

UNIVERSITY SQUARE

MADISON, WISCONSIN

Potter Lawson

Architect
15 Ellis Potter Court
Madison, WI 53711

Structural Engineer

Arnold & O'Sheridan, Inc.
1111 Deming Way
Madison, WI 53703

HVAC - Electrical - Plumbing - Fire Protection

KJWW ENGINEERING
802 West Broadway, Suite 312
Madison, WI 53713

Landscape and Civil Engineering Design

JJR
625 Williamson Street
Madison, WI 53703

Vertical Transportation

Lorch, Bates and Associates, Inc.
100 West Monroe Street, Suite 1201
Chicago, IL 60603

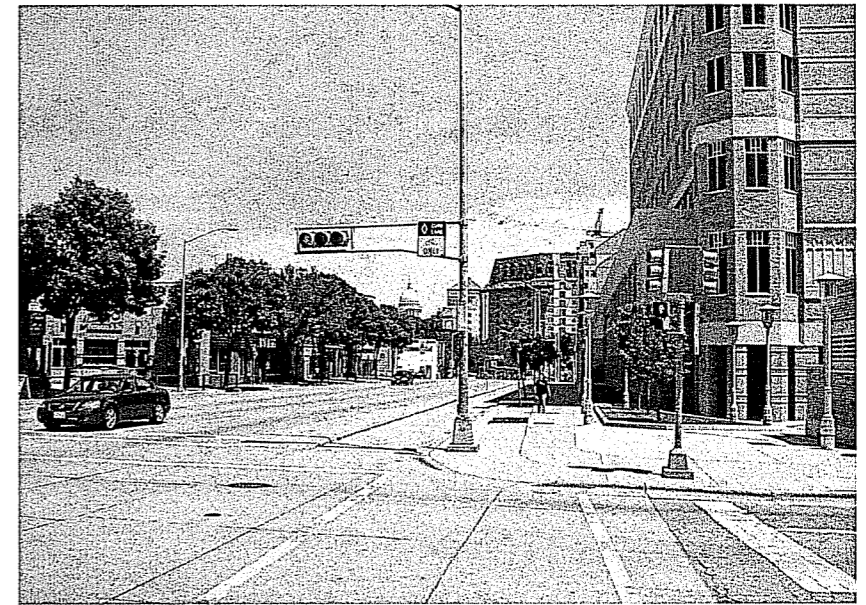
Telecommunications Consultant

Intelligent Network Solutions
10300 West Bluemound Road, STE A
Wauwatosa, WI 53226

Transportation Consultant

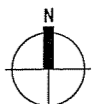
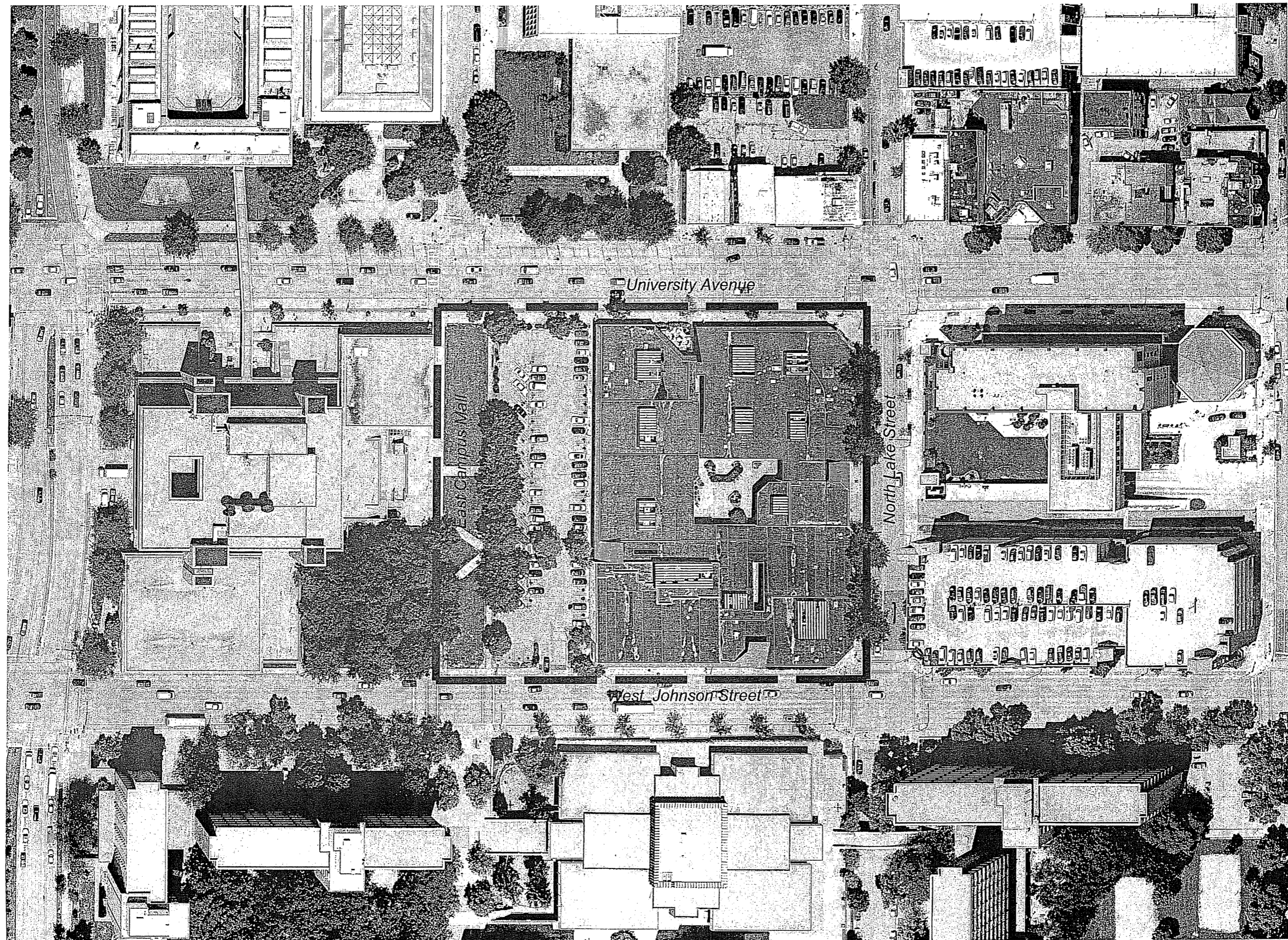
HNTB
10 East Doly Street, Ste 615
Madison, WI 53703

CITY OF MADISON GDP SUBMITTAL
21 SEPTEMBER 05



University Square Development

Site Context Photos

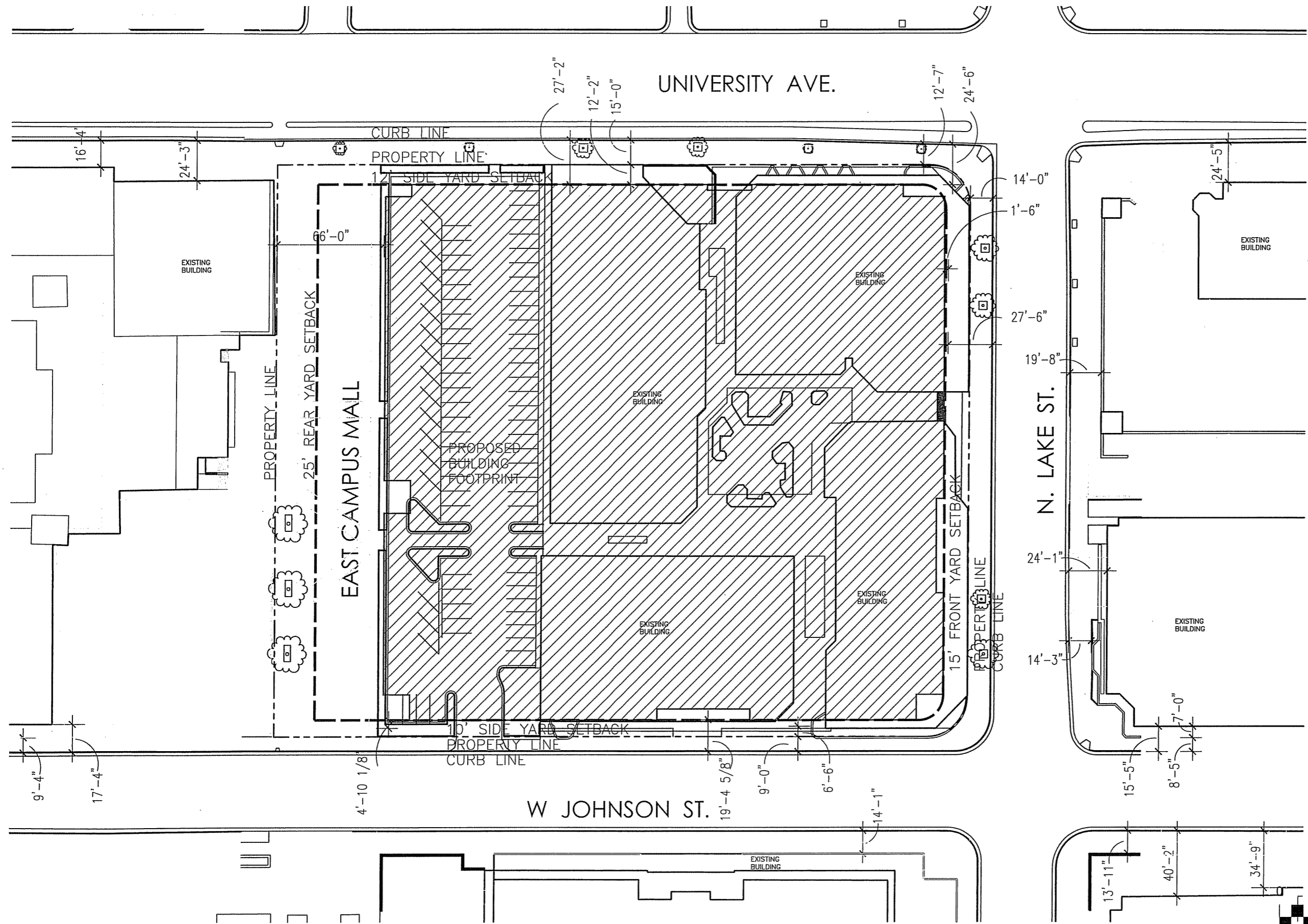


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Locator Map

1" = 100'-0"

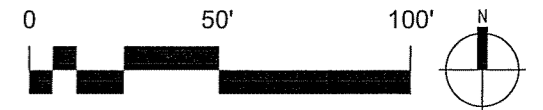
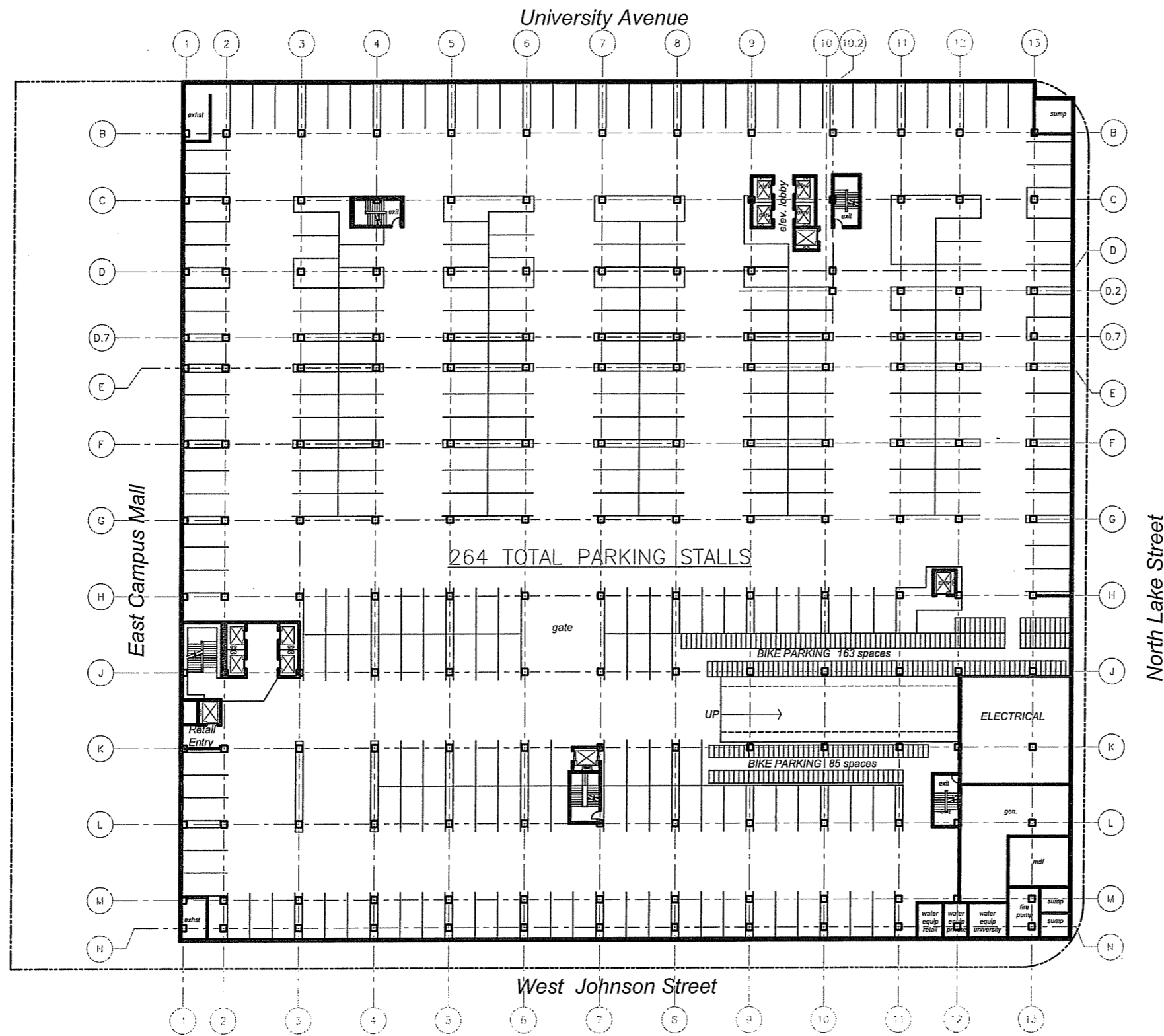


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Building Setback Plan

1" = 60'-0"

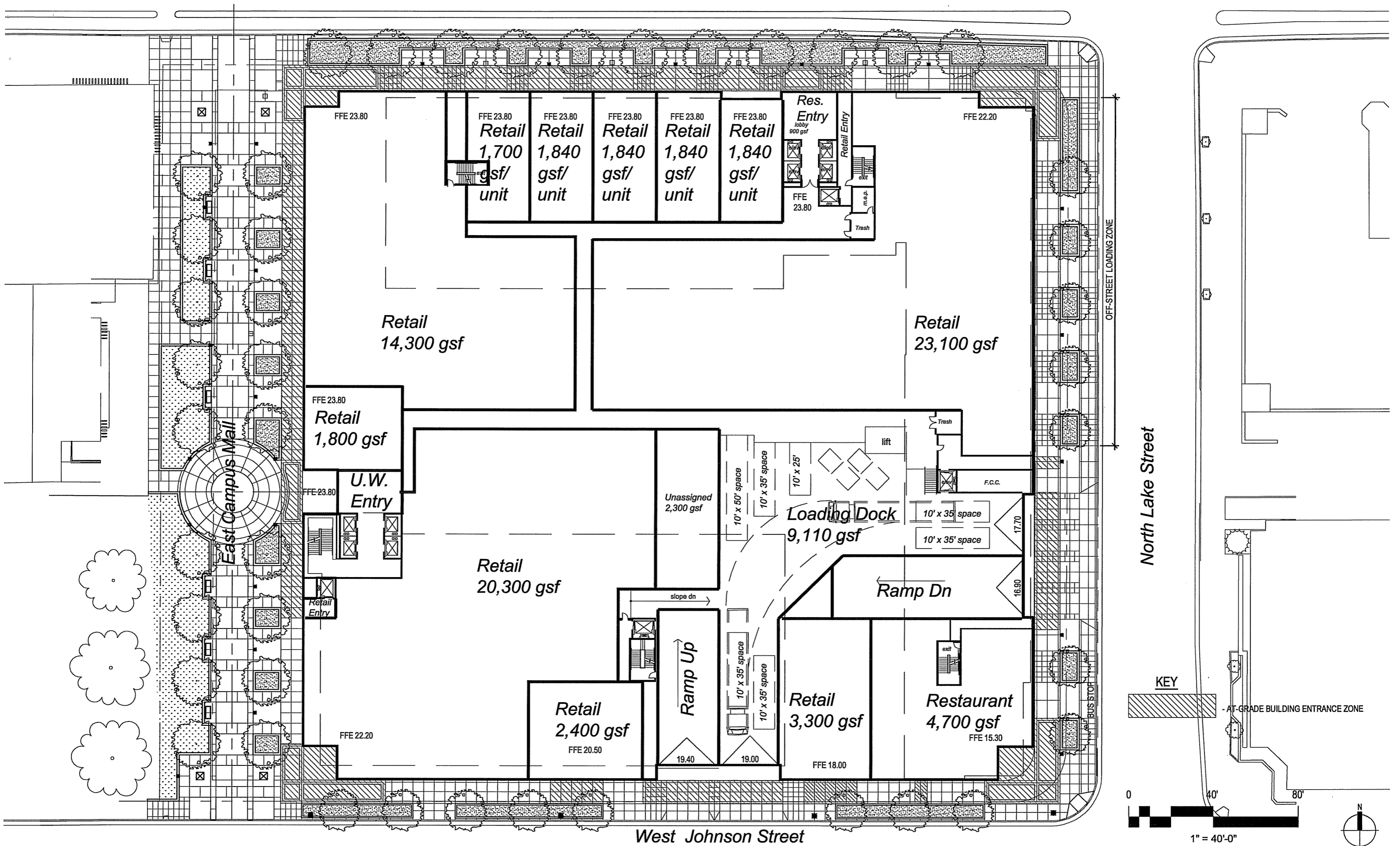


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Parking Level 1 Plan

1" = 50'-0"



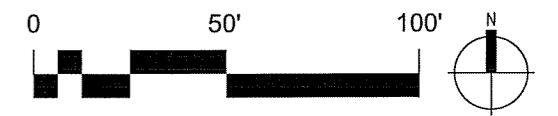
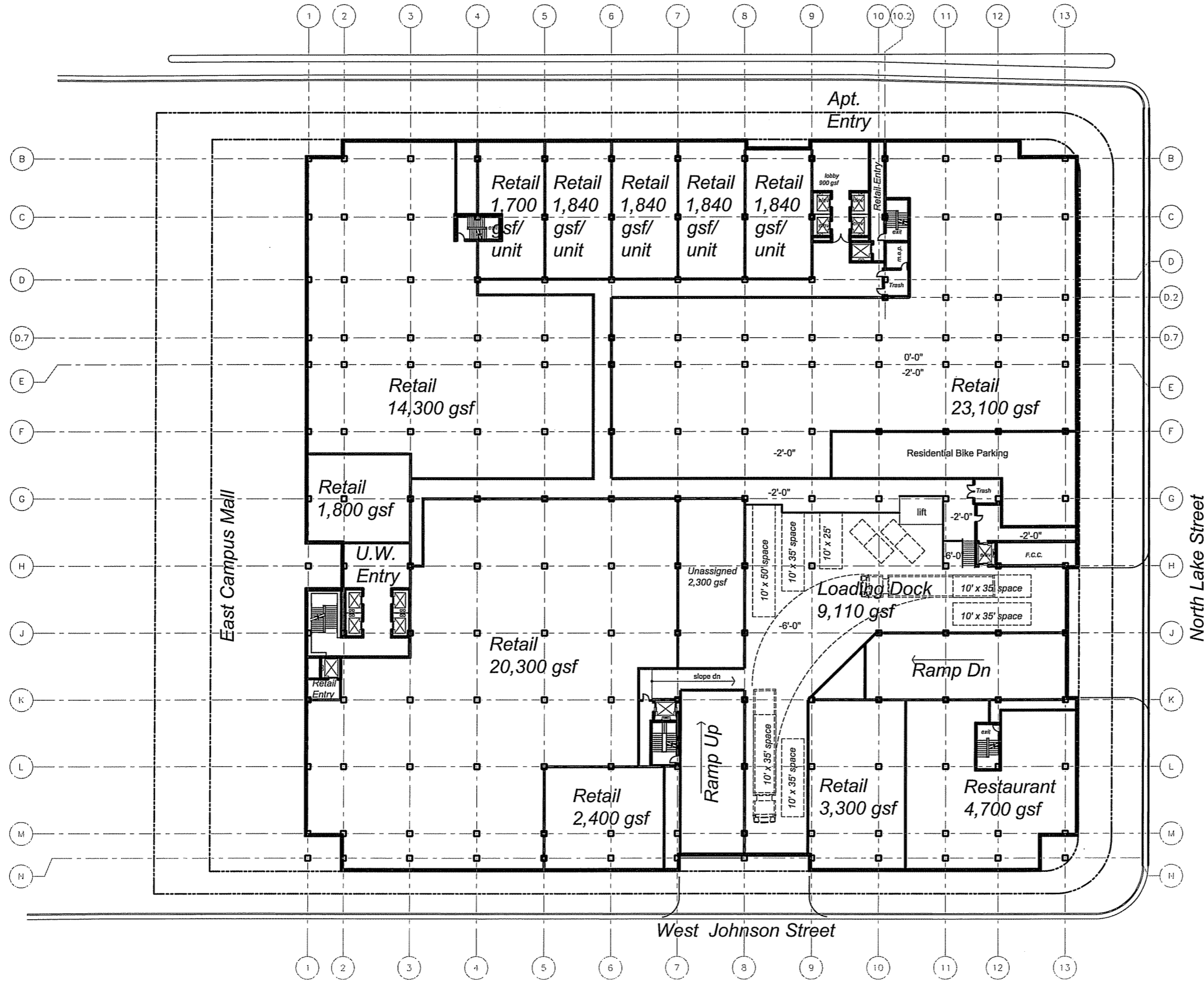
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First Floor and Site Plan

JJR

University Avenue

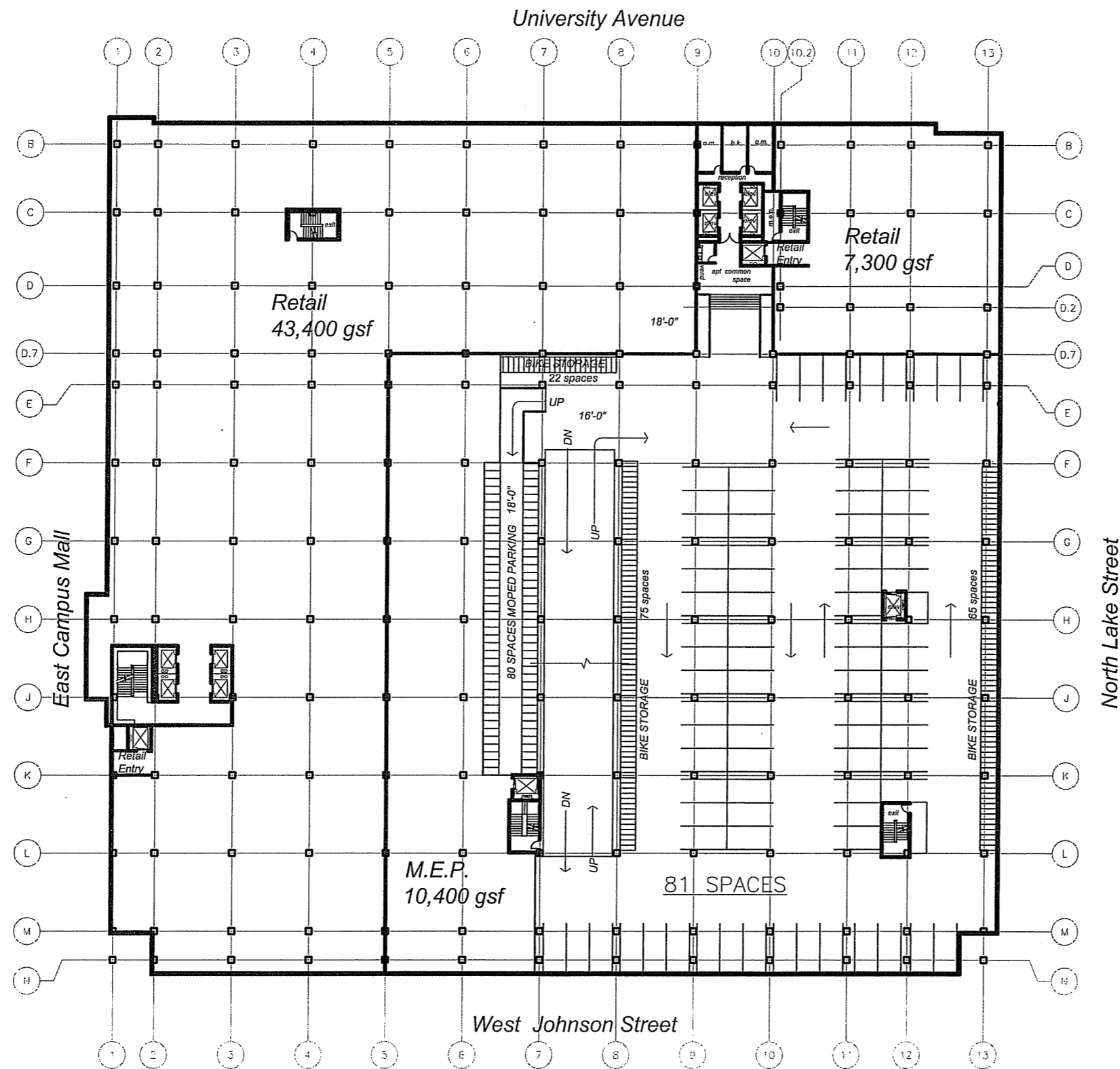


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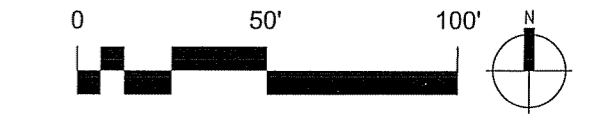
First Floor Plan

1" = 50'-0"



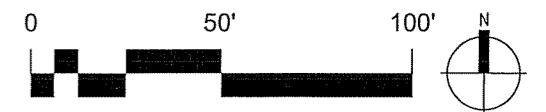
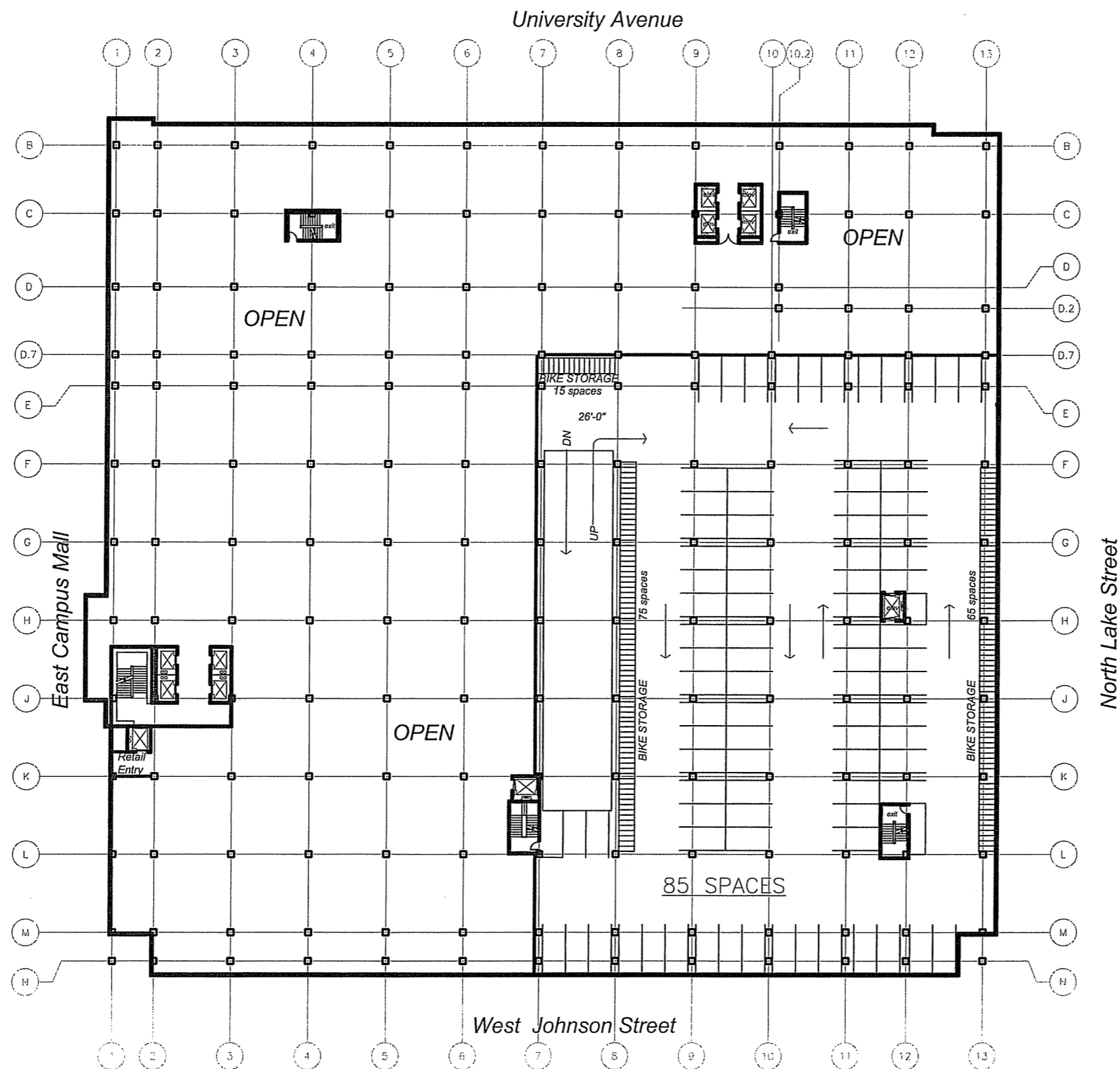
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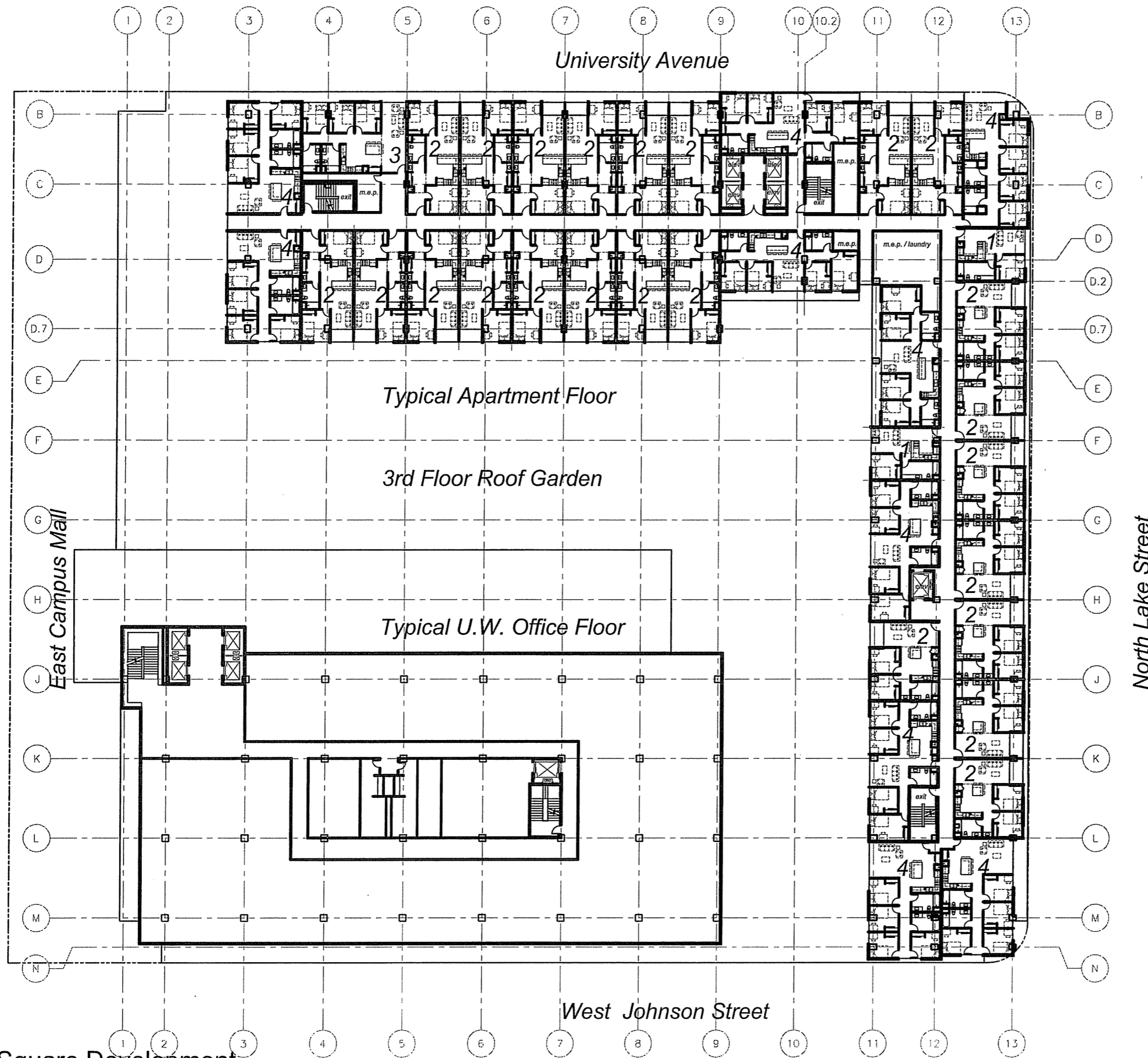
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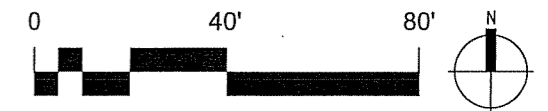
Second Floor Parking Plan

1" = 50'-0"

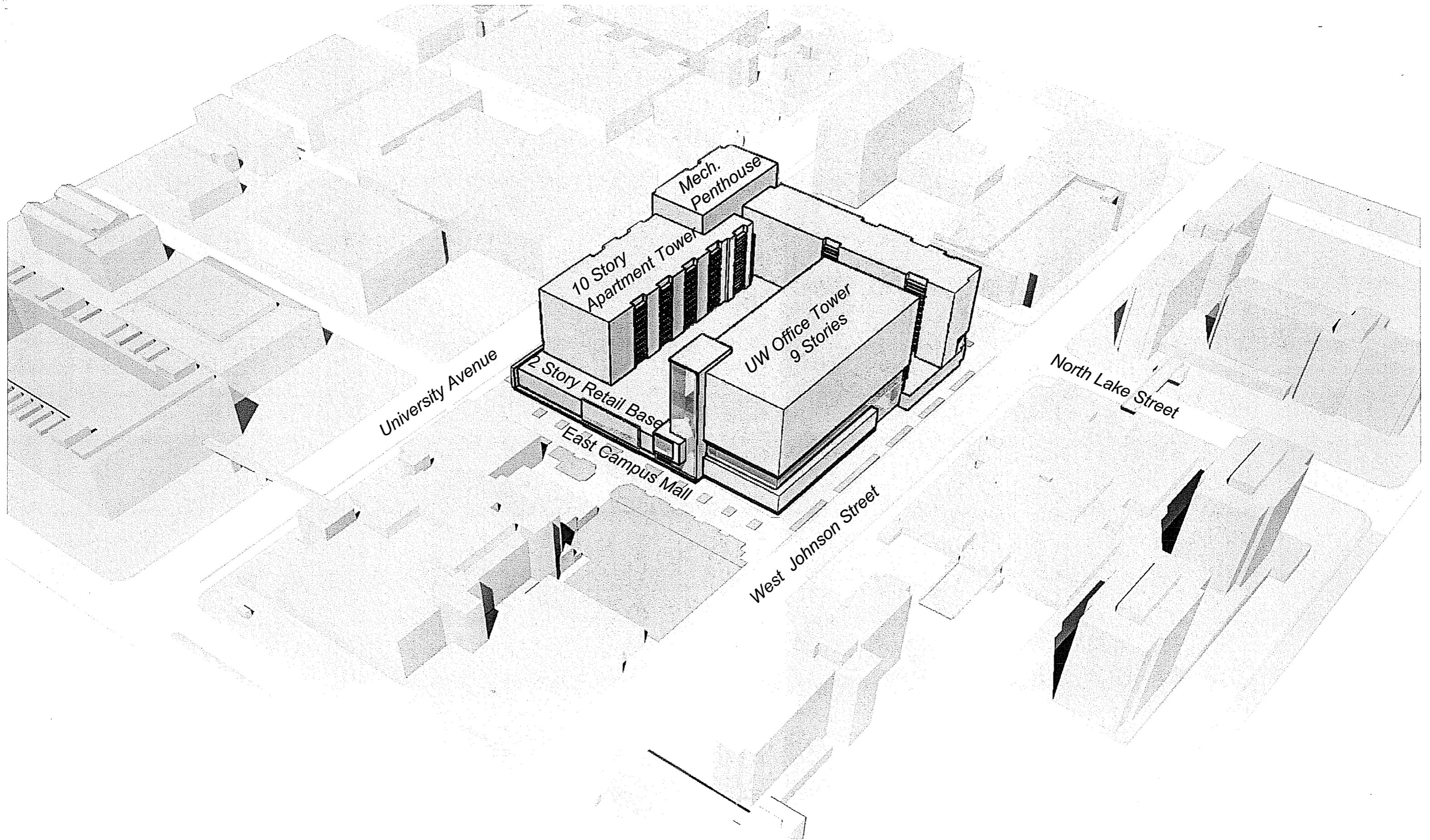




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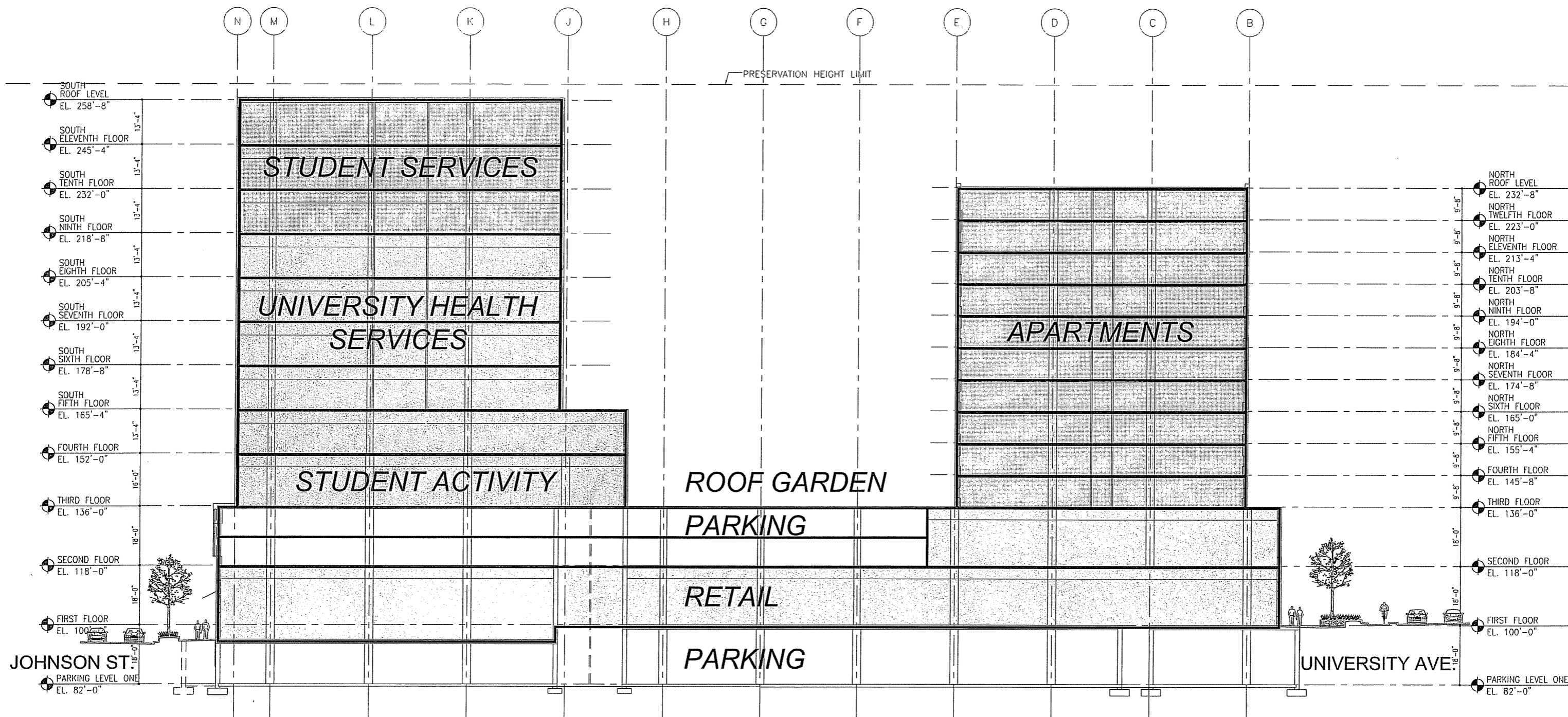
Typical Upper Floor Plan



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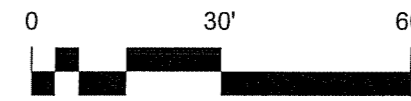


Massing Diagram



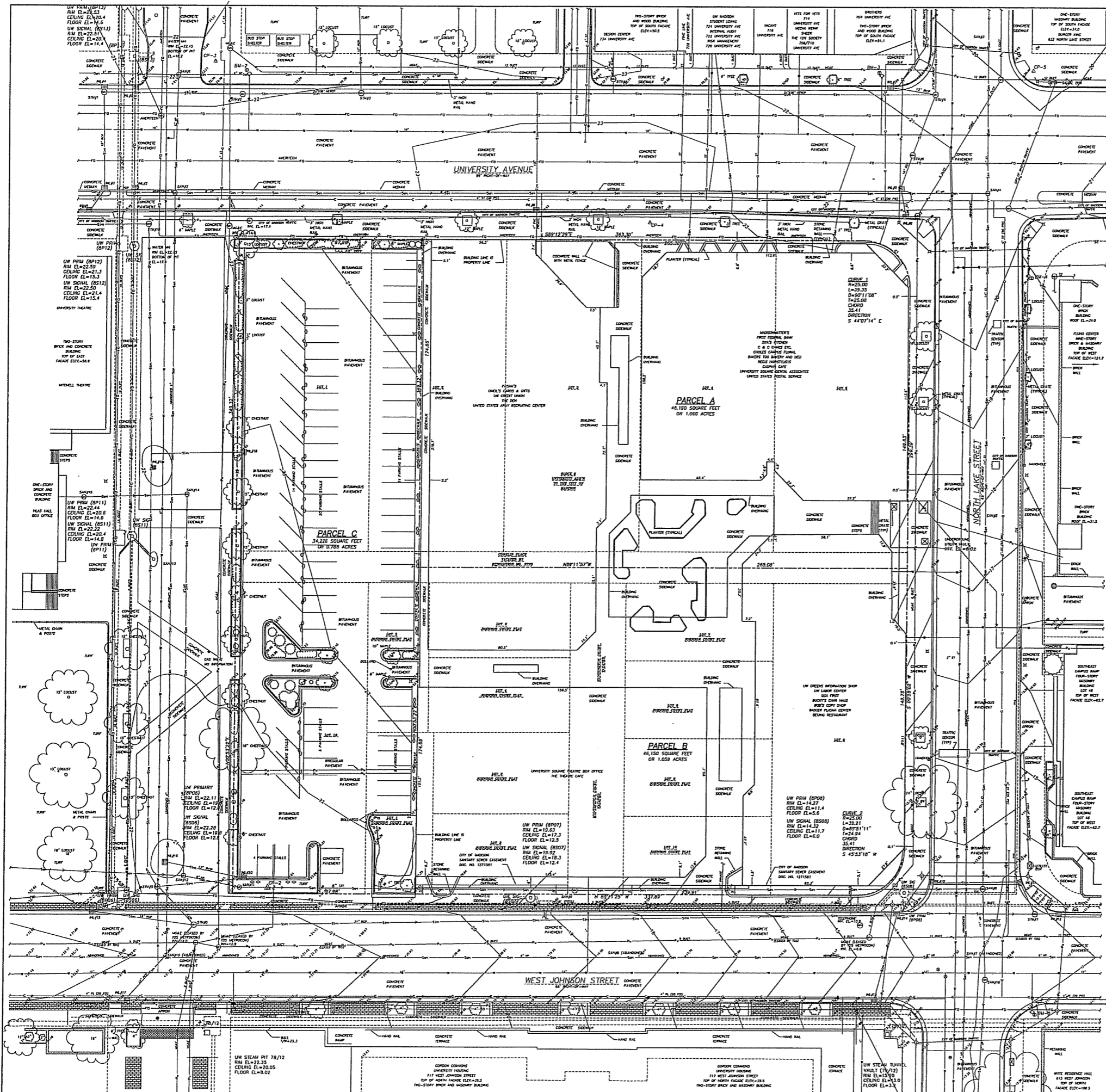
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Section Diagram

1" = 30'-0"



LEGEND

△ CP-1	CONTROL POINT LOCATION	—	WATER MAIN
□ BM-1	BENCHMARK LOCATION	—	UNDERGROUND ELECTRICAL POWER
○	DIRECTIONAL CRITICAL POINT	—	UNDERGROUND ELECTRICAL POWER
○	UTILITY MANHOLE	—	UNDERGROUND FIBER OPTIC
○	UTILITY VAULT OR PEDESTAL	—	UNDERGROUND TELEPHONE
○	STREET LIGHT POLE	—	SANITARY SEWER
○	FIRE HYDRANT	—	STORM SEWER
○	WATER VALVE	—	GAS MAIN
○	STREET SIGN	—	CONCRETE CURB
○	DECIDUOUS TREE	—	TREE LINE
○	EVERGREEN TREE	—	INDEXED CONTOUR
○	EVERGREEN SHRUB	—	INTERMEDIATE CONTOUR
○	CURB INLET	—	BUILDING
○	SUBSURFACE CONDUIT	—	METAL HAND RAIL
○	PROPERTY CORNER FOUND	—	
○	RAILROAD SPIKE	—	
○	PROPERTY CORNER FOUND 3/4" REBAR	—	

- NOTES**
- ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED UPON CITY OF MADISON DATUM, U.S.G.S. DATUM = CITY OF MADISON + 845.60.
 - CONTOUR INTERVAL IS ONE (1) FEET.
 - EXISTING CONTOUR SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. BETWEEN AUGUST 29 AND SEPTEMBER 14, 2001. JOHNSON STREET WAS UPDATED ON JUNE 29, 2004.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPEARANCES, LOCATING DIGGER'S HOLELINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOLELINE AT 1.800.242.8211

LEGAL DESCRIPTION

PARCEL A (FURNISHED)

A PART OF BLOCK SIX (6), UNIVERSITY ADDITION TO MADISON, AND PART OF VACATED CONKIN PLACE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION TWENTY-THREE (23), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN; THENCE SOUTH 30°21'35" WEST, 693.12 FEET; THENCE SOUTH 00°57'02" WEST, 99.0 FEET; THENCE NORTH 89°12'23" WEST, 321.56 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE TO A POINT OF CURVE, THE SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 23 FEET AND A CHORD THAT BEARS SOUTH 44°07'14" EAST, 35.41 FEET TO A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH LAKE STREET; THENCE SOUTH 00°58'02" WEST, 149.83 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH LAKE STREET; THENCE NORTH 89°11'57" WEST, 265.08 FEET; THENCE NORTH 00°53'22" EAST, 174.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE SOUTH 89°12'23" EAST, 246.42 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE TO THE POINT OF BEGINNING.

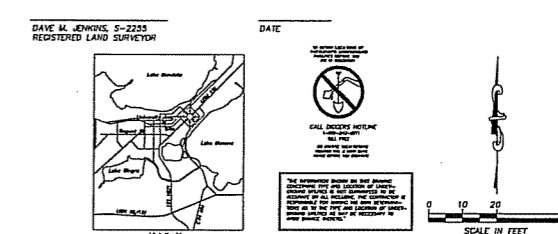
PARCEL B (FURNISHED)

THE PLAT OF JOHNSON COURT AND PART OF BLOCK SIX (6), UNIVERSITY ADDITION TO MADISON, AND VACATED HANINGTON COURT AND PART OF VACATED CONKIN PLACE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION TWENTY-THREE (23), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN; THENCE SOUTH 30°21'35" WEST, 693.12 FEET; THENCE SOUTH 00°57'02" WEST, 99 FEET; THENCE NORTH 89°12'23" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE 486.48 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00°57'02" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH LAKE STREET 149.76 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 23 FEET AND A CHORD WHICH BEARS SOUTH 45°51'18" WEST, 35.31 FEET TO A POINT OF TANGENCY AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST JOHNSON STREET; THENCE NORTH 89°11'25" WEST ALONG SAID RIGHT-OF-WAY LINE, 239.91 FEET; THENCE NORTH 00°53'22" EAST, 174.66 FEET; THENCE SOUTH 89°11'57" WEST, 265.08 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED.



SANITARY SEWER MANHOLES

Inlet #	Rim Elevation	Invert Elevation	Pipe Size	Pipe Type
SAN#1	21.10	E 14.3	6"	PVC
SAN#2	22.93	E 14.4	6"	PVC
SAN#3	19.33	W 14.4	6"	PVC
SAN#4	20.79	S 2.2	14"	VCP
SAN#5	17.88	N 2.0	14"	VCP
SAN#6	13.08	N 1.8	14"	VCP
SAN#7	13.08	W 2.7	6"	PVC
SAN#8	18.90	N 1.9	6"	PVC
SAN#9	19.61	N 3.5	6"	PVC
SAN#10	21.90	N 1.3	6"	PVC
SAN#11	22.13	E 2.2	6"	PVC
SAN#12	21.60	E 10.5	6"	PVC
SAN#13	22.47	N 11.4	6"	PVC
SAN#14	22.87	S 6.8	6"	PVC
SAN#15	22.80	E 8.8	6"	PVC
SAN#16	12.87	N 1.55	14"	VCP

STORM SEWER INLETS

Inlet #	Rim Elevation	Invert Elevation	Pipe Size	Pipe Type
RS#1	21.91	E 18.9	12"	RCP
RS#2	22.15	W 18.6	12"	RCP
RS#3	22.19	E 18.1	12"	RCP
RS#4	21.40	SW 18.1	12"	RCP
RS#5	21.45	S 17.7	12"	RCP
RS#6	21.69	N 20.5	12"	RCP
RS#7	22.28	S 20.5	12"	RCP
RS#8	22.24	N 18.4	18"	RCP
RS#9	21.49	N 18.2	18"	RCP
RS#10	12.43	E 7	18"	RCP
RS#11	12.69	E 10.1	18"	RCP
RS#12	11.56	S 7.2	36"	RCP
RS#13	14.06	N 8.5	12"	RCP
RS#14	13.63	S 8.3	24"	RCP
RS#15	13.63	S 8.3	12"	RCP
RS#16	21.36	NW 18.4	12"	RCP
RS#17	20.80	W 18.2	18"	RCP
RS#18	21.57	N 18.9	12"	RCP
RS#19	22.25	N 18.2	6"	RCP
RS#20	21.38	W 19.8	10"	VCP
RS#21	21.8	SW 18.9	12"	RCP
RS#22	22.00	W 22.00	10"	RCP

BENCHMARKS

Benchmark	Elevation	Description
BM-1	26.64	Top of 60" dia hydrant
BM-2	28.03	Top of 60" dia hydrant
BM-3	24.18	Top of 60" dia hydrant
BM-4	27.72	Top of 60" dia hydrant
BM-5	19.27	Top of 60" dia hydrant

CONTROL POINTS

Control Point	Northing	Easting
CP-1	1555.71	4856.38
CP-2	1558.67	4866.52
CP-3	2358.48	4435.01
CP-4	2358.62	4435.38
CP-5	2359.37	4876.18

STORM SEWER MANHOLES

Manhole #	Rim Elevation	Invert Elevation	Pipe Size	Pipe Type
STM#1	22.70	N 12.4	18"	RCP
STM#2	21.95	S 17.5	12"	RCP
STM#3	22.11	W 12.0	12"	RCP
STM#4	22.11	E 16.8	24"	RCP
STM#5	22.47	S 24.2	24"	RCP
STM#6	21.47	E 18.0	15"	RCP
STM#7	12.11	E 9.5	36"	RCP
STM#8	12.7	N 11.2	12"	RCP
STM#9	21.43	W 17.7	24"	RCP
STM#10	21.38	NW 18.8	12"	RCP
STM#11	22.64	N 12.9	15"	RCP
STM#12	22.64	N 12.9	15"	RCP

EXISTING CONDITIONS SURVEY

UNIVERSITY SQUARE
ALL LOCATED IN THE NORTHWEST QUARTER (NW 1/4), SECTION TWENTY-THREE (23), TOWN SEVEN NORTH (7N), RANGE NINE EAST (9E), CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE	BY	FOR	PROJECT
10-02-2001	MLM	CAS	10-02-2001
10-02-2001	CAS	DLJ	10-02-2001
10-02-2001	DLJ	DLJ	10-02-2001

DATE: 10-02-2004
SCALE: 1" = 20'
SHEET NUMBER: 1 of 1