

LOT INFORMATION:

Lot Number - 2
Lot Area - 215560 SF
Lot Dimension - 531

DEVELOPER:

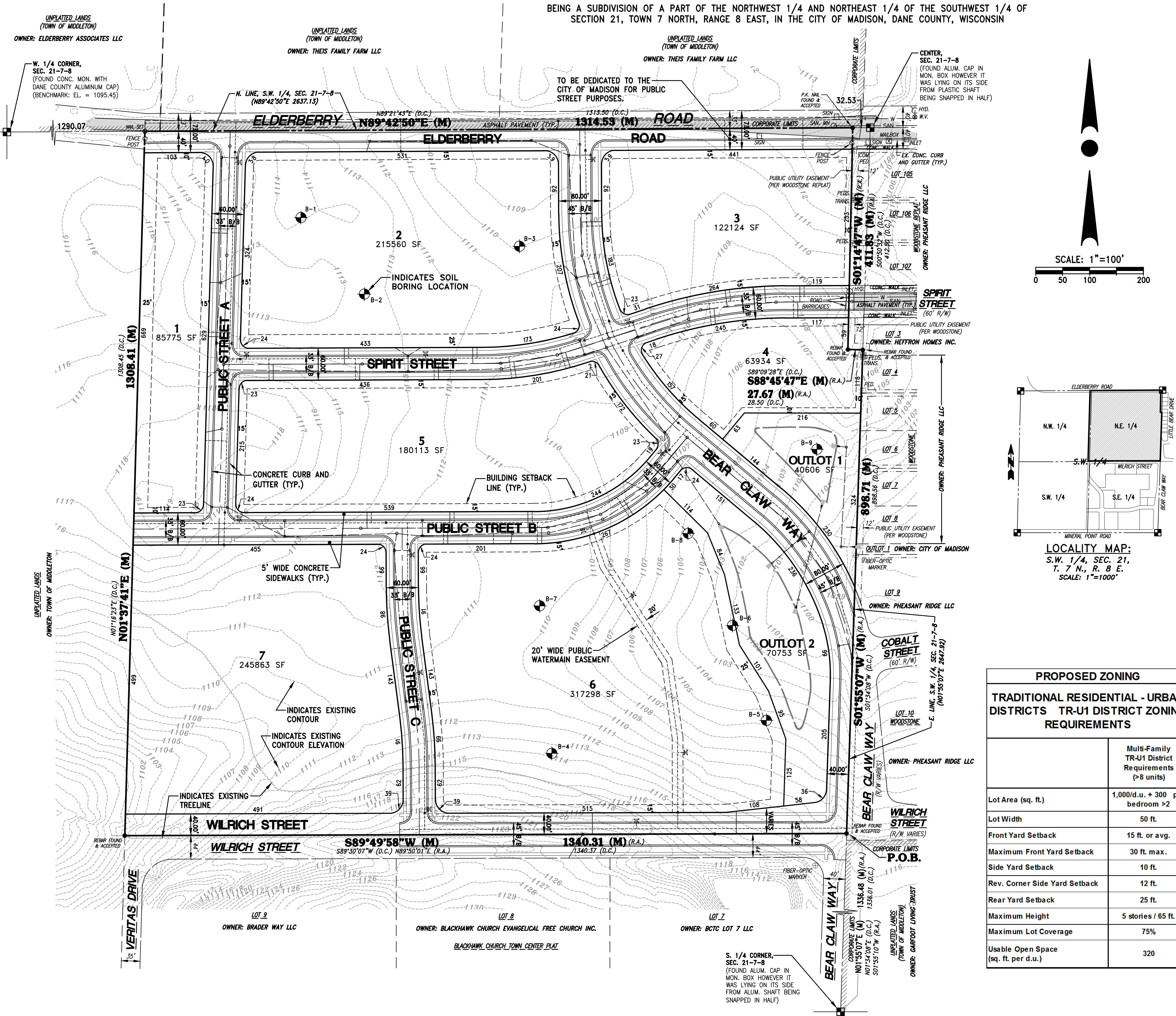
UNITED FINANCIAL GROUP, INC.
660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911
PHONE: (920) 968-8100
FAX: (920) 731-1696

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
17700 W. CAPITOL DRIVE
BROOKFIELD, WISCONSIN 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481

PRELIMINARY PLAT
OF
PROPOSED HIGHLANDS COMMUNITY

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- (R.A.) "RECORDED AS" BEARINGS AND DISTANCES
- (D.C.) "DEED CALL" BEARINGS AND DISTANCES
- (M) "MEASURED" BEARINGS AND DISTANCES
- INDICATES SOIL BORING LOCATION
- INDICATES PROPOSED FIRE HYDRANT
- INDICATES EXISTING WATERMAIN
- INDICATES PROPOSED WATERMAIN
- INDICATES EXISTING SANITARY SEWER
- INDICATES PROPOSED SANITARY SEWER
- INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- INDICATES EXISTING CONTOUR

DEVELOPMENT SUMMARY:

- Subdivision contains approximately 40.10 Acres.
- Subdivision contains 7 Lots and 2 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Concrete Curb and Gutter, Concrete Sidewalks, Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, and Gas Service.
- Public Sanitary Sewer and Watermain infrastructure shall connect to the Existing Utilities in the "Woodstone" Subdivision to the East.
- The Subject Property is currently Zoned "A" (Agricultural District).
- Lot 1 proposed use: Senior Townhomes.
- Lot 2 proposed use: Senior Rental Residences.
- Lots 3 and 4 proposed use: Condominiums.
- Lot 5 proposed use: Row Houses.
- Lot 6 proposed use: Rental Residences.
- Lot 7 to be retained by Developer for future development and shall retain the current "A" Zoning.
- Outlots 1 and 2 proposed use: Stormwater Detention Facilities.

TREE PRESERVATION NOTE:

Where ever practical, Existing Specimen Trees will be saved within the construction area of the project.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Dane County Coordinate System, NAD-83 (1997), in which the East line of the S.W. 1/4 of Section 21, Town 7 North, Range 8 East, bears North 01°55'07" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum, 1988 adjustment. Contours/Elevations shown on this Plat are via a ground survey performed by Trio Engineering, LLC. Benchmark used: top of Dane County Section Corner Monument marking the West 1/4 corner of Section 21-7-8. Elevation = 1095.45

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Dane County Zoning and Land Regulation Committee

APPROVING AUTHORITY:

- City of Madison

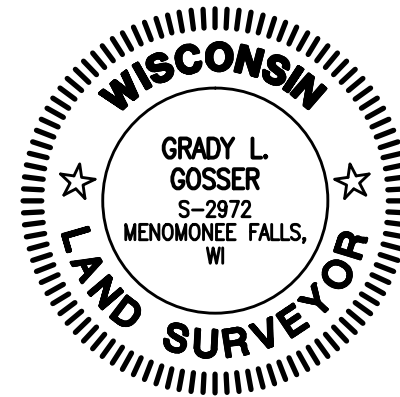
SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the City of Madison.

Date: 3-6-13



Grady L. Gosser
Registered Land Surveyor S-2972



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BROOKFIELD, WI 53045
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EMAIL: ggosser@trioeng.com

PROJECT:
HIGHLANDS COMMUNITY
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION

DATE:

MARCH 6, 2013

JOB NUMBER:

12-041-311-01

DESCRIPTION:

PRELIMINARY
PLAT

SHEET

1 OF 1