

Time: 2/24/2020 2:17:50 PM

Session: C:\GTViewer_Sessions\Deming & Fourier SW.gts

City of Madison, WI - GIS/Mapping data

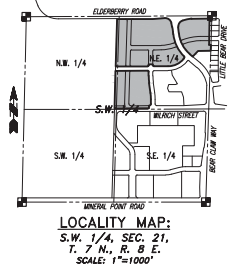
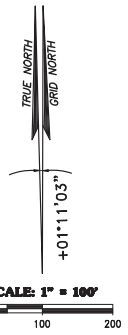
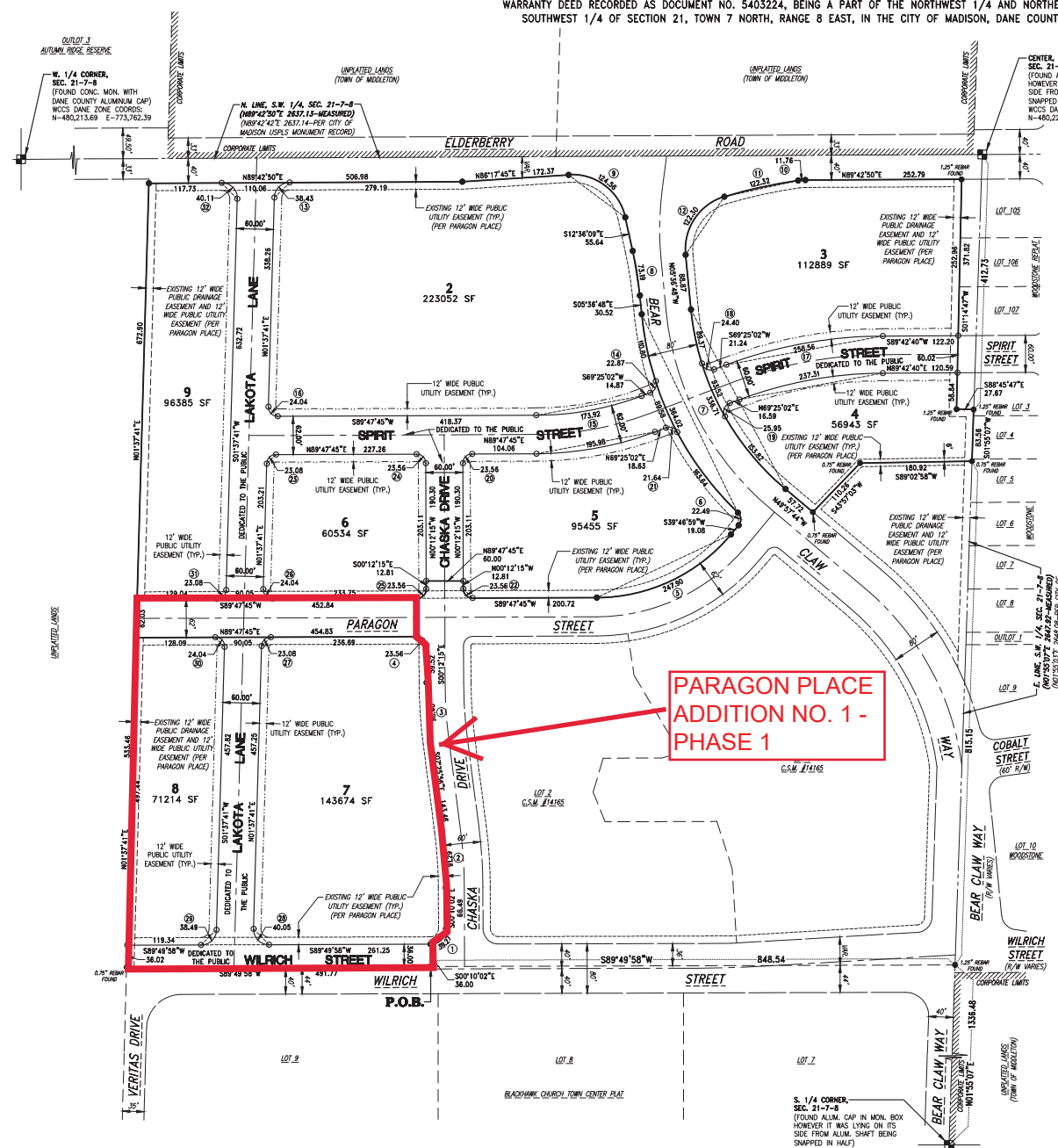
Printed By: entnt

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

PARAGON PLACE ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 1, 2 AND 4 OF "PARAGON PLACE", EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON PER WARRANTY DEED RECORDED AS DOCUMENT NO. 5403224, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNERS:
 ZIEGLER AT ELDERBERRY LLC &
 ZIEGLER AT ELDERBERRY II LLC
 660 W. RIDGEVIEW DRIVE
 APPLETON, WI 54911
 PHONE: (920) 968-8100
 FAX: (920) 731-1696



GENERAL NOTES:

- -- Indicated Found 1.270" outside diameter Reinforcing Bar. (Unless otherwise noted).
- -- Indicates Set 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 East line of the S.W. 1/4 of Section 21, Town 7 North, Range 8 East, bears North 01°55'07" East.
- 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 are subject to impact fees that are due and payable of the time building permit(s) are issued.
- All lots within this plat 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 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 lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plot. Easements shall not be required on property lines shared with greenways or public streets. No 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 intra-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.

**PARAGON PLACE
 ADDITION NO. 1 -
 PHASE 1**

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



**12660 W. North Avenue
 Building "D"
 Brookfield, WI 53005**
 Phone: (262) 799-4485
 Fax: (262) 799-4485



SOUND STORMWATER DESIGN

Copper Oaks Ct.
Muskego, WI 53150
414.286.4739
jayme.sisel@soundstormwater.com

CLIENT:

PROJECT TITLE:
**PARAGON PLACE
LOTS 7 AND 8**
BEAR CLAW WAY
MADISON WISCONSIN

DATE: 09-14-20

JOB NO: 2020-006

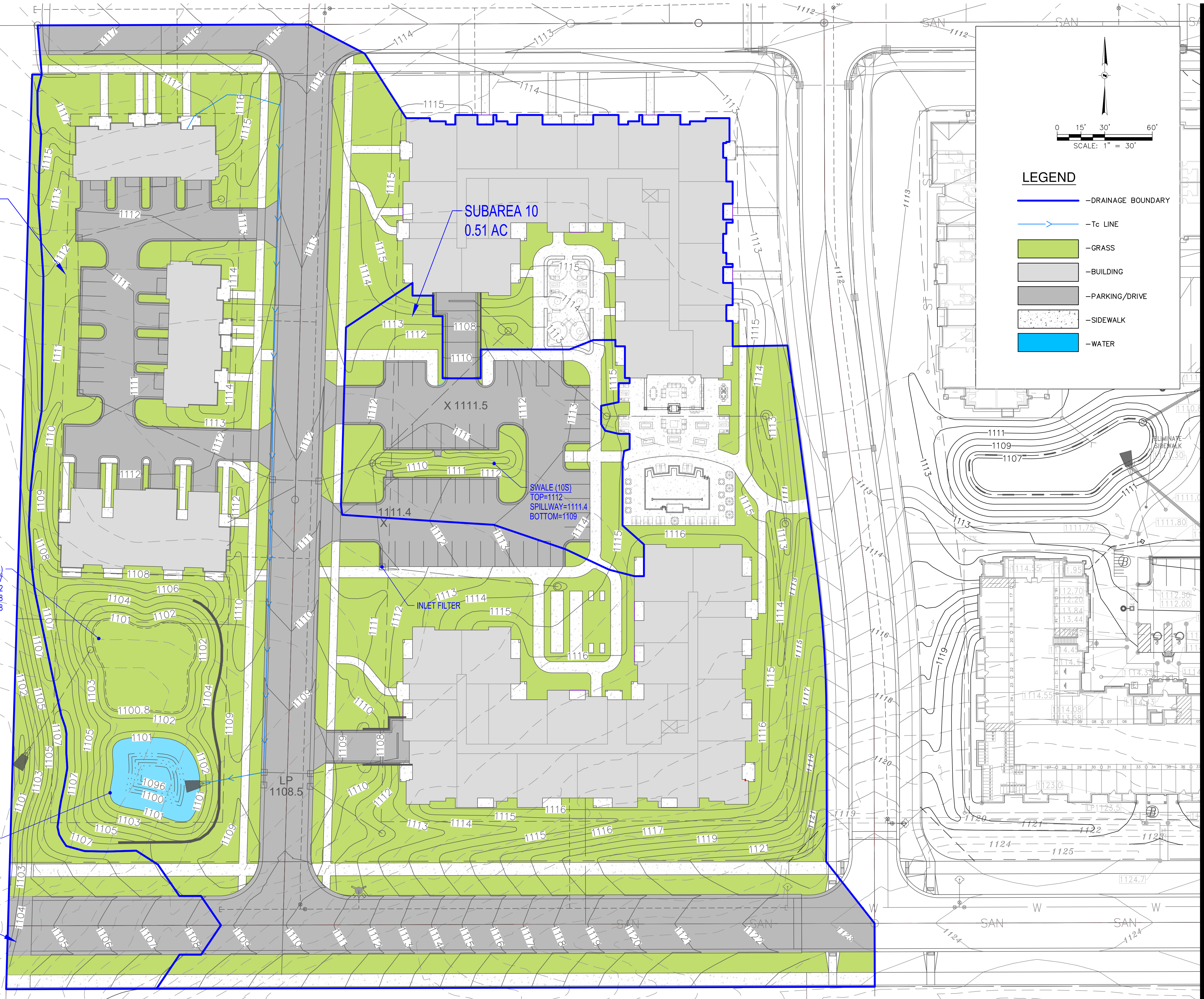
SHEET TITLE:
**POST-
DEVELOPMENT
CONDITIONS PLAN**

FIGURE:



LEGEND

- DRAINAGE BOUNDARY
- Tc LINE
- GRASS
- BUILDING
- PARKING/DRIVE
- SIDEWALK
- WATER



SUBAREA 20
5.59 AC

SUBAREA 10
0.51 AC

SUBAREA 30
0.39 AC

INFILTRATION BASIN (20B)
TOP=1107
SPILLWAY=1106.2
TOP OF SOIL=1100.8
BOT OF SOIL=1095.8

WET POND (20B)
TOP=1107
SPILLWAY=1106.2
NWL=1101

SWALE (10S)
TOP=1112
SPILLWAY=1111.4
BOTTOM=1109

INLET FILTER

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12/11/2020 10:12 AM