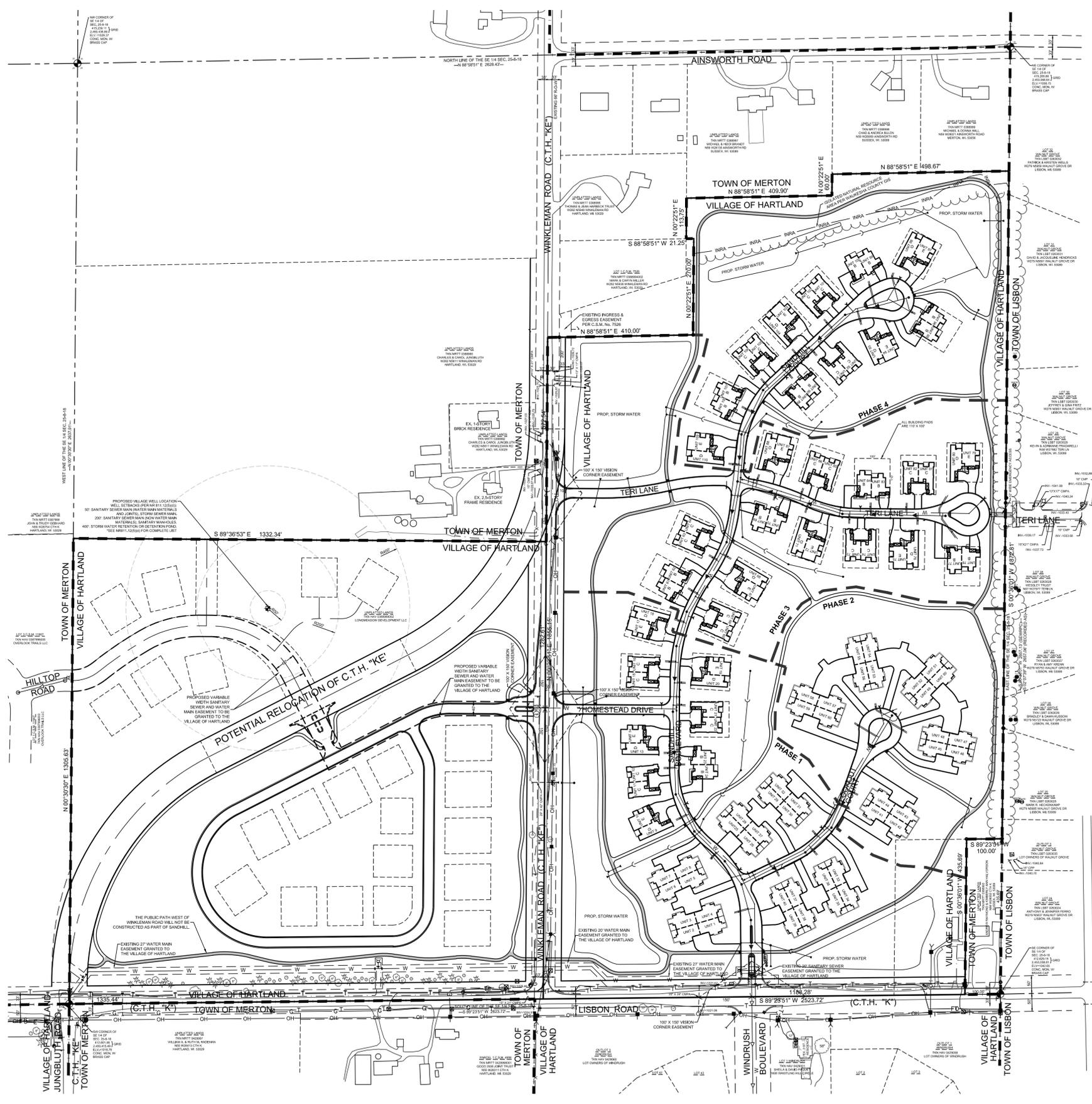
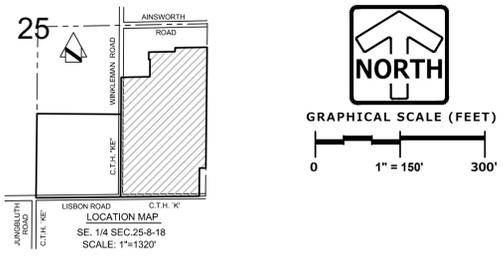


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Legal Description:
 All that part of the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Town 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin bounded and described as follows: Commencing at the southeast corner of said Southeast Quarter (SE 1/4), thence South 89°23'51" West along the south line of said Southeast Quarter (SE 1/4) and the centerline of Lisbon Road (C.T.H. K) 100.00 feet to the place of beginning of the land hereinafter to be described; thence continuing South 89°23'51" West along said south line and centerline 1188.28 feet to the centerline of Winkelman Road (C.T.H. KE); thence North 00°22'51" East along said centerline 1855.15 feet; thence North 88°58'51" East 410.00 feet; thence North 00°22'51" East 270.00 feet; thence South 88°58'51" West 21.25 feet; thence North 00°22'51" East 113.75 feet; thence North 88°58'51" East 409.90 feet; thence North 00°22'51" East 60.00 feet; thence North 88°58'51" East 498.67 feet to the east line of said Southeast Quarter (SE 1/4) and the west subdivision line of Walnut Grove, a recorded subdivision; thence South 00°36'01" West (recorded as South 02°07'39" West) along said east line and subdivision line 1872.81 feet; thence South 89°23'51" West 100.00 feet; thence South 00°36'01" West 435.89 feet to the place of beginning. Reserving right-of-way for existing Lisbon Road (C.T.H. K) and Winkelman Road (C.T.H. KE). Containing a gross area of 2,731,092 square feet (62.6972 acres) and a net area of 2,581,407 square feet (59.2610 acres) of land.



- LEGEND:**
- EX. MONUMENT
 - EX. IRON PIPE
 - EX. IRON ROD
 - EX. HYDRANT
 - EX. WATER VALVE
 - EX. SANITARY MANHOLE
 - EX. CATCH BASIN
 - EX. WOOD POST
 - EX. POST
 - EX. GAS METER
 - EX. GAS VALVE
 - EX. WELL LOCATION
 - EX. CLEANOUT
 - EX. SEPTIC COVER
 - EX. VENT
 - EX. ELECTRIC PEDESTAL
 - EX. PEDESTAL
 - EX. ELECTRIC METER
 - EX. AIRCONDITIONER UNIT
 - EX. POWER POLE
 - EX. GUY WIRE
 - EX. LIGHT POLE
 - EX. SIGN
 - EX. MAILBOX
 - EX. DECIDUOUS TREE
 - EX. CONIFEROUS TREE
 - EX. SANITARY SEWER
 - EX. WATER MAIN
 - EX. STORM SEWER
 - EX. FENCE LINE
 - EX. OVERHEAD WIRE
 - EX. GAS MAIN
 - EX. TELEPHONE
 - EX. ELECTRIC
 - EX. FIBER OPTIC
 - EX. TREE LINE
 - EX. DITCH LINE
 - EX. ISOLATED NATURAL RESOURCE AREA
 - EX. SOIL LINE
 - EX. 2-FOOT CONTOURS
 - EX. 10-FOOT CONTOURS
- ANY OF THE TWO FAMILY BUILDINGS FIT INTO THE BUILDING PAD. IF A BUILDING DOES NOT HAVE THE DASHED BUILDING PAD, THAT SPECIFIC BUILDING NEEDS TO BE CONSTRUCTED IN THAT LOCATION DUE TO SETBACKS AND SPACING BETWEEN BUILDINGS.
- PUBLIC PATHS AREA SHADED. ALL OTHER PATHS ARE PRIVATE. PUBLIC PATHS TO BE COVERED BY A 12' WIDE PUBLIC ACCESS PATH EASEMENT GRANTED TO THE VILLAGE OF HARTLAND.

SANDHILL EAST MULTI-FAMILY DATA TABLE:
 PROPERTY AREA = 59.26 AC (DOES NOT INCLUDE 50' ROW FOR CTH KE & CTH K)

33 TWO-FAMILY BUILDINGS (66 UNITS)
 11 FOUR-FAMILY BUILDINGS (44 UNITS)
 44 TOTAL BUILDINGS (110 UNITS)

DENSITY = 110 UNITS / 59.26 ACRE = 1.86 UNITS/ACRE

TOTAL LENGTH OF PROPOSED ROAD = 4,448 LF (ROAD WIDTH = 24' ASPHALT, 27' BACK OF CURB TO BACK OF CURB)
 TOTAL LENGTH OF PROPOSED PATH = 9,313 LF (PATH WIDTH = 8')

BUILDING SETBACKS:
 ALL BUILDINGS ARE AT LEAST 30' FROM THE BACK OF CURB
 ALL BUILDINGS ARE AT LEAST 25' APART

AREA CALCULATION:
 TOTAL SITE = 59.26 ACRES
 IMPERVIOUS AREA = 18.75 ACRES (31.6%)
 GREEN SPACE = 40.51 ACRES (68.4%)

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
 Contact Diggers Hotline, Inc., Etc.

CALL DIGGERS HOTLINE
 1-800-242-8811
 TOLL FREE

WE RESERVE ALL RIGHTS. REVISIONS MAY BE MADE WITHOUT NOTICE.
 MLW AREA 259-1181

DESIGNED: BR
 DRAFTED: ASZ
 REVIEWED: ASZ

PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
 20725 WATERSTOWN ROAD
 BROOKFIELD, WI 53186
 (262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

SANDHILL

VILLAGE OF HARTLAND, WI

PROPOSED SITE PLAN

REVISIONS		SHEET
NO.	DATE	
		C-1
		C-1

REG JOB NO. 767-00-WI
 REG PM ASZ
 START DATE 04-09-24
 SCALE 1" = 150'

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