

LEGEND:

- EXISTING CONTOURS
- BUILDINGS
- SECTION CORNERS
- EASEMENT
- P-29 PROPOSED LOTS

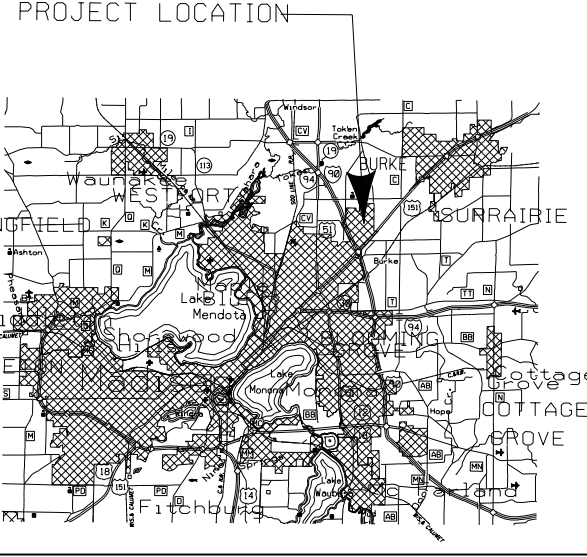
SCALE 1"=300'

NORTH

- 1 American Family will allow development of a recreational trail over the site of the existing American Family building.
- 2 Development of Lot 2 and Outlot 1 will be governed by the terms of the existing American Family building.
- 3 In the future, American Family reserves the right to seek commercial access to Hoepker Road.
- 4 Lot 42 subject to provisions provided in TRMS 405 and the construction of noise abatement facilities.
- 5 If the presently existing Biltmore Road Right-of-Way needs to be widened to accommodate the proposed American Family building, American Family will provide such widening along the east and west sides of American Parkway (formerly Biltmore Road) sufficient to establish a highway Right-of-Way with a width of 120 feet. The City of Madison agrees to accept such Right-of-Way and to exercise its authority to acquire the necessary Right-of-Way and to exercise its authority to acquire the necessary Right-of-Way and to exercise its authority to acquire the necessary Right-of-Way.
- 6 Prior to the issuance of any Driveway Access Permit, a traffic circulation plan for lots 1 through 12 must be approved by the City.
- 7 A 30' wide easement for the City of Madison on December 9, 1997 document number 292826, for purposes of future a park and play facility.
- 8 American Family has dedicated a 40' wide Ped/Bike easement between the American Center Second Addition and the American Center Biltmore Addition and the American Center Eastpark Addition.
- 9 American Family will dedicate a 20' wide Ped/Bike easement within the American Center Second Addition and the American Center Biltmore Addition and the American Center Eastpark Addition.
- 10 American Family has dedicated a 20' wide Ped/Bike easement for a future American Family building and the American Family will dedicate a 20' wide Ped/Bike easement for a future American Family building.
- 11 American Family has dedicated a 40' wide Ped/Bike easement between the American Center Second Addition and the American Center Biltmore Addition and the American Center Eastpark Addition.
- 12 American Family has dedicated a 20' wide Ped/Bike easement for a future American Family building and the American Family will dedicate a 20' wide Ped/Bike easement for a future American Family building.
- 13 American Family will dedicate an appropriate easement in addition to connect to a sanitary 3rd station to be located on Outlot 2 together with an easement for access across Lot 1 when required in a location to be mutually agreed upon between American Family and the City.

Notes:

1. No construction will be allowed on Outlots until they are final platting as lots.
2. No 'Vehicle Access' is to be allowed between this lot and Outlot 12 and Outlot 13 at the intersection of American Parkway and Eastpark Boulevard.
3. No 'Vehicle Access' is to be allowed to American Parkway between American Parkway and Eastpark Boulevard.
4. American Parkway Access will be allowed to American Parkway from American Parkway.
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REVISED AUGUST 30, 2021

THE S 1/2 OF THE NW 1/4 OF SECTION 14; THE SE 1/4 AND A PART OF THE SW 1/4, NW 1/4 OF SECTION 15; AND ALL OF SECTION 22; ALL LOCATED IN T8N-R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

THE AMERICAN CENTER PRELIMINARY PLAT

DR. BY	JPL	DATE	REVISIONS	ENGR. APPL.	PROJ. APPL.
JOB NO.	8190-10826	02-04-20	SUBMITTED TO PLAN COMMISSION	JPL	
DATE	2/16/09	09-01-21	SUBMITTED TO PLAN COMMISSION	JPL	