

THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION
PHASE 1

Contract: 9291, Project: 14548
Entity: Illuminate Development LLC



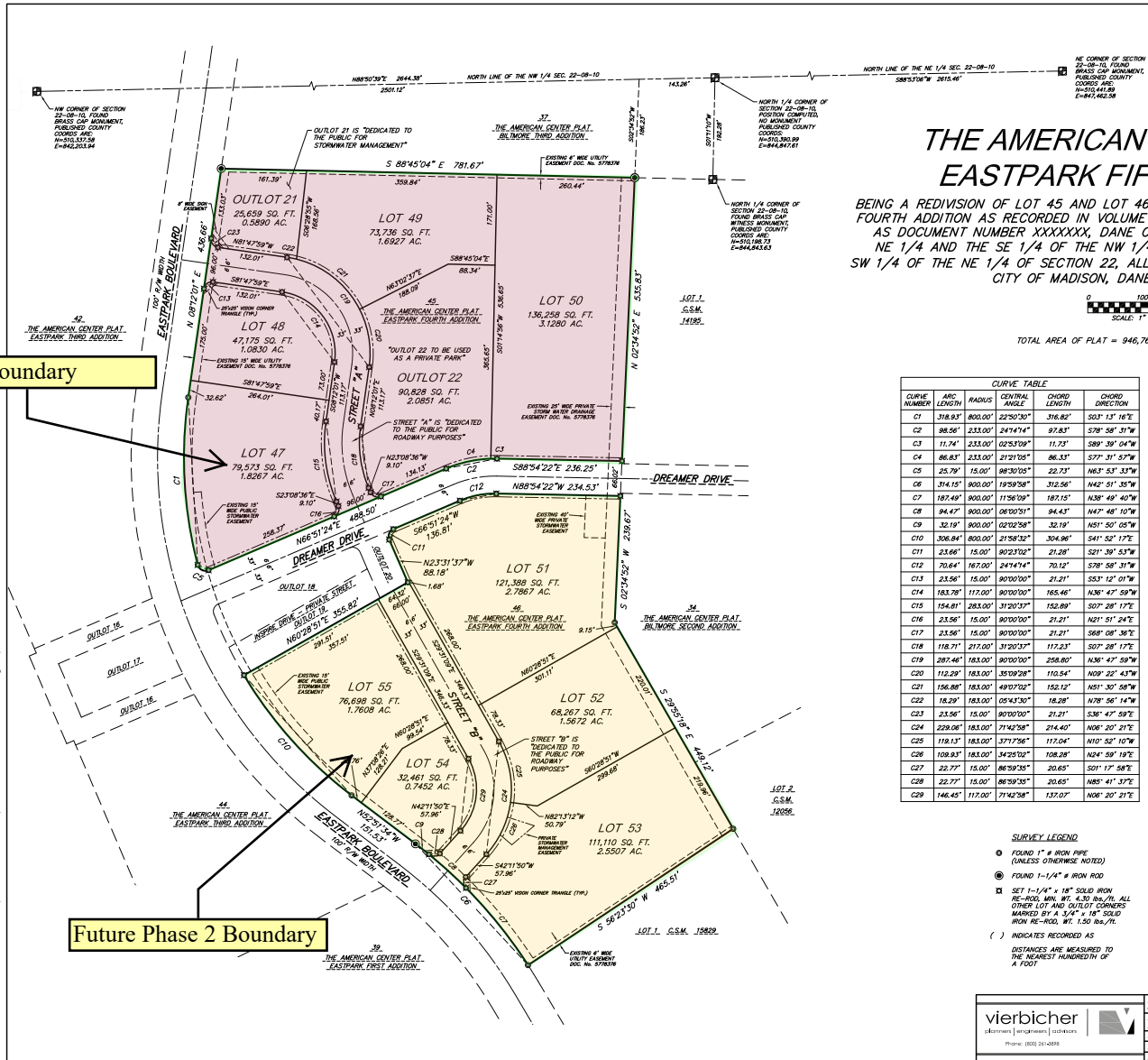
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Work as part of Developer Agreement:

- Construction of new street (Luminous Lane), terrace and sidewalk improvements.
- Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
- Ingress/egress improvements at Eastpark Boulevard and Luminous Lane.
- Traffic lights, signing, and pavement markings are required by Traffic Engineering.



THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION

BEING A REVISION OF LOT 45 AND LOT 46, THE AMERICAN CENTER PLAT EASTPARK FOURTH ADDITION AS RECORDED IN VOLUME XX-XXXX OF PLATS ON PAGES XXX-XXX, AS DOCUMENT NUMBER XXXXXXX, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



TOTAL AREA OF PLAT = 946,767 SQ. FT. (21.7348 ACRES)

CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	318.83'	800.00'	27°30'30"	316.82'	S03°13'16"W
C2	88.56'	231.00'	24°47'44"	92.83'	S78°58'37"W
C3	11.74'	231.00'	02°53'09"	11.73'	S89°39'04"W
C4	86.83'	231.00'	21°21'05"	86.33'	S77°31'57"W
C5	25.79'	15.00'	88°30'05"	22.73'	N83°53'33"W
C6	314.15'	900.00'	19°59'58"	312.56'	N42°51'35"W
C7	187.48'	900.00'	11°56'09"	187.15'	N38°49'40"W
C8	84.47'	900.00'	06°00'51"	84.43'	N47°48'10"W
C9	32.18'	900.00'	02°02'58"	32.18'	N51°50'05"W
C10	306.84'	900.00'	21°58'32"	304.86'	S41°30'17"E
C11	23.66'	15.00'	90°23'02"	21.26'	S21°39'53"W
C12	70.64'	167.00'	24°47'44"	70.12'	S78°58'37"W
C13	23.56'	15.00'	90°00'00"	21.21'	S83°12'01"W
C14	183.79'	1175.00'	90°00'00"	165.45'	N38°47'59"W
C15	154.01'	263.00'	31°20'17"	152.89'	S07°28'17"E
C16	23.56'	15.00'	90°00'00"	21.21'	N21°51'24"E
C17	23.56'	15.00'	90°00'00"	21.21'	S68°08'36"E
C18	116.71'	212.00'	31°20'17"	112.23'	S07°28'17"E
C19	287.46'	183.00'	90°00'00"	258.80'	N36°47'59"W
C20	112.29'	183.00'	35°09'28"	110.54'	N09°22'43"W
C21	156.89'	183.00'	49°07'02"	152.12'	N51°30'58"W
C22	18.29'	183.00'	05°43'30"	18.26'	N78°56'14"W
C23	23.56'	15.00'	90°00'00"	21.21'	S36°47'59"E
C24	228.06'	183.00'	71°42'58"	214.40'	N06°20'21"E
C25	119.13'	183.00'	37°17'56"	117.04'	N10°52'10"W
C26	109.83'	183.00'	34°25'02"	108.26'	N24°59'19"E
C27	22.77'	15.00'	86°59'05"	20.65'	S01°17'58"E
C28	22.77'	15.00'	86°59'05"	20.65'	N85°41'37"E
C29	146.45'	117.00'	71°42'58"	137.07'	N06°20'21"E

VISION CORNER NOTE: NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 3'-1/2 FEET ABOVE THE ELEVATION OF THE INTERSECTION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS APPROVED BY THE PUBLIC UTILITIES AND OPEN FENCES THROUGH WHICH TRAFFIC SIGNS APPROVED BY THE PUBLIC UTILITIES ARE PERMITTED TO BE PLACED. THIS SHALL NOT BE A VIOLATION OF SECTION 236.15 OF WISCONSIN STATUTES. PUBLIC UTILITIES AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC ROADS AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

PUBLIC UTILITY EASEMENT NOTE: PUBLIC UTILITY EASEMENTS, NO POLES OR BUNDLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD INTERFERE WITH ANY EXISTING OR ANTICIPATED PUBLIC UTILITY LINES. THE INSTALLATION OF ANY PUBLIC UTILITY EASEMENT BY ANYONE IS A VIOLATION OF SECTION 236.15 OF WISCONSIN STATUTES. PUBLIC UTILITIES AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC ROADS AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF NW 1/4 OF SECTION 22, MEASURED AS BEARING N89°50'39"E.

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__

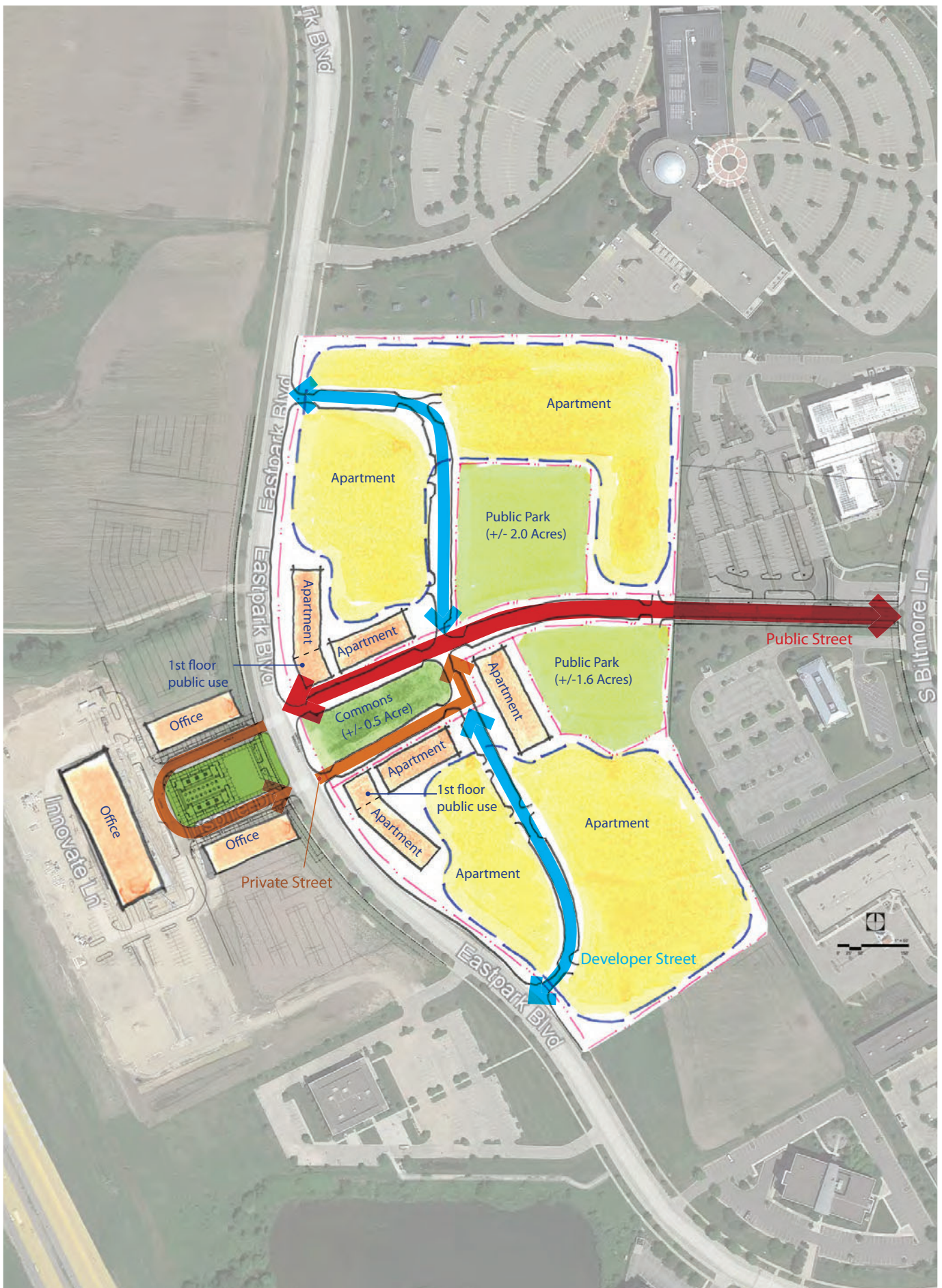
Department of Administration

	Drafted by: MDE Checked by: MDA File: 210303 Date: 11/28/2022 Rec: _____ Rec: _____	SURVEYED BY: Geospatial Associates, Inc. By: Michael J. Zahr 590 Fourth Drive, Suite 201 Madison, WI 53717 (608) 261-3962 mza@vierbicher.com	SURVEYED FOR: Geospatial Associates LLC 5150 High Crossing Blvd. Madison, WI 53718
	SHEET 1 OF 2		

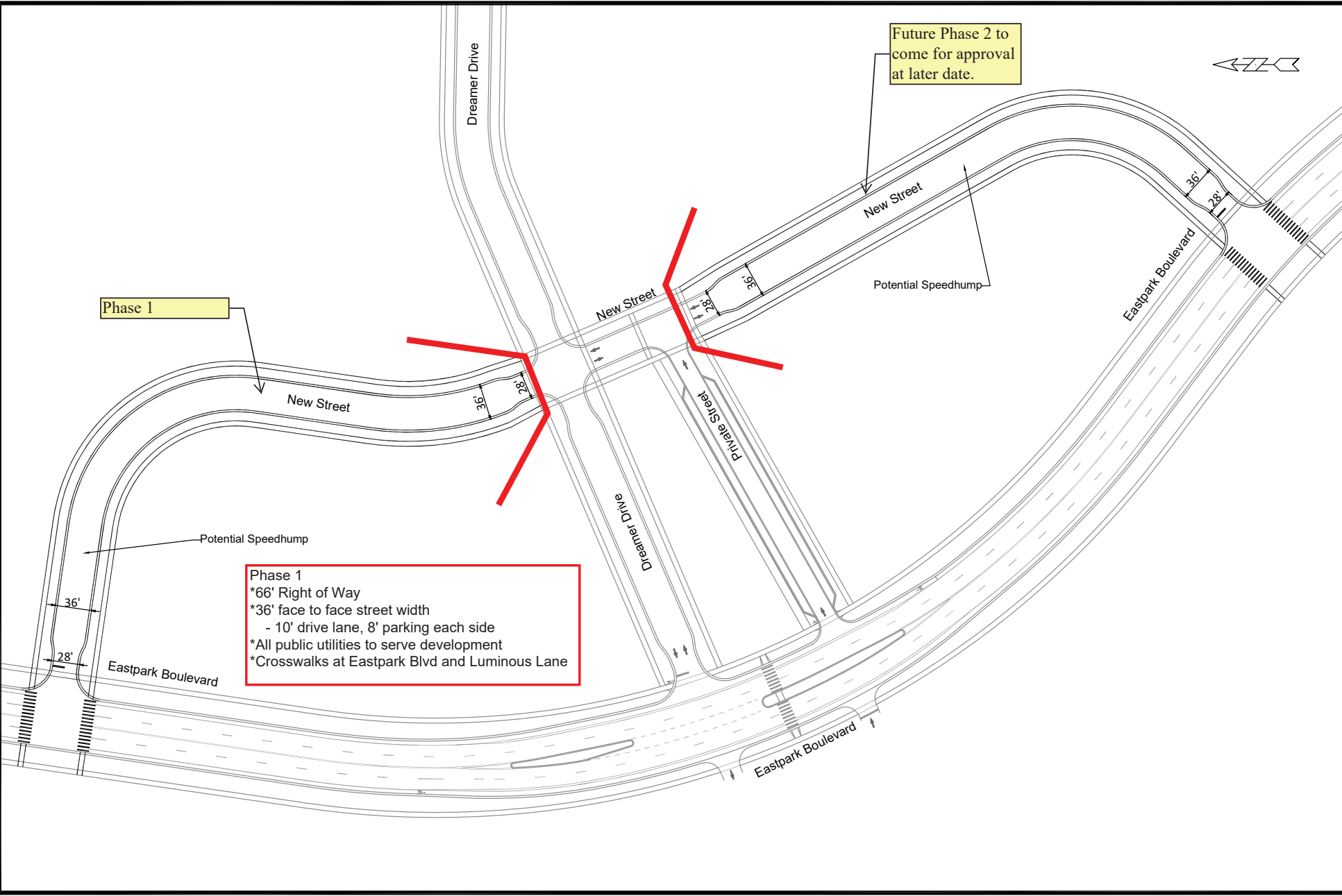
Phase 1 Boundary

Future Phase 2 Boundary

28 Nov 2022 - 10:48 AM: C:\Users\Development\1030303_0922\Eastpark Blvd\CA\CD\210303-1\Inval\Final.dwg - bcr.mab



American Family Commons 2 Layout Study Option B



Phase 1

Future Phase 2 to come for approval at later date.

Phase 1
 *66' Right of Way
 *36' face to face street width
 - 10' drive lane, 8' parking each side
 *All public utilities to serve development
 *Crosswalks at Eastpark Blvd and Luminous Lane

NO.	DATE	BY	REVISION

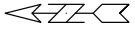
14548
 MADISON, WI
 CONTRACT NO.:

GEOMETRICS EXHIBIT
 AMERICAN CENTER PLAT 5TH ADDITION
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14548
 EX-1

Phase 1



New Street

36'

28'

Potential Speedhump

36'

28'

Eastpark Boulevard

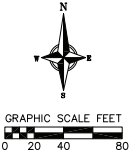
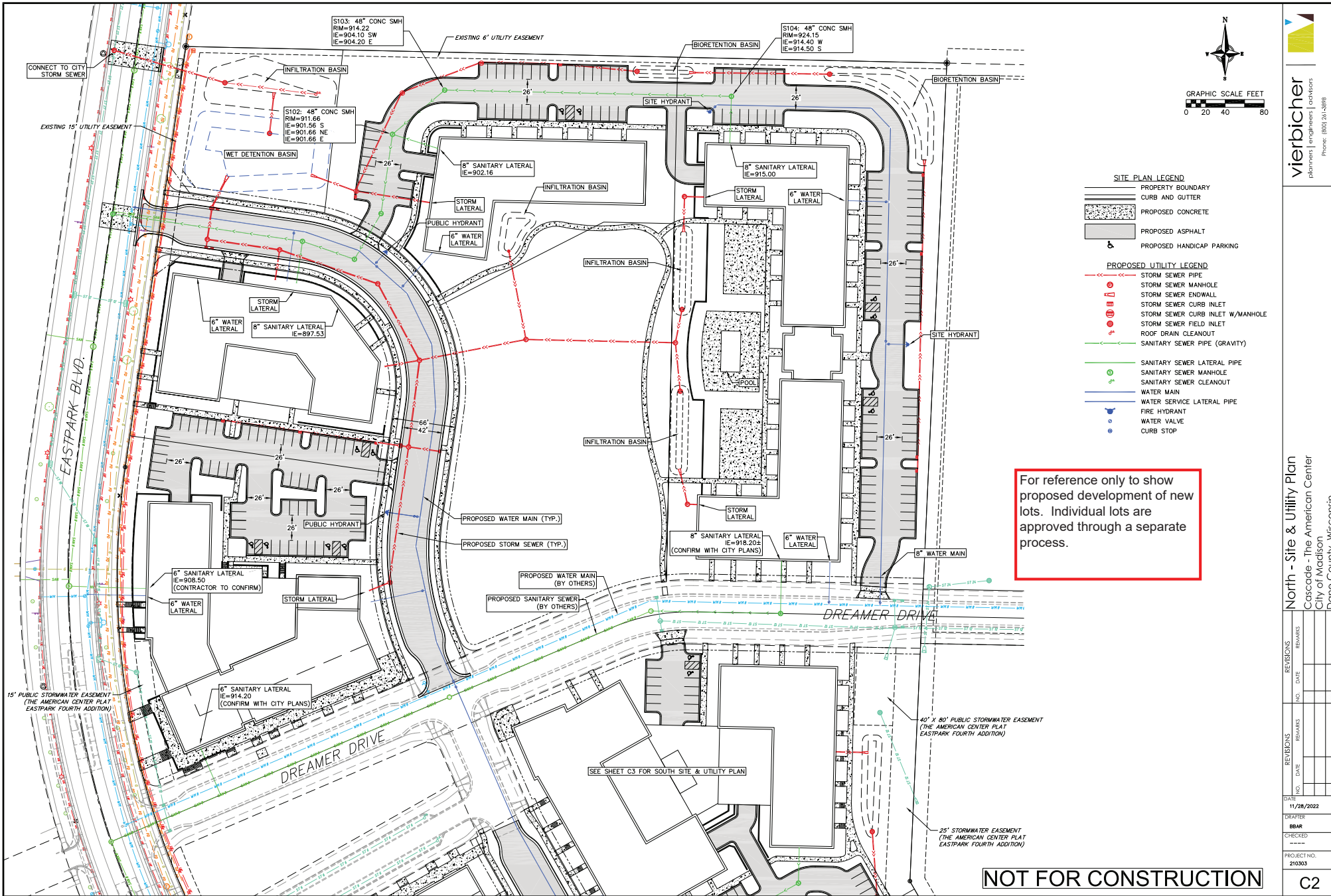
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14548
 EX-2



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER
 - ▨ PROPOSED CONCRETE
 - ▩ PROPOSED ASPHALT
 - Ⓟ PROPOSED HANDICAP PARKING
- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - ⊕ STORM SEWER MANHOLE
 - ⊕ STORM SEWER ENDWALL
 - ⊕ STORM SEWER CURB INLET
 - ⊕ STORM SEWER CURB INLET W/MANHOLE
 - ⊕ STORM SEWER FIELD INLET
 - ⊕ ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER LATERAL PIPE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ CURB STOP

For reference only to show proposed development of new lots. Individual lots are approved through a separate process.

North - Site & Utility Plan
 Cascade - The American Center
 City of Madison
 Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

DATE: 11/28/2022
 DRAFTER: BBAR
 CHECKED: ---

PROJECT NO. 210303

NOT FOR CONSTRUCTION