

COTTAGE GROVE ROAD

S 87° 50' 01" W 270.00'

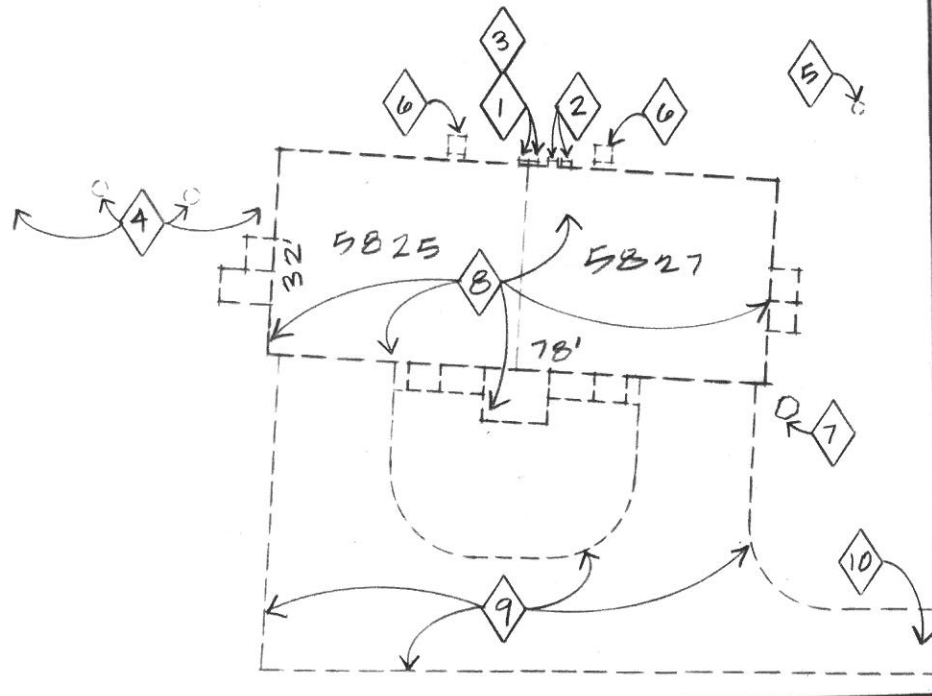
S 01° 02' 42" E 135.00'

N 01° 02' 42" W 135.00'

LOT 1

0.84 ACRES

30,443 SQ. FT

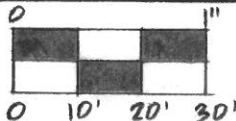


N 87° 50' 01" E 270.00'

SEE PAGE 2 OF 4 FOR GENERAL NOTES AND KEY NOTES

# SITE DEMOLITION PLAN

1" = 30' - 0"



01-29-2020

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**Duplex Demolition for the  
Schoenstatt Sisters of Mary**  
5825 & 5827 Cottage Grove Road  
Madison, WI 53718

**Robert J. Arntz, Architect**

1300 Centennial Parkway  
Waunakee, WI 53597

Phone: (608) 849-7292  
email: rjarntz@tds.net

### Site Demolition Plan General Notes

- A. Information for the Site Demolition Plan was obtained from a Certified Survey Map prepared by Ronald E. Williamson S-1264, Registered Land Surveyor dated March 13, 1985, original building plans dated, October 9, 1985, and Access Dane DCi Map.
- B. **Property Legal Description:** Certified Survey Map Number 4618, as recorded in the Dane County Register of Deeds in Volume 20 Page 163 of Certified Surveys, Lot 1, City of Madison, Dane County, Wisconsin.
- C. **Zoning:** City of Madison A
- D. Do not begin any Work until all utilities have been located by Digger's Hotline: 811.
- E. Protect all existing trees from damage during the Demolition Process.
- F. Remove and clean tracked sediment each day from the adjacent property asphalt driveway and Cottage Grove Road during the demolition process.

### Site Demolition Plan Key Notes



- 1. Contact Utility Company to disconnect and abandon electric service.
- 2. Contact Utility Company to disconnect and abandon natural gas service.
- 3. Contact Utility Company to disconnect and abandon telephone service.
- 4. Remove existing septic system drain field and septic tank in conformance with all local and state requirements of authorities having jurisdiction.
- 5. Licensed well driller and pump installer to abandon existing well by sealing and filling in conformance with Wisconsin Department of Natural Resources requirements.
- 6. Remove air conditioning condensing unit and supporting pad.
- 7. Protect existing to remain large tree from damage during building and paving demolition process.
- 8. Demolish the entire duplex structure and remove debris from Site. Recycle items indicated in the Recycling and Reuse Plan submitted for the Demolition Permit. Dispose of remaining debris in conformance with all local, state, and federal agencies.
- 9. Remove asphalt paving and if possible, salvage for recycling into new asphalt paving.
- 10. Asphalt driveway extends onto adjacent property with access to Cottage Grove Road. The adjacent property driveway is being reconfigured during the City of Madison Cottage Grove Road Reconstruction Project scheduled to begin in April 2020.

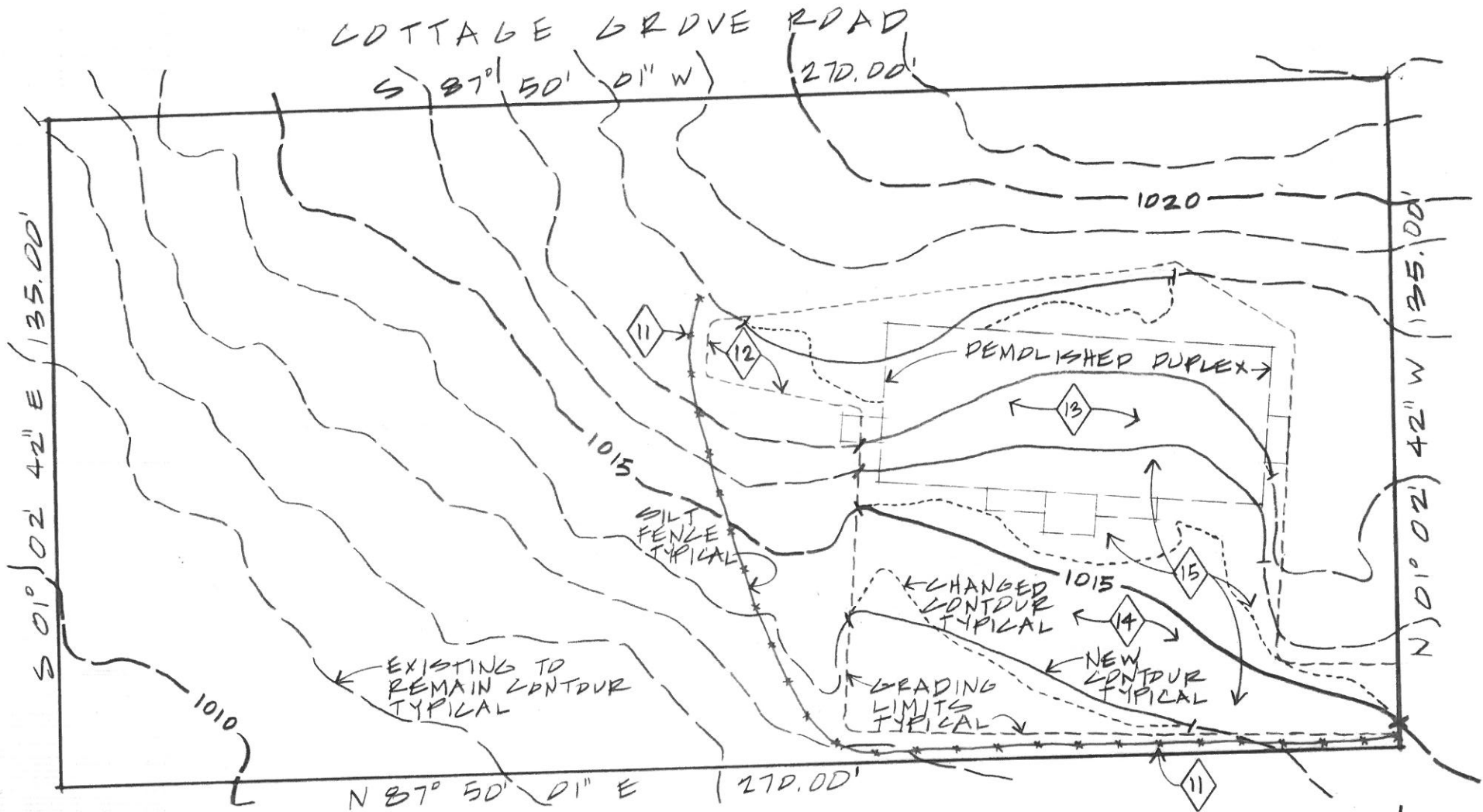
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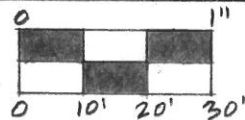
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SEE PAGE 4 OF 4 FOR GENERAL NOTES AND KEY NOTES  
 SITE EROSION CONTROL AND GRADING PLAN

1" = 30'-0"



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### Site Erosion Control and Grading Plan General Notes

- A. Information for the Site Erosion Control and Grading Plan was obtained from a Certified Survey Map prepared by Ronald E. Williamson S-1264, Registered Land Surveyor dated March 13, 1985, original building plans dated, October 9, 1985, and Access Dane DCi Map.
- B. **Property Legal Description:** Certified Survey Map Number 4618, as recorded in the Dane County Register of Deeds in Volume 20 Page 163 of Certified Surveys, Lot 1, City of Madison, Dane County, Wisconsin.
- C. **Zoning:** City of Madison A
- D. Do not begin any Work until all utilities have been located by Digger's Hotline: 811.
- E. Protect all existing trees from damage during the Erosion Control and Grading Process.
- F. Remove and clean tracked sediment each day from the adjacent property asphalt driveway and Cottage Grove Road during the grading process.

### Site Erosion Control and Grading Plan Key Notes



- 11. Approximate location of silt fence. Coordinate with existing to remain trees to prevent damage to root structures. Install silt fence by excavating trench 4" wide x 6" deep. Fold the excess geotextile fabric into bottom of trench then bury and anchor the geotextile fabric with compacted excavated soil. Silt fence to be woven geotextile fabric attached with wire staples or wood lath and nails to minimum 1 1/8" square Oak or Hickory stakes at 8'-0" OC maximum spacing extending 2'-0" minimum above grade and 1'-0" minimum below grade.
- 12. Grading limits at this location may vary depending on the size of the removed septic system tank and drain field. Grade soil at the septic system to match the existing contours and as indicated.
- 13. After completely removing the Duplex Basement slab and foundation walls, backfill with compacted native soil to match the existing contours and is indicated.
- 14. Grade soil under removed asphalt paving to match the existing contours and as indicated.
- 15. Cover all disturbed soil areas with 4" minimum uniform thickness of shredded topsoil. Install appropriate lawn seed mixture and fertilizer. Cover with Class I, Type B, double netted erosion mat. Fasten mat with U-shaped #11 gauge or greater wire with a span width of 1" to 2" and a length of 6" for firm soil and 12" for loose soil. Overlap erosion mat and install staples at intervals recommended by the erosion mat manufacturer.

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