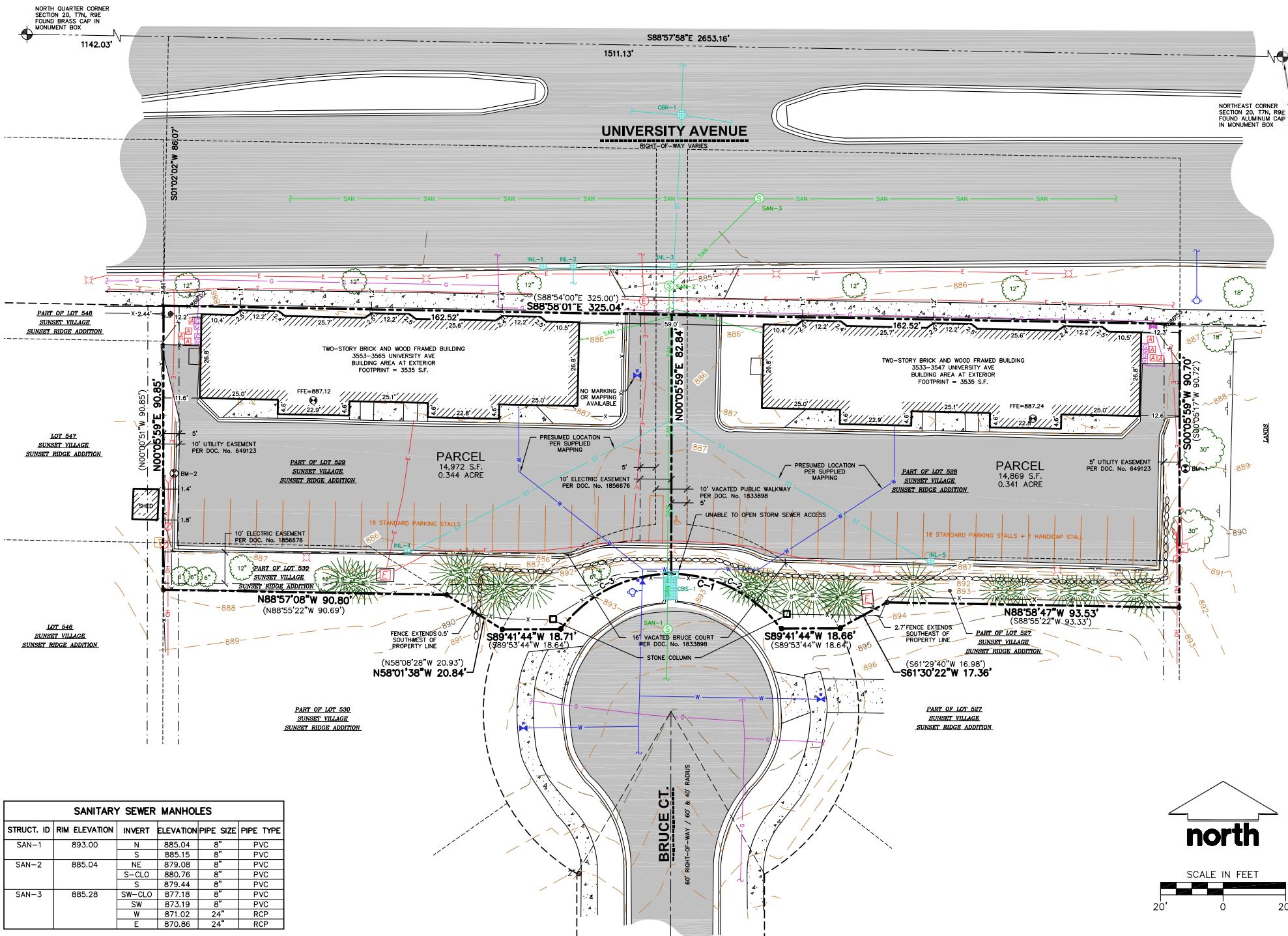


# EXISTING CONDITIONS SURVEY

PART OF LOTS 527, 528, 529 AND 530, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



VICINITY MAP  
NOT TO SCALE

- LEGEND**
- CHISELED 'X' SET
  - MAG NAIL SET
  - GOVERNMENT CORNER
  - IRON PIPE FOUND (SIZE NOTED)
  - 3/4" REBAR FOUND
  - CONTROL POINT
  - BENCHMARK
  - FINISHED FLOOR SHOT LOCATION
  - SANITARY MANHOLE
  - WATERMAIN OR GASMAIN VALVE
  - HYDRANT
  - WATER VALVE
  - STORM MANHOLE
  - SQUARE CASTED INLET
  - CURB INLET
  - STORM SEWER ACCESS
  - GAS REGULATOR/METER
  - GAS VALVE
  - ELECTRIC MANHOLE (MGE)
  - ELECTRIC MANHOLE
  - ELECTRIC TRANSFORMER
  - AIR CONDITION UNIT
  - LIGHT POLE
  - POWER POLE
  - POWER POLE W/GUY
  - TELEPHONE PEDESTAL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - HANDICAP PARKING
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - PARCEL BOUNDARY
  - PROPERTY LINE
  - EASEMENT LINE
  - FENCE LINE
  - STONE WALL
  - EDGE OF PAVEMENT
  - CONCRETE CURB & GUTTER
  - EDGE OF GRAVEL
  - SANITARY SEWER
  - WATER LINE
  - STORM SEWER
  - NATURAL GAS
  - OVERHEAD LINE
  - UNDERGROUND ELECTRIC
  - FIBER OPTIC
  - BUILDING
  - WALL LINE
  - 875 INDEX CONTOUR
  - 874 INTERMEDIATE CONTOUR
  - BITUMINOUS PAVEMENT
  - RETAINING WALL
  - CONCRETE PAVEMENT
  - GRAVEL
  - EDGE OF BITUMINOUS
  - PAVEMENT STRIPING
  - ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

**NOTES**

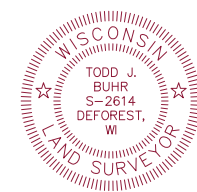
- FIELD WORK PERFORMED ON JUNE 19-20, 2023.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY THE NORTHEAST LINE OF SECTION 20, T7N, R9E, RECORDED AS S88°57'58"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A CITY OF MADISON MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 20, T07N, R09E, ELEVATION = 897.697'
- 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. DIGGER'S HOTLINE TICKET NO. 20232406744, 20232406744, 20232406778 AND 20232406828 WITH A CLEAR DATE OF 06/15/2023.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF MADISON MGE (ELECTRIC AND GAS) AMERICAN TRANSMISSION CHARTER COMMUNICATIONS MADISON METRO SEWERAGE MCI AT&T
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- 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.
- PER DOCUMENT NO. 649123, NOTE 9, "VEHICULAR ACCESS SHALL NOT BE PERMITTED FROM UNIVERSITY AVENUE TO LOTS 528, 529 AND 548."

**SURVEYOR'S CERTIFICATE**

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF WALTER WAYNE DEVELOPMENT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

*Todd J. Buhr*  
TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

08/02/2023  
DATE



**SANITARY SEWER MANHOLES**

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	893.00	N	885.04	8"	PVC
		S	885.15	8"	PVC
SAN-2	885.04	NE	879.08	8"	PVC
		S-CLO	880.76	8"	PVC
		S	879.44	8"	PVC
SAN-3	885.28	SW-CLO	877.18	8"	PVC
		SW	873.19	8"	PVC
		W	871.02	24"	RCP
		E	870.86	24"	RCP

**STORM SEWER INLETS**

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
CBS-1*	893.48	N	889.48	15"	ORIFICE
		E	889.48	15"	ORIFICE
INL-1	884.51	N	882.21	12"	RCP
		S	882.22	12"	PVC
INL-2	884.55	W	882.01	12"	RCP
		E	882.00	12"	RCP
		W	880.02	12"	RCP
INL-3	884.62	N	881.19	15"	RCP
		S	879.97	36"	RCP
INL-4	885.76	N	883.76	12"	RCP
		NW	883.62	12"	RCP
INL-5	885.88	W	879.94	12"	RCP
		S	879.94	36"	RCP
		E	879.94	12"	RCP
		N	879.94	36"	RCP
CBR-1	884.89	W	879.94	12"	RCP
		N	879.94	36"	RCP

**BENCHMARKS**

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	888.49	3/4" REBAR AT EAST END OF PROJECT AREA
BM-2	887.13	MAG NAIL IN CURB AT WEST END OF PROJECT AREA

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	40.61'	44.00'	52°52'46"	39.18'	N63°27'38"W
C-2	40.61'	44.00'	52°52'46"	39.18'	N63°27'38"W
C-3	40.97'	44.00'	53°21'00"	39.51'	S63°25'29"W

\*STORM STRUCTURE MEASURES 56"x42" WITH 2-15" ORIFICES GOING INTO THE STORM SEWER ACCESS STRUCTURE.



CREATE THE VISION TELL THE STORY

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

CLIENT:  
**WALTER WAYNE DEVELOPMENT**

CLIENT ADDRESS:  
**702 N. HIGH POINT RD, SUITE 200  
MADISON, WI 53717**

PROJECT:  
**UNIVERSITY AVENUE  
MIXED USE DEVELOPMENT**

PROJECT LOCATION:  
**3535 AND 3553 UNIVERSITY AVE  
MADISON, WI 53717**

**MODIFICATIONS:**

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

Prepared By: SMN 08/27/2023

SHEET TITLE:  
**EXISTING CONDITIONS SURVEY**

SHEET NUMBER:  
**1 OF 1**

PROJECT NO: 23-13311

File: K:\2023\2313311\DWG\SURVEY\Sheets\2313311\_Existing\_Survey.dwg User: cobain PlotDate: Jul 19, 2023 10:02am Xref's:

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**EXISTING WEST BUILDING**  
**3553 UNIVERSITY AVENUE**

**EXISTING VIEW - WEST FACING**

5/23/2024 7:24:27 PM



3575 UNIVERSITY AVENUE

WEST BUILDING - EXTERIOR PHOTOS

JLA PROJECT No: W23-0222

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

U004

5/28/24





WEST BUILDING PARKING  
3553 UNIVERSITY AVENUE



WEST BUILDING - REAR

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3575 UNIVERSITY AVENUE

WEST BUILDING - EXTERIOR PHOTOS

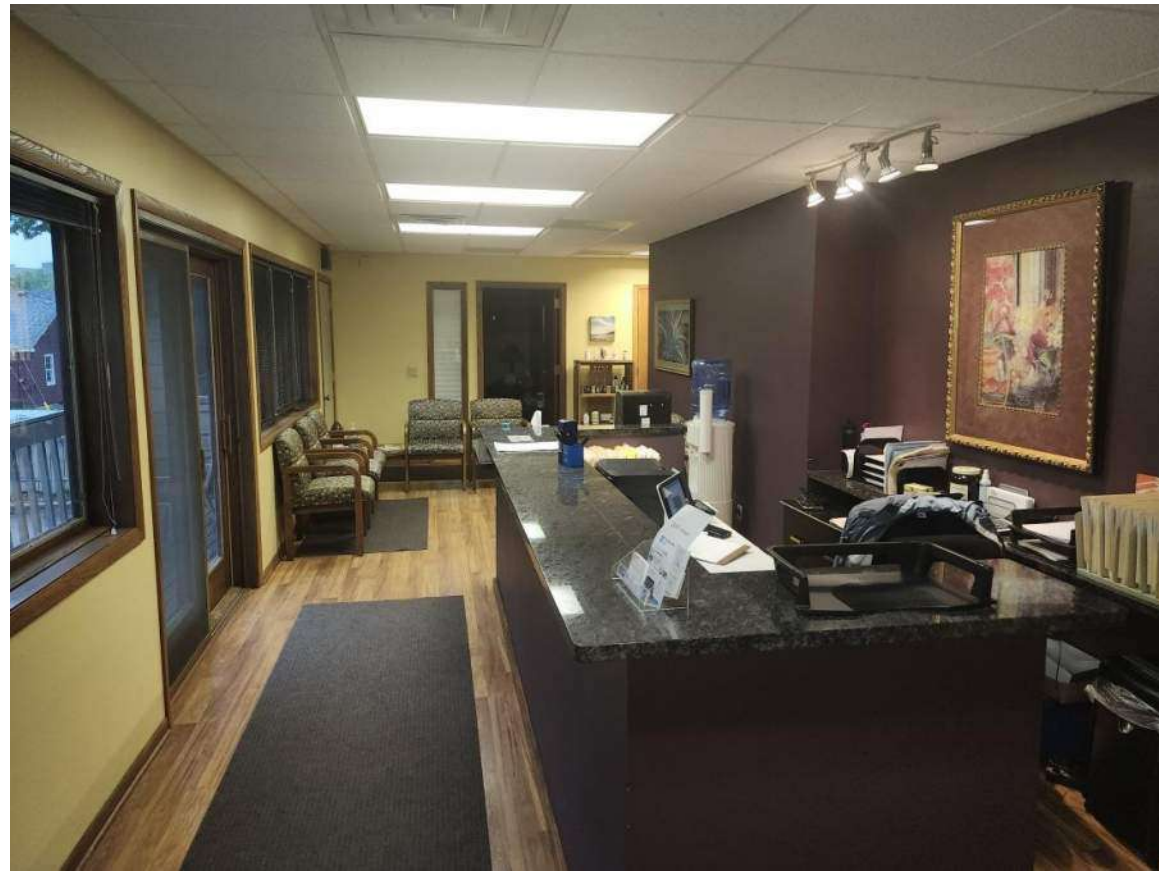
JLA PROJECT No: W23-0222

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

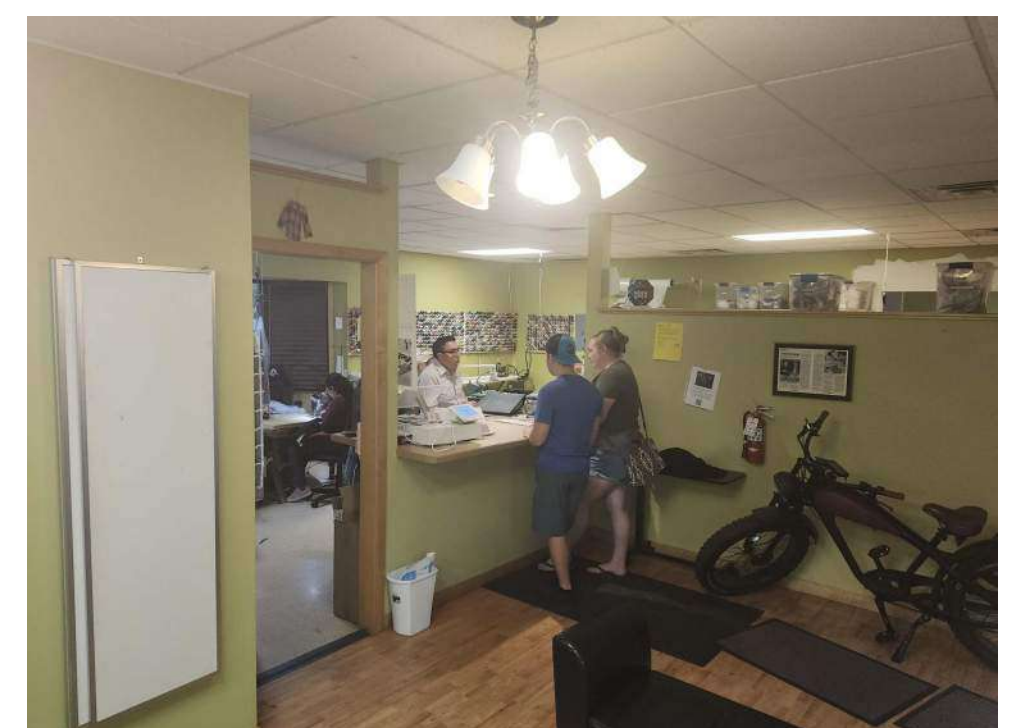
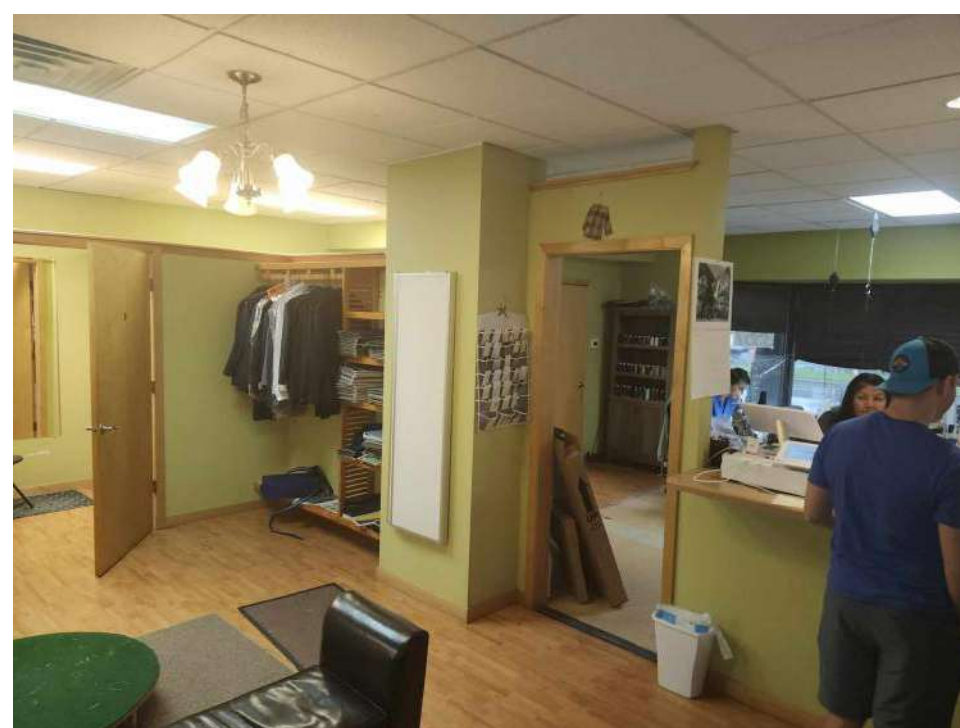
U005

5/28/2





INTERIOR 3553 UNIVERSITY AVE



5/23/2024 7:24:28 PM



3575 UNIVERSITY AVENUE  
WEST BUILDING - INTERIOR PHOTOS

JLA PROJECT No:W23-0222

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

U006

5/28/24





EXISTING EAST BUILDING  
3535 UNIVERSITY AVENUE



EXISTING VIEW - EAST FACING

5/23/2024 7:24:28 PM



3575 UNIVERSITY AVENUE

EAST BUILDING - EXTERIOR PHOTOS

JLA PROJECT No: W23-0222

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

U007

5/28/24





EAST BUILDING REAR



EAST BUILDING PARKING LOT  
3535 UNIVERSITY AVENUE

5/23/2024 7:24:28 PM



3575 UNIVERSITY AVENUE

EAST BUILDING - EXTERIOR PHOTOS

JLA PROJECT No: W23-0222

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

U008

5/28/24





INTERIOR 3533 UNIVERSITY AVE