SITE PLAN

FOR

JFT CONSTRUCTION

LOT 6 OF BLOCK 1 OF CHAPMAN'S ADDITION IN THE NW 1/4 OF SECTION 33, T. 16 N.-R. 17 E., VILLAGE OF NORTH FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.

Jacob Land Surveying, LLC

W8057 Randallwood Lane, Fond du Lac, WI 54937
phone (920) 922-2908 fax (920) 922-7202

BEARINGS REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE ALONG BLOCK 1 OF CHAPMAN'S ADDITION, ASSUMED N00°45'40"W.

20' 0 20'

SCALE 1"= 20' FEET

SURVEYOR'S CERTIFICATE

I, David H. Jacob, Professional Land Surveyor, hereby certify that on this date I have completed a survey of the above described property by order of Hunter Bingen, that I have found or set the lot corners as shown on this map and that this map is a true and correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon and apparent easements, roadways and visible encroachments, if any. This property may be subject to easements and restrictions of record which are not shown on this survey.

EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

WISCONSIN
DAVID H. JACOB
S-2469
FOND DU LAC, WI
LAND SURVEYOR

DAVID H. JACOB, PLS NO. S-2469
JACOB LAND SURVEYING, LLC
PROJECT NO. 260075
DATE: 7/20/2026

I HEREBY CERTIFY THAT THE ELEVATIONS SHOWN ON THIS DRAWING ARE A TRUE AND CORRECT REPRESENTATION OF THE EXISTING CONDITIONS AS OBTAINED BY FIELD SURVEY ON 6/29/2026.

EROSION CONTROL MEASURES
PROVIDE SILT FENCE 1 FOOT INSIDE PERIMETER OF ALL LOT LINES.
PROVIDE 14' WIDE TRACKING PAD OF 3" FRACTURED CLEAR STONE ALONG LENGTH OF PROPOSED DRIVEWAY.

LEGEND
- 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT. w/BLUE PLASTIC CAP
- 1" IRON PIPE FOUND
- UTILITY POLE
- TREE
- WATER SERVICE VALVE
- EXISTING GROUND ELEVATION
- EXISTING GROUND CONTOUR
- BURIED GAS LINE
- OVERHEAD UTILITY LINE
- PROPOSED SILT FENCE
- 765.0 - PROPOSED FINISHED GRADE

BENCHMARKS:

BURY BOLT ON HYDRANT AT SW CORNER OF WISCONSIN AVE & MCKINLEY ST. =767.26

BURY BOLT ON HYDRANT AT SW CORNER OF WISCONSIN AVE & POLK ST. =766.15

(VILLAGE OF NFDL DATUM)

WISCONSIN AVE. (68' WIDE R/W)

MCKINLEY ST. (60' WIDE R/W)

HOME
1004 WISCONSIN AVE.
F.F.=768.4

HOME
1000 WISCONSIN AVE.
F.F.=768.1

GARAGE
G.F.=765.3

LOT 4
LOT 5
LOT 6
8,076 SQ. FT.
LOT 7
LOT 16
BLOCK 1
CHAPMAN'S ADDITION

PROPOSED HOME
TOP OF FOUNDATION WALL=766.0

PROPOSED 16' WIDE CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

STOCKPILE

FLOWER BED

TREES/BUSHES

VINYL FENCE

CURB

SIDEWALK

IRON ROD/CAP

TOP OF RBAR/CAP =765.11

CURB INLET GRATE=763.86

N89°32'49"E 132.40'

N00°45'40"W 61.00'

S89°32'49"W 132.40'

S00°45'40"E 61.00'

132.40'

50.00'

6' MIN. SETBACK LINE

25' MIN. SETBACK LINE

35' MIN. SETBACK LINE

765.3

765.0

52.50'

49.50'

22.00'

14.00'

8.50'

5.50'

4.50'

15.50'

13.50'

25.3'

10.0'

12.4'

12.3'

10.1'

3.13'

59.05'

61.00'