

PRELIMINARY PLAT
EDGEMONT ESTATES

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 5 NORTH, RANGE 22 EAST,
IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

VICINITY MAP

OWNER/DEVELOPER:
SWITCHBACK ENTERPRISES LLC
JOHN COURTY
6340 NORTH GREEN BAY RD.
GLENDALE, WI 53209
414-687-0558

ENGINEER:
ELLENA ENGINEERING CONSULTANTS
MARK ELLENA
700 PILGRIM PARKWAY, SUITE 100
ELM GROVE, WI 53122
262-719-6183

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
111 W. 2ND ST.
OCONOMOWOC, WI 53066
262-367-7599

REVIEWING AUTHORITIES:
• CITY OF OAK CREEK
• WI DEPARTMENT OF ADMINISTRATION
• MILWAUKEE COUNTY

GROSS PARCEL AREA = 12.437 ACRES (541,768 S.F.)
• LESS EAST ELM ROAD AND NICHOLSON ROAD R.O.W.
= 11,773 ACRES (512,835 S.F.)

CURRENT ZONING
RS-3 SINGLE FAMILY RESIDENTIAL

LOT SIZE
• MINIMUM AREA: 12,000 S.F.
• MINIMUM AVERAGE WIDTH: LOT WIDTH 80, CORNER LOT 90'

BUILDING SETBACKS
• FRONT = 30'
• SIDE = 10'
• REAR = 30'
• REAR = 50' (LOTS 1-7)
• SEE LOT 2 FOR DETAIL

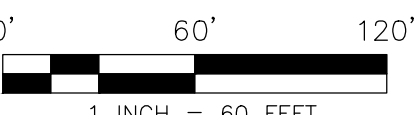
NOTES:
• WETLANDS WERE DELINEATED BY THOMPSON AND ASSOCIATES WETLAND SERVICES, LLC ON OCTOBER 19, 2021, AND FIELD LOCATED BY LANDTECH SURVEYING ON 12/01/2021.
• PEC AND O.H.W.M. WERE DELINEATED BY THOMPSON AND ASSOCIATES WETLAND SERVICES, LLC ON JUNE 10, 2022, AND FIELD LOCATED BY LANDTECH SURVEYING ON 06/27/2022. PEC MINOR REVISION AND CONCURRENCE BY SEWRPC, AUGUST 9, 2022 AND FIELD LOCATED BY LANDTECH SURVEYING ON 08/19/2022.
• DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20214805429, 20214805444.
• 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.
• SOIL TEST COMPLETED BY GEOTECHNICAL ENGINEERING REPORT DECEMBER 5, 2007, GESTRA PROJECT NO.: 07151-10.
• MAXIMUM BUILDING COVERAGE = 40%.
• TREE INVENTORY PROVIDED AND FIELD LOCATED BY ALICE THOMPSON OF THOMPSON & ASSOCIATES WETLANDS SERVICES, LLC.
• NO FENCES WILL BE ALLOWED IN ANY EASEMENT THAT CONTAINS INFRASTRUCTURE.
• OUTLOTS 1, 2, 3, AND 4 OF THE PLAT OF EDGEMONT ESTATES IS OWNED AND SHALL BE MAINTAINED BY THE EDGEMONT ESTATES HOMEOWNERS ASSOCIATION AND EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP OF THE OUTLOTS AND THAT MILWAUKEE COUNTY AND THE CITY OF OAK CREEK SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT MILWAUKEE COUNTY OF THE CITY OF OAK CREEK SHOULD BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF DELINQUENCY. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN SAID OUTLOTS IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN THEIR INTENDED PURPOSE. CONSTRUCTION OF ANY BUILDING, GRADING, OR FILLING IN SAID OUTLOTS IS PROHIBITED UNLESS APPROVED BY THE CITY OF OAK CREEK. THE HOMEOWNERS ASSOCIATION GRANTS TO THE CITY THE RIGHT (BUT NOT RESPONSIBILITY) TO ENTER UPON THESE OUTLOTS IN ORDER TO INSPECT, REPAIR OR RESTORATION OF SAID OUTLOTS MAY BE PLACED AGAINST THE TAX ROLL FOR SAID ASSOCIATION AND COLLECTED AS A SPECIAL CHARGE BY THE CITY.
• A 50 FOOT PROTECTIVE AREA IS SHOWN AROUND THE WETLANDS IN OUTLOT 2 AND OUTLOT 3. PER WDNR NR 151, WET DETENTION BASINS ARE ALLOWED IN THE PROTECTIVE AREA.
• OUTLOT 1 IS A CONSERVANCY AREA. A FENCE SHALL BE CONSTRUCTED ALONG THE SOUTH BOUNDARY OF OUTLOT 1. SUBJECT FENCE SHALL BE MAINTAINED BY THE HOA. (SEE LANDSCAPE PLAN)
• ALL TREES IN OUTLOT 1 WHICH INCLUDES THE WOODED PRIMARY ENVIRONMENTAL CORRIDOR AND A WOODED WETLAND ARE PRESERVED. CONSTRUCTION FENCING WILL PROTECT OUTLOT 1 DURING CONSTRUCTION, FOLLOWED BY A PERMANENT FENCE TO DELINEATE THIS AREA.
• ALL MATURE (12" DBH OR GREATER) TREES IN A 50 FOOT EASEMENT ON THE WESTERN SIDE OF LOTS 1-7 WILL BE PRESERVED. CONSTRUCTION FENCING WILL BE PLACED ON THE BOUNDARY TO MINIMIZE DISTURBANCE DURING CONSTRUCTION.
• ALL TREES IN OUTLOT 2 ARE PRESERVED OUTSIDE OF THE CLEARING NEEDED FOR A WET DETENTION BASIN.
• ANY MATURE TREES ON THE EAST LOT LINES OF LOTS 10-14 SHALL BE PRESERVED TO THE EXTENT POSSIBLE.

LEGEND

- SECTION CORNER MONUMENT SET 1.25" O.D. X 18" REBAR WEIGHING 4.30 LBS/FT.
- FOUND 3/4 REBAR OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- SANITARY MANHOLE
- MANHOLE
- CURB INLET
- FIELD INLET
- WATER VALVE
- HYDRANT
- CMCP CULVERT
- SANITARY SEWER
- SEPTIC TANK
- TV PED
- ELECTRIC PED
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- RECORD DIMENSION
- EXISTING DWELLING
- EXISTING SHED
- UNDERGROUND GAS
- WATERMAIN
- SOIL BORE
- TREES TO REMAIN

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY ZONE (NAD 83 WISCONS 2018) AND REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SEC. 34-5-22 MEASURED AS N00°47'59"W.

VERTICAL DATUM IS REFERENCED TO CITY OF MILWAUKEE DATUM, WEST 1/4 CORNER OF SEC. 34-5-22 ELEV. 93.03 (673.63 NGVD 29).



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

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

