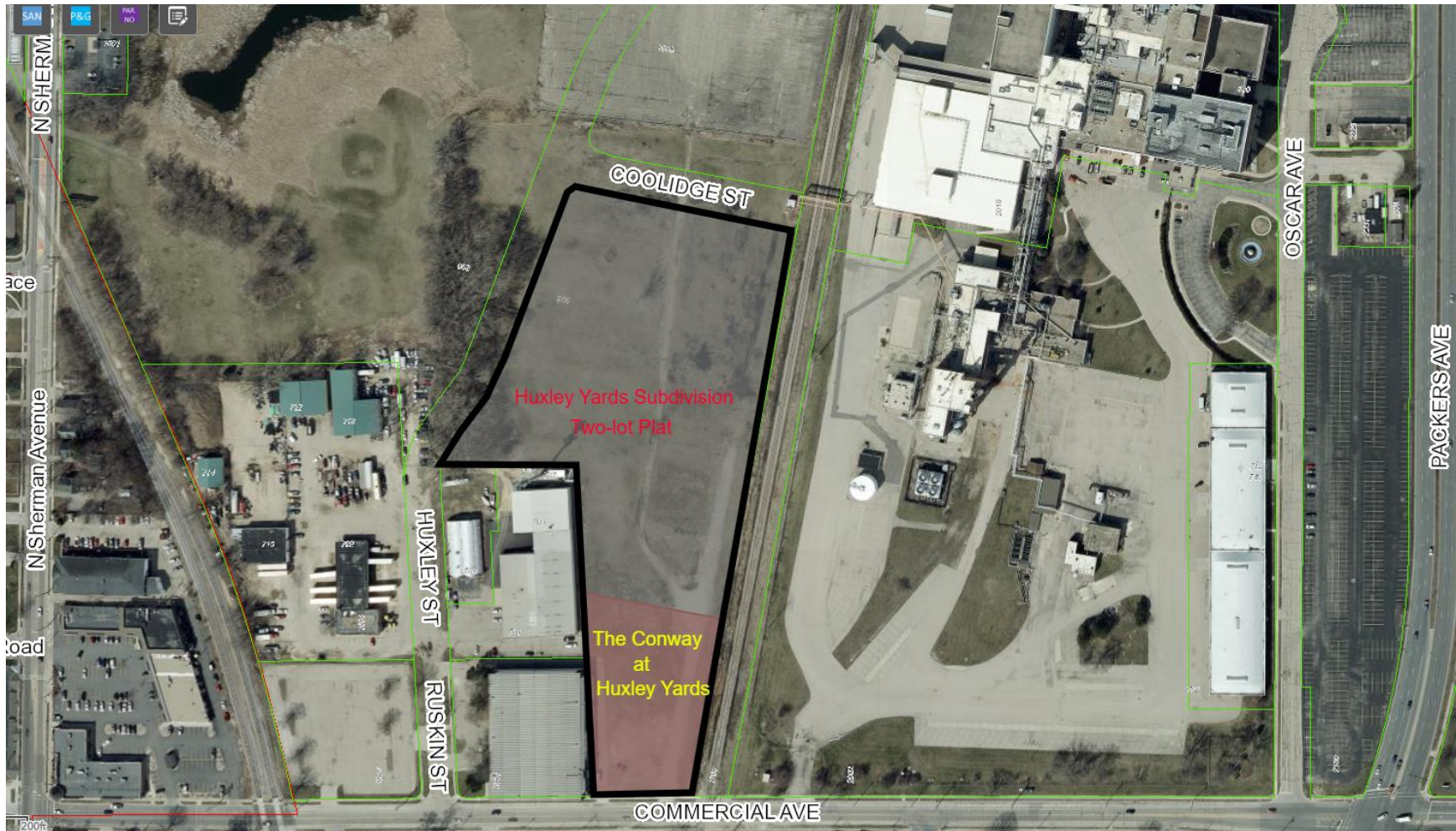


Huxley Yards Subdivision - The Conway at Huxley Yards

Project No.: 15573

Contract No.: 9625

Entity: Conway at Huxley LLC



The developer, Conway at Huxley LLC, is conditionally approved for a two-lot plat, Huxley Yards Subdivision located at 905 Huxley Street. This development shall construct The Conway at Huxley Yards on Lot 1 of the plat.

Huxley Yards Subdivision - The Conway at Huxley Yards

Project No.: 15573

Contract No.: 9625

Entity: Conway at Huxley LLC

- Satisfy all conditions of approval from the reviewing City agencies required for the approval and recording of the proposed Huxley Yards Subdivision plat required for the private development The Conway at Huxley Yards project.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum ten (10)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along the site's frontage of Commercial Avenue.
- Removal of existing public sanitary sewer and installation of new public sanitary sewer manhole (northwest corner of property)
- Removal of existing public sanitary sewer (in conflict with proposed building)
- Construction of approximately 25 feet of future public sanitary sewer, public sanitary manhole, and connection into existing sanitary manhole located in a public sanitary easement. This specific work will be required if electric power to serve the proposed building intersects with the future public sanitary sewer.
- Removal of existing public storm sewer (in conflict with proposed building/site development)
- Install of new public sanitary sewer to connect to MMSD interceptor in Commercial Ave.
- Install of new public storm sewer to connect to ex. storm sewer in Commercial Ave.
- Regrading & Expansion of existing public stormwater facility north of Conway development.
- Agreement for Maintenance of Stormwater Management Measures required.
- Grading of proposed public stormwater management overflow route.
- Signing and marking as required by Traffic Engineering.
- Planting of new terrace trees as required by City Forestry.
- Pavement patching of Commercial Avenue required per City of Madison Patching criteria.

HUXLEY YARDS SUBDIVISION

LOT 2, CERTIFIED SURVEY MAP NO. 16404, VOLUME 122, PAGES 166–193 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, RECORDED AS DOCUMENT NO. 5939504, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- 1" IRON PIPE FOUND
- PK/MAG NAIL FOUND
- 3/4" REBAR FOUND
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- BUILDING
- DELINEATED WETLANDS
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

LEGEND

UTILITY EASEMENTS – NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

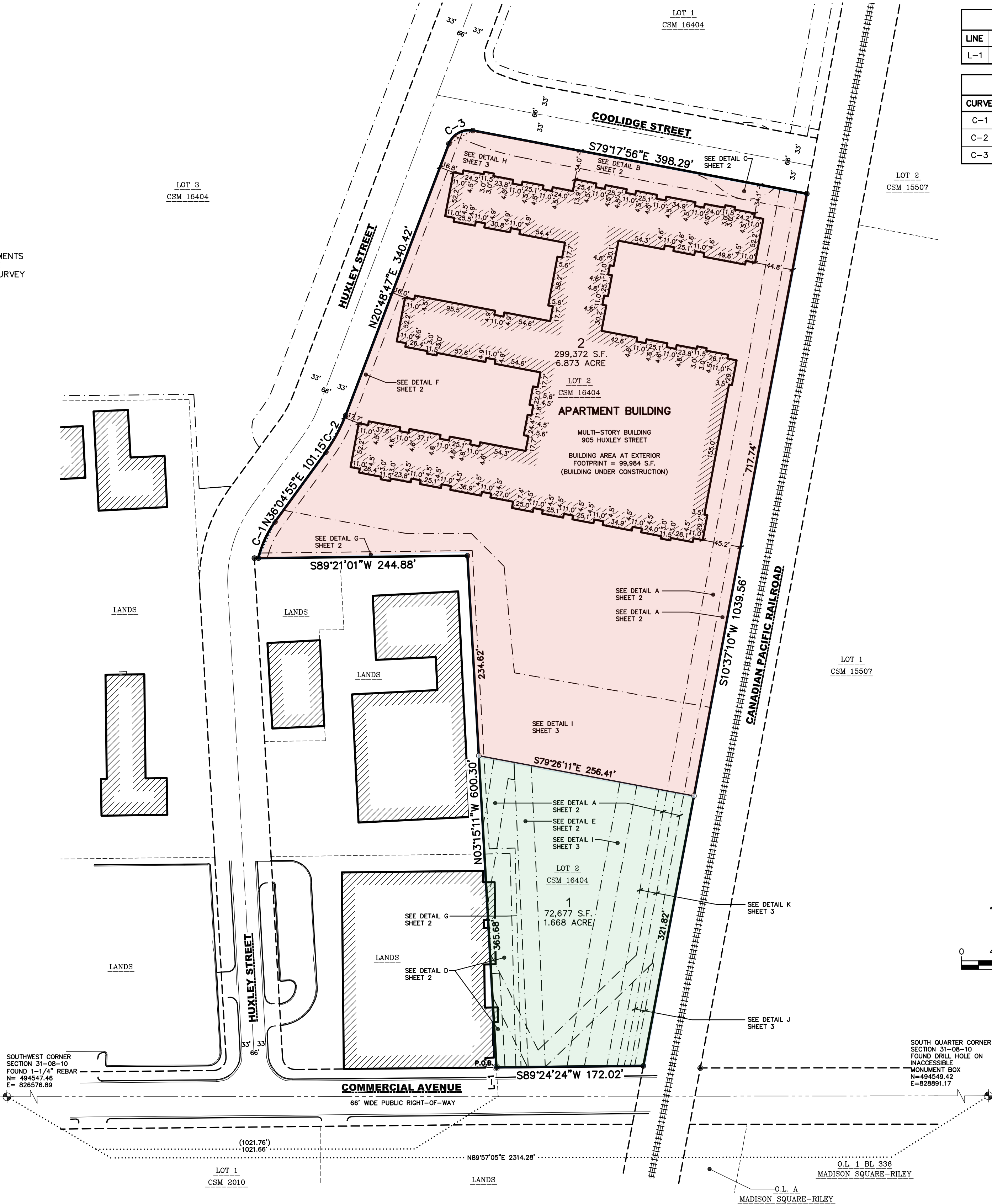
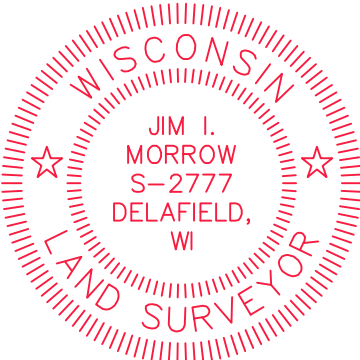
THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE TOWN OF MADISON ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MADISON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.

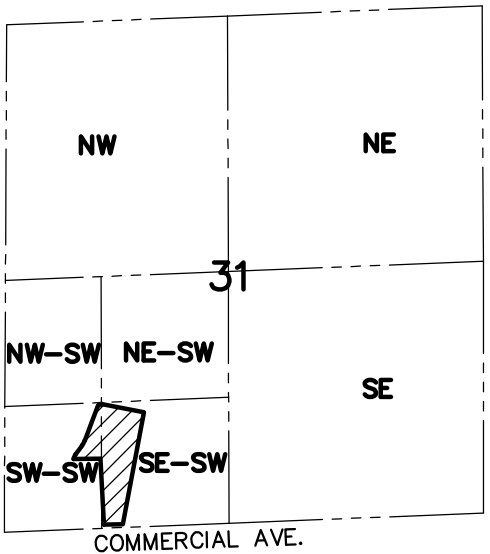
NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, BEARS N89°57'05"E.
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
- LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- SEE SHEET 3 FOR TERMS AND CONDITIONS OF ALL CITY EASEMENTS.

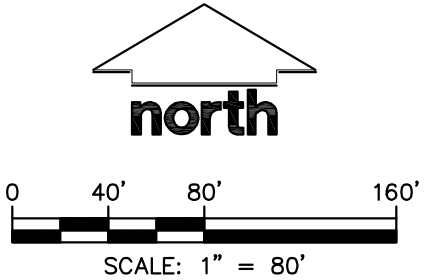


LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N03°15'11\"W	33.92'

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN
C-1	117.00'	23°03'29\"	N24°33'11\"E	46.77'	47.09'	N36°04'55\"E
C-2	183.00'	15°16'09\"	N28°26'51\"E	48.62'	48.77'	N20°48'47\"E
C-3	25.00'	79°53'17\"	N60°45'25\"E	32.10'	34.86'	S79°17'56\"E



LOCATION SKETCH
SECTION 31, T08N, R10E, DANE COUNTY



SURVEYED FOR:

LINCOLN AVENUE COMMUNITIES
401 WILSHIRE BOULEVARD, 11TH FLOOR
SANTA MONICA, CA 90401
(608)999-4450

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN, 53593
(608) 848-5060

PROJECT LOCATION:
SECTION 31
TOWNSHIP 08 NORTH
RANGE 10 EAST
CITY OF MADISON
DANE COUNTY, WI



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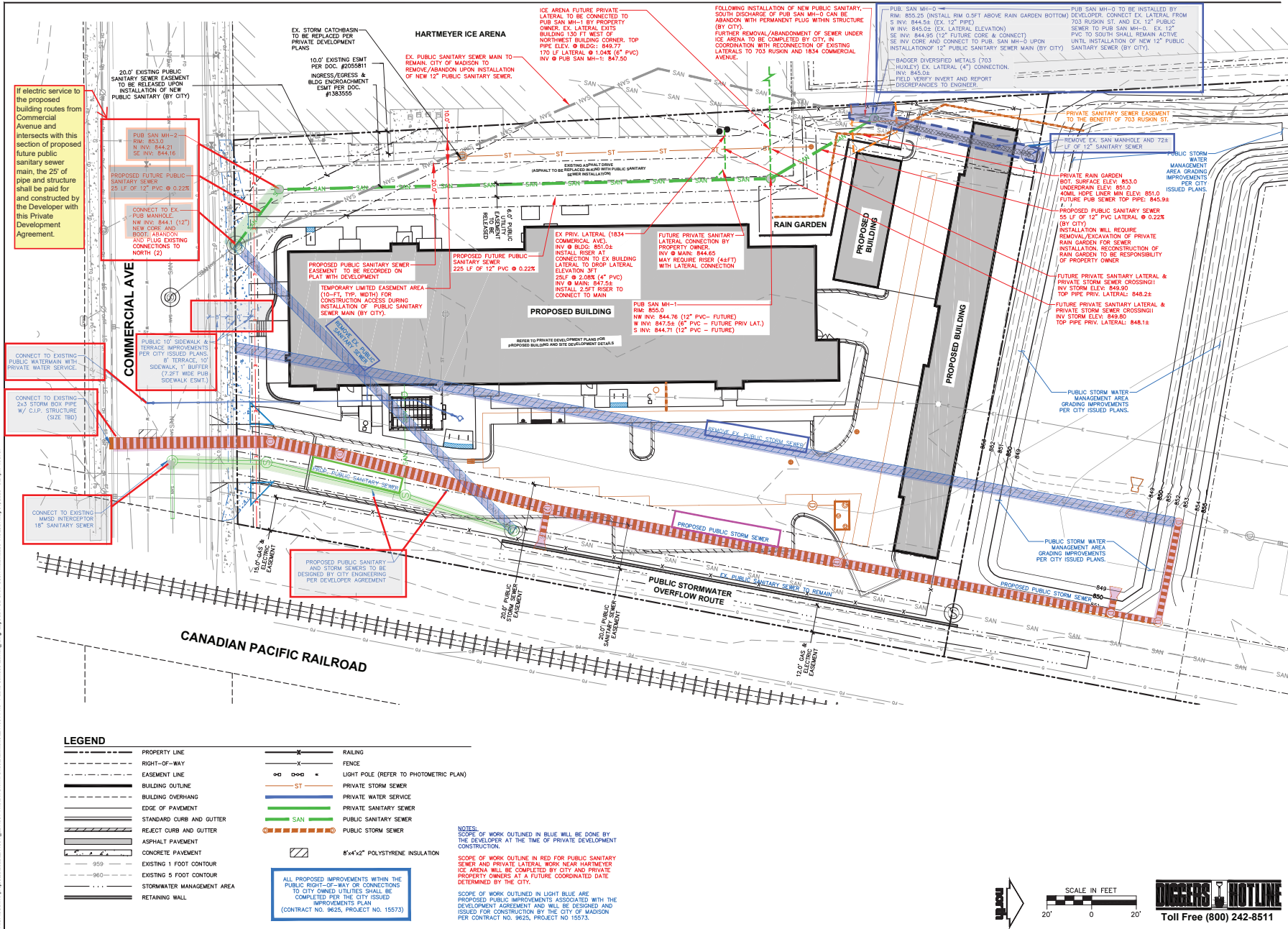
HUXLEY YARDS SUBDIVISION

PROJECT NO: 22-11381
FIELDBOOK/PG: E-FILE

SURVEYED BY: RAC
DRAWN BY: JK

INITIAL SUBMITTAL DATE: JULY 15, 2024
REVISION RESUBMITTAL DATE: -
REVISION RESUBMITTAL DATE: -
REVISION RESUBMITTAL DATE: -

File: \\LSD\CD\proj\181\211381-PROPOSED CONWAY HUXLEY YARDS\181381-P01 - Public Utilities\Exhibit.dwg Layout: P01 SAN User: and huan Date: May 01, 2025 3:21pm Xref:



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MADISON REGIONAL OFFICE
907 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE COMMUNITIES, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD, FLOOR 11
SANTA MONICA, CA 90401

PROJECT:
THE CONWAY AT HUXLEY YARDS

PROJECT LOCATION:
**COMMERCIAL AVENUE
MADISON, WI 53704
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date	Description
1	07.15.24	LAND USE SUBMITTAL
2	11.04.24	SPV SUBMITTAL
3	12.06.24	CONSTRUCTION DOCUMENTS
4	01.29.25	ISSUED FOR CONSTRUCTION
5	04.09.25	CB 01
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
PROPOSED PUBLIC IMPROVEMENTS SCOPE OF WORK EXHIBIT

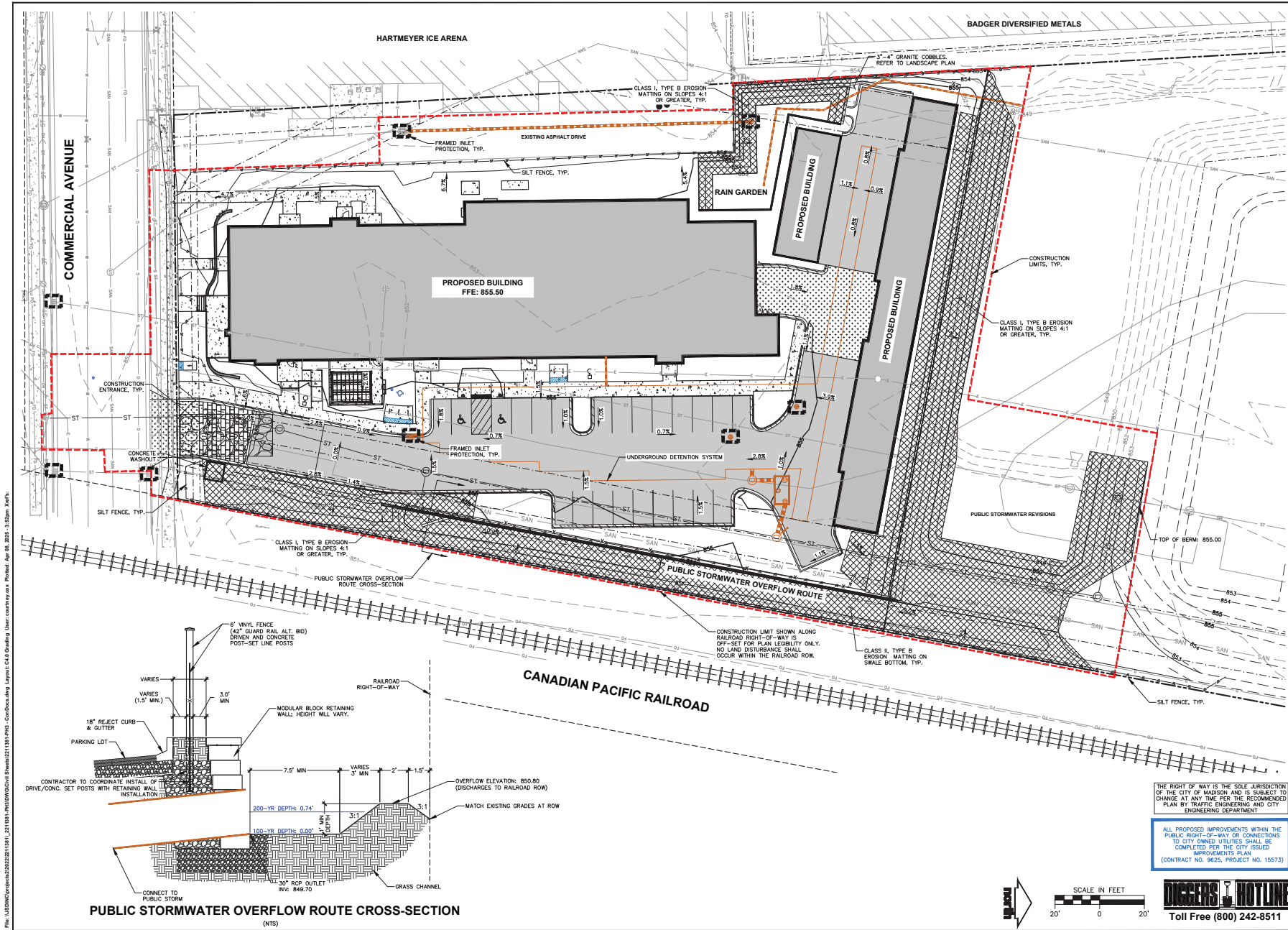
SHEET NUMBER:
EXHIBIT

JSD PROJECT NO: 22-11381-P01

SCALE IN FEET
20' 0 20'

Toll Free (800) 242-8511

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MADISON REGIONAL OFFICE
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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
GRADING & EROSION
CONTROL PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 25-11361-P40