

ORCHARD STREET PRELIMINARY PLAT

Lot 1 of Certified Survey Map No. 3941, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.
ALSO:
The South Sixty-Eight (68) feet of Lot 15 and all of Lots 16 and 17 in Block 2 in Village Heights, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.

Survey No. 167075-RMK

APPLICANT & OWNER
Gregory Devorkin
11518 North Port Washington Road
Suite 103
Mequon, WI, 53092

SURVEYOR
John P. Casucci
16745 West Bluemound Road
Brookfield, WI, 53005

Bearings are based on the East line of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, which is assumed to bear North 01°08'27" West.

Subdivision to contain 12 Lots

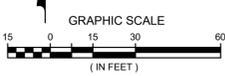
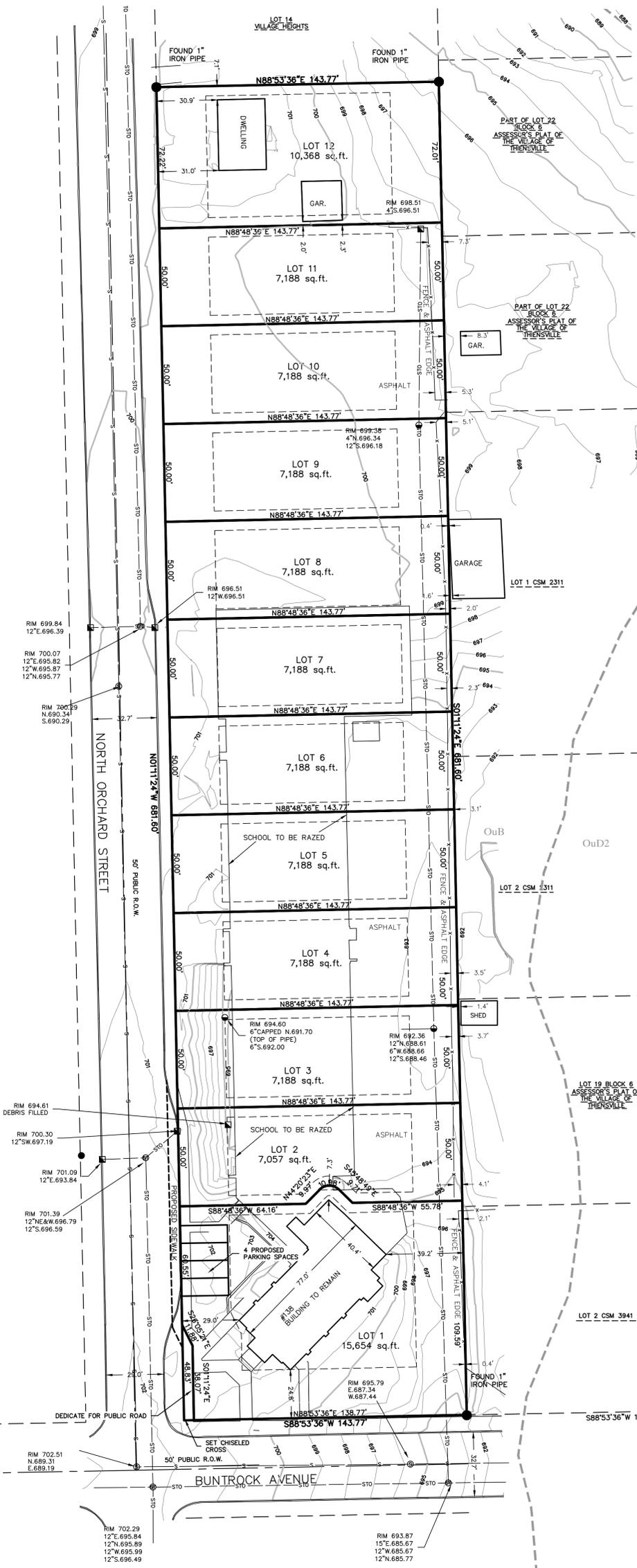
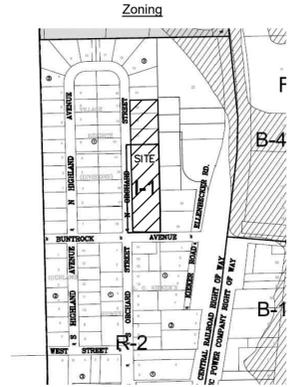
97,989 total square feet.

All Lot will be served with sanitary sewer and watermain.

Starting benchmark: SE Corner of NE 1/4 Sec. 22-9-21, found conc. monument w/brass cap, elev.=657.93' (witness monument)

Soils
OuB - Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes.
OuD2 - Ozaukee silt loam, high carbonate substratum, 12 to 20 percent slopes, eroded.

LOT REQUIREMENTS
Minimum Lot width 50'
Minimum square footage 6,800 s.f.
Side yard setback 5'
Front setback 25'
Rear yard setback 25'



LEGEND

- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ LAG POLE
- ⊕ MAILBOX
- ⊕ SIGN
- ⊕ AIR CONDITIONER
- ⊕ CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ CABLE PEDESTAL
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD/PEDESTAL LIGHT
- ⊕ HANDICAPPED PARKING
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ UTILITY VAULT
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS WARNING SIGN
- ⊕ STORM MANHOLE
- ⊕ ROUND INLET
- ⊕ SQUARE INLET
- ⊕ STORM SEWER END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR SEPTIC VENT
- ⊕ SANITARY INTERCEPTOR MANHOLE
- ⊕ MISCELLANEOUS MANHOLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SERVICE CURB STOP
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB
- EDGE OF TREES
- s — SANITARY SEWER
- sto — STORM SEWER
- w — WATERMAIN
- g — MARKED GAS MAIN
- e — MARKED ELECTRIC
- ohw — OVERHEAD WIRES
- b — BUREAU ELEC. SERV.
- t — MARKED TELEPHONE
- tv — MARKED CABLE TV LINE
- fo — MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- x 780.55 — INDICATES EXISTING SPOT ELEVATION

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
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SURVEYOR'S CERTIFICATE:

I, John P. Casucci, Professional Land Surveyor, do hereby certify that the preliminary plat is a correct representation of the existing land divisions features, and that I, to the best of my knowledge and belief, have compiled with the applicable ordinances in preparing the same.

Dated this 3rd day of January 2020.

John P. Casucci
John P. Casucci, PLS S-2055



NE COR. OF NE 1/4 OF SEC. 22-9-21 FOUND ALUMINUM CAP MONUMENT

E. LINE OF NE 1/4 SEC. 22-9-21

N01°08'27" W 2178.83'

N01°08'27" W 455.63'

WITNESS MONUMENT FOR SE COR. OF NE 1/4 OF SEC. 22-9-21 FOUND BRASS CAP MONUMENT

SE COR. OF NE 1/4 OF SEC. 22-9-21