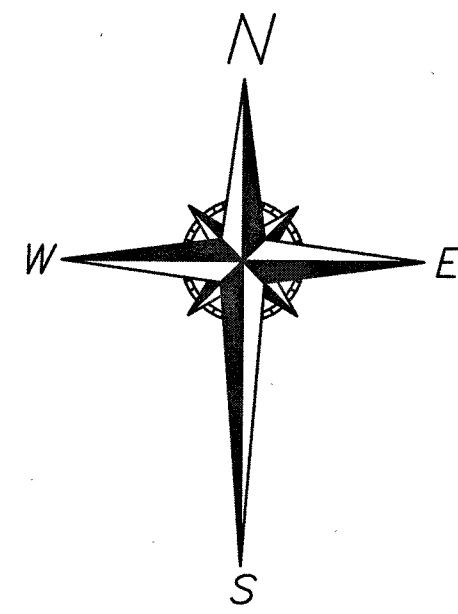
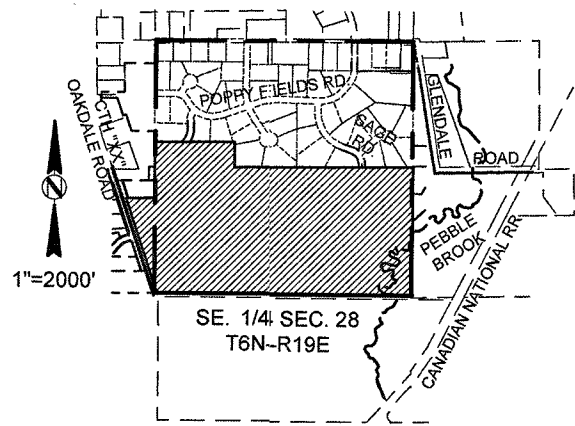




SCALE: 1" = 120'

LOCATION MAP



PRELIMINARY PLAT OF PEBBLE BROOK HOLLOW

BEING A PART OF THE SE. 1/4, SW 1/4 AND NW 1/4 OF THE SE. 1/4 OF SECTION 28,
T.6N., R.19E., TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

FLOODWAY
ZONE AE

ZONE AE

ZONE X

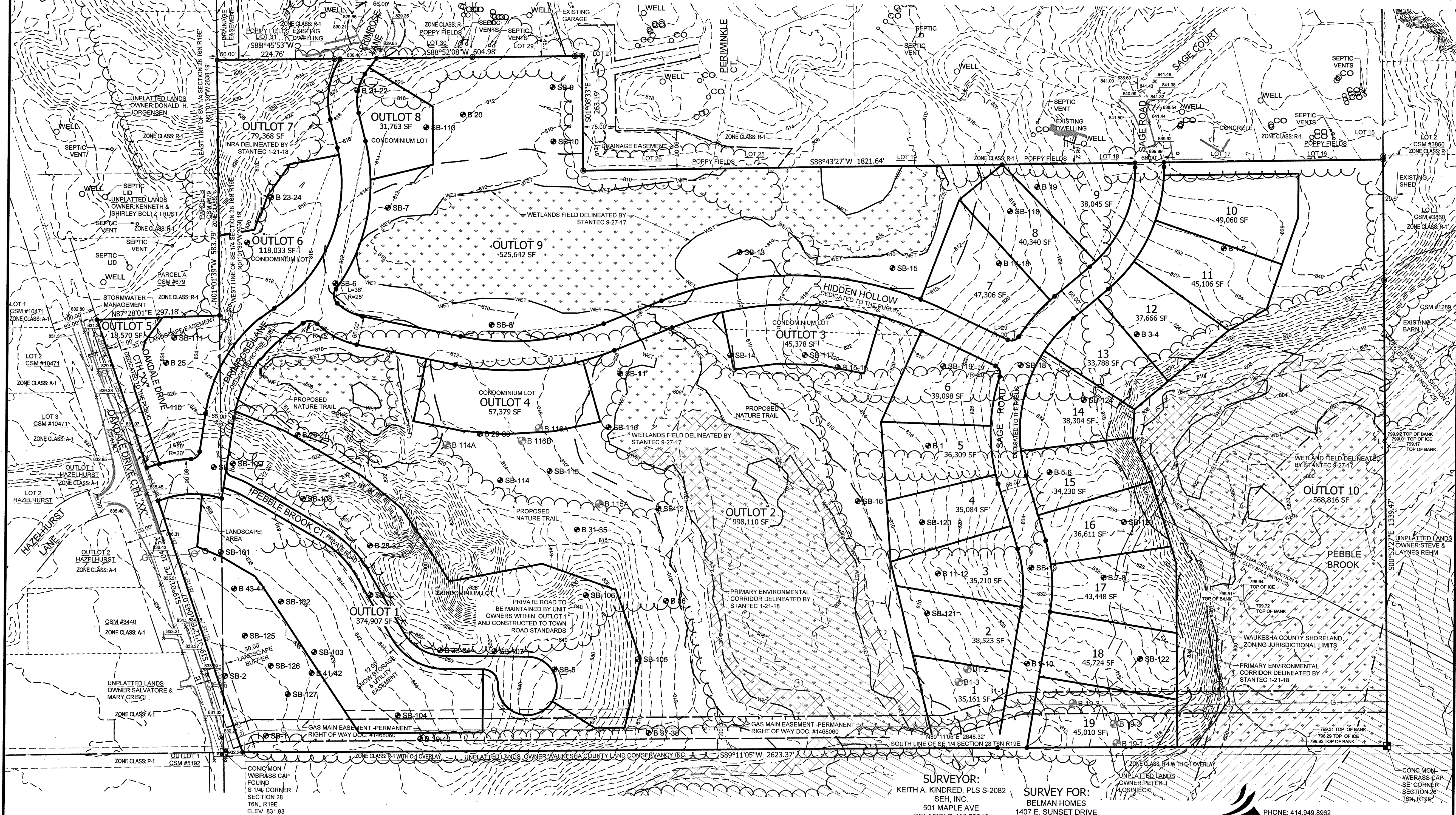
OVERALL DETAIL

NOTE: THE WETLANDS AND INRA SHOWN ON THIS MAP
AS DELINEATED BY STANTEC, HAVE RECEIVED
CONCURRENCE FROM SEWRPC ON 7-12-18.



LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- 1.1118" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 900 DENOTES MAJOR CONTOUR
- 901 DENOTES MINOR CONTOUR
- P-OH DENOTES OVERHEAD ELECTRIC, POLE AND DOWN GUY ANCHOR
- #205 DENOTES SOIL BORING
- WET DENOTES WETTED AREA
- WET DENOTES WETLAND
- WET DENOTES EXISTING SPOT ELEV.
- WET DENOTES ENVIRONMENTAL CORRIDOR



PROJECT BELIN #144685

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SHEET 1 OF 6

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLEHOLDERS AND UNIT OWNERS OF THE PEBBLE BROOK HOLLOW SUBDIVISION SHALL EACH HOLD AN UNDIVIDED INTEREST IN OUTLOTS 2, 9 AND 10 WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED AS FOLLOWS:

LOTS 1 THROUGH 19 -19/55
OUTLOT 1-20/55
OUTLOT 3-3/55
OUTLOT 4-4/55
OUTLOT 6-7/55
OUTLOT 8-2/55

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" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 2, 5, 9 AND 10. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS AND UNIT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF WAUKESHA MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-19 AND UNIT OWNERS OF OUTLOTS 1, 3, 4, 6 AND 8 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

EASEMENTS
ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF WAUKESHA, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

WETLAND/ PRIMARY ENVIRONMENTAL CORRIDOR/ ISOLATED NATURAL RESOURCES AREA RESTRICTIONS

THOSE AREAS IDENTIFIED ON THIS SUBDIVISION PLAT AS WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR/ ISOLATED NATURAL RESOURCES AREA, SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, 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.

2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH THE APPROVAL FROM 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 WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED.

3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.

4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.

5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE 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.

6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

7. THE RESOURCE BOUNDARIES AND RESTRICTIONS CONTAINED HEREIN MAY ONLY BE MODIFIED IN COMPLIANCE WITH THE REGULATIONS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE OR THE TOWN OF WAUKESHA ZONING ORDINANCE, WHICHEVER APPLIES, WITH APPROVAL FROM THE JURISDICTIONAL AUTHORITY.

NOTES

1. SETBACKS SHALL BE PER THE APPROVED ZONING R-1 PUD PURSUANT TO APPROVED CONDITIONAL USE AND SHALL BE AS FOLLOWS:

LOTS 1 THRU 19
FRONT YARD - 50 FEET
SIDE YARD - 20 FEET
REAR YARD - 20 FEET

OUTLOTS 1, 3, 4, 6 AND 8
FRONT YARD - 10 FEET (25 FEET FROM PRIVATE ROAD ON OUTLOT 1)
SIDE YARD - 20 FEET BUILDING TO BUILDING MINIMUM
REAR YARD - 20 FEET

2. MINIMUM LOT WIDTH OF 120 FEET AT FRONT YARD SETBACK.

3. EACH INDIVIDUAL LOT OWNER AND UNIT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOTS 2, 5, 7, 9 AND 10. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. THE INDIVIDUAL HOME OWNERS AND UNIT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF SAID OUTLOTS.

4. OUTLOTS 2, 5, 9 AND 10 TO BE ENCOMPASSED BY A DRAINAGE EASEMENT GRANTED TO TOWN OF WAUKESHA AND MAINTAINED BY THE LOT OWNERS AND UNIT OWNERS. SEE STORMWATER MANAGEMENT PRACTICES NOTES.

5. LANDSCAPE EASEMENT ON OUTLOT 5 IS RESERVED FOR LANDSCAPING TO BE MAINTAINED BY THE LOT OWNERS.

6. OUTLOTS 1, 3, 4, 6 AND 8 ARE RESERVED FOR FUTURE CONDOMINIUM DEVELOPMENT. ALL OF THESE OUTLOTS TO BE OWNED AND MAINTAINED BY FRACTIONAL OWNERSHIP OF UNIT AND OUTLOT OWNERS.

7. TOTAL LOT AREA 3,876,822 S.F. OR 89.0 ACRES.

8. ALL VISIBLE BUILDINGS, WELLS, SEPTIC ACCESS LIDS AND VENTS (IF ANY) WITHIN 50' OF THE PROPERTY BOUNDARY ARE DEPICTED.

9. DEVELOPER RESERVES THE RIGHT TO PLAT AND CONSTRUCT THIS DEVELOPMENT IN PHASES AS PERMITTED BY TOWN.

10. CONDOMINIUM UNITS ARE SHOWN CONCEPTUALLY ONLY. UNITS CAN BE SUBSTITUTED AT THE DEVELOPER'S DISCRETION INCLUDING ADDING AN ADDITIONAL GARAGE SPACE, PATIOS, DECKS AND WALKS.

11. SINGLE FAMILY LOTS WILL NOT BE A PARTY TO THE CONDOMINIUM DOCUMENTS AND AGREEMENT.

12. PEBBLE BROOK COURT TO BE PRIVATE ROAD MAINTAINED BY UNIT OWNERS WITHIN OUTLOT 1 AND CONSTRUCTED TO TOWN ROAD STANDARDS.

13. HIDDEN HOLLOW, PRIMROSE LANE AND SAGE ROAD ARE DEDICATED TO THE PUBLIC.

14. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

PRELIMINARY PLAT OF

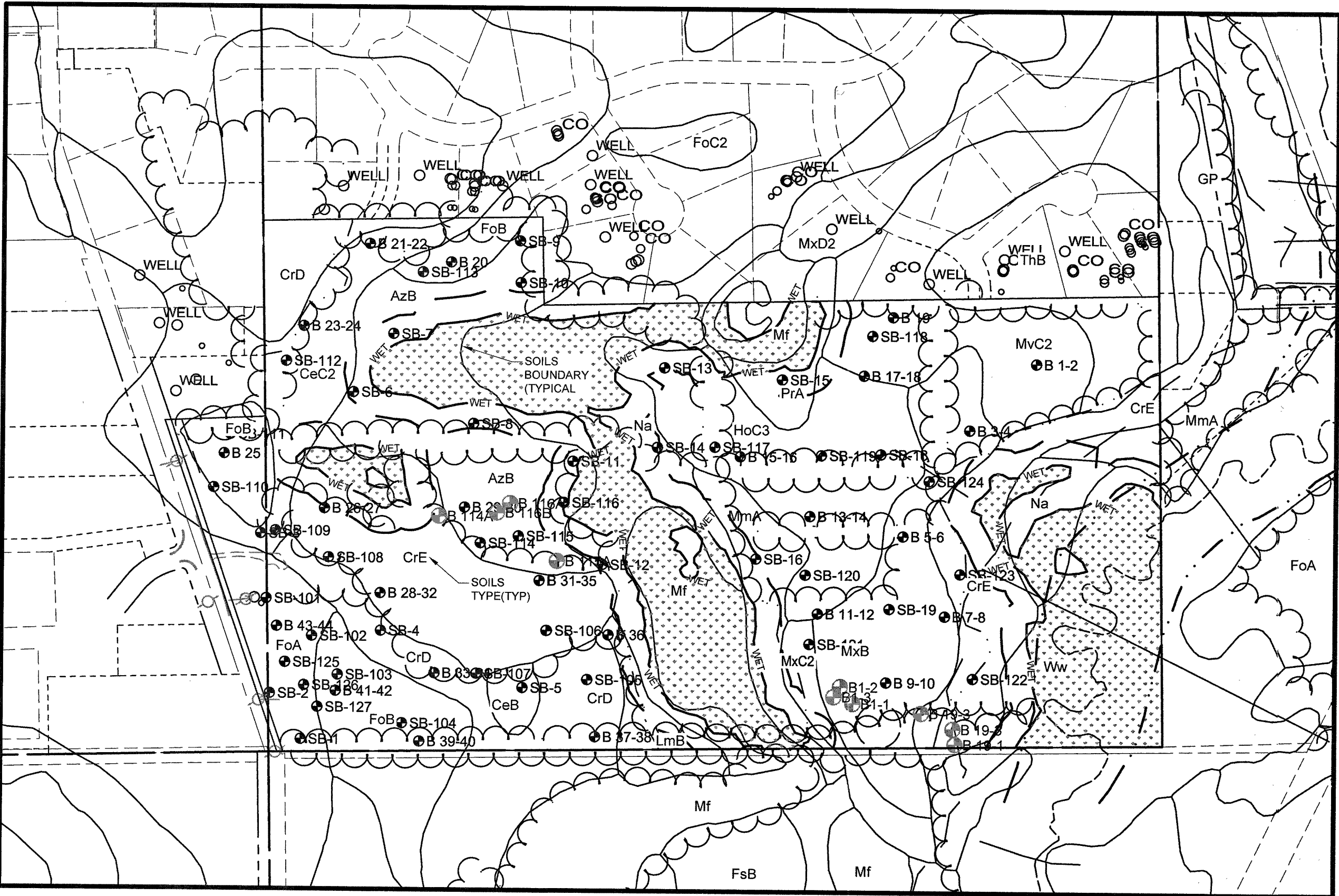
PEBBLE BROOK HOLLOW

BEING A PART OF THE SE. 1/4, SW 1/4 AND NW 1/4 OF THE SE. 1/4 OF SECTION 28, T.6N., R.19E., TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

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SOILS MAP

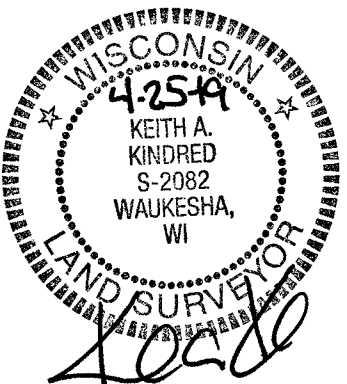


OPEN SPACE CALCULATIONS

GROSS LAND AREA	3,876,822 S.F.
TOTAL LAND AREA IN OUTLOTS 2, 5, 7, 9 AND 10	2,190,932 S.F.
LESS 80% OF TOTAL WETLANDS	680,261 S.F.
OPEN SPACE	1,510,671 S.F. 39%
GROSS LAND AREA	3,876,822 S.F.
TOTAL WETLANDS	850,327 S.F.
GROSS LAND AREA LESS WETLANDS	3,026,495 S.F.
PLUS 20% OF WETLANDS (170,065 S.F.)	3,196,560 S.F.

SOIL LEGEND

TYPES	DESCRIPTION
AzB	Aztalan loam
CeB	Casco loam
CeC2	Casco loam
CrD	Casco-Rodman complex
CrE	Casco Rodman complex
FoA	Fox loam
FoB	Fox loam
FoC2	Fox loam
FsB	Fox silt loam
GP	Gravel Pit
HoC3	Hochheim soils
LmB	Lamartine silt loam
Mf	Marsh
MmA	Matherton silt loam
MvC2	Miami sandy loam
MxB	Miami loam
MxC2	Miami sandy loam
MxD2	Miami loam
Na	Navan silt loam
PTA	Pistakee silt loam
ThB	Theresa silt loam
W	Water
Ww	Wet alluvial land



NOTE: THE WETLANDS AND INRA SHOWN ON THIS MAP AS DELINEATED BY STANTEC, HAVE RECEIVED CONCURRENCE FROM SEWRPC ON 7-12-18.

NOTE: DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE BUILDING FOOTPRINTS AND INTRODUCE ADDITIONAL BUILDING FOOTPRINTS WHICH ARE APPROVED BY THE TOWN.

PRELIMINARY PLAT OF PEBBLE BROOK HOLLOW

BEING A PART OF THE SE. 1/4, SW 1/4 AND NW 1/4 OF THE SE. 1/4 OF
SECTION 28, T.6N., R.19E., TOWN OF WAUKESHA,
WAUKESHA COUNTY, WISCONSIN.

PROPOSED CONVENTIONAL SYSTEM



PROPOSED MOUND SYSTEM



OUTLOT 4
57,379 SF
CONDOMINIUM

NOTE: APPROVED BY
CONDITIONAL USE FOR
UP TO 4 SINGLE FAMILY
CONDOMINIUMS UNITS

SB-114

SB-115

843 B 31-35

843 SB-12

843 B 28

843 B 43-44

SB-125

SB-126

SB-127

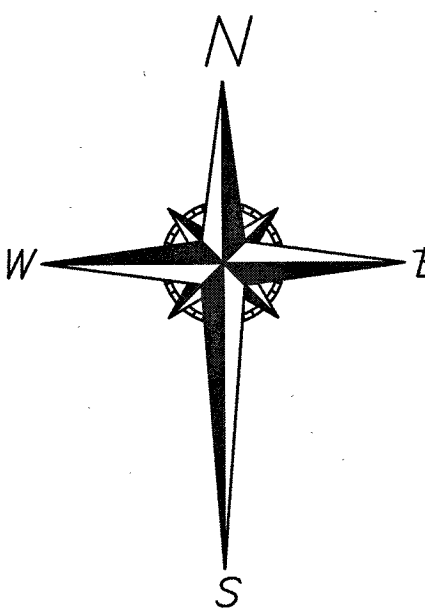
SB-104

843 SB-5

843 B 37-38

OUTLOT 2
HAZELHURST

CSM #3440



SCALE: 1" = 50'



UNPLATTED LANDS
OWNER: SALVATORE &
MARY CRISCI

OUTLOT 1
CSM #5192

CONC MON WBRASS
CAP FOUND
CENTER OF
SECTION 28
T6N, R19E
ELEV. 840.85

CONC MON WBRASS CAP
FOUND
S 1/4 CORNER
SECTION 28
T6N, R19E
ELEV. 831.83

NOTE: APPROVED BY
CONDITIONAL USE FOR
UP TO 20 SINGLE FAMILY
CONDOMINIUMS UNITS.

CONDOMINIUM LOT
OUTLOT 1
374,907 SF

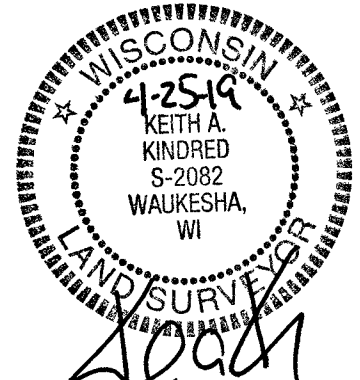
PRIVATE ROAD TO
BE MAINTAINED BY UNIT
OWNERS WITHIN OUTLOT 1
AND CONSTRUCTED TO TOWN
ROAD STANDARDS

12.00' SNOW
STORAGE AND
UTILITY EASEMENT

PROPOSED ROADWAY
AND UTILITY EASEMENT

N89°11'05"E 2648.32'
SOUTH LINE OF SE 1/4 SECTION 28 T6N R19E

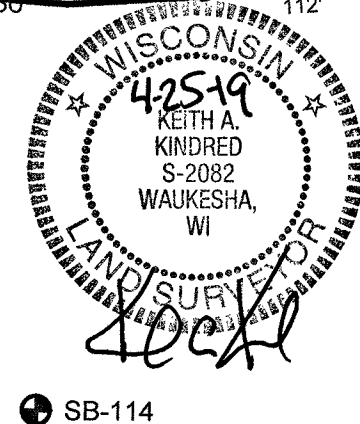
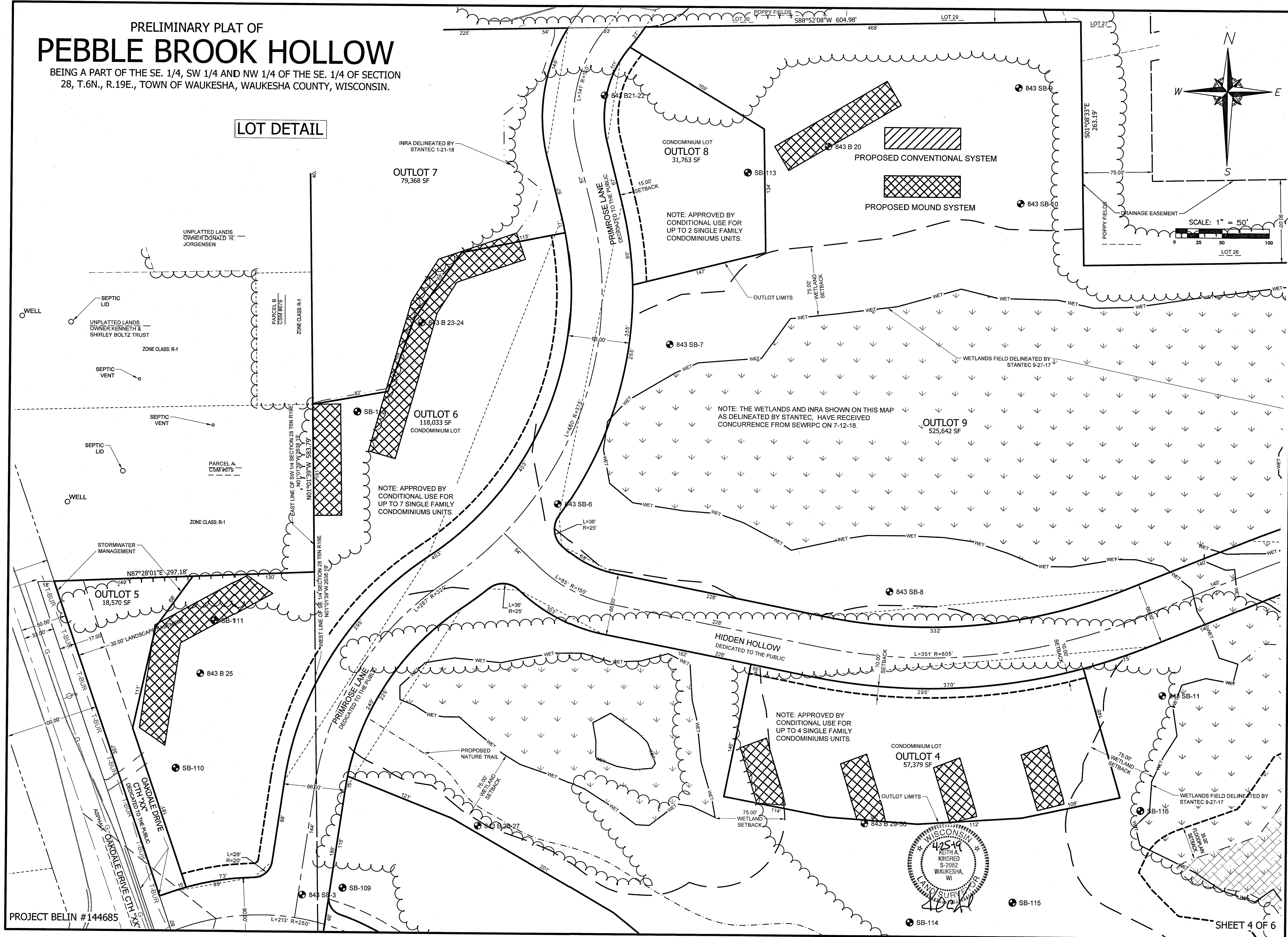
UNPLATTED LANDS OWNER: WAUKESHA COUNTY LAND CONSERVANCY INC.

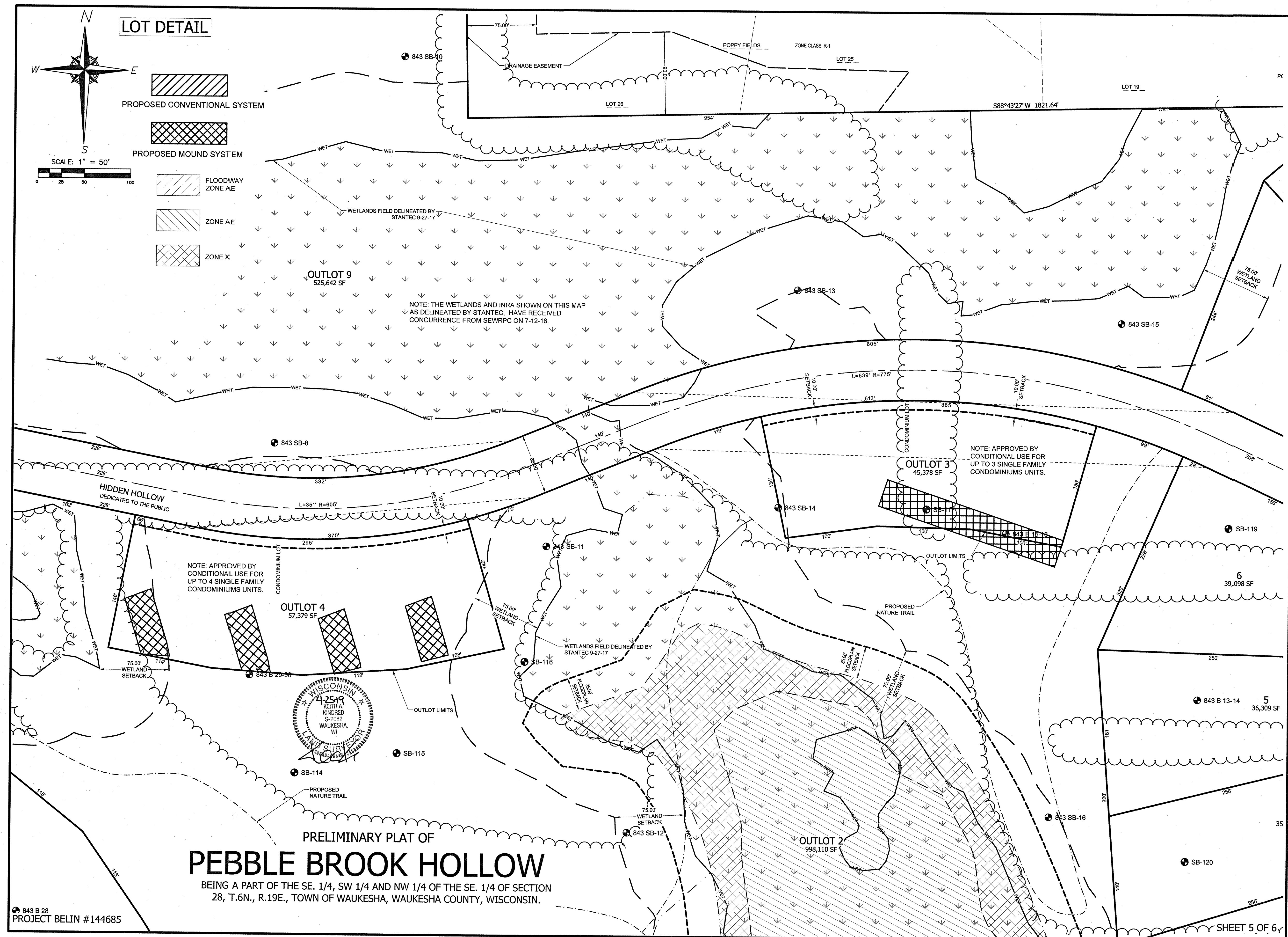


PRELIMINARY PLAT OF PEBBLE BROOK HOLLOW

BEING A PART OF THE SE. 1/4, SW 1/4 AND NW 1/4 OF THE SE. 1/4 OF SECTION
28, T.6N., R.19E., TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL





PRELIMINARY PLAT OF
PEBBLE BROOK HOLLOW

BEING A PART OF THE SE. 1/4, SW 1/4 AND NW 1/4 OF THE SE. 1/4 OF SECTION
28, T.6N., R.19E., TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL

NOTE: THE WETLANDS AND INRA SHOWN ON THIS MAP
AS DELINEATED BY STANTEC, HAVE RECEIVED
CONCURRENCE FROM SEWRPC ON 7-12-18.

- FLOODWAY
ZONE AE
- ZONE AE
- ZONE X

10
49,060 SF

11
45,106 SF

12
37,666 SF

13
33,788 SF

14
38,304 SF

15
34,230 SF

16
36,611 SF

17
43,448 SF

18
45,724 SF

19
45,010 SF

9
38,045 SF

8
40,340 SF

7
47,306 SF

6
39,098 SF

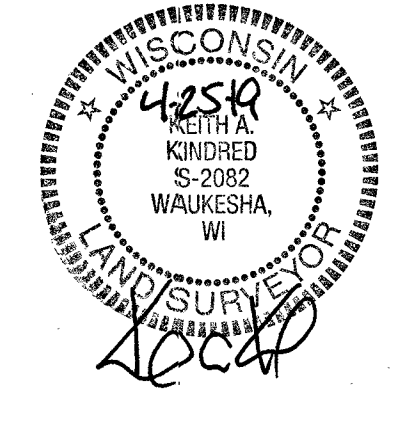
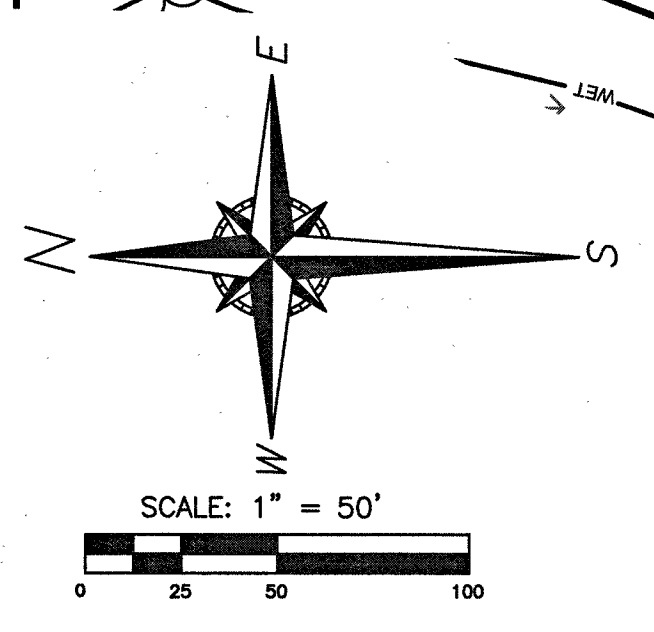
5
36,309 SF

4
35,084 SF

3
35,210 SF

2
38,523 SF

1
35,161 SF



PROJECT BELIN #144685

SHEET 6 OF 6