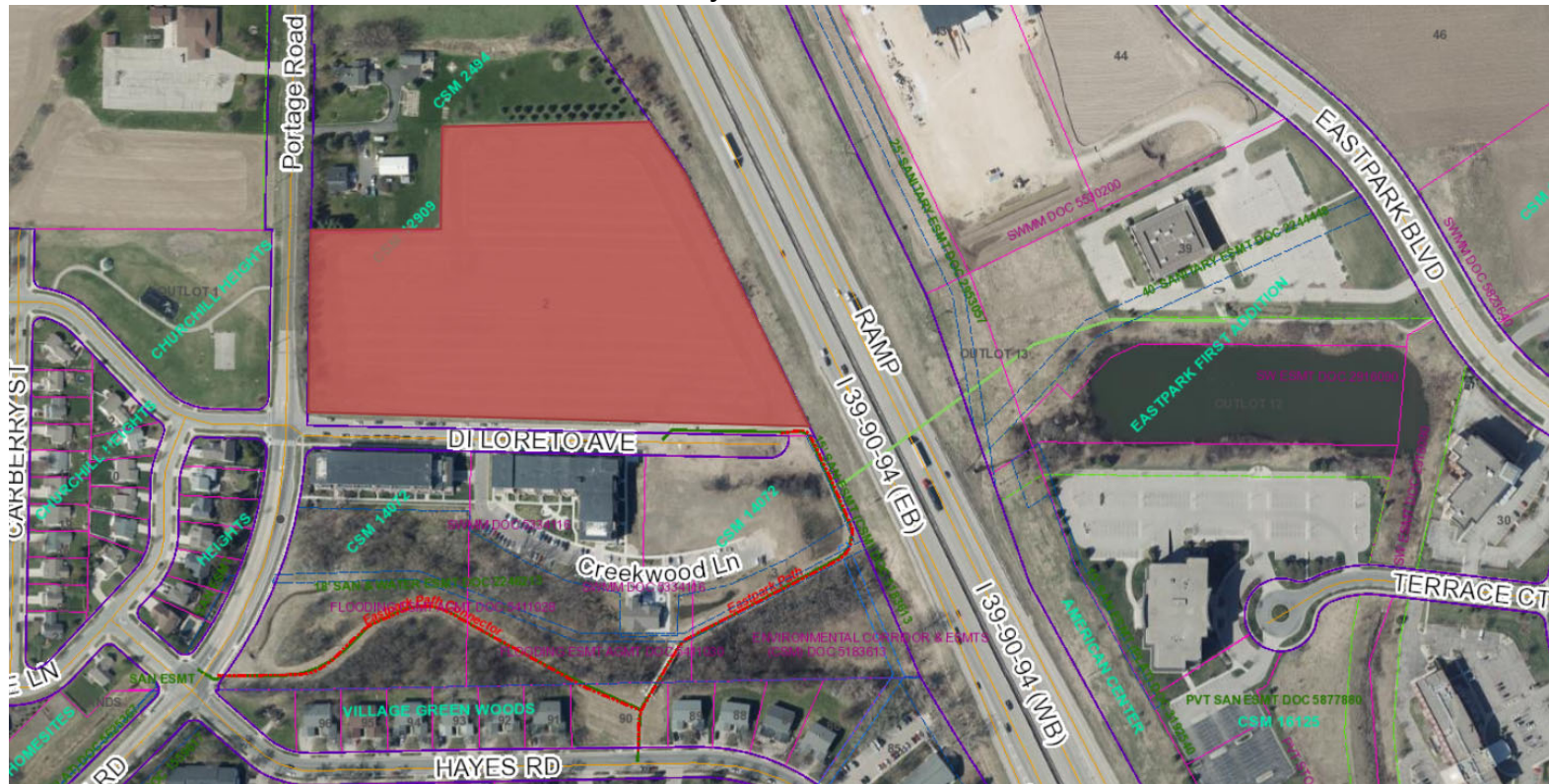


4205 PORTAGE ROAD CSM PHASE 1

Contract No.: 9310, Project No.: 14637

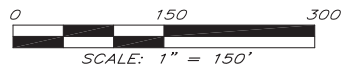
Entity: Winston at Churchill, LLC

Project Location

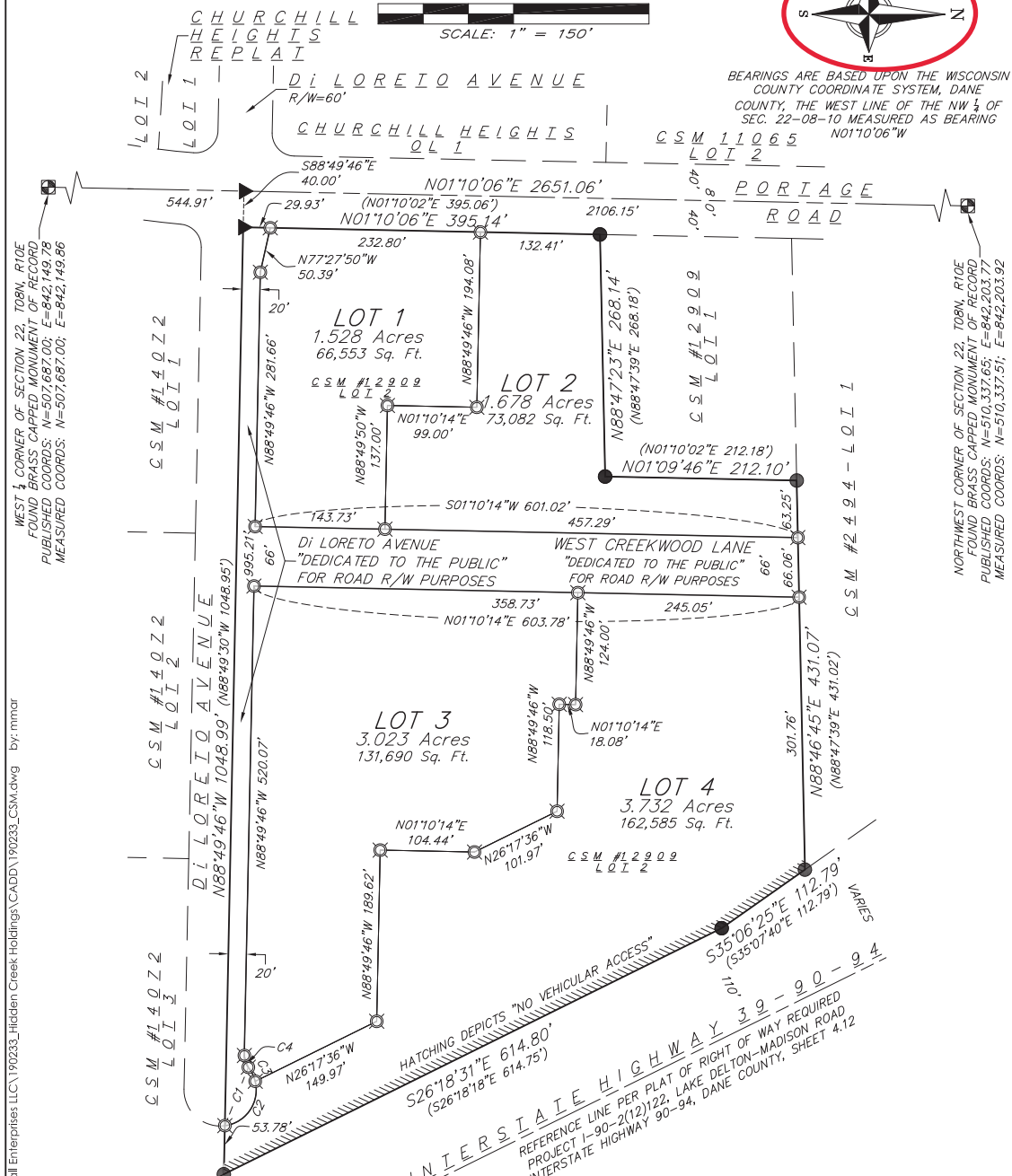


CERTIFIED SURVEY MAP No. _____

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW $\frac{1}{4}$ OF SEC. 22-08-10 MEASURED AS BEARING N01°10'06"W



WEST $\frac{1}{4}$ CORNER OF SECTION 22, T08N, R10E
FOUND BRASS CAPPED MONUMENT OF RECORD
PUBLISHED COORDS: N=507,687.00; E=842,149.78
MEASURED COORDS: N=507,687.00; E=842,149.86

NORTHWEST CORNER OF SECTION 22, T08N, R10E
FOUND BRASS CAPPED MONUMENT OF RECORD
PUBLISHED COORDS: N=510,337.65; E=842,203.77
MEASURED COORDS: N=510,337.51; E=842,203.92

06 Sep 2022 - 6:07p M:\T Wall Enterprises, LLC\190233_Hidden Creek Holdings\CADD\190233_CS.mxdwg by: mmar

SURVEY LEGEND

- FOUND 3/4" ϕ SOLID IRON RE-ROD
- ▲ FOUND MAGNAIL
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- () RECORDED AS INFORMATION

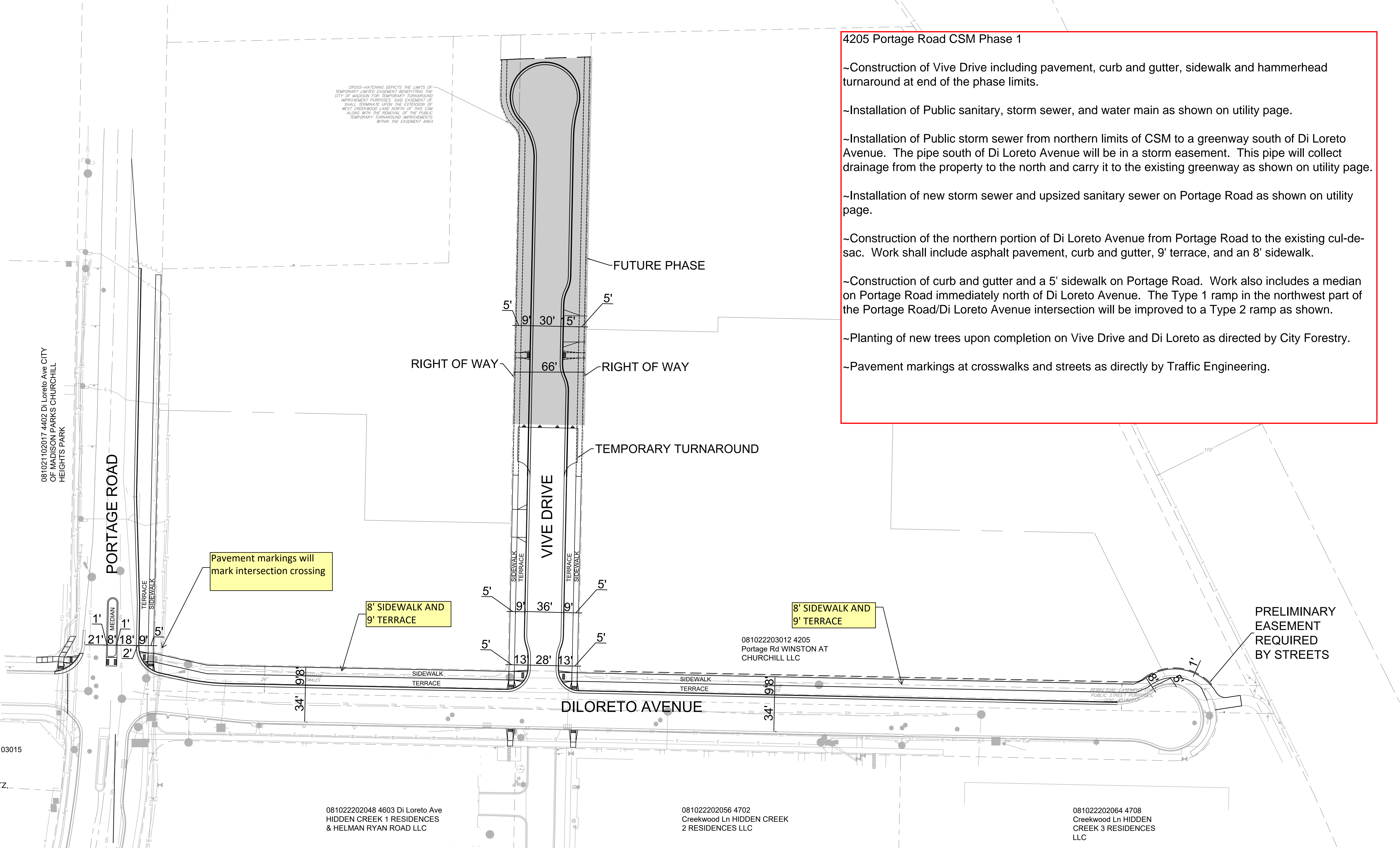
<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>	FN: 190233 DATE: 09/06/2022 REV: Drafted By: MMAR Checked By: MZIE	SURVEYED FOR: HIDDEN CREEK HOLDINGS, LLC P.O. BOX 620037 MIDDLETON, WI 53562	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 1 OF 7
	INTERSTATE HIGHWAY 39-90-94 REFERENCE LINE PER PLAT OF RIGHT OF WAY REQUIRED PROJECT 1-90-2(12)22, LAKE DELTON-MADISON ROAD INTERSTATE HIGHWAY 90-94, DANE COUNTY, SHEET 4.12			

EXHIBIT OF IMPROVEMENTS 4205 PORTAGE ROAD BPW MEETING - 8/23/2023

4205 Portage Road CSM Phase 1

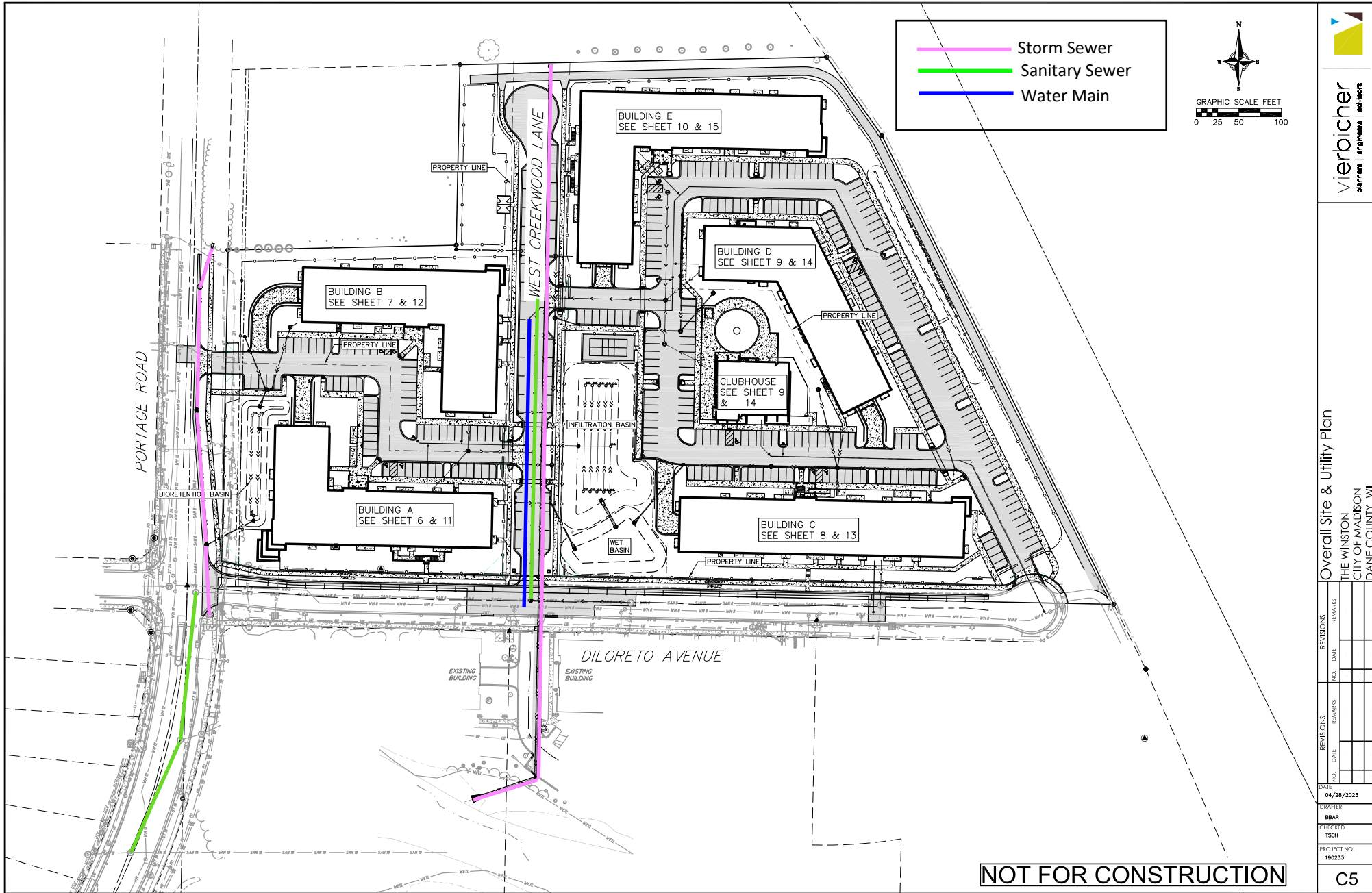
- ~Construction of Vive Drive including pavement, curb and gutter, sidewalk and hammerhead turnaround at end of the phase limits.
- ~Installation of Public sanitary, storm sewer, and water main as shown on utility page.
- ~Installation of Public storm sewer from northern limits of CSM to a greenway south of Di Loreto Avenue. The pipe south of Di Loreto Avenue will be in a storm easement. This pipe will collect drainage from the property to the north and carry it to the existing greenway as shown on utility page.
- ~Installation of new storm sewer and upsized sanitary sewer on Portage Road as shown on utility page.
- ~Construction of the northern portion of Di Loreto Avenue from Portage Road to the existing cul-de-sac. Work shall include asphalt pavement, curb and gutter, 9' terrace, and an 8' sidewalk.
- ~Construction of curb and gutter and a 5' sidewalk on Portage Road. Work also includes a median on Portage Road immediately north of Di Loreto Avenue. The Type 1 ramp in the northwest part of the Portage Road/Di Loreto Avenue intersection will be improved to a Type 2 ramp as shown.
- ~Planting of new trees upon completion on Vive Drive and Di Loreto as directed by City Forestry.
- ~Pavement markings at crosswalks and streets as directly by Traffic Engineering.

CROSS-HATCHING DEPICTS THE LIMITS OF TEMPORARY LIMITED EASEMENT BENEFITING THE CITY OF MADISON FOR TEMPORARY TURNAROUND IMPROVEMENT PURPOSES. SAID EASEMENT OF SHALL TERMINATE UPON THE EXTENSION OF WEST CREEKWOOD LANE NORTH OF THIS CSM ALONG WITH THE REMOVAL OF THE PUBLIC TEMPORARY TURNAROUND IMPROVEMENTS WITHIN THE EASEMENT AREA



PRELIMINARY EASEMENT REQUIRED BY STREETS

Utility reference only. Not representative of street geometry



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28 Apr 2023 2:34p - MVT, Wall Enterprises LLC, 190233_hidden Creek Holdings CA DDO, 190233_BrowEng.dwg by: brian



Overall Site & Utility Plan
 THE WINSTON
 CITY OF MADISON
 DANE COUNTY, WI

NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY

DATE: 04/28/2023
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233

NOT FOR CONSTRUCTION

C5