FINLEY RESIDENCE
PLAT OF SURVEY, SITE AND GRADING PLAN
LOT NO. 5 SOMERSET

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 1, OF TOWNSHIP 1, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.
FURTHER DESCRIBED AS:
UNIT 5 OF SOMERSET CONDOMINIUMS AS RECORDED IN DOCUMENT NO. 23600 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS.

GENERAL NOTE:

CONTRACTOR RESPONSIBLE FOR VERIFYING GRADES SET IN RELATION TO GRADING PLAN SHOWN, CALCULATIONS FOR FLOOR AND EXTERIOR GRADES SET, COORDINATION WITH ARCHITECTURAL/STRUCTURAL PLANS, AND ANY DISCREPANCIES THEREIN. COMMENCING CONSTRUCTION IS ACCEPTANCE OF VERIFICATION AND INFORMATION SHOWN AND CARDINAL ENGINEERING SHALL BE HELD HARMLESS FOR ANY CHANGES REQUIRED FOR FURTHER REQUIRED DURING CONSTRUCTION.

FURTHER CALCULATIONS ARE REQUIRED BEYOND WHAT IS SHOWN ON THIS PLAN FOR WALLS IN OTHER LOCATIONS OF THE STRUCTURAL PLANS. CONTRACTOR IS RESPONSIBLE FOR THOSE CALCULATIONS. NO FOUNDATION PLANS PROVIDED, LATEST INFORMATION AVAILABLE AT THE DATE OF THIS SHEET RELEASE.

RESTORATION NOTES:

1. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
2. UTILIZE WISDOT SEED MIXTURE No 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
3. UTILIZE WISDOT TYPE A FERTILIZER.
4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.
5. UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALE AND UP MINIMUM 2FT VERTICAL OF SIDE SLOPES.
6. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREA NOT STABILIZED WITH EROSION MATTING.
7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.

NOTE:
ARCHITECT PLANS INDICATE CONSTRUCTING DOWNSPOUT LOCATIONS. CONTRACTOR TO CONNECT TO DRAIN TILE SHOWN.

TOTAL LAND DISTURBANCE:
12473 SF (0.28 ACRES)

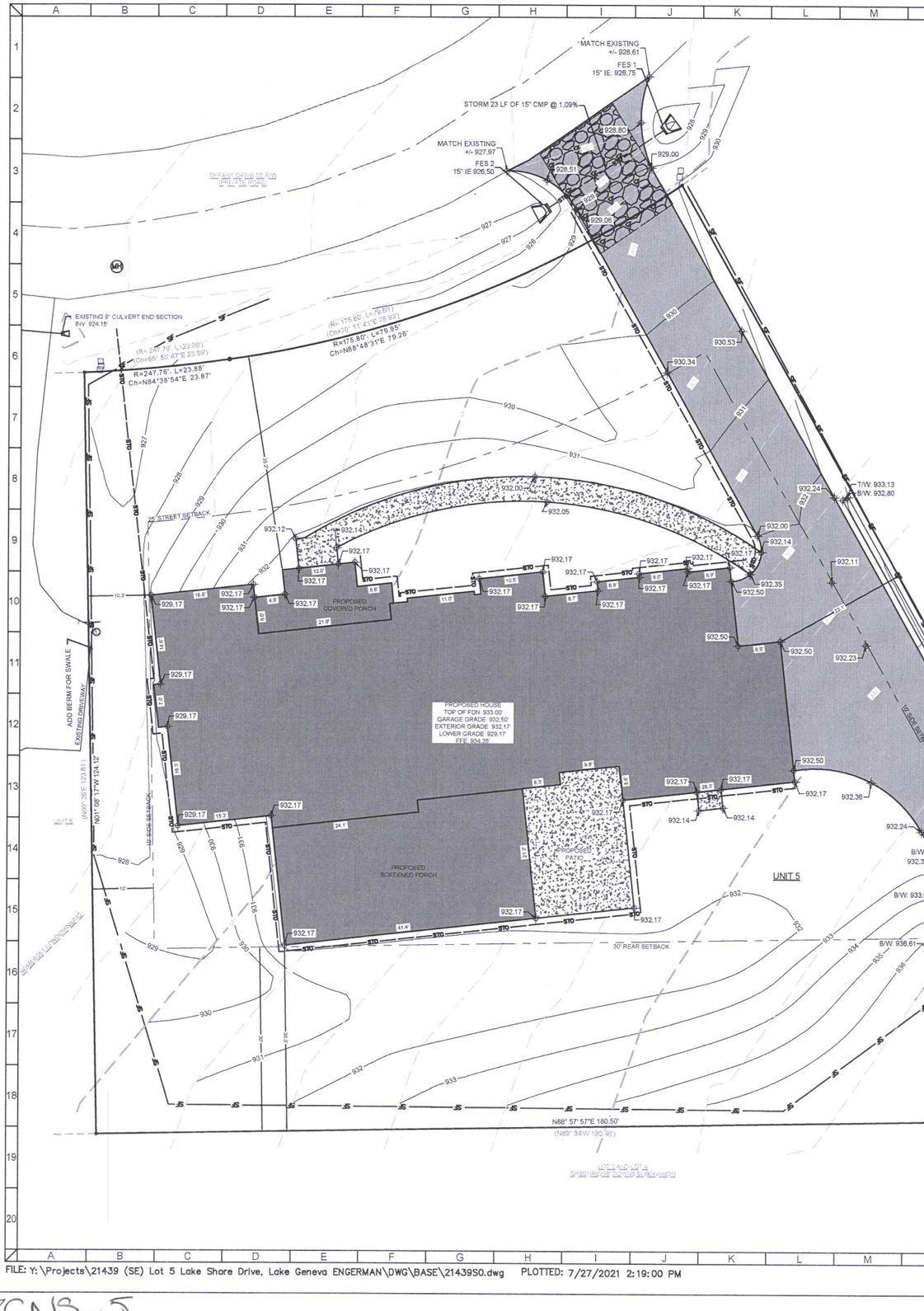
N

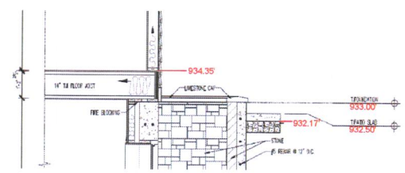
0 10 20 Feet

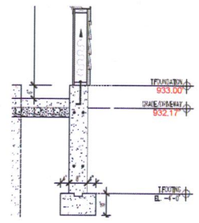
SCALE 1"=10'
SHEET SIZE
22x34

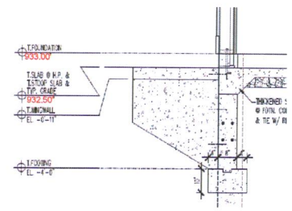
LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- FOUND 1" IRON PIPE
- FOUND IRON ROD
- RECORDED AS
- EXISTING COMMUNICATIONS BOX
- EXISTING TRANSFORMER
- EXISTING CABLE BOX
- EXISTING MANHOLE
- STO — PROPOSED DRAIN TILE
- STONE TRACKING PAD
- SF — PROPOSED SILT FENCE









Garage Grade			**932.50**
+ Steps			**1.35**
First Floor			**934.35**
- Floor Joist	0 '	14 "	**1.17**
- Sill Plate	0 '	1.5 "	**0.13**
- OSB Board	0 '	0.75 "	**0.06**
Top FDN Wall			**933.00**
- Wall Exposure	0 '	10 "	**0.83**
Exterior Grade			**932.17**

NOTE:
1. BASIS OF BEARING: THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.
2. FIELD WORK COMPLETED JULY 7, 2021
3. BUILDING SURVEYED TO THE EXTERIOR OF SIDING.
4. FIELD CREW CHIEF: RAYMOND MCARDLE
5. NEIGHBORING DRIVEWAY ENCROACHES 0.7' PAST PROPERTY LINE.

SURVEY ORDERED BY:

JOHN ENGERMAN

PROPERTY ADDRESS:

UNIT 5, TIFFANY DRIVE
LAKE GENEVA, WI 53147

SURVEYOR:

PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

WISCONSIN PAUL H. VAN HENKELUM S-1931 LAKE GENEVA, WI LAND SURVEYOR

RECEIVED
JUL 23 2021
BY

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

PAUL H VAN HENKELUM, PLS #1931 — DATE 7/26/2021

CLIENT

FINLEY RESIDENCE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

SITE PLAT AND GRADING

PRELIMINARY

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET,
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN:10 FT
PROJECT NUMBER	21439
DATE	07/27/2021
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	EJO
DESIGNED BY	EJO

SHEET NUMBER

1 OF 1

FILE: Y:\Projects\21439 (SE) Lot 5 Lake Shore Drive, Lake Geneva ENGERMAN\DWG\BASE\21439S0.dwg PLOTTED: 7/27/2021 2:19:00 PM

ZCNS-5

007-3900