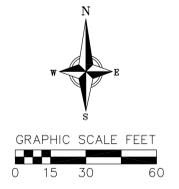




On Site Parking - Phase II (approx)
 Existing parking lot = 40
 Bldg #1 surface lot = 14
 Bldg #1 underground = 40
TOTAL = 94



- TOPOGRAPHIC LINEWORK LEGEND**
- FO — FO — EXISTING FIBER OPTIC LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - RW — RW — EXISTING RETAINING WALL
 - CL — CL — EXISTING CHAIN LINK FENCE
 - WF — WF — EXISTING WOOD FENCE
 - G — G — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - ET — ET — EXISTING EDGE OF TREES
 - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
 - B20 — B20 — EXISTING MAJOR CONTOUR
 - B10 — B10 — EXISTING MINOR CONTOUR
 - PL — PL — EXISTING PROPERTY LINE
 - EL — EL — EXISTING EASEMENT LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - ST24 — ST24 — EXISTING 24" STORM SEWER
 - ST21 — ST21 — EXISTING 21" STORM SEWER
 - ST18 — ST18 — EXISTING 18" STORM SEWER
 - ST15 — ST15 — EXISTING 15" STORM SEWER
 - ST12 — ST12 — EXISTING 12" STORM SEWER
 - SAN15 — SAN15 — EXISTING 15" SANITARY SEWER
 - SAN8 — SAN8 — EXISTING 8" SANITARY SEWER
 - SAN — SAN — EXISTING SANITARY SEWER
 - WM8 — WM8 — EXISTING 8" WATER MAIN
 - WM6 — WM6 — EXISTING 6" WATER MAIN
 - WM — WM — EXISTING WATER MAIN
 - CG — CG — EXISTING CURB & GUTTER
 - EA — EA — EXISTING EDGE OF ASPHALT

- TOPOGRAPHIC HATCHING LEGEND**
- CONCRETE PAVEMENT/SIDEWALK
 - ASPHALT PAVEMENT
 - LANDSCAPING/MULCH
 - ROCK RETAINING WALL

- SURVEY LEGEND**
- ⊕ BENCHMARK
 - ⊙ FOUND 1" # IRON PIPE
 - ⊙ FOUND 3/4" # IRON ROD
 - ⊙ SET 3/4" # IRON ROD

- PROJECT BENCHMARKS:**
- ⊕ BENCHMARK 1 — ELEV = 853.22'
TOP NUT OF FIRE HYDRANT LOCATED 750' SOUTHWEST OF THE INTERSECTION OF W. WASHINGTON AVE AND REGENT STREET.
 - ⊕ BENCHMARK 2 — ELEV = 855.02'
TOP NUT OF FIRE HYDRANT LOCATED 350' SOUTHWEST OF THE INTERSECTION OF W. WASHINGTON AVE AND REGENT STREET.
 - ⊕ BENCHMARK 3 — ELEV = 860.61'
TOP NUT OF FIRE HYDRANT LOCATED AT THE INTERSECTION OF W. WASHINGTON AVE AND REGENT STREET.
 - ⊕ BENCHMARK 4 — ELEV = 857.10'
TOP NUT OF FIRE HYDRANT LOCATED AT THE WEST END OF BRAXTON PLACE.

- TOPOGRAPHIC SYMBOL LEGEND**
- ⊕ EXISTING BOLLARD
 - ⊕ EXISTING SIGN (TYPE NOTED)
 - ⊕ EXISTING CURB INLET
 - ⊕ EXISTING FIELD INLET
 - ⊕ EXISTING STORM MANHOLE
 - ⊕ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER MAIN VALVE
 - ⊕ EXISTING WATER MANHOLE
 - ⊕ EXISTING GAS VALVE
 - ⊕ EXISTING GAS METER
 - ⊕ EXISTING AIR CONDITIONING PEDESTAL
 - ⊕ EXISTING ELECTRIC MANHOLE
 - ⊕ EXISTING ELECTRIC PEDESTAL
 - ⊕ EXISTING TRANSFORMER
 - ⊕ EXISTING LIGHT POLE
 - ⊕ EXISTING GENERIC LIGHT
 - ⊕ EXISTING TV PEDESTAL
 - ⊕ EXISTING TELEPHONE MANHOLE
 - ⊕ EXISTING TELEPHONE PEDESTAL
 - ⊕ EXISTING UNIDENTIFIED MANHOLE
 - ⊕ EXISTING UNIDENTIFIED UTILITY VAULT
 - ⊕ EXISTING HANDICAP PARKING
 - ⊕ EXISTING TRAFFIC SIGNAL
 - ⊕ EXISTING CONIFEROUS TREE
 - ⊕ EXISTING DECIDUOUS TREE

- NOTES:**
- The parcel surveyed contains 6.306 Acres or 274,701 sq. ft., more or less.
 - This survey is based upon field survey work performed between June 19 and July 8, 2019. Any changes in site conditions after July 8, 2019 are not reflected by this survey.
 - Elevations depicted on this survey are based upon NAVD88 (2012 Geoid) Datum.
 - Benchmarks shall be verified before construction. Benchmark locations are shown on the plan and are referenced to Top Nut of Hydrants.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
 - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20192416004, 20192416027, 20192416048, 20192416066 and 20192701110.
 - Location of buried private utilities are not within the scope of this survey. The location of said private utilities depicted hereon has been determined upon field observations during the course of field survey work and has been provided for informational purposes only. Utilities other than those shown may be encountered, and the actual location of these utilities may be different from what is depicted hereon.

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
 1-800-242-8511

EXISTING CONDITIONS
 BAYVIEW TOWNHOUSES
 HORIZON DEVELOPMENT GROUP, INC.
 CITY OF MADISON, WISCONSIN

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

SCALE 1" = 30'

DATE July 15, 2019

DRAFTER DGUL

CHECKED MMAR

PROJECT NO. 180310

SHEET 1 OF 1

DWG. NO. 795