


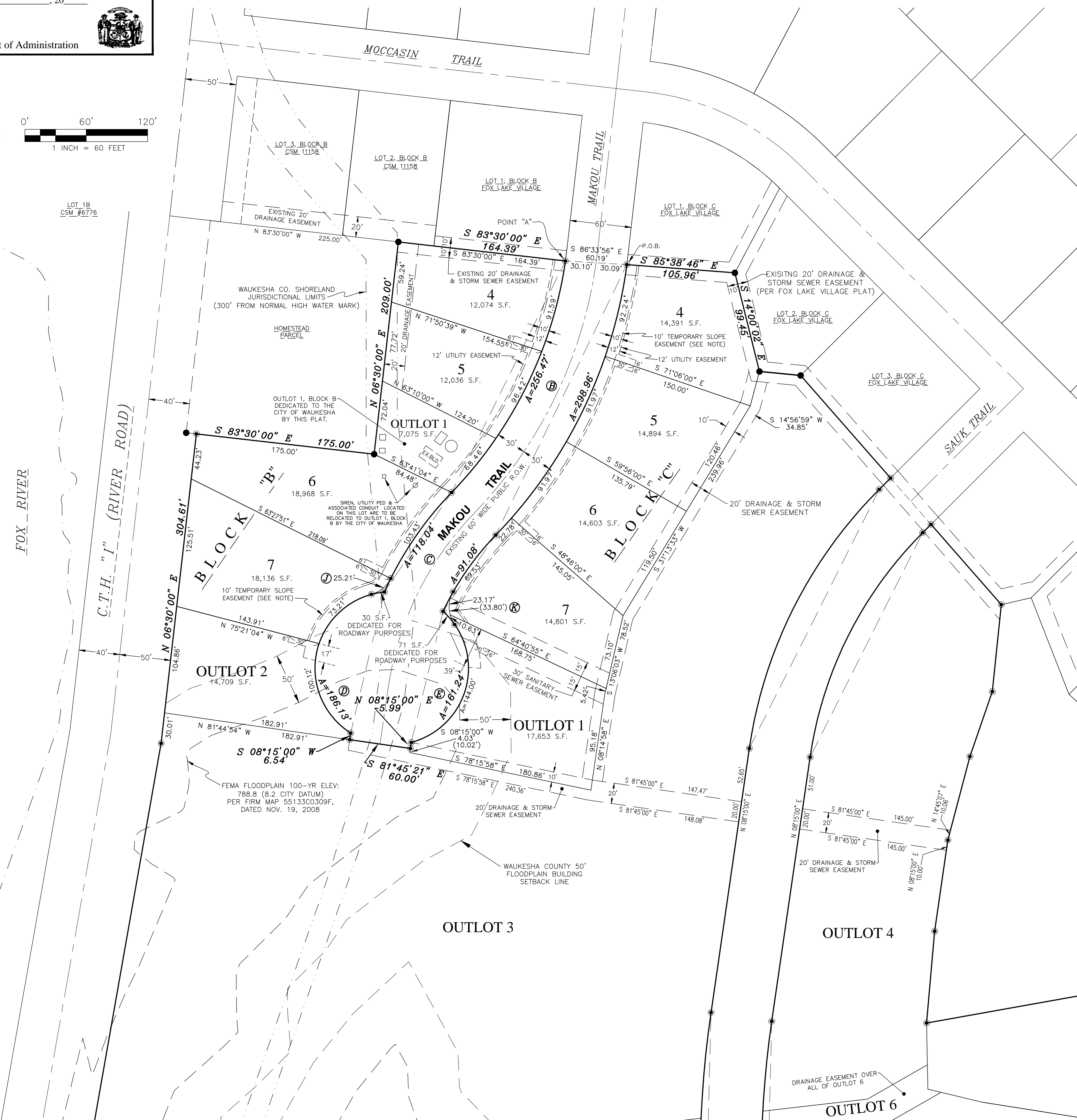
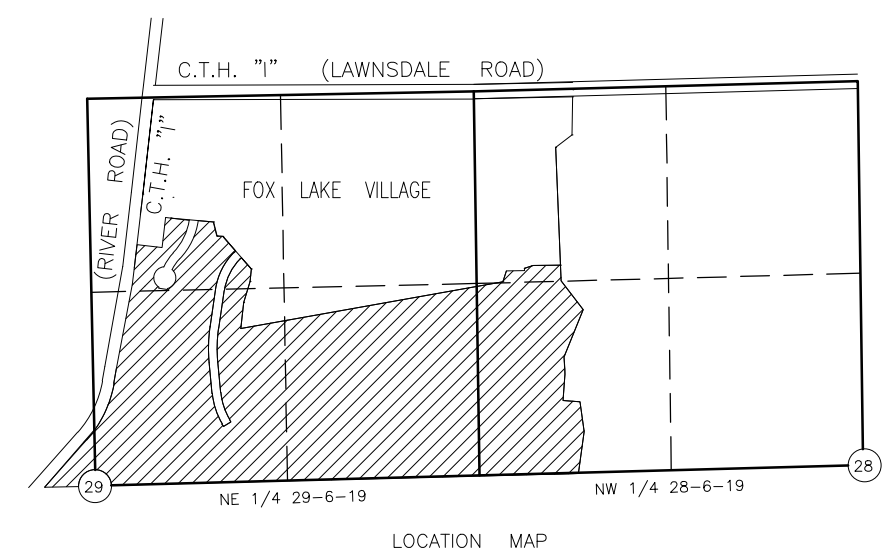
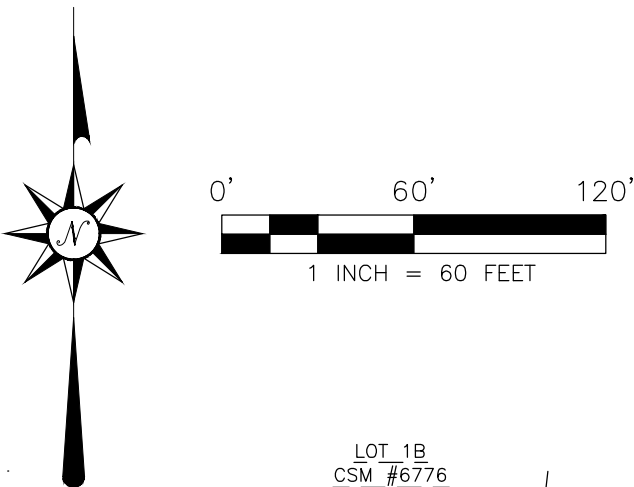
FOX LAKE VILLAGE ADDITION NO. 1

BEING A RESUBDIVISION OF PART OF LOT 3 OF C.S.M. 6776, LOT 1 OF C.S.M. 10518 AND LANDS ALL BEING PART OF THE NW 1/4, SW 1/4 AND SE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 29, AND THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

NOTES:

- All sanitary sewer, storm sewer, drainage easements and vision corner easements shown hereon are hereby granted, along with full access rights to the City of Waukesha.
- Unless specifically noted otherwise, any lot lines within easements platted hereon are always the centerline of such easements.
- No buildings or fences shall be constructed within easements shown hereon. No trees or bushes which would grow to more than four feet in height are allowed within said easements without the approval of the City of Waukesha Engineering Department and the Waukesha Water Utility. The City of Waukesha bears no responsibility to repair or replace any grass, shrubs, trees or other improvements on such easements.
- Outlot 2, Block B and Outlot 1, Block C are unbuildable until the CLOMR and LOMA have been approved and the Floodplain is not located on the Outlots, and a new CSM is recorded to create the two lots as approved by the City.
- No direct vehicular access is allowed between any lots (or over any vision corner easements) to C.T.H. "I" (River Road).
- This plat is part of the Stormwater Management agreement as set forth in Fox Lake Village subdivision.
- Outlots 3, 4 and 7 will be retained by Developer for future development in accordance with the approved Preliminary Plat.
- All building pads on buildable lots within this plat have been graded so that any basement floor elevation shall be at least 2 feet above the seasonal high groundwater elevation (See approved grading plan for development).
- Bearing are based upon the WI State Plane Coordinate System, South Zone, NAD 1927, referenced to the East line of the NE 1/4 of Section 29-6-19, which was taken to bear N00°49'02"W.
- Outlot 1, Block B to be used for a Sanitary Sewer Pump Station.
- No plantings, bushes, signs or other visual obstructions more than two feet in height are allowed within the Vision Corner Easement (V.C.E.) as shown on this plat.
- A 10 foot wide temporary slope easement, which is dedicated to the City of Waukesha, is hereby established across the street frontage of all lots/outlots. Said easement area shall not be permanently improved, and said easement shall remain in effect until such time as the concrete sidewalks are installed.

OUTLOT STATEMENT

-Each individual lot owner shall have an undivided fractional ownership of Outlots 5, 6, 8, 9 and 10 (where the stormwater management practices are located) platted hereon and neither the City of Waukesha nor Waukesha County shall become liable for any fees or special charges in the event that they may become the owner of any lot or outlot by reason of tax delinquency. Upon recording of Addendum No. 1, Exhibit G of the Storm Water Maintenance Agreement, the storm water permit is terminated. A more detailed Storm Water Facility Maintenance Agreement describing the rights, covenants, and conditions is included in a separately recorded Storm Water Facility Maintenance Agreement.

-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" that apply to Outlot 1 of "Fox Lake Village". The maintenance agreement subjects this subdivision plat and all lots owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practices. 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.

BASEMENT RESTRICTION-GROUNDWATER

Basement floor surface elevations shall not be lower than the proposed basement floor elevations the table shown either on the Plat or on the Master Grading Plan and Erosion Control Plan due to the potential for the seasonal high water table. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Management Ordinance and such analysis must be approved by the City of Waukesha Engineering Department.

LOT/BK	GW ELEV	RECOMMENDED MINIMUM BASEMENT ELEVATION		
		FP ELEV	LOWEST BSMT ELEV PER FEMA	MIN BSMT ELEV PER MGP
2/B	4.95	8.24	9.24	9.30
3/B	4.95	8.24	9.24	9.30
4/B	4.95	8.24	9.24	10.00
5/B	4.95	8.24	9.24	10.00
6/B	4.95	8.24	9.24	10.00
7/B	4.95	8.24	9.24	9.75
8/B	4.95	8.24	9.24	9.30
4/C	4.95	8.24	9.24	10.00
5/C	4.95	8.24	9.24	10.00
6/C	4.95	8.24	9.24	10.10
7/C	4.95	8.24	9.24	10.10
8/C	4.95	8.24	9.24	9.60

*GW ELEV DETERMINED FROM AVAILABLE TESTING BY GW STUDIES BY GEO-TECHNOLOGY INC. THIS INFORMATION CAN BE MADE AVAILABLE BY THE DEVELOPER UPON REQUEST.

BUILDING SETBACKS/OFFSETS

- FRONT R/W: 25'
- REAR YARD: 40'
- SIDE YARD: 10'
- C.T.H. "I" (RIVER ROAD): 40'

- - Indicates 1.25" rebar found
- - Indicates 2.375" O.D. X 18" Iron Pipe 3.65 lbs/lin ft. Set.
- All other lot and outlot corners: 1.315" O.D. x 18" Iron Pipe 1.68 lbs/lin ft. Set.



REVISED 10/6/14
DATED 6/30/13
JOB #13034
SHEET 1 OF 4

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939