

# 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.

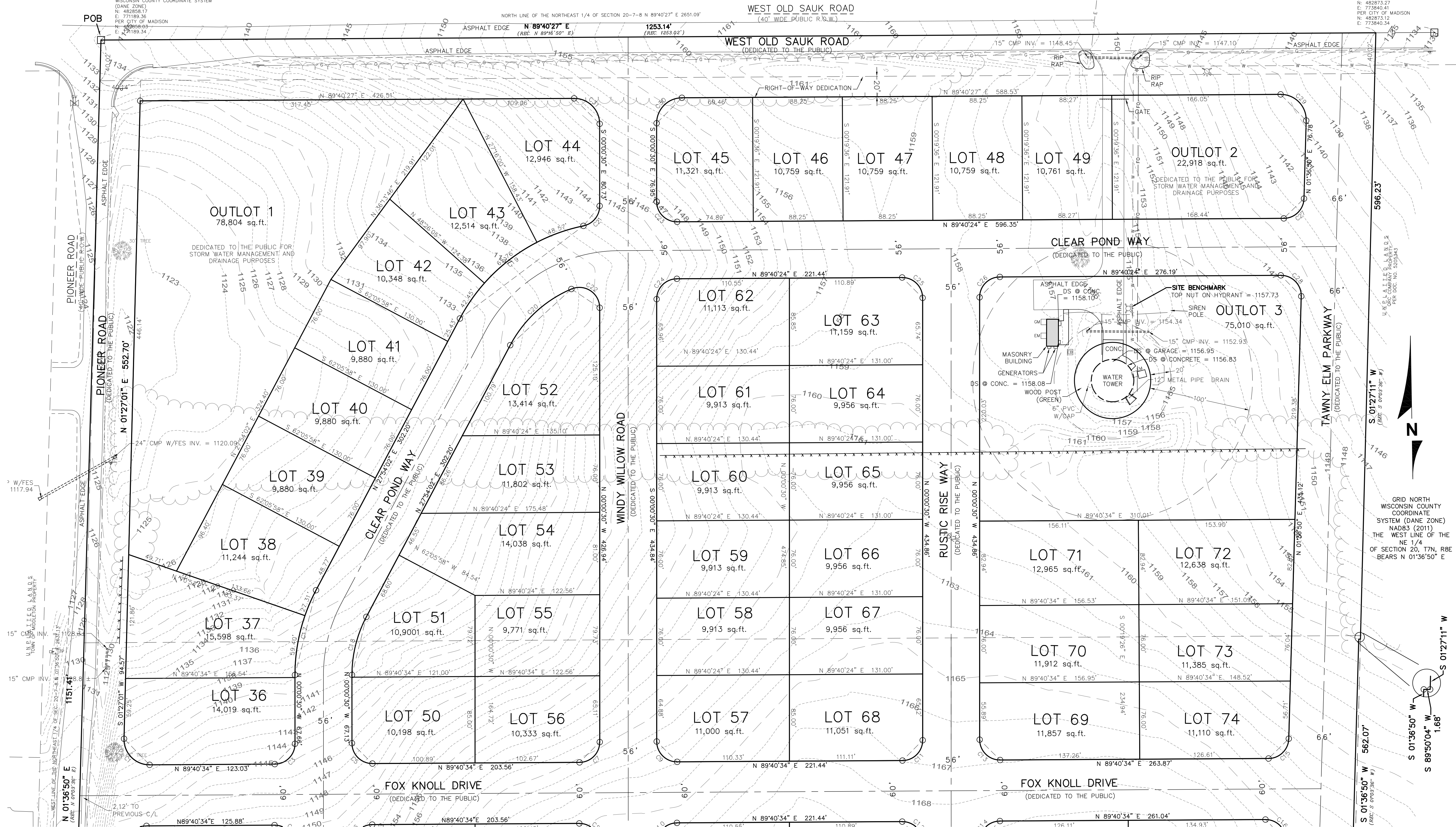
**CJ**  
engineering  
civil design and consulting  
9205 W. Center Street  
Suite 214  
Milwaukee, WI 53222  
PH. (414) 443-1312  
www.cj-engineering.com

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 = 77189.36  
PER CITY OF MADISON  
N = 482858.17  
E = 77189.34

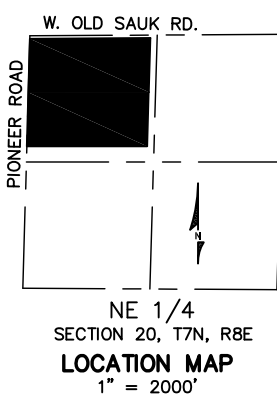
LOT 1 CSM 08859  
TOWN OF MIDDLETON PROPERTY

LOT 2 CSM 08859  
TOWN OF MIDDLETON PROPERTY

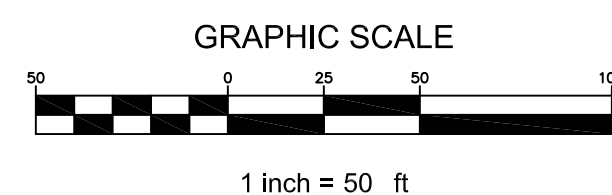
NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 7 NORTH, RANGE 8 EAST FOUND ALUMINUM CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
N = 482873.27  
E = 773840.41  
PER CITY OF MADISON  
N = 482873.12  
E = 773840.34



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Toll Free (800) 242-8111  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
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- NOTES:**
- 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) = 638,367 S.F. (14.655 ACRES)  
TOTAL RESIDENTIAL LOT AREA = 808,525 S.F. = 18.561 ACRES  
4 LOTS PER NET ACRE OF DEVELOPMENT = 4 X 18.561 = 74 LOT NET MAXIMUM DENSITY
  - EXISTING ZONING DISTRICT: A PROPOSED ZONING DISTRICT: TR-C3
  - ALL STREETS ARE DEDICATED TO THE PUBLIC



LEGEND	
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— W —	WATER MAIN
— G —	BURIED GAS LINE
— TEL —	BURIED TELEPHONE LINE
— E —	BURIED ELECTRIC LINE
— FO —	BURIED FIBER OPTIC LINE
— O —	OVERHEAD UTILITY LINES
— CATV —	BURIED CABLE TELEVISION LINES
— CMB —	COMBINATION SEWER
— W —	WOOD FENCE
— M —	METAL FENCE
—	EDGE OF TREES AND BRUSH
—	EXISTING CONTOUR
—	ELECTRIC TRANSFORMER
—	ELECTRIC METER
—	ELECTRIC PEDESTAL
—	ELECTRIC BOX AT GRADE
—	TELEPHONE BOX AT GRADE
—	TELEPHONE PEDESTAL
—	TV PEDESTAL
—	GAS METER
—	AIR CONDITIONER
—	UTILITY POLE
—	WOOD SIGN
—	METAL SIGN
—	FLAG POLE
—	BOLLARD LIGHT
—	BOLLARD LIGHT
—	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
—	GIUY WIRE

**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

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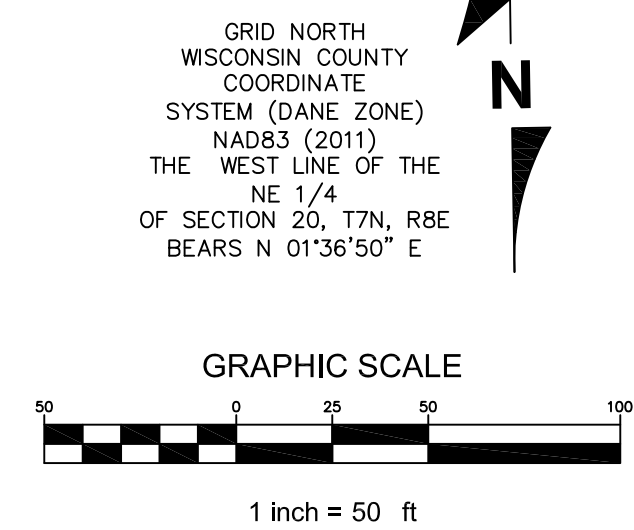
2. EXISTING ZONING DISTRICT: A PROPOSED ZONING DISTRICT: TR-43

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  
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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 PEDESTAL	⊠	STORM MANHOLE
— E —	BURIED ELECTRIC LINE	⊠	TV PEDESTAL	⊠	CATCH BASIN
— FO —	BURIED FIBER OPTIC LINE	⊠	GAS METER	⊠	CURB INLET
— / —	OVERHEAD UTILITY LINES	⊠	AIR CONDITIONER	⊠	METAL LIGHT POLE
— CATV —	BURIED CABLE TELEVISION LINES	⊠	UTILITY POLE	⊠	CONCRETE LIGHT POLE
— COMB —	COMBINATION SEWER	⊠	WOOD SIGN	⊠	WOOD LIGHT POLE
— WOOD —	WOOD FENCE	⊠	FLAG POLE	⊠	
— METAL —	METAL FENCE	⊠	BOLLARD	⊠	
— YARD —	EDGE OF TREES AND BRUSH	⊠	BOLLARD LIGHT	⊠	
— YARD —	YARD LIGHT	⊠	MAIL BOX	⊠	
— SOIL —	EXISTING CONTOUR	⊠	FIBER OPTIC MARKER	⊠	
		⊠	GUY WIRE	⊠	



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