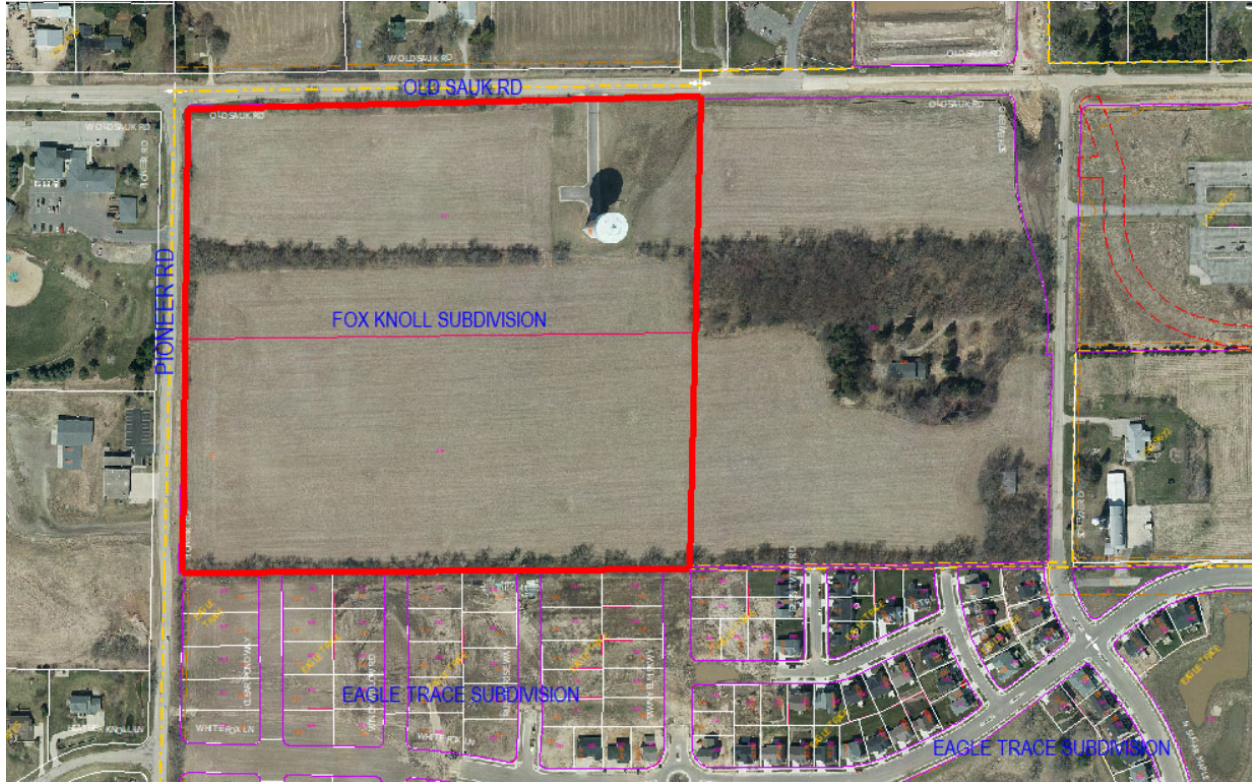


Fox Knoll - Stormwater Management
Contract 9185
MUNIS 14193
Developer: Hawthorn & Stone Construction, Inc.



Summary of Improvements:

- New public stormwater pond and infiltration basin in Outlot 1
- New public stormwater pond in Outlot 2
- Drainage swale between Lots 38 & 39 for storm overflow from street to pond

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

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

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: 482868.17
E: 771893.36
PER CITY OF MADISON
N: 482868.03
E: 771893.34

LOT 1 C.S.M. 08859
TOWN OF MIDDLETON PROPERTY

LOT 2 C.S.M. 08859
TOWN OF MIDDLETON PROPERTY

NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20-7-8 N 89°40'27" E 2651.09'

W. OLD SAUK ROAD
(40' WIDE PUBLIC R.O.W.)

OLD SAUK ROAD
(DEDICATED TO THE PUBLIC)

WALNUT WAY
(DEDICATED TO THE PUBLIC)

TAWNY ELM PARKWAY
(R.O.W. WIDTH VARIES)
(DEDICATED TO THE PUBLIC)

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

S 01°36'50" W
(REC. S 0703.56" W)
S 01°36'50" W
(REC. S 0703.56" W)
S 01°36'50" W
(REC. S 0703.56" W)
S 01°36'50" W
(REC. S 0703.56" W)

SHEET 1 OF 3

CJE NO.: CJE2019R2-02-FINALPLAT

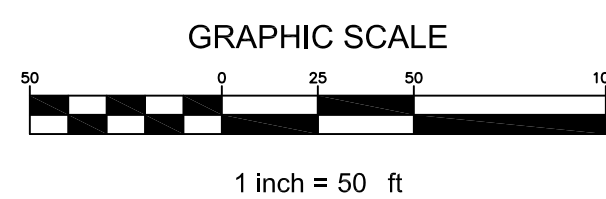
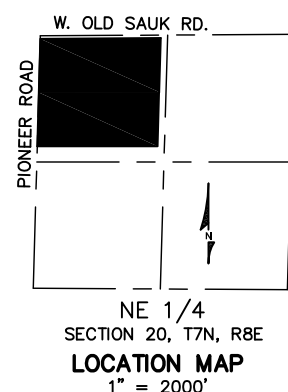
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Milwaukee Area (414) 259-1181
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LEGEND

- FOUND 3/4" IRON PIPE
- PLACED 1-1/4" X 18" SOLID ROUND REBAR
- STAKE, WEIGHING 4.30 LBS/FT. ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4" X 18" SOLID ROUND IRON REBAR STAKES, WEIGHING 1.50 LBS/FT.

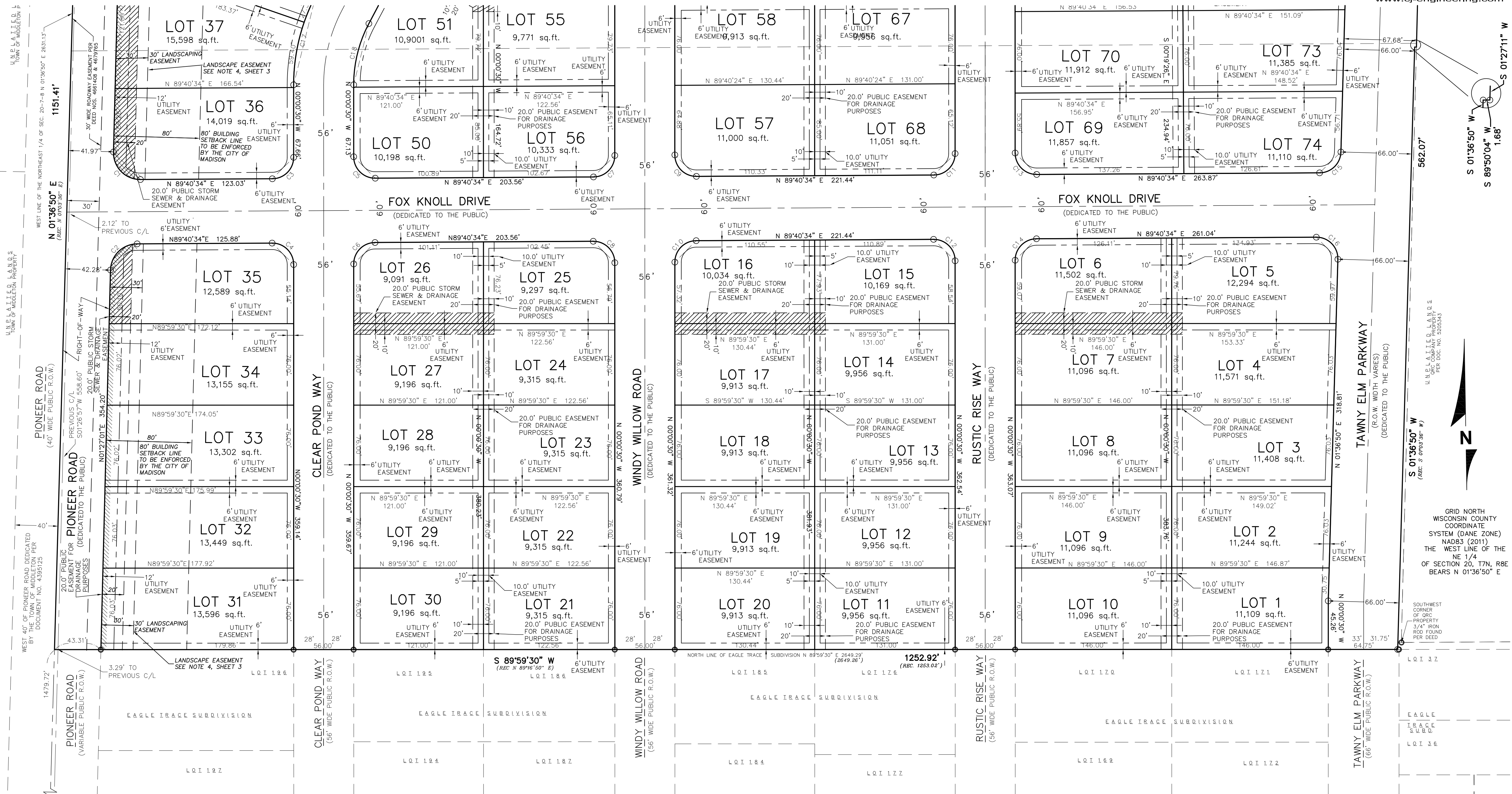
(REC. N 0°03'36" E) INDICATES RECORDED AS INFORMATION
DENOTES NO VEHICULAR ACCESS



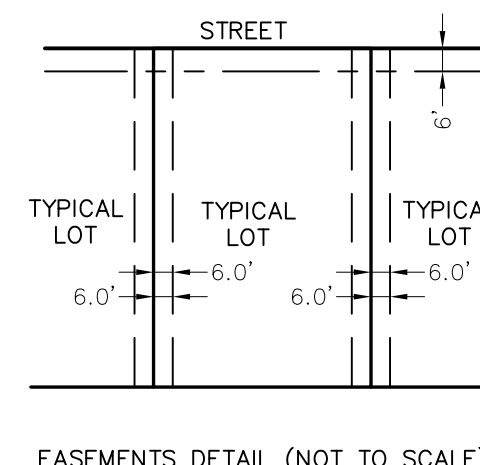
FOX KNOLL

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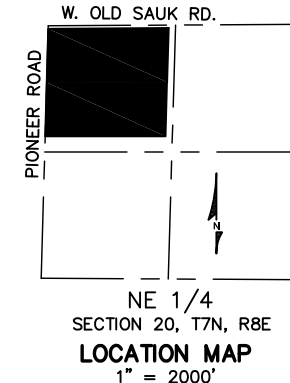
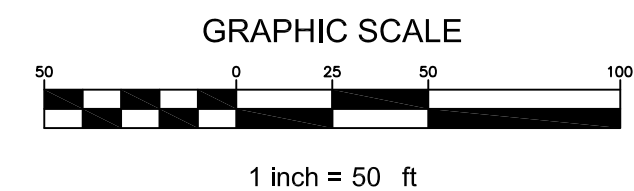


CURVE TABLE						CURVE TABLE CONT.					
CURVE NUMBER	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	CURVE NUMBER	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	25.00'	40.04'	35.90'	S44°26'12.5"E	91°46'27"		LOT 37	178.00'	59.40'	59.12'	N09°33'04.5"W
C2	25.00'	38.50'	34.80'	S45°33'47.5"E	88°13'33"		LOT 38	178.00'	27.31'	27.28'	N23°30'20.5"W
C3	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"		C18	122.00'	59.43'	58.84'	S13°56'46"W
C4	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"		C19	178.00'	156.79'	151.77'	S53°08'05"W
C5	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"		LOT 42	178.00'	42.45'	42.35'	S34°43'58.5"W
C6	20.00'	31.31'	28.21'	S44°50'02"E	89°41'04"		LOT 43	178.00'	65.76'	65.39'	S52°08'57.5"W
C7	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"		LOT 44	178.00'	48.58'	48.42'	S70°33'04"W
C8	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"		C20	122.00'	83.19'	81.59'	S47°26'06.5"W
C9	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"		C21	20.00'	27.36'	25.28'	N39°10'49"E
C10	20.00'	31.31'	28.21'	S44°50'02"E	89°41'04"		C22	20.00'	39.45'	33.36'	N56°31'09.5"W
C11	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"		C23	20.00'	31.53'	28.36'	S45°10'03"E
C12	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"		C24	20.00'	31.30'	28.21'	S44°49'57"W
C13	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"		C25	20.00'	31.53'	28.36'	N45°10'03"W
C14	20.00'	31.31'	28.21'	S44°50'02"E	89°41'04"		C26	20.00'	31.30'	28.21'	S44°49'57"W
C15	20.00'	30.74'	27.80'	N45°38'42"E	88°03'44"		C27	20.00'	30.74'	27.80'	N45°38'37"E
C16	20.00'	32.09'	28.76'	N44°21'18"W	91°56'16"		C28	20.00'	32.09'	28.76'	N44°21'23"W
C17	178.00'	86.70'	85.85'	S13°56'46"W	27°54'32"		C29	25.00'	40.12'	35.95'	N44°21'21.5"W
							C30	25.00'	39.13'	35.26'	S44°49'58.5"W
							C31	25.00'	39.41'	35.45'	N45°10'01.5"W



1. UNLESS OTHERWISE SHOWN, ALL LOTS A SUBJECT TO 6' PUBLIC EASEMENTS FOR DRAINAGE PURPOSES.

2. 6' PUBLIC UTILITY EASEMENT SHOWN ALONG THE BACK OF ALL PUBLIC RIGHT OF WAYS TO BE USED FOR PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



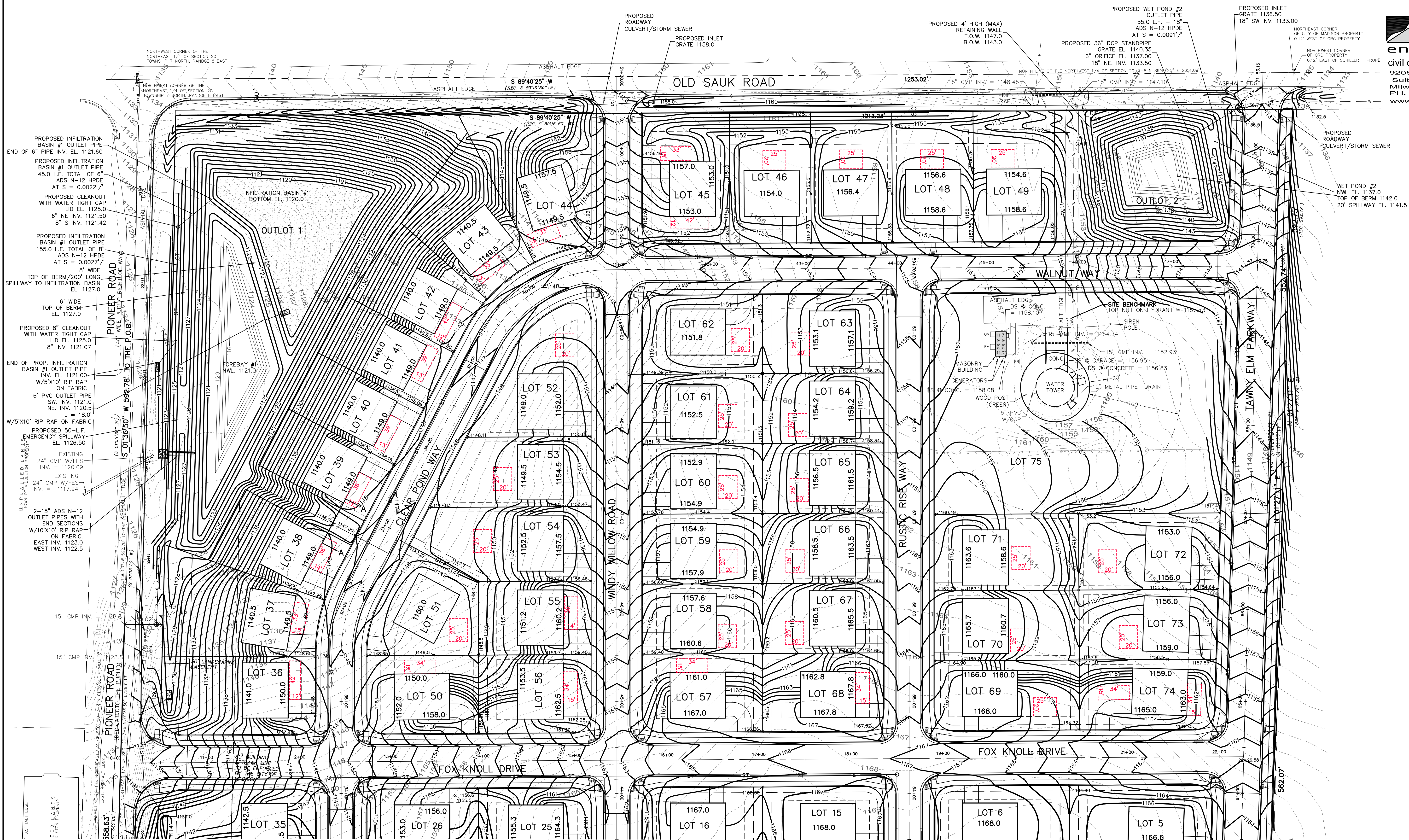
WISCONSIN
LAND SURVEYOR
CHRISTOPHER A. JACKSON
S-2851
WAUKESHA, WI

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FOX KNOLL SUBDIVISION
MADISON, WISCONSIN

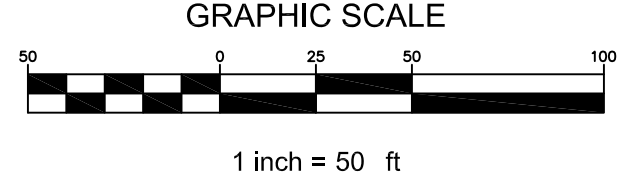
CJE NO.: 2019R3-02
APRIL 29, 2022
JUNE 13, 2022



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	PROPOSED STORM SEWER
	PROPOSED BUILDING PAD W/FINISHED YARD GRADES

USABLE OPEN SPACE
AS DEFINED, A MINIMUM OF 500 SQUARE FEET OF USABLE OPEN SPACE IS REQUIRED. USABLE OPEN SPACE SHALL BE AT GROUND LEVEL IN A COMPACT AREA OF NOT LESS THAN 200 SQUARE FEET, WITH NO DIMENSION LESS THAN 9 FEET AND NO SLOPE GRADE GREATER THAN 10%. USABLE OPEN SPACE SHALL BE OUTSIDE OF A REQUIRED FRONT OR CORNER SIDE YARD, AS EXTENDED TO THE REAR LOT LINE.

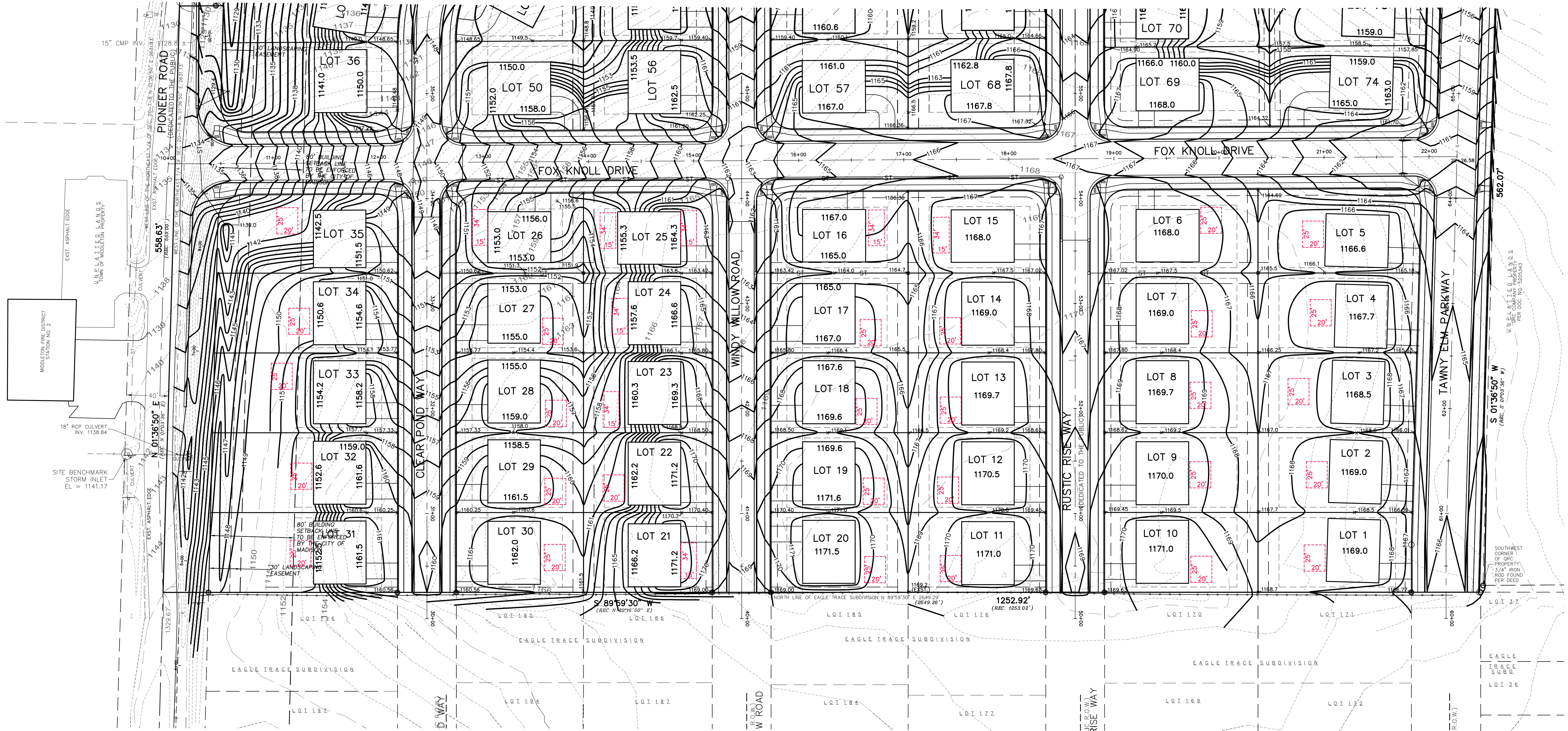
= 20'x25' (500 S.F.) BOX SHOWN ON EACH LOT REPRESENTS THE MINIMUM 500 SQUARE FEET OF USABLE OPEN SPACE AVAILABLE FOR EACH LOT. ANY ALTERNATIVE AREAS HAVE BEEN SHOWN AND DIMENSIONED ON PLAN.



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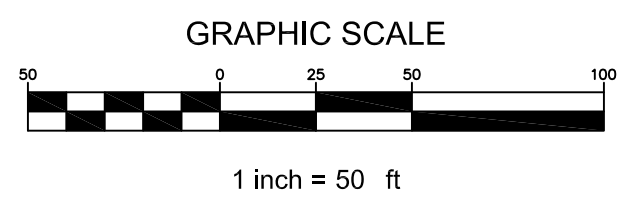
FOX KNOLL SUBDIVISION
MADISON, WISCONSIN



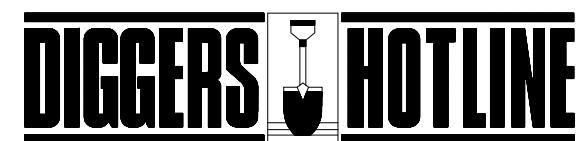
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20'x25' (500 S.F.) BOX SHOWN ON EACH LOT REPRESENTS THE MINIMUM 500 SQUARE FEET OF USABLE OPEN SPACE AVAILABLE FOR EACH LOT. ANY ALTERNATIVE AREAS HAVE BEEN SHOWN AND DIMENSIONED ON PLAN.

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	PROPOSED STORM SEWER
	PROPOSED BUILDING PAD
	W/FINISHED YARD GRADES



1 inch = 50 ft



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GRADING PLAN

C1.1

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