

2430 E WASHINGTON AVENUE CSM
Contract No.:9632, Project No. 15595, Entity: Kelly Station, LLC



Developer Agreement Work:

- One-lot Certified Survey Map (CSM) which includes a Public Sidewalk Easement for and the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along the N 7th Street frontage, and a Public Sidewalk Easement for and the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along the E Washington Avenue frontage.
- Demolition to include removal of public sidewalk, driveway aprons, curb/gutter as needed, sewer plug permits, pavement removal for utility connections.
- Removal of a 11" Crabapple on E Washington Ave and a 23" Elm on N 7th Street as approved by the City Forester.
- Fully stock frontages with public street trees as directed by the City Forester.
- Construction of new 12" public storm sewer and two public manholes on N 7th Street from the northern portion of the property to a structure at E Washington Ave.
- A storm sewer lateral connection into a structure on E Washington Ave.
- Water and sanitary lateral connections into public mains on N 7th Street. Installation of a new public sanitary manhole at lateral connection into the public main.
- Traffic control, terrace restoration, curb/gutter, pavement patching, and pavement restoration as required by City Engineering and Traffic Engineering.

[illegible]

PROPOSED BUILDING 25,721 SF

13TH ST

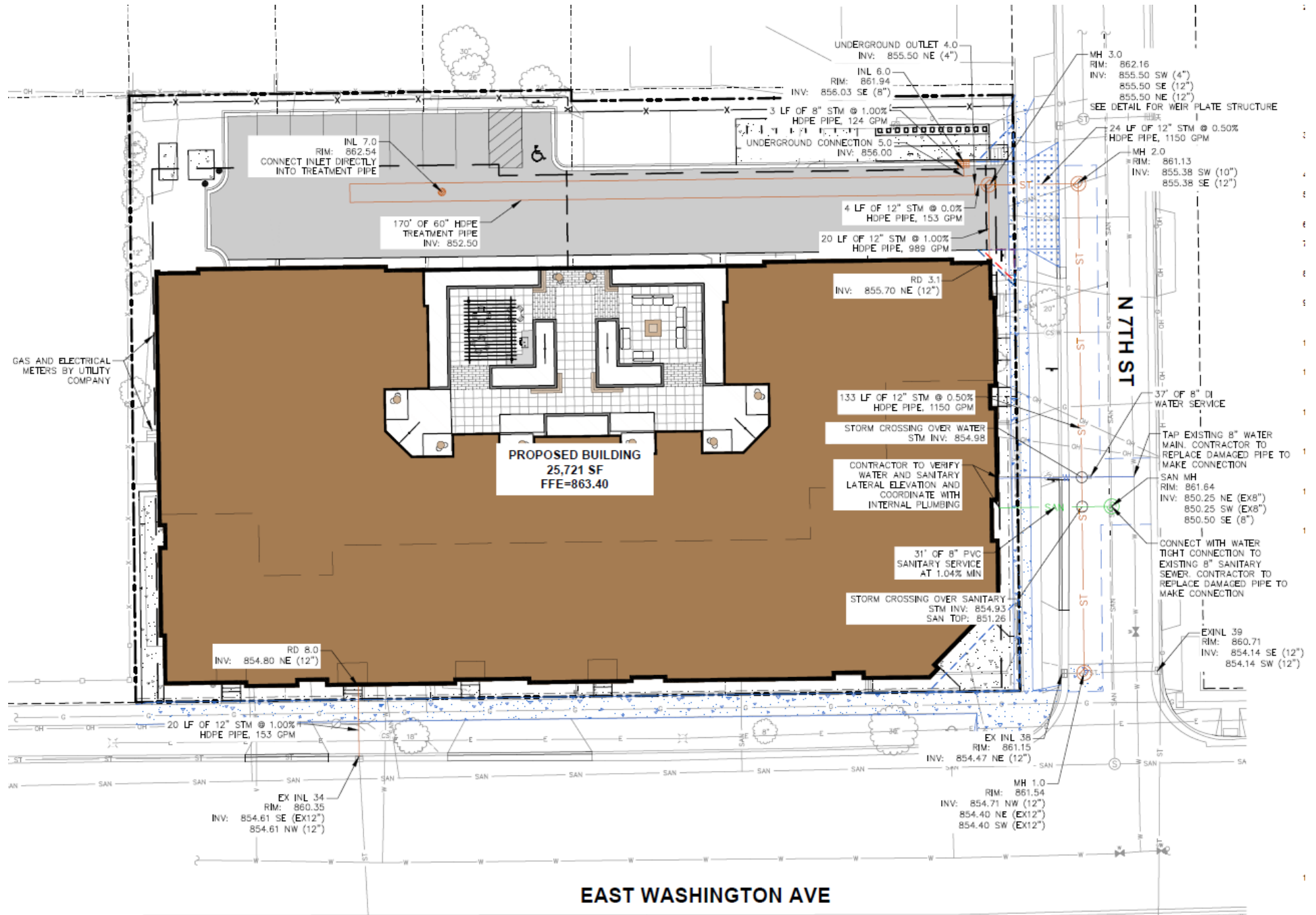
EAST WASHINGTON AVE

Key Features and Callouts:

- Generator Pad:** (SIZE TO BE CONFIRMED BY UTILITY & MEP DESIGNER)
- Transformer Pads:** (SIZE TO BE CONFIRMED BY UTILITY & MEP DESIGNER)
- 18" REJECT CURB**
- 9 VISITOR STALLS**
- 16 TYPE A BIKE STALLS (SEE DETAILS)**
- 20' REAR YARD SETBACK**
- 8" PRIVACY FENCE, REFER TO LANDSCAPE PLANS**
- 13 BICYCLE STALLS**
- 18" STANDARD CURB**
- DIAGONAL HATCH - SWSL/4" AT 45° @ 2' O.C., YELLOW**
- ADA STALL PAVEMENT STRIPING, YELLOW**
- STANDARD ASPHALT PAVEMENT**
- MATCH UNDERGROUND PARKING (SEE ARCH PLANS)**
- STOP SIGN**
- 10' X 10' VISION TRIANGLE, TYP. (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE GRADE)**
- 30" CURB & GUTTER PER CITY SPECIFICATIONS THROUGH REMOVED EXISTING DRIVEWAY APRON**
- 8.75' X 8.75' VISION TRIANGLE, TYP. (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE GRADE)**
- EXISTING TREE TO REMAIN**
- 15 MIN PARKING SIGN**
- CONCRETE SIDEWALK**
- 3' PUBLIC SIDEWALK EASEMENT PER CSM XXXX**
- NO PARKING FROM HERE TO INTERSECTION SIGN**
- 30" CURB & GUTTER PER CITY SPECIFICATIONS THROUGH REMOVED EXISTING DRIVEWAY APRON**
- 5' STREET SIDE YARD SETBACK**
- 3 - 6" RISERS WITH RAILING (SEE ARCH PLANS)**
- 2 - 6" RISERS WITH RAILING (SEE ARCH PLANS)**
- APPROXIMATE EXTENTS OF UNDERGROUND PARKING**
- 5' CONCRETE SIDEWALK**
- 1' PUBLIC SIDEWALK EASEMENT PER CSM XXXX**
- 30" CURB & GUTTER PER CITY SPECIFICATIONS THROUGH REMOVED EXISTING DRIVEWAY APRON**
- EXISTING TREE TO REMAIN**
- 30" CURB & GUTTER PER CITY SPECIFICATIONS THROUGH REMOVED EXISTING DRIVEWAY APRON**
- 16' PROPERTY LINE SETBACK**
- EXISTING TREE TO REMAIN**
- EXISTING TREE TO REMAIN**
- PROPOSED PUBLIC SIDEWALK IMPROVEMENTS, REFER TO CITY ISSUED PUBLIC PLAN IMPROVEMENT PLANS.**
- 25' X 25' VISION TRIANGLE (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE GRADE WITHOUT WAIVER BY CITY)**

EAST WASHINGTON AVE

Utility Plan



PRELIMINARY

CERTIFIED SURVEY MAP NO.

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GIRSTENBREI'S PLAT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

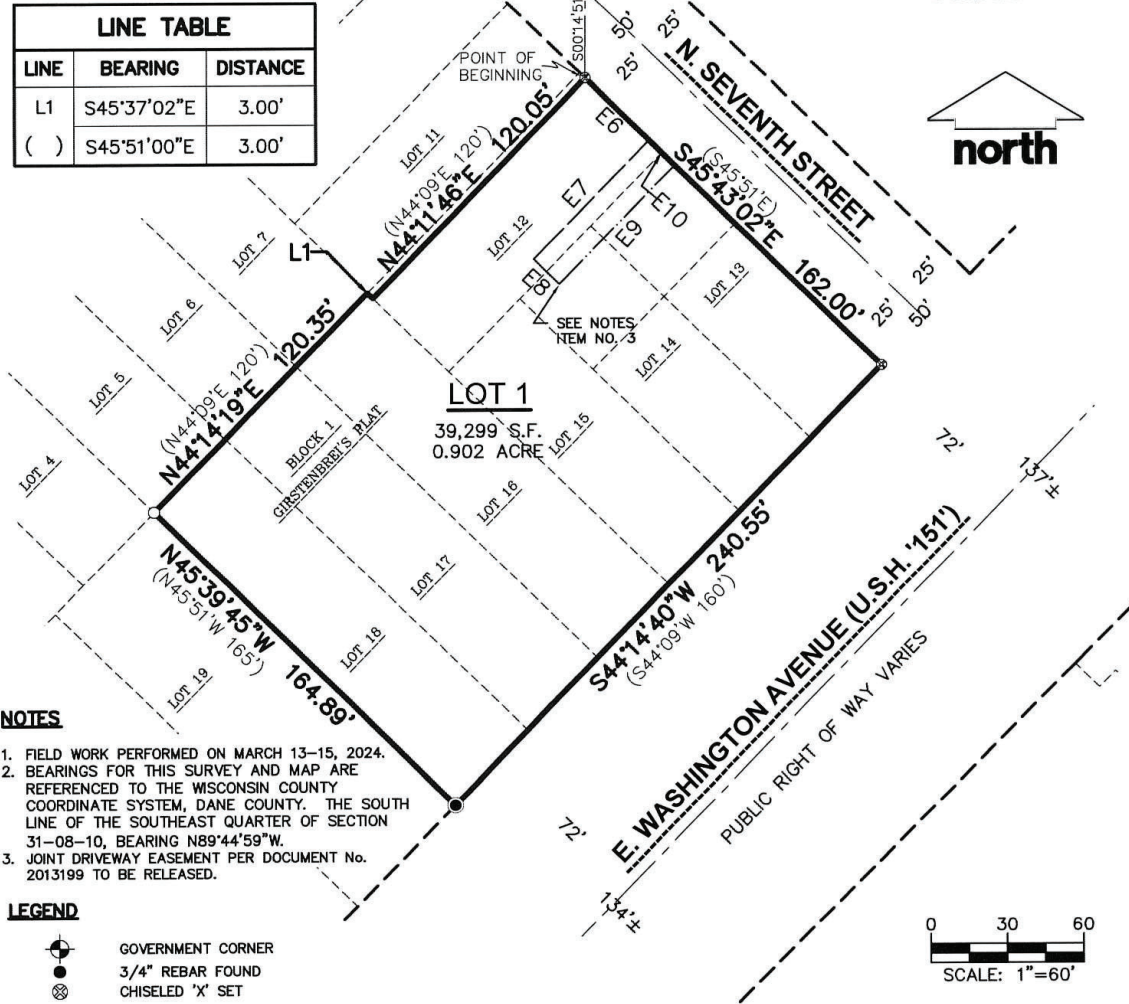
SOUTHWEST CORNER
SOUTHEAST 1/4 OF
SECTION 31, T8N, R10E
FOUND BRASS CAP IN
CONCRETE
N=494,549.42
E=828,891.17

NORTHWEST CORNER
NORTHEAST 1/4 OF
SECTION 06, T7N, R10E
FOUND BRASS CAP
MONUMENT
N=494,549.42
E=828,891.17

SOUTHEAST CORNER
OF SOUTHEAST 1/4
SECTION 31 T8N, R10E
FALLS ON SANITARY
MANHOLE, FOUND TIES
N=494,537.89
E=831,529.32

NORTHEAST CORNER
NORTHEAST 1/4 OF
SECTION 06 T7N, R10E
FOUND BRASS CAP
MONUMENT IN CONCRETE
N=494,537.66
E=831,541.40

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°37'02"E	3.00'
()	S45°51'00"E	3.00'



NOTES

1. FIELD WORK PERFORMED ON MARCH 13-15, 2024.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31-08-10, BEARING N89°44'59"W.
3. JOINT DRIVEWAY EASEMENT PER DOCUMENT No. 2013199 TO BE RELEASED.

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED 'X' SET
- SURVEY NAIL FOUND

- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E6	S45°44'13"E	35.00'
E7	S44°22'55"W	65.01'
E8	S45°43'02"E	14.00'
E9	N44°22'55"E	64.99'
E10	N45°37'05"W	14.00'

SURVEYED BY:

JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

**VOLKER
DEVELOPMENT**
464 S. HICKORY ST., STE. C
FOND DU LAC, WI 54935

PROJECT NO: 24-14144

FIELDBOOK/PG: -

SHEET NO: 1 OF 6

SURVEYED BY: ZHG

DRAWN BY: CPL

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DOC. NO. _____

C.S.M. NO. _____