

OUTLOT 1 AND LOT 2, TWIN OAKS, AS RECORDED IN VOLUME 58-039A OF PLATS, ON PAGES 209-211, AS DOCUMENT NUMBER 3834712, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

GENERAL NOTES

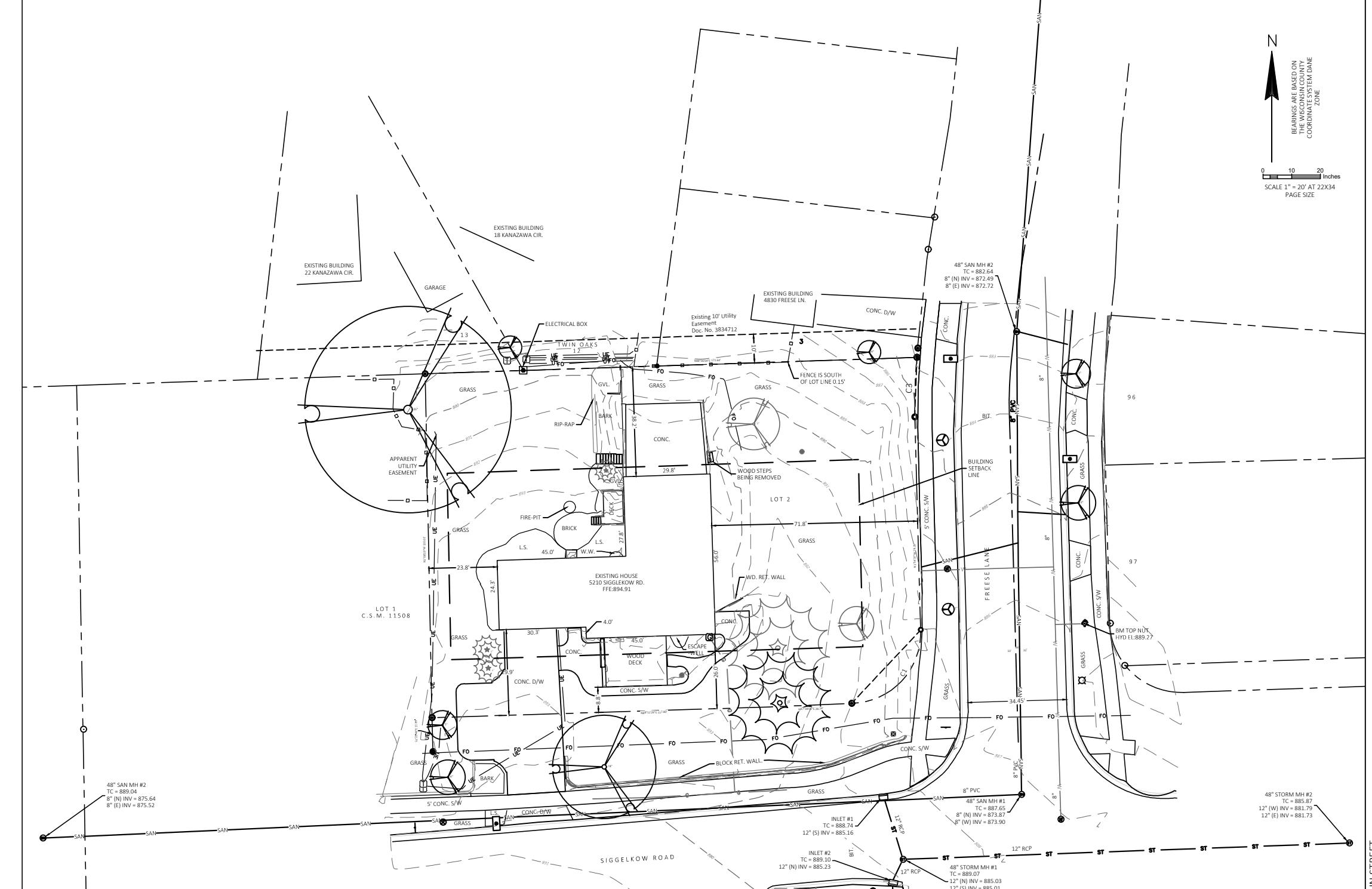
- EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY CONDUCTED BY BURSE SURVEYING & ENGINEERING, INC. EMMONS & OLIVIER RESOURCES, INC TAKES NO RESPONSIBILITY FOR ACCURACY OF ANY EXISTING CONDITIONS ELEVATIONS OR BENCHMARKS.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- NO SITE GRADING SHALL BE PERFORMED OUTSIDE OF THE SILT FENCE / GRADING LIMITS EXCEPT AS NOTED.

SURVEY NOTES

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- DATE OF FIELD WORK: 12-19-18, 12-20-18, 01-02-19, 01-07-19 AND 01-09-2019.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
- ALL TREES, HEDGES AND GROUND COVER ON THE SITE MAY NOT NECESSARILY BE SHOWN HEREON.
- ROUTING OF PUBLIC UTILITIES IS BASED UPON DRAWINGS OBTAINED FROM THE CITY OF MADISON ENGINEERING DEPARTMENT. MARKINGS PROVIDED BY DIGGER'S HOTLINE TICKET NUMBERS 20184809775, 20184809795, 20184809800, 20184809835, 20184809837, AND VISIBLE ABOVE GROUND STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE TO LOCATED UTILITIES. BEFORE EXCAVATIONS ARE PERFORMED CONTACT DIGGER'S HOTLINE.
- TOTAL PARCEL AREA = 20,384 SQUARE FEET (LOTS COMBINED).
- ELEVATIONS ARE BASED UPON NAVD88 DATUM. SURVEYOR TRANSFERRED ELEVATIONS TO THE SITE UTILIZING RTK GPS SURVEYING OBSERVING THE WISCONSIN NETWORK. THE TOP NUT OF THE HYDRANT ON THE EAST SIDE OF FREESE LANE HAS AN ELEVATION OF 889.27.
- SPOT ELEVATIONS AT EACH ENTRANCE AND FINISH FLOOR NEXT TO EACH ENTRANCE WERE CALCULATED BY RUNNING A CLOSED LEVEL CIRCUIT FROM LOCAL SITE BM OF 889.27.

SURVEYED FOR :
FREDERICA DEVILLERS
5210 SIGGELKOW RD.
MADISON, WI 53718

SURVEYED BY :
Burse
Surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: 608buse@buse-inc.net
www.busesurveyengr.com



REVISION DATE:

119 SOUTH MAIN STREET
COTTAGE GROVE, WI 53527 (608) 839-4422

MARS-EQ
Call Diggers Hotline
1-800-424-9511 TOLL FREE
WISCONSIN STATE LAW REQUIRES YOU TO CALL THREE (3) DAYS BEFORE YOU DIG IN

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS ADVISED TO MAKE AN INDEPENDENT DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR MAY BE HELD LIABLE FOR DAMAGE THEREBY. ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROXIMITY OF OTHER UTILITIES. SERVING THE SITE OF THE DRAWING, OTHER UTILITIES MAY BE LOCATED BY VISUAL INSPECTION OF THE PROPERTY OR BY WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

PROJECT: 5210 SIGGELKOW ROAD REDEVELOPMENT

CLIENT: FRED DeVILLERS

COUNTY: DANE

EXISTING CONDITIONS

FOR REVIEW

SHEET C110

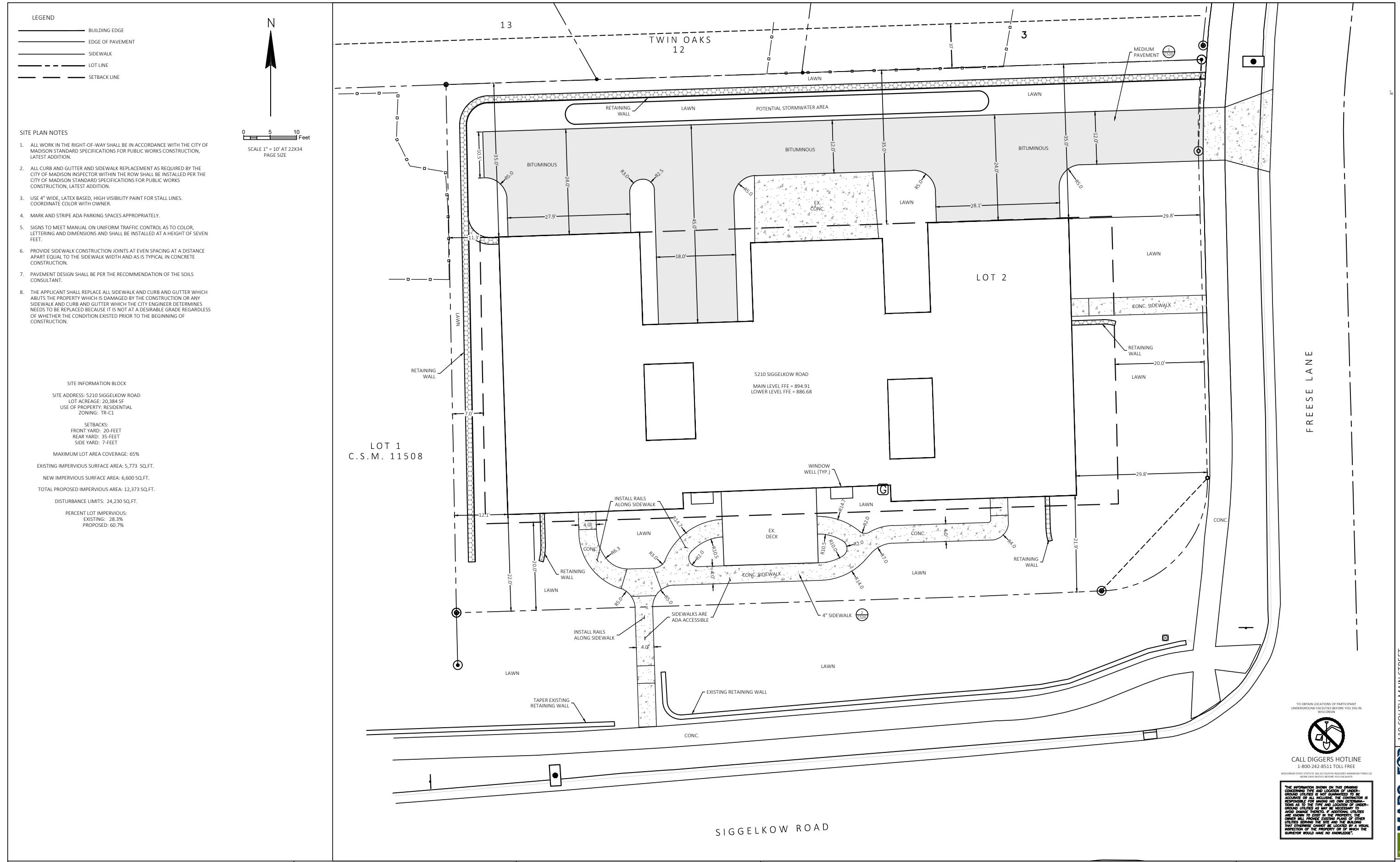
FILE NAME : P:\01482-0001 DEVILLERS-SIGGELKOW REDEVELOPMENT\DRAWINGS\Sheets PLAN\C110 - EXISTING CONDITIONS.DWG
LAYOUT NAME - Existing Conditions 22x34

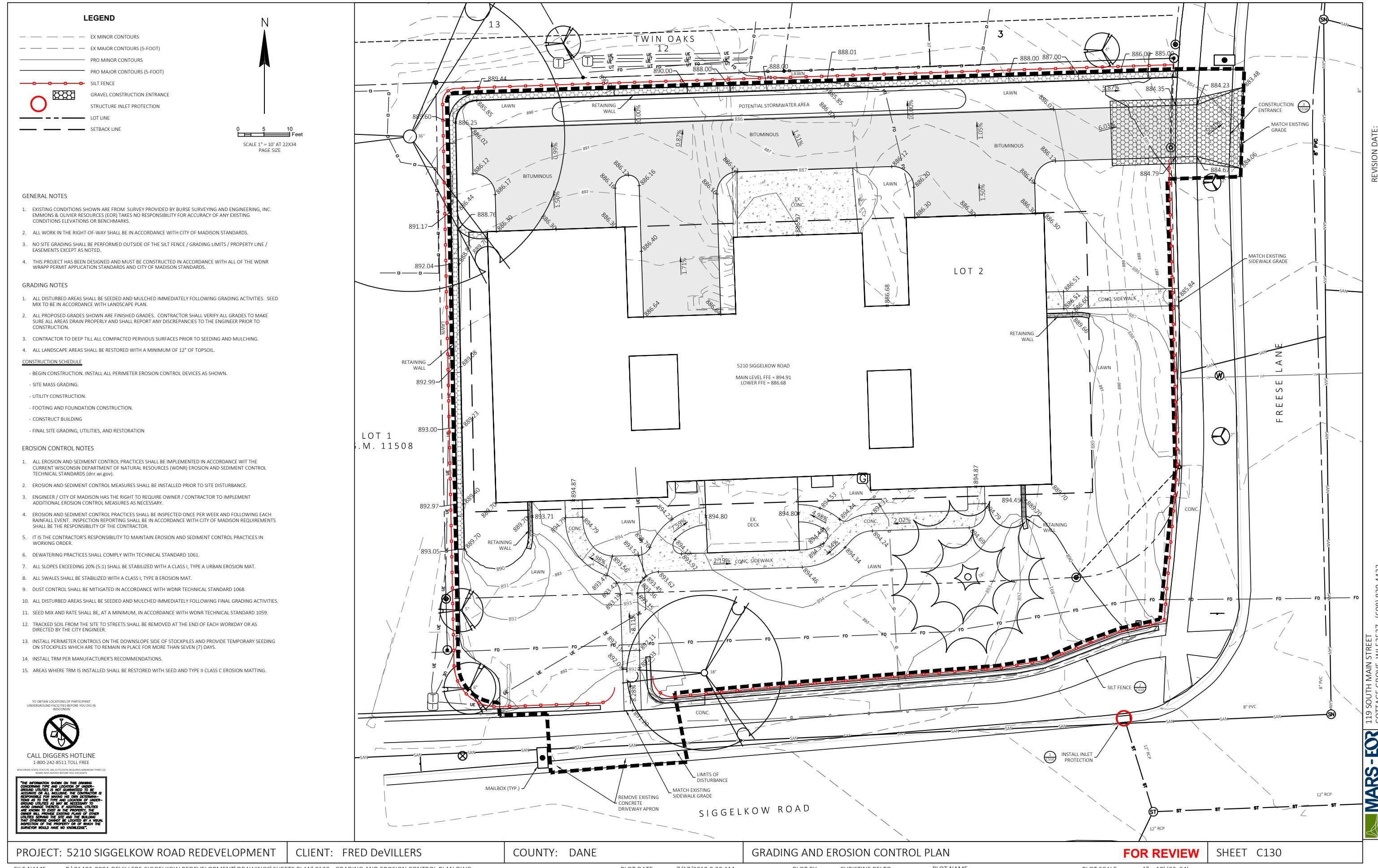
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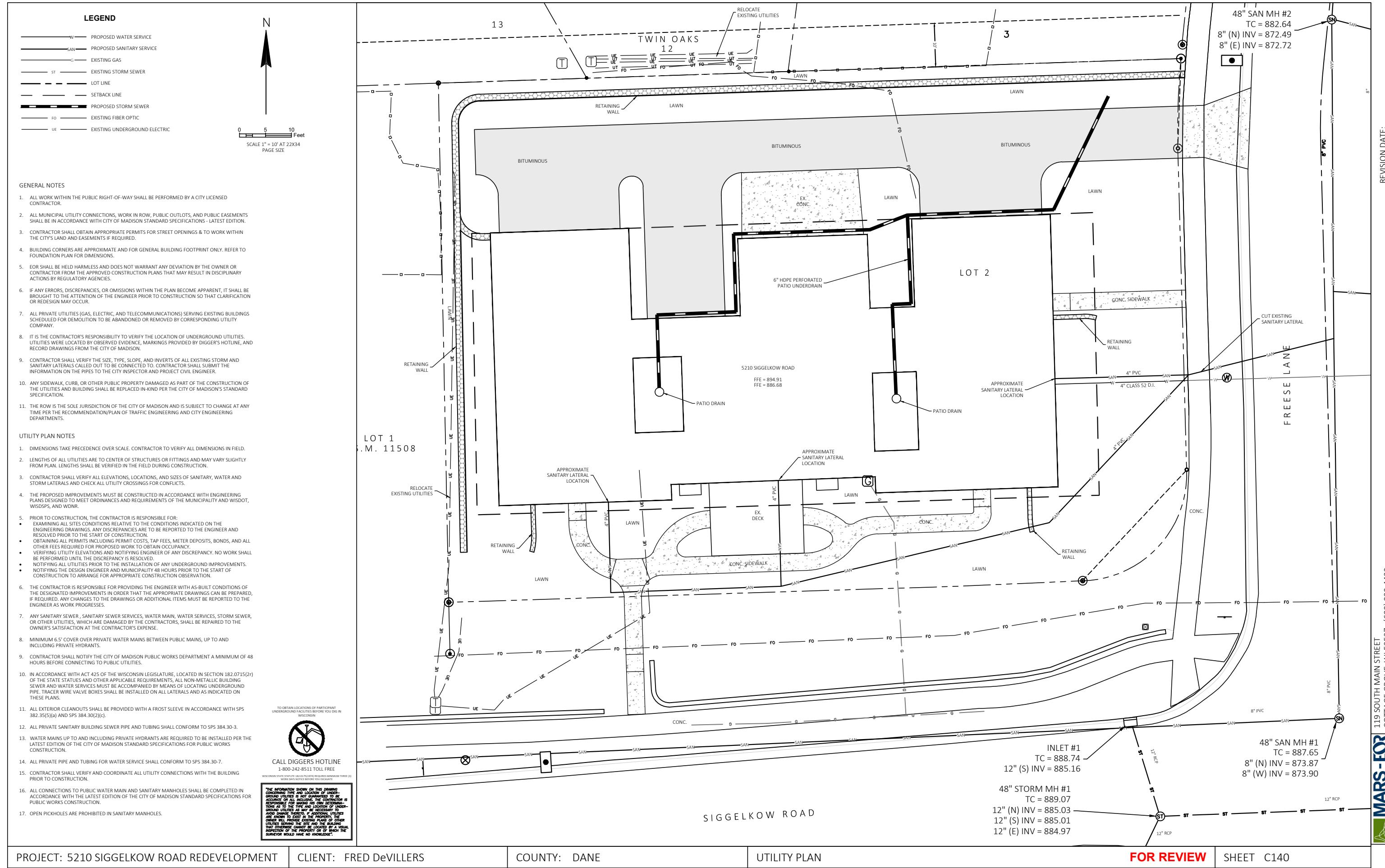
PLOT BY : CHRISTINE PELTO

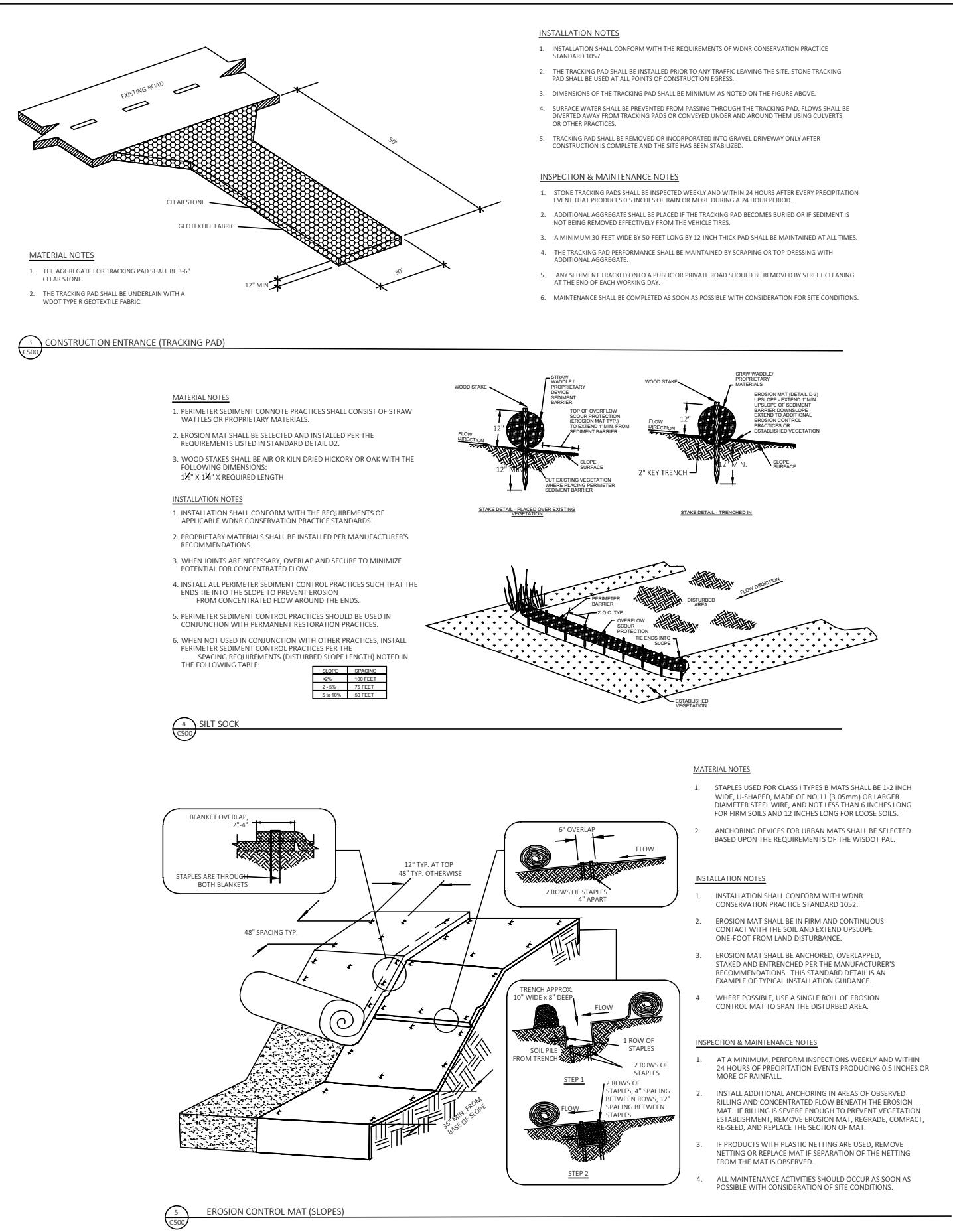
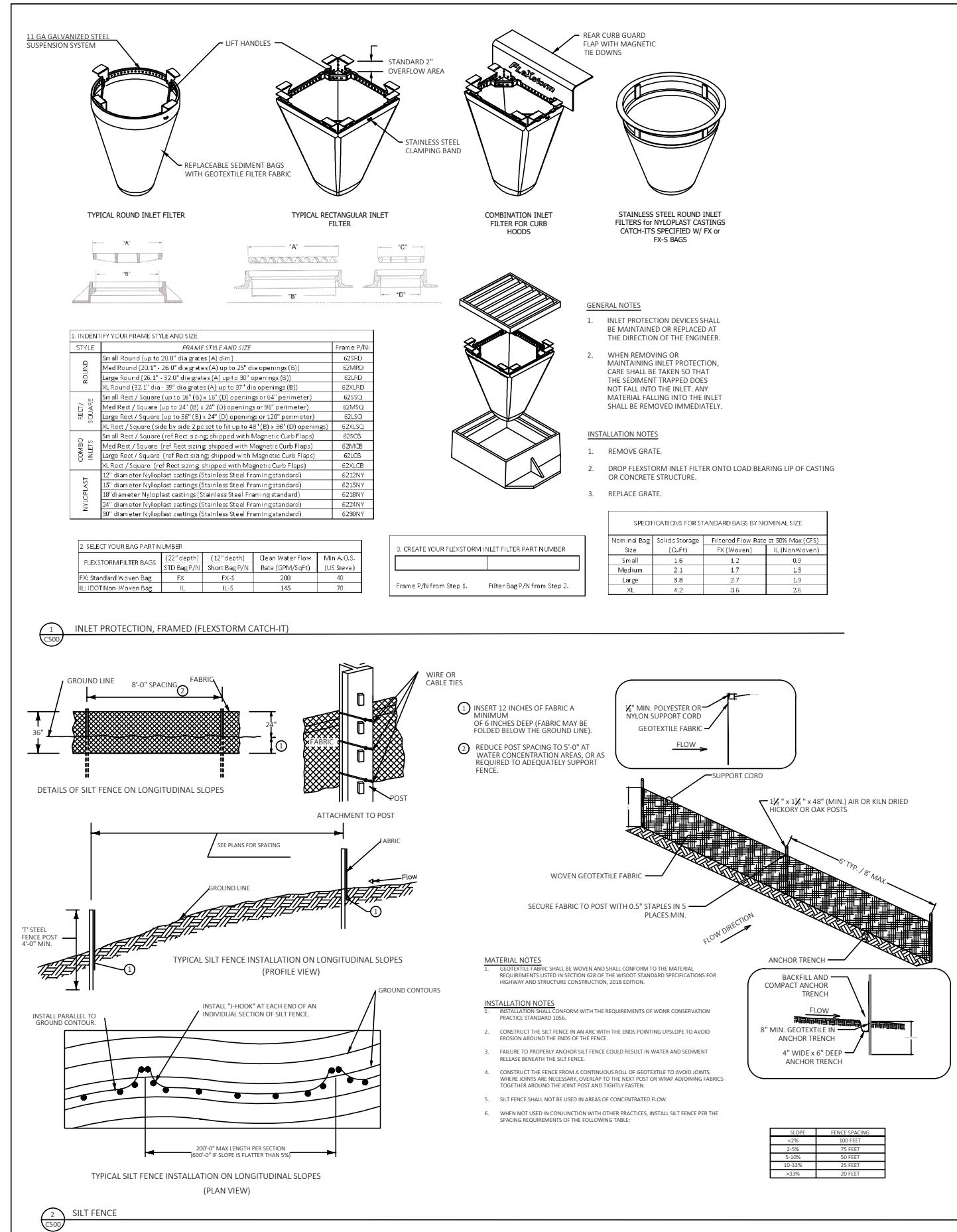
PLOT NAME : _____

PLOT SCALE : 1" = 20' (22X34)



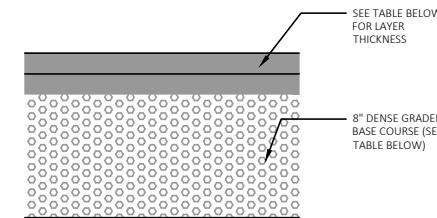






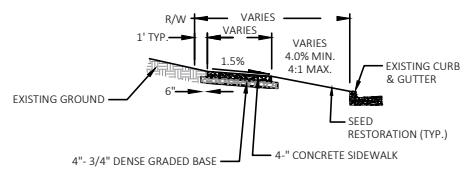
NOTES:

1. WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
2. COMPACTION REQUIREMENTS:
-BITUMINOUS CONCRETE: REFER TO SECTION 460-3
-BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
3. MIXTURE TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460 TABLE 460-2 OF THE STANDARD SPECIFICATIONS

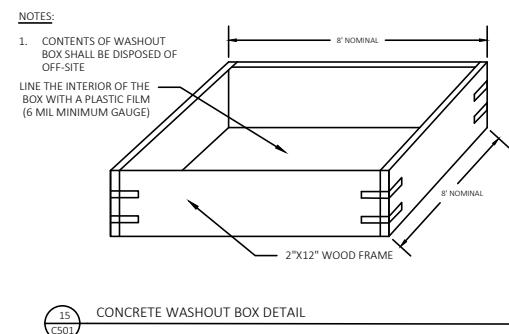


RECOMMENDED MEDIUM-DUTY PAVEMENT SECTION		
MATERIAL	LAYER THICKNESS, IN.	WDOT SPECIFICATION
BITUMINOUS UPPER LAYER (SURFACE COURSE)	2	SECTION 460, TABLE 460-1, 9.5 mm
BITUMINOUS LOWER LAYER (BINDER COURSE)	2	SECTION 460, TABLE 460-1, 12.5 mm
DENSE GRADED BASE COURSE	8	SECTIONS 301 AND 305, 75 AND 31.5 mm
GEOTEXTILE	NO	N/A
TOTAL THICKNESS	12	

12 MEDIUM PAVEMENT SECTION - PARKING LOT
C501



14 SIDEWALK TYPICAL SECTION
C501

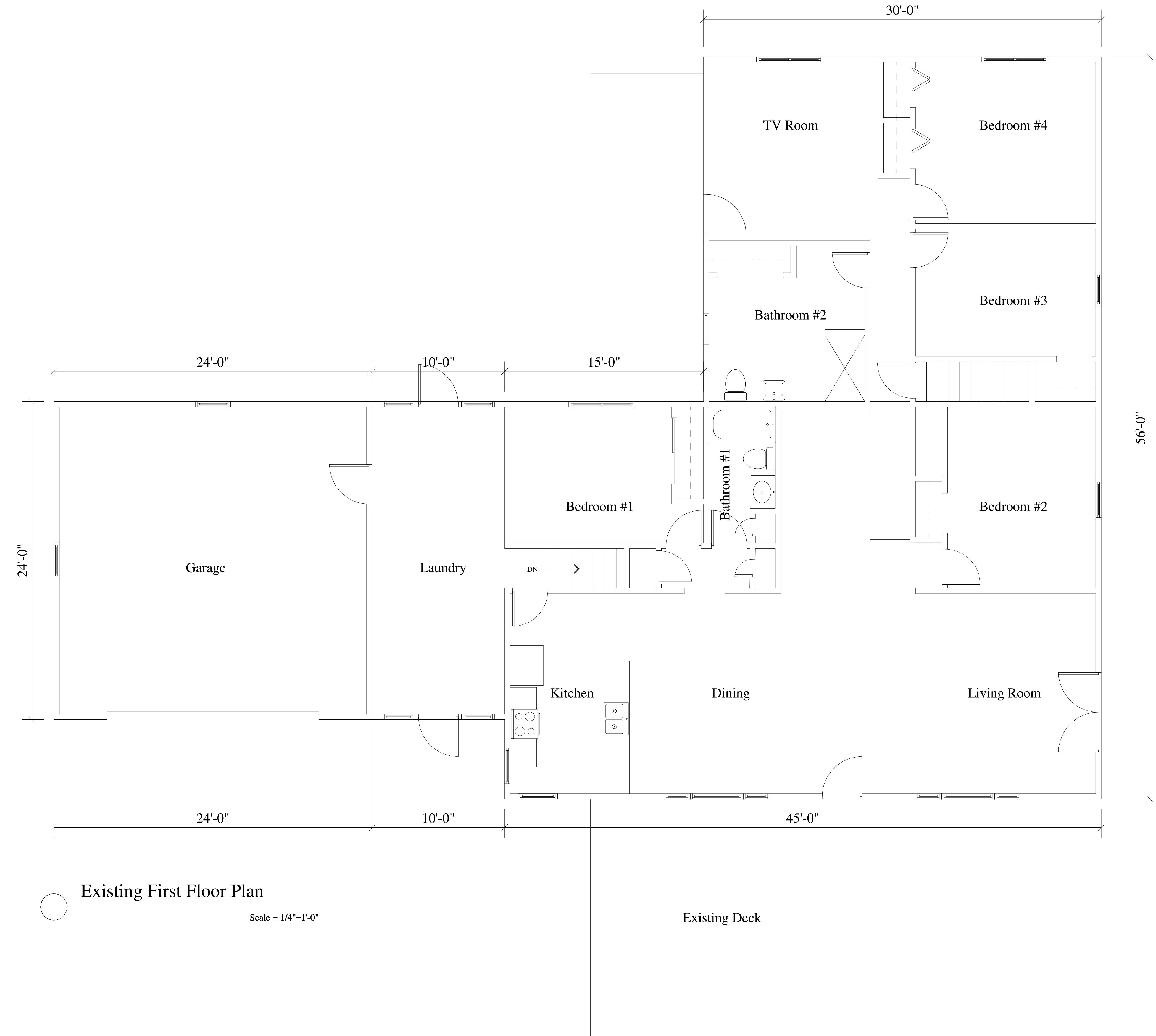


15 CONCRETE WASHOUT BOX DETAIL
C501

REVISION DATE:

119 SOUTH MAIN STREET
COTTAGE GROVE, WI 53527 (608) 839-4422

MARS-EQ
valerie.craig@community



Concepts
In
Architecture, LLC

Proposed for: Fredric A DeVillers
Address: 5210 Siggelkow Road
Madison, WI 53718
608-220-6129

Project: 5210 Siggelkow Road
Address: City of Madison, WI
Sheet Title: First Floor Plan

Date: 07-16-2019
Scale: As Noted
Job #: 05-01

SHEET
A1

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Project: 5210 Siggelkow Road
Address: City of Madison, WI
Sheet Title: New First Floor Plan

Date: 07-16-2019
Scale: As Noted
Job #: 05-01

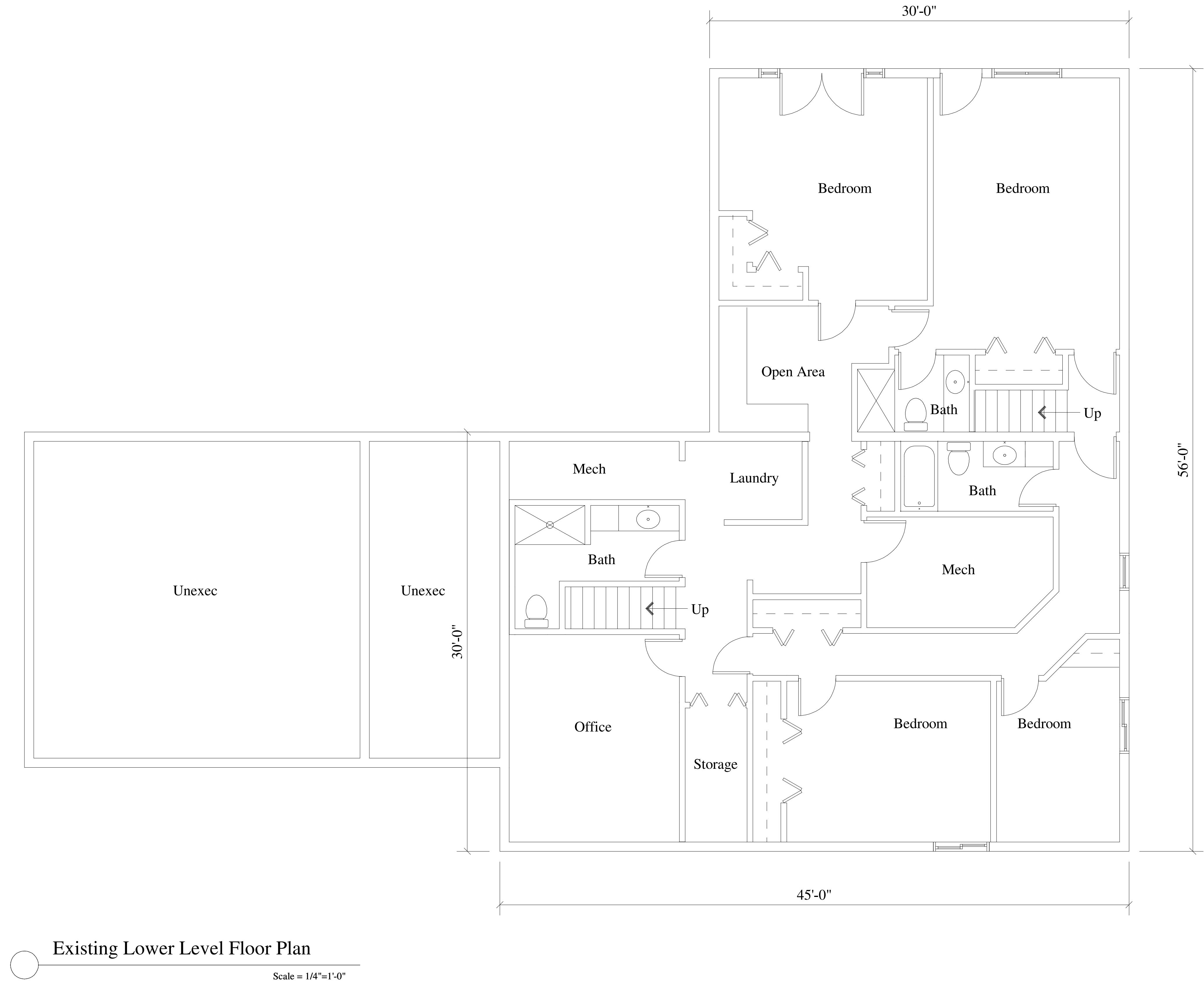
SHEET
A2

Proposed for: Fredric A DeVillers

Address: 5210 Siggelkow Road
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Project: 5210 Siggelkow Road
Address: City of Madison, WI

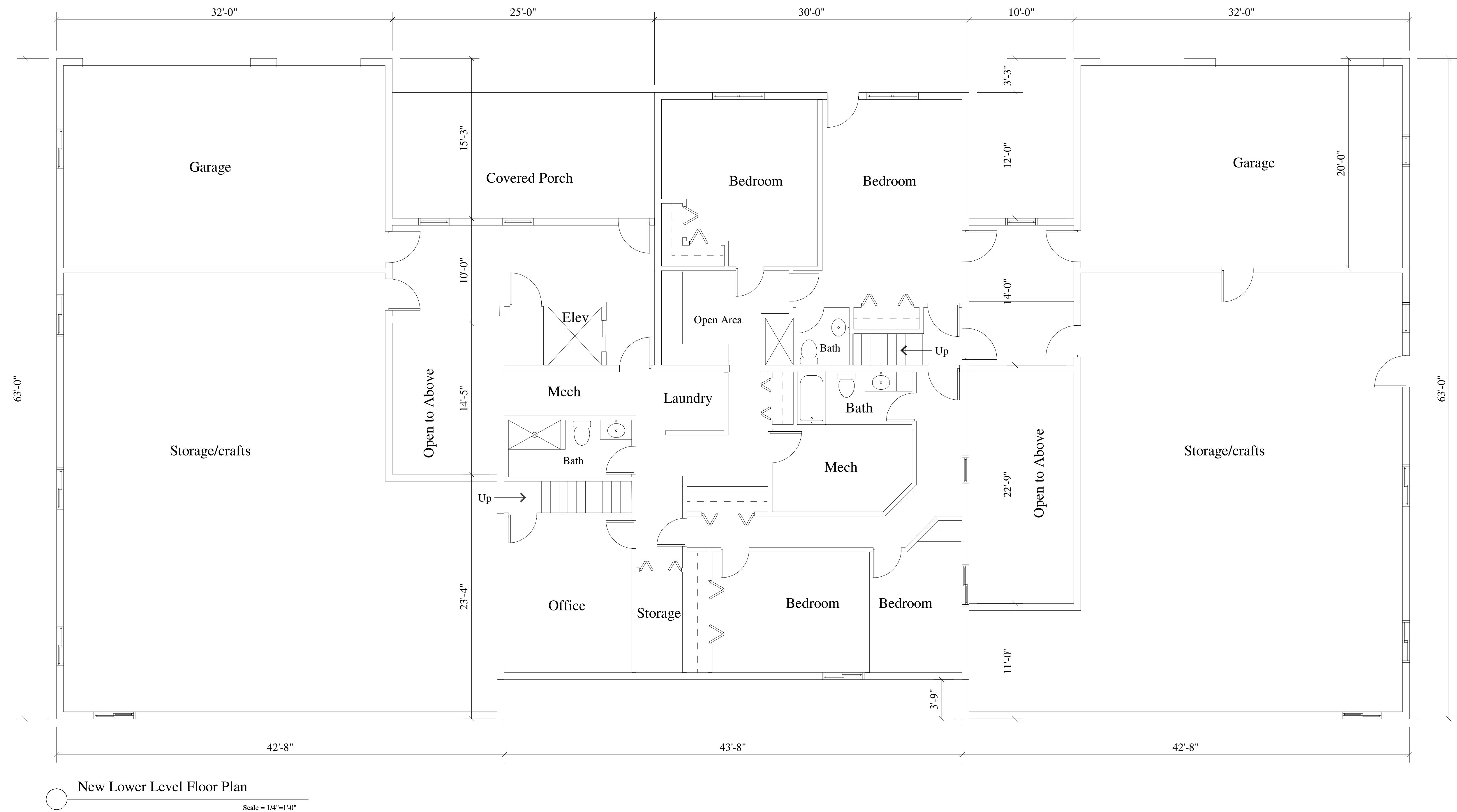
Sheet Title: Existing Lower Level Plan

Date: 07-16-2019
Scale: As Noted
Job #: 05-01

SHEET
A3

Proposed for: Fredric A DeVillers
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Project: 5210 Siggelkow Road
Address: City of Madison, WI

Sheet Title: New Lower Level Plan

Proposed for: **Frederic A DeVillers**
Address: 5210 Siggelkow Road
Madison, WI 53718
608 220 6120

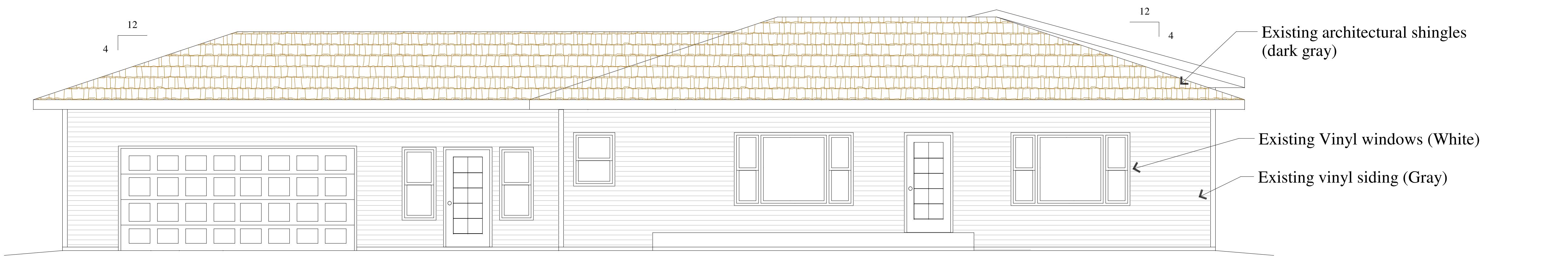
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196
ciallc@hotmail.com

Date: 07-16-2019

cale: As Noted

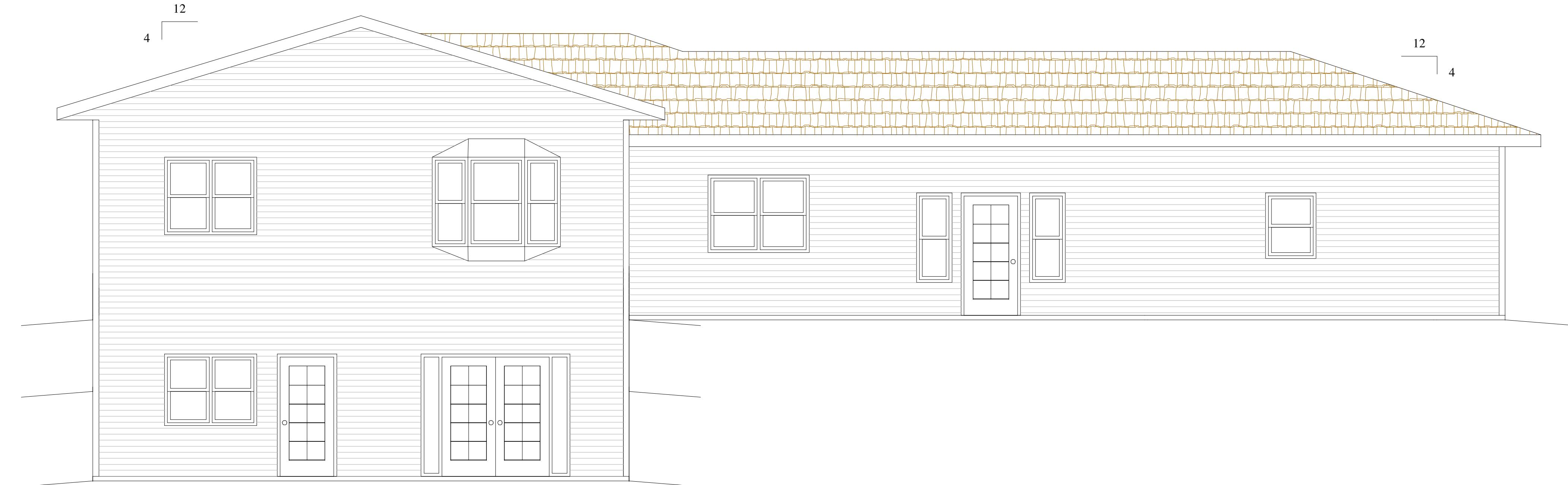
ob #: 05-0

SHEET
A4



Existing Front Elevation

Scale = 3/16"=1'-0"



Existing Rear Elevation

Scale = 3/16"=1'-0"

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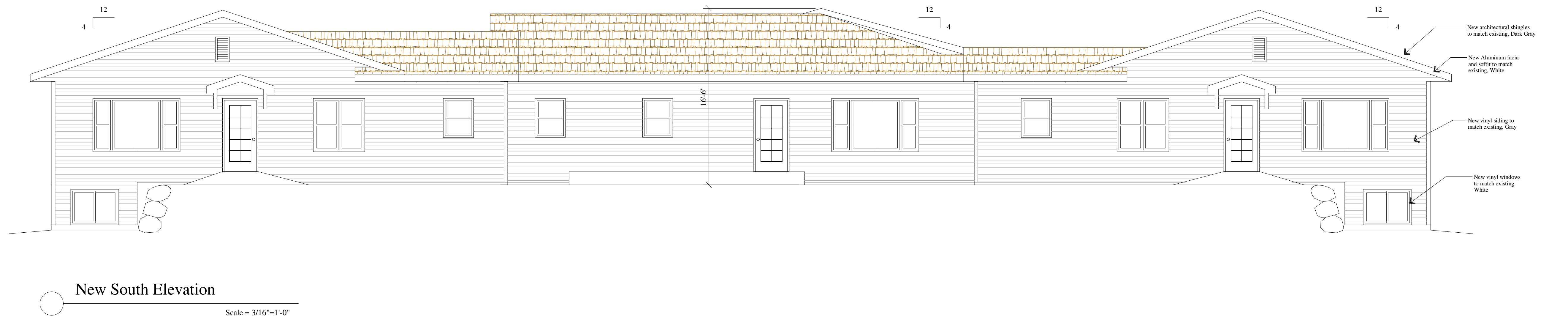
Proposed for: Fredric A DeVillers
Address: 5210 Siggelkow Road
Madison, WI 53718
608-220-6129

Project: 5210 Siggelkow Road
Address: City of Madison, WI
Sheet Title: Existing Elevations

Date: 07-16-2019
Scale: As Noted
Job #: 05-01

SHEET
A5

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Proposed for: Fredric A DeVillers

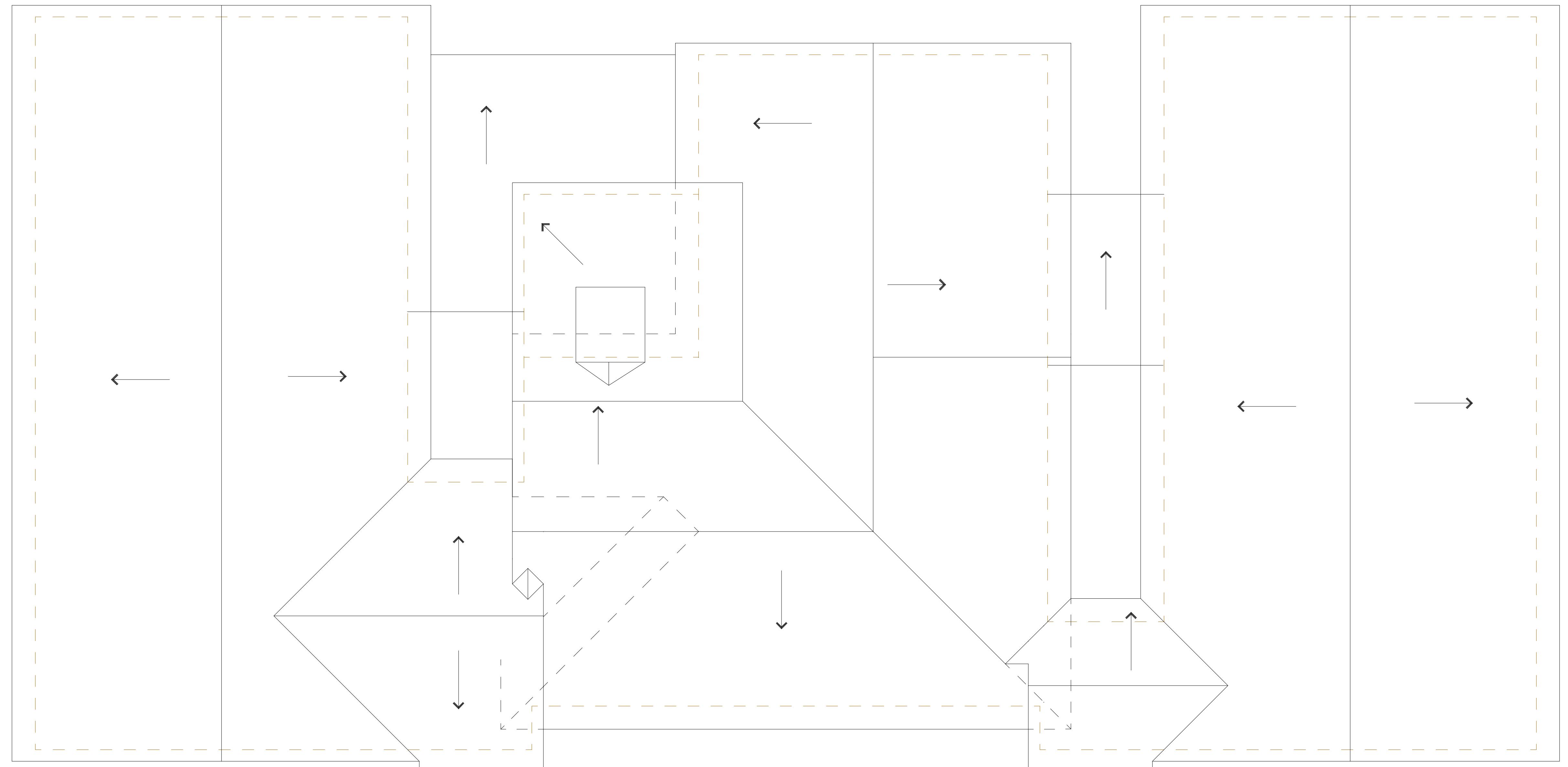
Address: 5210 Siggelkow Road
Madison, WI 53718
608-220-6129

Project: 5210 Siggelkow Road
Address: City of Madison, WI

Sheet Title: New Elevations
Date: 07-16-2019
Scale: As Noted
Job #: 05-01

SHEET

A6



New Roof Plan

Scale = 3/16"=1'-0"

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Proposed for: Fredric A DeVillers
Address: 5210 Siggelkow Road
Madison, WI 53718
608-220-6129

Project: 5210 Siggelkow Road
Address: City of Madison, WI
Sheet Title: New Roof Plan

Date: 07-11-2019
Scale: As Noted
Job #: 05-01

SHEET
A7

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Community Living Arrangement CBRF

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Contact: Fredric DeVillers

Architect

Concepts in Architecture, LLC
W125 Amidon Road
Brooklyn, WI 53521
(608)698-3196
Contact: Jeff Groenier

Civil Engineer

MARS - EOR
119 South Main Street
Cottage Grove, WI 53527
(608)839-4422

Location Plan



Scale = None

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND
OPERATORS OF TRANSMISSION FACILITIES AT
LEAST THREE WORKING DAYS BEFORE YOU DIG.



Sheet Index

CS - Cover Sheet

- C110 - Existing Site Plan
- C120 - New Site Plan
- C130 - New Grading Plan
- C140 - New Utility Plan
- C510 - Details
- C520 - Details

L-1.0 - New Landscape Plan

- A1 - Existing First Floor Plan
- A2 - New First Floor Plan
- A3 - Existing Lower Level Plan
- A4 - New Lower Level Plan
- A5 - Existing Elevations
- A6 - New Elevations
- A7 - New Roof Plan

General Notes

1. Contractor to verify all dimensions.
2. Contractor shall obtain all permits needed for construction.
3. Contractor to verify location of telephone service and requirements of telephone company.
4. Plumbing contractor to verify all existing sanitary sewer and water mains. Coordinate connections with municipality.
5. HVAC contractor verify location and depth of gas main and coordinate with gas company.
6. Electrical contractor shall verify location and size of service. Coordinate with electric company.
7. Property lines and building setbacks to be located by a Registered Land Surveyor.
8. Call Diggers hot-line before digging
9. Contractor to verify smoke detection/fire detection system with electrical contractor prior to installation
10. HVAC, Plumbing, and Electrical Contractors to design, obtain state approved plans prior to installation.
11. Truss supplier to submit plans to state after approval by Architect and Owner.
12. Building to be VB construction
13. Occupancy type R2
14. Allowable building area 9,000 sf
15. Sprinklered Per NFPA 13

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C
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Proposed for: Fredric A DeVillers
Address: 5210 Sigglekow Road
Madison, WI 53718
608-220-6129

Project: 5210 Sigglekow Road
Address: City of Madison, WI
Sheet Title: Cover Sheet
Date: 07-16-2019
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SHEET
CS