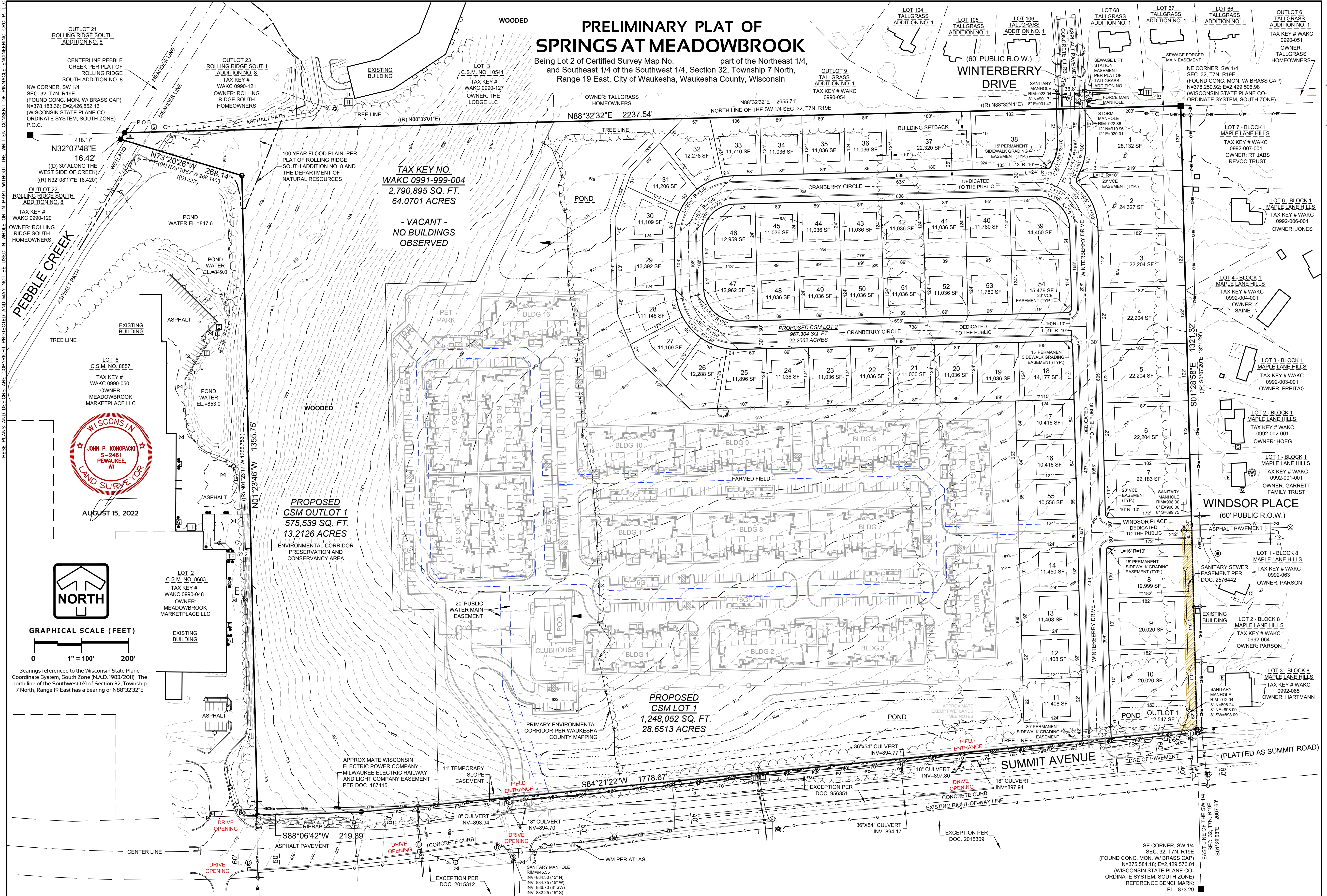


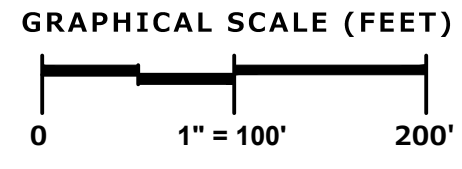
THESE PLANS AND DESIGNS ARE COPYRIGHTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

# PRELIMINARY PLAT OF SPRINGS AT MEADOWBROOK

Being Lot 2 of Certified Survey Map No. \_\_\_\_\_ part of the Northeast 1/4, and Southeast 1/4 of the Southwest 1/4, Section 32, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin



AUGUST 15, 2022



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Southwest 1/4 of Section 32, Township 7 North, Range 19 East has a bearing of N88°32'32\"/>

TAX KEY NO. WAKC 0991-999-004  
2,790,895 SQ. FT.  
64.0701 ACRES

- VACANT -  
NO BUILDINGS  
OBSERVED

PROPOSED CSM OUTLOT 1  
575,539 SQ. FT.  
13.2126 ACRES

PROPOSED CSM LOT 1  
1,248,052 SQ. FT.  
28.6513 ACRES

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WISCONSIN OFFICE:  
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BROOKFIELD, WI 53186  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

## SPRINGS AT MEADOWBROOK WAUKESHA, WISCONSIN

### PRELIMINARY PLAT

NO.	REVISIONS	DATE
1	REVIEW COMMENTS	09/14/2022
2	LAYOUT REVISIONS	10/13/2022

#### REVISIONS

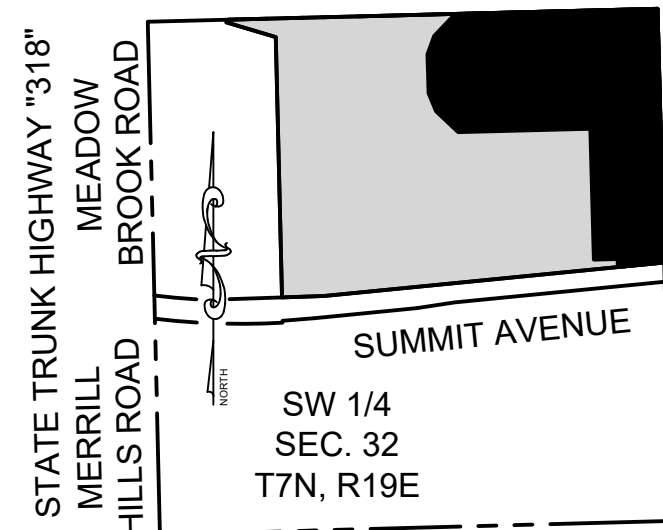
PEG JOB NO.	2827.00
PEG PIN	
START DATE	08-15-22
SCALE	1" = 100'

SHEET 1 OF 2

PRELIMINARY PLAT  
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# PRELIMINARY PLAT OF SPRINGS AT MEADOWBROOK

Being Lot 2 of Certified Survey Map No. \_\_\_\_\_ part of the Northeast 1/4,  
and Southeast 1/4 of the Southwest 1/4, Section 32, Township 7 North,  
Range 19 East, City of Waukesha, Waukesha County, Wisconsin



**VICINITY MAP**  
SCALE 1"=1000'

**LOT AREA CALCULATIONS**

Gross Site Area - 22.2 Acres  
ROW Area - 4.6 Acres  
Net Area - 17.6 acres  
Proposed Number of Lots = 54 Lots  
Proposed Number of Outlots = 1 Outlot

**ZONING:**  
R3 - SINGLE FAMILY RESIDENTIAL DISTRICT

**ZONING REQUIREMENTS:**  
MIN. STREET SETBACK - 25 FEET  
MIN. SIDEYARD - 10 FEET  
MIN. REARYARD - 40 FEET

**REVIEWING AGENCIES:**  
- City of Waukesha  
- Department of Administration

**PREPARED FOR/SUBDIVIDER:**  
Continental Properties Company, Inc.  
Continental 665 Fund LLC  
W34N8675 Executive parkway  
Menomonee Falls, WI 53051

**OWNER:**  
Harry J & Winnifred S Wilkins  
7026 Barnett Lane  
Fox Point, WI 53217

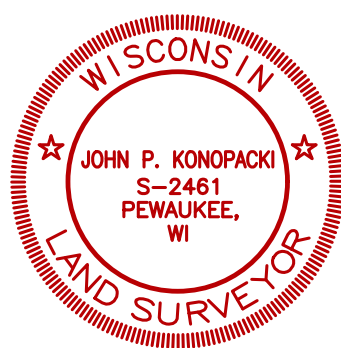
Prepared by:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

**NOTES:**

1. Tax Parcel Number: WAKC 0991-999-004
2. Gross land area of the proposed subdivision is 967,304 square feet (22.2062 acres). Net land area is 767,198 square feet (17.6124 acres).
3. Subdivision contains 54 Lots and 1 Outlot.
4. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0194g and 55133C0193g with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 2' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southwest 1/4 Section 32, Town 7 North, Range 19 East, Elevation = 873.29.
6. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20221211251 with a clear date of MARCH 23, 2022. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
7. Wetlands and 100 year flood plain shown on Outlot 1 of the proposed Certified Survey Map based on the recorded plat of Rolling Ridge South Addition No. 8, recorded April 12, 2006 as Document No. 3377485. Primary Environmental Corridor per Waukesha County Mapping.
8. Wetland Delineation completed on Lot 1 of the proposed Certified Survey Map by Hey and Associates, Inc. completed on May 11, 2022. Nonfederal Wetland Exemption Determination EXE-SE-2022-68-02709 dated August 9, 2022. Department of the Army Jurisdictional Determination - No Waters of the United States - Regulatory File No. MVP-2022-01012-CJB, dated July 11, 2022.
9. All Lots to be serviced by public sanitary sewer and water main.
10. All streets to be improved with concrete curb and gutter and asphalt pavement.
11. Drainage and Utility Easements to be determined during site engineering and will be shown on the final plat.
12. Soil Types: KIA; ThB, KwB; P/A & HmB2.
13. **OUTLOT OWNERSHIP AND PURPOSE:** Outlot 1 of the plat of SPRINGS AT MEADOWBROOK shall be maintained by the Springs at Meadowbrook Homeowners Association for storm water retention purposes and open space and each individual lot owner shall have an undivisible fractional ownership of the outlot and that Waukesha County and the City of Waukesha shall not be liable for any fees or special assessments in the event Waukesha County or the City of Waukesha should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling in said Outlot is prohibited unless approved by the City of Waukesha. The Homeowners Association grants to the City the right (but not the responsibility) to enter upon the Outlot in order to inspect, repair, or restore said Outlot to its intended purpose. Expense incurred by the City for said inspection, repair, or restoration of said Outlot may be placed against the tax roll for said association and collected as a special charge by the City. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of CREEKVIEW ESTATES an undivisible one-ninth (1/54th) interest in Outlot 1. The developer and all subsequent owners warrant and represent that said outlot for assessment purposes will have no value per se, and the 1/54th interest in said outlot would be assessed with each of the buildable lots. In the event that said outlot is not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/54th per buildable lot, of the taxes due on said outlots. In the event that these said taxes are not paid, Waukesha County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
14. Each owner shall adhere to the grading plan or any amendment thereto by the City Engineering Department and on file with the City ("Master Grading Plan"), and grade such owner's lot in accordance with the master grading plan.
15. All lot owners and Home Owners Association and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition, whether or not the owner complied with the master grading plan, and the owner is responsible for the cost of the same.
16. Each owner, at the time of construction of the building, shall also be responsible for grading the lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of obstructions. No planting other than grass shall be permitted within 3 feet of side or rear lot lines without approval of Developer.
17. Each owner must consult with the adjacent lot owner to agree upon compatible grading for their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither developer nor the City shall be responsible for establishing lot line grades. The services of a Professional Engineer or Professional Land Surveyor may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot owners.
18. **Vision corner easements (VCE):** No structure, driveway or improvement of any kind is permitted within the vision triangle. No vegetation, bushes, trees, or other visual obstructions may exceed 24 inches in height within vision corner easements platted hereon. Said vision corner easement is granted to the City of Waukesha. No direct vehicular access is allowed over any vision corner easements.
19. Basement floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the submitted soil evaluations, and shall avoid hydric soils as much as possible. The Authority shall be notified of any drain tiles that are uncovered during construction, which the Authority may require to be restored or connected to other drainage systems. No discharge of groundwater from tile lines, sump pumps or other means shall be allowed onto another persons land or any public space without the written approval of the owner or unit of government.
20. **11' TEMPORARY SLOPE EASEMENT:** No permanent improvements shall be permitted thereon until such time as the concrete sidewalk is installed.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED \_\_\_\_\_ AUGUST 15, 2022  
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



**LEGEND OF SYMBOLS & ABBREVIATIONS**

⊙	SANITARY MANHOLE	▲	FIBER OPTIC MARKER	—	SIGN
⊖	STORM MANHOLE	⊕	FIBER OPTIC MANHOLE/VAULT	☐	MAIL BOX
□	STORM INLET	☎	TELEPHONE PEDESTAL	⚓	FLAG POLE
⊠	CLEANOUT	☎	TELEPHONE MANHOLE/VAULT	⊙	BASKETBALL HOOP
○	CATCH BASIN	☎	TELEPHONE MARKER	●	BOLLARD
▭	LATERAL	☎	TRANSFORMER	✕	CROSS CUT
⊕	UNKNOWN MANHOLE	☎	ELECTRIC METER/PEDESTAL	○	FOUND 1" IRON PIPE
⊙	WELL	⊕	ELECTRIC MANHOLE/VAULT	●	SET 3/4" X 18" IRON
⊙	HYDRANT	☎	CABLE TV RISER/BOX CABLE	●	REBAR MAG NAIL
⊕	WATER VALVE	⊕	TV MANHOLE/VAULT	■	SECTION MONUMENT
⊕	DOWN SPOUT	⊕	GAS VALVE	⊕	BENCH MARK
⊕	SPRINKLER VALVE	⊕	GAS METER	☀	CONIFER TREE
⊕	WATER SHUT OFF	⊕	GAS MARKER	☀	DECIDUOUS TREE
▲	STANDPIPE	⊕	AIR CONDITIONING UNIT	☀	BUSH
⊕	WATER MANHOLE	⊕	VENT	☀	WETLAND SYMBOL
☑	FLOOD LIGHT	➔	DIRECTIONAL ARROW	CL	=CENTERLINE
☆	LIGHT POLE	▨	DUMPSTER	CONC.	=CONCRETE
⊕	TRAFFIC SIGNAL POLE	♿	HANDICAP STALL	EL	=ELEVATION
—○—	UTILITY POLE	+	SPOT ELEVATION	EXT.	=EXISTING
—●—	GUY WIRE			INV.	=INVERT
—		—	SANITARY SEWER	MON.	=MONUMENT
—		—	STORM SEWER	P.O.B.	=POINT OF BEGINNING
—W—		—	WATER MAIN	P.O.C.	=POINT OF COMMENCEMENT
—FO—		—	FIBER OPTIC LINE	R.O.W	=RIGHT OF WAY
—T—		—	TELEPHONE LINE	SEC.	=SECTION
—E—		—	ELECTRIC LINE	SQ. FT.	=SQUARE FEET
—OHW—		—	OVERHEAD WIRES	W	=WITH
—CATV—		—	CABLE TELEVISION	(R)	=RECORDED AS
—G—		—	GAS MAIN	(D)	=DEEDED AS
—WET—		—	WETLANDS		
—		—	TREE LINE		
—		—	NO ACCESS		

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**SPRINGS AT  
MEADOWBROOK  
WAUKESHA, WISCONSIN**

**PRELIMINARY PLAT**

REVISIONS		
1	REVIEW COMMENTS	09/14/2022
2	LAYOUT REVISIONS	10/13/2022

REG. JOB No. 2827.00  
PEG. PM  
START DATE 08-15-22  
SCALE 1" = 100'

SHEET  
**2**  
OF  
**2**