Castle Oak Subdivision

S 00°39'19" E 925.05'

Lots (top row, left to right): 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36

Lot 1 CSM 7071

10' Ex. 6' Drainage & Utility Easement
16' Utility Easement
10' Drainage & Utility Easement
10' Utility Easement
8' Drainage & Utility Easement
12' Storm Sewer & Drainage Easement

163 15,289 SF
162 10,331 SF
161 10,223 SF
160 10,204 SF
159 10,186 SF
158 10,167 SF
157 10,149 SF
OL 1 1,370 SF
156 11,377 SF
155 11,472 SF
154 11,448 SF
153 11,828 SF
152 12,349 SF

164 14,198 SF

Wallace Avenue

173 11,821 SF
174 9,389 SF
175 9,128 SF
176 9,650 SF
177 9,128 SF
178 9,650 SF
OL 2 1,304 SF
179 9,780 SF
180 9,780 SF
181 9,780 SF
182 11,337 SF

165 9,111 SF
166 9,694 SF
167 9,694 SF
172 11,540 SF

N 00°50'55" W 595.00'

183 11,736 SF

151 11,379 SF

184 9,703 SF

N 00°50'55" W 277.20'

150 12,720 SF

169 11,774 SF
170 13,297 SF
171 10,153 SF

Cavalry Lane
Stout Lane

N 00°50'55" W 238.86'

Lot 4 & Outlot 1 CSM 1967
1st Add Neenah Ind Park Lot 1

Delineated Wetland "DO NOT DISTURB"

LEGEND

Symbol	Description	Symbol	Description
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	Flag Pole
T	Underground Telephone		Utility Meter	Deciduous Tree
W	Water Main		Utility Pole	Coniferous Tree
	Fence - Steel		Light Pole / Signal	Bush / Hedge
	Fence - Wood		Guy Wire / Pump	Stump
	Fence - Barbed Wire		Electric Pedestal	Soil Boring
	Wetlands		Electric Transformer	Marsh
	Treeline		Air Conditioner	Large Rock
	Railroad Tracks		Benchmark	Asphalt Pavement
	Culvert		Telephone Pedestal	Concrete Pavement
800	Index Contour		Telephone Manhole	
799	Intermediate Contour			
608		+799.9	Ex Spot Elevation	
	Proposed Storm Sewer		Proposed Sanitary Manhole	Proposed Reducer
	Proposed Sanitary Sewer		Proposed Storm Manhole	Proposed Plug
	Proposed Water Main		Proposed Curb Inlet	Proposed Tee
608	Proposed Contour		Proposed Water MH	Proposed Cross
	Proposed Swale		Prop. Catch Basin / Yard Drain	Proposed 90° Bend
	Proposed Culvert		Proposed Endwall	Proposed 45° Bend
			Proposed Hydrant	Proposed 22.5° Bend
			Proposed Valve	
			Proposed Curb Stop	

HOUSE ELEVATIONS:

The house elevations shall be set to provide positive drainage away from the building in all directions as shown in the above details. House elevations and driveway locations may need to vary depending on size, location, and architecture of the home. Changes to the grading plan or house elevations can be allowed only if an individual lot grading plan is prepared by a professional engineer.

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. Silt fence shall be installed at the toe of all newly constructed fill slopes and shall be maintained until slope vegetation is established. Silt fence shall be installed prior to site grading.
4. Inlet protection shall be installed around the upstream end of new culvert pipes and inlets, in accordance with Wisconsin DOT Standard Detail Drawing 8E10-2.
5. Stone access shall be provided to the construction site. Tracking of mud on existing streets shall be cleaned up daily.
6. Vegetation beyond slopes shall remain.
7. 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.
8. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
9. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
10. 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.
11. 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.
12. Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.
13. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.

DRAINAGE & GRADING PLAN

Castle Oak V
City of Neenah, Winnebago County, WI
For: Castle Oak Development, LLC

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