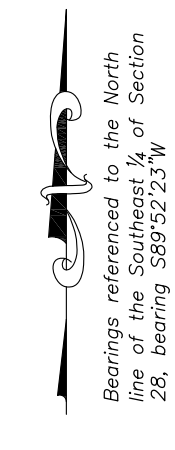
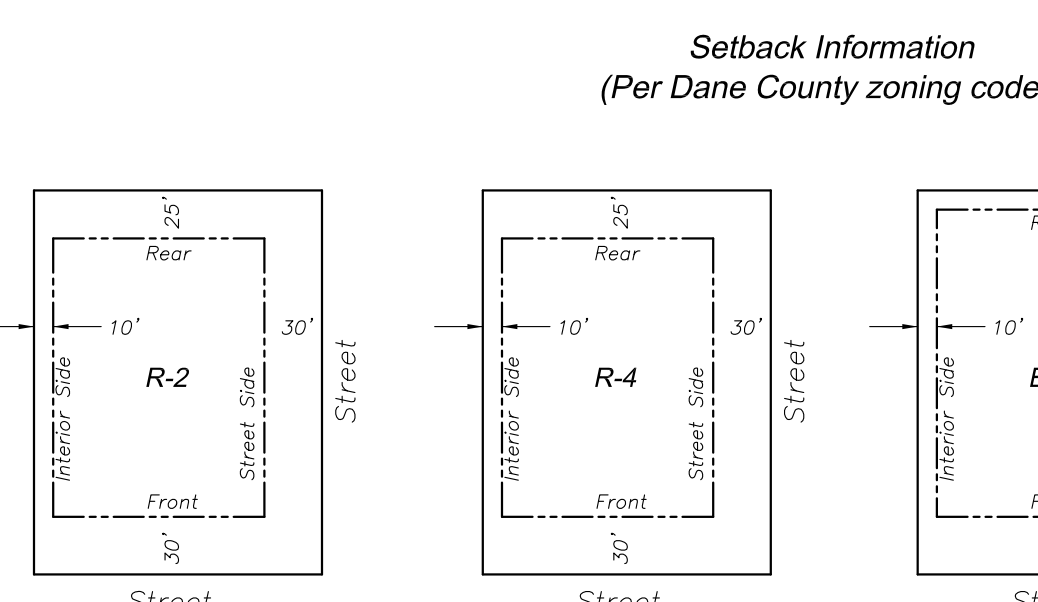
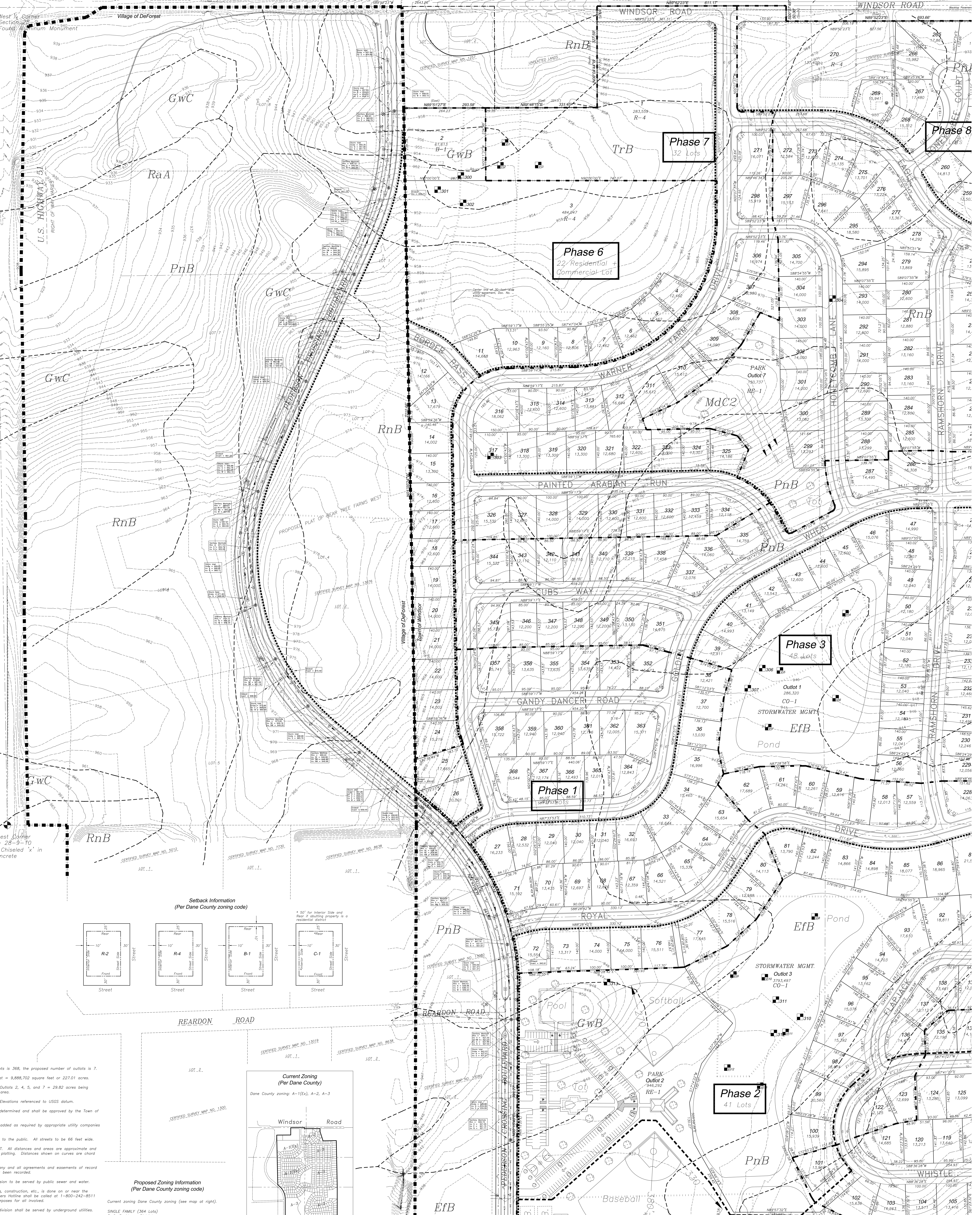


# PRELIMINARY PLAT BEAR TREE FARMS

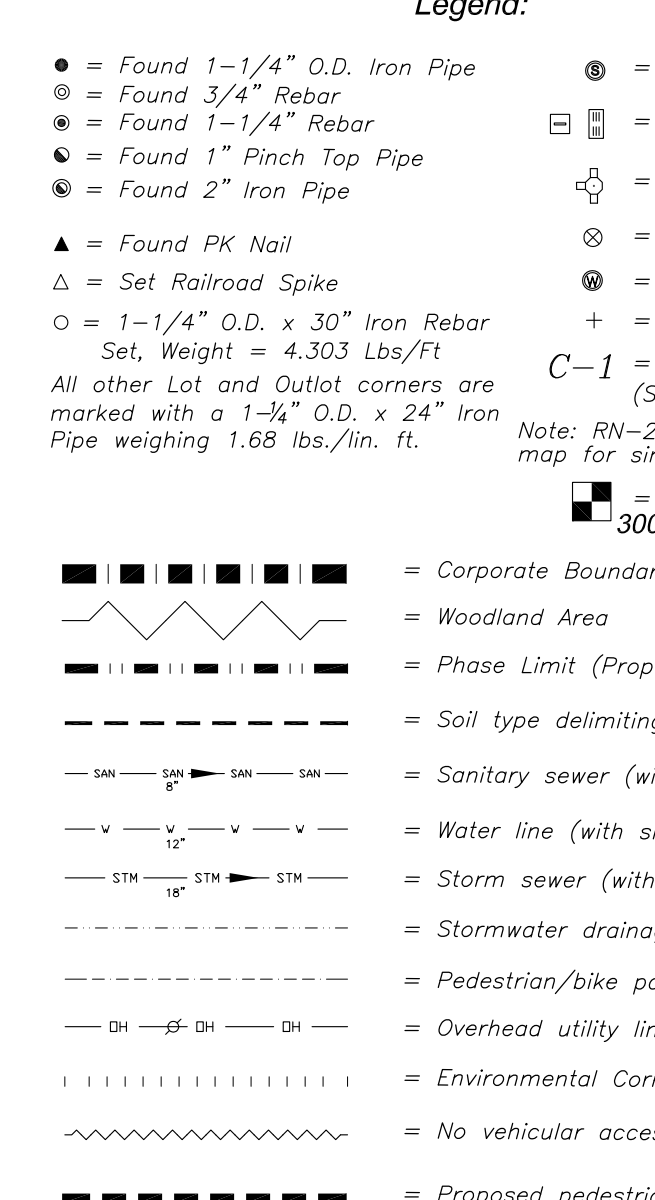
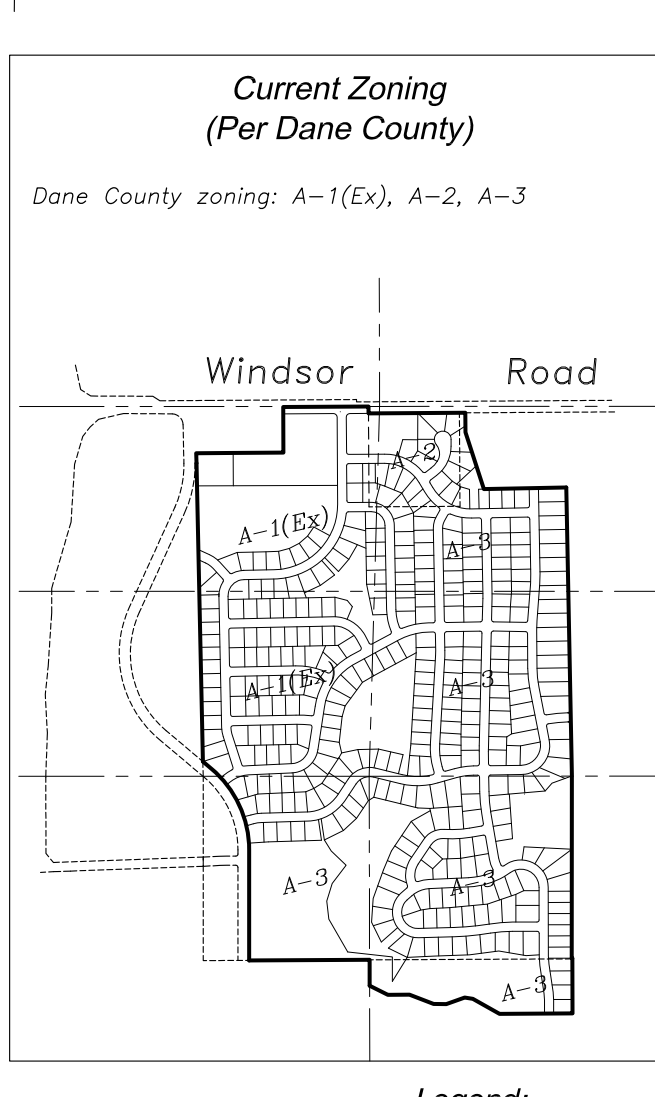
Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28, part of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, and part of the Southwest 1/4 of the Northwest 1/4 of Section 33, all in T8N, R10E, Town of Windsor, Dane County, Wisconsin.



SHEET 2 OF 2



- ### Notes:
- The proposed number of lots is 368, the proposed number of outlots is 7.
  - Area in this preliminary plat = 9,888,702 square feet or 227.01 acres.
  - Total area of Park lands: Outlots 2, 4, 5, and 7 = 29.82 acres being 21.0% of the plat residential area.
  - Contour interval: 1 foot. Elevations referenced to USGS datum.
  - Final street names to be determined and shall be approved by the Town of Windsor and Dane County.
  - Utility easements shall be added as required by appropriate utility companies and appear on the final plat.
  - All streets to be dedicated to the public. All streets to be 66 feet wide.
  - This is a PRELIMINARY PLAT. All distances and areas are approximate and subject to change upon final platting. Distances shown on curves are chord lengths.
  - This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
  - All lots within this subdivision to be served by public sewer and water.
  - Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Notice shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
  - The lands within this subdivision shall be served by underground utilities.
  - Survey monuments shall be installed in accordance with the requirements of Section 236.15 of the Wisconsin Statutes.
  - UTILITY EASEMENTS: Utilities such as, Electric, Telephone, Cable Television, etc., to be determined by utility companies serving the area.
  - The lands within this subdivision are located in "ZONE X UNSHARED" (Areas determined to be outside 0.2% annual chance floodplain, per Flood Insurance Rate Map No. 5002202542 and 5002022656, Revised January 2, 2009, as published by the Federal Emergency Management Agency).
  - The following Dane County zoning classifications are proposed:
    - R-2 ..... Residential District
    - R-4 ..... Residential District
    - RE-1 ..... Local Business District
    - CO-1 ..... Conservancy District
  - Lands encompassed by this plat currently used for agricultural purposes.
  - Future lot owners are hereby notified of farming activities in the vicinity.
  - All pedestrian/bike path trails located on private lots to be located in easements.
  - Park depictions for reference only. Activities and amenities shown subject to final platting and design criteria.
  - Utility easement, Doc. No. 4302316, to be removed and re-established.
  - Wooded areas to become subject to conservation restrictions.
  - Phase line is proposed, subject to change.
  - Sanitary sewer, storm sewer and water line information taken from construction plans, not field verified.
  - Property contains no delineated wetlands.
  - No vehicular access to Windsor Road from any lots of this subdivision.



- ### Legend
- Found 1-1/4" O.D. Iron Pipe
  - Found 3/4" Rebar
  - Found 1-1/4" Rebar
  - Found 1" Pinch Top Pipe
  - Found 2" Iron Pipe
  - Found PK Nail
  - Set Rebar Stake
  - 1-1/4" O.D. x 30" Iron Rebar
  - Set Weight = 4,303 lbs/ft
  - All other Lot and Outlot corners are marked with a 1-1/2" O.D. x 24" Iron Pipe weighing 1.68 lbs./lin. ft.
  - Sanitary Sewer Manholes
  - Storm Sewer Inlets
  - Fire Hydrant
  - Water Shut-off
  - Well
  - Sepic Vent
  - Proposed zoning (See chart at left)
  - Soil Boring location
  - Corporate Boundary
  - Wooded Area
  - Phase Limit (Proposed, subject to change)
  - Soil type delimiting line
  - Sanitary sewer (with size, flow direction)
  - Water line (with size)
  - Storm sewer (with size, flow direction)
  - Stormwater drainage easement
  - Proprietor/buyer easement
  - Overhead utility lines w/power poles
  - Environmental Corridor (per C48PC)
  - No vehicular access
  - Proposed pedestrian/bike path

### Soils Information (Per Dane County Soil Survey)

RnB: BATAVIA SILT LOAM, GRAVELLY (Class II)	Q1: OTTER SILT LOAM (0)
DnB: DODGE SILT LOAM, 2%-6% SLOPES (0)	PnB: PLANO SILT LOAM, 2%-6% SLOPES (0)
EnB: ELLIOTT SILT LOAM, 2%-6% SLOPES (0)	RnB: RAYBROOK SILT LOAM, 0%-3% SLOPES (0)
GnB: GARDNER SILT LOAM, 2%-6% SLOPES (0)	Sa: SABLE SILTY CLAY LOAM, 0%-3% SLOPES (0)
HnB: HUNTER SILT LOAM, 2%-6% SLOPES (0)	St: ST. CHARLES SILT LOAM, 2%-6% SLOPES (0)
KnB: KOSCIUSKO SILT LOAM, 18%-3% SLOPES (0)	TnB: TROSKEL SILT LOAM, 18%-3% SLOPES (0)
MnB: MOORE SILT LOAM, 12%-20% SLOPES (0)	WnB: WINDSOR SILT LOAM, 18%-4% SLOPES (0)
OnB: OGDON SILT LOAM, 10%-20% SLOPES (0)	VnB: VANDER SILT LOAM, GRAVELLY (0)

### Dwelling Unit Density Information (proposed):

SINGLE FAMILY:	264 Dwelling Units	121.11 Acres	3.0 D.U./Ac.
MULTI-FAMILY (1, 1, 3, 270):	292 Dwelling Units	29.78 Acres	11.2 D.U./Ac.
Totals	556 Dwelling Units	151.89 Acres	4.2 D.U./Ac.

Revised: Dec 4, 2014  
 Revised: Oct 22, 2014  
 Revised: Sept 16, 2014  
 Revised: Sept 10, 2014  
 Revised: Aug 27, 2014  
 Revised: June 25, 2014  
 Revised: June 9, 2014  
 Dated: June 5, 2014