### N. LINE, N.W. 1/4, SEC. 14-6-19 (N88°27'25"E 2697.83) S88\*27'25"W 825.00 N. 1/4 CORNER,-SEC. 14-6-19 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE WIS. STATE PLANE COORD. FND. CONC. MON. W/ BRASS CAP SYSTEM - SOUTH ZONE N-365,328.22 E-2,477,037.41 CORNER FALLS ON MANHOLE N-365,255.58 E-2,474,340.78 TOWN OF WAUKESHA N87°34°08"E - CITY OF WAUKESHA N87"34'08"E P.O.B.-13800 SF UNPLATTED LANDS ROAD S87°34'08"W <u>BIRCHWOOD</u> \_\_\_\_64-\_-\_\_ CONDOMINIUM BEND PROPOSED SANITARY SEWER & WATER MAIN LATERALS 11256 SF L\_\_\_\_\_, 20' WIDE PRIVATE STORMWATER DRAINAGE EASEMENT INDICATES EXISTING SANITARY SEWER & WATER MAIN LATERALS (TYP.) 12278 SF S87°34'08"W <u>UNPLATTED\_LANDS</u> -BUILDING SETBACK **5** 14062 SF LINE (TYP.) ≥33,00′ 150.00 S87°34'08"W EAST RIVERA DRIVE <u>UNPLATTED LANDS</u>

# PRELIMINARY PLAT

## 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.

E. SUNSET DRIVE

VICINITY MAP

N.W. 1/4, SEC. 14,

T. 6 N., R. 19 E.

SCALE: 1" = 1000'

RD-2 TWO-FAMILY RESIDENTIAL DISTRICT

MIN. SINGLE FAMILY LOT AREA 8,000 S.F.

MIN. TWO-FAMILY LOT AREA 9,000 S.F.

ROBERT F. SMART AND CAROL O. SMART REVOCABLE TRUST OF 2010

ENGINEER / SURVEYOR:

12660 W. NORTH AVE., BLDG. "D"

N.W. 1/#

**EXISTING ZONING:** 

**DESIGN CRITERIA:** 

MIN. CORNER LOT WIDTH

MIN. FRONT SETBACK: 25 FT. MIN. SIDE SETBACK: 10 FT.

MIN. REAR SETBACK: 40 FT.

**DEVELOPER:** 

137 WISCONSIN AVENUE WAUKESHA, WI 53186 PHONE: 262-547-7755

TRIO ENGINEERING, LLC

BROOKFIELD, WI 53005

PHONE: (262) 790-1480 FAX: (262) 790-1481

MIN. LOT WIDTH

N.E. 1/4

S.E. 1/4

70 FT.

80 FT.

#### **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 presence of groundwater near the surface, may require additional soil 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 special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is

#### 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 Goedetic 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: <u>4-6-16</u>



Grady L. Gosser, 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: ggosser@trioeng.com

BEND BIC

REVISION HISTORY	
DATE	DESCRIPTION

SINGL SINGL CITY O

DATE:

JUNE 10, 2016

JOB NUMBER: 12-011-889-01

**DESCRIPTION:** 

**PRELIMINARY PLAT** 

SHEET

1 OF 1