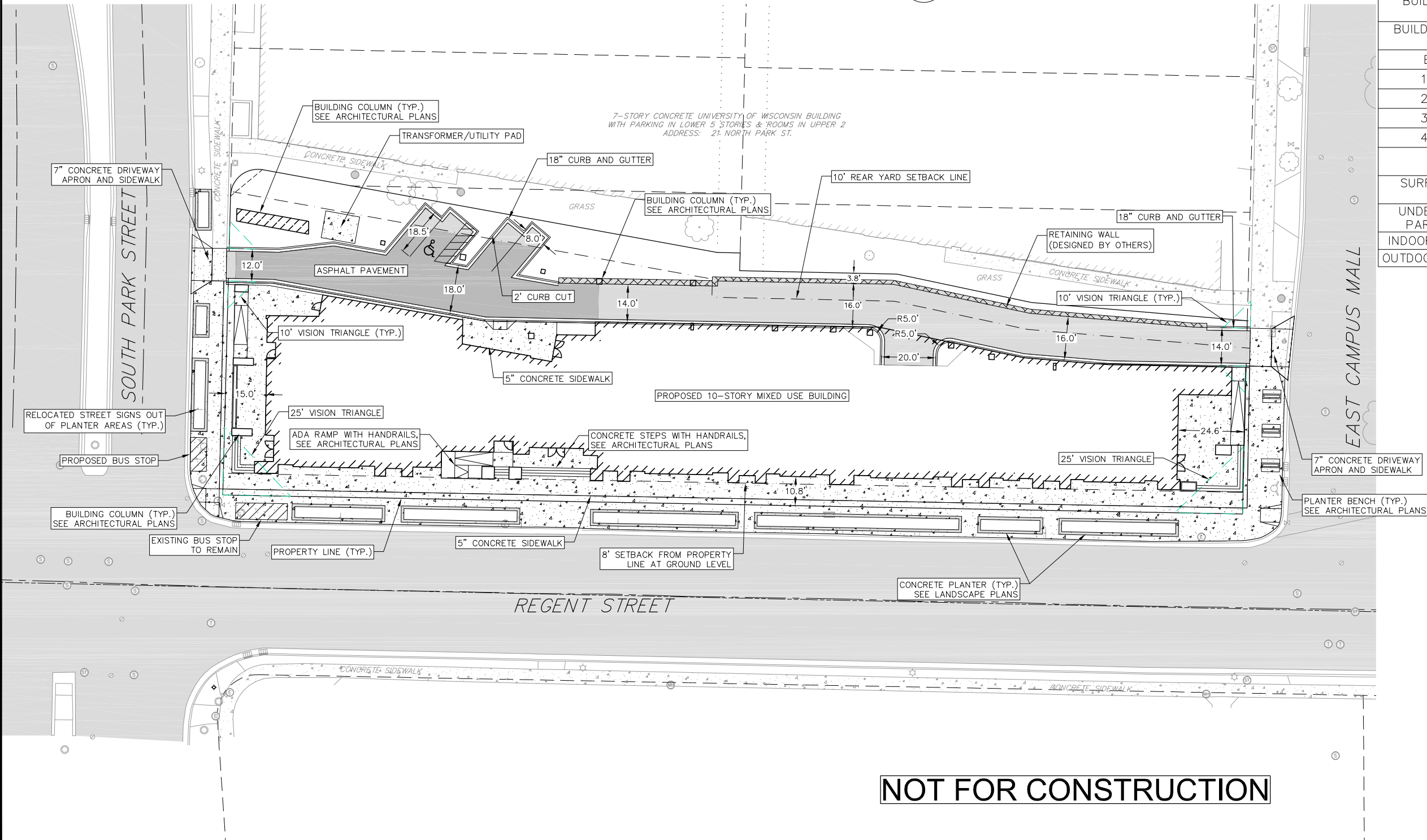
SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.



1 REGENT STREET SECTION
NOT TO SCALE

SITE PLAN SUMMARY TABLE	
SITE AREA	35,022 SF
LOT COVERAGE	87% IMPERVIOUS
USEABLE OPEN SPACE	3,284 SF
LANDSCAPED AREA	4,589 SF
PAVED AREA	6,313 SF
BUILDING SQUARE FOOTAGE	242,386 SF
BUILDING FOOTPRINT AREA	17,314 SF
EFFICIENCY	26
1-BEDROOM	14
2-BEDROOM	51
3-BEDROOM	29
4+BEDROOM	58
DENSITY	222.5 UNITS PER ACRE
SURFACE PARKING STALLS	4
UNDER STRUCTURE PARKING STALLS	49
INDOOR BIKE PARKING	267
OUTDOOR BIKE PARKING	19



NOT FOR CONSTRUCTION

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