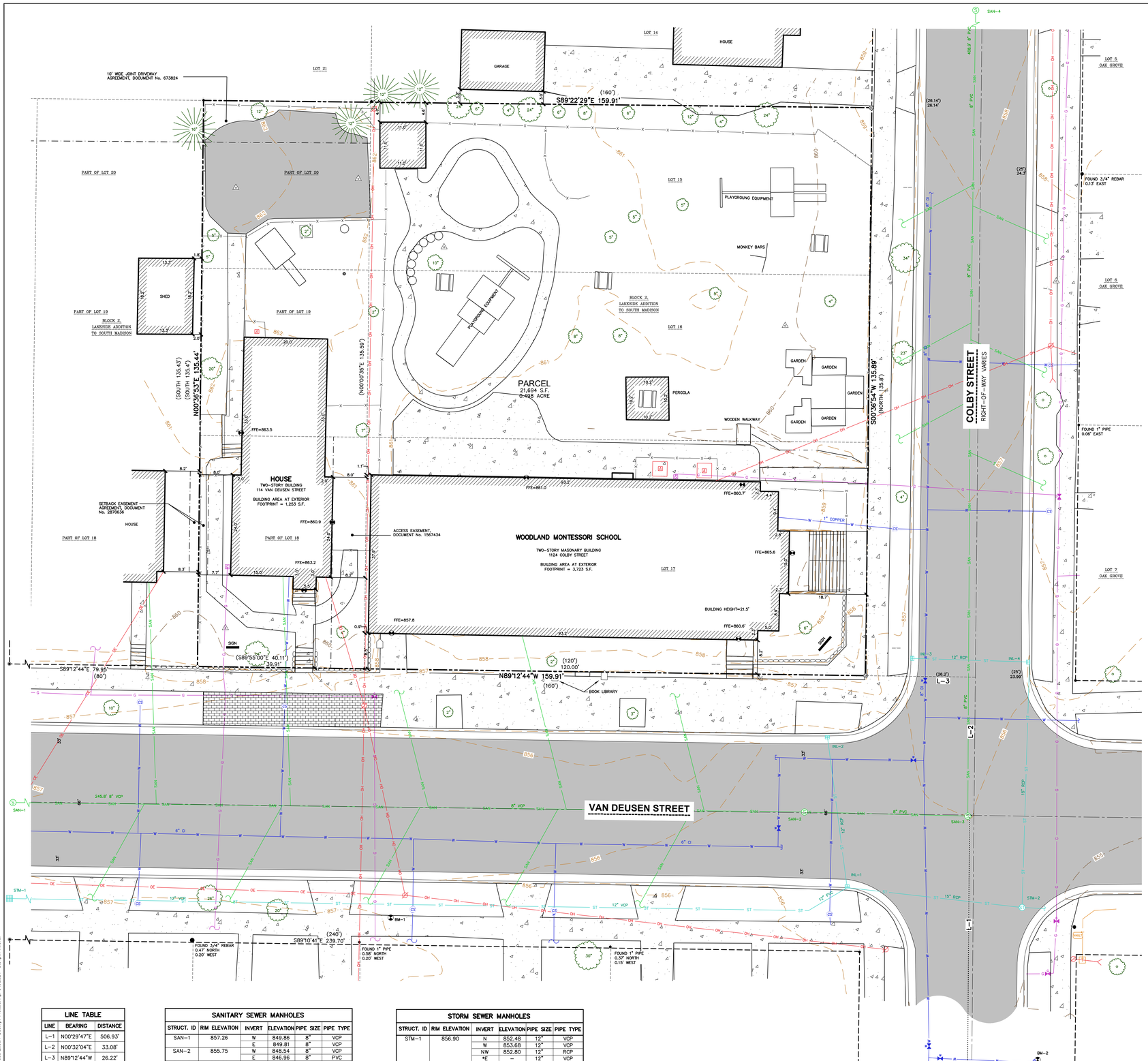
EXISTING CONDITIONS MAP

LOTS 15, 16, 17 AND THE EAST 40 FEET OF LOTS 18, 19, AND 20, LAKESIDE ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

VICINITY MAP
NOT TO SCALE



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- CHISELED 'X' SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- MAIL BOX
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- CURB INLET
- SQUARE CASTED INLET
- GAS REGULATOR/METER
- GAS VALVE
- AIR CONDITION UNIT
- POWER POLE W/GUY
- VAULT
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- STONE WALL
- GUARD OR SAFETY RAIL
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- BUILDING
- 860 INDEX CONTOUR
- 861 INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY ON NOVEMBER 14, 22, AND 29, 2023.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26-07-09, RECORDED AS N88°48'41"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A 1-1/4" REBAR MARKING THE EAST QUARTER CORNER OF SECTION 26, T07N, R09E, ELEVATION = 851.34'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.s 20234602991, 20234603032, AND 20234603096, WITH A CLEAR DATE OF NOVEMBER 16, 2023.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON ENGINEERING
   - MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
   - CHARTER COMMUNICATIONS
   - MADISON METROPOLITAN SEWERAGE DISTRICT
   - AT&T DISTRIBUTION
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
9. FOUND ALL TIES OF RECORD FOR THE SECTION CORNERS.
10. THE BOUNDARY ON THIS MAP SUPERCEDE'S THE PREVIOUS MAP.

LEGAL DESCRIPTION

PARCEL ONE:

THE EAST 40 FEET OF LOTS EIGHTEEN (18), NINETEEN (19), AND TWENTY (20), BLOCK TWO (2), LAKESIDE ADDITION TO SOUTH MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
TAX PARCEL No.: 251/0709-261-0815-5
ADDRESS: 114 VAN DEUSEN STREET, MADISON, WI

PARCEL TWO:

LOTS 15, 16, AND 17, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX PARCEL No: 251/0709-261-0816-3
ADDRESS: 1124 COLBY STREET, MADISON, WI

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N00°29'47"E	506.93'
L-2	N00°32'04"E	33.08'
L-3	N89°12'44"W	26.22'

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	857.26	W	849.86	8"	VCP
		E	849.81	8"	VCP
SAN-2	855.75	W	848.54	8"	VCP
		E	846.96	8"	PVC
SAN-3	856.02	W	846.76	8"	PVC
		N	846.72	8"	PVC
SAN-4	856.19	S	844.86	8"	PVC
		N	844.84	8"	PVC

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	856.97	CUT CROSS IN SIDEWALK, SOUTH SIDE OF VAN DEUSEN STREET
BM-2	856.98	BURY BOLT ON HYDRANT, SOUTHEAST QUADRANT OF VAN DEUSEN AND COLBY STREETS

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	856.90	N	852.48	12"	VCP
		W	853.68	12"	VCP
		NW	852.80	12"	RCP
		*E	--	12"	VCP
INL-1	855.42	*SW	--	12"	PVC
		N	850.57	12"	RCP
		SE	850.32	15"	RCP
STM-2	855.29	NW	849.84	15"	RCP
		N	850.19	15"	RCP
		E	849.59	18"	RCP

*-UNABLE TO GET INVERT ELEVATION DUE TO OFFSET FROM MANHOLE.

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-2	855.63	S	852.63	12"	RCP
INL-3	856.28	E	852.43	12"	RCP
INL-4	855.96	W	852.05	12"	RCP
		S	852.01	15"	RCP

north
SCALE IN FEET
10' 0 10'
SCALE 1" = 10'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
WOODLAND MONTESSORI SCHOOL

CLIENT ADDRESS:
1124 COLBY STREET MADISON, WI 53715

PROJECT:
WOODLAND MONTESSORI SCHOOL

PROJECT LOCATION:
1124 COLBY STREET MADISON, WI 53715 DANE COUNTY

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: JK 12/11/23

SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:
1 OF 1

PROJECT NO: 22-12040

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1112 COLBY ST

122 VAN DEUSEN ST

118 VAN DEUSEN ST

COLBY STREET

VAN DEUSEN STREET

EXISTING BUILDING

PROTECT AND PRESERVE EXISTING TREES, TYP.

PRESERVE EXISTING FENCE

EXISTING SHED TO REMAIN

REMOVE ASPHALT PAVEMENT, TYP.

REMOVE EXISTING PLAY FEATURE

CONTRACTOR TO COORDINATE WITH OWNER ON ITEMS/TOYS/FEATURES NOT SHOWN THAT ARE TO BE REMOVED, SALVAGED, OR REINSTALLED

REMOVE EXISTING PLAYGROUND

REMOVE EXISTING PICNIC TABLE

REMOVE EXISTING PLAY FEATURE

PROTECT EXISTING TREE

REMOVE EXISTING PICNIC TABLE

REMOVE EXISTING PLAY FEATURE

PROTECT EXISTING TREE, REMOVE SMALLER SUCKERING TREE ON NORTH SIDE

REMOVE EXISTING PLAYGROUND

REMOVE EXISTING 15" VERTICAL LOG/PLAY STRUCTURE AND POSTS

REMOVE MECHANICAL UNIT AND SURROUNDING FENCE

SALVAGE EXISTING 4' WROUGHT IRON FENCE

REMOVE EXISTING PLAYGROUND

REMOVE EXSITING TREES, TYP.

REMOVE EXISTING PLANTERS

REMOVE CONCRETE SIDEWALK, TYP.

REMOVE EXISTING PERGOLA AND PICNIC TABLE

REMOVE EXISTING MECHANICAL UNITS AND SURROUNDING WOOD FENCE

REMOVE WOOD PANEL

PRESERVE EXISTING FENCE

DEMO AND REMOVE EXISTING HOUSE

CAP AND ABANDON EXISTING SANITARY SERVICE PER CITY REQUIREMENTS. CONTRACTOR SHALL OBTAIN SEWER PLUG PERMIT WITH THE CITY OF MADISON PUBLIC WORKS DIVISION.

REMOVE EXISTING WATER SERVICE LATERAL PER CITY REQUIREMENT – CAP AND ABANDON AT PROPERTY LINE

CONTRACTOR TO COORDINATE REMOVAL OF EXISTING OVERHEAD ELECTRIC LINE AND APPROPRIATE SERVICE APPLICATION WITH MG&E.

CONTRACTOR SHALL COORDINATE THE TEMPORARY RELOCATION OF EXISTING OVERHEAD AT&T CABLE

CONTRACTOR TO COORDINATE RELOCATION OF EXISTING GAS WITH MG&E

CONTRACTOR TO COORDINATE RELOCATION OF EXISTING OVERHEAD ELECTRIC LINE AND APPROPRIATE SERVICE APPLICATIONS WITH MG&E, CHARTER, AND AT&T.

PROTECT EXISTING WATER SERVICE. CONTRACTOR TO VERIFY SIZE

OWNER TO REMOVE EXISTING PERENNIAL PLANTINGS PRIOR TO GROUNDBREAKING

OWNER TO REMOVE EXISTING PERENNIAL PLANTINGS PRIOR TO GROUNDBREAKING

OWNER TO REMOVE EXISTING PERENNIAL PLANTINGS PRIOR TO GROUNDBREAKING

REMOVE EXISTING TREE

PROTECT RETAINING WALL ALONG NEIGHBORING PROPERTY

REMOVE EXISTING MONUMENT SIGN

REMOVE EXISTING GAS MAIN COORDINATE SHUT OFF WITH MG&E.

PROTECT AND PRESERVE EXISTING 2" HONEY LOCUST

SAWCUT EXISTING CURBHEAD AND SIDEWALK FOR TRASH ENCLOSURE RAMP

REMOVE, PRESERVE AND REINSTALL TWO (2) "LITTLE FREE LIBRARY" BOXES

PROTECT AND PRESERVE EXISTING 3" TULIP POPULAR

REMOVE EXISTING CONCRETE STAIRS AND HANDRAILS

REMOVE, PRESERVE AND REINSTALL EXISTING SIGN POST

REMOVE EXISTING BOULDER RETAINING WALL

PROTECT AND PRESERVE EXISTING MAPLE TREE & HOSTAS

PROTECT AND PRESERVE EXISTING 34" SILVER MAPLE

PROTECT AND PRESERVE EXISTING 23" SILVER MAPLE

SALVAGE EXISTING 6' WROUGHT IRON FENCE

PROTECT AND PRESERVE EXISTING 4" EUROPEAN HORSE CHESTNUT

REMOVE EXISTING WOOD FENCE

REMOVE EXISTING CONCRETE STAIRS, HANDRAILS, AND EXISTING BIKE RACK

REMOVE EXISTING TREE

SALVAGE AND REINSTALL MONUMENT SIGN

north

SCALE IN FEET

10' 0 10'

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS

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507 W VERONA AVE SUITE 500
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P. 608-848-5060

Structural Engineer
ECHELON STRUCTURES LLC
1521 SUNSET COURT
MIDDLETON, WI 53562
P. 608-206-0521

Key Plan

Revision Description Date

OPN Project No.

Sheet Issue Date
LAND USE APPLICATION 04/08/2024

Sheet Name
DEMOLITION PLAN

Sheet Number
C200

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