

PRELIMINARY PLAT OF STANDING STONE

BEING A SUBDIVISION OF A PART OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. _____ BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, ALL IN TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

DEVELOPER:
R F SMART DEVELOPMENT LLC
144 W. BROADWAY AVENUE
WAUKESHA, WI 53186
PHONE: (262) 547-7755

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVE, BLDG. D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

AGENCIES HAVING THE AUTHORITY TO OBJECT:
- State of Wisconsin, Department of Administration
- State of Wisconsin, Department of Transportation
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:
- City of Waukesha
- Town of Waukesha

CONSERVANCY/WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS:

Those areas identified as CONSERVANCY/WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed trail system, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.

EASEMENT LEGEND:

- (A) - PROPOSED 20' WIDE STORM SEWER & DRAINAGE EASEMENT
- (B) - PROPOSED STORM WATER DRAINAGE EASEMENT (WIDTH VARIES)
- (C) - PROPOSED 60' WIDE EMERGENCY ACCESS EASEMENT

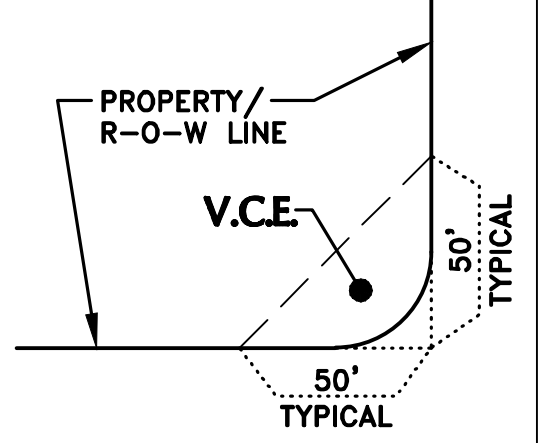
DEVELOPMENT SUMMARY:

- Subdivision contains approximately 42.391 Acres.
- Subdivision contains 51 Lots and 4 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Sidewalks, Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, Cable and Gas Service.
- Proposed Zoning: R_s-3 Single Family Residential District
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlot 1 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlot 2 & 3 shall be retained by the Developer for future development purposes.
- Outlot 4 shall be dedicated for parkland usage in lieu of parkland fees.
- Stormwater Management Facilities are located on Outlot 1 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

VISION CORNER EASEMENT (V.C.E.)

Lots 20, 21, 28, 41, 51 and Outlot 1 are herein subject to a Vision Corner Easement as shown on this plat. Vision corner easements to be granted to the City of Waukesha: No structure of any kind shall be permitted within a vision corner which exceeds 3 feet above the intersection except for necessary highway and traffic signs, public utility lines and open fences, through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.

VISION CORNER EASEMENT DETAIL



NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing State Trunk Highways or connecting Highways, in the absence of any increase by the Department to the Highway's through-lane capacity.

HORIZONTAL DATUM PLANE:

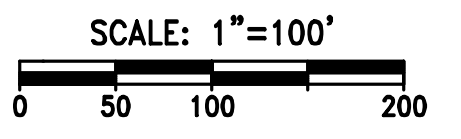
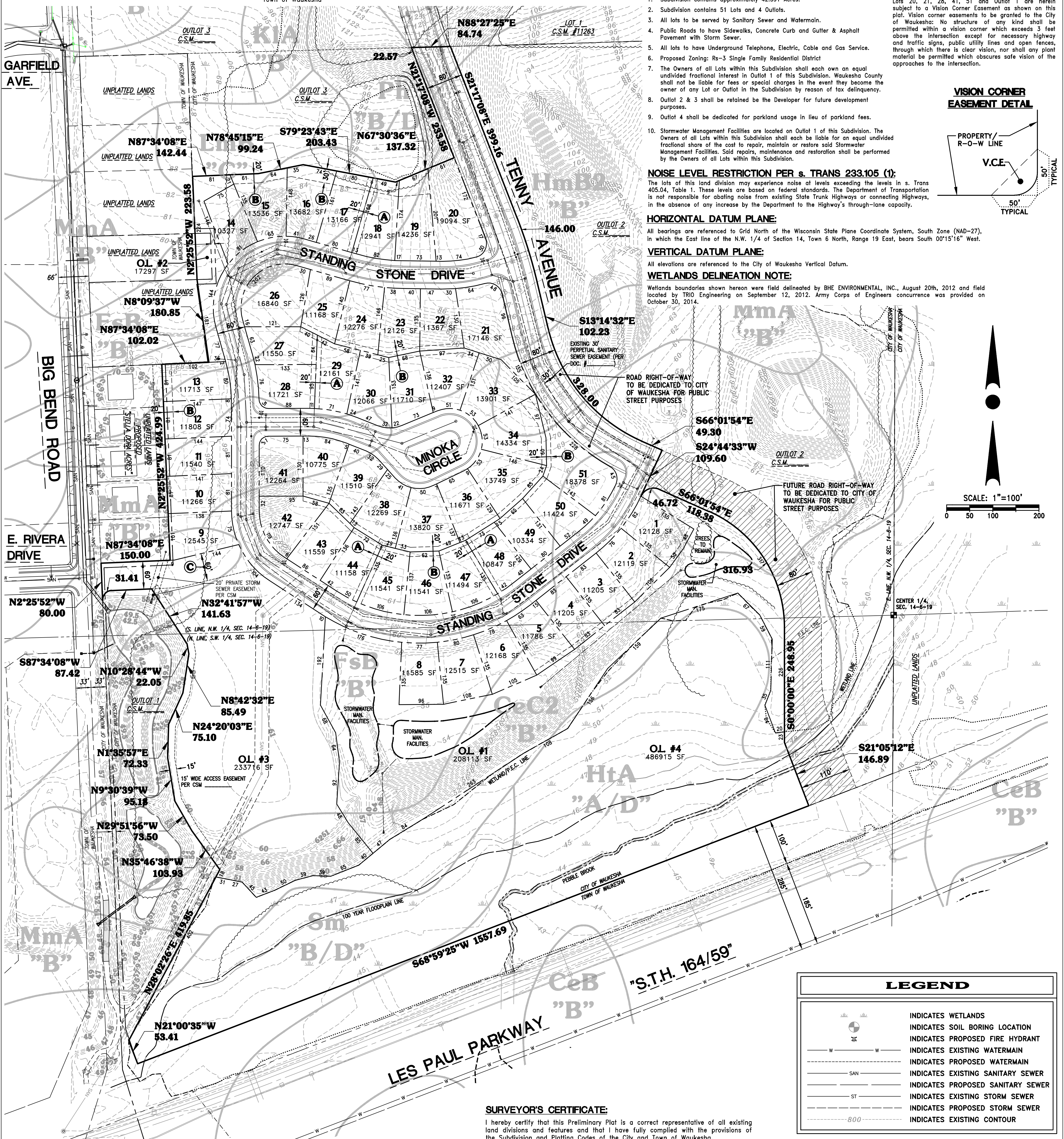
All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.W. 1/4 of Section 14, Town 6 North, Range 19 East, bears South 00°15'16" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the City of Waukesha Vertical Datum.

WETLANDS DELINEATION NOTE:

Wetlands boundaries shown herein were field delineated by BHE ENVIRONMENTAL, INC., August 20th, 2012 and field located by TRIO Engineering on September 12, 2012. Army Corps of Engineers concurrence was provided on October 30, 2014.



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 Codes of the City and Town of Waukesha.
Date: 4-13-17

Andrew J. Miazga
Andrew J. Miazga, R.L.S.
Surveyor Registration Number S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building D
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

LEGEND	
	INDICATES WETLANDS
	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

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

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, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer 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.

JOB NUMBER: 12-011-889-01	DESCRIPTION: PRELIMINARY PLAT	REVISIONS:
SHEET: 1 OF 1		

PROJECT:
STANDING STONE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY AND TOWN OF WAUKESHA, WISCONSIN
BY: R F SMART DEVELOPMENT, LLC
144 W. BROADWAY AVENUE
WAUKESHA, WI 53186

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