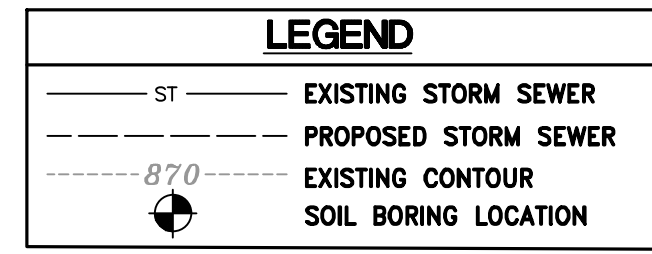


RR SITE PLAN DATA
19 LOTS (7.3-acre Lot Size)
 Density = 77.97/19 = 4.1 ac/lot
 (19) RR Lots = 58.55 ac
 Right-of-way = 4.64 ac
 Sub-total = 63.19 ac

RR Zoning Summary (current land use)
 - Lot Area = 3 acres
 - Lot Density = 1 lot per 3 acres
 - Lot Width = 200' (average)
 - Lot Frontage = 33' (minimum)
 - Minimum Setback = 50' (or 35' per code)
 - Minimum Offset = 30'



Outlot Open Space = 14.78 ac (19.0%)
 Wetland Crossing = 9,780 sf (General Permit for public road crossing disturbing < 10,000 sf)

PRELIMINARY PLAT OF LONG MEADOW

LANDS LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, IN TOWN 5 NORTH, RANGE 17 EAST, IN THE TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

HORIZONTAL DATUM PLANE:
 All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-83/2011), in which the North line of the S.W. 1/4 of Section 13, Town 5 North, Range 17 East, bears N89°40'19"E.

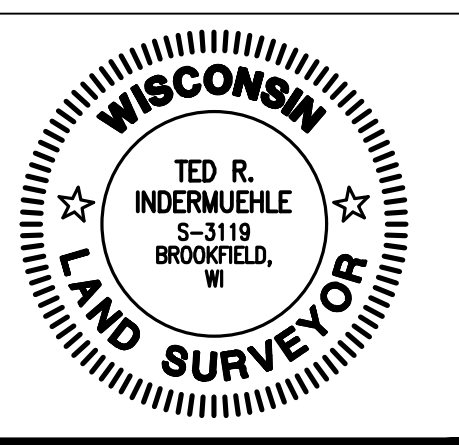
VERTICAL DATUM PLANE:
 All elevations are referenced to the National Geodetic Vertical Datum of 1988 per fieldwork done by Trio Engineering LLC.

ENGINEER / SURVEYOR:
 TRIO ENGINEERING, LLC
 4100 N. CALHOUN RD. SUITE 300
 BROOKFIELD, WISCONSIN 53005
 PHONE: (262) 790-1480

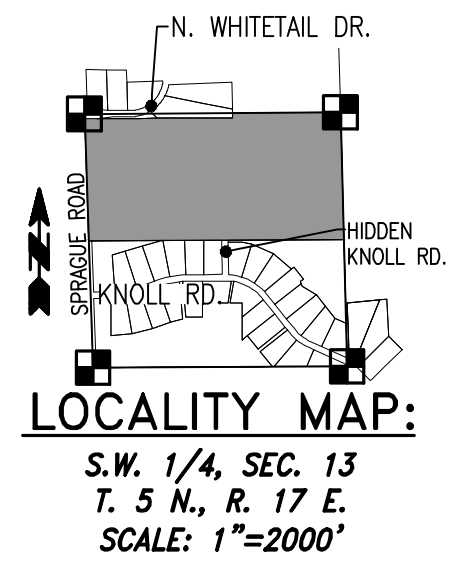
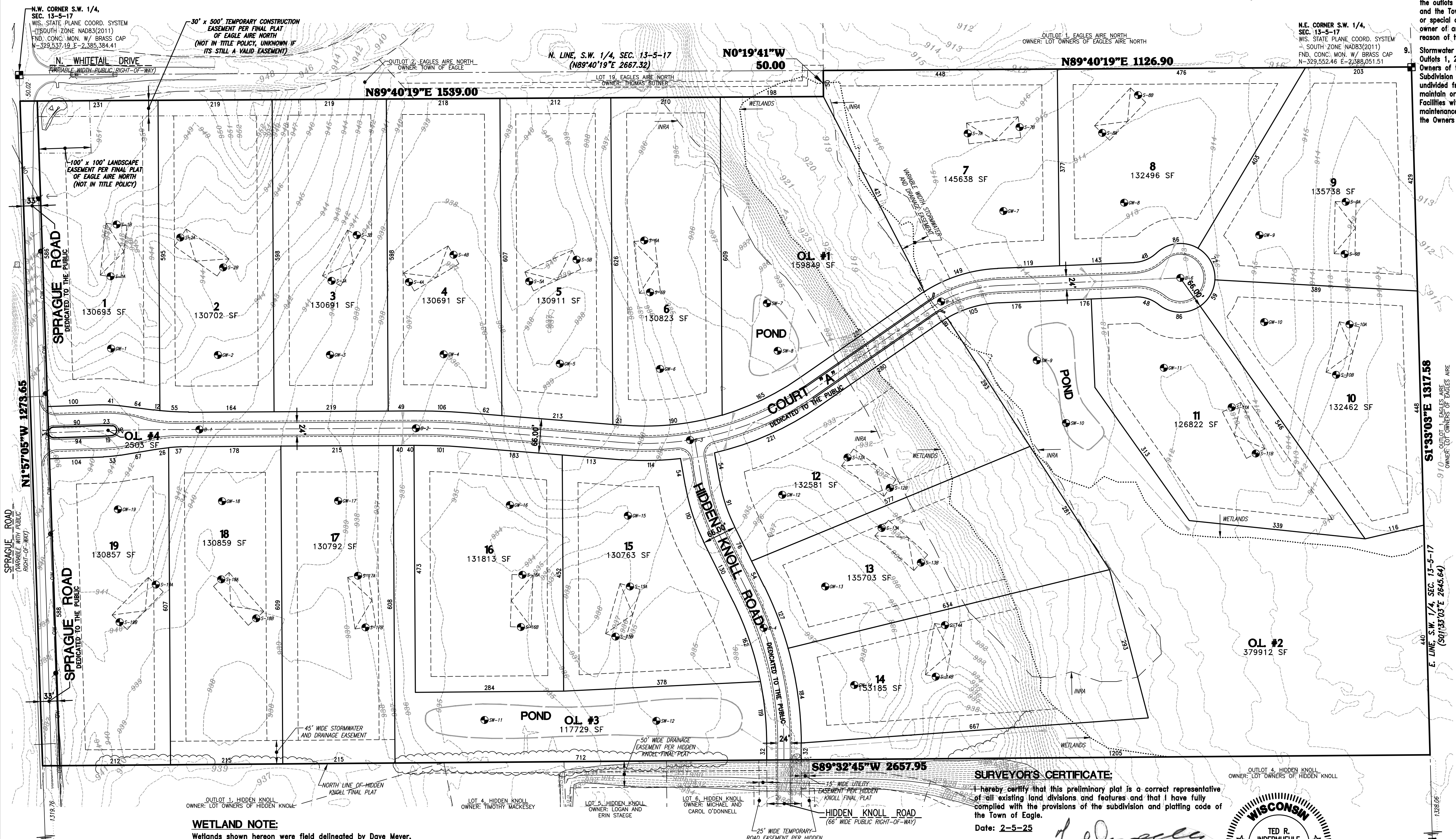
AGENCIES HAVING THE AUTHORITY TO OBJECT:
 - State of Wisconsin, Dept. of Administration
 - Waukesha County, Dept. of Parks and Land Use

APPROVING AUTHORITY:
 - Town of Eagle

- DEVELOPMENT SUMMARY:**
- Tax Key No. EGLT177999001
 - Development contains approximately 78.93 Acres.
 - Subdivision contains 19 Lots and 4 Outlots.
 - Public Roads to have Asphalt Pavement with Storm Sewer.
 - All lots to have Underground Telephone, Electric, and Gas Service.
 - Outlots 1, 2, 3, and 4 contain open space.
 - Outlots 1, 2, and 3 contain Stormwater Management Facilities which shall be owned and maintained as described in Notes 8 & 9 herein.
 - The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in the outlots of this Subdivision. Waukesha County and the Town of Eagle 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 1, 2, 3, and 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.

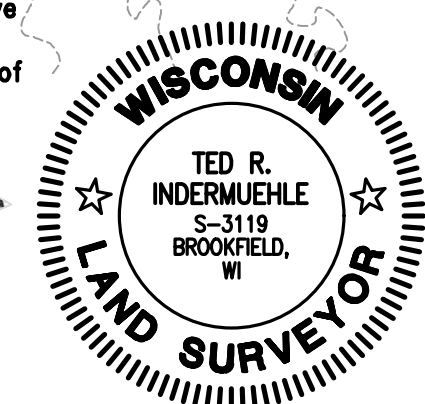


4100 N. Calhoun Rd. Suite 300
 Brookfield, WI 53005
 PHONE: (262) 790-1480
 EMAIL: t.indermuehle@trioeng.com



DEVELOPER:
 BIELINSKI HOMES
 1830 MEADOW LN. SUITE A
 PEWAUKEE, WISCONSIN 53072
 PHONE: (262) 548-5570

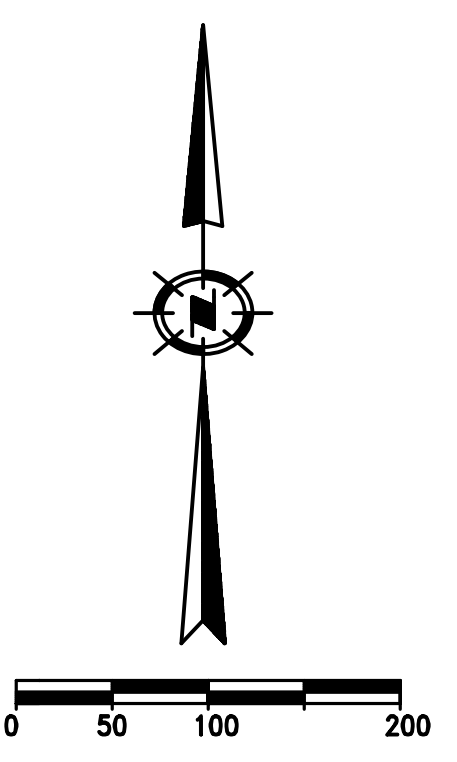
SURVEYOR'S CERTIFICATE:
 I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Town of Eagle.
 Date: 2-5-25



Ted R. Indermuehle, P.L.S.
 Surveyor Registration Number S-3119
 TRIO ENGINEERING, LLC
 4100 N. Calhoun Rd. Suite 300
 Brookfield, WI 53005
 Phone: (262)790-1480

WETLAND NOTE:
 Wetlands shown hereon were field delineated by Dave Meyer, Wetland & Waterway Consulting LLC on May 29, 2024 and were field located by Trio Engineering LLC.

ISOLATED NATURAL RESOURCE (INRA) NOTE:
 The Isolated Natural Resource (INRA) area shown hereon was taken from SEWRPC Records.



PROJECT:
LONG MEADOW
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 VILLAGE OF EAGLE, WISCONSIN
 BY: BIELINSKI HOMES
 1830 MEADOW LANE, SUITE A
 PEWAUKEE, WI 53072

REVISION HISTORY

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

DATE:
 FEBRUARY 5, 2025

JOB NUMBER:
 24-024-966-01

DESCRIPTION:
 PRELIMINARY PLAT

SHEET

X:\2024\24-024-966 SPRAGUE RD - EAGLE\DRAWINGS\SURVEY\PLATS\150PPR01.DWG