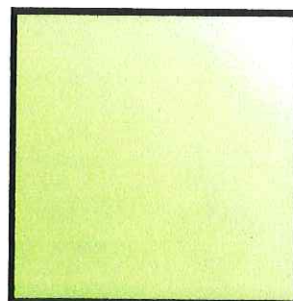
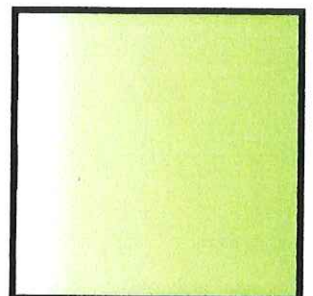
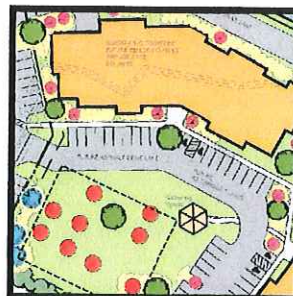
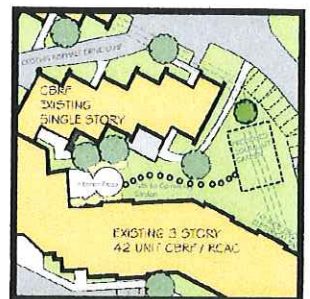
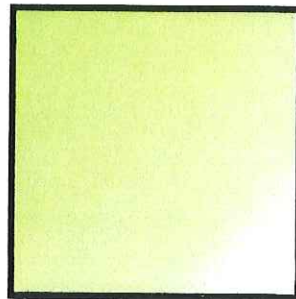


PLANNED DEVELOPMENT DISTRICT **AVALON SENIOR CAMPUS**

GENERAL DEVELOPMENT PLAN SPECIFIC IMPLEMENTATION PLAN

ADDENDUM

MARCH 13th, 2007



**2875 FISH HATCHERY ROAD
FITCHBURG, WISCONSIN**

AVALON SENIOR CAMPUS

PLANNED DEVELOPMENT DISTRICT

W/ General Implementation Plan and Specific Implementation Plan (PDD-GIP-SIP)

Addendum

Table of Contents

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2.2 Conceptual Landscape and Open Space Plan	
2.3 Current Conditions Plan	
2.4 Parcel Map	
2.5a Certified Survey Map (overall)	
2.5b Certified Survey Map Detail	
2.5c Certified Survey Map Detail	
2.5e Certified Survey Map Detail	
2.6 Condominium Map	
2.7 Utility Map	
2.8 Topography Map	
2.9 Tree Location Map	
2.10 Existing Drainage Plan	
2.11 Proposed Drainage Plan	
2.12 Preliminary Stormwater Management Plan	

AVALON SENIOR CAMPUS

PLANNED DEVELOPMENT DISTRICT GENERAL IMPLEMENTATION PLAN (PDD - GIP)

Lot 1 Use Restrictions

"The frontage parcel along Fish Hatchery Road (Lot 1) is intended primarily for development as a commercial lot for businesses or agencies that that will provide goods or services that serve the residents of the Avalon Senior Campus and other nearby residential facilities. Allowable uses include uses permitted or conditionally permitted in the B-P Professional Office Districts and other commercial uses ancillary to the proposed senior campus, which may include uses such as coffee shops, hair dressers, and other retail businesses and commercial services intended to serve adjacent and nearby residents. However, in no case shall any drive-in or drive up facility be allowed."

Any use on the commercial frontage lot will require an SIP and the Fitchburg Plan Commission will have the opportunity to make a judgment on the compatibility with the remainder of the Avalon Senior Campus at that time.

LAND USE TABLE									
Avalon Senior Campus									
Lot #	Lot 1		Lot 2		Lot 3		Outlot 1	Total Lots	
	Unit A		Unit B						
Lot Area	60,259 sf; 1.88 Acres		69,359 sf; 1.59 Acres		124,367 sf; 2.85 Acres		39,253 sf; 0.90 Acres	463,564 sf; 10.62 Acres	
Max Allowable Impervious Area 65%	39,168 sf		45,083 sf		80,839sf			301,317 sf	
Min Open Space 35%	21,091 sf		24,276 sf		43,528sf			162,247 sf	
Actual Impervious/Actual Open Space	37,811sf / 22,448sf		{143,152 sf (63%); 82,089 sf (37%)}		67,329sf / 57,038sf				
w/ Banked Parking	-----		{146,554sf / 77,687sf}		72,189sf / 52,178sf				
Actual ISR / OSR	63% / 37%		65% / 35%		58% / 42%				
Use	Existing Proposed		CBRF Independent Senior Housing Existing/ Future Conversion		CBRF/RCAC/Offices CBRF/RCAC/Offices Existing to Remain		Undeveloped Stormwater Mngmnt Develops with other lots		
Development Phase	Future				Future				
Max Footprint Area	7,350 sf				approx. 20,000 sf				
Max Building Area (1)	12,900		18,513 sf		80,000 sf (4 levels)				
Floor Area Ratio	0.21-.34		0.28		1.24				
Number of Storeys	2 to 3 (1)		1		3 w/ underground parking				
Living Units	Existing		32 bed CBRF						
Density (units / acre)	Proposed		16 unit Ind. Senior Housing 10.6 units/acre		74 CBRF/RCAC 20.8 beds/acre		120 unit Ind. Senior Housing(5) 42.1 units/acre		
Parking	Existing Required		0 20 @ 1.25/unit; 24 @ 1.5/unit		45 Surface 60 (2)		0 150 @ 1.25/unit; 180 @ 1.5/unit		
	Proposed		43 @ 1:300		43 + 27 new = 70 surface		26 Surface; 124 Underground		
	"Banked"		0		17		30		
Setbacks:									
Front Setback	15'		15'		15'		NA		
Sidyard Setback	15'		15'		15'		NA		
Rearyard Setback	10'		10'		10'		NA		

Notes:

- (1) Note. Max building area and number of storeys (to 3) for Lot 1 can increase with underground parking
- (2) CBRF/RCAC parking = 1 stall/6 beds + 1 stall/employee + 1 stall/visiting physician; office 1 stall/300 sf
74 beds = 13 stalls + 13 employees + 4 Physicians + (9,000/300) = 13+13+4+30=60 stalls
- (3) Note. This represents a shortage of 3 stalls which could be remedied by decreasing the building or being included in underground parking.
- (4) Note. Lot 2 totals: Area: 225,241 sf (5.17 acres); Max Impervious area allowed: 146,407 sf; Min Open Space: 78,834 sf.
- (5) Minimum density is 40 units/building, maximum density is 60 units/building.

AVALON SENIOR CAMPUS
2875 FISH HATCHERY ROAD
FITCHBURG, WISCONSIN

INDEX TO DRAWINGS:

- 2.1 GENERAL DEVELOPMENT PLAN
- 2.2 CONCEPTUAL LANDSCAPE &
OPEN SPACE PLAN
- 2.3 EXISTING CONDITIONS MAP
- 2.4 PARCEL MAP
- 2.5 CERTIFIED SURVEY MAP
- 2.6 CONDOMINIUM MAP
- 2.7 UTILITIES MAP
- 2.8 TOPOGRAPHY MAP
- 2.9 TREE LOCATION MAP
- 2.10 EXISTING DRAINAGE PLAN
- 2.11 PROPOSED DRAINAGE PLAN
- 2.12 PRELIMINARY STORMWATER
MANAGEMENT PLAN

SITE DEVELOPMENT DATA

PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

TOTAL AREA: 463564 sf (10.642 acres)
TOTAL IMPERVIOUS AREA: 251,755 sf
TOTAL OPEN SPACE: 211,809 sf
ISR OVERALL: 54.31% (65 % MAX.)
OSR OVERALL: 45.69 % (35 % MIN.)

LOT 1
AREA: 60,259 sf (1.88 acres)
IMPERVIOUS AREA: 37,811 sf
OPEN SPACE: 22,448 sf
ISR: 62.75 % (65 % MAX.)
OSR: 37.25 % (35 % MIN.)

LOT 2
AREA: 225,241sf (5.1 acres)
IMPERVIOUS AREA: 143,152sf /
146,554sf w/ BANKED PARKING
OPEN SPACE: 82,089sf
77,687sf / LESS BANKED PARKING
ISIR: 63% (65 % MAX.)
65% / w/ BANKED PARKING
OSR: 37% (35 % MIN.)
35% / LESS BANKED PARKING

LOT 3
AREA: 124,367sf (2.86acres)
IMPERVIOUS AREA: 67,329sf
72,189sf / W/ BANKED PARKING
OPEN SPACE: 57,030sf
52,170sf / LESS BANKED PARKING
ISR : 54% (65 % MAX.)
58% / W/ BANKED PARKING
OSR: 46% (35 % MIN.)
42% / LESS BANKED PARKING

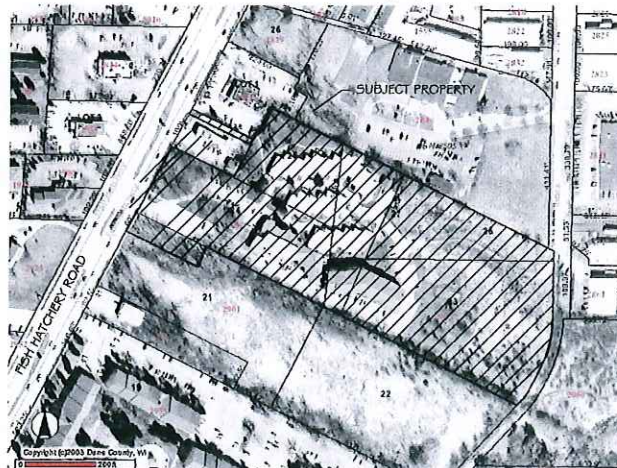
PROPOSED-
LOT 1

- NOTES:
1. OUTLOT 1 SHALL BE OWNED AND MAINTAINED IN COMMON BY LOTS 1, 2 AND 3.
 2. THERE WILL BE NO DEVELOPMENT OF LOT 3 UNTIL INDEX ROAD IS CONSTRUCTED TO POST ROAD AND POST ROAD IS CONNECTED TO FISH HATCHERY ROAD.
 3. THE AGREED MAXIMUM ISR IS 65% AND THE AGREED MINIMUM OSR FOR LOTS 1, 2 AND 3.
 4. ANY WORK DONE IN THE CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH CITY OF PITTSBURGH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APRIL 2005.

PROPOSED—
LOT 2, UNIT B

LOCATION MAP

VICINITY MAP



PROPOSED
LOT 3

GENERAL
DEVELOPMENT
PLAN
Scale 1" = 40'-0"

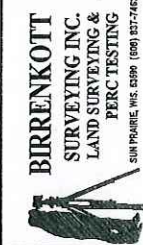
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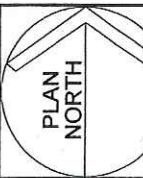
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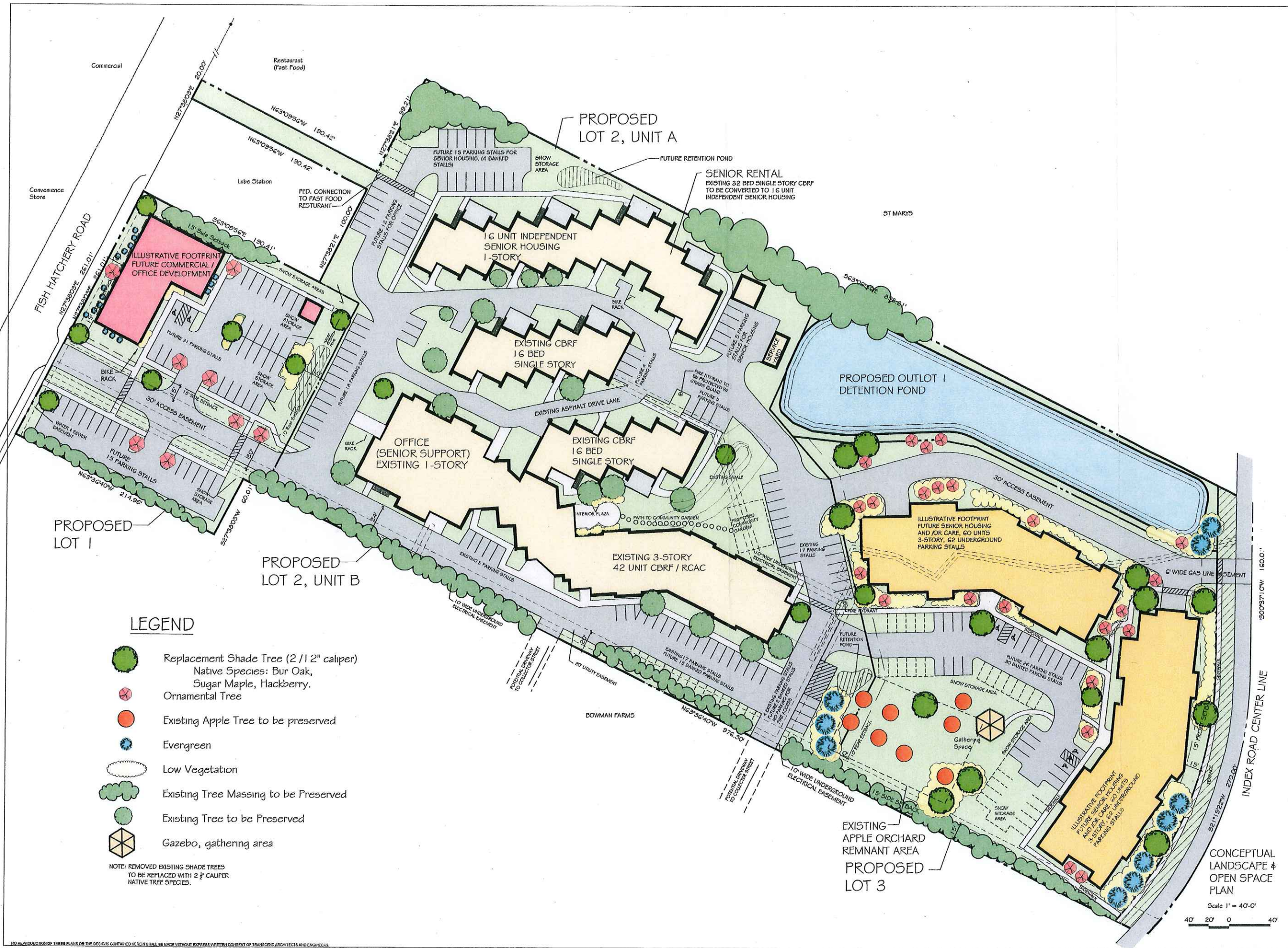
GENERAL DEVELOPMENT PLAN

Scale 1" = 40'-0"

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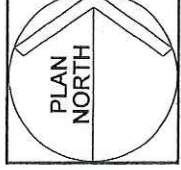


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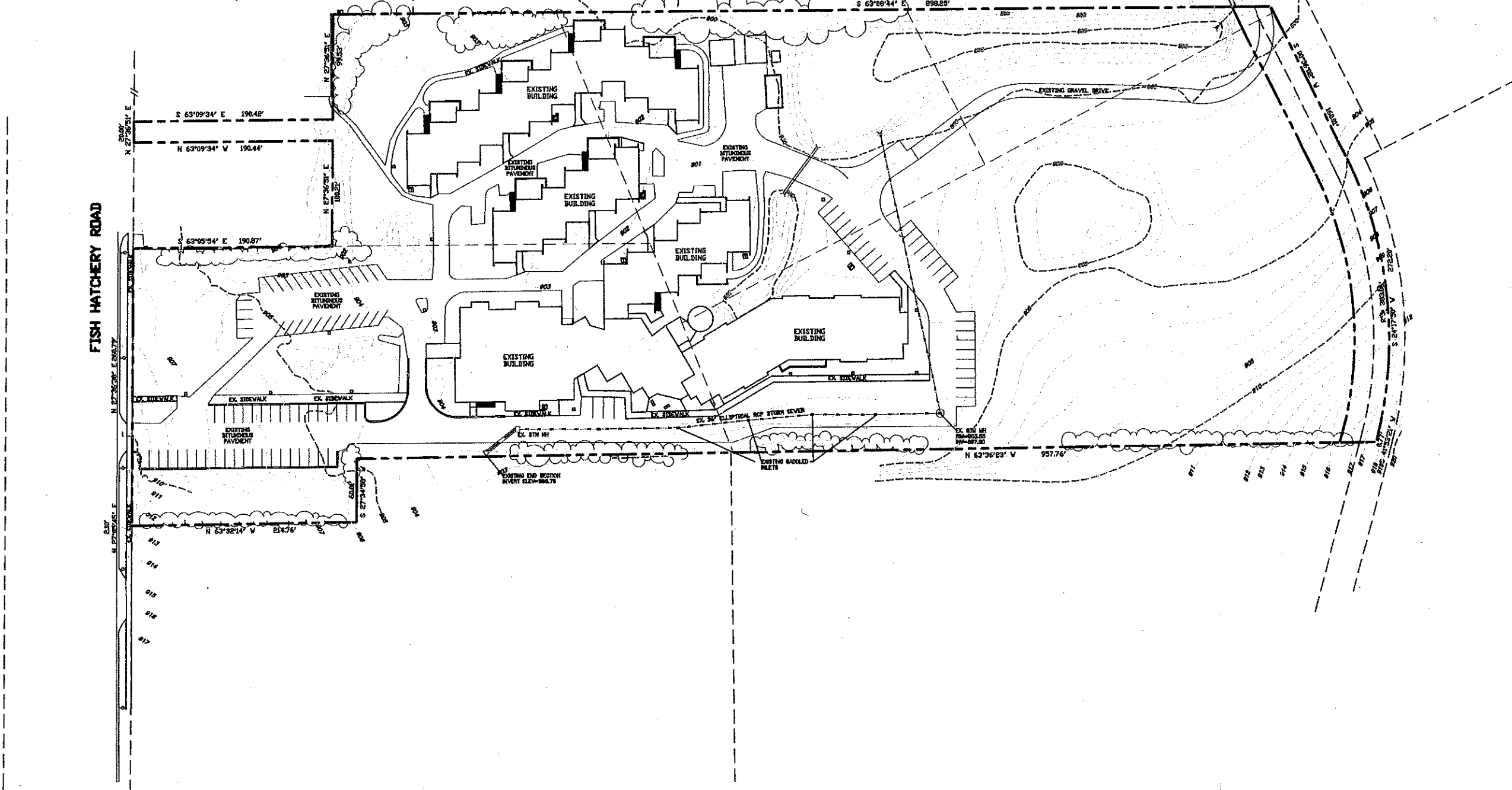


CONCEPTUAL LANDSCAPE
& OPEN SPACE PLAN
Scale 1" = 40'-0"

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SCALE 1" = 50'



AVALON SENIOR CAMPUS - 2875 FISH HATCHERY ROAD
 CURRENT CONDITIONS PLAN
 EXHIBIT #2
 DATED: FEBRUARY 16, 2007

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

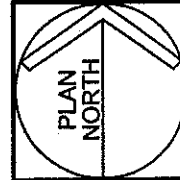
4893 Larson Beach Road, McFarland, Wisconsin 53558
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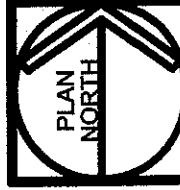
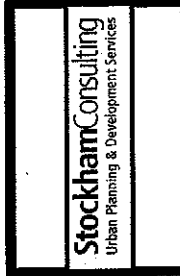


Current
 Conditions
 Map

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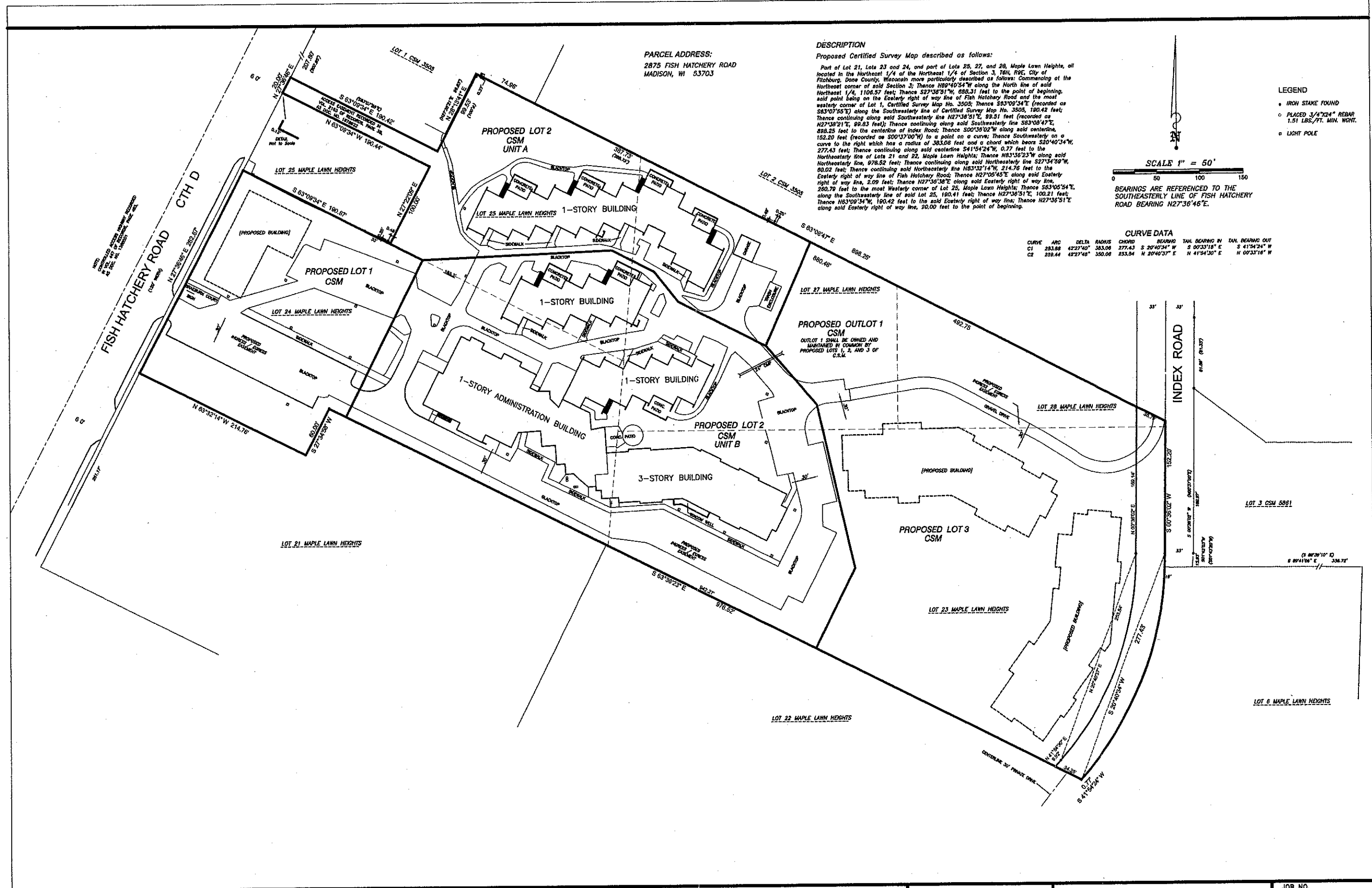
AVALON SENIOR CAMPUS
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Fitchburg, Wisconsin 53713



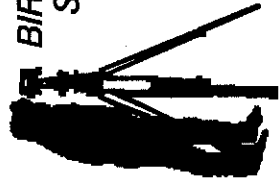
Parcel Map

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 P.O. BOX 237 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590 (808) 837-7463 FAX (808) 837-1081	PARCEL MAP FEBRUARY 16, 2007	SURVEYED BY <u>CC</u>	PREPARED FOR: BILL CLEMENS 106 E. DOTY STREET MADISON, WI 53703 575-8642	JOB NO. 070070_PARCEL
		DRAWN BY <u>RLM</u>		SHEET <u>1</u> OF <u>2</u>
		CHECKED BY <u>MAP</u>		FB271/19-24
		APPR'D BY <u>D.V.B.</u>		



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CERTIFIED SURVEY MAP

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Fax (608) 837-1081

PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF
LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL
LOCATED IN THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF
FITCHBURG, DANE COUNTY, WISCONSIN

Legend:

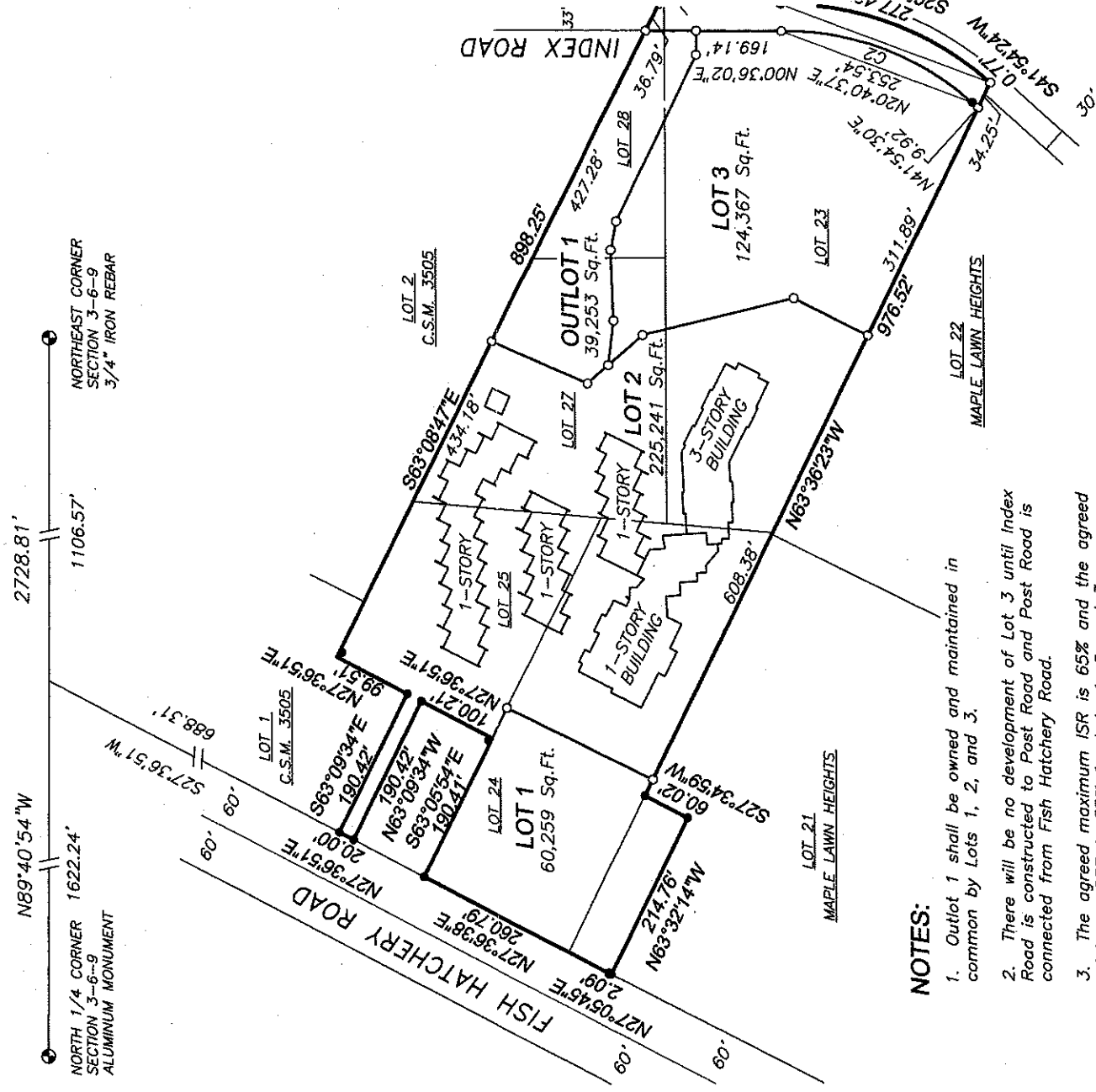
● = FOUND IRON STAKE

Prepared For:

Avalon Senior Care
Bill Clemons
200 Meadow Oak Trail
Waunakee, WI 53597

○ = SET 1"x24" IRON PIPE
MIN. WGT. 1.13 LBS/FT

SCALE 1" = 200'



NOTES:

1. Outlot 1 shall be owned and maintained in common by Lots 1, 2, and 3.
2. There will be no development of Lot 3 until Index Road is constructed to Post Road and Post Road is connected from Fish Hatchery Road.
3. The agreed maximum ISR is 65% and the agreed minimum OSR is 35% for Lots 1, 2, and 3.

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD	BEARING	TAN. BEARING IN	TAN. BEARING OUT
C1	283.88	42°27'40"	383.06	277.43	S 20°40'34" W	S 00°33'16" E	S 41°54'24" W
C2	259.44	42°27'46"	350.06	253.54	N 20°40'37" E	N 41°54'30" E	N 00°33'16" W

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Sheet 1 of 5

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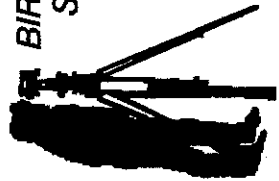
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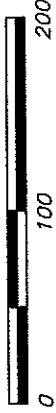
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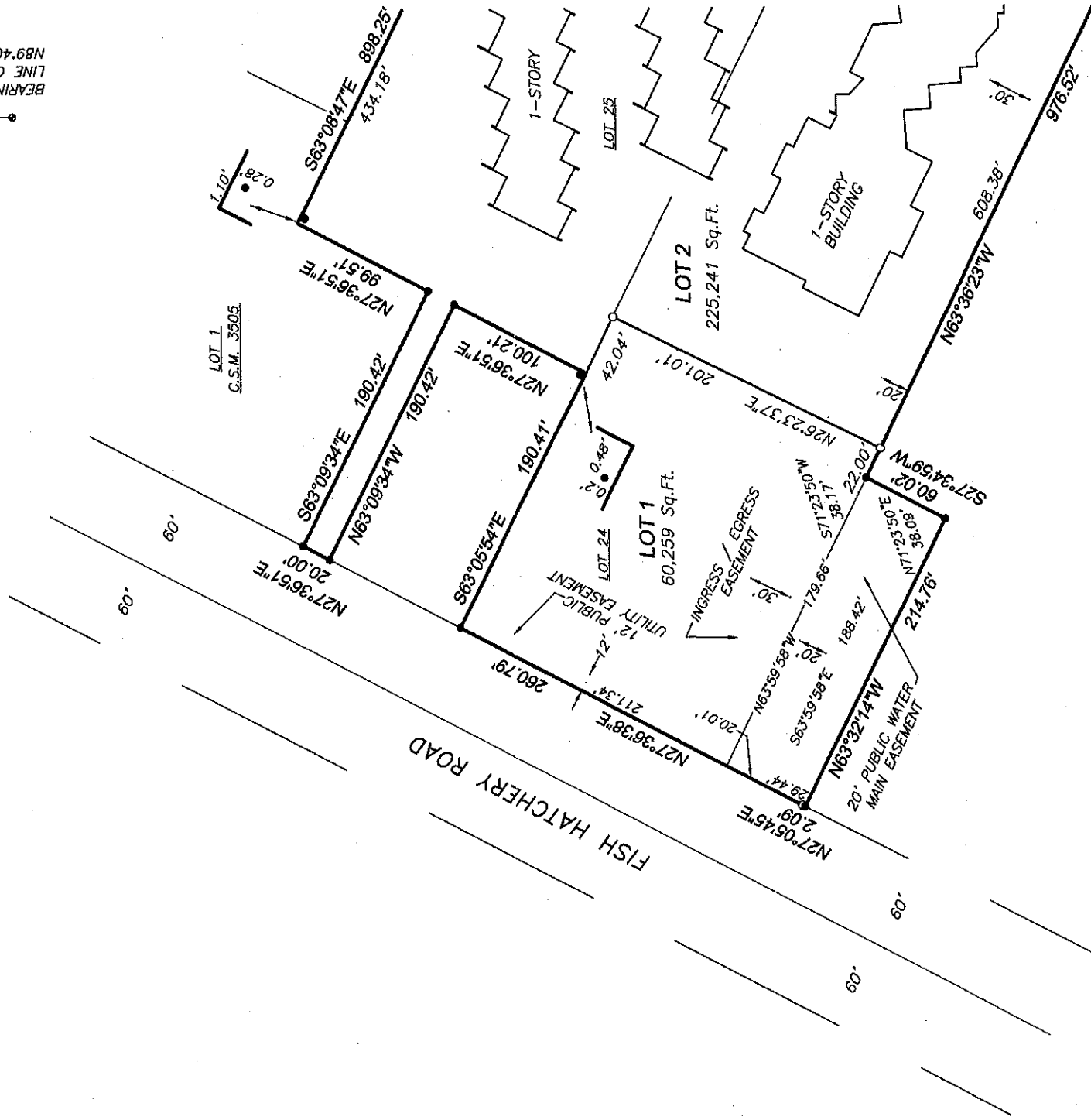
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Waunakee, WI 53597

○ = SET 1"x24" IRON PIPE
MIN. WGT. 1.13 LBS/FT

SCALE 1" = 100'



BEARINGS REFERENCED TO THE NORTH
LINE OF THE NORTHEAST 1/4 BEARING
N89°40'54"W.



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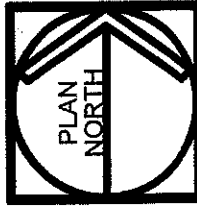
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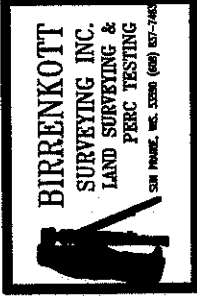
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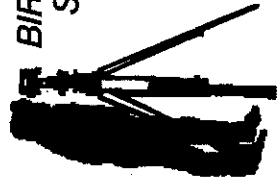
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Legend:

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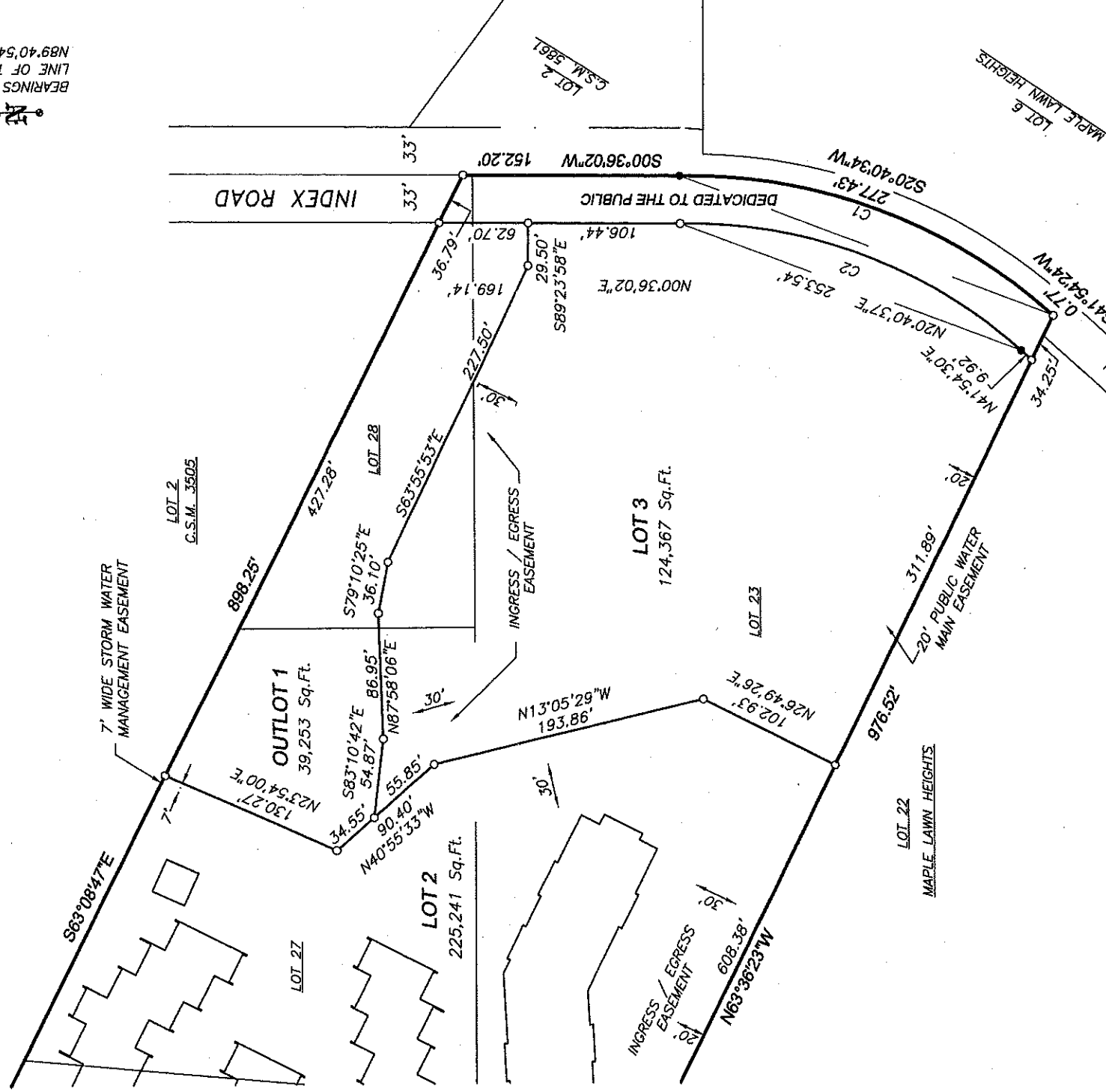
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Bill Clemons
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Waunakee, WI 53597

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SCALE 1" = 100'

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N89°40'54"W



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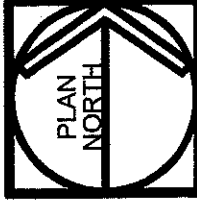
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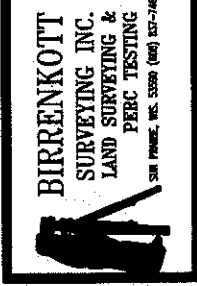


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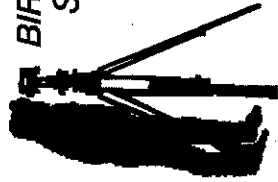


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Prepared For:

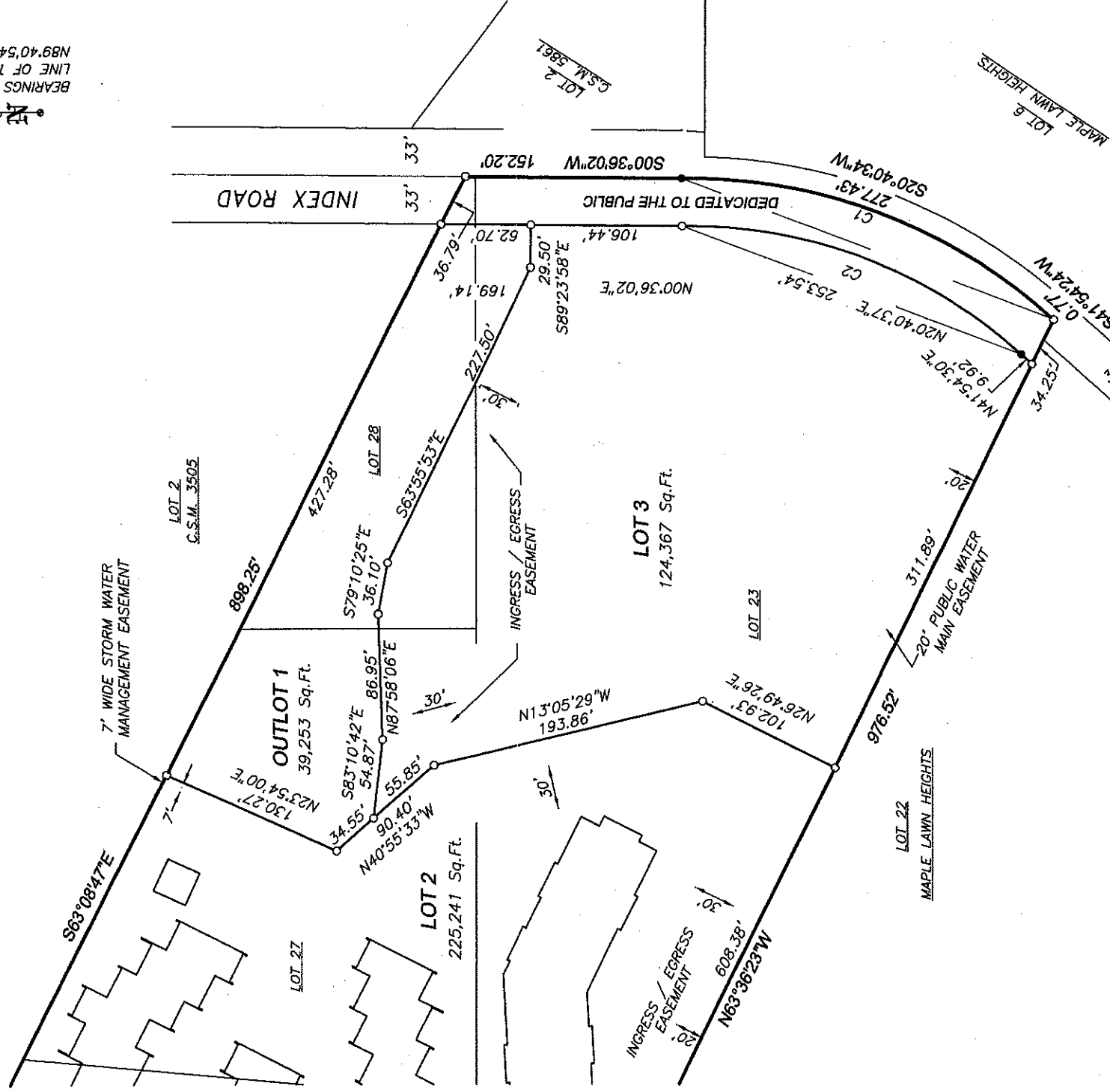
Avalon Senior Care
Bill Clemens
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Waunakee, WI 53597

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MIN. WGT. 1.13 LBS/FT

SCALE 1" = 100'



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LINE OF THE NORTHEAST 1/4 BEARING
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REVISIONS:

Overall CSM



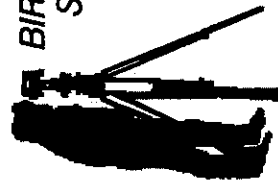
StockhamConsulting
Urban Planning & Development Services

**BIRRENKOTT
SURVEYING, INC.**
LAND SURVEYING &
PERC TESTING
SUN PRAIRIE, WI. 53590 (608) 837-7463

Transcend
Architects & Engineers
1000 Lohr Street
Sun Prairie, WI 53590
(608) 837-3081 toll-free
(608) 837-2222 voice
(608) 837-2220 fax
www.transcend-arch.com

AVALON SENIOR CAMPUS
2875 Fish Hatchery Road
Fitchburg, Wisconsin 53713

2.5d



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SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

Dated: February 28, 2007

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owner listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Part of Lot 21, Lots 23 and 24, and part of Lots 25, 27, and 28, Maple Lawn Heights, all located in the Northeast 1/4 of the Northeast 1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County, Wisconsin more particularly described as follows: Commencing at the Northeast corner of said Section 3; Thence N89°40'54"W along the North line of said Northeast 1/4, 1106.57 feet; Thence S27°36'51"W, 688.31 feet to the point of beginning, said point being on the Easterly right of way line of Fish Hatchery Road and the most westerly corner of Lot 1, Certified Survey Map No. 3505; Thence S63°09'34"E (recorded as S63°07'55"E) along the Southwesterly line of Certified Survey Map No. 3505, 190.42 feet; Thence continuing along said Southwesterly line N27°36'51"E, 99.51 feet (recorded as N27°38'21"E, 99.83 feet); Thence continuing along said Southwesterly line S63°08'47"E, 898.25 feet to the centerline of Index Road; Thence S00°36'02"W along said centerline, 152.20 feet (recorded as S00°37'00"W) to a point on a curve; Thence Southwesterly on a curve to the right which has a radius of 383.06 feet and a chord which bears S20°40'34"W, 277.43 feet; Thence continuing along said centerline S41°54'24"W, 0.77 feet to the Northeastly line of Lots 21 and 22, Maple Lawn Heights; Thence N63°36'23"W along said Northeastly line, 976.52 feet; Thence continuing along said Northeastly line S27°34'59"W, 60.02 feet; Thence continuing said Northeastly line N63°32'14"W, 214.76 feet to the Easterly right of way line of Fish Hatchery Road; Thence N27°05'45"E along said Easterly right of way line, 2.09 feet; Thence N27°36'38"E along said Easterly right of way line, 260.79 feet to the most Westerly corner of Lot 25, Maple Lawn Heights; Thence S63°05'54"E, along the Southwesterly line of said Lot 25, 190.41 feet; Thence N27°36'51"E, 100.21 feet; Thence N63°09'34"W, 190.42 feet to the said Easterly right of way line; Thence N27°36'51"E along said Easterly right of way line, 20.00 feet to the point of beginning.

Owners Certificate:

As owner, I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the City of Fitchburg Council for approval.

Homeville Fitchburg, LLC

William R. Clemons

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2007, the above-named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin.
My Commission Expires _____

City of Fitchburg Approval Certificate:

This Certified Survey Map, including any dedications shown thereon, has been duly filed with and approved by the City of Fitchburg, Dane County, Wisconsin.

Tanya O'Malley, City Clerk
City of Fitchburg

_____ Date: _____

Surveyed For :
Avalon Senior Care
Bill Clemons
200 Meadow Oak Trail
Waunakee WI, 53597

Revised: 3-2-07
Surveyed: CC
Drawn: PFM
Checked: D.V.B.
Approved: 271/19-24
Field book: J:\050421
Tape/File:

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2007

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey Maps
of Dane County on Pages _____

Kristi Chlebowski, Register of Deeds

Document No. _____

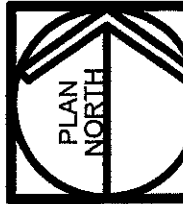
Certified Survey Map No. _____, Volume _____, Page _____

Sheet 5 of 5
Office Map No.: 070070_CSM

2.5e

REVISIONS:
16Feb07 2007-09

Overall CSM

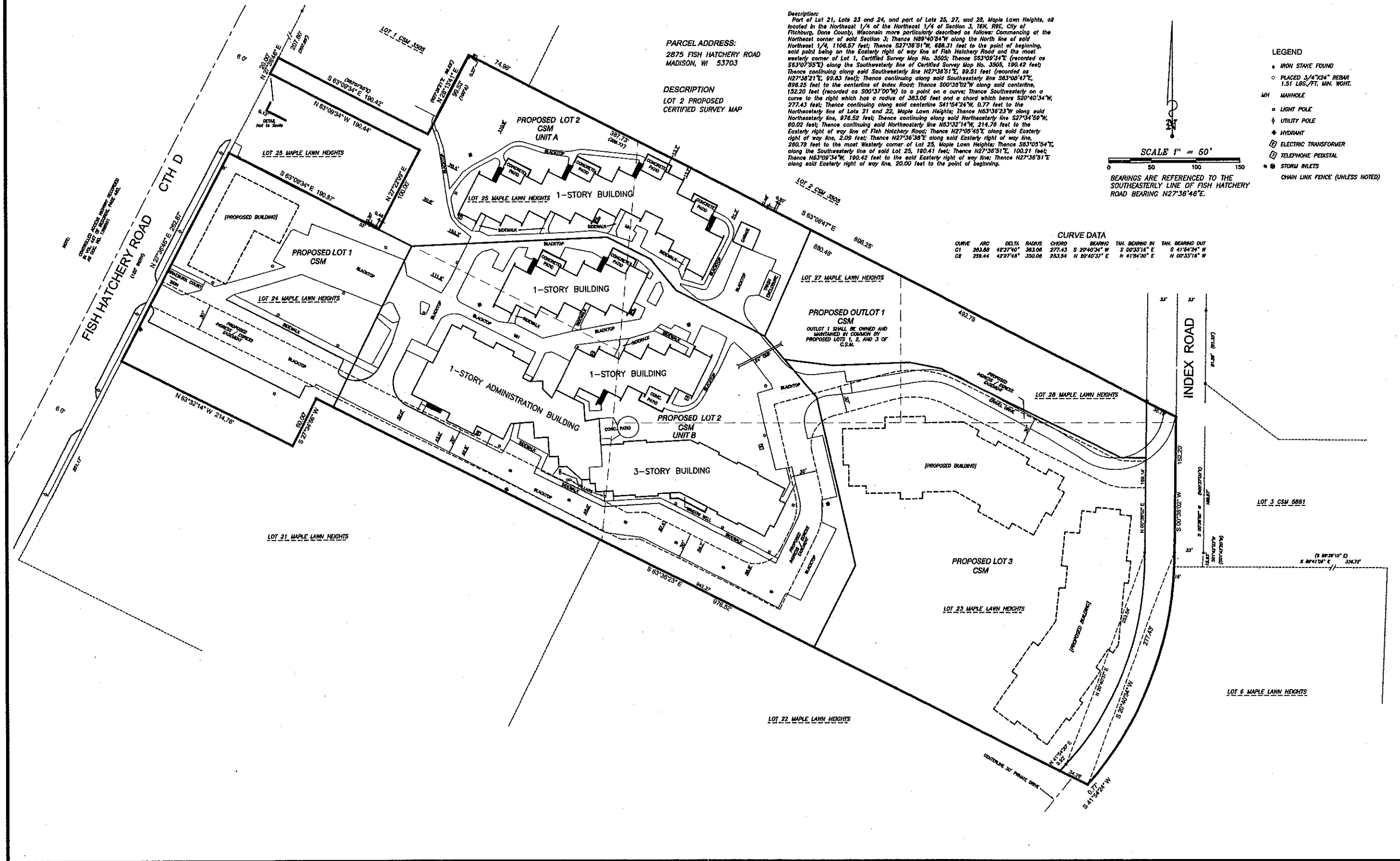


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Fitchburg, Wisconsin 53713

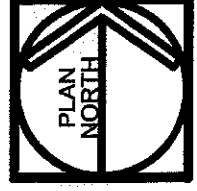


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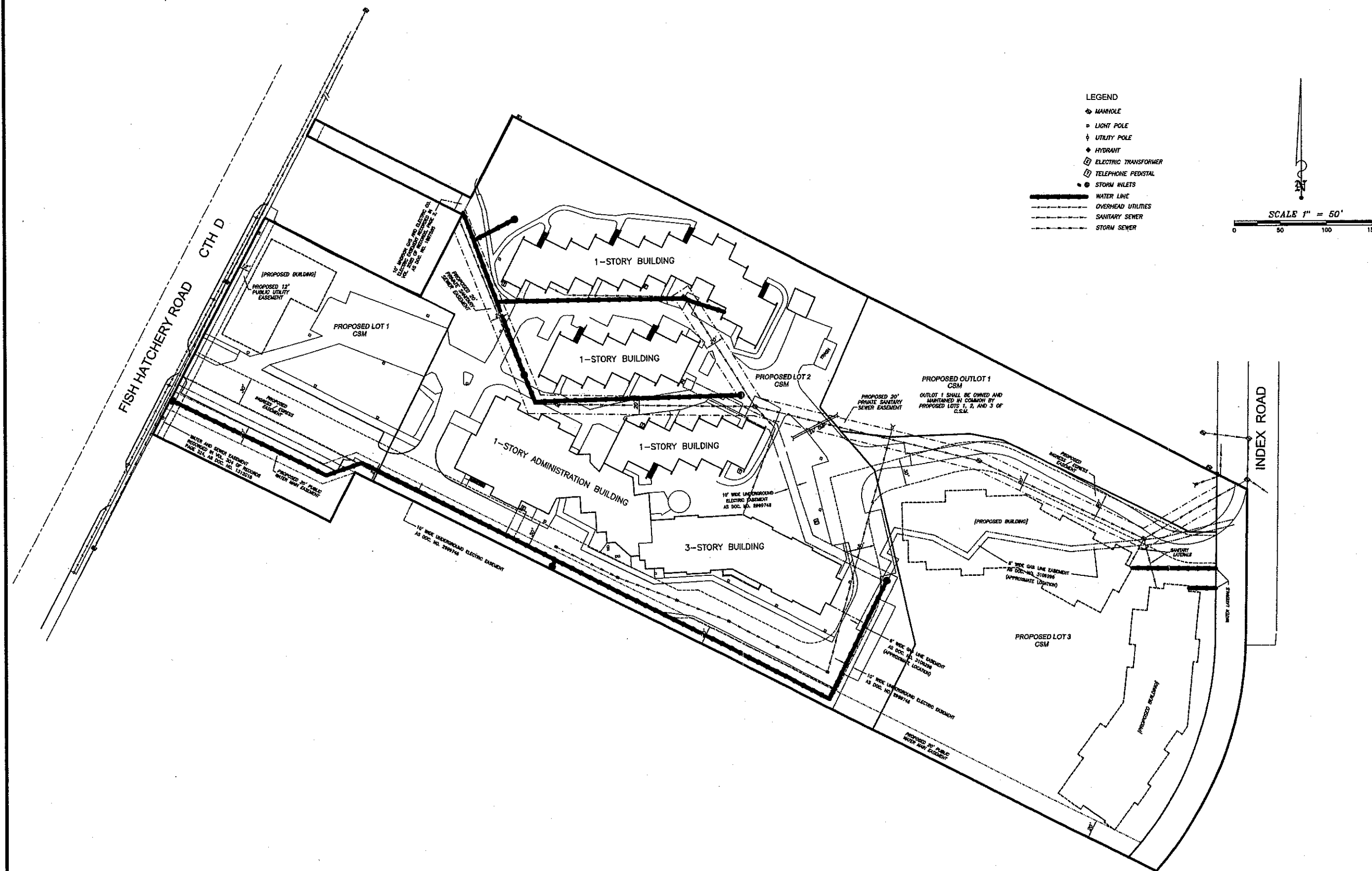
Condominium
 Map

REVISIONS:
 16Feb07 2007-08

2.6

 BIRRENKOTT SURVEYING INC. LAND SURVEYING & PERC TESTING P.O. BOX 237 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590 (608) 837-7463 FAX (608) 837-1081	CONDOMINIUM MAP FEBRUARY 16, 2007		SURVEYED BY CC	PREPARED FOR: BILL CLEMENS 106 E. DOTY STREET MADISON, WI 53703 575-8642	JOB NO. 070070_CONDO
			DRAWN BY RLM		SHEET 1 OF 2
			CHECKED BY MAP		FB271/19-24
			APPR'D BY D.V.B.		

2.7



P.O. BOX 237
1677 N. BRISTOL ST.

BIRRENKOTT SURVEYING INC.

LAND SURVEYING & PERC TESTING

(608) 837-7463
FAX (608) 837-1081

SUN PRAIRIE, WIS. 53590

FAX (608) 837-1081

UTILITY MAP

FEBRUARY 16, 2007

SURVEYED BY CC
DRAWN BY RLM
CHECKED BY MAP
APPRV'D BY D.V.B.

PREPARED FOR:
BILL CLEMENS
106 E. DOTY STREET
MADISON, WI 53703
575-8642

JOB NO.
070070 UTIL

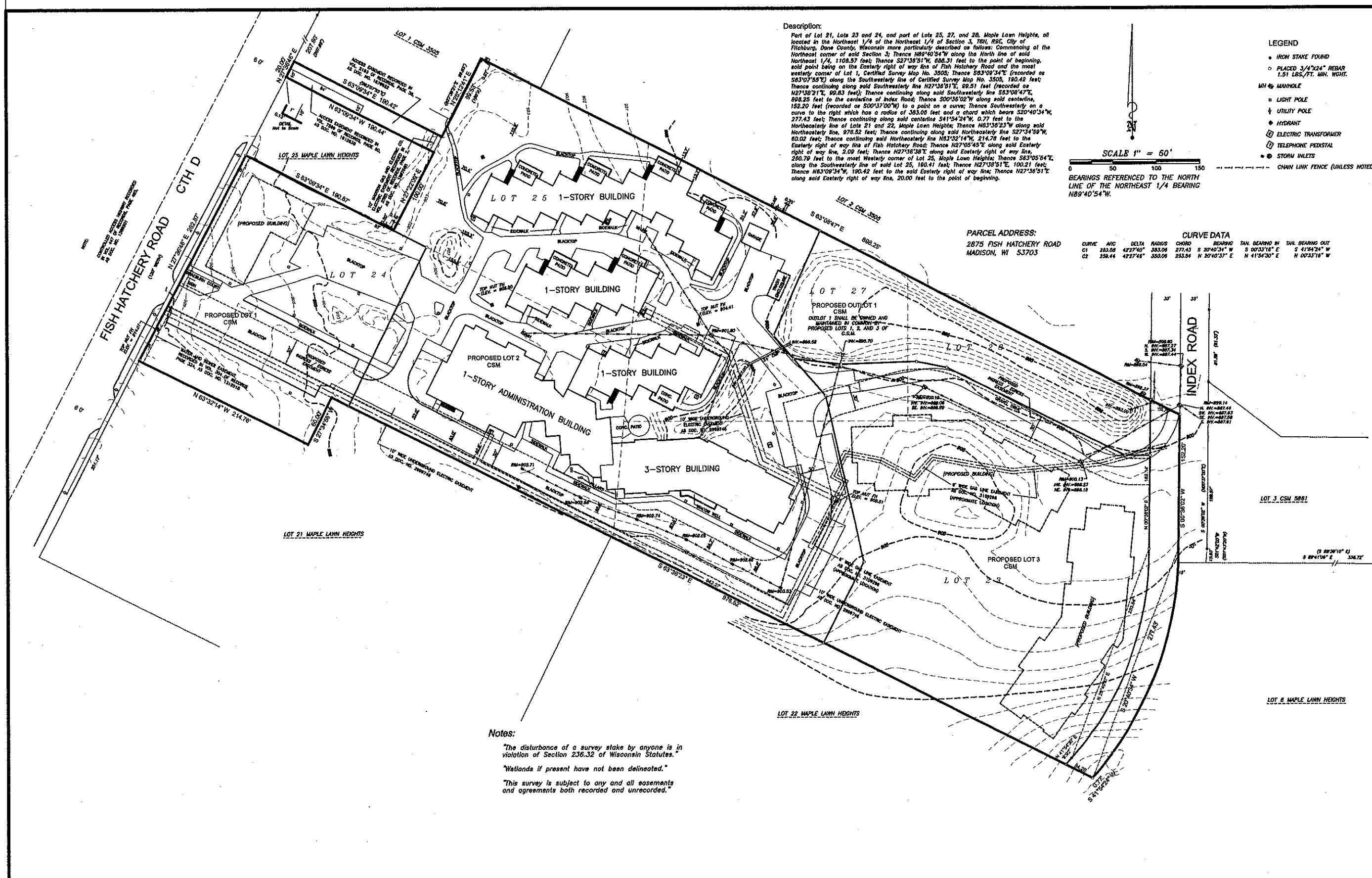
SHEET 1 OF 2

FB271/19-24

REVISIONS:

16Feb07	2007-09
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2.7



Description:
Part of Lot 21, Lots 23 and 24, and part of Lots 25, 27, and 28, Maple Lawn Heights, all located in the Northeast 1/4 of the Northeast 1/4 of Section 3, T8N, R9E, City of Fitchburg, Dane County, Wisconsin more particularly described as follows: Commencing at the Northeast corner of said Section 3; Thence N89°40'54"W along the North line of said Northeast 1/4, 1108.57 feet; Thence S27°38'51"W, 608.51 feet to the point of beginning, said point being on the Eastern right of way line of Fish Hatchery Road and the most westerly corner of Lot 1, Certified Survey Map No. 3505; Thence S83°08'34"E (recorded as S83°07'59"E) along the Southeastern line of Certified Survey Map No. 3505, 180.42 feet; Thence continuing along said Southeastern line N27°38'51"E, 49.51 feet (recorded as N27°32'21"E, 90.63 feet); Thence continuing along said Southeastern line S27°08'47"E, 898.25 feet to the centerline of Index Road; Thence S00°36'02"W along said centerline, 152.20 feet (recorded as S00°37'00"W) to a point on a curve; Thence Southeastern on a curve to the right which has a radius of 383.08 feet and a chord which bears S20°40'34"W, 277.43 feet; Thence continuing along said centerline S41°54'24"W, 0.77 feet to the Northeastern line of Lot 21 and 23, Maple Lawn Heights; Thence N63°32'14"W along said Northeastern line, 978.52 feet; Thence continuing along said Northeastern line S27°34'59"W, 60.02 feet; Thence continuing said Northeastern line N83°32'14"W, 214.78 feet to the Eastern right of way line of Fish Hatchery Road; Thence N27°05'43"E along said Eastern right of way line, 2.00 feet; Thence N27°38'51"E along said Eastern right of way line, 260.79 feet to the most Westerly corner of Lot 25, Maple Lawn Heights; Thence S83°05'54"E, along the Southeastern line of said Lot 25, 180.41 feet; Thence N27°38'51"E, 100.21 feet; Thence N83°08'34"W, 180.42 feet to the said Eastern right of way line; Thence N27°38'51"E along said Eastern right of way line, 20.00 feet to the point of beginning.

SCALE 1" = 60'
BEARINGS REFERENCED TO THE NORTH
LINE OF THE NORTHEAST 1/4 BEARING
N89°40'54"W.

- LEGEND
- IRON STAKE FOUND
 - PLACED 3/4"x24" REBAR 1.51 LBS./FT. MIN. WGT.
 - MH ● MANHOLE
 - LIGHT POLE
 - † UTILITY POLE
 - ◆ HYDRANT
 - ⊠ ELECTRIC TRANSFORMER
 - ⊞ TELEPHONE PEDISTAL
 - STORM INLETS
 - CHAIN LINK FENCE (UNLESS NOTED)

PARCEL ADDRESS:
2875 FISH HATCHERY ROAD
MADISON, WI 53703

CURVE DATA		BEARING		TAN BEARING IN		TAN BEARING OUT	
CURVE	ARC	DELTA	RADIUS	CHORD	BEARING	BEARING	BEARING
C1	183.08	42°27'40"	383.08	277.43	S 20°40'34" W	S 00°33'16" E	S 41°54'24" W
C2	256.44	42°27'48"	380.08	263.84	N 20°40'37" E	N 41°54'30" E	N 00°33'16" W

Notes:
"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 is subject to any and all easements and agreements both recorded and unrecorded."

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

TOPOGRAPHY MAP

FEBRUARY 16, 2007

SURVEYED BY	CC
DRAWN BY	PFMC
CHECKED BY	MAP
APPR'D BY	D.V.B.

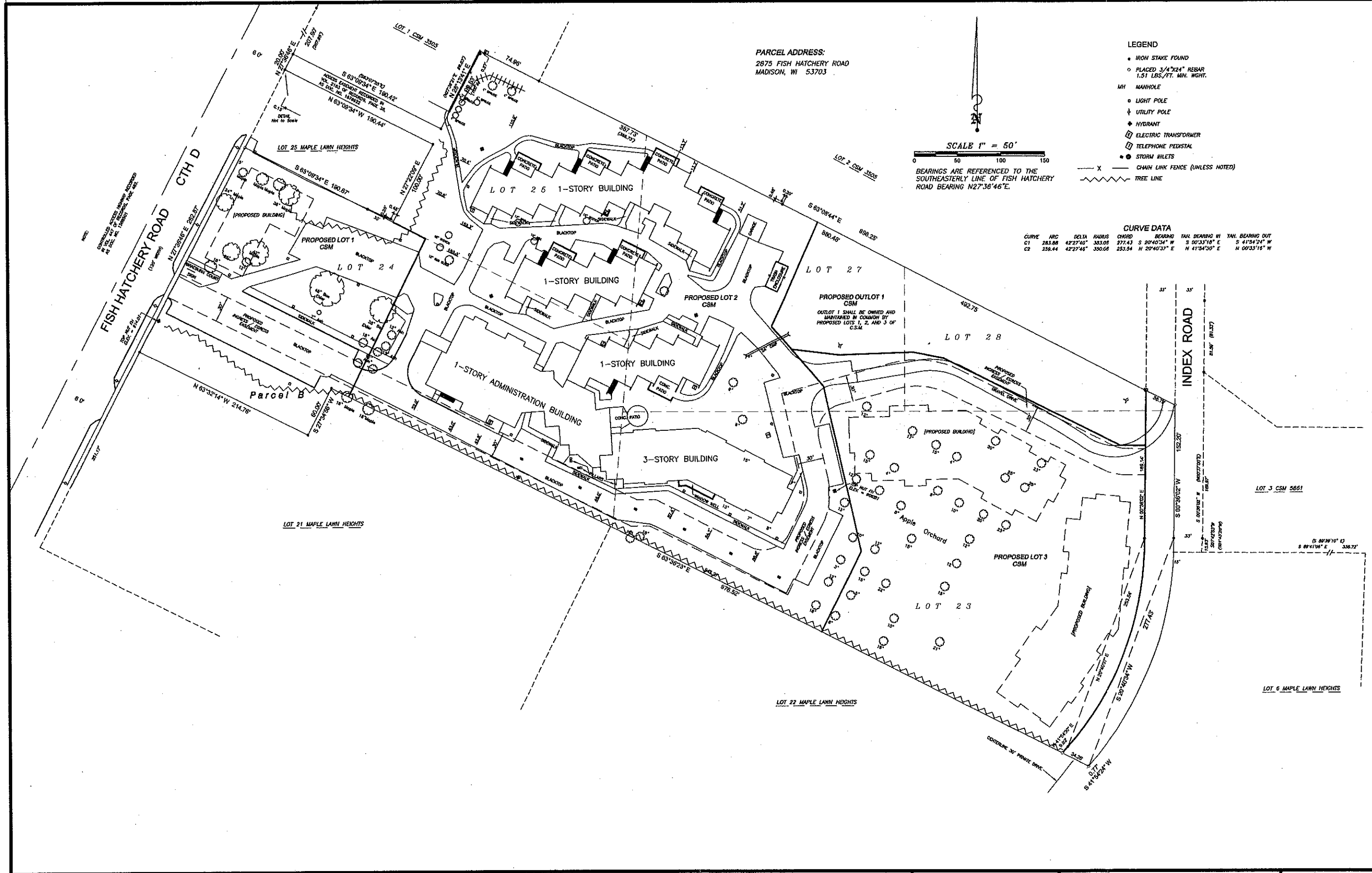
PREPARED FOR:
BILL CLEMENS
106 E. DOTY STREET
MADISON, WI 53703
575-8642

JOB NO.	070070_TOPO
SHEET	1 OF 2
FB271/19-24	

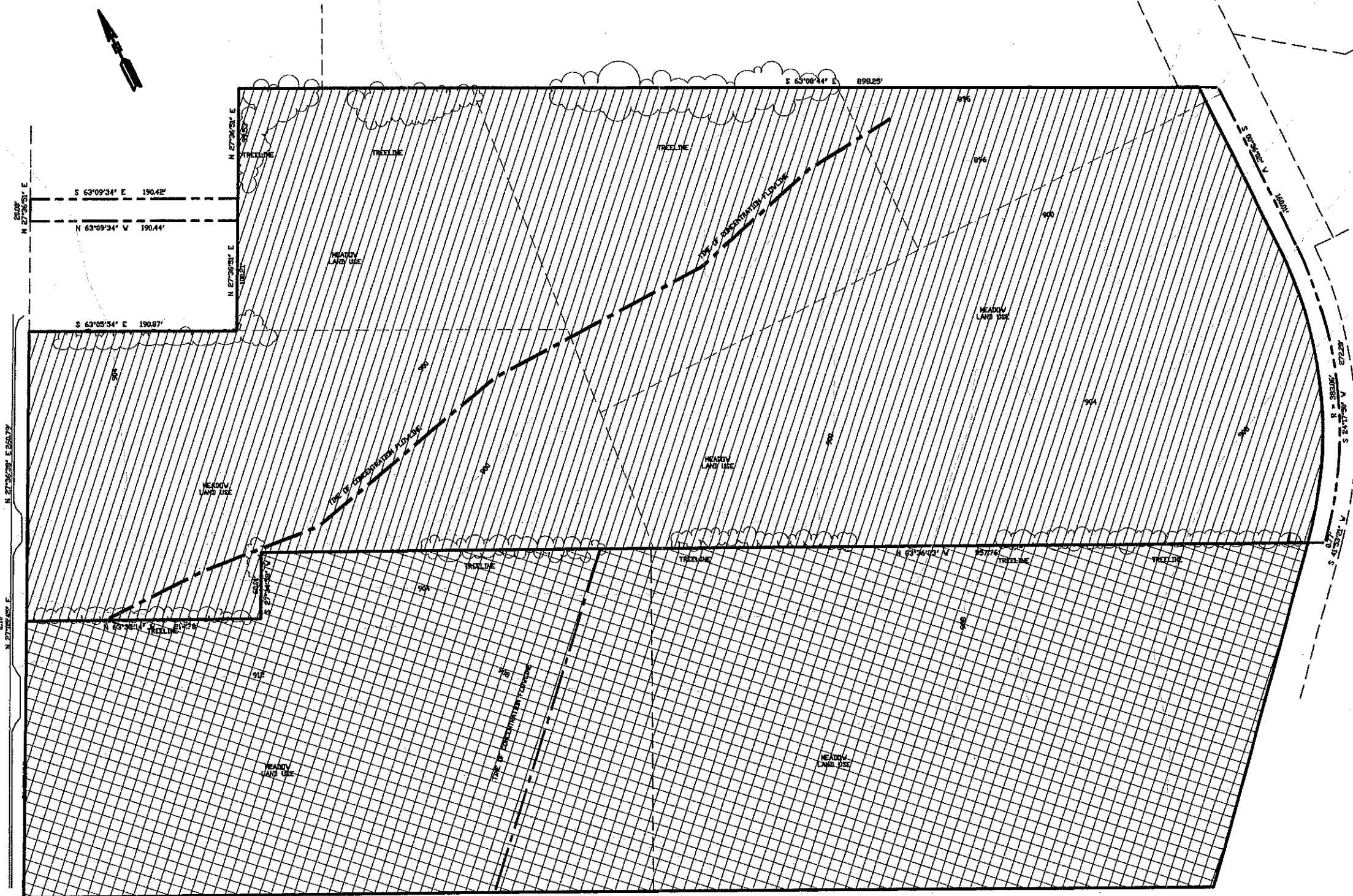
REVISIONS:

16Feb07	2007-09
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2.8



FISH HATCHERY ROAD



EXISTING DRAINAGE BASINS

AVALON CAMPUS BASIN
 AREA=10.40
 CURVE NUMBER=58

 SOUTH BASIN
 AREA=7.80
 CURVE NUMBER=58



AVALON SENIOR CAMPUS - 2875 FISH HATCHERY ROAD
 EXISTING DRAINAGE PLAN
 EXHIBIT #3
 DATED: FEBRUARY 16, 2007

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

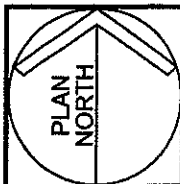
4883 Larson Beach Road, McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

AVALON SENIOR CAMPUS
 2875 Fish Hatchery Road
 Fitchburg, Wisconsin 53713

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 (608) 838-2220 fax
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 1000 W. Main St. Suite 200
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Stockham Consulting
 Urban Planning & Development Services

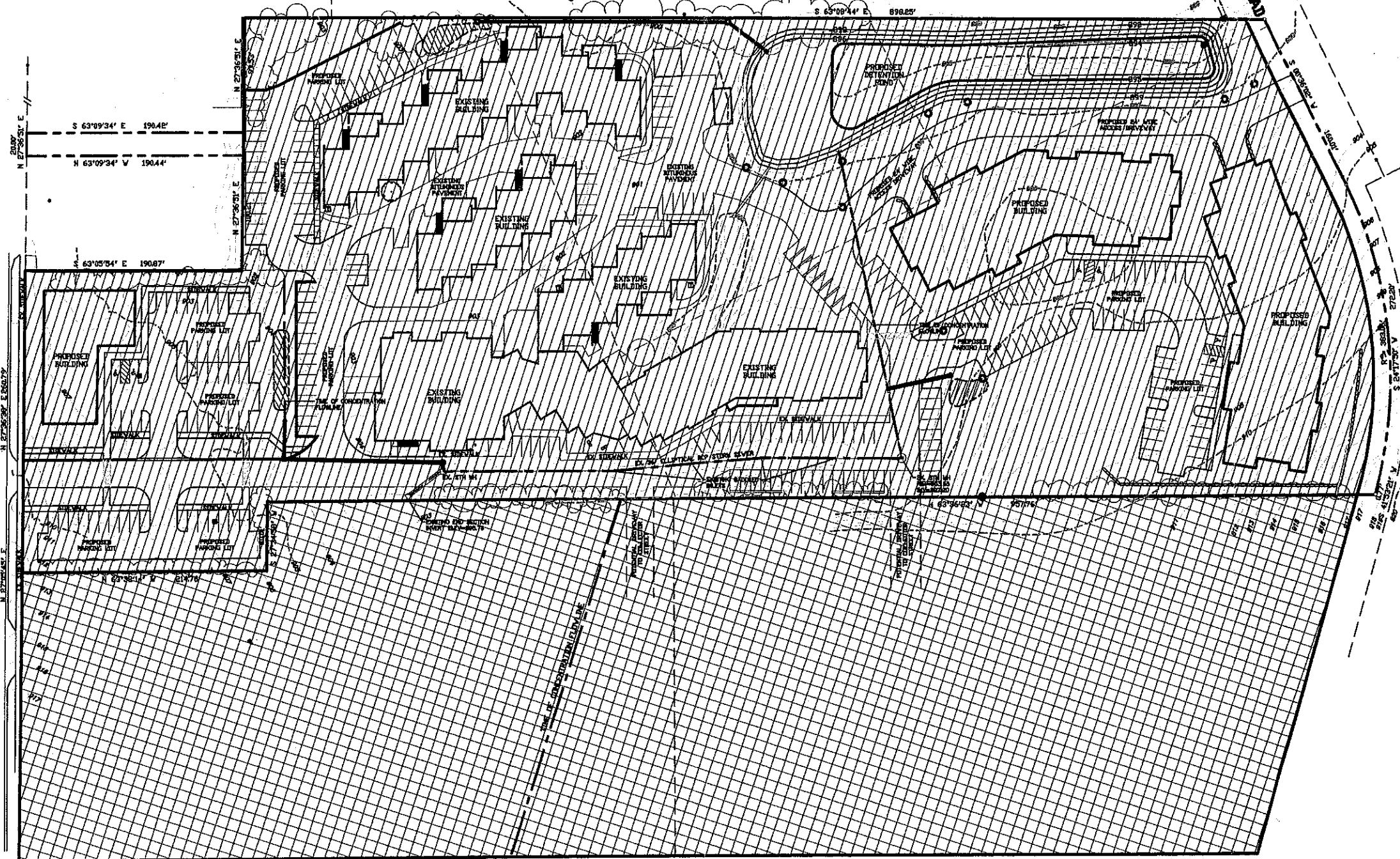


Existing Drainage Map

REVISIONS:
 16Feb07 | 2007-09

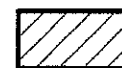
2.10

FISH HATCHERY ROAD



PROPOSED DRAINAGE BASINS

AVALON CAMPUS BASIN
AREA=10.40
CURVE NUMBER=88

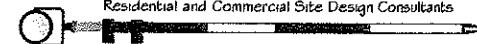


SOUTH BASIN
AREA=7.80
CURVE NUMBER=58



AVALON SENIOR CAMPUS - 2875 FISH HATCHERY ROAD
PROPOSED DRAINAGE PLAN
EXHIBIT #4
DATED: FEBRUARY 16, 2007

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



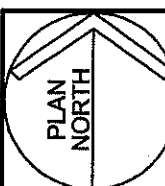
4893 Larson Beach Road; McFarland, Wisconsin 53558
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SURVEYING INC.
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100 W. WISCONSIN ST. SUITE 200
FITCHBURG, WI 53713

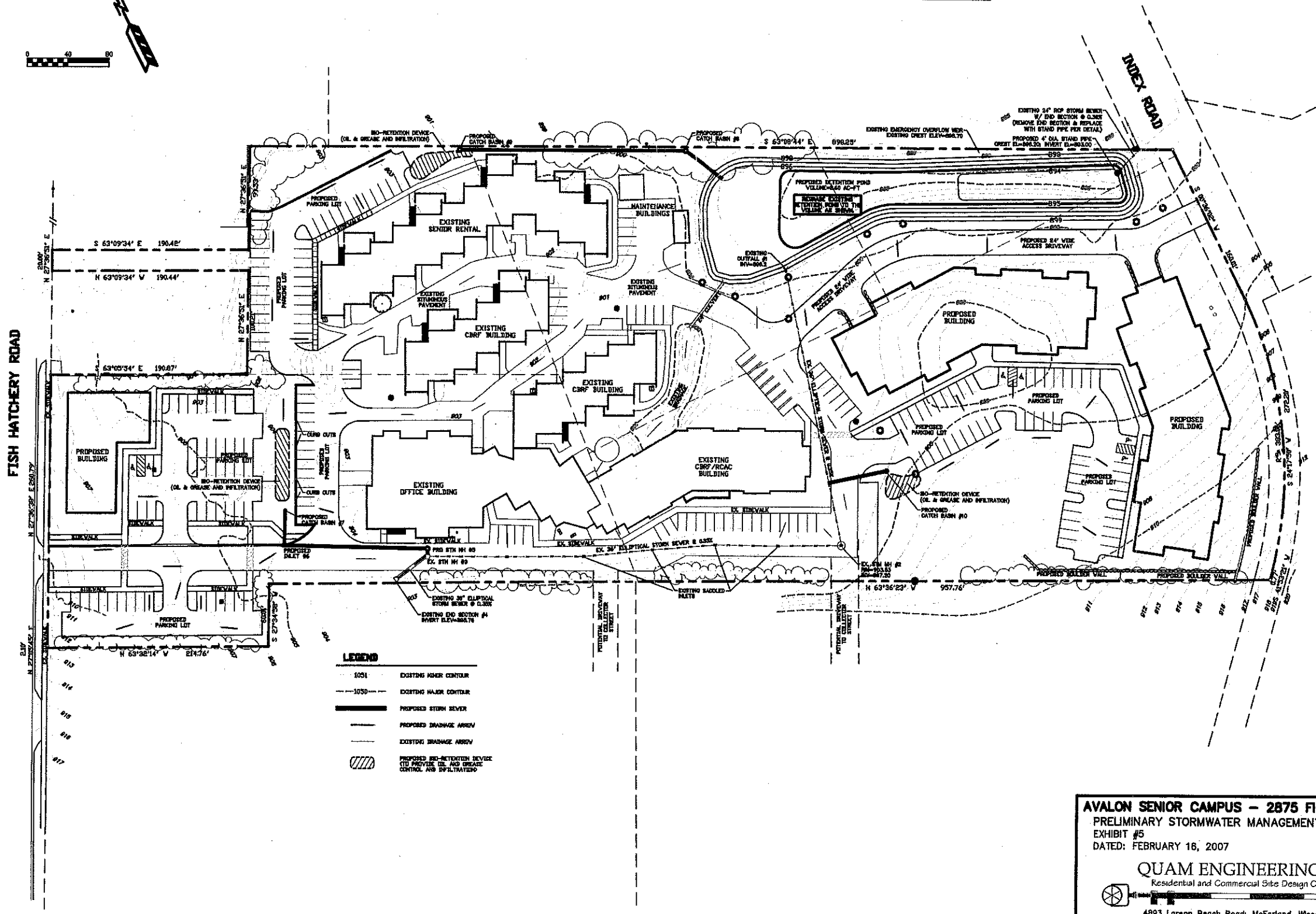
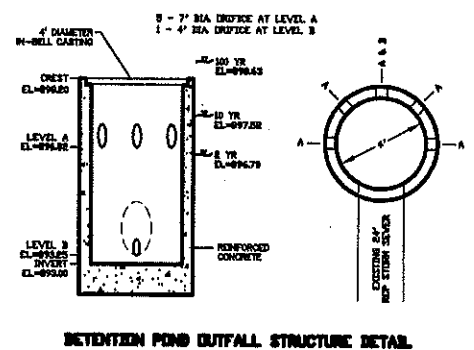
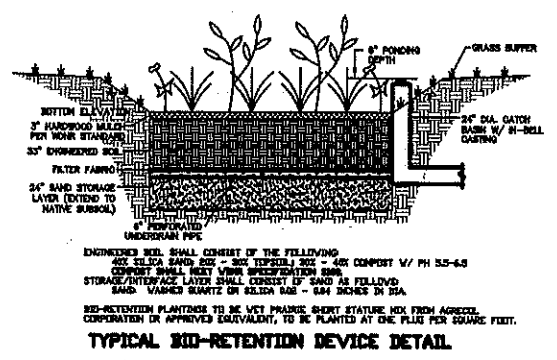
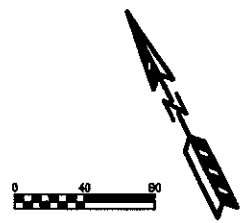
StockhamConsulting
Urban Planning & Development Services



Proposed
Drainage Map

REVISIONS:
18Feb07 2007-08

2.11



AVALON SENIOR CAMPUS - 2875 FISH HATCHERY ROAD
PRELIMINARY STORMWATER MANAGEMENT PLAN
EXHIBIT #5
DATED: FEBRUARY 16, 2007

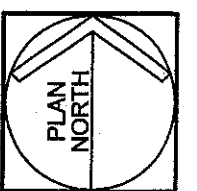
QUAM ENGINEERING, LLC
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LAND SURVEYING &
P.E.C. TESTING
1000 W. Main St., Suite 100
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(608) 785-1111

Stockham Consulting
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Preliminary
Stormwater
Management
Plan

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18Feb07	2007-09

2.12