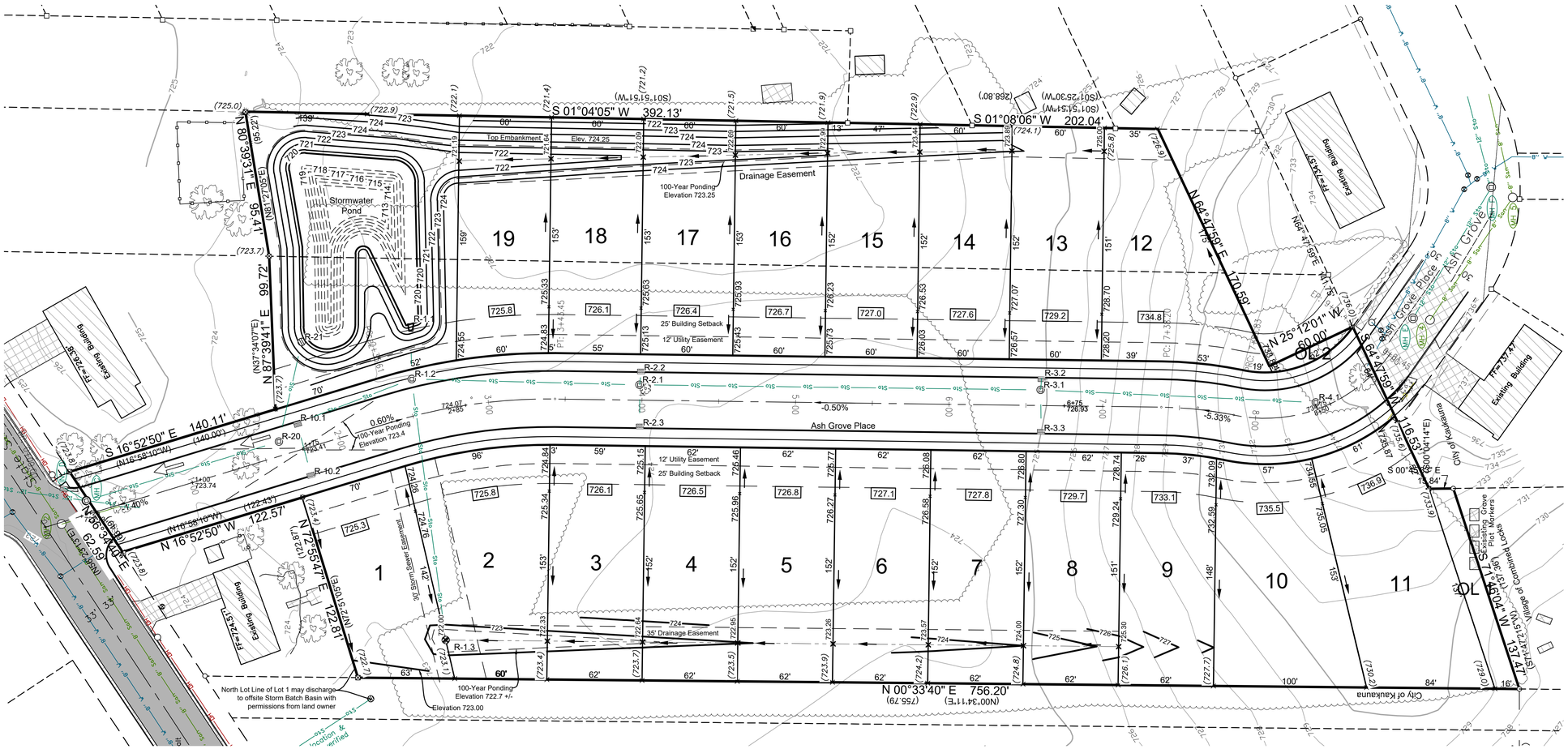
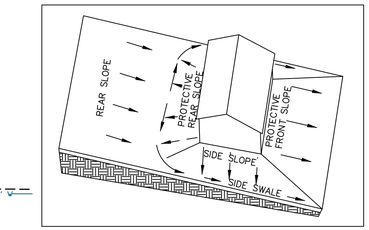
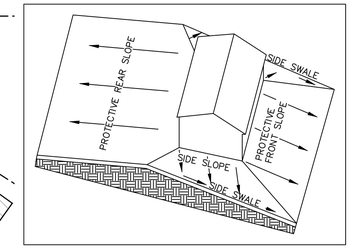






HOUSE ELEVATIONS:

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.

City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all drainage easements in the subdivision plat of Ash Grove Estates; filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, or vegetables; the dumping or depositing of ashes, waste, compost or materials of any kind; the storage of vehicles, equipment, materials or personal property of any kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

City of Kaukauna Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of Ash Grove Estates are the sole responsibility of the property owners in the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the City of Kaukauna.

Upon failure of any property owner to perform maintenance, abide by restrictions, or follow grading requirements of the drainage ways and associated drainage structures, the City of Kaukauna retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures on any given lot shall be a special charge to the non-complying lot.

Maintenance by the city include, but is not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or ditch. Payment for above maintenance items shall be placed on the annual real estate tax bill as a special assessment if not paid.

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. Vegetation beyond slopes shall remain, refer to sheet 1.3 for cleaning limits.
4. 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 all lawn areas within 1 week of topsoil placement.
5. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
6. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
7. No lot shall have lowest opening elevations lower elevation 724.50.

BENCHMARKS (NAVD88)

BM 0 — NGS Monument(DE7730)
Intersection of Cty Rd "N" & Cty Rd "CE"
Elev 707.89'

BM 1 — Fire Hydrant, Tag Bolt
NW Quad of State St. & Melrose Ct.
Elev 725.30'

BM 2 — Fire Hydrant, Arrow Bolt
Ash Grove Place, Lot 4 & Lot 5
Elev 727.72'

BM 3 — Fire Hydrant, Tag Bolt
Northerly R/W of Ashgrove Place, Outlot 2
Elev 737.86'

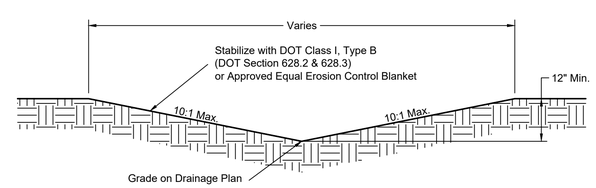
Pre Development

CATV	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		Sign
	Utility Guy Wire		Inlet		Post / Guard Post
San	Sanitary Sewer (Pipe Size)		Catch Basin / Yard Drain		Large Rock
Sto	Storm Sewer (Pipe Size)		Water MH / Well		Flag Pole
E	Underground Electric		Hydrant		Deciduous Tree
G	Underground Gas Line		Utility Valve		Coniferous Tree
T	Underground Telephone		Utility Meter		Bush / Hedge
W	Water Main (Pipe Size)		Utility Pole		Benchmark
	Fence - Steel		Light Pole / Signal		Asphalt Pavement
	Existing Easement Line		Guy Wire / Pump		Concrete Pavement
WL	Wetlands		Electric Pedestal		
	Treeline		Electric Transformer		
	Culvert		Air Conditioner		
800	Index Contour		Telephone Pedestal		
799	Intermediate Contour		Telephone Manhole		

Development By Design

	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		

40 0 40 80 120



Note:
Mat Should Extend to Top of Bank or 18" Vertically, Whichever is Less.

WEST SWALE SECTION
Lots: 1-7

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

1/12/2026 1:59 PM J:\Projects\6410mcr\dwg\Civil 3D\6410asbuilt.dwg Printed by: tim

FINAL DRAINAGE & GRADING PLAN

Ash Grove Estates

City of Kaukauna, Outagamie County, WI
For: Marcus McGuire Homes, LLC

Date: 01/11/2022
Filename: 6410Asbuilt.dwg
Author: TNW
Last Saved by: tim
Page 1.2