

PLAT OF SURVEY AND SITE, GRADING, DRAINAGE AND EROSION CONTROL PLAN

W1793 LAKE ROAD, MUKWONAGO, WISCONSIN 53149

LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF
SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST,
TOWN OF EAST TROY, WALWORTH COUNTY, WI



LEGEND

	PROPOSED ADDITION
	EXISTING DWELLING
	STONE TRACKING PAD
	PROPOSED SILT FENCE
	EXISTING UTILITY PEDESTALS
	EXISTING UTILITY POLE
	SET CHISELED X
	SET 1" IRON PIPE
	FOUND 1" IRON PIPE

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.

TOTAL LAND DISTURBANCE: 1,360 SQ. FT. (0.03 ACRES)

CONSTRUCTION SEQUENCE:

1. SILT FENCE INSTALLED
2. VEGETATION TO BE CLEARED
3. TOPSOIL STRIPPED
4. FOUNDATIONS DUG & POURED
5. WALLS BACKFILLED
6. FRAMING AND HOME CONSTRUCTION COMPLETED
7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.

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. ALL SILT FENCING 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.
8. ALL SURPLUS TOPSOIL AND SURPLUS EXCAVATED MATERIALS TO BE LOADED AND HAULED OFF SITE AT TIME OF EXCAVATION.

Impervious Surface Calculations

Walworth County permit addendum - worksheet

Tax Parcel Number: PNAL 00001

Zoning Permit Number:

Property Owner(s) **NALBERT FAMILY TRUST**
Property Address **W1793 Lake Road, Mukwonago, Wisconsin 53149**

Lot Size (1 acre = 43,560 sq.ft.) **16777.23** ft²

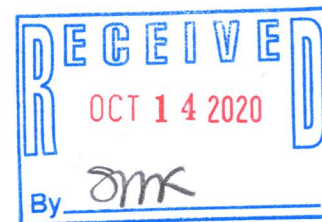
The impervious surface area calculations are required per Walworth County Code of Ordinances - Shoreland Zoning - Chapter 74-174. An Impervious Surface Area includes, but is not limited to, all structures (homes, porches, garages, sheds, boathouses, decks, patios, driveways, sidewalks, stairways, retaining walls, firepits, etc.) The County Impervious surface standards apply to the construction, reconstruction, expansion, replacement or relocation of ANY impervious surface that is located within 300 feet of the ordinary high water mark of any navigable lake, pond, flowage or waterway on any of the following: (a) A riparian lot or parcel or (b) A non-riparian lot or parcel that is located entirely within 300 feet of the ordinary high-water mark of any navigable waterway.

- General impervious surface standard: A lot or parcel is allowed up to 15% impervious surface as calculated above. A property may exceed the impervious surface of 15% but not more than 30% with a county approved permit and mitigation plan and measure implemented by the property owner and secured by deed.
- Highly developed shoreline impervious surface standard: A lot or parcel on a DNR approved highly developed shoreline is allowed up to 30% impervious surface as calculated above. A property may exceed the impervious surface of 30% but not more than 40% with a county approved permit and mitigation plan and measure implemented by the property owner and secured by deed.
- Highly Developed Shoreline Commercial impervious surface standard: A lot or parcel on a DNR approved highly developed shoreline with a commercial, industrial or business land use is allowed up to 40% impervious surface as calculated above. A property may exceed the impervious surface of 40% but not more than 60% with a county approved permit and mitigation plan and measure implemented by the property owner and secured by deed.

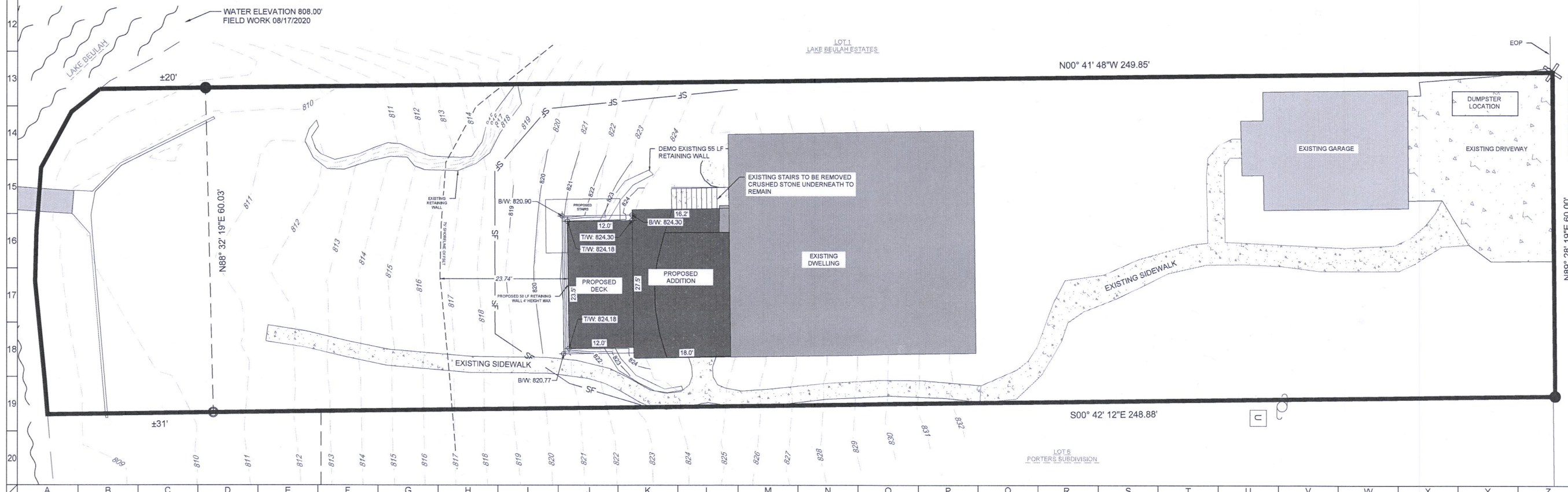
Impervious Surface Calculations			
Walworth County permit addendum - worksheet			
Impervious Surface	Pre-Construction ft ²	Post-Construction ft ²	Notes
a. Dwelling	1884.49	2371.26	
b. Garage	631.73	631.73	
c. Accessory Structure #1			
d. Accessory Structure #2			
e. Accessory Structure #3			
f. Accessory Structure #4			
g. Accessory Structure #5			
h. Driveway(s) (including paved, gravel or paver areas)	789.93	789.93	
i. Sidewalk(s) (including paved, gravel, paver areas)	1366.62	1366.62	
j. Stairway(s)	40.65	79.48	
k. Patio(s)	30.31	30.31	
l. Deck(s)	351.88	282.00	
m. Miscellaneous Structures	240.95	240.95	RETAINING WALLS
TOTAL	5640.68	5792.28	

5792.28 ft² (Total Impervious area) 16777.23 ft² (lot size) = 34.5 % lot coverage

Attach a site plan (to scale) or a plat of survey, on paper measuring at least 8 1/2 x 11", labeling items a. through l. (as applicable). On the site plan also label and include setback distances from the proposed project to all PROPERTY LINES, ROAD RIGHT OF WAYS, EASEMENTS, SEPTIC SYSTEMS, WELLS, LAKES, RIVERS, WETLANDS, DRAINAGE DITCHES AND FLOODPLAINS that are applicable to the property. (Sec. 74-248)



"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 9/30/2020



CLIENT

W1793 LAKE ROAD
TOWN OF EAST TROY, WALWORTH COUNTY, WI
PRELIMINARY
SITE AND GRADING PLAN



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
1	IMPERVIOUS CALC UPDATES	09/30/2020
SCALE 1"=20'		
PROJECT NUMBER 20429		
DATE 9/03/2020		
PROJECT MGR RYAN CARDINAL, PE		
DRAWN BY GAR		
DESIGNED BY GAR		

SHEET NUMBER

1 OF 1