

NELSON'S ADDITION TO RUSTIC ACRES CITY OF MADISON

DANE COUNTY WISCONSIN

GENERAL DEVELOPMENT PLAN SPECIFIC IMPLEMENTATION PLAN

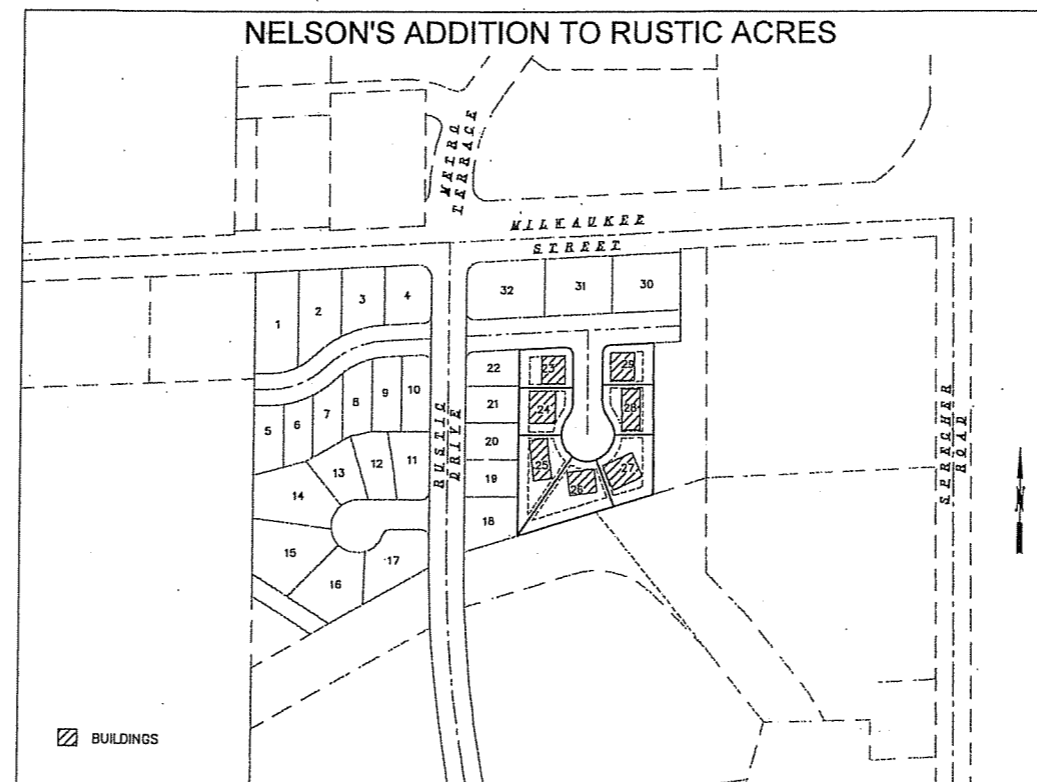
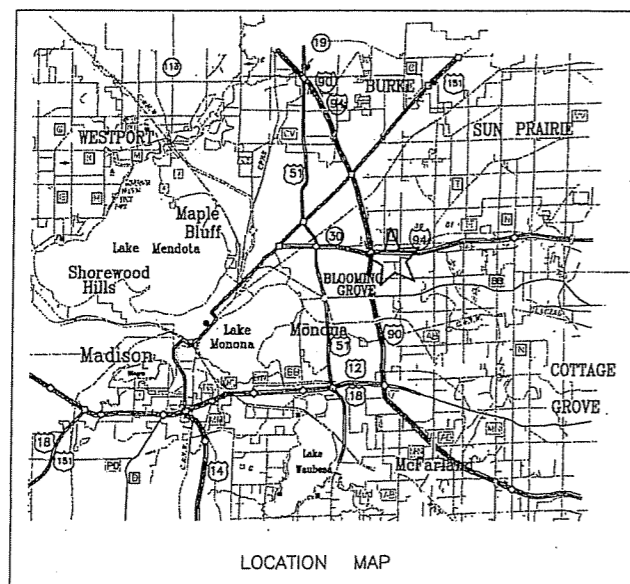
APPROVAL	SIGNATURE	DATE
PLANNING & DEVELOPMENT		
ZONING ADMINISTRATOR		
CITY ENGINEERING		
TRAFFIC ENGINEERING		
FIRE DEPARTMENT		

INDEX OF SHEETS

- SW - PRELIMINARY STORMWATER MANAGEMENT PLAN
- PP - PRELIMINARY PLAT
- GDP - GENERAL DEVELOPMENT PLAN
- FP - FINAL PLAT
- SIP - SPECIFIC IMPLEMENTATION PLAN

FLOOR SPACE TABLE

Lot No.	Garage Area (sq. ft.)	First Floor Area (sq. ft.)	Second Floor Area (sq. ft.)	Total Area (sq. ft.)	LOT AREA (sq. ft.)	FLOOR AREA RATIO
23A	460	641	1101	4404	7559	0.58
23B	460	641	1101	4404	7559	0.58
24A	460	971	1431	5724	8451	0.68
24B	460	971	1431	5724	8451	0.68
25A	460	725	788	3946	11240	0.35
25B	460	725	788	3946	11240	0.35
26A	460	641	1101	4404	12473	0.35
26B	460	641	1101	4404	12473	0.35
27A	460	971	1431	5724	11054	0.52
27B	460	971	1431	5724	11054	0.52
28A	460	725	788	3946	8313	0.47
28B	460	725	788	3946	8313	0.47
29A	460	641	1101	4404	7240	0.61
29B	460	641	1101	4404	7240	0.61



OWNER/DEVELOPER:
STARKWEATHER SQUARE, LLC
2134 ATWOOD AVENUE
MADISON, WI 53704
(608) 244-4990

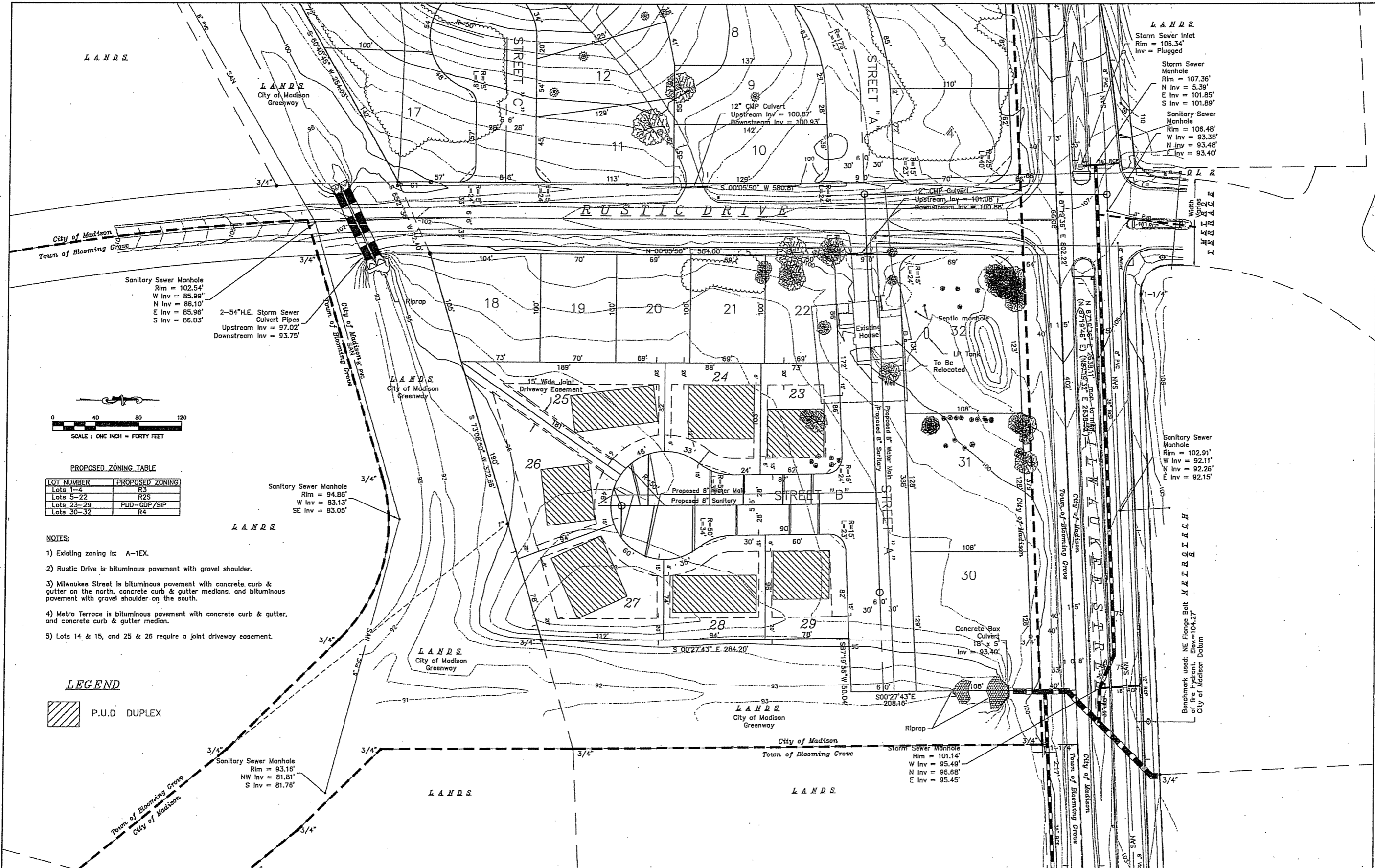
SURVEYOR:



Burse
surveying & engineering llc
1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263.
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

BSE713-04

PATH: \PROJECTS\BSE713\GDP-SP\COVER-GDP-SP.DWG
DATE: FEBRUARY 06, 2005



LANDS
 Storm Sewer Inlet
 Rim = 106.34'
 Inv = Plugged

Storm Sewer Manhole
 Rim = 107.36'
 N Inv = 5.39'
 E Inv = 101.85'
 S Inv = 101.89'

Sanitary Sewer Manhole
 Rim = 105.48'
 W Inv = 93.36'
 N Inv = 93.48'
 E Inv = 93.40'

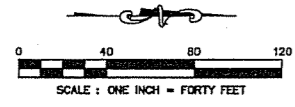
Sanitary Sewer Manhole
 Rim = 102.54'
 W Inv = 85.99'
 N Inv = 86.10'
 E Inv = 85.96'
 S Inv = 86.03'

2-54" H.E. Storm Sewer Culvert Pipes
 Upstream Inv = 97.02'
 Downstream Inv = 93.75'

Sanitary Sewer Manhole
 Rim = 94.86'
 W Inv = 83.13'
 SE Inv = 83.05'

Sanitary Sewer Manhole
 Rim = 102.91'
 W Inv = 92.11'
 N Inv = 92.26'
 E Inv = 92.15'

Benchmark used: NE Flange Bolt of fire Hydrant. Elev. = 104.27'
 City of Madison Datum



PROPOSED ZONING TABLE

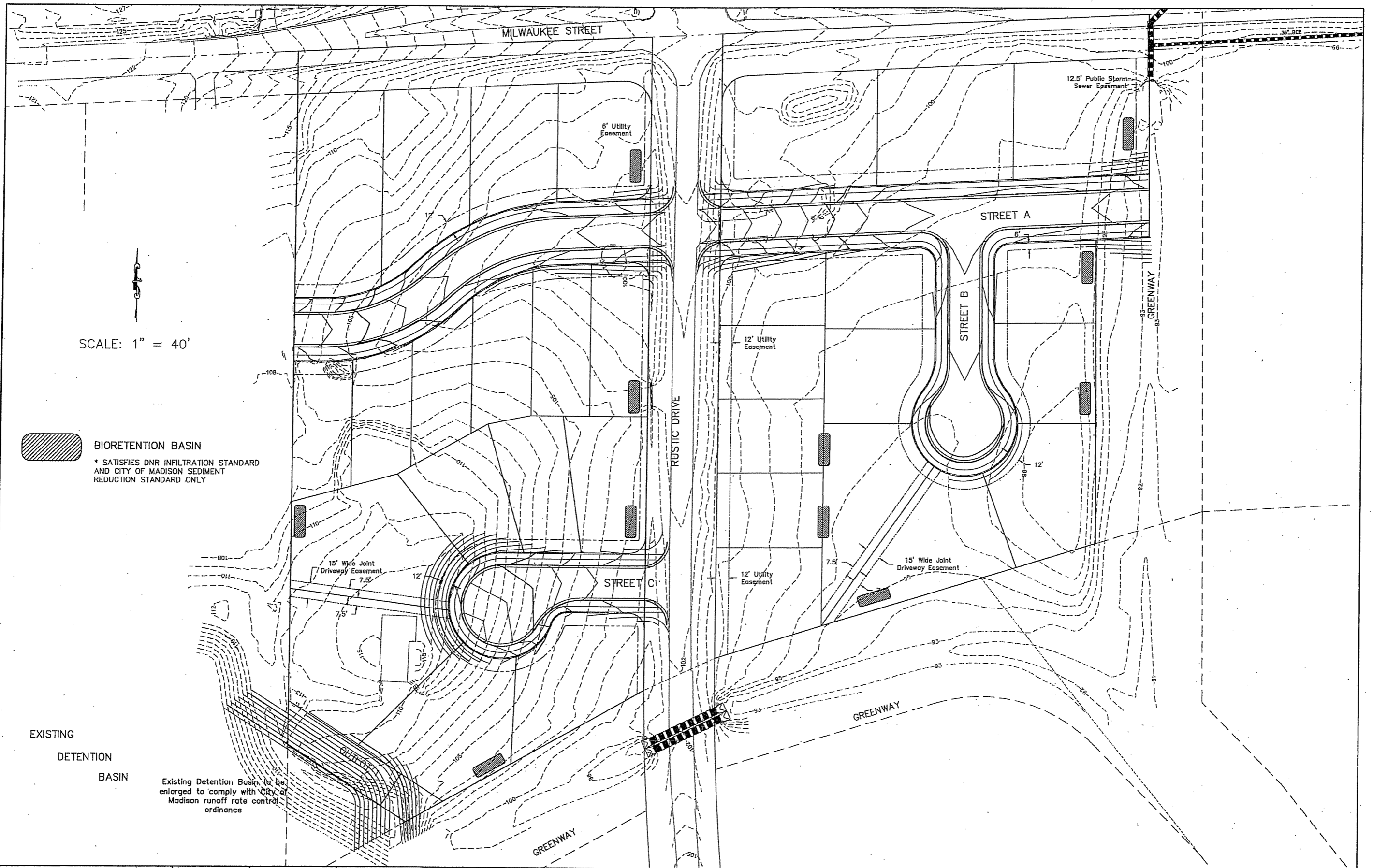
LOT NUMBER	PROPOSED ZONING
Lots 1-4	R3
Lots 5-22	R2S
Lots 23-29	PUD-GDP/SIP
Lots 30-32	R4

NOTES:

- Existing zoning is: A-1EX.
- Rustic Drive is bituminous pavement with gravel shoulder.
- Milwaukee Street is bituminous pavement with concrete curb & gutter on the north, concrete curb & gutter medians, and bituminous pavement with gravel shoulder on the south.
- Metro Terrace is bituminous pavement with concrete curb & gutter, and concrete curb & gutter median.
- Lots 14, & 15, and 25 & 26 require a joint driveway easement.

LEGEND

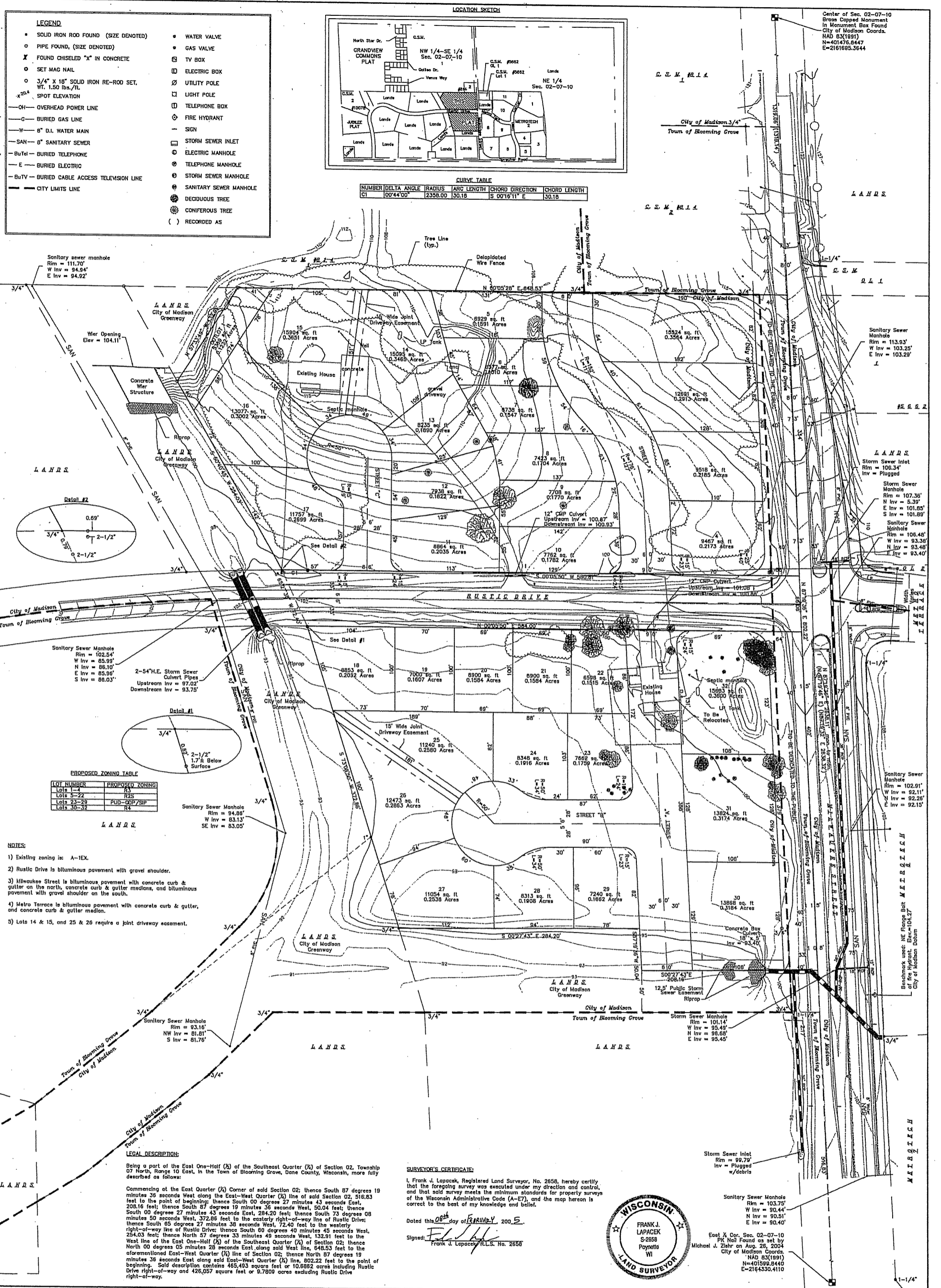
P.U.D DUPLEX



SCALE: 1" = 40'

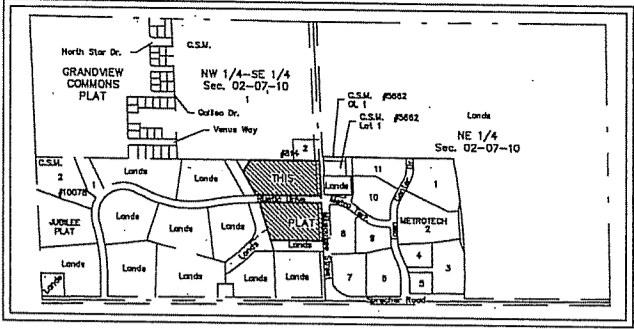
BIORETENTION BASIN
 * SATISFIES DNR INFILTRATION STANDARD
 AND CITY OF MADISON SEDIMENT
 REDUCTION STANDARD ONLY

**EXISTING
 DETENTION
 BASIN**
 Existing Detention Basin to be
 enlarged to comply with City of
 Madison runoff rate control
 ordinance



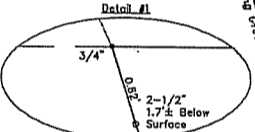
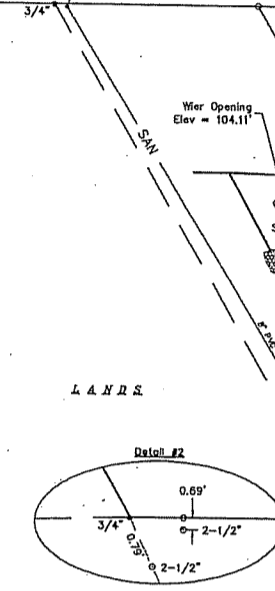
LEGEND

- SOLID IRON ROD FOUND (SIZE DENOTED)
- PIPE FOUND, (SIZE DENOTED)
- ✕ FOUND CHISELED "X" IN CONCRETE
- SET MAG NAIL
- 3/4" X 16" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- SPOT ELEVATION
- OH— OVERHEAD POWER LINE
- C— BURIED GAS LINE
- W— 8" D.I. WATER MAIN
- SAN— 8" SANITARY SEWER
- BuTel— BURIED TELEPHONE
- E— BURIED ELECTRIC
- BuTV— BURIED CABLE ACCESS TELEVISION LINE
- CITY LIMITS LINE
- WATER VALVE
- GAS VALVE
- ⊠ TV BOX
- ⊠ ELECTRIC BOX
- ⊠ UTILITY POLE
- ⊠ LIGHT POLE
- ⊠ TELEPHONE BOX
- ⊠ FIRE HYDRANT
- SIGN
- ⊠ STORM SEWER INLET
- ⊠ ELECTRIC MANHOLE
- ⊠ TELEPHONE MANHOLE
- ⊠ STORM SEWER MANHOLE
- ⊠ SANITARY SEWER MANHOLE
- ⊠ DECIDUOUS TREE
- ⊠ CONIFEROUS TREE
- () RECORDED AS



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	00°44'00"	2358.00	30.16	S 00°16'11" E	30.16



PROPOSED ZONING TABLE

LOT NUMBER	PROPOSED ZONING
Lots 1-4	R3
Lots 5-22	R2S
Lots 23-29	PUD-S20/SIP
Lots 30-32	R4

- NOTES:**
- Existing zoning is: A-1EX.
 - Rustic Drive is bituminous pavement with gravel shoulder.
 - Milwaukee Street is bituminous pavement with concrete curb & gutter on the north, concrete curb & gutter medians, and bituminous pavement with gravel shoulder on the south.
 - Metro Terrace is bituminous pavement with concrete curb & gutter, and concrete curb & gutter median.
 - Lots 14 & 15, and 25 & 26 require a joint driveway easement.

LEGAL DESCRIPTION:
 Being a part of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02, Township 07 North, Range 10 East, in the Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:
 Commencing at the East Quarter (1/4) Corner of said Section 02; thence South 87 degrees 19 minutes 36 seconds West along the East-West Quarter (1/4) line of said Section 02, 516.83 feet to the point of beginning; thence South 00 degrees 27 minutes 43 seconds East, 205.16 feet; thence South 87 degrees 19 minutes 36 seconds West, 50.04 feet; thence South 00 degrees 27 minutes 43 seconds East, 284.20 feet; thence South 73 degrees 08 minutes 50 seconds West, 372.86 feet to the easterly right-of-way line of Rustic Drive; thence South 85 degrees 27 minutes 38 seconds West, 72.40 feet to the westerly right-of-way line of Rustic Drive; thence South 60 degrees 40 minutes 43 seconds West, 254.03 feet; thence North 57 degrees 33 minutes 49 seconds West, 132.91 feet to the West line of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02; thence North 60 degrees 05 minutes 28 seconds East, along said West line, 648.53 feet to the aforementioned East-West Quarter (1/4) line of Section 02; thence North 87 degrees 19 minutes 36 seconds East along said East-West Quarter (1/4) line, 802.22 feet to the point of beginning. Said description contains 465,493 square feet or 10.6882 acres including Rustic Drive right-of-way and 426,057 square feet or 9.7809 acres excluding Rustic Drive right-of-way.

SURVEYOR'S CERTIFICATE:
 I, Frank J. Lapack, Registered Land Surveyor, No. 2658, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-27), and the map hereon is correct to the best of my knowledge and belief.
 Dated this 08th day of FEBRUARY, 2005
 Signed: *Frank J. Lapack*
 Frank J. Lapack, R.L.S. No. 2658



OWNER/DEVELOPER:
 THE NELSON GROUP
 2134 ATWOOD AVENUE
 MADISON, WI 53704
 (608) 244-4990

NORTH
 BEARINGS ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SEC. 02-07-09 BEARING N 87°19'36" E

PRELIMINARY PLAT OF NELSON'S ADDITION TO RUSTIC ACRES
 A PART OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN

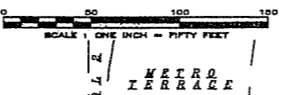
SCALE: ONE INCH = FIFTY FEET

SURVEYOR/ENGINEER:
Burse
 surveying & engineering
 1400 E. Washington Ave., Suite 155
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: burse@chorus.net
 www.bursesurveyengr.com

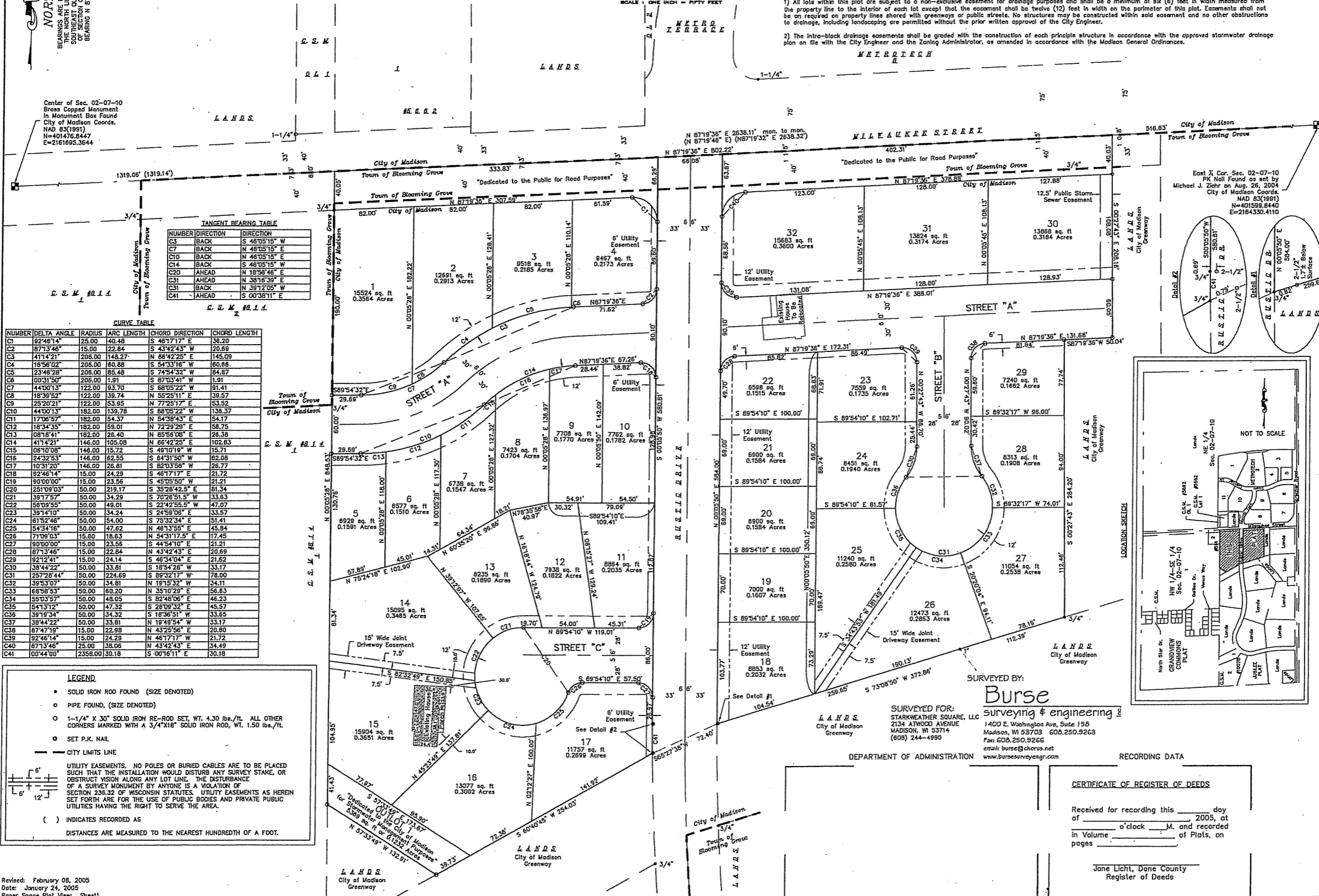
NELSON'S ADDITION TO RUSTIC ACRES

A PART OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NORTH
BEARINGS ARE BASED UPON THE NORTH LINE OF THE EAST ONE-HALF (1/2) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. BEARING N 87°19'36" E



- NOTES:**
- 1) All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easement shall be twelve (12) feet in width on the perimeter of this plat. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.
 - 2) The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.



TANGENT BEARING TABLE

NUMBER	DIRECTION	DIRECTION
C3	BACK	S 46°05'15" W
C7	BACK	N 46°05'15" E
C14	BACK	S 46°05'15" W
C20	AHEAD	N 18°58'46" E
C31	AHEAD	N 38°16'39" E
C31	BACK	N 39°12'05" W
C41	AHEAD	N 00°38'11" E

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	82°48'4"	25.00	40.48	S 46°17'17" E	36.20
C2	87°13'46"	15.00	22.84	S 43°24'43" W	20.69
C3	41°42'21"	208.00	148.27	N 86°42'25" E	145.09
C4	18°58'02"	208.00	60.88	S 54°33'16" W	60.86
C5	23°48'28"	208.00	85.48	S 74°54'32" W	84.87
C6	00°31'50"	208.00	1.91	S 87°03'41" W	1.91
C7	44°00'13"	122.00	83.70	S 68°05'22" W	81.41
C8	18°39'52"	122.00	39.74	N 55°25'11" E	39.57
C9	25°20'21"	122.00	53.95	N 77°25'17" E	53.92
C10	44°00'13"	182.00	139.78	S 68°05'22" W	138.37
C11	17°06'57"	182.00	54.37	N 54°38'43" E	54.17
C12	18°34'35"	182.00	59.01	N 72°29'29" E	58.75
C13	08°18'41"	182.00	28.40	N 85°58'08" E	28.38
C14	41°42'21"	146.00	105.08	N 66°42'25" E	102.83
C15	08°10'08"	146.00	115.72	S 48°10'19" W	115.71
C16	24°32'53"	146.00	62.55	S 64°31'50" W	62.08
C17	10°31'20"	146.00	26.81	S 82°03'56" W	26.77
C18	82°46'14"	15.00	24.29	S 46°17'17" E	21.72
C19	90°00'00"	15.00	23.56	S 45°05'50" W	21.21
C20	251°09'03"	50.00	219.17	S 35°28'42.5" E	81.34
C21	391°75"	50.00	34.29	S 70°28'51.8" W	33.63
C22	58°08'55"	50.00	49.01	S 22°42'55.8" W	47.07
C23	391°41'0"	50.00	34.24	S 24°59'06" E	33.57
C24	61°52'46"	50.00	54.00	S 75°32'34" E	51.41
C25	54°34'16"	50.00	47.62	N 46°13'55" E	45.84
C26	71°09'03"	15.00	18.63	N 54°31'17.5" E	17.45
C27	90°00'00"	15.00	23.56	S 44°54'10" E	21.31
C28	87°13'46"	15.00	22.84	S 43°24'43" E	20.69
C29	82°12'41"	15.00	24.14	S 46°34'04" E	21.62
C30	38°44'22"	50.00	33.81	S 18°54'28" W	33.17
C31	27°28'44"	50.00	224.69	S 89°32'17" W	78.00
C32	39°53'07"	50.00	34.81	N 19°15'32" W	34.11
C33	68°58'53"	50.00	60.20	N 35°10'29" E	56.63
C34	55°03'57"	50.00	48.05	S 82°48'05" E	46.23
C35	64°11'12"	50.00	47.32	S 28°09'32" E	45.57
C36	39°18'54"	50.00	34.32	S 18°36'51" W	33.65
C37	38°44'22"	50.00	33.81	N 19°49'54" W	33.17
C38	87°47'19"	15.00	22.98	N 43°25'56" E	20.80
C39	92°46'14"	15.00	24.29	N 46°17'17" E	21.72
C40	87°13'46"	25.00	38.06	N 43°42'43" E	34.49
C41	00°44'00"	2358.00	30.18	S 00°16'11" E	30.18

LEGEND

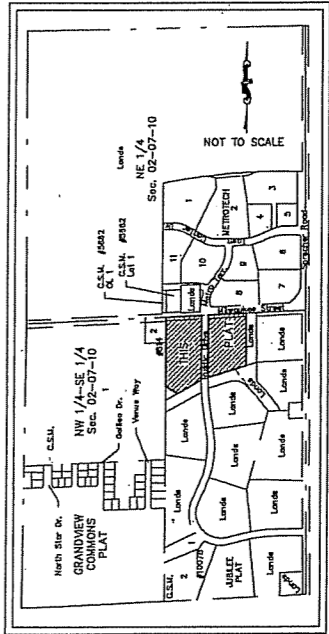
- SOLID IRON ROD FOUND (SIZE DENOTED)
- PIPE FOUND, (SIZE DENOTED)
- 1-1/4" X 30" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"x16" SOLID IRON ROD, WT. 1.50 lbs./ft.
- SET P.K. NAIL
- CITY LIMITS LINE

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. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

Revised: February 08, 2005
Date: January 24, 2005
Paper Space Plot View: Sheet1
Project: S5E713\PLAT\FPBSE713.dwg



Burse
surveying & engineering, Inc.
1400 E. Washington Ave, Suite 150
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
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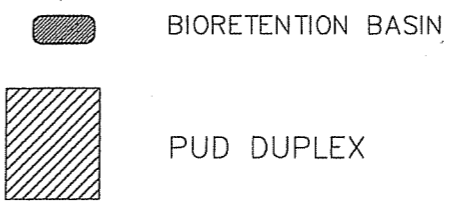
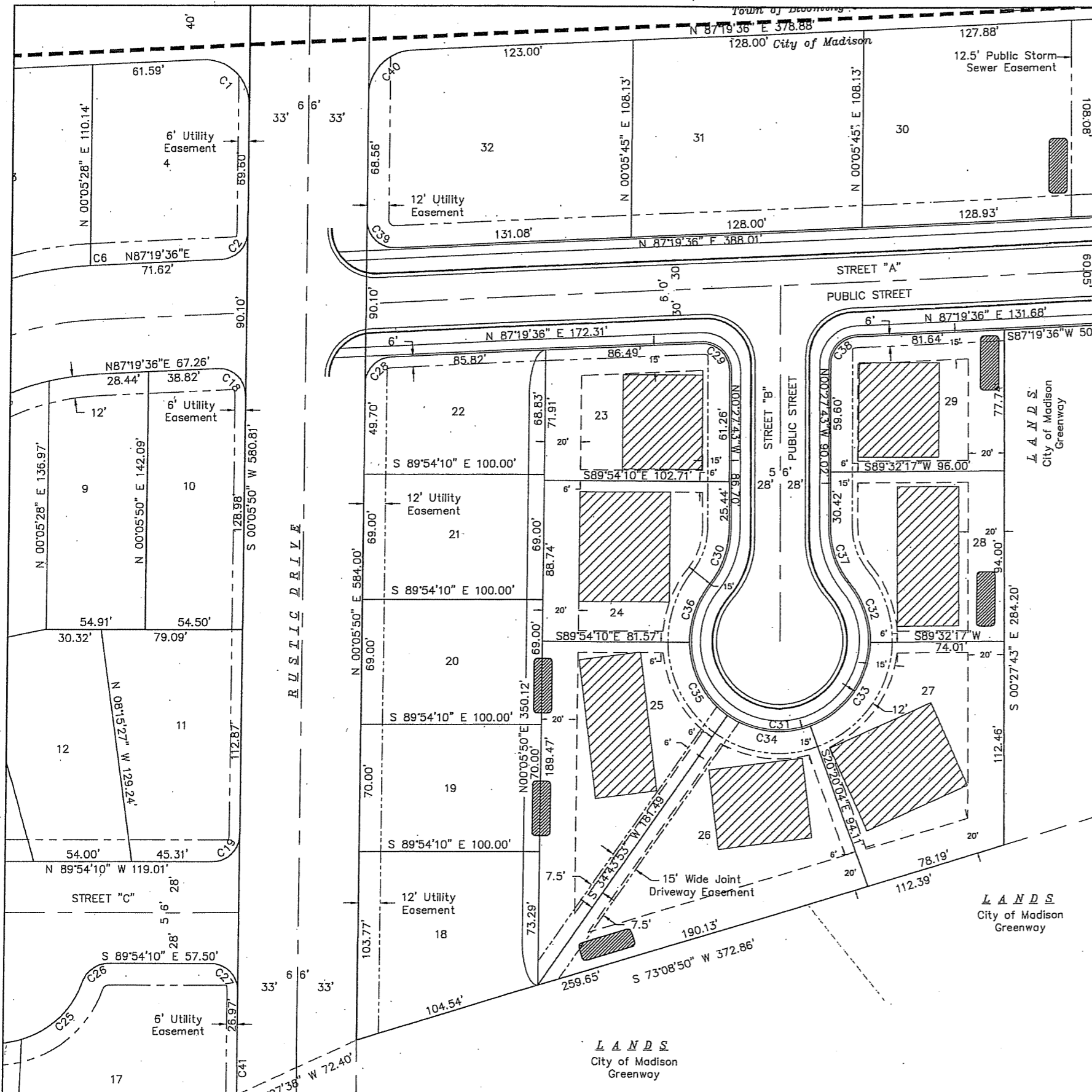
SURVEYED FOR:
STARKWEATHER SQUARE, LLC
2134 ATWOOD AVENUE
MADISON, WI 53714
(608) 244-4990

DEPARTMENT OF ADMINISTRATION

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 2005, at _____ o'clock _____ M. and recorded in Volume _____ of Plots, on _____ pages

Jane Licht, Dane County Register of Deeds



LOT AREA TABLE

NAME	SQUARE FEET	ACRES
23	7559	0.1735
24	8451	0.1940
25	11240	0.2580
26	12473	0.2863
27	11054	0.2538
28	8313	0.1908
29	7240	0.1662

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C29	92°12'41"	15.00	24.14	S 46°34'04" E	21.62
C30	38°44'22"	50.00	33.81	S 18°54'28" W	33.17
C31	257°28'44"	50.00	224.69	S 89°32'17" W	78.00
C32	39°53'07"	50.00	34.81	N 19°15'32" W	34.11
C33	68°58'53"	50.00	60.20	N 35°10'29" E	56.63
C34	55°03'57"	50.00	48.05	S 82°48'06" E	46.23
C35	54°13'12"	50.00	47.32	S 28°09'32" E	45.57
C36	39°19'34"	50.00	34.32	S 18°36'51" W	33.65
C37	38°44'22"	50.00	33.81	N 19°49'54" W	33.17
C38	87°47'19"	15.00	22.98	N 43°25'56" E	20.80

