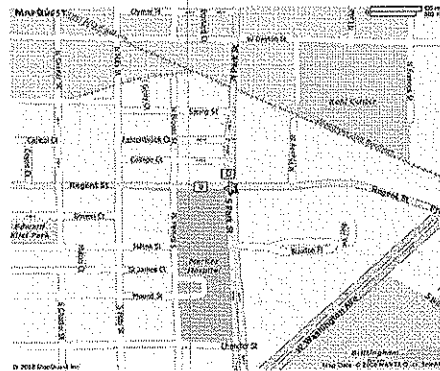


# Park & Regent Mixed-Use

CIVIL  
1 OF 1 LAND TITLE SURVEY  
C200 ONDOL, UTILITY & EROSION CONTROL PLAN  
ARCHITECTURAL SITE  
A2100 SITE DEMOLITION/LANDSCAPE PLANS  
ARCHITECTURAL  
A200 EXTERIOR LEVEL & CEILING FLOOR PLANS  
A201 SITE FLOOR PLANS  
A202 EXTERIOR ELEVATIONS  
A203 EXTERIOR ELEVATIONS  
A204 CONCEPT PHOTOS  
A205 3D VIEWS  
ELECTRICAL  
E201 PHOTOGRAPHIC PLAN



epstein uhen : architects

**PUD/UDC SUBMITTAL**

DECEMBER 10, 2008

PROJECT NUMBER: 108347-02

# ALTA/ACSM LAND TITLE SURVEY

The legal description and exceptions were taken from a Title Policy prepared by Lawyers Title Insurance Corporation bearing a Case No. of HA262633 with an effective date of May 01, 2007 at 5:58 am. This title policy was used as the sole source of record encumbrances and Mayo Corporation assumes no liability for errors or omissions therein.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	22
HANDICAP	0
<b>TOTAL</b>	<b>22</b>

**TOTAL AREA**  
18,457 Square Feet  
or  
0.42 Acres

## Legend of Symbols & Abbreviations

BOUNDARY LINE	FLAC FILE	N = NORTH
CENTRINE	GAS METER	S = SOUTH
EXISTING EASEMENT	ELECTRIC METER	E = EAST
SECTION LINE	SOIL BORING	NE = NORTHEAST
RIGHT-OF-WAY LINE	DEODONOUS TREE	SE = SOUTHEAST
METLAND BOUNDARY	FACE BRICK	SW = SOUTHWEST
ADJUTING SURVEY	HANDICAP PARKING	WNW = WEST-NORTHWEST
SETBACK LINE	POWER POLE	ENE = EAST-NORTHEAST
UNDERGROUND ELECTRIC	ROAD SIGN	SWN = SOUTH-WEST-NORTHWEST
UNDERGROUND CABLE TV	WATER VALVE/GAS VALVE	CS = CONVERSE
OVERHEAD ELECTRIC	HYDRANT	CC = CONCRETE
OVERHEAD TELEPHONE	UTILITY POLE	CONC. = CONCRETE
OVERHEAD CABLE TV	STAIR WALKWAY	CONC. BRICK CURB IN CONC.
SANITARY SEWER	BRUSH OR SHED	CONC. BRICK CURB IN CONC.
SHOW SINK	SANITARY MANHOLE	FOUND B/F/W POST
WATER LINE	BRUSH OR SHED	FOUND B/F/W POST
ONE LINE	UTILITY POLE C/W HANDICAP	FOUND B/F/W POST
FEEDER ONE LINE	WALK WALK	FOUND B/F/W POST
FORCE MAIN	TRAFFIC LIGHT	FOUND B/F/W POST
FENCE LINE	CURB STOP	FOUND B/F/W POST
RAILROAD TRACKS	HORNPOST WELL	FOUND B/F/W POST
CONTOUR LINE	CONCRETE	FOUND B/F/W POST
BRUSH LINE	ELECTRIC PEDESTAL	FOUND B/F/W POST
	CABLE TV PEDESTAL	FOUND B/F/W POST
	RAILROAD PEDESTAL	FOUND B/F/W POST
	RAILROAD PEDESTAL	FOUND B/F/W POST

## Legal Description

**PARCEL 1:** PART OF LOTS 1 AND 2, BLOCK 3, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN; THENCE SOUTH 09°20'15" EAST, 132.77 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 3, TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED; THENCE SOUTH 89°47'41" EAST, 8.91 FEET TO A POINT OF CONVEYANCE ON A CURVE TO THE RIGHT, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 24' FEET AND A LONG CHORD THAT BEARS SOUTH 42°20'57" EAST, 23.24 FEET TO ITS POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 24.0 FEET EAST, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 1, HENCE SOUTH 37°57' EAST, 160 FEET MORE OR LESS ALONG A LINE THAT IS PARALLEL TO AND 24.0 FEET EAST OF MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 1, AND THE WEST LINE OF LOT 2 OF SAID BLOCK 3, TO THE SOUTH LINE OF SAID LOT 2, THENCE WESTERLY 22 FEET MORE OR LESS ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 09°20'15" WEST, 83 FEET MORE OR LESS ALONG THE WEST LINE OF SAID LOT 1 AND 3, TO THE POINT OF BEGINNING.

**PARCEL 2:** LOT 1, BLOCK 3, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 1, BLOCK 3, CONVEYED TO THE CITY OF MADISON BY WARRANTY DEED RECORDED MAY 1, 1972 AS DOCUMENT NUMBER 124400.

**PARCEL 3:** LOT 2, BLOCK 3, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

**PARCEL 4:** LOT 3, BLOCK 3, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

**PARCEL 5:** LOT 19, BLOCK 5, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

ALSO, PART OF LOTS 17 AND 18, BLOCK 5, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 17, BLOCK 5, CENTRAL HOME ADDITION, THENCE SOUTH 89°47'41" EAST, 28.0 FEET ALONG THE NORTH LINE OF SAID LOT 17 TO ITS POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 18.0 FEET EAST OF MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 17, THENCE SOUTH 89°47'41" EAST, 13.12 FEET ALONG A LINE THAT IS PARALLEL TO AND 18.0 FEET EAST OF MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 17 AND LOT 18 OF SAID BLOCK 5, TO A POINT OF CURVE THAT IS 22.0 FEET NORTH OF SAID LOT 17, THENCE SOUTH 89°47'41" EAST, 13.12 FEET ALONG A CURVE TO THE RIGHT, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 25.0 FEET AND A LONG CHORD THAT BEARS SOUTH 45°13'00" WEST, 33.0 FEET TO THE SOUTH LINE OF LOT 18, THENCE NORTH 89°47'41" WEST, 78.2 FEET ALONG THE WEST LINE OF SAID LOT 17 AND 18 TO THE POINT OF BEGINNING.

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	35.72	81°52'25"	25.00	S 40°27'17" E	32.76
C2	39.61	90°51'05"	25.00	S 45°34'28" W	35.62

## Statement of Encroachments

- THE PLASTER AND CONCRETE WALL AT THE SOUTHEASTERN CORNER OF THE PARCEL 5 APPEARS TO BE ENCROACHING INTO THE PUBLIC RIGHT-OF-WAY.
- THE PUBLIC CONCRETE SIDEWALK ALONG THE EASTERLY LINES OF PARCEL 1 & 5 APPEARS TO BE ENCROACHING INTO THE PROPERTY.
- THE PLASTER, CONCRETE WALL, CONCRETE DUMPER & ASPHALT PARKING LOT AT THE NORTHEASTERN CORNER OF PARCEL 1 APPEARS TO BE ENCROACHING INTO THE PUBLIC RIGHT-OF-WAY.

## Notes Corresponding to Schedule B

- ENCROACHMENTS 1 THRU 3 ARE GENERAL ENCROACHMENTS ESTABLISHED BY THE TITLE COMPANY.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ACCURACY STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS AS SET FORTH IN THE 2006 EDITION OF THE SURVEYING AND MAPPING STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS, 2006 EDITION, PUBLISHED BY THE NATIONAL SURVEYING SOCIETY OF AMERICA, INC. (NASS), 1115 EAST 17TH AVENUE, SUITE 300, DENVER, COLORADO 80202.
- SPECIAL CASES OR ENCROACHMENTS, IF ANY, (NOTHING TO PLOT)
- THIS TO ANY EQUIPMENT, UTILITY, APPLIANCE, BOOKS, RECORDS OR INSTRUMENTS, EXCEPT SUCH AS IS FULLY DESCRIBED TO BE PART OF THE SURVEY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: (NOTHING TO PLOT)
- RIGHTS OF THIRD PARTIES, IF ANY, (NOTHING TO PLOT)
- RIGHTS OF CONVEYANCE IN CONNECTION WITH THIS SURVEY, IF ANY, (NOTHING TO PLOT)
- RIGHT OF WAY TO HIGHWAY THROUGH COMPANY RECORDED JUNE 29, 1972 ON DOCUMENT NUMBER 123777. (NOTHING TO PLOT)
- RIGHT OF WAY TO HIGHWAY THROUGH COMPANY RECORDED JUNE 29, 1972 ON DOCUMENT NUMBER 123777. (NOTHING TO PLOT)
- RIGHT OF WAY TO HIGHWAY THROUGH COMPANY RECORDED OCTOBER 2, 1956 ON DOCUMENT NUMBER 183336. (NOTHING TO PLOT)
- ENCROACHMENTS AS SET FORTH IN DEED RECORDED IN VOL. 236 OF DEEDS AT PAGE 17 AND IN VOL. 256 OF DEEDS AT PAGE 24. (DOCUMENT IS UNRECORDED)
- TOOLS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED RECORDED JUNE 29, 1972 IN VOL. 423 AT PAGE 202. (DOCUMENT IS UNRECORDED)
- TOOLS, CONDITIONS, RESTRICTIONS, COMMENTS AND EASEMENTS, IF ANY, AS SET FORTH IN A LAND CONTRACT RECORDED FEBRUARY 5, 1962 ON DOCUMENT NUMBER 104193. (NOTHING TO PLOT)
- RESTRICTIONS AND EASEMENTS AS SET FORTH IN A LAND CONTRACT RECORDED JULY 13, 1971 ON DOCUMENT NUMBER 125551 AND IN DEED RECORDED MAY 10, 1972 ON DOCUMENT NUMBER 124400. (DOCUMENT IS UNRECORDED)
- AS A MATTER, IF ANY, AFFECTING THE SUBJECT PREMISES AS SHOWN ON THE RECORDED PLAN OF CENTER HOME ADDITION TO THE CITY OF MADISON. (NOTHING TO PLOT)
- ENCROACHMENTS
- METRIC ENCROACHMENTS

## SURVEYOR'S CERTIFICATION

This survey is made for the benefit of and is certified to:  
DEED & ASSOCIATES, LLC, FRANKLIN D. SCHUEPACH, JOANNE V. MORRICK a/s/o JOANNE V. JENSEN, THE ESTATE OF JOHN J. SCHUEPACH & LAWYERS TITLE INSURANCE CORPORATION.  
I, Richard S. Lawrence, a Registered Land Surveyor in the State of Wisconsin, do hereby certify to the aforesaid parties, their successors and assigns, on the date set forth herein, that I have made a careful survey of the tract of land described and shown hereon.

- I further certify that:
- The survey reflected by this plot was actually made upon the ground and that this plot of survey is made at least in accordance with the minimum standards established by the State of Wisconsin for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and MSPS in 1989 and meets the Accuracy Standards (as adopted by ALTA, ACSM and MSPS and in effect on the date of this certification), with accuracy and precision requirements modified to meet current minimum angular and linear tolerances requirements of the state in which the subject property is located, and contains items 3, 4, 5, 7(a), 7(b)(1), 7(b)(2), 8, 9, 10, 11(a), 11(b), 14, 16, 17 and 18 of Table A thereto.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the "Property" described in this plot.
- Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements, or rights of way access and Property; that the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and MSPS in 1989 and meets the Accuracy Standards (as adopted by ALTA, ACSM and MSPS and in effect on the date of this certification), with accuracy and precision requirements modified to meet current minimum angular and linear tolerances requirements of the state in which the subject property is located, and contains items 3, 4, 5, 7(a), 7(b)(1), 7(b)(2), 8, 9, 10, 11(a), 11(b), 14, 16, 17 and 18 of Table A thereto.
- Except as shown, there appears to be no encroachments onto adjoining property, streets or easements by any buildings, structures or other improvements situated on adjoining property unless such property lies onto said Property or across zoning restriction lines in effect as of the date of the survey.
- Said described Property is located within an area having a Zone Designation of "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 25025C04287, with an effective date of June 17, 2003, for Community Number 500833, in Dane County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said Property is situated and the Property is not located in an area designated as a special flood hazard area by the U.S. Department of Housing and Urban Development.
- The Property has direct physical access and means of ingress and egress to Regent Street & College Court, public streets to which the Property abuts.
- The number of striped parking spaces located on the subject Property appears to be 22-regular & 0-handicap for a total of 22-parking stalls, and to the extent possible, are graphically shown hereon.

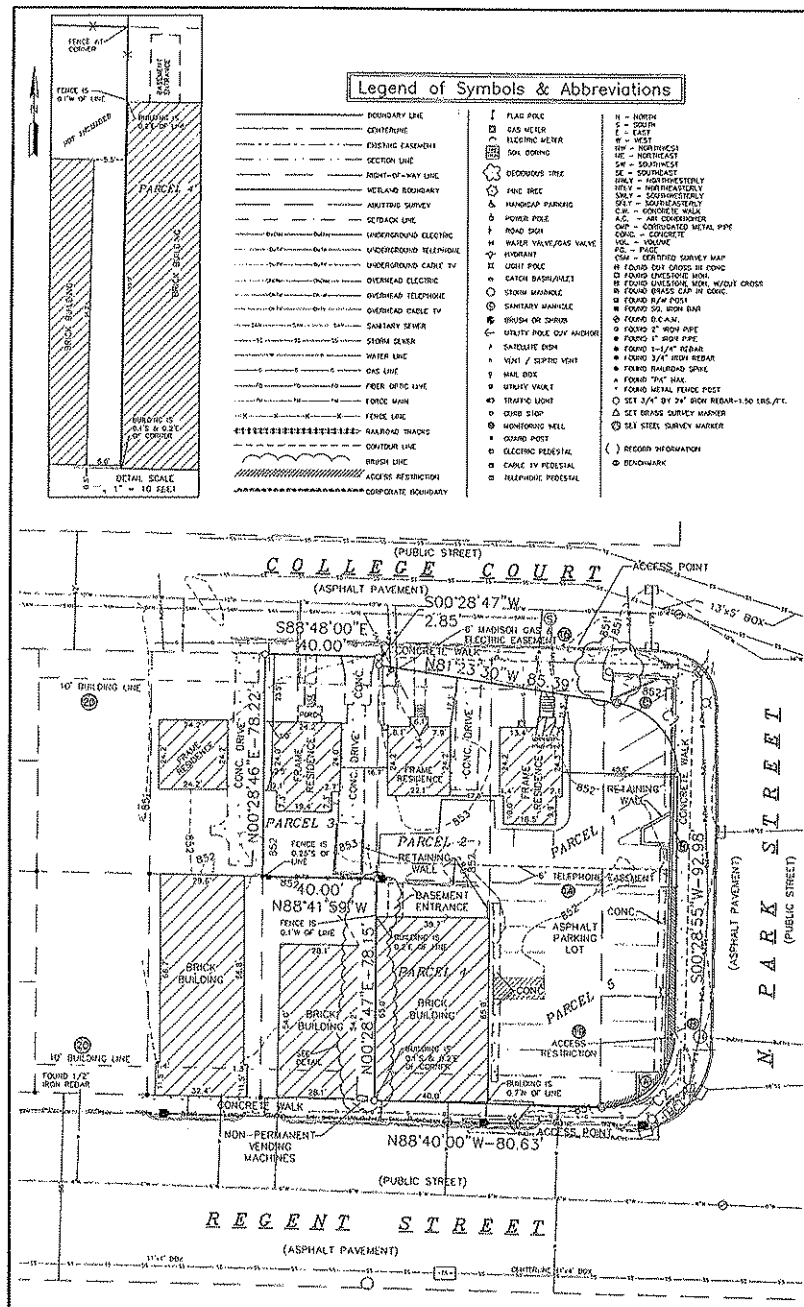
## Surveyor's Notes

- THERE IS NO OBSERVED EVIDENCE OF ANY CHAIN WITHIN WORK OR BUILDING CONSTRUCTION ON THIS SITE.
- AT THIS TIME THERE IS NO PROVED CHANGE IN THE RIGHT-OF-WAY OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- UTILITY EASEMENTS: NO POLES OR BARRER CABLES ARE TO BE PLACED ON ANY LOT LINE OR PROPERTY CORNER.
- THE DISBURSANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 23.03 OF THE WISCONSIN STATUTES.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
- DEED & ASSOCIATES, LLC, FRANKLIN D. SCHUEPACH, JOANNE V. MORRICK a/s/o JOANNE V. JENSEN, THE ESTATE OF JOHN J. SCHUEPACH & LAWYERS TITLE INSURANCE CORPORATION, HAS BEEN ADVISED OF THIS SURVEY AND HAS AGREED TO ACCEPT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THIS SURVEY: (1) THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY OR THE LOCATION OF ANY UTILITIES, EASEMENTS OR OTHER LAND USE REGULATIONS; AND (2) ANY OTHER PARTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS OR EASEMENTS OF RECORD OR ANY OTHER RIGHTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
- DATE OF FIELD SURVEY: March 15 to 16, 2008 & May 14, 2007.

## Utility Notes

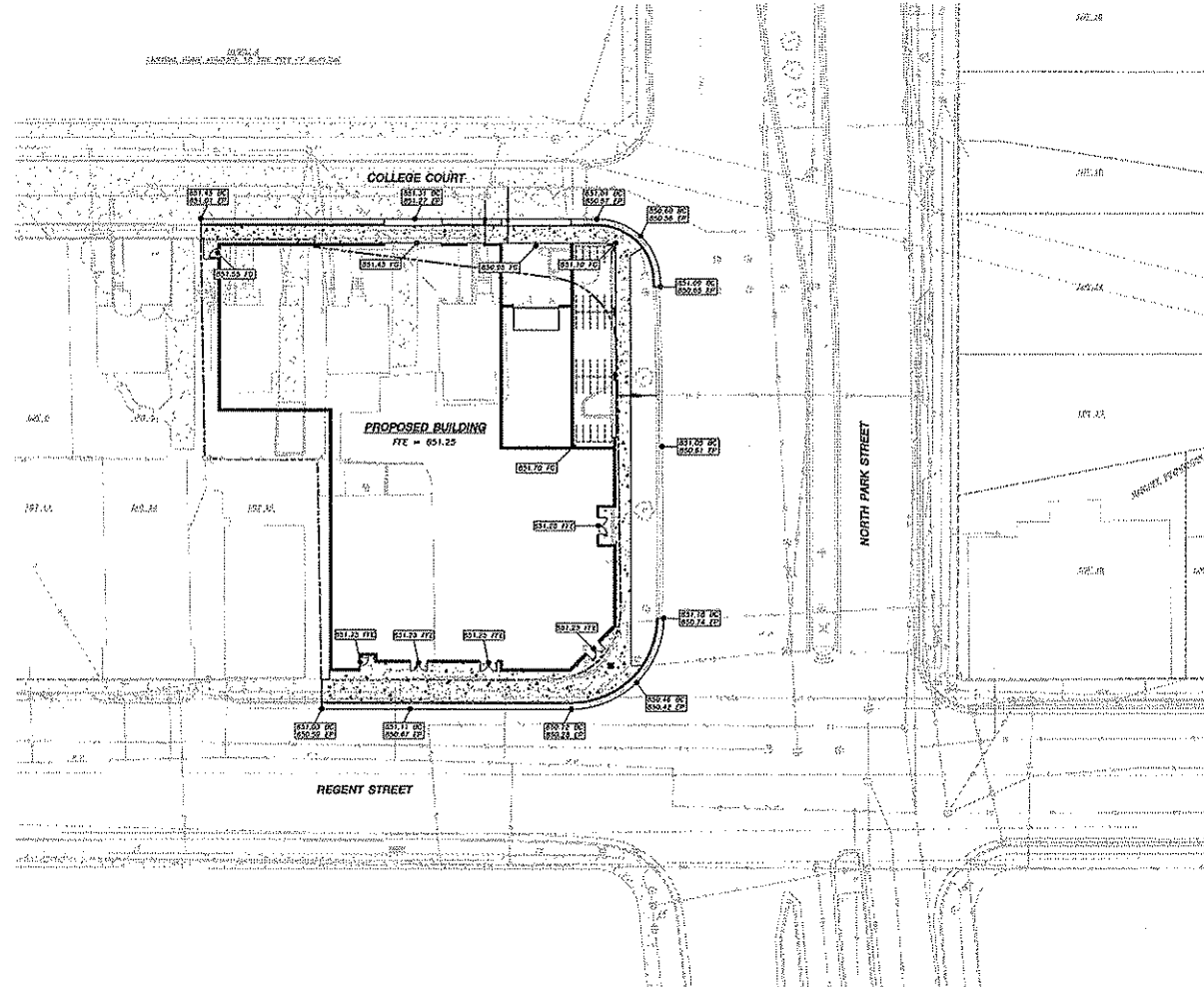
LOT APPEARS TO BE SERVED BY UTILITIES, THE LOCATION OF THESE UTILITIES SHOWN HEREON ARE BASED ON INFORMATION SET BY DIGGING THE UTILITY LOCATOR TICKET NUMBER 200701144. THEY WERE USED TO LOCATE ALL UTILITIES WITHIN THE ENTIRE ADJACENT RIGHT-OF-WAY OF THE STREETS AND THE ENTIRE LOT AND MAYO CORPORATION IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THE MARKINGS.

*Richard S. Lawrence*  
Richard S. Lawrence  
Registration No. S-2584  
in the State of Wisconsin  
Date of Signature: 2/6-07



500 Grand Central Ave.  
 Madison, WI 53703  
 (608) 253-0228  
 (cell) 608-786-7676  
 FAX: (608) 253-0228  
 www.lawyers-title.com  
 ALTA/ACSM LAND TITLE SURVEY  
 PLAN & RECORD SITE  
 Deed & Associates  
 Deed & Associates  
 City of Madison, Dane County, Wisconsin  
 Surveyor: Richard S. Lawrence  
 License No. S-2584  
 Date of Signature: 2/6-07  
 Sheet 1 of 1

MUNICIPAL  
CANTON, WISCONSIN, AND THE CITY OF MADISON



**LEGEND (PROPOSED)**

---	PRIORITY LINE	---	CONCRETE FINISHMENT
---	EXISTING PROPERTY LINE	---	EDGE ELEVATION
---	BUILDING LINE	---	FE - FINISH GRADE
---	STORM SEWER	---	EE - EDGE OF PAVEMENT
---	SANITARY SEWER	---	BE - BACK OF CURB
---	WATER MAIN	---	FTE - FINISHED FLOOR ELEVATION

- GENERAL NOTES**
1. REFER TO EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  2. ALL WORK IN THE ROW AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATION PURPOSES DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
  4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY REVISIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCREPANCY ARISE BY ANY OF ALL REGULATORY AGENCIES.
  5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WORK CONSTRUCTION SITE EROSION CONTROL MEASURES STANDARD SPECIFICATIONS (FORMERLY REFERRED TO AS SWP-5). IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
  2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLANS. MODIFICATIONS TO STANDARD EROSION CONTROL DESIGN MAY BE CONSIDERED TO MEET UNDERGROUND FIELD CONDITIONS IF APPROVED BY THE CITY ENGINEER.
  3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE PROVIDED (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
  4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
  5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
  6. INSTALL A TEMPORARY FILL, 10" LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACING PINS ARE TO BE MAINTAINED BY THE CONTRACTOR BY A CONDUIT WHICH WILL PREVENT THE TRACING OF SAND OR SOIL SEDIMENT ONTO THE ADJACENT PUBLIC STREET AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
  7. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - A. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY UTILITY CONSTRUCTION.
    - B. MAINTAIN CONTACT AND STRIKE THE TRACKER IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - C. PROTECT EROSION CONTROL MEASUREMENTS FROM DAMAGE THAT IS ACCORDANCE WITH THE ENGINEERING TECHNICAL STANDARD FOR 1081 PRIOR TO RELEASE INTO THE STORM SEWER RECEIVING STRUCTURE OR CHANGEOVER EPOCH.
  8. APPLY EROSION CONTROL TO DISTURBED AREAS IF EROSION BECOMES PROBLEMLIKE.
  9. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
  10. ALL STORM SEWER STRUCTURES SHALL HAVE TYPE B WEED PROTECTION INSTALLED DURING CONSTRUCTION. STANDARD DETAILS FOR WEED PROTECTION ARE LOCATED IN THE DESIGN FACILITIES DEVELOPMENT MANUAL (DFM), CHAPTER 16, SDG NUMBER 0210-2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE DFM.
  11. CONSTRUCTION/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH LOCAL AND MADISON REQUIREMENTS.

- UTILITY NOTES**
1. CONTRACTOR SHALL PROCEED WITH CARE. CONTRACTOR TO VERIFY ALL DIMENSIONS AS FIELD.
  2. IF ANY EROSION, DISCONTINUES, OR DISRUPTIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CORRECTIONS OR REVISIONS MAY OCCUR.
  3. LOCATIONS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LOCATIONS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
  4. WATER MAIN AND WATER SERVICES SHALL BE DISTINGUISHED WITH A 6" MINIMUM GUY.
  5. MAINTAIN A 6 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER AND 6" MINIMUM VERTICAL SEPARATION WHERE WATER CROSSES OVER SEWER.
  6. THE CONTRACTOR SHALL INSTALL A PESTICIDE FENCE AROUND ALL DISBURBMENTS TO BE LEFT OPEN OVER 1500' AS REQUIRED.
  7. CONTRACTOR SHALL MAINTAIN ALL UTILITY RECORDS UNDER SCHEMATIC AND PROPOSED RATED AREAS. ALL UTILITY RECORD BOOKS SHALL BE CONDUCTED PER SPECIFICATIONS AND IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
  8. REVISIONS OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS AND SHOULD INCLUDE CURB A CURTAIN, SIDEWALK, TOPSOIL, FERTILIZER, SEEDING AND MOWING.
  9. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET CRITERIA AND REQUIREMENTS OF THE MUNICIPAL AND WISCONSIN STATE.
  10. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - DRAWING ALL SITE CONDITIONS RELATIVE TO THE CONSTRUCTION INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND REMOVED PRIOR TO THE START OF CONSTRUCTION.
    - OBTAINING ALL PERMITS INCLUDING PERMITS FOR EROSION, TOP SOIL, WATER SERVICES, SEWER, AND ALL OTHER FEES REQUIRED FOR PROGRESS WORK TO OBTAIN OCCUPANCY.
    - VERIFYING UTILITY PLACEMENTS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
    - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
  11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE RECONSTRUCTED IMPROVEMENTS BY ORDER THAT THE APPROPRIATE DEVIATIONS CAN BE PREVENTED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL DEVIATIONS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
  12. CONTRACTOR SHALL COORDINATE UTILITY ALLOCATION AND/OR REMOVAL WITH RELEVANT UTILITY COMPANIES/SUBCONTRACTORS PRIOR TO CONSTRUCTION.
  13. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER OR OTHER UTILITIES, WHICH ARE SHOWN BY THE CONTRACTOR, SHALL BE REFERRED TO THE OWNER'S SUPERVISOR AT THE CONTRACTOR'S EXPENSE.
  14. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
  15. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE COMMENCING TO PUBLIC UTILITIES.
  16. IN ACCORDANCE WITH ACT 425 OF THE WISCONSIN LEGISLATURE, LOCATED IN SECTION 182.07(2)(D) OF THE STATE STATUTES AND OTHER APPLICABLE REGULATIONS, ALL NON-METALLIC EROSION SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY SIGNS OF LOCKING UNDERGROUND PIPE. THESE SIGNS SHALL BE INSTALLED ON ALL LATERALS AND ALL BRANCHES ON THE PLAN.
  17. ALL PRIVATE SEWER SERVICE ENTRIES MUST BE INSTALLED TO A MINIMUM OF 36" TO 48" DEPTH.
  18. ALL PRIVATE STORM DRAINAGE PIPES AND TRENCHES SHALL CONTINUE TO 36" TO 48" DEPTH.
  19. ALL PRIVATE PIPE AND TRENCH FOR WATER SERVICE SHALL CONTINUE TO 36" TO 48" DEPTH. ALL WATER MAIN, HYDRANTS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON REQUIREMENTS.

- GRADING AND SEEDING NOTES**
1. ALL PROPOSED GRADING SHALL BE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS GRAD PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
  2. CONTRACTOR SHALL PROVIDE ADJACENT PROPERTIES WITH Silt Fencing for EROSION CONTROL. UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
  3. CONTRACTOR SHALL CONDUCTED PROTECTED AREAS JUST PRIOR TO SEEDING AND MOWING.
  4. CONTRACTOR SHALL WATER ALL REVEAL SEEDER AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LATE WITH NO SIGNIFICANT RAINFALL.



**appstein when : architects**  
 1221 East Dayton Street  
 Milwaukee, Wisconsin 53022  
 Tel: 414.221.5801 Fax: 414.221.7794  
 Madison 832 West Washington Ave. 5th Floor  
 Madison, Wisconsin 53703  
 Tel: 608.487.3333 Fax: 608.487.6886

**JSD Professional Services, Inc.**  
 Engineers & Surveyors & Planners  
 MADISON REGIONAL OFFICE  
 945 KOSCIUSKO DRIVE, SUITE 201  
 VERONA, WISCONSIN 53593  
 608.848.5668 PHONE | 608.848.7955 FAX

**Project Information**  
 Park & Regent  
 Mixed-Use

Enter address here

**ISSUANCE AND REVISIONS**  
 Bid Package

**REVISIONS**

#	DATE	DESCRIPTION
1	12-05-20	Client Review
2	12-09-20	Client Review

**SHEET INFORMATION**  
 PROGRESS DOCUMENTS

These documents and all other plans and specifications shall be subject to change. Any change shall be made by a written change order and shall be subject to the same conditions as the original plans and specifications.

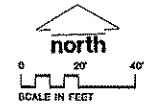
PROJECT MANAGER \_\_\_\_\_  
 PROJECT NUMBER \_\_\_\_\_  
 DATE 12-09-20

**GRADING, UTILITY, & EROSION CONTROL PLAN**

**C200**

© Epton LLC and Associates, Inc.

**REGULATION OF THE CITY OF MADISON**  
 CALL DIGGERS HOTLINE  
 1-800-762-0211 TOLL FREE





**eppstein uhlen : architec**  
 architects  
 333 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 Tel: 414 371-5300 Fax: 414 371-5312

**medison**  
 222 West Washington Ave, Suite 7  
 Madison, Wisconsin 53702  
 Tel: 608 442-8300 Fax: 608 442-8300

**PROJECT INFORMATION**

**Park & Regent  
 Mixed-Use**

**ISSUANCE AND REVISIONS**

**PUD/UDC  
 SUBMITTAL**

**REVISIONS**

#	DATE	DESCRIPTION

**SHEET INFORMATION**

**PROGRESS DOCUMENTS**

These documents reflect progress and may be subject to change. Including a revision table, there are no final construction documents and should not be used for final building or construction purposes.

**PROJECT MANAGER** \_\_\_\_\_

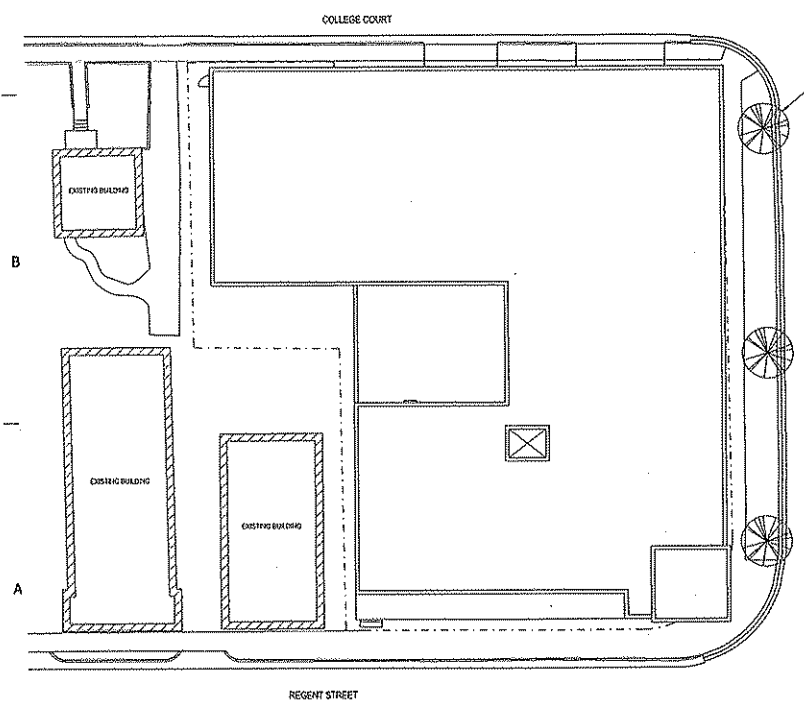
**PROJECT NUMBER** 108347.1

**DATE** DECEMBER 10, 20X

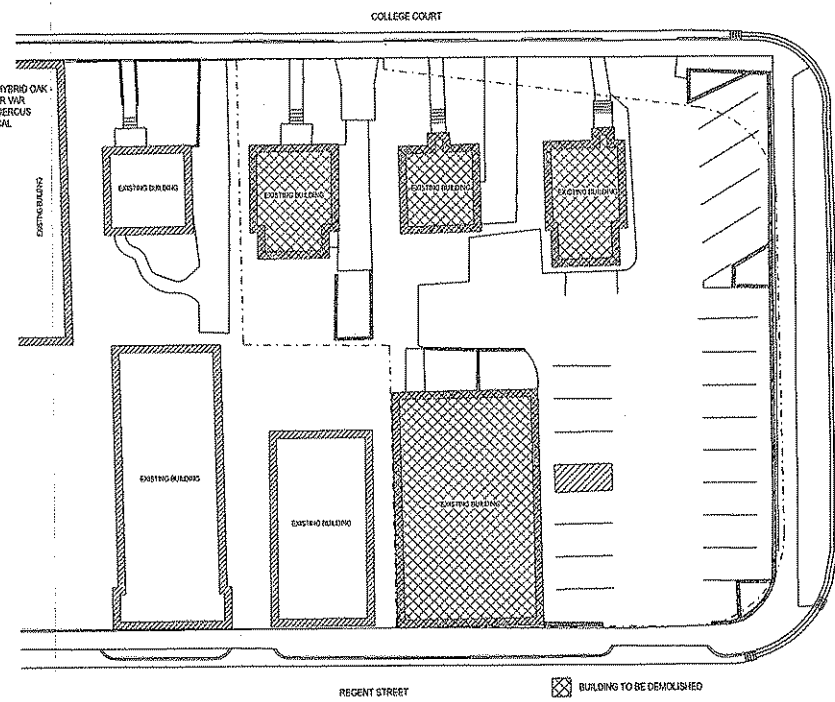
**SITE DEMOLITION /  
 LANDSCAPE PLANS**

**AS100**

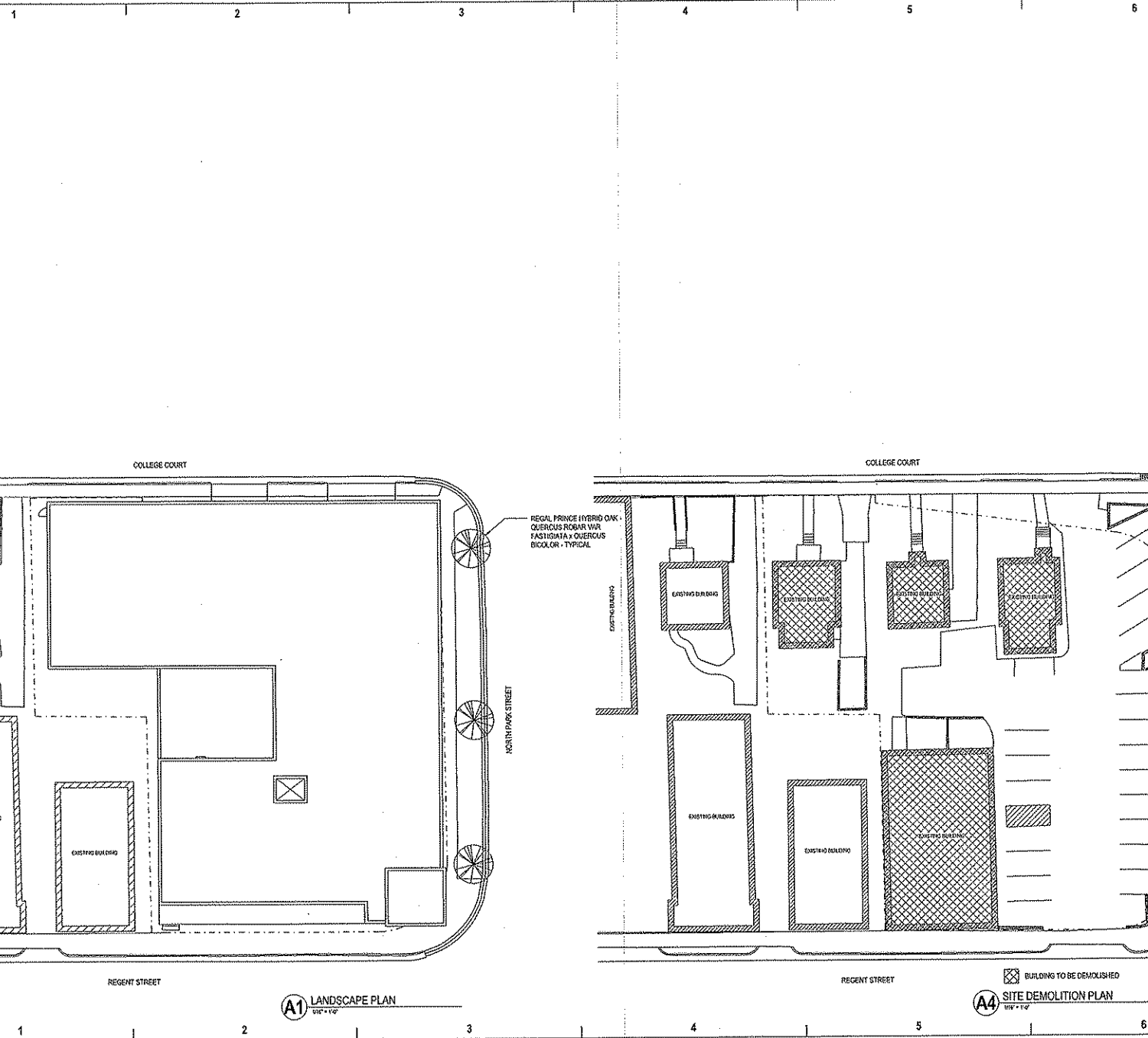
©Eppstein Uhlen Architects, Inc.



**A1 LANDSCAPE PLAN**  
1/8" = 1'-0"



**A4 SITE DEMOLITION PLAN**  
1/8" = 1'-0"





eppslein uhen : architec  
 233 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 Tel: 414 271 2300 Fax: 414 271 2317

medison 222 West Washington Avenue  
 Madison, Wisconsin 53703  
 Tel: 608 462 2300 Fax: 608 462 2317

PROJECT INFORMATION

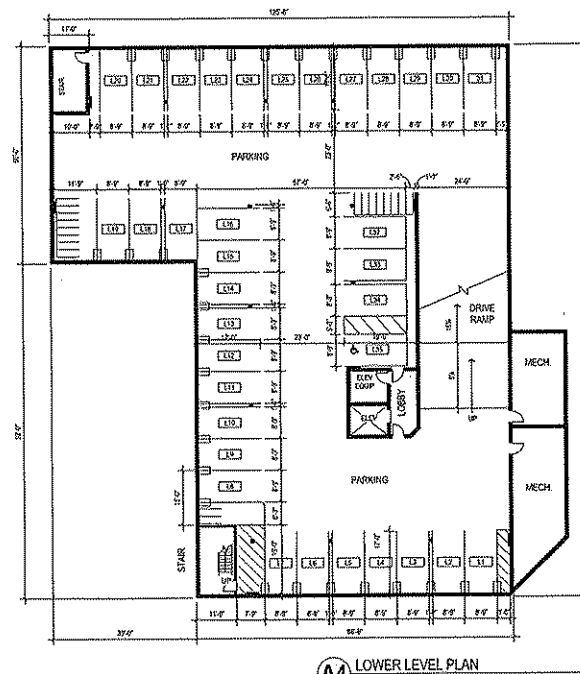
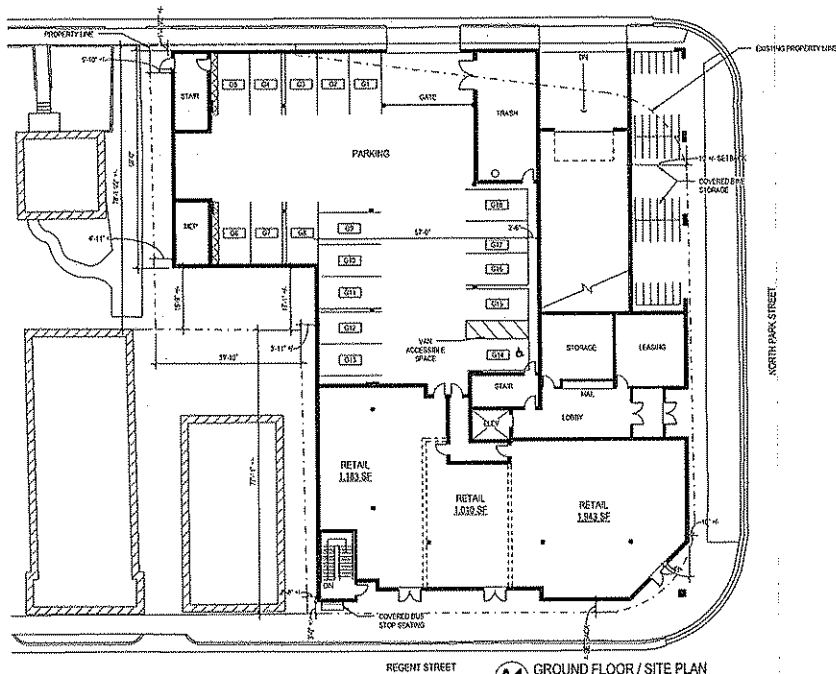
Park & Regent  
 Mixed-Use

PARKING SCHEDULE - GROUND FLOOR						
TYPE	FLOOR	WIDTH	ACCESSIBLE	LENGTH	ANGLE	DESCRIPTION
ACCESSIBLE	GROUND FLOOR	8'-0"	5'-0"	17'-0"	90°	
COMPACT	GROUND FLOOR	8'-0"		17'-0"	90°	
CONTRACT 14 SCHEDULE 14						

PARKING SCHEDULE - LOWER LEVEL						
TYPE	FLOOR	WIDTH	ACCESSIBLE	LENGTH	ANGLE	DESCRIPTION
ACCESSIBLE	LOWER LEVEL	8'-0"	5'-0"	17'-0"	90°	
COMPACT	LOWER LEVEL	8'-0"		17'-0"	90°	
CONTRACT 14 SCHEDULE 14						

BICYCLE PARKING - GROUND FLOOR			
TYPE	WIDTH	LENGTH	
BIKE	2'-0"	6'-0"	
WALL MOUNT	2'-0"	6'-0"	

BICYCLE PARKING - LOWER LEVEL			
TYPE	WIDTH	LENGTH	
BIKE	2'-0"	6'-0"	
BIKE - WALL MOUNT	2'-0"	6'-0"	
BIKE - WALL MOUNT	2'-0"	6'-0"	



ISSUANCE AND REVISIONS

PUD/UDC  
 SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS

These documents are for informational purposes only and may be subject to change, including potential omissions. They are not for construction purposes and should not be used for final building or construction-related purposes.

PROJECT MANAGER

PROJECT NUMBER 108347-4

DATE DECEMBER 10, 20

LOWER LEVEL &  
 GROUND FLOOR  
 PLANS

A100



eppstein uhen : architect  
 333 East Chicago Street  
 Milwaukee, Wisconsin 53212  
 Tel: 414.221.6200 Fax: 414.221.6212  
 madison 322 West Vandergriff Avenue, Suite 4  
 Madison, Wisconsin 53712  
 Tel: 608.442.8200 Fax: 608.442.8212

PROJECT INFORMATION

Park & Regent  
 Mixed-Use

ISSUANCE AND REVISIONS

PUD/JCDC  
 SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

SHEET INFORMATION

PROGRESS DOCUMENTS

These documents represent progress and shall not be used for subject to errors, including architectural. There are no other construction documents and shall not be used for any other purpose.

PROJECT MANAGER

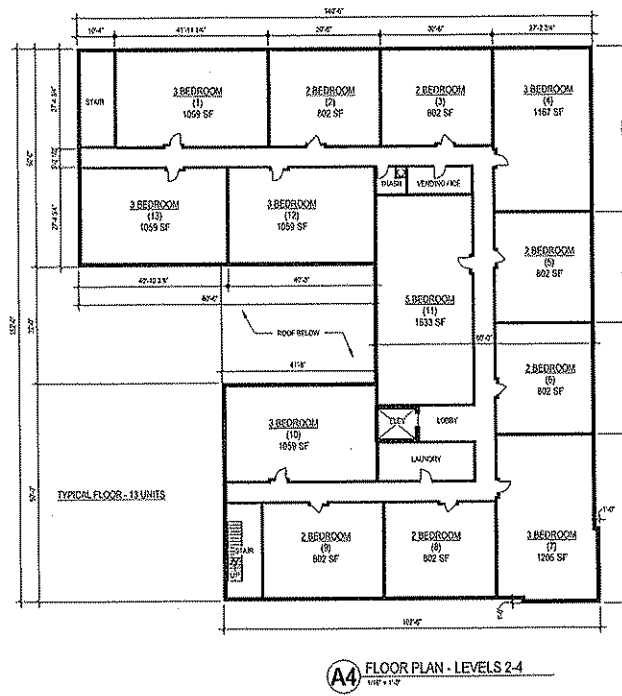
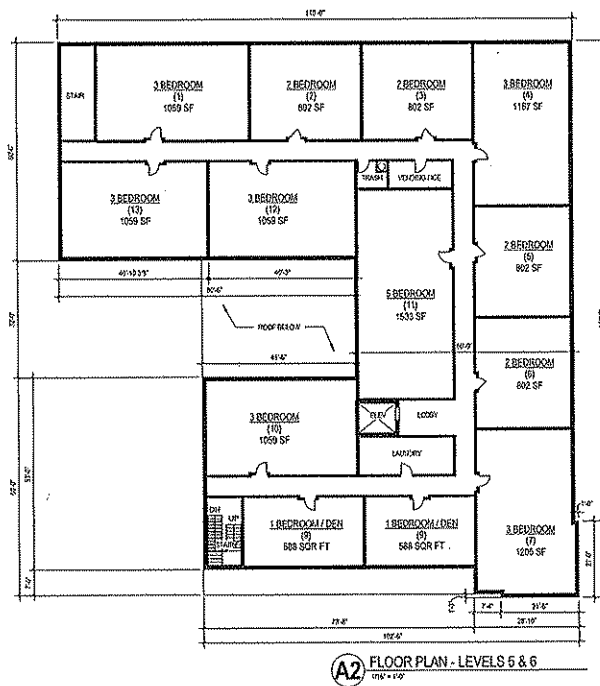
PROJECT NUMBER 1083474

DATE DECEMBER 10, 2011

LIVING FLOOR  
 PLANS

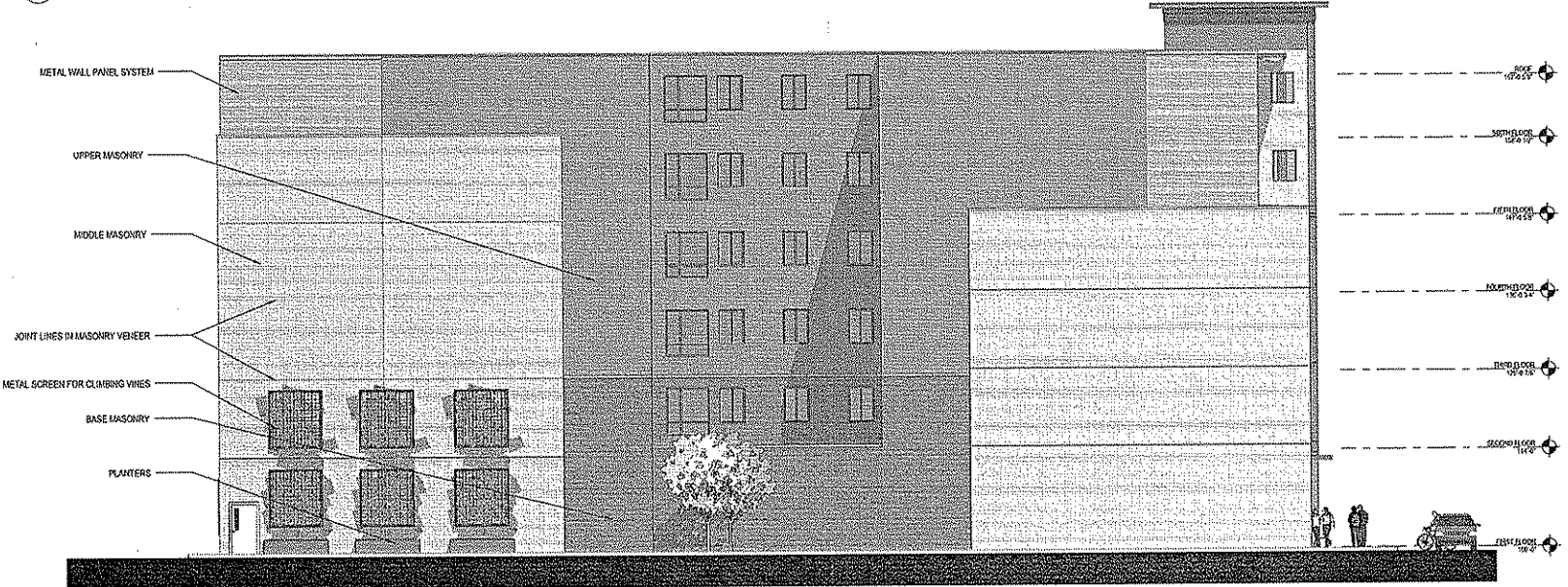
A101

© Eppstein Uhen Architects, Inc.





1 East Elevation  
09-11-17



2 West Elevation  
09-11-17



eppstein uhen : architect  
 533 East Chicago Street  
 Milwaukee, Wisconsin 53212  
 Tel: 414.221.5000 Fax: 414.221.5010  
 Madison 222 West Washington Ave, Suite 1  
 Madison, Wisconsin 53702  
 Tel: 608.442.3200 Fax: 608.442.3210

PROJECT INFORMATION  
**Park & Regent  
 Mixed-Use**

ISSUANCE AND REVISIONS  
**PUD/UDC  
 SUBMITTAL**

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION  
**PROGRESS DOCUMENTS**  
 These documents reflect progress and have not passed through the review process. They are not for construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER: [Signature]  
 PROJECT NUMBER: 100047-4  
 DATE: DECEMBER 10, 2017

EXTERIOR ELEVATIONS

**A200**



1 2 3 4 5 6



eppstein uhlen : architect  
 Milwaukee 533 East Center Street  
 Milwaukee, Wisconsin 53202  
 W 414 271-5500 Fax 414 271-5117  
 Madison 232 West Washington Ave. Suite C  
 Madison, Wisconsin 53703  
 W 608 442-5000 Fax 608 442-0100

METAL WALL PANEL SYSTEM  
 PROJECTING BAYS WITH METAL CLADDING  
 MIDDLE MASONRY  
 BASE MASONRY  
 COVERED BUS STOP SEATING  
 ADJACENT BUILDINGS

ROOF 187'5 1/2"  
 SIXTH FLOOR 176'6 1/2"  
 FIFTH FLOOR 167'5 1/2"  
 FOURTH FLOOR 158'5 1/2"  
 THIRD FLOOR 149'5 1/2"  
 SECOND FLOOR 140'5 1/2"  
 FIRST FLOOR 131'5 1/2"



1 South Elevation  
 18" x 12"

METAL WALL PANEL SYSTEM  
 MIDDLE MASONRY  
 METAL SCREENING PANELS  
 SURFACE LEVEL PARKING ENTRANCE  
 UNDERGROUND PARKING ENTRANCE  
 COVERED BIKE AND MOPED PARKING

ROOF 187'5 1/2"  
 SIXTH FLOOR 176'6 1/2"  
 FIFTH FLOOR 167'5 1/2"  
 FOURTH FLOOR 158'5 1/2"  
 THIRD FLOOR 149'5 1/2"  
 SECOND FLOOR 140'5 1/2"  
 FIRST FLOOR 131'5 1/2"



2 North Elevation  
 18" x 12"

1 2 3 4 5 6

PROJECT INFORMATION  
 Park & Regent  
 Mixed-Use

ISSUANCE AND REVISIONS  
 PUD/UDC  
 SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION  
 PROGRESS DOCUMENTS  
 These documents reflect progress and final and may be subject to change, including additional sheets. They are not final construction documents and should be used for final bidding in accordance with contract documents.

PROJECT MANAGER  
 PROJECT NUMBER 1083474  
 DATE DECEMBER 10, 20

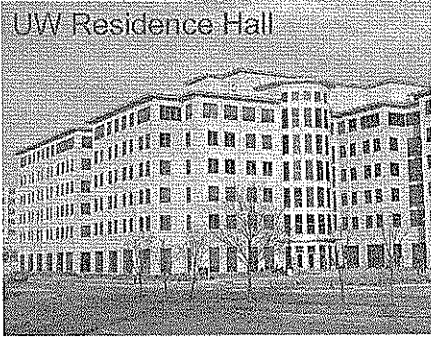
EXTERIOR ELEVATIONS

A201

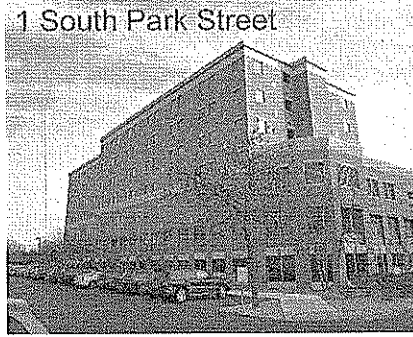




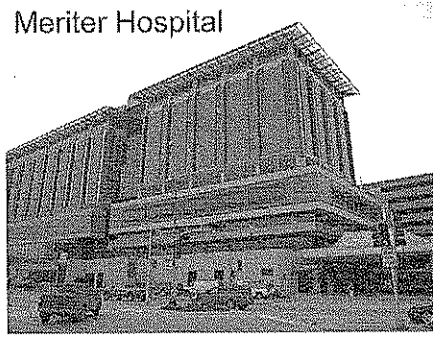
UW Welcome Center



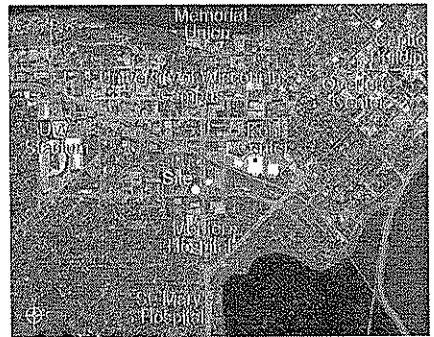
UW Residence Hall



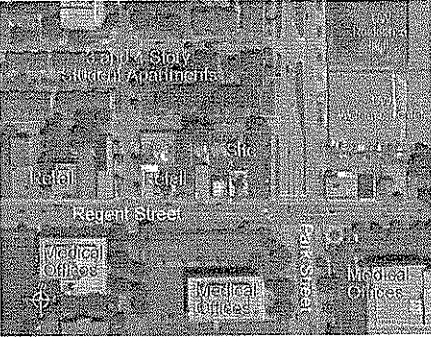
1 South Park Street



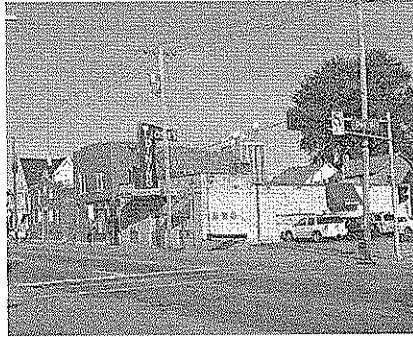
Meriter Hospital



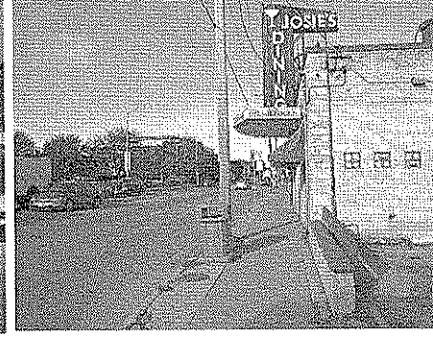
Memorial Union  
UW Madison  
UW Regent Street  
UW Medical Center  
UW Hospital  
St. Mary's Hospital



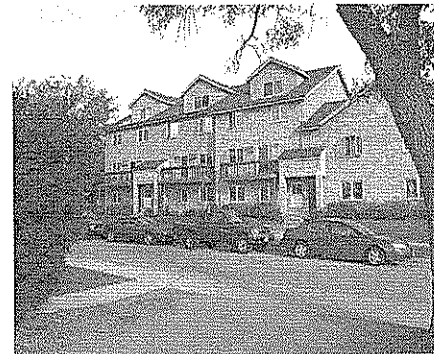
Regent Street  
Retail  
Medical Offices



Traffic Light



Traffic Light



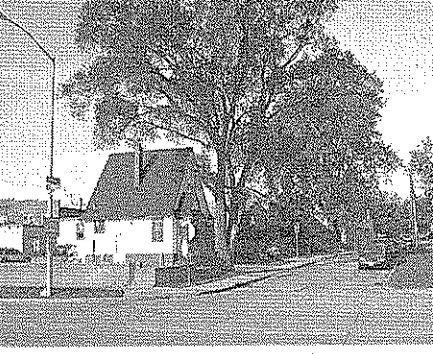
College Court: Looking North



College Court: Looking South



College Court: Looking East



College Court: Looking West



eppslein uhen : architect  
511 Lakeside • 533 East Chicago Street  
Milwaukee, Wisconsin 53212  
Tel: 414-221-8200 Fax: 414-221-8217  
222 West Washington Ave. Suite C  
Madison, Wisconsin 53702  
Tel: 608-442-2000 Fax: 608-442-0100

PROJECT INFORMATION  
Park & Regent  
Mixed-Use

ISSUANCE AND REVISIONS  
PUD/JDC  
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

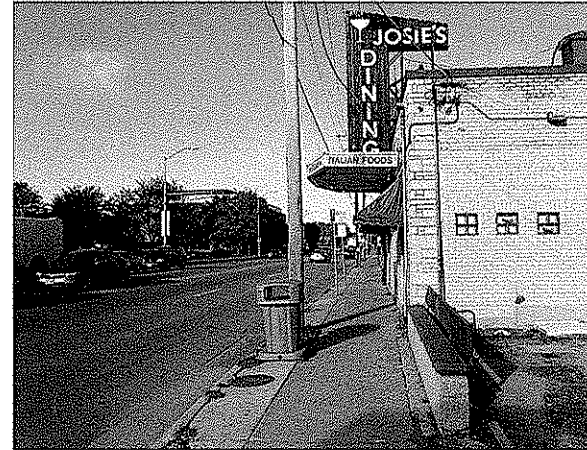
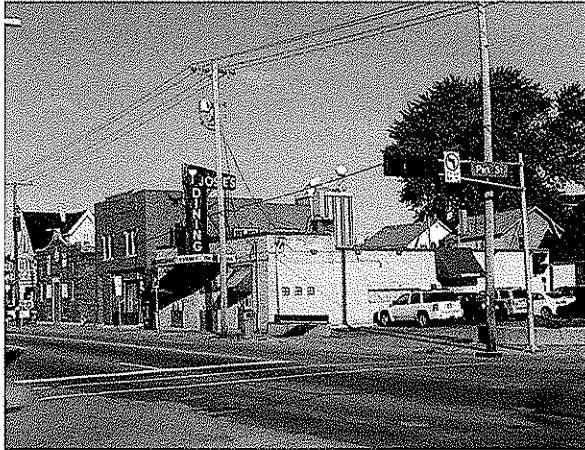
SHEET INFORMATION  
PROGRESS DOCUMENTS  
These documents reflect progress and are not final. They are not for construction purposes and should not be used for final construction documents and should not be used for final construction purposes.

PROJECT MANAGER  
PROJECT NUMBER 1583474  
DATE DECEMBER 10, 2010

CONTEXT PHOTOS

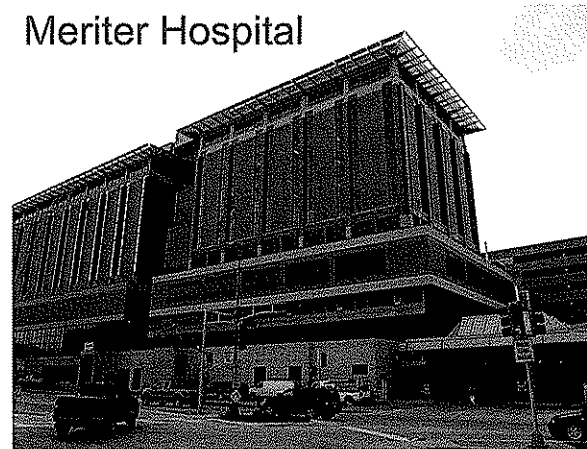
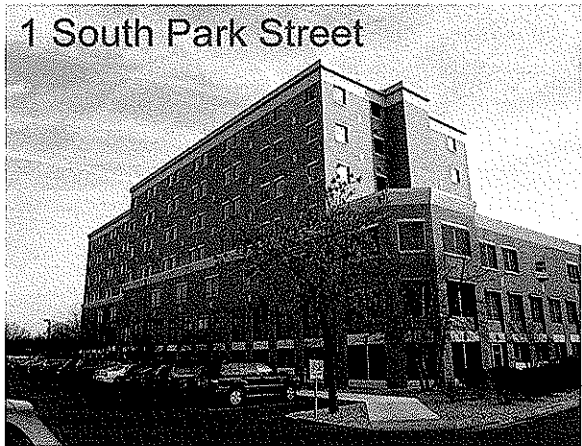
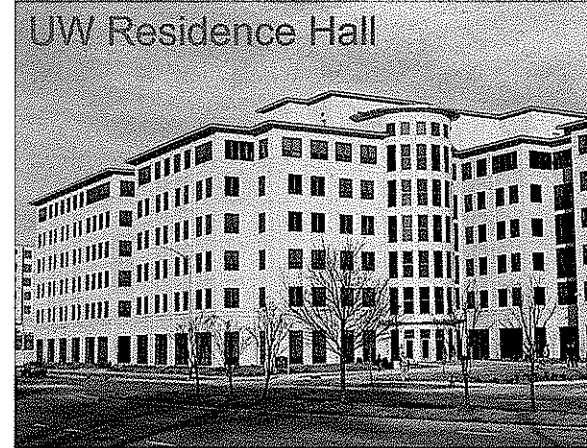
A202

© Eppslein Uhen Architects, Inc.



# Site Context

## Park & Regent Mixed-Use



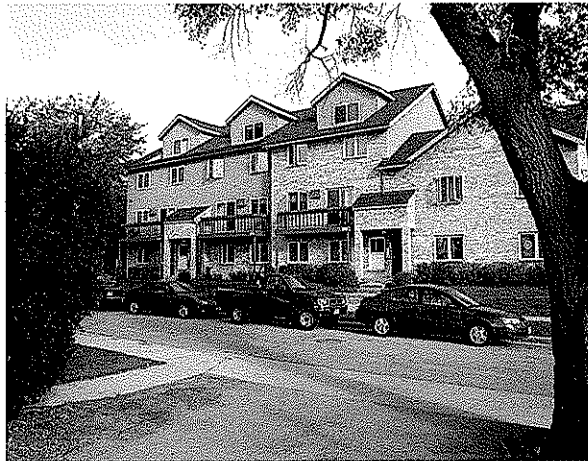
Site Context  
Park & Regent Mixed-Use



**College Court: Looking West**



**College Court: Looking East**



**College Court: Looking North**



**College Court: Looking South**

## Site Context

# Park & Regent Mixed-Use





**eppstein uhen : architects**  
 Milwaukee 333 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 Tel: 414.275.5000 Fax: 414.273.9994  
 Madison 723 West Washington Ave Suite 500  
 Madison, Wisconsin 53703  
 Tel: 608.442.5000 Fax: 608.442.6000

**PROJECT INFORMATION**  
 Park & Regent  
 Mixed-Use

**ISSUANCE AND REVISIONS**  
 PUD/UDC  
 SUBMITTAL

**REVISIONS**

NO.	DATE	DESCRIPTION
2		

**SHEET INFORMATION**

**PROGRESS DOCUMENTS**  
 These documents reflect progress and files and may be subject to change including additional sheets. These are not final presentation documents and should not be used for final bidding or construction-ready purposes.

**PROJECT MANAGER** PM  
**PROJECT NUMBER** 100347-02  
**DATE** DECEMBER 10, 2008

**3D VIEWS**

**A203**

©Eppstein Uhen and Mack, Inc.



REGENT AND PARK CORNER



REGENT STREET PERSPECTIVE



PARK STREET STOREFRONT



PARK AND COLLEGE CORNER

Label	Qty	Category Number	Description	Lamp	Lumens	LF	Watts
A	35	RECESSED DOWNLIGHT EPL-100-4W-20K 0-C-CO	RECESSED DOWNLIGHT	37W T8T	2200	0.60	36
B	8	WIRE RPL-150-AP- 2-2-20	BUILDING FACADE UPLIGHT	150 WATT T-8 BULB	11000	0.75	105
C	14	ACQUAIRE EDITION EPL-100-4W-20K	PARKING STRUCTURE FIXTURE	100W T8T	6000	0.75	130
D	2	ADL-0-22-ND	OVER DOOR EDGELESS LIGHT FIXTURE	02 FK413THD	4000	0.80	55

Name	# Luminaire	Total Watts	Area	Cooby
Power Density Zone # 1	58	4500 W	23344.6 SF	0.2 W/FT <sup>2</sup>



**epstein when : architects**  
 Milwaukee 323 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 Tel: 414 221 5500 Fax: 414 221 5700  
 Madison 223 West Washington Ave, Suite 550  
 Madison, Wisconsin 53703  
 Tel: 608 447 3300 Fax: 608 447 6500

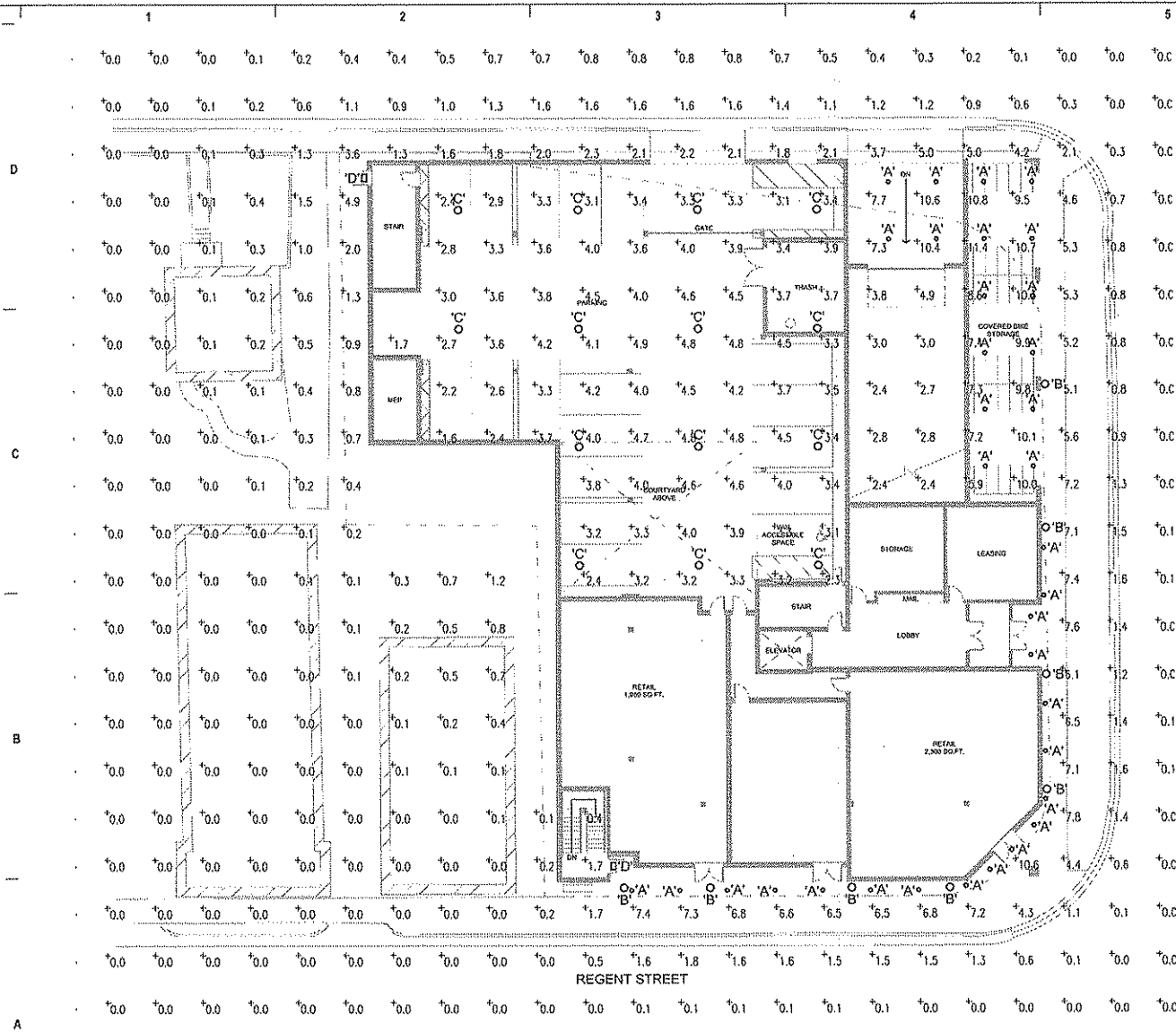
PROJECT INFORMATION  
**Park & Regent  
 Mixed-Use**

ISSUANCE AND REVISIONS  
**Issued for Plan  
 Review**

SHEET INFORMATION  
**PROGRESS DOCUMENTS**  
 These documents reflect progress and final liability  
 is subject to change. Including without limitation, there  
 is a risk that conditions and circumstances may arise that  
 could be used for legal liability or non-liability purposes.

PROJECT MANAGER PH  
 PROJECT NUMBER 105347-02  
 DATE December 09, 2008

PHOTOMETRIC PLAN  
**E001**  
 LEEDY & PETZOLD ASSOCIATES, LLC  
 Consulting Electrical Engineers & Planners  
 12223 W. Bluemound Road, Suite 101  
 Elm Grove, Wisconsin 53122  
 Ph: (262) 266-1344 Fax: (262) 266-1228  
 www.leedy.com



**SITE LIGHTING PHOTOMETRIC PLAN**  
 SCALE: 1/8" = 1'-0"

LEEDY & PETZOLD ASSOCIATES, LLC  
 Consulting Electrical Engineers & Planners  
 12223 W. Bluemound Road, Suite 101  
 Elm Grove, Wisconsin 53122  
 Ph: (262) 266-1344 Fax: (262) 266-1228  
 www.leedy.com