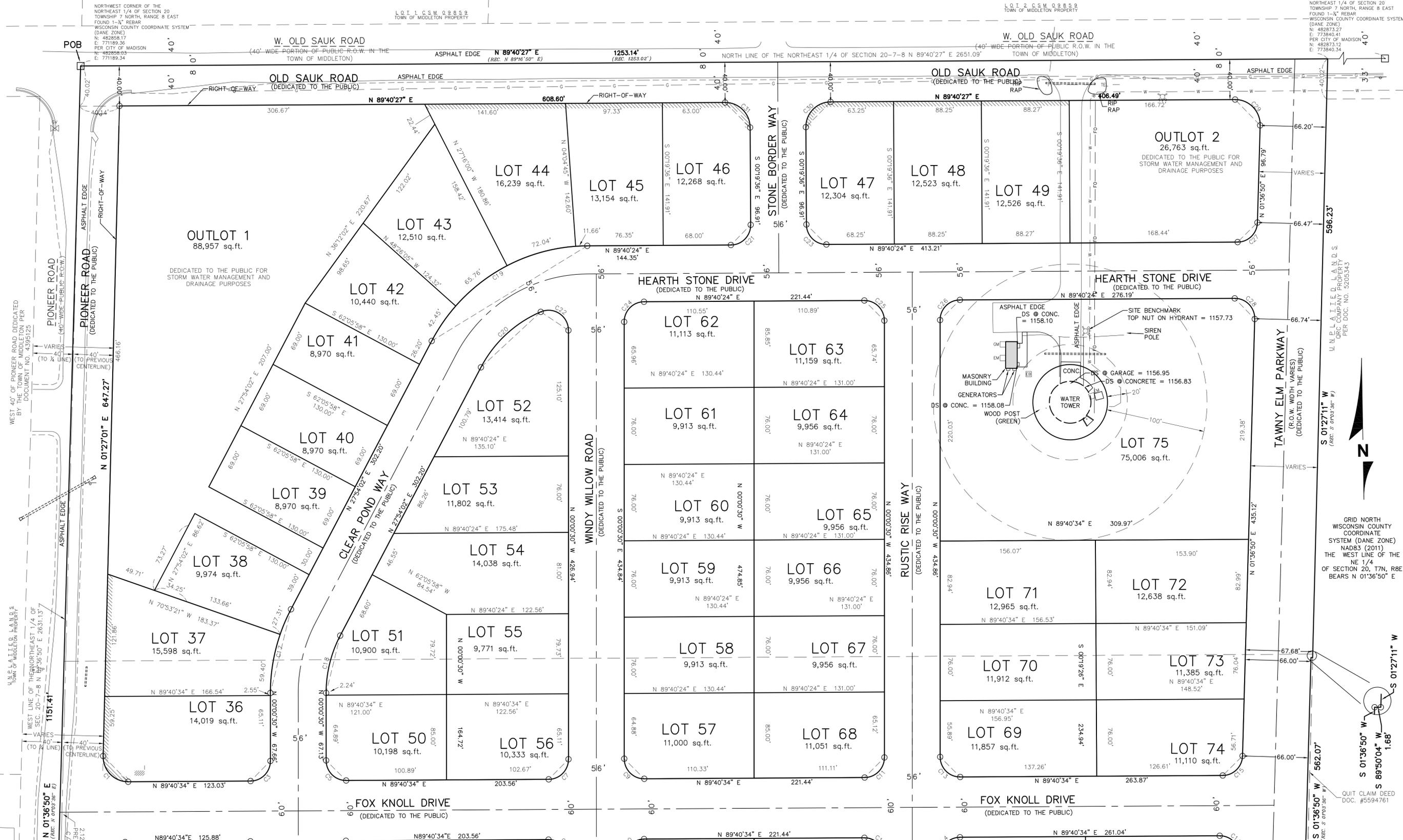


PRELIMINARY PLAT FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



PRELIMINARY PLAT FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NE 1/4 SECTION 20, T7N, R8E
LOCATION MAP
1" = 2000'

(REC. N 0103'36" E) INDICATES RECORDED AS INFORMATION
DENOTES NO VEHICULAR ACCESS PERMITTED

NOTES:
1. COOPERATIVE PLAN RESIDENTIAL DENSITY CALCULATION:
TOTAL PLATTED AREA = 1,446,892 S.F. (33.216 ACRES)
TOTAL AREA DEDICATED TO THE PUBLIC (R.O.W. & OUTLOT) = 630,569 S.F. (14.476 ACRES)
TOTAL RESIDENTIAL LOT AREA = 816,323 S.F. = 18,740 ACRES
4 LOTS PER NET ACRE OF DEVELOPMENT = 4 X 18,740 = 74.96 ≈ 75 LOT NET MAXIMUM DENSITY

2. EXISTING ZONING DISTRICT: A PROPOSED ZONING DISTRICT: TR-C3

3. ALL STREETS ARE DEDICATED TO THE PUBLIC

OWNER/SUBDIVIDER:
FOX KNOLL, LLC
7601 GANSEY WAY,
SUITE 200
MADISON, WI 53179

ENGINEER/SURVEYOR:
CJ ENGINEERING, LLC
CHRIS JACKSON, PE, PLS
9205 W. CENTER STREET
SUITE 214
MILWAUKEE, WI 53222

LEGEND			
— SAN —	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER
— ST —	STORM SEWER	⊠	ELECTRIC METER
— W —	WATER MAIN	⊠	ELECTRIC PEDESTAL
— G —	BURIED GAS LINE	⊠	ELECTRIC BOX AT GRADE
— TEL —	BURIED TELEPHONE LINE	⊠	TELEPHONE BOX AT GRADE
— E —	BURIED ELECTRIC LINE	⊠	TV PEDESTAL
— FO —	BURIED FIBER OPTIC LINE	⊠	GAS METER
— CATV —	BURIED CABLE TELEVISION LINES	⊠	AIR CONDITIONER
— COMB —	COMBINATION SEWER	⊠	UTILITY POLE
— WOOD FENCE —	WOOD FENCE	⊠	WOOD SIGN
— METAL FENCE —	METAL FENCE	⊠	FLAG POLE
— EDGE OF TREES AND BRUSH —	EDGE OF TREES AND BRUSH	⊠	BOLLARD LIGHT
— EXISTING CONTOUR —	EXISTING CONTOUR	⊠	YARD LIGHT
		⊠	SOIL BORING
		⊠	HYDRANT
		⊠	WATER VALVE
		⊠	GAS VALVE
		⊠	MANHOLE
		⊠	STORM MANHOLE
		⊠	CATCH BASIN
		⊠	CURB INLET
		⊠	METAL LIGHT POLE
		⊠	CONCRETE LIGHT POLE
		⊠	WOOD LIGHT POLE
		⊠	MAIL BOX
		⊠	FIBER OPTIC MARKER
		⊠	GUY WIRE

GRID NORTH
WISCONSIN COUNTY
COORDINATE
SYSTEM (DANE ZONE)
NAD83 (2011)
THE WEST LINE OF THE
NE 1/4
OF SECTION 20, T7N, R8E
BEARS N 01°36'50" E

GRAPHIC SCALE
1 inch = 50 ft