

PRELIMINARY PLAT: SANFELIPPO DEVELOPMENT

Project No. 16-0004
March 2, 2016

OWNER/DEVELOPER/MAP PREPARED FOR:

Mike Sanfelippo
646 S. 2nd Street
Milwaukee, WI 53204
(954) 999-8864

TYPE OF PLAT:

Single Family Residential

SITE DATA:

Proposed Number of Lots = Nine (9)
One Dwelling Unit per Lot
Gross Site Area = 2,139,512.46 Square Feet (49.11 acres)
Density = 5.45 DU/Acre
Open Space Required = 75% or 36.83 acres
Open Space Provided = ???

Existing Zoning : A-2, C-1, C-2

Proposed Zoning: R-1/R-2 Conservation Subdivision
Minimum Lot Area=32,670 Sq. Ft.
Minimum Lot Width at Setback Line = 110 Feet
Minimum Lot Width at Setback Line (Corner Lot) = 130 Feet
Minimum Front Yard Setback = 40 Feet
Minimum Side Yard Setback = 15 Feet
Minimum Rear Yard Setback = 40 Feet
Minimum Wetland Buffer = 30 Feet
Minimum Shore Setback = 75 Feet

SOIL TYPES:

AsA Ashkum silty clay loam, 0 to 2 percent slopes
BsA Brookston silt loam, 0 to 2 percent slopes
EsA Elliott silt loam, 1 to 3 percent slopes
HmB2 Hochheim loam, 2 to 6 percent slopes, eroded
HmD2 Hochheim loam, 12 to 20 percent slopes, eroded
HmE2 Hochheim loam, 20 to 30 percent slopes
LmB Lamartine silt loam, 0 to 3 percent slopes
MtA Mequon silt loam, 1 to 3 percent slopes
OuB Ozaukee silt loam, 2 to 6 percent slopes
PrA Pistakee silt loam, 1 to 3 percent slopes
ShB Saylesville silt loam, 2 to 6 percent slopes
ThB Theresa silt loam, 2 to 6 percent slopes
ThB2 Theresa silt loam, 2 to 6 percent slopes, eroded
ThC2 Theresa silt loam, 6 to 12 percent slopes, eroded

NOTES:

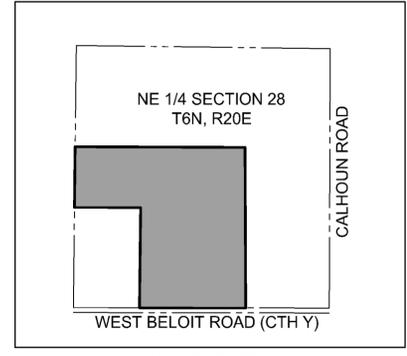
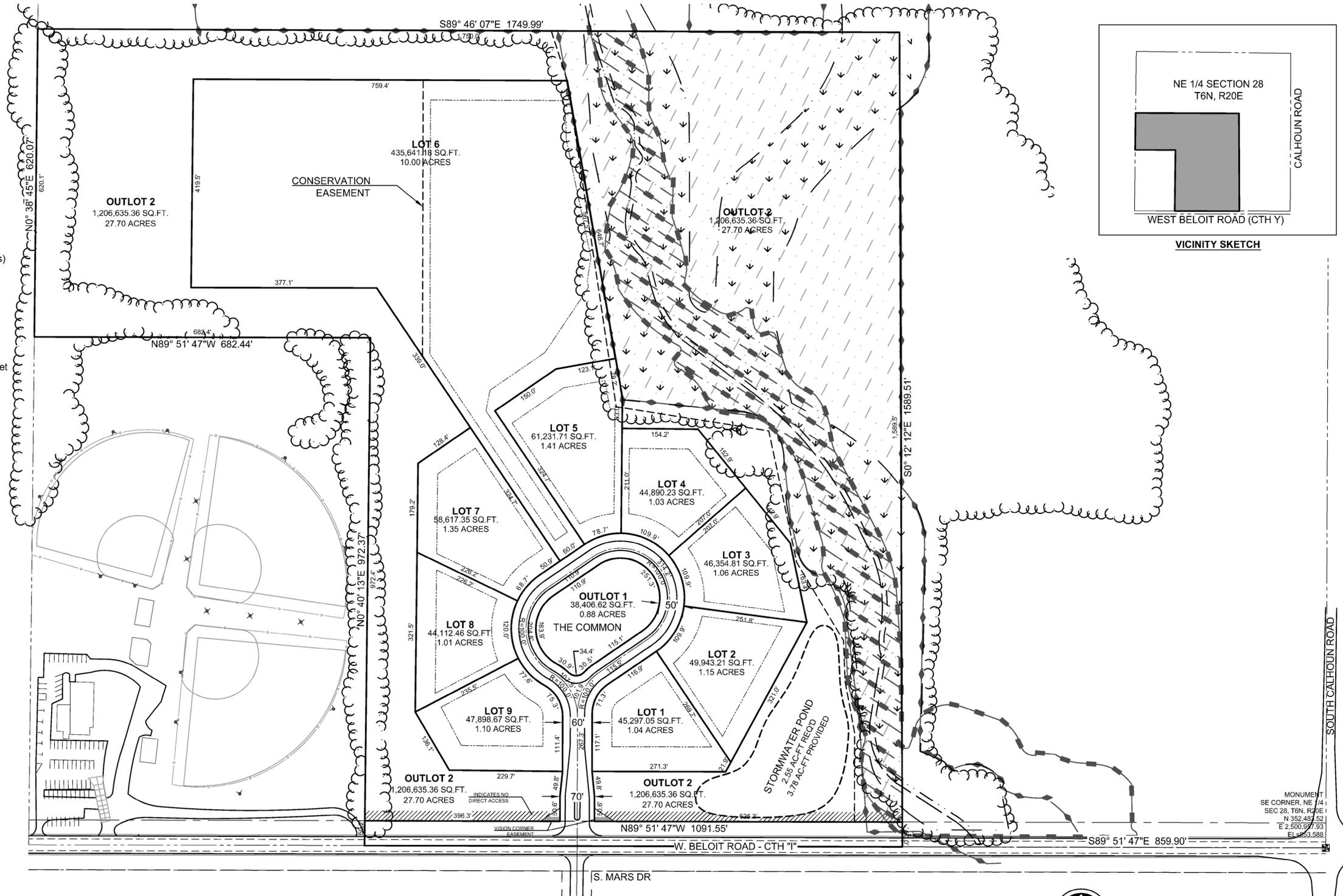
● - Denotes 1 1/4" x 18" iron bar set, 3.65 lbs. per lin. ft. minimum

3/4" x 18" iron bar set, 1.13 lbs. per lin. ft. all other Lot and Outlot corners.

All distances computed and measured to the nearest 0.01'

All angles computed to the nearest 00°00'00.5" and measured to the nearest 00°00'01"

sq. ft. - Denotes lot areas to the nearest square foot



VICINITY SKETCH

CONSERVATION EASEMENT RESTRICTIONS

Those areas of land which are identified as Conservation Easements of this subdivision plat shall be subject to the following restrictions:

- Grading and filling shall be prohibited.
- The removal of topsoil or other earthen materials shall be prohibited.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited with the exception of the removal of dead, diseased or dying vegetation at the discretion of landowner, or silvicultural thinning upon the approval of a naturalist and the approval of the City of New Berlin.
- Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
- The introduction of plant material not indigenous to the existing environment of the natural area shall be prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

BASEMENT RESTRICTION

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 may contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.

MAP PREPARED BY:
Kenneth B. Mehring, PLS, Lynch & Associates Engineering Consultants, LLC

LEGAL DESCRIPTION:

Part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

I have surveyed the above described property and the above map is a true representation thereof and shows the location of the property, its exterior boundaries, the location and dimensions of structures thereon, fences, apparent easements, roadways, and visible encroachments, if any.

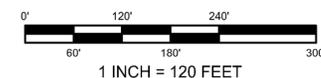
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.



Kenneth B. Mehring
KENNETH B. MEHRING, PROFESSIONAL LAND SURVEYOR, S-2838



Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27.
The East line of the Northeast 1/4 of Section 28, Township 6 North, Range 20 East has a reference bearing of N 0°59'53" W.
Elevations based on National Geodetic Vertical Datum 1929.



1 INCH = 120 FEET

SHEET 1 OF 1

MONUMENT
SE CORNER NE 1/4
SEC 28, T6N, R20E
N 352.487 ± 52
E 2,500.997 ± 33
ELEV 553.588

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