

PLAT OF SURVEY EROSION CONTROL, SITE, AND GRADING PLAN

LEGAL DESCRIPTION: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: LOTS 8289 - 8293 IN BLOCK 142 AND LOTS 8299 - 8302 IN BLOCK 142 OF THE LAKE COMO BEACH SUBDIVISION, FOURTH MAP, PARCEL A, AS RECORDED IN DOCUMENT # 701223 AT THE WALWORTH COUNTY REGISTER OF DEEDS.

RECEIVED  
MAY - 6 2021  
By *SWT*

LEGEND

- PROPOSED BUILDING
- STONE TRACKING PAD
- PROPOSED ASPHALT DRIVEWAY
- EXISTING SHED
- PROPOSED CONCRETE
- EXISTING POWER POLE
- EXISTING ROAD CENTERLINE
- PROPOSED SWALE
- PROPOSED SILT FENCE
- 1" FOUND IRON PIPE
- RECORDED AS
- EXISTING SANITARY LID
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- DITCH CHECK

RESTORATION NOTES:

- MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
- UTILIZE WISDOT SEED MIXTURE No 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
- UTILIZE WISDOT TYPE A FERTILIZER.
- USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.
- UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALE AND UP MINIMUM 2FT VERTICAL OF SIDE SLOPES.
- PROPERLY ANCHORED MULCH REQUIRED IN ALL AREA NOT STABILIZED WITH EROSION MATTING.
- 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.

SCALE: 1"=10'  
SHEET 22x34

TOTAL LAND DISTURBANCE: 12782.25 SQ. FT. (0.29 ACRES)

UNIMPROVED (50 FT RIGHT-OF-WAY)

CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION AND DEPTH OF MAINS COORDINATING CONNECTION WITH HOUSE PLANS

GRADING IN RIGHT-OF-WAY ONLY WITH TOWN PERMISSION

NOTE:

- BASIS OF BEARING: THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.
- FIELD WORK COMPLETED JANUARY 6, 2021
- FIELD CREW CHIEF: LOGAN RANDLE

SURVEY ORDERED BY:

ZACH FLITCROFT  
PROPERTY ADDRESS:

JLCB 01772  
TOWN OF GENEVA

SURVEYOR:

PAUL H. VAN HENKELUM, PLS  
CARDINAL ENGINEERING LLC

WISCONSIN  
PAUL H. VAN HENKELUM  
S-1931  
LAKE GENEVA, WI  
SURVEYOR  
3/23/2021

"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 3/23/2021

PROPOSED DWELLING  
FFE: 975.35'  
TOP OF FDI: 974.00'  
GARAGE: 974.00'  
EXTERIOR: 973.33'  
WALKOUT EXTERIOR: 966.00'

PROPOSED 36 LF RETAINING WALL

PROPOSED 143 LF SWALE

LOT 8289, LOT 8290, LOT 8291, LOT 8292, LOT 8293, LOT 8294, LOT 8295, LOT 8296, LOT 8297, LOT 8298, LOT 8299, LOT 8300, LOT 8301, LOT 8302, LOT 8303, LOT 8304

PORT-A-POTTY, DUMPSTER, MATERIAL STOCKPILE

STORM 23 LF OF 15" CMP @ 8.05%

MATCH EXISTING +/- 971.10, MATCH EXISTING +/- 970.02, MATCH EXISTING +/- 967.82, MATCH EXISTING +/- 964.09

PARK DR. (40 FT RIGHT-OF-WAY)

CLIENT

FLITCROFT PLAT AND GRADING PLAN  
TOWN OF GENEVA, WALWORTH COUNTY, WI  
PRELIMINARY PLAT, SITE, GRADING PLAN



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET,  
LAKE GENEVA, WI 53147  
262-757-8776  
CARDINALEENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
SCALE		1" = 10'
PROJECT NUMBER		20540
DATE		03/03/2021
PROJECT MGR		RWC
DRAWN BY		EJO
DESIGNED BY		EJO

SHEET NUMBER

1 OF 1

JLCB-1772

217-4788