HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS
202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 129 OF CAPE CROSSING ADDITION NO. 2, AND BEING A PART OF THE NW 1/4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

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

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

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 VISABLE, 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. ***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.*

Proposed Yard Grades

794.64 *Field Verified Elevation (Typ.)*

Holland & Thomas, L.L.C. Land Surveyors 202 West Street Johnson Creek, WI 53038

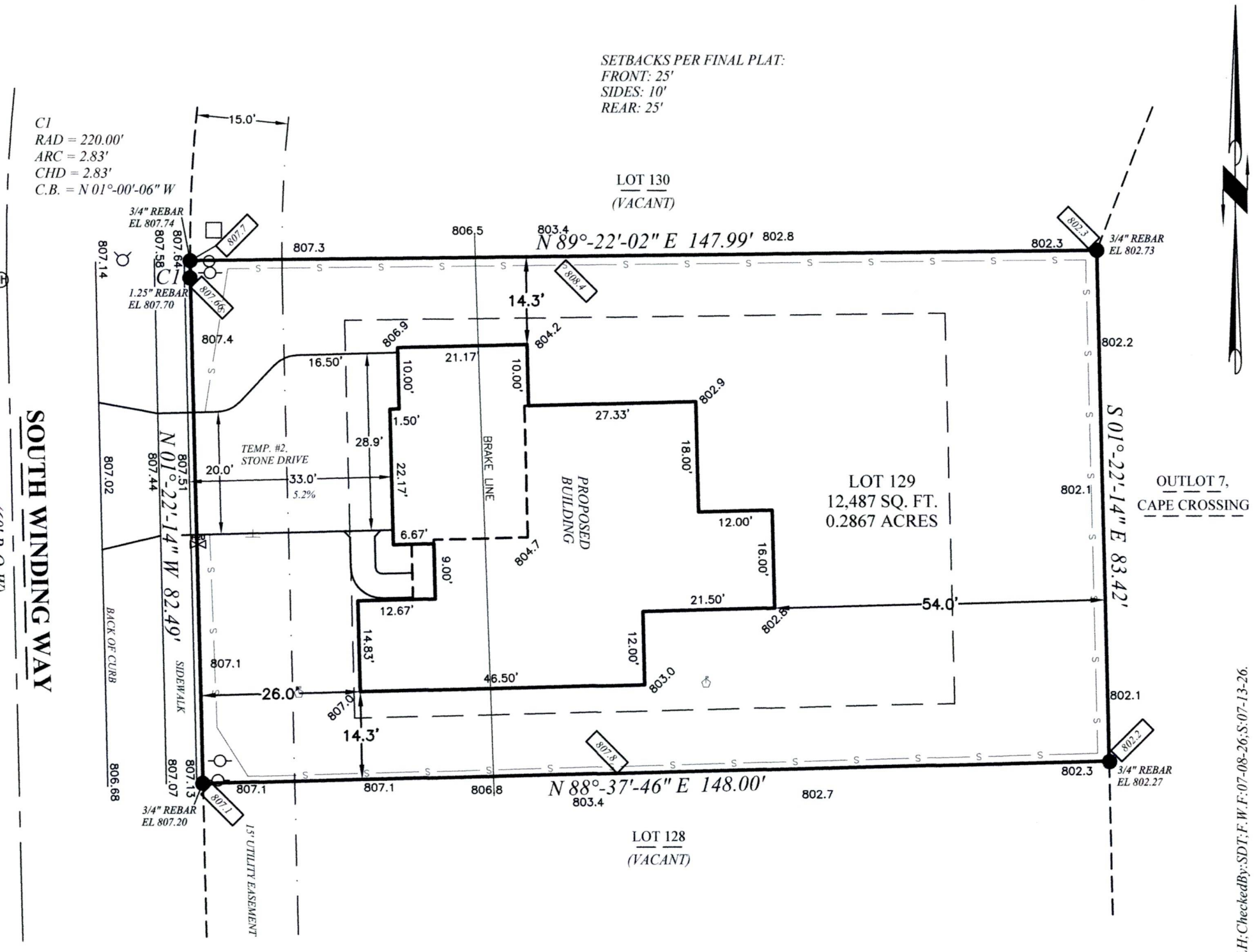
Digitally signed by Scott D. Thomas
Date: 2026.07.13 17:21:49 -05'00'

WISCONSIN SCOTT D. THOMAS S-2354 JOHNSON CREEK WISCONSIN LAND SURVEYOR 7/13/26

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 ALT-ERATIONS. THE CERTIFICATION ON ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

State of Wisconsin } SS.
County of Jefferson }

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof and that this survey complies with Wisconsin Administative Code A-E 7. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumberments attached to any property.



NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCH MARKS SHOWN ABOVE.

ESTIMATED HARD SURFACE AREAS: 3,561.6 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 28.52%
ESTIMATED % OF REMAINING OPEN SPACE: 71.48%
LOT AREA: 12,487 SQ. FT.
HOUSE AREA: 1,929.6 SQ. FT.
GARAGE AREA: 689.1 SQ. FT. } *TOTAL: 2,651.7 SQ. FT.*
PORCH AREA: 33.0 SQ. FT.
PATIO AREA: N/A SQ. FT.
DECK AREA: N/A SQ. FT.
DECK FOOTING AREA: N/A SQ. FT.
WALK AREA: 64.2 SQ. FT.
DRIVE AREA TO R-O-W: 845.7 SQ. FT.
AFFECTED SIDEWALK AREA: 97.9 SQ. FT.(NOT INCLUDED)
APPROACH AREA: 229.9 SQ. FT.(NOT INCLUDED)

PROJECT: CC129

BUILDER: Tim O'Brien Homes
N27 W24075 Paul Ct.
Suite 100
Pewaukee, WI 53072
Ph: (262) 542-5750
Fax: (262) 542-9780

PROPOSED TOP OF FOUNDATION: 809.57
PROPOSED GARAGE FLOOR EL: 809.23
PROPOSED FINAL YARD GRADE: 808.90
PROPOSED EXPOSED YARD GRADE: 804.90
PROPOSED TOP OF FOOTING: 801.57
DRIVEWAY SLOPE: 5.2 % 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.

20' 0 20'

C:\Holland&Thomas\260709.dwg;DrawnBy:NLH;CheckedBy:SDT;F.W.F:07-08-26;S:07-13-26.