SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

LOT 7 OF SHEREDA WOODS

PART OF TOWN 4 NORTH, RANGE 15 EAST,
TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION

Lot 7, Shereda Woods, a subdivision located in Government Lot 2 (fractional Southwest ¼ of the Southwest ¼) of Section 25 and the fractional Southeast ¼ of the Southeast ¼ of Section 26, T4N, R15E, Town of Whitewater, Walworth County, Wisconsin

Tax Key No. DSP 00007

RECEIVED
DEC 07 2010
By

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.

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

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.

NOTE: TITLE COMMITMENT PREPARED BY SOUTHEASTER WISCONSIN TITLE CO. FILE NUMBER 67994, DATED JULY 28, 2010 HAS AN EXCEPTION (NO. 20) FOR A DOCUMENT RECORDED IN VOLUME 646 OF RECORDS, PAGE 2838 WHICH DOCUMENT AFFECTS LOT 12 NOT LOT 7.

LOT 8

LOT 7
11,193 S.F. (0.26 AC.)

LOT 6

WHITEWATER LAKE
LAKE EL = 64.0'

LAKE VIEW DRIVE

SAN VENT

EXISTING RESIDENCE
FLOOR EL. = 85.3'

DECK

RESIDENCE TO SHORE SETBACK = 80'

DECK TO SHORE SETBACK = 69'

25.49
S 71°49'31" E

71' ASBUILT
59' EXTG.

75' +/- ALONG THE SHORE

PROPOSED CONTINUOUS SILT FENCING

119.32
S 71°49'31" E

12.2' EXTG.
12.4' ASBLT

EXISTING WELL (TO REMAIN)

12.10'

26.3'

1.2'

19.3'

29.3' ASBLT

GARAGE

DRAINAGE

BENCH MARK
NAIL IN POWER POLE
EL. ASSIGNED = 97.56'

75.03
N 16°17'00" E

MEAN SHORE YARD 64.5'
EXISTING UPPER DECK
EXISTING LOWER PATIO
(TO REMAIN)

EXISTG WALK-OUT GRADE=84.6'
EXISTING FIRST FLOOR GRADE=92.6'

AS BUILT FOUNDATION

SHORE YARD SETBACK CALCULATION:
75' + 54' = 129' / 2 = 64.5'

BOATHOUSE

EAVES FOR BOATHOUSE 1' NE

EXISTING PIER

EXISTING LOWER DECK (TO REMAIN)

EXISTNG UPPER SCREENED PORCH TO REMAIN

LOWER PATIO
LOWER DECK

EXISTING DECK TO REMAIN

PROPOSED DECK EXTENSION

EXISTING STEPS TO LOWER DECK TO REMAIN

EXISTING SEPTIC SYSTEM (TO BE RELOCATED)

PROPOSED CONTINOUS SILT FENCING

N 71°38'28" W 124.01

REMOVE WOOD RETAINMENT WALL

REMOVE EXISTING PAVED DRIVEWAY

SAVE TREE

DRAINAGE

16.67% MAXIMUM SLOPE

EXISTING GRAVEL DRIVE TO BE RESHAPED & REPLACED WITH A NO SKID CONCRETE DRIVE

RELOCATED SEPTIC SYSTEM AREA

GRAVEL PARKING (TO REMAIN)

ENTRY PORCH=94.39'

GARAGE ENTRY ELEV=93.72'

WOOD WALL

EXISTING RETAINMENT WALLS TO REMAIN

LOT WIDTH AT BUILDING SETBACK

25' STREET YARD SETBACK

S 12°44'53" W

12.2' ASBLT

EXISTING PLANTER (TO REMAIN)

SIDE YARD CALCULATION:
75.62' LOT WIDTH AT BUILDING SETBACK
75.62' x 16% = 12.10'

DECK TO SHORE SETBACK = 50'

RESIDENCE TO SHORE SETBACK = 54'

FLOOR EL. 83.8'

EXISTING RESIDENCE

EXISTING DECK

20" OAK
16" HICKORY
36" OAK
12" OAK
24" OAK
6" SPRUCE

NOTE: ALL EXCESS TOPSOIL TO BE REMOVED FROM SITE.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW 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: OCTOBER 5, 2007

PETER S. GORDON R.L.S. 2101

REVISED 08-27-2010 TO UPDATE PLAT TO TITLE SPEC.'S

REVISED 10-21-2010 TO SHOW SIZE & LOCATION OF AS BUILT FOUNDATION

10 5 0 10 20 30 40 50 60 70
MAP SCALE IN FEET ORIGINAL 1" = 10'

10/21/2010 X:\Projects\7441\DCAD\SGDECP_201007115

ORDERED BY:
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REVISIONS
7/27/2010-KB SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

PROJECT NO.
7441
DATE: 10-01-2007
SHEET NO. 1 OF 1