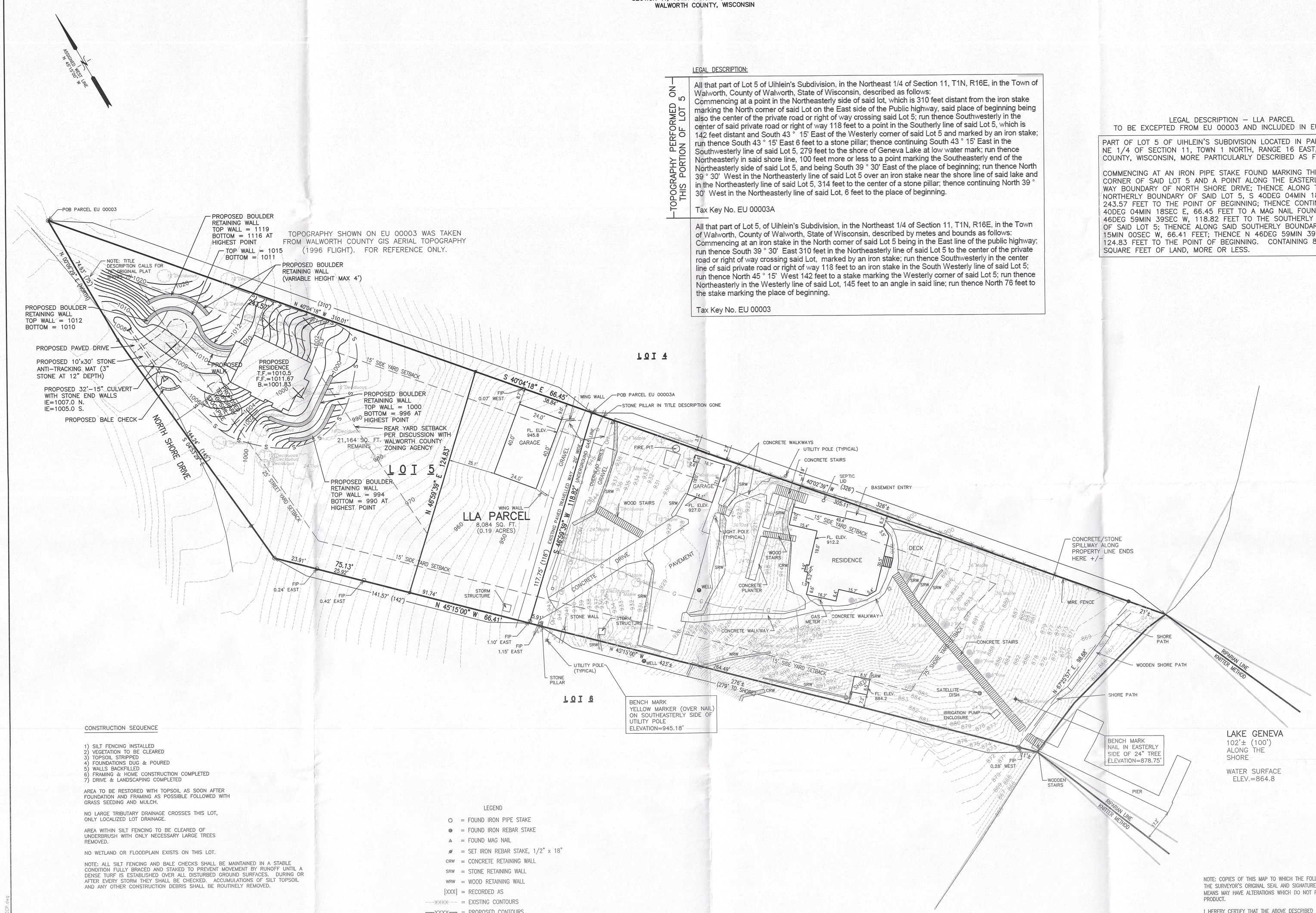
SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN

PART OF LOT 5 OF UIHLEIN'S SUBDIVISION LOCATED IN THE NE 1/4 OF
SECTION 11, TOWN 1 NORTH, RANGE 16 EAST
WALWORTH COUNTY, WISCONSIN



LEGAL DESCRIPTION:

TOPOGRAPHY PERFORMED ON THIS PORTION OF LOT 5

All that part of Lot 5 of Uihlein's Subdivision, in the Northeast 1/4 of Section 11, T1N, R16E, in the Town of Walworth, County of Walworth, State of Wisconsin, described as follows:
Commencing at a point in the Northeasterly side of said lot, which is 310 feet distant from the iron stake marking the North corner of said Lot on the East side of the Public highway, said place of beginning being also the center of the private road or right of way crossing said Lot 5; run thence Southwesterly in the center of said private road or right of way 118 feet to a point in the Southerly line of said Lot 5, which is 142 feet distant and South 43 ° 15' East of the Westerly corner of said Lot 5 and marked by an iron stake; run thence South 43 ° 15' East 6 feet to a stone pillar; thence continuing South 43 ° 15' East in the Southwesterly line of said Lot 5, 279 feet to the shore of Geneva Lake at low water mark; run thence Northeasterly in said shore line, 100 feet more or less to a point marking the Southeasterly end of the Northeasterly side of said Lot 5, and being South 39 ° 30' East of the place of beginning; run thence North 39 ° 30' West in the Northeasterly line of said Lot 5 over an iron stake near the shore line of said lake and in the Northeasterly line of said Lot 5, 314 feet to the center of a stone pillar; thence continuing North 39 ° 30' West in the Northeasterly line of said Lot, 6 feet to the place of beginning.

Tax Key No. EU 00003A

All that part of Lot 5, of Uihlein's Subdivision, in the Northeast 1/4 of Section 11, T1N, R16E, in the Town of Walworth, County of Walworth, State of Wisconsin, described by metes and bounds as follows:
Commencing at an iron stake in the North corner of said Lot 5 being in the East line of the public highway; run thence South 39 ° 30' East 310 feet in the Northeasterly line of said Lot 5 to the center of the private road or right of way crossing said Lot, marked by an iron stake; run thence Southwesterly in the center line of said private road or right of way 118 feet to an iron stake in the South Westerly line of said Lot 5; run thence North 45 ° 15' West 142 feet to a stake marking the Westerly corner of said Lot 5; run thence Northeasterly in the Westerly line of said Lot, 145 feet to an angle in said line; run thence North 76 feet to the stake marking the place of beginning.

Tax Key No. EU 00003

LEGAL DESCRIPTION – LLA PARCEL
TO BE EXCEPTED FROM EU 00003 AND INCLUDED IN EU 00003A

PART OF LOT 5 OF UIHLEIN'S SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE NORTH CORNER OF SAID LOT 5 AND A POINT ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF NORTH SHORE DRIVE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 5, S 40DEG 04MIN 18SEC E, 243.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 40DEG 04MIN 18SEC E, 66.45 FEET TO A MAG NAIL FOUND; THENCE S 46DEG 59MIN 39SEC W, 118.82 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 5; THENCE ALONG SAID SOUTHERLY BOUNDARY, N 45DEG 15MIN 00SEC W, 66.41 FEET; THENCE N 46DEG 59MIN 39SEC E, 124.83 FEET TO THE POINT OF BEGINNING. CONTAINING 8,084 SQUARE FEET OF LAND, MORE OR LESS.

CONSTRUCTION SEQUENCE

1) SILT FENCING INSTALLED
2) VEGETATION TO BE CLEARED
3) TOPSOIL STRIPPED
4) FOUNDATIONS DUG & POURED
5) WALLS BACKFILLED
6) FRAMING & HOME CONSTRUCTION COMPLETED
7) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

NO LARGE TRIBUTARY DRAINAGE CROSSES THIS LOT, ONLY LOCALIZED LOT DRAINAGE.

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED.

NO WETLAND OR FLOODPLAIN EXISTS ON THIS LOT.

NOTE: ALL SILT FENCING AND BALE CHECKS SHALL BE MAINTAINED IN A STABLE CONDITION FULLY BRACED AND STAKED TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.

LEGEND

- O = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- △ = FOUND MAG NAIL
- ø = SET IRON REBAR STAKE, 1/2" x 18"
- CRW = CONCRETE RETAINING WALL
- SRW = STONE RETAINING WALL
- WRW = WOOD RETAINING WALL
- {XXX} = RECORDED AS
- ---XXXX--- = EXISTING CONTOURS
- —XXXX— = PROPOSED CONTOURS
- ——S—— = PROPOSED CONTINUOUS SILT FENCE
- T.F. = PROPOSED TOP OF FOUNDATION ELEVATION
- F.F. = PROPOSED FIRST FLOOR ELEVATION
- B. = PROPOSED BASEMENT ELEVATION
- G.E. = PROPOSED GARAGE ENTRY ELEVATION
- E. = PROPOSED EAVE ELEVATION
- X = TREE TO BE REMOVED

TOTAL LAND AREA = 60,902 S.F. (1.40 AC.)

NOTE: THIS LOT LINE ADJUSTMENT BETWEEN ADJOINING LAND OWNERS DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY ZONING ORDINANCES.

RECEIVED MAR 27 2015 By

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 08/26/2014

PETER S. GORDON

REVISED 11/12/2014 TO CREATE LOT LINE ADJUSTMENT MAP
REVISED 12/09/2014 TO CREATE SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN BASEMAP
REVISED 03/26/2015 TO ADDRESS COUNTY COMMENTS

SITE, GRADING, ETC.
N1905 NORTH LAKE SHORE DRIVE FONTANA, WISCONSIN

– WORK ORDERED BY –
MIKE CHORNEYKO
77 HIGHGATE COURSE
ST. CHARLES, IL. 60174

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
01/26/2015 – LX
REAR SETBACK, MOVE RES., ETC.

PROJECT NO. 9117.14
DATE 12/09/2014
SHEET NO. 1 OF 1

EU – 3
EU – 3A

116 - 966

X:\Projects\9117\9117_14\AC4D\9117 SDEDP.dwg