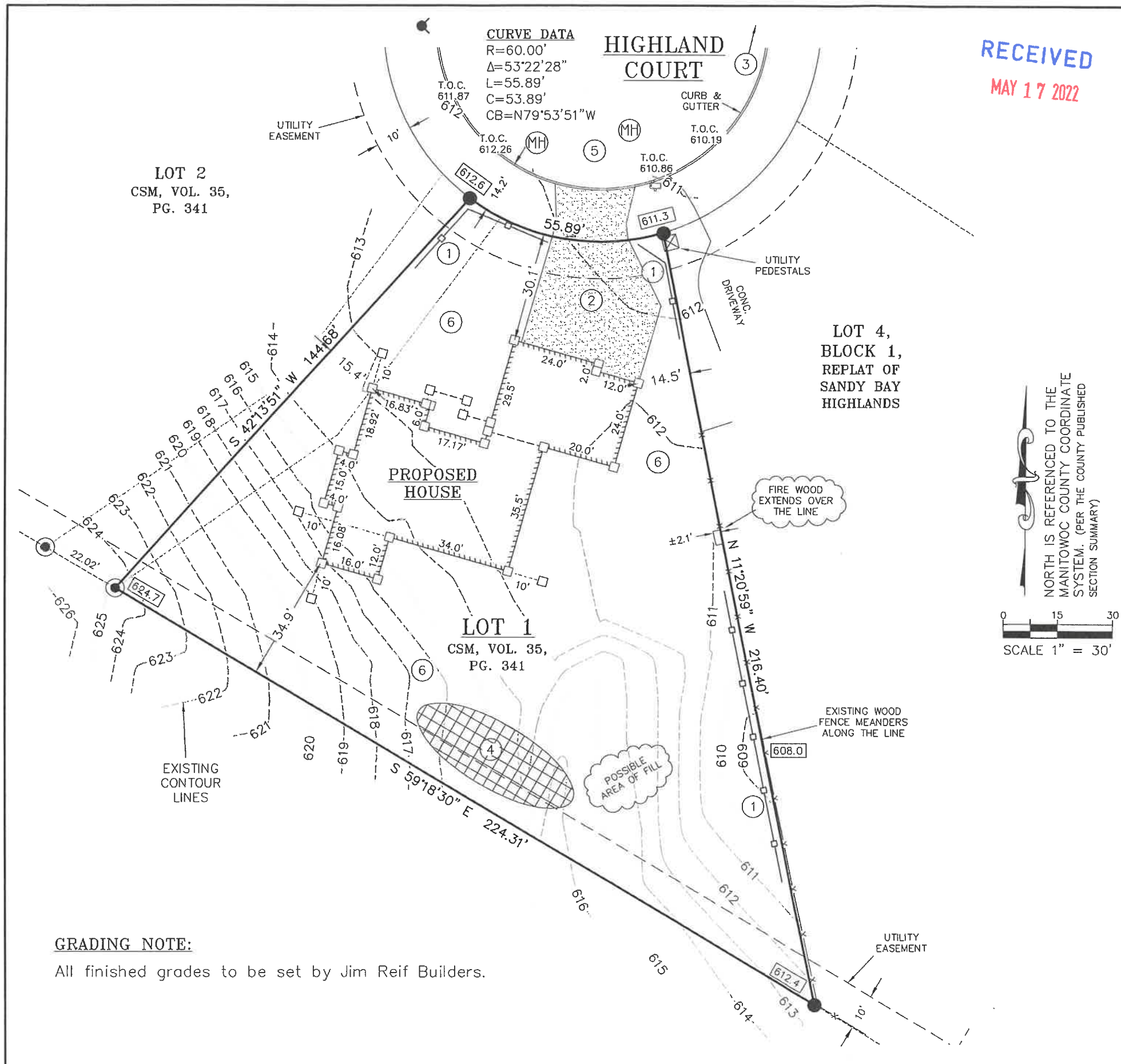




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MAY 17 2022

CURVE DATA
R=60.00'
Δ=53°22'28"
L=55.89'
C=53.89'
CB=N79°53'51"W

LOT 2
CSM, VOL. 35,
PG. 341

LOT 4,
BLOCK 1,
REPLAT OF
SANDY BAY
HIGHLANDS

LOT 1
CSM, VOL. 35,
PG. 341

GRADING NOTE:
All finished grades to be set by Jim Reif Builders.

DESCRIPTION: Lot 1 of a Certified Survey Map recorded in Vol. 35, Pg. 341, being Lot 5 and part of the vacated pedestrian way, Block 1, Replat of Sandy Bay Highlands Subd. No.: 1, City of Two Rivers, Manitowoc County, Wisconsin.

BENCHMARK:
613.66 – Hydrant, top of spout, at the end of Highland Court.
610.82 – Manhole rim in cul-de-sac near east line of Lot 1.

LOT AREA = 21,094 SQ. FT. TAX NO. = 161-011-050.01

LEGEND

- – SET 3/4" x 18" IRON REBAR WEIGHING 1.13 LBS/FT
- – EXISTING 1" IRON PIPE
- ⊙ – EXISTING 1-1/4" IRON ROD
- ▲ – EXISTING IRON SPIKE
- – SET WOOD STAKE
- 000.0 – EXISTING GRADES
- 600.0 – PROPOSED GRADES
- STOCKPILED TOPSOIL
- STONE ACCESS DRIVE
- SURFACE WATER DRAINAGE DIRECTION
- EXISTING DRAINAGE
- SILT FENCE
- CONSTRUCTION LIMITS
- TREE PRESERVATION
- PROPOSED STRUCTURE

EROSION CONTROL NOTES

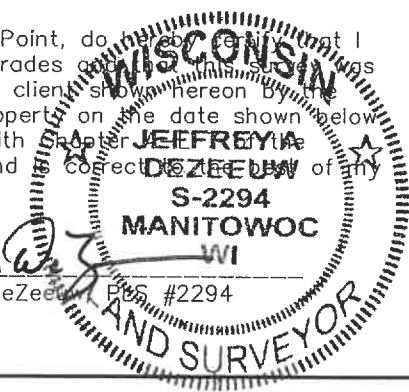
- 1) INSTALL SILT FENCE OR STRAW BALES AS REQUIRED TO PREVENT EROSION OF SEDIMENT FROM THE CONSTRUCTION SITE.
 - 2) INSTALL A SINGLE ACCESS DRIVE USING 3 TO 6 INCH AGGREGATE 12 INCHES DEEP AND A MINIMUM OF 7 FEET WIDE FROM THE FOUNDATION TO THE STREET TO PREVENT TRACKING SEDIMENT ONTO THE STREET BY ALL VEHICLES AND MAINTAIN THROUGHOUT THE CONSTRUCTION PROJECT.
 - 3) INSTALL INLET PROTECTION ON ALL INLETS DOWN-SLOPE FROM THE CONSTRUCTION SITE.
 - 4) STOCKPILED TOPSOIL SHALL BE SEEDED, COVERED AND/OR ENCLOSED IN SILT FENCE.
 - 5) ALL OFF-SITE SEDIMENT DEPOSITION THAT OCCURRING AS A RESULT OF THE CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP AT THE END OF EACH WORK DAY AND ALL OFF-SITE SEDIMENT DEPOSITION OCCURRING AS A RESULT OF A STORM SHALL BE CLEANED UP THE FOLLOWING WORK DAY.
 - 6) SITE TO BE TOPSOILED, SEEDED AND MULCHED OR HAVE SOD PLACED AT THE COMPLETION OF CONSTRUCTION PROJECT.
- ALL EROSION CONTROL MEASURES MUST BE IN COMPLIANCE WITH THE DNR TECHNICAL STANDARDS. FOR MORE INFORMATION GO TO...
http://dnr.wi.gov/topic/stormwater/construction/erosion_control.html

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that I have established setbacks and grades as shown hereon by the undersigned of the described property on the date shown below and that this survey complies with Chapter S-2294 of the Wisconsin Administrative Code and the Collecting Act of 1991 to the best of my knowledge and belief.

5/17/2022
DATE

Jeffrey A. DeZeeuw
#2294



FIELD WORK COMPLETION DATE:	5/12/2022
DRAWN BY:	JAD
JOB NO.:	S515022
CAD FILE:	DWG\CITY\TR\JIM REIF BUILDERS\S515022
SCALE:	1" = 30'

Corner Point
A DIVISION OF ACE BUILDING SERVICE
3510 S. 26th Street
Manitowoc, WI 54220
Ph 920.682.6105

PLAT OF SURVEY
RESIDENTIAL SITE PLAN
ADDRESS: 423 HIGHLAND COURT
CLIENT: JIM REIF BUILDERS

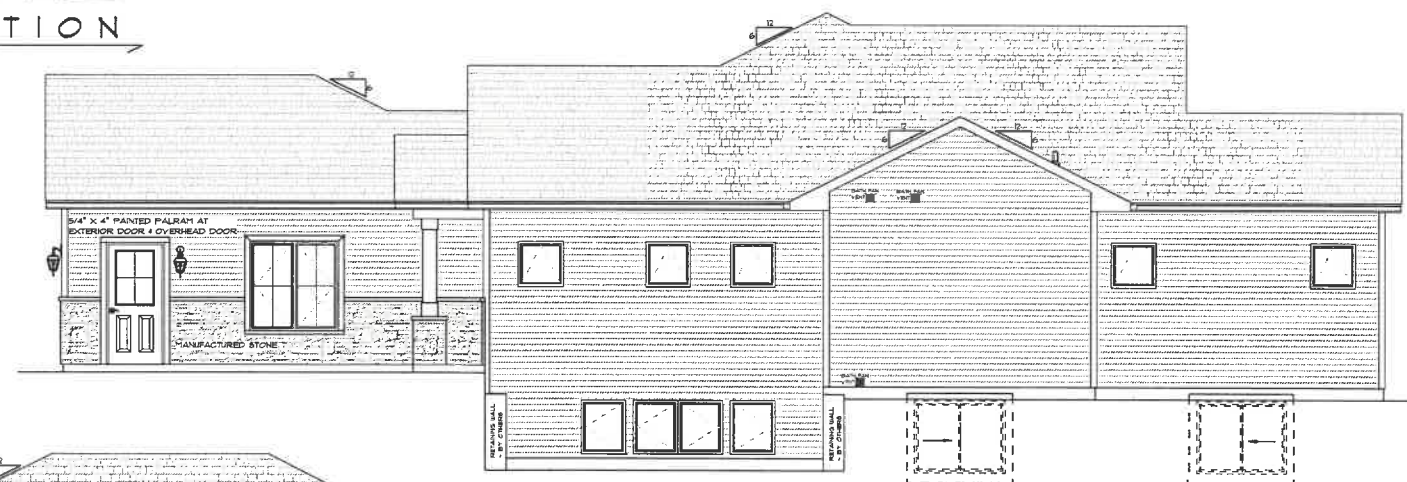
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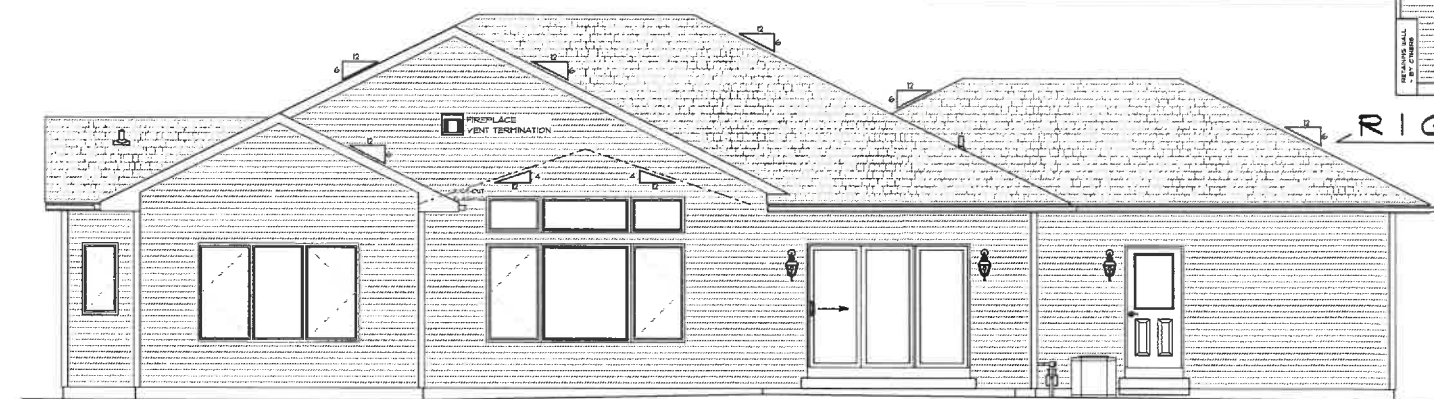
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

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THE DESIGN MAY BE GRANTED WITH WRITTEN CONSENT.

FINALS: 5/5/2022

PAGE:

1

CURRENT DATE:
5TH MAY 2022

ORIGINAL DATE:
25TH JAN. 2022

REVISIONS:
2/2/2022, 2/17/2022,
5/5/2022

SCALE:
3/32" = 1'-0"

SQUARE FOOTAGE:
Upper Level:
0 Square Feet
Main Level:
2,007 Square Feet
Lower Level:
1,101 Square Feet
Total:
3,108 Square Feet

150 Semi Drive
Manitowoc, WI 54220
Phone: 920.684.6899
Fax: 920.684.7982
www.jimreifbuilders.com

Custom Designed By:

**JIM REIF
BUILDERS INC.**
Exceeding Your Expectations

DESIGNED EXCLUSIVELY FOR:
KATHY & BOB OLSON

APPROVED BY:

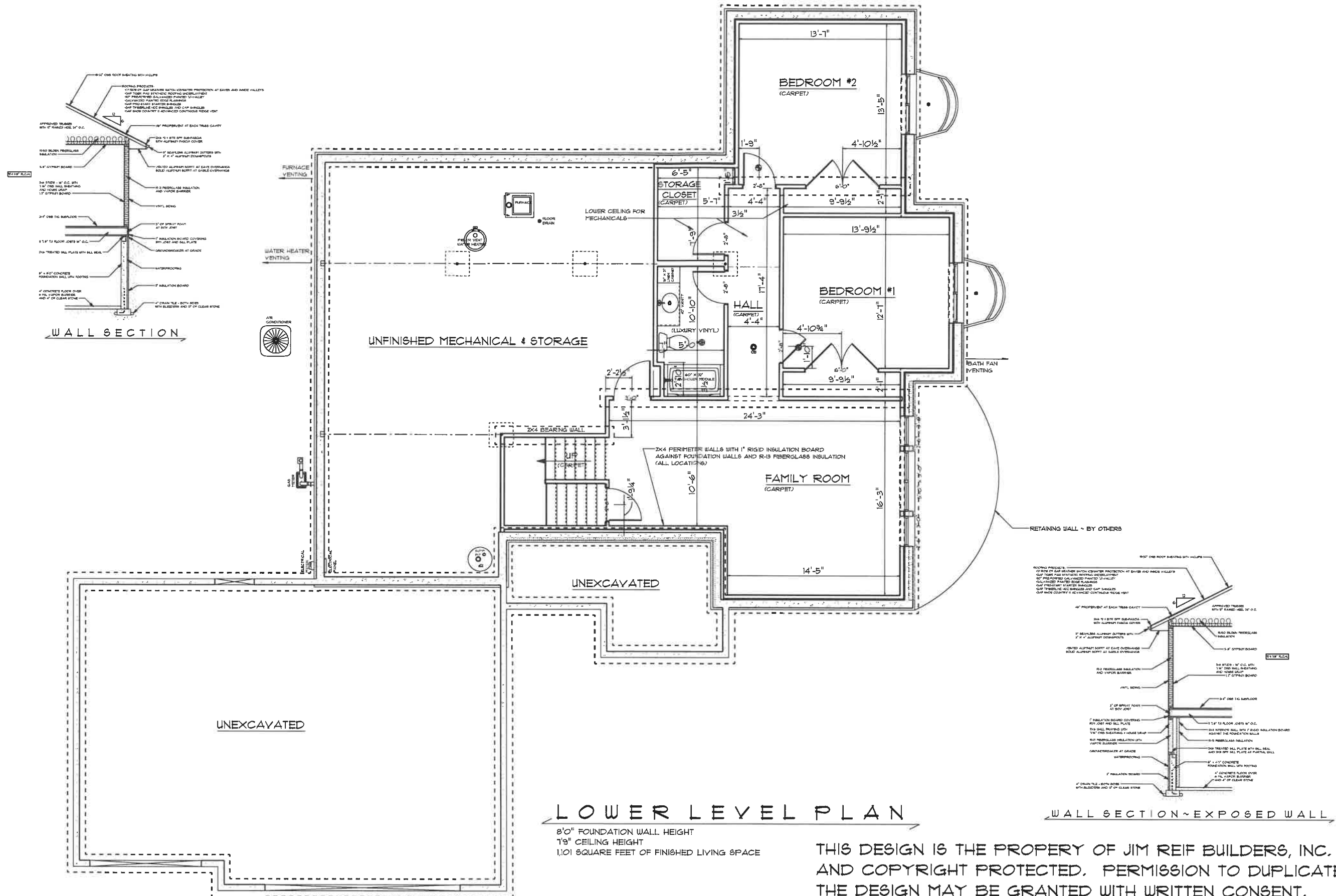
FINALS: 5/5/2022



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FINALS: 5/5/2022