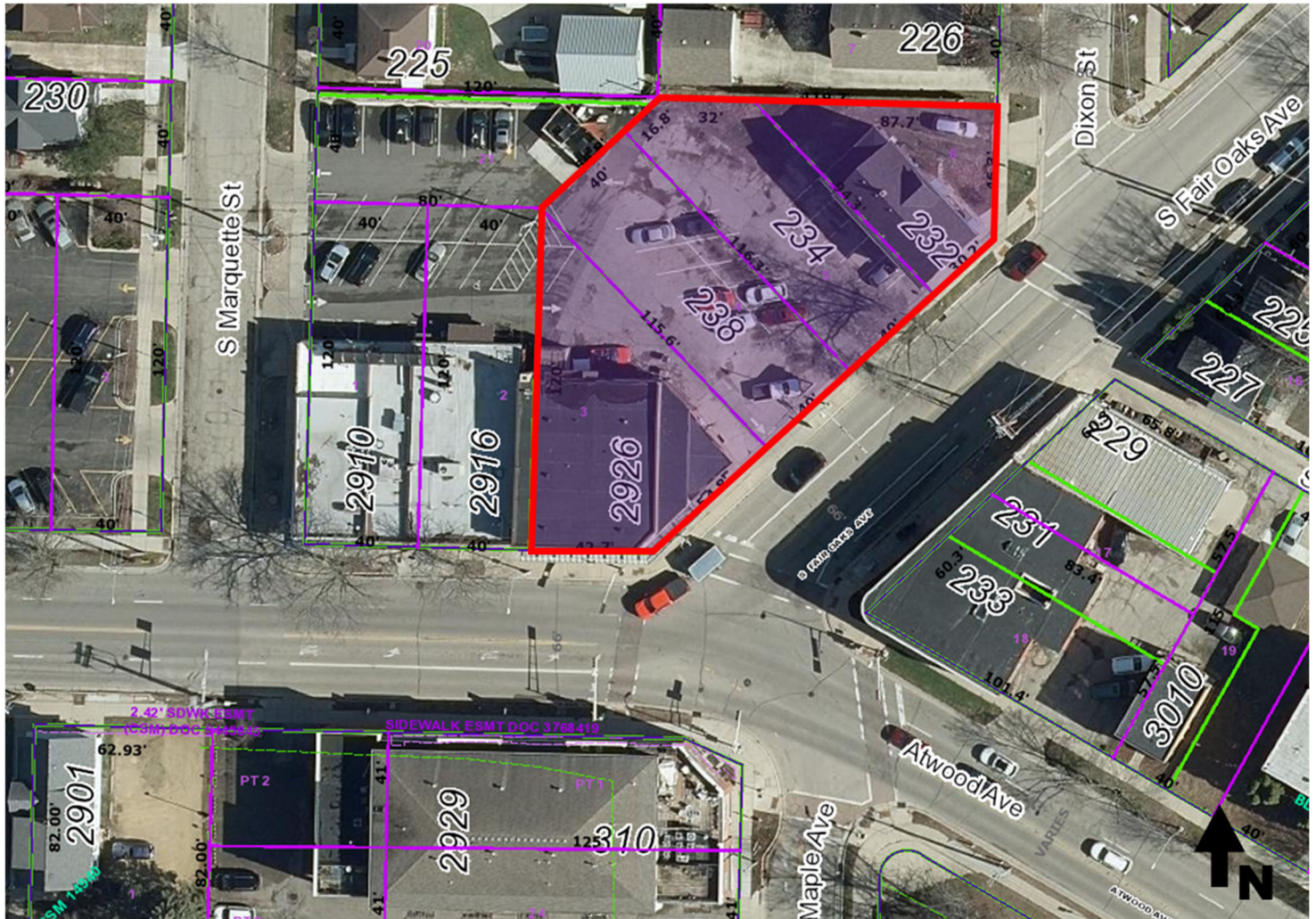


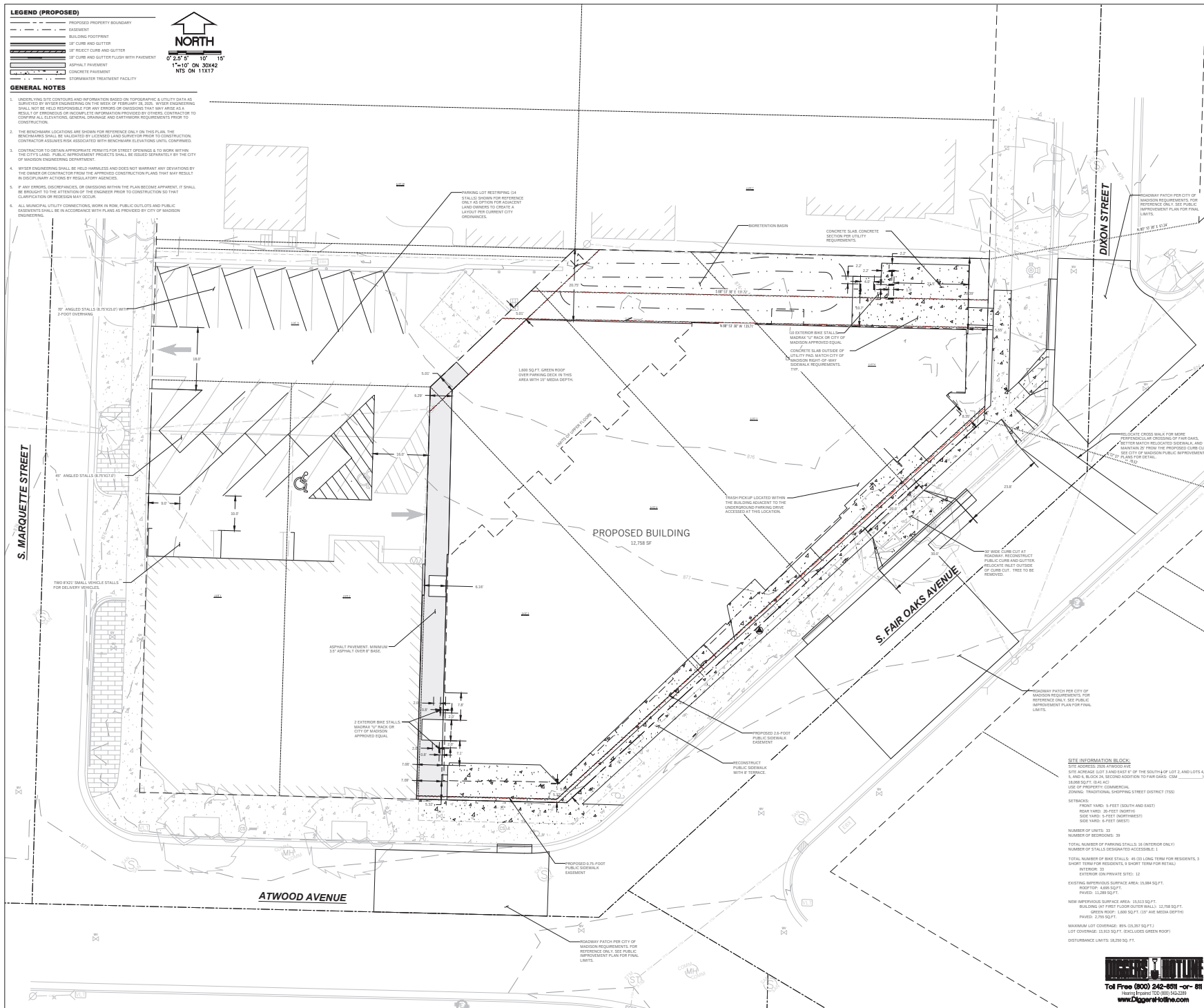
230 S Fair Oaks Avenue
Contract 9739
MUNIS 16097
Developer: TriNova Ventures LLC

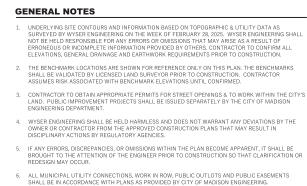


The developer, TriNova Ventures LLC, has received the City of Madison's conditional approval for a one-lot Certified Survey Map, demolition permit for buildings at 2926 Atwood Avenue & 232 S Fair Oaks Avenue and construct a four (4)-story mixed-use building with 3,900 square feet of retail and 33 dwelling units. The site has frontage on Atwood Avenue and S Fair Oaks Avenue. The project will include eighteen (18)- covered parking stalls on the ground floor at the rear of the building.

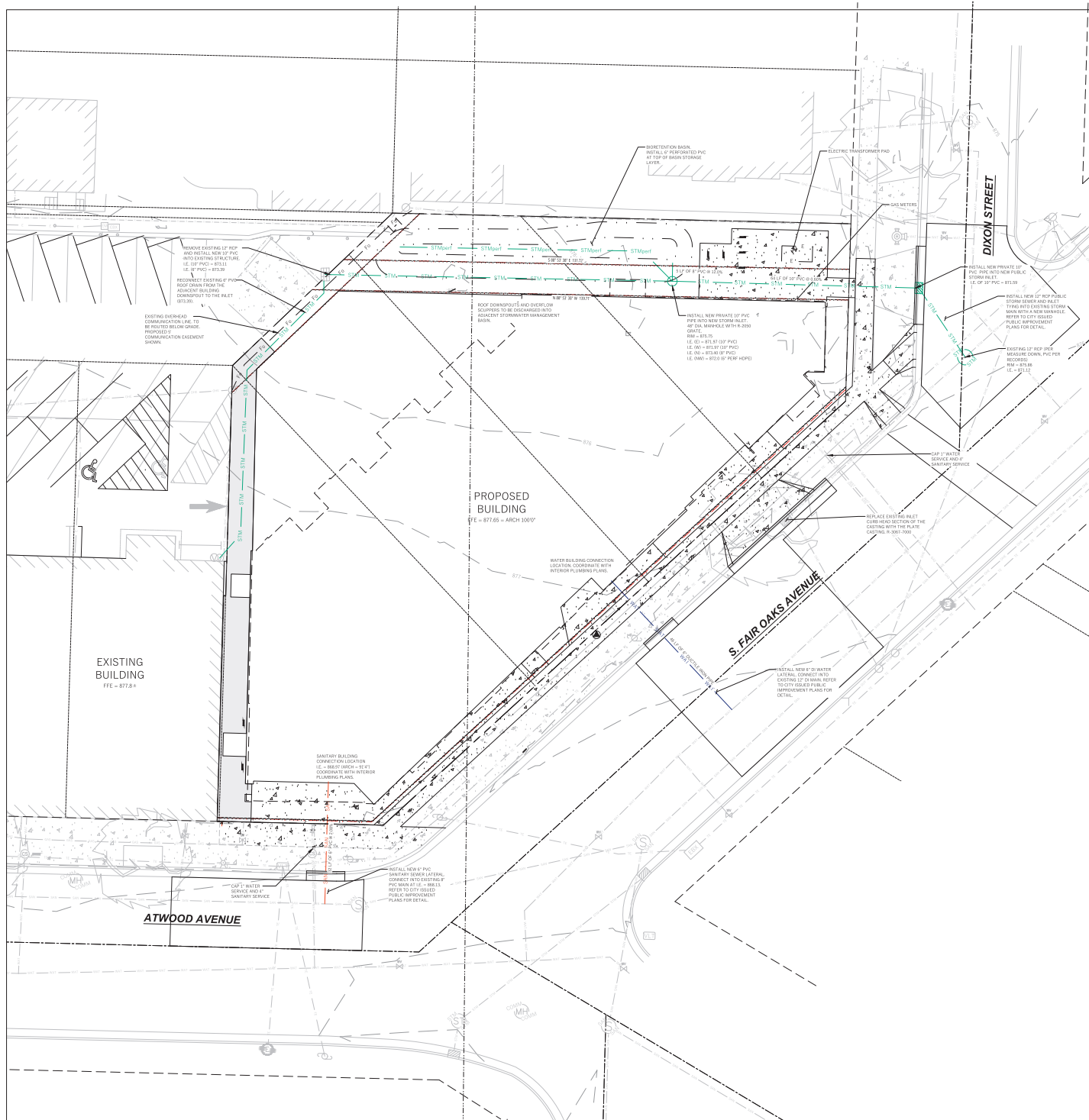
Summary of Improvement

- Record a one (1)-lot Certified Survey Map.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot wide terrace, and additional one (1)-foot for maintenance, along their site's frontage of Atwood Avenue and S Fair Oaks Avenue.
- Private Storm Sewer Easement shall be granted by a separately recorded instrument to be recorded immediately after the CSM has been recorded. Development on this parcel is required to accept and convey private drainage onto the site from the adjacent parcels and convey it to the Public ROW.
- Reconstruct public sidewalk, street terrace, curb and gutter, and pavement on S Fair Oaks Avenue and Atwood Avenue per plan approved by the City Engineer.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. City Forestry approved removal:
 - S Fair Oaks Avenue:
 - 21" Green Ash
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineer and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Provide accessible concrete bus stop during construction. Coordinate location and size with City of Madison Metro Transit.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City Information Technology on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.





C101



- LEGEND (PROPOSED)**
- | | |
|--|--|
| | PROPOSED PROPERTY BOUNDARY |
| | EASEMENT |
| | BUILDING FOOTPRINT |
| | 12" CURB AND GUTTER |
| | ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |
| | WWT |
| | PROPOSED WATER MARK |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | GAS |
| | PROPOSED GAS SERVICE (DESIGN BY OTHERS) |
| | E |
| | PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS) |
| | STORMWATER TREATMENT FACILITY |
- NORTH**

0' 2.5' 5' 10' 15'

1"=10' ON 30X42
NTS ON 11X17

GENERAL NOTES

1. UNDERLYING SITE CONDITIONS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY ENGINEERING WORK ON THE WEEK OF SEPTEMBER 28, 2005. WORKING ENGINEERING DATA AND FIELD RECONSTRUCTION DATA ARE NOT TO BE USED TO CONSIDER THE RESULT OF EROSIONS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING EXISTING RECORD DRAWINGS AND REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARK LOCATIONS ARE NOT TO BE USED FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR ASSURES RISKS ASSOCIATED WITH BENCHMARK (ELEVATIONS) LISTS CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITH THE CITY'S LAND. PUBLIC IMPROVEMENT PROJECTS SHALL BE ISSUED SEPARATELY BY THE CITY OF CHICAGO'S DEPARTMENT OF PUBLIC WORKS.
4. WORKING ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY LIABILITY BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT FROM ANY ACTIONS OR INACTIONS OF THE CONTRACTOR.
5. IF ANY ERRORS, DISCREPANCIES, OR QUESTIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CORRECTIONS OR REVISIONS CAN BE MADE.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC CULVERTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH AS SHOWN BY PROVIDED BY CITY OF CHICAGO.

UTILITY NOTES

- [illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

TriNova Development

2926 Atwood Ave.
Madison, WI

2024.35.00

[illegible]

UTILITY PLAN

C300

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 543-2289
www.Digger-hotline.com