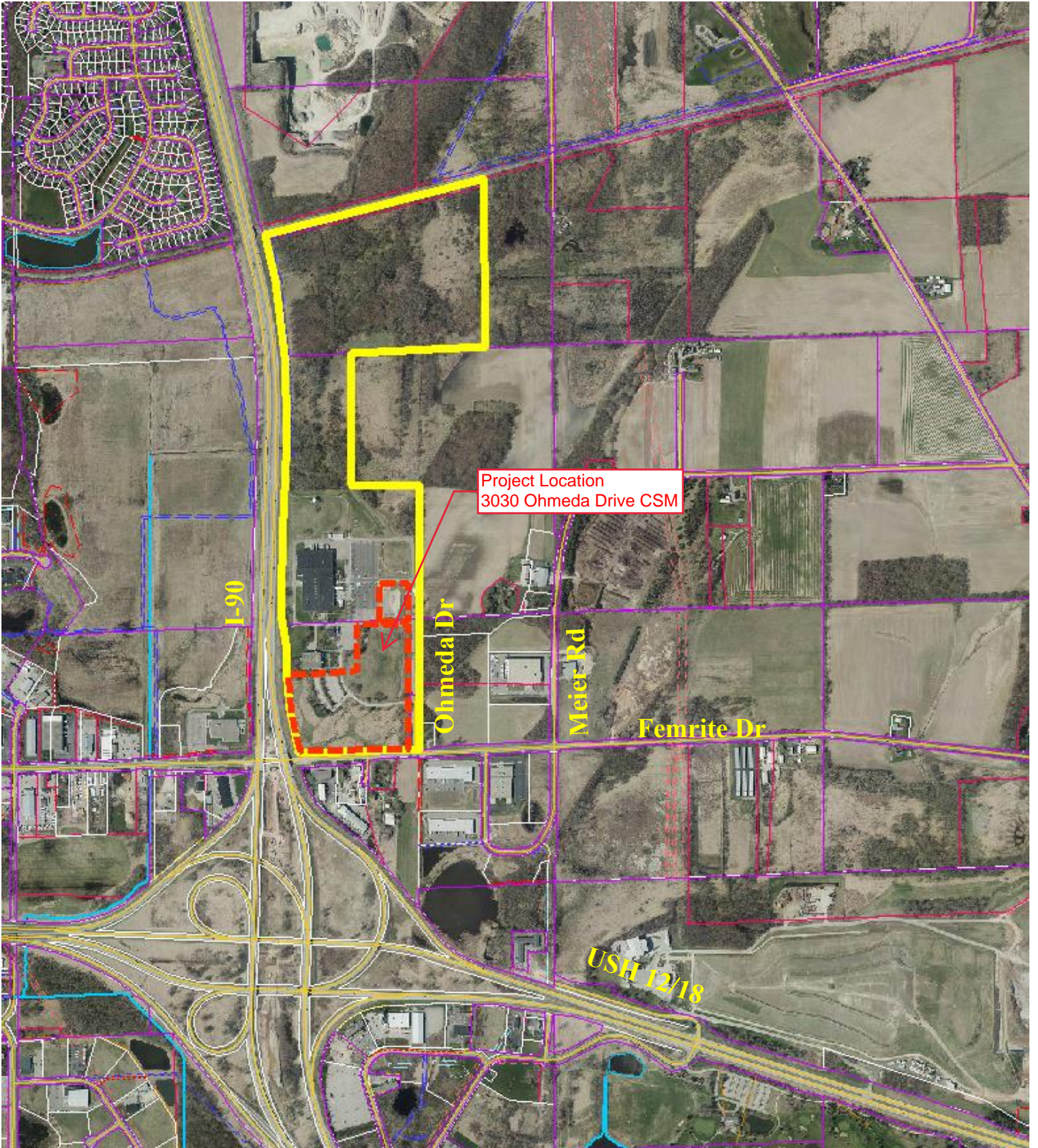


3030 Ohmeda Drive CSM

Project: 13825

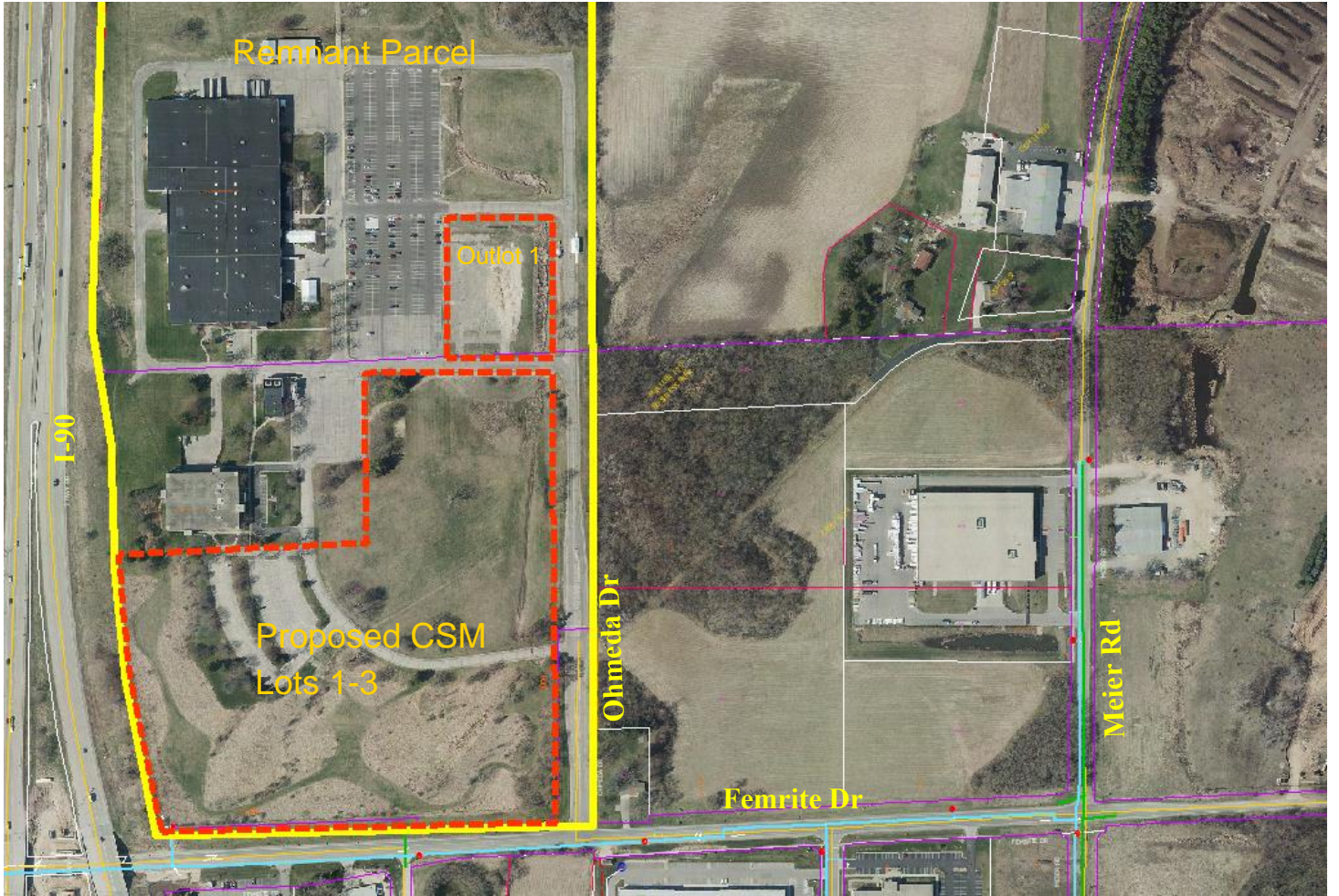
Contract: 9082

Project Location Map  
3030 Ohmeda Drive





Zoomed in Location Map  
3030 Ohmeda Drive

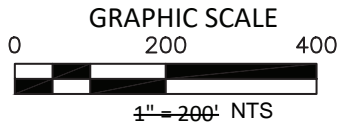
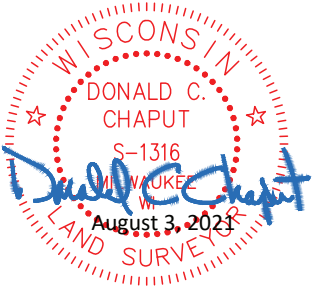



Work covered with Developer Agreement:

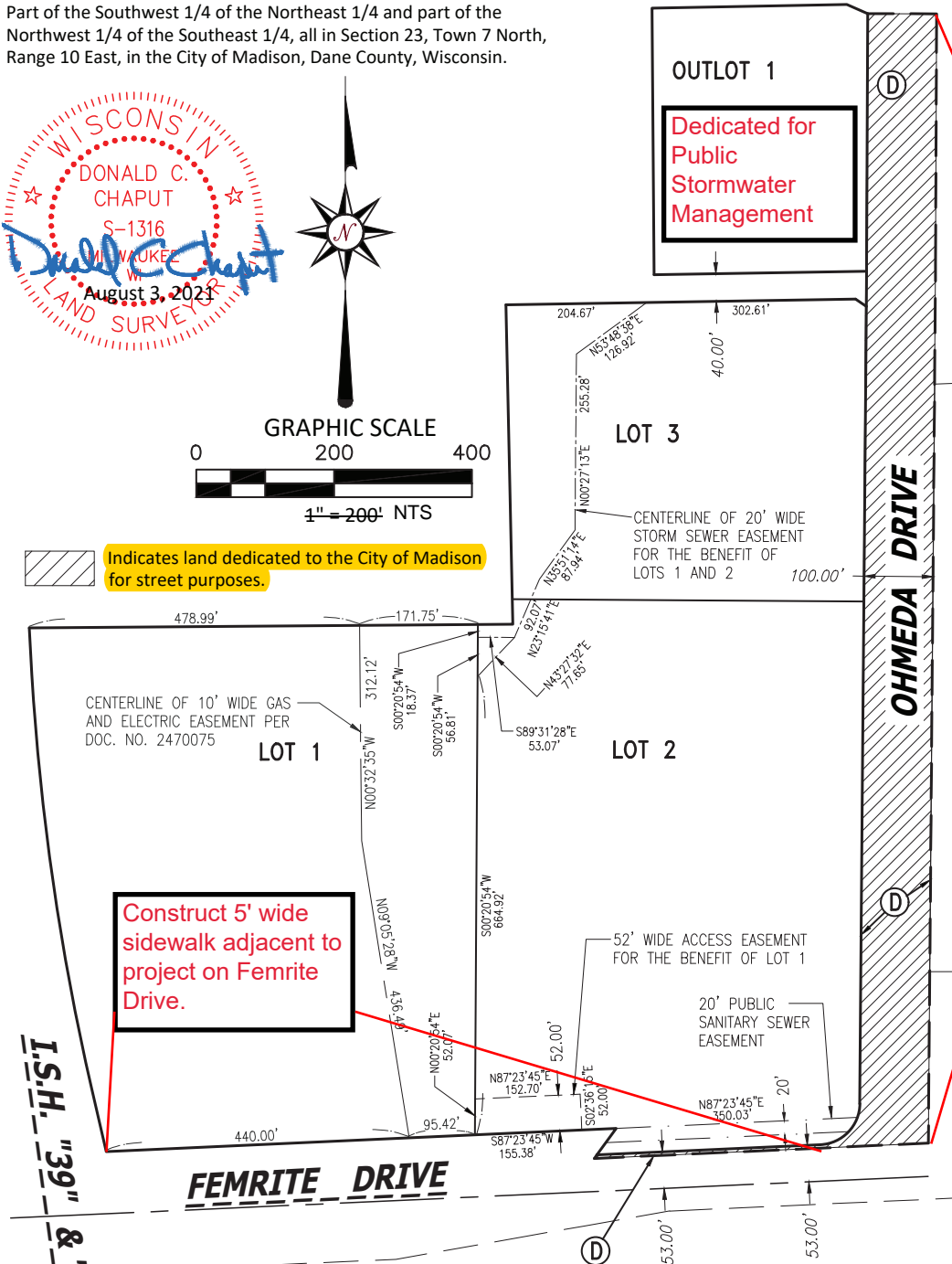
- Outlot 1 shall be dedicated to the public for Stormwater Management.
- Construction of 5' wide sidewalk on Femrite Drive adjacent to development.
- Dedication of right of way for the northern extension of Ohmeda Drive to the northern boundary of Outlot 1.
- Dedication of needed additional right of way along Femrite Drive, 53 feet from centerline.
- The City shall construct Ohmeda Drive lighting, ditch, and sidewalk (sidewalk along westerly side of Ohmeda Drive) from Femrite Drive to the north through Outlot 1 by a public works contract, currently scheduled for 2022. The developer shall pay for assessable portion of project costs.
- Reservation of future right of way from Ohmeda Drive north of Outlot 1 to the future intersection of the east-west street as planned by Yahara Hills Neighborhood Development Plan. The reservation shall be dedicated at a later date, with no fee to the City, when required by Common Council for the future public street.
- A 20-foot easement for a future multi-purpose path shown in Yahara Hills Neighborhood Development Plan.
- A 30-foot wide easement for public sanitary sewer across the remnant parcel.
- Construction of public sanitary sewer from Meier Road to the west to serve the development.

# CERTIFIED SURVEY MAP NO.

Part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4, all in Section 23, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.



 Indicates land dedicated to the City of Madison for street purposes.

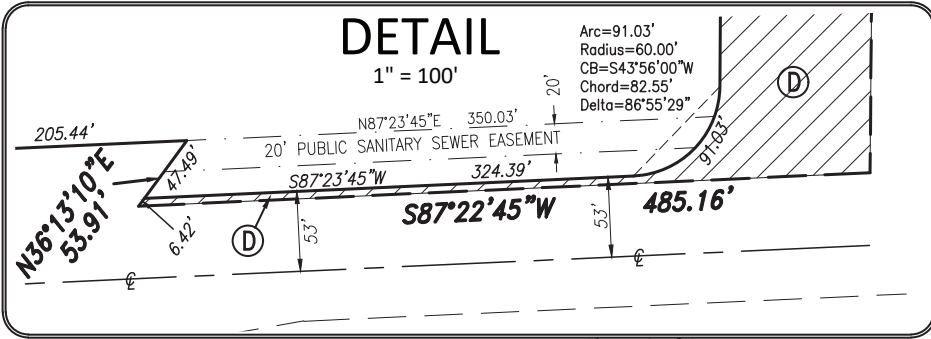


City shall construct Ohmeda Drive lighting, ditch, and sidewalk from Femrite Drive to the north through Outlot 1 by a Public Works project scheduled for 2022. Sidewalk on westerly side only.

Construct 5' wide sidewalk adjacent to project on Femrite Drive.

OUTLOT 1  
Dedicated for Public Stormwater Management

Construct 5' wide sidewalk adjacent to project on Femrite Drive.



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4, all in Section 23, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

## REMNANT PARCEL (FOR REFERENCE ONLY)

CHICAGO AND NORTHWESTERN R.R.

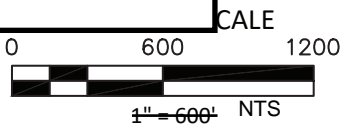
A 20-foot wide easement for a future multi-purpose path shown in the Yahara Hills Neighborhood Development Plan and 30-foot wide easement for sanitary sewer shall be dedicated to the City across the remnant parcel.

See Yahara Hills Neighborhood Development Plan sheet.

Reservation, to be dedicated at later date with no fee when required by Common Council for future public street.

Reservation shall extend north of Outlot 1 to future extension of east-west street as planned by Yahara Hills Neighborhood Development Plan.

I.S.H. "39" & "90"



**FEMRITE DRIVE**

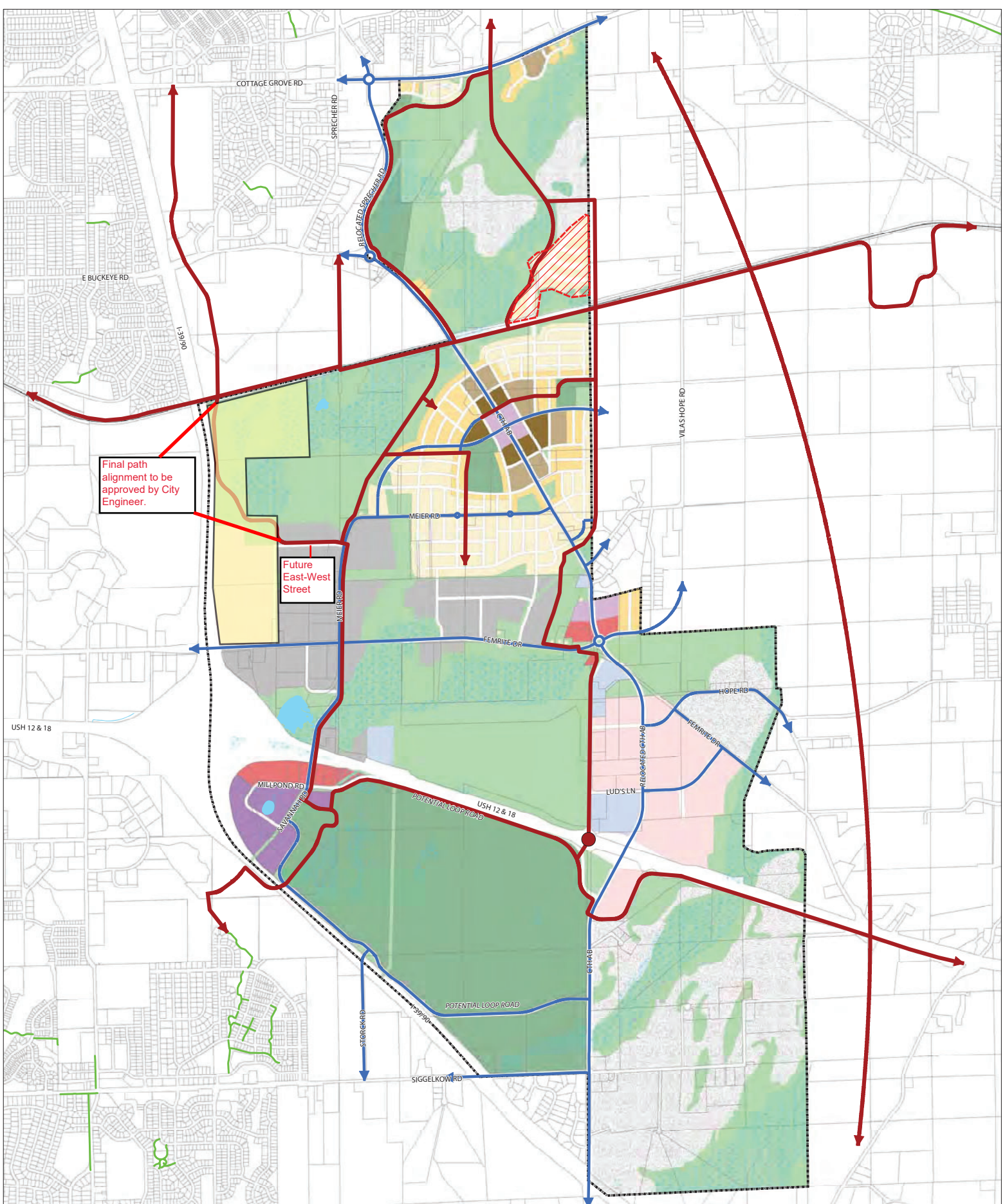
**CHAPUT**  
LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Sheet 4 of 8 Drawing No. 3420-grb





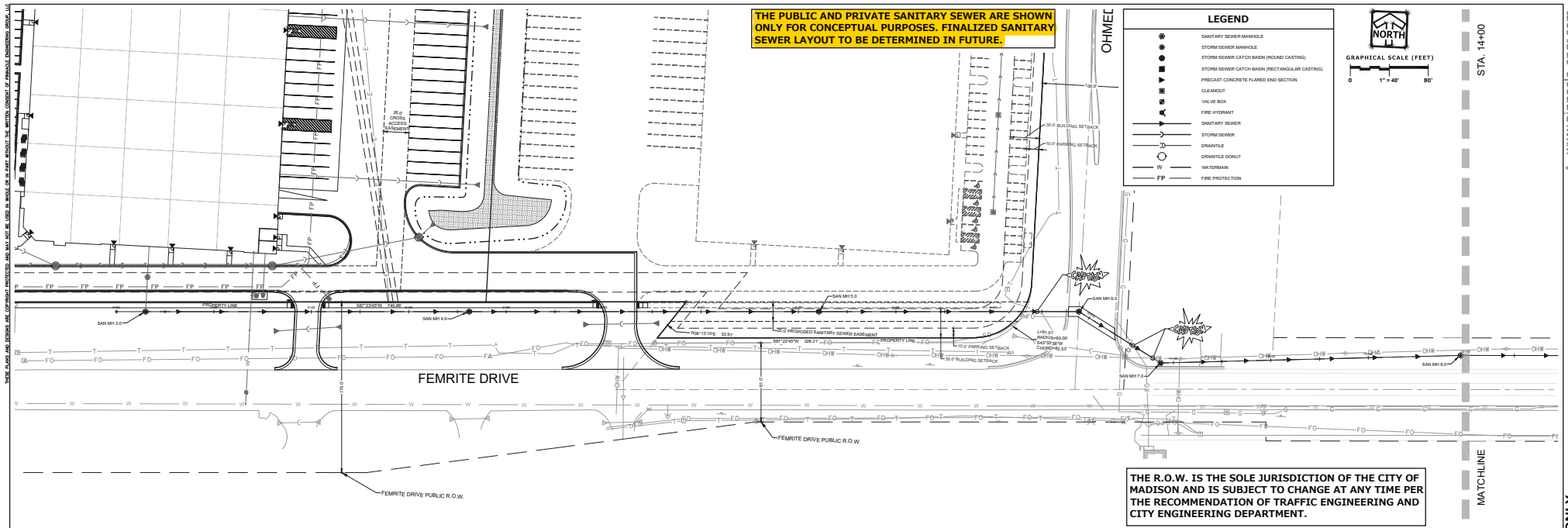
Final path alignment to be approved by City Engineer.

Future East-West Street

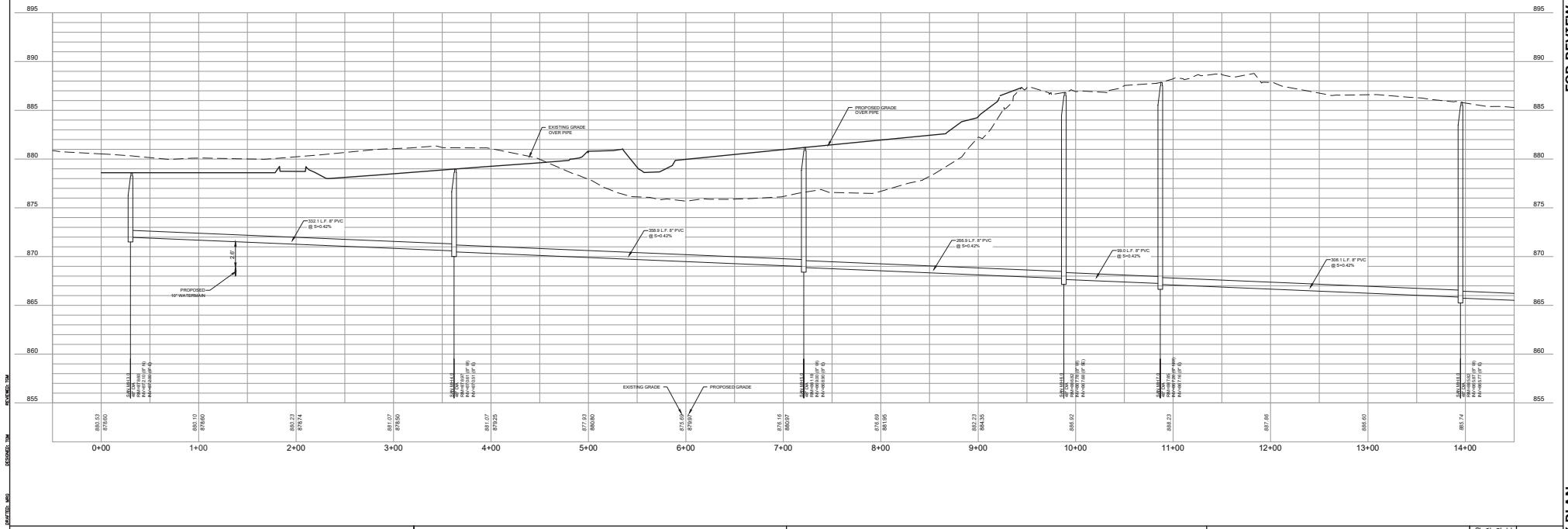
Map 11:  
Transportation Plan -  
Pedestrian/Bicycle Facilities

**Pedestrian/Bicycle Facilities**

- Existing Shared-Use Path
- Proposed Shared-Use Path
- Proposed Bicycle Lane
- Proposed Bicycle/Pedestrian Grade-Separated Crossing
- Low density residential development contingent upon vehicular crossing of railroad tracks.



THE R.O.W. IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.




**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 PLAN | DESIGN | DELIVER  
 www.pinnacle-engr.com  
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 MADISON, WI 53718  
 (608) 734-8888  
 CHICAGO OFFICE: 100 N. LAKE STREET  
 CHICAGO, IL 60602

**INTERSTATE EAST  
 BUSINESS PARK  
 MADISON, WISCONSIN**

**UTILITY PLAN**

REVISIONS	
1	ISSUED FOR PERMIT
2	REVISED FOR COMMENTS
3	REVISED FOR COMMENTS
4	REVISED FOR COMMENTS
5	REVISED FOR COMMENTS

DATE: 08/05/2020	SCALE: 1" = 40'
DRAWN BY: [Name]	CHECKED BY: [Name]
PROJECT NO: [Number]	SHEET NO: [Number]

SHEET  
**C-13**  
 OF  
**C-25**

Z:\PROJECTS\2020\1933.00-W\CAD\SHEETS\1933.00-W\UTILITY PLAN.DWG

FOR REVIEW ONLY

UTILITY PLAN

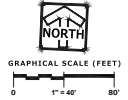
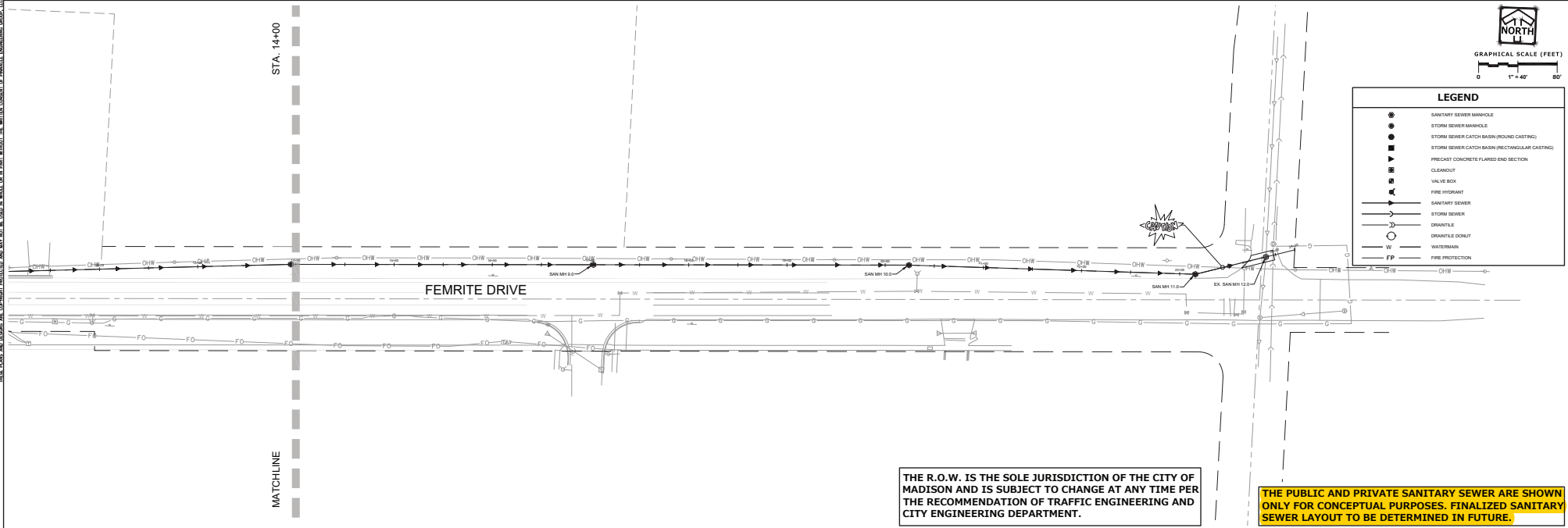
www.pinnacle-engr.com

THESE PLANS AND SPECIFICATIONS ARE CONSIDERED PROTECTIVE AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

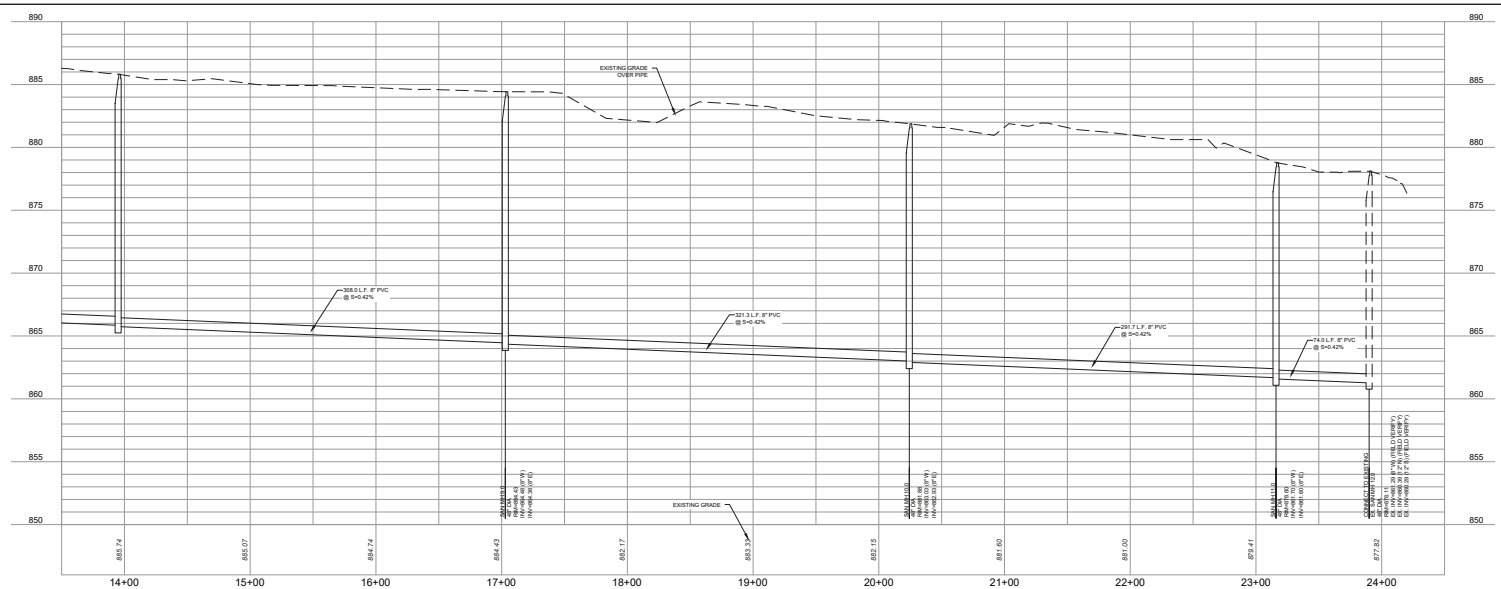
REVISIONS: 1/20/2020  
DATE: 1/20/2020

DATE: 1/20/2020

DATE: 1/20/2020



LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTINGS)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTINGS)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	STORM SEWER
	DRIVEWAY EASEMENT
	WATERMAIN
	FIRE PROTECTION



**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 WISCONSIN OFFICE: 2075 WATERVIEW ROAD SUITE 100  
 MADISON, WI 53718  
 (608) 724-1888  
 CHICAGO OFFICE: 100 W. WASHINGTON  
 CHICAGO, IL 60601

**INTERSTATE EAST  
 BUSINESS PARK  
 MADISON, WISCONSIN**

**UTILITY PLAN**

REVISIONS	
1	ISSUED FOR PERMITS
2	REVISED FOR COMMENTS
3	REVISED FOR COMMENTS
4	REVISED FOR COMMENTS
5	REVISED FOR COMMENTS

PROJECT NO.	1923A.00
DATE	1/20/2020
SCALE	AS SHOWN
DESIGNER	W. J. HARRIS
CHECKER	W. J. HARRIS
DATE	1/20/2020

SHEET  
**C-14**  
 OF  
**C-25**

FOR REVIEW ONLY