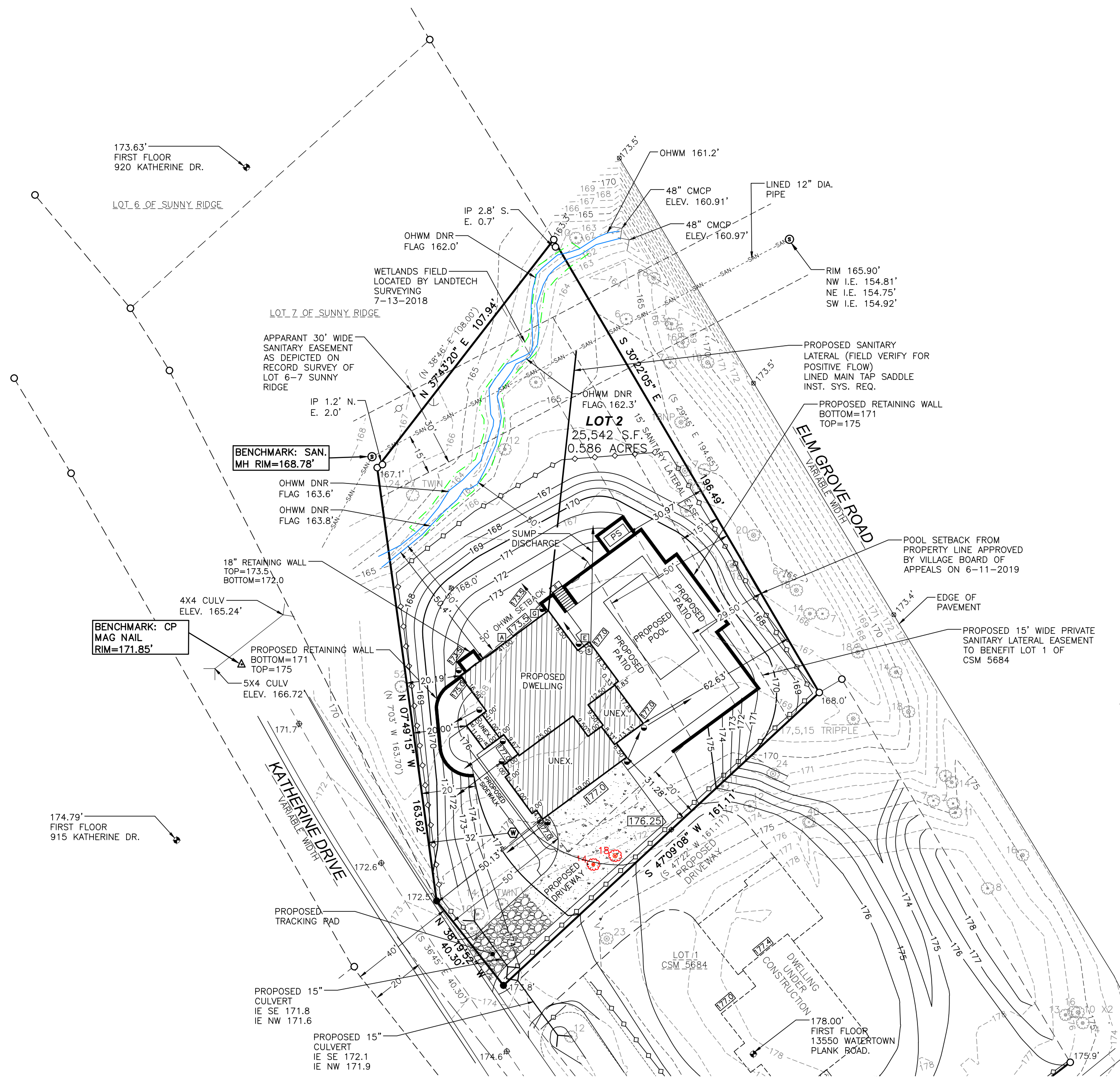


PLAT OF SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 5684 BEING A PART OF NORTHWEST 1/4, SECTION 25, T.7N., R.20E, VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN.



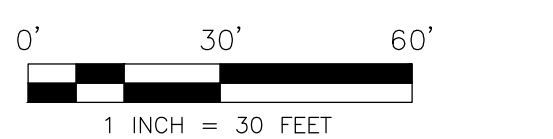
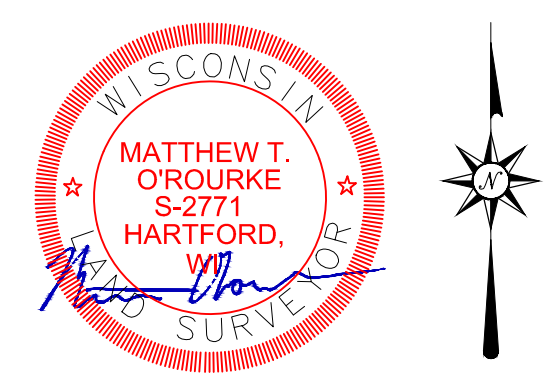
- NOTES:**
- BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5684 RECORDED AS N 52°39' E
 - ELEVATIONS ARE REFERENCED TO VILLAGE OF ELM GROVE VERTICAL DATUM BASED ON SANITARY SEWER ASBUILTS PROVIDED BY THE VILLAGE. MH 4 RIM WATERTOWN PLANK ROAD ASBUILT DATED 1-23-84 ELEV. 178.62 LOCATED AT THE INTERSECTION OF KATHERINE DRIVE AND WATERTOWN PLANK ROAD.
 - A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
 - THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR ALONG WITH LOCATING THE CALLED OUT LOCATIONS MARKED BY THE WIDNR.
 - THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
 - PROPOSED ELEVATIONS 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 SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
 - EROSION CONTROL MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER ASBUILT UTILITY PLANS PROVIDED BY THE VILLAGE OF ELM GROVE. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST OR DIGGERS HOTLINE REQUEST MAY BE NECESSARY.
 - TREES COLORED RED TO BE REMOVED
 - WETLANDS DELINEATED BY GEOTHINK, LLC ON JULY 18, 2018.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT 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 OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

- LEGEND**
- FOUND 1" IRON PIPE OR NOTED
 - ⊕ FIRST FLOOR ELEVATION
 - ⊕ 800.0' EXISTING SPOT GRADE
 - ∩ CMCP CULVERT
 - ⊥ POWER POLE
 - ⊥ GUY WIRE
 - ⊙ TV PED
 - ⊙ SANITARY MANHOLE
 - ⊙ DECID. TREE WITH TRUNK DIA. LIGHT
 - EXISTING CONTOUR
 - SET 3/4" REBAR
 - (R) RECORD DIMENSION
 - 800' PROPOSED CONTOUR
 - ⊕ 800.0' PROPOSED ELEVATION
 - PROPOSED SILT FENCE
 - SAN SANITARY SEWER
 - ⊙ TREE REMOVAL
 - ⊙ PROPOSED DOWNSPOUT
 - ⊙ PROPOSED WELL
 - ⊙ PROPOSED SUMP
 - ⊙ PROPOSED GAS METER
 - ⊙ PROPOSED AIR CONDITIONER
 - ⊙ PROPOSED ELECTRIC METER
 - PROPOSED FLOW DIR.
 - PS POOL STORAGE



LAND SURVEYING • LAND PLANNING
 111 W. 2ND STREET
 OCONOMOWOC, WI 53066
 WWW.LANDTECHWI.COM
 (262) 367-7599

PROPOSED GRADES PER BUILDER
 FINISH YARD GRADE: 177.0/173.5
 GARAGE FLOOR: 177.33
 TOP OF FOUNDATION WALL: 177.67
 FIRST FLOOR ELEVATION: 178.9±
 TOP OF FOOTING (9" WALL): 168.67

MINIMUM BASEMENT FLOOR ELEV: 167.0 (PER BUTLER ENGINEERING)

EXCAVATOR NEEDS TO VERIFY POSITIVE FLOW FOR PROPOSED SANITARY LATERAL

SETBACK REQUIREMENTS PER VILLAGE
 STREET YARD = 50'
 SIDE YARD = 20'
 OHWM = 50'

PROPOSED IMPERVIOUS SURFACE CALCULATIONS
 LOT SQUARE FOOTAGE = 25,542 SQ.FT.

BUILDING FOOTPRINT: 2,935 SQ.FT.
 DRIVEWAY & SIDEWALK: 2,253 SQ.FT.
 PATIO: 1987 SQ.FT.
 POOL STORAGE: 88 SQ. FT.
 RETAINING WALLS: 216 LF

TOTAL = 7,479 SQ.FT. 29.3%

NOTE POOL IS NOT INCLUDED IN CALCULATIONS

LOCATION	910 KATHERINE DRIVE VILLAGE OF ELM GROVE WAUKESHA COUNTY, WI.	
CLIENT:	ROB MILLER HOMES	
PROJ. NAME:	PROPOSED IMPROVEMENT/GRADING	
LAYOUT NAME:	PLAT OF SURVEY	
SHEET NO.:	SHEET 1 OF 1	
DATE:	04/24/2019	
REV: 5/2/19	RE: SHIFT HOUSE TO WEST	
REV: 6/18/19	RE: POOL, ADD. REV. COMM.	
REV: 7/12/19	RE: IMPERVIOUS SURFACE	
REV: 7/22/19	RE: LANDSCAPE, IMPERV., EASE.	
REV: 8/05/19	RE: LANDSCAPE	
REV: 8/14/19	RE: RAISE REAR YARD GRADE	
DRWN: MTO	CHKD: JDD	
PROJ. NO: 18094		
FILE NO: 18094_SURVEY.DWG		