

PRELIMINARY PLAT OF KOHLER RIDGE

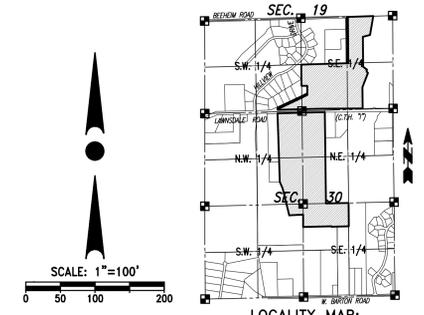
BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 2577 AND UNPLATTED LANDS BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, AND THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, ALL IN TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



DEVELOPER:
 KOHLER RIDGE LLC
 W200 S6893 ADRIAN DRIVE
 MUSKEGO, WI 53150
 PHONE: (262) 679-1209
 FAX: (262) 679-1591

ENGINEER / SURVEYOR:
 TRIO ENGINEERING, LLC
 12660 W. NORTH AVE., BLDG. "D"
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481

INDICATES SOIL BORING



LOCALITY MAP:
 S. 1/2, SEC. 19 & SEC. 30,
 T. 6 N., R. 20 E.
 SCALE: 1"=2000'

- DEVELOPMENT SUMMARY:**
- Subdivision contains approximately 174,3875 Acres.
 - Subdivision contains 47 Lots and 3 Outlots.
 - All lots to be served by Private Water and Sefpic Systems.
 - Public Roads to be paved with Asphalt with open road ditches and culverts except where there is to be Concrete Curb and Outter along Boulevard Entrance.
 - All lots to have Underground Utility Services.
 - Existing Zoning: "R-17"/"R-2" Rural Estate Single-Family Residential District, "C-1" Upland Resource Conservancy District and "C-2" Shoreland Wetland Holding District.
 - Outlot 1 contains Stormwater Management Facilities, Wetland and Primary Environmental Corridor (P.E.C.) Preservation Areas, a Trail System and Open Space.
 - Outlot 2 contains Stormwater Management Facilities, a Trail System and Open Space.
 - Outlot 3 contains Stormwater Management Facilities, a Trail System and Open Space.
 - The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 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 lot delinquency.
 - Stormwater Management Facilities are located on Outlots 1, 2 and 3 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.
 - There shall be no direct vehicular ingress or egress between "Lawnedale Road" (C.T.H. "T") and Outlots 1 and 3 in this Subdivision. If being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to a 236.293 of the Wisconsin Statutes and shall be enforced by the County of Waukesha.

- WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS:**
- Those areas identified as WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) 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 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.

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 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering 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 with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

WETLAND DELINEATION NOTE:

Wetland boundaries shown hereon onsite were field delineated and located by Stantec Consulting Services Inc. in October, 2014.

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

Lots 1, 7, 8, 18, 21, 27, 28, 45 and Outlot 1 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be graded, grown, stored or erected to a height 2 feet above intersection elevation.

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.E. 1/4 of Section 30, Town 6 North, Range 20 East, bears North 88°25'13" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Contours/Elevations shown on this Preliminary Plat are via a combination of a ground survey performed Trio Engineering, LLC and available County records.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

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

APPROVING AUTHORITY:

City of New Berlin

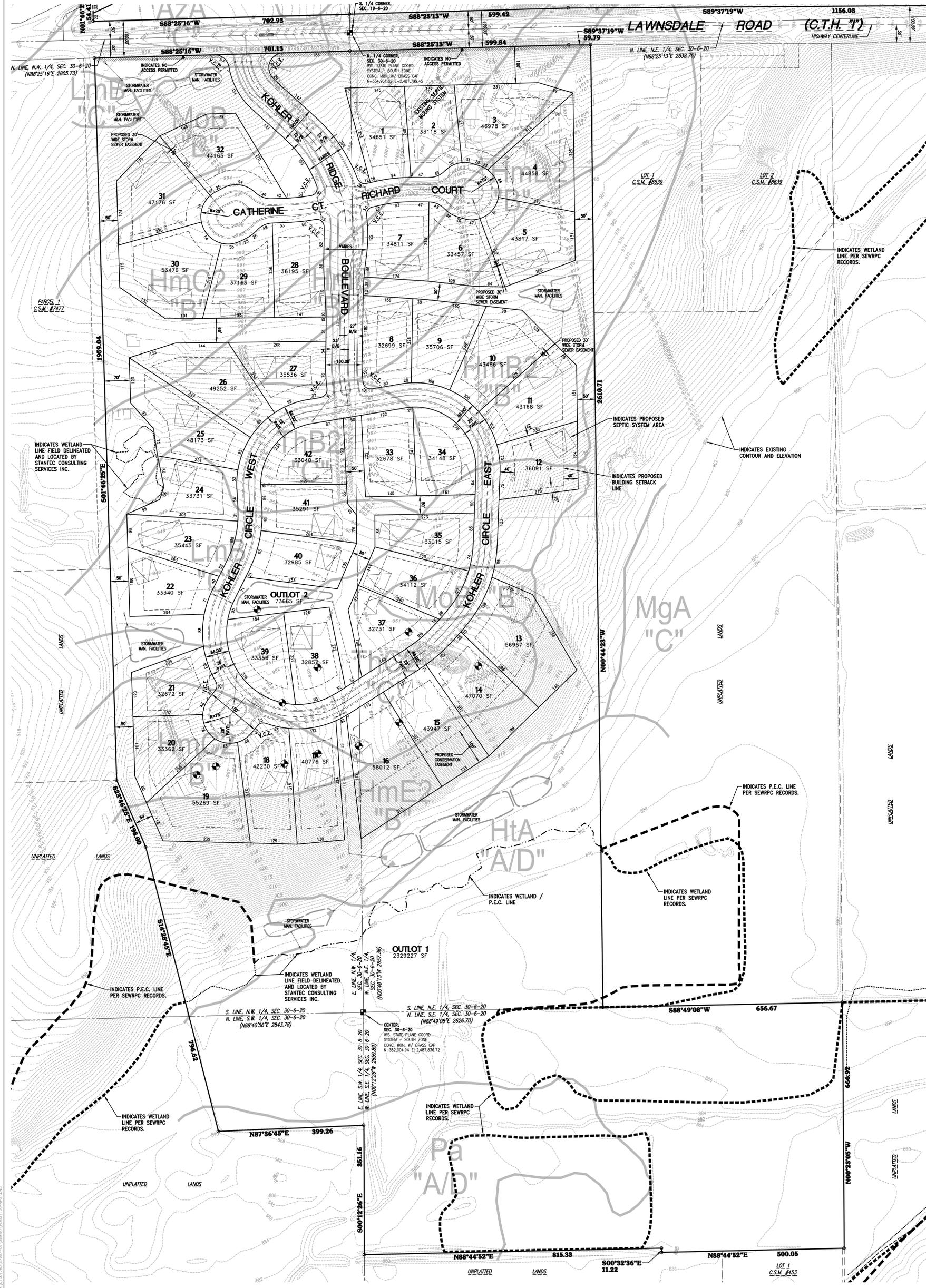
SURVEYOR'S CERTIFICATE:

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 New Berlin.

Date: 10-26-15
 REVISED: 11-04-15



Grady L. Gosser
 Grady L. Gosser, P.L.S.
 Professional Land Surveyor S-2972



11/20/2015 10:07:07 - 01/09/2015 15:00:00 (1509092).DWG

R-1 / R-2 ZONING REQUIREMENTS per Table 275-33-2

Lot Area* (s.f.)	Lot Width** (ft)	Lot Depth (ft)	Front & Rear (ft)	Side (ft)	Wetland (ft)
20,000 or 32,670	110 or 130	None	40	15	30

* Minimum Lot Area may be 20,000 s.f. when septic system is located entirely off-lot; Minimum Lot Area when septic system is located on-lot is 32,670 s.f.
 ** Minimum lot width of 110' applies to homes with front loaded garages; Minimum Lot Width of 130' applies to homes with side loaded garages.

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INDICATES SOIL BORING

SCALE: 1"=100'



WISCONSIN LAND SURVEYOR
 GRADY L. GOSSER
 S-2879
 MENOMONEE FALLS, WI

TRIO
 CIVIL ENGINEERING

12660 W. NORTH AVENUE, BLDG. 17
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PROJECT:
KOHLER RIDGE
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 CITY OF NEW BERLIN, WISCONSIN
 BY: KOHLER RIDGE LLC
 W200 S6893 ADRIAN DRIVE
 MUSKEGO, WI 53150

REVISION HISTORY

DATE	DESCRIPTION
11-04-15	SWRPG P.E.C. LINE

DATE:
 OCTOBER 26, 2015

JOB NUMBER:
 07-007-783-01

DESCRIPTION:
 PRELIMINARY PLAT

SHEET
 2 OF 2