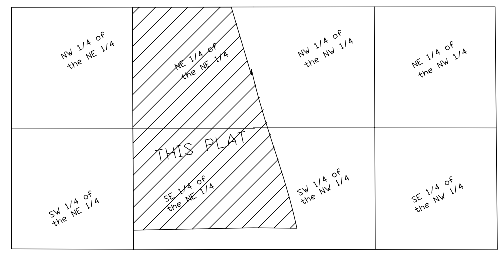
PRELIMINARY PLAT OF OREGON RAIL PARK

*LOCATED IN THE SE 1/4 & NE 1/4 OF THE NE 1/4 OF SECTION 2,
AND IN THE SW 1/4 & NW 1/4 OF THE NW 1/4 OF SECTION 1,
T5N, R9E, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN.*

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 02, T5N, R9E, VILLAGE OF OREGON ASSUMED TO BEAR N00°22'31"E

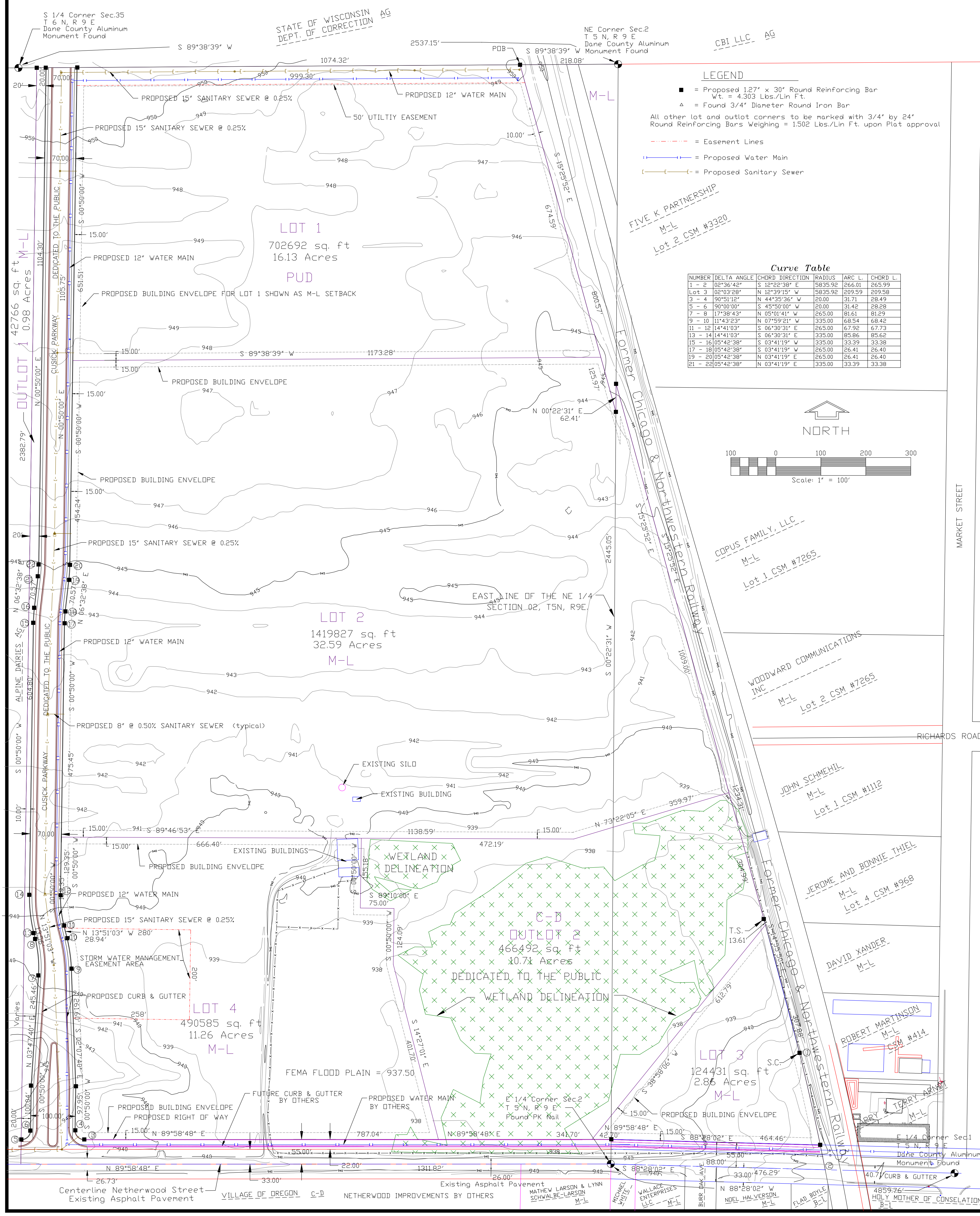
*NOTES: Topographic map information provided by KBM, Inc. and has not been field verified.
Storm Sewer Design & Storm Water Management Plan to be provided by BT^2.
Current Site Zoning is AG.*



LOCATION MAP
No Scale

Owner and Subdivider:
Lycon Inc.
1110 Harding Street
Janesville, WI 53545

Surveyor and Engineer:
K.D. Engineering Consultants, Inc.
2600 CTH Y
Dodgeville, WI 53533
(608) 935-3310



S 1/4 Corner Sec.35
T 6 N, R 9 E
Dane County Aluminum
Monument Found
S 89°38'39" W
STATE OF WISCONSIN DEPT. OF CORRECTION AG
2537.15'
POB
S 89°38'39" W
218.08'
NE Corner Sec.2
T 5 N, R 9 E
Dane County Aluminum
Monument Found
CBI LLC AG
1074.32'
999.30'
PROPOSED 15" SANITARY SEWER @ 0.25%
PROPOSED 12" WATER MAIN
50' UTILTIY EASEMENT
M-L
10.00'
S 15°25'52" E
674.59'
800.57'
LOT 1
702692 sq. ft
16.13 Acres
PUD
PROPOSED 12" WATER MAIN
PROPOSED BUILDING ENVELOPE FOR LOT 1 SHOWN AS M-L SETBACK
FIVE K PARTNERSHIP
M-L
Lot 2 CSM #3320
OUTLOT 1
42766 sq. ft
0.98 Acres
M-L
1104.30'
1105.75'
651.51'
DEDICATED TO THE PUBLIC
CUSICK PARKWAY
S 89°38'39" W
1173.28'
PROPOSED BUILDING ENVELOPE
125.97'
N 00°22'31" E
62.41'
Former Chicago & Northwestern Railway
NORTH
Scale: 1" = 100'
2382.79'
N 00°50'00" E
S 00°50'00" W
454.24'
PROPOSED 15" SANITARY SEWER @ 0.25%
S 15°25'52" E
2445.05'
COPUS FAMILY, LLC
M-L
Lot 1 CSM #7265
MARKET STREET
EAST LINE OF THE NE 1/4
SECTION 02, T5N, R9E.
LOT 2
1419827 sq. ft
32.59 Acres
M-L
N 06°32'38" W
70.57'
ALPINE DAIRIES AG
604.80'
PROPOSED 12" WATER MAIN
S 00°22'31" W
1009.00'
WOODWARD COMMUNICATIONS INC
M-L
Lot 2 CSM #7265
PROPOSED 8" @ 0.50% SANITARY SEWER (typical)
RICHARDS ROAD
EXISTING SILO
EXISTING BUILDING
475.45'
JOHN SCHMEHIL
M-L
Lot 1 CSM #1112
1234.31'
N 73°22'05" E
359.97'
S 89°46'53" E
1138.59'
472.19'
666.40'
EXISTING BUILDINGS
PROPOSED BUILDING ENVELOPE
WETLAND DELINEATION
155.18'
S 89°10'00" E
75.00'
304.99'
JEROME AND BONNIE THIEL
M-L
Lot 4 CSM #968
PROPOSED 12" WATER MAIN
129.35'
PROPOSED 15" SANITARY SEWER @ 0.25%
N 13°51'03" W 280'
28.94'
STORM WATER MANAGEMENT EASEMENT AREA
200'
C-D
OUTLOT 2
466492 sq. ft
10.71 Acres
DEDICATED TO THE PUBLIC
WETLAND DELINEATION
124.09'
T.S.
13.61'
S 14°55'50" E
DAVID XANDER
M-L
PROPOSED CURB & GUTTER
245.46'
261.60'
258'
LOT 4
490585 sq. ft
11.26 Acres
M-L
612.79'
307.88'
ROBERT MARTINSON
M-L
CSM #414
S 14°27'01" E
401.70'
S.C.
LOT 3
124431 sq. ft
2.85 Acres
M-L
S 38°58'06" W
N 03°47'40" E
S 02°07'40" E
FEMA FLOOD PLAIN = 937.50
E 1/4 Corner Sec.2
T 5 N, R 9 E
Found PK Nail
FUTURE CURB & GUTTER BY OTHERS
PROPOSED WATER MAIN BY OTHERS
PROPOSED BUILDING ENVELOPE
PROPOSED RIGHT OF WAY
15.00'
PROPOSED BUILDING ENVELOPE
TERRY & TERRY ARNDT
M-L
100.04'
100.00'
97.95'
N 89°58'48" E
787.04'
341.70'
42.70'
N 89°58'48" E
S 88°28'02" E
464.46'
E 1/4 Corner Sec.1
T 5 N, R 9 E
Dane County Aluminum
Monument Found
55.00'
88.00'
22.00'
1311.82'
S 88°28'02" E
33.00'
476.29'
40.71'
CURB & GUTTER
N 89°58'48" E
26.73'
33.00'
26.00'
Existing Asphalt Pavement
N 88°28'02" W
4859.76'
Centerline Netherwood Street
Existing Asphalt Pavement
VILLAGE OF OREGON C-D
NETHERWOOD IMPROVEMENTS BY OTHERS
MATHEW LARSON & LYNN SCHWALBE-LARSON M-L
MICHAEL WHITE
WALLACE ENTERPRISES LLC M-L
BURR OAK AVE.
NOEL HALVERSON M-L
FLAD BOYLE B-1
HOLY MOTHER OF CONSELATION B-1

LEGEND

- ■ = Proposed 1.27" x 30" Round Reinforcing Bar Wt. = 4.303 Lbs./Lin Ft.
- △ = Found 3/4" Diameter Round Iron Bar

All other lot and outlot corners to be marked with 3/4" by 24" Round Reinforcing Bars Weighing = 1.502 Lbs./Lin Ft. upon Plat approval

- Easement Lines
- Proposed Water Main
- Proposed Sanitary Sewer

Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC L.	CHORD L.
1 - 2	02°36'42"	S 12°22'38" E	5835.92	266.01	265.99
Lot 3	02°03'28"	N 12°39'15" W	5835.92	209.59	209.58
3 - 4	90°51'12"	N 44°35'36" W	20.00	31.71	28.49
5 - 6	90°00'00"	S 45°50'00" W	20.00	31.42	28.28
7 - 8	17°38'43"	N 05°01'41" W	265.00	81.61	81.29
9 - 10	11°43'23"	N 07°59'21" W	335.00	68.54	68.42
11 - 12	14°41'03"	S 06°30'31" E	265.00	67.92	67.73
13 - 14	14°41'03"	S 06°30'31" E	335.00	85.86	85.62
15 - 16	05°42'38"	S 03°41'19" W	335.00	33.39	33.38
17 - 18	05°42'38"	S 03°41'19" W	265.00	26.41	26.40
19 - 20	05°42'38"	N 03°41'19" E	265.00	26.41	26.40
21 - 22	05°42'38"	N 03°41'19" E	335.00	33.39	33.38

DATE: April 21, 2005
DESIGNED:
DRAFTED:
CHECKED:
SHEET NO. 1
OF 1 SHEETS

KD ENGINEERING CONSULTANTS, INC.
ENGINEERING
SURVEYING
ENVIRONMENTAL
2600 C.T.H. Y - DODGEVILLE, WI 53533
(608) 935-3310

OREGON RAIL PARK
VILLAGE OF OREGON, DANE COUNTY, WI
PRELIMINARY PLAT

REVISIONS