PLAT OF SURVEY

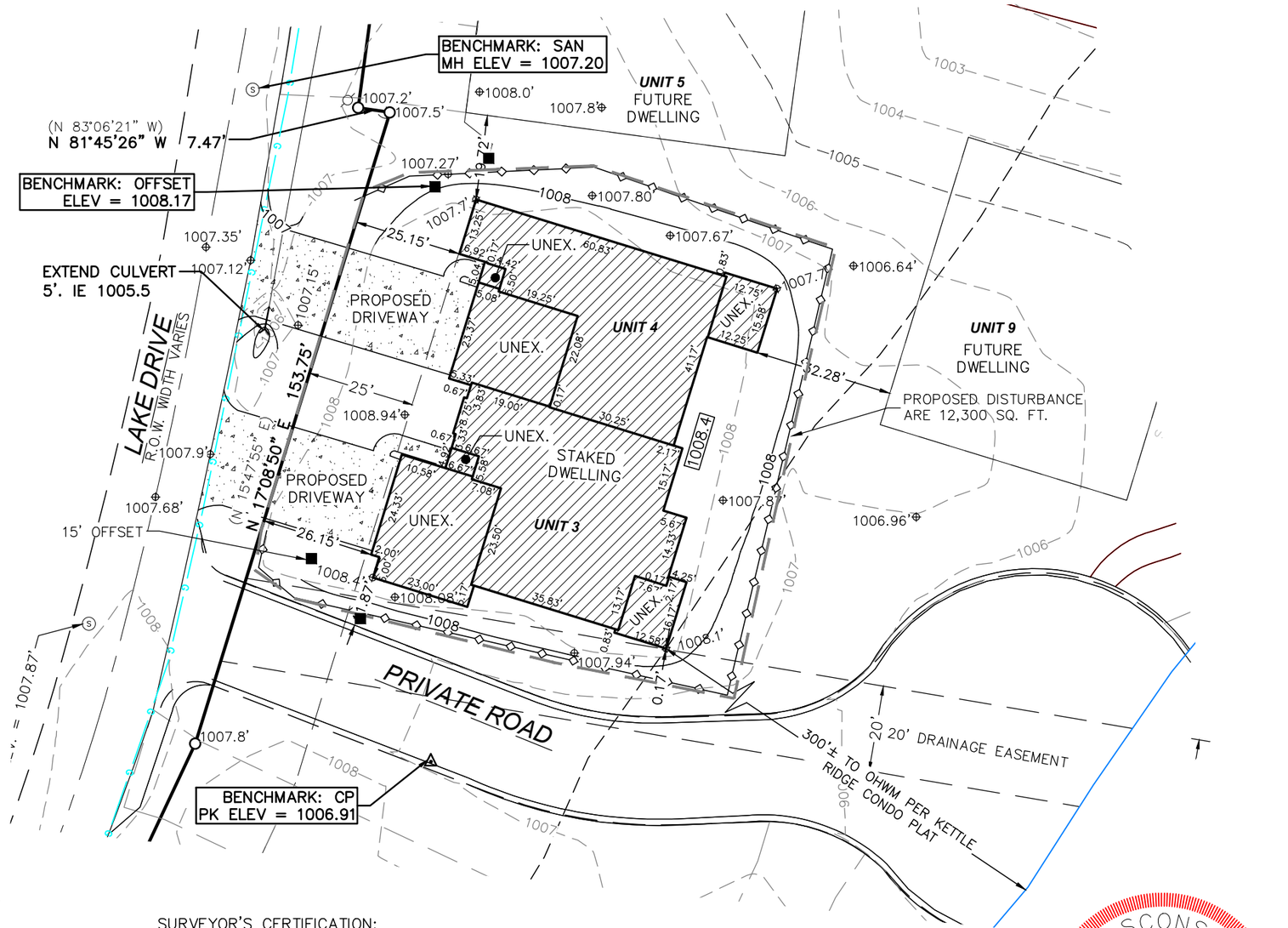
BUILDING, 2 UNITS 3 & 4, KETTLE RIDGE CONDOMINIUMS BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 18 EAST, TOWN OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

NOTES:

- VERTICAL DATUM IS NGVD 29.
- 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 APPROVED BY THE BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED, AN ADDITIONAL SEARCH FOR EASEMENTS HAS NOT BEEN COMPLETED.
- EASEMENTS AND BUILDING SETBACKS PER CONDOMINIUM PLAT.
- AREA OF CONDOMINIUM PLAT 146.47 S.F. OR 3.37± ACRES TO O.H.W.M. TO MEANDER 142,768 SQ. FT. OR 3.278 ACRES TO MEANDER.
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

LEGEND

○	FOUND 1" IRON PIPE OR NOTED
△	CONTROL POINT (CP)
Ⓢ	SANITARY MANHOLE
G	UNDERGROUND GAS
(R)	RECORD DIMENSION
⊕800.0	EXISTING SPOT GRADE
800	EXISTING CONTOUR
800	PROPOSED CONTOUR
	PROPOSED SILT FENCE
800.0	PROPOSED ELEVATION
■	10' OFFSET OR NOTED



PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 1008.40
GARAGE FLOOR: 1008.73
TOP OF WALL: 1009.07
TOP OF FOOTING: 1000.07 (9' WALL)
DRIVE SLOPE (UNIT 3) = 2.0%
DRIVE SLOPE (UNIT 4) = 3.2%

SETBACK REQUIREMENTS
FRONT YARD = 25'

BUILDING DIMENSIONS PER FOUNDATION PLANSET DATED 10/09/2025

PROPOSED IMPERVIOUS SURFACE AREA (SQ. FT.)
DWELLING = 5,456
DRIVEWAY/WALKWAY = 2,197

TOTAL IMPERVIOUS SURFACE AREA = 7,653

0' 30' 60'
1 INCH = 30 FEET

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

WISCONSIN MATTHEW T. O'ROURKE S-2771 NEOSHO, WI LAND SURVEYOR

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(262) 367-7599

REV. REV. REV. REV.

LOCATION: 3416 & 3418 LAKE DRIVE, HARTFORD, WASHINGTON COUNTY, WISCONSIN
DRAWN BY: VLM
CHECKED BY: MTO

CLIENT: COBBLESTONE BUILDERS
PROJECT: ELMWOOD/BEACHWOOD
LAYOUT: STAKED SURVEY
DRAWING: 25199_PR.DWG

DATE: 11/06/2025
JOB NO.: 25199
SHEET: 1 OF 1