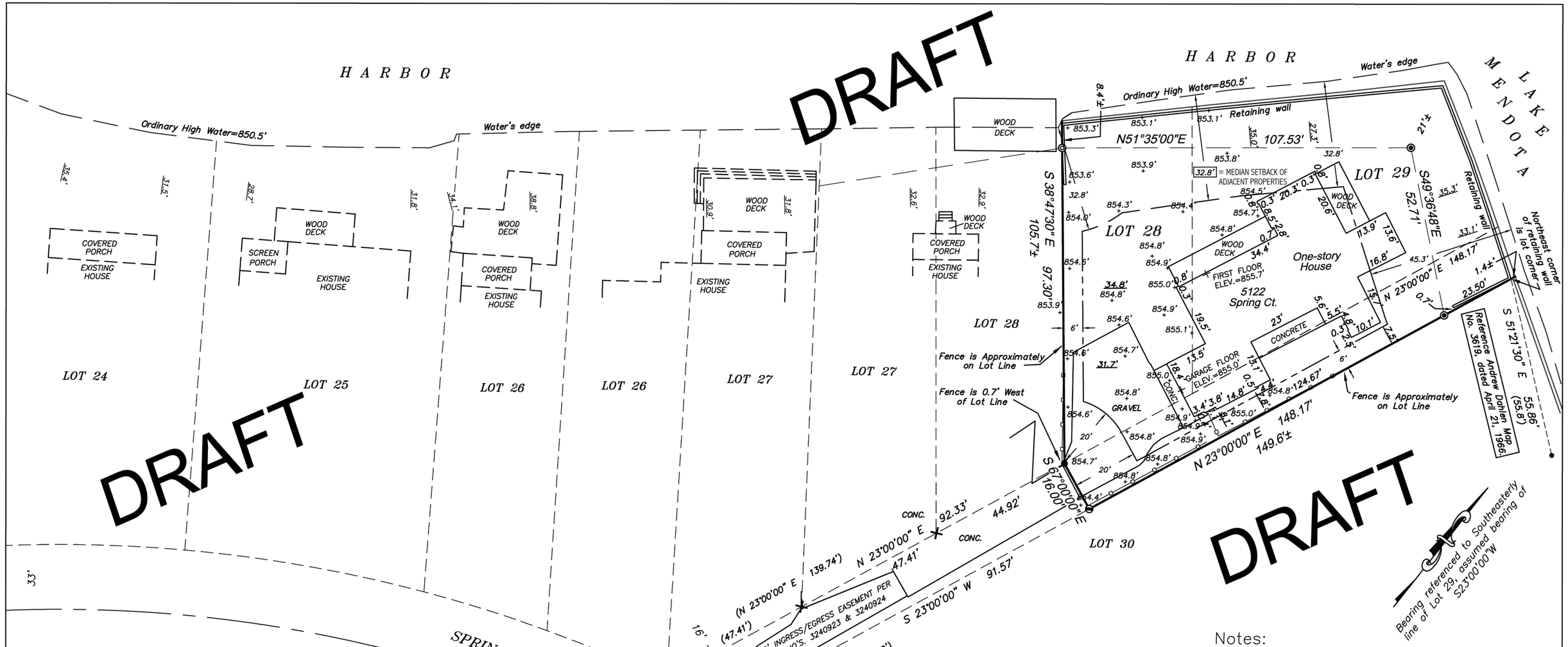
DRAFT



Description:

(Per City of Madison Assessor)

Block One Spring Harbor, NE 1/2 of Lot 28, Lot 29, Except that part described as follows: beginning at the most Southerly corner of Lot 27, said plat; thence N 23 deg E 139.74 feet; thence S 67 deg E 16 feet; thence S 23 deg W 128.58 feet to point on curve; thence along curve to the left, radius 440 feet, chord bearing S 78 deg 04 min 50 sec W 19.51 feet to point of beginning.

0 30 60

Scale: 1" = 30'

Legend:

- X = Chiseled 'x' found
- ● = Found 3/4" Iron Bar
- ◉ = Found 1" Iron Pipe
- ◎ = Found 1" Pinch Top Pipe
- ◓ = Found 3/4" Iron Pipe
- ( ) = Recorded as data
- 88.80 XXX.X' = Spot Elevations
- = Existing Elevations
- = Wood Fence
- = Ordinary High Water and Waters Edge
- = Building Setback Line

SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

_____

Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531.

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present, have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Date of survey: June 13, 2022.

Lakefront Yard Setback of 45.3' determined by calculating 30% of lot depth.

Harbor Yard Setback of 32.8' determined by averaging the setbacks of the 5 Houses to the Southwest.

BIRRENKOTT SURVEYING
LAND SURVEYING & PERC TESTING
BIRRENKOTTSURVEYING.COM
P.O. BOX 237
1677 N. BRISTOL ST.
SUN PRAIRIE, WIS. 53590
(608) 837-7463
FAX (608) 837-1081

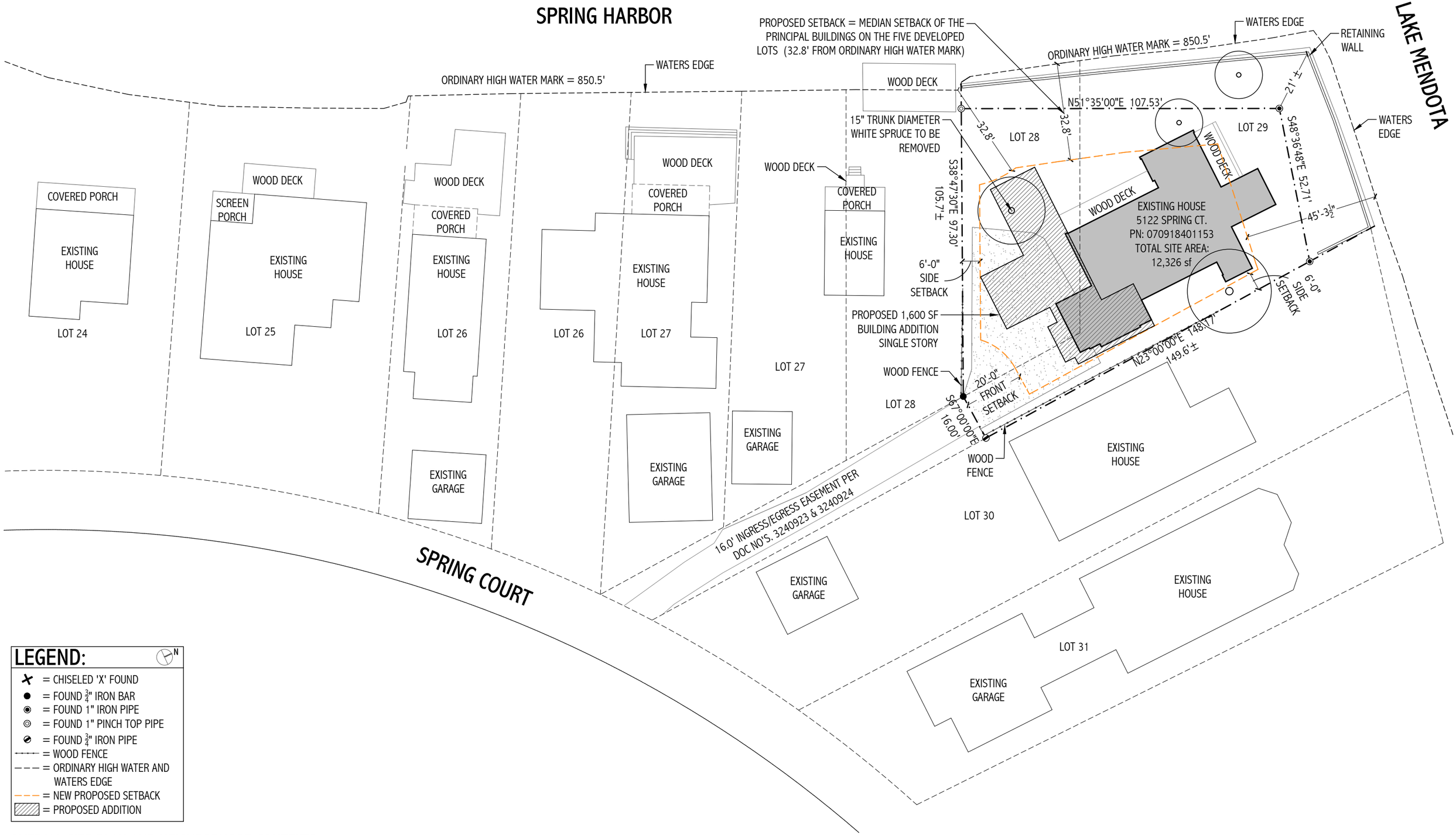
PLAT OF SURVEY

July 6, 2022

SURVEYED BY T.A.S.
DRAWN BY B.E.R.
CHECKED BY C.K.C.
APPRV'D BY D.V.B.

PREPARED FOR:
LISA ANDREWS
5122 SPRING CT
MADISON, WI 53705
608-628-8730

JOB NO. 220342
SHEET 1 OF 1
FB



LEGEND:

- = CHISELED 'X' FOUND
- = FOUND ¾" IRON BAR
- = FOUND 1" IRON PIPE
- = FOUND 1" PINCH TOP PIPE
- = FOUND ¾" IRON PIPE
- = WOOD FENCE
- = ORDINARY HIGH WATER AND WATERS EDGE
- = NEW PROPOSED SETBACK
- = PROPOSED ADDITION

OVERALL SITE PLAN AND NEIGHBORHOOD CONTEXTS

1" = 30'-0"

SPRING HARBOR

LAKE MENDOTA

WATERS EDGE

RETAINING WALL

ORDINARY HIGH WATER MARK = 850.5'

WOOD DECK

EXISTING TREES TO REMAIN

N51°35'00"E 107.53'

LOT 28

LOT 29

32.8' SETBACK

33'-6"

32.8' SETBACK

PROPOSED MEDIAN SETBACK OF THE PRINCIPAL BUILDINGS ON THE FIVE DEVELOPED LOTS (32.8' FROM ORDINARY HIGH WATER MARK)

WOOD DECK

15" TRUNK DIAMETER WHITE SPRUCE TO BE REMOVED

9'-8"

COVERED PORCH

EXISTING HOUSE

EXISTING BUSHES TO REMAIN

WOOD DECK

WOOD DECK

EXISTING HOUSE
5122 SPRING CT.
PN: 070918401153
TOTAL SITE AREA: 12,326 sf

45.3' SETBACK

S48°36'48"E 52.71'

6'-0" SIDE SETBACK

6'-2"

PROPOSED 1,600 SF BUILDING ADDITION SINGLE STORY

S38°47'30"E 97.30'
105.7'±

14'-10"

EXISTING TREE TO REMAIN

N23°00'00"E 148.17'
149.6'±

6'-9"

6'-0" SIDE SETBACK

LOT 27

LOT 28

EXISTING WOOD FENCE

7'-0"

20'-0" FRONT SETBACK

35'-10"

(17) EXISTING TREES & BUSHES TO REMAIN

S67°00'00"E
16.00'

EXISTING WOOD FENCE

16.0' INGRESS/EGRESS EASEMENT PER DOC NO'S. 3240923 & 3240924

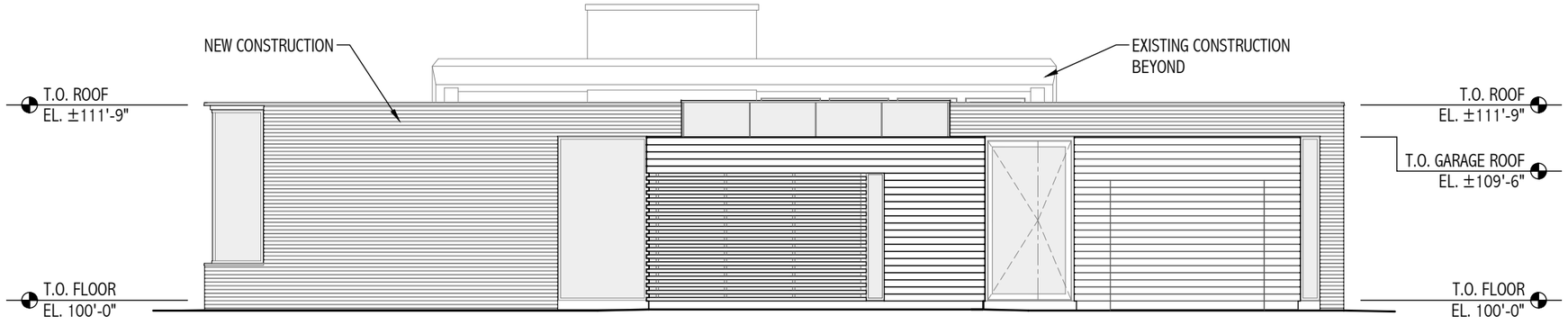
EXISTING HOUSE

LEGEND:

- = CHISELED 'X' FOUND
- = FOUND ¾" IRON BAR
- = FOUND 1" IRON PIPE
- = FOUND 1" PINCH TOP PIPE
- = FOUND ¾" IRON PIPE
- = WOOD FENCE
- = ORDINARY HIGH WATER AND WATERS EDGE
- = NEW PROPOSED SETBACK
- = PROPOSED ADDITION

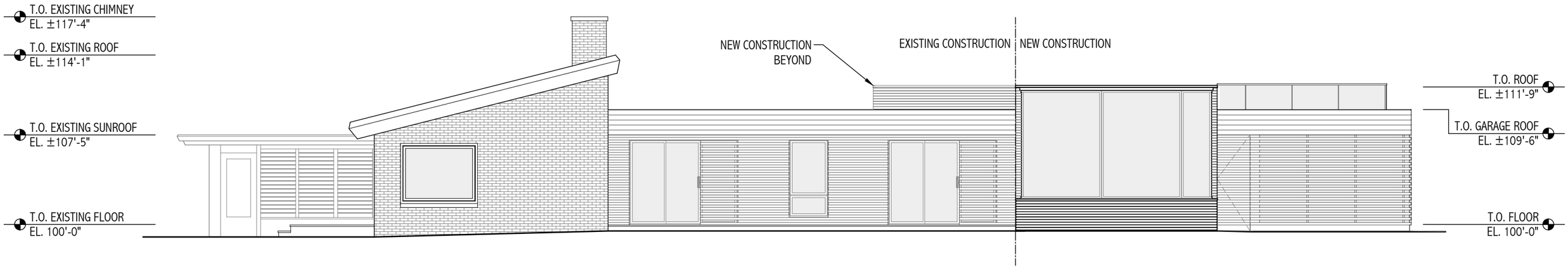
SITE PLAN PROPOSED ADDITION

1/16" = 1'-0"



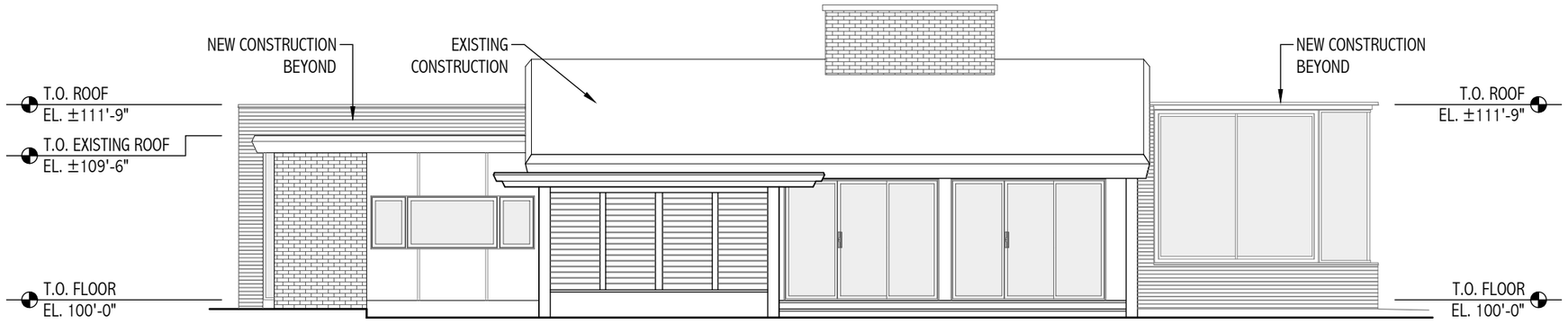
1 **ELEVATION I SOUTH**

$\frac{1}{8}$"=1'-0"



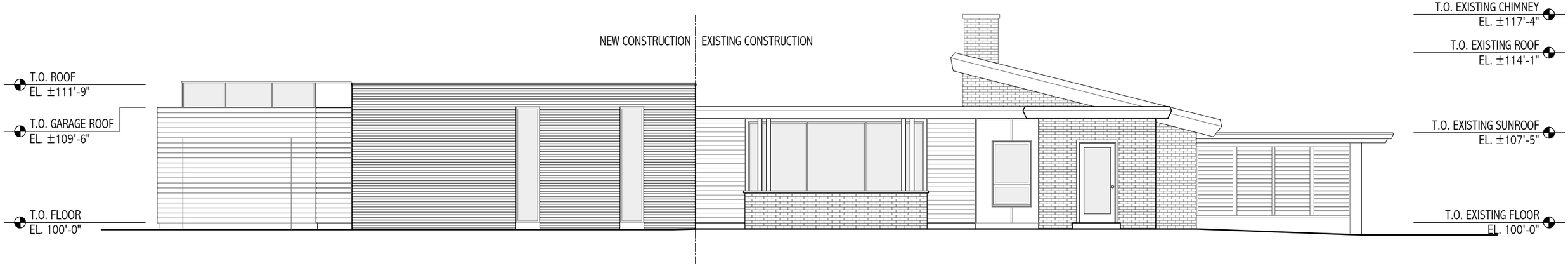
2 **ELEVATION I WEST**

$\frac{1}{8}$"=1'-0"



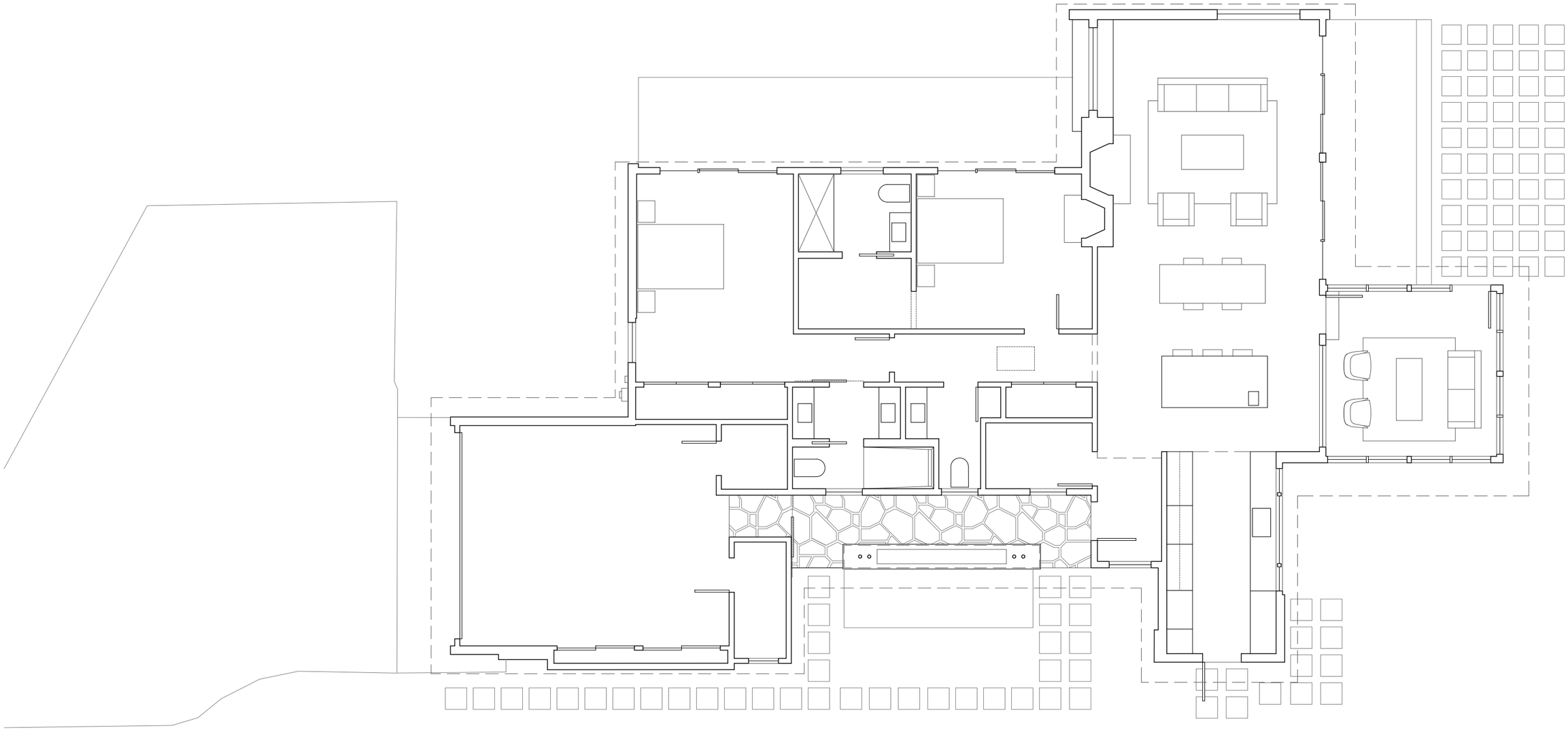
1 **ELEVATION I NORTH**

$\frac{1}{8}$"=1'-0"



2 **ELEVATION I EAST**

$\frac{1}{8}$"=1'-0"



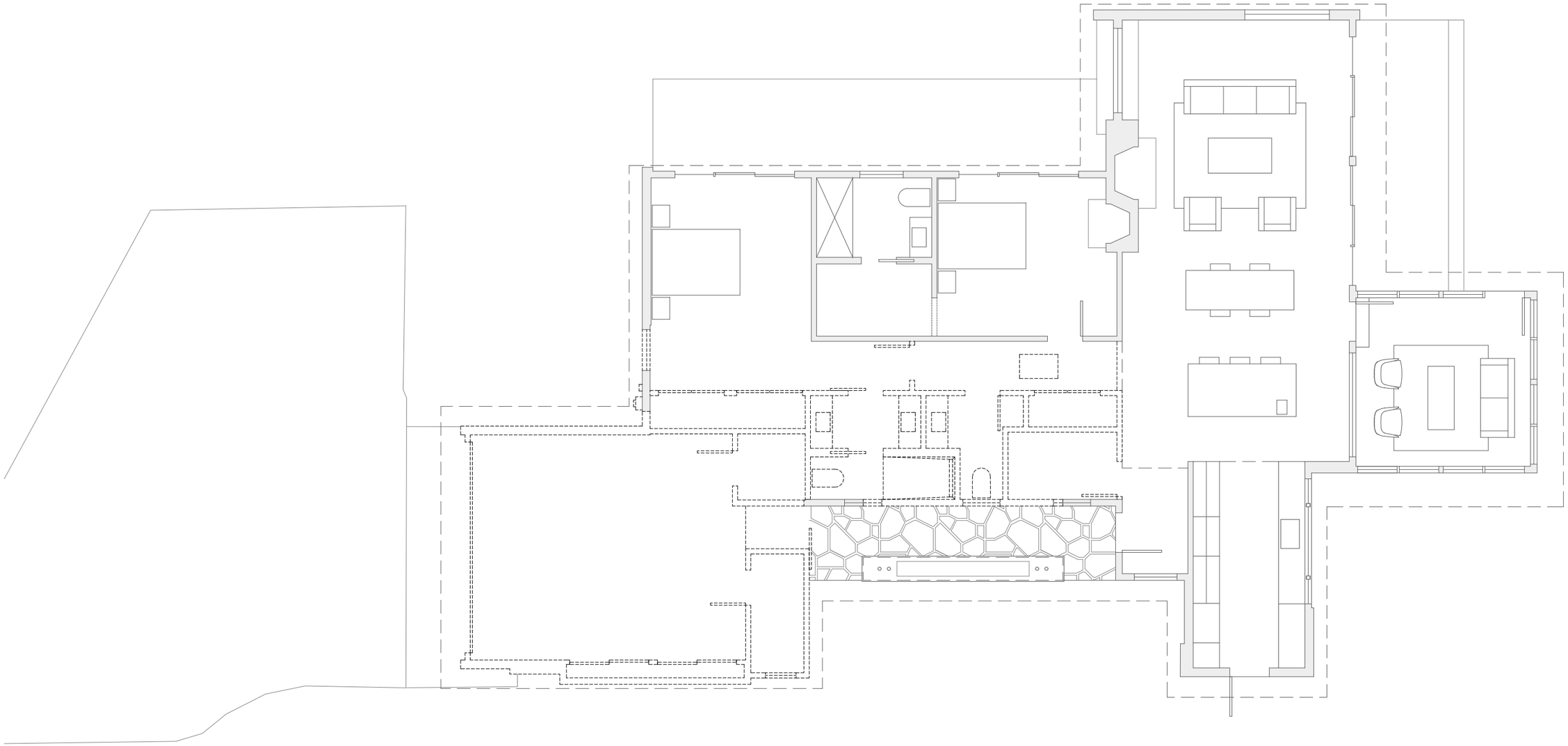
FLOOR PLAN : EXISTING RESIDENCE

N 1/8"=1'-0"

GENERAL NOTES:

- EXTERIOR DIMENSIONS ARE TO EDGE OF STUDS, U.N.O.
- INTERIOR DIMENSIONS ARE TO EDGE OF STUDS, U.N.O.

- EXISTING CONSTRUCTION TO BE REMOVED: ----------



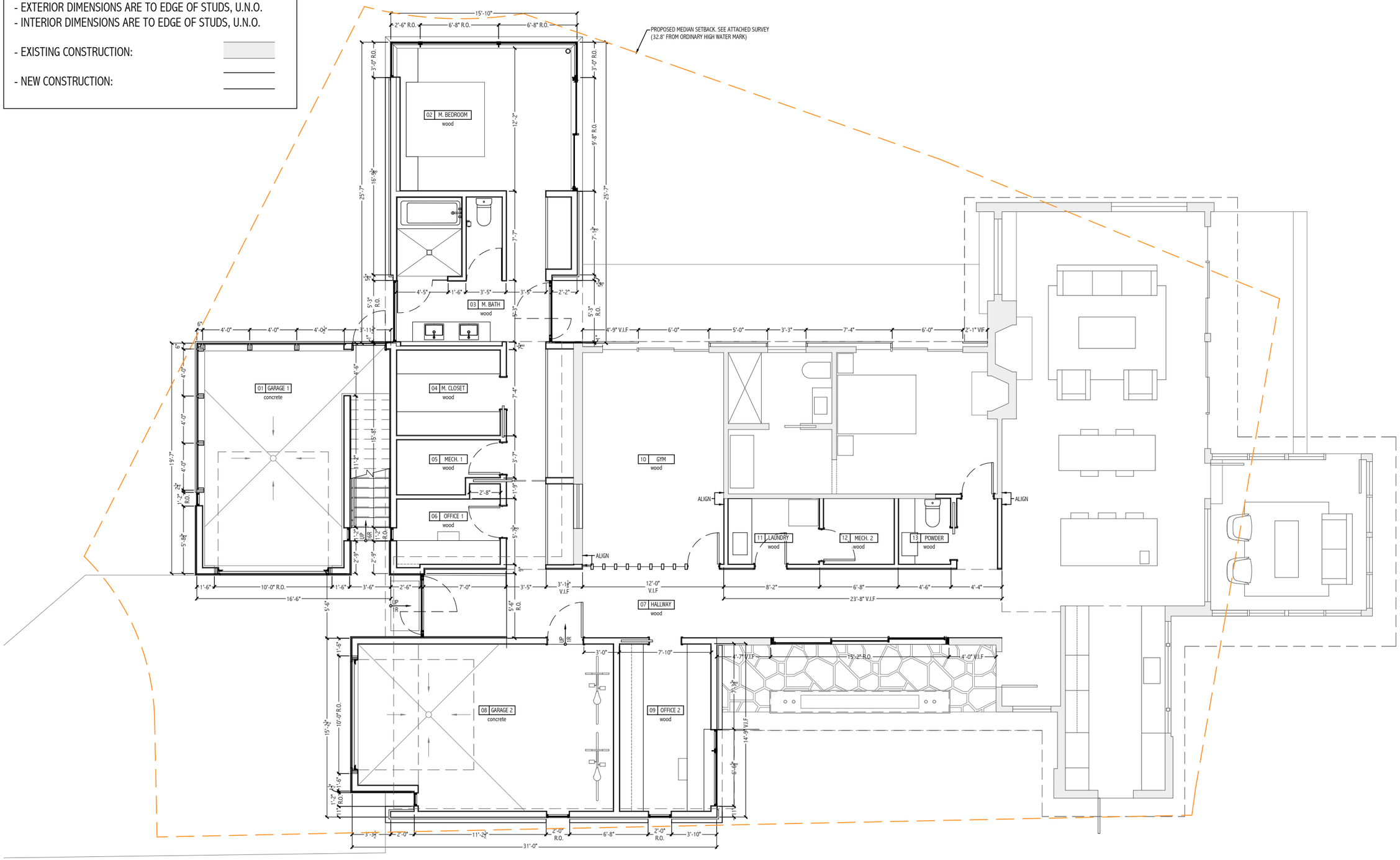
DEMOLITION PLAN: EXISTING RESIDENCE

N $\frac{1}{8}$"=1'-0"

GENERAL NOTES:

- EXTERIOR DIMENSIONS ARE TO EDGE OF STUDS, U.N.O.
- INTERIOR DIMENSIONS ARE TO EDGE OF STUDS, U.N.O.

- EXISTING CONSTRUCTION:
- NEW CONSTRUCTION:



FLOOR PLAN: EXISTING RESIDENCE AND PROPOSED ADDITION

N 1/8"=1'-0"