

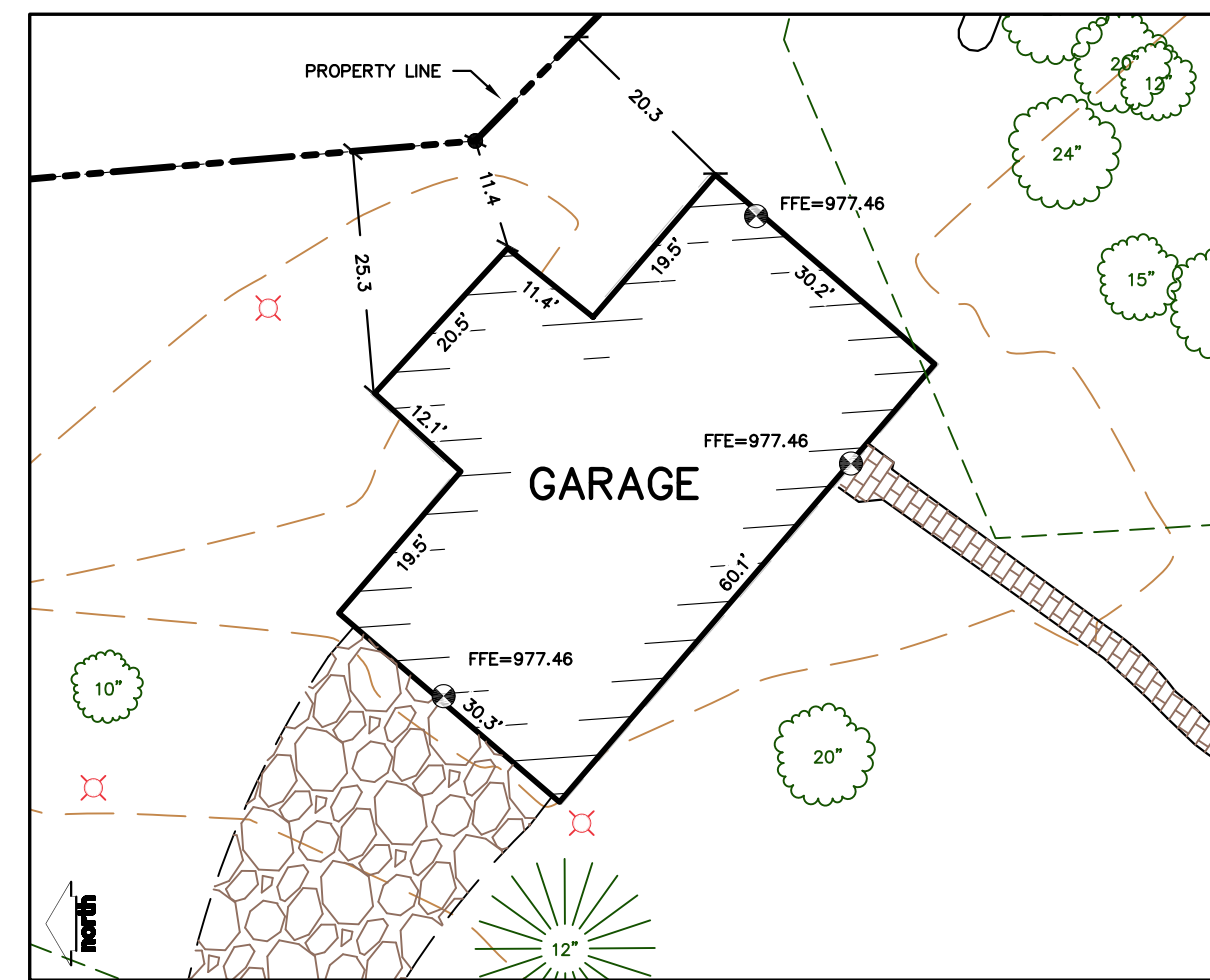
# EXISTING CONDITIONS SURVEY

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 6672, RECORDED IN VOLUME 33 PAGES 35 AND 36 AS DOCUMENT NO. 2328919, DANE COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTH 1/2 OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

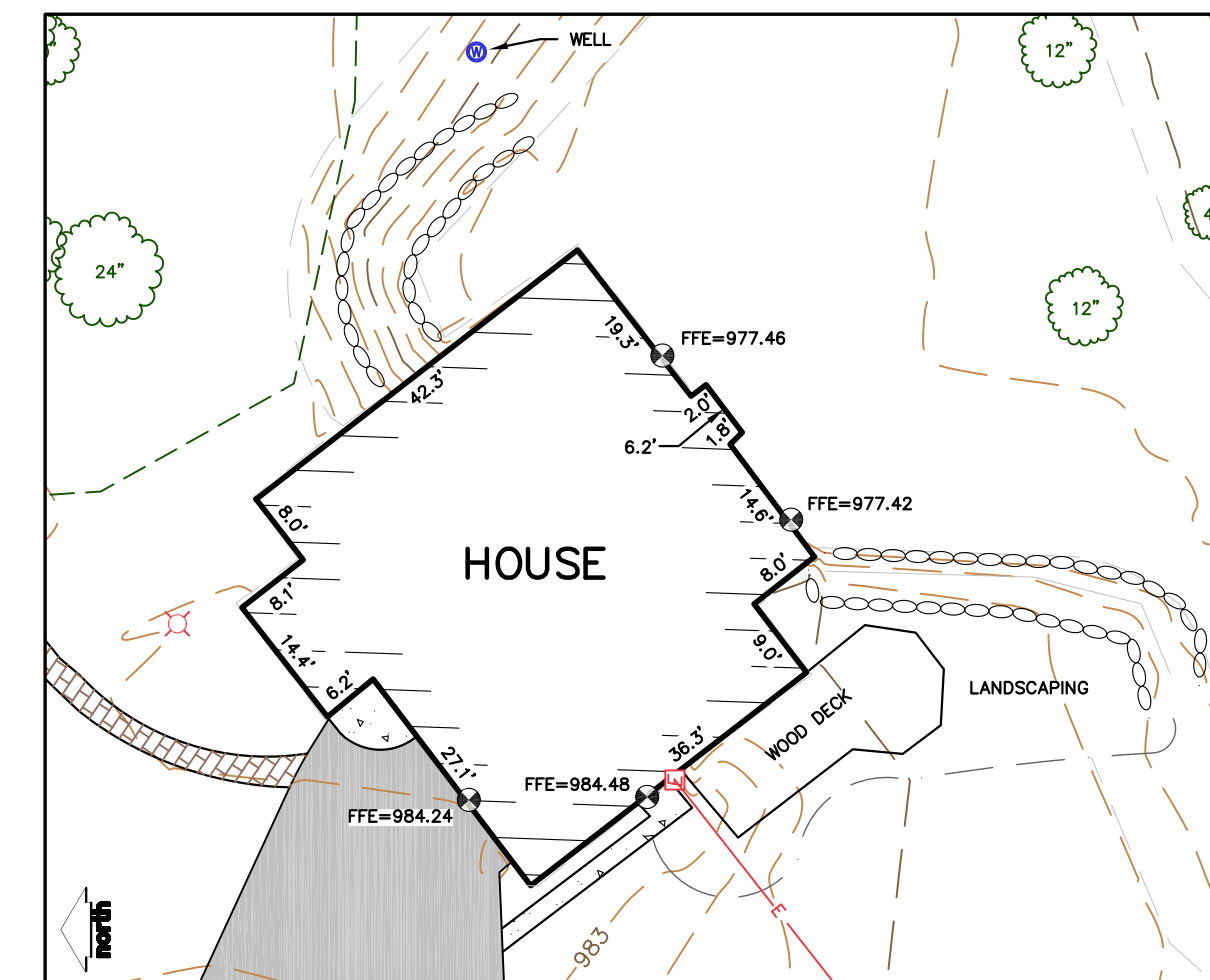
- LEGEND**
- GOVERNMENT CORNER
  - 1" IRON PIPE FOUND
  - 3/4" REBAR FOUND
  - MAG NAIL SET
  - CONTROL POINT
  - BENCHMARK
  - FINISHED FLOOR SHOT LOCATION
  - TEST PIT
  - SATELLITE DISH
  - MAIL BOX
  - POST
  - SIGN
  - WELL
  - ELECTRIC METER
  - POWER POLE
  - POWER POLE W/GUY
  - TELEPHONE PEDESTAL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - PARCEL BOUNDARY
  - PROPERTY LINE
  - EASEMENT LINE
  - LANDSCAPE LIMITS
  - FENCE LINE
  - STONE WALL
  - EDGE OF PAVEMENT
  - TREE DRIP LINE
  - EDGE OF GRAVEL
  - NATURAL GAS
  - OVERHEAD LINE
  - UNDERGROUND ELECTRIC
  - FIBER OPTIC
  - EDGE OF WOODS OR BRUSH
  - BUILDING
  - 975 INDEX CONTOUR
  - 974 INTERMEDIATE CONTOUR
  - BITUMINOUS PAVEMENT
  - CONCRETE PAVEMENT
  - GRAVEL
  - EDGE OF BITUMINOUS
  - END OF FLAGGED UTILITIES
  - ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



VICINITY MAP  
NOT TO SCALE



DETAIL "A"  
SCALE 1" = 20'



DETAIL "B"  
SCALE 1" = 20'

**NOTES**

- FIELD WORK PERFORMED ON MARCH 15, 2023.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 04, T06N, R11E, BEARING S00°28'01"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A SURVEY SPIKE WITH WASHER MARKING THE CENTER OF SECTION 04, T06N, R11E, ELEVATION = 977.42'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 2023101547 & 2023101553, WITH A CLEAR DATE OF MARCH 16, 2023.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:  
ANR PIPELINE CO  
ALLIANT ENERGY (ELECTRIC AND GAS)  
EVERSTREAM  
AT&T DISTRIBUTION
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THIS PARCEL IS ZONED RURAL RESIDENTIAL (RR-4) PER DANE COUNTY GIS ZONING MAP ON MARCH 22, 2023.
- THE WESTERLY 33 FEET OF THE DESCRIBED PARCEL IS SUBJECT TO A PUBLIC RIGHT-OF-WAY PER CSM NO. 6672.

**LEGAL DESCRIPTION**

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 6672, RECORDED IN VOLUME 33 PAGES 35 AND 36 AS DOCUMENT NO. 2328919, DANE COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTH 1/2 OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.  
TAX KEY NO: 046/0611-042-8096-5

**SURVEYOR'S CERTIFICATE**

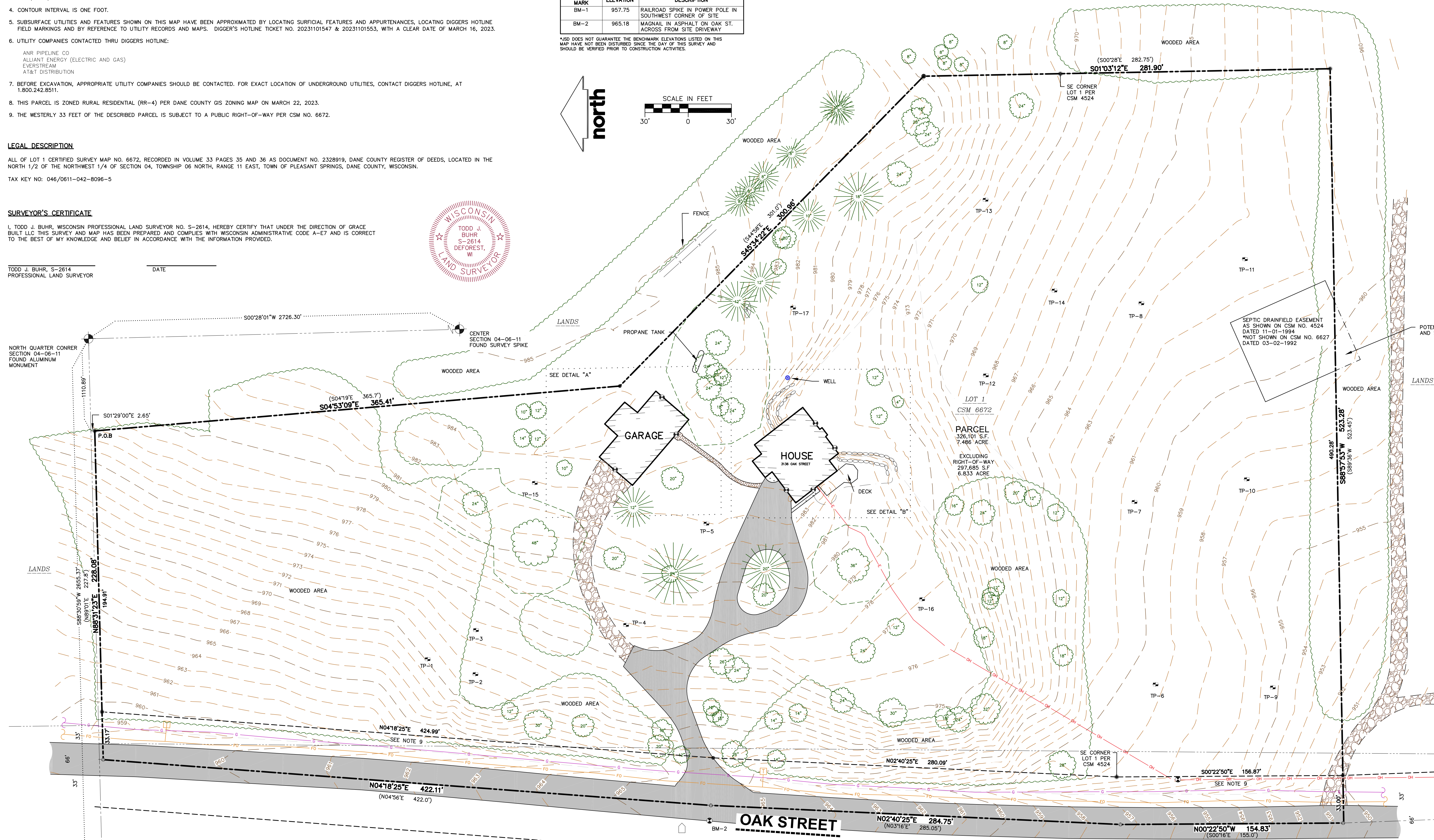
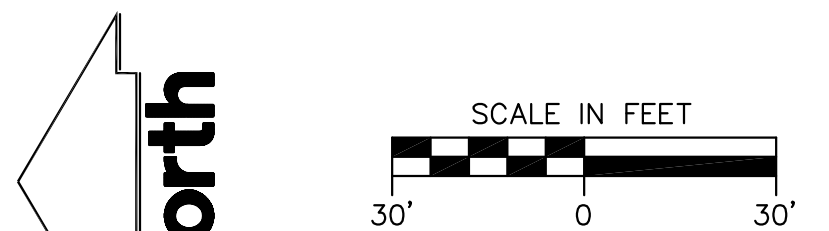
I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF GRACE BUILT LLC THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR  
DATE \_\_\_\_\_

**BENCHMARKS**

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	957.75	RAILROAD SPIKE IN POWER POLE IN SOUTHWEST CORNER OF SITE.
BM-2	965.18	MAGNAIL IN ASPHALT ON OAK ST. ACROSS FROM SITE DRIVEWAY.

LAND DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DAY OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



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MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**GRACE-BUILT LLC**

CLIENT ADDRESS:  
3245 TOKEN ROAD  
SUN PRAIRIE, WI 53590

PROJECT:  
**ZETEO COMMUNITY DEVELOPMENT**

PROJECT LOCATION:  
3136 OAK STREET  
PLEASANT SPRINGS, WI

**MODIFICATIONS:**

#	Date	Description
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Prepared By: CMD 03/23/23  
Reviewed By: JK 03/23/23  
Approved By: TJB 03/23/23

**EXISTING CONDITIONS SURVEY**

SHEET NUMBER:  
**1 OF 1**

PROJECT NO: 22-12022

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File: 12022202202202 Planning01 Graphics and Exhibits/2023-05-16 - Rendered Site Plan/22 EXHIBIT - rendered site plan.dwg Layout: TB User: mshitschsch Plotter: May 17, 2023, 9:16am Xref(s):

2501 CTY HWY MN  
ZONED FP-35  
(GENERAL FARMLAND PRESERVATION)

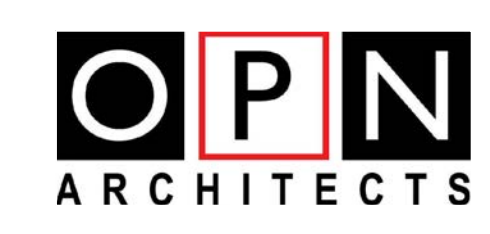
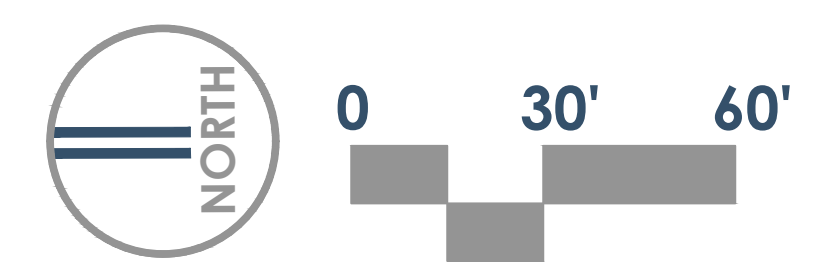
TOWN OF COTTAGE GROVE  
TOWN OF PLEASANT SPRINGS

SEC 4-6-11 FR NW1/4 NW1/4 & N 30 FT  
OF E 208.7 FT OF SW1/4 NW1/4 EXC CSM 1270  
ZONED FP-35  
(GENERAL FARMLAND PRESERVATION)

SEC 4-6-11 FR NW1/4 NW1/4 & N 30 FT OF  
E 208.7 FT OF SW1/4 NW1/4 EXC CSM 1270  
ZONED FP-35  
(GENERAL FARMLAND PRESERVATION)



**ZETEO COMMUNITY - 3136 OAK STREET**  
**PLEASANT SPRINGS, WI**      **MAY 18, 2023**

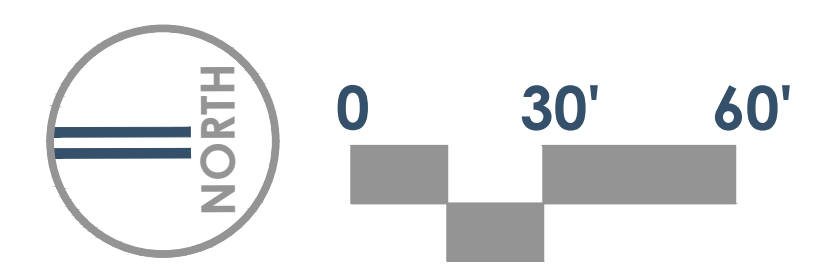
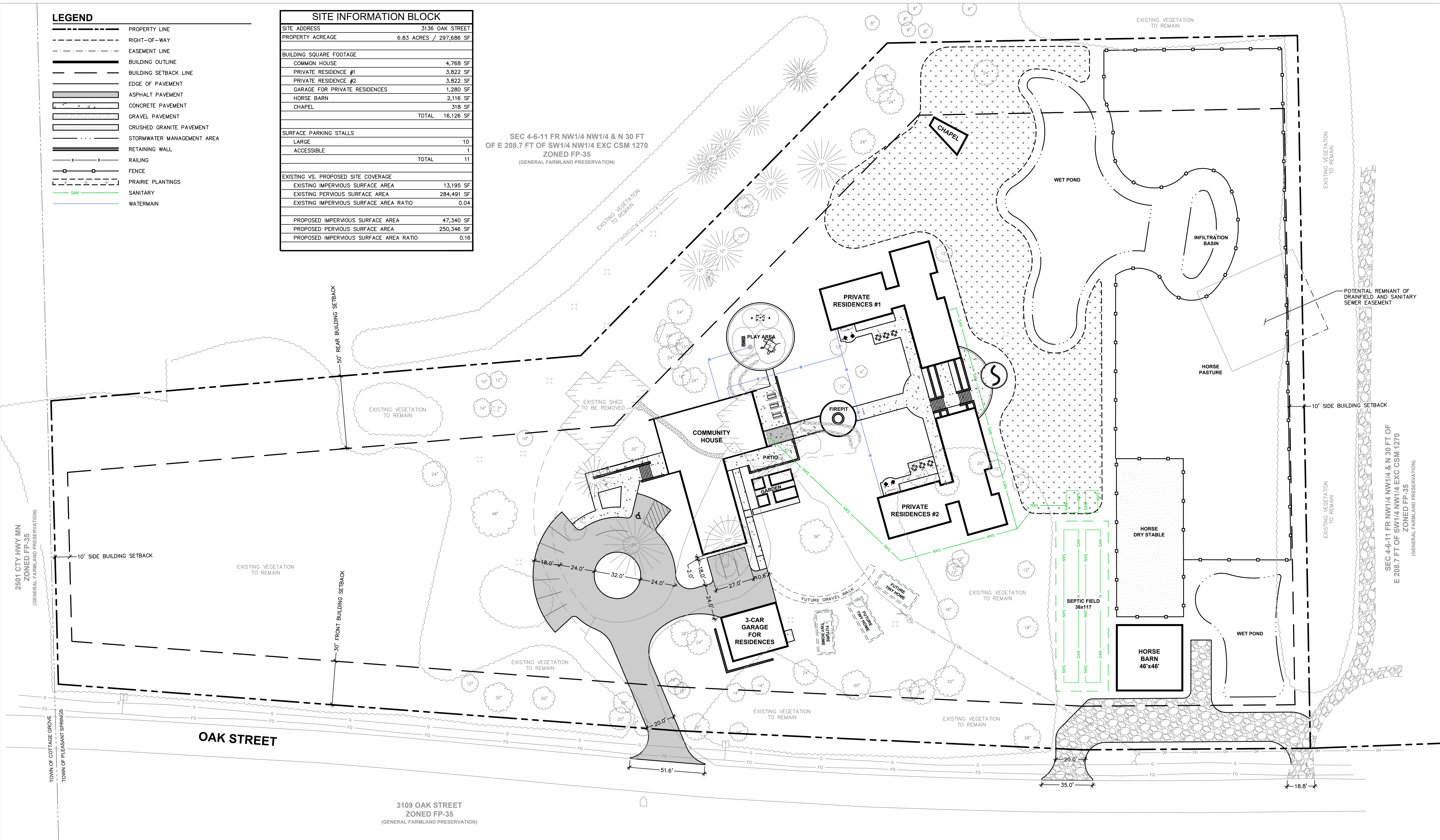


**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ▬ BUILDING OUTLINE
- ▬ BUILDING SETBACK LINE
- ▬ EDGE OF PAVEMENT
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT
- ▬ GRAVEL PAVEMENT
- ▬ CRUSHED GRANITE PAVEMENT
- ▬ STORMWATER MANAGEMENT AREA
- ▬ RETAINING WALL
- X — RAILING
- □ — FENCE
- P — PRAIRIE PLANTINGS
- S — SANITARY
- W — WATERMAIN

SITE INFORMATION BLOCK	
SITE ADDRESS	3136 OAK STREET
PROPERTY ACREAGE	6.83 ACRES / 297,686 SF
BUILDING SQUARE FOOTAGE	
COMMON HOUSE	4,768 SF
PRIVATE RESIDENCE #1	3,822 SF
PRIVATE RESIDENCE #2	3,822 SF
GARAGE FOR PRIVATE RESIDENCES	1,280 SF
HORSE BARN	2,116 SF
CHAPEL	318 SF
TOTAL	16,126 SF
SURFACE PARKING STALLS	
LARGE	10
ACCESSIBLE	1
TOTAL	11
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	13,195 SF
EXISTING PERVIOUS SURFACE AREA	284,491 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.04
PROPOSED IMPERVIOUS SURFACE AREA	47,340 SF
PROPOSED PERVIOUS SURFACE AREA	250,346 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.16

SEC 4-6-11 FR NW1/4 NW1/4 & N 30 FT  
OF E 208.7 FT OF SW1/4 NW1/4 EXC CSM 1270  
ZONED FP-35  
(GENERAL FARMLAND PRESERVATION)



**REVIEW DRAWING**  
 NOT TO BE USED FOR CONSTRUCTION  
 DATE OF ISSUE 05-17-2023



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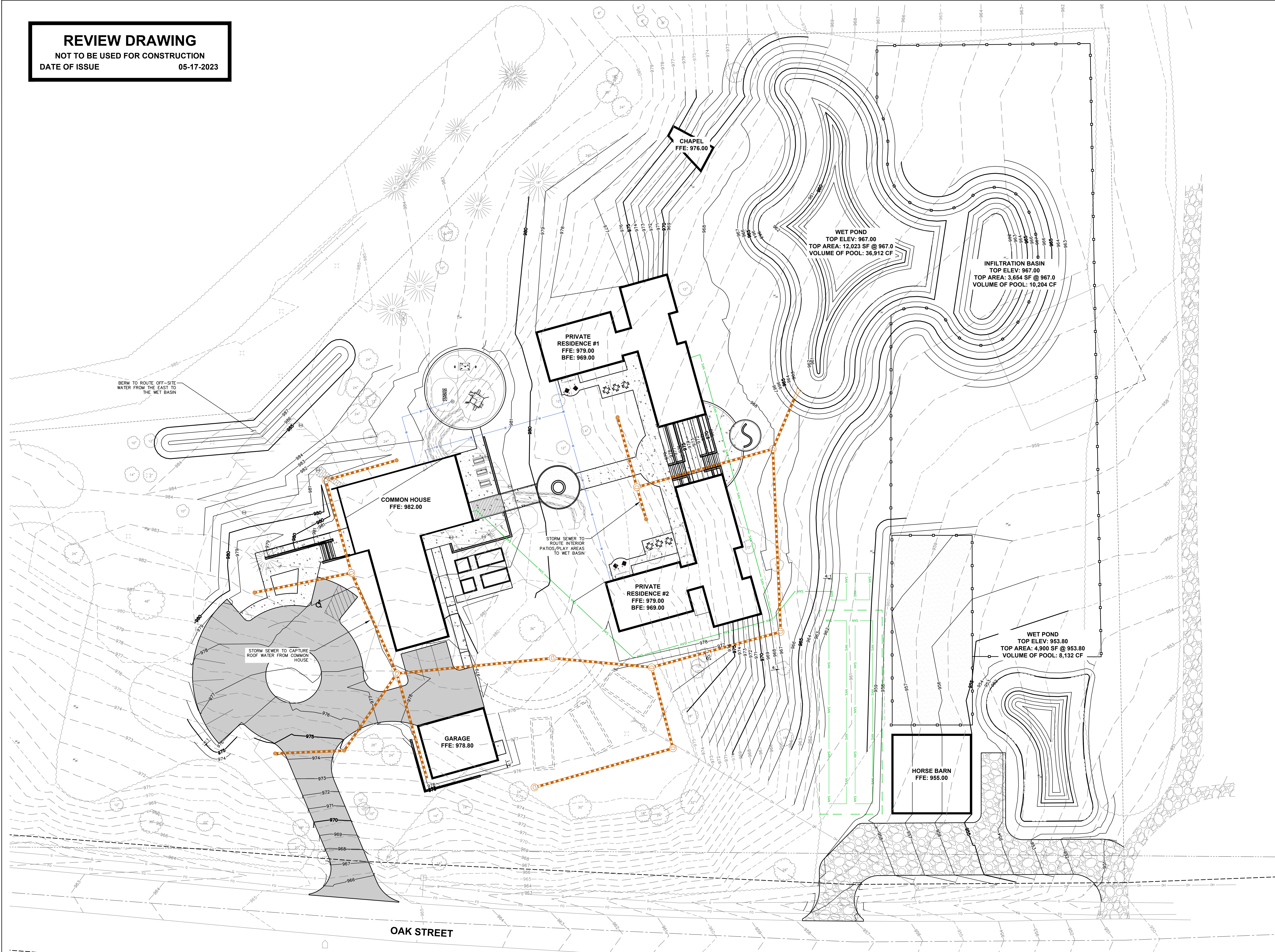
MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
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CLIENT:  
**GRACE-BUILD LLC**

CLIENT ADDRESS:  
 3245 TOKEN ROAD  
 SUN PRAIRIE, WI 53590

PROJECT:  
**ZETEO COMMUNITY**

PROJECT LOCATION:  
 3136 OAK STREET  
 TOWN OF PLEASANT SPRINGS  
 WISCONSIN, 53590



PLAN MODIFICATIONS:

#	Date	Description
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Designed By:  
 Reviewed By:  
 Approved By:  
 SHEET TITLE:  
**GRADING & EROSION CONTROL PLAN**

SHEET NUMBER:  
**C4.0**

JSD PROJECT NO:

File: I:\2022\212022\DWG\CH4 Sheets\212022 - C4.0 User.cad Printed: May 17, 2023 - 12:08pm Xref's:

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