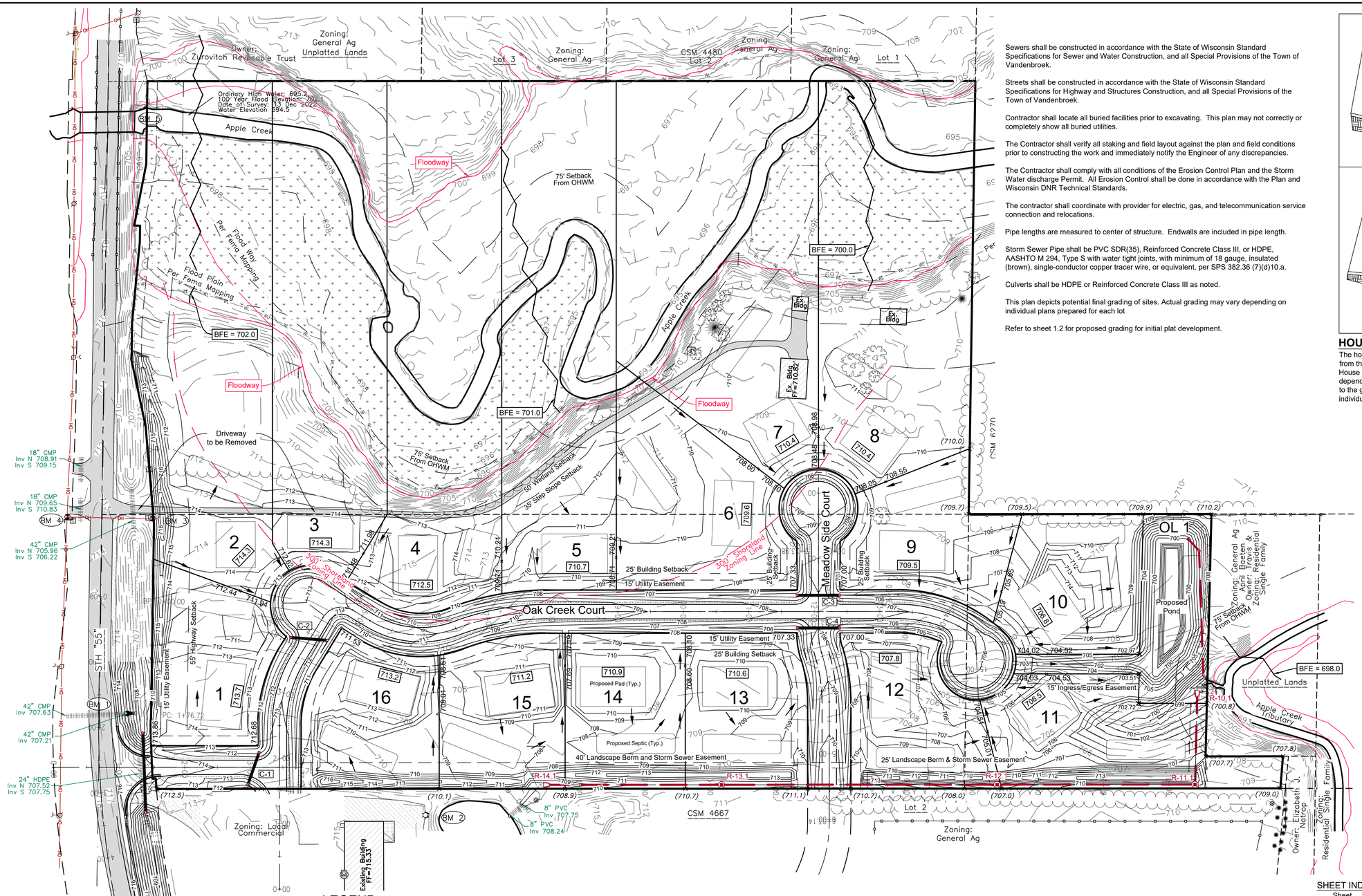


Sewers shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the Town of Vandenbroek.

Streets shall be constructed in accordance with the State of Wisconsin Standard Specifications for Highway and Structures Construction, and all Special Provisions of the Town of Vandenbroek.

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

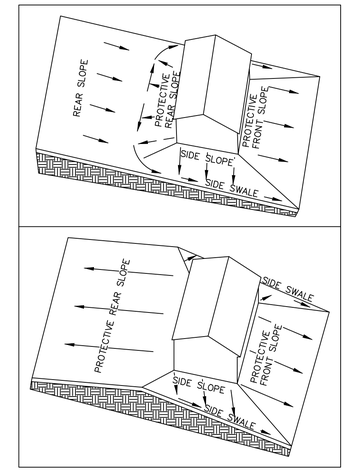
Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

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

Culverts shall be HDPE or Reinforced Concrete Class III as noted.

This plan depicts potential final grading of sites. Actual grading may vary depending on individual plans prepared for each lot

Refer to sheet 1.2 for proposed grading for initial plat development.



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.

Culvert Table

Location	Size	Material
C-1	15"	HDPE
Lot 1	15"	HDPE
C-2	15"	HDPE
Lot 2	15"	HDPE
Lot 3	15"	HDPE
Lot 4	18"	HDPE
Lot 5	18"	HDPE
Lot 6-Meadow Side	15"	HDPE
C-3	19"x30"	RCP Cl3 HE
Lot 7-Meadow Side	15"	HDPE
Lot 8	19"x30"	RCP Cl3 HE
Lot 9	19"x30"	RCP Cl3 HE
Lot 10	19"x30"	RCP Cl3 HE
Lot 11	19"x30"	RCP Cl3 HE
Lot 12	19"x30"	RCP Cl3 HE
C-4	19"x30"	RCP Cl3 HE
Lot 13	18"	HDPE
Lot 14	18"	HDPE
Lot 15	15"	HDPE
Lot 16	15"	HDPE

BENCHMARKS (NAVD88)

BM 0 NGS Benchmark
PID 6099 Designation - Little Chute GPS
Elev 728.20

BM 1 Mag Nail in Culvert
E R/W STH "55"
Elev 710.72

BM 2 NE Bolt on Light Pole
±480' SE of BM 1
Elev 716.60

BM 3 Nail on East Side of Power Pole
E R/W STH "55" ±300' NE of BM 1
Elev 716.09

BM 4 Nail on East Side of Power Pole
E R/W STH "55" ±130 W of BM 3
Elev 716.25

LEGEND

OH — OH	Overhead Electric Lines		Clean Out / Curb Stop / Pull Box		Gas Regulator
	Utility Guy Wire		Utility Meter		Sign
E — E	Underground Electric		Utility Pole		Post / Guard Post
G — G	Underground Gas Line		Light Pole / Signal		Deciduous Tree
T — T	Underground Telephone		Guy Wire		Coniferous Tree
	Fence - Wood		Electric Pedestal		Benchmark
	Fence - Barbed Wire		Electric Transformer		¾" x 18" Steel Rebar @ 1.50lbs/LF SET
	Treeline		Telephone Pedestal		¾" Rebar Found 1.3" O.D. Iron Pipe Found
	Culvert	+799.9	Ex Spot Elevation		Government Corner Recorded As
800	Index Contour		Asphalt Pavement		
799	Intermediate Contour		Concrete Pavement		
WL WL WL WL	Delineated Wetlands		Gravel		
	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. Garage Floor Grade at Door		
× (608.7)	Existing Grade	BFE	Base Flood Elevation		

80 0 80 160 240

SHEET INDEX:

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Plan & Profile: Entrance - Sta 0+00 to 3+77.91	3.1
Plan & Profile: Oak Creek Court - Sta 0+00 to 4+50	3.2
Plan & Profile: Oak Creek Court - Sta 4+50 to 10+50	3.3
Plan & Profile: Oak Creek Court - Sta 10+50 to 15+46.71	3.4
Plan & Profile: Meadows Side Court - Sta 0+00 to 6+03.14	3.5
Plan & Profile: Storm Line - Sta 0+00 to7+50	3.6
Plan & Profile: Storm Line - Sta 7+50 to11+83.24	3.7
Cross Sections: STH 55 - Sta 1+05 - 5+00	4.1
Cross Sections: STH 55 - Sta 5+50 - 6+00	4.2

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

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DRAINAGE PLAN

Oak Creek Estates

Town of Vandenbroek, Outagamie County, WI
For: PHH Investment Company, Inc.

Date: 05/23/2024
Filename: 7512Eng.dwg
Author: JRD
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