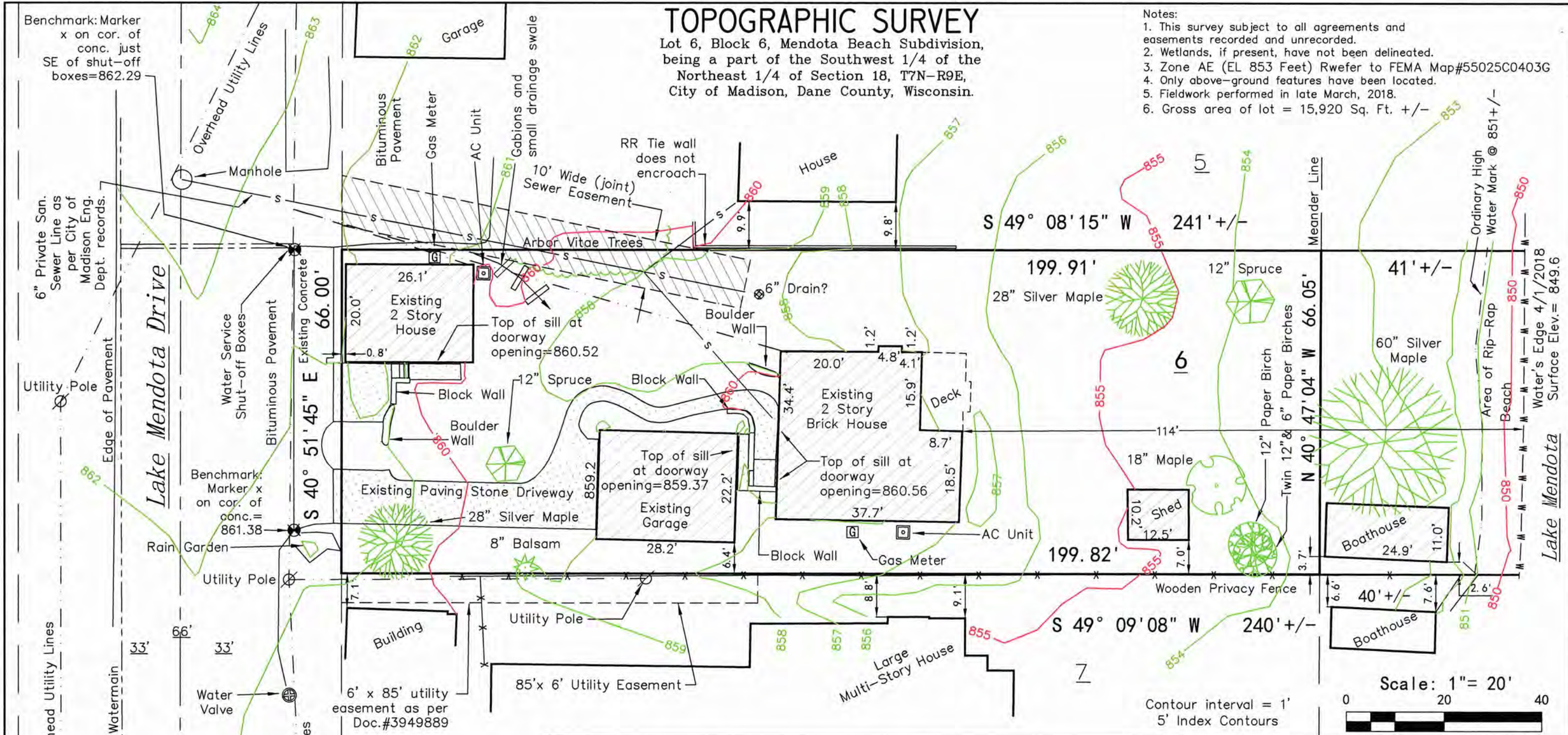


# TOPOGRAPHIC SURVEY

Lot 6, Block 6, Mendota Beach Subdivision,  
being a part of the Southwest 1/4 of the  
Northeast 1/4 of Section 18, T7N-R9E,  
City of Madison, Dane County, Wisconsin.

- Notes:
1. This survey subject to all agreements and easements recorded and unrecorded.
  2. Wetlands, if present, have not been delineated.
  3. Zone AE (EL 853 Feet) Rwefer to FEMA Map#55025C0403G
  4. Only above-ground features have been located.
  5. Fieldwork performed in late March, 2018.
  6. Gross area of lot = 15,920 Sq. Ft. +/-



**Surveyor's Certificate**  
I, Timothy G. Radl, Professional Land Surveyor S-2959, hereby certify that: I have surveyed, mapped, and monumented the lands described herein; that such map correctly represents all exterior boundaries of the land surveyed; and that this survey is correct to the best of my knowledge and belief.  
Dated this 11th day of April, 2018.

*[Signature]*  
4-11-2018  
Timothy G. Radl S-2959 Professional Land Surveyor



## RED OAK LAND SURVEYING LLC

313 WAVERLY PL. MADISON, WI 53705 - (608)233-3142 - REDOAKLS.COM

DRAWN TGR	DATE 4/4/2018	Surveyed for: Mark Fucinato 5438 Lake Mendota Dr. Madison, WI 53705
APPROVED TGR	DATE 4/11/2018	
SCALE 1"=20'	SHEET 1 of 1	PROJECT NO. 2018018

Benchmark: Marker x on cor. of conc. just SE of shut-off boxes=862.29

6" Private San. Sewer Line as per City of Madison Eng. Dept. records.

Utility Pole

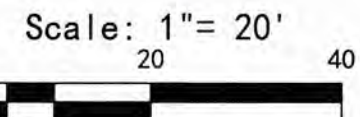
Overhead Utility Lines  
Public Watermain

Vertical Datum: NAVD88, referenced to brass capped City of Madison monument representing the center of Section 18, T7N, R9E. Published Elevation =879.15

Benchmark: Top nut of hydrant= 863.92

6' x 85' utility easement as per Doc.#3949889

North as referenced to the Southwesterly line of Lot 6, assumed to bear S 40 degrees 51' 45" E



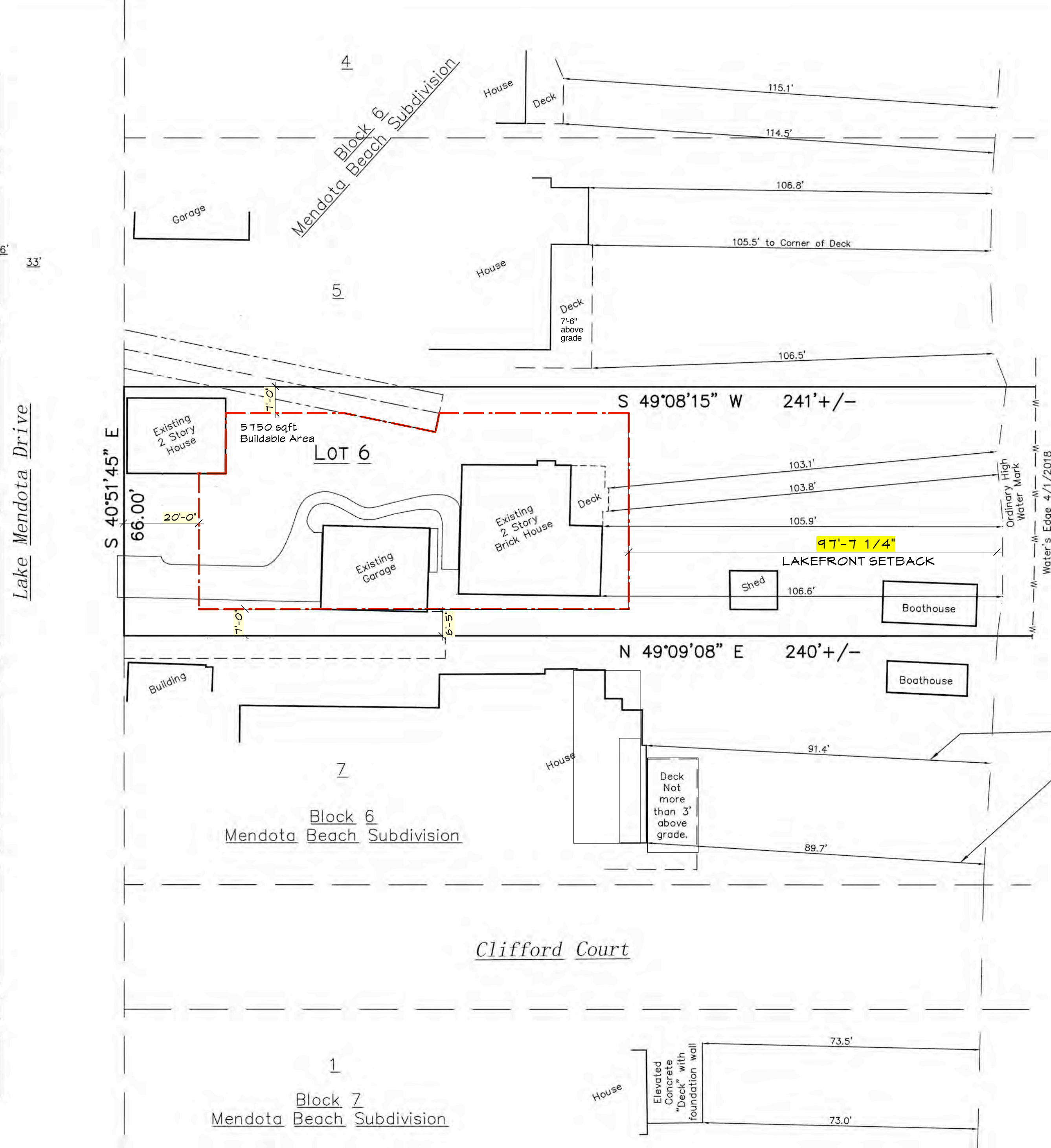


Lot 1  
Certified Survey Map #123

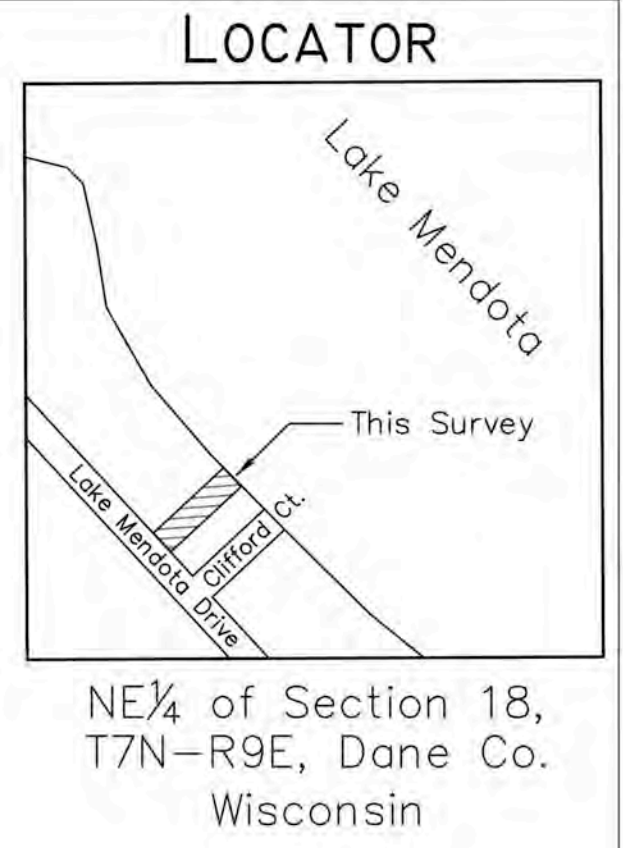
Block 8  
Mendota Beach Subdivision  
Lot 5

North as referenced to the  
Southwesterly line of Lot 6,  
assumed to bear S 40°51'45" E

SCALE: 1" = 20'



- General Notes:
- Dates of field work: April 19th, 2018.
  - This survey is subject to all existing easements and agreements both recorded and unrecorded.
  - Wetlands and/or flood zones, if present, have not been delineated.



$105.5' - 89.7' = 15.8'$  "Less than 20"  
 $105.5' + 89.7' = 195.2' / 2 = 97.6'$  Required  
 Lakefront Setback

**LAKE SETBACK MAP**

Revised: April 24th, 2018 to show these dimensions.

Surveyor's Certificate  
 I, Timothy G. Radl, Professional Land Surveyor S-2959,  
 hereby certify that: I have surveyed, mapped, and  
 monumented the lands described herein; that such map  
 correctly represents all exterior boundaries of the land  
 surveyed; and that this survey is correct to the best  
 of the my knowledge and belief.  
 Dated this 24th day of April, 2018.

Timothy G. Radl S-2959 Professional Land Surveyor

Legal Description:  
 Lot Six (6), Block Six (6), Mendota Beach Subdivision, in  
 the City of Madison, County of Dane, State of Wisconsin.  
 Address: 5438 LAKE MENDOTA DR, Madison, WI 53705

**RED OAK LAND SURVEYING LLC**

313 WAVERLY PL. MADISON, WI 53705 - (608)233-3142 - REDOAKLS.COM

DRAWN TGR	DATE 4/20/2018	SURVEYED FOR: MARK FUCINATO 5438 LAKE MENDOTA DR. MADISON, WI 53705	07/18/18
APPROVED TGR	DATE 4/20/2018		
SCALE 1"=20'	SHEET 1 of 1	PROJECT NO. 2018021	



# TOPOGRAPHIC SURVEY

Lot 6, Block 6, Mendota Beach Subdivision, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 18, T7N-R9E, City of Madison, Dane County, Wisconsin.

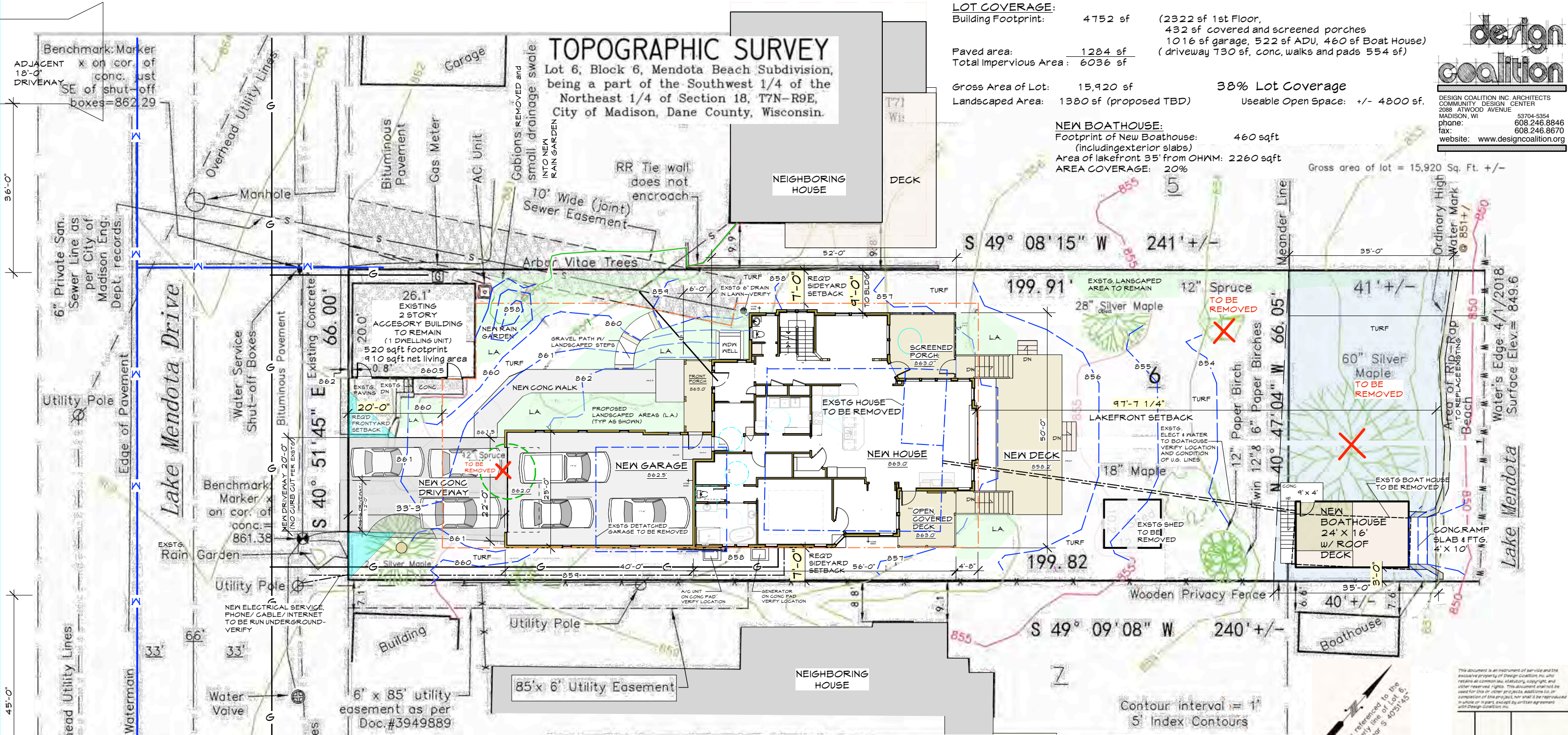
**LOT COVERAGE:**  
Building Footprint: 4752 sf (2322 sf 1st Floor, 432 sf covered and screened porches, 1016 sf garage, 522 sf ADU, 460 sf Boat House)  
Paved area: 1284 sf  
Total Impervious Area: 6036 sf

Gross Area of Lot: 15,920 sf  
Landscaped Area: 1380 sf (proposed TBD)

**38% Lot Coverage**  
Useable Open Space: +/- 4800 sf.

**NEW BOATHOUSE:**  
Footprint of New Boathouse: 460 sqft (including exterior slabs)  
Area of lakefront 35' from OHWM: 2260 sqft  
AREA COVERAGE: 20%

Gross area of lot = 15,920 Sq. Ft. +/-



Benchmark: Marker on cor. of 18'-0" DRIVEWAY conc. just SE of shut-off boxes = 862.29

6" Private San. Sewer Line as per City of Madison Eng. Dept. records.

Utility Pole

Edge of Pavement

Lake Mendota Drive

Water Service Shut-off Boxes

Bituminous Pavement

Existing Concrete

S 40° 51' 45" E 66.00'

NEW DRIVEWAY 20'-0" (NO CURB CUT PER EXISTING RECORDS)

Benchmark Marker on cor. of conc. = 861.38

NEW ELECTRICAL SERVICE PHONE/ CABLE/ INTERNET TO BE RUN UNDERGROUND-VERIFY

Utility Pole

NEW CONG DRIVEWAY

NEW GARAGE

NEW HOUSE

NEW DECK

NEW BOATHOUSE

CONG RAMP SLAB & FTG. 4' X 10'

EXSTG BOAT HOUSE TO BE REMOVED

EXSTG SHED TO BE REMOVED

EXSTG HOUSE TO BE REMOVED

EXSTG DETACHED GARAGE TO BE REMOVED

EXSTG LANSAPED AREA TO REMAIN

LAKEFRONT SETBACK

EXSTG. ELECT 4 WATER TO BOATHOUSE-VERIFY LOCATION AND CONDITION OF U.G. LINES

WOODEN PRIVACY FENCE

S 49° 09' 08" W 240' +/-

Contour interval = 1'  
5' Index Contours

0 20 40

North as referenced to the Southwesterly line of Lot 6 assumed to bear S 40° 51' 45" E

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Mark	Date	Description
	07/18/18	Plan Commission Submittal

Project Title  
**Fucinato Residence**  
5438 Lake Mendota Dr  
Madison, WI

Drawn By  
RKS

Issue Date  
07/18/18

Sheet Title  
**Site Plan**

Project ID

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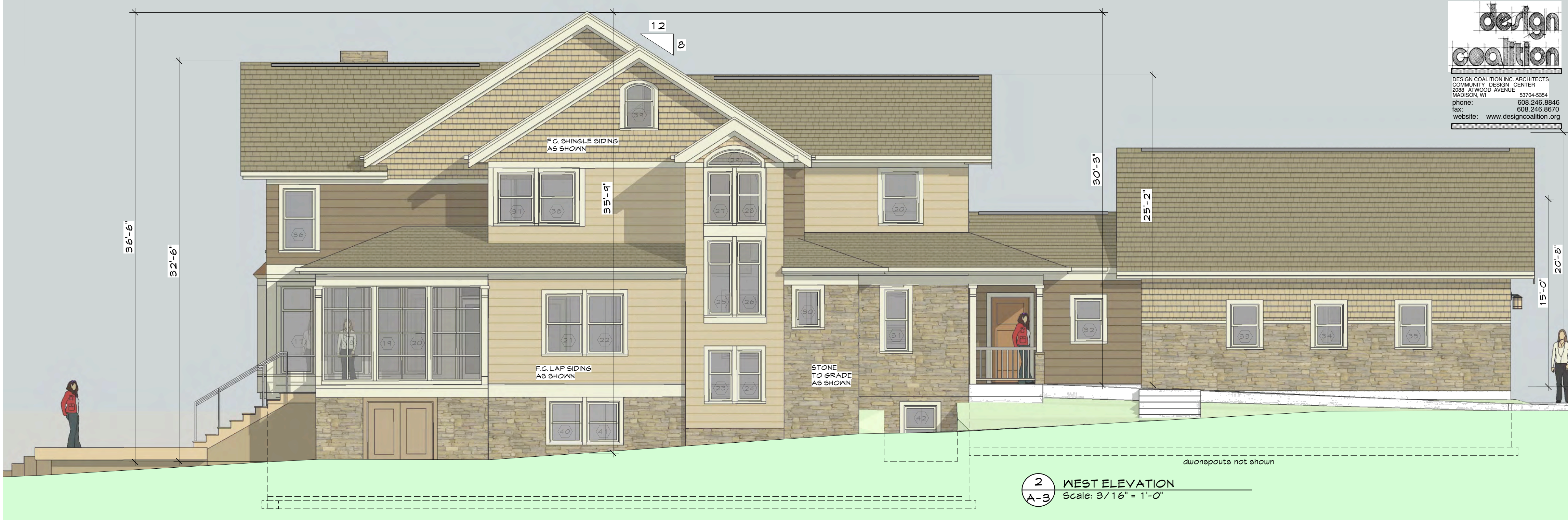


**1 SITE PLAN**  
S-1 Scale: 1" = 20 ft

NOTE:  
LOCATIONS OF UTILITIES ARE SCHEMATIC-VERIFY ACTUAL LOCATIONS







**2 WEST ELEVATION**  
 Scale: 3/16" = 1'-0"



**1 NORTH ELEVATION**  
 Scale: 3/16" = 1'-0"

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	07/18/18	Plan Commission Submittal

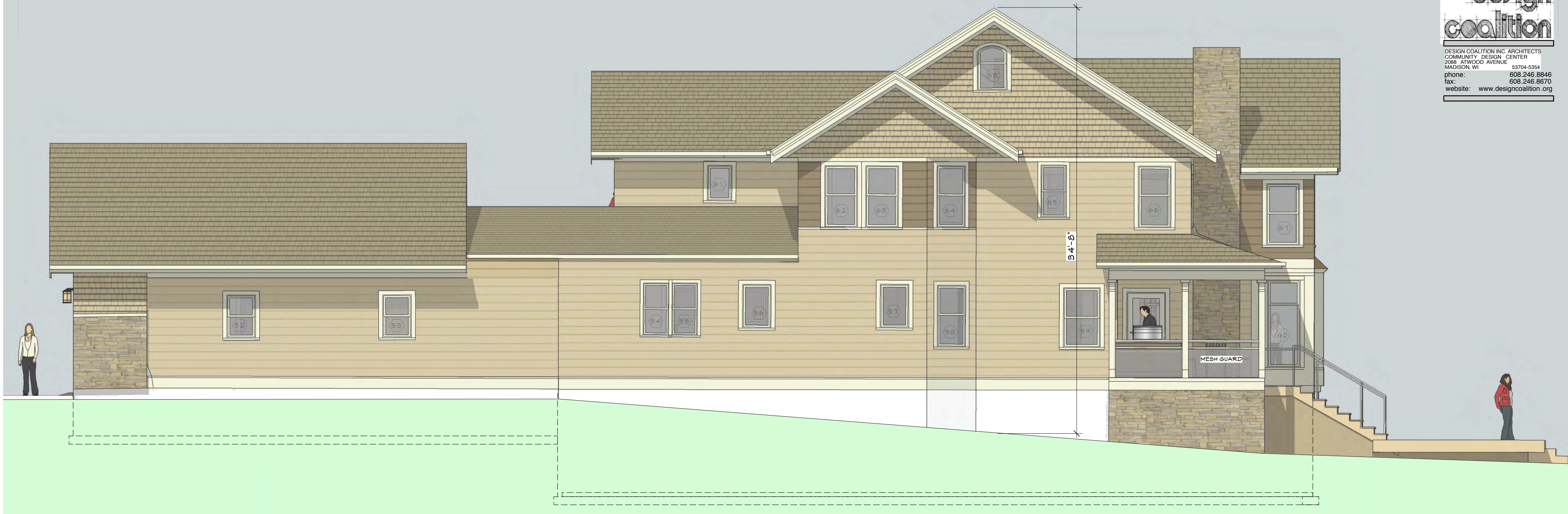
**Project Title**  
 Fucinato Residence  
 5438 Lake Mendota Dr  
 Madison, WI

Drawn By	Issue Date
RKS	07/18/18

**Sheet Title**  
 North Elevation  
 West Elevation

**Project ID**





**2 EAST ELEVATION**  
 A-4 Scale: 3/16" = 1'-0"



dwonspouts not shown

**1 SOUTH ELEVATION**  
 A-4 Scale: 3/16" = 1'-0"

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Mark	Date	Description
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Project Title  
**Fucinato Residence**  
 5433 Lake Mendota Dr  
 Madison, WI

Drawn By	Issue Date
RKS	07/18/18

Sheet Title  
**South Elevation**  
**East Elevation**

Project ID	1
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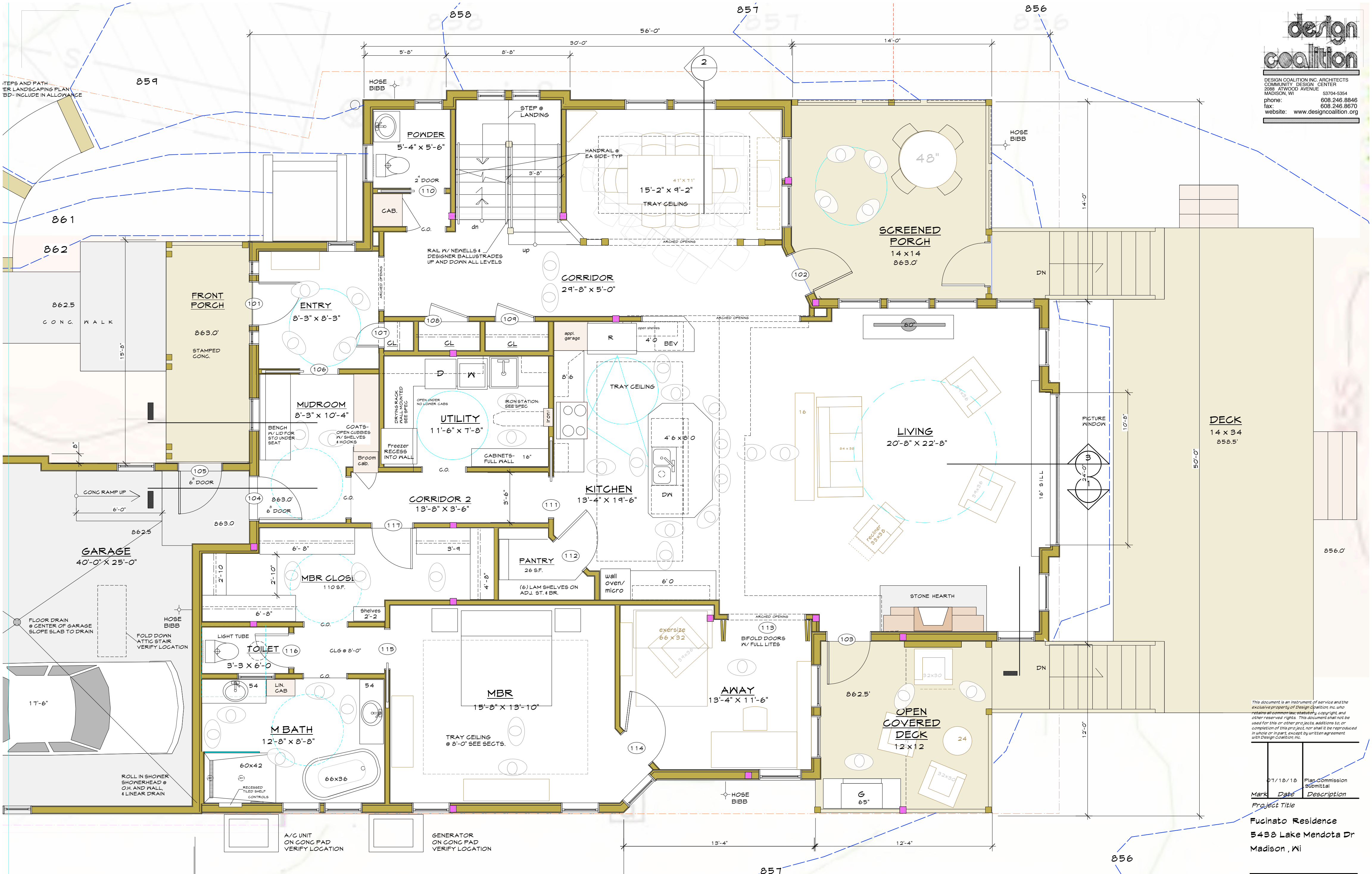
**Project Title**  
**Fucinato Residence**  
**5438 Lake Mendota Dr**  
**Madison, WI**

Drawn By	Issue Date
RKS	07/18/18

**Sheet Title**  
**Exterior Views**

Project ID





**1** FIRST FLOOR PLAN 2322 sqft  
**A-1** Scale: 1/4" = 1'-0"

**NOTE:**  
 ALL DIMENSIONS ARE TO FRAMING  
 UNLESS OTHERWISE NOTED  
 FRAME @ DOORWAYS TO PROVIDE  
 FULL WIDTH DOOR CASING (MIN)

ALL EXTERIOR DOORS ARE 3'-0" X 7'-0" UNLESS OTHERWISE NOTED  
 ALL INTERIOR DOORS ARE 2'-10" X 6'-8" UNLESS OTHERWISE NOTED

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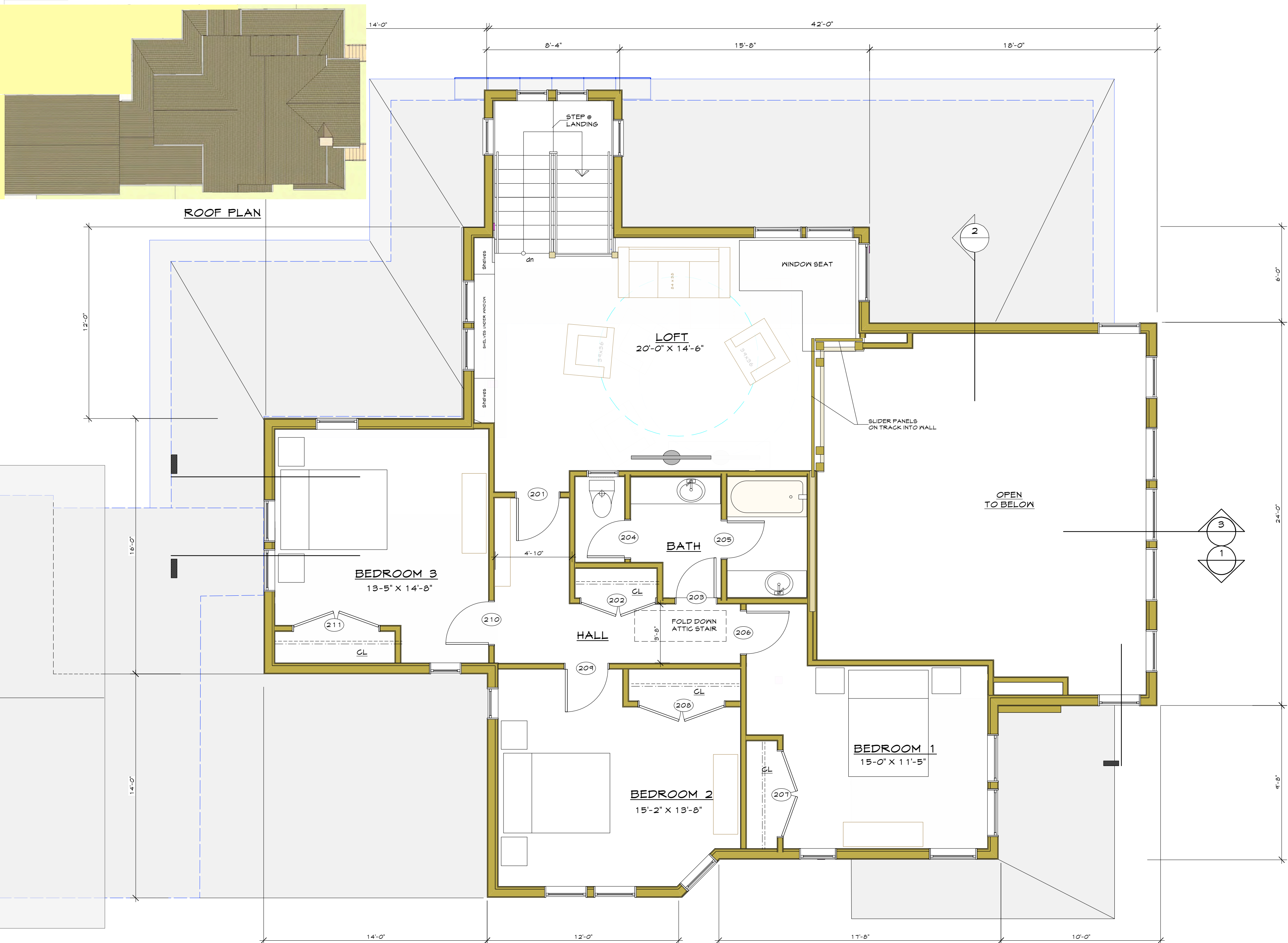
Mark	Date	Description
07/18/18	07/18/18	Plan Commission Submission

**Project Title**  
 Fucinato Residence  
 5438 Lake Mendota Dr  
 Madison, WI

**Drawn By**  
 RKS  
**Issue Date**  
 07/18/18

**Sheet Title**  
 First Floor Plan

**Project ID**



**1** SECOND FLOOR PLAN 1244 sqft  
**A-2** Scale: 1/4" = 1'-0"

NOTE:  
 ALL DIMENSIONS ARE TO FRAMING  
 UNLESS OTHERWISE NOTED  
 FRAME @ DOORWAYS TO PROVIDE  
 FULL WIDTH DOOR CASING (MIN)

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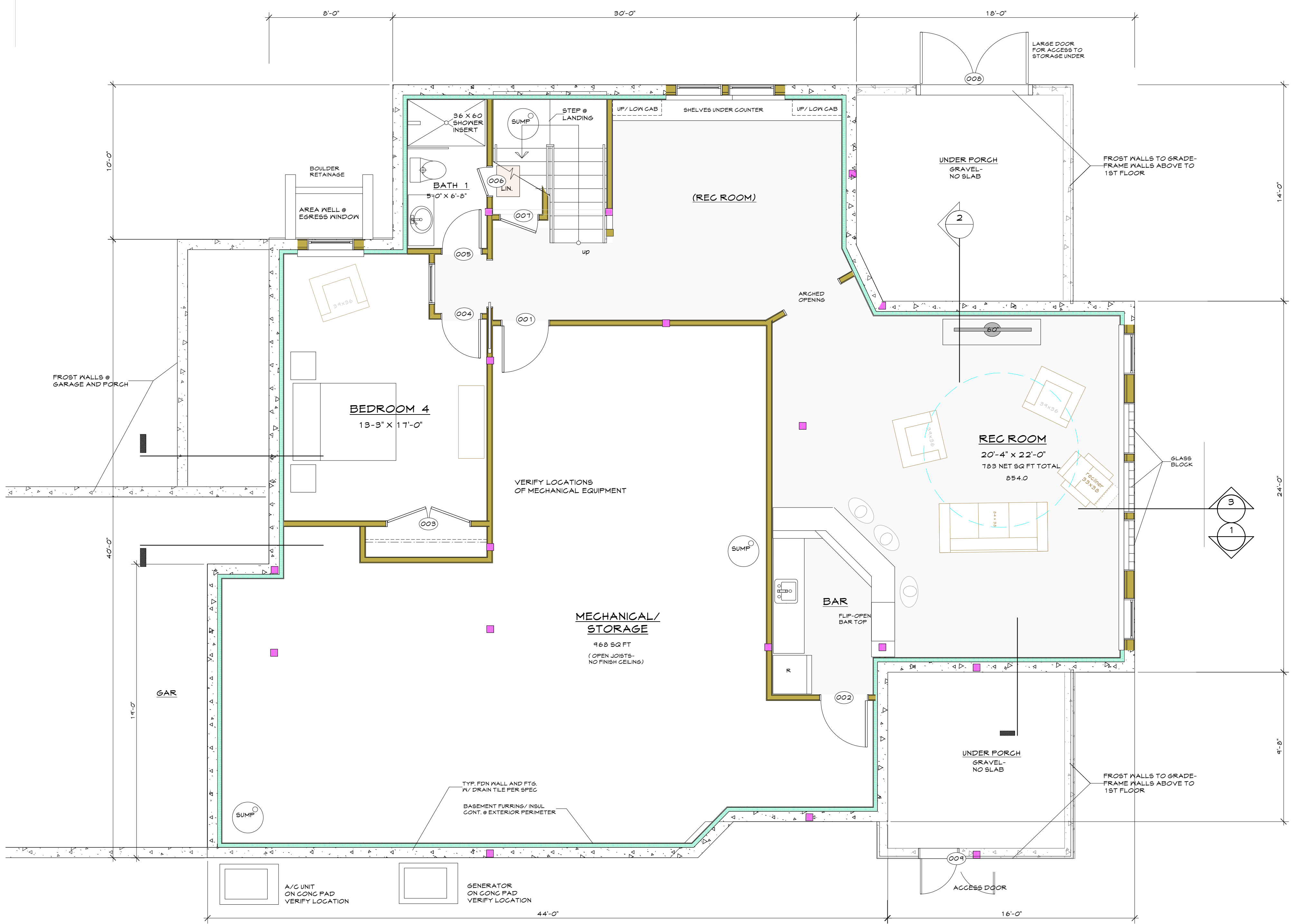
**Fucinato Residence**  
 5438 Lake Mendota Dr  
 Madison, WI

Drawn By	Issue Date
RKS	07/18/18

Sheet Title  
**Roof Framing Plan**

Project ID





LVL BEAMS AS SHOWN  
 FLUSH WITH FLOOR FRAMING

11 1/8" TJI 230 FLOOR JOISTS  
 TYP EXCEPT AS NOTED

**1 BASEMENT PLAN** 1072 sqft Net Finished Space  
 A-O Scale: 1/4" = 1'-0" incl. stairway

NOTE: FINAL ENGINEERING TO BE DETERMINED

NOTE:  
 ALL DIMENSIONS ARE TO FRAMING  
 UNLESS OTHERWISE NOTED

FRAME @ DOORWAYS TO PROVIDE  
 FULL WIDTH DOOR CASING (MIN)

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07/18/18		Plan Commission

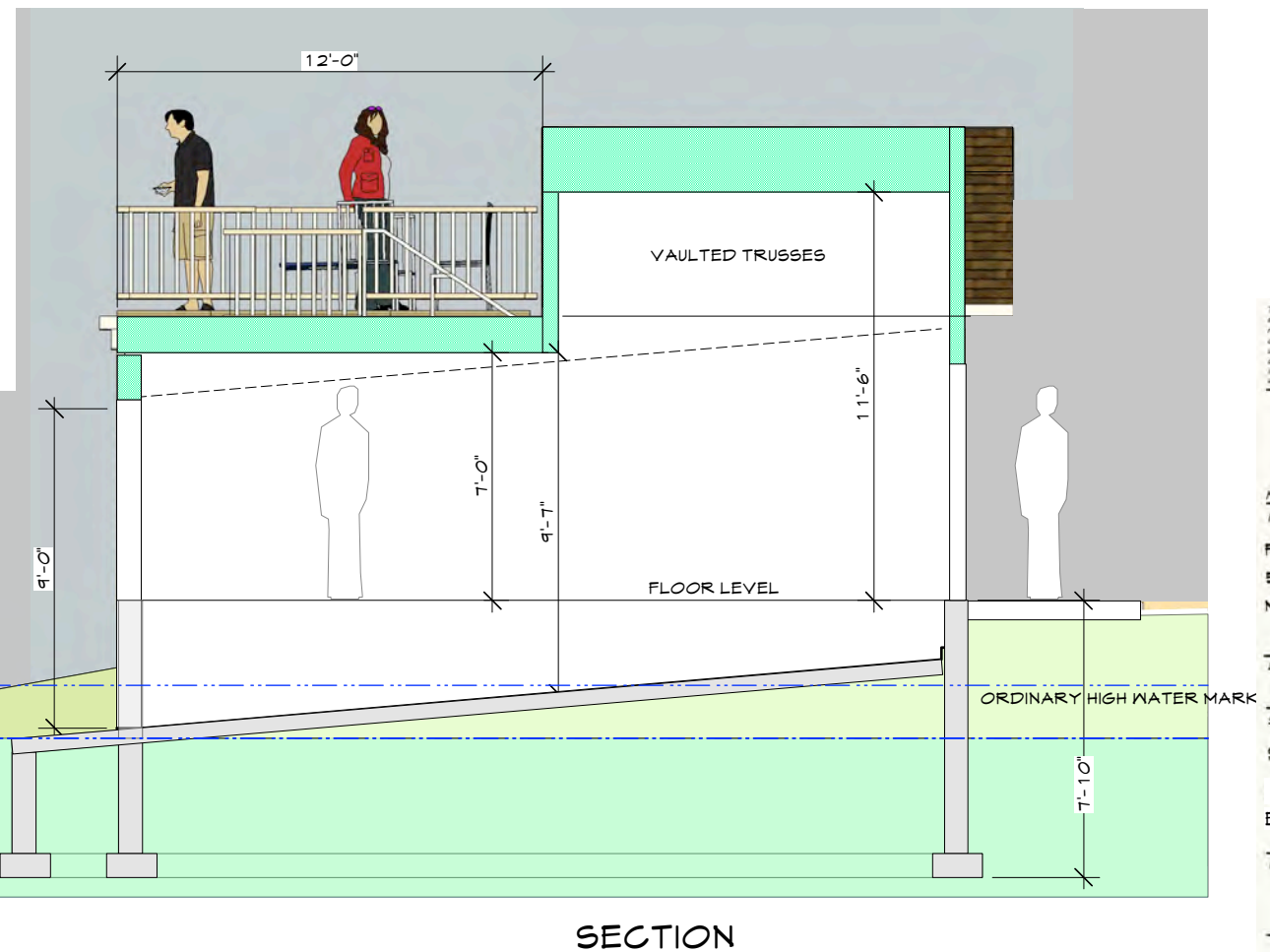
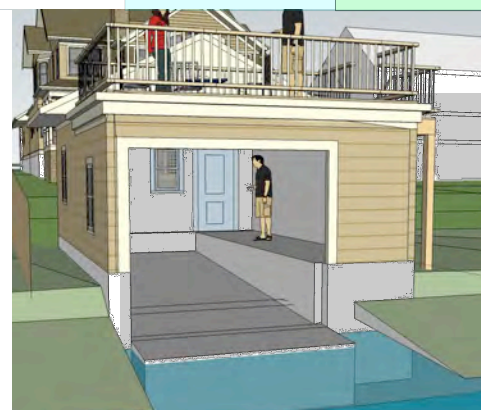
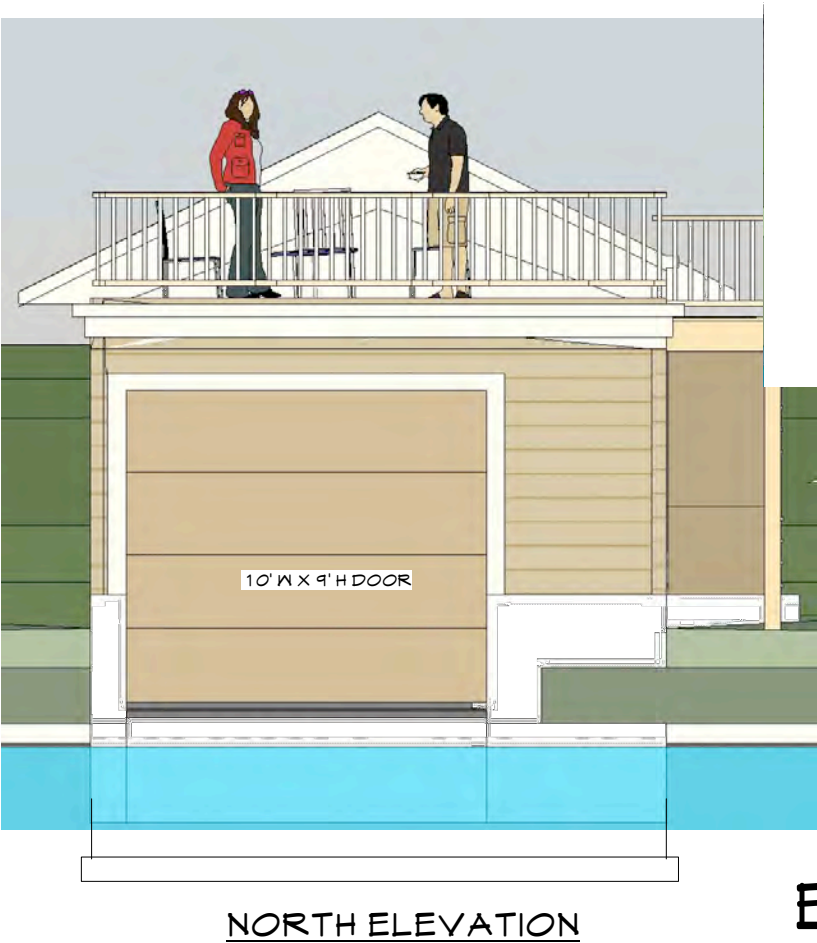
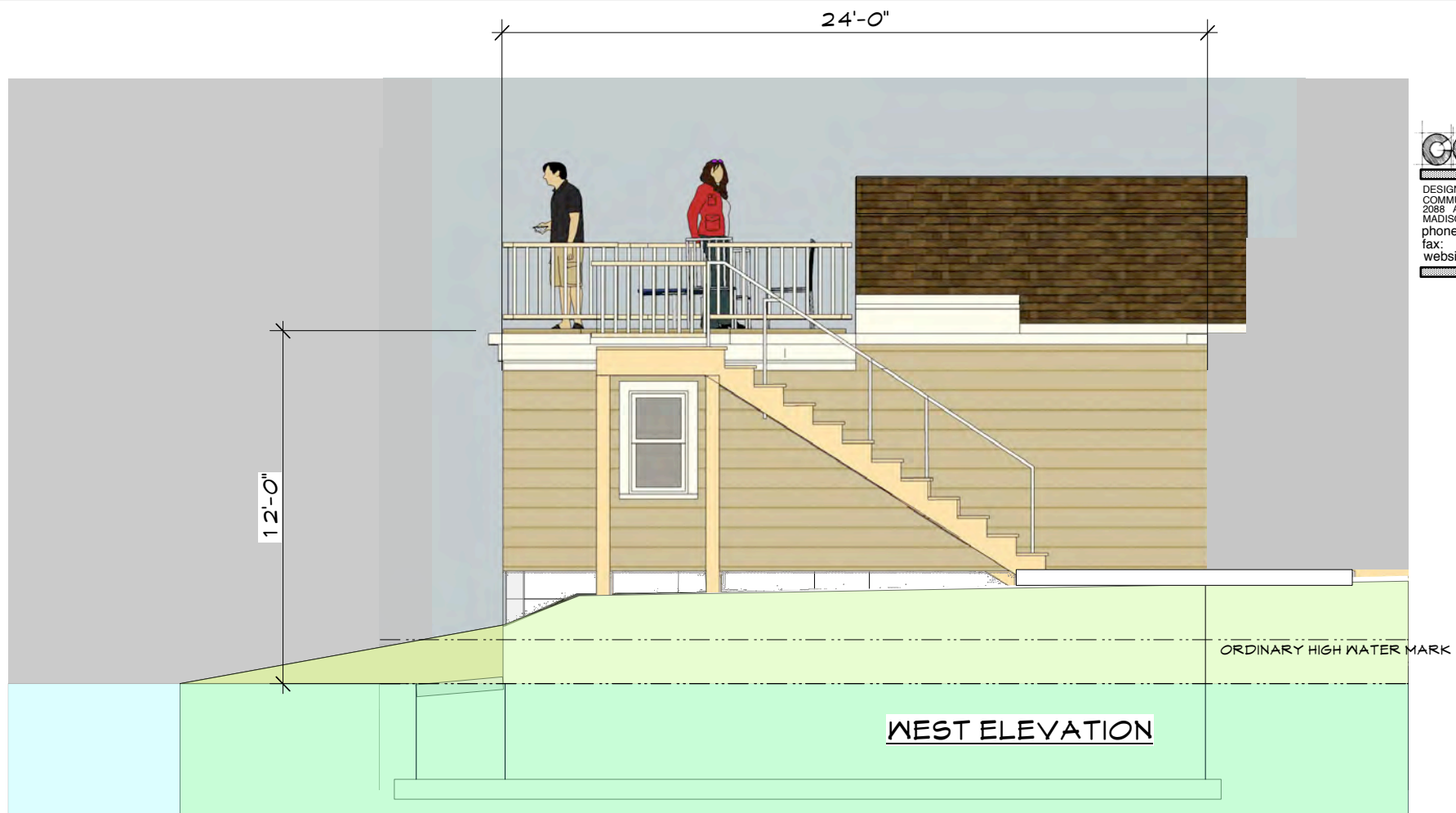
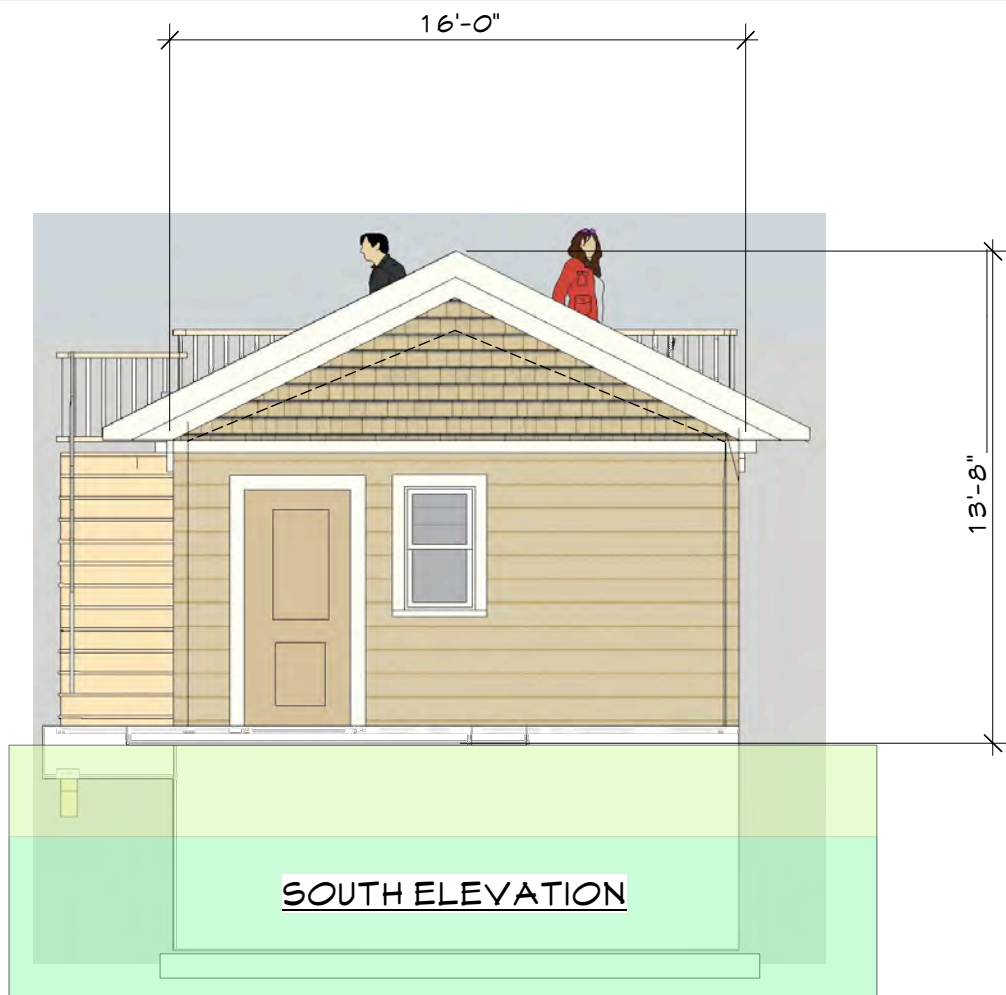
Project Title  
**Fucinato Residence**  
 5438 Lake Mendota Dr  
 Madison, WI

Drawn By	Issue Date
RKS	07/18/18

Sheet Title  
**Basement Plan**

Project ID	Drawing No





**BOAT HOUSE**  
16'-0" X 24'-0"

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**Project Title**  
Fucinato Residence  
5488 Lake Mendota Dr  
Madison, WI

Drawn By	Issue Date
RKS	07/18/18

**Sheet Title**  
Site Plan

**Boat House**

**Project ID**