

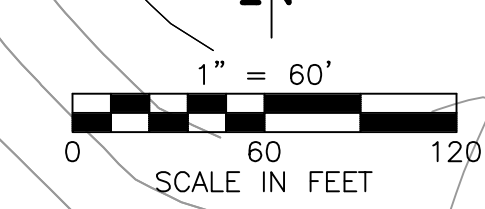
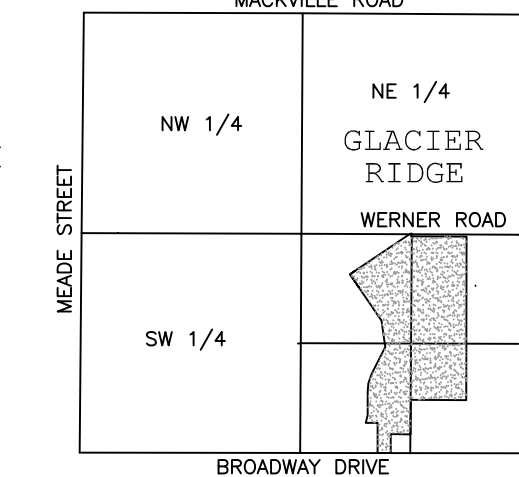
# GLACIER RIDGE (PHASE 1): FINAL DRAINAGE PLAN (NORTH)

## DRAINAGE PLAN NOTES:

1. 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. GRADE AT FOUNDATION ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING UPON ARCHITECTURE. THE SITE PLANNER SHOULD CONSULT AN ENGINEER TO DETERMINE GRADE AT FOUNDATION ELEVATION.
2. THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS.
3. THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
4. THE LOCATION OF EXISTING UTILITIES 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.
5. UNLESS OTHERWISE NOTED, SIDE LOT LINE BREAKS IN ELEVATION MEASURE 60'.

STORM SEWER SECTIONS I-1 THROUGH I-4 ARE PLANNED FOR 100-YEAR PRE-SETTLEMENT CONDITIONS. DEVELOPMENT OF THIS AREA WILL REQUIRE A STORM WATER MANAGEMENT DEVICE. (100-YR. 81.69 C.F.S.)

**LOCATION MAP**  
SECTION 36  
T 22 N, R 17 E  
CITY OF APPLETON  
OUTAGAMIE COUNTY, WISCONSIN



NO SCALE

## DRAINAGE PLAN LEGEND

- STORM MANHOLE
- INLET OR YARD DRAIN
- 796.08 PROPOSED ELEVATION
- 796.1 EXISTING ELEVATION
- 796.1 GROUND AT FOUNDATION ELEVATION
- (824.00) PERTINENT DITCH OR SWALE ELEV.
- DIRECTION OF DRAINAGE
- 792 EXISTING CONTOUR
- STORM SEWER
- LOT LINE GRADING
- CONSERVATION EASEMENT

## TOPOGRAPHIC LEGEND

- 1" x 18" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- ✕ CHEASED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- △ 1-1/4" REBAR FOUND
- △ 2" IRON PIPE FOUND
- CHEASED "X" FOUND
- GOVERNMENT CORNER
- ( ) RECORDED AS
- CONTOUR W/ ELEVATION
- SOIL BORING
- INFILTRATION SOIL BORING
- TOPSOIL DEPTH
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- SIGN
- EXIST. HYDRANT
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- WATER VALVE
- GAS VALVE
- WATER STOP BOX
- EXIST. STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST. SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STD. SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION
- FF = 800.00 FIRST FLOOR = 800.00

WERNER NW POND	
NORMAL W.S. ELEVATION	100 YEAR EVENT W.S.E.
822.75	827.22

WERNER SW POND	
NORMAL W.S. ELEVATION	100 YEAR EVENT W.S.E.
821.00	825.32

WERNER SOUTH POND	
NORMAL W.S. ELEVATION	100 YEAR EVENT W.S.E.
821.00	825.28

NO.	DATE	DRAWN BY	CHECKED	APPROVED	REVISION	
					DATE	BY
1	08-18-09					ROUND-A-BOUT DRAINAGE GRADES

**FINAL DRAINAGE PLAN (NORTH)**

**GLACIER RIDGE (PHASE 1)**

LOTS 1-64

SCALE: 1"=60'  
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