

Preliminary Plat of

Blue Stem Meadows

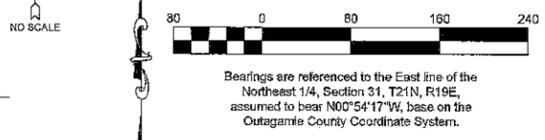
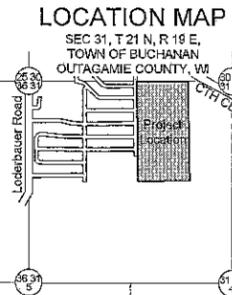
All of Lots 2 and 3 of Certified Survey Map _____, being part of the Northwest 1/4 of the Northeast 1/4 and Part of the Southwest 1/4 of the Northeast 1/4 Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

SUPPLEMENTARY DATA
 Total Area = 2,075,107 SF 47.6379 acres
 RW Area:
 Phase 1 = 79,059 SF 1.8149 acres
 Phase 2 = 87,632 SF 2.0118 acres
 Outlot Area = 1,079,288 SF 24,777.0 acres
 Net Area = 829,128 SF 19.0342 acres
 Number of Lots = 62
 Average lot size = 13,300 SF
 Typical lot dimension = 95' x 140'
 Lineal feet of street = 2,700 LF
 Existing zoning = General Ag (T. of Buchanan)
 Proposed zoning = RSF
 Approving Authorities
 City of Kaukauna
 Objecting Authorities
 Department of Administration

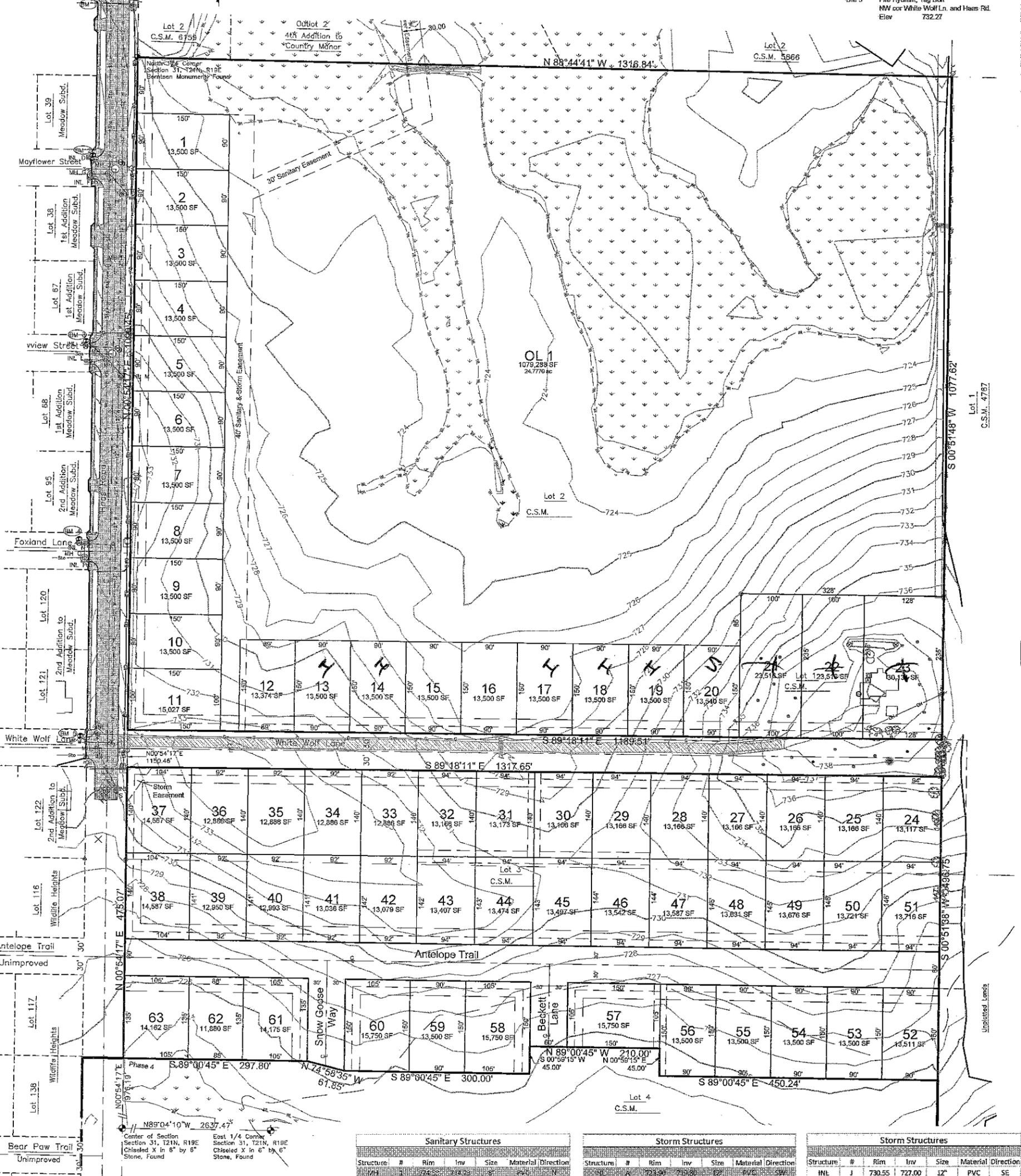
BENCHMARKS (NAVD 88)

BM 0	NGS BM PID DF5990 Buchanan C GPS 200' North and 100' West of NE Plat corner Elev 728.40
BM 1	Fire Hydrant, Tag Bolt SW cor Greengrove St. and Haas Rd. Elev 726.23
BM 2	Fire Hydrant, Tag Bolt NW cor Mayflower St. and Haas Rd. Elev 727.74
BM 3	Fire Hydrant, Tag Bolt NW cor Meadowview St. and Haas Rd. Elev 733.61
BM 4	Fire Hydrant, Tag Bolt NW cor Foxland St. and Haas Rd. Elev 736.96
BM 5	Fire Hydrant, Tag Bolt NW cor White Wolf Ln. and Haas Rd. Elev 732.27

NOTES
 Utility and Drainage Easements
 will be shown on Final Plat



Bearings are referenced to the East line of the Northeast 1/4, Section 31, T21N, R19E, assumed to bear N00°54'17"W, base on the Outagamie County Coordinate System.



LEGEND

--- CATV	Underground Cable TV	○ Sanitary MH / Tank / Base	□ Air Conditioner
--- FO	Underground Fiber Optic	○ Clean Out / Curb Stop / Pull Box	□ Telephone Pedestal
--- UGW	Utility Guy Wire	○ Storm Manhole	□ Telephone Manhole
--- SS	Sanitary Sewer	○ Inlet	□ CATV Pedestal
--- SWS	Storm Sewer	○ Catch Basin / Yard Drain	○ 3/4" Rubber Found
--- UEL	Underground Electric Line	○ Hydrant	○ Chiseled "X" Found
--- UCL	Underground Gas Line	○ Utility Valve	○ Government Corner
--- UTL	Underground Telephone Line	○ Utility Pole	○ Benchmark
--- WM	Water Main	○ Light Pole / Signal	○ Asphalt Pavement
--- DW	Delimited Wetlands	○ Guy Wire	○ Concrete Pavement
--- C	Cut/Inlet	○ Electric Pedestal	○ Gravel
--- IC	Index Contour	○ Electric Transformer	
--- 755	Intermediate Contour		

Sanitary Structures

Structure #	Rim	Inv	Size	Material	Direction
MH A	724.33	714.23	8"	PVC	E
MH B	724.33	714.23	8"	PVC	W
MH C	724.33	714.23	8"	PVC	W
MH D	724.33	714.23	8"	PVC	W
MH E	724.33	714.23	8"	PVC	W
MH F	724.33	714.23	8"	PVC	NW
MH G	724.33	714.23	8"	PVC	SE

Storm Structures

Structure #	Rim	Inv	Size	Material	Direction
MH A	724.33	714.23	12"	PVC	SW
MH B	724.33	714.23	12"	RCP	NE
MH C	724.05	719.31	12"	PVC	N
MH D	724.05	720.56	12"	PVC	N
MH E	724.05	720.56	12"	PVC	N
MH F	724.05	720.56	12"	PVC	W
MH G	724.05	720.56	12"	PVC	N
MH H	724.05	720.56	12"	PVC	S
MH I	724.05	720.56	12"	PVC	S
MH J	724.05	720.56	12"	PVC	NW
MH K	724.05	720.56	12"	PVC	N
MH L	724.05	720.56	12"	PVC	S

Storm Structures

Structure #	Rim	Inv	Size	Material	Direction
INL J	730.55	727.00	12"	PVC	SE
MH K	725.23	725.23	12"	PVC	NW
MH L	725.23	725.23	12"	PVC	NW
MH M	725.23	725.23	12"	PVC	SE
INL N	725.23	725.23	12"	PVC	SW
INL O	725.23	725.23	12"	PVC	E
INL P	725.23	725.23	12"	PVC	NW
INL Q	725.23	725.23	12"	PVC	NW
INL R	725.23	725.23	12"	PVC	NW
INL S	725.23	725.23	12"	PVC	NW

SURVEYOR'S CERTIFICATE
 I, James R. Schloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Kaukauna.

James R. Schloff, P.L.S. No. S-2692 Date

Developer:
 Dercks-Dewitt, LLC
 W857 County Road 22
 Kaukauna, WI 54130

File: 4198Plat.dwg
 Date: 07/30/2019
 Drafted By: jrs
 Sheet: 1 of 1

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