

PRELIMINARY PLAT OF EDGEWOOD PRESERVE

A Division of Parcel 2 of Certified Survey Map No. 869 and Lands Allowing Part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 15, Town 8 North, Range 20 East, in the Village of Menomonie Falls, Waushara County, Wisconsin.

Owner/Submitter:
Edgewood Preserve, LLC
C/O 2000 Development Corporation
17200 West North Avenue
Brookfield, WI 53005

Surveyor:
John P. Casucci
18710 W. Blumound Rd.
Brookfield, WI 53005

OBJECTING AGENCIES:
WISCONSIN DEPARTMENT OF ADMINISTRATION
WISCONSIN COUNTY DEPARTMENT OF PARKS AND LAND USE
OBJECTING AGENCIES:
VILLAGE OF MENOMONIE FALLS

RESUBMISSION STATUTES:
1. SUBDIVISION CONTAINS 45 LOTS AND 8 OUTLOTS
2. DEVELOPMENT OF THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH SECTION 234
3. LAND IS ZONED - OUB-3, SINGLE FAMILY RESIDENTIAL & COO, CONSERVATION DEVELOPMENT DISTRICT

REQUIREMENTS:
6-1.5 STREET SETBACK - 30 FEET
6-1.6 SIDE SETBACK - 15 FEET
6-1.7 REAR SETBACK - 30 FEET
6-1.8 ACCESSORY BUILDING SETBACK - 15 FEET
6-1.9 LOT WIDTH - 110 FEET AT BUILDING SETBACK LINE
MINIMUM AREA = 15,000 SQ. FT.

4. ELEVATIONS REFER TO MEAN SEA LEVEL, 1929 ADJUSTMENT
5. OUTLOT OWNERSHIP: OWNERS OF LOTS 1 THRU 45 SHALL HAVE AN UNDIVIDABLE 1/4TH FRACTIONAL OWNERSHIP OF OUTLOTS 1, 2, AND 4 THRU 8. OUTLOT 3 TO BE RETAINED BY DEVELOPER.
6. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN EVENT THEY RECORD. THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY RECORDING THIS PLAT WAIVES ALL RIGHTS TO BE PROMPTLY DIRECT MODULAR ACCESS TO GOOD HOPE ROAD FROM OUTLOT 7 IS PROHIBITED.
7. DIRECT MODULAR ACCESS TO TOWN HALL ROAD FROM LOTS 1 AND 38 IS PROHIBITED. DIRECT MODULAR ACCESS TO GOOD HOPE ROAD FROM OUTLOT 7 IS PROHIBITED.
8. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15-20, WHICH IS ADJUSTED TO BEAR NORTH 02°20'30" EAST, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

WETLANDS/ASSAULT NATURAL AREA RESTRICTIONS:
Those areas which are identified as "WETLANDS/ASSAULT NATURAL AREA" on page one of one of the plat are subject to the following restrictions:
Grading, filling, removal of topsoil or other surface materials are prohibited, unless specifically authorized by the municipality in which they are located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
The removal or destruction of any vegetation cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of the owner and with approval of the Village of Menomonie Falls. Site alteration involving the removal of a tree or natural site, and any other removal of any vegetation cover that is necessitated to provide access or service to an approved structure or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland/Assault Natural Area and with approval from the Village of Menomonie Falls.
Grading by domesticated animals, i.e., horses, cows, etc. is prohibited.
The introduction of plant material not indigenous to the existing environment of the Wetland/Assault Natural Area is prohibited.
Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Village of Menomonie Falls, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
Construction of buildings is prohibited.

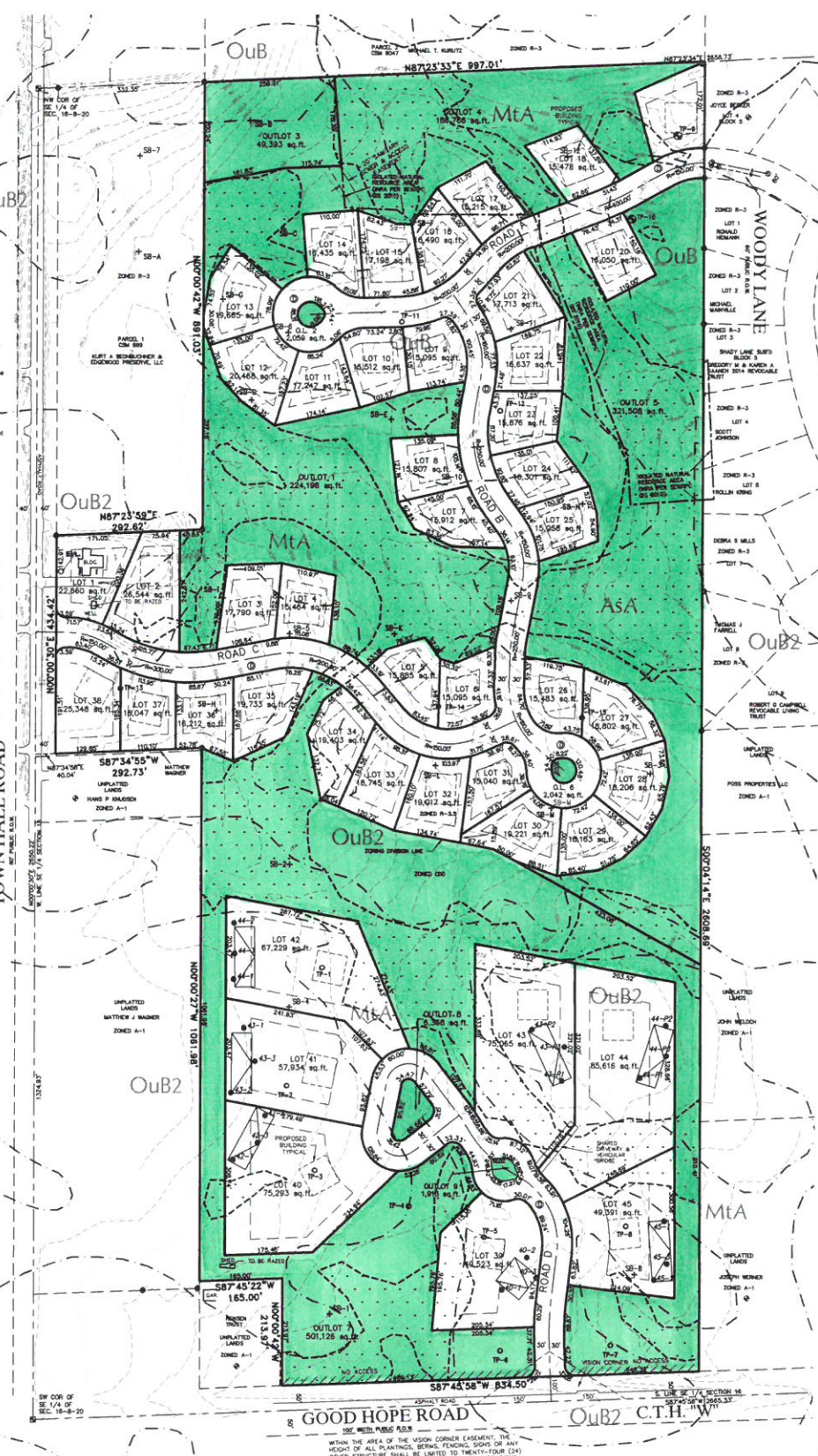
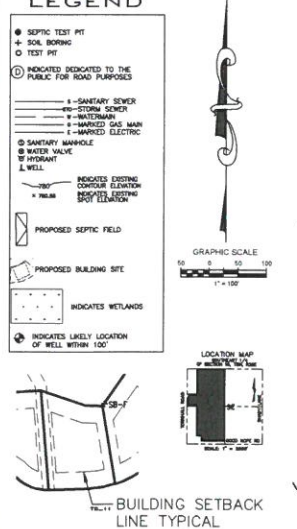
BASEMENT RESTRICTION - (GROUNDWATER):
ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 234 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT OTHER A LICENSED PROFESSIONAL ENGINEER OR OTHER SOLE EXPERT 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.

TRAFFIC VISIBILITY:
ARTERIAL AND NON-ARTERIAL STREETS: VISION CORNERS SHALL BEGIN AT A POINT (B) ALONG THE NON-ARTERIAL STREET CENTRAL 150 FEET FROM THE CENTERLINE OF THE INTERSECTING ARTERIAL (A) AND SHALL TRAVEL DIAGONALLY TO A POINT 150 FEET (C) ALONG THE CENTERLINE OF THE ARTERIAL FROM THE CENTER OF THE INTERSECTING NON-ARTERIAL ROAD (A).
NON-ARTERIAL AND NON-ARTERIAL STREETS: VISION CORNERS SHALL BEGIN AT A POINT (B) ALONG THE NON-ARTERIAL STREET CENTRAL 150 FEET FROM THE CENTERLINE OF THE INTERSECTING NON-ARTERIAL (A) AND SHALL TRAVEL DIAGONALLY TO A POINT 150 FEET (C) ALONG THE CENTERLINE OF THE SECOND NON-ARTERIAL FROM THE CENTER OF THE INTERSECTING NON-ARTERIAL (A).
NO OBSTRUCTIONS, SUCH AS STRUCTURES, FENCES, BUSHES OR VEGETATION, SHALL BE PERMITTED IN ANY DISTRICT BETWEEN THE HEIGHTS OF TWO ONE-HALF FEET AND TEN FEET ABOVE THE PLANE THROUGH THE MEAN CENTERLINE WITHIN THE TRIANGULAR SPACE FORMED BY ANY OF THE CENTERLINE OF PROPOSED INTERSECTING STREET, ROAD OR ALLEY RIGHT-OF-WAY LINES.

SOIL LOGS:
OUB - GRANITE SILT LOAM, 2 TO 8 PERCENT SLOPES
AAA - ABRUPT SILT CLAY LOAM, 0 TO 3 PERCENT SLOPES
MIA - MEDIUM SILT LOAM, 1 TO 3 PERCENT SLOPES
OUB2 - GRANITE SILT LOAM, 2 TO 8 PERCENT SLOPES, ERODED

NOTE:
SITE BOUNDARY SURVEY WAS PREPARED BASED ON WISCONSIN TITLE SERVICE COMPANY TITLE COMMITMENT #00000015-1 AND #00000015-2, EFFECTIVE DATE OF MAY 25, 2004, WHICH LISTS NO EASEMENTS OR CLAIMS SHOWN BY PUBLIC RECORD.
WETLANDS MARKED BY STANTEC CONSULTING SERVICES, DELINEATED 5/12/2017, PROVIDED BY CLIENT.
GLES ENGINEERING PERFORMED THE SOIL BORINGS, COC PERFORMED THE TEST PITS.

LEGEND



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

I CERTIFY that this survey was prepared under my supervision and is correct to the best of my professional knowledge.

John P. Casucci
JOHN P. CASUCCI
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2055
DATE: SEPTEMBER 20, 2018
REVISED: 10-25-18 ADD SOIL BORINGS & TEST PITS



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