

# PRELIMINARY CONDOMINIUM PLAT OF STANDING STONE

CITY OF WAUKESHA  
WAUKESHA COUNTY, WISCONSIN  
(Residential Condominium)

### CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	20.00	44°42'49"	15.61	15.21	N65°12'43.5"E	S87°34'08"W	S42°51'19"W
C2	960.00	8°02'36"	134.77	134.66	S17°15'50"E	N13°14'32"W	N21°17'08"W
C3	436.00	52°47'22"	401.71	387.65	S39°38'13"E	S13°14'32"E	S66°01'54"E
C4	275.00	66°01'54"	316.93	299.68	S33°00'57"E	N00°00'00"E	N66°01'54"W

### LEGAL DESCRIPTION:

Lot 1, Certified Survey Map No. \_\_\_\_\_, recorded in the Office of the Register of Deeds for Waukesha County on \_\_\_\_\_, 20\_\_\_\_, in Volume of Certified Survey Maps, at Pages \_\_\_\_\_ through inclusive, as Document No. \_\_\_\_\_. Being part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

### NOTES:

- 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 S.W. 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, BEARS N00°21'37"E.

- ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFIED AS LIMITED COMMON ELEMENTS OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT. THE "CLUBHOUSE" IS A COMMON ELEMENT.

### ENVIRONMENTAL NOTES:

- WETLAND SHOWN HEREON WAS DELINEATED BY RA SMITH ON MAY 24TH, 2019.
- PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) SHOWN HEREON IS PER SEWRPC RECORDS.
- 100 YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 55133C0326G & 55133C0327G, REVISED NOVEMBER 5, 2014.
- SOME FLOODPLAIN & PEBBLE BROOK LYING OVER PORTIONS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 ARE SHOWN PER WAUKESHA COUNTY DIGITAL DATA.

### SURVEYOR'S CERTIFICATE:

I, GRADY L. GOSSER, do hereby certify that I have surveyed the above described property and this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements constructed or to be constructed upon the property.

This Condominium Plat is a correct representation of "STANDING STONE" Condominiums, and the identification and location of each unit and the common elements of the Condominium can be determined from this Plat. The common elements are defined to be all of the condominium property except the individual units described in the Plat and the Declaration.

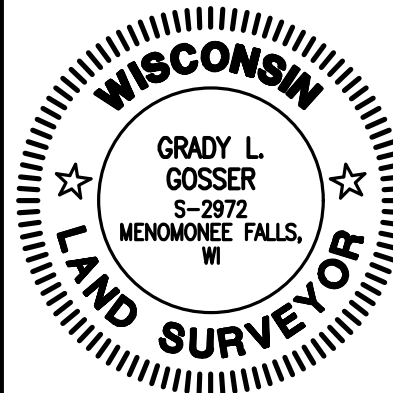
Dated this 1st day of SEPTEMBER, 2020.

*Grady L. Gosser*  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor S-2972

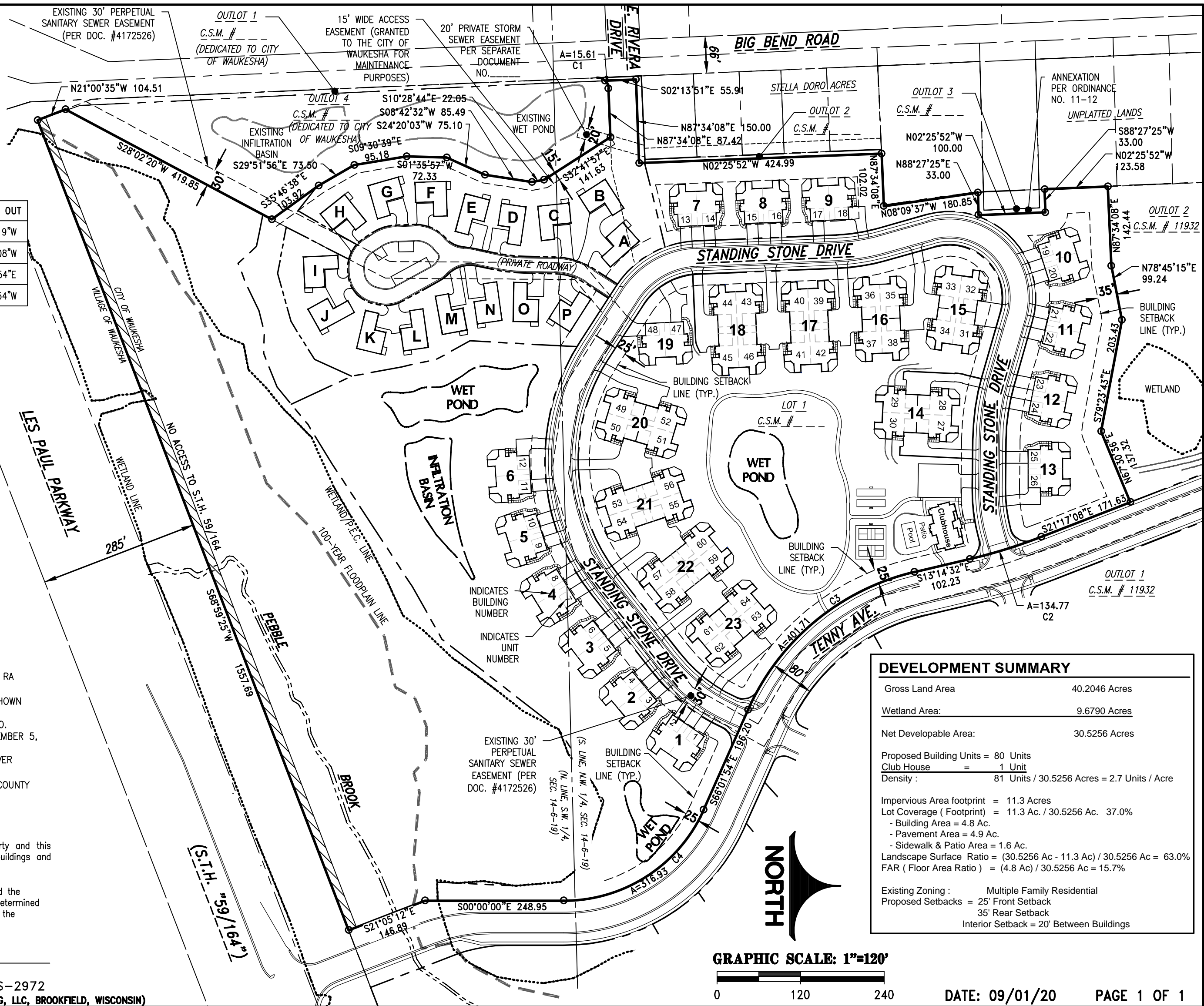
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)



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DEVELOPMENT SUMMARY	
Gross Land Area	40.2046 Acres
Wetland Area:	9.6790 Acres
Net Developable Area:	30.5256 Acres
Proposed Building Units =	80 Units
Club House =	1 Unit
Density :	81 Units / 30.5256 Acres = 2.7 Units / Acre
Impervious Area footprint =	11.3 Acres
Lot Coverage (Footprint) =	11.3 Ac. / 30.5256 Ac. = 37.0%
- Building Area =	4.8 Ac.
- Pavement Area =	4.9 Ac.
- Sidewalk & Patio Area =	1.6 Ac.
Landscape Surface Ratio =	(30.5256 Ac - 11.3 Ac) / 30.5256 Ac = 63.0%
FAR (Floor Area Ratio) =	(4.8 Ac) / 30.5256 Ac = 15.7%
Existing Zoning :	Multiple Family Residential
Proposed Setbacks =	25' Front Setback 35' Rear Setback Interior Setback = 20' Between Buildings

