

OWNER/DEVELOPER:
 JANSSEN BRUCKNER, LLC
 RYAN JANSSEN
 PO BOX 277
 EAGLE, WI 53119

ENGINEER:
 TRIO ENGINEERING
 4100 N. CALHOUN DR. SUITE 300
 BROOKFIELD, WI 53045

SURVEYOR:
 LANDTECH SURVEYING, LLC
 JOHN DOWNING
 111 W. 2ND ST
 OCONOMOWOC, WI 53066

REVIEWING AUTHORITIES:
 • CITY OF NEW BERLIN
 • WAUKESHA COUNTY DEPT. OF PARKS & LAND USE
 • WI DEPARTMENT OF ADMINISTRATION

TOTAL PARCEL AREA
 SUBDIVISION AREA (SITE) = 17.39 ACRES

PROPOSED DEVELOPMENT = 14 LOTS

DENSITY = 14 LOTS/17.24 ACRES (DEVOPABLE AREA) = 0.81 UNITS/ACRE
 (EXCLUDES WETLANDS)

ROAD LENGTH

-TOTAL ROAD LENGTH = 790' LF (56.42 LF/LOT)

ZONING DATA

• R-6

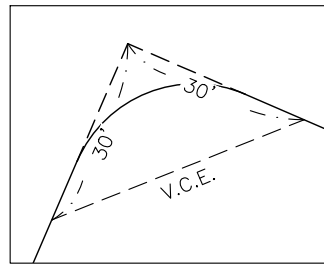
DESIGN CRITERIA

LOT AREA = 25,000 S.F. (MIN)
 LOT WIDTH = 110' (TYPICAL)
 130' (CORNER LOT)

BUILDING SETBACKS (SEE SHEET 2, LOT 2 FOR DETAIL)

• STREET = 30'
 • SIDE = 10'
 • REAR = 25'

VISION CORNER
 EASEMENT (V.C.E.)
 DETAIL



NOTES:

- PARCEL ADDRESS SUNNY SLOPE RD. (TAX KEY: NBC 1289994002.)
- TITLE COMMITMENT PROVIDED PREPARED BY PRISM TITLE MIDWEST, COMMITMENT No. PM-031467-23.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20233715446, 20233715453, 202333715522, 20233715524, 20233715553, 20233715556.
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ROADWAYS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT NO. 1 AND WAUKESHA COUNTY SHALL NOT BE LIABLE OF ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- PORTIONS OF OUTLOT 1 SHALL BE USED FOR STORMWATER MANAGEMENT AND OPEN SPACE.
- CONTOURS WITHIN SUBJECT PARCEL AND SOILS SHOWN ARE PER WAUKESHA COUNTY GIS.
- THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.
- A PARK COMPLEX WITH LIGHTING, BALL FIELDS, AND A VARIETY OF OTHER ACTIVITIES IS PLANNED TO BE LOCATED ADJACENT TO THE SUBDIVISION.

WETLAND/ISOLATED NATURAL RESOURCES (INRA) RESTRICTIONS

THOSE AREAS IDENTIFIED AS WETLAND AND INRA AREA ON PAGE ____ OF ____ ON THIS SUBDIVISION PLAT/CERTIFIED SURVEY MAP 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 WETLAND/ISOLATED NATURAL RESOURCE AREA (INRA) 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 SECONDARY 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.

SURVEYOR'S CERTIFICATION:

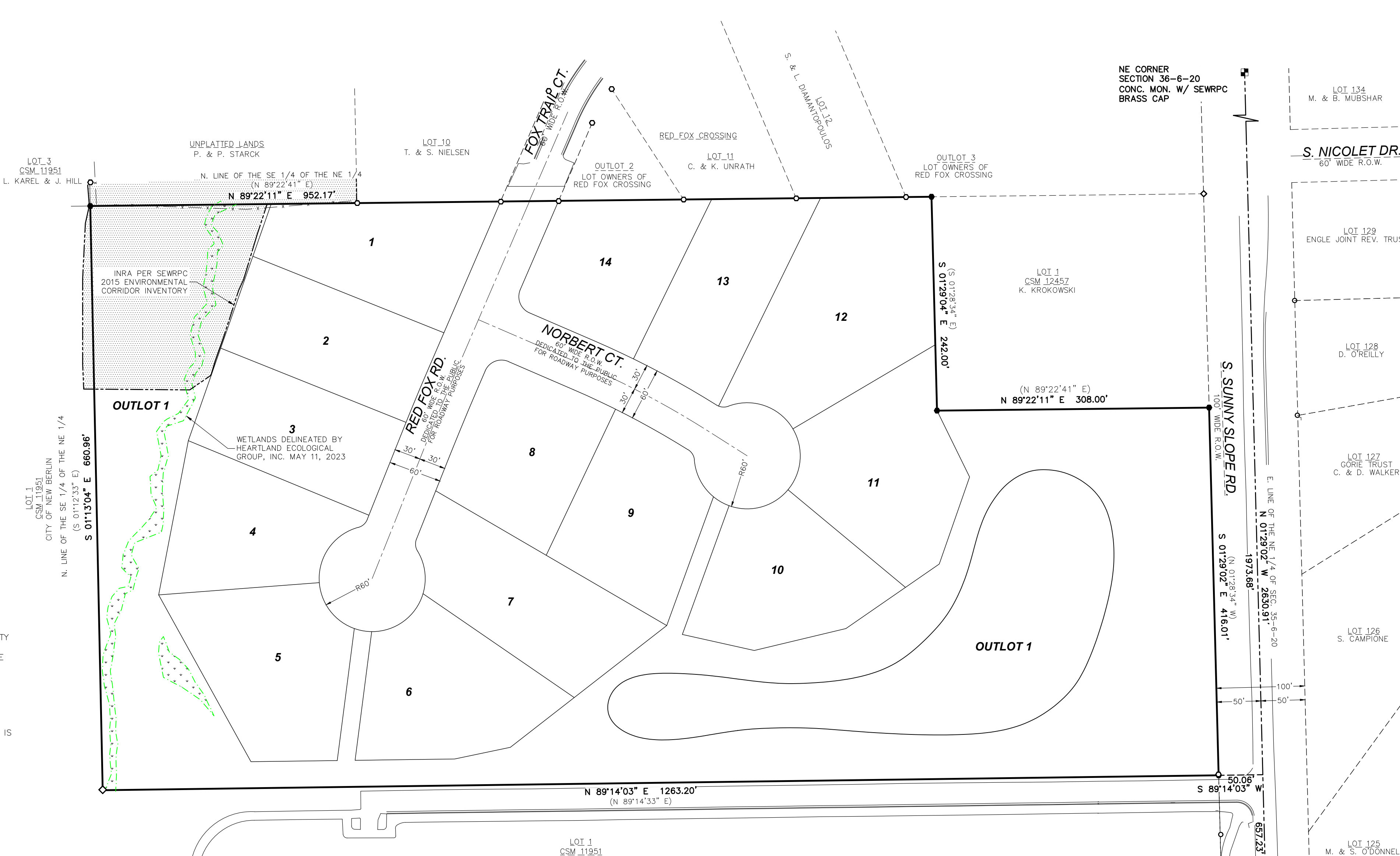
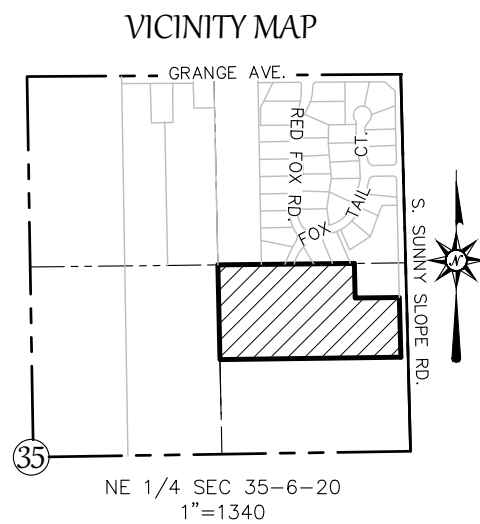
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND COMPLY WITH THE PROVISIONS OF CHAPTER 18.400 CITY OF NEW BERLIN AND OF CHAPTER 236 OF THE WISCONSIN STATUTES.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939



**PRELIMINARY PLAT
 THEOFILIA ESTATES**

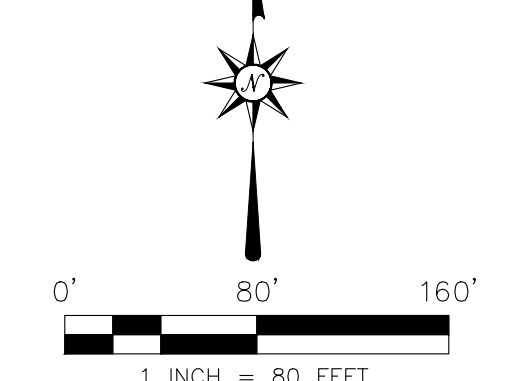
LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



LOT #	LOT WIDTH AT BASE OF SETBACK	LOT DEPTH
1	149	241
2	110	229
3	113	224
4	114	176
5	110	168
6	110	186
7	124	261
8	169/151	177
9	158	184
10	110	156
11	110	192
12	110	301
13	110	224
14	150/142	160

LEGEND

□ SECTION CORNER MONUMENT	⊙ UTILITY PED
○ FOUND 3/4 REBAR" OR NOTED	⊙ TV PED
○ FOUND 1" IRON PIPE OR NOTED	⊙ ELECTRIC PED
● SET 0.75" O.D. X 18" REBAR	⊙ UTILITY POLE
○ WEIGHING 1,502 LBS/FT.	— OH — OVERHEAD UTILITY
◇ FOUND IRON ROD	— F — UNDERGROUND FIBER
⊙ STORM MANHOLE	— G — UNDERGROUND GAS
⊙ SANITARY MANHOLE	— G(P) — GAS PER PLAN
⊙ MANHOLE	⊙ EXISTING SPOT GRADE
⊙ CURB INLET	— 800 — CONTOUR PER GIS
⊙ FIELD INLET	— 800 — EXISTING CONTOUR
⊙ WATER VALVE	— X — WIRE FENCE
⊙ HYDRANT	— W — WETLANDS
⊙ CMCP CULVERT	— INRA — INRA
— SAN — SANITARY SEWER	⊙ MARKER POST OR NOTED
— ST — STORM SEWER	⊙ SIGN
— SOIL — SOIL	⊙ RECORD DIMENSION
— HmB2 — SOIL TYPE	⊙ WETLANDS



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 WSCORS 2011) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 35-6-20 MEASURED AS N 01'29'04" W.

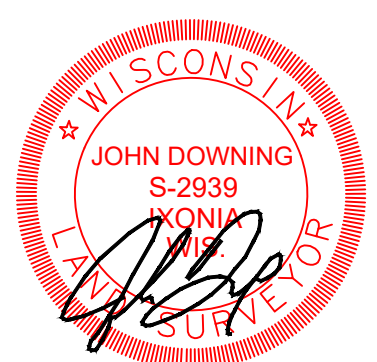
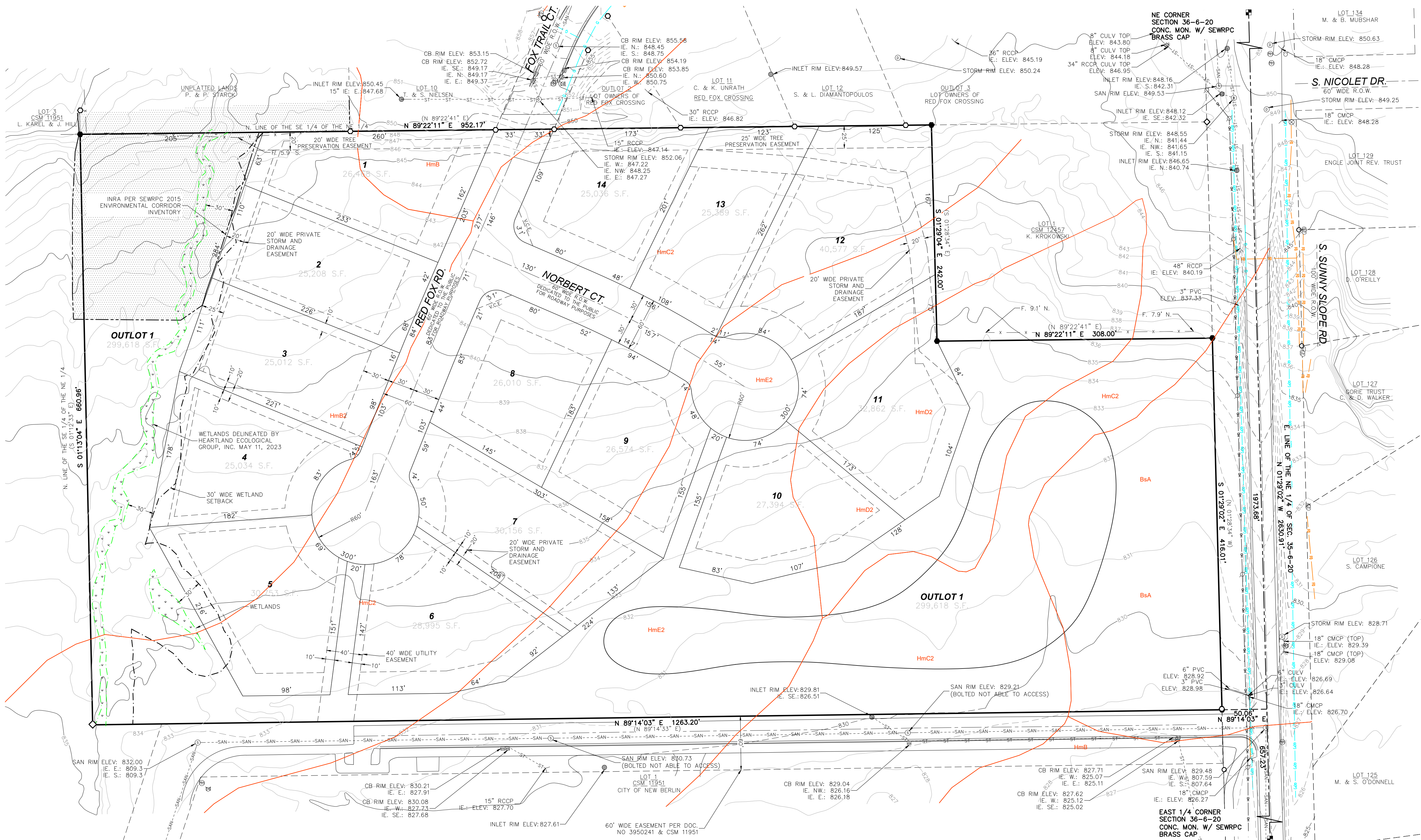
VERTICAL DATUM IS NAVD 88 (GEOID 12A)



THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

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WWW.LANDTECHWI.COM
(262) 367-7599

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