

# GRADING PLAN

**IMPERVIOUS AREA CALC:**  
 TOTAL LOT AREA = 32,745 S.F. (0.752 ac.)  
 EX. IMPERVIOUS AREA = 7,252.9 S.F. (0.167 ac.; 22.1% OF LOT)  
 FR. IMPERVIOUS AREA = 4,836.7 S.F. (0.154 ac.; 29.3% OF LOT)  
 - HOUSE WITH STOODPS = 4,396.0 S.F. (0.101 ac.; 13.4% OF LOT)  
 - HOUSE W/O STOODPS = 3,963.3 S.F. (0.091 ac.; 12.1% OF LOT)  
 - PORCH/OUTDOOR AREA = 433.6 S.F. (0.010 ac.; 1.3% OF LOT)  
 - DRIVEWAY = 1,569.7 S.F. (0.036 ac.; 7.0% OF LOT)  
 FR. OPEN SPACE = 26,051.3 S.F. (0.588 ac.; 79.6% OF LOT)

**EROSION CONTROL NOTES:**  
 1) ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITIES.  
 2) ADDITIONAL EROSION CONTROL MEASURES (EROSION MATTING, EROSION LOGS, ETC.) ARE REQUIRED IF ANY DISTURBANCE OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY. SILT FENCE IS NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.  
 3) IF A DELAY IS TO OCCUR BETWEEN DEMOLITION AND CONSTRUCTION FOR REDEVELOPMENT, THEN A BARRIER FENCE WITH WARNING SIGNS SHALL BE INSTALLED AROUND THE OPEN EXCAVATION

**LEGAL DESCRIPTION:** LOT 4, BLOCK 4 BROWNVIEW LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, IN THE VILLAGE OF ELM GROVE, AND PARCEL 11 OF CERTIFIED SURVEY MAP NUMBER 1265 LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, CITY OF BROOKFIELD, ALL IN TOWN 7 NORTH, RANGE 20 EAST, WAUKESHA COUNTY, WISCONSIN.

**SUGGESTED CONSTRUCTION GRADES:**  
 • PROPOSED YARD GRADE = 833.40  
 • PROPOSED TOP OF FOUNDATION WALL ELEV. = 834.07  
 • PROPOSED FIRST FLOOR ELEV. = 833.25  
 • PROPOSED GARAGE FLOOR ELEV. = 833.40  
 • PROPOSED TOP OF FOOTING ELEV. = 824.0 (10' WALL)

**LEGEND:**

- FND. MONUMENT (SEE PLAN)
- (20.00) RECORDED AS BRG OR DIST.
- ⊙ 8" PINE TREE DIA AT CHEST HT.
- ⊙ 12" TREE DIA AT CHEST HT.



**PROJECT:**  
**O'CALLAGHAN**  
 VILLAGE OF ELM GROVE, WISCONSIN  
**PREPARED FOR:**  
 MILLER MARRIOTT CONSTRUCTION CO., LLC  
 243 PAWLING AVE. SUITE 201  
 HARTLAND, WI 53029

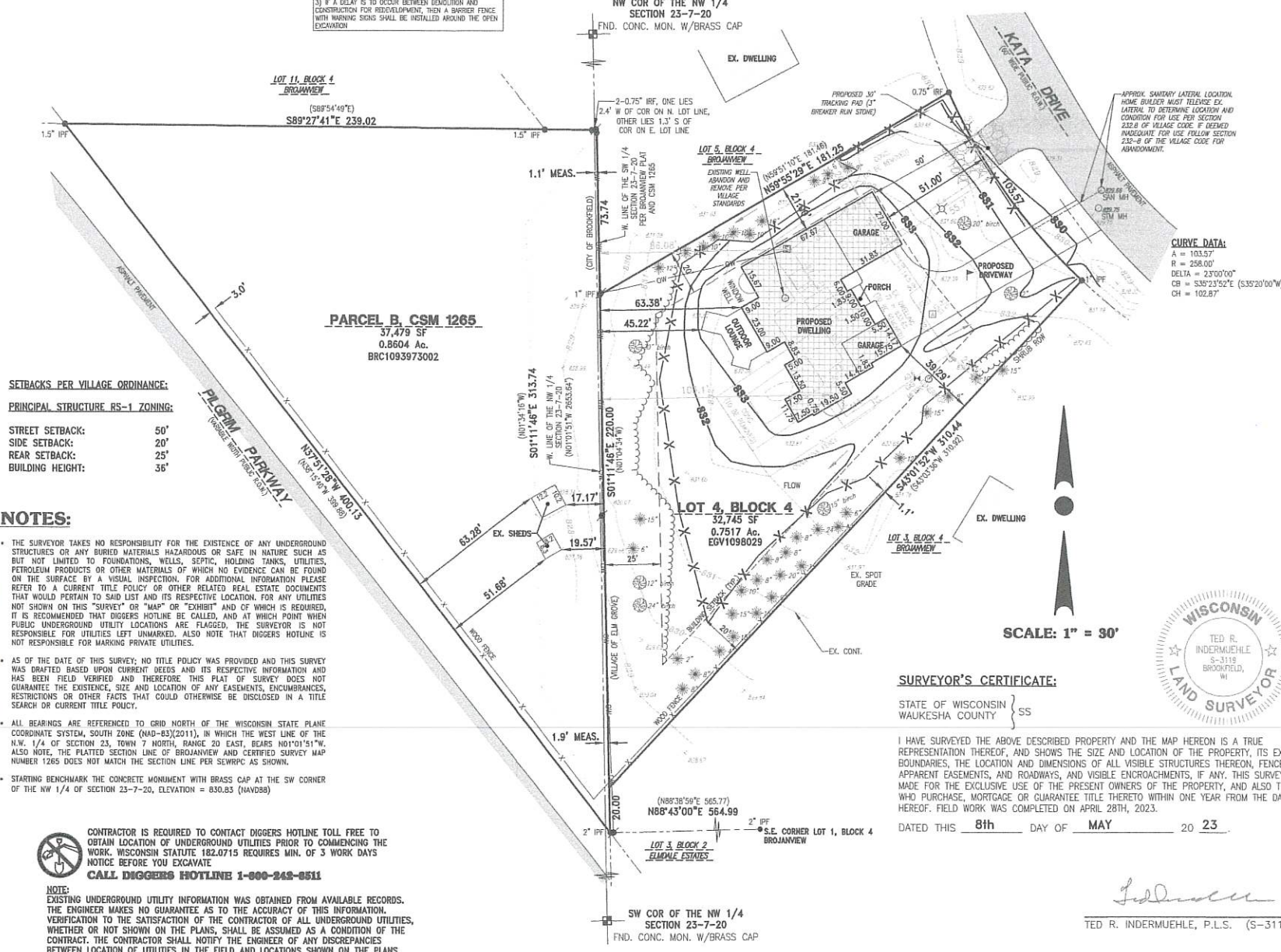
**REVISION HISTORY**

DATE	DESCRIPTION

**DATE:**  
 MAY 8, 2023

**JOB NUMBER:**  
 23-021-933-01

**SHEET**



- SETBACKS PER VILLAGE ORDINANCE:**
- PRINCIPAL STRUCTURE RS-1 ZONING:**
- STREET SETBACK: 50'
  - SIDE SETBACK: 20'
  - REAR SETBACK: 25'
  - BUILDING HEIGHT: 36'

- NOTES:**
- THE SURVEYOR TAKES NO RESPONSIBILITY FOR THE EXISTENCE OF ANY UNDERGROUND STRUCTURES OR ANY BURIED MATERIALS HAZARDOUS OR SAFE IN NATURE SUCH AS BUT NOT LIMITED TO FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, PETROLEUM PRODUCTS OR OTHER MATERIALS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. FOR ADDITIONAL INFORMATION PLEASE REFER TO A CURRENT TITLE POLICY OR OTHER RELATED REAL ESTATE DOCUMENTS THAT WOULD PERTAIN TO SAID LIST AND ITS RESPECTIVE LOCATION. FOR ANY UTILITIES NOT SHOWN ON THIS "SURVEY" OR "MAP" OR "EXHIBIT" AND OF WHICH IS REQUIRED, IT IS RECOMMENDED THAT DIGGERS HOTLINE BE CALLED, AND AT WHICH POINT WHEN PUBLIC UNDERGROUND UTILITY LOCATIONS ARE FLAGGED, THE SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES LEFT UNMARKED. ALSO NOTE THAT DIGGERS HOTLINE IS NOT RESPONSIBLE FOR MARKING PRIVATE UTILITIES.
  - AS OF THE DATE OF THIS SURVEY; NO TITLE POLICY WAS PROVIDED AND THIS SURVEY WAS DRAFTED BASED UPON CURRENT DEEDS AND ITS RESPECTIVE INFORMATION AND HAS BEEN FIELD VERIFIED AND THEREFORE THIS PLAN OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.
  - ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83(2011)), IN WHICH THE WEST LINE OF THE N.W. 1/4 OF SECTION 23, TOWN 7 NORTH, RANGE 20 EAST, BEARS N01°01'51"W. ALSO NOTE, THE PLATTED SECTION LINE OF BROWNVIEW AND CERTIFIED SURVEY MAP NUMBER 1265 DOES NOT MATCH THE SECTION LINE PER SEWRPC AS SHOWN.
  - STARTING BENCHMARK THE CONCRETE MONUMENT WITH BRASS CAP AT THE SW CORNER OF THE NW 1/4 OF SECTION 23-7-20, ELEVATION = 830.83 (NAD83)



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE  
**CALL DIGGERS HOTLINE 1-800-245-8511**

**NOTE:**  
 EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

**SURVEYOR'S CERTIFICATE:**

STATE OF WISCONSIN }  
 WAUKESHA COUNTY } SS

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON IS A TRUE REPRESENTATION THEREOF, AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, AND ROADWAYS, 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 TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF. FIELD WORK WAS COMPLETED ON APRIL 28TH, 2023.

DATED THIS 8th DAY OF MAY 20 23

*Ted R. Indermuehle*  
 TED R. INDERMUEHLE, P.L.S. (S-3119)

AS SHOWN ON SHEET 23-021-933-01 BROWNVIEW LOT 4 - SEEING PLAN OF ELM GROVE - WAUKESHA COUNTY SURVEY DEPARTMENT