

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.

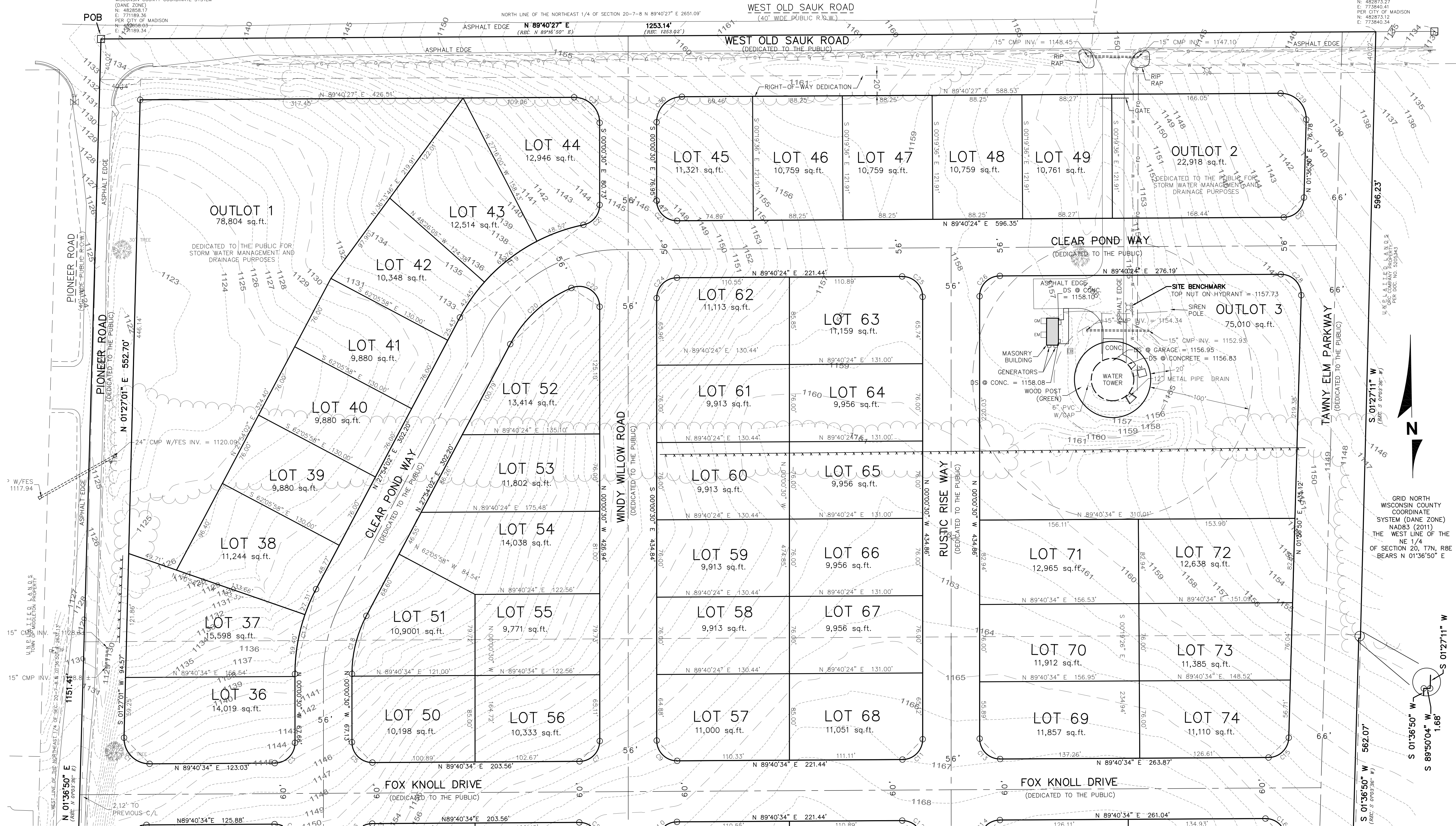
CJ
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9205 W. Center Street
Suite 214
Milwaukee, WI 53222
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www.cj-engineering.com

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

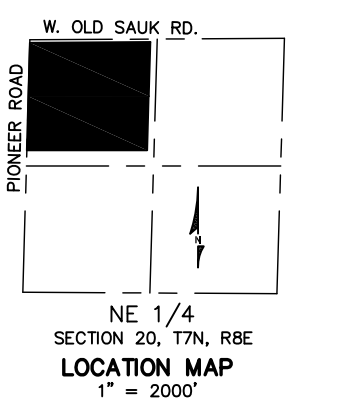
LOT 1 CSM 08859
TOWN OF MIDDLETON PROPERTY

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



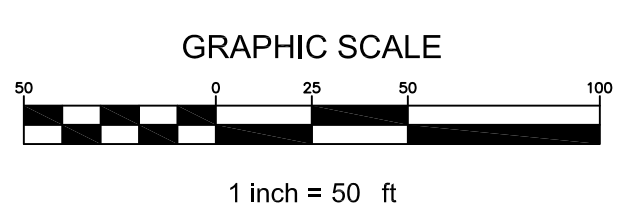
DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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NOTES:
1. COOPERATIVE PLAN RESIDENTIAL DENSITY CALCULATION:
TOTAL PLATTED AREA = 1,446,892 S.F. (33.216 ACRES)
TOTAL AREA DEDICATED TO THE PUBLIC (R.O.W. & OUTLOT) = 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

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 BOX AT GRADE	⊠	GAS VALVE
— G —	BURIED GAS LINE	⊠	TELEPHONE BOX AT GRADE	⊠	MANHOLE
— TEL —	BURIED TELEPHONE LINE	⊠	TELEPHONE PEDESTAL	⊠	STORM MANHOLE
— E —	BURIED ELECTRIC LINE	⊠	GAS METER	⊠	CATCH BASIN
— FO —	BURIED FIBER OPTIC LINE	⊠	AIR CONDITIONER	⊠	CURB INLET
— U —	OVERHEAD UTILITY LINES	⊠	UTILITY POLE	⊠	METAL LIGHT POLE
— CATV —	BURIED CABLE TELEVISION LINES	⊠	WOOD SIGN	⊠	CONCRETE LIGHT POLE
— CMB —	COMBINATION SEWER	⊠	METAL SIGN	⊠	WOOD LIGHT POLE
— F —	WOOD FENCE	⊠	FLAG POLE	⊠	MAIL BOX
— M —	METAL FENCE	⊠	BOLLARD	⊠	YARD LIGHT
— T —	EDGE OF TREES AND BRUSH	⊠	BOLLARD LIGHT	⊠	FIBER OPTIC MARKER
— C —	EXISTING CONTOUR	⊠	YARD LIGHT	⊠	GUY WIRE
		⊠	SOIL BORING	⊠	

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
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MILWAUKEE, WI 53222