

Existing Conditions	3618 Milwaukee Street City of Madison Dane County, Wisconsin
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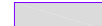
REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

DATE	09/22/2025
DRAFTER	ZDRE
CHECKED	RKOL
PROJECT NO.	230244
C1.0	

C1.0

NOT FOR CONSTRUCTION

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD

	EXISTING UNDERGROUND CABLE TV
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING RETAINING WALL
	EXISTING CHAIN LINK FENCE
	EXISTING WIRE FENCE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING OVERHEAD GENERAL UTILITIES
	EXISTING SANITARY SEWER LINE (SIZE NOTED)
	EXISTING STORM SEWER LINE (SIZE NOTED)
	EXISTING EDGE OF TREES
	EXISTING WATER MAIN (SIZE NOTED)
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF GRAVEL
	EXISTING GRAVEL SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING ASPHALT SURFACE

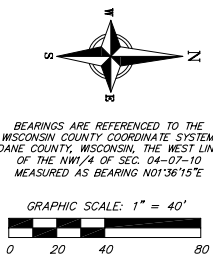
1. This survey is based upon field survey work performed on March 3-10, 2025. Any changes in site conditions after March 10, 2025 are not reflected by this survey. No attempt has been made as a part of this survey to obtain or show data concerning size, condition, or capacity of any utility or municipal/public service facility or infrastructure, including but not limited to, sewer, water, gas, or electric.
2. 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 or others that are on underground utilities and/or within this property were made and subsequently stated for the record. Dig Safe, Dig Alert, Dig Alert to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20250900668, 20250900679 and 20250900691. Location of buried private utilities are not within the scope of this survey.
3. Survey was made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.

A Parcel of land located in the Northwest 1/4 of Section 04, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, to wit: Commencing at the West 1/4 Corner of said Section 04; thence N01°11'40"E, 33.06 feet; thence N89°15'10"E, 70 feet to the point of beginning; thence N89°15'10"E, 250 feet; thence N00°44'50"W, 967 feet; thence S89°15'10"W, 217.22 feet; thence S01°11'40"W about 967 feet to the point of beginning; EXCEPT Land in Award of Damages recorded in Volume 98 of Records, Page 516, as Document No. 1238548.



SURVEYED FOR:
Threshold Development Group
1954 Atwood Avenue
Madison, WI 53704

SURVEYED BY:
Vierbicher Associates, Inc.
By: Kevin J. Pope
999 Fourier Drive,
Suite 201
Madison, WI 53717



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN VALVE
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- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
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- EXISTING MINOR CONTOUR
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

NOTES:

- This survey is based upon field survey work performed on March 3-10, 2025. Any changes in site conditions after March 10, 2025 are not reflected by this survey.
- No attempt has been made as a part of this survey to obtain or show data concerning size, condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- 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 20250900668, 20250900679 and 20250900691. Location of buried private utilities are not within the scope of this survey.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.

DESCRIPTION AS PROVIDED IN TITLE COMMITMENT NO. NCS-1162634-MAD, FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES DATED JANUARY 17, 2023:

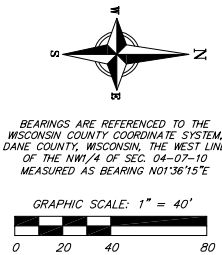
A Parcel of land located in the Northwest 1/4 of Section 04, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, to wit: Commencing at the West 1/4 Corner of said Section 04; thence N01°11'40"E, 33.06 feet; thence N89°15'10"E, 70 feet to the point of beginning; thence N89°15'10"E, 250 feet; thence N00°44'50"W, 967 feet; thence S89°15'10"W, 217.22 feet; thence S01°11'40"W about 967 feet to the point of beginning; EXCEPT Land in Award of Damages recorded in Volume 98 of Records, Page 516, as Document No. 1238548.

NOT FOR CONSTRUCTION

Existing Conditions - Post Starkweather Plat

3618 Milwaukee Street
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS		DATE
NO.	DATE	NO.	DATE	
				09/22/2025
DRAFTER		ZDRE		
CHECKED		RKOL		
PROJECT NO.		230244		
C1.1				



C2.0	PROJECT NO. 230244		CHECKED RKOL		DRAFTER ZDRE		DATE 09/22/2025	
	REVISIONS		REVISIONS		NO.		DATE	
					NO.		DATE	
					REMARKS		REMARKS	

C2.0

- EXISTING BOLLARD
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	CURB AND GUTTER REMOVAL
	GRAVEL REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
9. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

NOT FOR CONSTRUCTION