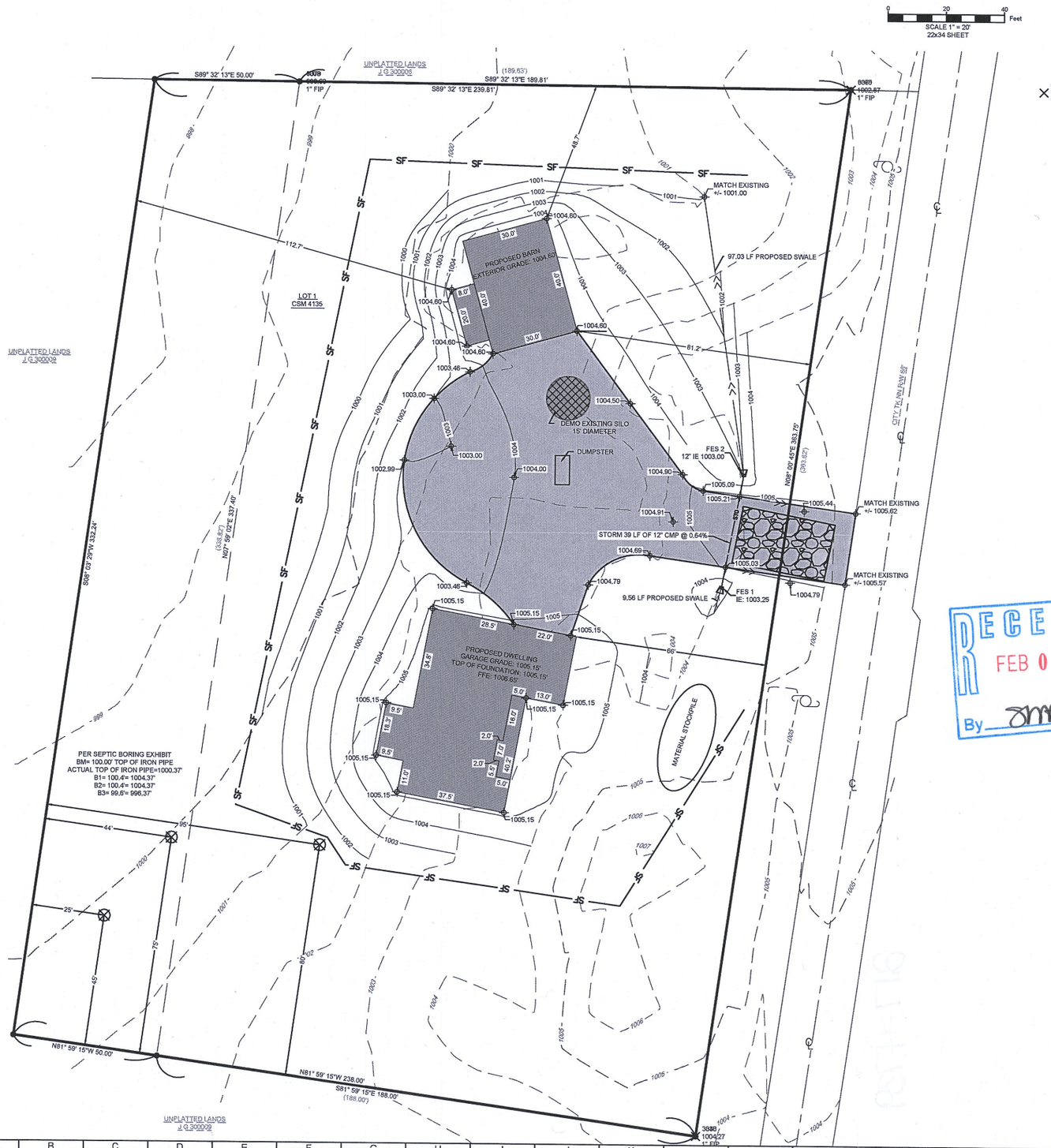
PLAT OF SURVEY AND SITE, GRADING PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: LOT 1 OF CSM 4135 AS RECORDED IN DOCUMENT 734220 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS. ALSO; COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CSM 4135 THENCE N89°32'13"W 50.00'; THENCE S08°03'29"W 332.24'; THENCE S81°59'15"E 50.00'; THENCE N07°59'02"E 338.81 RETURNING TO THE POINT OF BEGINNING.



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FEB 03 2021
By

LEGEND

- PROPOSED BUILDING
- STONE TRACKING PAD
- PROPOSED DRIVEWAY
- DEMO BUILDING
- EXISTING POWER POLE
- EXISTING ROAD CENTERLINE
- PROPOSED SWALE
- SF — PROPOSED SILT FENCE
- 1" FOUND IRON PIPE
- (XX) RECORDED AS PER CSM 4135
- SEPTIC BORING

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.

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: 30682 SQ. FT. (0.70 ACRES)

NOTE:
FLOOR JOIST ASSUMED AT 1.5' FOR CALCULATIONS.

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

"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

CLIENT

LAZZARONI GRADING & PLAT OF SURVEY
TOWN OF GENEVA, WALWORTH COUNTY, WI

GRADING AND SITE PLAN

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:20 FT
PROJECT NUMBER	20489
DATE	01/21/2021
PROJECT MGR	RWC
DRAWN BY	EJO
DESIGNED BY	EJO

SHEET NUMBER

1 OF 1

FILE: Y:\Closed Projects\TEMP FOR RYAN TO SORT – DO NOT ADD TO THIS FOLDER\20489 – N4559 County Rd H\01-21-2021\LAZZARONI.DWG\BASE\20489S0.dwg PLOTTED: 1/28/2021 BY EJO

JA4135-1

217-4739