

SANCTUARY AT GOOD HOPE EAST

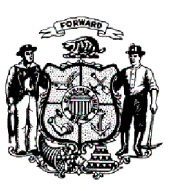
LOCATED THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MEMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

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



EXISTING ZONING CDD:
"CDD" With Conservation Development District Overlay

DESIGN CRITERIA:

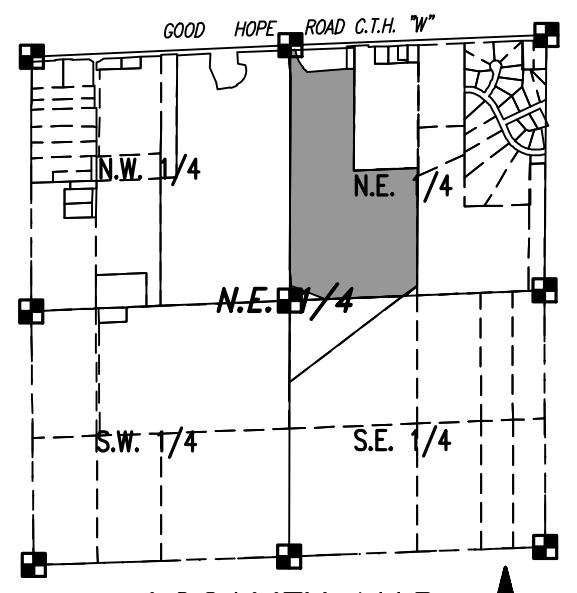
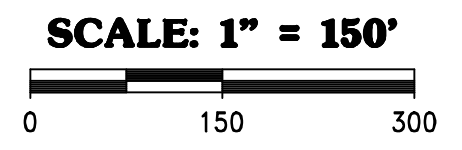
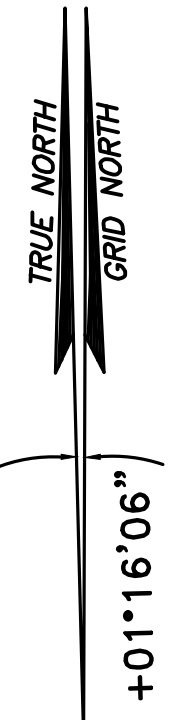
MIN. LOT WIDTH	200 FT.
MIN. LOT AREA	43,560 S.F.
MIN. ROAD SETBACK:	75 FT.
MIN. SIDE SETBACK:	30 FT.
MIN. REAR SETBACK:	50 FT. (30' accessory)

OWNER:
SANCTUARY AT GOOD HOPE, LLC
W206 N13580 WOODSIDE LANE
RICHFIELD, WI 53076
PHONE: (414) 333-9177

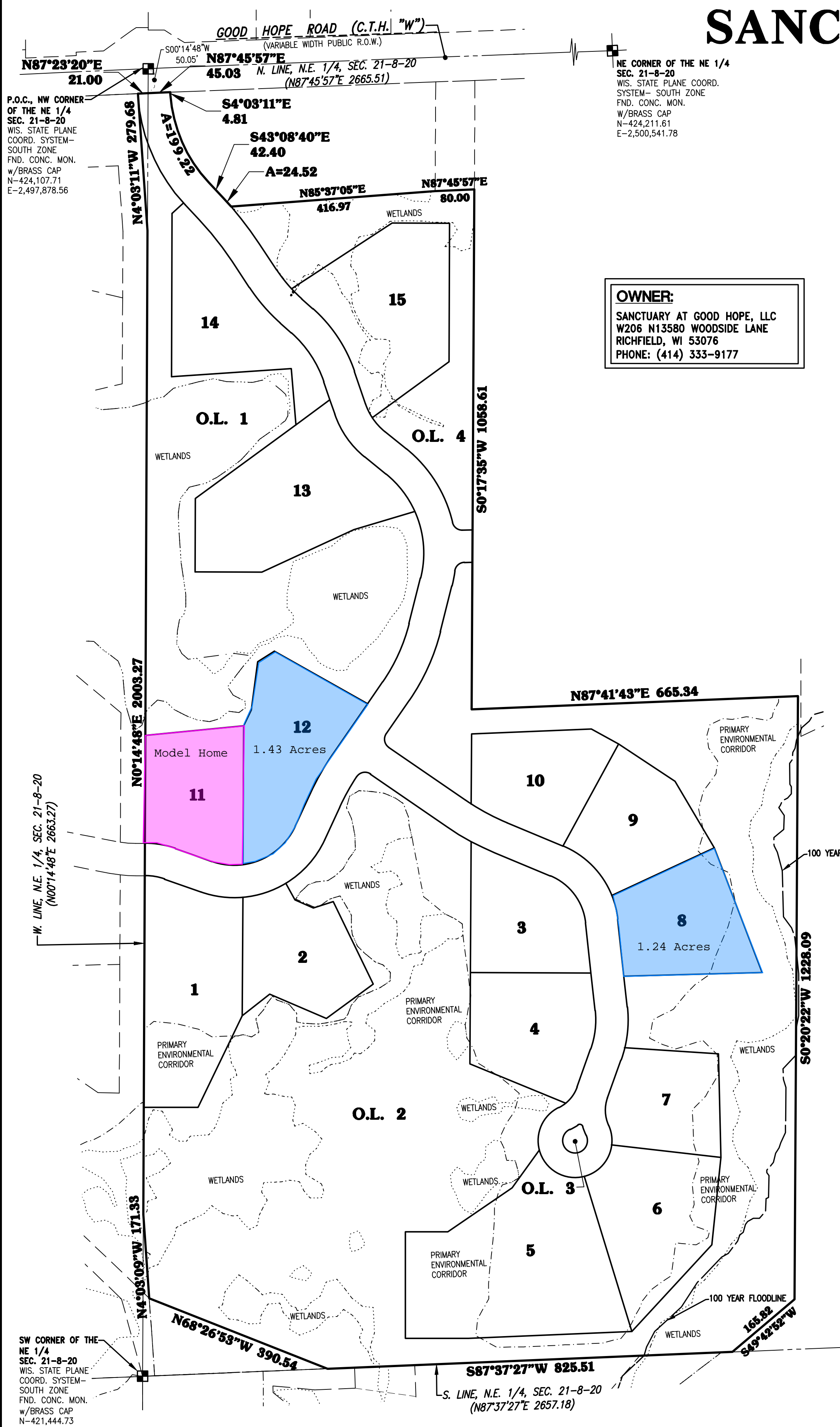
PRESERVATION RESTRICTIONS:

Those areas identified as Wetland, Primary Environmental Corridor (P.E.C.), and Floodplain on this Plat shall be subject to the following restrictions:

- Grading, filling, the removal of topsoil or other earthen materials are prohibited, except in connection with the construction and maintenance of a multi-use trail, unless specifically authorized by the Village of Menomonee Falls, and if applicable, the Wisconsin Department of Natural Resources and Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, dying, or invasive vegetation may be removed, at the discretion of the landowner and with approval of the Village of Menomonee Falls. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Menomonee Falls, shall also be permitted.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the Village of Menomonee Falls and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



P.O.C., NW CORNER OF THE NE 1/4 SEC. 21-8-20
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE
FND. CONC. MON. w/BRASS CAP
N-424,107.71
E-2,497,878.56

SW CORNER OF THE NE 1/4 SEC. 21-8-20
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE
FND. CONC. MON. w/BRASS CAP
N-421,444.73
E-2,497,867.09

GENERAL NOTES:

- - Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - Indicates Found 1.25" outside diameter Reinforcing Bar. (Unless otherwise stated)
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the North line of the N.E. 1/4 of Section 21, T. 8 N., R. 20 E., is taken to bear North 87°45'57" East.
- Stormwater Management Facilities are located on Outlots 1, 2, and 4 of this Subdivision. The Owners of the residential lots within this Subdivision shall each be liable for an equal undivided fractional 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.
- The Owners of the residential Lots within the "Sanctuary of Good Hope East" Subdivision, shall each own an equal undivided fractional interest in Outlots 1 through 4. Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlots 1, 2, 3, and 4 contains landscaping and open space to be maintained by the Homeowners Association of this Subdivision.
- The 100-Year Floodplain shown herein is based on FEMA Firm Map No. 55133C0094G, Map Revised 11/5/14.
- All electric, telephone, and communication distribution lines and laterals including CATV cables, constructed after the recording of this Subdivision shall be place underground.
- The wetlands shown hereon were delineated by Tina Meyers, SPWS, RA Smith, on March 29, 2022 and provided to Trio Engineering LLC in digital format.
- There shall be no direct vehicular access to Good Hope Road (C.T.H. "W") from any lots or outlots of this subdivision.
- Outlot 2 shall contain an 8' wide multi-use trail, easements for said trails to be recorded by separate document.

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 owner's special investigation prior to construction and no specific representation is made herein.