

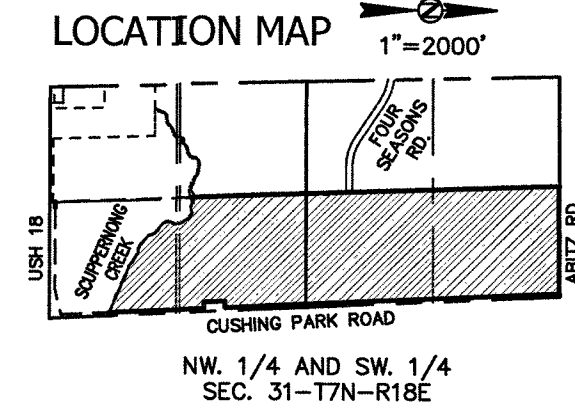
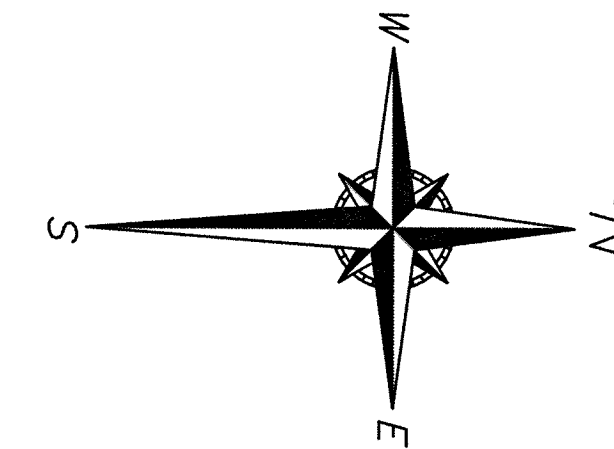
PRELIMINARY PLAT OF WHITE OAK CONSERVANCY

BEING A PART OF THE NW. 1/4, SW. 1/4, NE. 1/4 AND SE. 1/4 OF THE NW. 1/4
OF SECTION 31 AND NE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 31,
T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL

SEE SHEET 2 FOR NOTES AND SOIL MAP

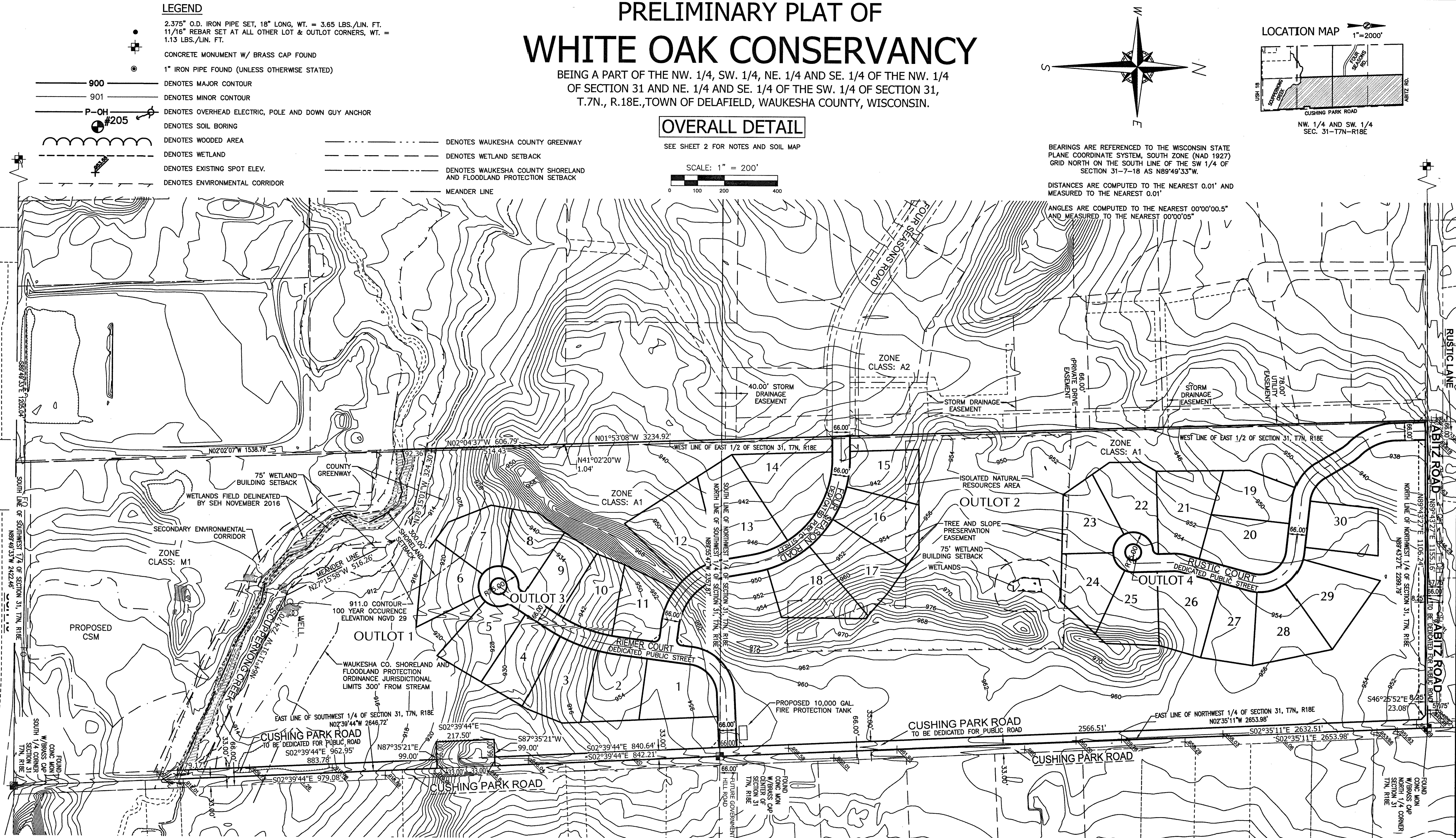
SCALE: 1" = 200'



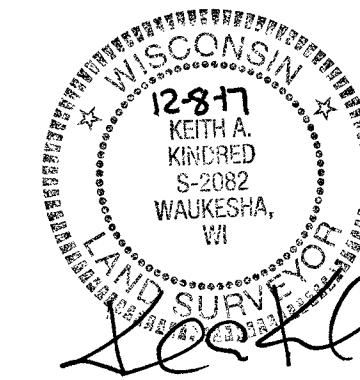
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983)
GRID NORTH ON THE SOUTH LINE OF THE SW 1/4 OF
SECTION 31-7-18 AS N89°49'33"W.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5"
AND MEASURED TO THE NEAREST 00°00'05"



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PROJECT IRONP #140891
SHEET 1 OF 4

PRELIMINARY PLAT OF WHITE OAK CONSERVANCY

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OF SECTION 31 AND NE. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SECTION 31,
T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLEHOLDERS OF LOTS 1 THROUGH 30 OF THE WHITE OAK CONSERVANCY SUBDIVISION SHALL EACH HOLD 1/30 UNDIVIDED INTEREST IN OUTLOT 1 AND 2, WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 1 AND 2. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF DELAFIELD MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-30 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF DELAFIELD, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

PRIMARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCES AREA:

THOSE AREAS IDENTIFIED AS PRIMARY ENVIRONMENTAL CORRIDOR OR ISOLATED NATURAL RESOURCES AREA ON THIS SUBDIVISION PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING AND FILLING SHALL BE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN OF DELAFIELD 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 OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
3. 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 THE LANDOWNER AND WITH THE APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST, AND THE APPROVAL OF THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION SHALL BE PERMITTED. THE REMOVAL OF ANY VEGETATIVE COVER THAT IS NECESSITATED TO PROVIDE ACCESS OR SERVICE TO AND APPROVED RESIDENCE OR ACCESSORY BUILDING, SHALL BE PERMITTED ONLY WHEN THE ACCESS OR SERVICE CANNOT BE LOCATED OUTSIDE OF THE CONSERVANCY/WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
4. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED WITHIN THE CONSERVANCY/WETLAND AREA AND SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR AREA.
5. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE CONSERVANCY/WETLAND-PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA SHALL BE PROHIBITED.
6. 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.
7. THE CONSTRUCTION OF BUILDINGS OR DRIVEWAYS IS PROHIBITED.
8. NO EARTH ALTERING ACTIVITIES (GRADING, FILLING, ETC.) OR TREE REMOVAL WITH A DIAMETER OF 3-INCHES OR GREATER MEASURED 4 FEET ABOVE THE GROUND LEVEL (EXCEPT FOR DEAD AND DISEASED TREES AS DETERMINED BY A TREE SPECIALIST) SHALL BE ALLOWED WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR OR ISOLATED NATURAL RESOURCES AREA. THERE SHALL BE NO CLEARING OF TREES TO PROVIDE ANY SCENIC VIEWS.

VISION CORNER (VCR) RESTRICTIONS:

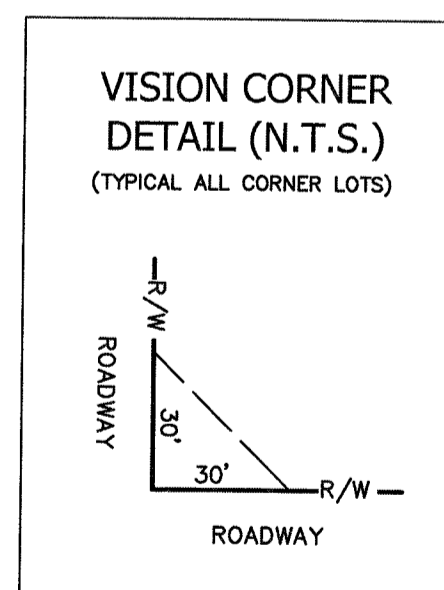
1. WITHIN THE AREA OF THE VISION CORNER RESTRICTION, THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS, OR ANY OTHER STRUCTURE SHALL BE LIMITED TO 24" ABOVE THE INTERSECTION ELEVATION.

NOTES

1. VISION CORNER NOTES
 - WITHIN THE AREA OF THE TOWN OF DELAFIELD VISION CORNER EASEMENT, THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS, OR ANY OTHER STRUCTURE SHALL BE LIMITED TO 24" ABOVE THE INTERSECTION ELEVATION.
 - THOSE AREAS WITHIN THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS ARE SUBJECT TO THE REQUIREMENTS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE IN ACCORDANCE WITH SECTION 58.602 OF THE WISCONSIN STATE STATUTES.
2. SETBACKS SHALL BE PER THE APPROVED ZONING A-1 PUD AND SHALL BE AS FOLLOWS:
 - FRONT YARD - 50 FEET
 - SIDE YARD - 20 FEET
 - REAR YARD - 20 FEET (UNLESS NOTED OTHERWISE)EXCEPT FOR LOTS CONTAINING PRIMARY ENVIRONMENTAL CORRIDOR (PEC) OR ISOLATED NATURAL RESOURCES AREA (INRA). LOTS 15 THRU 18, AND 23 THRU 24 SHALL HAVE REAR LOT SETBACKS RESTRICTED SO AS NOT TO DISTURB THE EXISTING ENVIRONMENTAL CORRIDOR.
3. EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT 1-4. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
4. OUTLOTS 1 AND 2 TO BE ENCOMPASSED BY A DRAINAGE EASEMENT GRANTED TO TOWN OF DELAFIELD AND MAINTAINED BY THE LOT OWNERS. SEE STORMWATER MANAGEMENT PRACTICES NOTES.
5. OUTLOTS 3 AND 4 ARE RESERVED FOR LANDSCAPING TO BE MAINTAINED BY THE LOT OWNERS.
6. TOTAL LOT AREA 5,088,308 S.F. OR 116.81 ACRES.
7. ALL VISIBLE BUILDINGS, WELLS, SEPTIC ACCESS LIDS AND VENTS (IF ANY) WITHIN 50' OF THE PROPERTY BOUNDARY ARE DEPICTED.



SOILS MAP 1"=300'



I, KEITH A. KINDRED, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

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PROJECT IRONP #140891

SHEET 2 OF 4

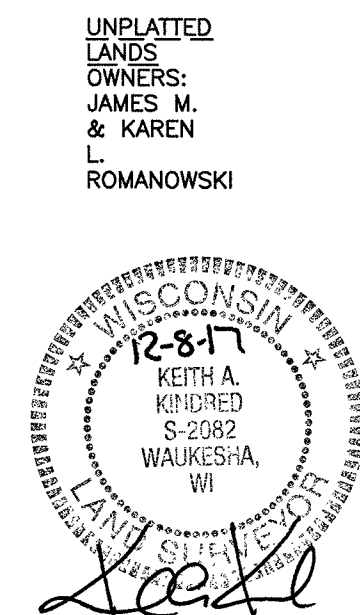
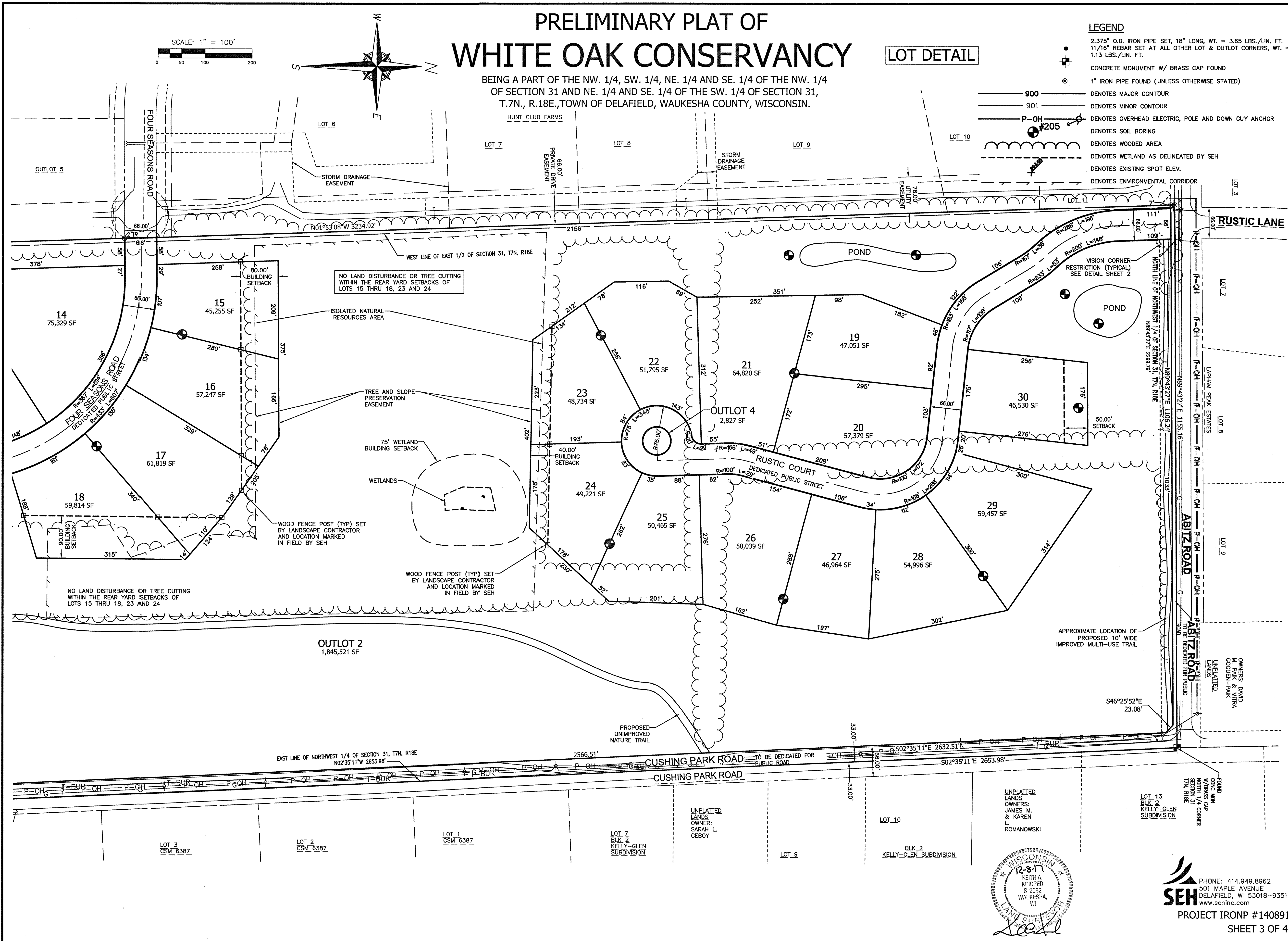
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T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL

LEGEND


- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 900 DENOTES MAJOR CONTOUR
- 901 DENOTES MINOR CONTOUR
- P-OH DENOTES OVERHEAD ELECTRIC, POLE AND DOWN GUY ANCHOR
- #205 DENOTES SOIL BORING
- W DENOTES WOODED AREA
- SEH DENOTES WETLAND AS DELINEATED BY SEH
- SEH DENOTES EXISTING SPOT ELEV.
- SEH DENOTES ENVIRONMENTAL CORRIDOR



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PROJECT IRONP #140891
SHEET 3 OF 4

LOT DETAIL

SCALE: 1" = 100'



A horizontal scale bar with alternating black and white segments. It is marked with '0', '50', and '100' at the bottom.

3.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.85 LBS./LIN. FT.
1 1/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT.
1.13 LBS./LIN. FT.

CONCRETE MONUMENT W/ BRASS CAP FOUND

1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

900 _____ DENOTES MAJOR CONTOUR

901 _____ DENOTES MINOR CONTOUR

P-OH _____ DENOTES OVERHEAD ELECTRIC, POLE AND DOWN GUY ANCHOR

⊙ #205 _____ DENOTES SOIL BORING

~~~~~ DENOTES WOODED AREA

----- DENOTES WETLAND AS DELINEATED BY SEH

SPOT ELEV. \_\_\_\_\_ DENOTES EXISTING SPOT ELEV.

----- DENOTES ENVIRONMENTAL CORRIDOR--75' FROM OHWM

UNPLATTED  
LANDS

OWNER: WISCONSIN ELECTRIC CO.

N020207 W 1538.78

P.O.H.

P.O.H.

P.O.H.

P.O.H.

P.O.H.

WEST LINE OF EAST 1/2 OF SECTION 31, T

75' WETLAND  
BUILDING SETBACK

MEANDER LINE

DENOTES WAUKESHA COUNTY GREENWAY

DENOTES WETLAND SETBACK

DENOTES WAUKESHA COUNTY SHORELAND  
AND FLOODLAND PROTECTION SETBACK

WETLANDS FIELD DELINEATED BY SEH NOVEMBER 2016

SECONDARY ENVIRONMENTAL CORRIDOR

NOTE: EXISTING DWELLING AND SHEDS TO BE RAZED, EXISTING WELL AND SEPTIC TO BE ABANDONED PER DNR REGULATIONS

The site plan shows a property with a wetlands field delineated by SEH in November 2016. A secondary environmental corridor is also indicated. A note states that existing dwelling and sheds are to be razed, and existing well and septic are to be abandoned per DNR regulations. The plan includes a north arrow and a scale bar.

[illegible]

APPROX. OHWM

79.17

79.17

883.78'

S02°39'44"E 979.08'

UNPLATTED LANDS  
OWNER: SANDRA C. KNOFF

UNPLATTED LANDS  
OWNER: SANDRA C. KNOFF

Kimberly M Meyers

N01°53'08"W 3234.92'

N41°02'20"W 1.04'

POND

12  
71,617 SF

8  
41,043 SF

9  
39,992 SF

10  
44,806 SF

11  
43,542 SF  
VISION CORNER  
RESTRICTION (TYPICAL)  
SEE DETAIL SHEET 2

3  
55,509 SF

4  
48,995 SF

2  
50,140 SF

1  
55,014 SF

RIEMER COURT

DEDICATED PUBLIC STREET

587°35'21"W 99.00'

502°39'44"E 840.64'

502°39'44"E 842.21'

UNPLATTED LANDS  
OWNERS: JOHN & THERESA SINGER

UNPLATTED LANDS  
OWNERS: MICHAEL & CAROLYN PAIK

UNPLATTED LANDS  
OWNER: COREY E. OLSEN

RECORDS SECTION 25  
COUNTY OF KIMBERLY  
WITH A  
ADDRESS  
000000

[illegible]

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PROJECT IRONP #140891  
SHEET 4 OF 4

PROJECT IRONP #140891