Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION
AGENDA

Tuesday, February 26, 2019
6:00 PM

1) Call to Order
2) Pledge of Allegiance
3) Roll Call
4) Public Participation (Non-Agenda Harrison Related Items)
   Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
5) Approve Minutes
   - December 11, 2019
6) Convene Meeting and Enter Public Hearing
   a. Zoning Map Amendment – Hidden Pines Subdivision – Harrisville Lane
   b. Zoning Map Amendment – Amy Avenue Commercial Development – Amy Avenue
   c. Conditional Use Permit – Amy Avenue Commercial Development – Amy Avenue
   d. Zoning Map Amendment – Creekside Estates Subdivision – Woodland Road
7) Close Public Hearing and Reconvene Regular Meeting
8) Items for Discussion and Possible Action
   a. Certified Survey Map – Don Mielke – Mielke Road (Tax ID 43796)
   b. Certified Survey Map – Don Mielke – Mielke Road (Tax ID 43768)
   c. Relocated Building Permit – Steven VerBust – Zirbel Drive
   d. Preliminary Plat – Hidden Pines Subdivision – Harrisville Lane
   e. Zoning Map Amendment – Hidden Pines Subdivision – Harrisville Lane
   f. Preliminary Plat – Creekside Estates Subdivision – Woodland Road
   g. Zoning Map Amendment – Creekside Estates Subdivision – Woodland Road
   h. Zoning Map Amendment – Amy Avenue Commercial Development – Amy Avenue
   i. Conditional Use Permit – Amy Avenue Commercial Development – Amy Avenue
9) Items for Discussion
   a. Report: Zoning Permits
10) Set Next Meeting Date
   - Tentatively February 26, 2019 at 6:00pm
11) Adjourn

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting. As such, a quorum of the Village Board, Zoning Board of Appeals, or Committees may be in attendance. However, the only business to be conducted is for the Plan Commission.

Posted: February 19, 2019

PLAN COMMISSION
MEETING MINUTES – December 11, 2018

1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:00pm.

2) Pledge of Allegiance: The Pledge was recited.

3) Roll Call: Members present were: Jim Fochs, Jim Lincoln, Buddy Lisowe, Jim Salm, and Kevin Hietpas. Pat Hennessey and Dennis Reed were excused.

   Staff Present: Mark Mommaerts, Planner

4) Public Participation: None.

5) Approve Minutes: Motion (Fochs/Lincoln) to approve the minutes of November 27, 2018. Motion carried 5-0.

6) Convene Meeting and Enter Public Hearing at 6:02pm.
   a. Tax Incremental Financing District #2 (TID#2): Village Planner Mark Mommaerts explained that the Village of Harrison intends to create Tax Incremental Financing District #2 (TID #2) along Hwy 55 and County KK. State Statutes Section 66.1105 requires that the Plan Commission hold public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed creation of a TID and the proposed boundaries. Also under statutes, the Plan Commission must designate boundaries of the TID and make a recommendation of the boundaries to the Village Board. The final step needed from the Plan Commission relates to the Project Plan, which must be approved and sent on to the Village Board. There was general discussion on the boundary location and projects in the project plan. No one spoke against the TID creation.

7) Close Public Hearing and Reconvene Regular Meeting at 6:17pm.

8) Items for Discussion and Possible Action
   a. Resolution 2018-01 Recommendation Designating TID #2 Boundary and Adopting Project Plan: Motion (Fochs/Lisowe) to approve Resolution 2018-01 designating TID#2 boundary and adopting the project plan. Motion carried 5-0.

9) Items for Discussion
   a. Report: Zoning Permits: There were 77 SF permits for 2018 with an estimated value of approximately $23 million.

10) Next Meeting Date: Tentatively January 29, 2019 at 6:00pm.

11) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:22pm
Motion carried 5-0.

Prepared by: Mark Mommaerts, Village Planner
Dated: January 3, 2019

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING — **VILLAGE OF HARRISON**

From:
Mark J. Mommaerts, AICP, Planner

Meeting Date:
January 29, 2019

Title:
CSM – Mielke (Tax ID 43796)

Issue:
Should the Plan Commission recommend approval of the Certified Survey Map?

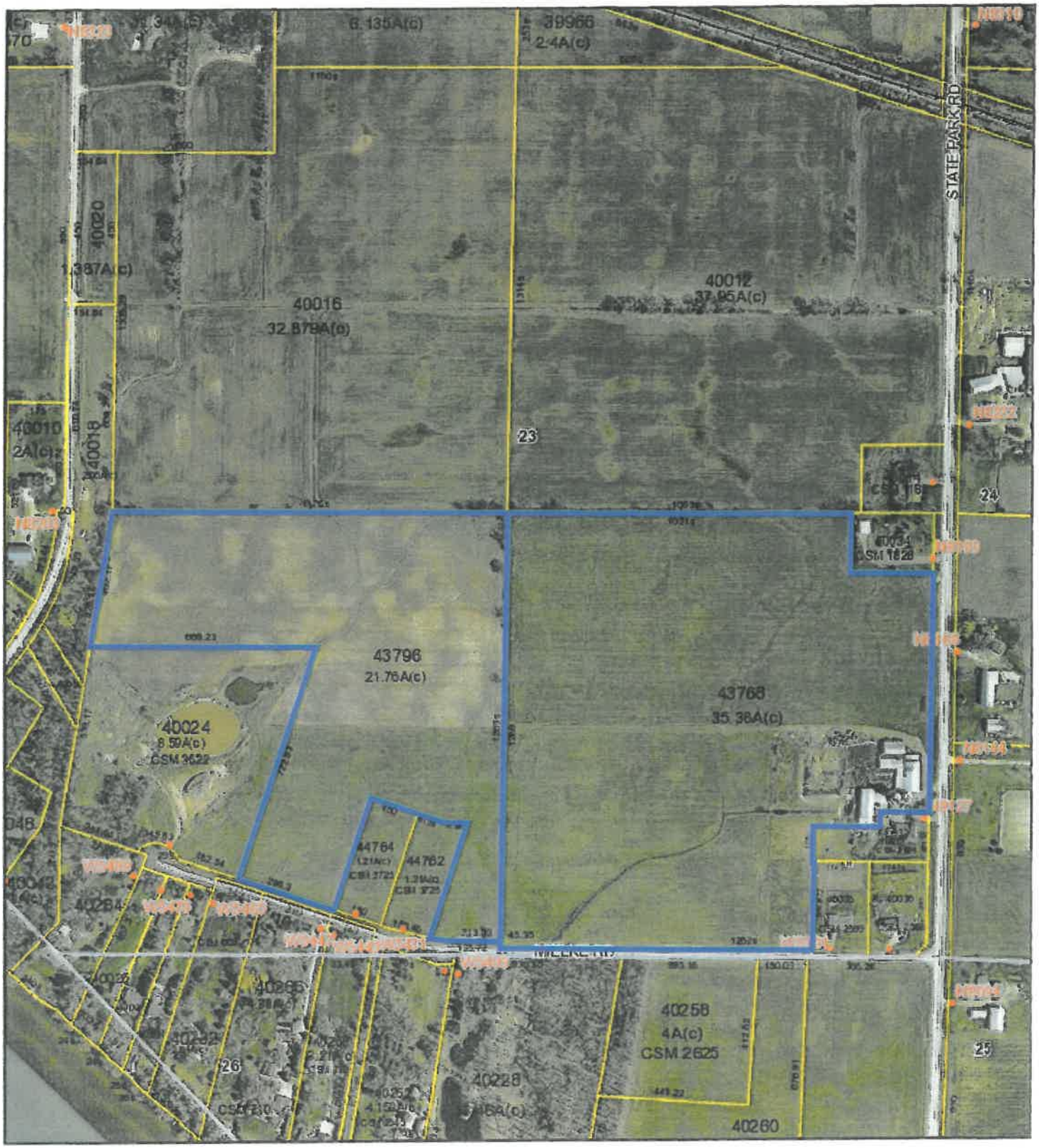
Background and Additional Information:
The property owner owns two agricultural parcels (Tax ID 43796 & 43768) and plans to subdivide the property fronting Mielke Road into single-family lots. There is a future road proposed to access the remaining agricultural lands behind the lots. Lots can be created by Certified Survey Map (CSM), but are limited to four lots every five years. The proposed CSM for Tax ID 43796 will be the fourth lot created within the past five years. Any additional lot splits may require a subdivision plat.

The property owner is proposing a 1-lot Certified Survey Map (CSM) for the property located along Mielke Road. The property is zoned General Agricultural (AG). The purpose of the CSM is to create a single-family home site. The AG zoning district currently allows single-family homes as a permitted use. The property owner is working with the Calumet County Planning & Zoning Dept. regarding the private sanitary systems. Access will come from Mielke Road via culvert and private driveway to each lot.

Staff has asked for a grading/drainage plan be developed for all the lots created and being proposed along Mielke Road. This will help ensure that the area develops in an orderly fashion and that future drainage issues are avoided.

Recommended Action:
Staff recommends approval of the CSM with the condition that a grading/drainage plan be reviewed and approved by the Village.

Attachments:
- Aerial Map
- CSM



Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section

Calumet County, WI

N

0 200 400 600ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 01/22/19 12:36 PM	
Sources:	

CERTIFIED SURVEY MAP NO._____ Sheet 1 of 3

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, (FORMERLY TOWN OF HARRISON), CALUMET COUNTY, WISCONSIN.

WISCONSIN
JAMES G. MAYER
S-1273
STOCKBRIDGE
WI
LAND SURVEYOR

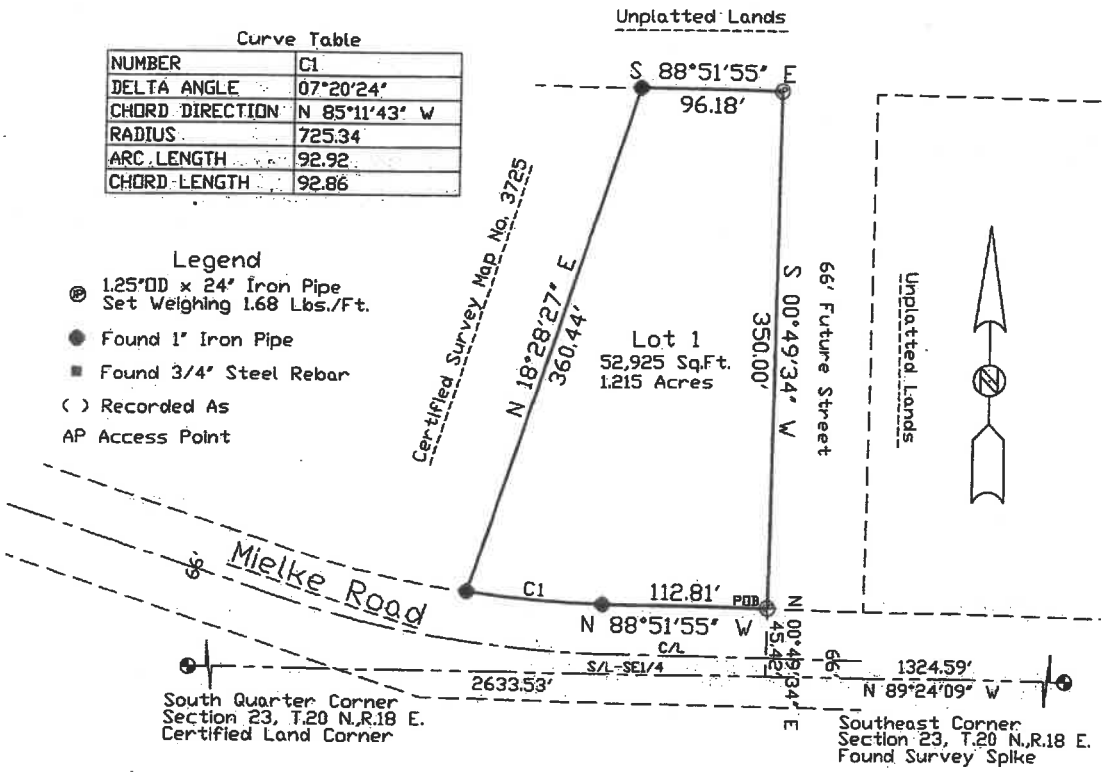
James G. Mayer 27, 2018.

100 0 100
Scale: 1" = 100'

Curve Table

NUMBER	C1
DELTA ANGLE	07°20'24"
CHORD DIRECTION	N 85°11'43" W
RADIUS	725.34
ARC LENGTH	92.92
CHORD LENGTH	92.86

Legend
- 1.25"OD x 24" Iron Pipe Set Weighing 1.68 Lbs./Ft.
- Found 1" Iron Pipe
- Found 3/4" Steel Rebar
- ( ) Recorded As
- AP Access Point



MAYER LAND SURVEYING
N 5698 LAKE SHORE DRIVE
HILBERT, WI. 920-439-1761

SURVEYED FOR
DONALD R. MIELKE
W5484 MIELKE ROAD
MENASHA, WI

C:\Projcets\MielkeDon18\csm3.dwg
BEARINGS REFERENCED TO COUNTY DATUM SOUTH LINE OF THE SOUTHEAST QUARTER BEARS NORTH 89°24'09"WEST.
THIS INSTRUMENT DRAFTED BY J G. MAYER"
NOTEBOOK NO.44 PAGE 39.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, (FORMERLY TOWN OF HARRISON), CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Donald R. Mielke, part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 20 North, Range 18 East, Village of Harrison, (formerly Town of Harrison), Calumet County, Wisconsin containing 52,925 square feet or 1.215 acres of land and described as follows.

Commencing at the Southeast Corner of said Section 23, thence North 89°24'09" West a distance of 1,324.59 feet along the south line of the southeast quarter; thence North 00°49'34" East a distance of 45.42 feet to the north right-of-way line of Mielke Road and the point of beginning; thence North 88°51'55" West a distance of 112.81 feet along the north right-of-way line to a point of curvature; thence 92.92 feet along the arc of a 725.34 foot radius curve to the right, with a chord bearing of North 85°11'43" West a distance of 92.86 feet and a central angle of 07°20'24"along the north right-of-way line; thence North 18°28'27" East a distance of 360.44 feet; thence South 88°51'55" East a distance of 96.18 feet; thence South 00°49'34" West a distance of 350.00 feet to the point of beginning. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Harrison in surveying, dividing and mapping such lands.

Dated this 27th day of November 2018.

James G. Mayer, S-1273
Wis. Professional Land Surveyor

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Village of Harrison.

Dated this _____day of_____, 2019.

_____
Donald R. Mielke, Owner

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____day of_____, 2019, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

_____
Notary Public, Calumet County, Wisconsin

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, (FORMERLY TOWN OF HARRISON), CALUMET COUNTY, WISCONSIN.

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on this _____ day of _____, 2019.

_____ _____

Village President Village Clerk

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting village treasurer of the Village of Harrison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2019 on any of the lands included in this Certified Survey Map.

_____

Village Treasurer Date

COUNTY TREASURER'S CERTIFICATE

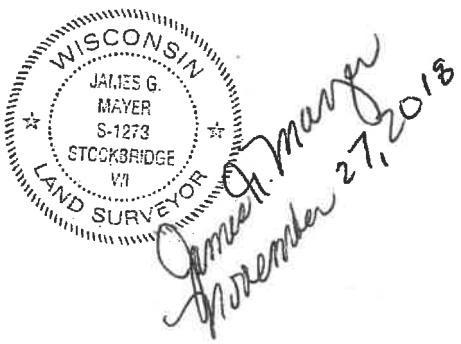
I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in my office show unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2019 affecting the lands included in this Certified Survey Map.

_____

County Treasurer Date

Notes:

This CSM is part of tax parcel no. 43796. This CSM is contained wholly within the property described in the following recorded instrument: Doc. No. 356788. The property owner of record is Donald R. Mielke, W5484 Mielke Road, Menasha WI 54952.



Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING | **VILLAGE OF HARRISON**

From:
Mark J. Mommaerts, AICP, Planner

Meeting Date:
January 29, 2019

Title:
CSM – Mielke (Tax ID 43768)

Issue:
Should the Plan Commission recommend approval of the Certified Survey Map?

Background and Additional Information:
The property owner owns two agricultural parcels (Tax ID 43796 & 43768) and plans to subdivide the property fronting Mielke Road into single-family lots. There is a future road proposed to access the remaining agricultural lands behind the lots. Lots can be created by Certified Survey Map (CSM), but are limited to four lots every five years. The proposed CSM for Tax ID 43768 will be the second and third lot created within the past five years.

The property owner is proposing a 2-lot Certified Survey Map (CSM) for the property located along Mielke Road. The property is zoned General Agricultural (AG). The purpose of the CSM is to create two single-family home sites. The AG zoning district currently allows single-family homes as a permitted use. The property owner is working with the Calumet County Planning & Zoning Dept. regarding the private sanitary systems. Access will come from Mielke Road via culvert and private driveway to each lot.

Staff has asked for a grading/drainage plan be developed for all the lots created and being proposed along Mielke Road. This will help ensure that the area develops in an orderly fashion and that future drainage issues are avoided.

Recommended Action:
Staff recommends approval of the CSM with the condition that a grading/drainage plan be reviewed and approved by the Village.

Attachments:
- Aerial Map
- CSM

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section

N

Calumet County, WI

0 200 400 600ft

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Author	
Date Printed: 01/22/19 12:36 PM	
Sources:	

CERTIFIED SURVEY MAP NO._____ Sheet 1 of 3

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WISCONSIN
JAMES G. MAYER
S-1273
STOCKBRIDGE, WI
LAND SURVEYOR

James G. Mayer
December 27, 2018.

Legend
- 1.25"OD x 24" Iron Pipe Set Weighing 1.68 Lbs./Ft.
- Found 1" Iron Pipe
- Found 3/4" Steel Rebar
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- AP Access point

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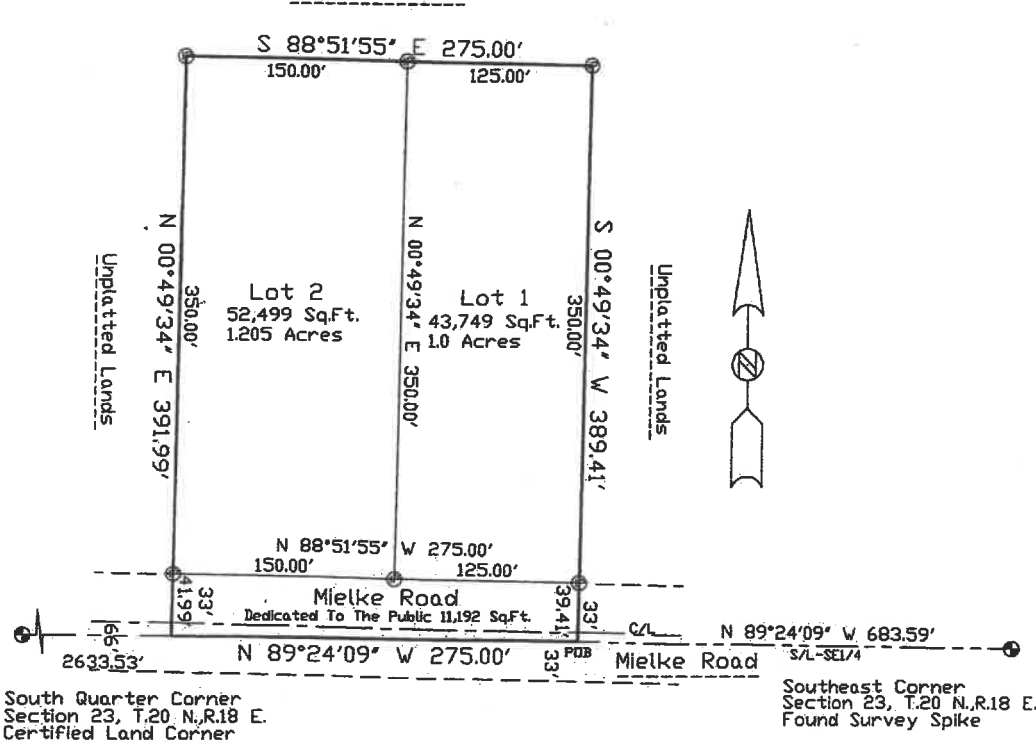
Scale: 1" = 100'



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SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Donald R. Mielke, part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 20 North, Range 18 East, Village of Harrison, (formerly Town of Harrison), Calumet County, Wisconsin containing 107,440 square feet or 2.466 acres of land and described as follows.

Commencing at the Southeast Corner of said Section 23, thence North 89°24'09" West a distance of 683.59 feet along the south line of the southeast quarter to the point of beginning; thence continuing North 89°24'09" West a distance of 275.00 feet; thence North 00°49'34" East a distance of 391.99 feet; thence South 88°51'55" East a distance of 275.00 feet; thence South 00°49'34" West a distance of 389.41 feet to the point of beginning. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Harrison in surveying, dividing and mapping such lands.

Dated this 27th day of November 2018.

James G. Mayer, S-1273
Wis. Professional Land Surveyor

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Village of Harrison.

Dated this _____day of_____, 2019

_____
Donald R. Mielke, Owner

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____day of_____, 2019, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

_____
Notary Public, Calumet County, Wisconsin

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, (FORMERLY TOWN OF HARRISON), CALUMET COUNTY, WISCONSIN.

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on this _____ day of _____, 2019.

_____ _____

Village President Village Clerk

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting village treasurer of the Village of Harrison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2019 on any of the lands included in this Certified Survey Map.

_____

Village Treasurer Date

COUNTY TREASURER'S CERTIFICATE

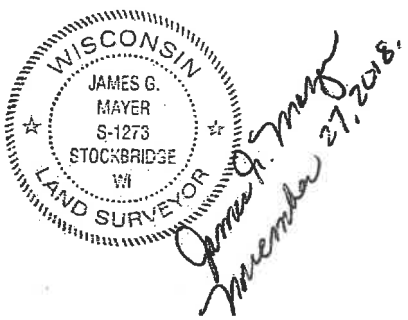
I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in my office show unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2019 affecting the lands included in this Certified Survey Map.

_____

County Treasurer Date

Notes:

This CSM is part of tax parcel no. 43768. This CSM is contained wholly within the property described in the following recorded instrument: Doc. No. 356788. The property owner of record is Donald R. Mielke, W5484 Mielke Road, Menasha WI 54952.



Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Mark J. Mommaerts, AICP, Planner

Meeting Date:
February 26, 2019

Title:
Relocated Building Permit

Issue:
Should the Plan Commission recommend approval of a relocated building permit?

Background and Additional Information:
The applicant is proposing to move a house from W5961 Woodland Road to a vacant lot on Zirbel Drive. Harrison ordinances require a relocated building permit be approved by the Village Board prior to a move. As part of the process, the Plan Commission must provide the Board a recommendation as to whether the relocated house is compatible with other development in the area to be placed.

The process also requires a report from the Building Inspector concerning structural soundness and any improvements that must be made if the building is relocated, and a report from the Public Works Dept concerning the road conditions of the roads along the moving route. The moving route is primarily through private farmlands and along State Highway 10. It is anticipated that the move will occur while the ground is still frozen. The Public Works Dept viewed Kasten Road and has no concerns as long as the move occurs while the ground is frozen. As of writing this memo, the Building Inspector is still working on viewing the house.

Prior to permit issuance, a $50,000 performance bond and proof of $1,000,000 public liability insurance must be submitted.

Recommended Action:
Staff recommends approval of the relocated building permit in accordance with all required submittals and conditions of approval of the relocated building ordinance.

Attachments:
- Relocated Building Application
- Photos of House & Proposed Lot
- Photos of other development in the Zirbel Drive area

Town/Village of Harrison
W5298 Hwy 114
Menasha, WI 54952
Phone: 920-989-1062

HOUSE MOVING & RELOCATED BUILDING APPLICATION

Applicant Information

Applicant Name (Indiv., Org. or Entity)	Authorized Representative	Title	
Steven T VerBust			
Mailing Address	**City**	**State**	**Postal Code**
1420 Coolidge Ave	Little Chute	WI	54140
E-mail Address	**Telephone (include area code)**	**Fax (include area code)**	
sverbust@gmail.com	920-851-8363		

Landowner Information (if different than Applicant)

Name (Organization or Entity)	Contact Person	Title	
Jason + Jenny Jahnke			
Mailing Address	**City**	**State**	**Postal Code**
N8744 Zirbel Dr.	Menasha	WI	54952
E-mail Address	**Telephone (include area code)**	**Fax (include area code)**	

Project or Site Location

Site Address / Location:	Location ID(s):	Plat / CSM / Lot No.:
Zirbel Dr. Menasha	44488	CSM 3680

Quarter: ☐ NW ☒ NE ☒ SW ☐ SE | Section: 15 | Township: T20 N | Range: R18 E

Legal Description: 151-834 SW 1/4 NE/14 Sec. 15-20-18 Lot 2

Current Zoning: RS-1 Residential | Current Use:

Lot Dimensions: Front: 60 Side 403.93 Rear 329.65 Side 269.3 | Lot Area: 1.15 ☒ acres or ☐ square feet

Project Information and Required Submittals (attach separate document if needed)

Type of building to be moved:

- ☒ House/Business/Principal Building
- ☐ Accessory Building
- ☒ 400 sq ft or larger
- ☐ less than 400 sq ft, 18 ft height, 14 ft wide

Final Destination:

- ☒ within Harrison
- ☐ not within Harrison

For House/Business/Principal Building:

- ☒ Photographs from 2 or more angles (if final destination is within Harrison).
- ☒ Photographs of lot for final destination, with adjacent lots and structures (if final destination is within Harrison).
- ☒ Map depicting route.
- ☐ Report from Village Building Inspector concerning structural soundness and improvements needed.
- ☐ Report from Village Public Works concerning road conditions prior to moving.
- ☐ $50,000 Performance Bond.
- ☐ Proof of $1,000,000 Public Liability Insurance.

For Accessory Buildings less than 400 sq ft:

- ☐ Map depicting route.
- ☐ Report from Village Public Works concerning road conditions prior to moving.
- ☐ $50,000 Performance Bond.
- ☐ Proof of $1,000,000 Public Liability Insurance.

Conditions of Approval:

- Movement of building shall be continuous.
- Within 24 hours after move notify the Village of Harrison so that the streets can be inspected. If damage is noted mover shall repair as soon as possible. If not repaired within 10-days, the Village shall have repairs completed and payment to be taken from bond.
- If final destination is within Harrison owner shall within 6-months of move have building completed and habitable/usable.
- Prior basement/foundation from which the building was moved shall be filled in or removed to the satisfaction of the Village.

Certification & Permission

Certification: I hereby certify that I am the landowner of the property which is the subject of this Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the ordinances and/or permit may result in notices, fines / forfeitures, stop work orders, permit revocation and cease & desist orders.

Permission: As landowner of the property, I hereby give the permit authority permission to enter and inspect the property to evaluate this application, to determine compliance with the ordinances and to perform corrective actions after issuing proper notice to the landowner.

Applicant Signature	Date Signed
Landowner Signature (required)	**Date Signed**

LEAVE BLANK – FOR MUNICIPAL USE ONLY	Inspections:

Date Complete Application Received:	Permit No.:	Date Approved:	

Ordinance V15-11: Relocated Buildings.

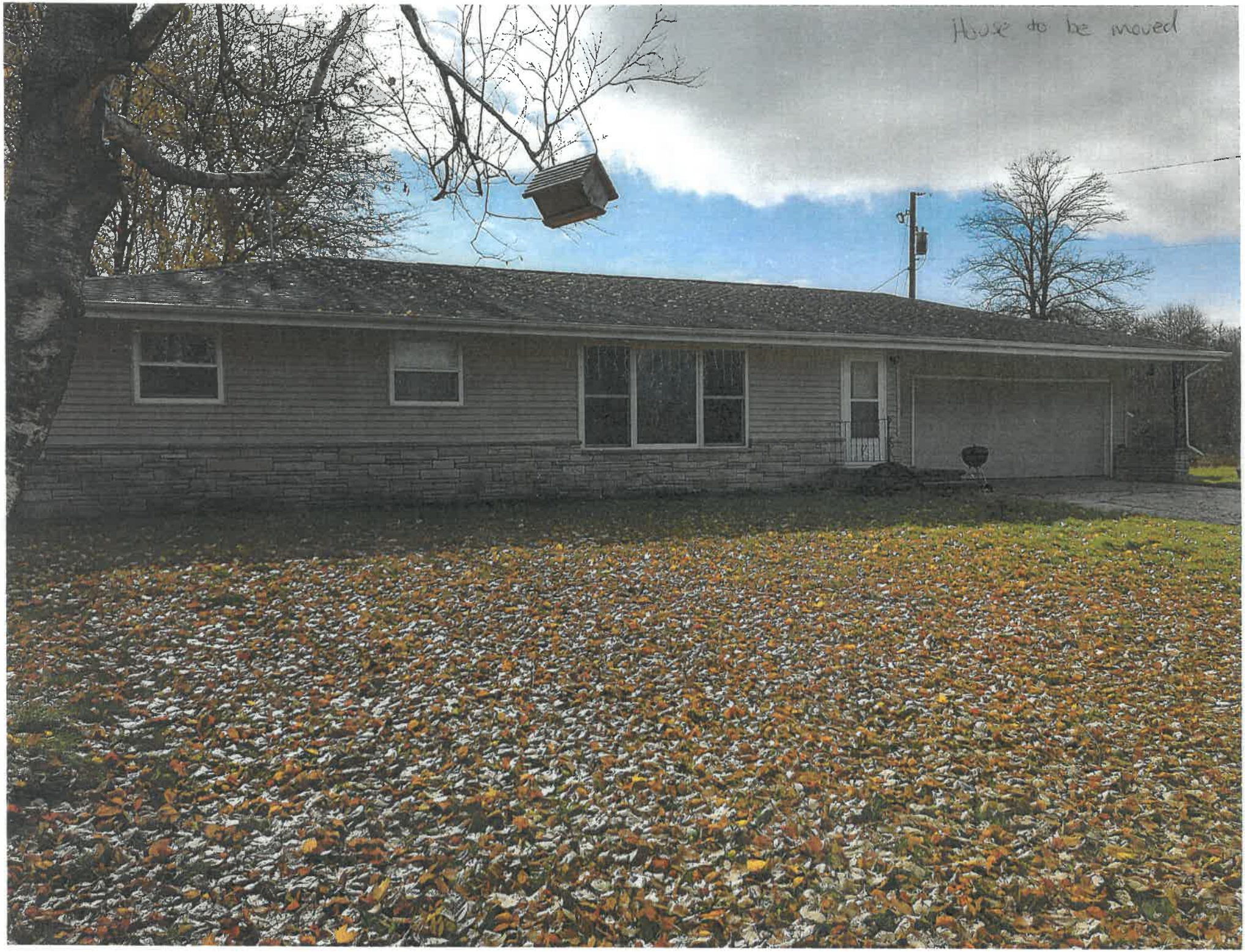
1) Relocated Building Permit. Before any building of more than 400 square feet is moved onto a lot, from a lot, or through the Village, a Relocated Building Permit must be secured, in addition to the applicable Zoning Permit and Building Permit. These requirements do not apply to construction sheds or other temporary structures to be located on a lot for 18 months or less.
   a) Permit Required. The applicant shall submit photographs taken from two (2) or more angles of the structure to be moved and photos of the lot on which the structure is to be located together with adjacent lots and structures, and a route along which the structure will be moved. The Building Inspector shall submit to the Planner a report concerning structural soundness and improvements that shall be made if the building is relocated. The Public Works Director (Director) shall submit to the Planner a report concerning the road conditions of the roads along the route that the structure will be moved and any other pertinent information. The Planner shall submit these reports to the Plan Commission and Village Board for review.
   b) Board Approval. The Plan Commission shall report to the Village Board whether the structure will be compatible with other development in the area. The Village Board may withhold issuance of a permit for such relocation if the Plan Commission or Village Board determines that such structure would depreciate the area into which it is to be moved. The Village Board may place any number of conditions on the permit in order to protect the health, safety, general welfare, and property values of the area. This paragraph does not apply to moving of garages and sheds.
   c) Bond & Insurance. Before a permit is issued to move any building over any public way in the Village, the party applying therefore shall give a $50,000 performance bond to the Village Clerk. Such bond is to be returned upon meeting the above requirements and those set forth in subsections (e), (f) and (g) below, to the satisfaction of the Director. Should the conditions set forth in this section not be met by the permittee, the Director shall have the same done to his satisfaction, charging the cost thereof to the performance bond.
      i) The Director shall require in addition to said bond, public liability insurance covering injury to one person in the sum of not less than One Million ($1,000,000) Dollars and for one accident in a sum not less than Five Hundred Thousand ($500,000) Dollars together with property damage insurance in a sum not less than Fifty Thousand ($50,000) Dollars. If the performance bond is not sufficient to cover the costs of repairs or nuisance abatement of this section, then the additional cost will be assessed to the property and collected on the tax bill as a special charge.
   d) Moving. When a permit is issued the movement of the building shall be a continuous operation during all hours of the day and night until such movement is fully completed.
   e) Barriers. The permittee shall erect adequate barriers around the exposed excavation or foundation, either from the removal of the building from its foundation or around a foundation waiting for a building to be placed on it.
   f) Streets. Every person receiving a permit to move a building shall within one (1) day after said building reaches its destination report to the Director who shall inspect the streets and highways over which said building has been moved and ascertain their condition. If any damage is reported, the person to whom the permit was issued shall forthwith place them in good repair as they were before the permit was granted. On the failure of said permittee to do so within ten (10) days thereafter to the satisfaction of the Director, the Director shall authorize to have the repairs of such damage done to Village owned property and shall hold the permittee responsible for the payment of same from his bond, as provided for in subsection (c) above.
   g) Completion and Nuisance Determined. Every person receiving a permit to move a building shall within six (6) months after said building reaches its destination have the building complete and habitable if it is a home or complete and usable if it is a structure other than a home, to the satisfaction of the Building Inspector. Failure to do so shall constitute a nuisance and the Building Inspector, along with the Planner, shall proceed with abatement or remove the nuisance. The cost of such abatement shall be charged against the bond, as provided for in subsection (c). The prior basement/foundation from which the building was moved shall be filled in or removed to the satisfaction of the Village.
2) Moving of Small Buildings. Buildings of less than 400 square feet and less than 18 feet in height and less than 14 feet wide, including cornice, may be moved on a truck or trailer equipped with pneumatic tires. Such building may receive a

permit from the Public Works Director. All conditions required for the moving of buildings shall be met. A police escort may be required at the cost of the mover.

Google Maps

Imagery ©2018 Google, Map data ©2018 Google 200 ft

Moving route


House to be moved


House to be moved

Garage to be moved

lot house to be moved to

Google Maps 8743 Zirbel Dr

Zirbel Dr. area

Google Maps 8739 Zirbel Dr

8743 Zirbel Dr

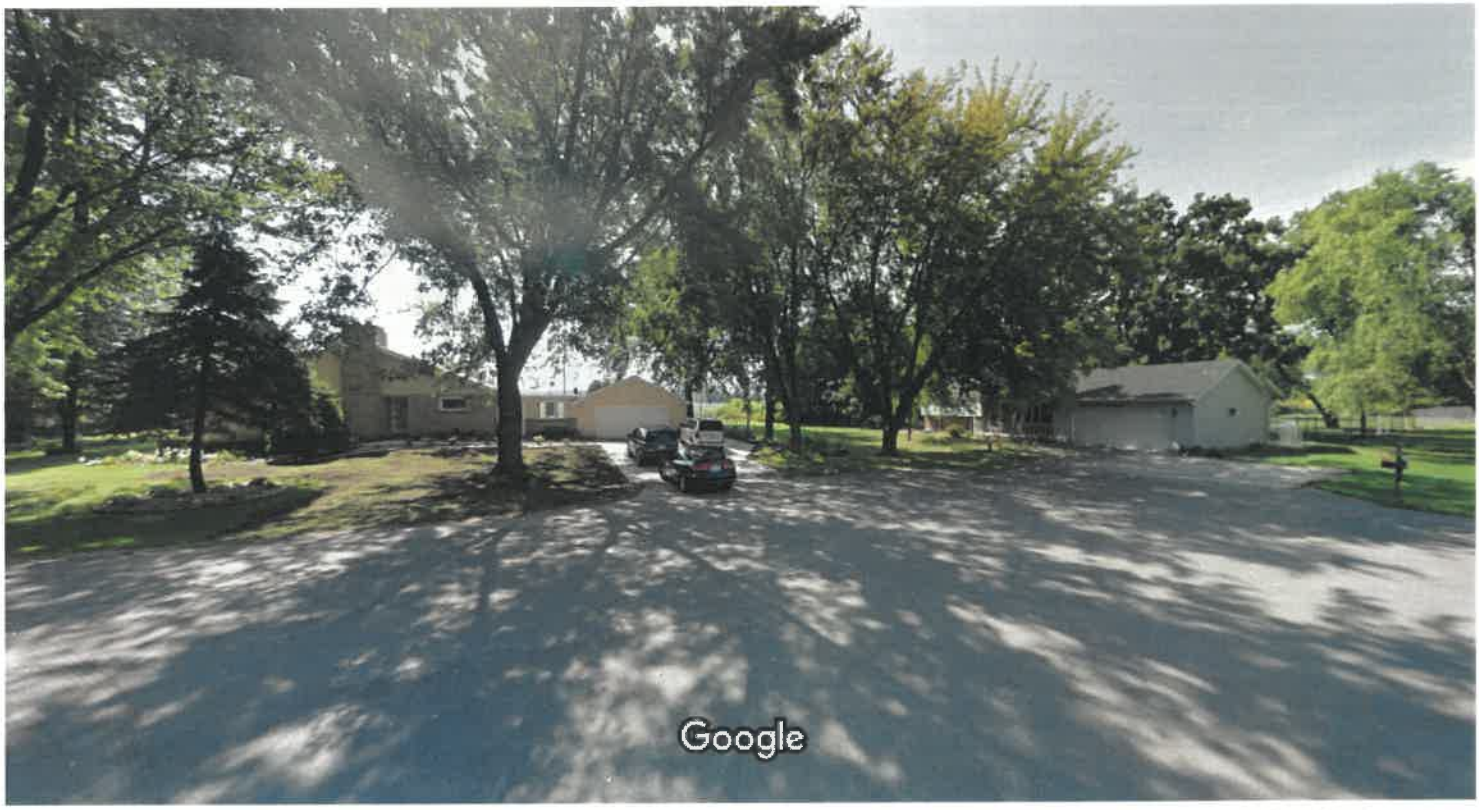


Image capture: Aug 2013 © 2019 Google

Menasha, Wisconsin

Google

Street View - Aug 2013

Google Maps 8735 Zirbel Dr

Image capture: Aug 2013 © 2019 Google

Menasha, Wisconsin

Google

Street View - Aug 2013

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING | **VILLAGE OF HARRISON**

From:
Mark J. Mommaerts, AICP, Planner

Meeting Date:
January 29, 2019

Title:
Preliminary Plat – Hidden Pines

Issue:
Should the Plan Commission recommend approval of the Preliminary Plat for Hidden Pines?

Background and Additional Information:
The developer is proposing a 10-lot subdivision called Hidden Pines. The subdivision is located south of Manitowoc Road along Harrisville Lane. The subdivision will have lot sizes between 13,000 and 34,000 square feet. A street connection to Harrisville Lane is proposed. Stormwater management is proposed on Lot 10 as dry detention pond, sediment removal will be obtained via the Lakeview Regional Pond. The subdivision will be serviced by public sewer and water. All streets will have a 5-foot sidewalk on both sides.

Recommended Action:
Staff recommends conditional approval of the Preliminary Plat for Hidden Pines with the following conditions:

1. A temporary turnaround shall be constructed until the east/west road is extended.
2. All lots shall have a storm sewer lateral provided for sump pump discharge.
3. Final utility, street plans, and stormwater management/erosion control plans shall be reviewed and approved by the Village Engineer and Village staff in writing prior to approval of the Final Plat and prior to utility and street construction.
4. A Development Agreement shall be executed prior to approval of the final plat.
5. A fee-in-lieu of parkland shall be negotiated as part of the Development Agreement.
6. An assessment waiver shall be signed prior to the approval of the final plat, if there will be any assessments by Village.
7. Any proposed street lights shall be installed and upfront costs to be paid by the Developer. The Village will assume long-term maintenance.
8. A note shall be added to the final plat indicating that the Village of Harrison will assess all lots for street improvements, including but not limited to, curb & gutter, concrete pavement, and sidewalks.
9. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
10. All utilities, including but not limited to, sewer & water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
11. The Village Board shall accept the roadway prior to issuance of building permits and zoning permits.

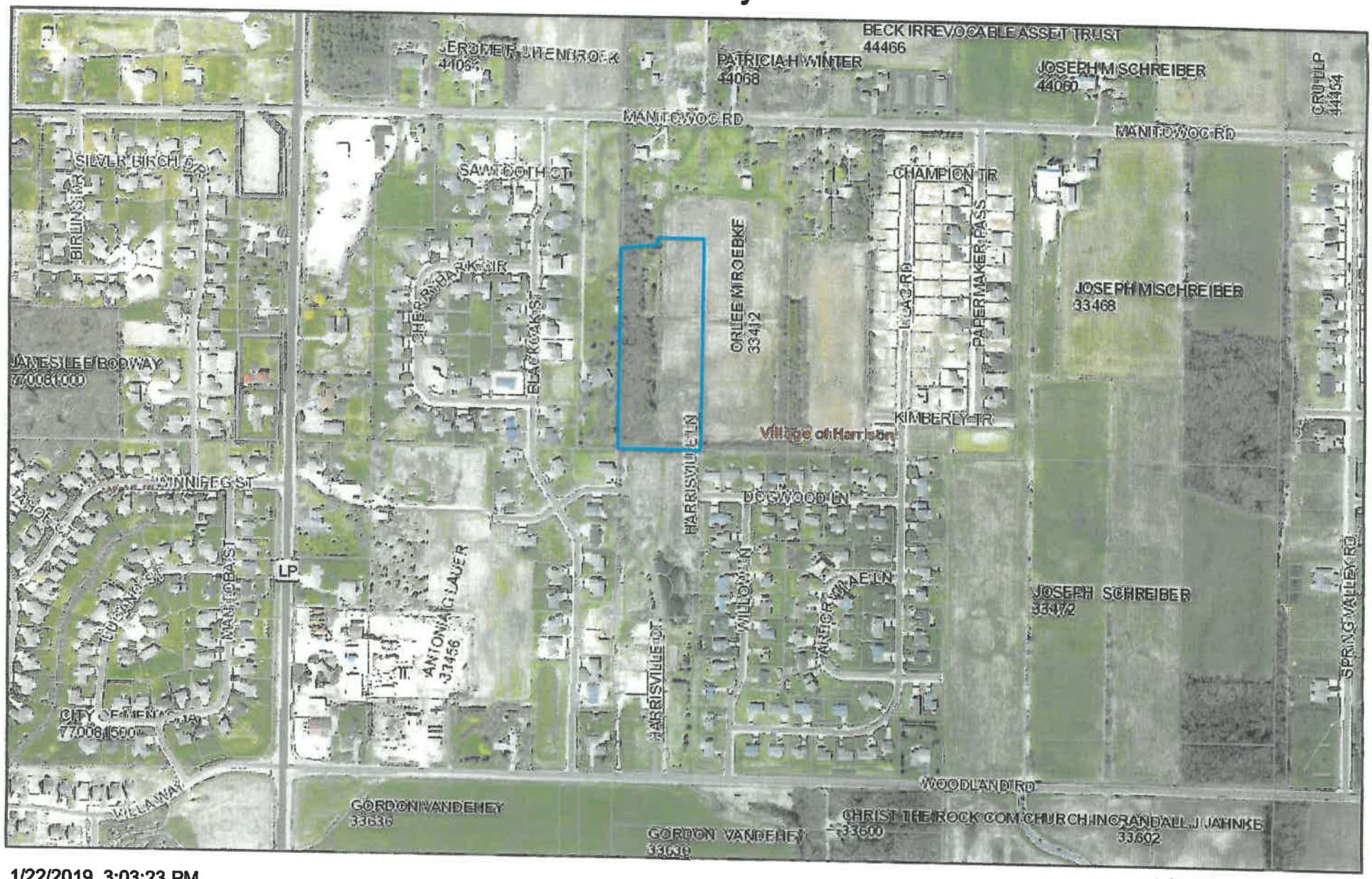
12. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
13. All other improvements, including but not limited to, curb & gutter, concrete paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.
14. All comments from the Village engineer shall be included in the Plan Commission discussion and decision.
15. Location of all sidewalk curb ramps shall be approved by Harrison staff.
16. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
17. Multiple benchmark locations shall be established for use during building construction.
18. All environmental corridors shall be clearly identified and setback lines to be indicated.
19. Grading/Drainage Plan shall identify elevations of ground at the foundation.
20. High-back, integral concrete curb shall be utilized rather than the mountable curb.

If the Plan Commission feels there are too many unresolved issued, the Plan Commission may postpone action until a later date.

Attachments:

- Location Map
- Preliminary Plat

Calumet County Parcel



1/22/2019, 3:03:23 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Ortho2014
Red: Band_1
Green: Band_2
Blue: Band_3

Calumet Roads Cartographic
Federal Highways
State Highways
County Highways

Calumet Roads Cartographic
Federal Highways
State Highways
County Highways
Local Roads

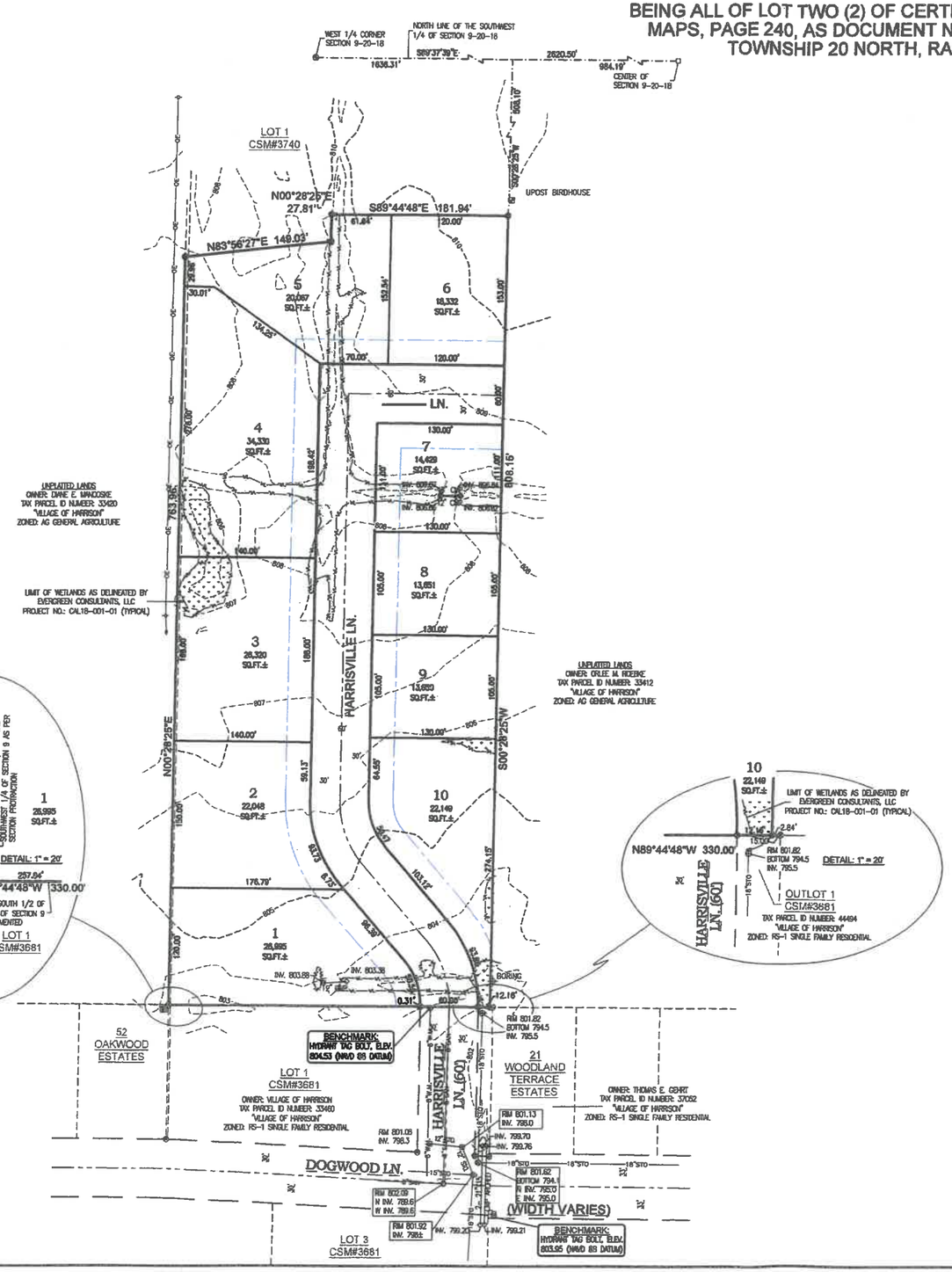
City of Appleton, County of Calumet, Esri Canada, Esri, HERE, Garmin,

City of Appleton, County of Calumet, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | Calumet County Land Information Office |

PRELIMINARY PLAT

"HIDDEN PINES SUBDIVISION"

BEING ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3740 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 240, AS DOCUMENT NO. 535713, LOCATED IN NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



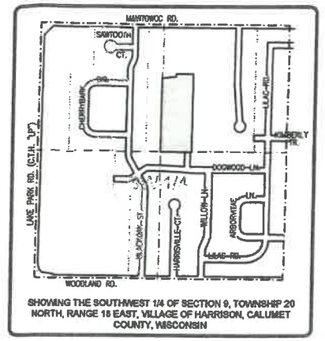
OWNERS & SUBDIVIDER:
LOUMAR PROPERTIES, LLC
W6349 DOGWOOD LANE
MENASHA, WISCONSIN 54952

PRESENT ZONING:
AG GENERAL AGRICULTURE

PROPOSED ZONING:
RS-1 SINGLE FAMILY RESIDENTIAL (SUBURBAN)

SURROUNDING ZONING:
AG GENERAL AGRICULTURE
RS-1 SINGLE FAMILY RESIDENTIAL (SUBURBAN)

REVIEWING AGENCIES:
DEPARTMENT OF ADMINISTRATION
VILLAGE OF HARRISON
EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION
WISCONSIN ELECTRIC POWER COMPANY D/B/A WE ENERGIES,
WISCONSIN GAS, LLC
SBC-AMERITECH
SPECTRUM



SHOWING THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

LEGEND:
- ⊕ = COUNTY MONUMENT
- ● = 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ⊛ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊛ = 1" O.D. ROUND IRON PIPE FOUND
- ⊘ = RIGHT OF WAY POST
- ○ = SANITARY MANHOLE
- ● = STORM MANHOLE
- ⊞ = CATCH BASIN
- ◇ = CULVERT
- ○ = WATER VALVE
- ○ = FIRE HYDRANT
- ○ = POWER POLE
- ◊ = DOWN GUY
- ⋈ = GAS VALVE
- ⊠ = ELECTRICAL PEDESTAL
- ⊞ = TELEPHONE PEDESTAL
- ⊠ = CABLE PEDESTAL
- ⊓ = SIGN
- ⊕ = SOIL BORING LOCATION
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OEC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- UC = UNDERGROUND COMMUNICATIONS

LIMIT OF WETLANDS AS DELINEATED BY EVERGREEN CONSULTANTS, LLC PROJECT NO.: CAL18-001-01 (TYPICAL)

ARTIFICIAL WETLAND EXCEPTION DETERMINATION PER THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXEMI-2018-8-02471, AUGUST 7, 2018

GRAPHIC SCALE: 1" = 60'
60 30 0 30 60 90 120 150 180

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, WHICH BEARS S89°37'39"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (CALUMET COUNTY)

811 Know what's below. Call before you dig.

- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.
- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

FRONT YARD SETBACK TO BE 25' UNLESS NOTED OTHERWISE

DENOTES -/- UTILITY EASEMENT UNLESS NOTED OTHERWISE

NOTES:
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS, ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 20183301650 AND 20183301653 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARK
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT

LEGAL DESCRIPTION:
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3740 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALUMET COUNTY, WISCONSIN ON DECEMBER 7, 2018 IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 240, AS DOCUMENT NO. 535713; SAID MAP BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYORS CERTIFICATE:
I, ROBERT F. REIDER, CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE SUBDIVISION ORDINANCES OF THE VILLAGE OF HARRISON.

ROBERT F. REIDER, PLS-1251 — 1-3-2019 DATED

SOIL BORING CERTIFICATION:
I, ROBERT F. REIDER, CERTIFY THAT THE SOIL TEST LOCATIONS SHOWN ON THIS PRELIMINARY PLAT AREA ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT F. REIDER, PLS-1251 — 1-3-2019 DATED

DATE	REVISIONS

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-3673

DESIGNED
DRAWN MCR
CHECKED RFR

LOUMAR PROPERTIES, LLC
ATTENTION: KENT GROSS
6349 DOGWOOD LANE
MENASHA, WISCONSIN 54952

PROJECT: PRELIMINARY PLAT "HIDDEN PINES SUBDIVISION" VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE 1" = 60'
DATE 1-3-2019
PROJECT NO. C1808.10PP

SHEET NO.

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Mark J. Mommaerts, AICP, Planner

Meeting Date:
January 29, 2019

Title:
Zoning Map Amendment – Hidden Pines

Issue:
Should the Plan Commission recommend approval of amending the zoning map for a residential subdivision?

Background and Additional Information:
The developer of the Hidden Pines subdivision and the current property owner, is requesting a zoning map amendment (rezoning) to rezone their property from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the Hidden Pines subdivision. The proposed rezoning complies with the Comprehensive Plan and the future land use map designation of single-family residential (sewered).

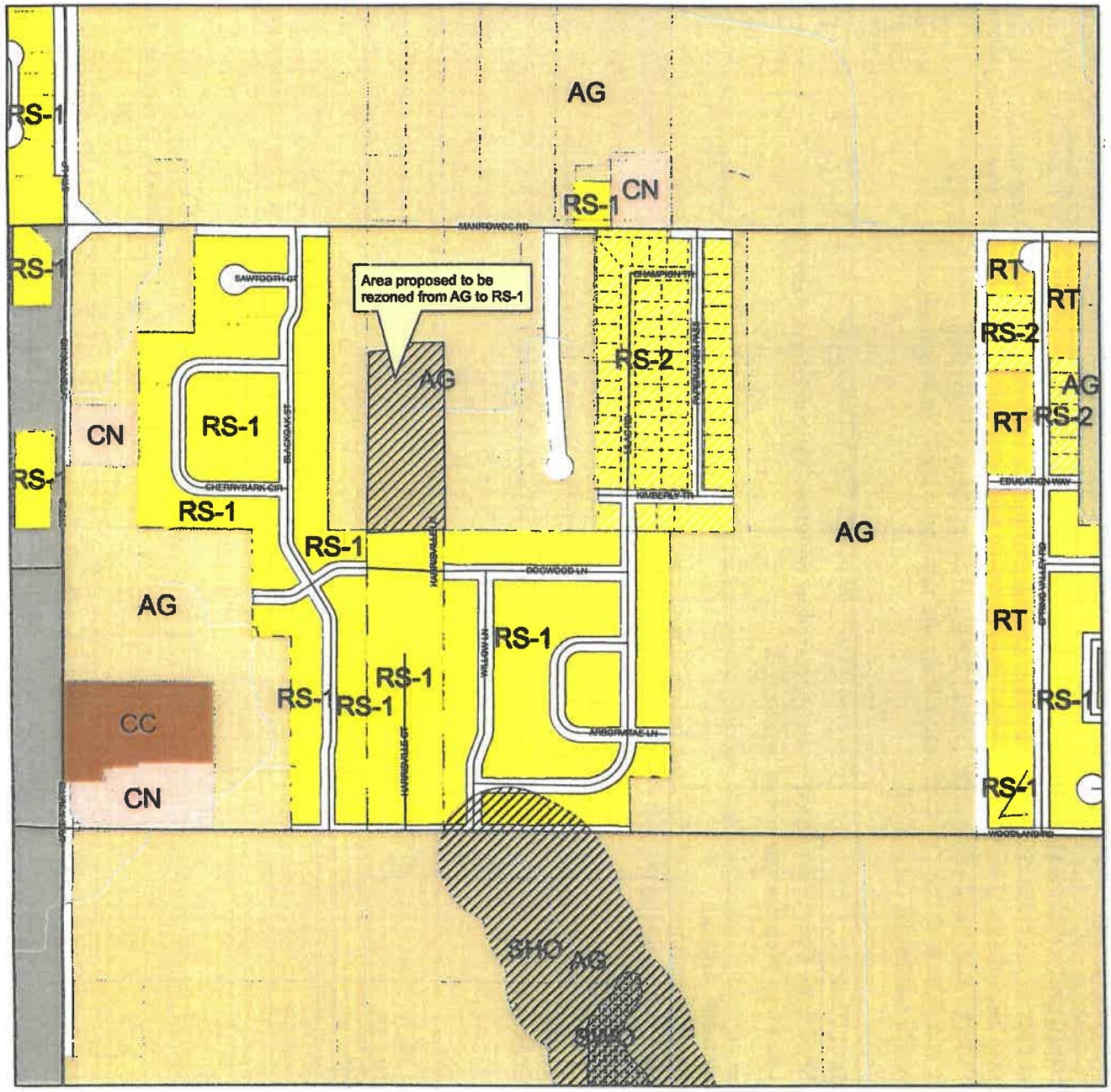
Findings of Fact:

- Staff finds that the proposed rezoning complies with the Comprehensive Plan Future Land Use Map designation of residential.

Recommended Action:
Staff recommends approval of the zoning map amendment from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the property described in the public hearing notice.

Attachments:

- Zoning Map



Zoning Map

Village of Harrison

Calumet & Outagamie Counties

Wisconsin

Legend

Zoning Districts

- AG | General Agriculture
- RS-1 | Single-Family Residential (Suburban)
- RS-2 | Single-Family Residential (Traditional)
- RT | Two-Family Residential
- RM | Multiple-Family Residential
- CN | Neighborhood Commercial
- COR | Office & Retail Commercial
- CC | Community Commercial
- BP | Business Park
- IM | Industrial & Manufacturing
- NC | Natural & Conservancy
- MHO | Mobile Home Overlay
- PDO | Planned Development Overlay
- * SHO | Shoreland Overlay*
- * SWO | Shoreland-Wetland Overlay*

- Town of Harrison
- RailRoads
- Streams

RoadCenterline

- Local Roads
- County Highway
- State Highway
- US Highway
- Parcels

* Please note that the SHO & SWO boundaries are subject to to change based on determinations of navigable waterways.

N W E S

This map was created by:
Village of Harrison
W5298 Hwy 114
Harrison, WI 54952
920-989-1062

Adopted: July 27, 2010
Effective: November 1, 2010
Current as of: January 1, 2019

Village of HARRISON
WHERE OPPORTUNITY LIVES

0 0.125 0.25 Miles

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Mark J. Mommaerts, AICP, Planner

Meeting Date:
February 26, 2019

Title:
Preliminary Plat – Creekside Estates

Issue:
Should the Plan Commission recommend approval of the Preliminary Plat for Creekside Estates?

Background and Additional Information:
The developer is proposing a 40-lot subdivision called Creekside Estates. The subdivision is located on the south side of Woodland Road along Kasten Road and east of S. Coop Road. The subdivision will have lot sizes between 13,000 and 34,000 square feet. A street connection to Woodland Road is proposed and well as future connections to the east and south. In the southwest corner a cul-de-sac from a future roadway off of Ryford Street is planned. Two cul-de-sacs are proposed due to the environmental conditions of existing wetlands and navigable streams. Several stormwater management ponds are proposed based on the topography of the site. Sewer and water must be extended from the Kambura Acres subdivision and Lift Station #6. Sewer and water is proposed to extend along future Ryford Street and connect to this subdivision at Tower Drive. The Plan Commission should explore areas that may be suitable for parkland, or determine if a fee-in-lieu of parkland dedication is appropriate. Woodland Road is an access restricted roadway, the Plan Commission may wish to limit the number of access openings by requiring shared driveways at the ROW line.

Recommended Action:
Staff recommends conditional approval of the Preliminary Plat for Creekside Estates with the following conditions:

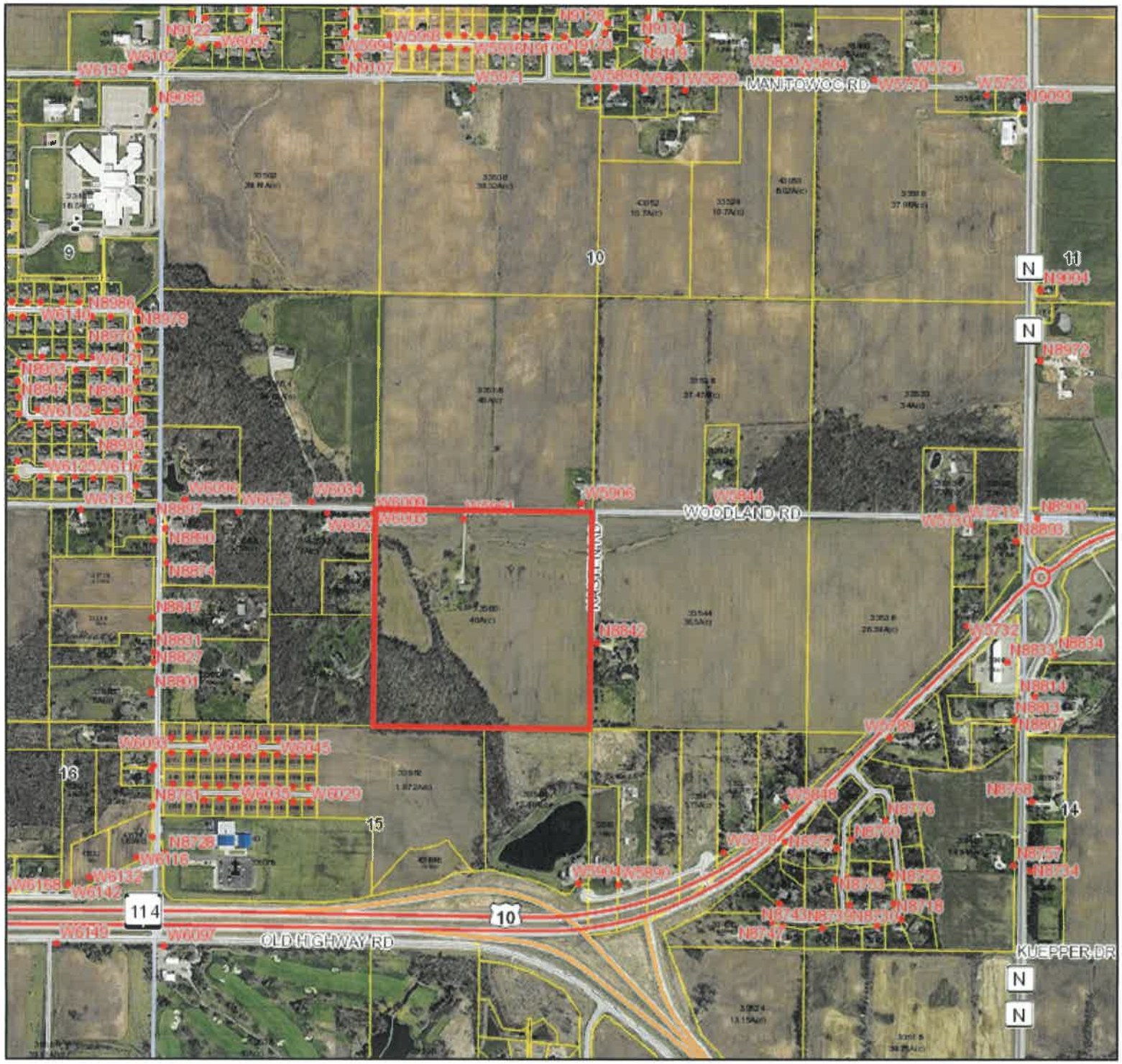
1. A temporary turnaround shall be constructed on the southern stub of Edgewood Lane. The northern stub shall connect to Kasten Road.
2. Tower Drive shall be renamed to Noe Road.
3. Woodland Road to be dedicated with 40-feet of road right-of-way.
4. All lots shall have a storm sewer lateral provided for sump pump discharge.
5. Final utility, street plans, and stormwater management/erosion control plans shall be reviewed and approved by the Village Engineer and Village staff in writing prior to approval of the Final Plat and prior to utility and street construction.
6. A Development Agreement shall be executed prior to approval of the final plat.
7. Parkland dedication or a fee-in-lieu of parkland shall be negotiated as part of the Development Agreement.

8. An assessment waiver shall be signed prior to the approval of the final plat, if there will be any assessments by Village. A note, listing the improvements to be assessed, shall be added to the final plat indicating that the Village of Harrison will assess all lots equally.
9. A street light shall be installed at the intersection of Tower Drive and Woodland Road. Any proposed street lights shall be installed and upfront costs to be paid by the Developer. The Village will assume long-term maintenance.
10. All streets to be concrete with 5-foot wide concrete sidewalks on both sides. Street construction to be in accordance with the Harrison Specifications Manual. The exception may be the cul-de-sac in the southwest corner, this street shall match that of the future street to the south.
11. High-back, integral concrete curb shall be utilized rather than the mountable curb.
12. Access to Outlot 1 and Outlot 2 shall be provided with the ability to avoid the wetlands.
13. Wetland concerns on Lots 3,5,6, 10 & 23 should be addressed to ensure the lots are buildable. Wetland fill permits granted for these lots shall be provided to the Village and recorded.
14. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
15. All utilities, including but not limited to, sewer & water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
16. The Village Board shall accept the roadway prior to issuance of building permits and zoning permits.
17. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
18. All other improvements, including but not limited to, curb & gutter, concrete paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.
19. All comments from the Village engineer shall be included in the Plan Commission discussion and decision.
20. Location of all sidewalk curb ramps shall be approved by Harrison staff.
21. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
22. Multiple benchmark locations shall be established for use during building construction and shall be identified on the final grading/drainage plan.
23. All environmental corridors shall be clearly identified and setback lines to be indicated.
24. Grading/Drainage Plan shall identify elevations of ground at the foundation.
25. Other comments from the Public Works Dept. and Village Engineer shall be included in the conditions of approval. These will be provided to the developer upon plan review completion.

If the Plan Commission feels there are too many unresolved issued, the Plan Commission may postpone action until a later date.

Attachments:

- Location Map
- Preliminary Plat



Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
  - Local Roads
  - Municipal Streets
- Trail
- Railroad
- Color 2014
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

N

0 500 1000 1500ft

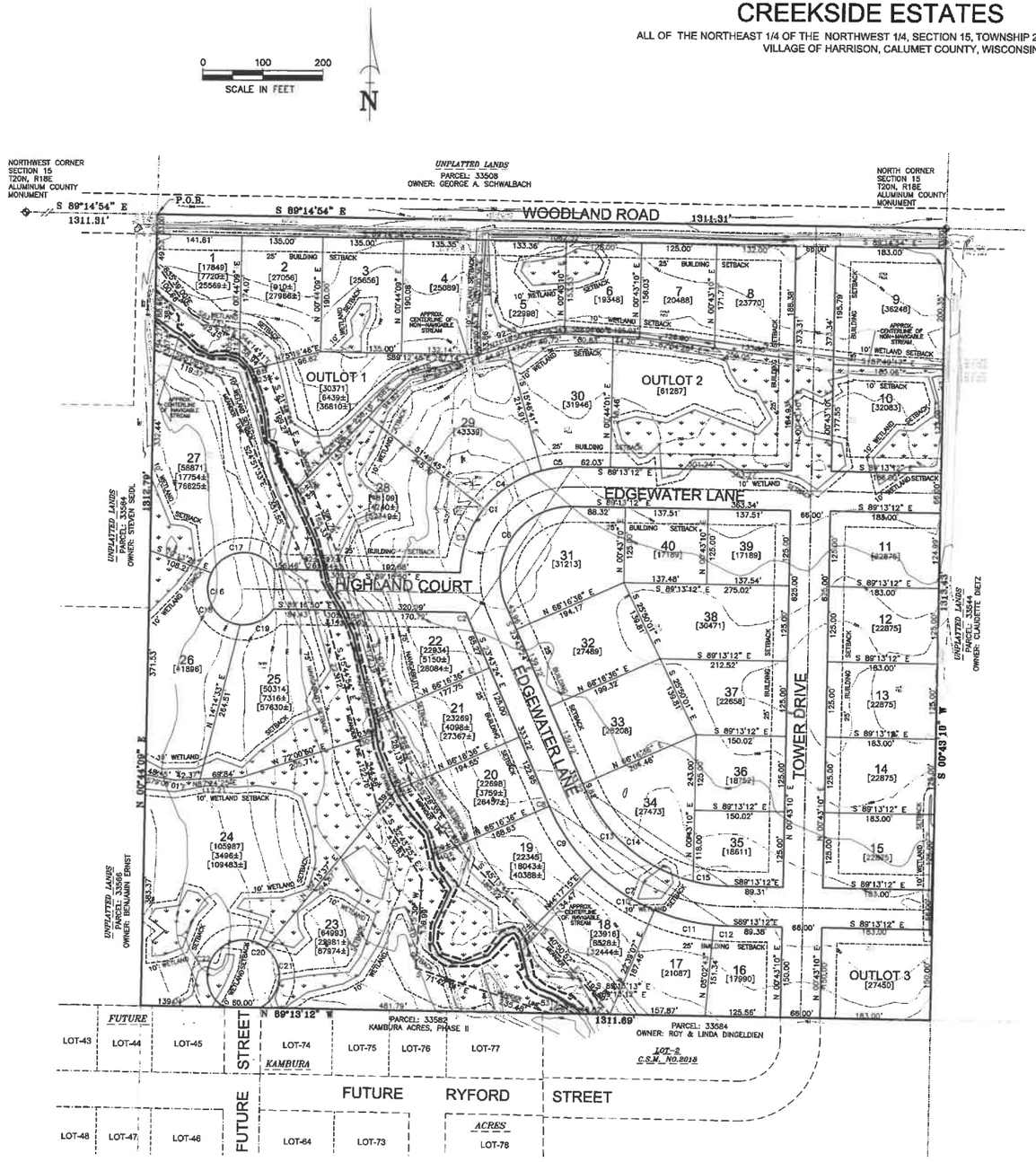
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 02/7/19 11:38 AM	
Sources:	

PRELIMINARY PLAT

CREEKSIDE ESTATES

ALL OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



LEGAL DESCRIPTION
ALL OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 1/4 CORNER OF SAID SECTION 15; THENCE SOUTH 89 DEGRRS 14 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1311.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 14 MINUTES 54 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1311.11 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00 DEGREES 43 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1313.43 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89 DEGREES 13 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1311.69 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00 DEGREES 44 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1312.79 FEET TO THE POINT OF BEGINNING. CONTAINING 1,722,147 SQ.FT. (39.535 ACRES)

NOTES
THE OWNER/SUBDIVIDER HAS NO NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDY ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE VILLAGE ON THE PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEM FOUND ON THE LAND, TRANSFERRED TO THE VILLAGE ON THE PLAT DURING THE CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE VILLAGE HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.

A DRAINAGE PLAN HAS BEEN FILED WITH THE DEPARTMENT OF PLANNING, ZONING & SANITATION OFFICE. MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION.

UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE COUNTY AND VILLAGE RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS WHICH SHALL BE EQUALLY ASSESSED AMONGST THE PROPERTY OWNERS OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR CREEKSIDE ESTATES ARE MAJDATORY. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO COMPLY WITH THESE ESTABLISHED ELEVATIONS.

UTILITY EASEMENTS, LOCATIONS AND WIDTHS WILL BE SHOWN ON THE FINAL PLAT.

CONTOURS ARE ONE FOOT INTERVALS AND BASED ON USGS DATUM.

CENTERLINE OF STREAM IS SHOWN PER CALUMET COUNTY GIS AND IS NOT BASED ON AN OFFICIAL DETERMINATION. STREAM CENTERLINE IS APPROXIMATE.

MAPPED WETLAND BOUNDARY HAS BEEN FIELD VERIFIED.

SURVEYOR'S CERTIFICATE
I, CHRISTOPHER R. CLEARY, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF CALUMET COUNTY AND THE VILLAGE OF HARRISON SUBDIVISION ORDINANCE.

DATED THIS THE 4TH DAY OF FEBRUARY, 2019

CHRISTOPHER R. CLEARY PLS NO. S-2551

SUPPLEMENTARY DATA

GROSS AREA	[1,722,147	SQ. FT.]	39.535 ACRES
ROAD AREA	[245,427	SQ. FT.]	5.634 ACRES
WOODLAND ROAD AREA	[43,146	SQ. FT.]	0.990 ACRES
OUTLOT AREA	[125,547±	SQ. FT.]	2.882 ACRES
NET SUBDIVISION AREA	[1,308,027±	SQ. FT.]	30.028 ACRES
LINEAL FEET OF ROAD	3,686 LINEAL FT.		
AVERAGE LOT SIZE	33,225 SQ. FT.		
MINIMUM LOT SIZE	17,200 SQ. FT.		
TYPICAL LOT SIZE	125' x 140'		
NUMBER OF LOTS	40		
NUMBER OF OUTLOTS	3		

CURRENT ZONING
AG (GENERAL AGRICULTURE)

FUTURE ZONING
RS-1 ((SINGLE FAMILY RESIDENTIAL (SUBURBAN))
LOT AREA MINIMUM = 12,000 SQ.FT.
LOT AREA MAXIMUM = N/A SQ.FT.
FRONT YARD SETBACK = 25 FT.
SIDE YARD SETBACK = 7.5 FT.
REAR YARD SETBACK = 25 FT.
MINIMUM LOT WIDTH = 80 FT
MAXIMUM LOT WIDTH = N/A FT.

OWNER AND DEVELOPER
JERRY FRAZEE
N8626 WINDING TRAIL DRIVE
MENASHA, WI 54952-9481
PHONE 920-212-0106

OBJECTING AND APPROVING AUTHORITIES
DEPARTMENT OF ADMINISTRATION
CALUMET COUNTY
VILLAGE OF HARRISON

CURVE TABLE

Curve	Radius	Delta	Length	Chord Bearing	Chord	Tangent In	Tangent Out
1	183.00'	114°30'12"	365.72'	S 33°31'42.0" W	307.83'	N 89°13'12" W	S 23°43'24" E
2	183.00'	004°37'15"	14.76'	S 21°24'46.5" E	14.75'	S 19°06'09" E	S 23°43'24" E
3	183.00'	036°08'09"	115.42'	S 20°01'21.5" W	113.51'	S 38°05'26" W	S 01°53'17" W
4	183.00'	036°09'18"	115.48'	S 56°10'05.0" W	113.57'	S 74°15'44" W	S 38°05'26" W
5	183.00'	016°32'04"	52.81'	S 82°30'46.0" W	52.63'	N 89°13'12" W	S 74°14'44" W
6	117.00'	014°30'12"	233.82'	S 33°31'42.0" W	196.81'	N 89°13'12" W	S 23°43'24" E
7	333.00'	065°29'48"	380.66'	S 56°28'18.0" E	360.27'	S 23°43'24" E	S 89°13'12" E
8	333.00'	000°21'12"	2.05'	S 23°54'00.0" E	2.05'	S 23°43'24" E	S 24°04'36" E
9	333.00'	021°38'09"	125.75'	S 34°53'40.5" E	125.00'	S 24°04'36" E	S 45°42'45" E
10	333.00'	021°38'08"	125.74'	S 56°31'49.0" E	125.00'	S 45°42'45" E	S 67°20'53" E
11	333.00'	017°36'24"	102.33'	S 76°09'05.0" E	101.93'	S 67°20'53" E	S 84°57'17" E
12	333.00'	004°15'55"	24.79'	S 87°05'14.5" E	24.78'	S 84°57'17" E	S 89°13'12" E
13	267.00'	065°29'48"	305.22'	S 56°28'18.0" E	288.87'	S 23°43'24" E	S 89°13'12" E
14	267.00'	052°21'07"	243.96'	S 49°53'57.5" E	235.56'	S 23°43'24" E	S 76°04'31" E
15	267.00'	013°08'41"	61.25'	S 82°38'51.5" E	61.12'	S 76°04'31" E	S 89°13'12" E
16	60.00'	293°15'57"	307.11'	S 00°43'09.5" W	66.00'	N 32°38'52" W	N 34°05'11" E
17	60.00'	121°37'40"	127.37'	S 86°32'18.0" W	104.76'	N 32°38'52" W	S 25°43'28" W
18	60.00'	110°17'31"	115.50'	S 29°25'17.5" E	98.47'	S 25°43'28" W	S 84°34'03" E
19	60.00'	061°20'46"	64.24'	N 64°43'34.0" E	61.22'	S 84°34'03" E	N 34°05'11" E
20	60.00'	299°59'56"	314.16'	N 89°13'12.0" W	60.00'	N 60°46'46" E	S 59°13'10" E
21	60.00'	111°48'05"	117.08'	N 04°52'43.5" E	99.37'	N 60°46'46" E	N 51°01'19" W
22	60.00'	188°11'51"	197.08'	S 34°52'45.5" W	119.69'	N 51°01'19" W	S 59°13'10" E

LOCATION MAP
SECTION 15
T 20 N, R 18 E
VILLAGE OF HARRISON
CALUMET COUNTY
NO SCALE
WOODLAND ROAD
COOP RD.
KASTEN S. PROPERTY
KASTEN ROAD
U.S.H. "10"
S.T.H. "114"
TOWER DRIVE ROAD
C.T.H. "N"
15

BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM WHICH HAS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, RECORDED TO BEAR S 89°14'54" E

1" = 100'
0 100 200
SCALE IN FEET

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET
▲	1-1/4" x 30" REBAR SET
X	CHISELED "X" SET
⊙	3/4" REBAR FOUND
⊡	1" IRON PIPE FOUND
▲	1-1/4" REBAR FOUND
▣	ALUMINUM MONUMENT FOUND
⊕	CHISELED "X" FOUND
◆	GOVERNMENT CORNER
( )	RECORDED AS
800	CONTOUR W/ ELEVATION
◆	SOIL BORING
◆	INFILTRATION SOIL BORING
⊕	TOPSOIL DEPTH
	CONIFEROUS TREE
	DECIDUOUS TREE
	EXIST. WOODS LINE
±	MAPPED WETLANDS
-O+-	OVERHEAD POWER LINES
-U-	UNDERGROUND ELECTRIC
-T-	UNDERGROUND TELEPHONE
-G-	UNDERGROUND GAS
-CATV-	UNDERGROUND CABLE TV
-x-	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. STO. SEWER
	EXIST. WATER MAIN
	EXIST. SPOT ELEVATION
	NO ACCESS

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CRC	AMS	GAZ	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **						
NO.	DATE	NO.	DATE	NO.	DATE	

CREEKSIDE ESTATES
ALL OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SCALE	DATE
BAR SCALE	12-28-2018

COMPUTER FILE
1-0687-003pp.dwg

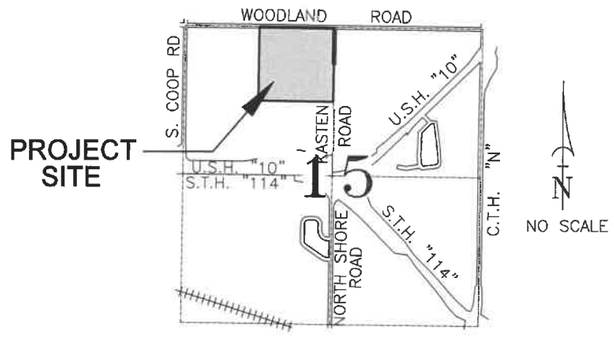
DRAWING NO.
1-0687-003

CREEKSIDE ESTATES

VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

PERTINENT CONTACTS	CONTACT PERSON	PHONE
MUNICIPALITY		
HARRISON UTILITIES	TOM VAN ZEELAND	920-850-6864
VILLAGE OF HARRISON	TRAVIS PARISH	920-989-1062
OWNER		
ATLAS DEVELOPMENTS & CONSTRUCTION, LLC	JERRY FRAZEE	920-212-0106
ENGINEER / SURVEYOR		
MARTENSON & EISELE	MIKE SIEWERT	920-731-0381
MARTENSON & EISELE	GARY ZAHRINGER	920-731-0381
UTILITIES		

LOCATION MAP



INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION:
C1.0	COVER SHEET
C1.1	FEASIBILITY/UTILITY LAYOUT PLAN (NORTH)
C1.2	FEASIBILITY/UTILITY LAYOUT PLAN (SOUTH)
C2.1	DRAINAGE PLAN (NORTH)
C2.2	DRAINAGE PLAN (SOUTH)
C3.1	STREET 1 PLAN & PROFILE
C3.2	STREET 1 PLAN & PROFILE
C3.3	STREET 2 PLAN & PROFILE
C3.4	STREET 3 PLAN & PROFILE
C3.5	STREET 4 PLAN & PROFILE
C3.6	NORTH CULVERT CROSSING PLAN & PROFILE
C3.7	WEST CULVERT CROSSING PLAN & PROFILE
C4.1	NORTH CULVERT CROSSING
C4.2	WEST CULVERT CROSSING
C5.1	NORTHWEST POND
C5.2	NORTHEAST POND
C5.3	SOUTH POND
C6.1	EROSION CONTROL PLAN (NORTH)
C6.2	EROSION CONTROL PLAN (SOUTH)
C6.3	EROSION CONTROL DETAILS
C6.4	EROSION CONTROL DETAILS
C7.1	STANDARD DETAILS
C7.2	STANDARD DETAILS

DIGGERS HOTLINE

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

REVISION TRACKERS

DESIGN DEVELOPMENT REVISION TRACKER

NO.	DATE	DESCRIPTION

CONSTRUCTION DOCUMENT REVISION TRACKER

NO.	DATE	DESCRIPTION

RECORD DRAWING REVISION TRACKER

NO.	DATE	DESCRIPTION

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** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **

NO.	DATE	NO.	DATE	NO.	DATE

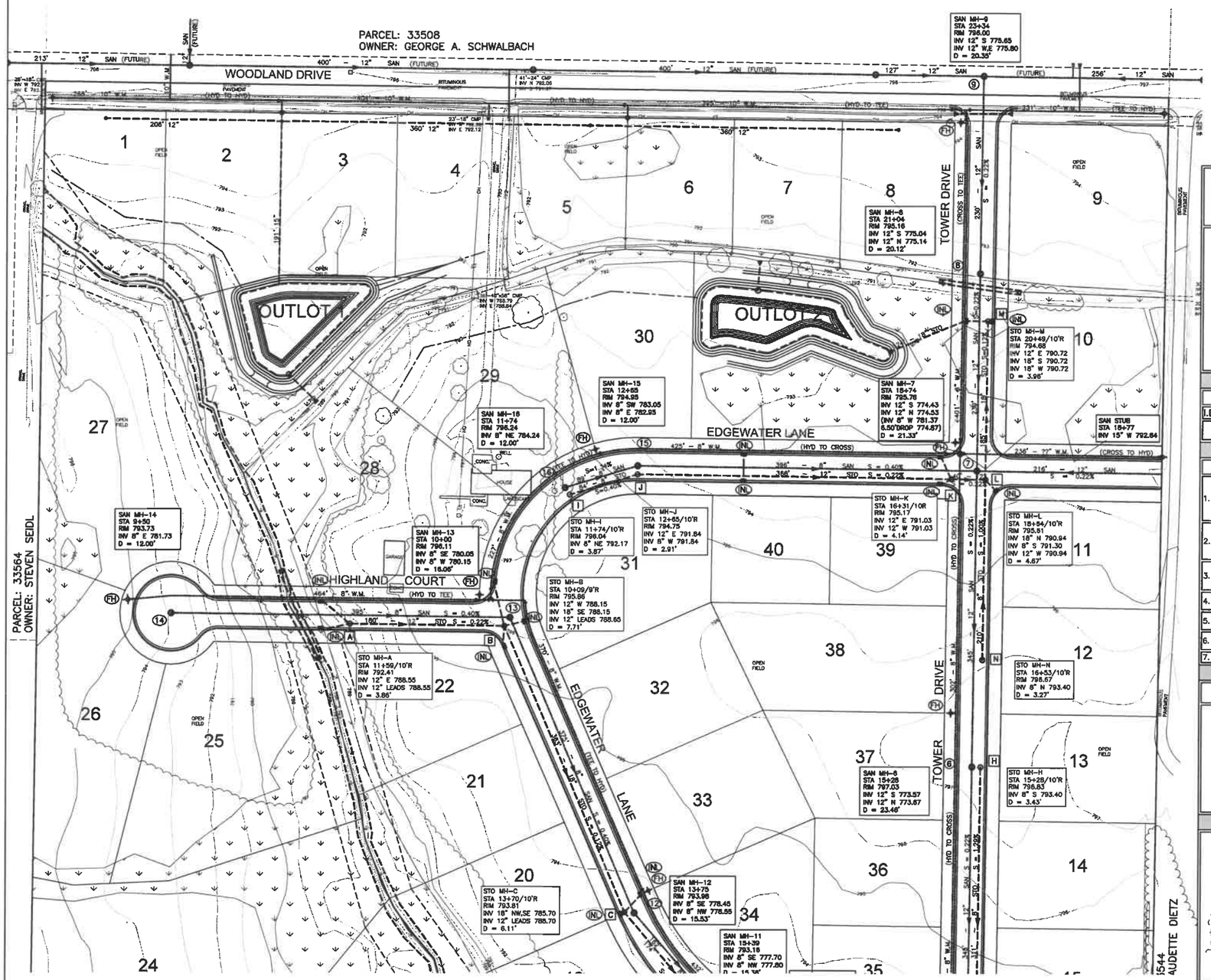
COVER SHEET
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE: BAR SCALE | DATE: 2/4/2019

COMPUTER FILE: 1-0687-003de.dwg

DRAWING NO. C1.0

CREEKSIDE ESTATES: FEASIBILITY/UTILITY LAYOUT PLAN (NORTH)



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WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

BENCHMARK DATA

I.D.	DESCRIPTION:	ELEVATION:
1	SPIKE IN POWER POLE #84-21 (INT. WOODLAND DR. & SOUTH COOP ROAD.	802.98

UTILITY PLAN NOTES

1. 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.
2. ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION" AND THE HARRISON UTILITIES STANDARD SPECIFICATIONS.
3. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
7. CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

UTILITY LAYOUT PLAN LEGEND

EXISTING CONTOUR	STORM MANHOLE
848 PROPOSED CONTOUR	STORM INLET
STORM MAIN	SANITARY MANHOLE
WATER MAIN	HYDRANT
SANITARY MAIN	WATER VALVE
UTILITY LATERAL	

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	CONTOUR W/ ELEVATION
CONIFEROUS TREE	LIGHT POLE	EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	FIRST FLOOR = 000.00
WETLANDS	CABLE PEDESTAL	TOPSOIL DEPTH
SOIL BORING	EXIST. HYDRANT	INFILTRATION SOIL BORING
	WATER VALVE	
	WATER STOP BOX	

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ALM	MSS	

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NO.	DATE	NO.	DATE	NO.	DATE	

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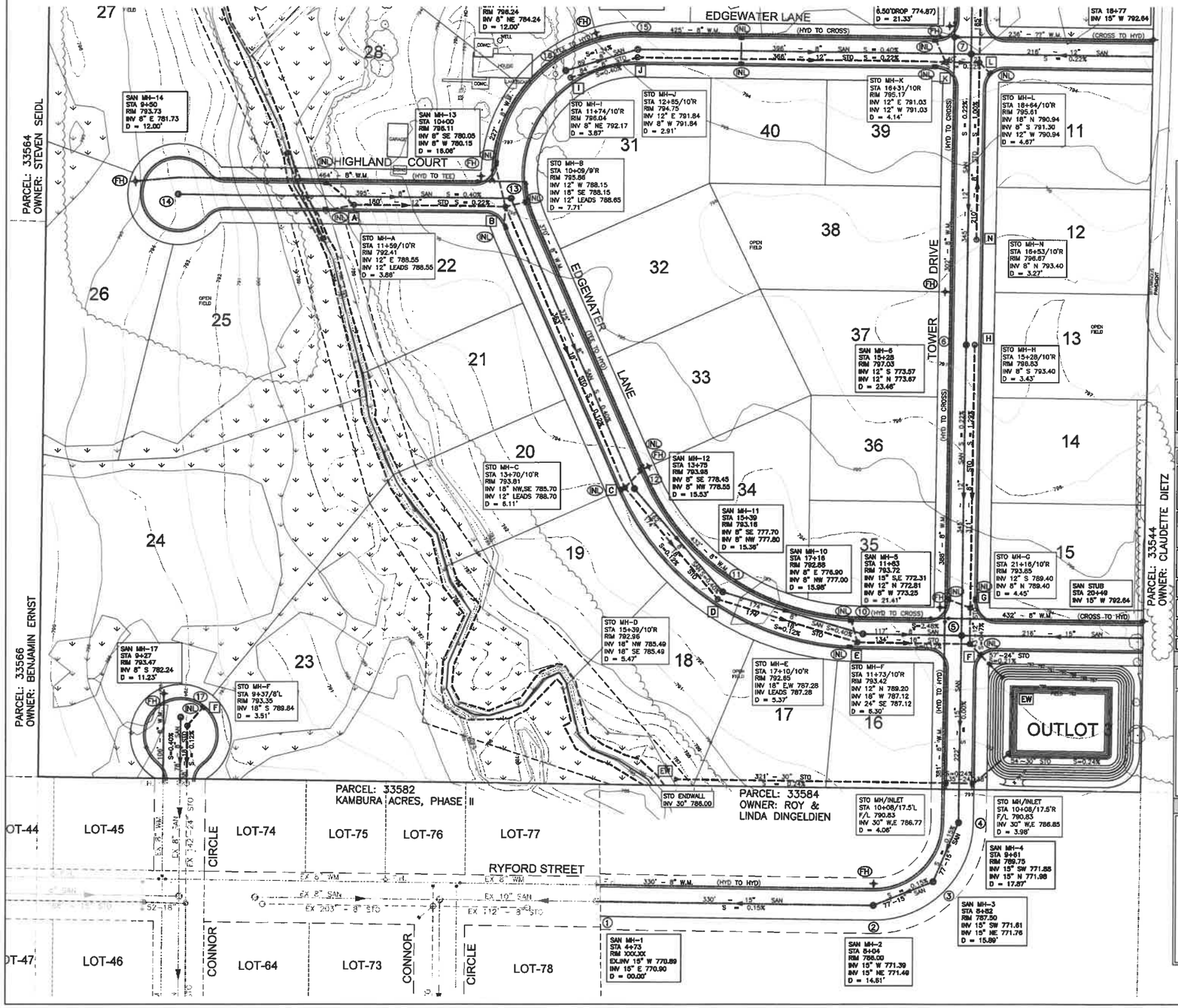
UTILITY LAYOUT PLAN (NORTH)
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003de.dwg

DRAWING NO.
C1.1

CREEKSIDE ESTATES: FEASIBILITY/UTILITY LAYOUT PLAN (SOUTH)



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FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

BENCHMARK DATA

I.D.	DESCRIPTION:	ELEVATION:
1	SPIKE IN POWER POLE #84-21 (INT. WOODLAND DR. & SOUTH COOP ROAD.	802.98

UTILITY PLAN NOTES

1. 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.
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6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
7. CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

UTILITY LAYOUT PLAN LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
STORM MAIN
WATER MAIN
SANITARY MAIN
UTILITY LATERAL
STORM MANHOLE
STORM INLET
SANITARY MANHOLE
HYDRANT
WATER VALVE

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET
1-1/4" x 30" REBAR SET
CHISELED "X" SET
3/4" REBAR FOUND
1" IRON PIPE FOUND
1-1/4" REBAR FOUND
2" IRON PIPE FOUND
CHISELED "X" FOUND
GOVERNMENT CORNER
( ) RECORDED AS
CONIFEROUS TREE
DECIDUOUS TREE
EXIST. WOODS LINE
WETLANDS
SOIL BORING

OVERHEAD POWER LINES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND FIBEROPTIC
UNDERGROUND GAS
UNDERGROUND CABLE TV
EXIST. FENCE LINE
SIGN
POWER POLE
GUY
LIGHT POLE
TELEPHONE PEDESTAL
ELECTRIC PEDESTAL
CABLE PEDESTAL
EXIST. HYDRANT
WATER VALVE
WATER STOP BOX

GAS VALVE
EXIST STORM MANHOLE
STORM INLET
YARD DRAIN
EXIST SANITARY MANHOLE
EXIST. SAN. SEWER
EXIST. STO. SEWER
EXIST. WATER MAIN
EXIST. SPOT ELEVATION
CONTOUR W/ ELEVATION
EXIST. TOP OF CURB ELEV.
EXIST. FLOW LINE ELEV.
FF = 000.00 FIRST FLOOR = 000.00
TOPSOIL DEPTH
INFILTRATION SOIL BORING

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CRC	ALM	MSS	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **			
NO.	DATE	NO.	DATE

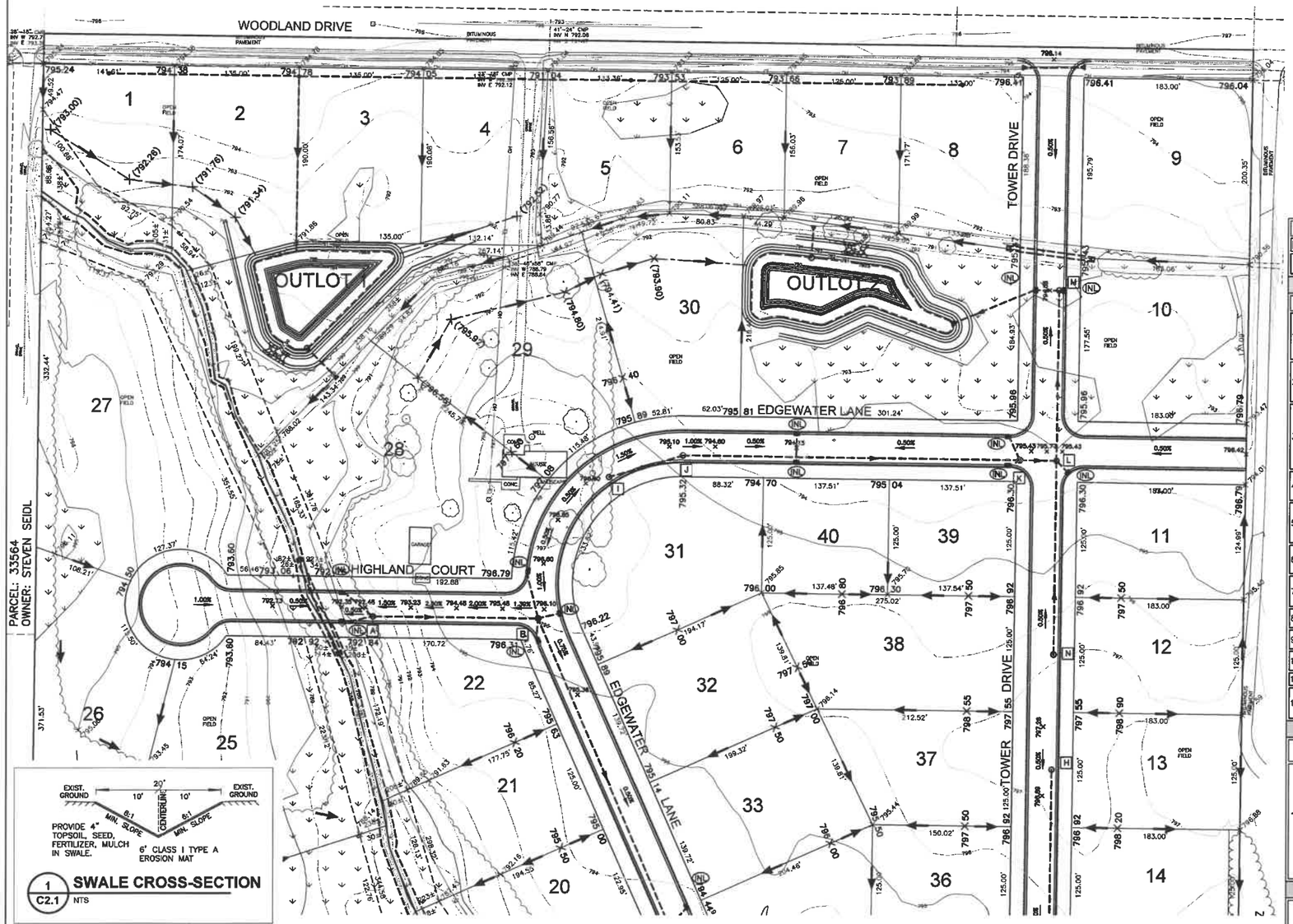
UTILITY LAYOUT PLAN (SOUTH)
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

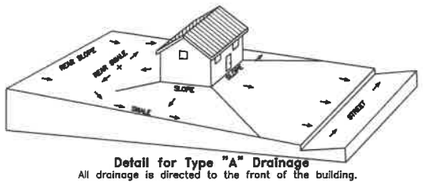
COMPUTER FILE
1-0687-003de.dwg

DRAWING NO.
C1.2

CREEKSIDE ESTATES: DRAINAGE PLAN (NORTH)

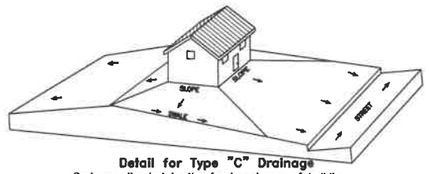


1 C2.1 **SWALE CROSS-SECTION**
NTS



Detail for Type "A" Drainage
All drainage is directed to the front of the building.

Detail for Type "B" Drainage
All drainage is directed to the rear of the building.



Detail for Type "C" Drainage
Drainage directed to the front and rear of building.

BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
1	SPIKE IN POWER POLE #84-21 (INT. WOODLAND DR. & SOUTH COOP ROAD.	802.98

DRAINAGE PLAN NOTES

1. 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.
2. ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE HARRISON UTILITIES STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. 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.
4. THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS
5. 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 ½-INCH PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS.
6. THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
7. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
9. THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
11. CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
12. 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.

DRAINAGE PLAN LEGEND

- EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- STORM SEWER MAIN
- STORM MANHOLE
- 2' x 3' PRECAST STORM INLET
- X 000.00 PROPOSED ELEVATION
- X (000.00) PERTINENT DITCH OR SWALE ELEVATION
- +885.73 EXISTING ELEVATION
- 000.0 PROPOSED GROUND AT FOUNDATION
- DIRECTION OF DRAINAGE

TOPOGRAPHIC LEGEND

- 1" x 18" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- RECORDED AS
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- SOIL BORING
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBEROPTIC
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- SIGN
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- EXIST. HYDRANT
- WATER VALVE
- WATER STOP BOX
- GAS VALVE
- EXIST STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- 000 EXIST. SPOT ELEVATION
- 000 CONTOUR W/ ELEVATION
- 000.00s EXIST. TOP OF CURB ELEV.
- 000.00f EXIST. FLOW LINE ELEV.
- FF = 000.00 FIRST FLOOR = 000.00
- TOPSOIL DEPTH
- INFILTRATION SOIL BORING

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CRC	ALM	MSS	

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NO.	DATE	NO.	DATE	NO.	DATE

DRAINAGE PLAN (NORTH) CREEKSIDE ESTATES

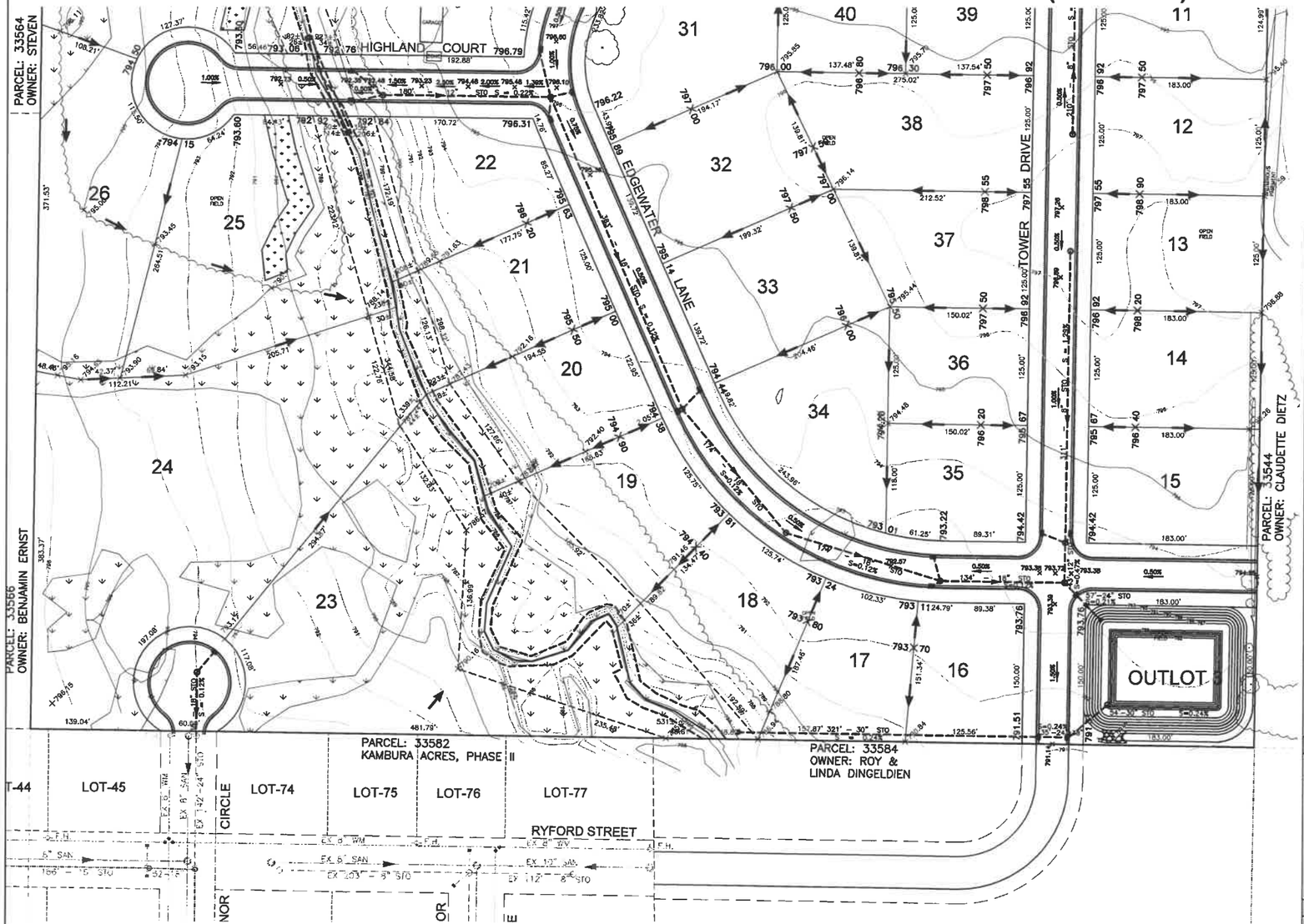
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0587-003de.dwg

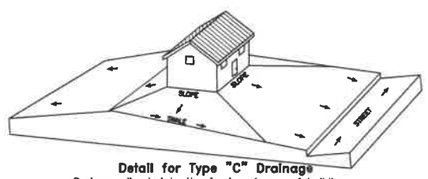
DRAWING NO.
C2.1

CREEKSIDE ESTATES: DRAINAGE PLAN (SOUTH)



Detail for Type "A" Drainage
All drainage is directed to the front of the building.

Detail for Type "B" Drainage
All drainage is directed to the rear of the building.



Detail for Type "C" Drainage
Drainage directed to the front and rear of building.

BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
1	SPIKE IN POWER POLE #84-21 (INT. WOODLAND DR. & SOUTH COOP ROAD.	802.98

DRAINAGE PLAN NOTES

1. 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.
2. ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE HARRISON UTILITIES STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. 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.
4. THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS
5. 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 ½-INCH PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS.
6. THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
7. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
9. THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
11. CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
12. 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.

DRAINAGE PLAN LEGEND

EXISTING CONTOUR	X 000.00 PROPOSED ELEVATION
000 PROPOSED CONTOUR	X (000.00) PERTINENT DITCH OR SWALE ELEVATION
STORM SEWER MAIN	x793.73 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	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	CONTOUR W/ ELEVATION
CONIFEROUS TREE	LIGHT POLE	EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	FIRST FLOOR = 000.00
WETLANDS	CABLE PEDESTAL	TOPSOIL DEPTH
SOIL BORING	EXIST. HYDRANT	INFILTRATION SOIL BORING
	WATER VALVE	
	WATER STOP BOX	

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FIELDWORK			
APPROVED MSS			
CHECKED ALM			
DRAWN BY CRC			
★★ REFER TO COVER SHEET FOR REVISION DESCRIPTIONS ★★			
NO.	DATE	NO.	DATE

DRAINAGE PLAN (SOUTH)
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

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C2.2

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NO.	DATE	REVISION	APPROVED

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CHECKED: HR

PLAN & PROFILE

TOWER DRIVE

CREEKSIDE ESTATES

VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

HORZ	VERT
BAR SCALE	BAR SCALE

DATE: 01-03-2019

COMPUTER FILE: RCP01001

DRAWING NO.: C3.1

SEE SHEET C3.3

SEE SHEET C3.2

SEE SHEET C3.3

SEE SHEET C3.1

39

11

10

9

8

TOWER DRIVE

WOODLAND ROAD

(HYD TO CROSS)

(CROSS TO TEE)

(FUTURE)

(TEE TO HYD)

401' - 8" W.M.

236' - 12" SAN S=0.22%

185' - 18" STO S=0.12%

230' - 12" SAN S = 0.22%

231' - 10" W.M.

256' - 12" SAN S = 0.22%

216' - 12" SAN S = 0.22%

236' - 12" W.M.

S = 0.22%

S = 1.00%

S = 0.40%

S = 0.22%

SAN MH-7
STA 18+74
RIM 795.76
INV 12" S 774.43
INV 12" N 774.53
INV 8" W 781.37
(INV 8" W 781.37
6.50 DROP 774.87)
D = 21.33'

SAN MH-8
STA 21+04
RIM 795.16
INV 12" S 775.04
INV 12" N 775.14
D = 20.12'

SAN MH-9
STA 23+34
RIM 796.00
INV 12" S 775.65
INV 12" W,E 775.80
D = 20.35'

SAN STUB
STA 18+77
INV 15" W 792.64

18" STO

OPEN FIELD

OPEN FIELD

18+11.04

18+40.97

20+46.92

21+98.31

22+80.31

23+00.00

SCALE - FEET
4
40

PROPOSED CL PROFILE

EXISTING CL PROFILE

EXISTING CL GRADES

VPI STA = 20+46.92
VPI EL = 794.88

VPI STA = 23+00.00
VPI EL = 796.14

EOP STA = 23+13.33
EOP EL = 796.45

0.50%

2.33%

792.71

789.45

97' - 38"x57"
CMP ARCH CULVERT
W/ APRON ENDWALLS
8" INSIDE BURY
INV W 789.45
INV E 789.54

796.13 795.88 795.63 795.38 795.13 794.89 795.14 795.39 795.64 795.89 796.14

794.33 793.67 793.14 793.10 792.94 792.34 791.99 793.25 793.56 793.88 796.14

804 800 796 792 788 784 780 776 772 768

18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00 27+00 28+00 29+00

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CHECKED: JJR

PLAN & PROFILE

TOWER DRIVE

CREEKSIDE ESTATES

VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

HORZ: BAR SCALE
VERT: BAR SCALE

DATE: 01-03-2019

COMPUTER FILE: RCP02001

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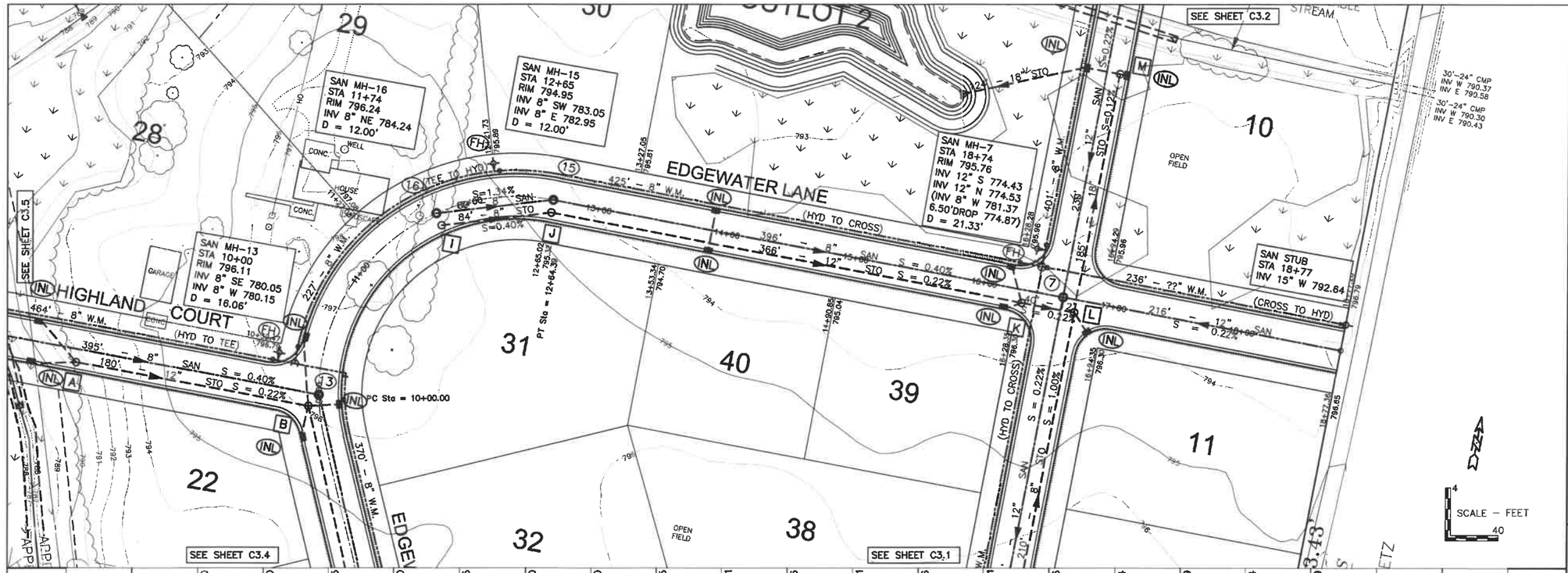

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CRC	IIR		

PLAN & PROFILE

EDGEWATER LANE

CREEKSIDE ESTATES

VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

HORZ	VERT
BAR SCALE	BAR SCALE

DATE
01-03-2019

COMPUTER FILE
RCP01002

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C3.3

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PLAN & PROFILE

EDGEWATER LANE

CREEKSIDE ESTATES

VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

HORZ	VERT
BAR SCALE	BAR SCALE

DATE: 01-03-2019

COMPUTER FILE: RCP01003

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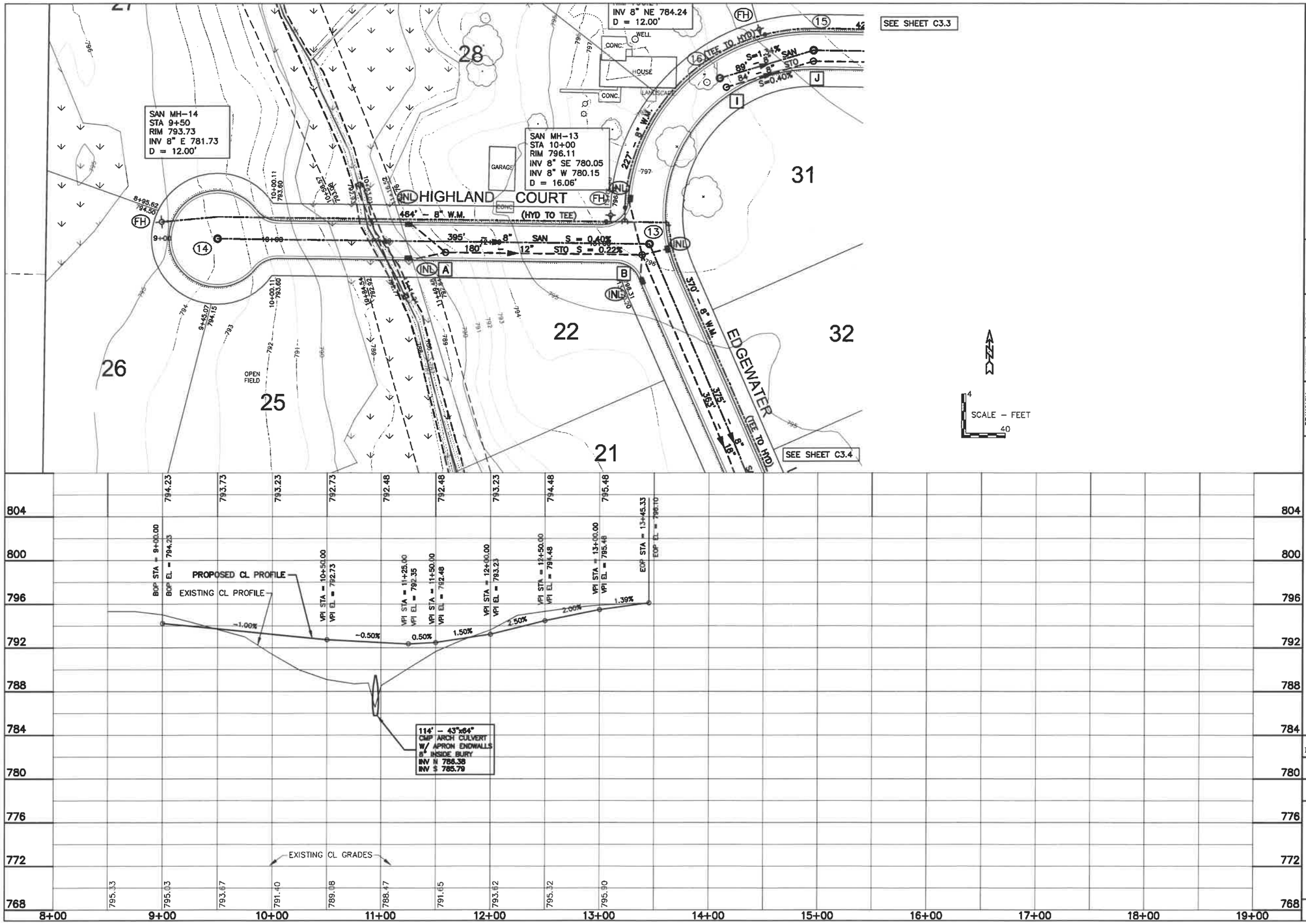

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		CRC	JJR	

REVISION

PLAN & PROFILE

HIGHLAND COURT

CREEKSIDE ESTATES

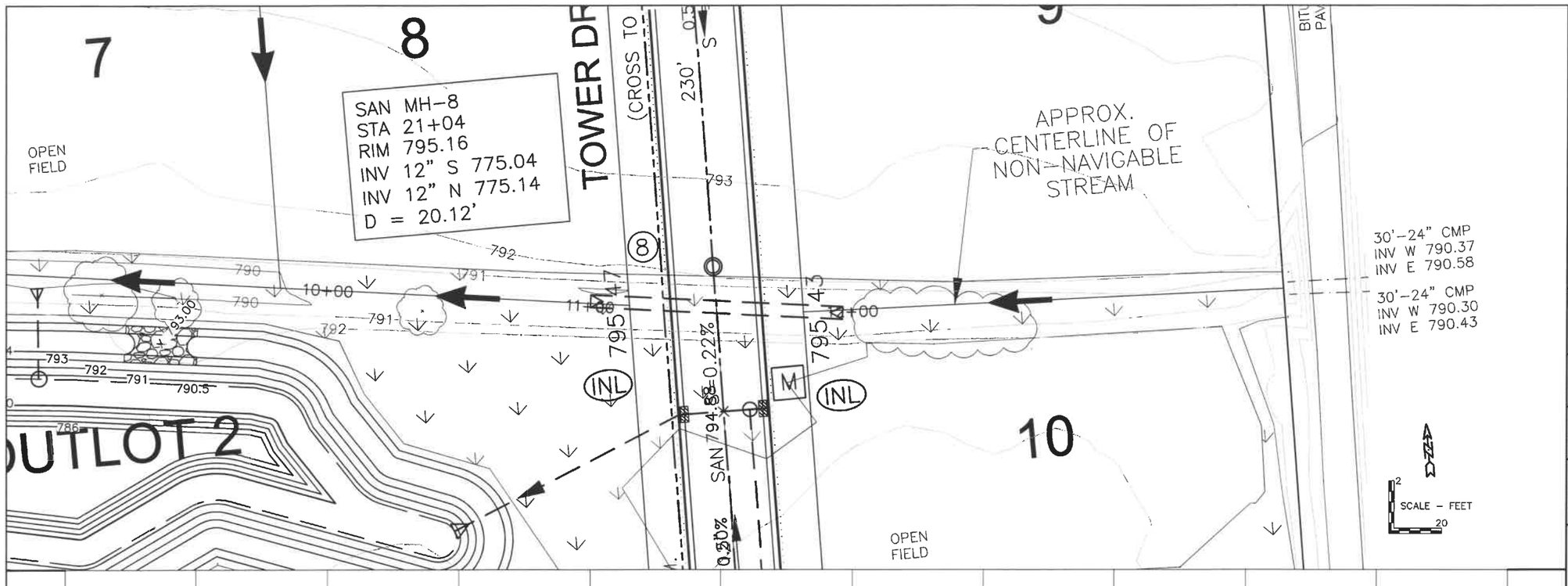
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

HORZ	VERT
BAR SCALE	BAR SCALE

DATE
01-03-2019

COMPUTER FILE
RCP01004

DRAWING NO.
C3.5



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PLAN & PROFILE
NORTH CULVERT CROSSING
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

HORZ	VERT
BAR SCALE	BAR SCALE

DATE
01-03-2019

COMPUTER FILE
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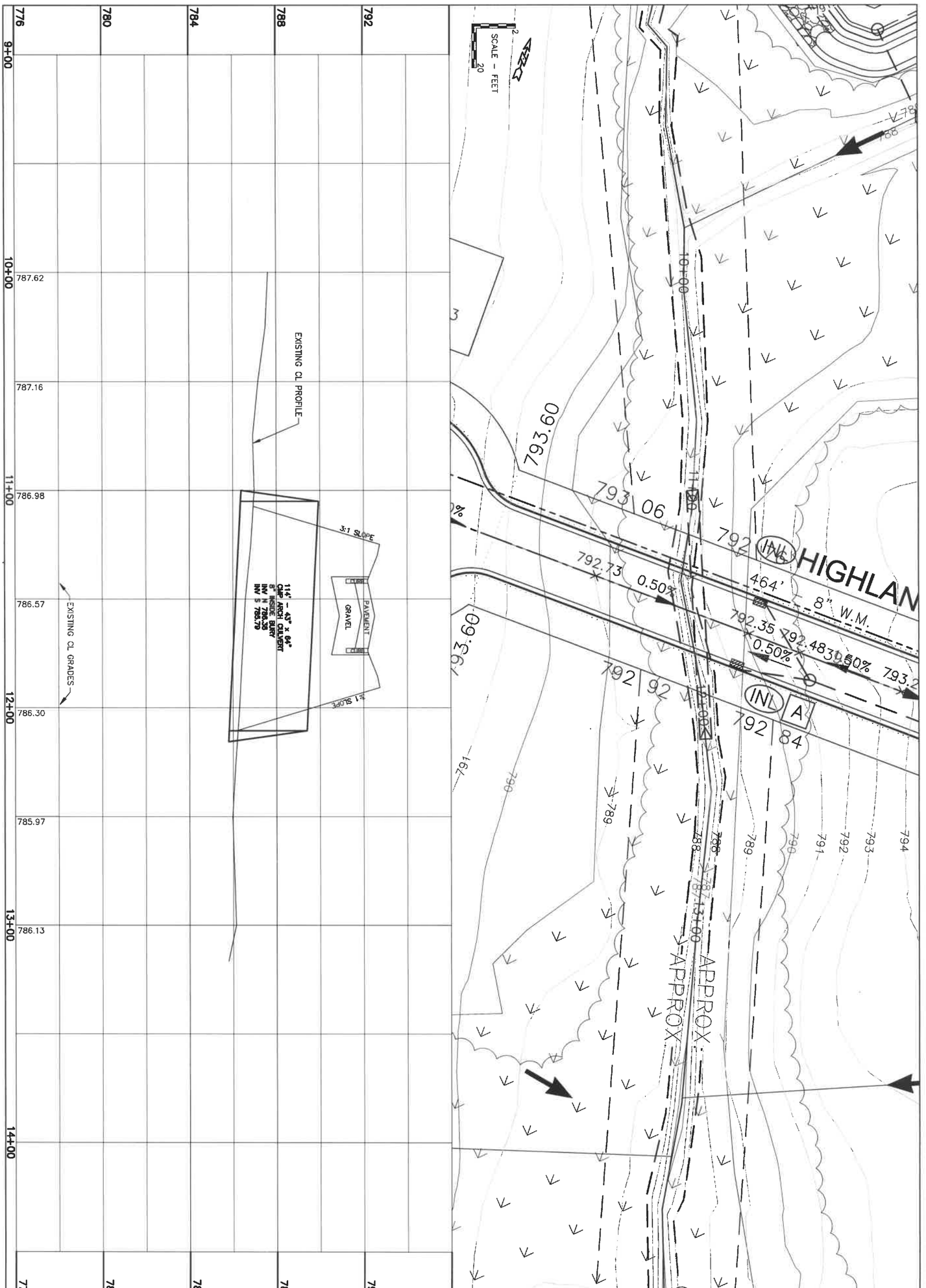
DRAWING NO.
C3.6



PLAN & PROFILE

WEST CULVERT CROSSING

CREEKSIDE ESTATES

VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

DRAWN BY: CRC | CHECKED: JJR | APPROVED:

NO.	DATE	REVISION

DRAWING NO. C3.7

HORZ BAR SCALE | VERT BAR SCALE

DATE 01-03-2019

COMPUTER FILE RCPW06

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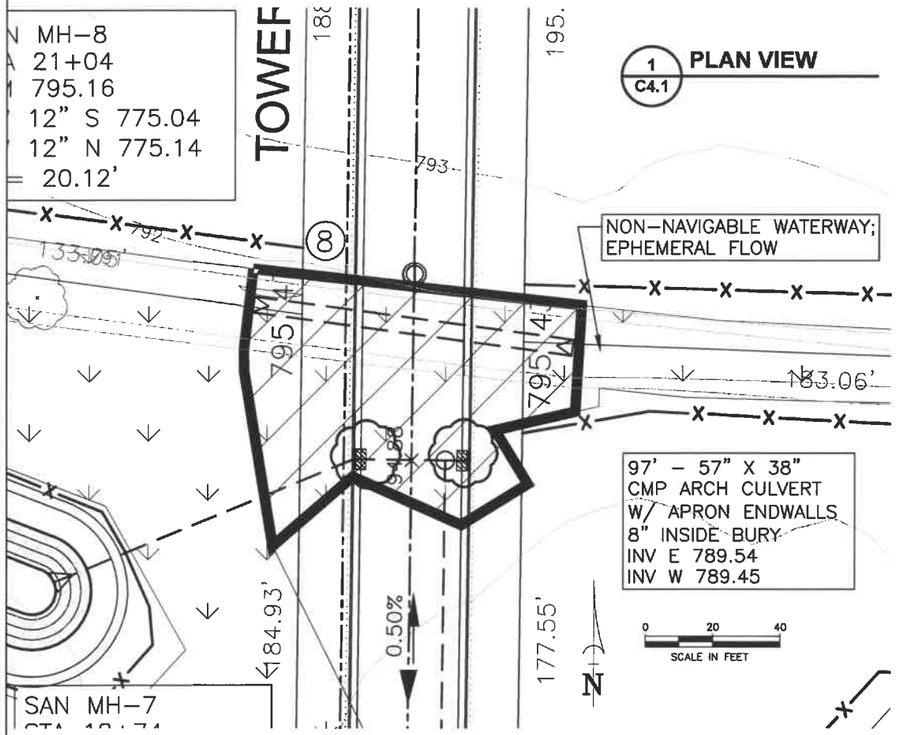
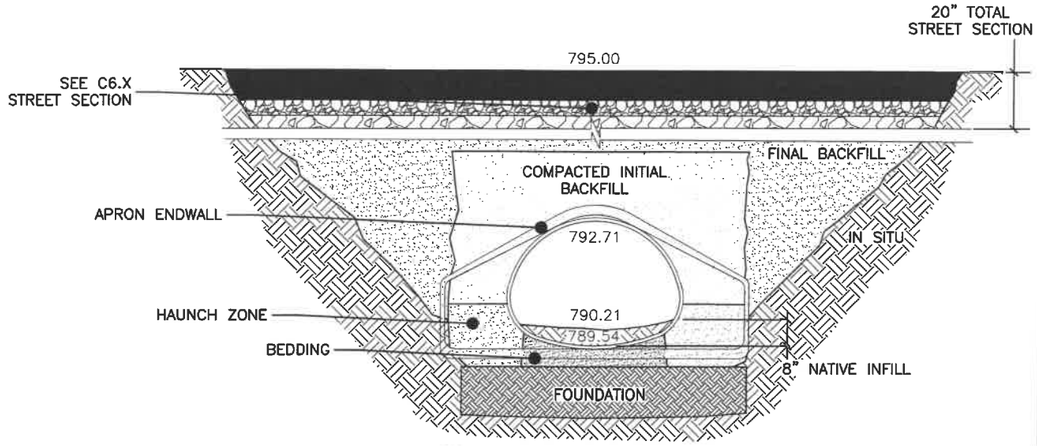
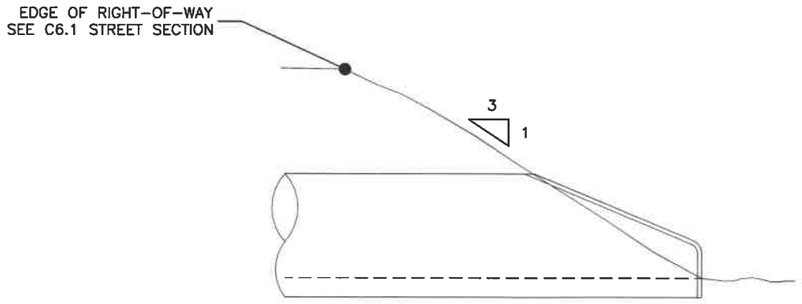
CREEKSIDE ESTATES: NORTH CULVERT CROSSING DETAILS



1 C4.1 **PLAN VIEW**



2 C4.1 **INVERT CROSS-SECTION**



3 C4.1 **PROFILE FILL SLOPE**

EROSION CONTROL NOTES

1.	THE CONTRACTOR SHALL INSTALL EROSION CONTROL PRACTICES AS SHOWN ON THE EROSION CONTROL PLAN PRIOR TO ANY CONSTRUCTION.
2.	ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
3.	THE GRADING CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL GRADE IS ESTABLISHED. SEED MIXTURE SHALL BE ACCORDING TO THE SPECIFICATIONS.
4.	THE CONTRACTOR SHALL UTILIZE PRACTICES USED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. METHODS OF DUST CONTROL SHALL BE PER WDNR STANDARD 1068.
5.	INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
6.	SILT FENCES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.
7.	ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE MULCH CRIMPED INTO PLACE.
8.	VEGETATION, SOIL STOCKPILES, OR EQUIPMENT CANNOT BE STORED IN WETLANDS EVEN TEMPORARILY. NATURAL HYDROLOGY OF ADJACENT WETLANDS MUST BE MAINTAINED.
9.	CONTRACTOR SHALL MINIMIZE GRADING, EXCAVATING, AND DISTURBANCE TO WHAT IS NECESSARY FOR THE INSTALLATION OF THE CULVERT.
10.	THE WIDTH AND DEPTH OF THE EXISTING CHANNEL SHALL NOT BE ALTERED UPSTREAM OR DOWNSTREAM OF THE CULVERT.

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OHP OVERHEAD POWER LINES	GAS VALVE
1–1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1–1/4" REBAR FOUND	CATV UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	CONTOUR W/ ELEVATION
CONIFEROUS TREE	LIGHT POLE	EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	FF = 000.00 FIRST FLOOR = 000.00
WETLANDS	CABLE PEDESTAL	TOPSOIL DEPTH
SOIL BORING	EXIST. HYDRANT	INFILTRATION SOIL BORING
	WATER VALVE	
	WATER STOP BOX	

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CRC	ALM	MSS	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **					
NO.	DATE	NO.	DATE	NO.	DATE

NORTH CULVERT CROSSING
CREEKSIDE ESTATES

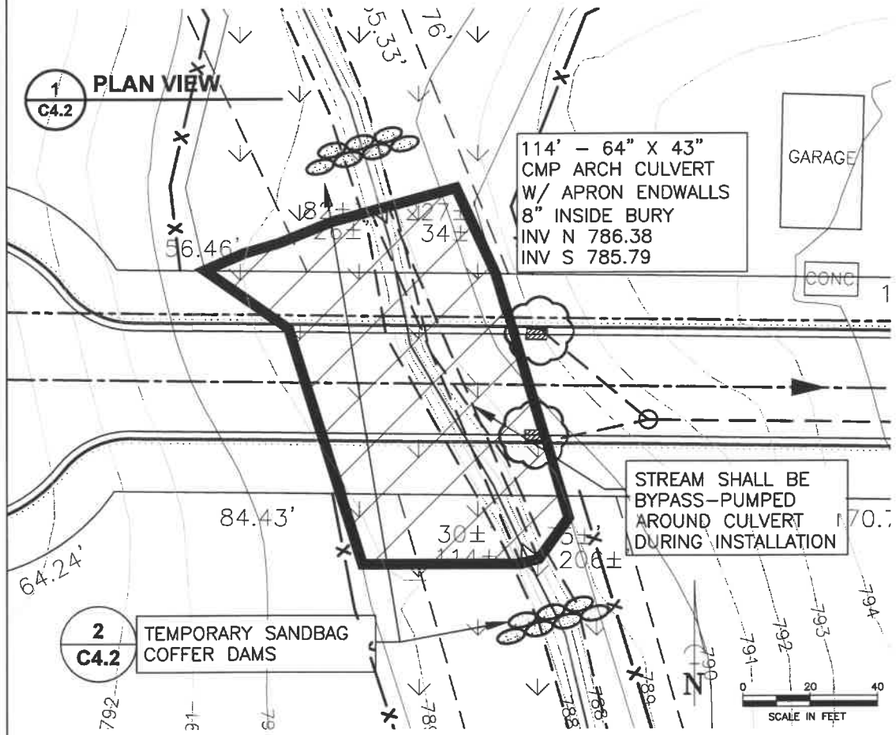
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003de.dwg

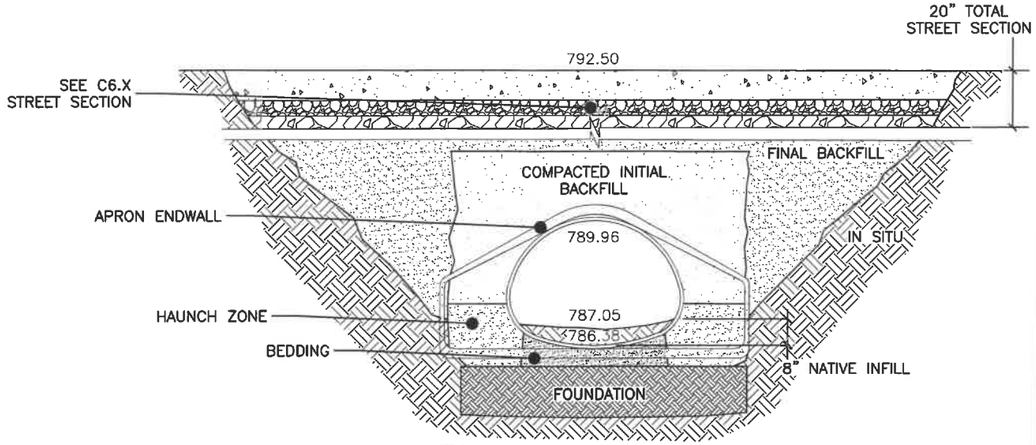
DRAWING NO.
C4.1

CREEKSIDE ESTATES: WEST CULVERT CROSSING DETAILS

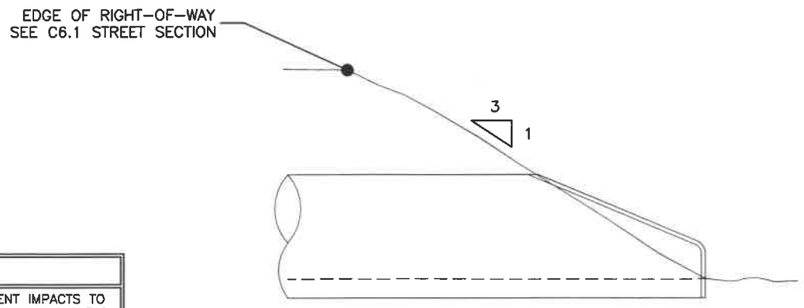


1 C4.2 **PLAN VIEW**

2 C4.2 TEMPORARY SANDBAG COFFER DAMS



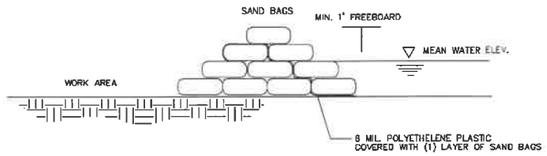
3 C4.2 **INVERT CROSS-SECTION**



4 C4.2 **PROFILE FILL SLOPE**

EROSION CONTROL NOTES	
1.	THE CONTRACTOR SHALL INSTALL EROSION CONTROL PRACTICES AS SHOWN ON THIS AND THE EROSION CONTROL PLANS PRIOR TO ANY CONSTRUCTION.
2.	ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
3.	THE GRADING CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL GRADE IS ESTABLISHED. SEED MIXTURE SHALL BE ACCORDING TO THE SPECIFICATIONS.
4.	THE CONTRACTOR SHALL UTILIZE PRACTICES USED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. METHODS OF DUST CONTROL SHALL BE PER WDNR STANDARD 1068.
5.	INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
6.	SILT FENCES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.
7.	ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE MULCH CRIMPED INTO PLACE.
8.	VEGETATION, SOIL STOCKPILES, OR EQUIPMENT CANNOT BE STORED IN WETLANDS EVEN TEMPORARILY. NATURAL HYDROLOGY OF ADJACENT WETLANDS MUST BE MAINTAINED.
9.	CONTRACTOR SHALL MINIMIZE GRADING, EXCAVATING, AND DISTURBANCE TO WHAT IS NECESSARY FOR THE INSTALLATION OF THE CULVERT.
10.	COFFER DAMS SHALL BE INSTALLED UPSTREAM AND DOWNSTREAM OF THE CULVERT OUT OF NON–ERODABLE MATERIAL AND SECURED AT THE BOTTOM OF THE CHANNEL AND TOP OF BANKS.

EROSION CONTROL NOTES	
12.	BYPASS PUMP INTAKES AND DISCHARGES SHALL PREVENT IMPACTS TO WILDLIFE AND BE PLACED TO MINIMIZE SCOUR OF NATURAL CHANNELS OR EROSION OF SIDE SLOPES.
13.	COFFER DAMS SHALL BE REMOVED IN A WAY THAT MINIMIZES RELEASE OF SEDIMENT DOWNSTREAM.
14.	THE WIDTH AND DEPTH OF THE EXISTING CHANNEL SHALL NOT BE ALTERED UPSTREAM OR DOWNSTREAM OF THE CULVERT.



5 C4.2 **SANDBAG COFFER DAM**
NTS

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OHP OVERHEAD POWER LINES	GAS VALVE
1–1/4" x 30" REBAR SET	UGE UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UGT UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UGF UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UGG UNDERGROUND GAS	EXIST SANITARY MANHOLE
1–1/4" REBAR FOUND	UGTV UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	
CONIFEROUS TREE	LIGHT POLE	CONTOUR W/ ELEVATION
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	EXIST. FLOW LINE ELEV.
WETLANDS	CABLE PEDESTAL	FIRST FLOOR = 000.00
SOIL BORING	EXIST. HYDRANT	TOPSOIL DEPTH
	WATER VALVE	INFILTRATION SOIL BORING
	WATER STOP BOX	

NOT FOR CONSTRUCTION

Martenson & Eisele, Inc.
Planning
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Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
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info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	CHECKED	APPROVED	FIELDWORK
CRC	ALM	MSS	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **					
NO.	DATE	NO.	DATE	NO.	DATE

WEST CULVERT CROSSING
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

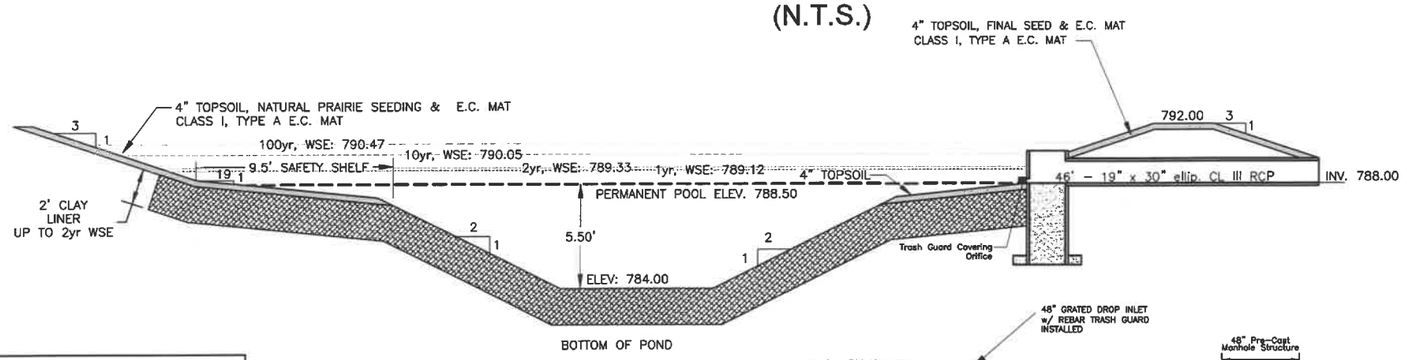
SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003dle.dwg

DRAWING NO.
C4.2

CREEKSIDE ESTATES: NORTHWEST POND

(N.T.S.)



NORMAL WATER ELEVATION = 788.50

KEY DESIGN FEATURES

ALL SIDE SLOPES = 3:1 ABOVE NORMAL WATER ELEV.

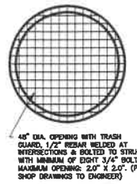
ALL SIDE SLOPES = 2:1 BELOW NORMAL WATER ELEV.

SAFETY SHELF = 9.5' WIDE WITH 19:1 SLOPE

WET BASIN: 5.5' BELOW WATER SURFACE

SEDIMENT BAY BOTTOM = 784.00

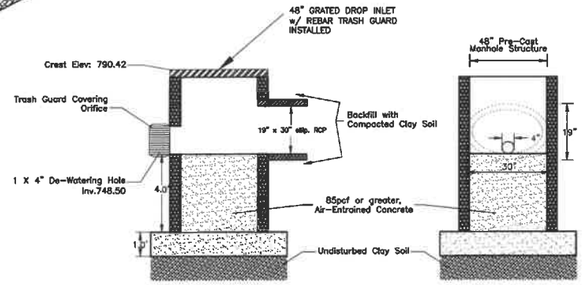
OUTLET STRUCTURE: MULTI-STAGE STRUCTURE



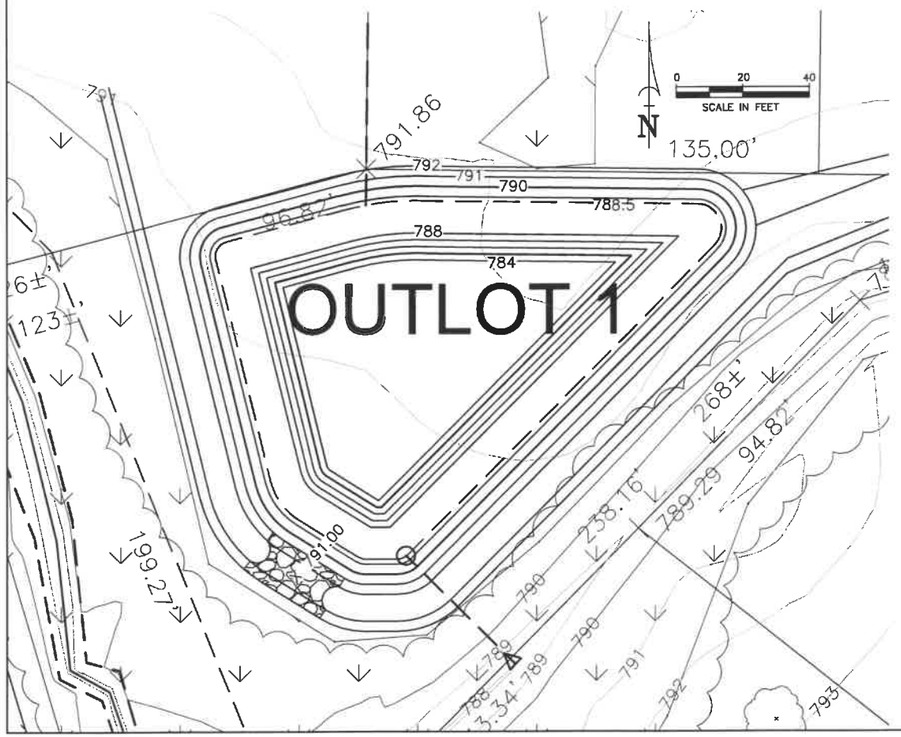
45" DIA. OPENING WITH TRASH GUARD, 1/2" REBAR WELDED AT INTERSECTIONS & BOLTED TO STRUCTURE WITH MINIMUM OF EIGHT 3/4" BOLTS. MAXIMUM OPENING: 2.0" X 2.0". (PROVIDE SHOP DRAWINGS TO ENGINEER)

GRATED HORIZONTAL ORIFICE

(N.T.S.)

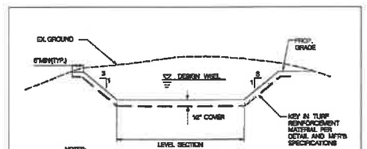


OUTLET STRUCTURE



EMERGENCY/WEIR OUTLET STRUCTURE

(N.T.S.)



TURF REINFORCEMENT TYPICAL SECTION

NOT TO SCALE

CLASS III, TYPE B E.C. MAT INSTALLATION DETAIL

NTS

POND CONSTRUCTION

Topsoil Stripping
The pond construction limits will be staked by Martenson & Eisele, Inc. The contractor shall strip the area free of topsoil and stockpile at locations as indicated on the Erosion Control Plan.

Unclassified Excavation
Unclassified excavation shall include the removal and disposal of all materials encountered in the excavation for the ponds other than specific materials which have been classified and bid upon as a separate bid item for this project. When excavating for the ponds, the excavation limits shall be the limits per the pond construction plans.

Fine Grading
Fine grading shall consist of shaping and compacting the total cross section and limits of the ponds according to the typical cross section illustrated on the plans. Fine Grading shall include the grading of the soilway. All costs associated shall be included in the unit price bid.

Clay Liner and Pond Berm
The W.D.N.R. requires that storm water ponds be entirely clay lined. The following items are the criteria for the construction of the clay liner and pond berm.

Properties
> Permeability: 1 x 10-7 cm/sec or less.
> Grain Size: P200 content 50% by weight or greater. Larger than 2 in. in longest dimension shall be removed.
> Clay Content: 25% by weight or greater (0.02mm).
> Liquid Limit: 25% or greater.
> Plasticity Index: 10 or greater.
> Free of stones and inclusions of other soil types larger than 2 in. in largest dimension.
> Non-organic soil classified as CL or CH by United Soil Classification System.

Clay Placement
I. Do not place clay until sub-grade elevation is documented and approved by Engineer.
II. Shape sub-grade to provide specified clay thickness smooth and free from loose stones.
III. Placement
A. Place in 6" loose lifts perpendicular to slope, in designated thickness shown on the Drawings.
B. Maximum Compacted Lift Thickness: 6" but not greater than depth of sheepsfoot.
C. Tolerance: Maximum acceptable variation for each lift thickness is 1".
D. Place clay as backfill material for outlet structure and associated piping within pond berm.
IV. Compaction:
A. Minimum Compaction: 90% of dry density, ASTM D1557 Modified Proctor.
B. Maximum Permeability: 1 x 10-7 cm/sec, laboratory falling head permeability test.
V. Material distribution and gradation throughout clay material shall be free from lenses, pockets, streaks or layers of material differing substantially in texture or gradation from surrounding material. Blend clay prior to compaction. Prevent sand or other soil types from mixing into clay or forming seams.
VI. Uniformly distribute moisture and disc each lift of clay material prior to compaction. Dry clay material too wet to obtain desired density, proper moisture content. Do not place clay at moisture content less than optimum as defined by ASTM D1557. No additional payment will be made for drying clay materials.
VII. Place layers of clay to form continuous monolithic material. Condition excessively dry or wet soil before placement of additional lifts. Knead each lift into previously placed lift with sheepsfoot roller, or similar kneading type compactor.
VIII. Construct sidewall liners in lifts parallel to side slope.
IX. Protect buried pipes, and similar installations when constructing overlying portions of liner system or pond berm.
X. Do not place clay when air temperature is below of 32°F, unless CONTRACTOR can demonstrate fill material temp. is above freezing.
XI. Install clay liner in accordance with Drawings.

Field Quality Control
I. General Testing Requirements
A. Construction quality control testing will be performed throughout project by the Contractor's geotechnical soil engineer.
B. Test locations shall be selected at random be the Contractor's geotechnical soil engineer. CONTRACTOR shall assist in testing.
C. Testing frequency for construction quality control shall be as indicated below by OWNER or ENGINEER
II. Initial Sampling
A. Contractor shall assist geotechnical soil engineer in collecting two representative bulk samples within 7 days of receiving the Notice to Proceed, or as weather permits after that week, of import clay borrow location and onsite clay material.
B. Test to be performed on each bulk sample collected and tested by geotechnical soil engineer shall include:
1. Grain size Analysis (ASTM D422).
2. Atterberg Limits (ASTM D422).
3. Constant Head Permeability Test (ASTM D5084).
4. Modified Proctor Compaction Test (ASTM D1557, Method D).
III. Compaction:
A. Contractor's geotechnical soil engineer will perform one compaction test per each 200CY on in-place material.
B. Degree of Compaction: 90% Modified Proctor, ASTM D1557, Method D
IV. Thickness Verification:
A. Thickness of clay liner shall be verified by surveying sub-grade elevation and surveying elevation of clay surface, after completion of testing of in-place clay. Survey will be performed by OWNER's retained ENGINEER.
V. Final Acceptance of Surface:
A. Thickness of clay liner and surface elevations shall conform to Drawings.
B. Finish surface with smooth-drum roller.
C. Assist geotechnical soil engineer in collecting minimum of four in-place clay liner samples (Shelby Tube Method) per pond. Test to be performed by Contractor's geotechnical soil engineer on each tube.
1. Dry Density.
2. Atterberg Limits (ASTM D4318).
3. Grain Size Analysis (ASTM D422).
4. Constant Head Permeability (ASTM D5084).
VI. Rework areas that fail testing as follows:
A. Define rework area.
B. Disc.
C. Condition soil for moisture content.
D. Compact.
E. Retest. Notify OWNER and ENGINEER when area(s) are ready for retest. Areas that fail testing shall have material removed and replaced at no cost to OWNER

Excess Material
Clay material not suitable for backfilling and excess material shall be hauled offsite, to location specified by OWNER.

Geo-textile Fabric
The geo-textile fabric for under the riprap shall consist of Type "R" porous non-woven fabric with multiple layers of randomly arranged fibers. The Engineer shall inspect fabric prior to placement of riprap and during placement of riprap. Damaged filter fabric shall be replaced at Contractor's expense.

Manufacturers
> Mirafi 140N by Mirafi, Inc.
> Typar 3401 by Dupont
> Supac 5P by Phillips Fibers Corporation
> Propex 4545 by Amoco Fabrics Company

Riprap
The Contractor shall trim and shape the bed for the fabric prior to the placement of the riprap as indicated on the plan. The riprap shall be clean washed riprap measuring 12" thick measured perpendicular to the slope. (24" total depth)

All equipment, labor, and materials used to install and maintain the riprap shall be included in the unit price bid for Medium Rip-Rap & Type R Filter Fabric, square yards.

Outlet Structure/Piping/Etc.
Construction of the Outlet Structures with trash guards, pipe, concrete apron endwalls with trash guard, and spillways shall be in accordance with the details on the plans. All costs associated with the supply, installation and construction of all items involved with the outlet structures, pipe, concrete apron endwalls, and spillways shall be included in the price bid.

Restoration
The Contractor shall seed, fertilize and mulch the pond only above the normal water surface. Seeding shall be with natural prairie grasses.

Erosion Control Vegetative Mat
The area above the normal water surface shall be matted with Class I, Type A Curlex, or equal, erosion control vegetative mats as listed in the Product Acceptability List (PAL) for Multi-Model Applications published by the Wisconsin Department of Transportation, current edition.

Topsoil
Topsoil shall conform to the requirements of the Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, 2003 Edition, Section 625.

NOT FOR CONSTRUCTION

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DRAWN BY	CHECKED	APPROVED	FIELDWORK
CRC	ALM	MSS	

**	REFER TO COVER SHEET FOR REVISION DESCRIPTIONS	**
NO.	DATE	NO.	DATE	NO.	DATE

NORTHWEST POND
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

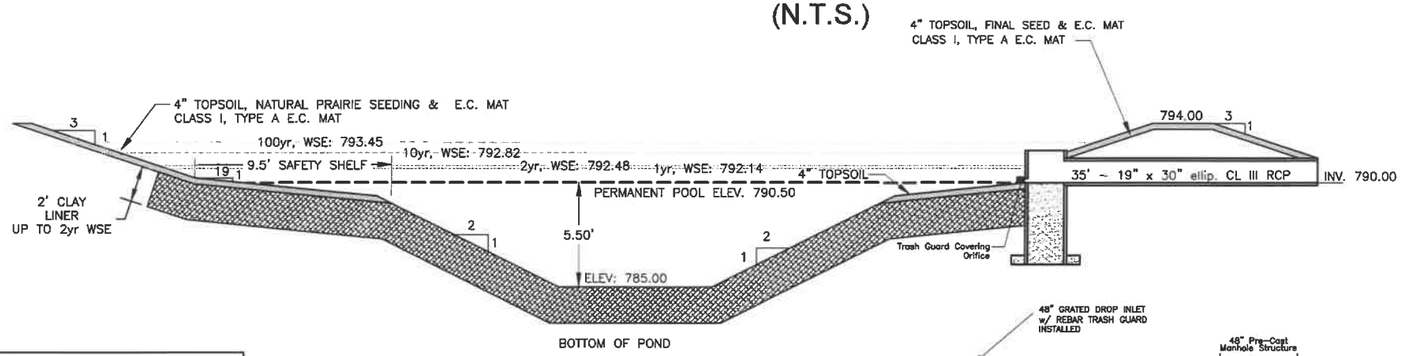
SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003de.dwg

DRAWING NO.
C5.1

CREEKSIDE ESTATES: NORTHEAST POND

(N.T.S.)



NORMAL WATER ELEVATION = 790.50

KEY DESIGN FEATURES

ALL SIDE SLOPES = 3:1 ABOVE NORMAL WATER ELEV.

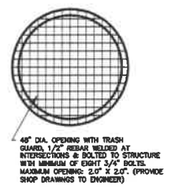
ALL SIDE SLOPES = 2:1 BELOW NORMAL WATER ELEV.

SAFETY SHELF = 9.5' WIDE WITH 19:1 SLOPE

WET BASIN: 5.5' BELOW WATER SURFACE

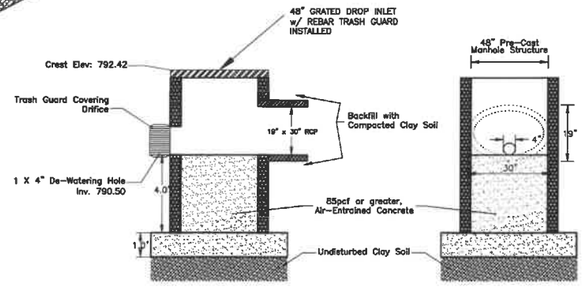
SEDIMENT BAY BOTTOM = 785.00

OUTLET STRUCTURE: MULTI-STAGE STRUCTURE

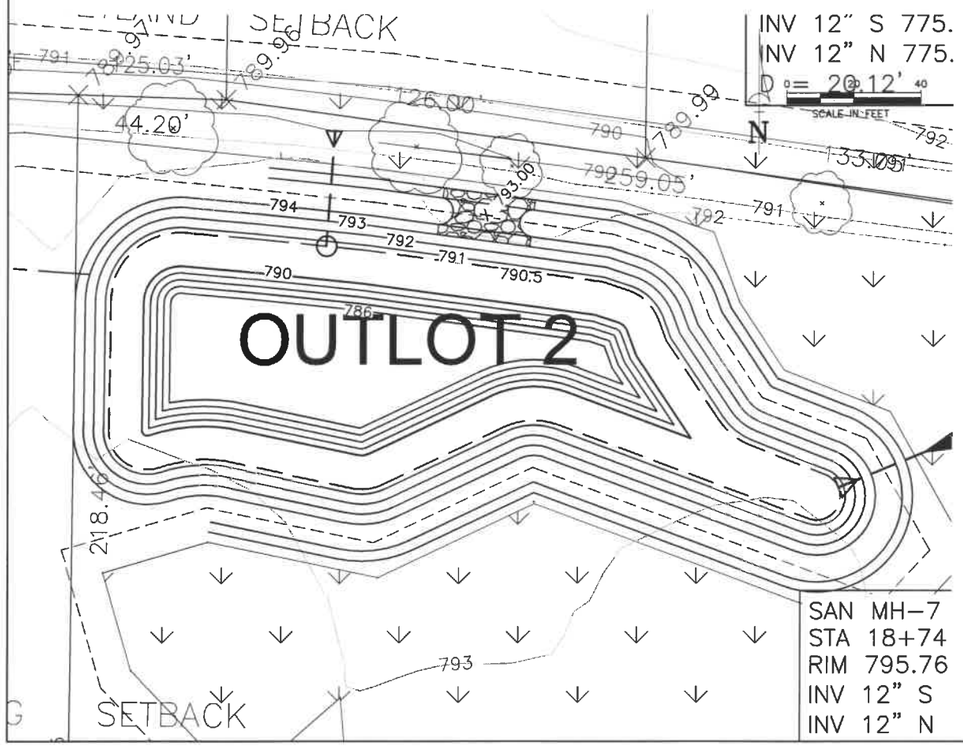


GRATED HORIZONTAL ORIFICE

(N.T.S.)

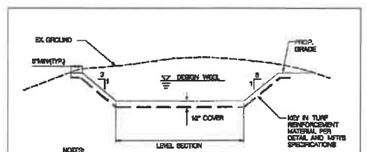


OUTLET STRUCTURE



EMERGENCY/WEIR OUTLET STRUCTURE

(N.T.S.)



TURF REINFORCEMENT TYPICAL SECTION

NOT TO SCALE

CLASS III, TYPE B
E.C. MAT INSTALLATION DETAIL

NTS

POND CONSTRUCTION

Topsoil Stripping
The pond construction limits will be staked by Martenson & Eisele, Inc. The contractor shall strip the area free of topsoil and stockpile at locations as indicated on the Erosion Control Plan.

Unclassified Excavation
Unclassified excavation shall include the removal and disposal of all materials encountered in the excavation for the ponds other than specific materials which have been classified and bid upon as a separate bid item for this project. When excavating for the ponds, the excavation limits shall be the limits per the pond construction plans.

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> Clay Content: 25% by weight or greater (0.02mm).
> Liquid Limit: 25% or greater.
> Plasticity Index: 10 or greater.
> Free of stones and inclusions of other soil types larger than 2 in. in largest dimension.
> Non-organic soil classified as CL or CH by United Soil Classification System.

Clay Placement
I. Do not place clay until sub-grade elevation is documented and approved by Engineer.
II. Shape sub-grade to provide specified clay thickness smooth and free from loose stones.
III. Placement
A. Place in 6" loose lifts perpendicular to slope, in designated thickness shown on the Drawings.
B. Maximum Compacted Lift Thickness: 8" but not greater than depth of sheepsfoot.
C. Tolerance: Maximum acceptable variation for each lift thickness is 1".
D. Place clay as backfill material for outlet structure and associated piping within pond berm.
IV. Compaction:
A. Minimum Compaction: 90% of dry density, ASTM D1557 Modified Proctor.
B. Maximum Permeability: 1 x 10-7 cm/sec, laboratory falling head permeability test.
V. Material distribution and gradation throughout clay material shall be free from lenses, pockets, streaks or layers of material differing substantially in texture or gradation from surrounding material. Blend clay prior to compaction. Prevent sand or other soil types from mixing into clay or forming seams.
VI. Uniformly distribute moisture and disc each lift of clay material prior to compaction. Dry clay material too wet to obtain desired density, proper moisture content. Do not place clay at moisture content less than optimum as defined by ASTM D1557. No additional payment will be made for drying clay materials.
VII. Place layers of clay to form continuous monolithic material. Condition excessively dry or wet soil before placement of additional lifts. Knead each lift into previously placed lift with sheepsfoot roller, or similar kneading type compactor.
VIII. Construct sidewall liners in lifts parallel to side slopes.
IX. Protect buried pipes, and similar installations when constructing overlying portions of liner system or pond berm.
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3. Constant Head Permeability Test (ASTM D5084).
4. Modified Proctor Compaction Test (ASTM D1557, Method D).
III. Compaction:
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B. Degree of Compaction: 90% Modified Proctor, ASTM D1557, Method D
IV. Thickness Verification:
A. Thickness of clay liner shall be verified by surveying sub-grade elevation and surveying elevation of clay surface, after completion of testing of in-place clay. Survey will be performed by OWNER's retained ENGINEER.
V. Final Acceptance of Surface:
A. Thickness of clay liner and surface elevations shall conform to Drawings.
B. Finish surface with smooth-drum roller.
C. Assist geotechnical soil engineer in collecting minimum of four in-place clay liner samples (Shelby Tube Method) per pond. Test to be performed by Contractor's geotechnical soil engineer on each tube.
1. Dry Density.
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3. Grain Size Analysis (ASTM D422).
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VI. Rework areas that fail testing as follows:
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C. Condition soil for moisture content.
D. Compact.
E. Retest. Notify OWNER and ENGINEER when area(s) are ready for retest. Areas that fail testing shall have material removed and replaced at no cost to OWNER

Excess Material
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Geo-textile Fabric
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Manufacturers
> Mirafi 140N by Mirafi, Inc.
> Typar 3401 by Dupont
> Supec 5P by Phillips Fibers Corporation
> Propex 4545 by Amoco Fabrics Company

Riprap
The Contractor shall trim and shape the bed for the fabric prior to the placement of the riprap as indicated on the plan. The riprap shall be clean washed riprap measuring 12" thick measured perpendicular to the slope. (24" total depth)

All equipment, labor, and materials used to install and maintain the riprap shall be included in the unit price bid for Medium Rip-Rap & Type R Filter Fabric, square yards.

Outlet Structure/Piping/Etc.
Construction of the Outlet Structures with trash guards, pipe, concrete apron endwalls with trash guard, and spillways shall be in accordance with the details on the plans. All costs associated with the supply, installation and construction of all items involved with the outlet structures, pipe, concrete apron endwalls, and spillways shall be included in the price bid.

Restoration
The Contractor shall seed, fertilize and mulch the pond only above the normal water surface. Seeding shall be with natural prairie grasses.

Erosion Control Vegetative Mat
The area above the normal water surface shall be matted with Class I, Type A Curlex, or equal, erosion control vegetative mats as listed in the Product Acceptability List (PAL) for Multi-Modal Applications published by the Wisconsin Department of Transportation, current edition.

Topsoil
Topsoil shall conform to the requirements of the Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, 2003 Edition, Section 625.

NOT FOR CONSTRUCTION

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FIELDWORK	APPROVED	CHECKED	DRAWN BY
MSS	MSS	ALM	CRC

** REVISION DESCRIPTIONS	NO.	DATE
** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS	NO.	DATE

NORTHEAST POND
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

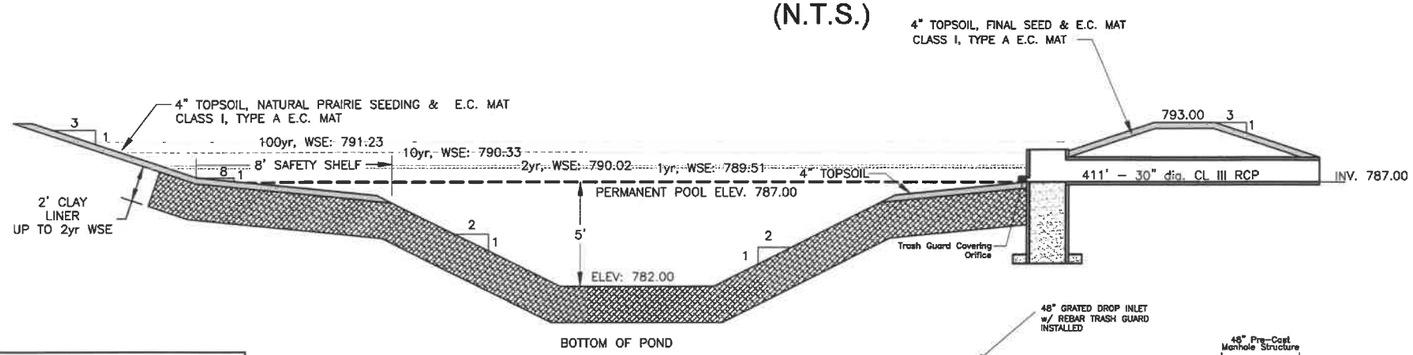
SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003de.dwg

DRAWING NO.
C5.2

CREEKSIDE ESTATES: SOUTH POND

(N.T.S.)



NORMAL WATER ELEVATION = 787.00

KEY DESIGN FEATURES

ALL SIDE SLOPES = 3:1 ABOVE NORMAL WATER ELEV.

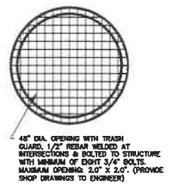
ALL SIDE SLOPES = 2:1 BELOW NORMAL WATER ELEV.

SAFETY SHELF = 8' WIDE WITH 6:1 SLOPE

WET BASIN: 5' BELOW WATER SURFACE

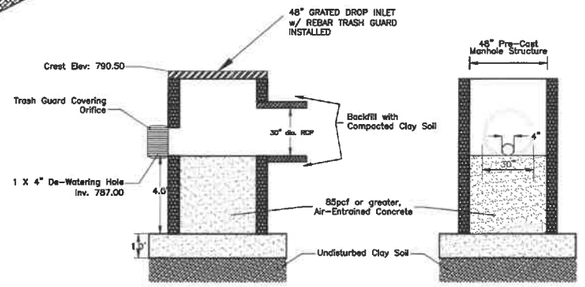
SEDIMENT BAY BOTTOM = 782.00

OUTLET STRUCTURE: MULTI-STAGE STRUCTURE

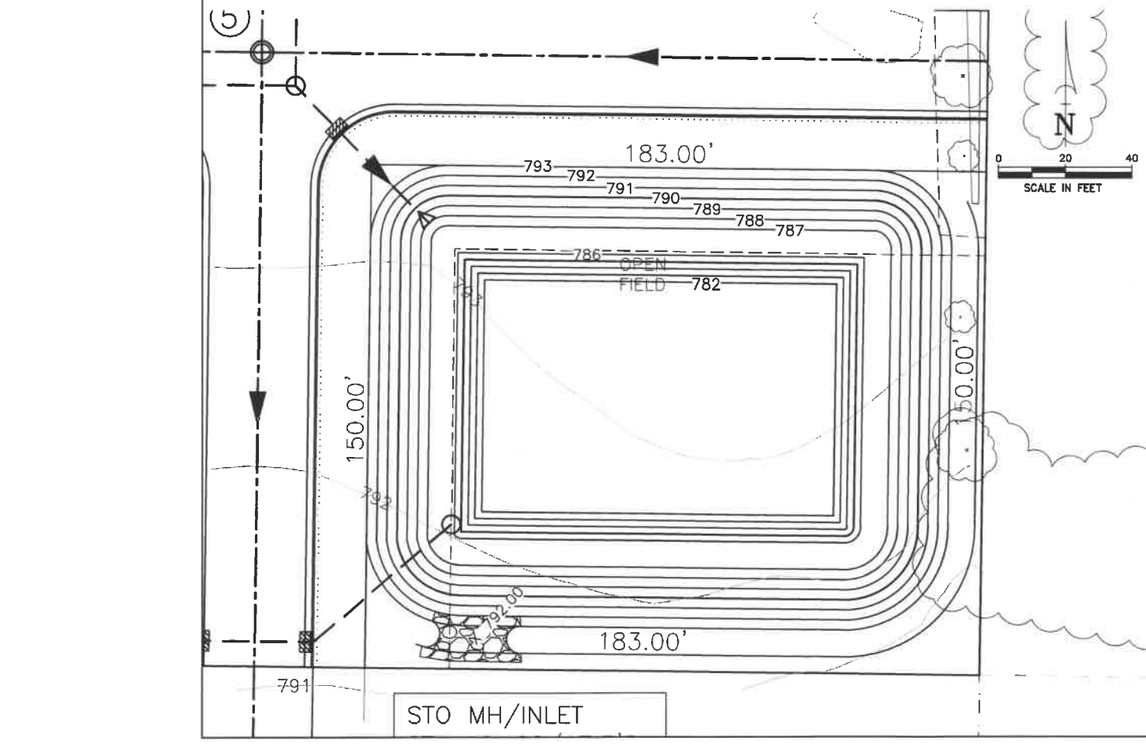


GRATED HORIZONTAL ORIFICE

(N.T.S.)

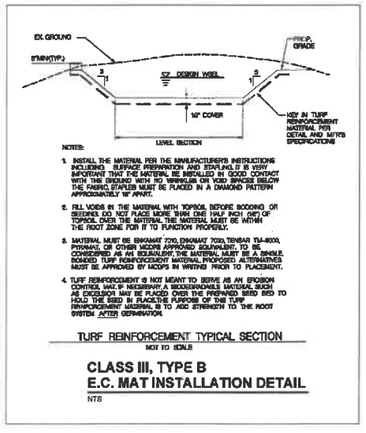


OUTLET STRUCTURE



EMERGENCY/WEIR OUTLET STRUCTURE

(N.T.S.)



TURF REINFORCEMENT TYPICAL SECTION

NOT TO SCALE

CLASS III, TYPE B
E.C. MAT INSTALLATION DETAIL

NTS

POND CONSTRUCTION

Topsoil Stripping
The pond construction limits will be staked by Martenson & Eisele, Inc. The contractor shall strip the area free of topsoil and stockpile at locations as indicated on the Erosion Control Plan.

Unclassified Excavation
Unclassified excavation shall include the removal and disposal of all materials encountered in the excavation for the ponds other than specific materials which have been classified and bid upon as a separate bid item for this project. When excavating for the ponds, the excavation limits shall be the limits per the pond construction plans.

Fine Grading
Fine grading shall consist of shaping and compacting the total cross section and limits of the ponds according to the typical cross section illustrated on the plans. Fine Grading shall include the grading of the spillway. All costs associated shall be included in the unit price bid.

Clay Liner and Pond Berm
The W.D.N.R. requires that storm water ponds be entirely clay lined. The following items are the criteria for the construction of the clay liner and pond berm.

Properties
> Permeability: 1 x 10-7 cm/sec or less.
> Grain Size: P200 content 50% by weight or greater. Larger than 2 in. in longest dimension shall be removed.
> Clay Content: 25% by weight or greater (0.02mm).
> Liquid Limit: 25% or greater.
> Plasticity Index: 10 or greater.
> Free of stones and inclusions of other soil types larger than 2 in. in largest dimension.
> Non-organic soil classified as CL or CH by United Soil Classification System.

Clay Placement
I. Do not place clay until sub-grade elevation is documented and approved by Engineer.
II. Shape sub-grade to provide specified clay thickness smooth and free from loose stones.
III. Placement
A. Place in 8" loose lifts perpendicular to slope, in designated thickness shown on the Drawings.
B. Maximum Compacted Lift Thickness: 8" but not greater than depth of sheepsfoot.
C. Tolerance: Maximum acceptable variation for each lift thickness is 1".
D. Place clay as backfill material for outlet structure and associated piping within pond berm.
IV. Compaction:
A. Minimum Compaction: 90% of dry density, ASTM D1557 Modified Proctor.
B. Maximum Permeability: 1 x 10 -7 cm/sec, laboratory falling head permeability test.
V. Material distribution and gradation throughout clay material shall be free from lenses, pockets, streaks or layers of material differing substantially in texture or gradation from surrounding material. Blend clay prior to compaction. Prevent sand or other soil types from mixing into clay or forming seams.
VI. Uniformly distribute moisture and disc each lift of clay material prior to compaction. Dry clay material too wet to obtain desired density, proper moisture content. Do not place clay at moisture content less than optimum as defined by ASTM D1557. No additional payment will be made for drying clay materials.
VII. Place layers of clay to form continuous monolithic material. Condition excessively dry or wet soil before placement of additional lifts. Knead each lift into previously placed lift with sheepsfoot roller, or similar kneading type compactor.
VIII. Construct sidewall liners in lifts parallel to side slopes.
IX. Protect buried pipes, and similar installations when constructing overlying portions of liner system or pond berm.
X. Do not place clay when air temperature is below of 32°F, unless CONTRACTOR can demonstrate fill material temp. is above freezing.
XI. Install clay liner in accordance with Drawings.

Field Quality Control
I. General Testing Requirements
A. Construction quality control testing will be performed throughout project by the Contractor's geotechnical soil engineer.
B. Test locations shall be selected at random be the Contractor's geotechnical soil engineer. CONTRACTOR shall assist in testing.
C. Testing frequency for construction quality control shall be as indicated below by OWNER or ENGINEER
II. Initial Sampling
A. Contractor shall assist geotechnical soil engineer in collecting two representative bulk samples within 7 days of receiving the Notice to Proceed, or as weather permits after that week, of import clay borrow location and onsite clay material.
B. Test to be performed on each bulk sample collected and tested by geotechnical soil engineer shall include:
1. Grain size Analysis (ASTM D422).
2. Atterberg Limits (ASTM D422).
3. Constant Head Permeability Test (ASTM D5084).
4. Modified Proctor Compaction Test (ASTM D1557, Method D).
III. Compaction:
A. Contractor's geotechnical soil engineer will perform one compaction test per each 200CY on in-place material.
B. Degree of Compaction: 90% Modified Proctor, ASTM D1557, Method D
IV. Thickness Verification:
A. Thickness of clay liner shall be verified by surveying sub-grade elevation and surveying elevation of clay surface, after completion of testing of in-place clay. Survey will be performed by OWNER's retained ENGINEER.
V. Final Acceptance of Surface:
A. Thickness of clay liner and surface elevations shall conform to Drawings.
B. Finish surface with smooth-drum roller.
C. Assist geotechnical soil engineer in collecting minimum of four in-place clay liner samples (Shelby Tube Method) per pond. Test to be performed by Contractor's geotechnical soil engineer on each tube.
1. Dry Density.
2. Atterberg Limits (ASTM D4318).
3. Grain Size Analysis (ASTM D422).
4. Constant Head Permeability (ASTM D5084).
VI. Rework areas that fail testing as follows:
A. Define rework area.
B. Disc.
C. Condition soil for moisture content.
D. Compact.
E. Retest. Notify OWNER and ENGINEER when area(s) are ready for retest. Areas that fail testing shall have material removed and replaced at no cost to OWNER

Excess Material
Clay material not suitable for backfilling and excess material shall be hauled offsite, to location specified by OWNER.

Geo-textile Fabric
The geo-textile fabric for under the riprap shall consist of Type "R" porous non-woven fabric with multiple layers of randomly arranged fibers. The Engineer shall inspect fabric prior to placement of riprap and during placement of riprap. Damaged filter fabric shall be replaced at Contractor's expense.

Manufacturers
> Mirafi 140N by Mirafi, Inc.
> Typar 3401 by Dupont
> Supac 5P by Phillips Fibers Corporation
> Propex 4545 by Amoco Fabrics Company

Riprap
The Contractor shall trim and shape the bed for the fabric prior to the placement of the riprap as indicated on the plan. The riprap shall be clean washed riprap measuring 12" thick measured perpendicular to the slope. (24" total depth)

All equipment, labor, and materials used to install and maintain the riprap shall be included in the unit price bid for Medium Rip-Rap & Type R Filter Fabric, square yards.

Outlet Structure/Piping/Etc.
Construction of the Outlet Structures with trash guards, pipe, concrete apron endwalls with trash guard, and spillways shall be in accordance with the details on the plans. All costs associated with the supply, installation and construction of all items involved with the outlet structures, pipe, concrete apron endwalls, and spillways shall be included in the price bid.

Restoration
The Contractor shall seed, fertilize and mulch the pond only above the normal water surface. Seeding shall be with natural prairie grasses.

Erosion Control Vegetative Mat
The area above the normal water surface shall be matted with Class I, Type A Curlex, or equal, erosion control vegetative mats as listed in the Product Acceptability List (PAL) for Multi-Modal Applications published by the Wisconsin Department of Transportation, current edition.

Topsoil
Topsoil shall conform to the requirements of the Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, 2003 Edition, Section 625.

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CRC	ALM	MSS	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **							
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

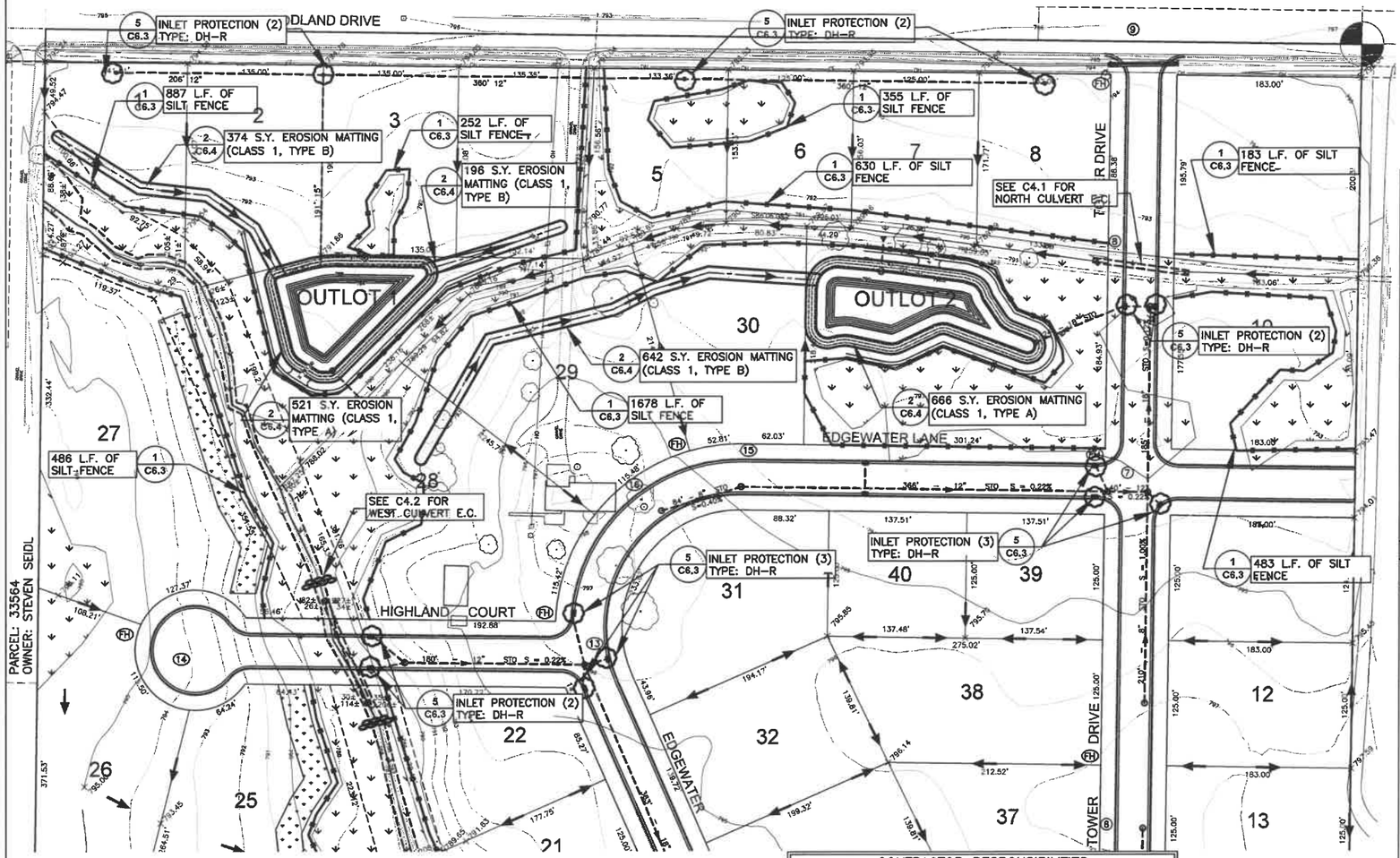
SOUTH POND
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003de.dwg

DRAWING NO.
C5.3

CREEKSIDE ESTATES: EROSION CONTROL PLAN (NORTH)



GENERAL NOTES

1. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. (NOT ANTICIPATED)
2. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
3. TRACKING. THIS SITE SHALL STABILIZE THE EXISTING DRIVE WITH 3" TO 6" (12" THICK) CLEAR AGGREGATE SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROAD WAYS AS APPROVED BY THE DIRECTOR. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN OR EQUIVALENT. TRACKING PAD DIMENSIONS ARE SHOWN ON THE EROSION CONTROL PLAN (24'X50' MIN).
4. DRAIN INLET PROTECTION. ALL ON-SITE STORM DRAIN INLETS AND THE IMPACTED DOWNSTREAM INLETS SHALL BE PROTECTED WITH THE CATCH-ALL CONFIGURATION. OFF-SITE CULVERTS SHALL BE PROTECTED WITH SAND BAG CULVERT CHECKS.
5. EROSION MATTING. EROSION MATTING SHALL BE INSTALLED AFTER TOPSOIL IS PLACED AND SEEDING IS COMPLETE. MATERIAL LABELS AND MANUFACTURER INSTALLATION INSTRUCTIONS SHALL BE RETAINED UNTIL THE SITE HAS BEEN STABILIZED. IF THERE ARE SIGNS OF RILLING OR FAILURE, MORE STAPLES AND/OR ANCHORING TRENCHES SHALL BE INSTALLED. IF RILLING OR FAILURE PERSISTS, IMPACTED AREAS SHALL BE FILLED, RE-SEEDED AND MULCHED. CLASS I OR CLASS II - TYPE B PRODUCTS THAT INCORPORATE PHOTO- OR BIO-DEGRADABLE NETTING SHALL NOT BE INSTALLED AFTER SEPTEMBER 1ST OF ANY GIVEN YEAR.
6. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
7. DISTURBANCE TIMING. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE.

EROSION CONTROL PLAN KEY LEGEND

- SILT FENCE — 1 C6.3
- TRACKING PROTECTION — 2 C6.3
- INLET PROTECTION TYPES A,B,C, & D — 3 C6.3
- INLET PROTECTION TYPE D-M — 4 C6.3
- INLET PROTECTION TYPE D-HR — 5 C6.3
- SANDBAG CULVERT PIPE DITCH CHECK — 6 C6.3
- DEWATERING DETAIL — 7 C6.3
- EROSION CONTROL MAT DETAIL (CLASS1, TYPE A) — 1 C6.4
- EROSION CONTROL MAT DETAIL (CLASS1, TYPE B) — 2 C6.4
- SEDIMENT LOG INLET PROTECTION — 3 C6.4
- SEDIMENT LOG CHANNEL DITCH CHECK — 4 C6.4

TOPOGRAPHIC LEGEND

- 1" x 18" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
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- ( ) RECORDED AS
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- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION
- CONTOUR W/ ELEVATION
- EXIST. TOP OF CURB ELEV.
- EXIST. FLOW LINE ELEV.
- FF = 000.00 FIRST FLOOR = 000.00
- TOPSOIL DEPTH
- INFILTRATION SOIL BORING

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE PROJECT AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION INCLUDING STRIPPING TOPSOIL.
2. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
3. THE CONTRACTOR SHALL MAINTAIN SAID EROSION CONTROL DEVICES UNTIL THE COMPLETION OF HIS CONTRACT AND SHALL NOT REMOVE THE EROSION CONTROL DEVICES UNTIL VEGETATION IS ESTABLISHED.
4. THE GRADING CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL GRADE IS ESTABLISHED. SEED MIXTURE SHALL BE ACCORDING TO THE SPECIFICATIONS.
5. THE CONTRACTORS SHALL PREVENT TRACKING ON EXISTING STREETS. ANY SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE CLEANED UP DAILY.
6. INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. SILT FENCES DAMAGED DURING LATERAL CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.

CONTRACTOR RESPONSIBILITIES

1. NOTIFY THE ENGINEER WITHIN 48 HOURS OF COMMENCING ANY LAND DISTURBING OR LAND DEVELOPMENT ACTIVITY;
2. NOTIFY THE ENGINEER OF COMPLETION OF ANY EROSION CONTROL MEASURES WITHIN 3 DAYS AFTER COMPLETION;
3. OBTAIN PERMISSION IN WRITING FROM THE ENGINEER PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
4. INSTALL ALL EROSION CONTROL MEASURES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN;
5. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPING OR DISTURBING ACTIVITIES;
6. MAINTAIN ALL ON- AND OFF- SITE STORM WATER DRAINAGE SYSTEMS AS IDENTIFIED ON THE EROSION CONTROL PLAN.
7. REPAIR ANY EROSION CONTROL SYSTEM INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN.
8. INSPECT THE CONSTRUCTED EROSION CONTROL MEASURES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
9. ALLOW THE ENGINEER TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
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14. GRADE & GRAVEL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEVICES AFTER SITE STABILIZATION.

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** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **					
NO.	DATE	NO.	DATE	NO.	DATE

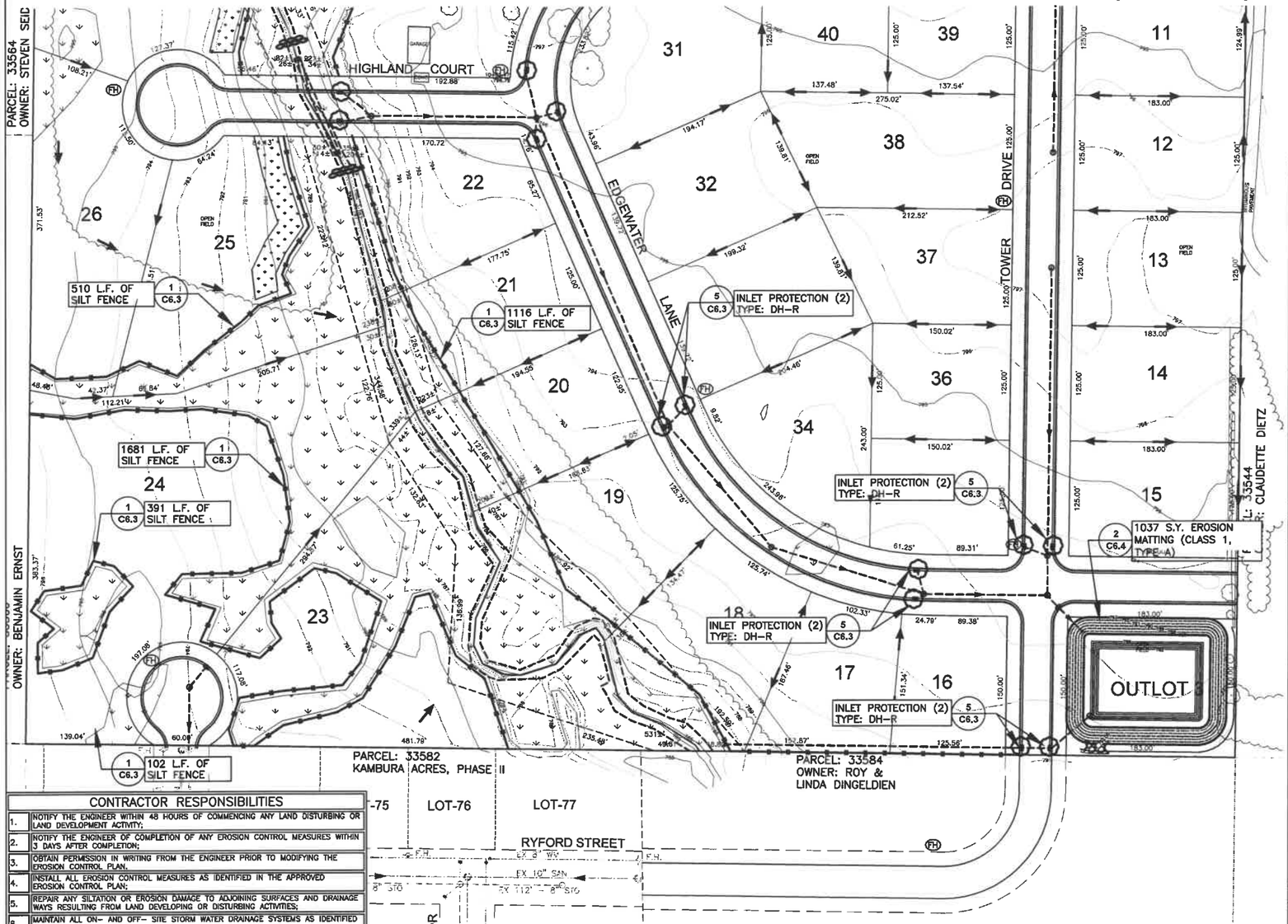
EROSION CONTROL PLAN (NORTH)
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE: 1-0687-003de.dwg

DRAWING NO. C6.1

CREEKSIDE ESTATES: EROSION CONTROL PLAN (SOUTH)



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2. TRACKING PROTECTION — C6.3
3. INLET PROTECTION TYPES A,B,C, & D — C6.3
4. INLET PROTECTION TYPE D-M — C6.3
5. INLET PROTECTION TYPE D-HR — C6.3
6. SANDBAG CULVERT PIPE DITCH CHECK — C6.3
7. DEWATERING DETAIL — C6.3
8. EROSION CONTROL MAT DETAIL (CLASS1, TYPE A) — C6.4
9. EROSION CONTROL MAT DETAIL (CLASS1, TYPE B) — C6.4
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TOPOGRAPHIC LEGEND

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- 1-1/4" x 30" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
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- POWER POLE
- GUY
- LIGHT POLE
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- EXIST. STO. SEWER
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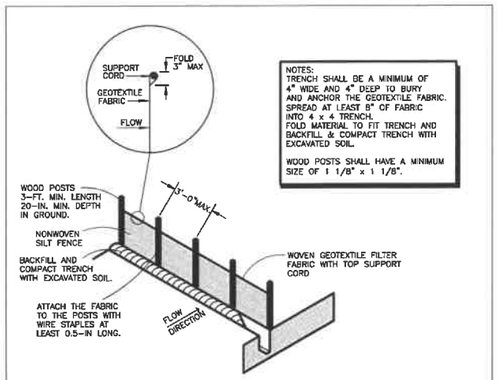
EROSION CONTROL PLAN (SOUTH)
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003de.dwg

DRAWING NO.
C6.2

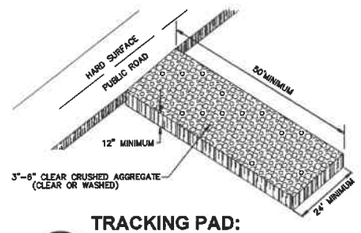
CREEKSIDE ESTATES: EROSION CONTROL DETAILS



NOTES:
TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 4" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. SPREAD AT LEAST 8" OF FABRIC INTO 4 x 4 TRENCH. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

WOOD POSTS SHALL HAVE A MINIMUM SIZE OF 1 1/8" x 1 1/8".

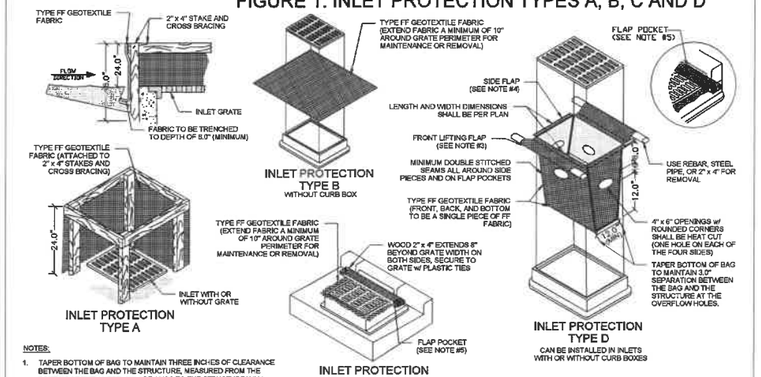
1 C6.3 SILT FENCE DETAIL
NTS



2 C6.3 TRACKING PAD: CONST. ENTRANCE
NTS

NOTE: DETAILS NOT UTILIZED ON PLANS ARE FOR INFORMATIONAL PURPOSES IN CASE OF UNANTICIPATED FIELD CONDITIONS.

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



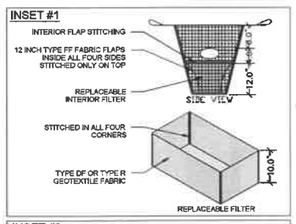
NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

3 C6.3 INLET PROTECTION DETAIL TYPES A,B,C, & D
NTS

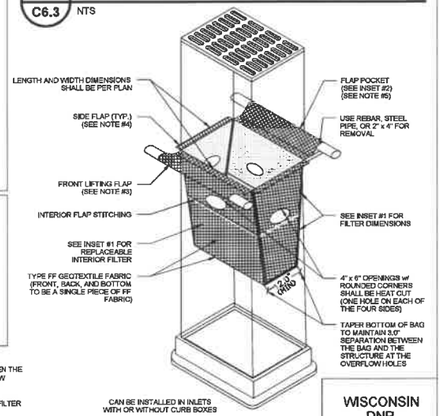
WISCONSIN DNR
1060
TECHNICAL STANDARD No.
08/2014
REVISION DATE
NOT TO SCALE

FIGURE 2. INLET PROTECTION TYPE D-M



NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

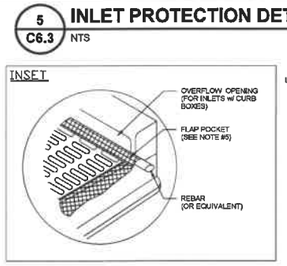
4 C6.3 INLET PROTECTION DETAIL TYPE D-M
NTS



MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DNR
1060
TECHNICAL STANDARD No.
08/2014
REVISION DATE
NOT TO SCALE

5 C6.3 INLET PROTECTION DETAIL TYPE D-HR
NTS



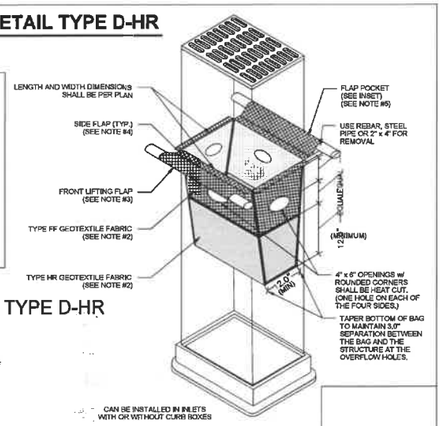


FIGURE 3. INLET PROTECTION TYPE D-HR

NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DNR
1060
TECHNICAL STANDARD No.
08/2014
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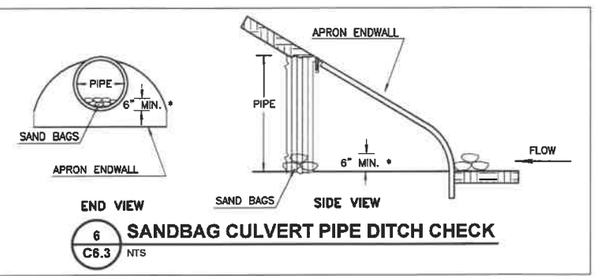
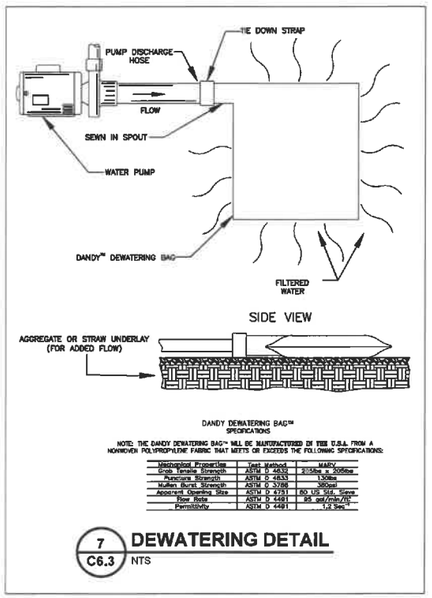


6 C6.3 SANDBAG CULVERT PIPE DITCH CHECK
NTS



DANDY DEWATERING BAG™ SPECIFICATIONS

NOTE: THE DANDY DEWATERING BAG™ WILL BE MANUFACTURED IN THE U.S.A. FROM A NONWOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

Mechanical Properties	Test Method	MARV
Grab Tensile Strength	ASTM D 4632	315lbs x 205lbs
Puncture Strength	ASTM D 4833	130lbs
Mullen Burst Strength	ASTM D 3786	360psi
Apparent Opening Size	ASTM D 4751	#0 US Std. Sieve
Flow Rate	ASTM D 4491	83 gal/min/ft²
Permittivity	ASTM D 4491	1.2 Sec⁻¹

7 C6.3 DEWATERING DETAIL
NTS

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Martenson & Eisele, Inc.
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Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

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CRC	ALM	MSS	
NO. DATE	NO. DATE	NO. DATE	NO. DATE
**REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **			

EROSION CONTROL PLAN DETAILS
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

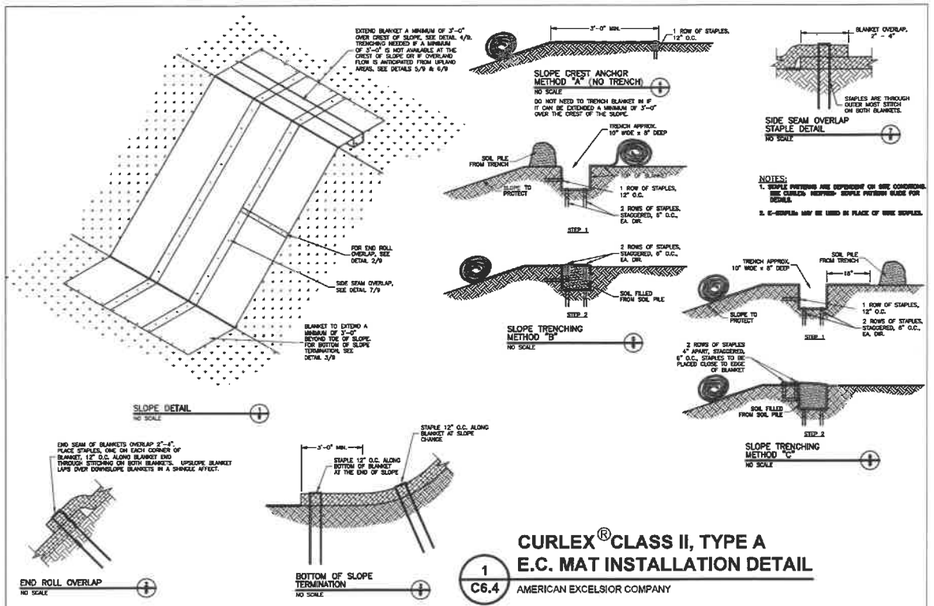
SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003de.dwg

DRAWING NO.
C6.3

CREEKSIDE ESTATES: EROSION CONTROL DETAILS

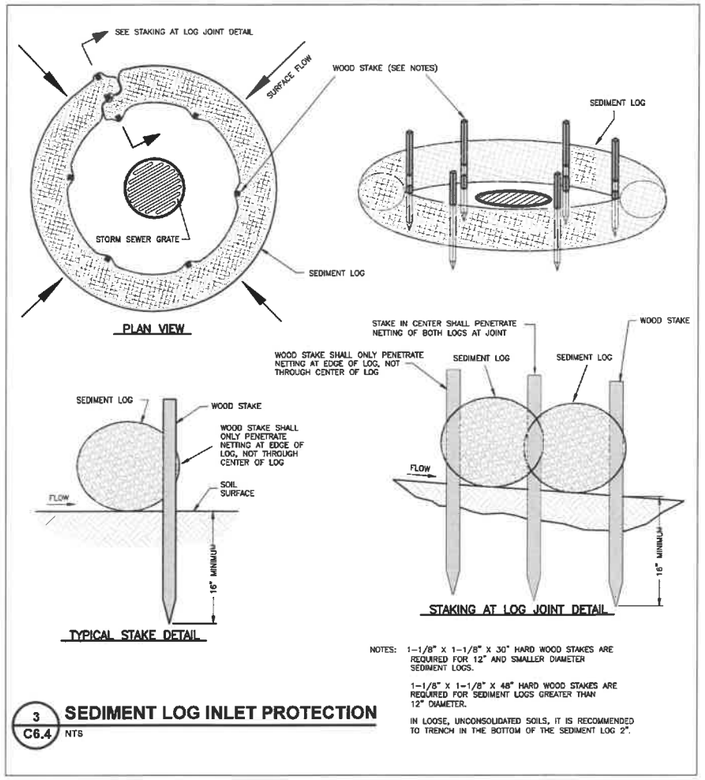
NOTE: DETAILS NOT UTILIZED ON PLANS ARE FOR INFORMATIONAL PURPOSES IN CASE OF UNANTICIPATED FIELD CONDITIONS.



CURLEX® CLASS II, TYPE A E.C. MAT INSTALLATION DETAIL

1 / C6.4

AMERICAN EXCELSIOR COMPANY



NOTES: 1–1/8" X 1–1/8" X 30" HARD WOOD STAKES ARE REQUIRED FOR 12" AND SMALLER DIAMETER SEDIMENT LOGS.

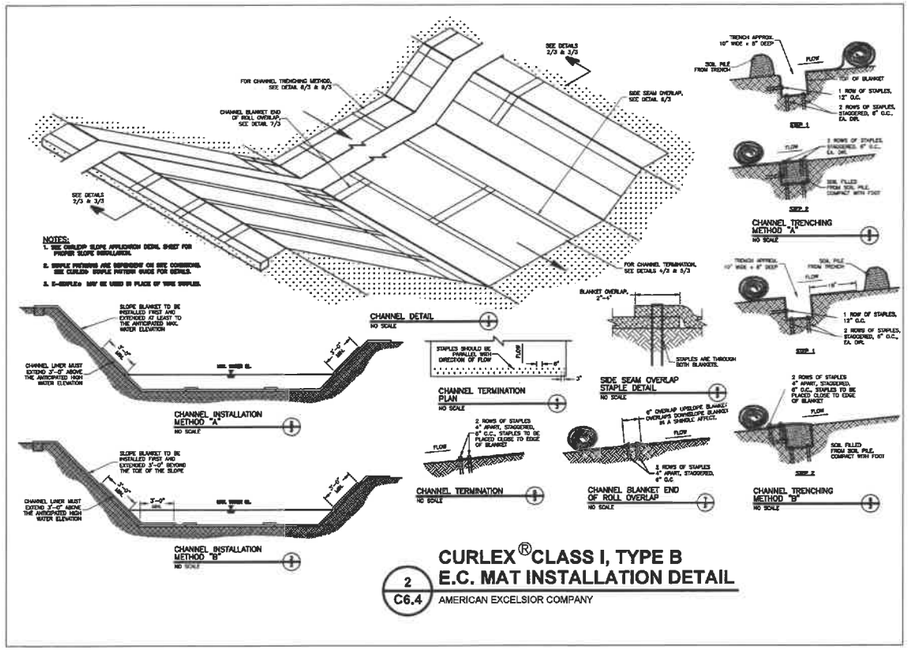
1–1/8" X 1–1/8" X 48" HARD WOOD STAKES ARE REQUIRED FOR SEDIMENT LOGS GREATER THAN 12" DIAMETER.

IN LOOSE, UNCONSOLIDATED SOILS, IT IS RECOMMENDED TO TRENCH IN THE BOTTOM OF THE SEDIMENT LOG 2".

SEDIMENT LOG INLET PROTECTION

3 / C6.4

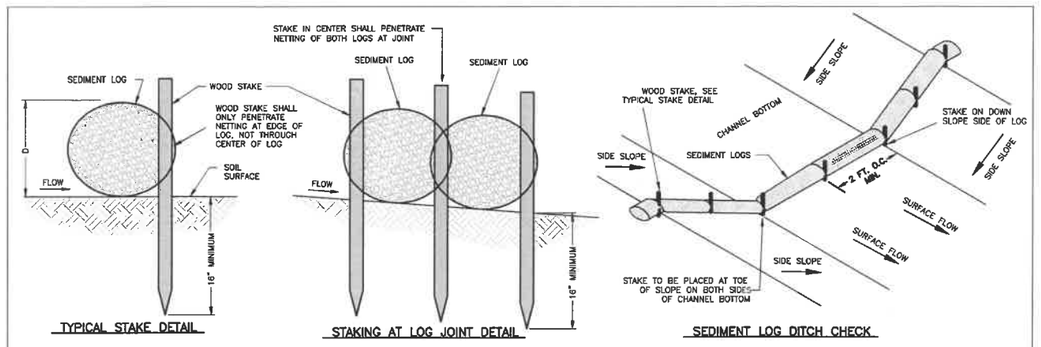
NTS



CURLEX® CLASS I, TYPE B E.C. MAT INSTALLATION DETAIL

2 / C6.4

AMERICAN EXCELSIOR COMPANY



[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED SEDIMENT LOGS (D)(ft) / CHANNEL GRADIENT (%)] X 100 = SEDIMENT LOGS SPACING (ft)

NOTES: 1–1/8" X 1–1/8" X 30" HARD WOOD STAKES ARE REQUIRED FOR 12" AND SMALLER DIAMETER SEDIMENT LOGS.

1–1/8" X 1–1/8" X 48" HARD WOOD STAKES ARE REQUIRED FOR SEDIMENT LOGS GREATER THAN 12" DIAMETER.

IN LOOSE, UNCONSOLIDATED SOILS, IT IS RECOMMENDED TO TRENCH IN THE BOTTOM OF THE SEDIMENT LOG 2".

SEDIMENT LOG CHANNEL DITCH CHECK

4 / C6.4

NTS

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CRC	ALM	MSS	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **						
NO.	DATE	NO.	DATE	NO.	DATE	

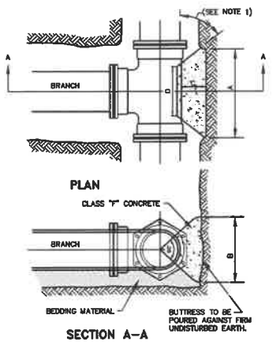
EROSION CONTROL PLAN DETAILS
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003de.dwg

DRAWING NO.
C6.4

CREEKSIDE ESTATES: STANDARD DETAILS



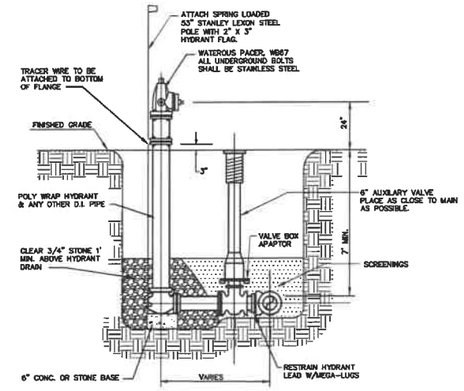
BUTTRESS DIMENSIONS				
B.D.	A	B	C	D
6"	1'-3"	1'-0"	SEE NOTE 1	SEE NOTE 2
8"	1'-6"	1'-4"		
12"	2'-3"	2'-0"		
16"	3'-0"	2'-8"		
20"	4'-0"	3'-0"		
24"	5'-3"	3'-4"		
30"	6'-9"	4'-3"		

B.D. = BRANCH DIAMETER

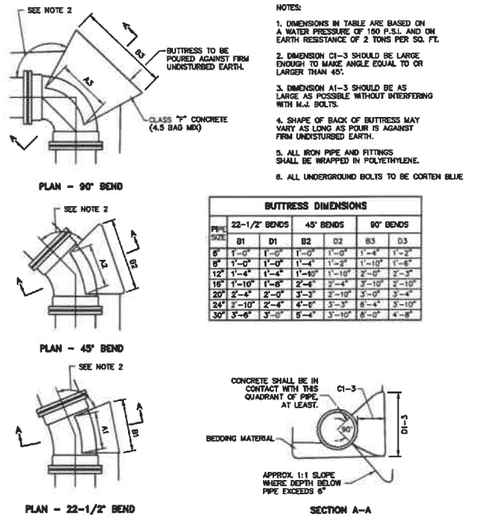
NOTES:

1. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45°.
2. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2". AN EFFORT SHOULD BE MADE TO PREVENT THE CONCRETE FROM COVERING THE M.J. BOLTS.
3. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED.
4. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND ON EARTH RESISTANCE OF 2 TONS PER SQ. FT.
5. ALL UNDERGROUND BOLTS TO BE CORTEN BLUE

BLOCKING FOR TEES



HYDRANT DETAIL

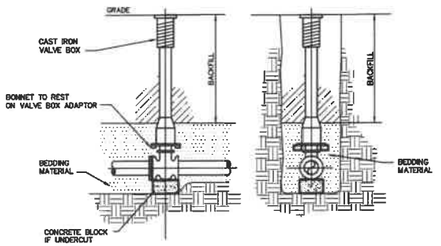


NOTES:

1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND ON EARTH RESISTANCE OF 2 TONS PER SQ. FT.
2. DIMENSION C1-3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1-3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
6. ALL UNDERGROUND BOLTS TO BE CORTEN BLUE

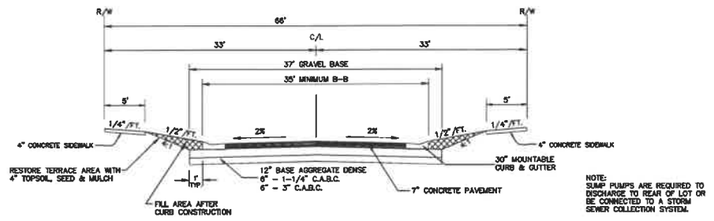
BUTTRESS DIMENSIONS						
PIPE SIZE	22-1/2° BENDS		45° BENDS		90° BENDS	
	B1	D1	B2	D2	B3	D3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-8"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	3'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

BLOCKING FOR BENDS



SIDE VIEW FRONT VIEW

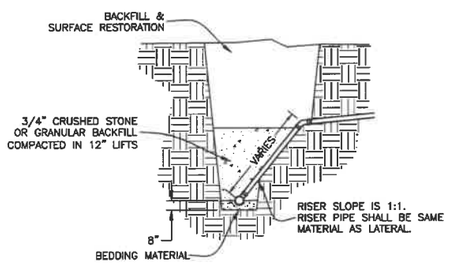
STANDARD VALVE & VALVE BOX SETTING



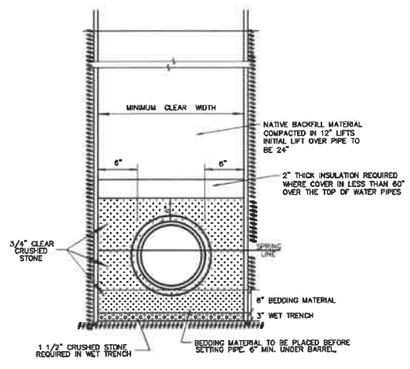
NOTE:
SUMP PUMPS ARE REQUIRED TO DISCHARGE TO REAR OF LOT OR BE CONNECTED TO A STORM SEWER COLLECTION SYSTEM.

TYPICAL STREET SECTION

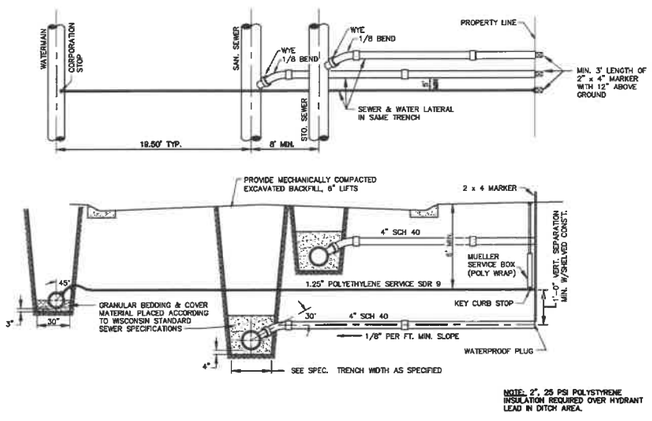
CREEKSIDE ESTATES



RISER DETAIL



CLASS "B" BEDDING FOR PVC PIPE



NOTE: 2", 25 PSI POLYSTYRENE INSULATION REQUIRED OVER HYDRANT LEAD IN DITCH AREA.

TYPICAL CONNECTION SEWER & WATER

NOT FOR CONSTRUCTION

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
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NO.	DATE	NO.	DATE	NO.	DATE	

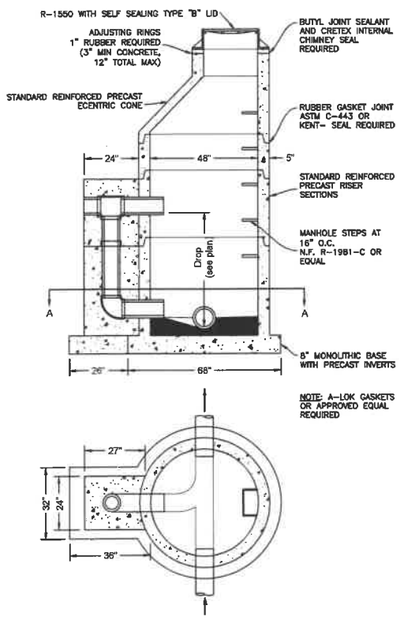
STANDARD DETAILS
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

COMPUTER FILE
1-0687-003de.dwg

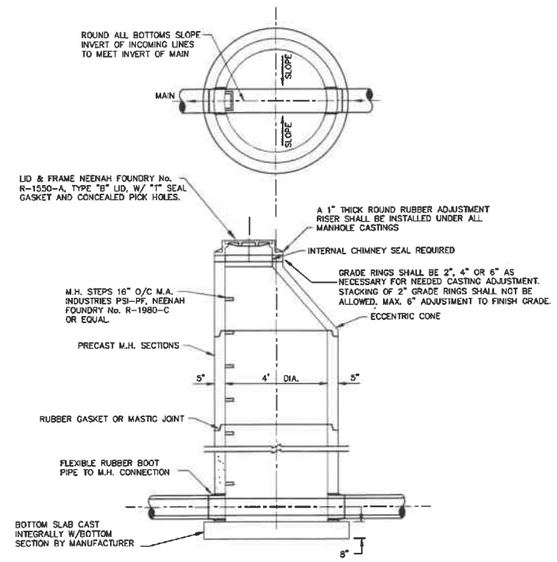
DRAWING NO.
C7.1

CREEKSIDE ESTATES: STANDARD DETAILS

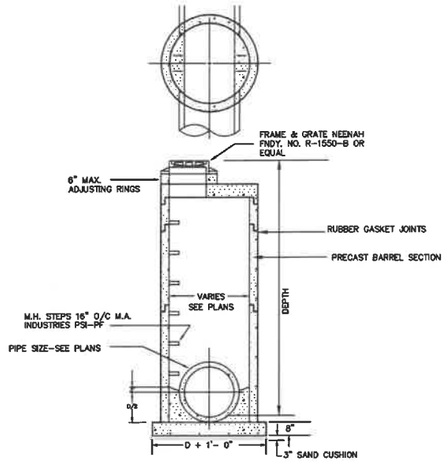


SECTION A-A

PRECAST OUTSIDE DROP SANITARY MANHOLE

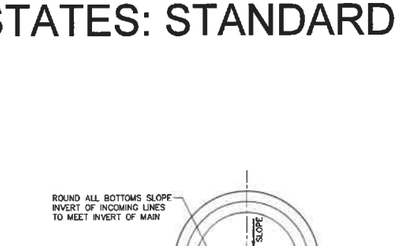


STANDARD PRECAST SANITARY MANHOLE



STORM SEWER M.H. DETAIL

RIPRAP DETAIL

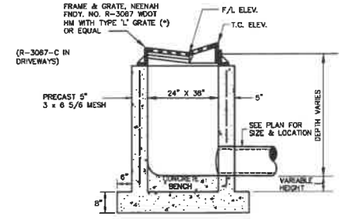


HOT DIP GALVANIZED PER ASTM-A153

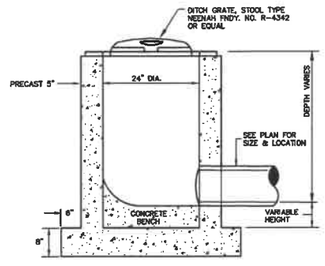
BAR SIZES

	STANDARD DESIGN					HEAVY DESIGN			
	PIPE SIZE	HOLE DIA. REQUIRED	BOLT DIA.	BAR SIZE		PIPE SIZE	HOLE DIA. REQUIRED	BOLT DIA.	BAR SIZE
ROUND	12"-24"	3/4"	5/8"	5/8"	ROUND	12"-24"	3/4"	5/8"	3/4"
	27"-48"	7/8"	3/4"	3/4"		27"-48"	7/8"	3/4"	1"
	54"-90"	1-1/8"	1"	1"		54"-90"	1-1/8"	1"	1-1/4"
ARCH	22"-29"	3/4"	3/4"	5/8"	ARCH	22"-29"	3/4"	3/4"	3/4"
	36"-59"	7/8"	5/8"	3/4"		36"-59"	7/8"	5/8"	1"
	65"-88"	1-1/8"	1"	1"		65"-88"	1-1/8"	1"	1-1/4"
BOLT LENGTH = PIPE WALL THICKNESS + 2-1/2"									

SAFETY/ TRASH GUARD FOR FLARED ENDS



STORM SEWER INLET DETAIL



YARD DRAIN DETAIL

NOT FOR CONSTRUCTION

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1377 Midway Road
Menasha, WI 54952
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info@martenson-eisele.com
920.731.0381 1.800.236.0381
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CRC	ALM	MSS	

★★REFER TO COVER SHEET FOR REVISION DESCRIPTIONS ★★					
NO.	DATE	NO.	DATE	NO.	DATE

STANDARD DETAILS
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/4/2019

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1-0687-003de.dwg

DRAWING NO.
C7.2

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Mark J. Mommaerts, AICP, Planner

Meeting Date:
February 26, 2019

Title:
Zoning Map Amendment – Creekside Estates

Issue:
Should the Plan Commission recommend approval of amending the zoning map for a residential subdivision?

Background and Additional Information:
The developer of the Creekside Estates subdivision and the current property owner, is requesting a zoning map amendment (rezoning) to rezone their property from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the Creekside Estates subdivision. The proposed rezoning complies with the Comprehensive Plan and the future land use map designation of single-family residential (sewered).

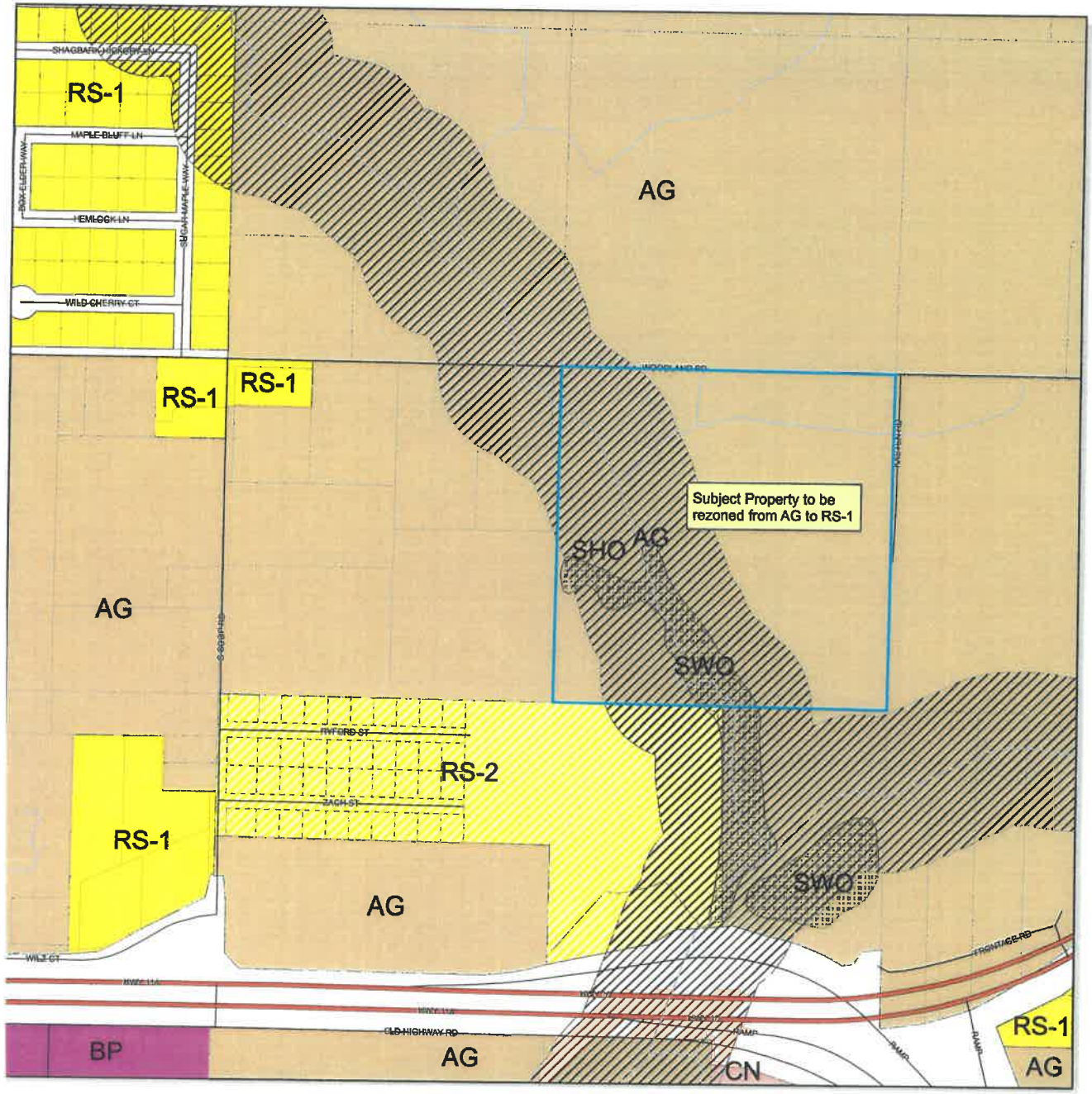
Findings of Fact:

- Staff finds that the proposed rezoning complies with the Comprehensive Plan Future Land Use Map designation of residential.

Recommended Action:
Staff recommends approval of the zoning map amendment from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the property described in the public hearing notice.

Attachments:

- Zoning Map



Zoning Map

Village of Harrison

Calumet & Outagamie Counties

Wisconsin

Legend

Zoning Districts

- AG | General Agriculture
- RS-1 | Single-Family Residential (Suburban)
- RS-2 | Single-Family Residential (Traditional)
- RT | Two-Family Residential
- RM | Multiple-Family Residential
- CN | Neighborhood Commercial
- COR | Office & Retail Commercial
- CC | Community Commercial
- BP | Business Park
- IM | Industrial & Manufacturing
- NC | Natural & Conservancy
- MHO | Mobile Home Overlay
- PDO | Planned Development Overlay
- * SHO | Shoreland Overlay*
- * SWO | Shoreland-Wetland Overlay*

- Town of Harrison
- RailRoads
- Streams

RoadCenterline

- Local Roads
- County Highway
- State Highway
- US Highway
- Parcels

* Please note that the SHO & SWO boundaries are subject to to change based on determinations of navigable waterways.

N W E S

This map was created by:
Village of Harrison
W5298 Hwy 114
Harrison, WI 54952
920-989-1062

Adopted: July 27, 2010
Effective: November 1, 2010
Current as of: April 23, 2018

Village of HARRISON
WHERE OPPORTUNITY LIVES

0 0.05 0.1 0.2 0.3 Miles

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Mark J. Mommaerts, AICP, Planner

Meeting Date:
January 29, 2019

Title:
Zoning Map Amendment – Amy Ave Commercial Development

Issue:
Should the Plan Commission recommend approval of amending the zoning map for a commercial development?

Background and Additional Information:
The developer of the Amy Avenue Commercial Development is requesting a zoning map amendment (rezoning) to rezone their property from Office & Retail Commercial [COR] to Business Park [BP]. The proposed rezoning complies with the Comprehensive Plan and the future land use map designation of commercial. The purpose of the rezoning is to allow for light manufacturing and trade/contractor storage offices.

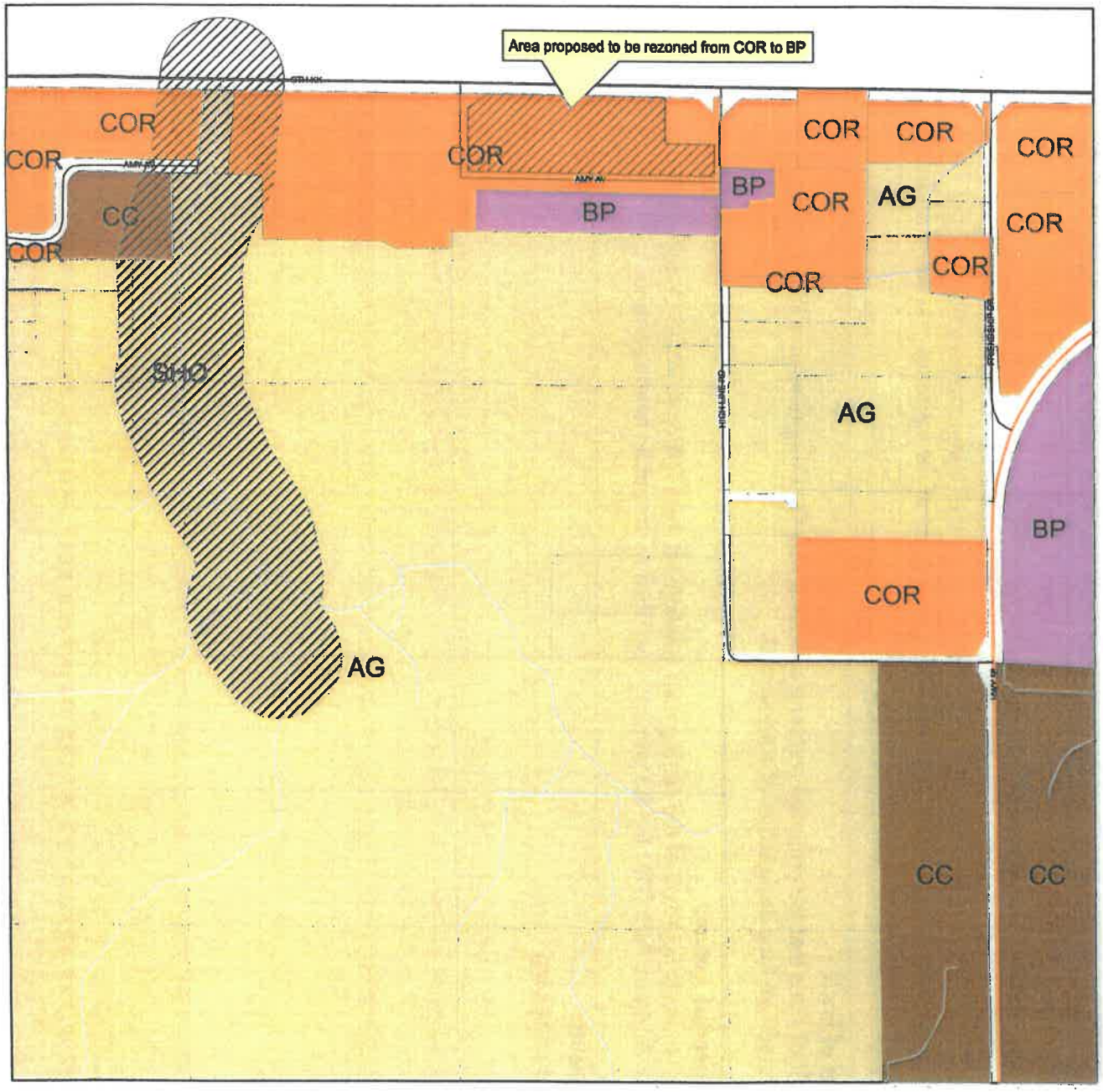
Findings of Fact:

- Staff finds that the proposed rezoning complies with the Comprehensive Plan Future Land Use Map designation of commercial.

Recommended Action:
Staff recommends approval of the zoning map amendment from Office & Retail Commercial [COR] to Business Park [BP] for the property described in the public hearing notice.

Attachments:

- Zoning Map



Zoning Map

Village of Harrison

Calumet & Outagamie Counties

Legend

- Subject Property
- Town of Harrison

Zoning Districts

- AG | General Agriculture
- RS-1 | Single-Family Residential (Suburban)
- RS-2 | Single-Family Residential (Traditional)
- RT | Two-Family Residential
- RM | Multiple-Family Residential
- CN | Neighborhood Commercial
- COR | Office & Retail Commercial
- CC | Community Commercial
- BP | Business Park
- IM | Industrial & Manufacturing
- NC | Natural & Conservancy
- MHO | Mobile Home Overlay
- PDO | Planned Development Overlay
- * SHO | Shoreland Overlay*
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Village of HARRISON
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0 0.05 0.1 0.2 0.3 Miles

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING | **VILLAGE OF HARRISON**

From:
Mark J. Mommaerts, AICP, Planner

Meeting Date:
January 29, 2019

Title:
Conditional Use Permit – Amy Avenue Commercial Development

Issue:
Should the Plan Commission recommend approval or conditional approval of the conditional use permit?

Background and Additional Information:
The applicant is seeking a Conditional Use Permit (CUP) in order to construct 6 commercial buildings (to be constructed in various phases) for retail, trade and contractors, and light industrial uses along Amy Avenue between Prosperity Drive and Highline Road. The property is currently zoned Office & Retail Commercial (COR), however, the applicant is requesting a zoning map amendment from COR to Business Park (BP) zoning district. Initially, Building #5 will be constructed. Building #1 & #5 are proposed to be 60' x 180', Building #2-4 & #6-8 are proposed to be 60' x 120'. The total number of units will vary based on business needs, but approximately 36- to 42-units are proposed.

The applicant is proposing shared parking areas for the buildings. All business materials will be stored inside and the garage/recycling dumpster will be stored in an enclosed area. Each building will have a sanitary sewer & water line shared between the units with each unit having a restroom facility and office area. One freestanding sign is proposed, all other business signs will be wall-mounted.

The applicant is seeking a CUP in order to allow trade and contractor businesses and light manufacturing uses to operate within a unit. The applicant is requesting a zoning map amendment from COR to BP (Business Park zoning district) to allow for these uses as a conditional use.

Findings of Fact (Basis for Approval):
According to Section 117-319 of the Harrison Zoning Ordinance, no Conditional Use Permit shall be recommended by the Plan Commission, or approved by the Village Board, unless it shall find all of the following criteria have been met. The applicant's failure to satisfy the criteria, or any other applicable requirement, shall be deemed grounds to deny the Conditional Use Permit.

1. Zoning. The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of the zoning ordinance. *Staff finds that the proposal conforms to the BP zoning district being requested by the applicant via the zoning map amendment process.*

2. Plans. The proposed use conforms to the Harrison Comprehensive Plan and any other officially adopted town plan. *Staff finds that the proposed development of retail and trade and contractor offices comply with the commercial designation of the Comprehensive Plan's future land use map.*
3. Traffic. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *Staff finds that all road access is from Amy Avenue and the number of driveways is minimized.*
4. Landscaping and screening. Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in Article VI, Access, Parking, and Loading and Article IX, Landscaping and Screening Standards of the zoning ordinance. *Staff finds that the plans illustrate a landscape buffer and appropriate green space.*
5. Neighborhood compatibility. The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust. *Staff finds that the proposed development complies with the commercial designation of the Comprehensive Plan's future land use map. The proposed development is similar in nature to the development on the south side of Amy Avenue.*
6. Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. *Staff finds that sanitary sewer & water facilities, stormwater management facilities, and roadway access are provided.*

Recommended Action:

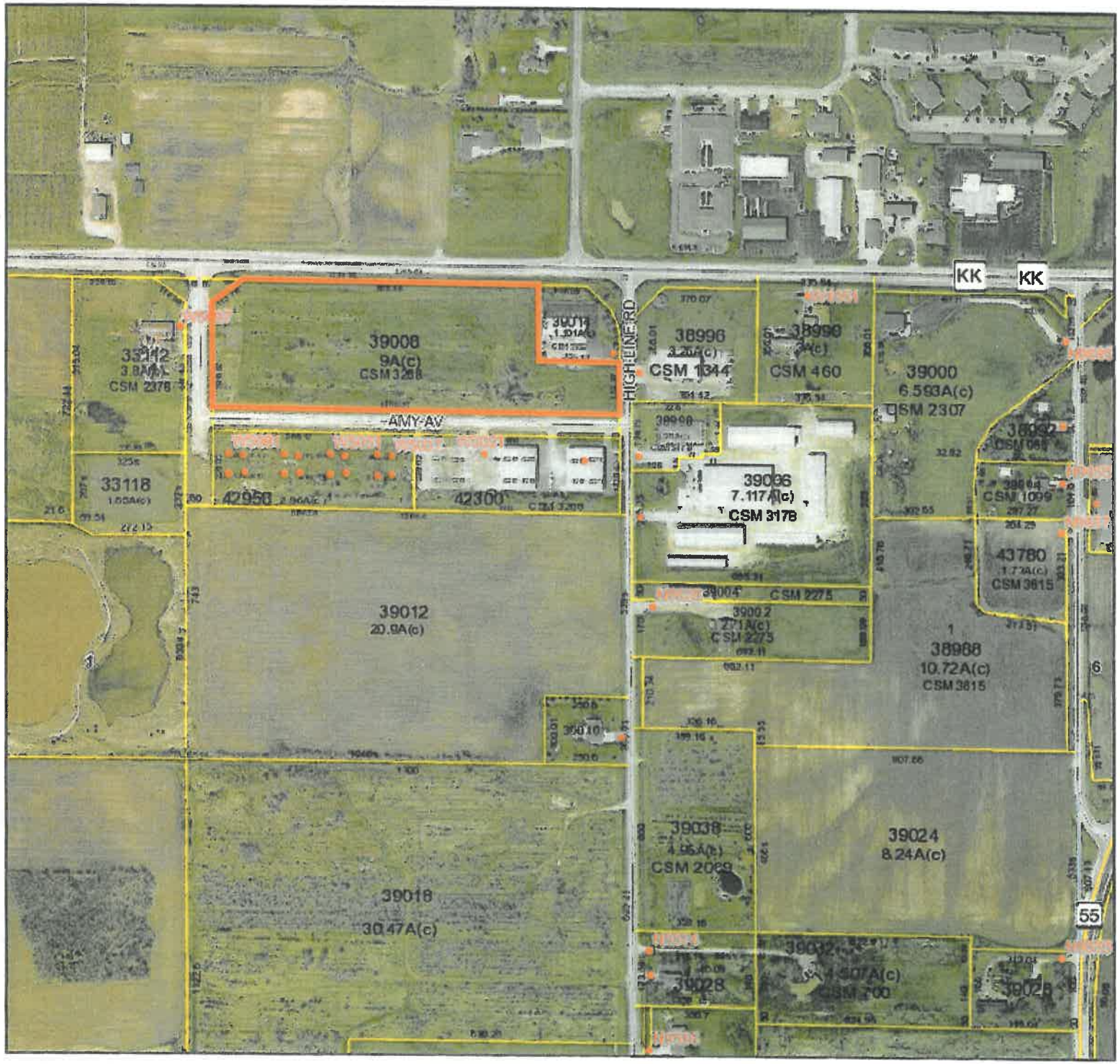
Staff recommends approval of the Conditional Use Permit request with the following conditions:

1. A detailed site plan review, pursuant to Section 13.0 of the zoning ordinance, shall be completed prior to issuance of a zoning permit.
2. Building materials and design shall be as approved by the Plan Commission at the October 2018 meeting. Deviations from the approved elevations shall require review and approval by the Plan Commission.
3. No outside storage, including but not limited to materials, equipment, or products, shall be allowed for any business within the development.
4. All mechanical equipment (ground or roof-mounted) shall be screened from view from a public road.
5. Access to the development shall be from Amy Avenue.
6. The hours of operation for any business within the development shall be limited to 7:00am to 6:00pm Monday through Friday and 7:00am and 3:00pm on Saturdays. The Plan Commission may approve alternate hours upon request from the business.
7. Only those uses permitted in the applicable zoning district and trade or contractor uses shall be allowed within the development.
8. A Zoning Certificate of Occupancy shall be required for initial occupancy of a unit or a change of occupancy for each unit to ensure compliance with the zoning ordinance.
9. Light manufacturing uses may be allowed after a map amendment (rezoning) to an appropriate zoning district has be approved.
10. All exterior lighting shall be direct cut-off fixtures

11. One freestanding sign, that meets the requirements of the zoning ordinance, shall be allowed. All other business signage shall be wall-mounted and shall meet the requirements of the zoning ordinance.
12. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Plan Set
- Aerial Map



Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
  - Local Roads
  - Municipal Streets
- Trail
- Railroad
- Color 2014
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

N

0 200 400 600ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:

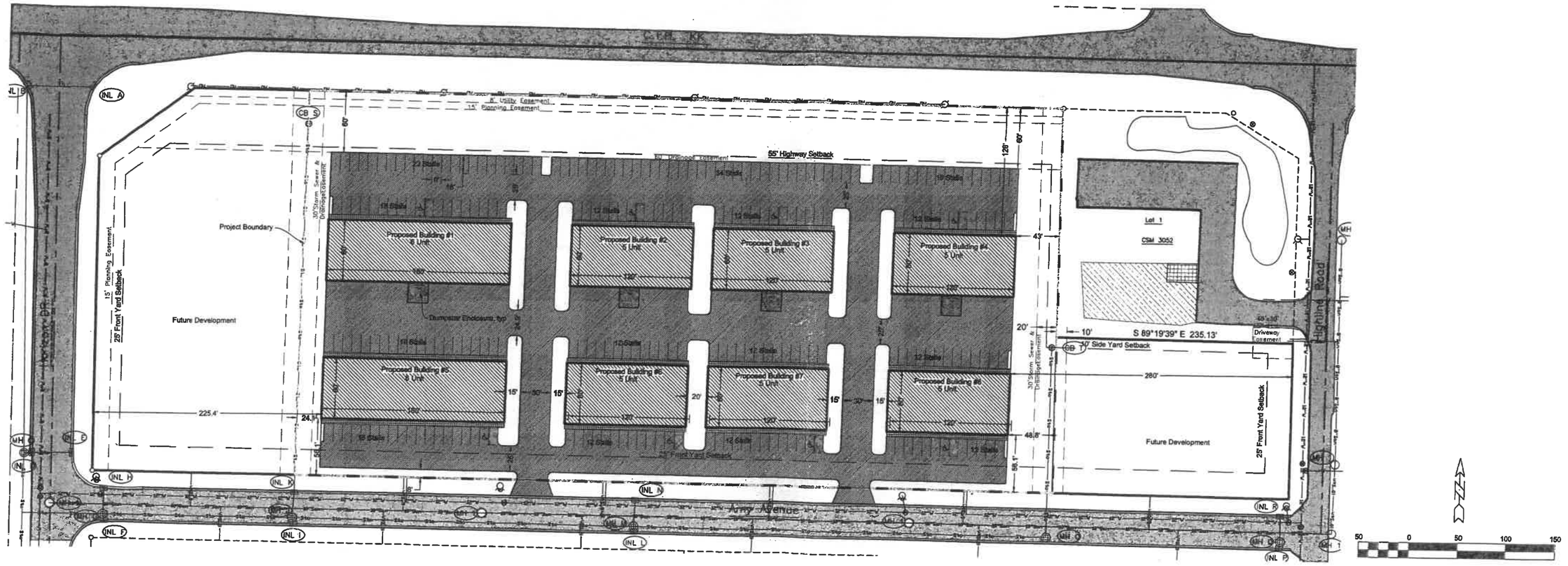
Date Printed: 01/23/19 9:5 AM

Sources:

Amy Avenue Commercial Development

Village of Harrison, Calumet County, WI

For: Mel Baeten



LEGEND

Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
Overhead Electric Lines	Storm Manhole	Railroad Signal
Utility Guy Wire	Inlet	Sign
Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Storm Sewer	Water MH / Well	Post / Guard Post
Underground Electric	Hydrant	Satellite Dish
Underground Gas Line	Utility Valve	Large Rock
Underground Telephone	Utility Meter	Flag Pole
Water Main	Utility Pole	Deciduous Tree
Fence - Steel	Light Pole / Signal	Coniferous Tree
Fence - Wood	Guy Wire	Bush / Hedge
Fence - Barbed Wire	Electric Pedestal	Stump
Wetlands	Electric Transformer	Maren
Treeline	Air Conditioner	Soil Boring
Railroad Tracks	Telephone Pedestal	Benchmark
Culvert	Telephone Manhole	Asphalt Pavement
Index Contour		Concrete Pavement
Intermediate Contour	+799.9 Ex Spot Elevation	Gravel
Proposed Building		
Proposed Asphalt		
Proposed Concrete		
Proposed Gravel		

Site Plan Summary:

Existing Zoning: COR - Office Retail and Commercial
Proposed Uses: Building 1-4 Multi-tennant commercial retail
Buildings 5-8 Multi-tennant office or repair shops

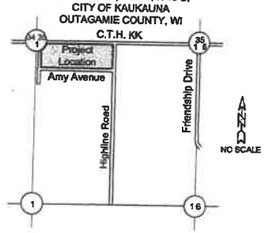
Land Coverages	This Project		Property	
Buildings	64,800 SF	22.96%	64,800 SF	16.54%
Pavements	127,800 SF	45.28%	127,800 SF	32.61%
Lawn	89,616 SF	31.76%	199,287 SF	50.85%
Total	282,216 SF		391,887 SF	

Parking Summary
Required: 216-324
Provided: 236
12 Handicap stalls provided

WISCONSIN
JOHN R. DAVEL
S-29512
MENASHA
WIS.
PROFESSIONAL ENGINEER
12/21/18

LOCATION MAP

NE 1/4 SEC 1, T 20 N, R 18 E.
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI



SHEET INDEX:

SITE PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

Project Number: 5484
December 20, 2018

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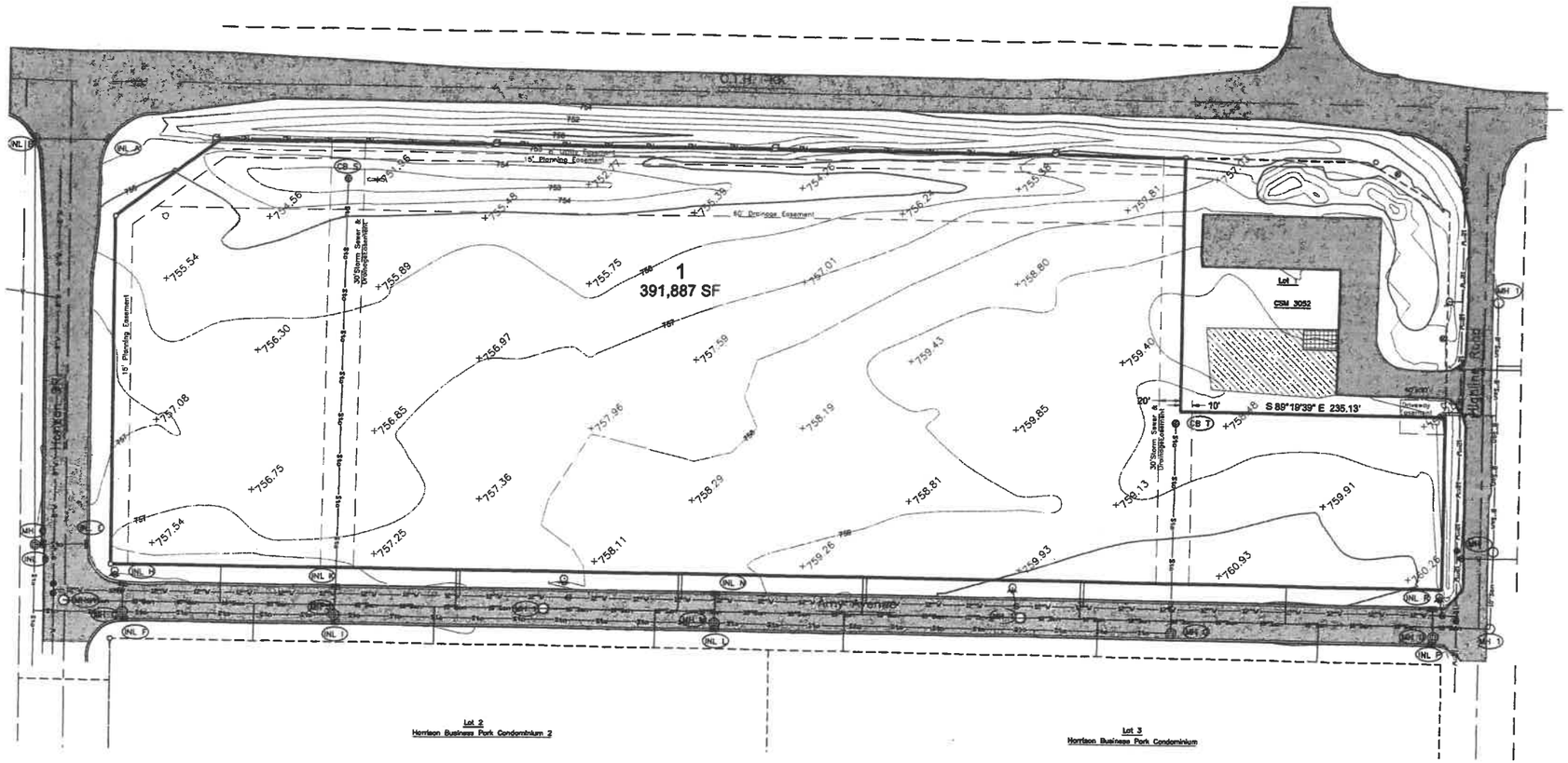

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
INL	A	752.99	749.34	12"	PVC	W
INL	B	752.91	748.76	12"	PVC	E
			748.71	15"	PVC	S
MH	C	756.90	746.29	15"	PVC	N
			746.28	15"	PVC	S
			751.81	12"	PVC	E
INL	D	756.15	751.82	12"	PVC	W
			751.89	12"	PVC	E
INL	E	756.15	752.22	12"	PVC	W
INL	F	755.03	751.02	12"	PVC	N
MH	G	755.81	746.64	30"	PVC	W
			746.74	30"	PVC	E
			749.75	12"	PVC	S
			750.48	12"	PVC	N
INL	H	755.11	751.03	12"	PVC	S
INL	I	756.12	752.32	6"	PVC	S
			752.19	12"	PVC	N
MH	J	756.39	748.04	30"	PVC	W
			748.06	18"	PVC	N
			751.53	12"	PVC	S
			749.55	24"	PVC	E
INL	K	756.17	748.06	18"	PVC	S
			748.12	18"	PVC	N
INL	L	758.19	754.10	12"	PVC	N
MH	M	758.41	752.51	24"	PVC	W
			752.99	12"	PVC	S
			752.66	12"	PVC	N
			752.60	18"	PVC	E
INL	N	758.20	754.58	12"	PVC	S
			754.82	6"	PVC	N
MH	O	760.83	754.19	18"	PVC	W
			754.21	15"	PVC	N
			754.22	15"	PVC	E
INL	P	758.87	754.76	12"	PVC	N
MH	Q	759.16	754.56	15"	PVC	W
			754.75	12"	PVC	N
			754.74	12"	PVC	S
INL	R	759.03	754.94	12"	PVC	S
CB	S	752.09	748.94	18"	PVC	S
CB	T	758.25	754.85	15"	PVC	S

LEGEND

CATV—CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO—FO	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
OH—OH	Overhead Electric Lines	Storm Manhole	Railroad Signal
	Utility Guy Wire	Inlet	Sign
San—San	Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Sto—Sto	Storm Sewer	Water MH / Well	Post / Guard Post
E—E	Underground Electric	Hydrant	Satellite Dish
G—G	Underground Gas Line	Utility Valve	Large Rock
T—T	Underground Telephone	Utility Meter	Flag Pole
W—W	Water Main	Utility Pole	Deciduous Tree
Fence - Steel		Light Pole / Signal	Coniferous Tree
Fence - Wood		Guy Wire	Bush / Hedge
Fence - Barbed Wire		Electric Pedestal	Stump
WL—WL—WL	Wetlands	Electric Transformer	Marsh
Treeline		Air Conditioner	Soil Boring
Railroad Tracks		Telephone Pedestal	Benchmark
Culvert		Telephone Manhole	Asphalt Pavement
800	Index Contour	+799.9 Ex Spot Elevation	Concrete Pavement
795	Intermediate Contour		Gravel

60 0 60 120 180

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

SURVEYOR'S CERTIFICATE

I, James R Sehloff, hereby certify that I have surveyed this property and this topographical map is a true representation thereof and shows the size and location of the property and the location of all apparent roadways. I hereby certify that said topographical survey and map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief, a true and accurate representation thereof.

James R Sehloff, Wisconsin Professional Land Surveyor No. S-2692 Date

NOTES

This topographic survey was performed during winter conditions. Utility and ground features shown on this map are indicated based on what was observed at the time. Utility markings and existing features may have been covered by snow and/or ice and may not be shown on this map.

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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1611 Racine Street Menasha, WI 54952
Ph: 920-991-1669 Fax: 920-830-9595
www.davel.pro

Dec 20, 2018 - 10:38 AM J:\projects\5484\dwg\corrtopo\5484TOPO

TOPOGRAPHIC SURVEY

Lot 1 of CSM - Amy Avenue

City of Kaukauna, Outagamie County, WI

For: Mel Baeten

Date: 12/20/2018
Filename: 5484TOPO.dwg
Author: TSH
Last Saved by: taylor
Page C1.1

LEGEND

CATV	Underground Cable TV		Sanitary MH / Tank / Base		CATV Pedestal
FO	Underground Fiber Optic		Clean Out / Curb Stop / Pull Box		Gas Regulator
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E	Underground Electric		Hydrant		Satellite Dish
G	Underground Gas Line		Utility Valve		Large Rock
T	Underground Telephone		Utility Meter		Flag Pole
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	Fence - Barbed Wire		Electric Pedestal		Stump
WL	Wetlands		Electric Transformer		Marsh
	Treeline		Air Conditioner		Soil Boring
	Railroad Tracks		Telephone Pedestal		Benchmark
	Culvert		Telephone Manhole		Asphalt Pavement
600	Index Contour				Concrete Pavement
605	Intermediate Contour	+799.9	Ex Spot Elevation		Gravel
	Proposed Storm Sewer		Proposed Storm Manhole		
608	Proposed Contour		Proposed Curb Inlet		
	Proposed Swale		Prop. Catch Basin / Yard Drain		
	Proposed Culvert		Proposed Endwall		
x608.73	Prop. Flowline Spot Elev.		Proposed Rip Rap		
x608.73 TW	Prop. Top of Walk Elev.		Prop. Drainage Direction		
+ (608.7)	Existing Grade	FF=000.0	Prop. Finished Floor Elev.		

NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & 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. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. Vegetation beyond slopes shall remain.
4. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
5. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
6. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
7. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
8. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
9. The Storm Water Management for peak flow control and water quality are provided by the regional storm water ponds developed for the High Line Business Park. The pond was designed to accommodate development up to a Runoff Curve Number (RCN) of 91. This project, not considering the future development shown results in a RCN of 91.4. The property as shown results in a RCN of 88.2. Future development shall be limited to achieve an overall RCN of 91 or less.
10. The pavement at the handi-cap parking stalls shall taper up to meet the top of the sidewalk from a 6" exposed curb head to zero exposure in the handi-cap stall.
11. Pavement swales shall have a 4" perforated underdrain that coincide with the swale center line and ties into the storm sewer along the eastern boundary of the project.

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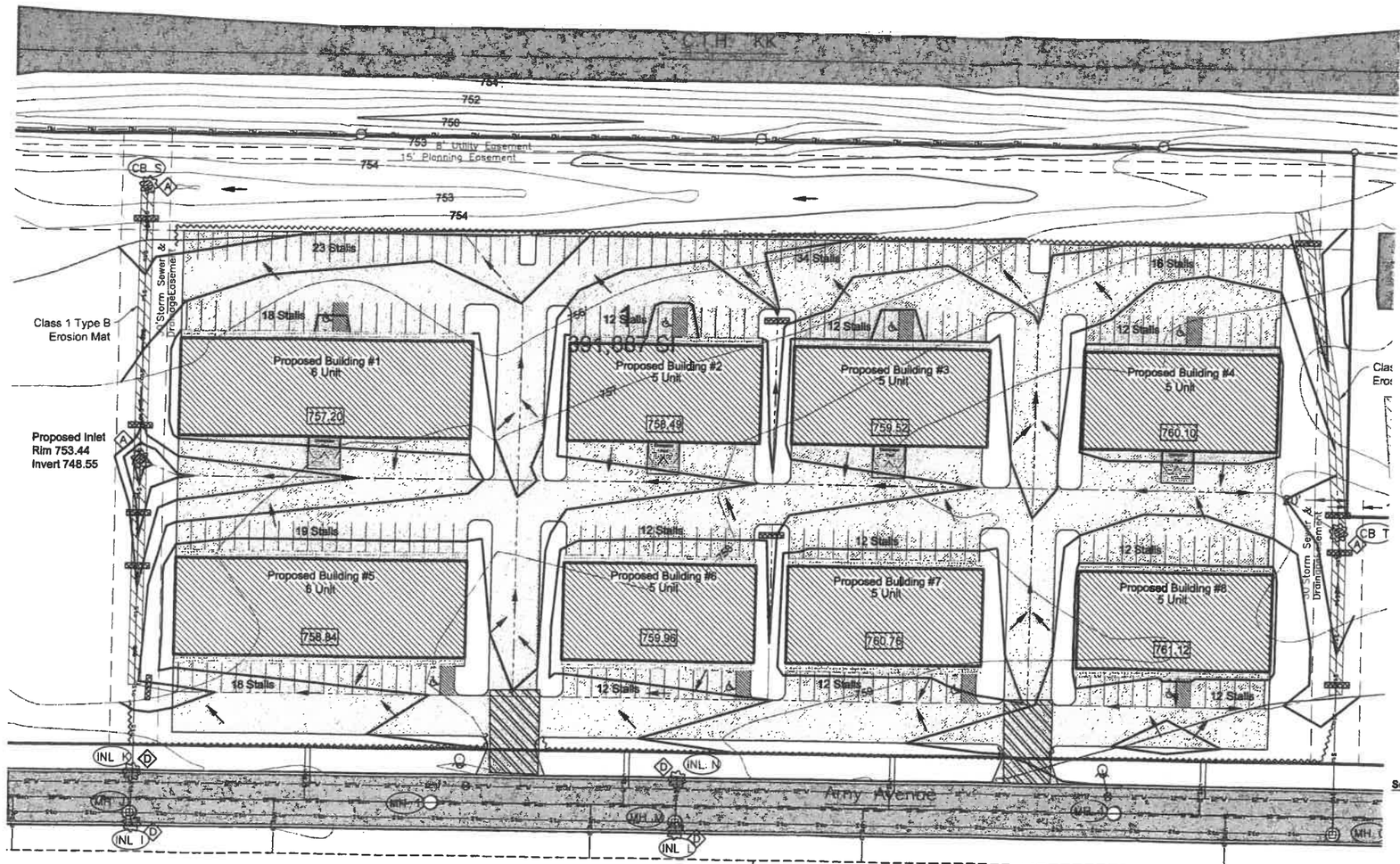
DRAINAGE PLAN

Amy Avenue Commercial Development

Village of Harrison, Calumet County, WI

For: Mel Baeten

Date:	12/20/2018
Filename:	5484engr.dwg
Author:	JRD
Last Saved by:	taylor
Page	C1.2



LEGEND

CATV — CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO — FO	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
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	Proposed Swale	Prop. Catch Basin / Yard Drain	
	Proposed Culvert	Proposed Endwall	
	Proposed Silt Fence	Proposed Rip Rap	
	Prop. Drainage Direction	Proposed Erosion Mat	
	Proposed Tracking Pad	Proposed Inlet Protection	
	Proposed Ditch Check	Type of Inlet Protection	

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the swales and storm inlets and eventually to the storm water pond.

   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.

2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site.
      ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.

   b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058. In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.

   c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. All seeding shall be in accordance with DNR Technical Standard 1059. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.

3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062 and all manufacturer specifications. Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.

4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. All areas immediately downstream of curb cuts will be stabilized using riprap.

   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
      i) drainage swales as indicated on the plans;

5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.

6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057. The existing pavements shall provide tracking, soil disturbance is limited to green space grading on east side of the parcel.

7) Dust Control - Intended to reduce surface to air transport of dust during construction. Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068. These methods include the use of polymers, seeding, and mulch.

8) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Week 1: Install soil erosion control (silt fence, tracking pads, etc)
2) Weeks 1-2: Site clearing and topsoil stripping
3) Weeks 2-4: Rough grading of site.
4) Weeks 4-15: Construct foundations, backfill and begin building construction
5) Weeks 15-20: Pour concrete.
6) Weeks 20-25: Pave Parking Lot
7) Week 26: Final grade site, install seed and mulch and mulch blankets
8) Week 27: Clean up, remove temp SESC measures.

Watering may be necessary to establish healthy and well rooted vegetation. Temporary measures may only be removed once final site stabilization has occurred.

Note: The dates provided are approximate and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others. This process may be repeated for each building in sequence.

Maintenance Plan

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to DNR website for a template; http://dnr.wi.gov/topic/stormwater/documents/2400187_Construction_Site_Inspection_Report.pdf. Upon request, the inspection reports shall be made available to the owner, the engineer, Village of Harrison, or the Wisconsin Department of Natural Resources.

Responsible Parties

Best Management Practices (BMPs) Construction and Maintenance:
Grading Contractor, yet to be determined.

BMP Inspection and Compliance Enforcement
Village of Harrison
Department of Natural Resources

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EROSION & SEDIMENT CONTROL PLAN

Amy Avenue Commercial Development

Village of Harrison, Calumet County, WI
For: Mel Baeten

Date:	12/20/2018
Filename:	5484engr.dwg
Author:	JRD
Last Saved by:	taylor
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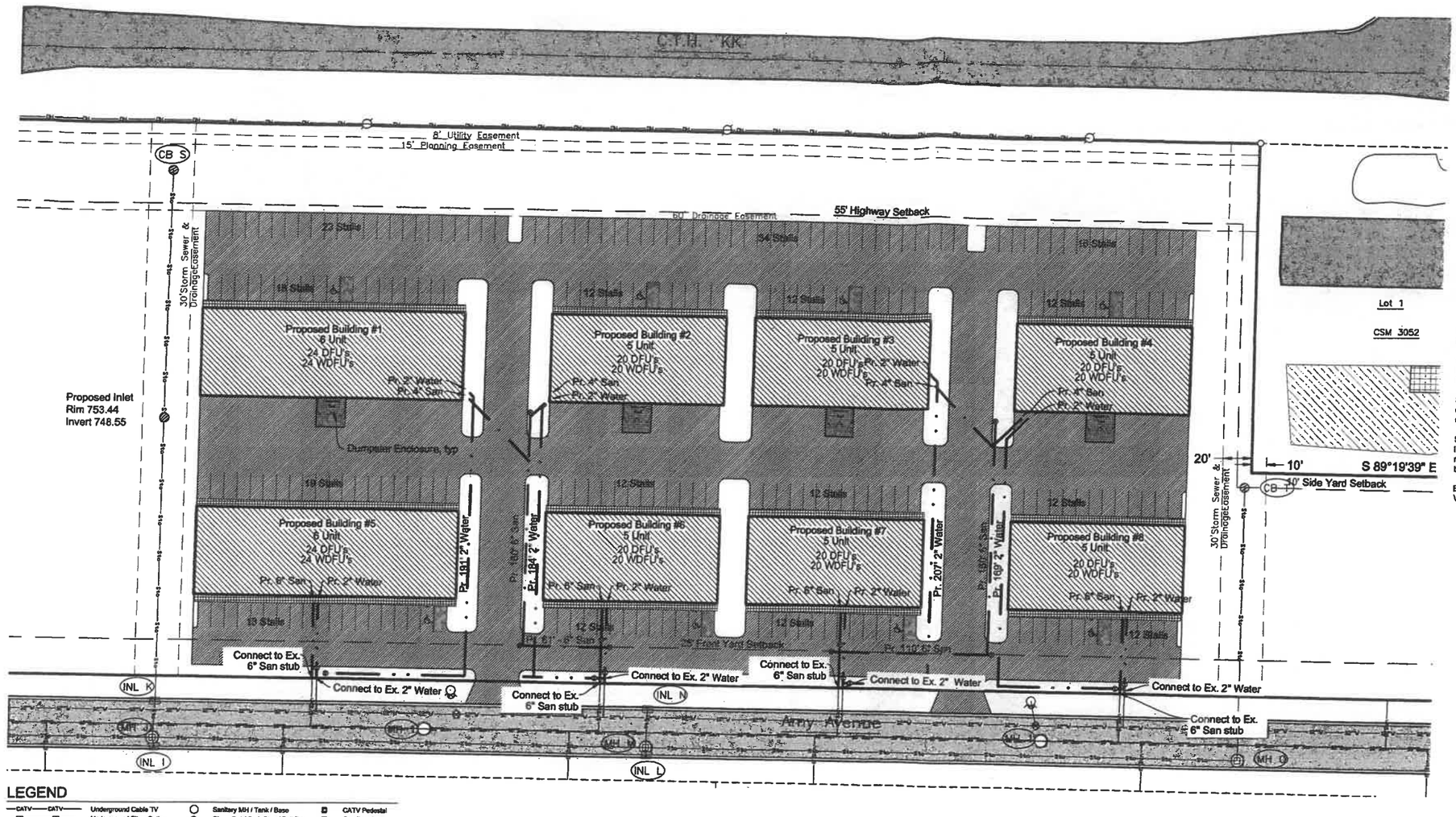


Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the Village of Harrison.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Water Pipe shall be 2" Poly SDR9, with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent, per SPS 382.40 (8)(k).

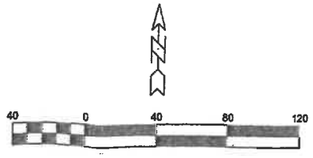
Sanitary Sewer Pipe shall be 4" or 6" PVC Schedule 40, with minimum of 18 gauge, insulated (green), single-conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h).

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with soil tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

Excavations in Amy Avenue shall be restored in accordance with Village requirements and done in accordance with Village Permit.

LEGEND

CATV	Underground Cable TV		Sanitary MH / Tank / Base		CATV Pedestal
FO	Underground Fiber Optic		Clean Out / Curb Stop / Pull Box		Gas Regulator
OH	Overhead Electric Lines		Storm Manhole		Railroad Signal
	Utility Guy Wire		Inlet		Sign
San	Sanitary Sewer		Catch Basin / Yard Drain		Tower / Silo
Sto	Storm Sewer		Water MH / Well		Post / Guard Post
E	Underground Electric		Hydrant		Satellite Dish
G	Underground Gas Line		Utility Valve		Large Rock
T	Underground Telephone		Utility Meter		Flag Pole
W	Water Main		Utility Pole		Deciduous Tree
	Fence - Steel		Light Pole / Signal		Coniferous Tree
	Fence - Wood		Guy Wire		Bush / Hedge
	Fence - Barbed Wire		Electric Pedestal		Stump
WL	Wetlands		Electric Transformer		Marsh
	Treeline		Air Conditioner		Soil Boring
	Railroad Tracks		Telephone Pedestal		Benchmark
	Culvert		Telephone Manhole		Asphalt Pavement
800	Index Contour				Concrete Pavement
799	Intermediate Contour	+799.9	Ex Spot Elevation		Gravel
	Proposed Storm Sewer		Proposed Sanitary Manhole		Proposed Reducer
	Proposed Sanitary Sewer		Proposed Storm Manhole		Proposed Plug
	Proposed Water Main		Proposed Curb Inlet		Proposed Water MH
608	Proposed Contour		Prop. Catch Basin / Yard Drain		Proposed Tee
	Proposed Swale		Proposed Endwall		Proposed Cross
	Proposed Culvert		Proposed Hydrant		Proposed 90° Bend
			Proposed Valve		Proposed 45° Bend
			Proposed Curb Stop		Proposed 22.5° Bend



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UTILITY PLAN

Amy Avenue Commercial Development
Village of Harrison, Calumet County, WI
For: Mel Baeten

Date: 12/20/2018
Filename: 5484engr.dwg
Author: JRD
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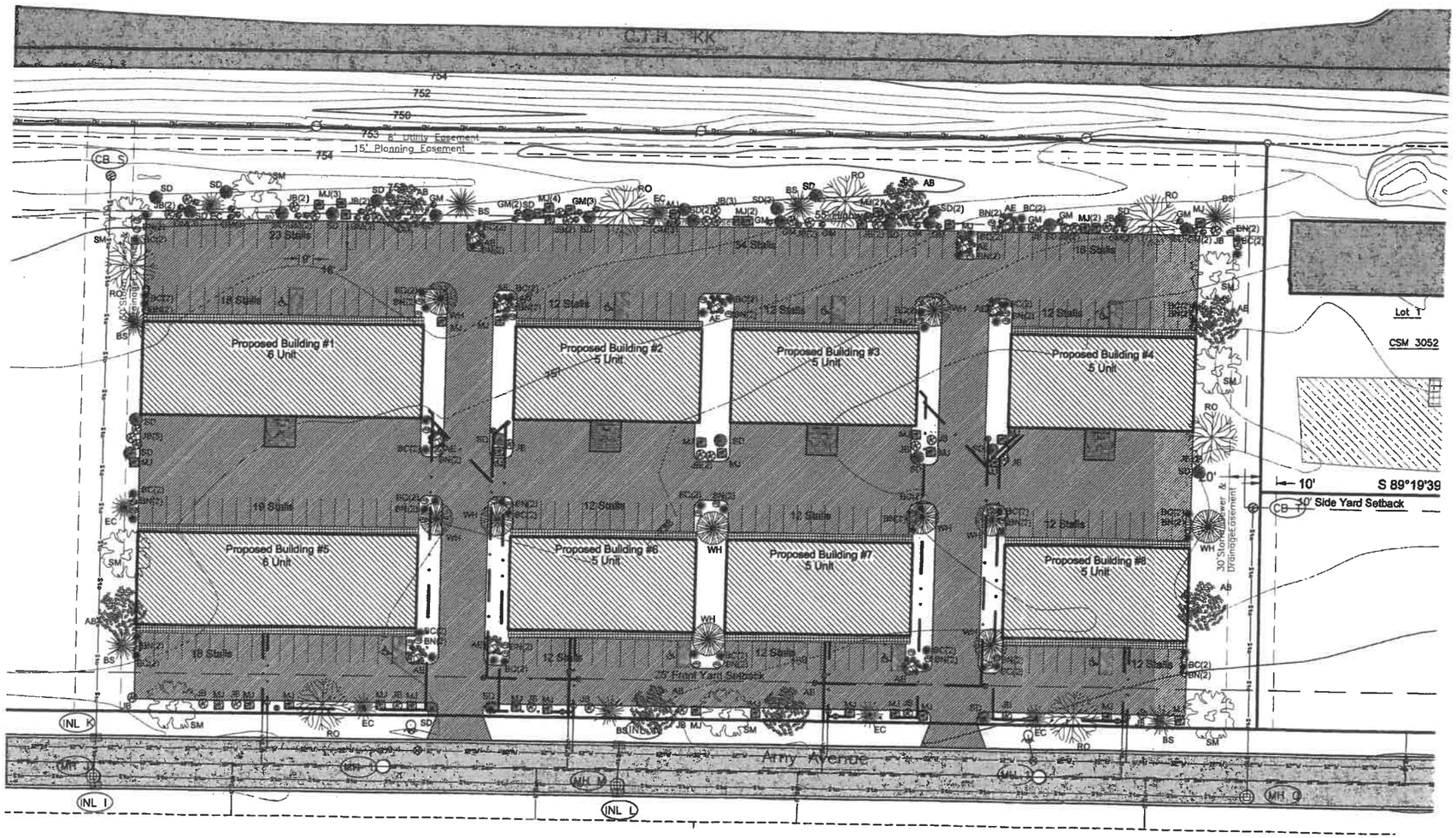
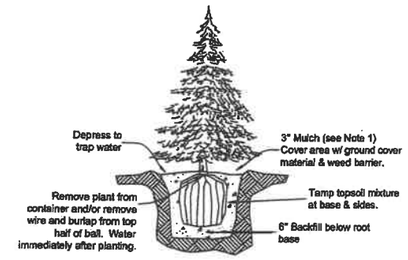
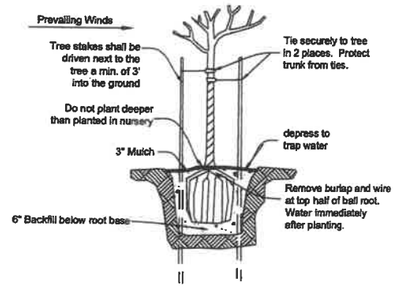




Shrub Planting Details



Tree Planting Details

Landscape Requirements

Note:
1. All planting beds are to be mulched with hardwood mulch.
2. Exterior lighting shall consist of wall mounted fixtures on buildings only.

Canopy Trees (2" diameter measured 6" from ground, 50 pts)				
Code	Common Name	Genus/Species	Qty	Points
RO	Red Oak	Quercus rubrum	7	350
AB	American Basswood	Tilia americana	7	350
SM	Sugar Maple	Acer Saccharum	7	350
Total			21	1050

Evergreen Trees (6' high, 30 pts)				
Code	Common Name	Genus/Species	Qty	Points
BS	Colorado Blue Spruce	Picea pungens	6	180
EC	Eastern Red Cedar	Juniperus virginiana	6	180
Total			12	360

Ornamental Trees (5' high, 20 pts)				
Code	Common Name	Genus/Species	Qty	Points
WH	Winter King Hawthorne	Crataegus viridis	10	200
AE	American Elder	Sambucus canadensis	10	200
Total			20	400

Tall Shrubs (24" high, 12 pts)				
Code	Common Name	Genus/Species	Qty	Points
SD	Silky Dogwood	Cornus amomum	30	360
GM	Green Mountain Boxwood	Buxus sumpervirens x sinica 'green mountain'	32	384
Total			62	744

Medium Shrubs (18" high, 8 pts)				
Code	Common Name	Genus/Species	Qty	Points
JB	Japanese Barberry	Berberis thunbergii	40	320
MJ	Miniature Juniper	Juniperus communis	40	320
Total			80	640

Low Shrubs (15" high, 4 pts)				
Code	Common Name	Genus/Species	Qty	Points
BC	Blue Chip Juniper	Juniperus horizontalis 'blue chip'	54	216
BN	Bird's Nest Spruce	Picea abies 'Nidiformis'	54	216
Total			108	432

*The planted material shall reach stated height specification within 5 years.

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LANDSCAPE PLAN

Amy Avenue Commercial Development

Village of Harrison, Calumet County, WI

For: Mel Baeten

Date: 12/20/2018
Filename: 5484engr.dwg
Author: JRD
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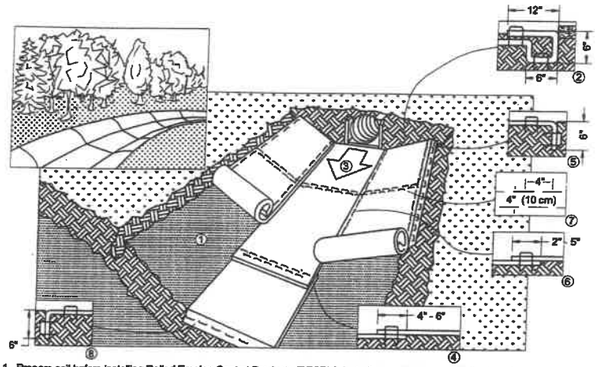
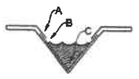


1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)

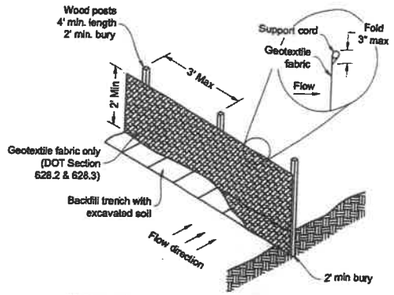


Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

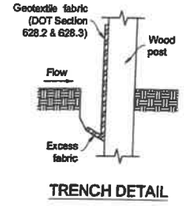
** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

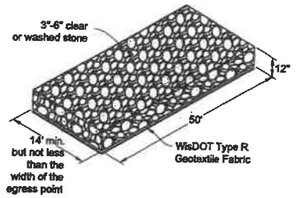


Silt fence notes:
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 1.25 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

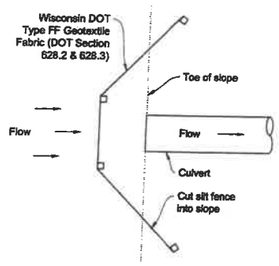
SILT FENCE INSTALLATION



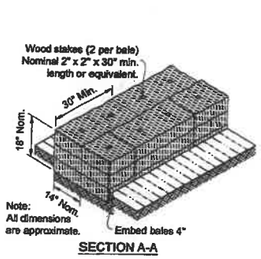
TRENCH DETAIL



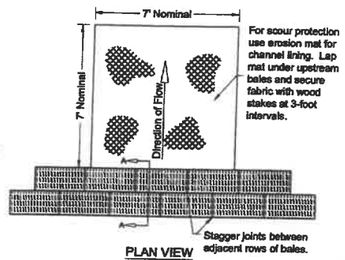
TRACKING PAD DETAIL



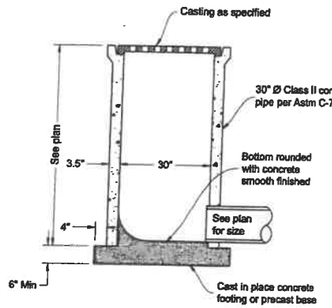
INLET PROTECTION



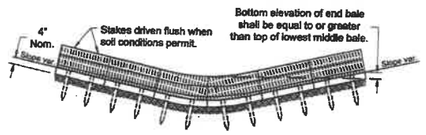
SECTION A-A



PLAN VIEW

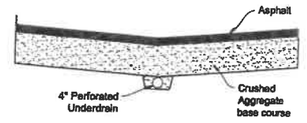


YARD DRAIN DETAIL

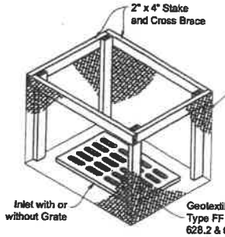


FRONT ELEVATION

STRAW BALE BARRIER



PAVEMENT CROSS SECTION



INLET PROTECTION, TYPE A

GENERAL NOTES:
Inlet protection devices shall be maintained or replaced at the direction of the engineer.

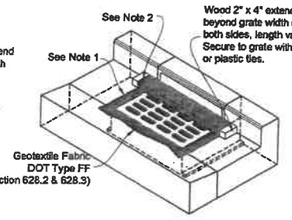
Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.

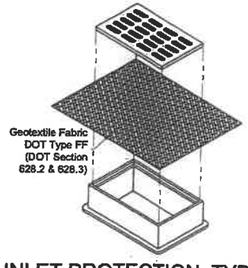
1. Finished size, including flap pockets where required, shall extend a minimum of 10" around the perimeter to facilitate maintenance or removal.

2. For inlet protection, Type C (with curb box), an additional 10" of fabric is wrapped around the wood and secured with staples. The wood shall not block the entire height of the curb box opening.

3. Flap pockets shall be large enough to accept wood 2x4.



INLET PROTECTION, TYPE C



INLET PROTECTION, TYPE B
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

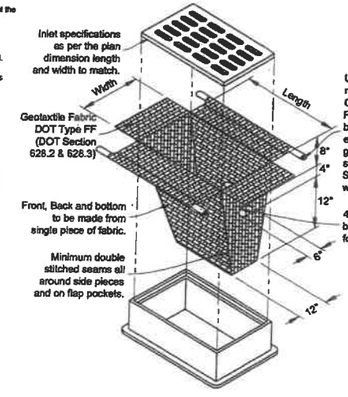
INSTALLATION NOTES:
Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

Inlet protection Type C shall be utilized on street inlets with curb heads.

TYPE B & C
Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sawn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

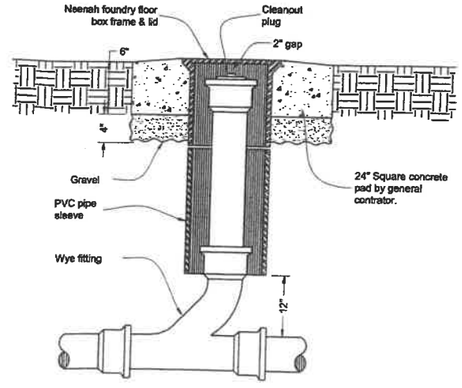


INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

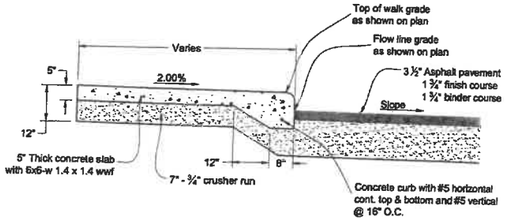
INSTALLATION NOTES:
Do not install inlet protection type D in inlets shallower than 30", measured from the bottom of the inlet to the top of the grate.

Trim excess fabric in the flow line to within 3" of the grate.

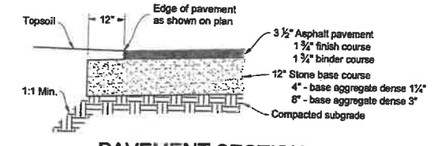
The installed bag shall have a minimum side clearance between the inlet walls and the bag measured at the bottom of the overflow holes of 3". Where necessary, the contractor shall cinch the bag using plastic zip ties to achieve the 3" clearance. The ties shall be placed at a minimum of 4" from the bottom of the bag.



OUTDOOR CLEANOUT



INTEGRAL SIDEWALK / PAVEMENT SECTION



PAVEMENT SECTION

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CONSTRUCTION & EROSION CONTROL DETAILS

Amy Avenue Commercial Development
Village of Harrison, Calumet County, WI
For: Mel Baeten

Date: 12/20/2018
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FLOOR PLAN
SCALE: 1/8"=1'-0"

ACS
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KIMBERLY, WI 54136
TELE: 920-574-2557 FAX: 920-574-2660

MEL BAETEN

DATE: 5/9/2016
ARCH: K. SPIER
D. BY: S. BURTON
JOB: 15-018
PROJ. MAN.
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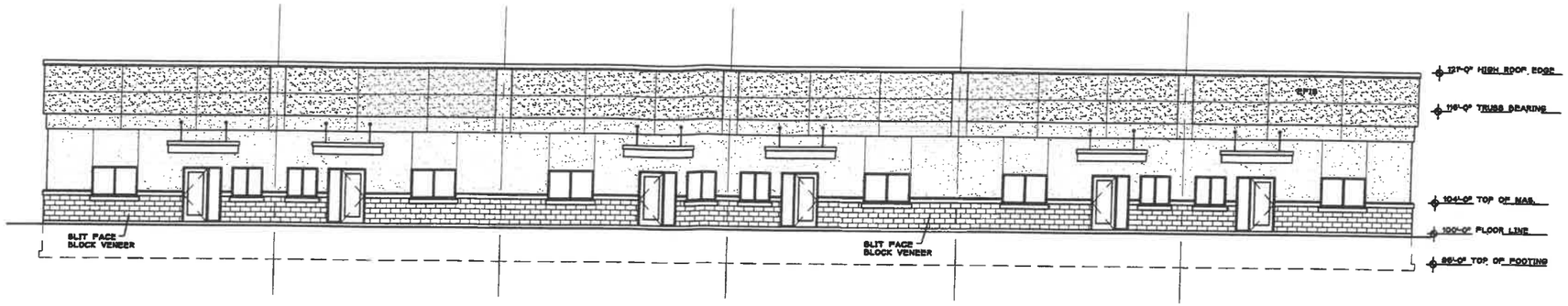
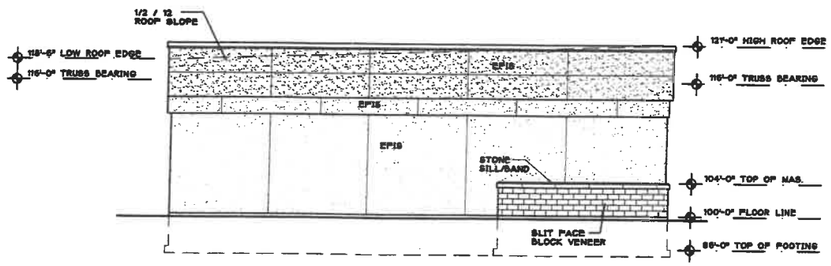
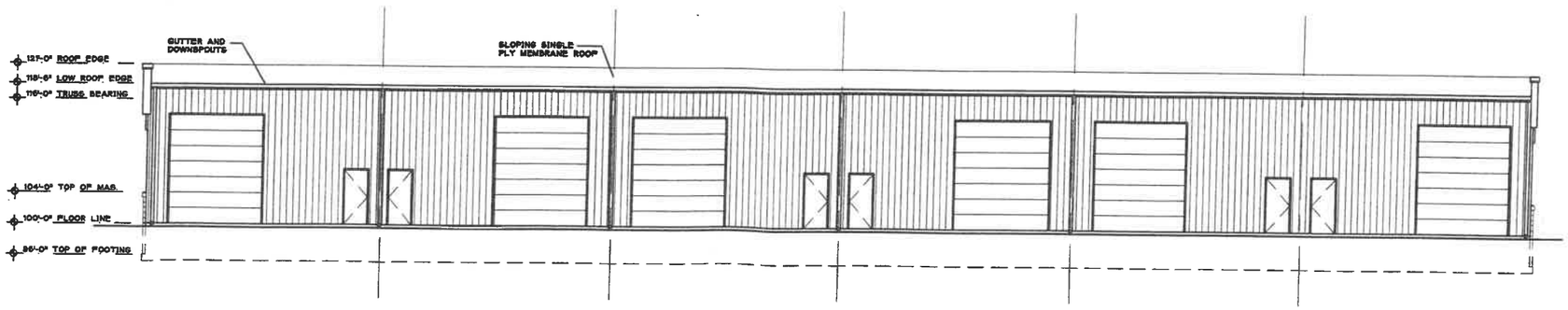


SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST / WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

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ARCH: K. SPIRL
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EXP.
SUPER.

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