

PRELIMINARY PLAT OF RIVER'S CROSSING ADDITION #4

BEING ALL OF OUTLOT 7, RIVER'S CROSSING ADDITION #3 AND A PART OF THE NE. 1/4, SE. 1/4, SW. 1/4 AND NW. 1/4 OF THE SE. 1/4 OF SECTION 19, T.6N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

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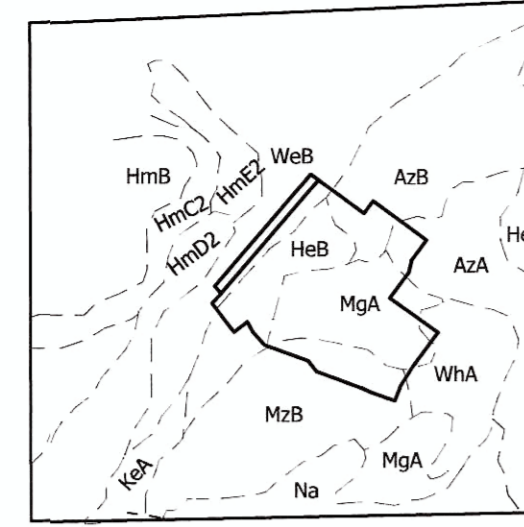
DEVELOPER:
BIELINSKI HOMES, INC.
1830 MEADOW LANE, SUITE "A"
PEWAUKEE, WI 53072
262-547-9494

OWNER:
GERALD W. ENGLER
W273 S 4561 SAYLESVILLE ROAD
WAUKESHA, WI 53189

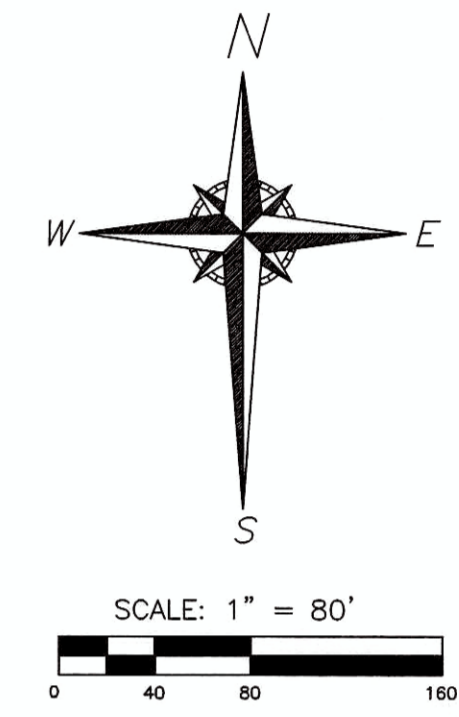
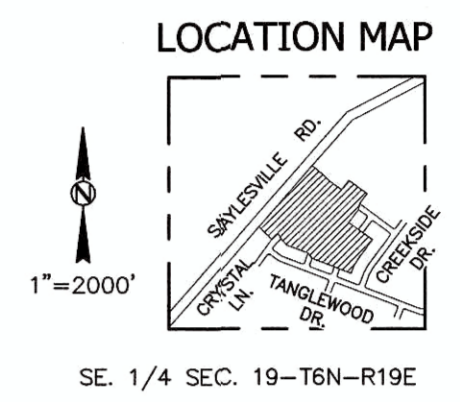
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LEGEND

- ⊕ - CONC. MON. W/ BRASS CAP FND.
- ⊙ - 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 2.375" O. DIA. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- BOC
- INLET
- UTILITY POLE
- ☆ - LIGHT POLE
- ⊞ - TELE BOX
- ⊙ - SANITARY MANHOLE
- ⊙ - DRAINAGE MANHOLE
- ⊙ - GAS VALVE
- ⊙ - WATER VALVE
- ⊙ - WELL
- HYDRANT
- FIBER OPTIC MARKER
- SOIL BORING
- S.E. - SANITARY SEWER EASEMENT
- S.S.E. - STORM SEWER EASEMENT
- D.E. - DRAINAGE EASEMENT
- A.E. - ACCESS EASEMENT
- NO VEHICULAR ACCESS
- FIBER OPTIC LINE



SOILS MAP
1" = 1000 ft.

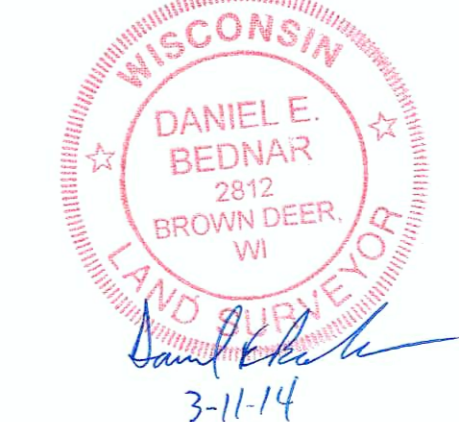


BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE SE 1/4 OF SECTION 19-6-19 AS S00°23'27"E.

GENERAL NOTES:

1. THIS SUBDIVISION CONTAIN 52 RESIDENTIAL LOTS.
2. TYPICAL LOT DIMENSIONS:
A. MINIMUM LOT AREA - 8,000 SF.
B. MINIMUM LOT WIDTH - 65 FEET
C. MINIMUM FRONT YARD - 25 FEET
D. MINIMUM SIDE YARD - 10 FEET
E. MINIMUM REAR YARD - 40 FEET
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
4. THERE SHALL BE NO VEHICULAR ACCESS TO SAYLESVILLE ROAD (C.T.H. "X") FROM ANY LOT WITHIN THIS SUBDIVISION.
5. THIS PROPERTY IS WITHIN THE SCHOOL DISTRICT OF WAUKESHA.
6. ALL EASEMENTS ARE GRANTED TO THE CITY OF WAUKESHA UNLESS OTHERWISE STATED. WATER MAIN EASEMENTS ARE GRANTED TO THE WAUKESHA WATER UTILITY.
7. A TEMPORARY 10' WIDE SLOPE EASEMENT SHALL BE IN EFFECT ALONG ALL OF THE INTERIOR STREET FRONTS AND A 25' WIDE TEMPORARY SLOPE EASEMENT ALONG C.T.H. "X". SAID EASEMENTS SHALL NOT BE PERMANENTLY IMPROVED AND TO BE IN EFFECT UNTIL SIDEWALK IS INSTALLED.
8. NO BUILDING OR FENCE SHALL BE CONSTRUCTED IN AN EASEMENT. NO TREES OR BUSHES WHICH WOULD GROW MORE THAN 4 INCHES IN HEIGHT SHALL BE PLANTED WITHIN SAID EASEMENT WITHOUT APPROVAL OF THE CITY OF WAUKESHA ENGINEERING DEPARTMENT.
9. IN THE EVENT THE WAUKESHA WATER UTILITY FINDS IT NECESSARY TO DISTURB THE PREMISES IN THE EXERCISE OF ITS DUTIES AND RESPONSIBILITIES (FUTURE REPAIRS IF NECESSARY), THE UTILITY AGREES TO RESTORE THE PREMISES OF THE GRANTOR, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH DISTURBANCE, HOWEVER, NOT INCLUDING THE REPLACEMENT OF PAVEMENT, TREES, SHRUBBERY, AND OTHER ITEMS EXISTING ON, OR WITHIN, THE DESIRED EASEMENT.
10. GRADE CHANGES WITHIN PERMANENT WATER MAIN EASEMENTS WHICH EXCEED 12 INCHES (ONE FOOT) SHALL NOT BE MADE PRIOR TO WRITTEN APPROVAL OF THE CITY OF WAUKESHA WATER UTILITY.
11. WITHIN THE AREA OF THE VISION CORNER EASEMENTS, THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS, OR OTHER STRUCTURES SHALL BE LIMITED TO 24 INCHES (TWO FEET) ABOVE THE INTERSECTION ELEVATION. NO DRIVEWAYS WILL BE PERMITTED IN THE VISION CORNER EASEMENT.
12. NO POLES, PADS, BOXES, OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MARKER. THE DISTURBANCE OF A SURVEY MARKER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATE STATUTES.
13. WITHIN THE 30 FOOT DRAINAGE EASEMENT ACROSS LOTS 500 THRU 502 IS A SWALE THAT IS DESIGNED TO CONTAIN A 100-YEAR FLOOD EVENT.
14. THE TEMPORARY CUL-DE-SAC EASEMENT WILL BE RELEASED BY CITY OF WAUKESHA UPON THE CITY'S SIGNING OF THE FINAL PLAT.
15. THE 50' TEMPORARY EMERGENCY ACCESS EASEMENT AND DRIVE, AND TEMPORARY VISION CORNER EASEMENT ON OUTLOT 7, RIVER'S CROSSING ADDITION #3 WILL BE RELEASED BY THE CITY OF WAUKESHA UPON THE CITY'S SIGNING OF THE FINAL PLAT.
16. BY APPROVING THIS PLAT, THE CITY OF WAUKESHA HEREBY TEMPORARILY WAIVES PLACING INTERIOR MONUMENTS PER S.236.15(1)(H) WIS. STATS.
17. THIS PROPERTY HAS BEEN RECENTLY ANNEXED BY THE CITY OF WAUKESHA.

13095-PLAT-BASE.dwg
 3/11/14
 T. WILLIAMSON
 3-11-14
 D. BEDNAR
 SHEET 1 OF 1



I, DANIEL E. BEDNAR, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT"). THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE CITY OF WAUKESHA MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY OR THE CITY OF WAUKESHA AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY OR THE CITY OF WAUKESHA. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 452 THRU 502 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE CITY OF WAUKESHA, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

ALL LANDS WITHIN AREAS LABELED "ACCESS EASEMENT" SHALL REMAIN CLEAR OF TREES, SHRUBS AND ANY STRUCTURES THAT MAY INTERFERE WITH THE FREE MOVEMENT OF VEHICLES THAT MAY BE NEEDED TO ENTER THE AREA FOR MAINTENANCE PURPOSES. THE CITY OF WAUKESHA, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS TO THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF THE MAINTENANCE AGREEMENT.

BASEMENT RESTRICTION - GROUNDWATER

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT EITHER A LICENSED PROFESSIONAL ENGINEER OR OTHER SOILS EXPERT DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

LOWEST FLOOR ELEVATION & HUNG PLUMBING NOTE

LOWEST FLOOR ELEVATION FOR EACH LOT SHALL BE ESTABLISHED BY THE CITY OF WAUKESHA ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS BASED UPON ESTIMATED GROUND WATER CONDITIONS. ADDITIONAL INFORMATION OBTAINED DURING SANITARY SEWER CONSTRUCTION WILL BE USED TO ESTABLISH LOWEST FLOOR ELEVATIONS. FIRST FLOOR ELEVATIONS MAY BE RESTRICTED ON SEVERAL LOTS IN THIS SUBDIVISION DUE TO HIGH GROUNDWATER. BUILDINGS WHICH HAVE LOWEST ELEVATION BELOW 7.82' (CITY DATUM) MUST HAVE HUNG PLUMBING.

PROJECT: 13095
FILE: 13095-PLAT-BASE.dwg
WHO: T. WILLIAMSON
DATED: MARCH, 2014
CHECKED BY: D. BEDNAR
SHEET 1 OF 1