

mobing, w:\PROJECTS\1208\92000370\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Pre\Hemlock East.dwg, 22x34, Plot Date: 1/29/2021 1:40 PM, xrefs: (hemlock east option 2 compo.dwg, x-exist (ono hemlock east, x-exist shade hemlock east)

# PRELIMINARY PLAT HEMLOCK EAST

ALL OF OUTLOT 2 OF HEMLOCK SOUTH RECORDED IN VOLUME 24 OF PLATS ON PAGES 79 & 80 AS DOCUMENT NO. 2835530 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8936 RECORDED IN VOLUME 63 PAGES 543-549 AS DOCUMENT NO. 2827132 LOCATED IN LOT SEVEN (7), PLAT OF THE SUBDIVISION OF THE WILLIAMS GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

THE AUSTIN STRAUBEL INTERNATIONAL AIRPORT DIRECTOR SHALL BE CONTACTED FOR REVIEW AND APPROVAL PRIOR TO ANY DEVELOPMENT AND LAND DISTURBING ACTIVITIES WITHIN AIRPORT ZONING DISTRICTS.

ALL ROADS ARE DEDICATED TO THE PUBLIC.

PLANNED MUNICIPAL IMPROVEMENTS TO INCLUDE UTILITIES SUCH AS STORM SEWER, SANITARY SEWER, WATER MAIN, ASPHALT STREETS WITH CONCRETE CURB & GUTTER.

ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED TO PREVIOUS PROJECTS WITHIN THIS AREA. ELEVATION DATUM UN-KNOWN.

THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

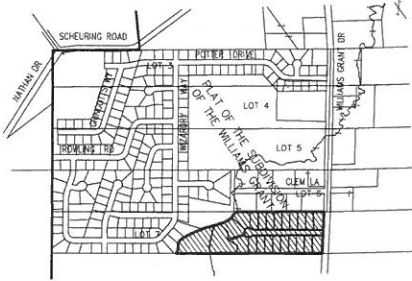
ESA RESTRICTIVE COVENANT:  
LOTS 11 AND 12 AND OUTLOTS 1 AND 2 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES WETLANDS, ALL LAND WITHIN 35 FEET OF WETLANDS, 2 ACRES OR GREATER, FLOODWAY, ALL LAND WITHIN 35 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK - WHICHEVER IS GREATER NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK OF NAVIGABLE WATERWAYS, STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURES AND A 20-FOOT SETBACK FROM TOP AND BOTTOM OF STEEP SLOPES DEVELOPMENT, ANY LAND DISTURBING ACTIVITIES ARE RESTRICTED IN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

LOT DRAINAGE RESTRICTIVE COVENANT:  
THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ADJUTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

THE HDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN THE SUBJECT PROPERTIES. DUE TO WETLANDS, INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTIES, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.

PER US ARMY REGULATORY GUIDANCE LETTER NO. 05-02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE-VERIFICATION ON A MORE FREQUENT BASIS.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE VILLAGE HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.



LOCATION MAP  
PLAT OF THE SUBDIVISION OF WILLIAMS GRANT,  
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF LOTS 3 THRU 5 PLAT OF THE SUBDIVISION OF THE WILLIAMS GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN, WHICH BEARS S36°21'35"W PER BROWN COUNTY COORDINATE SYSTEM.



## NOTES:

THIS PROPERTY IS CURRENTLY ZONED: A-1: AGRICULTURAL

PROPOSED ZONING: R-1 RESIDENTIAL

UTILITY EASEMENTS TO BE SHOWN ON THE FINAL PLAT

FRONTYARD BUILDING SETBACKS TO BE 30 FEET

TOTAL AREA OF DEVELOPMENT = 18.71 ACRES

DEDICATED STREET AREA = 1.68 ACRES

NET SUBDIVIDED AREA = 17.03 ACRES

TOTAL NUMBER OF LOTS = 21 RESIDENTIAL LOTS AND 2 OUTLOTS FOR STORM WATER DETENTION

AVERAGE LOT SIZE = 25,708 S.F. (EXCLUDING OUTLOTS 1 & 2)

LINEAL FEET OF NEW STREETS = 940 LIN. FT.

SEWER AND WATER SERVICE FROM THE TOWN OF LAWRENCE

AREA OF SMALLEST LOT = 22,747 S.F.

THIS PROPERTY IS LOCATED WITHIN AIRPORT ZONING DISTRICT C.

## LEGEND

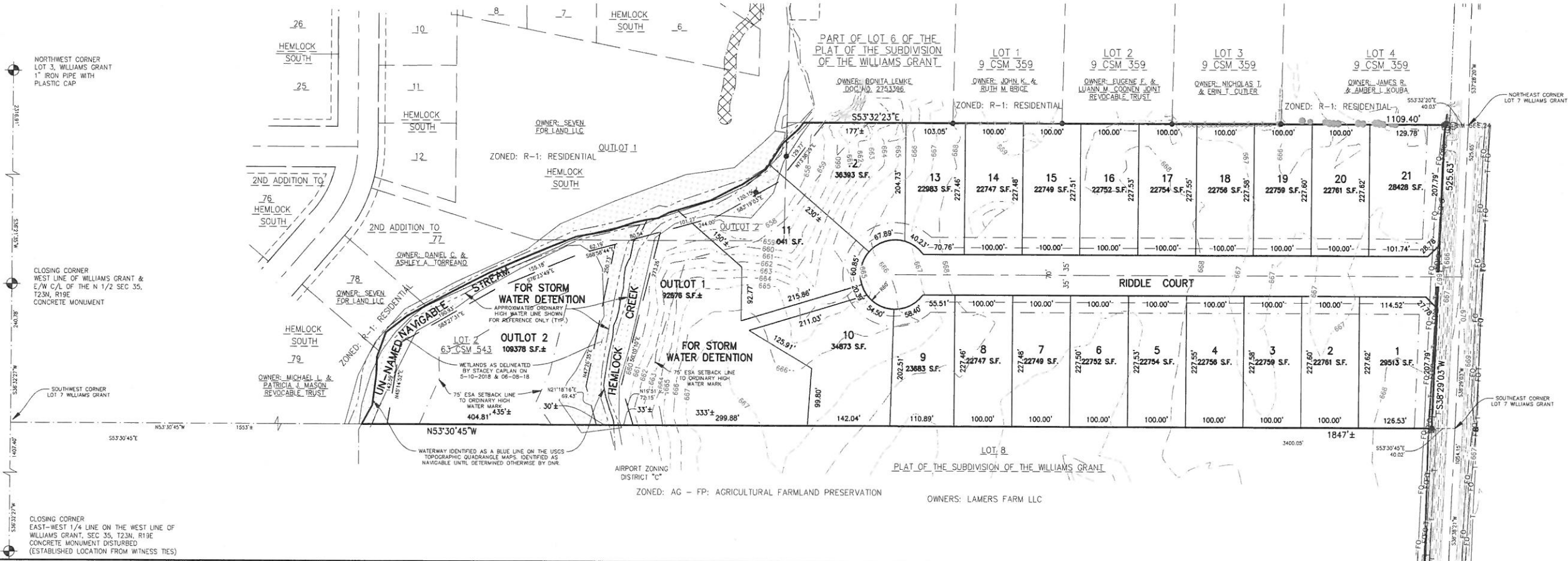
- 1 1/4" STEEL REBAR FOUND
- 1" I.D. IRON PIPE FOUND
- CERTIFIED LAND CORNER BROWN COUNTY
- RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- EXISTING CONTOURS
- EXISTING DITCH
- UTILITY EASEMENT (12' UNLESS NOTED) LOCATION MAY CHANGE AFTER PUBLIC UTILITY COMPANY REVIEW
- FIRE HYDRANT
- MANHOLE
- CONCRETE CURB & GUTTER
- ASPHALT PAVEMENT

## OBJECTING AUTHORITIES:

- DEPARTMENT OF ADMINISTRATION

## APPROVING AUTHORITIES:

- TOWN OF LAWRENCE  
- VILLAGE OF HOBART  
- BROWN COUNTY PLANNING COMMISSION



## PRELIMINARY PLAT HEMLOCK EAST

TOWN OF LAWRENCE, BROWN COUNTY, WI

|                 |       |
|-----------------|-------|
| SURVEYED        | DRAWN |
| DEW             | MJA   |
| PROJECT NO.     |       |
| S1208 092000370 |       |
| DATE            |       |
| JANUARY, 2021   |       |
| SHEET NO.       |       |

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**McMAHON**  
ENGINEERS ARCHITECTS

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Hemlock East Subdivision - Preliminary Pricing 3/1/21

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