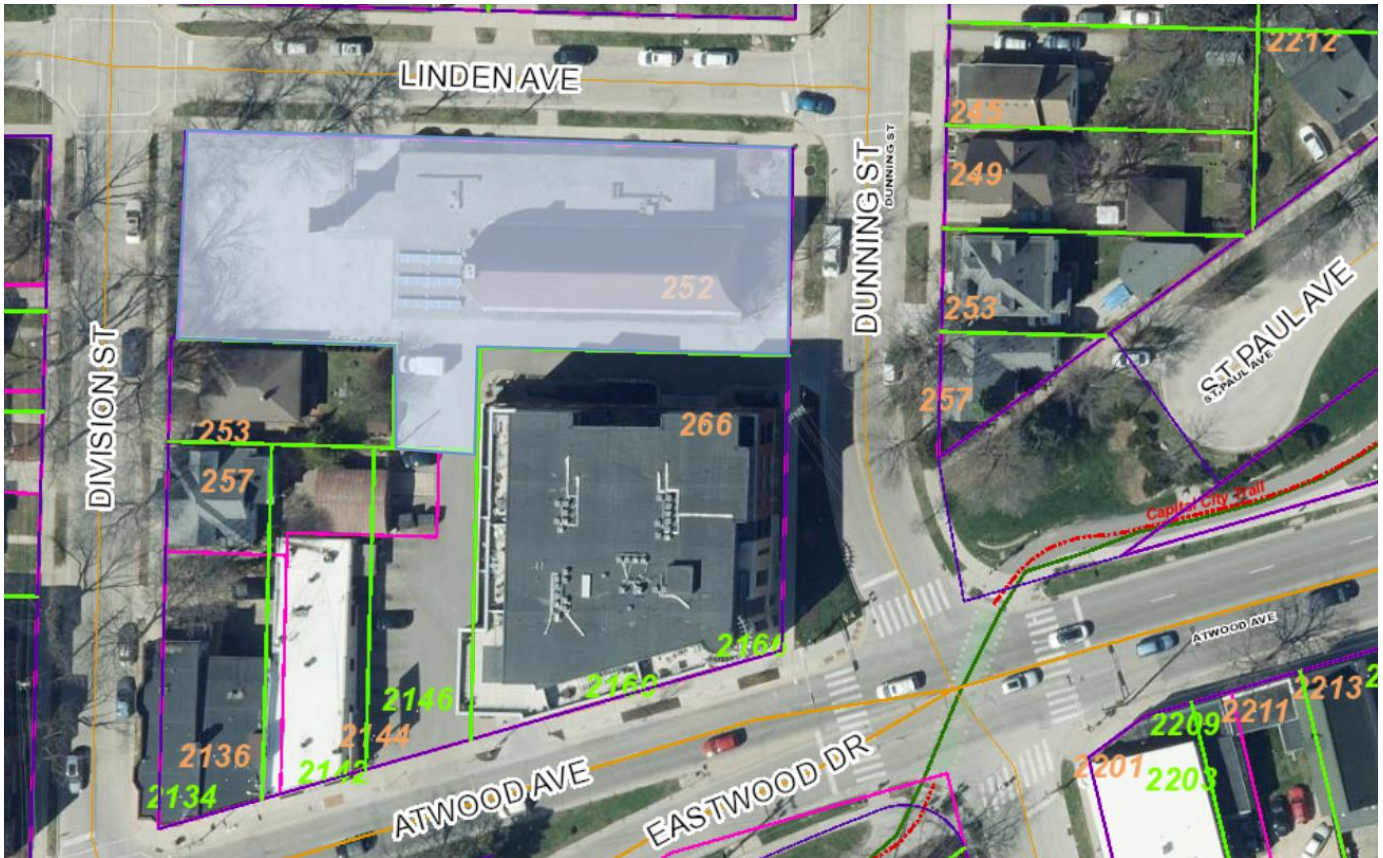
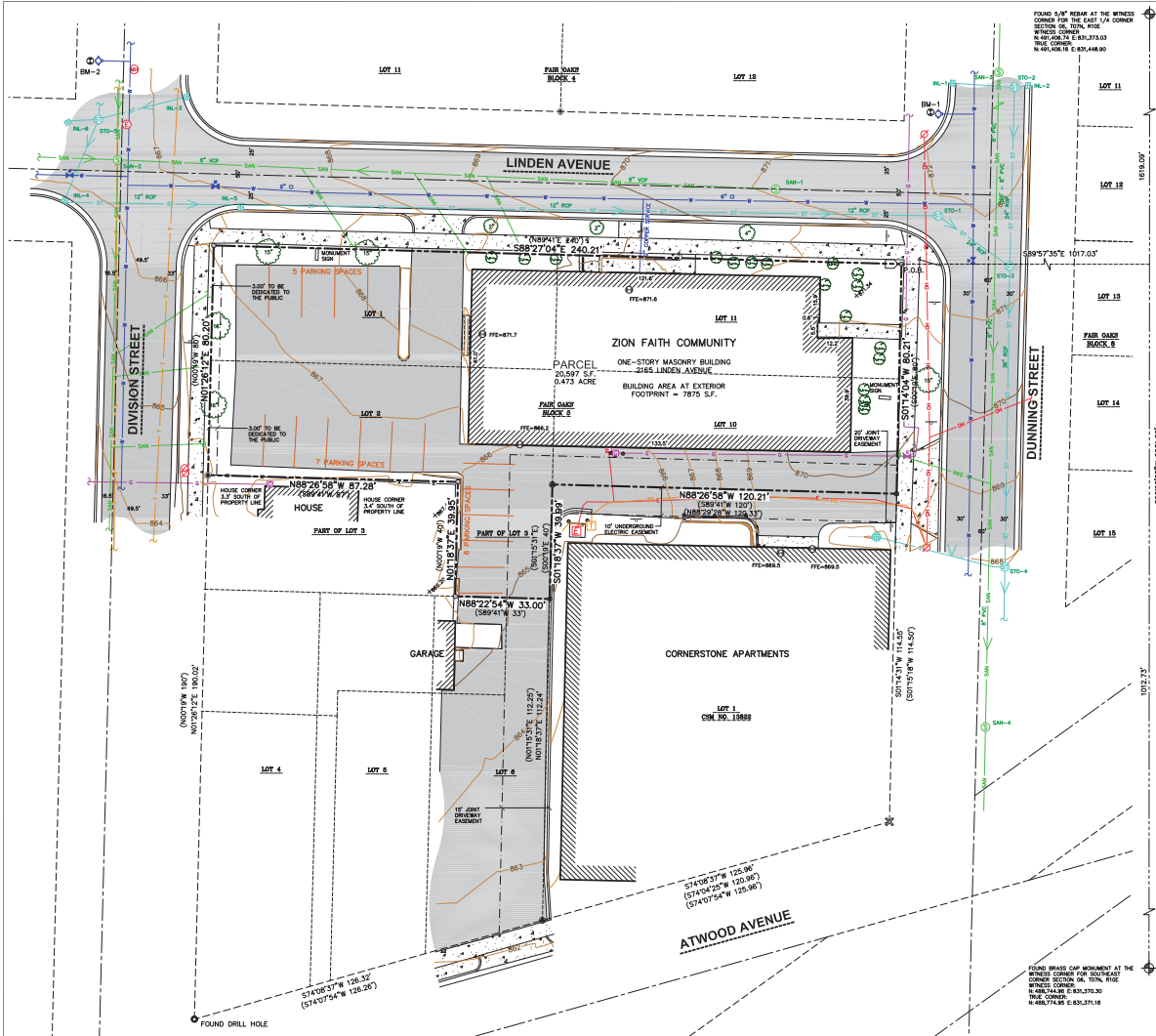


252 DUNNING STREET
Contract: 9278, Project: 14524
Entity: Threshold Development Group, LLC



Work with Private Developer Agreement:

- Demolition of vacant place of worship
- Private water, sanitary, and storm lateral connections to public mains.
- Construction of a storm manhole on Dunning Street.
- Dedication of Public Right of Way for and the construction of a 5-foot sidewalk, 8- terrace and a 1-foot maintenance area on Division Street.
- All damage to pavement adjacent to this development restored in accordance with the City of Madison's Pavement Patching Criteria.
- Lighting and pavement markings as required by Traffic Engineering.
- Protection of existing trees shall be required and new plantings as required by City Forestry.



FOUND 9.0\"/>

FOUND BRASS 3\"/>

SANITARY SEWER MANHOLES						
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE		
SAN-1	871.17	W 864.07	8"	CLAY		
	866.68	E 858.18	8"	CLAY		
		N 858.03	8"	CLAY		
SAN-3	873.32	N 863.77	8"	PVC		
	865.85	S 857.83	8"	CLAY		
		N 853.25	8"	PVC		
SAN-4	865.85	NE 853.40	8"	PVC		
		S 853.45	8"	PVC		

STORM SEWER INLETS						
INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE		
INL-1	872.15	E 868.15	12"	RSP		
INL-2	872.17	W 865.72	12"	RSP		
INL-3	867.01	SW 864.16	12"	RSP		
INL-4	865.28	NE 861.83	12"	RSP		
INL-5	866.54	E 861.83	12"	RSP		
INL-6	865.81	N 862.59	12"	RSP		

STORM SEWER MANHOLES						
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE		
STO-1	871.62	SE 865.92	24"	RSP		
		W 867.18	24"	RSP		
STO-2	872.48	N 866.04	12"	RSP		
		E 865.78	12"	RSP		
STO-3	871.40	N 861.35	24"	RSP		
		NW 860.80	24"	RSP		
STO-4	867.88	S 860.80	36"	RSP		
		N 860.33	36"	PVC		
STO-5	866.38	W 860.63	12"	RSP		
		W 862.58	12"	RSP		

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	875.40	TOP NUT ON HYDRANT NEAR NORTHEAST CORNER OF SITE
BM-2	870.89	TOP NUT ON HYDRANT NEAR NORTHWEST CORNER OF SITE

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



EXISTING CONDITIONS SURVEY

LOTS 1, 2, 10, 11, AND THE EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP (NOT TO SCALE)

<ul style="list-style-type: none"> GOVERNMENT CORNER 3/4" x 24" REBAR SET (1.50 LBS/LF) CHESELED "X" SET 1" IRON PIPE FOUND PK/MAG NAIL FOUND 3/4" REBAR FOUND BENCHMARK FINISHED FLOOR SHOT LOCATION MAIL BOX SIGN SANITARY MANHOLE WATERMETER OR GASMAIN VALVE HYDRANT WATER VALVE STORM MANHOLE ROUND CURB INLET CURB INLET GAS REGULATOR/METER 	<ul style="list-style-type: none"> MANHOLE - UNVERIFIED TYPE ELECTRIC MANHOLE ELECTRIC METER ELECTRIC TRANSFORMER POWER POLE TELEPHONE PEDESTAL DECIDUOUS TREE BUSH FENCE BOUNDARY CHORD LINE RIGHT-OF-WAY LINE CENTRELINE SETBACK LINE SECTION LINE PLATTED LOT LINE EASEMENT LINE FENCE LINE EDGE OF PAVEMENT 	<ul style="list-style-type: none"> CONCRETE CURB & GUTTER SANITARY SEWER WATER LINE STORM SEWER NATURAL GAS OVERHEAD LINE UNDERGROUND ELECTRIC FIBER OPTIC UNDERGROUND TELEPHONE BUILDING INDEX CONTOUR INTERMEDIATE CONTOUR BITUMINOUS PAVEMENT RETAINING WALL CONCRETE PAVEMENT EDGE OF BITUMINOUS PAVEMENT STRIPPING END OF FLAGGED UTILITIES DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
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- NOTES**
- FIELD WORK PERFORMED ON DECEMBER 17 AND 20, 2021.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE THE EAST LINE OF SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, 500702.57'W.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - CONTOUR INTERVAL IS ONE FOOT.
 - 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. DIGGERS' HOTLINE LOCATE TICKET NO. 20215010071, 20215010028, 20215010023, AND 20215010028 WITH A CLEAR DATE OF DECEMBER 15, 2021, PRINT TICKET NO. 202150100212, 202150100218, 20215010023, AND 202150100232 WITH A CLEAR DATE OF DECEMBER 20, 2021.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF MADISON (ELECTRIC AND GAS), CHARTER COMMUNICATIONS AT&T DISTRIBUTION, AT&T TRANSMISSIONS
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1.800.242.8511.
 - JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS SHOWN ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.
 - 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.

LEGAL DESCRIPTION

LOTS 1, 2, 10, 11 AND EAST 33 FEET OF LOT 3, BLOCK 5, FAIR OAKS, RECORDED IN VOLUME 2 OF PLATS, ON PAGE 37 AS DOCUMENT NUMBER 243077, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX KEY NO: 251/0710-064-1101-2

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THRESHOLD DEVELOPMENT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPILED WITH WISCONSIN ADMINISTRATIVE CODE A-ET AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



CREATE THE VIEW TELL THE STORY

JsdInc.com
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
THRESHOLD DEVELOPMENT

CLIENT ADDRESS:
**1954 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
**2165 LINDEN AVENUE
REDEVELOPMENT**

PROJECT LOCATION:
**2165 LINDEN AVENUE
MADISON, DANE COUNTY
WISCONSIN, 53704**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CMB 12/20/21
Reviewed By: BK 12/29/21
Approved By: BK 12/29/21

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 21-1164

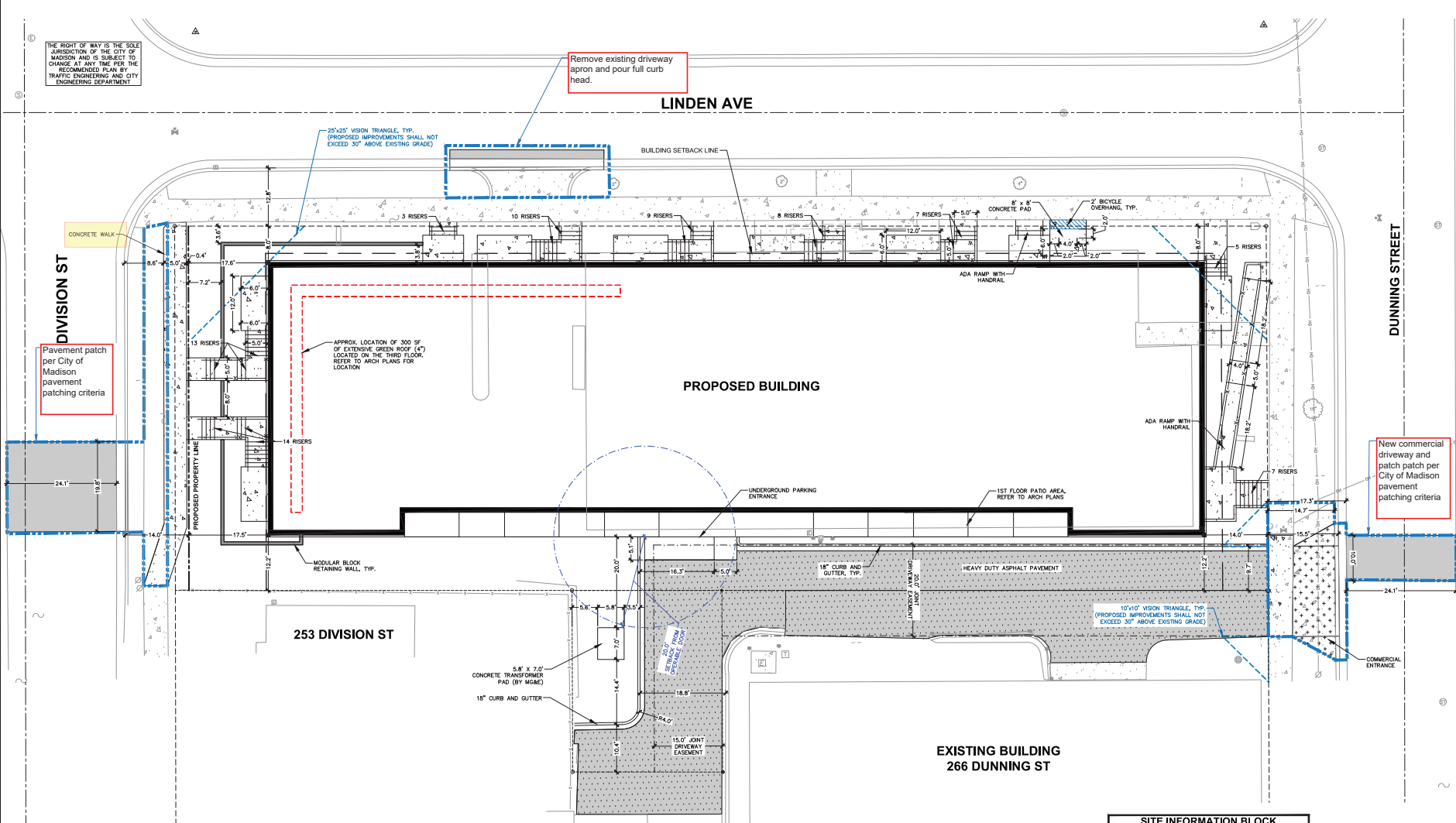
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

Remove existing driveway apron and pour full curb head.

25'x25' VISION TRIANGLE, TYP. (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30' ABOVE EXISTING GRADE)

CONCRETE WALK
Pavement patch per City of Madison pavement patching criteria

New commercial driveway and patch per City of Madison pavement patching criteria



CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
THRESHOLD DEVELOPMENT GROUP

CLIENT ADDRESS:
1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704

PROJECT:
2165 LINDEN AVENUE REDEVELOPMENT

PROJECT LOCATION:
2165 LINDEN AVENUE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date	Description
1	01.10.2022	LAND USE SUBMITTAL
2	02.25.2022	LAND USE SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed by: CTD
Reviewed by: AD

Approved by:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO. 21-11164

SITE INFORMATION BLOCK

SITE ADDRESS	2165 LINDEN AVENUE
PROPERTY ACREAGE	0.47 ACRES
NUMBER OF BUILDING STORIES	3
TOTAL BUILDING SQUARE FOOTAGE	12,796
GROSS BUILDING SQUARE FOOTAGE	45,556
NUMBER OF UNDERGROUND PARKING STALLS	32 (42 VEHICLES)
NUMBER OF INTERIOR BICYCLE STALLS	32
NUMBER OF EXTERIOR BICYCLE STALLS	4
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	17,328 SF
EXISTING PERVIOUS SURFACE AREA	3,269 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.84
PROPOSED IMPERVIOUS SURFACE AREA	16,796 SF
PROPOSED PERVIOUS SURFACE AREA	3,801 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.82



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