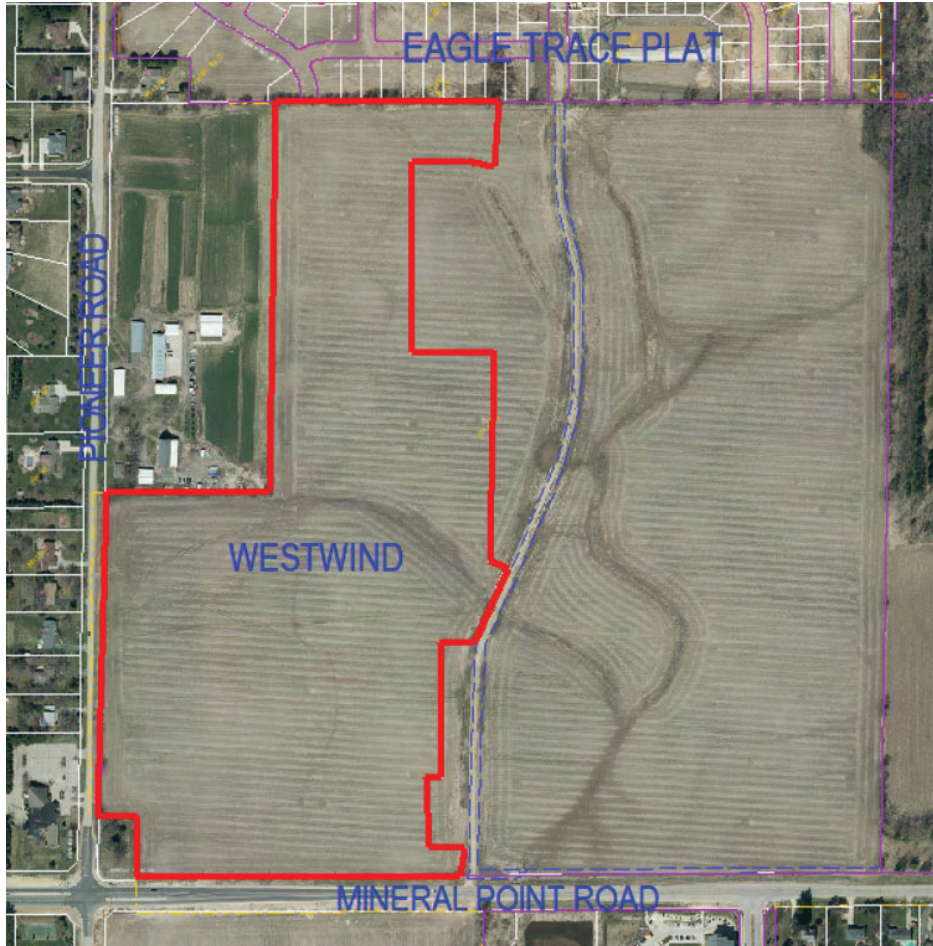


Westwind Phase 2 (Contract 9386, MUNIS 14931)

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

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

GENERAL NOTES:

- 0 - Indicated Found 0.75" outside diameter Reinforcing Bar. (Unless otherwise noted).
- 1 - Indicates Slat 14" outside diameter x 12" long Reinforcing Bar weighing 4.305 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.
- 2 - All linear measurements have been made to the nearest one-hundredth of a foot.
- 3 - All angular measurements have been made to the nearest second and computed to the nearest half-second.
- 4 - All bearings are referenced to Grid North of the Davis County Coordinate System, NAD-83 (1987), which the South line of the S.E. 1/4 of Section 20, Township 7 North, Range 8 East, bears North 89°52'41" West.
- 5 - Utility Easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- 6 - Lots/buildings within this subdivision/development are subject to imposed fees that are due and payable at the time building permit(s) are issued.
- 7 - All lots within this plot are subject to public easements for drainage purposes which shall be a minimum of 8 feet in width measured from the property line to the exterior of each lot and shall be 12 feet in width on the 1/2 acre lot. For purposes of items 2 (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway appurtenant, 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 lines of the combined lots that create a single development site. A shared driveway appurtenant shall be a minimum of twelve (12) feet in width along the perimeter of the plot. Easements shall be placed on property lines shared with greenways or public streets. No building, driveway, 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 collection flow of water.
- 8 - The lot-to-lot 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/or Administrator, or created in accordance with the Madison General Ordinance.
- 9 - 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.
- 10 - No driveway shall be constructed that interferes with the orderly operation of a Pedestrian Walkway.
- 11 - The 80' wide Landscape Easement is herein granted to the Subdivision's Home Owners Association.
- 12 - The 80' wide Building Setback Line is required and enforceable by the City of Madison.
- 13 - Indicates No Access Permitted. No private access shall be permitted between Lots 17, 18 and Outlot 2, Pioneer Road and Mineral Point Road. A 20' public access street shall be established within Outlot 2 and Pioneer Road for public right of way dedicated by a Final Plat and other local land division that has been reviewed and approved by the City of Madison shall be permitted.

PUBLIC STORMWATER DRAINAGE EASEMENT CONDITIONS:

Cession of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities, including storm sewer structures and pipes, within the Easement Area. The City of Madison shall have the right to dig, dig up, remove and replace any and all structures, trees, shrubs, plants and other improvements hereinafter created to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the cobble or potential use of the Easement Area for the foregoing purposes.

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"), at the Owner's sole expense, in accordance with plans and specifications agreed to by the Owners and the City.
2. **Routine Maintenance by Owner.** Following the initial installation/construction of the Facilities, the Owner shall perform routine maintenance of the Easement Area in accordance with the following specifications:
- a. The Owner shall mow the Easement Area a minimum of two (2) times per year so that water flow shall be unobstructed in a ten (10)-year storm event.
 - b. The Owner shall promptly pull and clear weeds and volunteer brush and trees in the Easement Area so they are not allowed to attain a trunk size of six (6) inches or greater.
 - c. In all cases, 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 facilities within the Easement Area.
 - d. The Owner shall also 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 Easement Area in accordance with the following specifications:
- a. The City shall maintain the underground pipes and inlets as they are free of debris within the pipes.
 - b. The City shall be responsible for repair and replacement of the underground pipe and inlets.
 - c. 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).
 - d. 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 Easement Area without the prior written approval of the City of Madison Engineer. No above-ground improvements will be allowed in the Easement Area by either party, with the exception that sewer access structures ("SAS") shall be permitted.
5. **Property Restrictions.** City of Madison or the Owner shall repair any permanent damage caused to any pavement, concrete or turf located within the Easement Area by the City of Madison or the Owner, or by the City of Madison or the Owner on behalf of the City of Madison or the Owner as provided herein, following completion of any excavation work, either respective party 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. **Restoration of Use by Owner.** The Owner reserves the right to use and occupy the Easement 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. **Covenants.** The Owner and the City shall comply with all applicable laws, including, but not limited to, any laws, standards, regulations, or permit requirements relating to environmental pollution or contamination or to occupational health and safety.
8. **Release of Rights to Easements Created by Plat.** Any release of rights that was placed on platted land which was required by a public body or which was required by a public utility as a grantee shall be released by recording a separate easement release document with the State County Register of Deeds in accordance with §§236.295.
9. **Binding Effect.** The Owner and easement 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.
10. **Applicable Law.** This Easement shall be construed in accordance with the laws of the State of Wisconsin.
11. **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.

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.

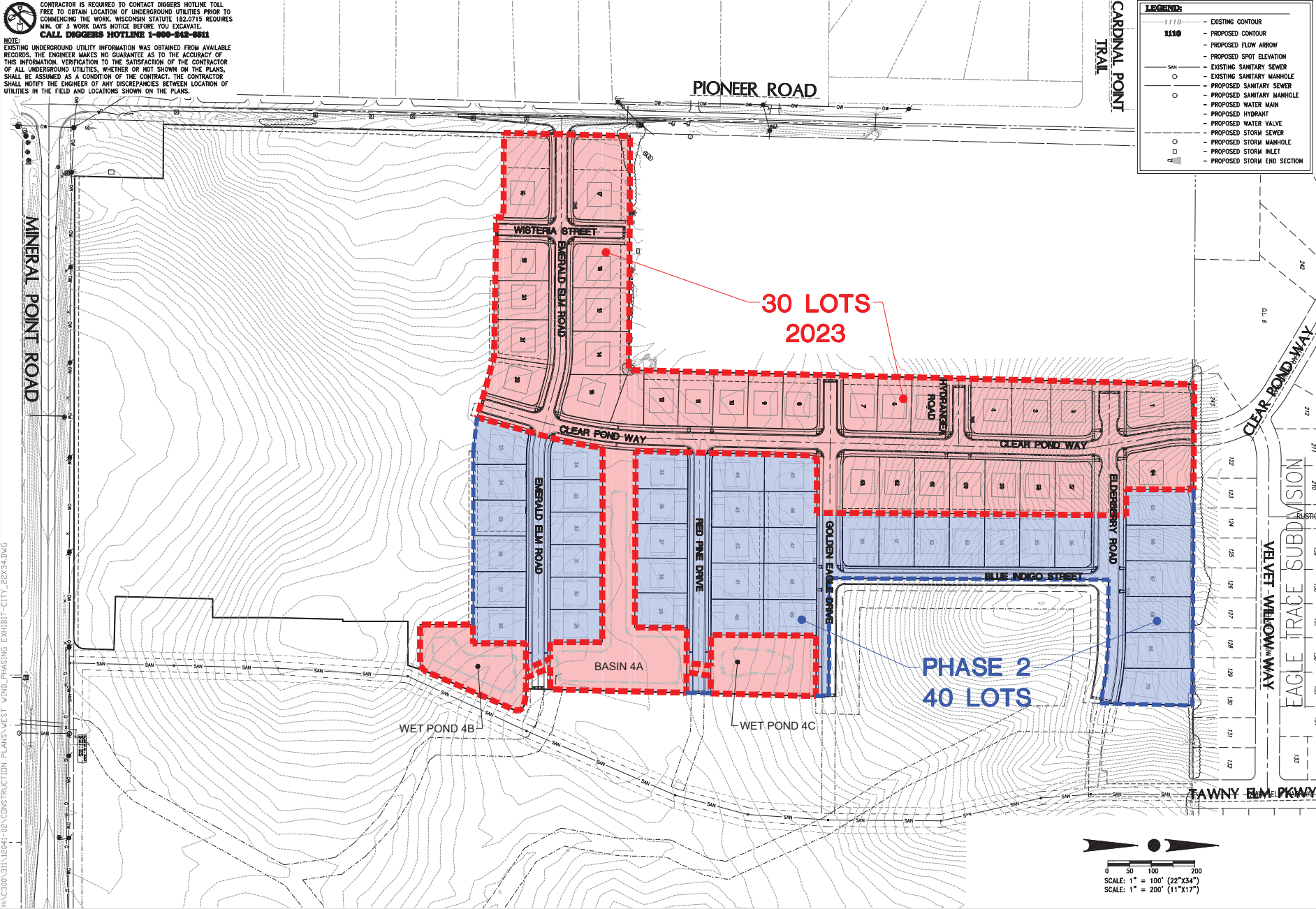
Certified _____, 20__





Department of Administration

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 1-800-242-8811

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR 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.





4500 PL CHANDLER RD., SUITE 200
BROOKFIELD, WI 53005
PHONE: (262) 795-4488
FAX: (262) 795-4491
WWW: gndengineering.com

PROJECT:
WESTWIND - PHASE 1
SINGLE FAMILY DEVELOPMENT
CITY OF MADISON, WI
BY: McKenzie Construction, LLC

REVISION HISTORY	
DATE	DESCRIPTION
05/15/22	INITIAL SUBMITTAL
07/05/22	POD REVISION
08/25/22	PER CITY PLANS
10/25/22	PER CITY PLANS
11/22/22	PER CITY PLANS
05/01/23	PER CITY PLANS
07/20/23	ISSUING REVISION

DATE:
JULY 20, 2023

JOB NUMBER:
12041-02

DESCRIPTION:
PHASING PLAN

SHEET
C1

EXHIBIT OF IMPROVEMENTS: WESTWIND - PHASE 2

BOARD OF PUBLIC WORKS 02/07/2024

