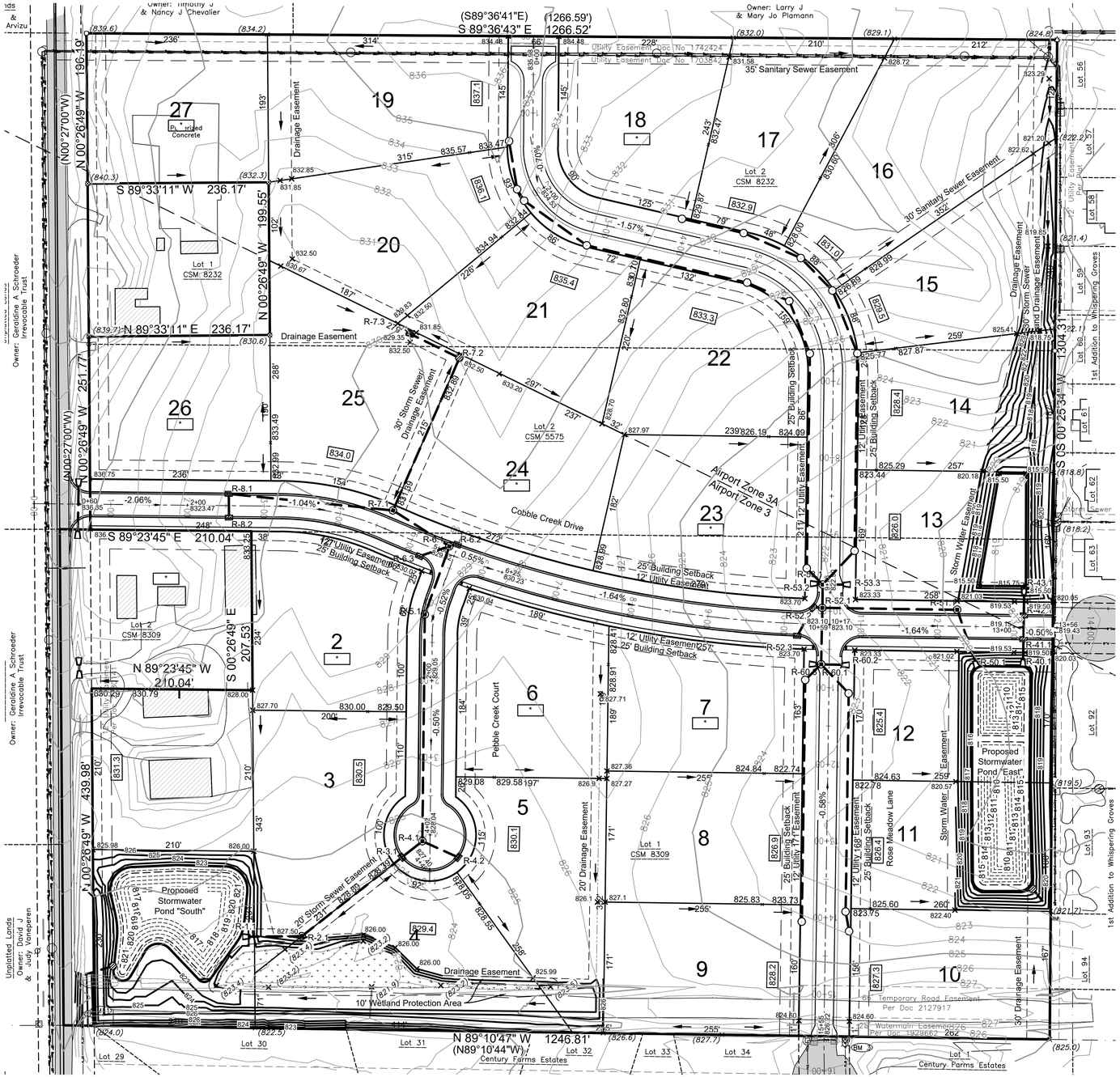
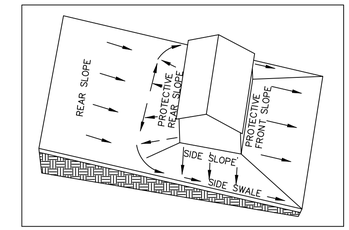
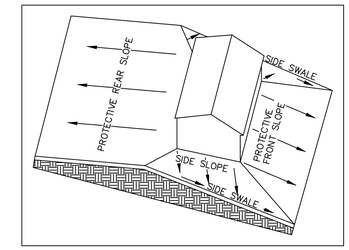


NOTES:

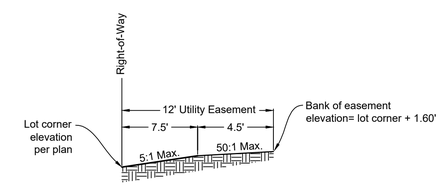
1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified 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. 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/ erosion mat all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
6. 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.
7. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
8. Cobble Creek Drive and Pebble Creek Court are Residential Urban Street per the Town of Grand Chute Standard Specification. Rose Meadow Lane is a Residential Rural Street per the Town of Grand Chute Standard Specification with reduced ditch back slope that extends into the utility easement as shown below. Driveway culverts shall be minimum 15-inch diameter for Lots 8 - 23, minimum 18-inch diameter for Lot 24. Culverts may not be applicable for corner Lots 8 and 24 pending driveway location. Driveway culverts shall maintain 12" min. cover.
9. All lots shall have downspouts that discharge at the surface grade to promote infiltration. Downspout connection to storm sewers is prohibited. In addition to disconnected downspouts, Lots 7-23 shall have sump pump discharges disconnected from storm sewers in a manner to promote storm water infiltration.





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.



TYPICAL UTILITY EASEMENT SECTION

Rose Meadow Lane - Refer to Note #8.

LEGEND

GATV	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
SS	Sanitary Sewer		Catch Basin / Yard Drain		Tower / Silo
SM	Storm Sewer		Water MH / Well		Post / Guard Post
UE	Underground Electric		Hydrant		Satellite Dish
UG	Underground Gas Line		Utility Valve		Large Rock
UT	Underground Telephone		Utility Meter		Flag Pole
WM	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
	Treeline		Electric Transformer		Soil Boring
	Railroad Tracks		Air Conditioner		Benchmark
	Culvert		Telephone Pedestal		Asphalt Pavement
800	Index Contour		Telephone Manhole		Concrete Pavement
799	Intermediate Contour	+799.9	Ex Spot Elevation		Gravel
	Delineated Wetlands				
	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	Recommednded Grade at Foundation		
(608.7)	Existing Grade	*	Grade at Foundation To Be Determined		

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DRAINAGE & GRADING PLAN

Auburn Estates

Town of Grand Chute, Outagamie County, WI
For: Cypress Homes, Inc.

Date:	04/14/2022
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