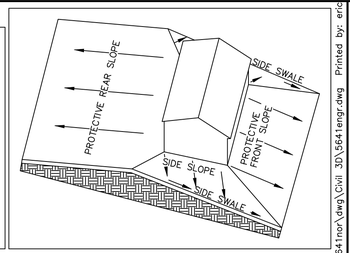


HOUSE ELEVATIONS:

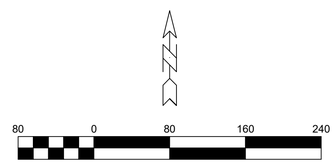
The house elevations shall be set to provide positive drainage away from the building in all directions as shown in the above details. House elevations and driveway locations may need to vary depending on size, location, and architecture of the home. Changes to the grading plan or house elevations can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

Notes:

1. The storm water pond is sized to treat the proposed runoff from this development as required by State and local requirements.
2. Storm sewers are sized for the 5 year storm as estimated by TR55 using NOAA Atlas 14 rainfalls with an MSE4 rainfall distribution.
3. Soils in this area are hydrologic group C & D.
4. This final drainage plan indicates drainage along lot lines, major drainage swales, and conceptual drainage for each lot. The site planner for each individual home site should design detailed drainage for the interior of the lot based on this information. Suggested grade at foundation elevations and interior saddle point elevations may vary significantly depending upon architecture. The site planner should consult an engineer to determine grade at foundation elevation.
5. All setback elevations on lot lines are 50' from Right of Way unless otherwise noted.
6. Lots 46-48, 69 and 121-128 are subject to additional restrictions related to floodplain and wetlands. The wetland setback line as shown is the most restrictive setback. Impervious surfaces, including, but not limited to: buildings, patios, and sidewalks, are not allowed within the wetland protective setback area. Impervious surfaces may be allowed within the wetland protective setback area and outside the wetlands and floodway under the following conditions:
   a. Runoff from the impervious surface is made to drain away from the wetland so that it enters the City storm sewer.
   b. Stormwater runoff from impervious surfaces constructed within the wetland protective areas must be either diverted to the storm sewer system or treated in an onsite stormwater management practice, subject to City of Appleton review and approval, prior to such runoff entering the wetlands. If the Wisconsin Department of Natural Resources provides the landowner with written approval allowing a lesser setback to the wetlands according to Maximum Extent Practicable (MEP) consideration, then the City of Appleton may, at its sole discretion, allow the landowner a corresponding reduction in the setback.
7. Source of Floodplain data is Davel case study dated 4-24-18.

LEGEND

Underground Cable TV	Sanitary MH / Tank / Base
Electric Transmission Line	High line Pole
Sanitary Sewer	Storm Manhole
Storm Sewer	Inlet
Underground Electric	Catch Basin / Yard Drain
Underground Gas Line	Water MH / Well
Underground Telephone	Hydrant
Water Main	Utility Valve
800 Index Contour	Electric Pedestal
799 Intermediate Contour	Telephone Pedestal
Floodway per CLOMAR Dated 05/23/2019	CATV Pedestal
Ordinary High Water Mark	Wetlands - Placement of fill is prohibited within this area
Proposed Storm Sewer	Proposed Storm Manhole
608 Proposed Contour	Proposed Curb Inlet
Proposed Swale	Prop. Catch Basin / Yard Drain
Proposed Culvert	Proposed Endwall
[607.86] Adjacent Plat Grade	Proposed Rip Rap
608.73 Prop. Lot Corner Elevation	Prop. Drainage Direction
×608.73 Proposed Spot Elevation	000.0 Prop. Grade at Foundation
×(608.7) Existing Grade	Floodway/Flood Fringe
	Floodway Boundary



BENCHMARKS (NAVD88)

BM 0 NGS Monument(DE7760)
W R/W Holland Rd
Elev 728.44'

BM 1 Temporary Fire Hydrant, Shoulder
SW'erly R/W of Rubyred (NE Cor. Lot 37)
Elev 745.75

BM 2 Fire Hydrant, Shoulder
SW'erly R/W of Rubyred (NE Cor. Lot 35)
Elev 746.18

Lot #	100 Year Flood Elevation	Lowest Ground Elevation adjacent to home
46	739.8	740.8
69	740.6	741.6
121	741.1	742.1
122	741.2	742.2
123	741.3	742.3
124	741.4	742.4
125	741.5	742.5
126	741.7	742.7
127	741.7	742.7
128	741.8	742.8

DRAINAGE PLAN CERTIFICATION:

I, John R. Davel, Professional Engineer, hereby certify that this Drainage Plan will meet or exceed the requirements of the City of Appleton.

John R. Davel, P.E. E-25512 Date

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

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DRAINAGE & GRADING PLAN

North Edgewood Estates 2

City of Appleton, Outagamie County, WI
For: North Edgewood Estates, LLC

Date: 01/6/2021
Filename: 5641engr.dwg
Author: JRD
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