

SIXTH & SEVENTH ADDITION TO EMERALD VALLEY: DRAINAGE PLAN



- ### DRAINAGE PLAN NOTES
- THIS FINAL DRAINAGE PLAN INDICATES DRAINAGE ALONG LOT LINES, MAJOR DRAINAGE SWALES AND CONCEPTUAL DRAINAGE FOR EACH LOT. THE SITE PLANNER FOR EACH INDIVIDUAL HOME SITE SHOULD DESIGN DETAILED DRAINAGE FOR THE INTERIOR OF THE LOT BASED ON THIS INFORMATION. SUGGESTED GRADE AT FOUNDATION ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING UPON ARCHITECTURE. THE SITE PLANNER SHOULD CONSULT AN ENGINEER TO DETERMINE GRADE AT FOUNDATION ELEVATION.
 - THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
 - THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS.
 - ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF APPLETON'S STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - PER WI. ADMIN. CODE, COMM 21.12: THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST 1/4-INCH PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS.
 - THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
 - ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
 - THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
 - LOTS WITH AN EXCESS FILL HEIGHT OF 3' SHALL BE STRIPPED OF TOPSOIL AND COMPACT EACH LAYER TO 95 PERCENT OF MAXIMUM DENSITY, OR MORE, BEFORE PLACING SUBSEQUENT LAYER.
 - UNLESS OTHERWISE NOTED, THE GROUND AT FOUNDATION ELEVATIONS ARE NOT SUPPLIED PER MUNICIPAL DIRECTIVE.
 - UNLESS OTHERWISE NOTED, ALL GRADE BREAKS ARE LOCATED 40 FEET FROM RIGHT-OF-WAY.
- MAINTENANCE OF DRAINAGE EASEMENTS**
 LOTS 131, 132, 140, 142, 160, 161, 163, 174, 175 AND 146-154, CONTAIN STORM SEWER/DRAINAGE EASEMENTS. THE STORM SEWER/DRAINAGE EASEMENTS ARE CONVEYANCE PATHS FOR STORM WATER. LOT OWNERS SHALL NOT PLACE STRUCTURES OF ANY TYPE WITHIN THE EASEMENT. THE PLACEMENT OF FILL IN A DRAINAGE EASEMENT WHICH INTERFERES WITH THE FLOW OR ANY CHANGES TO THE SHAPE OF THE DRAINAGE EASEMENT BY THE LOT OWNER OR HIS AGENT, IS PROHIBITED. UPON FAILURE OF LOT OWNER'S TO MAINTAIN SAID DRAINAGE WAYS AND EASEMENTS AS DESIGNED; THE CITY OF APPLETON RETAINS THE RIGHT TO PERFORM MAINTENANCE, REPAIRS, AND ASSESS COSTS TO PROPERTY OWNERS.
- THE ENCLOSED DRAINAGE PLAN ILLUSTRATES SURFACE DRAINAGE ONLY. MARTENSON & EISELE, INC. IS NOT RESPONSIBLE FOR SUB-SURFACE DRAINAGE CONDITIONS.

BENCHMARK DATA

I.D.	DESCRIPTION:	ELEVATION:
BM1	HYDRANT ELEV. ON TOP SHOULDER, CITY NO. 3026	755.92
BM2	HYDRANT ELEV. ON TOP SHOULDER, CITY NO. 3880	757.87
BM3	HYDRANT ELEV. ON TOP SHOULDER, CITY NO. 3866	757.05

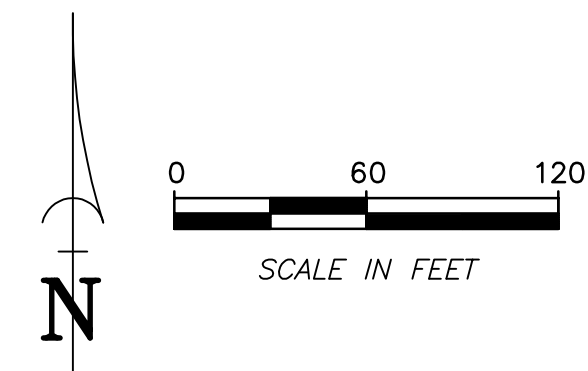
BENCHMARKS ARE ON NAV88 DATUM

DRAINAGE PLAN LEGEND

	EXISTING CONTOUR	X 000.00	PROPOSED ELEVATION
	PROPOSED CONTOUR	X (000.00)	PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN		EXISTING ELEVATION
	STORM MANHOLE	000.0	PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET		DIRECTION OF DRAINAGE

TOPOGRAPHIC LEGEND

	1" x 18" IRON PIPE SET		GAS VALVE
	1-1/4" x 30" REBAR SET		EXIST STORM MANHOLE
	CHISELED "X" SET		STORM INLET
	3/4" IRON PIPE FOUND		YARD DRAIN
	1" IRON PIPE FOUND		EXIST SANITARY MANHOLE
	1-1/4" REBAR FOUND		EXIST. SAN. SEWER
	2" IRON PIPE FOUND		EXIST. STO. SEWER
	CHISELED "X" FOUND		EXIST. WATER MAIN
	GOVERNMENT CORNER RECORDED AS		EXIST. SPOT ELEVATION
	CONFEROUS TREE		CONTOUR W/ ELEVATION
	DECIDUOUS TREE		EXIST. TOP OF CURB ELEV.
	WETLANDS		EXIST. FLOW LINE ELEV.
	SOIL BORING		FIRST FLOOR = 000.00
			TOPSOIL DEPTH
			INFILTRATION SOIL BORING



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FIELDWORK

DRAWN BY	CHECKED	APPROVED	DATE	NO.	DATE	NO.	DATE
GRC	ALM	JWS	11-06-2020	1	12-07-2020	2	12-10-2020
			01-15-2021	4			

DRAINAGE PLAN (NORTH)
SIXTH & SEVENTH ADDITION TO EMERALD VALLEY
 CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	11/3/2021

COMPUTER FILE
 1-0534-010de.dwg

DRAWING NO.
 C2.1

SIXTH & SEVENTH ADDITION TO EMERALD VALLEY: DRAINAGE PLAN



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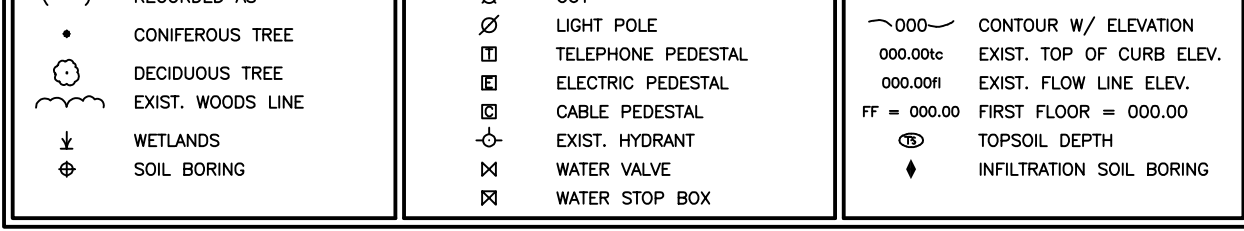
BENCHMARKS ARE ON NAV88 DATUM

DRAINAGE PLAN LEGEND

	EXISTING CONTOUR		PROPOSED ELEVATION
	PROPOSED CONTOUR		PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN		EXISTING ELEVATION
	STORM MANHOLE		PROPOSED GROUND AT FOUNDATION
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TOPOGRAPHIC LEGEND

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	RECORDED AS		CONTOUR W/ ELEVATION
	CONFEDEROUS TREE		EXIST. TOP OF CURB ELEV.
	DECIDUOUS TREE		EXIST. FLOW LINE ELEV.
	EXIST. WOODS LINE		FIRST FLOOR = 000.00
	WETLANDS		TOPSOIL DEPTH
	SOIL BORING		INFILTRATION SOIL BORING
	OVERHEAD POWER LINES		LIGHT POLE
	UNDERGROUND ELECTRIC		TELEPHONE PEDESTAL
	UNDERGROUND TELEPHONE		ELECTRIC PEDESTAL
	FIBER - UNDERGROUND FIBEROPTIC		CABLE PEDESTAL
	UNDERGROUND GAS		EXIST. HYDRANT
	CATV - UNDERGROUND CABLE TV		WATER VALVE
	EXIST. FENCE LINE		WATER STOP BOX
	SIGN		
	POWER POLE		
	GUY		



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FIELDWORK

DRAWN BY	CHECKED	APPROVED	DATE	NO.	DATE	NO.	DATE
CRG	ALM	JWS	11-06-2020	1	12-07-2020	2	12-10-2020
				3	01-15-2021	4	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **

DRAINAGE PLAN (SOUTH)
SIXTH & SEVENTH ADDITION TO EMERALD VALLEY
 CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	11/3/2021
COMPUTER FILE	
1-0534-010de.dwg	

DRAWING NO.
 C2.2