

Westwind Phase 2 (Contract 9386, MUNIS 14931)

Westwind Phase 2 – Surface Paving (Contract 9387, MUNIS 14931)

Developer: Westwind Madison, LLC



Summary of Improvements:

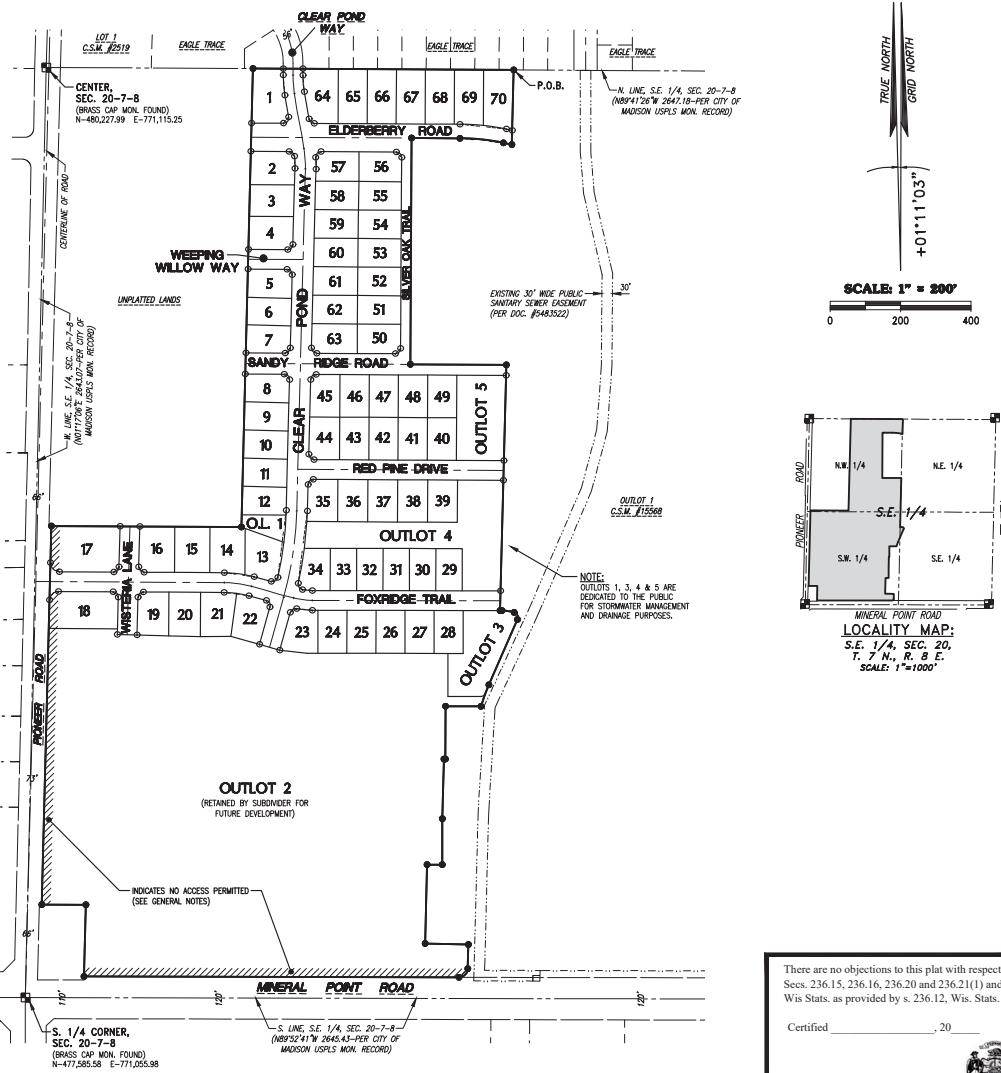
- New public street, street terrace, and sidewalk improvements for Westwind Phase 2 (contract 9386)
- Adjustments as needed for public sanitary sewer, water main, and storm sewer that was installed under the Phase 1 contract (contract 9386)
- New surface asphalt pavement improvements for Westwind Phase 2 plat (contract 9387)
- Westwind Phase 2 includes lots 23-56, 65-70, and outlots 3-5

WESTWIND

BEING A REDIVISION OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUtheast 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

OWNER:
WESTWIND MADISON, INC.
9201 WATERSIDE STREET
MIDDLETON, WI 53562
PHONE: (608) 831-5343



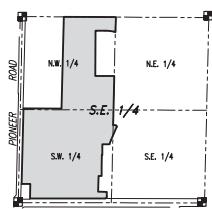
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____.


GENERAL NOTES:

- Indicated Found 0.75" outside diameter Reinforcing Bar. (Unless otherwise noted).
- Indicated Sat 1.270" outside diameter x 18" long Reinforcing Bar weighing 4,303 lbs. per linear foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1,502 lbs. per linear foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Dane County Coordinate System, NAD-83 (1997), in which the South line of the S.E. 1/4 of Section 20, Town 7 North, Range 8 East, bears North 89°21'47" West.
- Utility Easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
- All lots within this plot are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be a 12 feet in width on the perimeter of the plot. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property line of the combined lots that form a single development site, or have a shared driveway agreement. The 12 feet width shall be measured from the exterior property line of the combined lots that form a single development site, or have a shared driveway agreement. Buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- The intro-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- No Driveway shall be constructed that interferes with the orderly operation of a Pedestrian Walkway.
- The 80' wide Landscaping Easement is herein granted to the Subdivision's Home Owner's Association.
- The 80' wide Building Setback Line is required and enforced by the City of Madison.

● **Indicates No Access Permit.** No private access shall be permitted between Lots 17, 18 and Outlot 2, Pioneer Road and Mineral Point Road. Future public street connections within Outlot 2 to Pioneer Road and Mineral Point Road for public right of way dedicated by a Final Plat or other land division that has been reviewed and approved by the City of Madison shall be permitted.



PUBLIC STORMWATER DRAINAGE EASEMENT CONDITIONS

This Easement shall be subject to the following terms and conditions:

- 1. Initial Construction of Facilities.** The work of initial construction/installation of the Facilities shall be performed by the owner ("Owner"), or the Owner's sole employee, in accordance with plans and specifications agreed to by the Owners and the City.
- 2. Baseline Maintenance, by Owner.** Following the initial installation/construction of the Facilities, the Owner shall perform routine maintenance of the Basement Area in accordance with the following specifications:
 - The Owner shall move the Basement Area at minimum of two (2) times per year so that total water flow shall be unobstructed in a ten (10) year storm event.
 - The Owner shall promptly pull and clear debris and trees in the Basement Area so they are not allowed to obtain a trunk size of one-inch-diameter or greater.
 - In the event the Owner shall be responsible for compliance with the separately recorded Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures setting forth additional inspection and maintenance responsibilities of the Owner for the stormwater management measures.
 - The Owner shall be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any maintenance activity.
- 3. Structural Maintenance, by City.** Following the initial installation/construction of the Facilities, the City shall perform structural maintenance of the Facilities and Basement Area in accordance with the following specifications:
 - The City shall maintain the underground pipes and tanks so they are free of debris within the pipes.
 - The City shall repair any damage to the structural components of the underground pipes and tanks.
 - The City shall repair any damage to the physical structure of the drainage way (e.g., repair of berms, slopes, etc. that may have structurally failed).
 - In all cases, the City shall be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any maintenance activity.
- 4. No Grade Change or Improvements.** Following the initial installation/construction of the Facilities by the Owner, there shall be no grade change to the Basement Area without the prior written approval of the City of Madison Hydrogen. No above-ground improvements will be allowed in the Basement Area by either party, with the exception that sewer access structures ("SAS's") shall be permitted.
- 5. Property, Resale.** City of Madison or the Owner shall repair any respective damage caused to any pavement, concrete or turf located within the Basement Area and/or the property of a neighbor of the user of the Basement Area by or on behalf of the City of Madison or the Owner as provided herein. Following any such damage, the party that caused the damage shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.
- 6. Reservation of Use by Owner.** The Owner reserves the right to use and occupy the Basement Area in a manner consistent with the rights conveyed herein provided that such use and occupancy shall not interfere with or disturb the construction, operation, maintenance, repair, or modification of the storm water drainage improvements.
- 7. Release of Rights to Easements Created by Plat.** Any release of rights that were plotted on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with s236.293.
- 8. Binding Effect.** The rights and easements granted herein shall be deemed to be covenants running with the land and shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.
- 9. Applicable Law.** The Easement shall be construed in accordance with the laws of the State of Wisconsin.
- 10. Severability.** If any term or provision of this Easement is held to be invalid or unenforceable by a court of competent jurisdiction, then such holding shall not affect any of the remaining terms and provisions of this Easement and the same shall continue to be effective to the fullest extent permitted by law.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-243-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE EXISTENCE OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS. SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



1110 - EXISTING CONTOUR
1110 - PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

SAN

SWW

MANH

VALVE

STORM

END

SECTION

INLET

STORM

MANHOLE

VALVE

STORM

END

SECTION

INLET

EXHIBIT OF IMPROVEMENTS: WESTWIND - PHASE 2

BOARD OF PUBLIC WORKS 02/07/2024

