

Rev 2: 4-20-17 Add Height Calculations
Revised Oct. 26, 2016
July 3, 2016

PLAT OF SURVEY

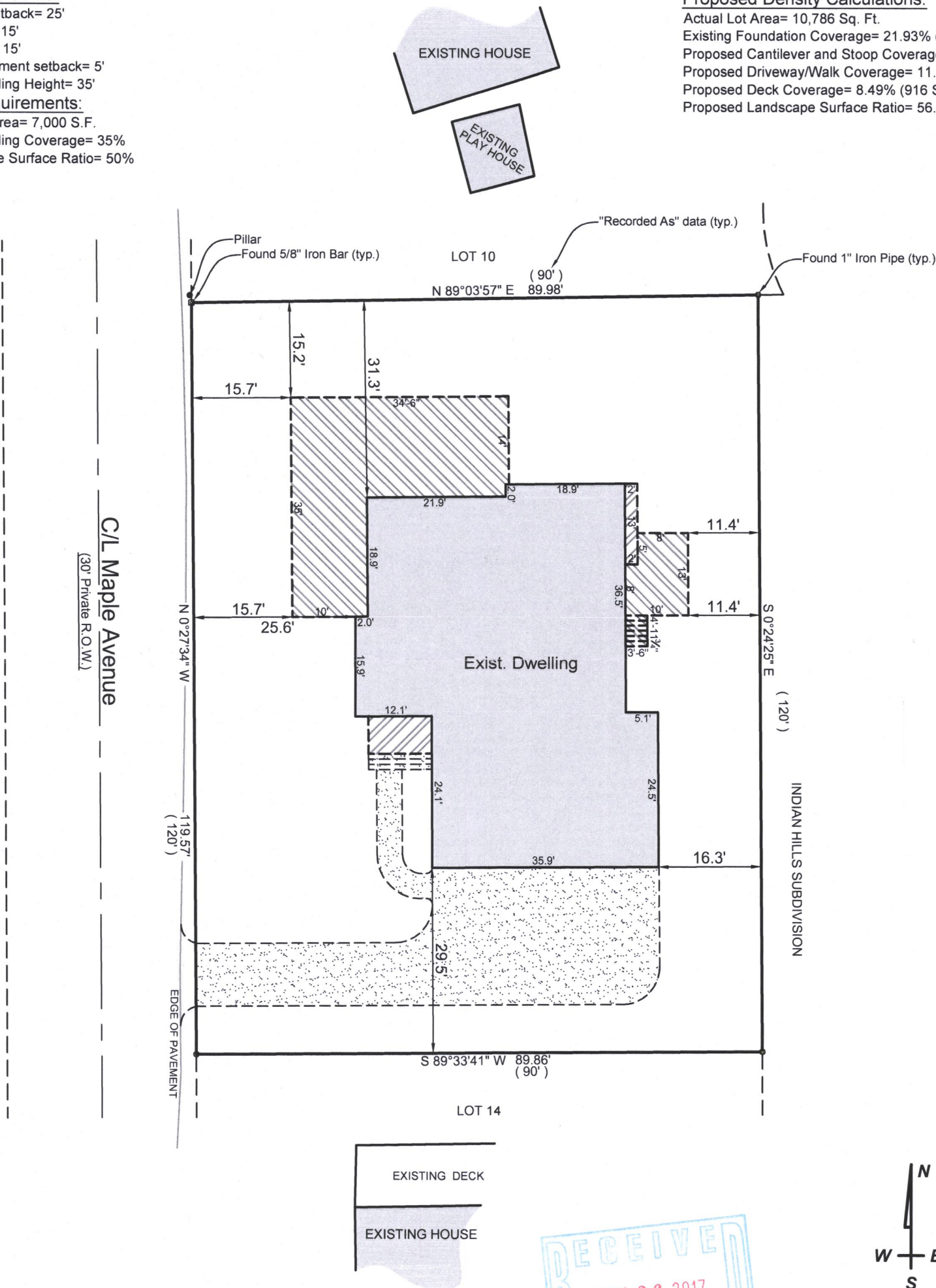
Survey No. 15.547

LOCATION: 643 Maple Drive, Village of
Fontana-On-Geneva-Lake, Wisconsin
PREPARED FOR: Matustik Builders
LEGAL DESCRIPTION:
LOTS 11, 12 AND 13, BLOCK 1 OF GLENWOOD SPRINGS,
VILLAGE OF FONTANA, WALWORTH COUNTY, WISCONSIN.

Current Zoning: SR-5
Bulk Requirements:
Front/Street Setback= 25'
Side Setback= 15'
Rear Setback= 15'
Minimum Pavement setback= 5'
Maximum Building Height= 35'
Density Requirements:
Minimum Lot Area= 7,000 S.F.
Maximum Building Coverage= 35%
Min. Landscape Surface Ratio= 50%

Actual Building Height Calculations:
Lowest Grade Adjacent to Foundation= 918.7
Roof Ridge El.= 958.13
Roof Eave El.= 950.40
Roof Midpoint El.= 954.26
Building Height= 31.12'

Proposed Density Calculations:
Actual Lot Area= 10,786 Sq. Ft.
Existing Foundation Coverage= 21.93% (2,365 Sq. Ft.)
Proposed Cantilever and Stoop Coverage= 0.80% (86 Sq. Ft.)
Proposed Driveway/Walk Coverage= 11.92% (1,286 Sq. Ft.)
Proposed Deck Coverage= 8.49% (916 Sq. Ft.)
Proposed Landscape Surface Ratio= 56.86% (6,133 Sq. Ft.)



NOTE: Proposed finished yard as shown on this drawing is a suggested grade and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.

LYNCH & ASSOCIATES
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I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

David H. Spanjar
DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, S-2646

