

OWNER/DEVELOPER:
JANSSEN BRUCKNER, LLC
RYAN JANSSEN
PO BOX 277,
EAGLE, WI 53119

ENGINEER:
TRIO ENGINEERING
4100 N. CALHOUN DR. SUITE 300
BROOKFIELD, WI 53045

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
111 W. 2ND ST.
OCONOMOWOC, WI 53066

REVIEWING AUTHORITIES:
• CITY OF NEW BERLIN
• WAUKESHA COUNTY DEPT. OF PARKS & LAND USE
• WI DEPARTMENT OF ADMINISTRATION

TOTAL PARCEL AREA
SUBDIVISION AREA (SITE) = 88.40 ACRES

PROPOSED DEVELOPMENT = 20 LOTS

DENSITY = 20 LOTS/88.40 ACRES = 4.42 UNITS/ACRE

CONSERVATION AREA
TOTAL COMMON AREA (OL 1) = 67.71 AC (76.6%)

ROAD LENGTH
- DUAL ENTRY BOULEVARD (5 LOTS) = 650'
- CUL-DE-SAC ROAD (14 LOTS) = 1,260'
- TOTAL ROAD LENGTH = 1,910'

ZONING DATA
• R-7
• MINIMUM LOT AREA = 25,000 S.F.
• MINIMUM LOT WIDTH AT SETBACK LINE = 100 FEET
• MINIMUM LOT WIDTH AT SETBACK LINE (CORNER LOT) = 120 FEET
• MINIMUM LOT DEPTH = 155 FEET
• MINIMUM GARAGE ENTRY SETBACK = 30 FEET

BUILDING SETBACKS
• STREET = 40'
• SIDE = 15'
• SIDE (SIDE LOAD GARAGE) = 30'
• REAR = 40'
• WETLAND = 30'

NOTES:

- PARCEL ADDRESS 4908 S. CALHOUN RD. (TAX KEY: NBC 1258999).
- TITLE COMMITMENT PROVIDED PREPARED BY ATTORNEYS TITLE & CLOSING SERVICE LLC, DATED JULY 27, 2022, COMMITMENT NO. 22-5943 WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL:
• EXCEPTION 11: CONVEYANCE OF RIGHTS IN LAND RECORDED ON AUGUST 10, 2005, AS DOCUMENT NO. 3304738. (EASEMENT RIGHTS IN CALHOUN RD.)
• EXCEPTION 12: RELOCATION ORDER RECORDED ON MARCH 18, 2020, AS DOCUMENT NO. 4460215. (CALHOUN RD.)
• EXCEPTION 13: CONVEYANCE OF RIGHTS IN LAND RECORDED ON MARCH 12, 2021, AS DOCUMENT NO. 4565377. (EASEMENT RIGHTS IN CALHOUN RD.)
- ANY LANDS 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.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0353G & 55133C0334G, MAP REVISED NOVEMBER 5, 2014.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20223407543
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- SEE SHEET 2, LOT 2 FOR BUILDING SETBACK DETAIL.
- ROADWAYS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.
- LOTS 2 - 15, 17 AND 20 IN THE SUBDIVISION HAVE BEEN SELECTED TO ALLOW THEIR INDIVIDUAL SEPTIC SYSTEMS TO BE CONTAINED PARTIALLY IN EASEMENTS IN THE COMMON OPEN AREAS OF THE SUBDIVISION.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT NO. 1 AND WAUKESHA COUNTY SHALL NOT BE LIABLE OF ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- PORTIONS OF OUTLOT 1 SHALL BE USED FOR STORMWATER MANAGEMENT, OPEN SPACE, AND PRIVATE SANITARY PURPOSES.
- THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT (V.C.E.) IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION, NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED ABOVE THE VISION CORNER EASEMENT.

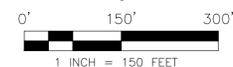
CONSERVANCY/WETLAND/FLOODPLAIN/SECONDARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

THOSE AREAS IDENTIFIED AS CONSERVANCY/WETLAND/FLOODPLAIN/SECONDARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON PAGE ____ OF ____ ON THIS SUBDIVISION PLAT/CERTIFIED SURVEY MAP 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 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. 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/SECONDARY 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.
3. 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 SECONDARY ENVIRONMENTAL CORRIDOR AREA.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. 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.
6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

LEGEND

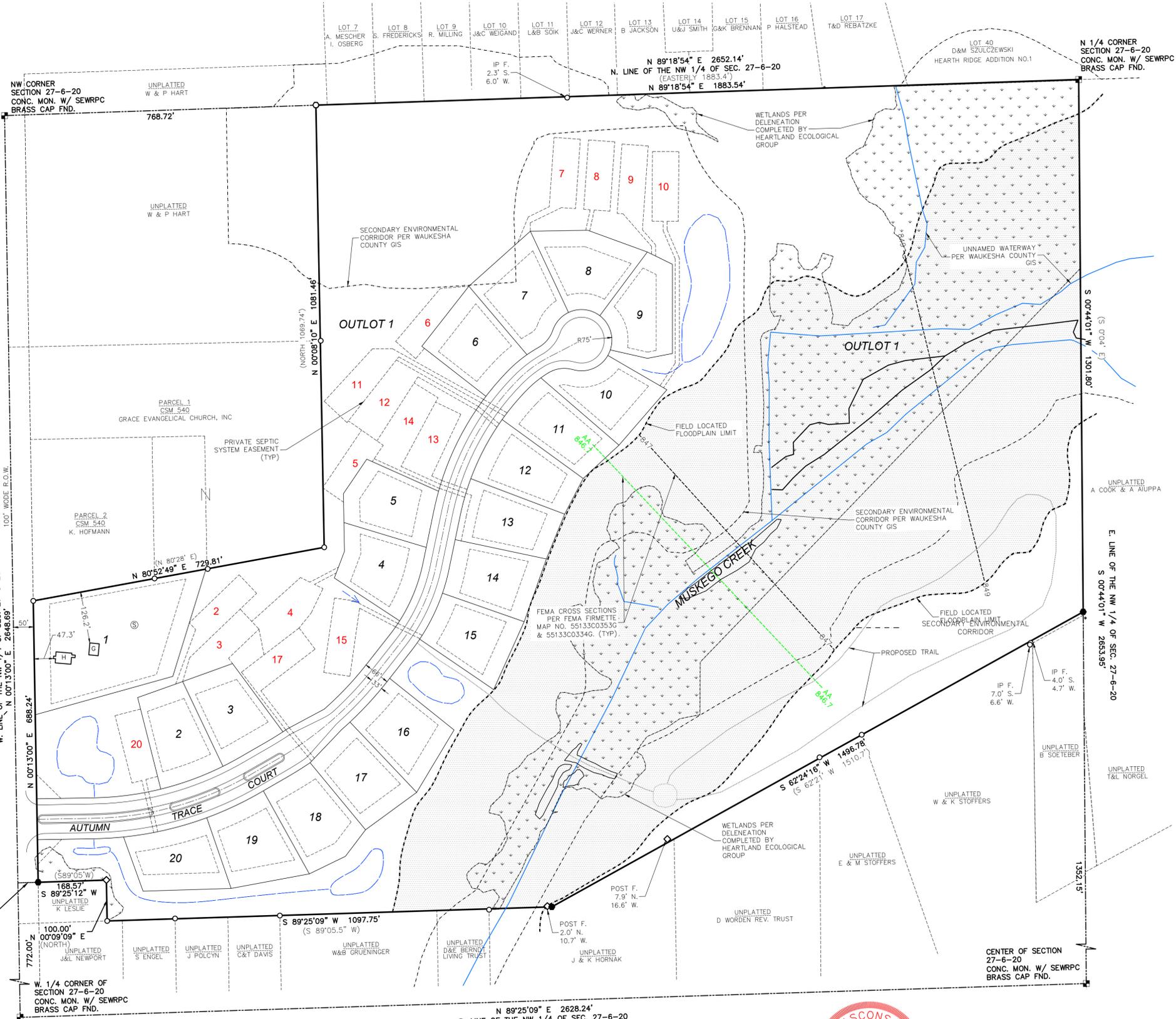
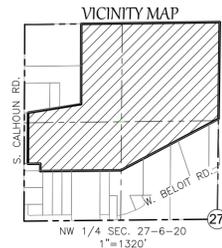
- | | | |
|-------------------------------|---------------------------------------|---|
| ◆ SECTION CORNER MONUMENT | — FD — UNDERGROUND FIBER | ⊙ WOOD POST |
| ○ FOUND POST | — G — UNDERGROUND GAS | ⊙ RECORD DIMENSION |
| ○ FOUND 3/4 REBAR™ OR NOTED | ⊕ FLOOR ELEVATION | ⊙ EXISTING DWELLING |
| ○ FOUND 1" IRON PIPE OR NOTED | ⊕ EXISTING SPOT GRADE | ⊙ EXISTING GARAGE |
| ○ SET 0.75" O.D. X 18" REBAR | --- EXISTING COUNTY CONTOUR | (P) IN LINETYPE INDICATES PLAN LOCATION |
| ○ WEIGHING 1.502 LBS./FT. | --- EXISTING CONTOUR PER FIELD SURVEY | ⊙ SOIL |
| △ CONTROL POINT BENCHMARK | | ⊙ SOIL TYPE |
| △ CMPC CULTVERT | | ⊙ WETLANDS |
| ⊙ WELL | | ⊙ FLOODPLAIN |
| ⊙ SEPTIC VENT | | --- SECONDARY ENVIRONMENTAL CORRIDOR |
| ⊙ SEPTIC CLEANOUT | | |
| ⊙ TV PED | | |
| ⊙ ELECTRIC PED | | |
| ⊙ UTILITY POLE | | |
| — OH — OVERHEAD UTILITY | | |



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 27-6-20 MEASURED AS N89°18'54"W. VERTICAL DATUM IS NAVD 88 (GEOID 12A)

PRELIMINARY PLAT
AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.



LAND SURVEYING • LAND PLANNING
111 W. SECOND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

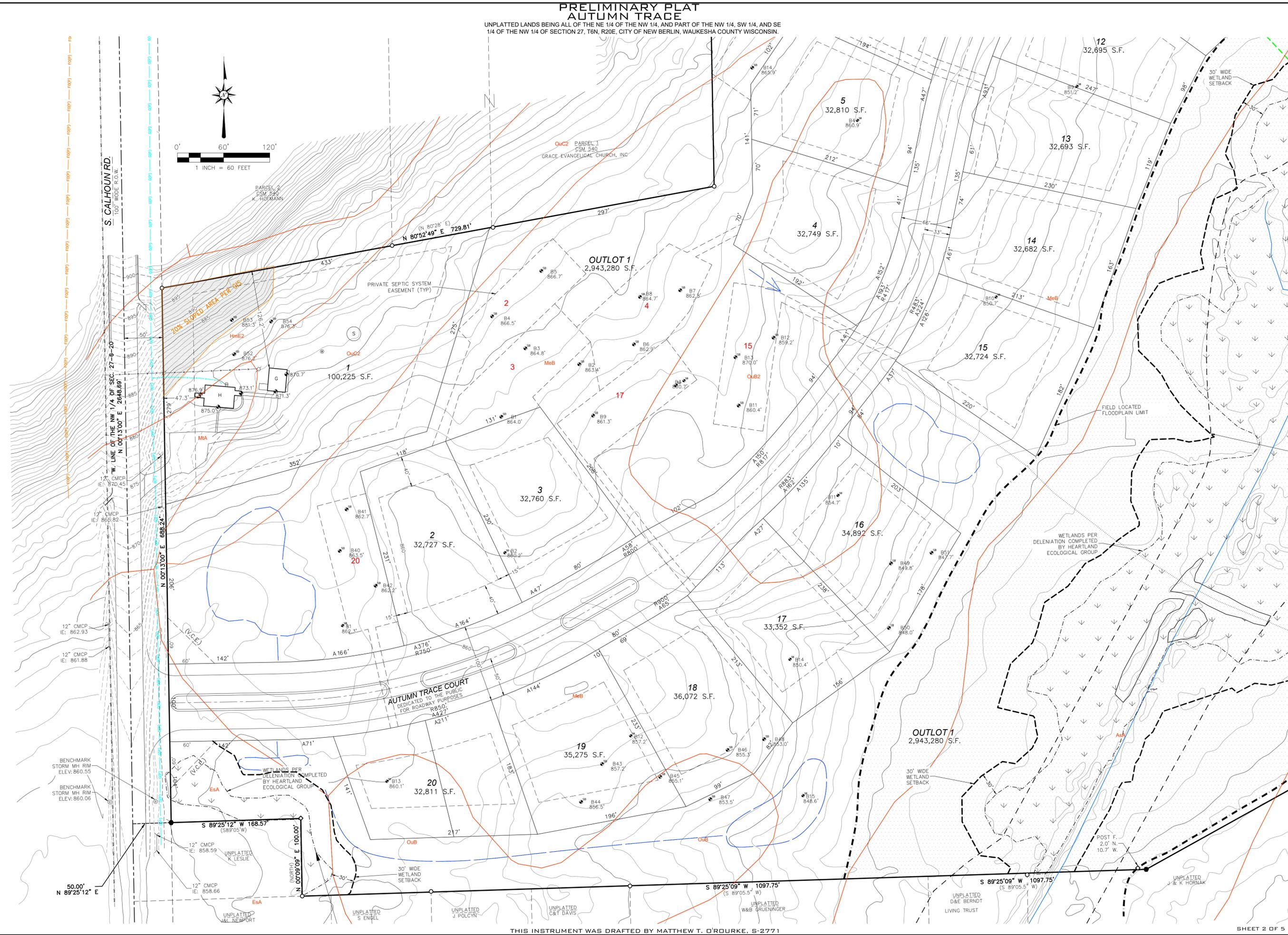
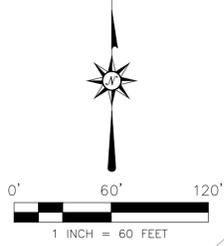


SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND COMPLY WITH THE PROVISIONS OF CHAPTER 18.400 CITY OF NEW BERLIN AND OF CHAPTER 236 OF THE WISCONSIN STATUTES.
SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939

REV: 03/29/2023
02/24/2023
PROJ. NO: 22237
SHEET 1 OF 5

**PRELIMINARY PLAT
AUTUMN TRACE**

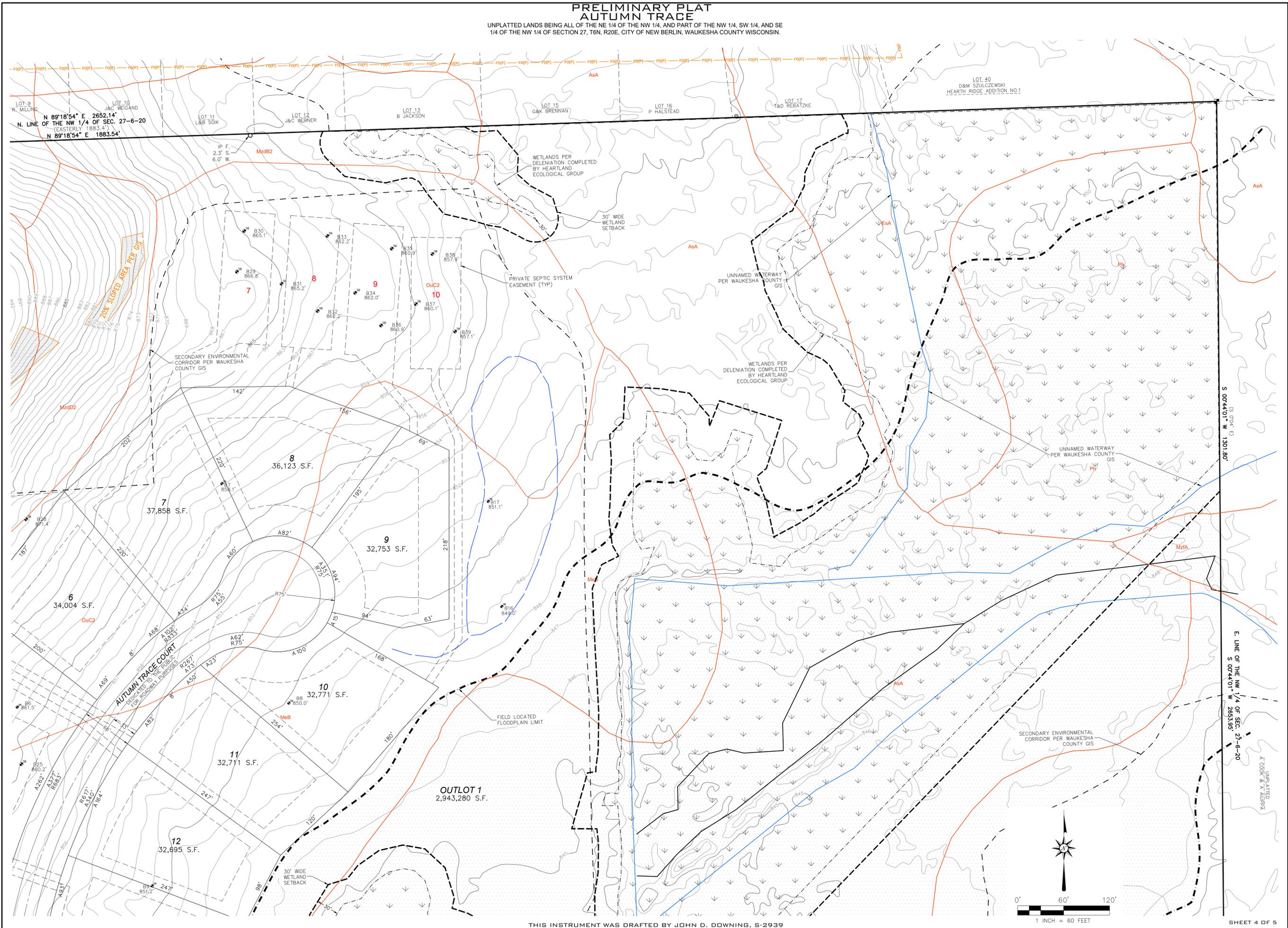
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THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'Rourke, S-2771

PRELIMINARY PLAT AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.



THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

SHEET 4 OF 5

