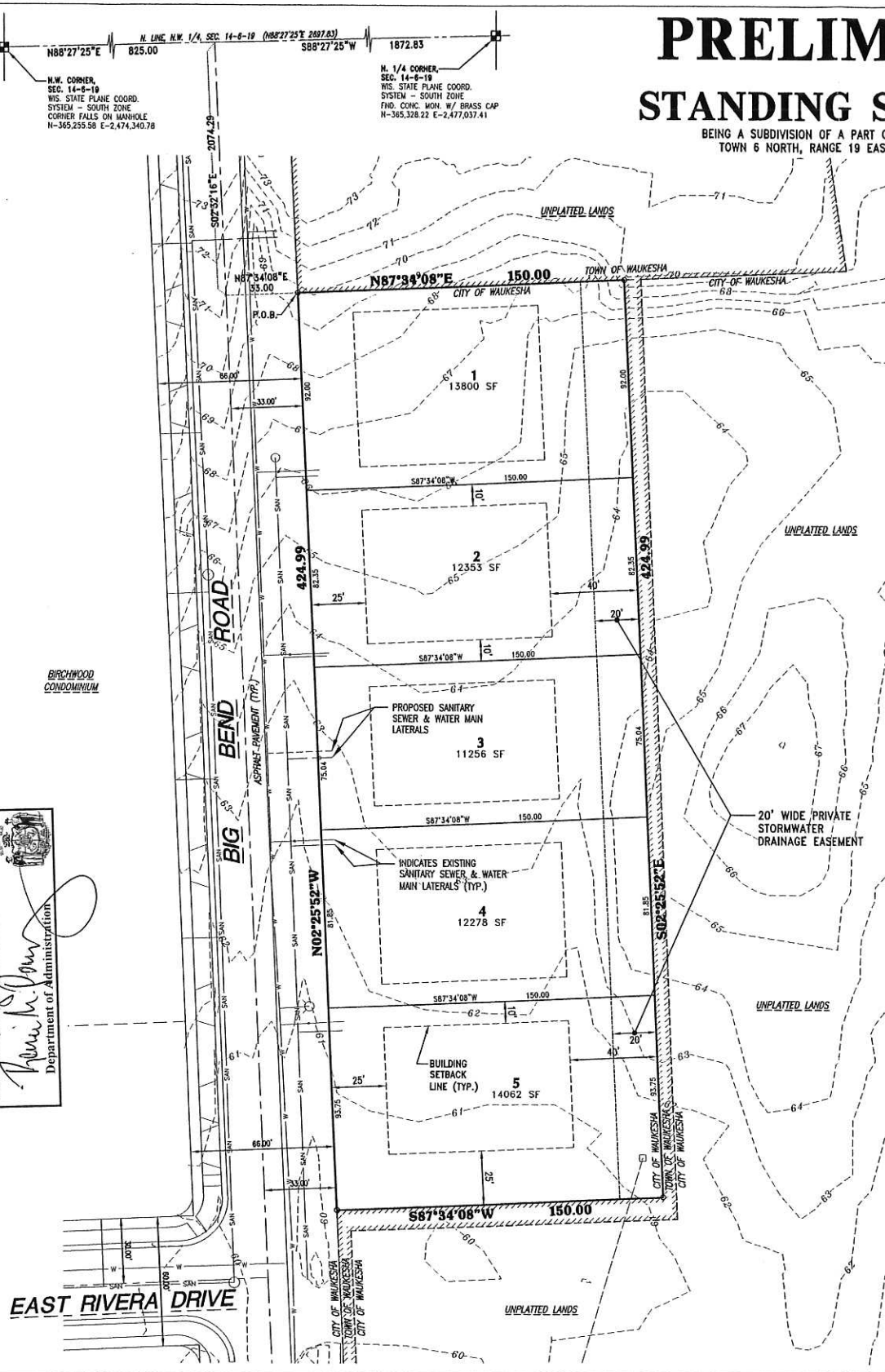


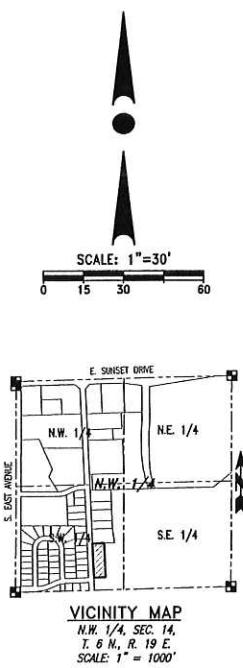
27526

There are no objections to this PRELIMINARY PLAT with respect to the applicable provisions of s. 236.16 and 236.20, Wis. Stats., as provided by s. 236.11 and 236.12, Wis. Stats.
Certified *Mark J. Goss* 2016
Department of Administration



PRELIMINARY PLAT OF STANDING STONE AT BIG BEND

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14,
TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



EXISTING ZONING:
RD-2 TWO-FAMILY RESIDENTIAL DISTRICT

DESIGN CRITERIA:
MIN. LOT WIDTH 70 FT.
MIN. CORNER LOT WIDTH 80 FT.
MIN. SINGLE FAMILY LOT AREA 8,000 S.F.
MIN. TWO-FAMILY LOT AREA 9,000 S.F.
MIN. FRONT SETBACK: 25 FT.
MIN. SIDE SETBACK: 10 FT.
MIN. REAR SETBACK: 40 FT.

DEVELOPER:
ROBERT F. SMART AND CAROL O. SMART
REVOCABLE TRUST OF 2010
137 WISCONSIN AVENUE
WAUKESHA, WI 53186
PHONE: 262-547-7755

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

- DEVELOPMENT SUMMARY:**
1. Subdivision contains approximately 1.4635 Acres.
 2. Subdivision contains 5 Lots.
 3. All lots to be served by Sanitary Sewer and Watermain.
 4. Abutting Public Roads have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer, installed by City of Waukesha in 2016.
 5. All lots to have Underground Utility Service.
 6. Existing Zoning: RD-2 Two-Family Residential District

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.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the North line of the N.W. 1/4 of Section 14, Town 6 North, Range 19 East, bears N88°27'25"E.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Contours/Elevations shown on this Preliminary Plat are via a ground survey performed by Trio Engineering, LLC.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:

- City of Waukesha

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 Chapter 236 of the Wisconsin Statutes and the Subdivision and Platting Code of the City of Waukesha.

Date: 4-6-16



Grady L. Goss
Grady L. Goss, P.L.S.
Professional Land Surveyor S-2972

12660 W. NORTH AVENUE, BLDG. "D"
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: goss@trioeng.com

PROJECT:
STANDING STONE AT BIG BEND
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF WAUKESHA, WISCONSIN
TO: ROBERT F. SMART AND CAROL O. SMART REVOCABLE TRUST OF 2010
137 WISCONSIN AVENUE
WAUKESHA, WI 53186

REVISION HISTORY	
DATE	DESCRIPTION

DATE:
JUNE 10, 2016

JOB NUMBER:
12-011-889-01

DESCRIPTION:
PRELIMINARY PLAT

SHEET
1 OF 1