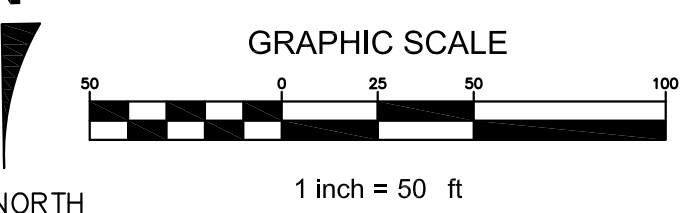


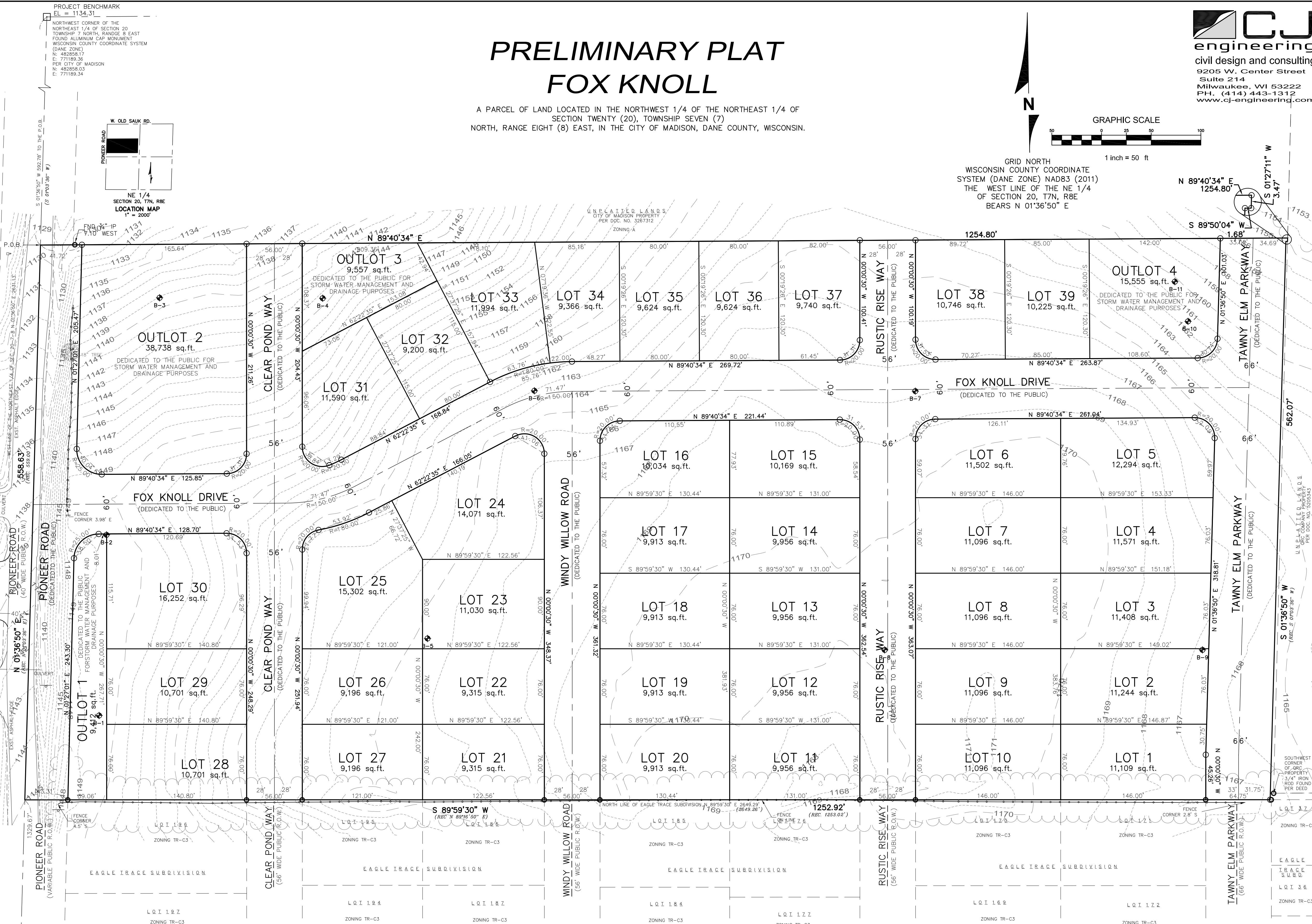
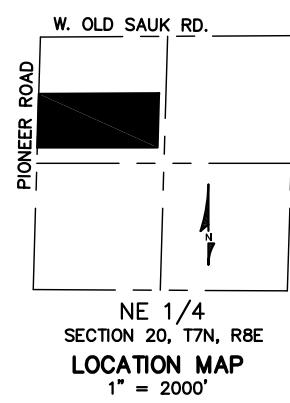
PRELIMINARY PLAT FOX KNOLL

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.

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



PROJECT BENCHMARK
 EL = 1134.31
 NORTHWEST CORNER OF THE
 NORTHEAST 1/4 OF SECTION 20
 TOWNSHIP 7 NORTH, RANGE 8 EAST
 FOUND ALUMINUM CAP MONUMENT
 WISCONSIN COUNTY COORDINATE SYSTEM
 (DANE ZONE)
 N: 482858.17
 E: 771189.39
 PER CITY OF MADISON
 N: 482858.03
 E: 771189.34



OWNER/SUBDIVIDER:
 HAWTHORN AND STONE DEVELOPMENT
 AARON OTTO
 7601 GANSEY WAY SUITE 200
 MADISON, WI 53719

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

NOTES:
 1. COOPERATIVE PLAN RESIDENTIAL DENSITY CALCULATION:
 TOTAL PLATTED AREA = 703,970 S.F. (16.161 ACRES)
 TOTAL AREA DEDICATED TO THE PUBLIC (R.O.W. & OUTLOT) = 283,588 S.F. (6.51 ACRES)
 TOTAL RESIDENTIAL LOT AREA = 420,382 S.F. = 9.65 ACRES
 4 LOTS PER NET ACRE OF DEVELOPMENT = 4 X 9.65 = 38.6 ± 39 LOT NET MAXIMUM DENSITY

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

3. ALL STREETS ARE DEDICATED TO THE PUBLIC

| LEGEND | | | | | |
|----------|-------------------------------|---|------------------------|---|---------------------|
| — SAN — | SANITARY SEWER | ⊠ | ELECTRIC TRANSFORMER | ⊠ | HYDRANT |
| — ST — | STORM SEWER | ⊠ | ELECTRIC METER | ⊠ | WATER VALVE |
| — W — | WATER MAIN | ⊠ | ELECTRIC PEDESTAL | ⊠ | GAS VALVE |
| — G — | BURIED GAS LINE | ⊠ | ELECTRIC BOX AT GRADE | ⊠ | MANHOLE |
| — TEL — | BURIED TELEPHONE LINE | ⊠ | TELEPHONE BOX AT GRADE | ⊠ | STORM MANHOLE |
| — E — | BURIED ELECTRIC LINE | ⊠ | TELEPHONE PEDESTAL | ⊠ | CATCH BASIN |
| — FO — | BURIED FIBER OPTIC LINE | ⊠ | TV PEDESTAL | ⊠ | CURB INLET |
| — | OVERHEAD UTILITY LINES | ⊠ | GAS METER | ⊠ | METAL LIGHT POLE |
| — CATV — | BURIED CABLE TELEVISION LINES | ⊠ | AIR CONDITIONER | ⊠ | CONCRETE LIGHT POLE |
| — COMB — | COMBINATION SEWER | ⊠ | UTILITY POLE | ⊠ | WOOD LIGHT POLE |
| — | WOOD FENCE | ⊠ | METAL SIGN | ⊠ | MAIL BOX |
| — | METAL FENCE | ⊠ | FLAG POLE | ⊠ | FIBER OPTIC MARKER |
| — | EDGE OF TREES AND BRUSH | ⊠ | BOLLARD LIGHT | ⊠ | GUY WIRE |
| — 1168 — | EXISTING CONTOUR | ⊠ | YARD LIGHT | ⊠ | |
| | | ⊠ | SOIL BORING | ⊠ | |

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