

PRELIMINARY PLAT OF THOMSON HOLLOW

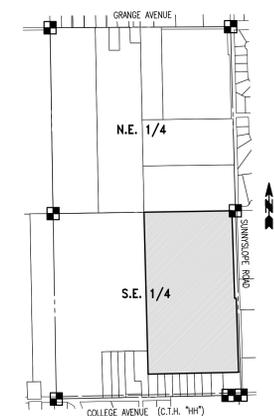
BEING A PART OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF SECTION 35, TOWN 6 NORTH, RANGE 20 EAST,
IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



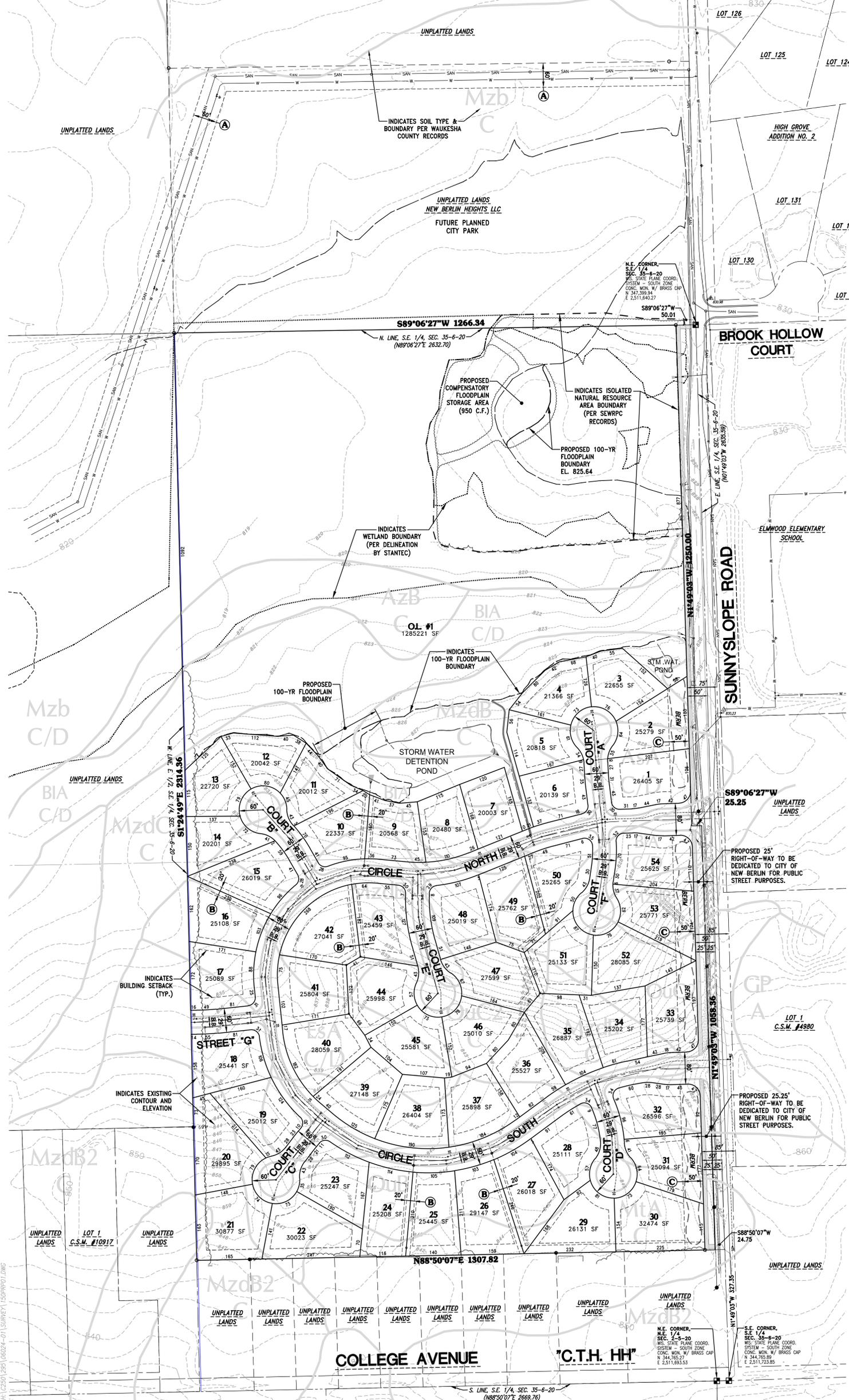
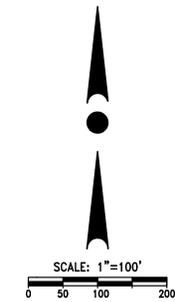
12660 W. NORTH AVE.
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jg@trioeng.com

DEVELOPER:
NEW BERLIN HEIGHTS LLC
N28 W23000 ROUNDY DR. #204
PEWAUKEE, WI 53072
PHONE: (262) 746-3600
FAX: (262) 746-3605

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



LOCALITY MAP:
EAST 1/2, SEC. 35, T. 6 N., R. 20 E.
SCALE: 1"=1000'



- DEVELOPMENT SUMMARY:**
1. Tax Key No. NBC1292999.
 2. Subdivision contains approximately 68,2358 Acres.
 3. Subdivision contains 54 Lots and 1 Outlot.
 4. All lots to be served by Sanitary Sewer and Watermain.
 5. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
 6. All lots to have Underground Telephone, Electric, and Gas Service.
 7. Zoning = R-6 Single Family Residential District.
 8. Outlot 1 contains a Wetland Conservancy Area, Floodplain, PEC and Open Space to be owned and maintained by the Homeowners Association.
 9. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlot 1 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.
 10. Stormwater Management Facilities are located on Outlot 1 of this Subdivision. The Owners of the residential 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 within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

DEVELOPMENT SUMMARY	
Total Lots -	54 Lots
Total Area -	68.24 acres
Developable Area -	40.12 acres (Excluding Sunnyslope Rd. right-of-way dedications, wetlands & floodplain area)
Density -	1.35 lots/acre (net)
Zoning:	R-6
Design Criteria:	Lot Area= 25,000 s.f. (Min.) 20,000 s.f. (Lots 3-14)
Lot Width =	110' (Typical) 130' (Corner Lot)
Setbacks:	Front = 30 Ft. Side = 10 Ft. Rear = 25 Ft.

WETLAND DELINEATION NOTE:
Wetland boundaries shown herein were delineated and provided by Stantec. Boundaries are illustrated as portrayed on Stantec wetland exhibit dated March 14, 2016.

FLOODPLAIN BOUNDARY NOTE:
The 100-Year Floodplain boundary shown herein is based on the Letter of Map Revision Floodplain Report prepared by Strand Associates, Inc. dated December 2, 2014, and field surveyed elevations by Trio Engineering, LLC in September 2016.

LOTLINE GRADING NOTE:
Individual lot owners shall not obstruct or grade any area near common lot lines adjacent to other lots or outlots. Lotline grading shall remain as depicted in the City approved master grading & drainage plans.

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 S.E. 1/4 of Section 35, Town 6 North, Range 20 East, bears North 01°49'03" West.

VERTICAL DATUM PLANE:
All elevations are referenced to the National Geodetic Vertical Datum of 1929 via a ground survey by Trio Engineering, LLC.

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

FLOODPLAIN, WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS:

- Those areas identified as FLOODPLAIN, WETLAND and PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) on this Plat 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 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.
 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 Primary 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.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

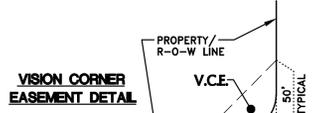
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil 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.

EASEMENT LEGEND:

(A)	60' WIDE EXISTING PUBLIC UTILITY EASEMENT
(B)	20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
(C)	50' WIDE LANDSCAPE EASEMENT

LEGEND

(Symbol)	INDICATES SOIL BORING LOCATION
(Symbol)	INDICATES PROPOSED FIRE HYDRANT
(Symbol)	INDICATES EXISTING WATERMAIN
(Symbol)	INDICATES PROPOSED WATERMAIN
(Symbol)	INDICATES EXISTING SANITARY SEWER
(Symbol)	INDICATES PROPOSED SANITARY SEWER
(Symbol)	INDICATES EXISTING STORM SEWER
(Symbol)	INDICATES PROPOSED STORM SEWER
(Symbol)	INDICATES EXISTING CONTOUR



VISION CORNER EASEMENT: (V.C.E.)
Corner lots as shown on this plat are subject to a Vision Corner Easement in that nothing may be graded, grown, stored, or erected to a height above 2 feet above intersection elevation.

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: 09-23-16.



Grady L. Gosser, R.L.S.
Registered Land Surveyor S-2972

PROJECT:
THOMSON HOLLOW
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: NEW BERLIN HEIGHTS LLC
N28 W23000 ROUNDY DR. SUITE 204
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION

DATE:
SEPTEMBER 23, 2016

JOB NUMBER:
06024

DESCRIPTION:
PRELIMINARY PLAT

SHEET