

February 13, 2023

Racine County Development Services
14200 Washington Avenue
Sturtevant, WI 53177

Re: Preliminary Plat Submittal – Birchwood Reserve
B&L Development, LLC
RHB Project #34116

Jarmen Czuta:

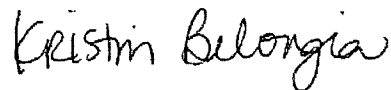
On behalf of the owners, please accept 10 copies of the Preliminary Plat for Birchwood Reserve located in the Town of Burlington for two properties consisting of 51.981 acres located off CTH A and Ketterhagen Road, being in the Town of Burlington (and submittal fee of \$8,100). The Town approved the Preliminary Plat on February 9th.

The proposed development consists of 67 residential lots meeting the current R-3 zoning designation and 4 outlots for stormwater management and greenspace requirements. The development will be constructed with rural cross section roadways (gravel shoulders and ditches), except for the cul-de-sacs which will have mountable/roll face curb and gutter. Site drainage will be conveyed to a series of infiltration basins via roadway ditches, culverts, and rear yard storm sewer in some locations. Lots will be served by public sanitary sewer (extended as part of this project) and private wells.

Please add this item to your March 20th Planning meeting. If you have any questions or need additional information or copies, please give us a call. Thank you.

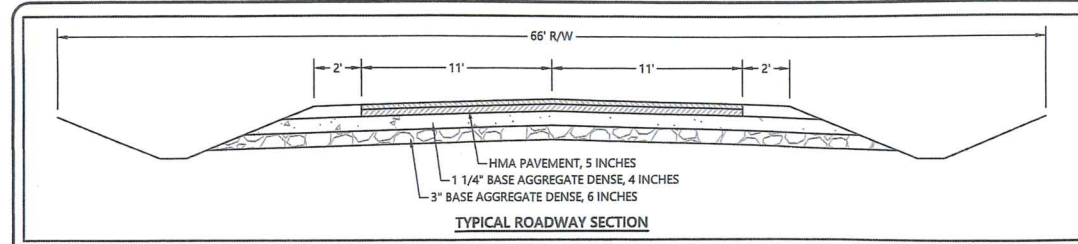
R. H. BATTERMAN & CO., INC.

Engineers - Surveyors - Planners



Kristin J. Belongia, PLS

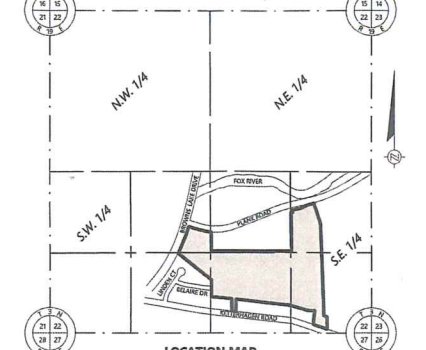
pc: Chris Conigliaro and Jared Hamill, B&L Development, LLC - Owners



- LEGEND**
- Iron Rebar Set
 - 3/4" x 24" (1.5 Lbs./Ft.)
 - 1 1/4" Iron Pipe Found
 - 3/4" Iron Rebar Found
 - Existing Section Line
 - Existing Adjacent Property
 - Existing Right-of-Way
 - Existing Boundary Line
 - Lot Line
 - Right-of-Way Line
 - Utility & Drainage Easement Line
 - D.E. Drainage Easement
 - U.E. Utility Easement
 - Record Information
 - B.S.L. Building Setback Line
 - Existing Treadline
 - Existing Sanitary Sewer
 - Existing Gas Main
 - Existing Sanitary Manhole

PRELIMINARY PLAT OF BIRCHWOOD RESERVE

LOT 2 OF CERTIFIED SURVEY MAP NO. 3347 RECORDED AS DOCUMENT NO. 2519993, LOCATED IN PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND LANDS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, ALL IN T. 3 N., R. 19 E., OF THE 4TH P.M., TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN



LOCATION MAP BIRCHWOOD RESERVE S.W. 1/4 AND S.E. 1/4 OF SECTION 22, T. 3 N., R. 19 E., OF THE 4TH P.M., TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN (NOT TO SCALE)

Scale: 1" = 100'
 0 50 100 200
 DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
 BEARINGS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 22-3-19 BEARING N 2°02'57" W
 VERTICAL DATUM BASED ON NAVD-88 (2012)

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 3347, RECORDED AS DOCUMENT NO. 2519993, LOCATED IN PARTS OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND LANDS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, ALL IN T. 3 N., R. 19 E., OF THE 4TH P.M., TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at a brass cap in a concrete monument found at the South 1/4 corner of Section 22 (T. 3N., R. 19 E.) then North 02°02'57" West along the West line of the Southeast 1/4 of aforesaid Section 22 a distance of 576.34 feet to the point of beginning; then continue North 02°02'57" West a distance of 273.45 feet to the southeast corner of aforesaid Section 22; then South 02°02'57" East a distance of 696.73 feet to the Eastern right-of-way line of C.T.H. "W"; then along aforesaid east right-of-way line 318.29 feet along the arc of a curve to the left having a radius of 2934.79 feet and a chord which bears North 21°38'27" East a distance of 318.13 feet; then continue along aforesaid Eastern right-of-way line North 17°05'29" East a distance of 152.17 feet to the Northwest corner of aforesaid Lot 2, also the Southern right-of-way line of C.T.H. "A"; then South 75°23'10" East along aforesaid Southern right-of-way line a distance of 200.67 feet; then along aforesaid Southern right-of-way line 177.51 feet along the arc of a curve to the left having a radius of 868.51 feet and a chord which bears South 81°14'29" East a distance of 177.20 feet to the Northeast corner of aforesaid Lot 2 and West line of the Southeast 1/4 of aforesaid Section 22; then South 02°02'57" East along aforesaid West line a distance of 308.12 feet to the Southwest corner of Lot 1 of aforesaid Certified Survey Map No. 3347; then North 88°06'55" East a distance of 1317.37 feet to the Southeast corner of Lot 1 of aforesaid Certified Survey Map No. 2769, recorded as Document No. 2076005; then North 02°04'18" West along the East line of aforesaid Lot 1 a distance of 621.45 feet to the Southern right-of-way line of aforesaid C.T.H. "A"; then along the Southern right-of-way line of C.T.H. "A" for the following courses: 1) North 69°38'32" East a distance of 26.18 feet; 2) North 20°20'30" West a distance of 34.52 feet; 3) North 69°39'30" East a distance of 100.17 feet; 4) South 20°14'37" East a distance of 100.00 feet; 5) North 69°37'26" East a distance of 100.17 feet; 6) North 21°29'33" West a distance of 9.99 feet; 7) North 69°40'24" East a distance of 183.09 feet; then South 20°22'18" East a distance of 307.11 feet; then along the arc of a curve to the right having a radius of 366.00 feet and a chord which bears South 15°56'43" East a distance of 43.33 feet; then South 02°02'57" East a distance of 151.21 feet; then South 73°03'42" East a distance of 56.39 feet; then South 02°16'50" East a distance of 200.35 feet to the centerline of Ketterhagen Road; then North 73°11'27" West along aforesaid centerline a distance of 245.06 feet; then North 2°02'05" West a distance of 34.66 feet to the north right-of-way centerline of Ketterhagen Road; then North 05°30'14" East a distance of 191.56 feet; then North 80°24'23" West a distance of 120.63 feet; then North 73°11'00" West a distance of 257.57 feet; then North 85°49'15" West a distance of 941.80 feet; then South 02°06'17" East a distance of 199.88 feet to the centerline of Ketterhagen Road; then North 85°49'33" West along aforesaid centerline a distance of 66.05 feet; then North 02°06'17" West a distance of 199.89 feet; then North 85°49'15" West a distance of 333.42 feet to the point of beginning.

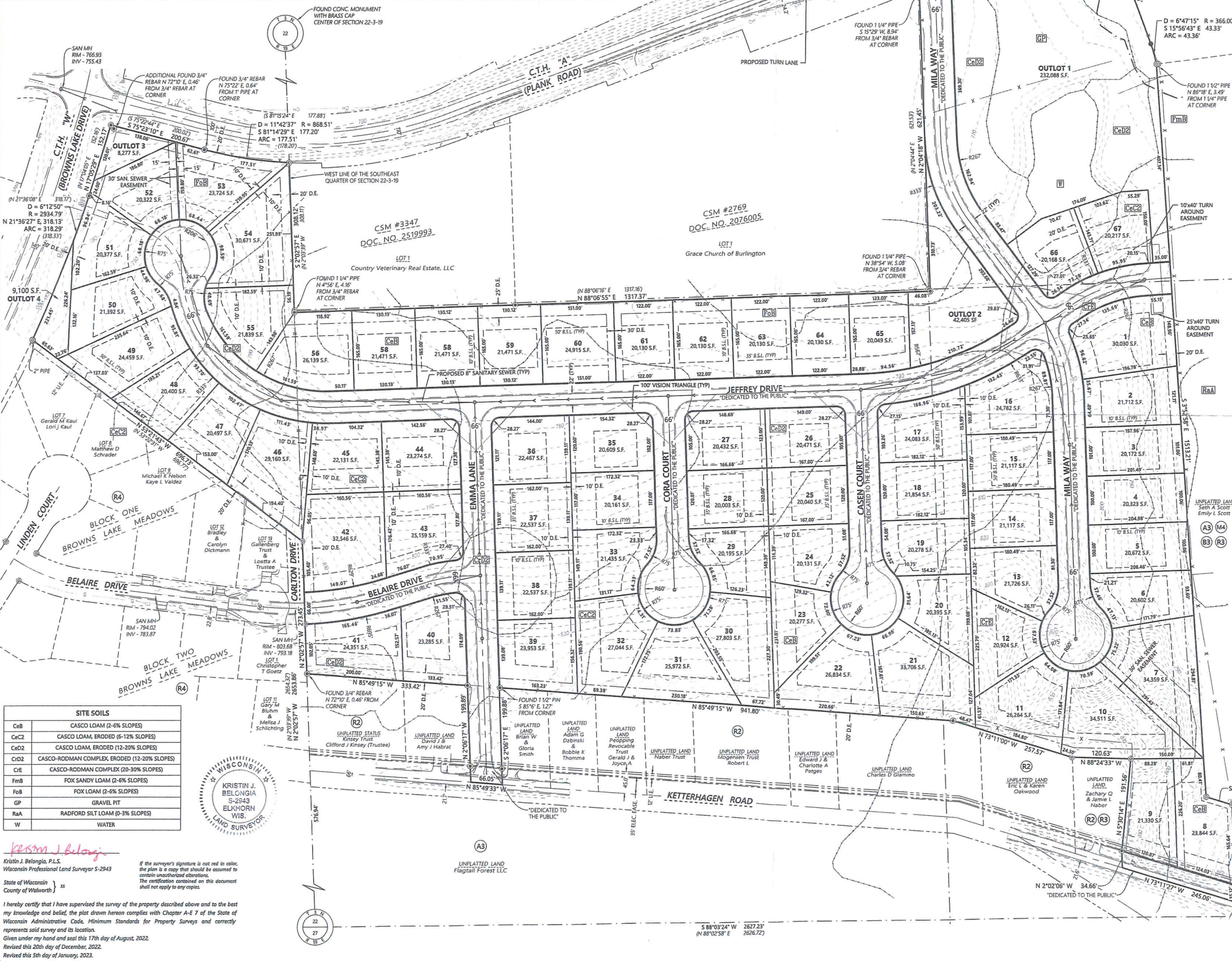
Contains 2,264,300 square feet, or 51.981 acres, more or less.

SITE SUMMARY

TOTAL LAND AREA	51.981 ACRES
EXISTING ZONING	R-3 (SUBURBAN RESIDENTIAL DISTRICT)
PROPOSED MINIMUM LOT AREA (WIDTH)	20,000 SF (100 FEET)
TOTAL LOTS PROPOSED (R-3 ZONING)	67 SINGLE DETACHED FAMILY LOTS, 4 OUTLOTS
PROPOSED BUILDING SETBACK (R-3 ZONING)	35' STREET; 50' REAR; 10' SIDEYARDS

OUTLOT SUMMARY

OUTLOT 1	STORMWATER MANAGEMENT
OUTLOT 2	STORMWATER MANAGEMENT & GREEN SPACE
OUTLOT 3	STORMWATER MANAGEMENT
OUTLOT 4	STORMWATER MANAGEMENT



SITE SOILS

CeB	CASCO LOAM (2-6% SLOPES)
CeC	CASCO LOAM, ERODED (6-12% SLOPES)
CeD	CASCO LOAM, ERODED (12-20% SLOPES)
CDZ	CASCO-RODMAN COMPLEX, ERODED (12-20% SLOPES)
CE	CASCO-RODMAN COMPLEX (20-30% SLOPES)
FmB	FOX SANDY LOAM (2-6% SLOPES)
FoB	FOX LOAM (2-6% SLOPES)
GP	GRAVEL PIT
RaA	RADFORD SILT LOAM (0-3% SLOPES)
W	WATER

KRISTIN J. BELONGIA
 S-2343
 ELKHORN
 WIS.
 LAND SURVEYOR

Kristin J. Belongia, P.L.S.
 Wisconsin Professional Land Surveyor S-2943
 State of Wisconsin
 County of Walworth

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
 Given under my hand and seal this 17th day of August, 2022.
 Revised this 20th day of December, 2022.
 Revised this 5th day of January, 2023.

Batterman
 engineers surveyors planners

2857 Bartlett Drive
 Babcock, Wisconsin 53511
 608.835.5446
 1040 N Wisconsin Street
 Elkhorn, Wisconsin 53121
 608.835.5446
 www.batterman.com

OWNER/DEVELOPER:
 B & L Developments
 c/o Mr. Chris Conigliaro
 1280 Serena Lane
 Burlington, WI 53105

ORDER NO. 34116
 BOOK: SEE FILE
 FIELD CREW: DM/SN
 DRAWN BY: KRS/CM
 SHEET 1 OF 1

PRELIMINARY PLAT FOR BIRCHWOOD RESERVE TOWN OF BURLINGTON, WISCONSIN