



Plat of Survey Requirements Information Sheet

The Plat of Survey must be prepared by a Wisconsin Registered Land Surveyor and shall comply with the requirements of Section 236.34 of the Wisconsin Statutes, as amended from time to time and all the requirements of the Village Ordinances.

A Plat of Survey shall include the following:

1. Property site boundaries and adjacent lands that accurately identify the site location including a graphic scale and north arrow. Names and addresses of the applicant, owner of the site, and Wisconsin Registered Land Surveyor.
2. Existing and proposed road right-of-way lines and road names on site and adjacent to the site. Location of Lakes, streams, wetlands, shore lands, channels, ditches and other water courses and/or the 100-year floodplain on and immediately adjacent to the site, where applicable.
3. Location and dimensions of storm water drainage systems and/or direction of natural drainage patterns on and immediately adjacent to the site, including utility easements and the location of any wells, septic fields or holding tanks and their distances from lot lines and structures.
4. Existing and proposed elevations at the property corners and at all corners of the proposed structure(s), and benchmark elevation.
5. All existing and proposed street, side, rear, shore yard and wetland setbacks from all existing or proposed structures to the lot lines or ordinary high water mark. All street yard setbacks of structures on adjacent lots shall be shown to determine building site lines.
6. The location of the permanent residential driveway with setbacks to the side property lines. The driveway shall be a minimum of 5 feet from the property line and shall not be placed over sanitary sewer and water lines that may be brought to the house.
7. Location of construction entrances (graveled driveway) including the location of on-site parking area for construction vehicles (graveled and paved parking area) if different from the residential driveway.
8. The location of all existing and proposed structures with grades as required by following Village of Pleasant Prairie Municipal Code.
 - a. Existing grade levels at property lines will not be altered or changed to an appreciable extent in relation to grade levels of adjoining property. Grade is defined as the highest elevation taken at top of foundation wall. Finish grade assumed to be .66 feet below top of wall elevation.
 - b. Plat of Survey for new residential dwellings will reference the following elevation points: 1) Crown of road at center line of lot; 2) Existing elevations at new dwelling corners; 3) Highest point of proposed foundation; and 4) Finish grade at foundation of abutting residential structures (finished first floor elevations are also acceptable).
 - c. Top of Foundation elevations will conform to the following: 1) Foundation elevation shall be one to two feet above centerline of roads; 2) Foundation may be set higher where existing lot grade is more than two feet above road grade by the Village Building Inspector; and 3) Where abutting dwellings are above and below proposed elevations, and average of two existing grades will be used to set new structure grade.
 EXAMPLE: Existing Dwelling #1 = 650'
 Existing Dwelling #2 = 656'
 Grade for new Dwelling = 653'
 - d. Elevation may be set by the Village Building Inspector, with the approval of the Community Development Director, in certain cases.
9. Any additional information that may be required by the Village Board, Plan Commission, Building Inspection or Community Development Departments.