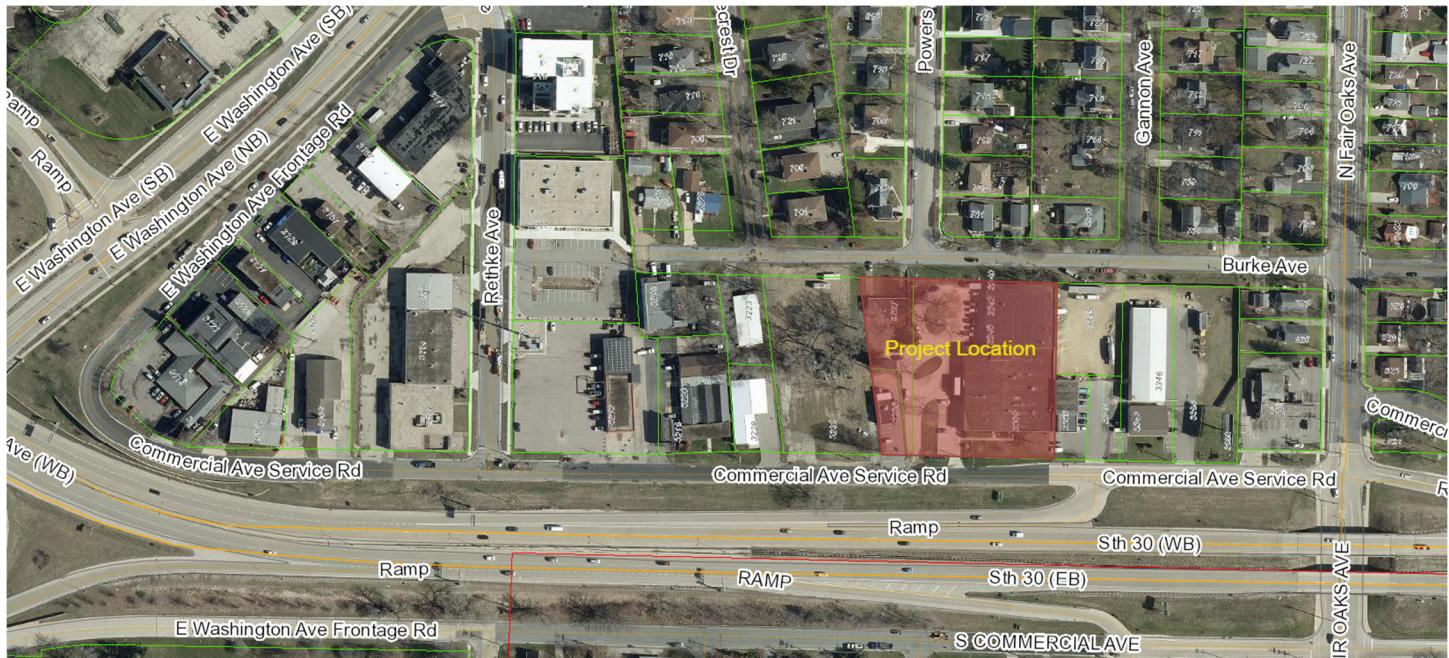


3310 Commercial Avenue
Contract 9719
MUNIS 16074
Developer: Adarion, LLC



The developer, Adarion, LLC, has been conditionally approved for a one-lot certified survey map, the demolition of existing buildings, and the construction of a four-story, mixed-use building with 70 units and 8,420 square feet of office space at properties currently addressed as 3236-3300 Commercial Avenue and 3235/3237 Burke Avenue.

Summary of Improvements:

- One lot Certified Survey Map at properties currently addressed as 3236-3300 Commercial Avenue and 3235/3237 Burke Avenue.
- Dedication of 7.5 feet of right of way along the Commercial Avenue frontage.
- Construction of five-foot sidewalk, terrace, and curb and gutter along the Commercial Avenue frontage.
- Construction of sidewalk along the Burke Avenue frontage.
- Curb and gutter along the Burke Avenue frontage will be constructed if during the design process it is determined that it is practical given current conditions. The developer shall sign a waiver of assessments to cover 100% of the curb and gutter cost to be installed with a future street reconstruction project if construction is not required with this project.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. Forestry has reviewed and approved the removal of two terrace trees on Burke Avenue near the east side of the project.

**3310 Commercial Avenue
Contract 9719
MUNIS 16074
Developer: Adarion, LLC**

- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Public signing, pavement marking and street lighting related to the development as required by the City Traffic Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Installation of a streetlight pole on Burke Avenue and Commercial Avenue in coordination with City Traffic Engineering and MGE.
- Project access, street closures, and street occupancy as approved by City Traffic Engineering.

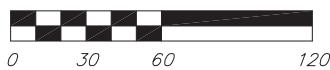
CERTIFIED SURVEY MAP No.

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE1/4 OF SECTION 32 MEASURED AS BEARING S88°47'10"E.

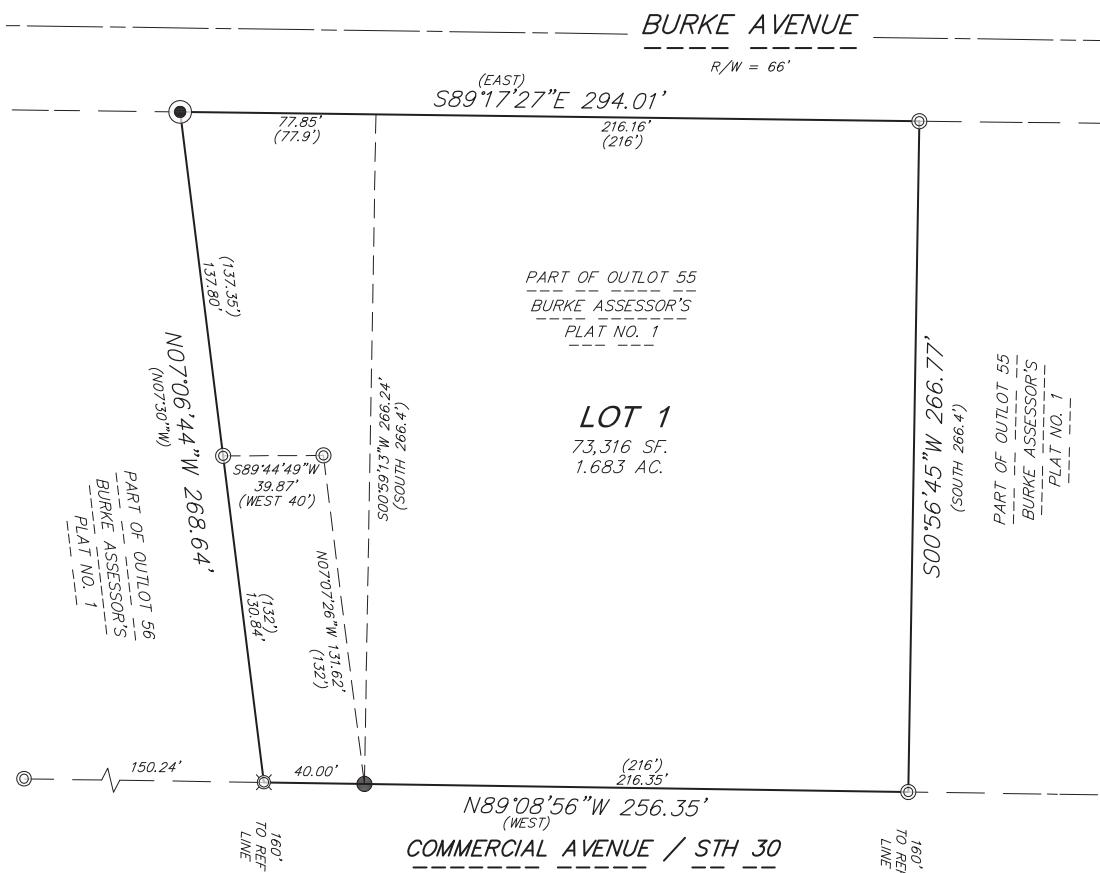
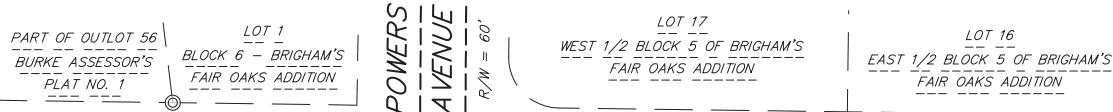
GRAPHIC SCALE: 1" = 60'



SURVEY LEGEND

- (●) FOUND 1 1/4" Ø IRON ROD
- (●) FOUND 3/4" Ø IRON ROD
- (○) FOUND 1" Ø IRON PIPE
- (◎) SET 3/4" X 18" SOLID IRON RE-ROD MIN. WT. 1.50 LBS./FT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL;
SHEET 4 FOR EASEMENTS



CERTIFIED SURVEY MAP No.

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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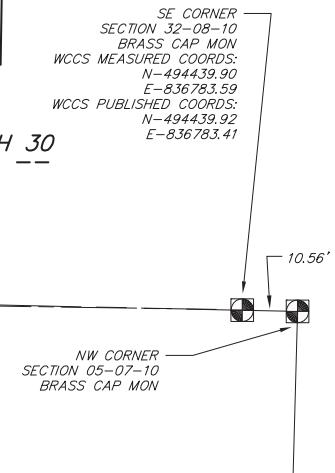
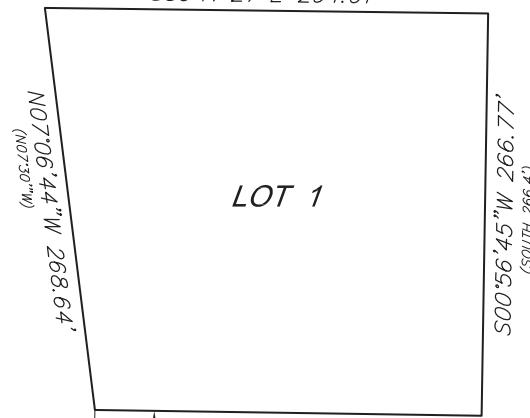
SECTION TIE DETAIL (NOT TO SCALE)

BURKE AVENUE

R/W = 66'

(EAST)

S89°17'27"E 294.01'

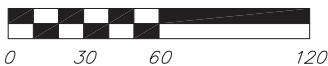


CERTIFIED SURVEY MAP No.

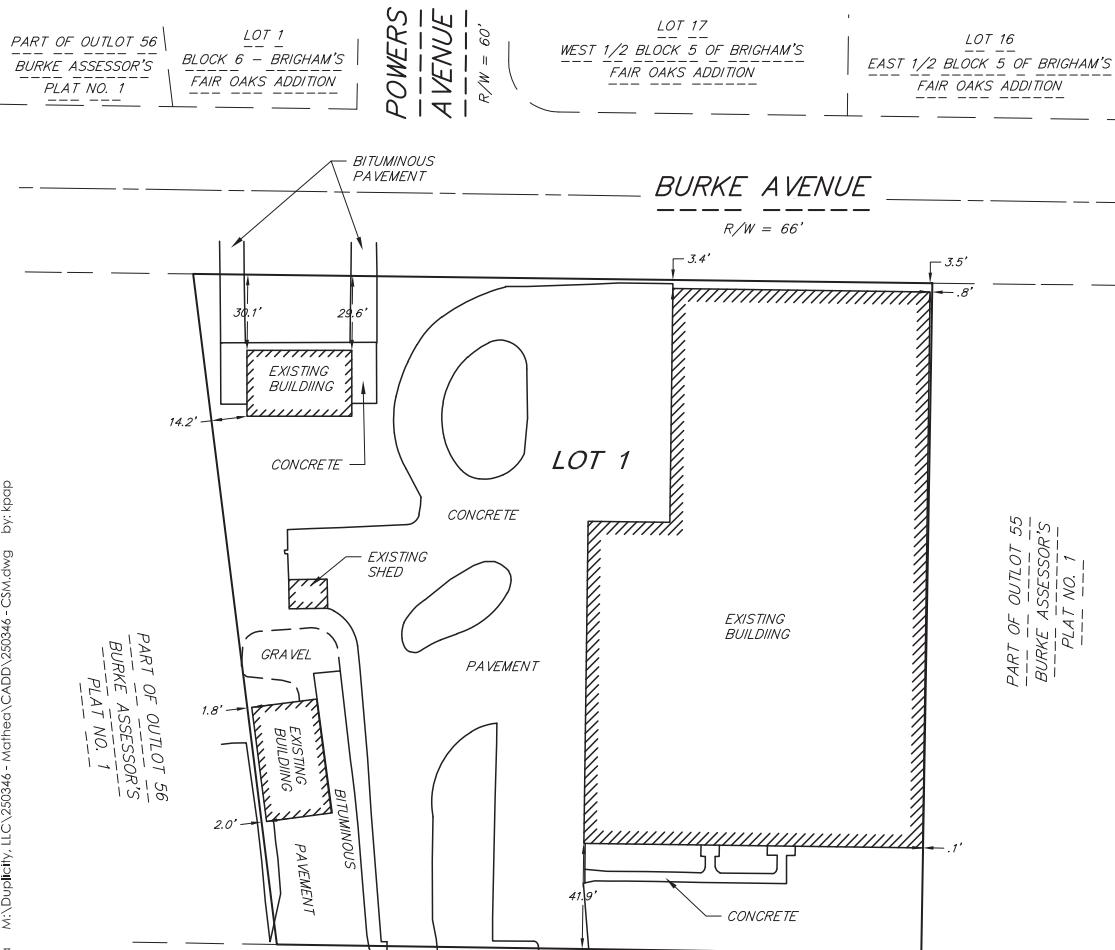
PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 60'



EXISTING SITE DETAIL



COMMERCIAL AVENUE / STH 30



CERTIFIED SURVEY MAP No.

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 60'



0 30 60 120

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N00°59'39"W	25.16'
L2	S89°00'21"W	10.00'
L3	S00°59'39"E	24.83'
L4	S89°08'56"E	10.00'

EASEMENTS

PART OF OUTLOT 56 | LOT 1
BURKE ASSESSOR'S | BLOCK 6 - BRIGHAM'S
PLAT NO. 1 | FAIR OAKS ADDITION

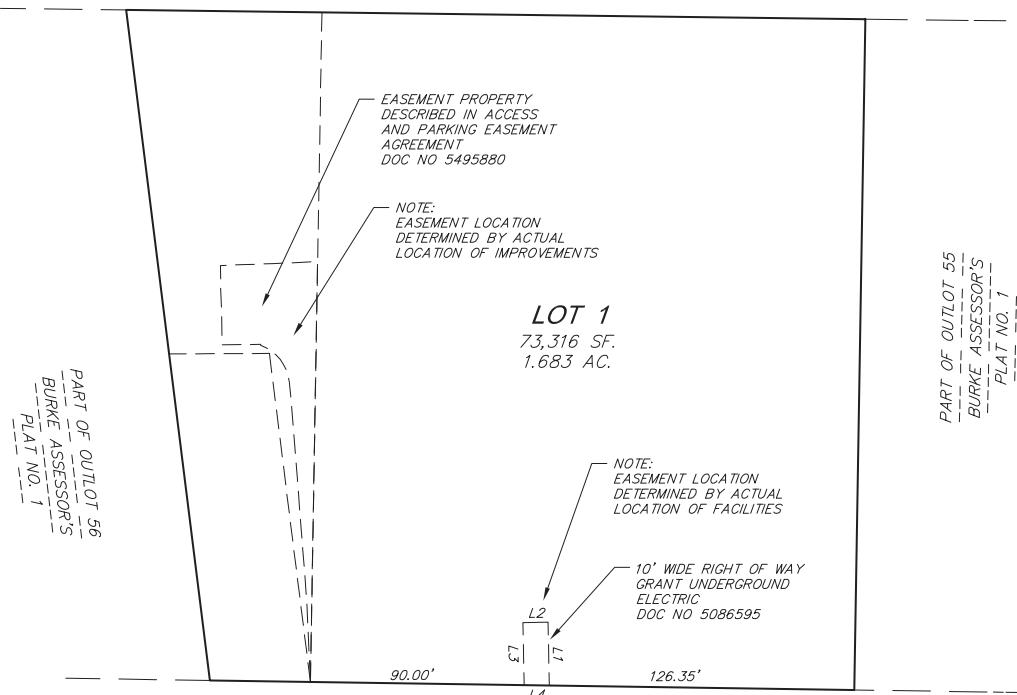
POWERS AVENUE
R/W = 60'

LOT 17
WEST 1/2 BLOCK 5 OF BRIGHAM'S
FAIR OAKS ADDITION

LOT 16
EAST 1/2 BLOCK 5 OF BRIGHAM'S
FAIR OAKS ADDITION

BURKE AVENUE

R/W = 66'

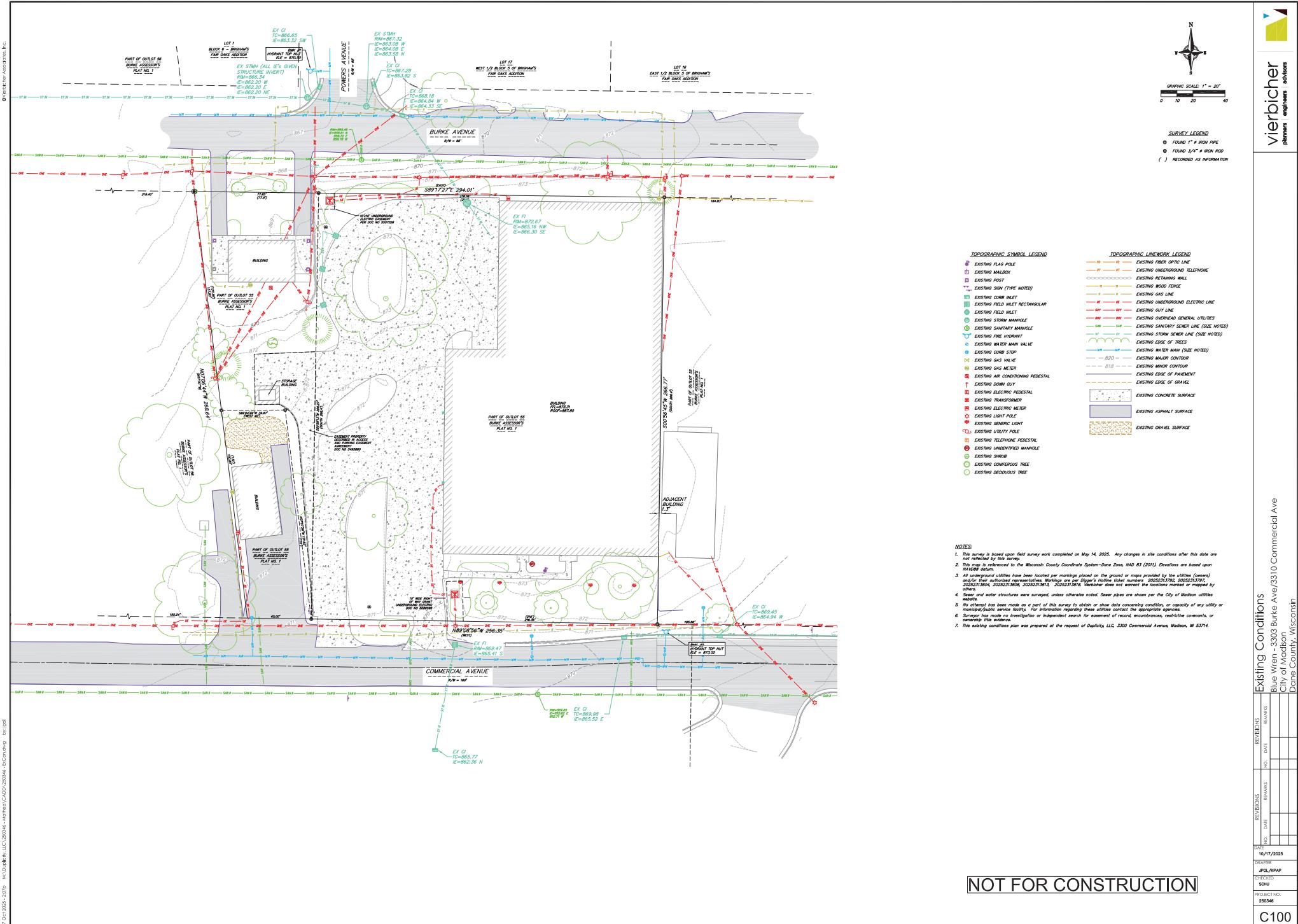


PART OF OUTLOT 55
BURKE ASSESSOR'S
PLAT NO. 1

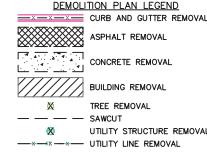
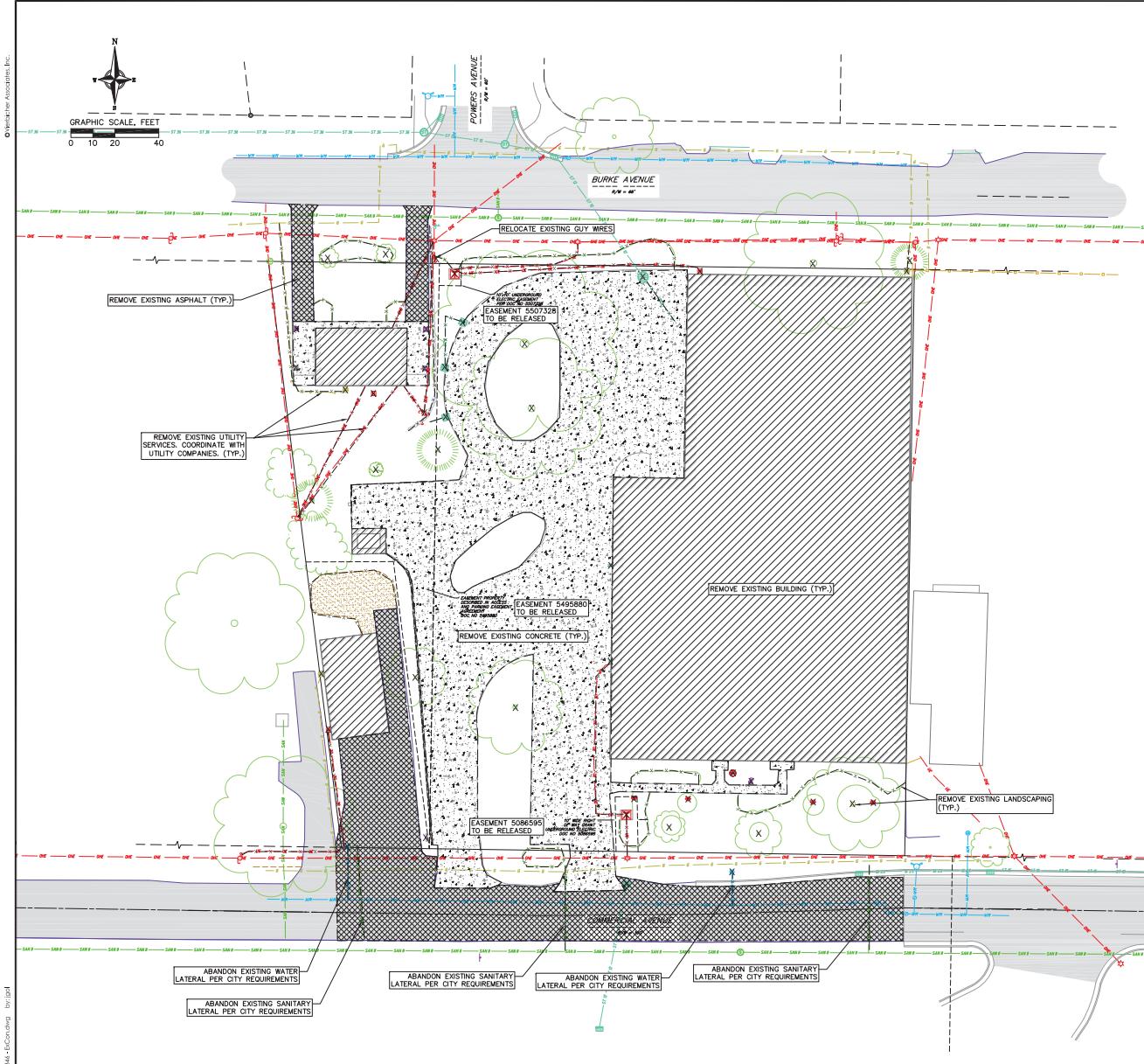
COMMERCIAL AVENUE / STH 30



Existing Conditions



Demolition Plan



DEMOLITION NOTES:

1. THE RIGHTS-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING USE RIGHTS.
4. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING CONSTRUCTION AND OPERATION OF THE PUBLIC ROADWAY.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
7. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
9. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
10. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

NOT FOR CONSTRUCTION

Utility Plan

