

LEGACY PARK APARTMENTS LOTS 4 & 5 OF SCHOLAR RIDGE ESTATES TOWN OF CLAYTON

WINNEBAGO COUNTY, WISCONSIN
MCM # C1069-09-23-00344



DESIGN CONTACT

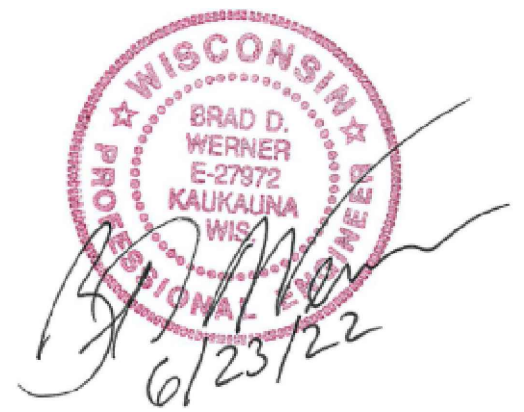
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STANDARD ABBREVIATIONS

AC	ACRE	LT	LEFT
AGG	AGGREGATE	LVC	LENGTH OF VERTICAL CURVE
AH	AHEAD	MAINT	MAINTENANCE
ASPH	ASPHALT PAVEMENT	MAT'L	MATERIAL
AVG	AVERAGE	MAX	MAXIMUM
B-B	BACK TO BACK	MIN	MINIMUM
BEG	BEGIN	MH	MANHOLE
BIT	BITUMINOUS	MP	MILE POST
BK	BACK	NB	NORTHBOUND
B/L	BASE LINE	NO	NUMBER
BLDG	BUILDING	NOR	NORMAL
BM	BENCH MARK	OD	OUTSIDE DIAMETER
BOC	BACK OF CURB	OBLIT	OBLITERATE
BRG	BEARING	PAVT	PAVEMENT
C-C	CENTER TO CENTER	PC	POINT OF CURVATURE
CY	CUBIC YARD	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVATURE
C&G	CURB AND GUTTER	PE	PRIVATE ENTRANCE
CB	CATCH BASIN	PED	PEDESTAL
CE	COMMERCIAL ENTRANCE	PGL	PROFILE GRADE LINE
CHD	CHORD	PI	POINT OF INTERSECTION
C/L	CENTER LINE	P/L	PROPERTY LINE
CL	CLASS (FOR CONC PIPE)	PLE	PERMANENT LIMITED EASEMENT
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CO	CLEAN OUT	PRC	POINT OF REVERSE CURVATURE
CONC	CONCRETE	PROP	PROPOSED
CORR	CORRUGATED	PSI	POUNDS PER SQUARE INCH
CP	CONTROL POINT	PT	POINT OF TANGENCY
CR	CRUSHED	PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
CS	CURB STOP	PVT	POINT OF VERTICAL INTERSECTION
CSW	CONCRETE SIDEWALK	R	RADIUS
CTH	COUNTY TRUNK HIGHWAY	RCP	REINFORCED CONCRETE PIPE
CULV	CULVERT	RD	ROAD
D	DEPTH OR DELTA	REB	REINFORCEMENT ROD
DI	DUCTILE IRON	REM	REMOVE
DIA	DIAMETER	RECON	RECONSTRUCT
DIS	DISCHARGE	REQ'D	REQUIRED
EA	EACH	R/L	REFERENCE LINE
EG	EDGE OF GRAVEL	RP	RADIUS POINT
ELEV	ELEVATION	RR	RAILROAD
ELEC	ELECTRIC	RT	RIGHT
EMB	EMBANKMENT	R/W	RIGHT-OF-WAY
EMAT	EROSION MAT	SF	SQUARE FEET
ENT	ENTRANCE	SI	SLOPE INTERCEPT
EOR	END OF RADIUS	STH	STATE TRUNK HIGHWAY
EP	EDGE OF PAVEMENT	SY	SQUARE YARD
EXC	EXCAVATION	SALV	SALVAGED
EX	EXISTING	SAN	SANITARY
EW	ENDWALL	SEC	SECTION
F-F	FACE TO FACE	SHLDR	SHOULDER
FDN	FOUNDATION	SQ	SQUARE
FG	FINISHED GRADE	STA	STATION
F/L	FLOW LINE	STD	STANDARD
FT	FOOT	STO	STORM
FTG	FOOTING	SW	SIDEWALK
GRAV	GRAVEL	TC	TOP OF CURB
GN	GRID NORTH	TEL	TELEPHONE
GV	GAS VALVE	TEMP	TEMPORARY
HDPE	HIGH DENSITY POLYETHYLENE	TLE	TEMPORARY LIMITED EASEMENT
HE	HIGHWAY EASEMENT	TV	TELEVISION
HMA	HOT MIX ASPHALT	TYP	TYPICAL
HP	HIGH POINT	UG	UNDERGROUND
HT	HEIGHT	USH	U.S. HIGHWAY
HYD	HYDRANT	VAR	VARIES
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
IN	INCH	VERT	VERTICAL
INL	INLET	WM	WATER MAIN
INV	INVERT	WV	WATER VALVE
IP	IRON PIPE		
LF	LINEAR FOOT		
LP	LIGHT POLE		

STANDARD SYMBOLS

	2" IRON PIPE FOUND		TELEPHONE CABLE - BURIED
	1 1/4" REBAR FOUND		ELECTRIC CABLE - BURIED
	1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET		UTILITIES - OVERHEAD
	1" (1.315 OD) IRON PIPE FOUND		FIBER OPTIC CABLE - BURIED
	1" IRON PIPE SET		GAS MAIN
	3/4" IRON REBAR FOUND		CABLE TELEVISION - BURIED
	3/4" IRON PIPE FOUND		DITCH LINE
	3/4" x 24" IRON REBAR WEIGHING 1.5 LB/LF SET		STREET C/L OR R/L
	MAG NAIL FOUND		PROPERTY LINE
	MAG NAIL SET		RIGHT-OF-WAY LINE
	GEAR NAIL SET		SECTION LINE
	RAILROAD SPIKE FOUND		EXISTING CONTOURS
	RAILROAD SPIKE SET		PROPOSED CONTOURS
	CHISEL CROSS FOUND		EXISTING SANITARY SEWER
	CHISEL CROSS SET		PROPOSED SANITARY SEWER
	COUNTY MONUMENT		EXISTING WATER MAIN
	CONCRETE MONUMENT FOUND		PROPOSED WATER MAIN
	CONTROL POINT HORIZONTAL		EXISTING STORM SEWER
	CONTROL POINT VERTICAL		PROPOSED STORM SEWER
	SOIL BORING or MONITORING WELL		EXISTING CURB & GUTTER
	POWER POLE		PROPOSED CURB & GUTTER
	POWER POLE W/GUY WIRE		PROPOSED REJECT CURB & GUTTER
	TELEPHONE OR TELEVISION PEDESTAL		EXISTING CULVERT WITH END SECTIONS
	MAILBOX		PROPOSED CULVERT WITH END SECTIONS
	SIGN		BUILDING OUTLINE
	RAILROAD CROSS BUCK		FENCE LINE
	RAILROAD GATE ARM		SAW CUT REQ'D
	RAILROAD TRACKS		SILT FENCE
	LIGHT POLE		GUARD RAIL
	WOOD POLE		DITCH CHECK
	TRAFFIC SIGNAL		INLET PROTECTION
	TRAFFIC SIGNAL MAST ARM		TRACKING PAD
	CONIFEROUS TREE		TURBIDITY BARRIER OR SHEET PILING
	DECIDUOUS TREE		SANDBAG COFFERDAM
	TREE OR BRUSH LINE		SLOPE INTERCEPT
	BED ROCK (IN PROFILE VIEW)		LIMITS OF DISTURBANCE
	HANDICAPPED PARKING STALL		EROSION MAT
	EXISTING SPOT ELEVATION		RIP-RAP (SIZE AS SPECIFIED)
	PROPOSED SPOT ELEVATION (800.00 DATUM)		TURF REINFORCEMENT MAT (TRM)
	DRAINAGE HIGH POINT		VEGETATED BUFFER
	DRAINAGE DIRECTION		DELINEATED WETLANDS
	EXISTING MANHOLE		EXISTING ASPHALT
	PROPOSED MANHOLE		EXISTING CONCRETE
	EXISTING INLET		PROPOSED ASPHALT
	PROPOSED INLET		PROPOSED CONCRETE
	EXISTING YARD DRAIN		
	PROPOSED YARD DRAIN		
	EXISTING CLEAN OUT		
	PROPOSED CLEAN OUT		
	EXISTING DOWNSPOUT		
	PROPOSED DOWNSPOUT		
	EXISTING WATER VALVE		
	PROPOSED WATER VALVE		
	EXISTING CURB STOP		
	PROPOSED CURB STOP		
	EXISTING FIRE HYDRANT		
	PROPOSED FIRE HYDRANT		
	PROPOSED WATER FITTING		
	PROPOSED WATER REDUCER		
	PROPOSED ENDCAP		
	GAS VALVE		
	OVERLAND FLOW PATH		

GENERAL NOTES

- THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES, INCLUDING APPLETON PARKS AND FACILITIES. ALL UTILITIES, PRIVATE AND PUBLIC, SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION. CONTACT APPLETON PARKS AND FACILITIES FOR PRIVATE UTILITY LOCATES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.
- EXISTING STREET RIGHT-OF-WAY AND INTERSECTING PROPERTY LINES ARE ESTABLISHED FROM FIELD LOCATED SURVEY MONUMENTATION, PREVIOUS SURVEYS, PLATS AND CURRENT PROPERTY DEEDS.
- UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND FOX CROSSING UTILITIES STANDARD SPECIFICATIONS.
- PAVEMENTS AND RELATED CONSTRUCTION SHALL BE COMPLETED TO TOWN STANDARDS UNLESS AUTHORIZED BY THE TOWN.
- NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE OWNER.
- A SAWED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING ASPHALTIC CONCRETE SURFACE.
- NATURAL GAS UTILITY: CONTRACTOR TO COORDINATE WITH WE ENERGIES FOR NATURAL GAS ISSUES. WE ENERGIES CONTACT IS CODY BECKMAN 920-380-3422.
- ELECTRICAL UTILITY: CONTRACTOR TO COORDINATE WITH WPS FOR ELECTRICAL ISSUES. WPS CONTACT IS LINDA TREBIATOWSKI 920-236-5904.
- TELEPHONE UTILITY: CONTRACTOR TO COORDINATE WITH AT&T ON TELEPHONE/DATA ISSUES. AT&T CONTACT IS GARY LAABS 920-735-3063.
- CABLE UTILITY: CONTRACTOR TO COORDINATE WITH SPECTRUM CABLE FOR CABLE TV ISSUES. SPECTRUM CABLE CONTACT IS RANDY WOLFGRAM 920-831-9260.
- REFUSE COLLECTION IS IDENTIFIED ON THE SITE PLAN
- SANITARY AND WATER IS CURRENTLY PROVIDED BY VILLAGE OF FOX CROSSING & TOWN OF CLAYTON.
- ONSITE SNOW STORAGE PROVIDED. EXCESS SNOW TO BE REMOVED FROM SITE.
- A STREET EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE FOX CROSSING AND CLAYTON ROAD R.O.W.
- INSTALL STOP SIGNS PER MUTCD, LATEST EDITION.
- A KNOX BOX IS REQUIRED ON ALL BUILDINGS.
- OFF STREET PARKING CALCULATIONS/REQUIREMENTS

PRE-CONSTRUCTION ON-SITE STALL COUNT:	0
POST CONSTRUCTION ON-SITE STALL COUNT:	548
PARKING REQUIREMENTS FOR MULTIFAMILY BUILDING WITH 9 OR MORE UNITS:	2 SPACES PER DWELLING UNIT PLUS 1 SPACE FOR VISITOR PARKING FOR EACH 6 DWELLING UNITS
STALLS REQUIRED (LOT 4):	(144 UNITS X 2 SPACES) + (144/6) = 312 SPACES
STALLS PROVIDED (LOT 4):	(36 UNITS X 2 SPACES) + (36/6) = 78 SPACES
STALLS PROVIDED (LOT 5):	437 (144 INTERIOR STALLS)
STALLS PROVIDED (LOT 5):	111 (36 INTERIOR STALLS)
- HANDICAP STALL REQUIREMENTS

TURBIDITY BARRIER OR SHEET PILING	437/109
STALL COUNT (LOT 4/LOT 5):	9/5
ACCESSIBLE SPACES REQ'D (LOT 4/LOT 5):	12 (8 VAN ACCESSIBLE) / 5 (3 VAN ACCESSIBLE)
PROPOSED # ACCESSIBLE STALLS (LOT 4/LOT 5):	
- ZONING INFORMATION (LOT 4/LOT 5)

EXISTING ZONING:	A2
PROPOSED ZONING:	R4
USE:	MULTIFAMILY
LOT SIZE:	15.20/4.35 ACRES (0.344 ac min)
LOT WIDTH:	1044/441' (120' min)
ROAD FRONTAGE:	1005/823' (33' min)
BUILDING HEIGHT:	30' (35' max)
MINIMUM BUILDING SEPARATION:	63.5/110' (10' min)
STREET YARD SETBACK:	62/77' (40' min)
SIDE YARD SETBACK:	45/48' (30' min)
REAR YARD SETBACK:	127/70' (15' min)
AIRPORT OVERLAY ELEVATION RESTRICTION:	891' (1009' max)
- IMPERVIOUS SURFACE CALCULATION

LOT 4:	TOTAL SITE AREA = 662,174 S.F.
IMPERVIOUS SURFACE:	BUILDING = 105,600 S.F.
	ASPHALT = 189,177 S.F.
	CONCRETE = 15,180 S.F.
	TOTAL IMPERVIOUS SURFACE = 309,957 S.F.
	IMPERVIOUS SURFACE % = (309,957/662,174) X 100% = 46.80%
	GREEN SPACE = 352,217 S.F. = (352,217/662,174) X 100% = 53.2%
LOT 5:	TOTAL SITE AREA = 189,778 S.F.
IMPERVIOUS SURFACE:	BUILDING = 26,160 S.F.
	ASPHALT = 58,149 S.F.
	CONCRETE = 3,795 S.F.
	TOTAL IMPERVIOUS SURFACE = 88,104 S.F.
	IMPERVIOUS SURFACE % = (88,104/189,778) X 100% = 46.4%
	GREEN SPACE = 101,674 S.F. = (101,674/189,778) X 100% = 53.6%

Notes: WA PROJECTS\C1069\092300344\CADD\Civil3D\Plan_Sheets\Cover-Notes-Details.dwg, 01_abbreviations symbols & notes_Plot_Date: 7/17/2023 7:52 AM_xref:isnone

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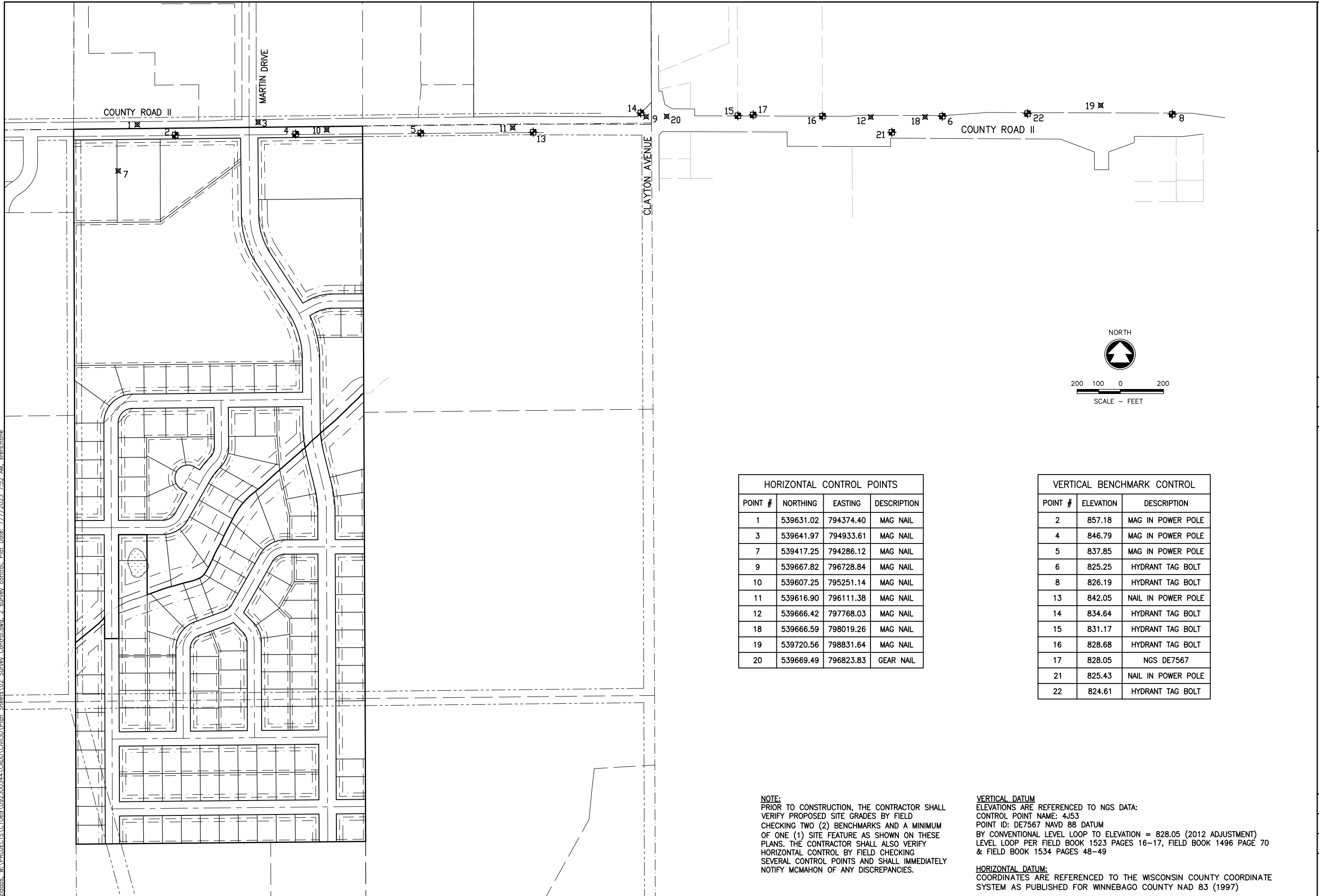
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NO.	DATE	REVISION

LEGACY PARK APARTMENTS
 TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
 ABBREVIATIONS, SYMBOLS & NOTES

DESIGNED	DRAWN
ZRL	ZRL
PROJECT NO.	
C1069-09-23-00344	
DATE	
JUNE 2023	
SHEET NO.	
1	

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HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
1	539631.02	794374.40	MAG NAIL
3	539641.97	794933.61	MAG NAIL
7	539417.25	794286.12	MAG NAIL
9	539667.82	796728.84	MAG NAIL
10	539607.25	795251.14	MAG NAIL
11	539616.90	796111.38	MAG NAIL
12	539666.42	797768.03	MAG NAIL
18	539666.59	798019.26	MAG NAIL
19	539720.56	798831.64	MAG NAIL
20	539669.49	796823.83	GEAR NAIL

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
2	857.18	MAG IN POWER POLE
4	846.79	MAG IN POWER POLE
5	837.85	MAG IN POWER POLE
6	825.25	HYDRANT TAG BOLT
8	826.19	HYDRANT TAG BOLT
13	842.05	NAIL IN POWER POLE
14	834.64	HYDRANT TAG BOLT
15	831.17	HYDRANT TAG BOLT
16	828.68	HYDRANT TAG BOLT
17	828.05	NGS DE7567
21	825.43	NAIL IN POWER POLE
22	824.61	HYDRANT TAG BOLT

NOTE:
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY DISCREPANCIES.

VERTICAL DATUM:
 ELEVATIONS ARE REFERENCED TO NGS DATA:
 CONTROL POINT NAME: 4J53
 POINT ID: DE7567 NAVD 88 DATUM
 BY CONVENTIONAL LEVEL LOOP TO ELEVATION = 828.05 (2012 ADJUSTMENT)
 LEVEL LOOP PER FIELD BOOK 1523 PAGES 16-17, FIELD BOOK 1496 PAGE 70 & FIELD BOOK 1534 PAGES 48-49

HORIZONTAL DATUM:
 COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY NAD 83 (1997)

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 SURVEYING & ENGINEERING, INC.
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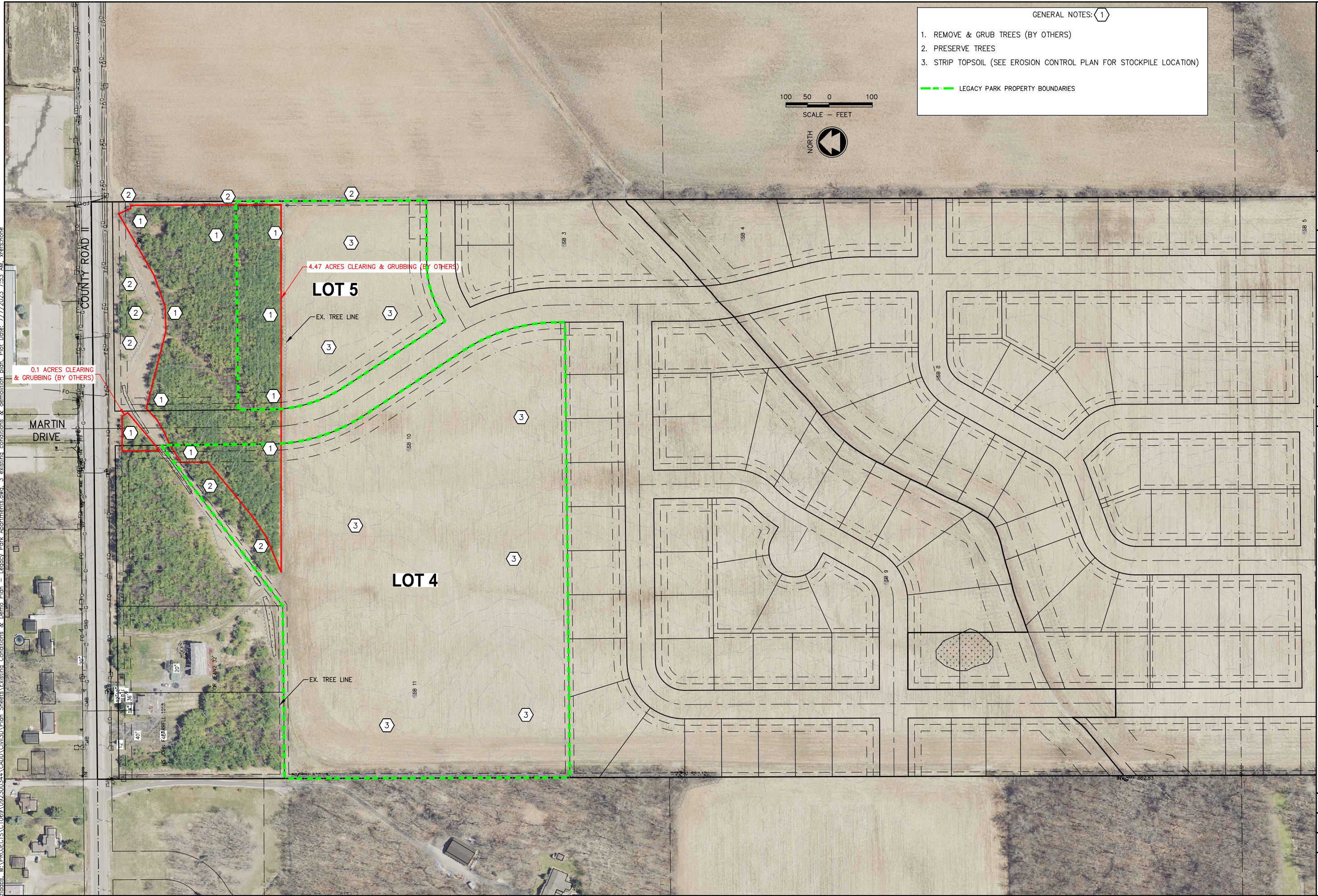
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**LEGACY PARK APARTMENTS
 TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
 SURVEY CONTROL**

DESIGNED	DRAWN
ZRL	ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO.	

2

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GENERAL NOTES: 1

- 1. REMOVE & GRUB TREES (BY OTHERS)
- 2. PRESERVE TREES
- 3. STRIP TOPSOIL (SEE EROSION CONTROL PLAN FOR STOCKPILE LOCATION)

--- LEGACY PARK PROPERTY BOUNDARIES

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ENGINEERS ARCHITECTS

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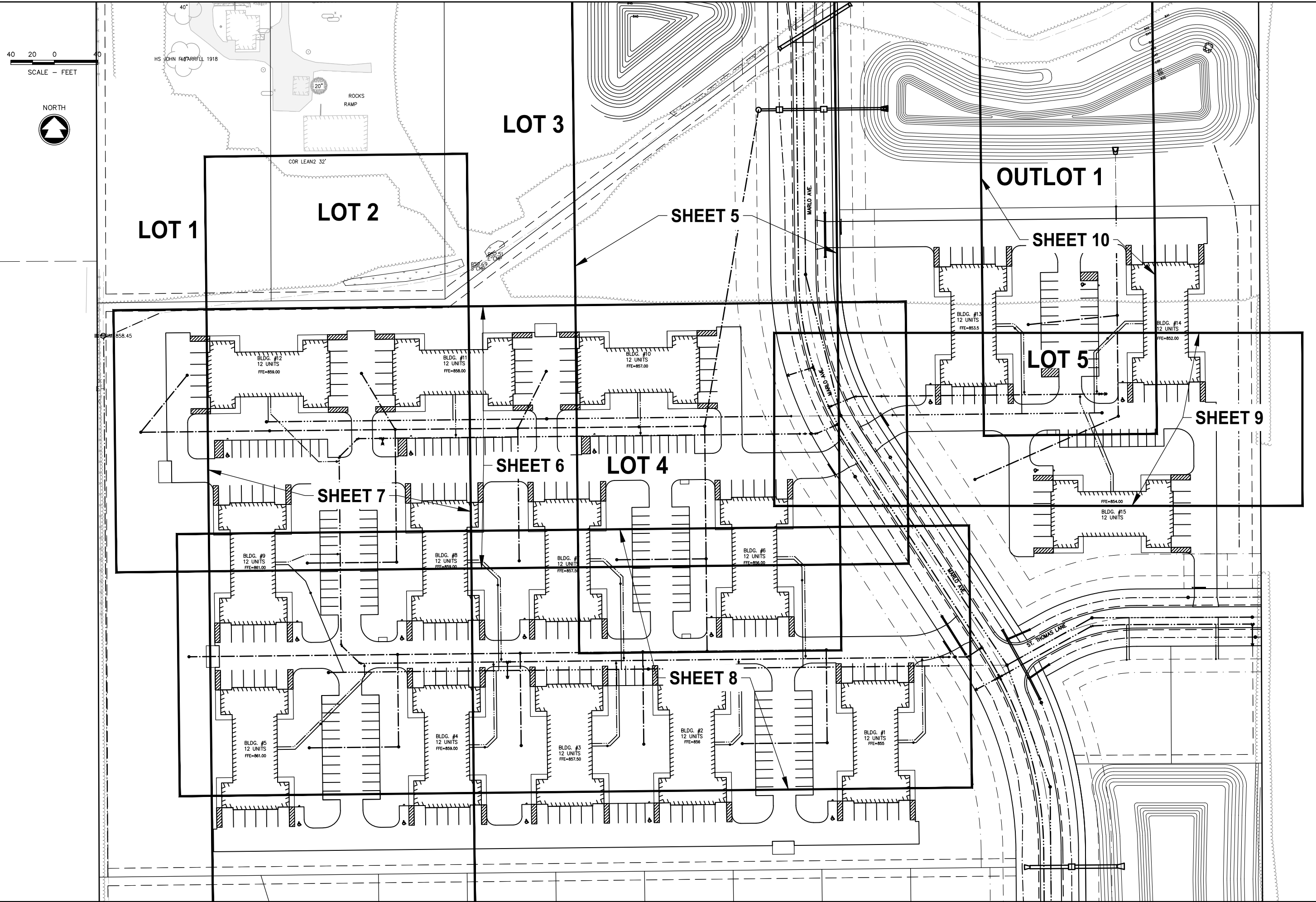
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LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
EXISTING CONDITIONS & DEMOLITION PLAN

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 3	

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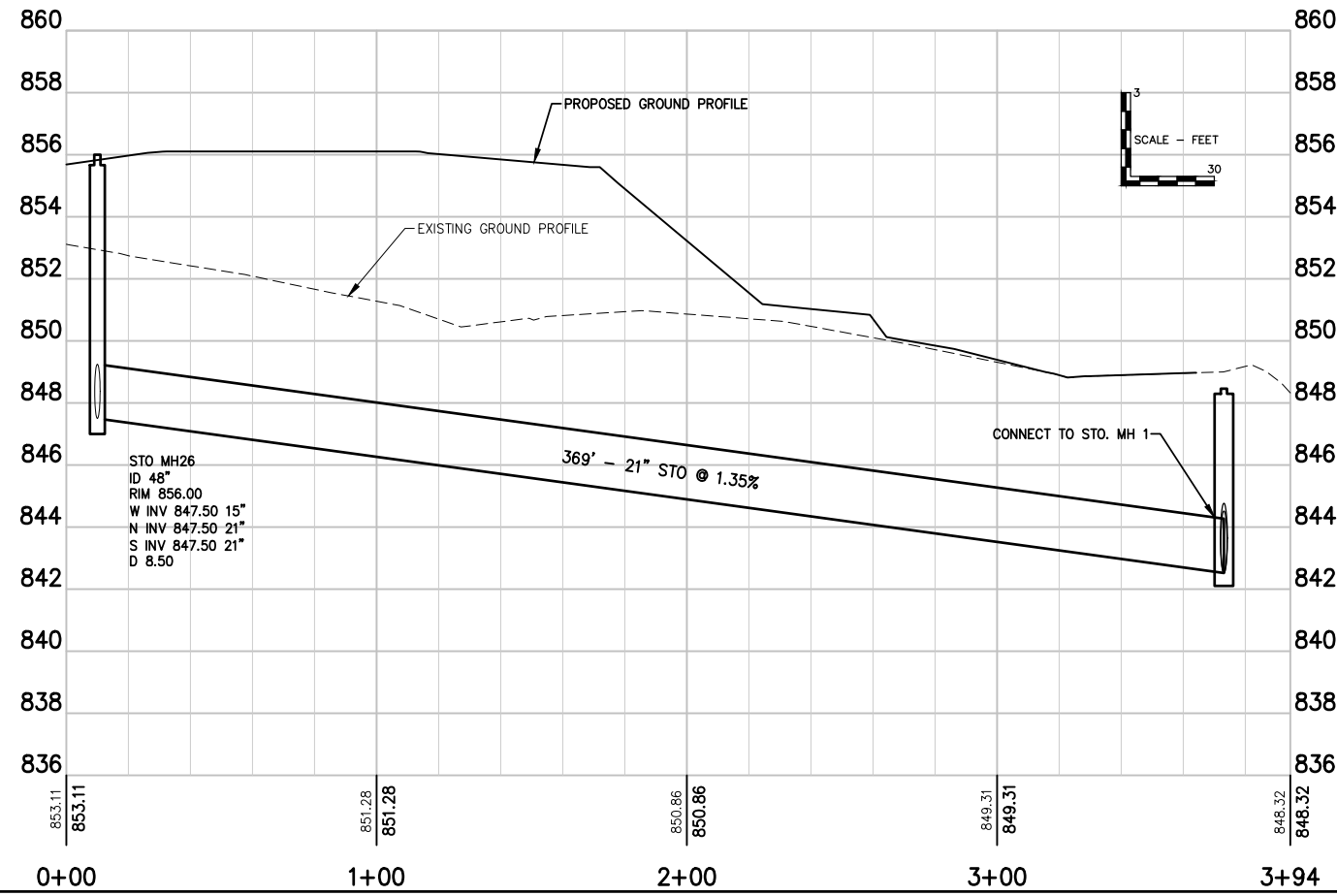
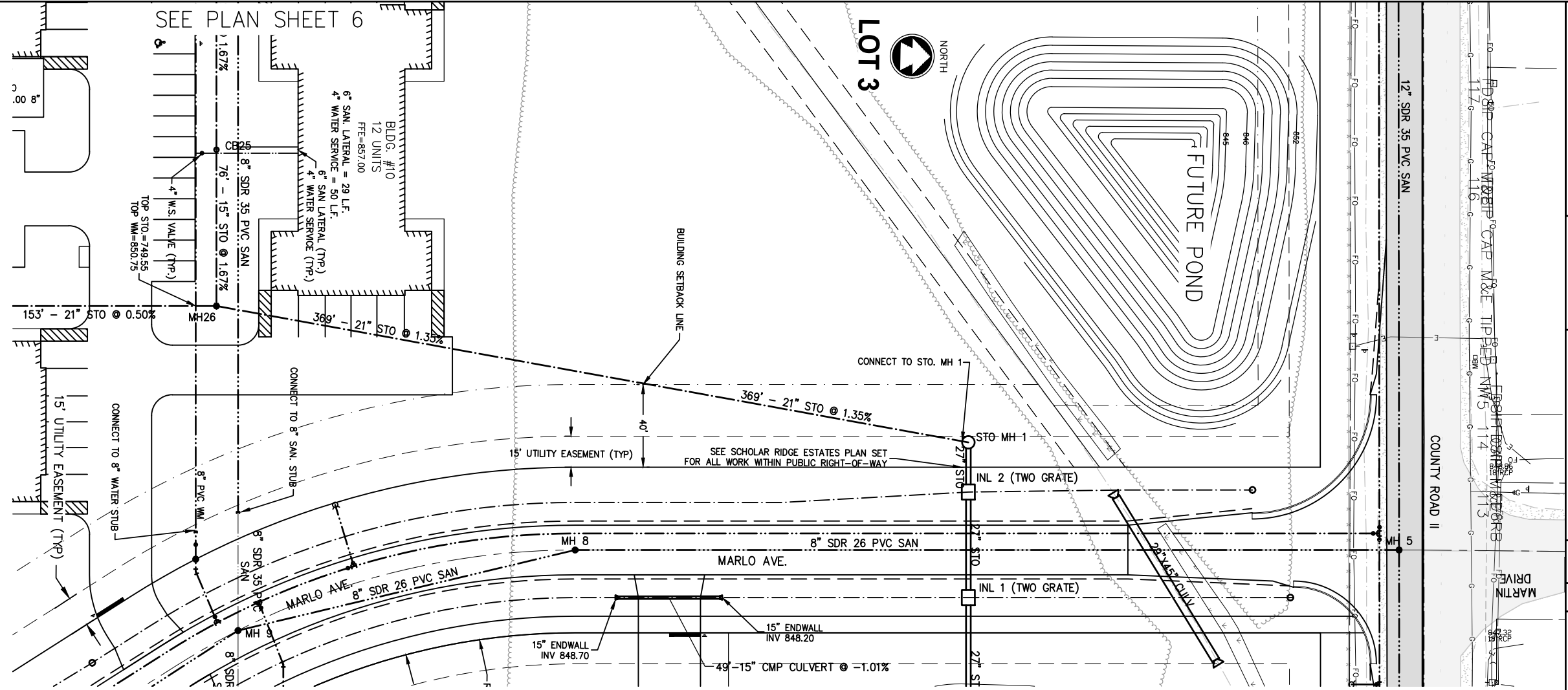
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LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
OVERALL UTILITY PLAN

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 4	

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SEE PLAN SHEET 17 FOR DSPS CALCULATIONS

McMAHON
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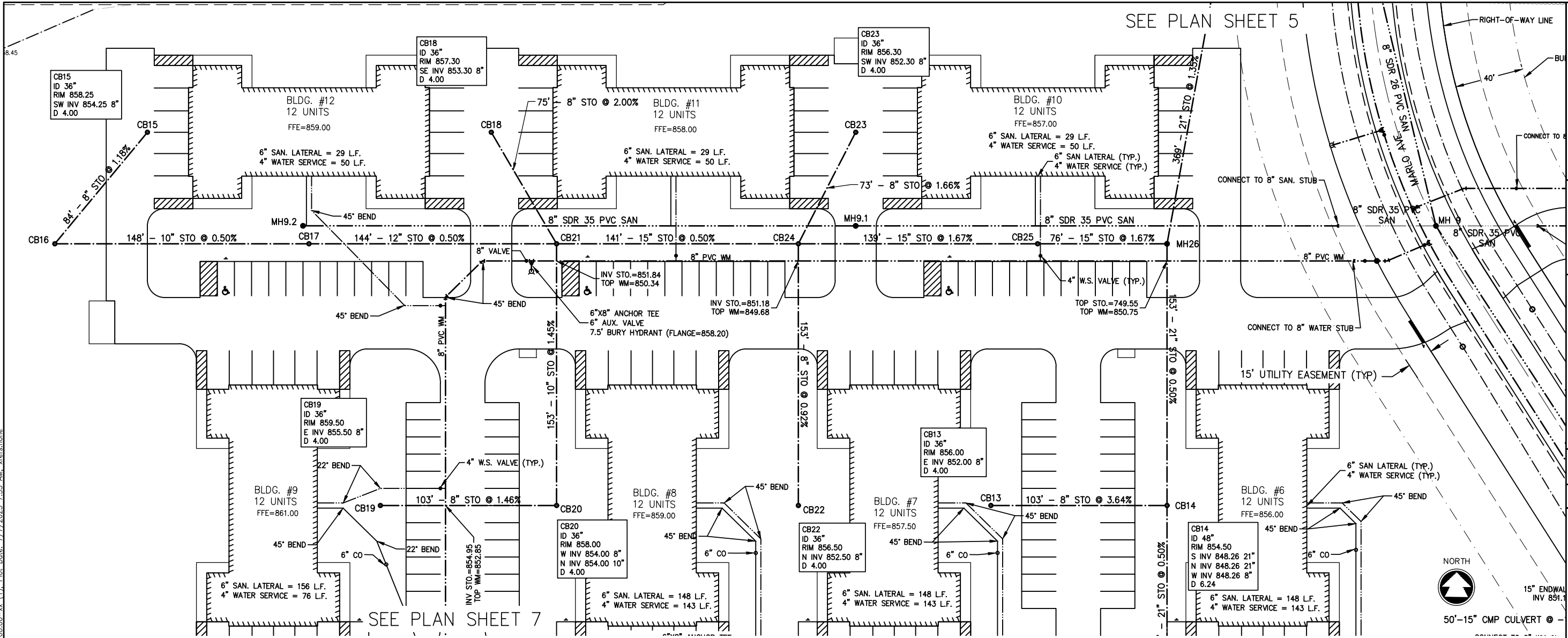
PROJECT NO.: C1069-09-23-00344

DATE: JUNE 2023

SHEET NO.: **5**

LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
UTILITY PLAN WEST (LOT 4)

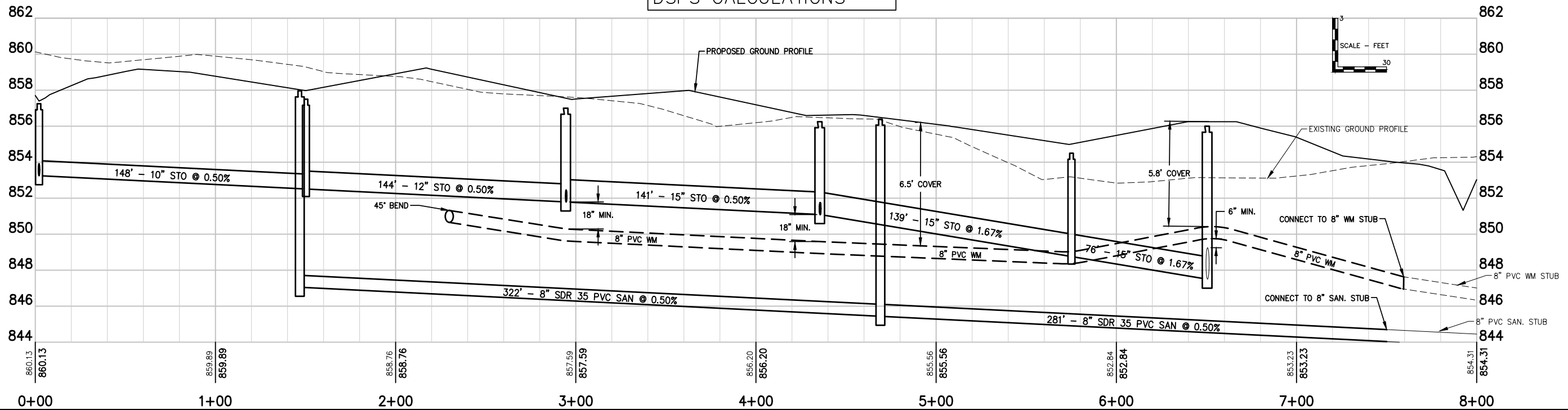
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SEE PLAN SHEET 5

SEE PLAN SHEET 7

SEE PLAN SHEET 17 FOR DSPS CALCULATIONS



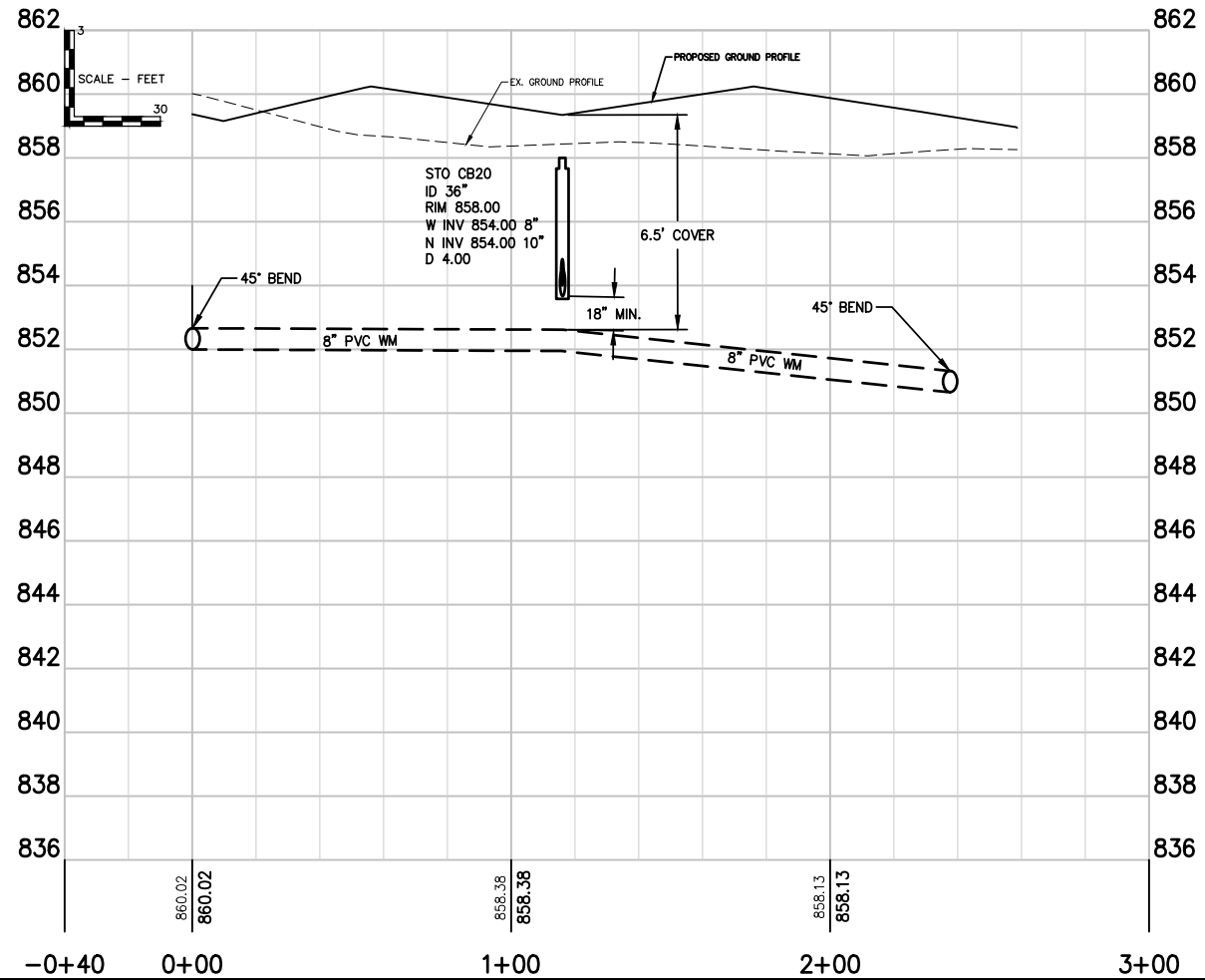
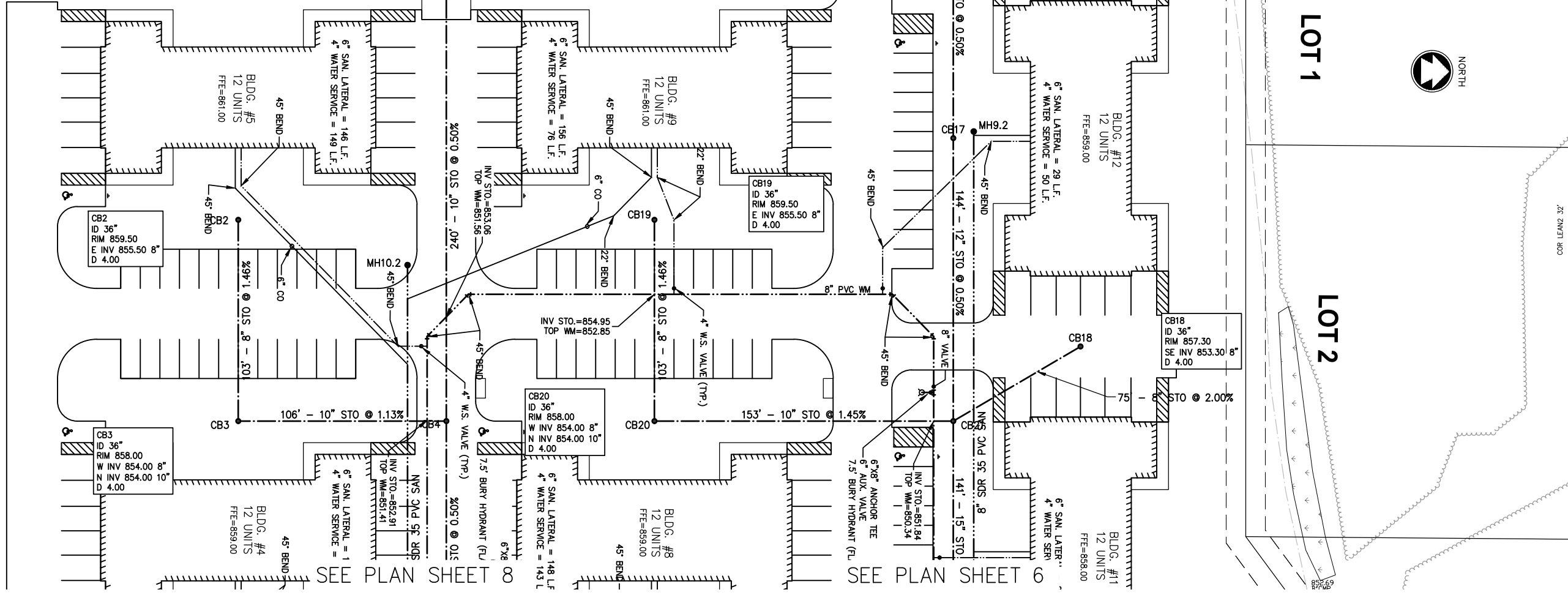
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NO.	DATE	REVISION

LEGACY PARK APARTMENTS
 TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
 UTILITY PLAN WEST (LOT 4)

DESIGNED	DRAWN
ZRL	ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 6	

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SEE PLAN SHEET 17 FOR DSPS CALCULATIONS



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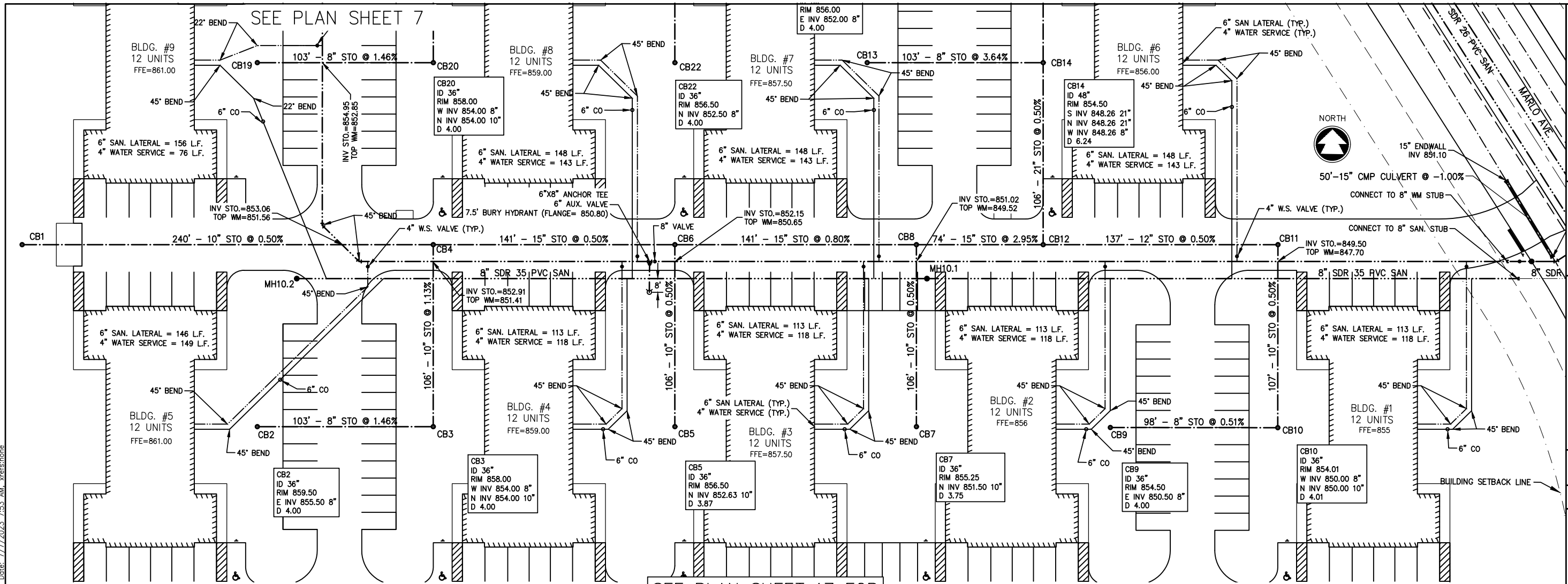
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LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
UTILITY PLAN WEST (LOT 4)

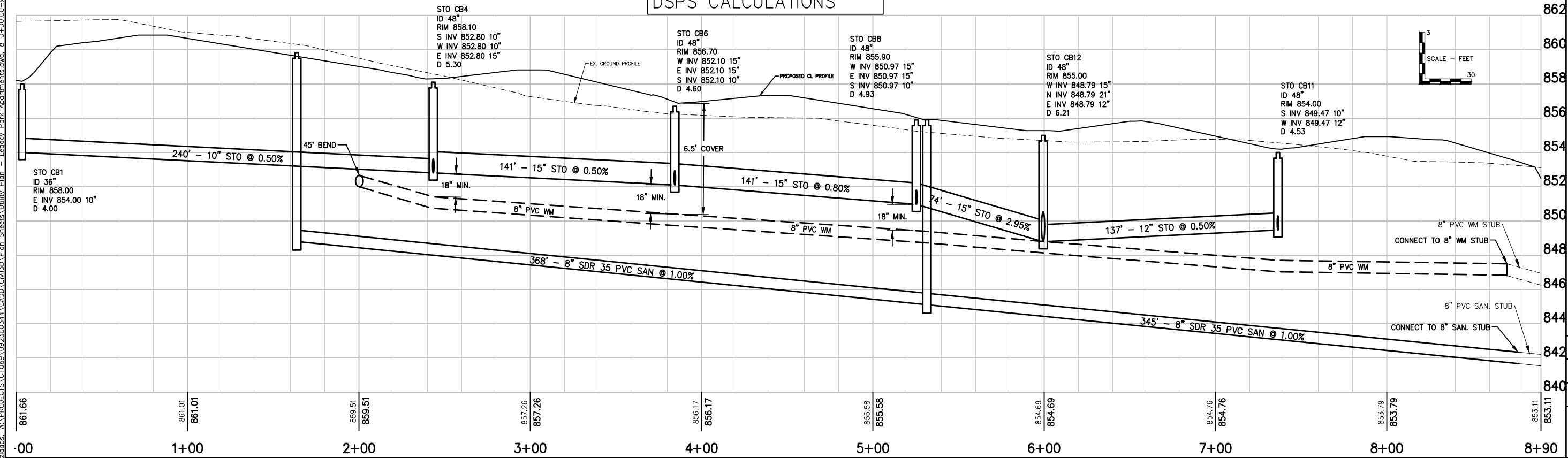
NO.	DATE	REVISION

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 7	

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SEE PLAN SHEET 17 FOR
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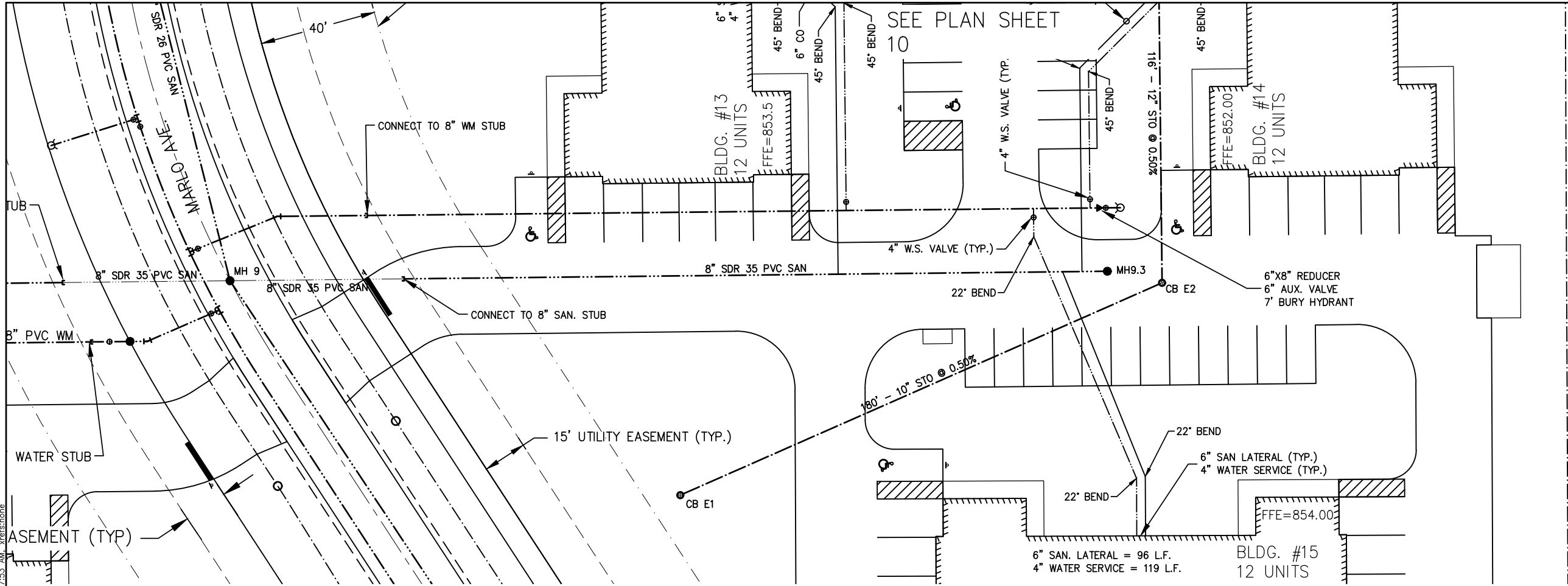
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LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
UTILITY PLAN WEST (LOT 4)

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PROJECT NO. C1069-09-23-00344
DATE JUNE 2023
SHEET NO. 8

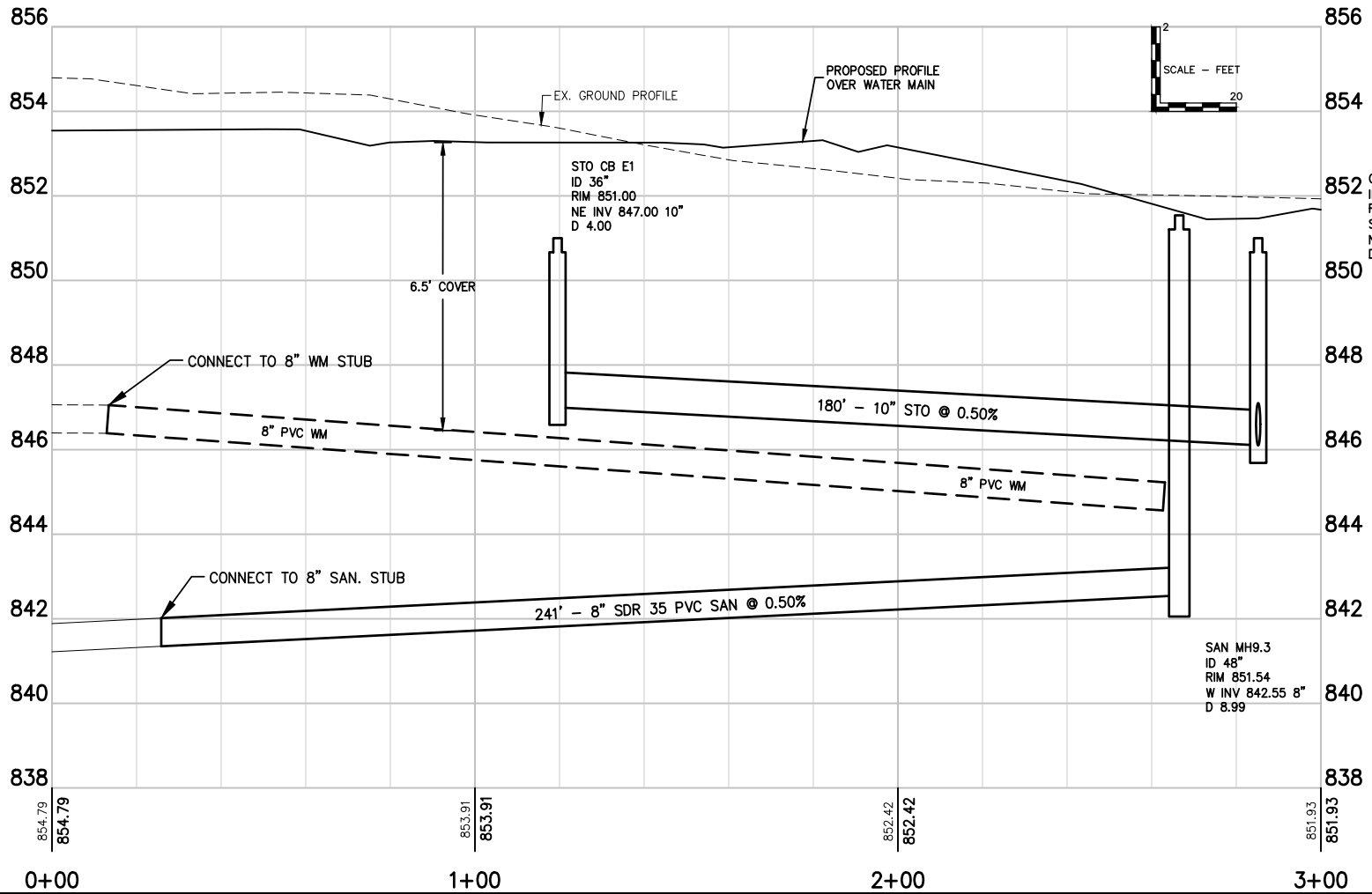
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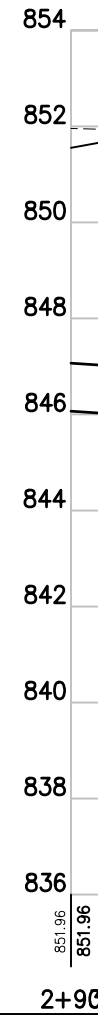
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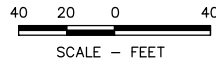


SEE PLAN SHEET 17 FOR DSPS CALCULATIONS



LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
UTILITY PLAN EAST (LOT 5)

DESIGNED	DRAWN
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PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 9	



NORTH

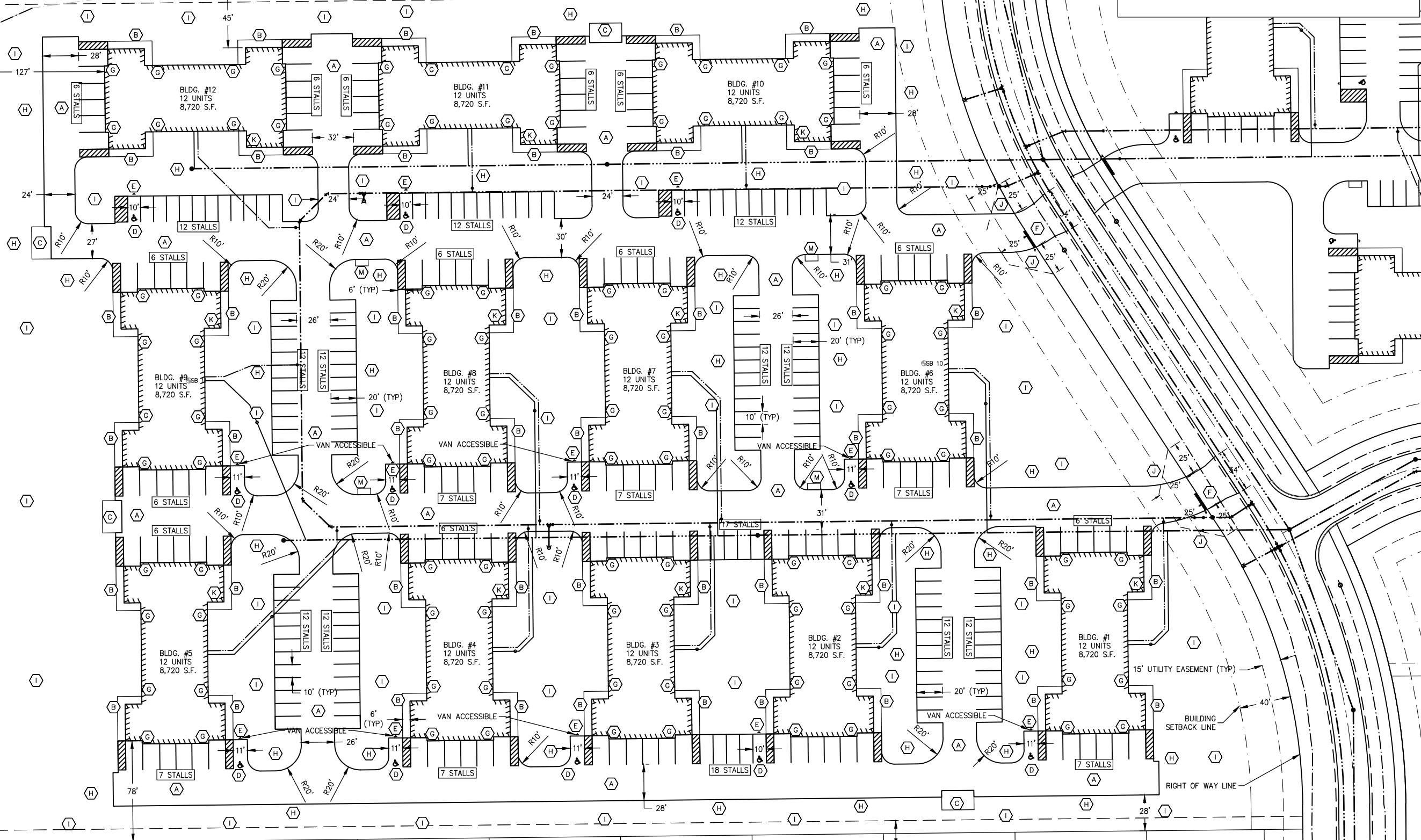


LOT 1

LOT 2

LOT 3

- GENERAL NOTES: (A)
- A. ASPHALT PAVEMENT (SEE DETAIL)
 - B. 4" CONCRETE SIDEWALK
 - C. 8" CONCRETE DUMPSTER PAD FOR DUMPSTER ENCLOSURE
 - D. HANDICAP PAINT SYMBOL
 - E. HANDICAP SIGN
 - F. 18" WHITE PAINT STRIPE, STOP BAR & STOP SIGN
 - G. NEW LED WALL PACK. (APPROX. LOCATION)
 - H. SNOW STORAGE AREA
 - I. LANDSCAPING AREA (SEE LANDSCAPE PLAN)
 - J. 25' VISION TRIANGLE
 - K. KNOX BOX LOCATION
 - L. EXISTING TREES TO REMAIN (SEE DEMO AND LANDSCAPE PLANS)
 - M. CLUSTER MAILBOXES (5'X10' CONCRETE PAD)



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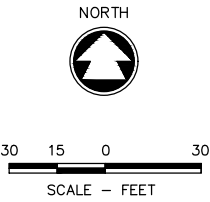
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LEGACY PARK APARTMENTS
 TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
 PROPOSED SITE PLAN WEST (LOT 4)

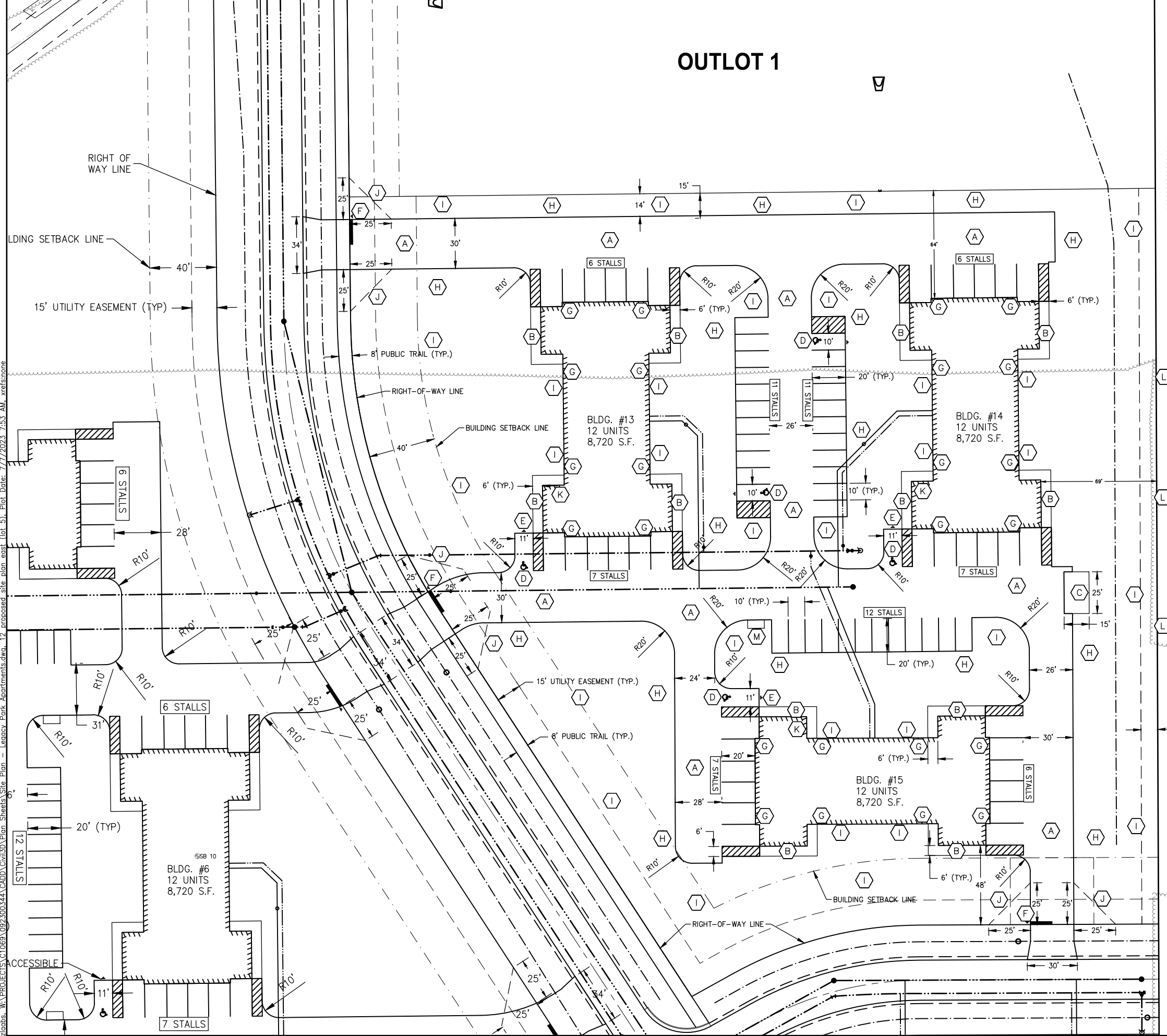
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C1069-09-23-00344	
DATE	
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SHEET NO.	

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OUTLOT 1



- GENERAL NOTES: A
- A. ASPHALT PAVEMENT (SEE DETAIL)
 - B. 4" CONCRETE SIDEWALK
 - C. 8" CONCRETE DUMPSTER PAD FOR DUMPSTER ENCLOSURE
 - D. HANDICAP PAINT SYMBOL
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 - L. EXISTING TREES TO REMAIN (SEE DEMO AND LANDSCAPE PLANS)
 - M. CLUSTER MAILBOXES (5'X10' CONCRETE PAD)



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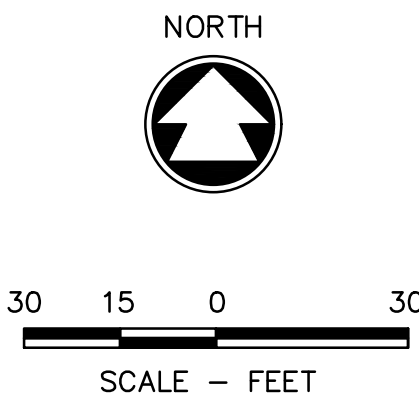
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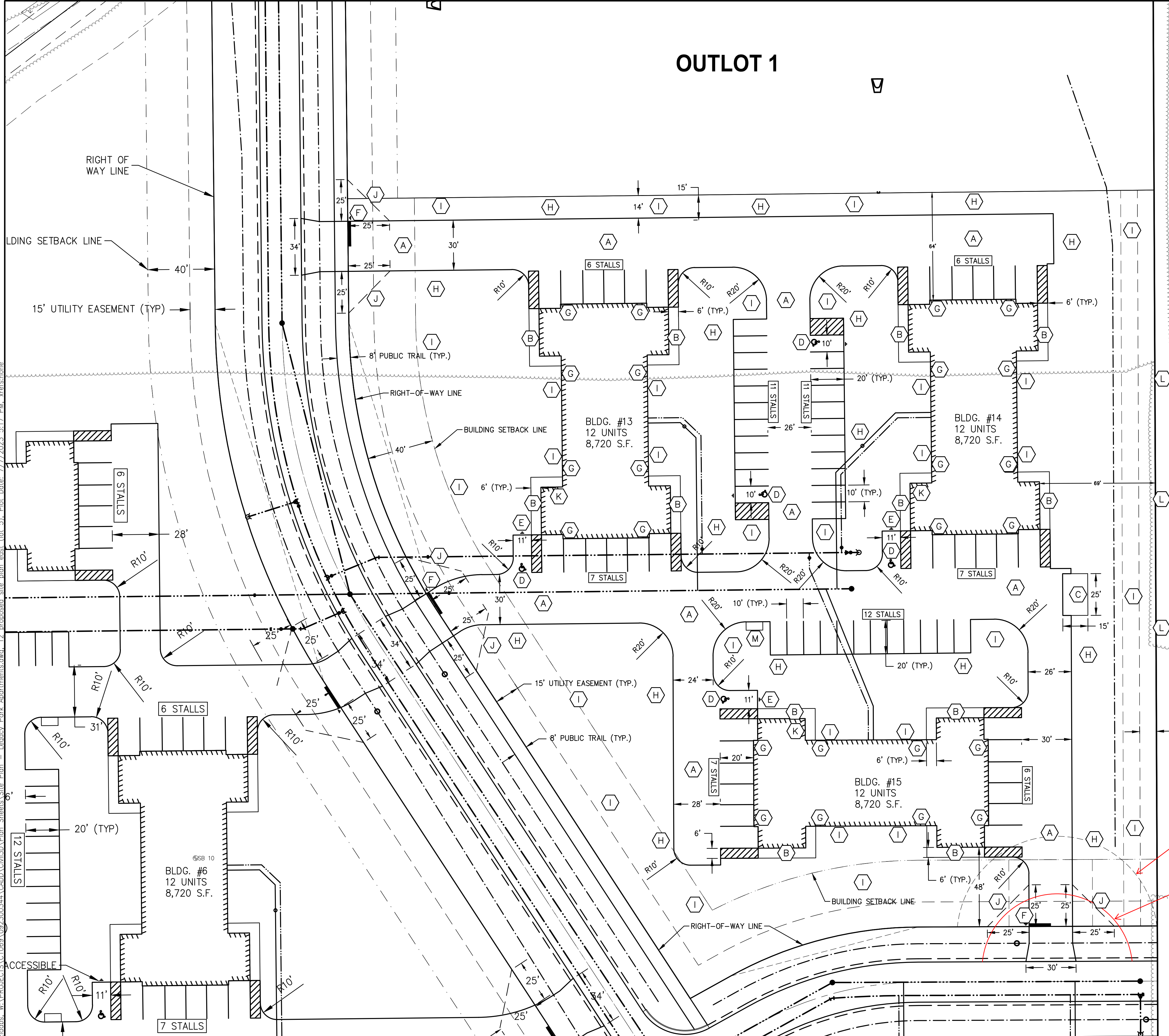
LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
PROPOSED SITE PLAN EAST (LOT 5)

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 12	

OUTLOT 1



- GENERAL NOTES:** A
- A. ASPHALT PAVEMENT (SEE DETAIL)
 - B. 4" CONCRETE SIDEWALK
 - C. 8" CONCRETE DUMPSTER PAD FOR DUMPSTER ENCLOSURE
 - D. HANDICAP PAINT SYMBOL
 - E. HANDICAP SIGN
 - F. 18" WHITE PAINT STRIPE, STOP BAR & STOP SIGN
 - G. NEW LED WALL PACK. (APPROX. LOCATION)
 - H. SNOW STORAGE AREA
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 - J. 25' VISION TRIANGLE
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60' Radius Temporary Turn-around Easement

45' Radius Asphalt

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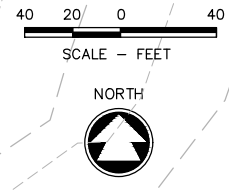
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LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
PROPOSED SITE PLAN EAST (LOT 5)

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 12	

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GENERAL NOTES:

- 798 EXISTING CONTOURS
- 798 PROPOSED CONTOURS
- RIDGE LINE
- 797.00 PROPOSED SPOT ELEVATION
- 797.00 (M) MATCH EXISTING ELEVATION
- FLOW PATH
- FLOW SPLIT



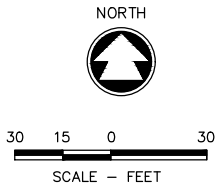
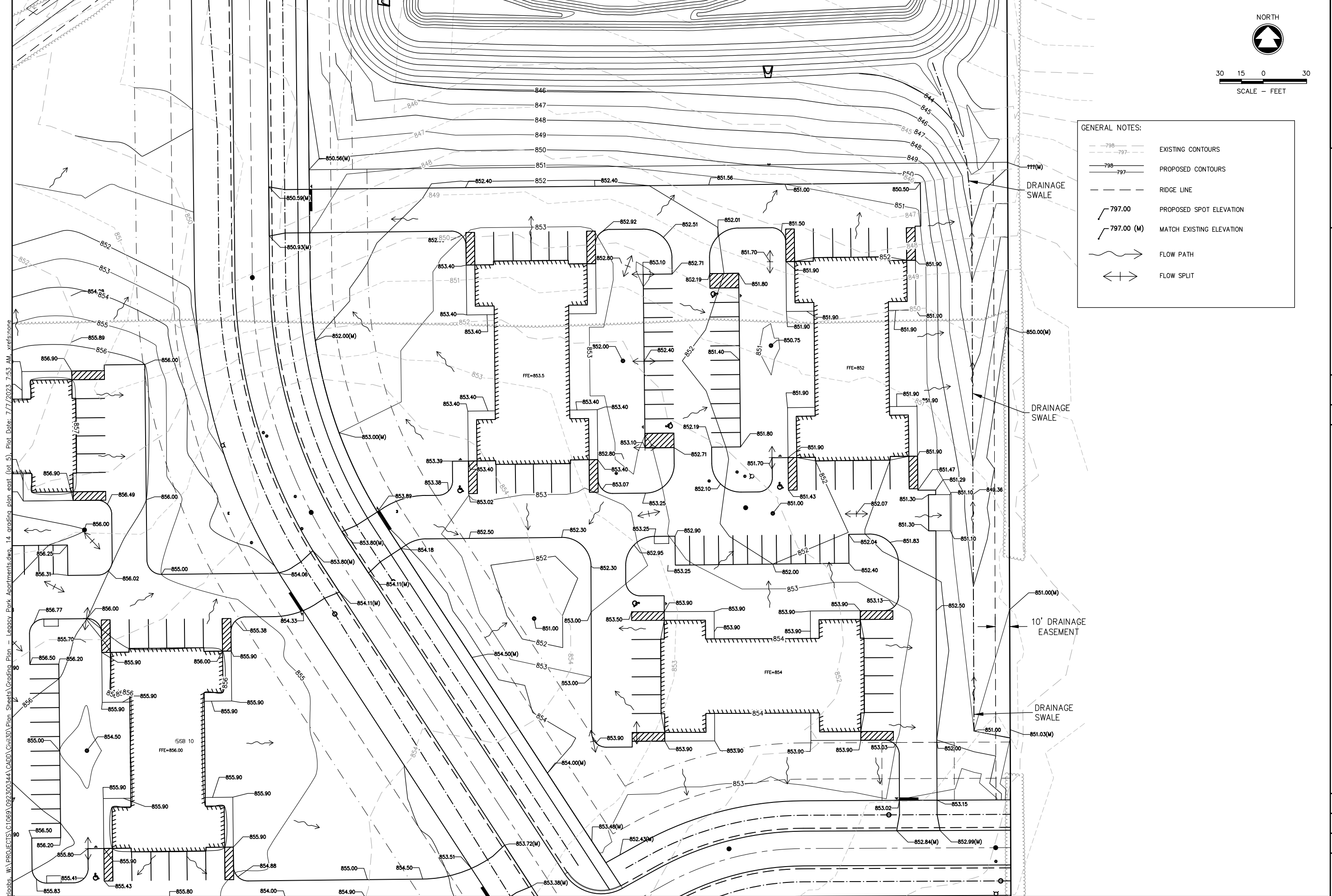
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**LEGACY PARK APARTMENTS
 TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
 GRADING PLAN WEST (LOT 4)**

DESIGNED	DRAWN
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PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 13	



- GENERAL NOTES:
- 798
 - 797
 - 798
 - 797
 - 797.00
 - 797.00 (M)
 -
 -
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - RIDGE LINE
 - PROPOSED SPOT ELEVATION
 - MATCH EXISTING ELEVATION
 - FLOW PATH
 - FLOW SPLIT

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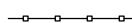




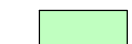

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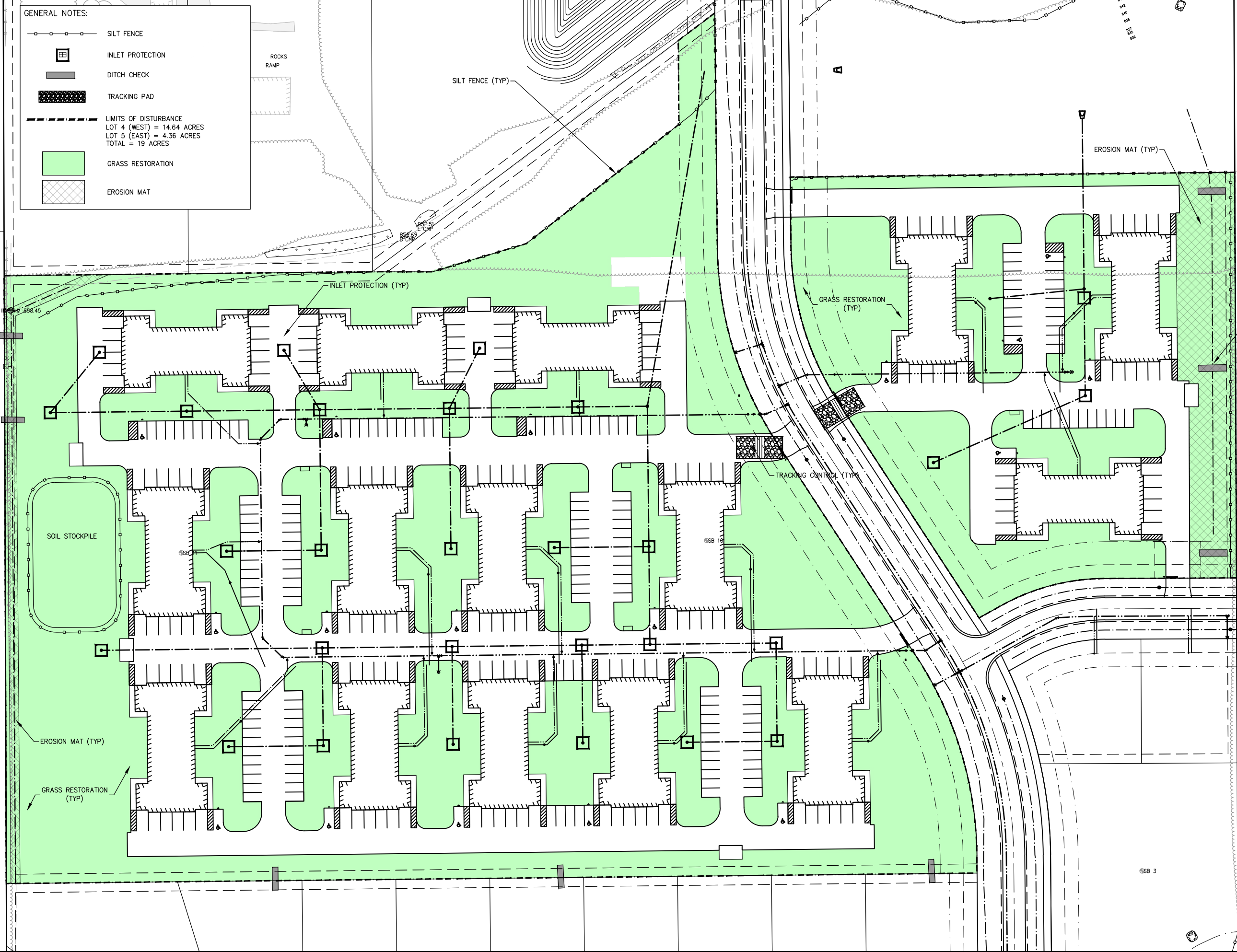
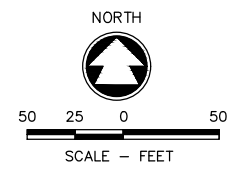
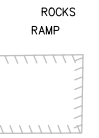
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TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
GRADING PLAN EAST (LOT 5)

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GENERAL NOTES:

-  SILT FENCE
-  INLET PROTECTION
-  DITCH CHECK
-  TRACKING PAD
-  LIMITS OF DISTURBANCE
LOT 4 (WEST) = 14.64 ACRES
LOT 5 (EAST) = 4.36 ACRES
TOTAL = 19 ACRES
-  GRASS RESTORATION
-  EROSION MAT



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LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
EROSION CONTROL PLAN

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO.	

EROSION & SEDIMENT CONTROL PLAN

CONTACT INFORMATION:

OWNER: CLAYTON DEVELOPMENT GROUP, LLC
2065 AMERICAN DRIVE, SUITE A
NEENAH, WI 54956
DEREK LIEBHAUSER, OWNER'S REPRESENTATIVE
PHONE: (920) 428-9451
EMAIL: derek@groundedpropertygroup.com

DESIGNER: MCMAHON ASSOCIATES
P.O. BOX 1025
NEENAH, WI 54957-1025
ZACH LAABS, PROJECT ENGINEER
PHONE: (920) 751-4200
EMAIL: zlaabs@mcngrp.com

BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT <http://www.dnr.state.wi.us/org/water/wm/nps/stormwater/techstds.htm>. RIP-RAP AND DE-WATERING SHALL COMPLY WITH THE WISCONSIN CONSTRUCTION SITE BMP HANDBOOK UNTIL TECHNICAL STANDARDS 1061 AND 1065 ARE COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

- | | |
|---|---|
| <input type="checkbox"/> LAND APPLICATION OF POLYACRYLAMIDE (1050) | <input type="checkbox"/> DE-WATERING (1061) |
| <input type="checkbox"/> WATER APPLICATION OF POLYMERS (1051) | <input checked="" type="checkbox"/> DITCH CHECK (1062) |
| <input checked="" type="checkbox"/> NON-CHANNEL EROSION MAT (1052) | <input type="checkbox"/> SEDIMENT TRAP (1063) |
| <input type="checkbox"/> CHANNEL EROSION MAT (1053) | <input type="checkbox"/> SEDIMENT BASIN (1064) |
| <input type="checkbox"/> VEGETATIVE BUFFER (1054) | <input type="checkbox"/> RIP-RAP (1065) |
| <input type="checkbox"/> SEDIMENT BALE BARRIER (1055) | <input type="checkbox"/> CONSTRUCTION DIVERSION (1066) |
| <input checked="" type="checkbox"/> SILT FENCE (1056) | <input type="checkbox"/> GRADING PRACTICES (1067) |
| <input checked="" type="checkbox"/> TRACKOUT CONTROL (1057) | <input checked="" type="checkbox"/> DUST CONTROL (1068) |
| <input checked="" type="checkbox"/> MULCHING (1058) | <input type="checkbox"/> TURBIDITY BARRIER (1069) |
| <input checked="" type="checkbox"/> SEEDING (1059) | <input type="checkbox"/> SILT CURTAIN (1070) |
| <input checked="" type="checkbox"/> STORM DRAIN INLET PROTECTION (1060) | |

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES AND IMPLEMENTING BEST MANAGEMENT PRACTICES TO DO THE FOLLOWING TO THE MAXIMUM EXTENT PRACTICABLE:

- PRESERVE EXISTING VEGETATION WHERE POSSIBLE. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 30 DAYS OR MORE. POLYACRYLAMIDE, MULCHING, SEEDING AND GRAVELING MAY BE USED TO TEMPORARILY STABILIZE EXPOSED SOILS.
- DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS USING CONSTRUCTION DIVERSIONS.
- MANAGE SHEET FLOW THAT IS NOT CONTROLLED WITH A SEDIMENT TRAPPING DEVICE. SILT FENCE IS USED TO MANAGE SHEET FLOW. GRADING PRACTICES MAY BE USED TO SUPPLEMENT THE SILT FENCE.
- MANAGE CONCENTRATED FLOW WITH SEDIMENT TRAPPING DEVICES. STORM DRAIN INLET PROTECTION AND A SEDIMENT BASIN ARE USED TO MANAGE CONCENTRATED FLOW. POLYMERS ARE USED FOR THE SEDIMENT BASIN TO ENHANCE TRAPPING.
- MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
- PROTECT INLETS FROM RECEIVING SEDIMENT WITH STORM DRAIN INLET PROTECTION.
- PREVENT TRACKING OF SEDIMENT ONTO ROADS AND PAVED SURFACES USING TRACKING PADS AND/OR TIRE WASHING. MINIMIZE TRACKING AT ALL SITE EXITS AND ENTRANCES.
- CLEANUP OFFSITE SEDIMENT DEPOSITS AT THE END OF EACH WORK DAY & BEFORE A RAIN.
- MANAGE THE USE, STORAGE AND DISPOSAL OF CHEMICALS, CEMENT, CONCRETE AND OTHER COMPOUNDS AND MATERIALS TO PREVENT THEIR DISCHARGE INTO THE DRAINAGE SYSTEM.
- STABILIZE DRAINAGE WAYS AND EROSION DISCHARGE LOCATIONS WITH CHANNEL EROSION MAT, MULCHING, SEEDING, DITCH CHECKS & RIP-RAP AS SOON AS POSSIBLE.
- PERMANENTLY STABILIZE EXPOSED SOILS WITH NON-CHANNEL EROSION MAT, MULCHING AND SEEDING AS SOON AS POSSIBLE.
- CONTROL AND MINIMIZE DUST FROM VEHICULAR TRAFFIC AND WIND EROSION. PRESERVING VEGETATION, MULCHING, SEEDING, WATERING, GRADING PRACTICES, POLYACRYLAMIDE, SOIL STABILIZERS, CHLORIDES, & BARRIERS MAY BE USED FOR DUST CONTROL.
- PREVENT THE DISCHARGE OF SEDIMENT AS PART OF DE-WATERING. GEOTEXTILE BAGS, SEDIMENT TANKS, SEDIMENT TRAPS, SEDIMENT BASINS, AND FILTRATION SYSTEMS MAY BE USED FOR DE-WATERING. POLYMERS ARE TO BE USED TO ENHANCE SEDIMENT TRAPPING.
- SOIL TYPES ON THE PROPERTY, PER NRCS SOIL MANUAL, ARE KEWAUNEE SILT LOAM (Krb2), A TYPE D SOIL, HORTONVILLE SILT LOAM (HrB), A TYPE "C" SOIL AND MANAWA SILTY CLAY LOAM, A TYPE D SOIL. DEPTH TO GROUNDWATER IS MORE THAN 80".

EROSION CONTROL NOTES

- THIS PLAN COVERS SITE GRADING, UTILITY CONSTRUCTION, PARKING LOT CONSTRUCTION, AND BUILDING CONSTRUCTION.
- OBTAIN A STREET EXCAVATION PERMIT FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY. OBTAIN AN EROSION & SEDIMENT CONTROL PERMIT PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
- EROSION CONTROL PLAN DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS: ALL EROSION CONTROL MEASURES SHALL AT A MINIMUM, COMPLY WITH THE DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS FOR EROSION CONTROL BASED ON ACCEPTED DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS IDENTIFIED IN THE LATEST EDITION OF THE DEPARTMENT OF NATURAL RESOURCES' TECHNICAL STANDARDS AND BY THE REQUIREMENTS OF THE TOWN OF CLAYTON EROSION CONTROL ORDINANCE. AS INDIVIDUAL PRACTICES FROM WI-DNR CONSTRUCTION SITE BMP HANDBOOK ARE PUBLISHED AS WI-DNR TECHNICAL STANDARDS, THE STANDARD SHALL GOVERN.
- THE CONTRACTOR SHALL NOTIFY THE TOWN & COUNTY AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- BUILDING/PAVING PERMITS WILL BE WITHHELD UNTIL ALL INITIAL EROSION CONTROL PRACTICES ARE IMPLEMENTED AND APPROVED BY THE TOWN & COUNTY EROSION CONTROL INSPECTOR.
- EROSION & SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED OR INSTALLED BEFORE LAND DISTURBING CONSTRUCTION ACTIVITIES BEGIN. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL THE SITE IS STABILIZED BY VEGETATION OR OTHER APPROVED MEANS. FINAL STABILIZATION ACTIVITIES SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE & FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CONSTRUCTION ENTRANCES UTILIZING 3" CLEAR STONE SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12 INCHES THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- ON-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. DEWATERING TO MEET THE REQUIREMENTS OF DNR TECHNICAL STANDARD 1061.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LET INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE CITY OF APPLETON EROSION CONTROL INSPECTOR. STRAW MULCH SHALL BE ANCHORED BY "CRIMPING" THE STRAW INTO THE SOIL.
- WASTE MATERIAL GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO A RECEIVING WATER OR STORM SEWER SYSTEM.
- IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LAND-SCAPING OF THE SITE SHALL ALL OCCUR NO LATER THAN JUNE 1 OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATING SHALL BE REMOVED AS SOON AS FREEZING WEATHER EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE THAW.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5 INCHES OR MORE AND MAKE NEEDED REPAIRS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
- ADJACENT STREET INLETS SHALL BE PROTECTED WITH WISDOT TYPE D-M INLET PROTECTION. INLET PROTECTION SHALL BE REMOVED WHEN DISTURBED AREAS FLOWING TO THE INLET ARE RESTORED OR HAVE OTHER PROTECTIVE MEASURES IN PLACE.
- FILLED/DISTURBED OUTLOTS SHALL BE SEEDING WITHIN 10 DAYS AFTER GRADES HAVE BEEN REACHED.
- SILT FENCE AND OTHER EROSION CONTROL DEVICES THAT ARE TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY MUST BE REPLACED AS SOON AS THOSE ACTIVITIES ARE COMPLETED.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF EROSION CONTROL DEVICES ONCE CONSTRUCTION IS COMPLETED AND VEGETATION HAS BEEN ESTABLISHED.
- AIRBORNE DUST SHALL BE CONTROLLED BY WATERING ALL DISTURBED SOIL AREAS AND GRAVEL DRIVES WHERE WHEEL TRAFFIC IS PRESENT AND MOISTURE CONTENT OF THE SURFACE IS LOW ENOUGH TO ALLOW DUST EMISSION.

INSPECTION & MAINTENANCE:

CONSTRUCTION INSPECTION & MAINTENANCE PLAN

ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5 INCHES OR GREATER. CONTRACTOR SHALL MAINTAIN WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS AS NECESSARY TO MEET THE TOWN & COUNTY ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE TOWN & COUNTY. LOGS ARE TO BE KEPT ON SITE, AND SHALL INCLUDE THE FOLLOWING:

- TIME, DATE AND LOCATION OF INSPECTION.
- PERSONNEL COMPLETING THE INSPECTION.
- CURRENT PHASE OF THE CONSTRUCTION AT THE TIME THE INSPECTION IS OCCURRING.
- SPECIFIC ASSESSMENT OF EROSION CONTROL DEVICES.
- SPECIFIC DESCRIPTION OF MAINTENANCE OR REPAIR REQUIRED ON THE EROSION CONTROL DEVICES.
- DATE AND TIME WHEN THE REQUIRED MAINTENANCE OR REPAIRS WERE MADE.

CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, EROSION, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. CONTRACTOR SHALL REPAIR ANY DAMAGED STRUCTURES PRIOR TO THE END OF THE WORKING DAY. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL DEVICES WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE. ERODED OR TRACKED SEDIMENT SHOULD BE CLEANED FROM ROADWAYS BEFORE THE END OF THE BUSINESS DAY ON WHICH IT ACCUMULATED.

IN ADDITION TO THESE REQUIREMENTS, THE CONTRACTOR IS REQUIRED TO MEET ALL ADDITIONAL TOWN OR COUNTY REQUIREMENTS AS STATED ON PERMITS AND ON THE CONSTRUCTION PLAN SHEETS.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE TOWN OR COUNTY NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE TOWN & COUNTY SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

KEY NOTES

CONSTRUCTION EROSION & SEDIMENT CONTROL PRACTICES

The following erosion and sediment control practices apply only to the proposed site development at Legacy Park Apartments. Site development equipment that is expected to be used will include backhoes, front end loaders and bulldozers.

All erosion and sediment control practices shall be in accordance with the Wisconsin Construction Site Technical Standards. Erosion and sediment control practices shall be in place prior to disturbing the site. Erosion and sediment control practices that may be used for this project are described as follows:

- Clear Stone, Hay Bale or Manufactured Ditch Check** - Purpose is to reduce runoff velocity in channels, ditches, or swales in order to allow larger sediment particles to settle.
- Rip-Rap Protection** - Rip-rap and filter fabric prevent scour and erosion from occurring within streams, channels, ditches, swales, culvert outlets, or storm sewer outlets.
- Silt Fence** - Purpose is to intercept and detain sheet flow runoff from disturbed areas for sufficient time to allow larger sediment particles to settle out.
- Construction Entrance** - Construction entrances reduce the amount of mud transported onto public roads by vehicles, equipment, and storm water runoff.
- Street Sweeping** - Street sweeping collects mud that is transported onto public roads by vehicles, equipment and storm water runoff.
- Mulching** - Purpose is to reduce erosion by dissipating raindrop impact energy and reducing sheet flow velocity. Mulching also fosters grass seed growth. Mulching shall be performed within 7 days of the end of active soil disturbance.
- Seeding** - Purpose is to stabilize disturbed areas by planting grass seed in order to minimize erosion and reduce runoff velocity. Seeding shall be performed within 7 days of the end of active soil disturbance.
- Erosion Blankets** - Erosion blankets protect disturbed slopes and ditches from erosion.

ANTICIPATED CONSTRUCTION GRADING & EROSION CONTROL PLAN

This sequence is approximate. Days are measured as working days, not calendar days. Work tasks could be done concurrently. Construction is estimated to begin in September 2023.

- Hold preconstruction conference.
- Install gravel construction entrance and erosion control provisions as shown on the plan. (Days 1-2)
- Contact the town and county to notify them that the site grading is to begin and erosion control is installed. (Day 3)
- Strip topsoil & remove trees from areas where parking lot and buildings are to be constructed. Stockpile material on site. (Days 4-5)
- Complete storm sewer and private water/sanitary main construction. Install outlet protection at the stormwater device outlet structure. (Days 6-25)
- Fill and rough grade site as deemed necessary by the contractor. Stockpile excess material on site. (Day 26-40)
- Complete substantial fine grading, seed and mulch where construction has completed. (Days 41-50)
- Begin and finalize substantial building construction for phase 1 of apartment construction. (Days 51-150)
- Finalize pavement construction around finished buildings. (Days 151-165)
- Complete fine grading and landscaping. Permanently stabilize disturbed areas, cut and fill areas, and lawn areas. (Days 165-170)
- Remove all erosion control measures once soil is at least 80% stabilized.

CONSTRUCTION INSPECTION & MAINTENANCE PLAN

All temporary and permanent erosion and sediment controls shall be inspected by the contractor every 7 days and within 24 hours after a precipitation event of 0.5 inches or greater. Contractor shall maintain weekly written reports of all inspections as necessary to meet the Town & County ordinances, until the site has undergone final stabilization and received final acceptance from the Town & County. Logs are to be kept on site, and shall include the following:

- Time, date and location of inspection.
- Personnel completing the inspection.
- Current phase of the construction at the time the inspection is occurring.
- Specific assessment of erosion control devices.
- Specific description of maintenance or repair required on the erosion control devices.
- Date and time when the required maintenance or repairs were made.

Contractor shall inspect erosion and sediment controls for structural damage, erosion, sediment accumulation, or any other undesirable condition. Contractor shall repair any damaged structures prior to the end of the working day. Sediment shall be removed from erosion control devices when the depth of sediment has accumulated to one half the height of the device. Eroded or tracked sediment should be cleaned from roadways before the end of the business day on which it accumulated.

In addition to these requirements, the contractor is required to meet all additional Town & County regulations as stated on permits and on the construction plan sheets.

POST CONSTRUCTION WATER QUALITY, PEAK FLOW

This site eventually drains to a navigable stream tributary to Little Lake Butte Des Morts, which is not listed on the State's 303d list of impaired waters. The use of stormwater devices, and good housekeeping maintenance practices will help to maintain the quality of the navigable stream:

- Detention ponds are used to trap suspended and dissolved solids prior to discharge.
- Detention ponds reduce peak flow rates & erosive stormwater discharge velocities.
- Fertilizers used on the lawn during the construction restoration process, and during post construction site maintenance, are to have low/no phosphorous component. At the discretion of the owner, fertilizer should be based on a soil sample from a trusted soil scientist.

zlaabs, WI PROJECTS C1069 092300344 CAD/Civil3D/Plan Sheets Cover-Notes-Details.dwg, 16 erosion control notes, Plot Date: 7/17/2023 7:54 AM, xref:stone



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NO.	DATE	REVISION

LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
EROSION CONTROL NOTES

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 16	

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DSPS STORMWATER CALCULATIONS

LEGACY PARK APARTMENTS - WEST (LOT 4)									
Catch Basin	Area (SF)	Rooftop (SF)	Pavement (SF)	Green Space (SF)	Flow (GPM)	Combined Flow (GPM)	Capacity (GPM)	Pipe Size @ Slope	
1	44583	6540	4437	33606	711	711	817	10" @ 0.5%	
2	10539	4360	570	5609	239	239	453	8" @ 0.5%	
3	18917	4360	8689	5868	491	731	817	10" @ 0.5%	
4	18178	0	13151	5027	453	1895	2423	15" @ 0.5%	
5	19526	8719	1140	9667	463	463	817	10" @ 0.5%	
6	10417	0	8523	1894	280	2639	3065	15" @ 0.8%	
7	19378	8719	1140	9519	462	462	817	10" @ 0.5%	
8	6181	0	5276	905	171	3272	5886	15" @ 2.95%	
9	9805	4360	570	4875	232	232	453	8" @ 0.5%	
10	17718	4360	8498	4860	476	708	817	10" @ 0.5%	
11	10043	0	7116	2927	247	955	1334	12" @ 0.5%	
12	10766	0	8477	2289	283	4510	5927	21" @ 0.5%	
13	9994	4360	0	5635	222	222	1222	8" @ 3.64%	
14	17987	4360	8502	5126	479	5210	5927	21" @ 0.5%	
15	4009	0	4009	0	123	123	696	8" @ 1.18%	
16	25942	2180	3175	20587	379	503	817	10" @ 0.5%	
17	20636	4360	9025	7252	515	1018	1334	12" @ 0.5%	
18	6375	0	6375	0	196	196	906	8" @ 2.00%	
19	10599	4360	1650	4590	263	263	774	8" @ 1.46%	
20	18387	4360	8474	5554	482	744	1392	10" @ 1.45%	
21	19477	2180	9793	7504	457	2416	2423	15" @ 0.5%	
22	20489	8719	1140	10630	473	473	614	8" @ 0.92%	
23	5711	0	5711	0	176	176	825	8" @ 1.66%	
24	11264	2180	4994	4090	277	3341	4429	15" @ 1.67%	
25	29906	4360	13937	11610	708	4049	4429	15" @ 1.67%	
MH 26	0	0	0	0	0	9259	9739	21" @ 1.35%	

LEGACY PARK APARTMENTS - EAST (LOT 5)									
Catch Basin	Area (SF)	Rooftop (SF)	Pavement (SF)	Green Space (SF)	Flow (GPM)	Combined Flow (GPM)	Capacity (GPM)	Pipe Size @ Slope	
E1	29199	0	13952	15247	576	576	817	10" @ 0.5%	
E2	20149	4360	8977	6813	509	1085	1334	12" @ 0.5%	
E3	10930	4360	570	6000	243	243	995	8" @ 2.41%	
E4	20041	4360	9132	6549	512	1840	2544	12" @ 1.82%	

NOTES

8" SANITARY MAINS SHALL BE SDR 35 PVC

6" SANITARY LATERALS SHALL BE SCHEDULE 40 PVC

8" WATER MAIN SHALL BE C909 PVC

4" WATER SERVICES SHALL BE C900 PVC

STORM SEWER PIPE SHALL BE PVC OR HDPE

DRAINAGE FIXTURE CALCULATIONS

MANHOLE 9 (WEST/LOT 4):
(240 dfu per 12 Unit Building) X 3 Buildings = 720 dfu

MANHOLE 9 (EAST/LOT 5):
(240 dfu per 12 Unit Building) X 3 Buildings = 720 dfu

MANHOLE 10 (WEST/LOT 4):
(240 dfu per 12 Unit Building) X 9 Buildings = 2,160 dfu

WATER SUPPLY FIXTURE CALCULATIONS

WEST (LOT 4):
(144 wsfu per 12 Unit Building) X 12 Buildings = 1,728 wsfu

EAST (LOT 5):
(144 wsfu per 12 Unit Building) X 3 Buildings = 432 wsfu

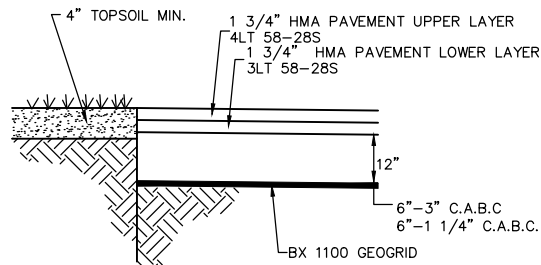


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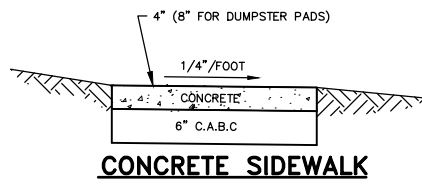
NO.	DATE	REVISION

**LEGACY PARK APARTMENTS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
DSPS STORMWATER CALCULATIONS**

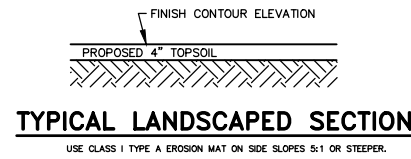
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PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 17	



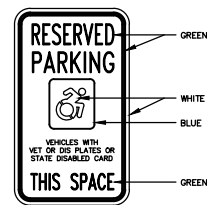
STANDARD PARKING LOT PAVEMENT DETAIL



CONCRETE SIDEWALK

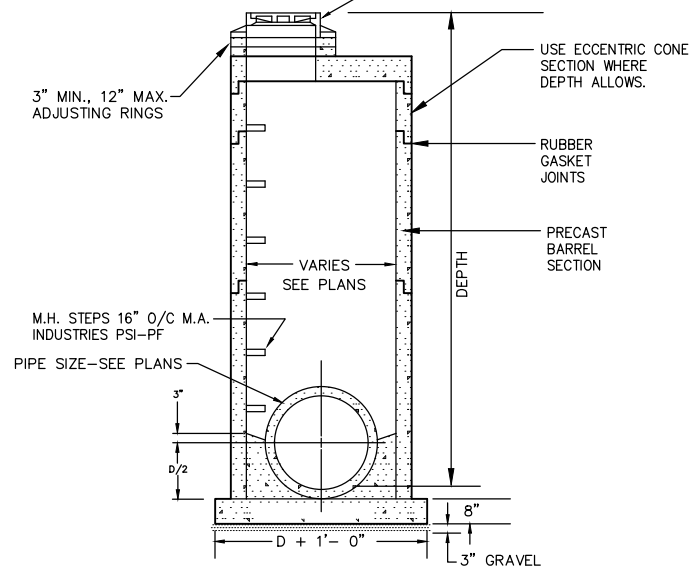
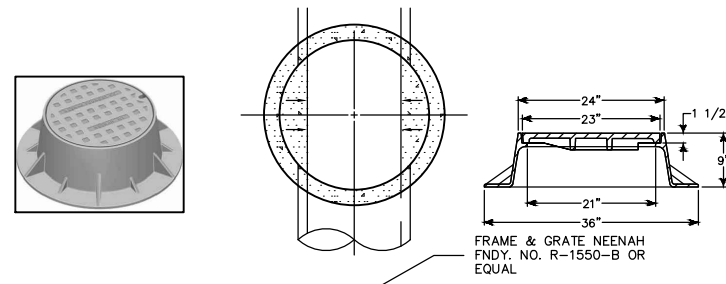


TYPICAL LANDSCAPED SECTION

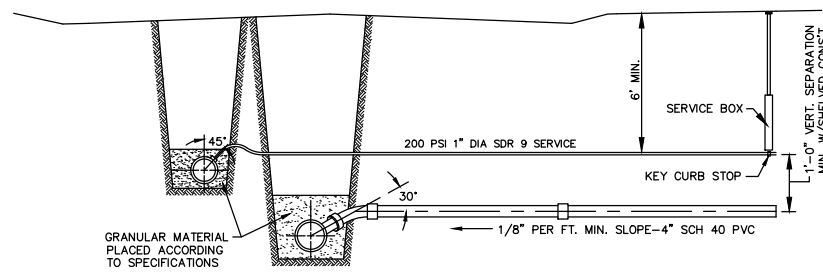


THE NEW OFFICIAL SIGN FOR HANDICAPPED PARKING SPACES.

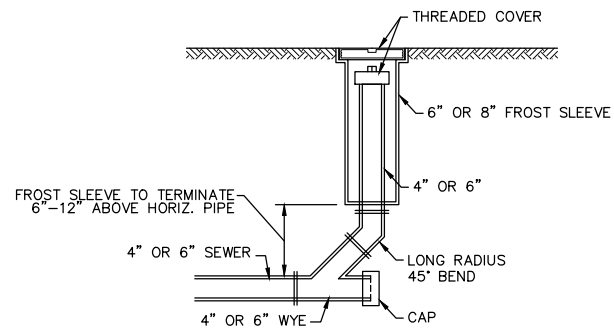
H.C. PARKING SIGN
2 inch GALVANIZED ROUND STOCK POLE MOUNTED



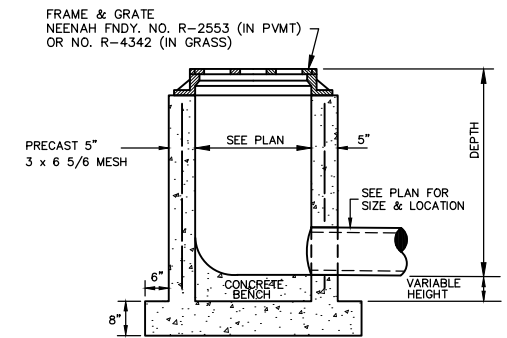
STORM M.H. DETAIL



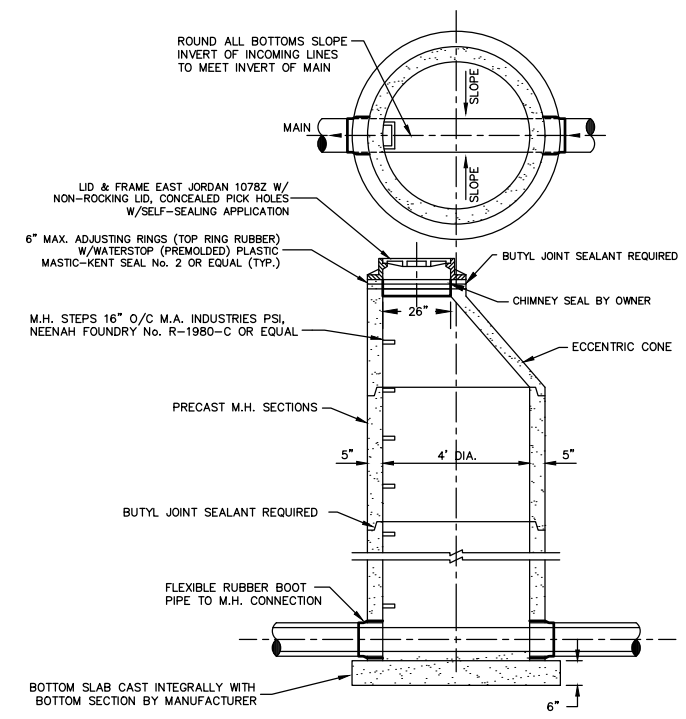
TYPICAL CONNECTION SEWER & WATER



SANITARY SEWER CLEANOUT



CATCH BASIN DETAIL



STANDARD PRECAST SANITARY MANHOLE

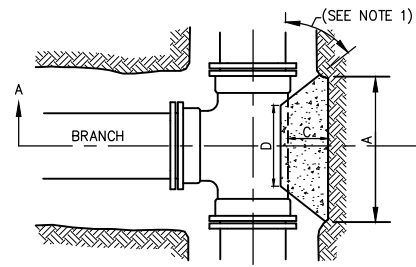
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NO.	DATE	REVISION

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PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO.	

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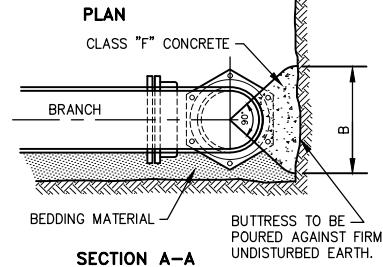
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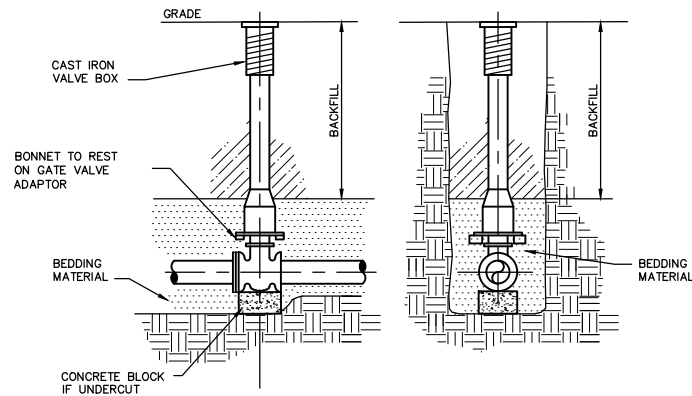
BUTTRESS DIMENSIONS				
B.D.	A	B	C	D
6"	1'-3"	1'-0"	SEE NOTE 1	SEE NOTE 2
8"	1'-6"	1'-4"		
12"	2'-3"	2'-0"		
16"	3'-2"	2'-6"		
20"	4'-0"	3'-0"		
24"	5'-3"	3'-4"		
30"	6'-6"	4'-3"		

B.D. = BRANCH DIAMETER

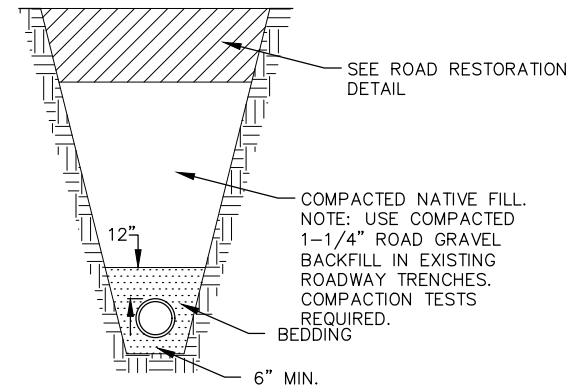
- NOTES:
- DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45°.
 - DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2". AN EFFORT SHOULD BE MADE TO PREVENT THE CONCRETE FROM COVERING THE M.J. BOLTS.
 - WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK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



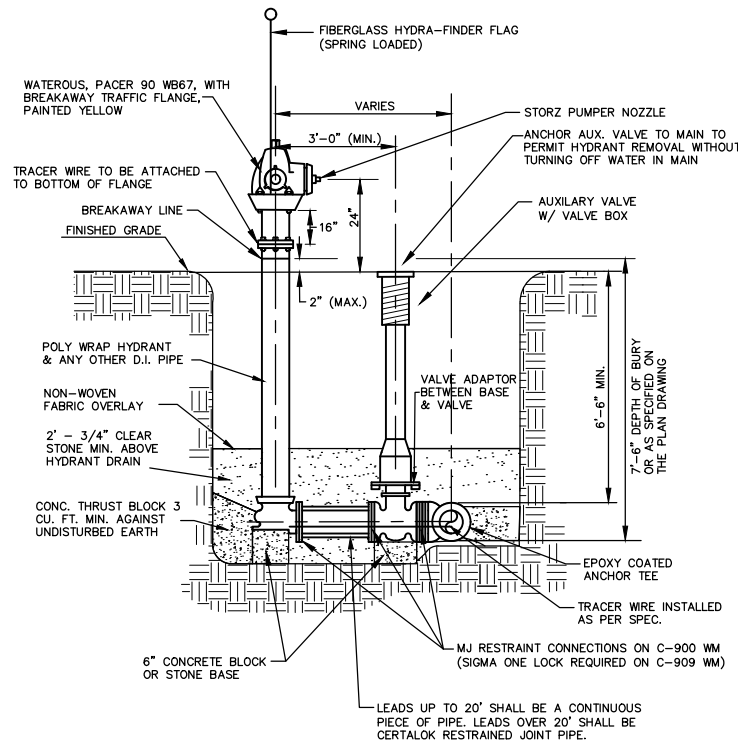
BLOCKING FOR TEES



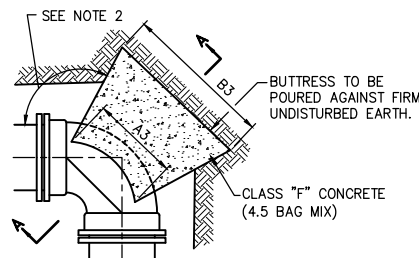
**SIDE VIEW FRONT VIEW
STANDARD VALVE & VALVE BOX SETTING**



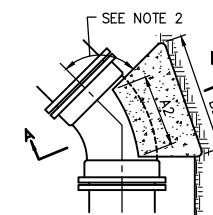
TYPICAL TRENCH DETAIL



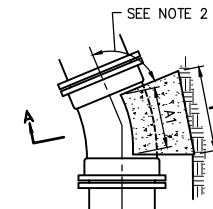
HYDRANT & VALVE INSTALLATION DETAIL



PLAN - 90° BEND



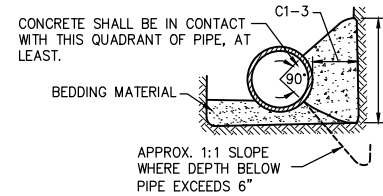
PLAN - 45° BEND



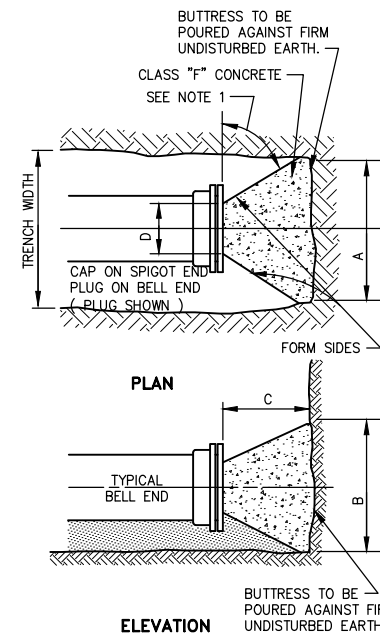
PLAN - 22-1/2° BEND

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

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'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-0"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	3'-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



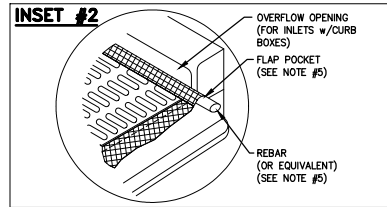
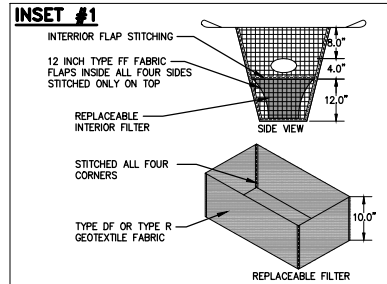
BLOCKING FOR PLUGS

BUTTRESS DIMENSIONS				
DIA.	A	B	C	D
6"	1'-6"	1'-2"	SEE NOTE 2	SEE NOTE 3
8"	2'-0"	1'-4"		
12"	2'-5"	1'-10"		
16"	3'-4"	2'-4"		
20"	4'-3"	2'-10"		
24"	5'-2"	3'-4"		
30"	6'-9"	4'-0"		

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

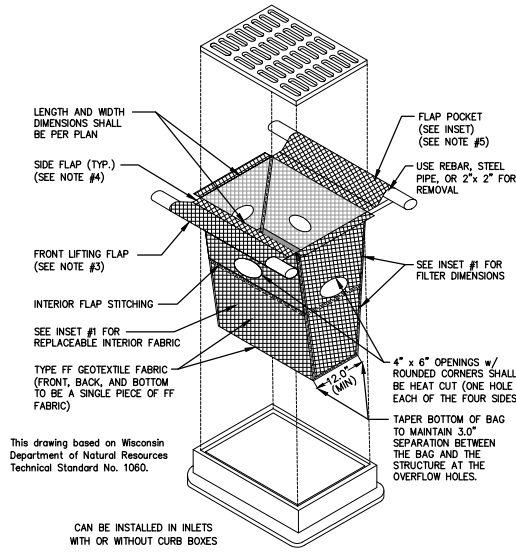
LEGACY PARK APARTMENTS
 TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
 MISCELLANEOUS DETAILS

DESIGNED ZRL
 DRAWN ZRL
 PROJECT NO. C1069-09-23-00344
 DATE JUNE 2023
 SHEET NO.



- GENERAL 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.

INLET PROTECTION, TYPE D-M

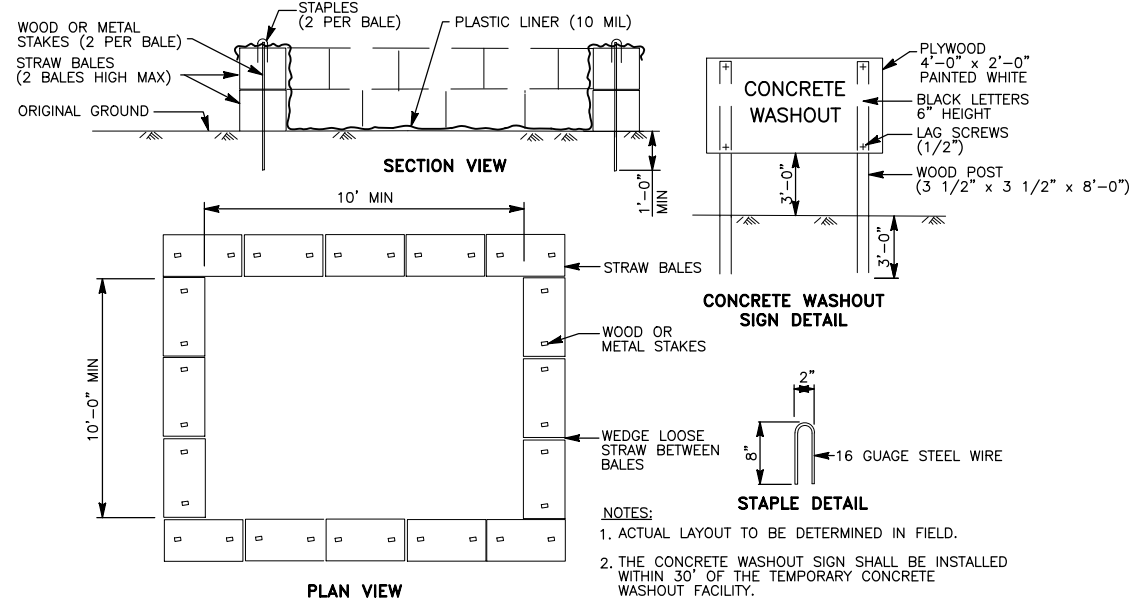
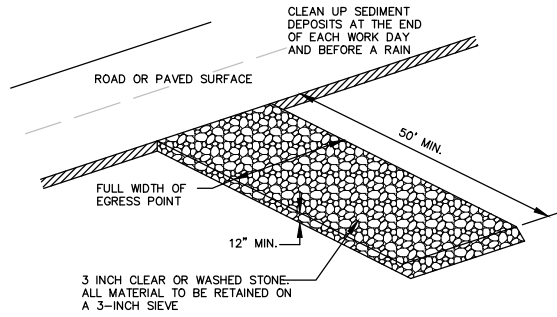


- MAINTENANCE NOTES**
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION, TYPE B WITHOUT CURB BOX

- 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.

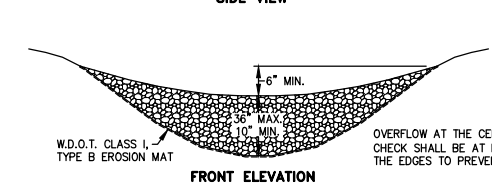
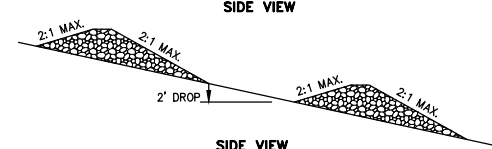
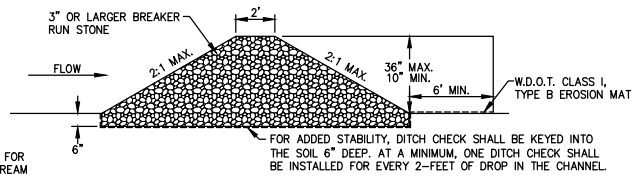
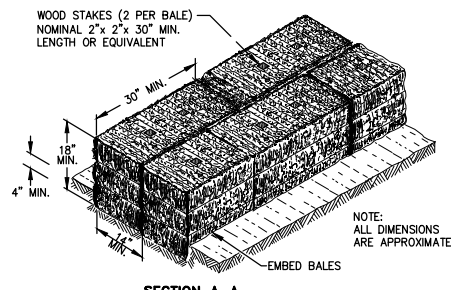
STORM DRAIN INLET PROTECTION



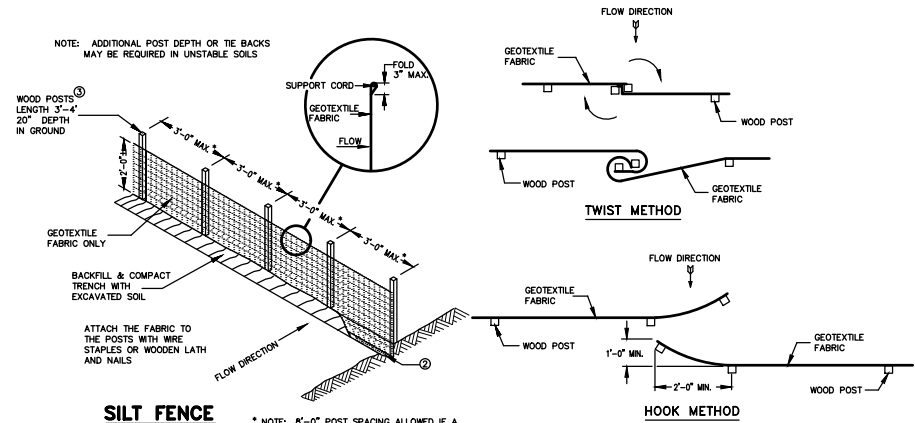
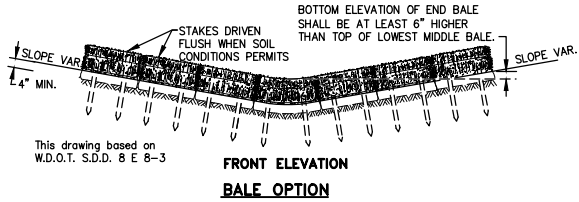
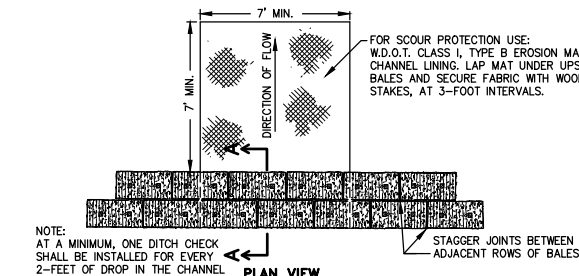
TEMPORARY CONCRETE WASHOUT FACILITY

TRACKOUT CONTROL DETAIL

1. DIVERT FLOW AWAY FROM TRACKING PAD USING CULVERTS, SHALLOW TRENCH OR DIVERSION DAM.
2. ROCKS LODGED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
3. ON SITES WITH A HIGH WATER TABLE OR SATURATED SOILS, INSTALL A DOT TYPE R GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.
4. MAINTAIN UNTIL SITE IS PAVED/STABILIZED
5. USING A FODS TRACKOUT SYSTEM INSTEAD OF THE STONE-BASED TRACKOUT CONTROL SYSTEM IS ACCEPTABLE.



DITCH CHECK DETAIL



TRENCH DETAIL

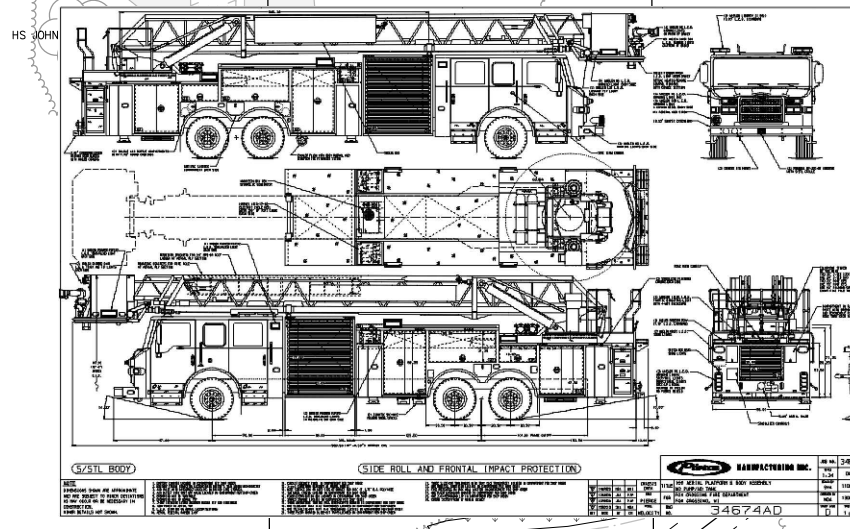
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NO.	DATE	REVISION

DESIGNED	DRAWN
ZRL	ZRL
PROJECT NO.	
C1069-09-23-00344	
DATE	
JUNE 2023	
SHEET NO.	
20	

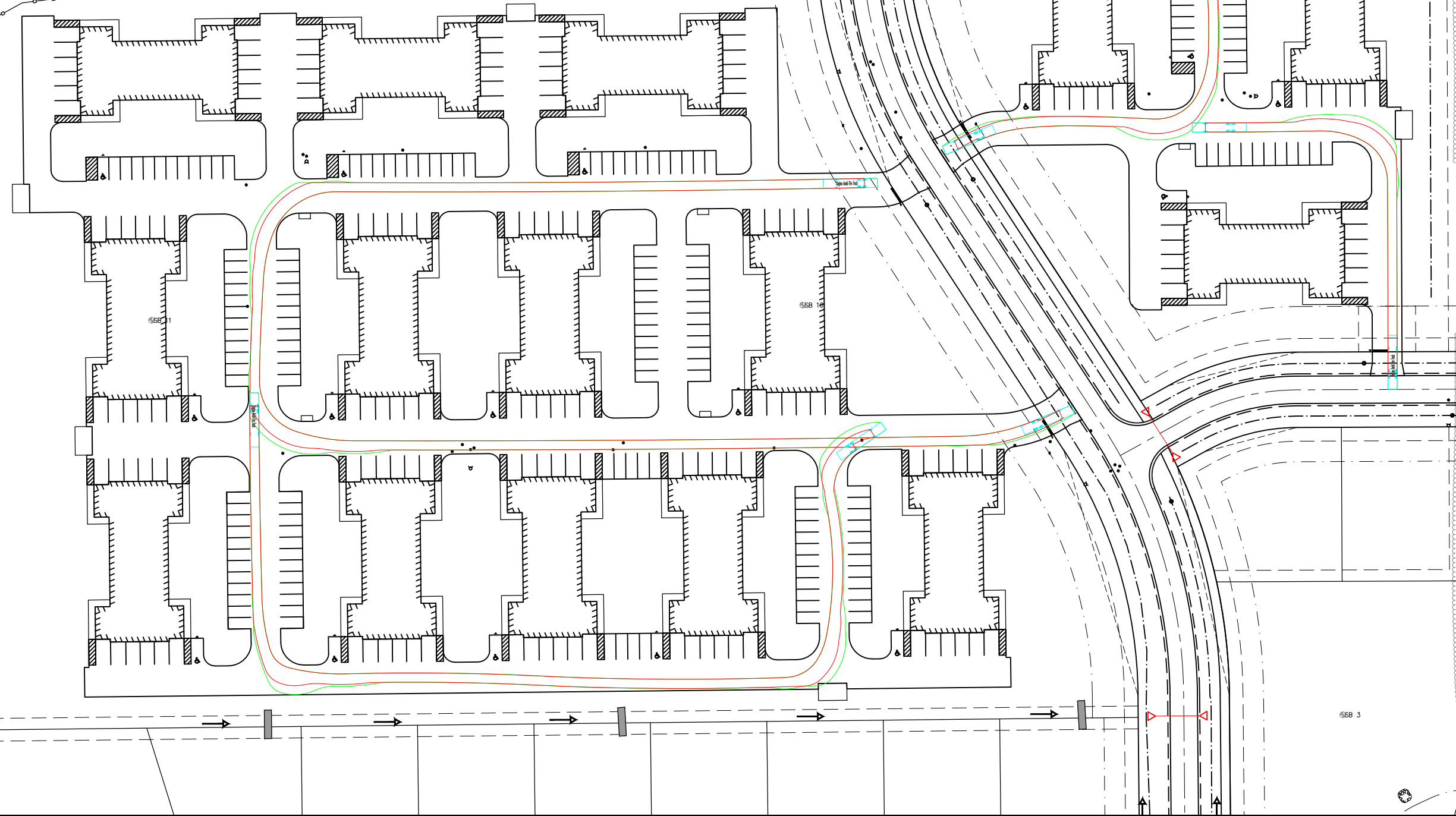
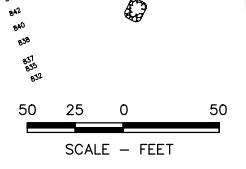
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47.375'
11.497' 19.958' 4.583'

Clayton Aerial Fire Truck
 Overall Length 47.375ft
 Overall Width 8.000ft
 Overall Body Height 7.471ft
 Min Body Ground Clearance 0.721ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Wall to Wall Turning Radius 45.167ft



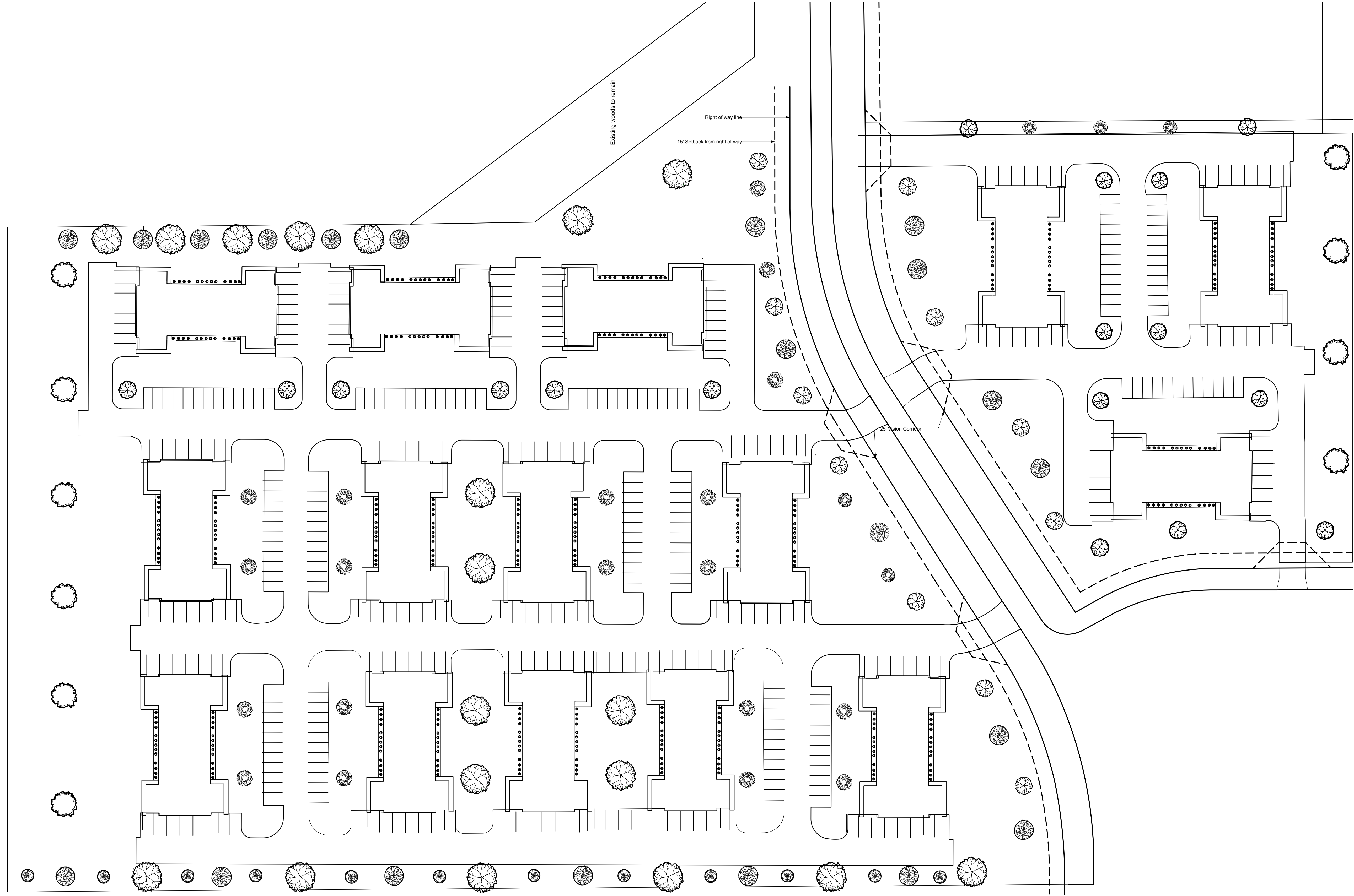
McMAHON
 ENGINEERS ARCHITECTS
 McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE WEEHAW, WI 54986
 Mailing: P.O. BOX 1025 WEEHAW, WI 54987-1025
 PH 920.751.4200 FX 920.751.4284 MCINGR-CON

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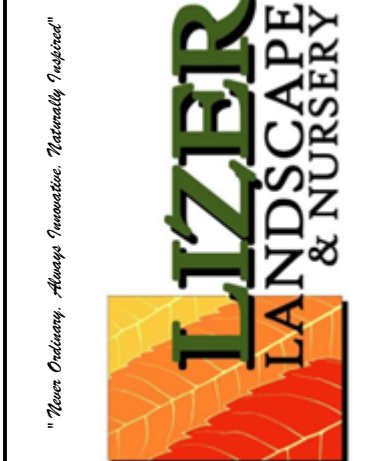
NO.	DATE	REVISION

LEGACY PARK APARTMENTS
 TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
 VEHICLE TURNING TEMPLATES

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00344	
DATE JUNE 2023	
SHEET NO. 21	



Scale: 1" = 50'-0"
Overall site design 1



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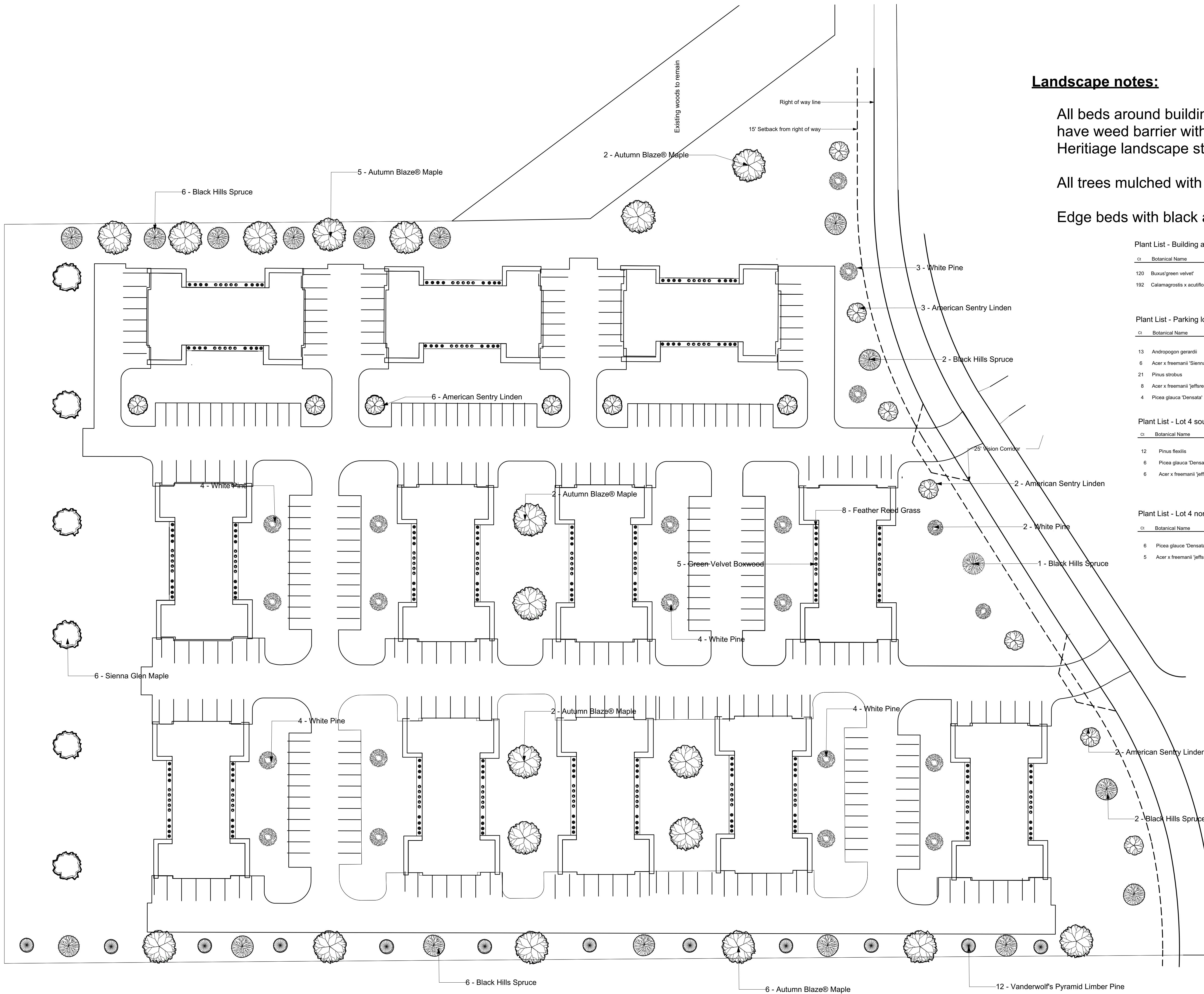
Revisions	
No.	Description

Project: **Legacy Park Apartments**
Sheet Title: **Landscape Design**

Designed By	Date	6/1/2023
Drawn By	Company	
Checked By	Project ID	
Reviewed By	Drawing Code	
Submitted By	CAD File Name	
Project Manager	Plot Date	

Scale: 1" = 50'

Sheet No.
Overall Design
of
2



Landscape notes:

All beds around buildings to have weed barrier with 3/4" American Heritage landscape stone

All trees mulched with ground hardwood

Edge beds with black aluminum edging

Plant List - Building and grounds Lot 4

Botanical Name	Common Name	Planted size
Buxus 'green velvet'	Green Velvet Boxwood	15-18" #3 pot
Calamagrostis x acutiflora	Karl Foerester Reed Grass	#1 pot 2' tall

Plant List - Parking lot and street trees lot 4

Botanical Name	Common Name	Planted size
Andropogon gerardii	American Sentry Linden	2 1/2" b&b
Acer x freemanii 'Sienna'	Sienna Glen Maple	2 1/2" b&b
Pinus strobus	White Pine	6" b&b
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2 1/2" b&b
Picea glauca 'Densata'	Black Hills Spruce	6-7" b&b

Plant List - Lot 4 south lot line Buffer Landscaping

Botanical Name	Common Name	Planted size
Pinus flexilis	Vanderwolf's Pyramid Pine	6" b&b
Picea glauca 'Densata'	Black Hills Spruce	6-7" b&b
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2 1/2" b&b

Plant List - Lot 4 north lot line Buffer Landscaping

Botanical Name	Common Name	Planted size
Picea glauca 'Densata'	Black Hills Spruce	6-7" b&b
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2 1/2" b&b



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No.	Date	Description
1	07/05/2023	update plant lists

Date	Company	Project ID	Drawing Code	CAD File Name	Update Plant Lists
6/1/2023	BJA		SDA		

Designed By	Drawn By	Checked By	Reviewed By	Submitted By	Project Manager
	BJA	SDA			A

Scale: **1"=40'**

Sheet No. **2** of **2**

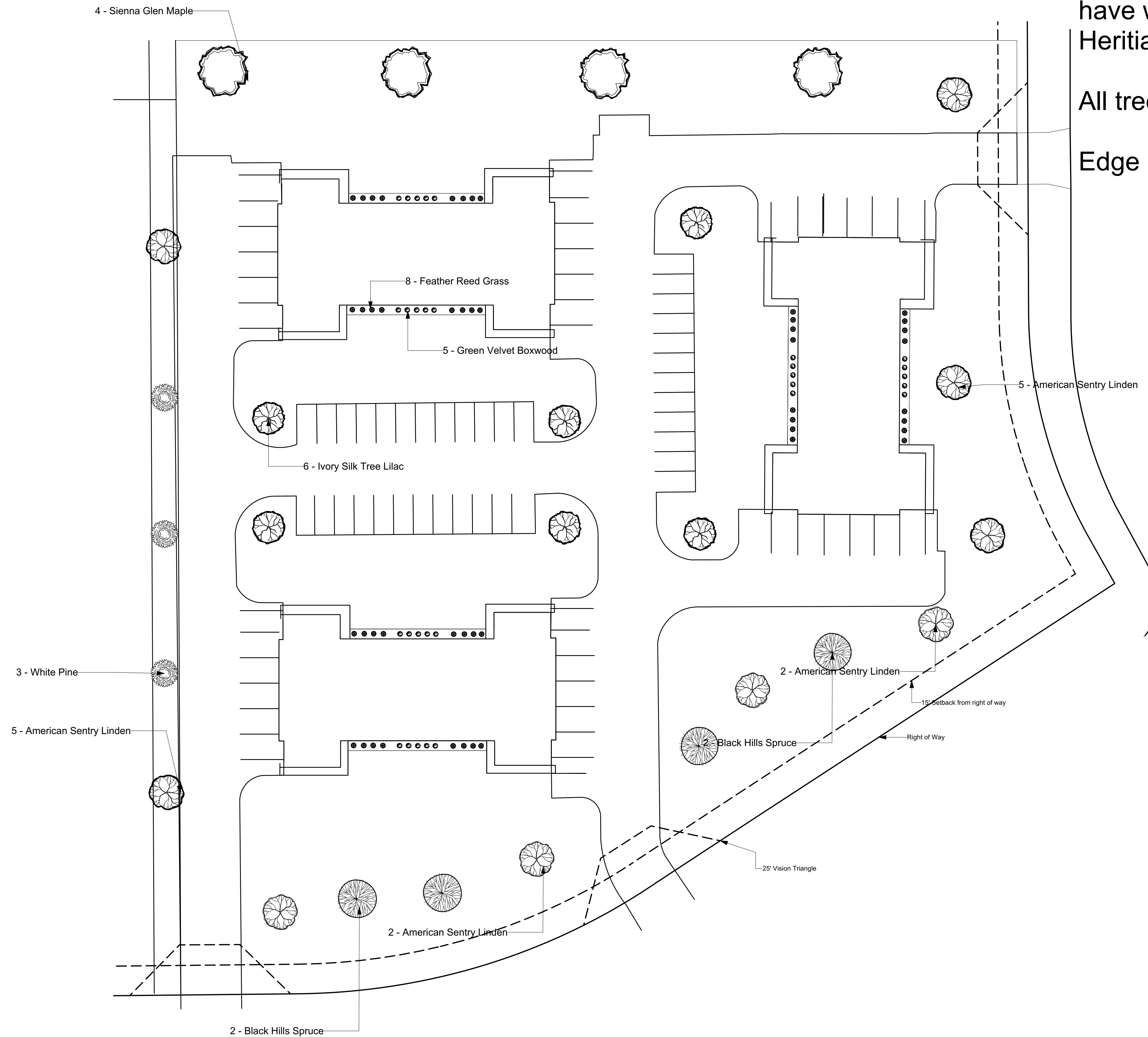
Project: **Legacy Park Apartments**
 Drawing Title: **Planting Plan**

Landscape notes:

All beds around buildings to have weed barrier with 3/4" American Heritage landscape stone

All trees mulched with ground hardwood

Edge beds with black aluminum edging



Plant List - Parking Lot and Street Trees lot 5

QTY	Botanical Name	Common Name	Planted size
9	Andropogon gerardii	American Sentry Linden	2.5" b&b
4	Picea Glauca 'Densata'	Black Hills Spruce	6-7" b&b
4	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" b&b
6	Syringa reticulata	Ivory Silk Lilac	2.5" b&b
3	Pinus flexilis	Vanderwolf's Limber Pine	6-7" b&b

Plant list - Buildings lot 5

QTY	Botanical Name	Common Name	Planted size
48	Calamagrostis acutiflora	Foerresters Reed Grass	1g pot, 2' tall
30	Buxus 'green velvet'	Green Velvet Boxwood	3g pot, 18" tall



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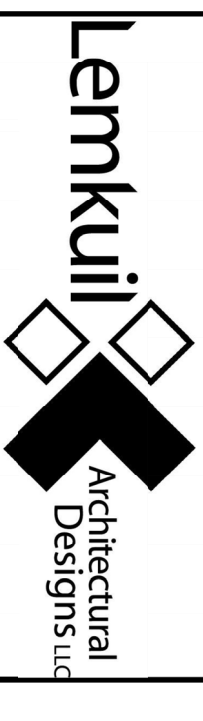
Revisions	
No.	Description
1	07/05/2023 update plant lists

Project: **Legacy Park Apartments**
 Sheet Title: **Planting plan**

Date	6/1/2023
Company	BJA
Project ID	SDA
Drawing Code	
CAD File Name	
Plot Color	
Designed By	
Drawn By	BJA
Checked By	
Reviewed By	SDA
Submitted By	
Project Manager	

Scale: **1"=30'**

Sheet No. **3**
 of **2**



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PROJECT

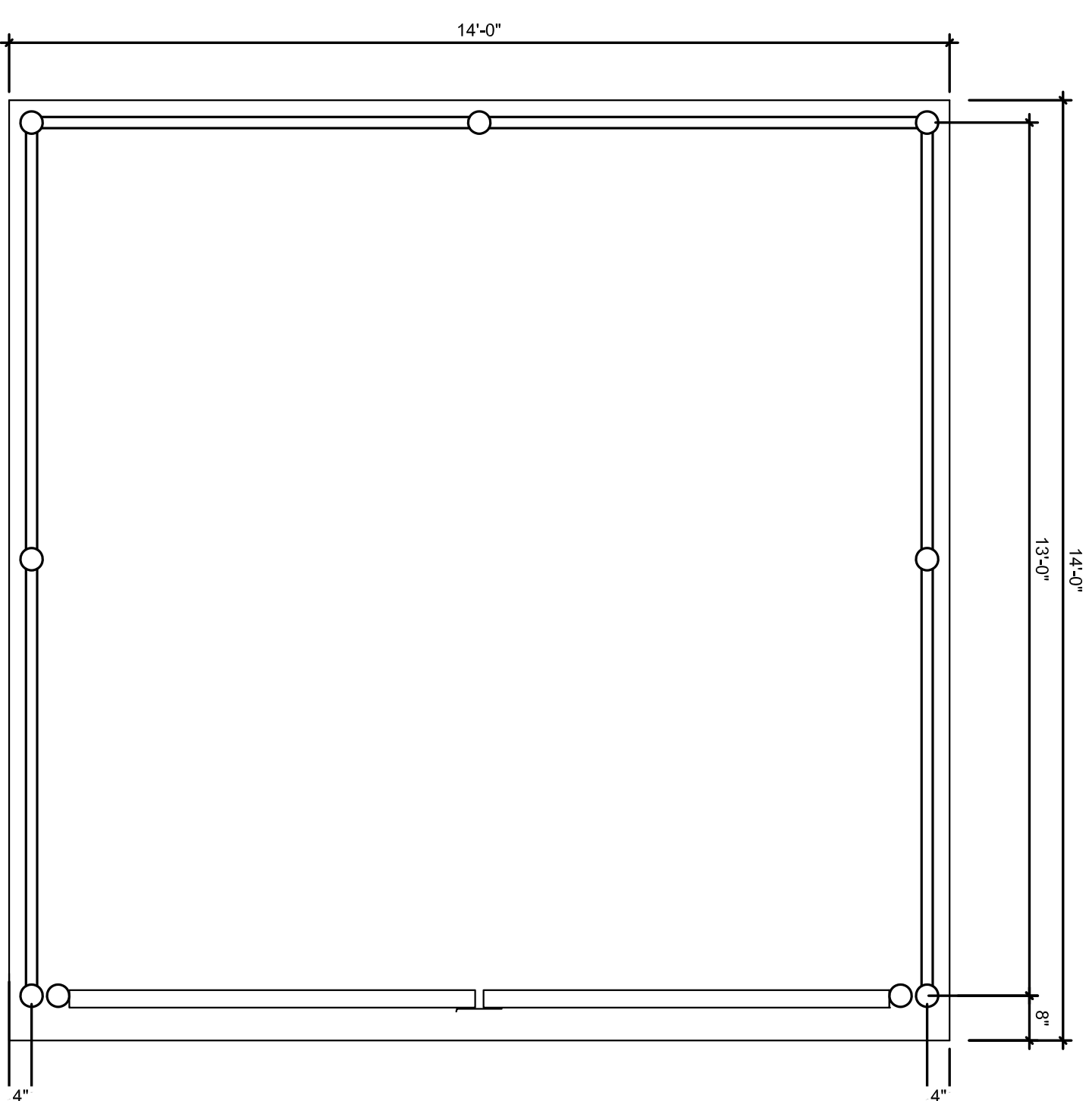
LEGACY PARK APARTMENTS

WISCONSIN

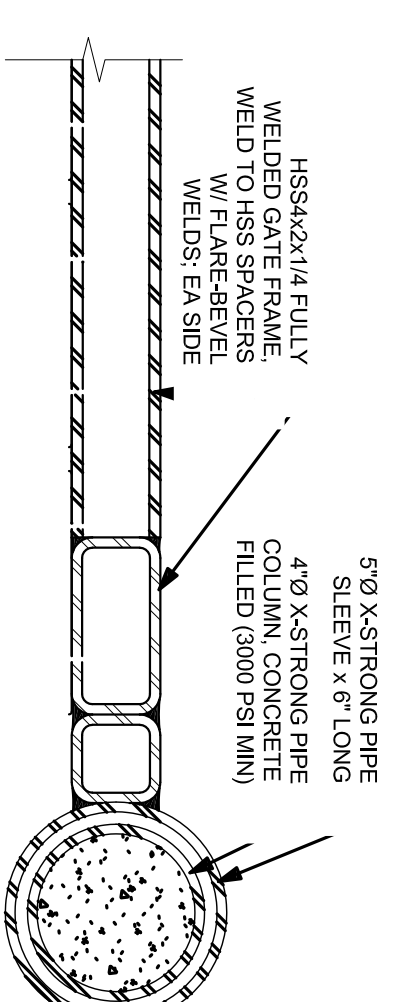
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06/29/23	ADDENDUM #01			SLD
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DRAWN BY SLD				
DESIGNED BY NRP				
REQUIRED BY JPS				
ORIGINAL ISSUE DATE 06/08/23				
CLIENT PROJECT NO.				

TRASH ENCLOSURE ENCLOSURE DETAILS

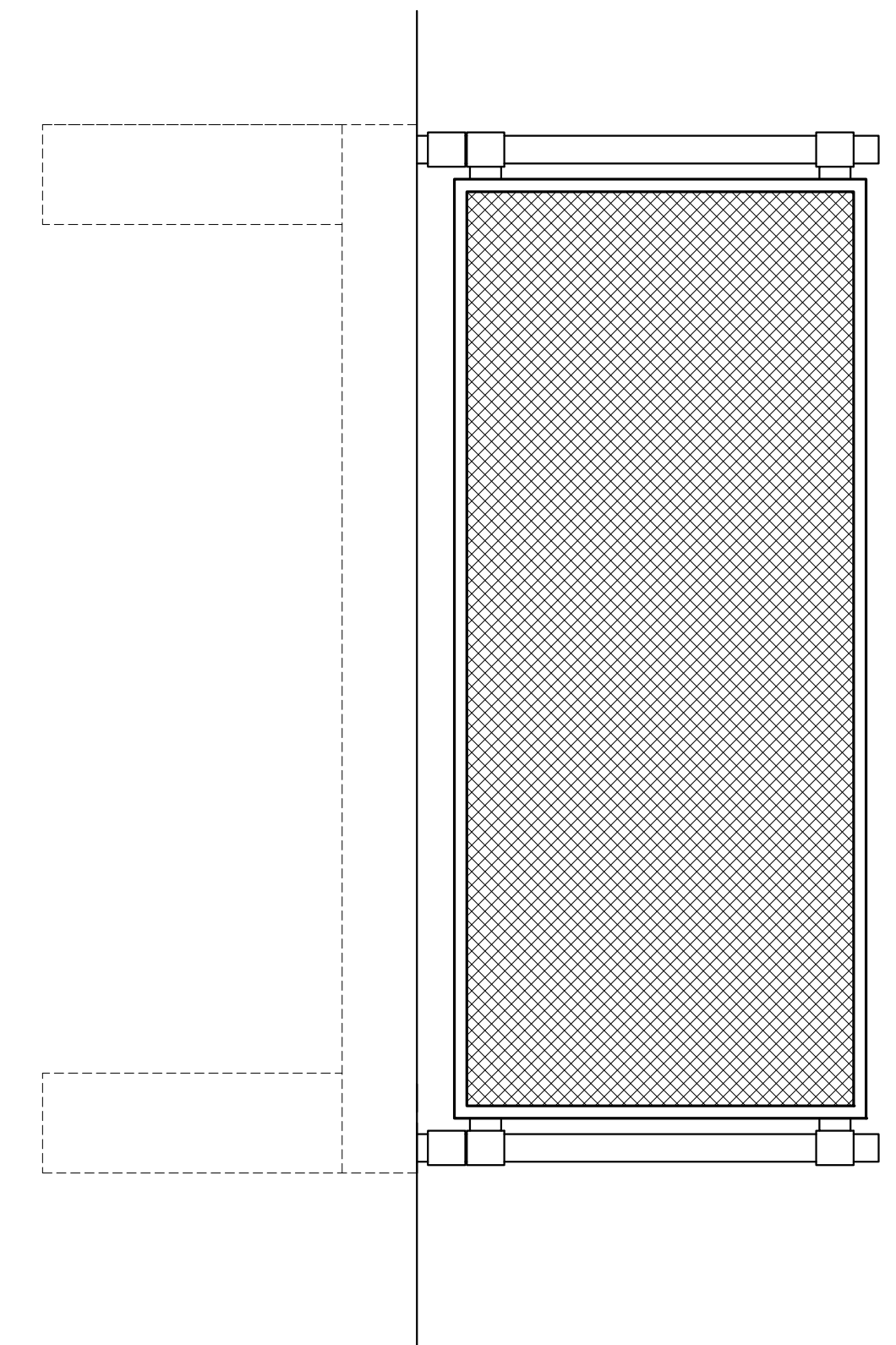
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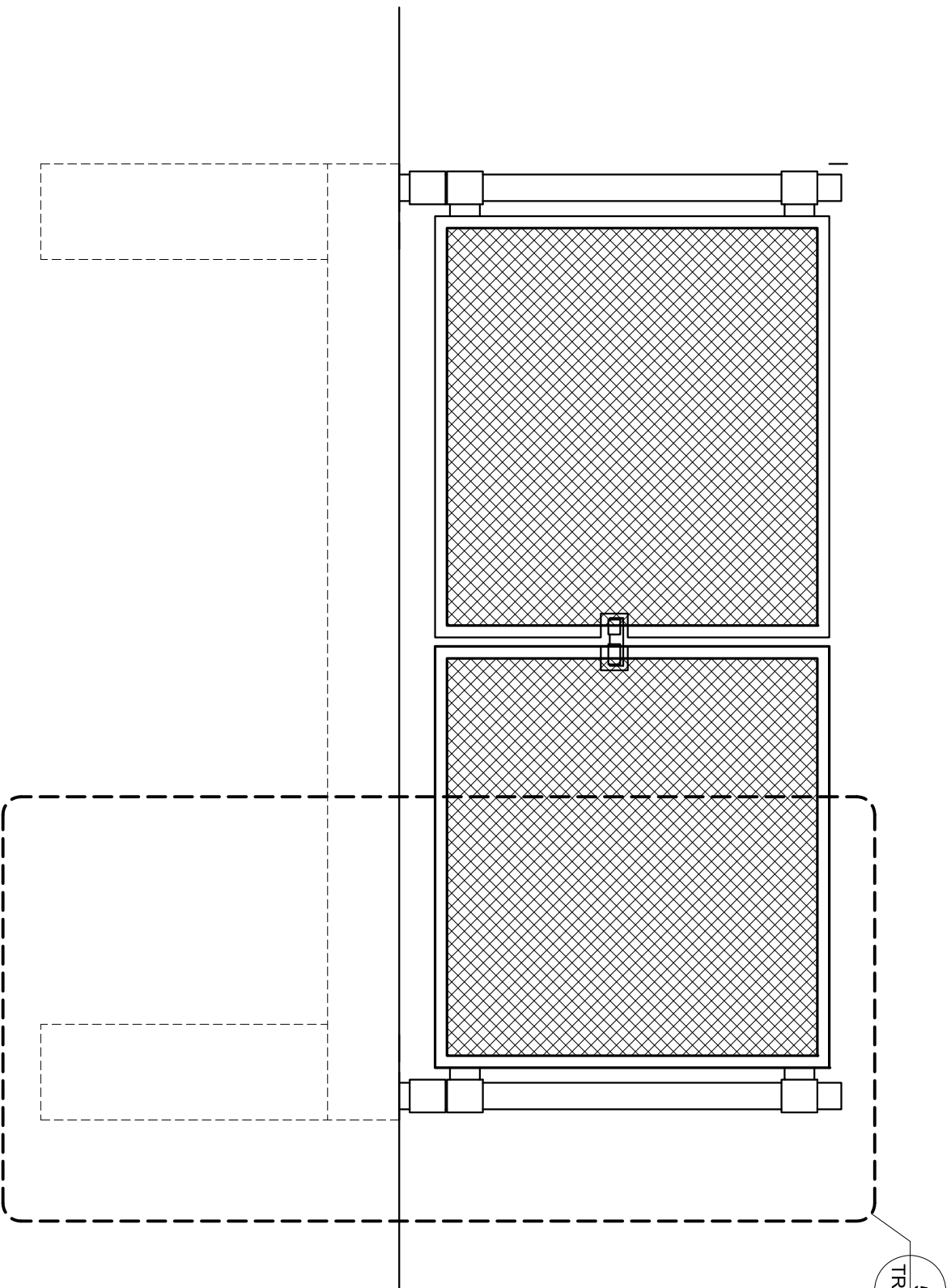
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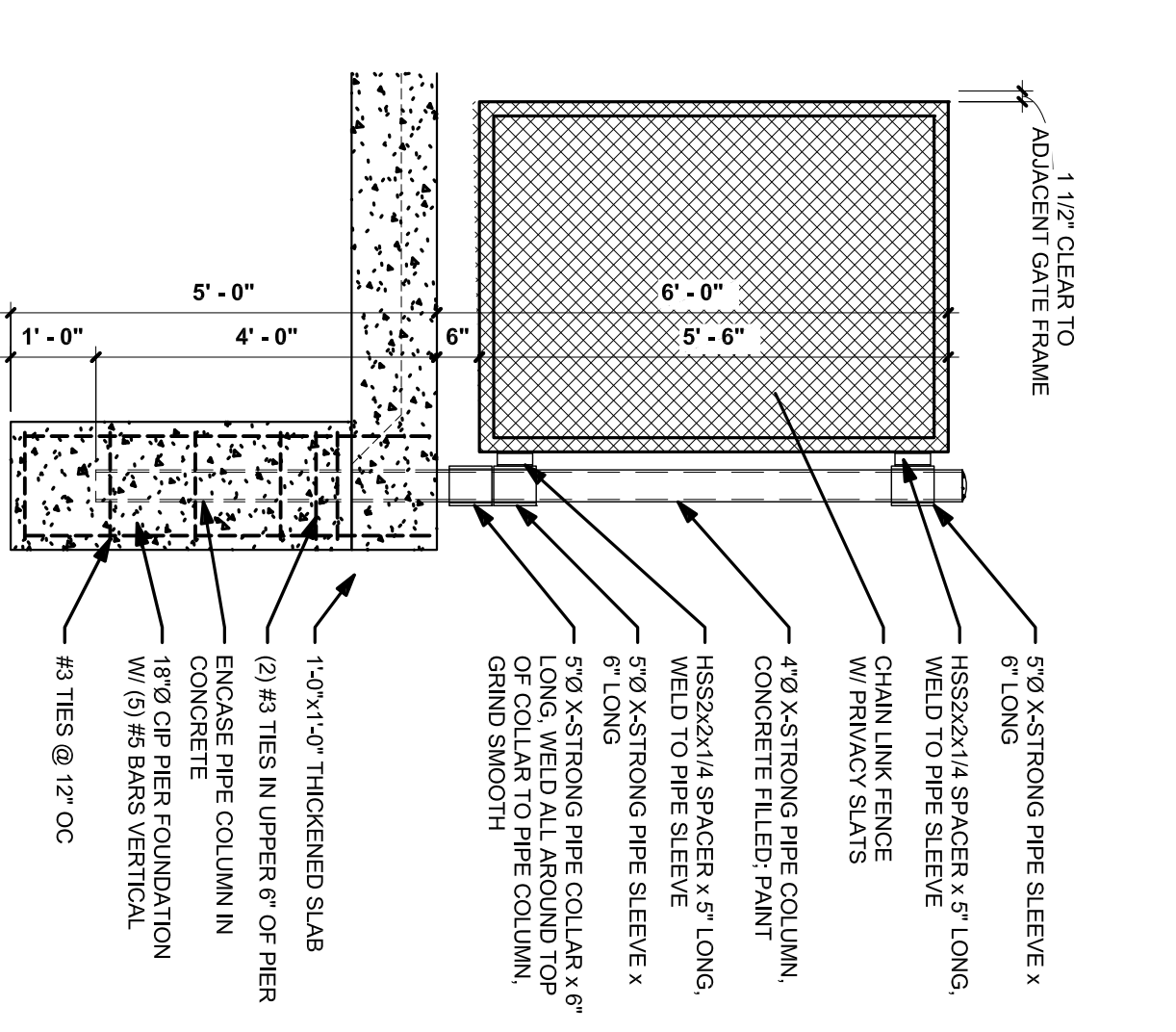
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4 TRASH ENCLOSURE ELEVATION
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5 TRASH ENCLOSURE GATE DETAIL
1/2" = 1'-0"