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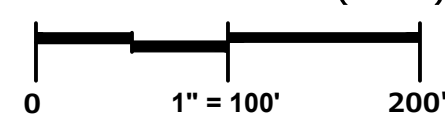
LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 3 columns: Symbol, Description, and Abbreviation. Includes symbols for sanitary manhole, storm manhole, cleanout, catch basin, lateral, unknown manhole, well, hydrant, water valve, down spout, sprinkler valve, water shut off, standpipe, water manhole, flood light, light pole, traffic signal pole, utility pole, guy wire, sanitary sewer, storm sewer, water main, fiber optic line, telephone line, electric line, overhead wires, cable television, gas main, wetlands, tree line, and no access.

Prepared by: PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD | SUITE 100 BROOKFIELD, WI 53186 OFFICE: (262) 754-8888



GRAPHICAL SCALE (FEET)



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the East line of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East which has a bearing of N00°24'44"W.

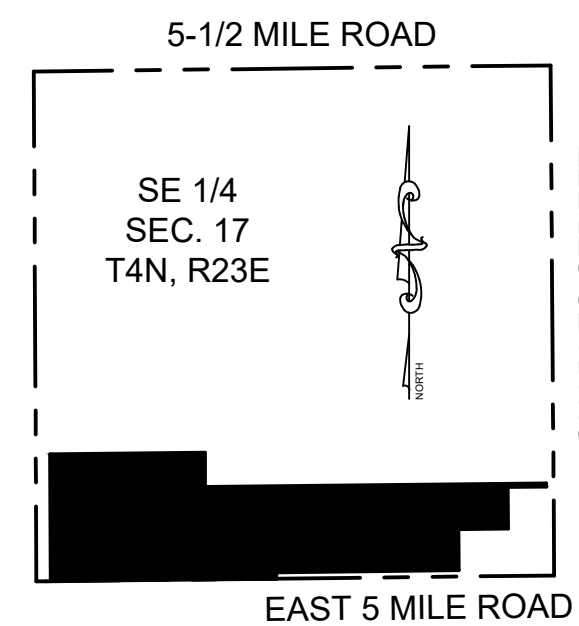


JANUARY 11, 2024

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

VICINITY MAP SCALE 1"=1000'

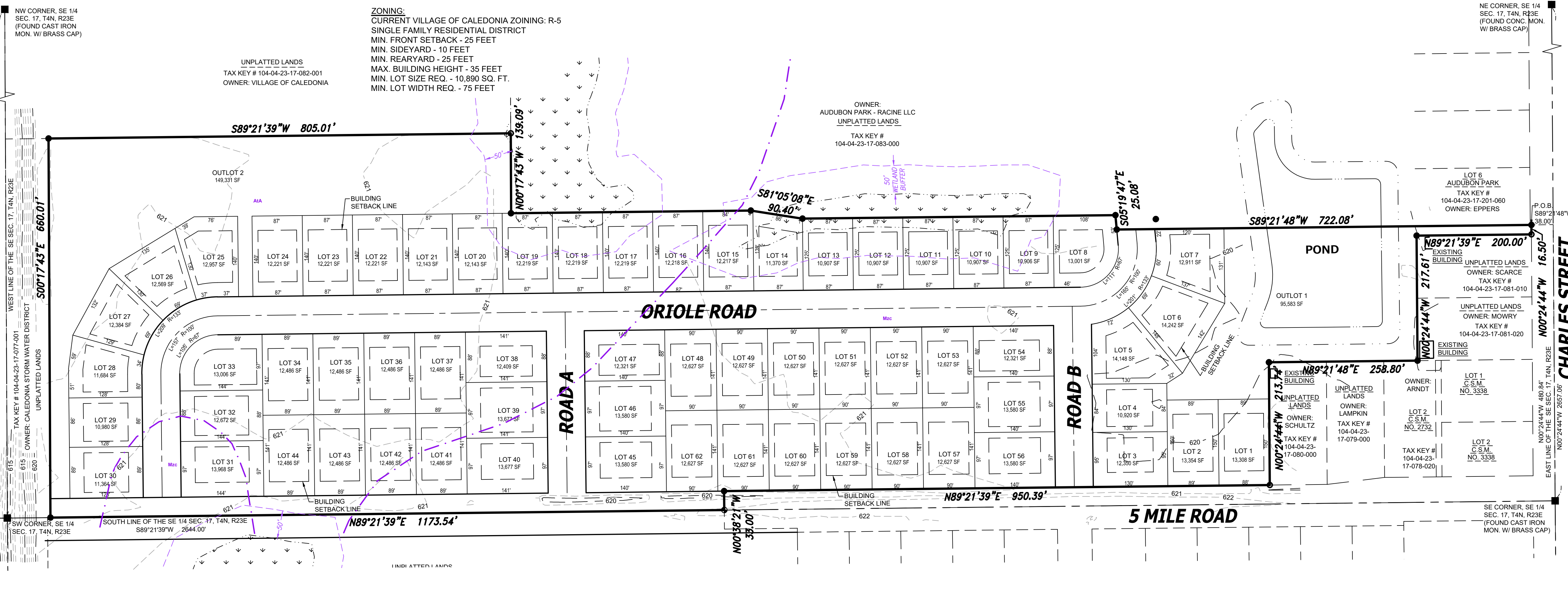


NOTES:

- 1. Tax Parcel Numbers: 104-04-23-17-077-000, 104-04-23-17-081-000, 104-04-23-17-086-005 & a portion of 104-04-23-17-083-000. Gross land area of the subject property is 1,230,927 square feet (28.2582 acres). Net land area is 1,018,681 square feet (23.3857 acres).
2. All lots to be serviced by public sanitary sewer and water main.
3. All streets will be improved to Village of Caledonia specifications.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southeast 1/4 Section 17, Town 4 North, Range 23 East, Elevation = 621.02.
5. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0116E with an effective date of JANUARY 11, 2024. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
6. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20250404611, 20250404609 & 20250404600 with a clear date of FEBRUARY 3, 2025. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
7. Soil Classification per the United States Department of Agriculture - Natural Resource Conservation Service Web Soil Survey. The subject property includes the following soils: ATA - Ashkum silty clay loam, 0-2% slopes; Mzc - Montgomery silty clay.
8. Subdivision contains 32 Lots and 2 Outlots.
9. Legal Description as surveyed: Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows: Commencing at the southeast corner of the Southeast 1/4 of said Section 17; thence North 00°24'44" West along the east line of said Southeast 1/4, 480.84 feet; thence South 89°21'48" West, 38.00 feet to the west right of way line of Charles Street and the Point of Beginning; thence South 00°24'44" East, 217.61 feet to the north line of Certified Survey Map No. 2732; thence South 89°21'48" West along said north line and its westerly extension, 258.80 feet; thence South 00°24'44" East, 213.74 feet to the north right of way line of East 5 Mile Road; thence South 89°21'39" West along said north right of way line, 950.39 feet; thence South 00°38'21" East, 33.00 feet to the south line of said Southeast 1/4; thence South 89°21'39" West along said south line, 1173.54 feet; thence North 00°17'43" West, 660.01 feet; thence North 89°21'39" East, 805.01 feet; thence South 00°17'43" East, 139.26 feet; thence North 89°21'28" East, 418.14 feet; thence South 81°05'08" East, 90.35 feet; thence North 89°21'28" East, 545.00 feet; thence South 05°19'47" East, 25.01 feet; thence North 89°21'48" East, 722.08 feet to the Point of Beginning.
10. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 & Outlot 2 of the plat of THOMAS FARMS shall be maintained by the THOMAS FARMS Homeowners Association for storm water retention purposes. Each individual lot owner shall have an undivided fractional ownership of Outlot 1 & 2 and Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village of Caledonia should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot 1 & 2 in an unobstructed condition so as to maintain their intended purpose. Construction of any buildings, grading, or filling in said Outlot 1 & 2 is prohibited unless approved by the Village of Caledonia. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlot 1 & 2 in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlot 1 & 2 may be placed against the tax roll for said association and collected as a special charge by the Village. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of THOMAS FARMS an undivided one-sixty second (1/62nd) interest in Outlot 1 & 2. The developer and all subsequent owners warrant and represent that said Outlots of assessment purposes will have no value per se, and the 1/62nd interest in said Outlots would be assessed with each of the buildable lots. In the event that said Outlots 1 & 2 are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/62nd per buildable lot, of the taxes due on said Outlots. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
11. VISION CORNER EASEMENT (VCE) RESTRICTION: Within the area of the vision corner easement, NO vegetative plantings exceeding 6" in height, berms, fencing, signs, any other structures allowed.
12. WETLAND PRESERVATION RESTRICTIONS: Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. The removal of topsoil or other earthen materials shall be prohibited. The removal or destruction of any native vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Racine County. Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited. The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited. Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Construction of buildings within the wetland boundary is prohibited. All wetlands on site will have a 50' buffer to which no impervious surface may drain. Houses and any other structures (such as concrete patios) within the 50' wetland buffer must have a drainage system to direct all storm water runoff at least 50' away from the designated wetland area. Storm water runoff that will not be discharged at least 50' away from the wetland must be first routed through a Wisconsin Department of Natural Resources approved device which will provide adequate water treatment prior to discharging closer than 50'. Wood deck patios with spacing between the boards and draining onto a gravel base or naturally vegetated area including mowed lawn are not considered impervious surfaces.
13. BASEMENT RESTRICTION: Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.
14. Wetlands delineated by Heartland Ecological Group November 01, 2022.
15. WETLAND BUFFERS: All wetlands on site have a 50 foot buffer to which no impervious surface may drain.
16. All Lots shall be restricted to 1 access per single family lot.
17. Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet fill.
18. Driveways shall not have a centerline slope steeper than 6%.

ZONING: CURRENT VILLAGE OF CALEDONIA ZONING: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT MIN. FRONT SETBACK - 25 FEET MIN. SIDEYARD - 10 FEET MIN. REARYARD - 25 FEET MAX. BUILDING HEIGHT - 35 FEET MIN. LOT SIZE REQ. - 10,890 SQ. FT. MIN. LOT WIDTH REQ. - 75 FEET

UNPLATTED LANDS TAX KEY # 104-04-23-17-082-001 OWNER: VILLAGE OF CALEDONIA



PINNACLE ENGINEERING GROUP logo and contact information: 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888. Also includes PLAN | DESIGN | DELIVER and CHICAGO | MILWAUKEE | NATIONWIDE.

THOMAS FARMS VILLAGE OF CALEDONIA PRELIMINARY PLAT

Table with columns for REVISIONS, SHEET 1 OF 1, and other project details like PEG JOB No., DATE, SCALE, and DRAFTED BY.