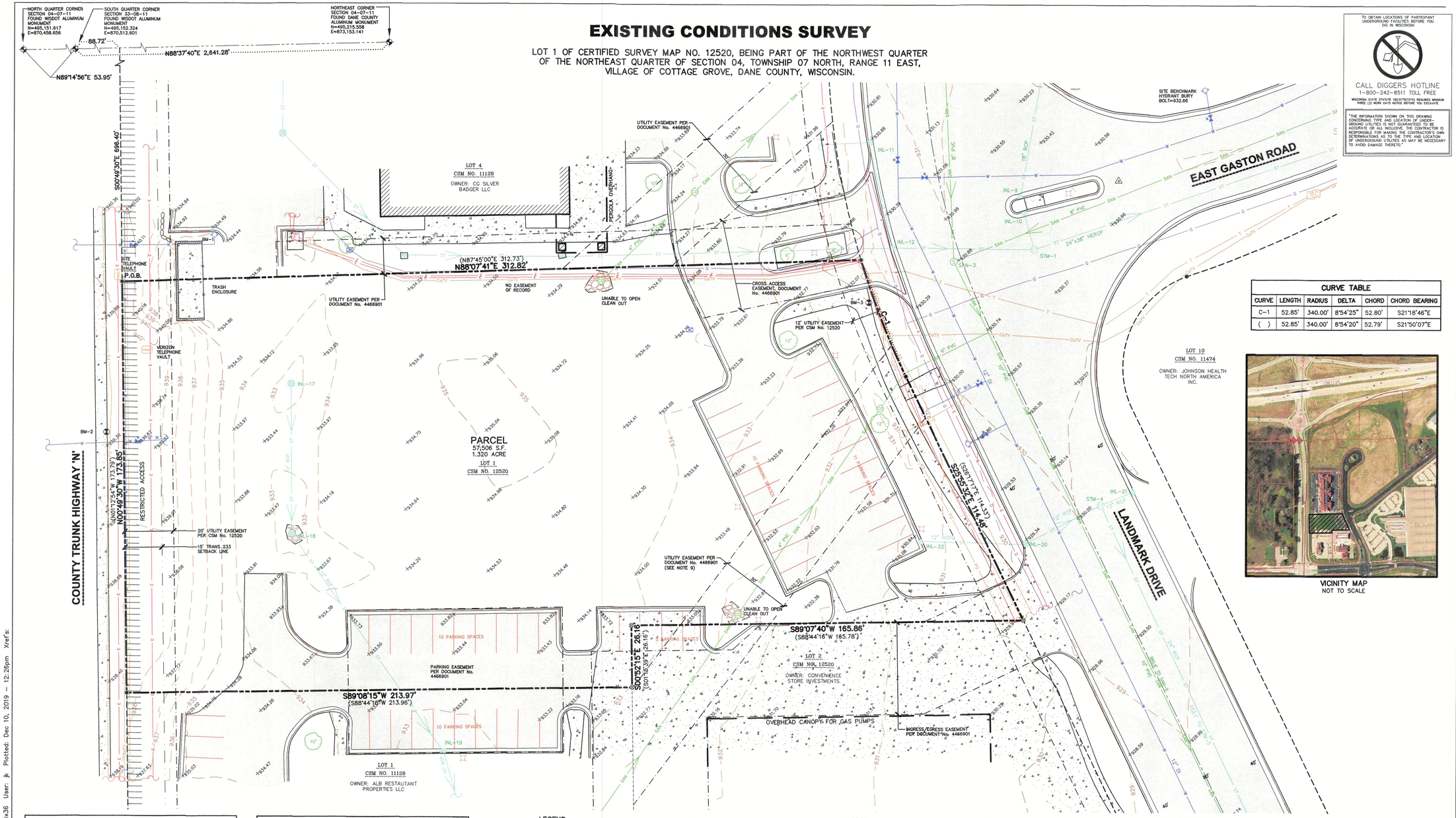
EXISTING CONDITIONS SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 12520, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 07 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"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 RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	52.85'	340.00'	8°54'25"	52.80'	S21°18'46"E
( )	52.85'	340.00'	8°54'20"	52.79'	S21°50'07"E

VICINITY MAP
NOT TO SCALE

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	930.36	N	926.31	18"	RCP
		W	926.34	18"	RCP
		NE	926.28	24"x36"	HERCP
STM-4	929.69	SW	**	12"	RCP
		NE	**	12"	RCP
		SE	923.85	24"	RCP
STM-5	928.48	NE	923.12	24"	RCP
		SW	923.15	12"	RCP
		NE	923.06	12"	RCP
		SE	923.00	24"	RCP

**=UNABLE TO GET MEASURE DOWN-CANNOT SEE PIPES

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-11	930.42	W	926.88	18"	RCP
		S	926.86	18"	RCP
INL-12	930.32	N	926.72	18"	RCP
		W	926.77	18"	RCP
		E	926.71	18"	RCP
INL-17	932.54	S	928.44	12"	RCP
INL-18	932.08	N	928.08	12"	RCP
		SE	928.08	12"	RCP
INL-19	932.39	NW	927.69	12"	RCP
		S	927.69	15"	RCP
INL-20	929.14	NW	927.06	12"	HDPE
		NE	926.84	12"	RCP
INL-21	929.37	SW	926.94	12"	RCP
INL-22	931.31	SE	*	12"	HDPE

*=UNABLE TO GET MEASURE DOWN-CAR PARKED OVER STRUCTURE

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-3	930.81	N	917.04	8"	PVC
		NE	917.04	8"	PVC
		SE	916.91	10"	PVC
SAN-6	927.75	NW	915.75	10"	PVC
		S	915.65	10"	PVC

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	937.12	BURY BOLT ON HYDRANT, NORTHWEST CORNER OF SITE
BM-2	939.34	CUT CROSS IN SIDEWALK, WEST SIDE OF SITE
BM-3	937.18	CUT CROSS IN SIDEWALK, EAST SIDE OF SITE
BM-4	932.66	BURY BOLT ON HYDRANT, NE QUADRANT OF LANDMARK AND E. GASTON

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- CHISELED 'X' SET
- SANITARY MANHOLE
- CLEAN OUT
- HYDRANT
- WATER VALVE
- SPRINKLER VALVE BOX
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- ELECTRIC TRANSFORMER
- LIGHT POLE
- VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CHORD LINE
- CENTERLINE
- SETBACK LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- STONE WALL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
- RESTRICTED ACCESS

NOTES

1. FIELD WORK PERFORMED ON NOVEMBER 25, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 04-07-11, RECORDED AS N88°37'40"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A WISDOT ALUMINUM MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 04, T07N, R11E, ELEVATION = 944.61'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20194707392, WITH A START DATE OF NOVEMBER 25, 2019.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - VILLAGE OF COTTAGE GROVE
   - CHARTER COMMUNICATIONS
   - WIN, LLC
   - TDS METROCOM
   - ALLIANT ENERGY (ELECTRIC AND GAS)
   - FRONTIER COMMUNICATIONS
   - CITY OF MADISON ENGINEERING
   - WE ENERGIES
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. PROPOSED UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS SHOWN ON EXHIBIT C-2 IN DOCUMENT No. 4466901 WERE NOT FIELD MARKED BY DIGGERS HOTLINE, BUT MAY EXIST AND ARE LIKELY PRIVATE SERVICE LINES.

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 12520, RECORDED IN VOLUME 78 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 186-187 AS DOCUMENT NUMBER 4460942, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

TAX KEY NO: 112/0711-041-2120-1

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF GREYWOLF PARTNERS THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

12/10/19
DATE

WISCONSIN JOHN KREBS S-1878 McFARLAND, WISCONSIN LAND SURVEYOR

north
SCALE IN FEET
20' 0 20'
SCALE 1" = 20'

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

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KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GREYWOLF PARTNERS

CLIENT ADDRESS:
115 SOUTH 84th ST., SUITE 275
MILWAUKEE, WI 53214

PROJECT:
LOT 1, C.S.M. No. 12520

PROJECT LOCATION:
VILLAGE OF COTTAGE GROVE
DANE COUNTY, WISCONSIN

Design/Drawn:	JK 11/26/19
Approved:	TJB 11/26/19

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 19-9415

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