

PRELIMINARY PLAT OF STANDING STONE

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 11932, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jgudell@trioeng.com

PROJECT:
STANDING STONE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF WAUKESHA, WISCONSIN
BY: CORNERSTONE DEVELOPMENT OF S.E. WI, LLC
N63 W23849 MAIN STREET
SUSSEX, WI 53089

REVISION HISTORY

DATE	DESCRIPTION
09/01/2020	CITY SUBMITTAL
10/16/2020	REVISED SITE PLAN

DATE:
OCTOBER 15, 2020

JOB NUMBER:
12-011-796-01

DESCRIPTION:
PRELIMINARY PLAT

SHEET

DEVELOPMENT SUMMARY:

- Subdivision contains approximately 40.427 Acres.
- Subdivision contains 28 Lots and 4 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Sidewalks, Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, Cable and Gas Service.
- Proposed Zoning: PUD RS-3 Single Family Residential District
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 3 and 4 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlot 2 shall be dedicated to the City of Waukesha for parkland usage in lieu of parkland fees.
- Stormwater Management Facilities are located on Outlots 1, 3, and 4 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

DEVELOPMENT STATISTICS:

28 Lots
Proposed Zoning: RS-3 w/ PUD Overlay
Lot Area=9,000 sf; Lot Width=75'; 85' Corner
Setbacks: Front=25'; Side=10'; Rear=25'
Front Side Corner=15'

CONSERVANCY/WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS:

- Those areas identified as CONSERVANCY/WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR on this Plat shall be subject to the following restrictions:
- Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed trail system, 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.
 - The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, 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 municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
 - Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
 - The introduction of plant material not indigenous to the existing environment is prohibited.
 - Ponds may be permitted 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.
 - The construction of buildings is prohibited.

NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing State Trunk Highways or connecting Highways, in the absence of any increase by the Department to the Highway's through-lane capacity.

ACCESS RESTRICTION CLAUSE (S.T.H. "59/164") PER s. TRANS 233.05 (1):

As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "59/164" as shown on this Plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation.

HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS:

There shall be no improvements (including trees and shrubs) or structures placed between the highway and the highway setback line.

HORIZONTAL DATUM PLANE:

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 N.W. 1/4 of Section 14, Town 6 North, Range 19 East, bears South 00°15'16" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the City of Waukesha Vertical Datum.

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.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

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

APPROVING AUTHORITY:

City of Waukesha

OWNER:

R F SMART DEVELOPMENT LLC
144 W. BROADWAY AVENUE
WAUKESHA, WI 53186
PHONE: (262) 547-7755

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480

DEVELOPER:

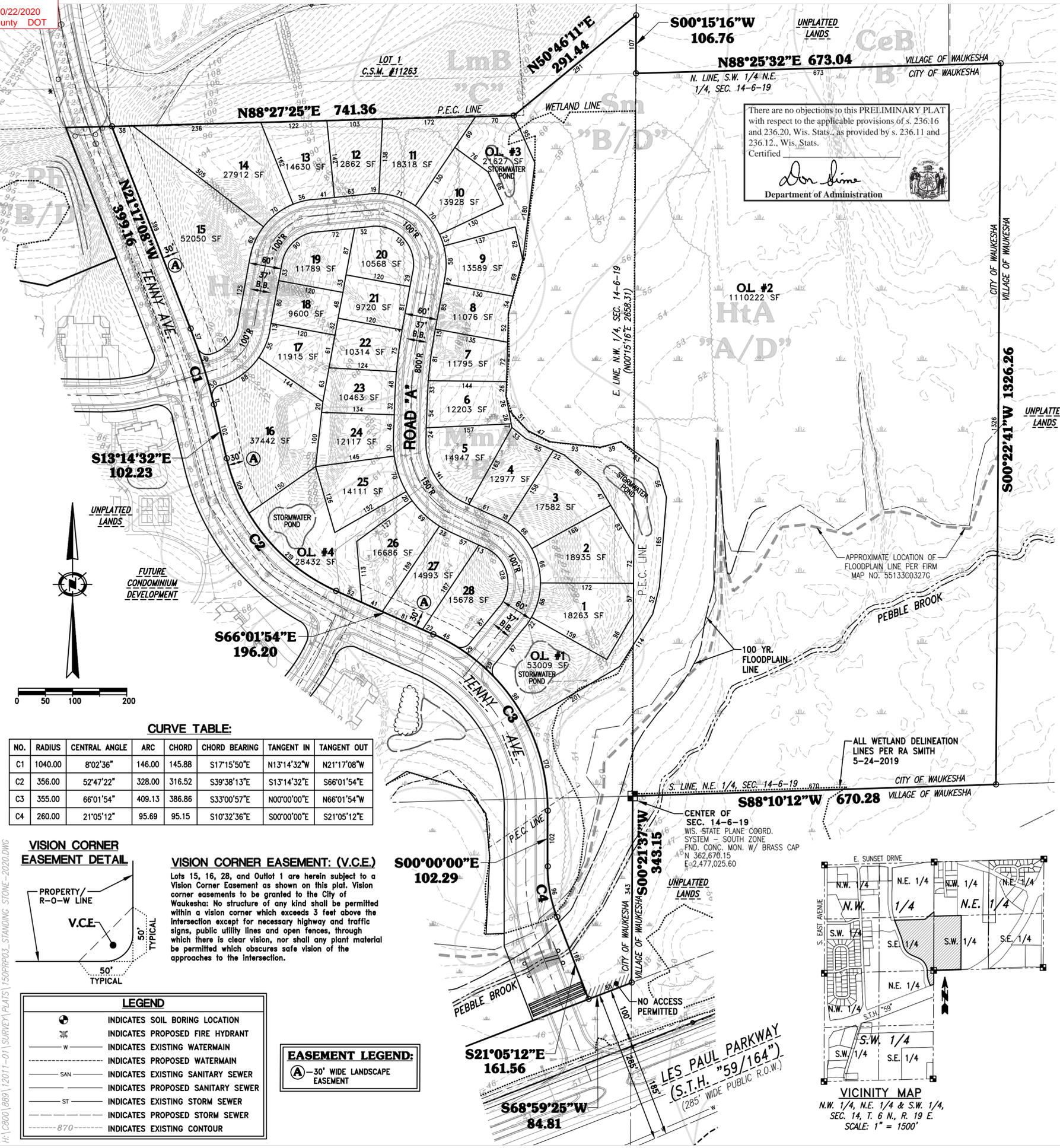
CORNERSTONE DEVELOPMENT OF S.E. WI, LLC
N63 W23849 MAIN STREET
SUSSEX, WI 53089
PHONE: (262) 932-4188

SURVEYOR'S CERTIFICATE:

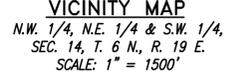
I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the City of Waukesha.

Date: 09-01-20
Revised: 10-15-20

Grady L. Gosser
Grady L. Gosser, R.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

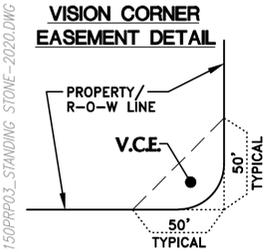


There are no objections to this PRELIMINARY PLAT with respect to the applicable provisions of s. 236.16 and 236.20, Wis. Stats., as provided by s. 236.11 and 236.12., Wis. Stats. Certified
Don Dime
Department of Administration



CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	1040.00	8°02'36"	146.00	145.88	S17°15'50"E	N13°14'32"W	N21°17'08"W
C2	356.00	52°47'22"	328.00	316.52	S39°38'13"E	S13°14'32"E	S66°01'54"E
C3	355.00	66°01'54"	409.13	386.86	S33°00'57"E	N00°00'00"E	N66°01'54"W
C4	260.00	21°05'12"	95.69	95.15	S10°32'36"E	S00°00'00"E	S21°05'12"E



VISION CORNER EASEMENT: (V.C.E.)
Lots 15, 16, 28, and Outlot 1 are herein subject to a Vision Corner Easement as shown on this plat. Vision corner easements to be granted to the City of Waukesha: No structure of any kind shall be permitted within a vision corner which exceeds 3 feet above the intersection except for necessary highway and traffic signs, public utility lines and open fences, through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.

LEGEND

- INDICATES SOIL BORING LOCATION
- INDICATES PROPOSED FIRE HYDRANT
- INDICATES EXISTING WATERMAIN
- INDICATES PROPOSED WATERMAIN
- INDICATES EXISTING SANITARY SEWER
- INDICATES PROPOSED SANITARY SEWER
- INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- INDICATES EXISTING CONTOUR

EASEMENT LEGEND:
A - 30' WIDE LANDSCAPE EASEMENT

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