

ZONING NOTES.

EXISTING ZONING IS AGRICULTURE (TEMP)

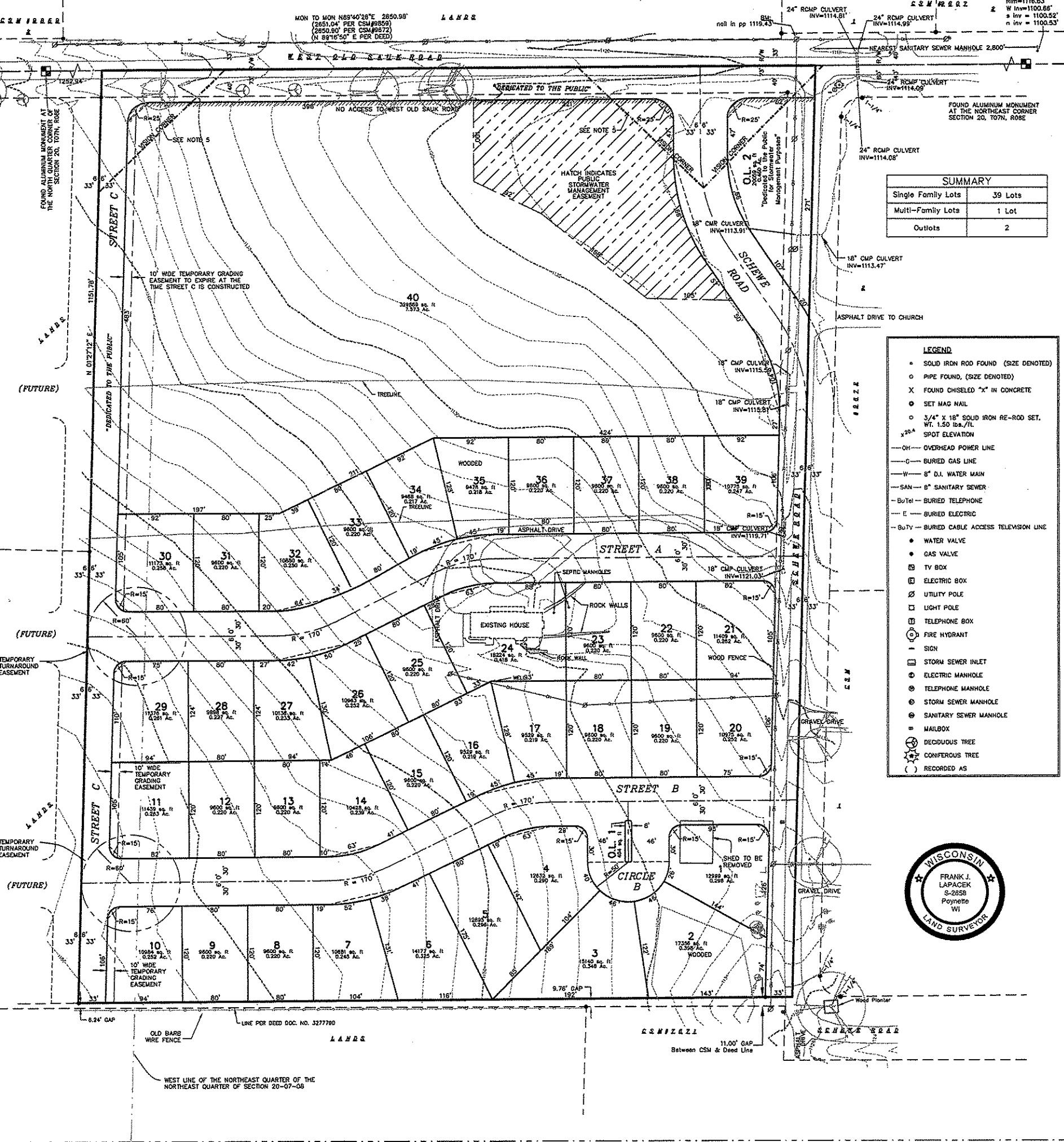
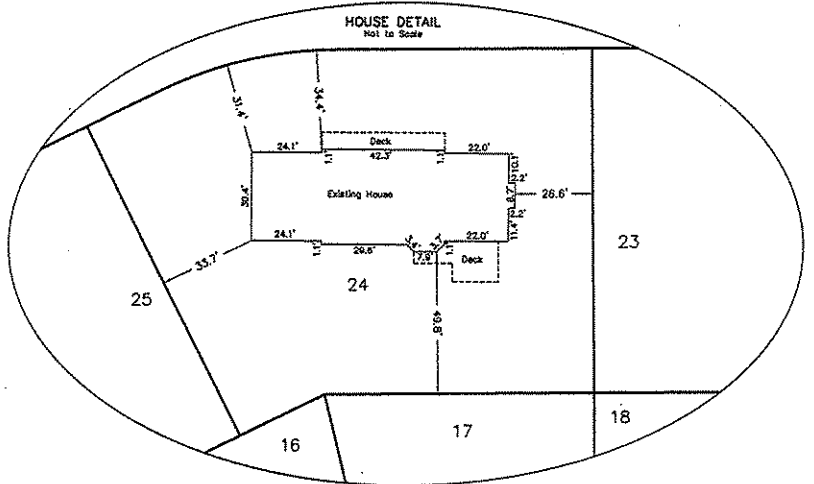
PROPOSED ZONING BY LOTS:
 LOTS 1-39 AND OUTLOT 1 - R1,
 LOT 40 AND OUTLOT 2 - R4.

THIS PLAT IS SUBJECT TO THE INCLUSIONARY ZONING SECTIONS OF CHAPTER 23 OF THE MADISON GENERAL ORDINANCES. THIS REQUIREMENT SHALL BE SATISFIED BY A SEPARATE RECORDED REGISTRATION.

NOTES:

- 1) TOTAL PARCEL AREA = 1,005,981 SQUARE FEET OR 23.0941 ACRES.
- 2) ELEVATIONS ARE BASED UPON CITY OF MADISON DATUM (NAD83). THE TOP OF ALUMINUM CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 16-07-08 HAS AN ELEVATION OF 1103.92'.
- 3) OUTLOT 1 TO BE DEDICATED TO THE PUBLIC. THE LANDSCAPING WILL BE MAINTAINED BY THE OWNERS OF LOTS 1, 2, 3 AND 4.
- 4) NO ACCESS TO OLD SAUK ROAD.
- 5) NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 2.5' ABOVE THE ELEVATION OF THE INTERSECTION EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, APPROVED PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL EXCEPT GRASSES AND SIMILAR TURF BE PERMITTED WHICH OBSTRUCT SAFE VISION OF THE APPROACHES TO THE INTERSECTION.
- 6) THE OLD SCHEVE ROAD ROAD BED SHALL BE USED FOR STORMWATER MANAGEMENT PURPOSES.

DESCRIPTION FURNISHED: - WARRANTY DEED DOC. NO. 2069816
 A PARCEL OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 20, T7N, R8E, TOWNSHIP OF MIDDLETON, DANE COUNTY, WISCONSIN, 70-181. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S89°16'50"W, 524.40 FT. TO THE POINT OF BEGINNING; THENCE S01°01'55"W, 1151.76 FT.; THENCE S89°16'50"W, 874.12 FT.; THENCE N01°03'38"E, 1151.76 FT.; THENCE N89°16'50"E, 873.55 FT. TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT ACROSS THE NORTHERLY 33 FT. AND EASTERLY 33 FT. FOR ROADWAY PURPOSES (OLD SAUK ROAD AND SCHEVE ROAD). THIS PARCEL CONTAINS 21.585 ACRES EXCLUSIVE OF ROAD.



SUMMARY	
Single Family Lots	39 Lots
Multi-Family Lots	1 Lot
Outlots	2

- LEGEND**
- SOLID IRON ROD FOUND (SIZE DENOTED)
 - PIPE FOUND, (SIZE DENOTED)
 - ✕ FOUND CHISELED "X" IN CONCRETE
 - SET MAG NAIL
 - 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT. SPOT ELEVATION
 - OVERHEAD POWER LINE
 - BURIED GAS LINE
 - W— 8" D.I. WATER MAIN
 - SAN— 8" SANITARY SEWER
 - BuTel— BURIED TELEPHONE
 - E— BURIED ELECTRIC
 - BuTV— BURIED CABLE ACCESS TELEVISION LINE
 - WATER VALVE
 - GAS VALVE
 - TV BOX
 - ELECTRIC BOX
 - UTILITY POLE
 - LIGHT POLE
 - TELEPHONE BOX
 - FIRE HYDRANT
 - SIGN
 - STORM SEWER INLET
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - MAILBOX
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - () RECORDED AS



OWNER/DEVELOPER:
 SCHEVE ROAD DEVELOPMENT CORP.
 8500 GREENWAY BLVD.
 SUITE 200
 MIDDLETON, WI 53562
 (608) 836-0909



**PRELIMINARY PLAT OF
 SCHEVE ROAD DEVELOPMENT**
 PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE
 NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 07 NORTH, RANGE 08
 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEYOR/ENGINEER:
Burse
 surveying & engineering
 1400 E. Washington Ave., Suite 158
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: burse@chorus.net
 www.bursesurveyengr.com