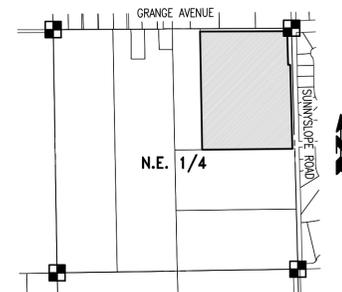


# PRELIMINARY PLAT OF RED FOX CROSSING

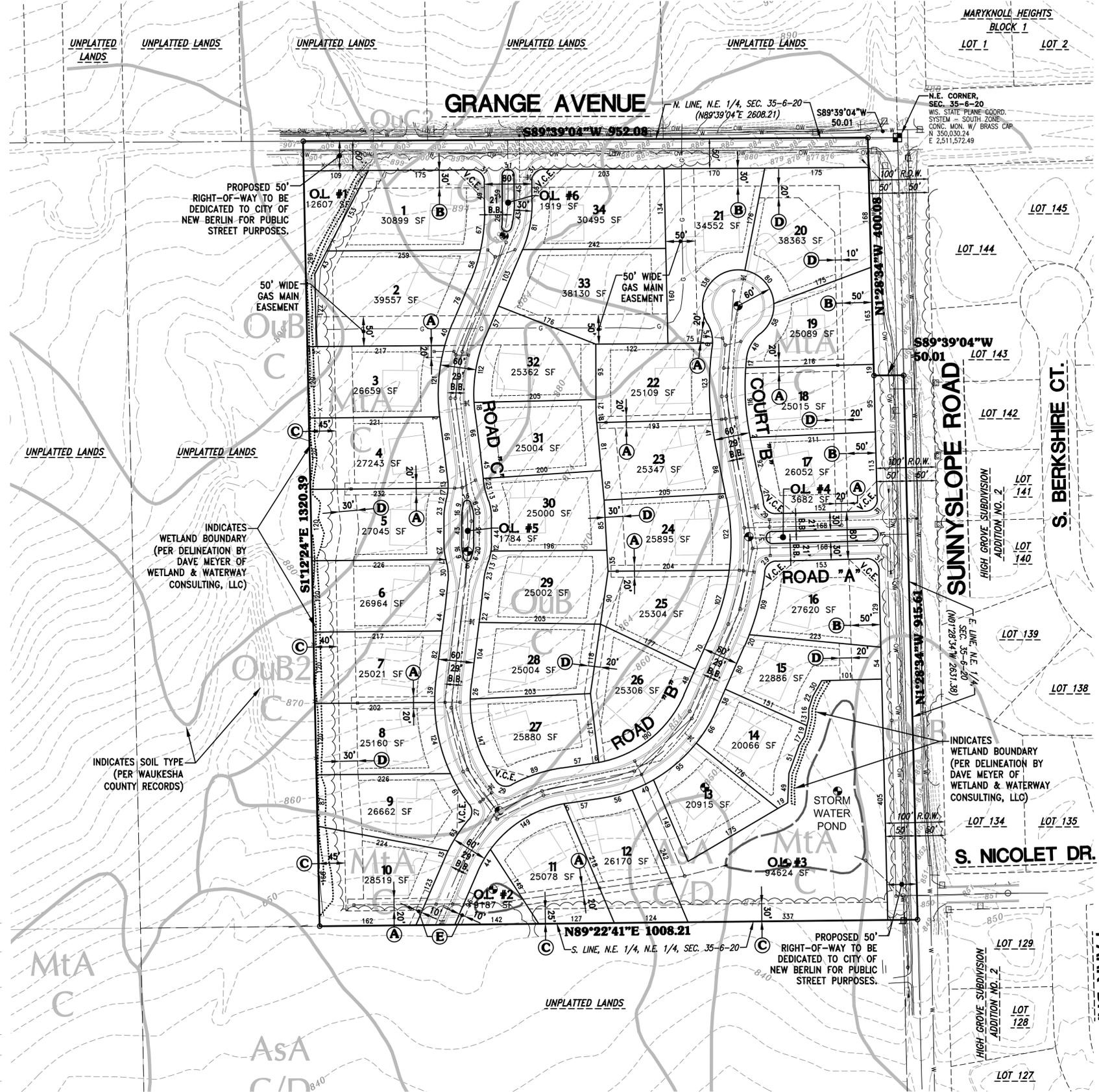
BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 6 NORTH, RANGE 20 EAST,  
IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



ZONING INFORMATION	
Zoning:	R-6
Design Criteria:	Lot Area= 25,000 s.f. (Min.) 20,000 s.f. (adjacent to environmental or pond outlet)
Lot Width =	110' (Typical) 130' (Corner Lot)
Setbacks:	Front = 30 Ft. Side = 10 Ft. Rear = 25 Ft.



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



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

EASEMENT LEGEND:	
(A)	20' WIDE STORM SEWER AND DRAINAGE EASEMENT
(B)	LANDSCAPE EASEMENT (WIDTH VARIES)
(C)	TREE PRESERVATION EASEMENT (WIDTH VARIES)
(D)	DRAINAGE EASEMENT (WIDTH VARIES)
(E)	10' WIDE TEMPORARY PUBLIC ROAD EASEMENT

- DEVELOPMENT SUMMARY:**
- Tax Key No. NBC1289999.
  - Subdivision contains approximately 29.9511 Acres.
  - Subdivision contains 34 Lots and 6 Outlots.
  - All lots to be served by Sanitary Sewer and Watermain.
  - Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
  - All lots to have Underground Telephone, Electric, and Gas Service.
  - Zoning = R-6 Single Family Residential District.
  - Outlot 1 & 3 contain a Wetland Conservancy Area and Open Space to be owned and maintained by the Homeowners Association.
  - The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, 3, 4, 5 & 6 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.
  - Stormwater Management Facilities are located on Outlots 2 & 3 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.

**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 PRESERVATION RESTRICTIONS:**

Those areas identified as WETLAND on this Plat shall be subject to the following restrictions:

- 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.
- 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.

**WETLAND DELINEATION NOTE:**

Wetland boundaries shown herein were delineated by Dave Meyer of Wetland & Waterway Consulting, LLC. Boundary was field located 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 N.E. 1/4 of Section 35, Town 6 North, Range 20 East, bears North 01°28'34" West.

**VERTICAL DATUM PLANE:**

All elevations are referenced to the National Geodetic Vertical Datum of 1929 via a ground survey by Trio Engineering, LLC, and Waukesha County GIS topographic data.

**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

- 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.

**DEVELOPER:**  
NEUMANN COMPANIES, INC.  
N27W24075 PAUL COURT, SUITE 200  
PEWAUKEE, WI 53072  
PHONE: (262) 542-9200  
FAX: (262) 349-9324

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

**SURVEYOR'S CERTIFICATE:**

I hereby certify that this preliminary plat is a correct representation 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: 11-18-16



Andrew J. Miazga, R.L.S.  
Surveyor Registration Number S-2826  
TRIO ENGINEERING, LLC  
12660 W. North Avenue, Building D  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

**PROJECT:**  
**RED FOX CROSSING**  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
CITY OF NEW BERLIN, WISCONSIN  
BY: NEUMANN COMPANIES, INC.  
N27W24075 PAUL COURT, SUITE 200  
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION

**DATE:**  
NOVEMBER 18, 2016

**JOB NUMBER:**  
16041

**DESCRIPTION:**  
PRELIMINARY  
PLAT

**SHEET**

**1 OF 1**

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