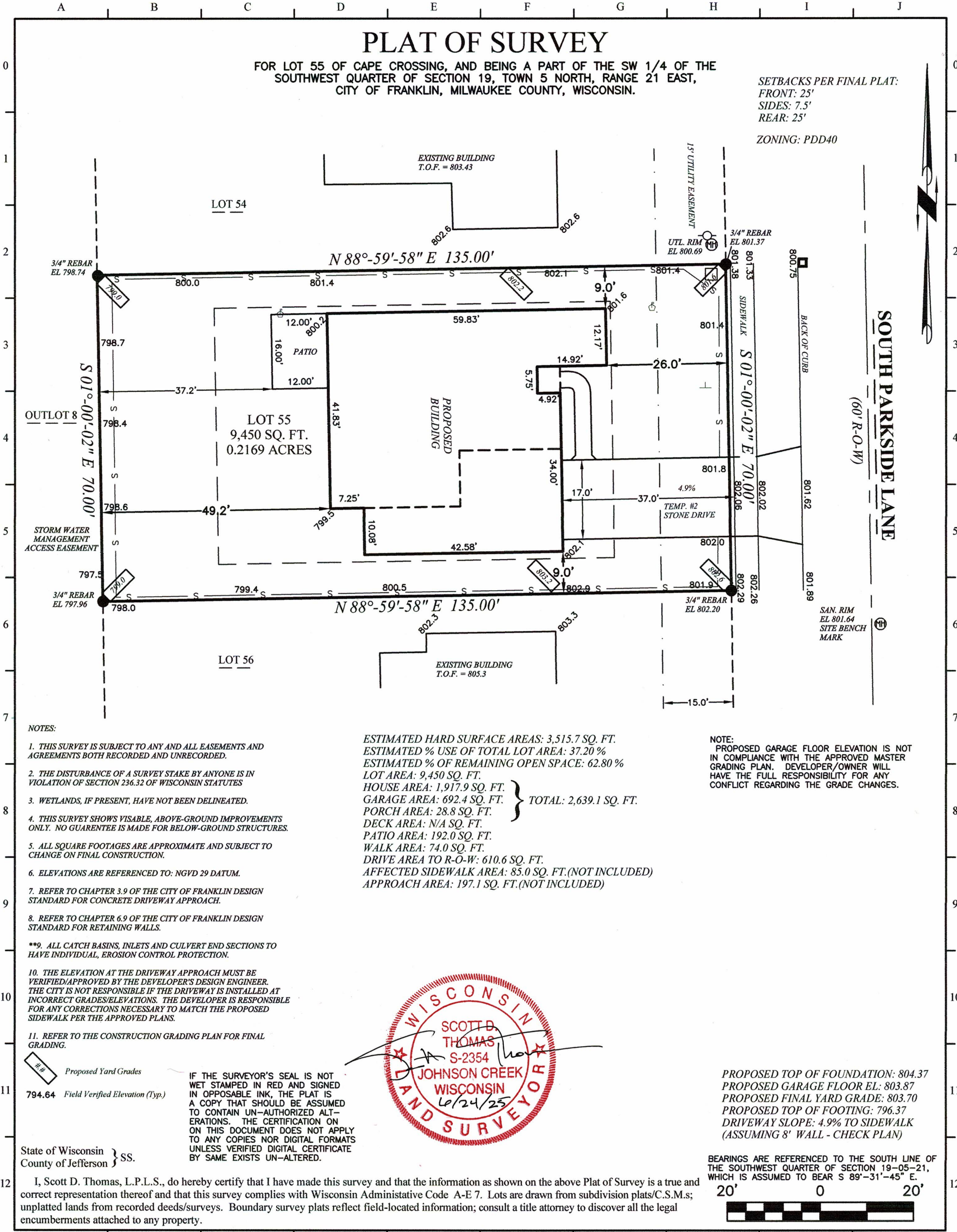


PLAT OF SURVEY

FOR LOT 55 OF CAPE CROSSING, AND BEING A PART OF THE SW 1/4 OF THE
SOUTHWEST QUARTER OF SECTION 19, TOWN 5 NORTH, RANGE 21 EAST,
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

SETBACKS PER FINAL PLAT:
FRONT: 25'
SIDES: 7.5'
REAR: 25'

ZONING: PDD40



NOTES:

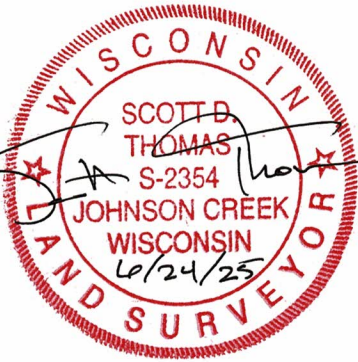
1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.
2. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES
3. WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED.
4. THIS SURVEY SHOWS VISIBLE, ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARENTEE IS MADE FOR BELOW-GROUND STRUCTURES.
5. ALL SQUARE FOOTAGES ARE APPROXIMATE AND SUBJECT TO CHANGE ON FINAL CONSTRUCTION.
6. ELEVATIONS ARE REFERENCED TO: NGVD 29 DATUM.
7. REFER TO CHAPTER 3.9 OF THE CITY OF FRANKLIN DESIGN STANDARD FOR CONCRETE DRIVEWAY APPROACH.
8. REFER TO CHAPTER 6.9 OF THE CITY OF FRANKLIN DESIGN STANDARD FOR RETAINING WALLS.
- **9. ALL CATCH BASINS, INLETS AND CULVERT END SECTIONS TO HAVE INDIVIDUAL, EROSION CONTROL PROTECTION.
10. THE ELEVATION AT THE DRIVEWAY APPROACH MUST BE VERIFIED/APPROVED BY THE DEVELOPER'S DESIGN ENGINEER. THE CITY IS NOT RESPONSIBLE IF THE DRIVEWAY IS INSTALLED AT INCORRECT GRADES/ELEVATIONS. THE DEVELOPER IS RESPONSIBLE FOR ANY CORRECTIONS NECESSARY TO MATCH THE PROPOSED SIDEWALK PER THE APPROVED PLANS.
11. REFER TO THE CONSTRUCTION GRADING PLAN FOR FINAL GRADING.

ESTIMATED HARD SURFACE AREAS: 3,515.7 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 37.20 %
ESTIMATED % OF REMAINING OPEN SPACE: 62.80 %
LOT AREA: 9,450 SQ. FT.
HOUSE AREA: 1,917.9 SQ. FT.
GARAGE AREA: 692.4 SQ. FT.
PORCH AREA: 28.8 SQ. FT.
DECK AREA: N/A SQ. FT.
PATIO AREA: 192.0 SQ. FT.
WALK AREA: 74.0 SQ. FT.
DRIVE AREA TO R-O-W: 610.6 SQ. FT.
AFFECTED SIDEWALK AREA: 85.0 SQ. FT. (NOT INCLUDED)
APPROACH AREA: 197.1 SQ. FT. (NOT INCLUDED)
TOTAL: 2,639.1 SQ. FT.

NOTE:
PROPOSED GARAGE FLOOR ELEVATION IS NOT IN COMPLIANCE WITH THE APPROVED MASTER GRADING PLAN. DEVELOPER/OWNER WILL HAVE THE FULL RESPONSIBILITY FOR ANY CONFLICT REGARDING THE GRADE CHANGES.

794.64 Field Verified Elevation (Typ.)

IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.



PROPOSED TOP OF FOUNDATION: 804.37
PROPOSED GARAGE FLOOR EL: 803.87
PROPOSED FINAL YARD GRADE: 803.70
PROPOSED TOP OF FOOTING: 796.37
DRIVEWAY SLOPE: 4.9% TO SIDEWALK (ASSUMING 8' WALL - CHECK PLAN)

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19-05-21, WHICH IS ASSUMED TO BEAR S 89°-31'-45" E.

LEGEND: These standard symbols may be found in the drawing.

- | | |
|-------------------------------|---------------------------|
| ● Lot Corner (Found) w/desc. | ⊙ Light Post |
| ○ 18" X 3/4" Dia. Rebar (Set) | ⊥ Lateral End |
| □ Elec. Trans. Box | ⊕ Offset Stake |
| ⊕ Man Hole | — Easement Boundary |
| ⊕ Utility Pedestal | — Building Setback Line |
| ⊕ Fire Hydrant | — S — Proposed Silt Fence |
| ⊕ Water Valve | |
| □ Catch Basin | |

C:\Holland&Thomas\250534.dwg; Drawn By: NLH; Checked By: SDT; F.W.F: 06-20-25; S: 06-24-25.

PROJECT: 123-055
BUILDER: Harbor Homes
N27 W24025 Paul Ct.
Pewaukee, WI 53072
Ph: (262) 232-8520

Digitally signed by
Scott D. Thomas
Date: 2025.06.24
16:24:25 -05'00'