

# Development Summary

## Legacy Acres Subdivision

Prepared for Roger B. Sr. and Patricia A. Bowers Rev. Trust

TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

APRIL 6, 2023

McM. No. B0632-09-21-00374

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### I. INTRODUCTION

Roger B. Sr. and Patricia A. Bowers Rev. Trust plans to develop Legacy Acres, a residential subdivision located on the southeast side of STH 96 (Green Bay Rd) from Farmland Drive to Fox Meadows Lane in the Town of Kaukauna, Outagamie County, Wisconsin (NE 1/4, NW 1/4 and NW 1/4, NE 1/4 of Section 18, T21N, R19E). The subdivision will consist of twenty-seven (27) residential lots and one (1) outlot. The subdivision is currently zoned Rural Development.

### II. STREETS

Streets were designed in accordance with Town of Kaukauna design standards. One point of access is proposed off of STH 96 at the Farmland Drive intersection. Another point of access is proposed off Fox Meadows Lane east of STH 96. A future road connection will be located at the south end of Fallen Star Drive.

### III. STORMWATER MANAGEMENT

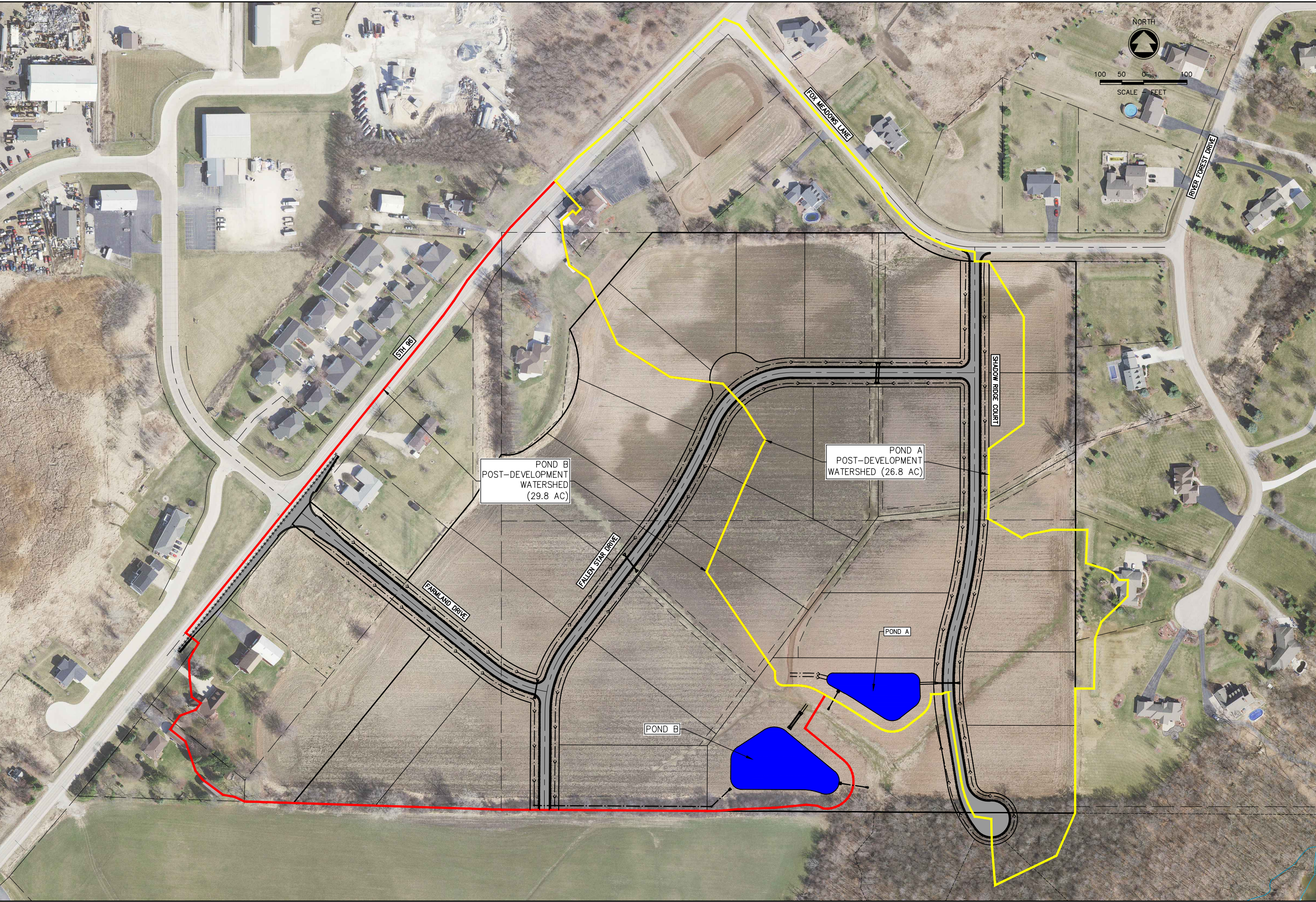
Stormwater management for the Legacy Acres subdivision is provided by two wet detention ponds. The northern pond (hereby referred to as Pond A), will have a permanent pool of 0.36 acres (15,910 square feet). The southern pond (hereby referred to as Pond B) will have a permanent pool of 0.60 acres (26,170 square feet). The wet detention ponds will assist in meeting stormwater management regulations outlined in Chapter 48 of the Outagamie County Code or Ordinances. For reference, the proposed post-development pond watersheds are provided in Figure 1.

#### **IV. SOILS**

Soil borings were obtained for the subdivision. The soil borings report shows the site consists primarily of clay soils. Due to the clay soils, the subdivision meets an exemption for not requiring infiltration.



j:\projects\B0632\092\00374\CADD\Civil3D\REF\H&H\X-Post-Dev Pond Watersheds.dwg, fig. 3 post-development drainage areas, Plot Date: 4/6/2023 3:28 PM, xrefs: (x-aerial\_2021\_outo, contours heart of valley, comps kt, x-all points bowers plot, x-exist topo fox meadows, 3borders slh 96 kaukauna-concept dew, x-w\_wetbound 2021-11, x-pre-dev drainage areas)



DESIGNED JDH		DRAWN JDH		PROJECT NO. B0632-09-21-00374		DATE APR, 2023		SHEET NO.	
				FIG. 1					
LEGACY ACRES SUBDIVISION TOWN OF KAUKAUNA, OUTAGAMIE CO, WI PROPOSED POND WATERSHEDS									
NO.		DATE		REVISION		<p><b>McMAHON</b> ENGINEERS/ARCHITECTS</p> <p>McMAHON ASSOCIATES, INC. 1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM</p> <p><small>McMahon Associates, Inc. provides this drawing &amp; design, regardless of the medium, for the specific project and service. All rights including reproduction, distribution, or use in any form, are reserved by McMahon Associates, Inc. The client and/or recipient agrees to hold McMahon Associates, Inc. harmless for any reuse of or changes made to this drawing without the written consent of McMahon Associates, Inc.</small></p>			