

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. SECOND 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) = 17.39 ACRES

PROPOSED DEVELOPMENT = 14 LOTS

DENSITY = 14 LOTS/17.24 ACRES (DEVOPABLE AREA) = 0.81 UNITS/ACRE
 (EXCLUDES WETLANDS)

ROAD LENGTH

-TOTAL ROAD LENGTH = 790' LF (56.42 LF/LOT)

ZONING DATA

• R-6

DESIGN CRITERIA

LOT AREA = 25,000 S.F. (MIN)
 LOT WIDTH = 110' (TYPICAL)
 130' (CORNER LOT)

BUILDING SETBACKS (SEE SHEET 2, LOT 2 FOR DETAIL)

- STREET = 30'
- SIDE = 10'
- REAR = 25'
- WETLAND = 30'

LOT #	LOT WIDTH AT BASE OF SETBACK	LOT DEPTH
1	149	241
2	110	229
3	113	224
4	114	176
5	110	168
6	110	186
7	124	261
8	169/151	177
9	158	184
10	110	156
11	110	192
12	110	301
13	110	224
14	150/142	160

NOTES:

- PARCEL ADDRESS SUNNY SLOPE RD. (TAX KEY: NBC 1289994002.)
- TITLE COMMITMENT PROVIDED PREPARED BY PRISM TITLE MIDWEST, COMMITMENT No. PM-031467-23.
- DIGGER'S HOTLINE LOCATE TICKET NUMBERS: 20233715446, 20233715453, 20233715522, 20233715524, 20233715553, 20233715556.
- 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.
- ROADWAYS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.
- 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 AND OPEN SPACE.
- CONTOURS WITHIN SUBJECT PARCEL AND SOILS SHOWN ARE PER WAUKESHA COUNTY GIS.
- THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.
- A PARK COMPLEX WITH LIGHTING, BALL FIELDS, AND A VARIETY OF OTHER ACTIVITIES IS PLANNED TO BE LOCATED ADJACENT TO THE SUBDIVISION.
- THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS BETWEEN SUNNY SLOPE ROAD AND OUTLOT 1 IN THIS SUBDIVISION. IT IS BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE CITY OF NEW BERLIN.
- PRIVATE DRAINAGE EASEMENTS ARE ESTABLISHED TO PROVIDE FOR THE UNOBSTRUCTED FLOW OF STORMWATER RUNOFF FROM ADJACENT AND UPSTREAM PROPERTIES. OWNERS OF LOTS ON WHICH THESE PRIVATE DRAINAGE EASEMENTS EXIST SHALL BE RESPONSIBLE FOR KEEPING THESE AREAS FREE FROM ANY OBSTRUCTIONS THAT MAY RESTRICT FLOW.
- A TREE PRESERVATION EASEMENT AFFECTS LOTS 1, 12 & 13, SEE EASEMENT RESTRICTIONS FOR MORE DETAILS.

WETLAND/ISOLATED NATURAL RESOURCES (INRA) RESTRICTIONS

THOSE AREAS IDENTIFIED AS WETLAND AND INRA 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 THINKING, 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 WETLAND/ISOLATED NATURAL RESOURCE AREA (INRA) 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.

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.

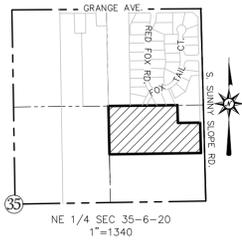
SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939



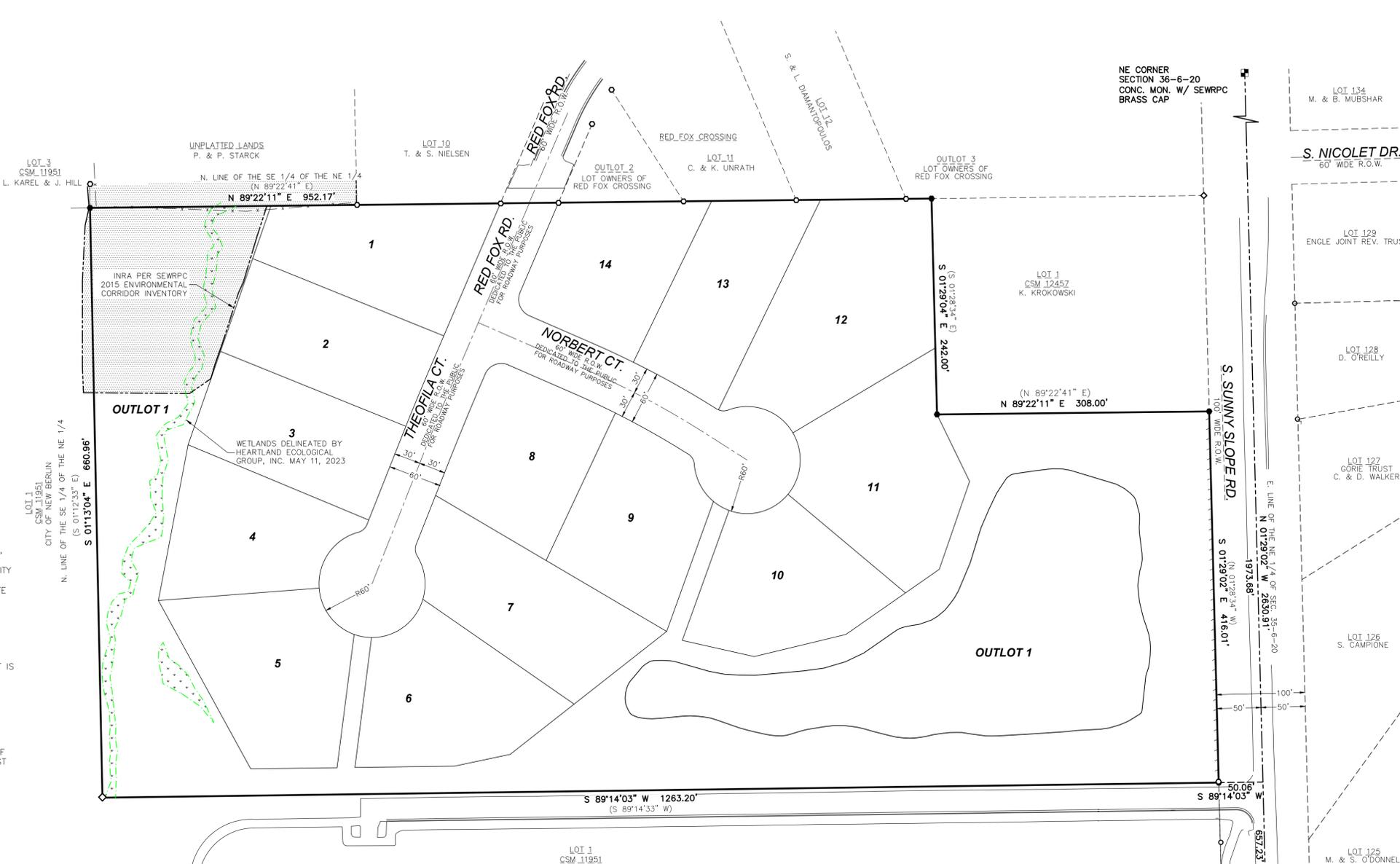
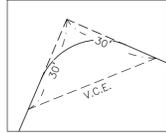
**PRELIMINARY PLAT
 THEOFILA ESTATES**

LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

VICINITY MAP



VISION CORNER
 EASEMENT (V.C.E.)
 DETAIL

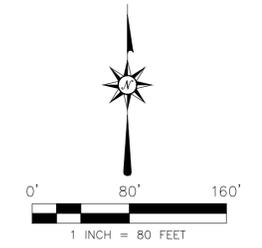


TREE PRESERVATION EASEMENT RESTRICTIONS

1. THE GRADING, FILLING, AND/OR REMOVAL OF TOPSOIL IS PROHIBITED.
2. THE REMOVAL OR DESTRUCTION OF VEGETATIVE COVER, I.E. TREES, SHRUBS, GRASSES, ETC. IS PROHIBITED WITH THE EXCEPTION THAT DEAD, DYING OR DISEASED VEGETATION MAY BE REMOVED AT THE DISCRETION OF THE LAND OWNER UNDER THE RECOMMENDATION OF A FORESTER OR NATURALIST WITH APPROVAL FROM THE CITY OF NEW BERLIN DEPARTMENT OF COMMUNITY DEVELOPMENT. INVASIVE PLANT SPECIES, AS IDENTIFIED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, MAY ALSO BE REMOVED WITH APPROVAL FROM THE CITY OF NEW BERLIN DEPARTMENT OF COMMUNITY DEVELOPMENT.
3. THE CONSTRUCTION OF ANY PERMANENT OR TEMPORARY STRUCTURES, FENCING, POOLS, DECKS, PLAY EQUIPMENT, OR THE LIKE IS PROHIBITED.
4. THE INTRODUCTION OF ANY PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. UNAUTHORIZED REMOVAL OF TREES WITHIN THE TREE PRESERVATION EASEMENT SHALL REQUIRE REPLANTING IN ACCORDANCE WITH THE CITY'S TREE REPLACEMENT POLICY NOTED IN ZONING CODE SECTION 275-54B(6). BECAUSE THE SPECIES AND/OR QUALITY OF THE TREE THAT HAS BEEN REMOVED IS NOT ABLE TO BE DETERMINED AFTER-THE-FACT, THE REQUIRED NUMBER OF REPLACEMENT TREES WILL BE BASED ON STUMP SIZE, REGARDLESS OF THE SPECIES OR QUALITY OF THE ORIGINAL TREE.

LEGEND

SECTION CORNER MONUMENT FOUND 3/4 REBAR OR NOTED	⊙	UTILITY PED
FOUND 1" IRON PIPE OR NOTED	⊗	TV PED
SET 0.75" O.D. X 18" REBAR	⊕	ELECTRIC PED
WEIGHING 1.502 LBS/FT.	⊖	UTILITY POLE
FOUND IRON ROD	⊘	OVERHEAD UTILITY
STORM MANHOLE	⊙	UNDERGROUND FIBER
SANITARY MANHOLE	⊙	UNDERGROUND GAS
MANHOLE	⊙	GAS PER PLAN
CURB INLET	⊙	EXISTING SPOT GRADE
FIELD INLET	⊙	CONTOUR PER GIS
WATER VALVE	⊙	EXISTING CONTOUR
HYDRANT	⊙	WIRE FENCE
CMCP CULVERT	⊙	WETLANDS
SANITARY SEWER	⊙	INRA
STORM SEWER	⊙	MARKER POST OR NOTED SIGN
SOIL	⊙	RECORD DIMENSION WETLANDS
SOIL TYPE	⊙	PROPOSED SANITARY SEWER
NO ACCESS	⊙	PROPOSED STORM SEWER
	⊙	PROPOSED WATER



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 WISCONS 2011) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 35-6-20 MEASURED AS N 01'29'04" W.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

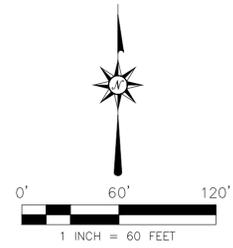
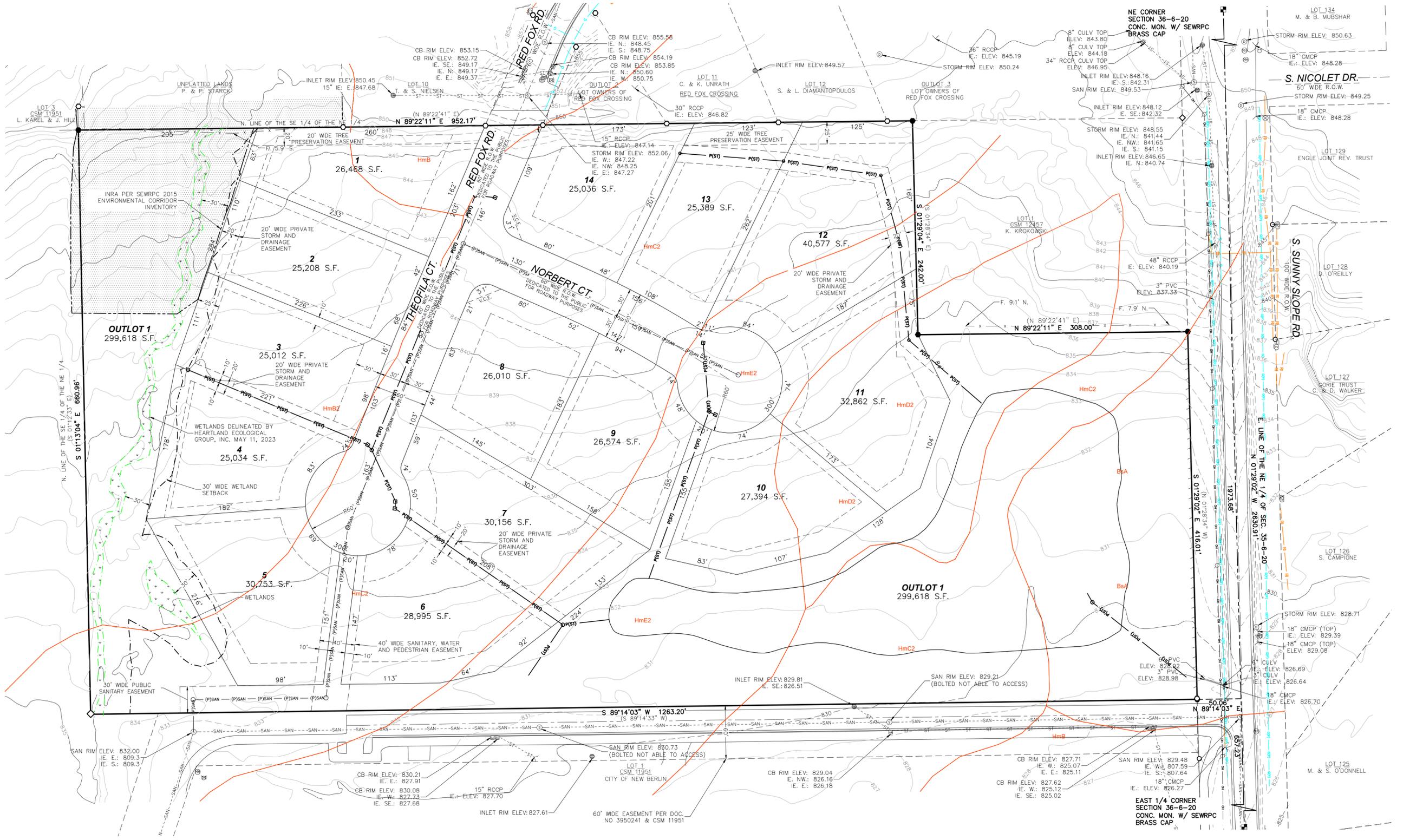


THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

REV:03/13/2024
 REV:01/31/2024
 REV:01/17/2024
 REV:12/06/2023
 10/18/2023
 PROJ. NO: 23152
 SHEET 1 OF 2

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