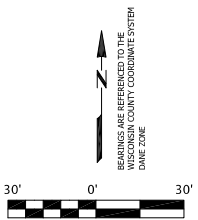


ALTA/ACSM Land Title Survey: Prime Quarter Madison

LOCATED IN:
 Lots Five (5), through Twenty-two (22), Block One (1), Clyde
 A. Gallagher Subdivision, in the City of Madison, Dane County, Wisconsin



LEGEND

- SOLID IRON ROD FOUND (0.75" Dia, unless noted)
- IRON PIPE FOUND (1" Dia, unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50LBS./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

- ⊞ Electric Transformer
- ⊞ Light Pole
- ⊞ Utility Pole
- ⊞ Valve: Gas or Water
- — — — — Underground AT&T Communications
- — — — — Underground Electric
- — — — — Sanitary Sewer
- — — — — Gas
- — — — — Overhead Wires
- — — — — Water (Shown as Approximate in places)
- ===== Storm Water Pipe

This Survey Contains
 80,389 S.F.
 1.84 Acres

PARCEL A:

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22), Block One (1), Clyde A. Gallagher Subdivision, in the City of Madison, Dane County, Wisconsin, EXCEPT The South 16 1/2 feet thereof.

PARCEL B:

Lots Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Block One (1), Clyde A. Gallagher's Subdivision, in the City of Madison, Dane County, Wisconsin, EXCEPT The South 16 1/2 feet therefrom of Lots Eleven (11), Twelve (12) and Thirteen (13).

Schedule B-Exceptions (as detailed in First American Title Insurance Commitment No. NCS-705057-MAD, dated December 5, 2014, at 7:30 a.m.

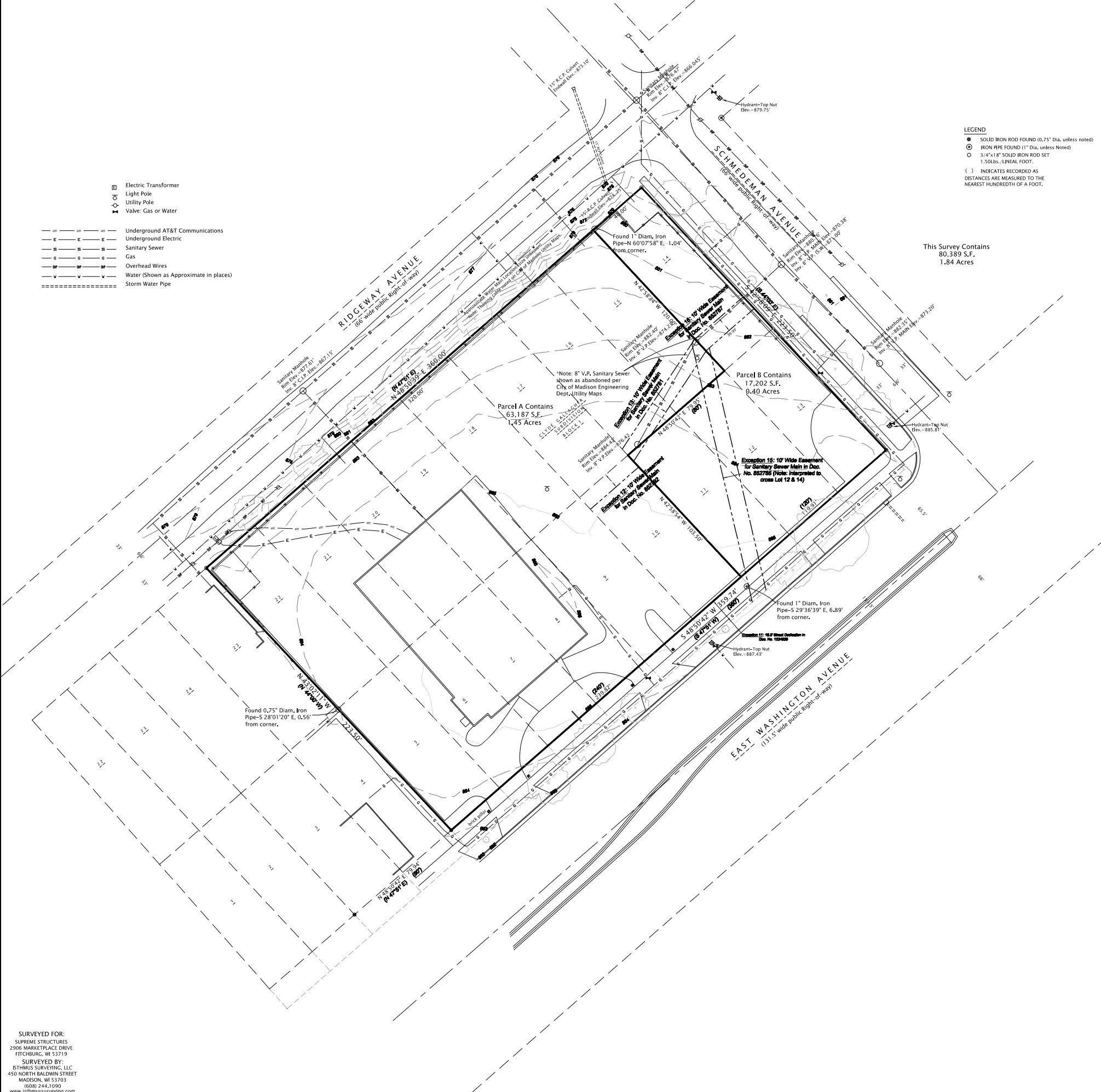
11. Resolution recorded February 12, 1969, in Volume 86 of Records, Page 238, as Document No. 1234039, APPLIES AND AFFECTS, SHOWN HEREON.

The Following Exceptions Affect Parcel A:

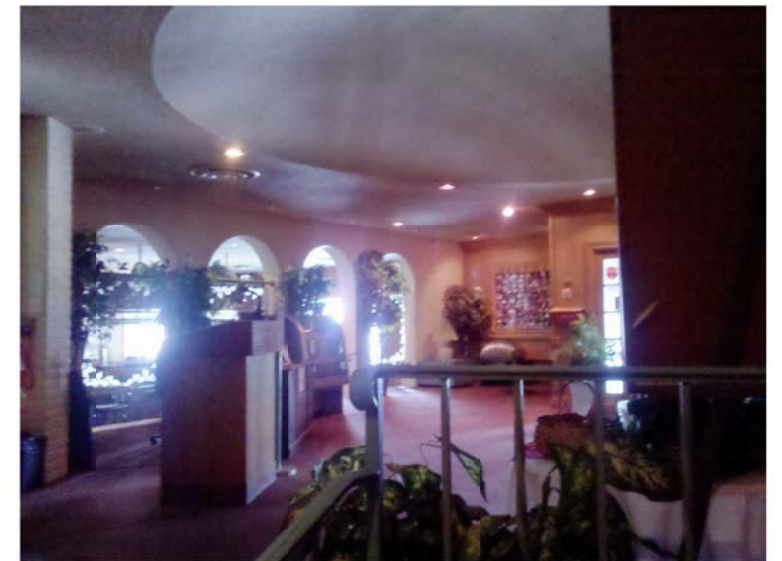
- 12. Easement to the Town Sanitary District No. 4 recorded in Volume 257 of Misc., Page 209, as Document No. 852792 granting an easement across the North 10 feet of Lot 10, Block 1. APPLIES AND AFFECTS, SHOWN HEREON.
- 13. Easement to the Town Sanitary District No. 4 recorded in Volume 257 of Misc., Page 198, as Document No. 852781, APPLIES AND AFFECTS, SHOWN HEREON.
- 14. Mortgage dated October 6, 1995 and recorded October 6, 1995, in Volume 31023 of Records, Page 36 as 2709838, made by Madison Celebration Station, Inc., to M&I Madison Bank, to secure an indebtedness in the amount of \$165,000.00, and the terms and conditions thereof. APPLIES AND AFFECTS, NOT A MAPPING OR SURVEYING MATTER.

The Following Exceptions Affect Parcel B:

- 15. Easement to the Town Sanitary District No. 4 recorded April 30, 1953, in Volume 257 of Misc., Page 202, as Document No. 852785. APPLIES AND AFFECTS, SHOWN HEREON.
- 16. Easement to the Town Sanitary District No. 4 recorded April 30, 1953, in Volume 257 of Misc., Page 204, as Document No. 852787. APPLIES AND AFFECTS, SHOWN HEREON.



SURVEYED FOR:
 SUPREME STRUCTURES
 2906 MARKETPLACE DRIVE
 FITCHBURG, WI 53719
 SURVEYED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com



EXISTING BUILDING PHOTOS
3520 EAST WASHINGTON AVENUE

ARCHITECT:



CONTRACTOR:



SITE CONSULTANT:



5890 Monona Drive
Monona, WI 53716
(608) 222-6597
(608) 244-9113 Fax
homburginc.com

PROJECT:



3520 E WASHINGTON AVE
CITY OF MADISON

ISSUED
5/12/15 UDC SUBMITTAL

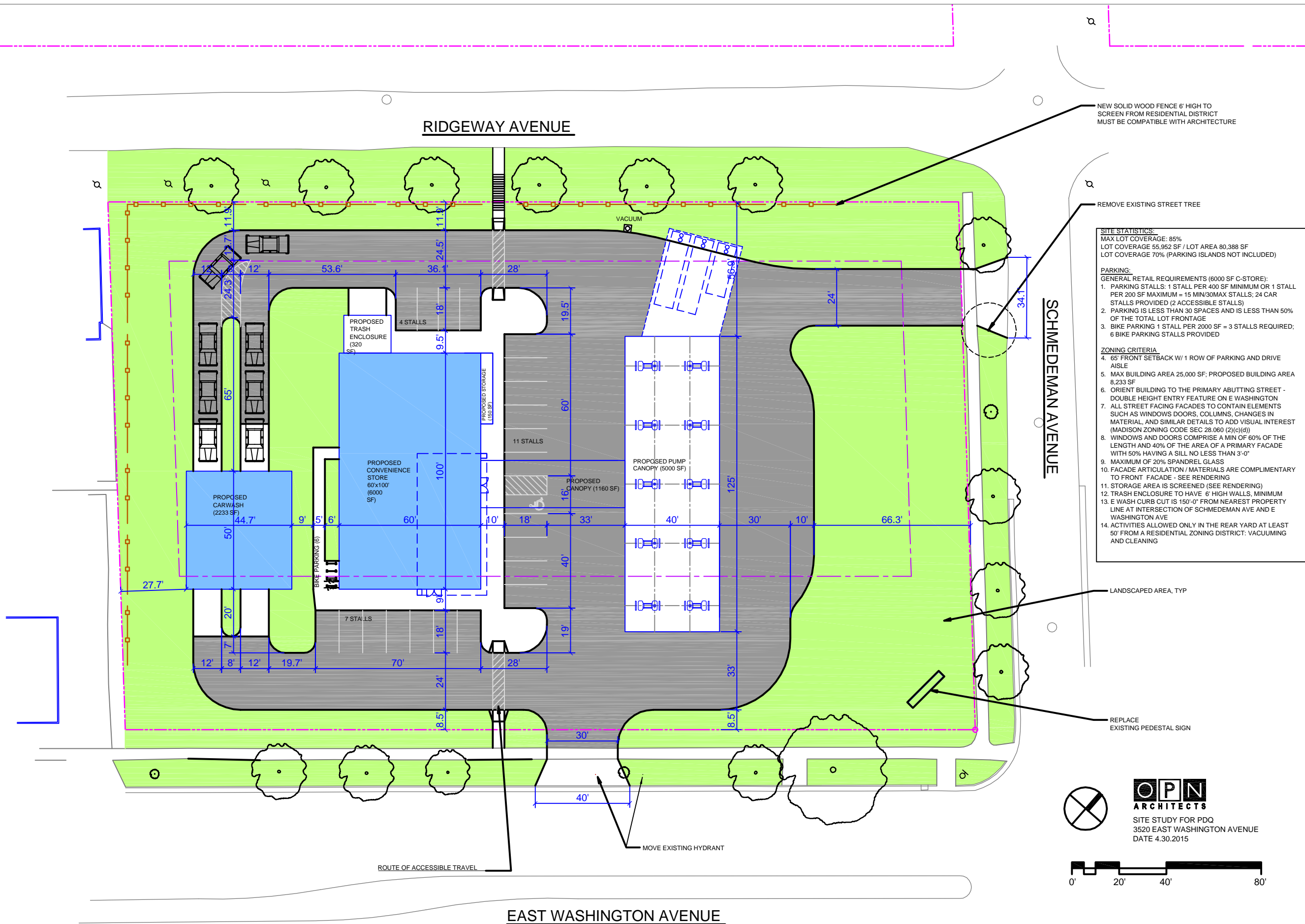
REVISED

DRAWN BY:

© 2015, Homburg Contractors, Inc.

SITE PLAN

C 1.0



NEW SOLID WOOD FENCE 6' HIGH TO SCREEN FROM RESIDENTIAL DISTRICT MUST BE COMPATIBLE WITH ARCHITECTURE

REMOVE EXISTING STREET TREE

SITE STATISTICS:
 MAX LOT COVERAGE: 85%
 LOT COVERAGE 55,952 SF / LOT AREA 80,388 SF
 LOT COVERAGE 70% (PARKING ISLANDS NOT INCLUDED)

PARKING:
 GENERAL RETAIL REQUIREMENTS (6000 SF C-STORE):
 1. PARKING STALLS: 1 STALL PER 400 SF MINIMUM OR 1 STALL PER 200 SF MAXIMUM = 15 MIN/30MAX STALLS; 24 CAR STALLS PROVIDED (2 ACCESSIBLE STALLS)
 2. PARKING IS LESS THAN 30 SPACES AND IS LESS THAN 50% OF THE TOTAL LOT FRONTAGE
 3. BIKE PARKING 1 STALL PER 2000 SF = 3 STALLS REQUIRED; 6 BIKE PARKING STALLS PROVIDED

ZONING CRITERIA:
 4. 65' FRONT SETBACK W/ 1 ROW OF PARKING AND DRIVE AISLE
 5. MAX BUILDING AREA 25,000 SF; PROPOSED BUILDING AREA 8,233 SF
 6. ORIENT BUILDING TO THE PRIMARY ABUTTING STREET - DOUBLE HEIGHT ENTRY FEATURE ON E WASHINGTON
 7. ALL STREET FACING FACADES TO CONTAIN ELEMENTS SUCH AS WINDOWS DOORS, COLUMNS, CHANGES IN MATERIAL, AND SIMILAR DETAILS TO ADD VISUAL INTEREST (MADISON ZONING CODE SEC 28.060 (2)(c)(d))
 8. WINDOWS AND DOORS COMPRISE A MIN OF 60% OF THE LENGTH AND 40% OF THE AREA OF A PRIMARY FACADE WITH 50% HAVING A SILL NO LESS THAN 3'-0"
 9. MAXIMUM OF 20% SPANDREL GLASS
 10. FACADE ARTICULATION / MATERIALS ARE COMPLIMENTARY TO FRONT FACADE - SEE RENDERING
 11. STORAGE AREA IS SCREENED (SEE RENDERING)
 12. TRASH ENCLOSURE TO HAVE 6' HIGH WALLS, MINIMUM
 13. E WASH CURB CUT IS 150'-0" FROM NEAREST PROPERTY LINE AT INTERSECTION OF SCHMEDEMAN AVE AND E WASHINGTON AVE
 14. ACTIVITIES ALLOWED ONLY IN THE REAR YARD AT LEAST 50' FROM A RESIDENTIAL ZONING DISTRICT: VACUUMING AND CLEANING

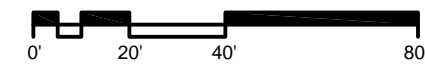
LANDSCAPED AREA, TYP

REPLACE EXISTING PEDESTAL SIGN

MOVE EXISTING HYDRANT



SITE STUDY FOR PDQ
3520 EAST WASHINGTON AVENUE
DATE 4.30.2015



RIDGEWAY AVENUE

SCHMEDEMAN AVENUE

EAST WASHINGTON AVENUE

ROUTE OF ACCESSIBLE TRAVEL

SITE AERIAL



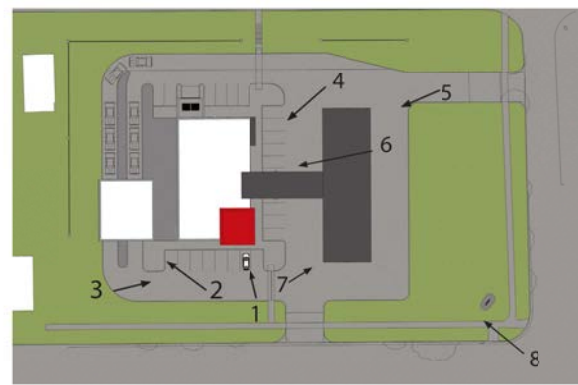
EAST WASHINGTON - WEST APPROACH



EAST WASHINGTON - EAST APPROACH



RIDGEWAY AND SCHMEDEMAN INTERSECTION



SOUTH
ELEVATION:



EAST
ELEVATION:



EAST
ELEVATION
WITH
CANOPY:



NORTH
ELEVATION:



WEST
ELEVATION:

