

# FINAL PLAT OF UPLAND RIDGE

A division of a part of Parcel C of Certified Survey Map No. 110 and part of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

**OWNER/DEVELOPER/MAP PREPARED FOR:**  
UPLAND RIDGE, LLC  
P.O. BOX 511396  
New Berlin, WI  
(414) 333-8833

**TYPE OF PLAT:**  
Single Family Residential

**SITE DATA:**  
Number of Lots = Sixteen (16)  
One Dwelling Unit per Lot  
Gross Site Area = 684,472 Square Feet (15.71 acres)  
Density = 1 DU/Lot

**ZONING DATA:**  
Zoning: R4.5 Medium Density Single Family Res.  
Minimum Lot Area=15,000 Sq. Ft.  
Minimum Lot Width at Setback Line = 100 Feet  
Minimum Lot Width at Setback Line (Corner Lot) = 120 Feet  
Minimum Front Yard Setback = 40 Feet  
Minimum Side Yard Setback = 15 Feet  
Minimum Rear Yard Setback = 40 Feet  
Minimum Wetland Buffer = 30 Feet  
Minimum Shore Setback = 50 Feet

**SOIL TYPES:**  
AsA Ashkum silty clay loam, 0 to 2 percent slopes  
MTa Mequon silt loam, 1 to 3 percent slopes  
OuB Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes  
OuB2 Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded

**HOMEOWNER'S ASSOCIATION**  
A Homeowner's Association shall be established to oversee the maintenance of the (Outlot 1) Conservation Area and storm water management facilities.

**OUTLOT 1 STORM WATER MANAGEMENT AND CONSERVATION AREA RESTRICTIONS**  
Each individual lot owner shall have an undividable fractional ownership in Outlot 1 and Waukesha County shall not be liable for any fees of specials assessments in the event they become the owner of any lot in the subdivision by reason of tax delinquency.  
The land contained within Outlot 1 of this subdivision plat which is identified as a Conservation Area, shall be subject to the following restrictions:

1. Grading and filling after site stabilization shall be prohibited.
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 landowner, or silvicultural thinning upon the approval of a naturalist and the approval of the City of New Berlin.
4. Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
5. The introduction of plant material not indigenous to the existing environment of the natural 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 Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. Construction of buildings is prohibited.

**UTILITY EASEMENT RESTRICTIONS**  
The land within the utility easement on Lots 4, 5, 6 and 7 is intended to remain open space for the use of the owners of said Lots. The easement shall be subject to the following restrictions:

1. No buildings may be erected in the easement areas.
2. Ground cover shall be maintained.
3. Grading and filling shall be prohibited.

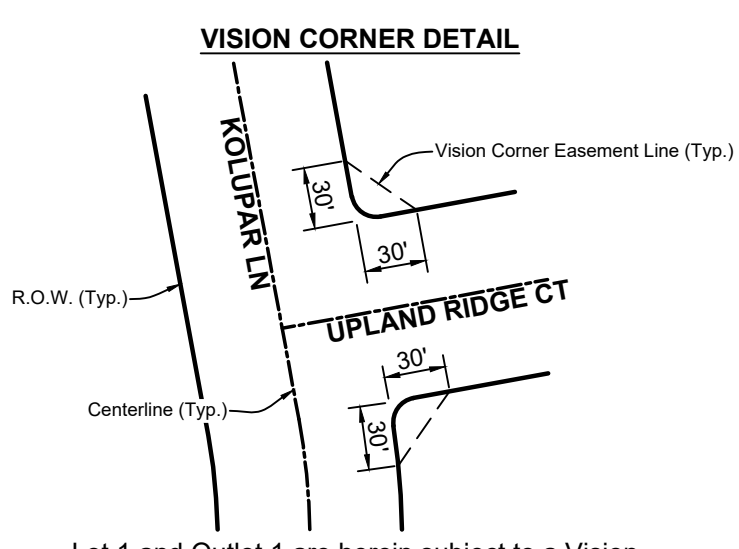
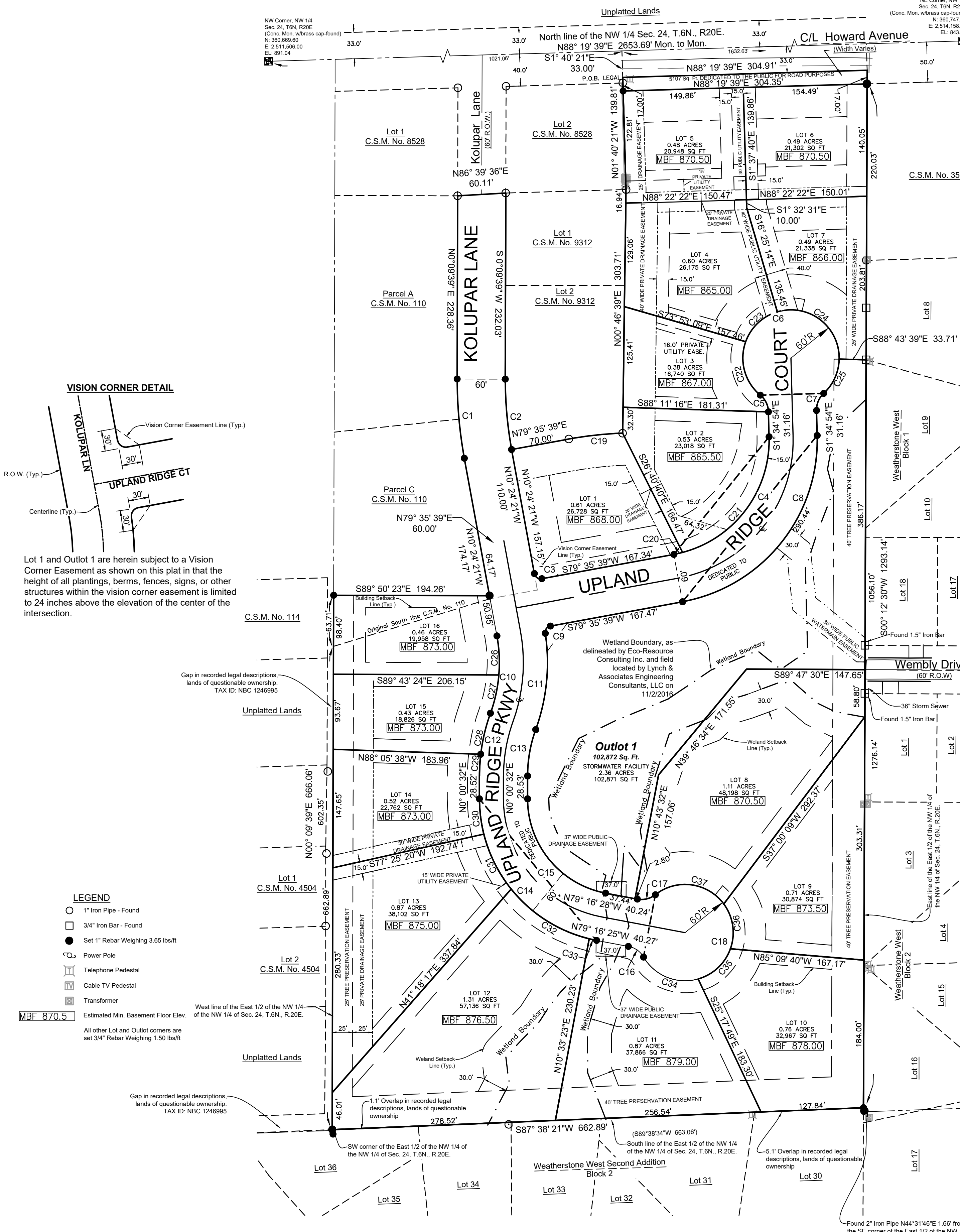
**TREE PRESERVATION EASEMENT RESTRICTIONS**  
The intended purpose of the Tree Preservation Easements are to provide a natural buffer. The easement shall be subject to the following restrictions:

1. The Grading, filling and/or removal of topsoil is prohibited.
2. The removal or destruction of vegetative cover, i.e. trees, shrubs, grasses, etc. is prohibited with the exception that dead, dying, or diseased vegetation may be removed at the discretion of the land owner under the recommendation of a forester or naturalist with approval from the City of New Berlin Department of Community Development. Invasive plant species, as identified by the Wisconsin Department of Natural Resources, may also be removed with approval from the City of New Berlin Department of Community Development.
3. The construction of any permanent or temporary structures, fencing, pools, decks, play equipment or the like is prohibited.
4. The introduction of any plant material not indigenous to the existing environments is prohibited.
5. Unauthorized removal of trees within the Tree Preservation Easement shall require re-planting in accordance with the City's Tree Replacement Policy noted in the Zoning Code Section 275-54B(6). Because the species and/or quality of the tree that has been removed is not able to be determined after-the-fact, the required number of the replacement trees will be based on the stump size, regardless of the species or quality of the original tree.

**DRAINAGE EASEMENT RESTRICTIONS**  
The drainage easements shown on the plat shall be privately owned and maintained by the Homeowners Association and have the following restrictions:

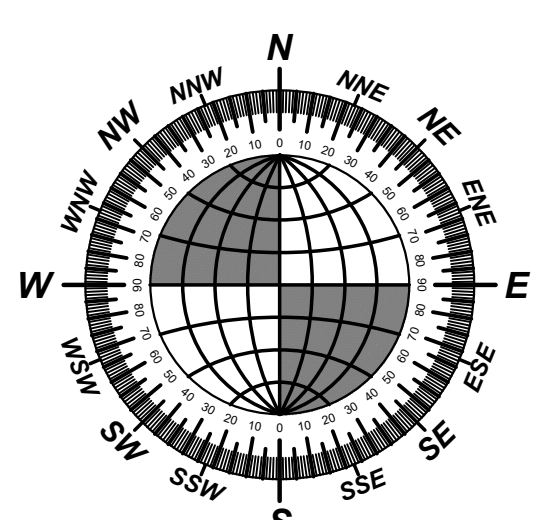
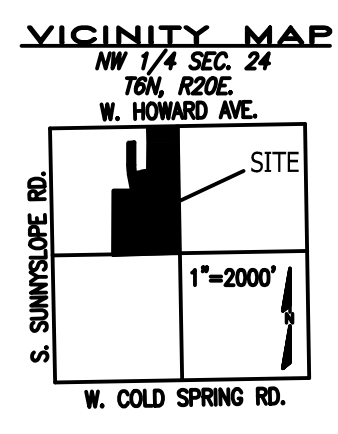
1. No grading or filling in the drainage easements shall be permitted.

**BASEMENT RESTRICTION FOR GROUNDWATER NOTE**  
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 that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.



Lot 1 and Outlot 1 are herein subject to a Vision Corner Easement as shown on this plat in that 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.

- LEGEND**
- 1" Iron Pipe - Found
  - 3/4" Iron Bar - Found
  - Set 1" Rebar Weighing 3.65 lbs/ft
  - ⊕ Power Pole
  - ⊕ Telephone Pedestal
  - ⊕ Cable TV Pedestal
  - ⊕ Transformer
  - MBF 870.5 Estimated Min. Basement Floor Elev.
- All other Lot and Outlot corners are set 3/4" Rebar Weighing 1.50 lbs/ft



- GARAGES**
1. Minimum lot width for homes with side entry garages is 130'. Lots less than 130' wide at the 40' setback line shall be required to have front entry garages.
  2. Side entry garage setbacks: When a garage is proposed with an entry facing an interior lot line, the garage shall be setback a minimum of 30 feet from the lot line opposite the garage door. The setback shall be measured perpendicular from the edge closest to the street of each garage door opening. There shall be a twenty-four-foot access radius in and out of the garage door. The side-entry driveway shall be located not less than five feet from the side lot line.

- LANDSCAPING**
1. Landscaping within the Right of Way shall be the responsibility of the Homeowner's Association.
  2. Landscaping within the Right of Way is at risk of removal without replacement by the city.

All bearings refer to the north line of the Northwest 1/4 of Section 24, which has a Wisconsin State Plane Coordinate System (south zone) bearing of N 88°19'39" E.  
All Elevations refer to NGVD-29



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC  
5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151  
SURVEYOR'S OFFICE:  
432 MILWAUKEE AVE.  
BURLINGTON, WI 53105  
(262) 248-3697

THIS INSTRUMENT DRAFTED BY: PETER J. NIELSON

21 AUG 2019  
REVISED: 7 OCT 2019