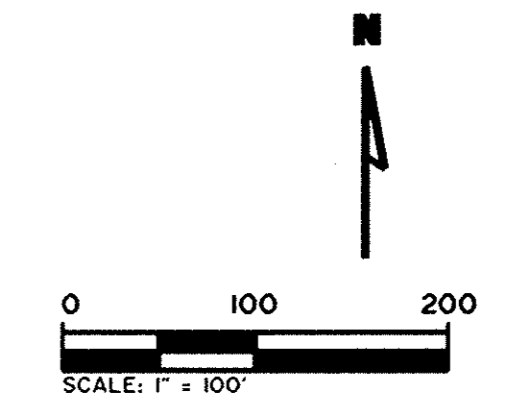
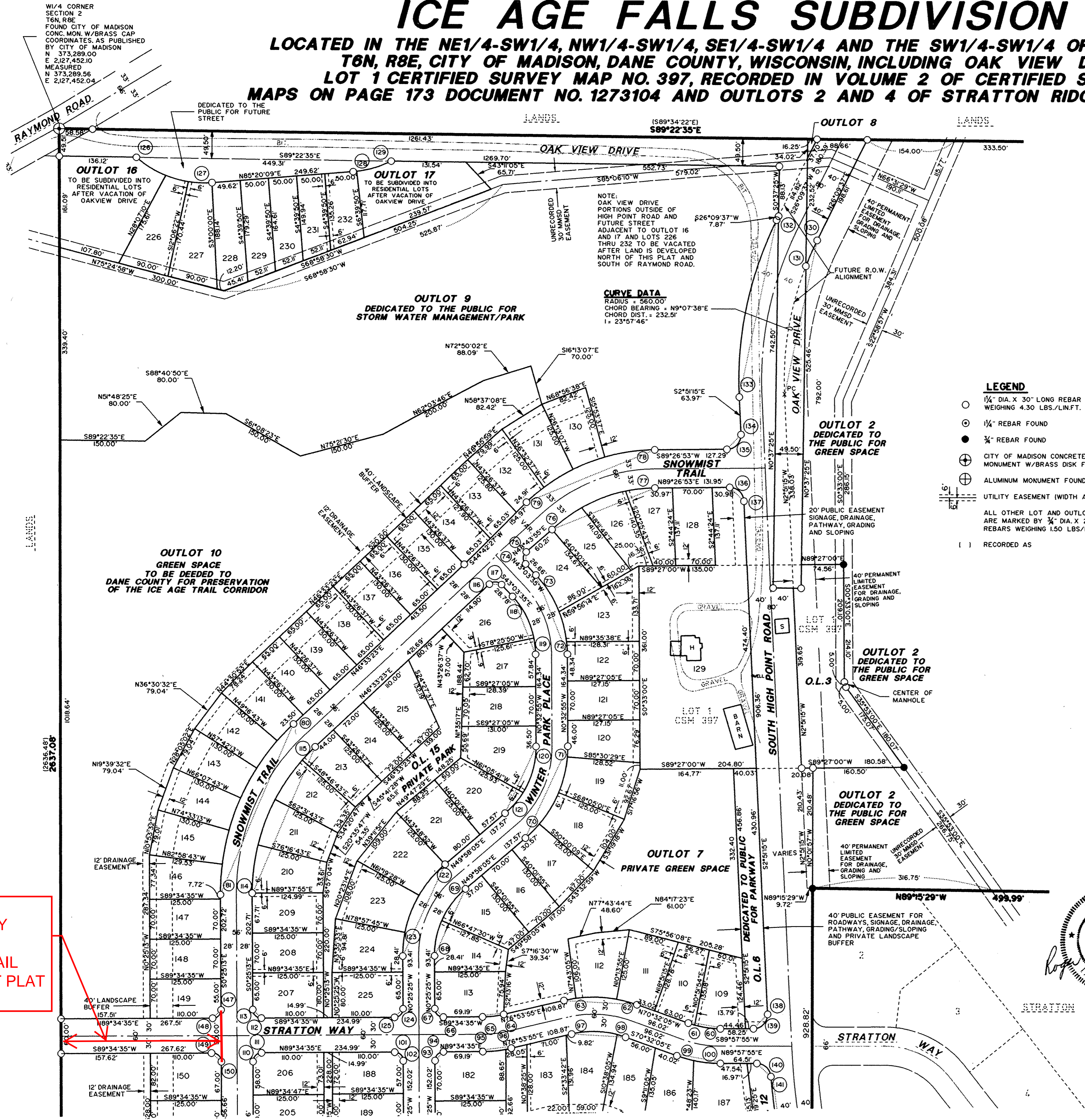
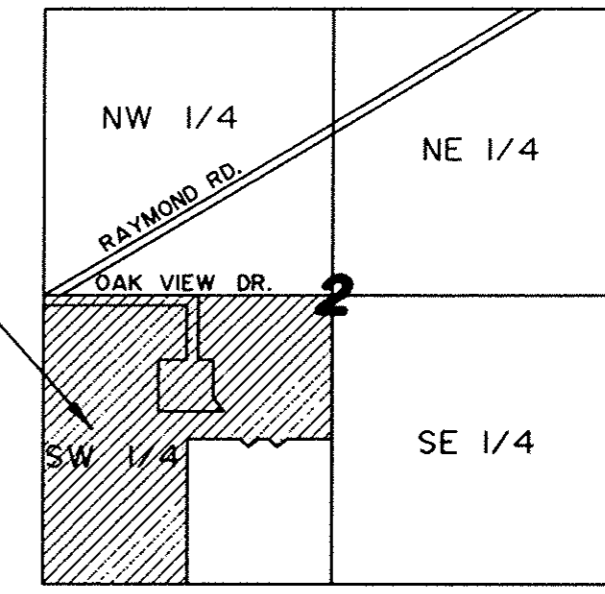


ICE AGE FALLS SUBDIVISION #3680382

LOCATED IN THE NE1/4-SW1/4, NW1/4-SW1/4, SE1/4-SW1/4 AND THE SW1/4-SW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN, INCLUDING OAK VIEW DRIVE, LOT 1 CERTIFIED SURVEY MAP NO. 397, RECORDED IN VOLUME 2 OF CERTIFIED SURVEY MAPS ON PAGE 173 DOCUMENT NO. 1273104 AND OUTLOTS 2 AND 4 OF STRATTON RIDGE SUBDIVISION



NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 2, T6N, R8E (N89°08'20\"/>



LOCATION MAP

- LEGEND**
- 1/4" DIA. X 30" LONG REBAR SET WEIGHING 4.30 LBS./LIN.FT.
 - 1/4" REBAR FOUND
 - 3/4" REBAR FOUND
 - ⊕ CITY OF MADISON CONCRETE MONUMENT W/BRASS DISK FOUND
 - ⊕ ALUMINUM MONUMENT FOUND
 - UTILITY EASEMENT (WIDTH AS SHOWN)
 - ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED BY 3/4" DIA. X 24" LONG REBARS WEIGHING 1.50 LBS./LIN.FT.
 - () RECORDED AS

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.

THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.

NO ACCESS SHALL BE GRANTED ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MCKEE ROAD (C.T.H. "PD").

NO ACCESS SHALL BE GRANTED ALONG THE WESTERLY AND EASTERLY RIGHT-OF-WAY LINES OF SOUTH HIGH POINT ROAD FROM MCKEE ROAD NORTHERLY, EXCEPT FOR LOT 167.

EXTERIOR BUILDING COLORS ARE SUBJECT TO A PRE-APPROVED LIST OF ROOF AND BUILDING COLORS THAT FAVOR EARTH TONE COLORS. THE PRE-APPROVED LIST IS ON RECORD AT THE CITY OF MADISON DEPARTMENT OF PLANNING AND DEVELOPMENT, PLANNING UNIT.

UPON REVIEW AND APPROVAL OF EACH CONDITIONAL USE PROPOSAL FOR MULTI-FAMILY DEVELOPMENT ON THE R4 ZONED LOTS, PROVISIONS FOR OFF-STREET PARKING ARE EXPECTED TO EXCEED THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE.

40' BACKYARD PLANTING
THE FOLLOWING LOTS ARE REQUIRED TO ESTABLISH AND MAINTAIN A "BACKYARD STRIP". LOTS 12 THROUGH 47 AND LOTS 130 THROUGH 161. THIS "BACKYARD STRIP" IS RESERVED FOR REQUIRED LANDSCAPE PLANTINGS AS GRADED. THE CONSTRUCTION OF BUILDINGS INCLUDING ACCESSORY STRUCTURES, AS WELL AS THE INSTALLATION OF OTHER IMPROVEMENTS, IS PROHIBITED WITHIN THIS AREA. IN ADDITION, THE REMOVAL AND OR ALTERATION OF ANY PORTION OF THE REQUIRED "BACKYARD STRIP" IS PROHIBITED, UNLESS APPROVED BY THE CITY OF MADISON DEPARTMENT OF PLANNING AND DEVELOPMENT, PLANNING UNIT. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER.

LOT 167
LOT 167 IS WITHIN AN AESTHETIC MANAGEMENT ZONE. THIS REQUIREMENT RESTRICTS THE MAXIMUM BUILDING HEIGHT TO 60 FEET, IN ADDITION TO PROVIDING ADHERENCE TO THE USE OF EARTH TONE ROOF AND BUILDING MATERIALS. LOT 167 SHALL HAVE ONE DRIVEWAY ACCESS SOUTH TO SOUTH HIGH POINT ROAD. LOT 167 SHALL DEMONSTRATE EXEMPLARY DESIGN WITH NO PROVISION FOR FRONT YARD PARKING OR VISIBILITY FROM ANY VIEW SHED OF OPEN SPACE CORRIDORS.

ALL OUTLOTS LABELED PRIVATE GREEN SPACE OR PRIVATE PARK SHALL BE TRANSFERRED TO THE ICE AGE FALLS HOME OWNERS ASSOCIATION.

WISCONSIN
ROGER D. SCHNEIDERGER
Surveyor
AND SURVEYORS

MEAD & HUNT
Mead & Hunt, Inc.
6501 Wans Road, Suite 101
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Phone: 608-273-6380
Fax: 608-273-6391
H:\MUNI\M397-mid\and\M397FIN\rev\M397FINAL.DGN

REVISED THIS 5TH DAY OF MARCH, 2003
REVISED THIS 28TH DAY OF JANUARY, 2003
REVISED THIS 9TH DAY OF JANUARY, 2003
REVISED THIS 12TH DAY OF DECEMBER, 2002
DATED THIS 21ST DAY OF NOVEMBER, 2002
THIS INSTRUMENT DRAFTED BY DAN URBAN

Dwg. No. M 1235
Sheet 1 of 6
Job No. M397-01A

PORTION OF STRATTON WAY BETWEEN SNOWMIST TRAIL AND THE WEST PLAT BOUNDARY