



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, August 15, 2024 at 7:00 PM

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of July 18,2024
3. Preliminary Plat - Oaks of Jackson, Addition No. 1 - Hillcrest Jackson, LLC-Oyvind Solvang
4. Citizens/Village Staff to Address the Plan Commission
5. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

MINUTES

PLAN COMMISSION MEETING

Thursday, July 18, 2024 at 7:00 PM

Plan Commission Meeting

1. Call to Order and Roll Call

The meeting was called to order at 7:00 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Jon Molkentin, Dan Reik, and Duane Hafemeister.

Members Excused: Tr. Emmrich, Tr. Kruepke and Ryan Ganshow.

Members Absent: None

Staff Present: Administrator Jen Heidtke, Inspections & Zoning Director Collin Johnson, and Interim Clerk Pam Wolf.

Trustees Present in Audience: None

2. Approval of Minutes for the Plan Commission Meeting of June 20, 2024

The motion to approve the minutes for the Plan Commission meeting of June 20, 2024 was made by Duane Hafemeister and seconded by Jon Molkentin.

Vote: 4 ayes, 0 nays. Motion carried.

3. Conditional Use Request and Site Plan Review - Cedar Creek Townhomes, LLC, for Parcel: V3_019700V - James Kupfer

The background was provided by Director Johnson. Discussion from the Body with the representation from the developer regarding parking, garbage and recycling cans, storage of said containers and placement of sidewalk. Director Johnson reiterated that each unit would have a total of 3 spots, 1 garage and 2 additional, and the overflow with the CBRF. This is more than the standard for a single family dwelling.

The motion to recommend the Village Board approve the Conditional Use Request and Site Plan Review for Cedar Creek Homes, LLC, Parcel V3_019700V, subject to the following conditions: 1) garbage and recycling containers kept in a garage until day of service pick up, 2) the sidewalk moved for safety 3) No parking signs installed, and no trees placed that would interrupt turning radius was made by Pres. Heckendorf and seconded by Dan Reik.

Vote: 4 ayes, 0 nays. Motion carried.

4. Citizens/Village Staff to Address the Plan Commission

None

5. Adjourn

A motion to adjourn the meeting was made by Duane Hafemeister and seconded by Pres

Heckendorf.

Vote: 4 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:20PM.

Respectfully Submitted,
Pamela Wolf - Village Interim Clerk



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 15, 2024
Agenda Item: # 3
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Preliminary Plat - Oaks of Jackson, Addition No. 1 - Hillcrest Jackson, LLC-Oyvind Solvang

Background and Analysis:

The developer has submitted a Preliminary Plat detailing the development plans for District II in the Oaks of Jackson subdivision. Development plans for District II include construction of 13 single-family homes located on lots 43 thru 54, with attached garages and private driveways with two parking stalls each. Future development plans for District IV include construction of nine buildings on Outlot 9 containing 18 townhome units with attached garages. Garages are accessed by way of a private drive bisecting the two districts.

The Oaks of Jackson development is located within a Tax Increment District. The Village Board and staff are still actively negotiating terms of a development agreement. The developer intends to begin site work yet this year.

Comprehensive Plan & Zoning Impacts:

The Village Comprehensive Plan Land Use Map identifies the entire development as Medium -Density Residential, consisting primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet. The property is zoned Planned Unit Development (PUD-04).

Permitted uses within District II include Single-family homes with garages accessed from a private drive at the rear of the home. Permitted accessory uses include private garages (one per lot), sheds (garden, tool and storage) incidental to the residential use (one per lot), home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance. A minimum lot size of 4,000 sf. is required with a 15-foot front yard setback, seven-foot side yards setbacks, and a 2-foot rear yard setback to the face of the garage. A minimum of two off-street parking stalls is required for each unit.

Permitted uses within District IV include townhomes accessed from private drive at the rear of the home. Permitted accessory uses include home occupations and professional home offices as specified in the Section 48-1 of the Village of Jackson zoning ordinance. A minimum area of 2,500 square feet per dwelling unit is required with a 15-foot front yard setback, seven-foot side yard setback, and a 15-foot rear yard setback. A minimum of One off street parking stall is required for each unit.

The proposed development is consistent with Village zoning. A future amendment of the Village Comprehensive Plan will be forthcoming to allow for the increased densities within the multi-family development areas.

Site Plan:

See attached Site Plan, Concept Plan and Preliminary Plat.

Review Procedures:

The Plan Commission is advisory;and the Village Board makes the final decision.



Taking the lead in Washington County.

Signage:

Additional Staff Comments:

None

Notice Requirements:

Posting on the agenda

Potential Action:

Motion to recommend the Village Board approve the Preliminary Plat for Oaks of Jackson, Addition No. 1.

Attachments:

1. PC Application
2. Location Map & CSM
3. Site & Concept Plan
4. Preliminary Plat
5. Construction Plans
6. PUD-04 Oaks of Jackson District Plan

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

- ☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____
- ☐ CONDITIONAL USE ☒ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP
- ☐ New ☒ New ☐ CONCEPT PLAN
- ☐ Amendment ☐ Amendment ☐ COMP. PLAN AMENDMENT
- ☐ Special Use ☐ Special Use ☐ OTHER _____
- (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: Oaks of Jackson, Outlot 8 Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): OLVIND SOLVANG HILLCREST JACKSON, LLC

Mailing Address: PO Box 28, Glenbeulah State WI Zip 53023

Office: (920) 526 3028 Cell: (414) 899 17682 Fax: (____)

Email: solvang@hillcrestbuilders.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: HILLCREST JACKSON LLC

D/B/A: HILLCREST BUILDERS (LLC) FEIN #: _____

Mailing Address: PO Box 28, GLENBEULAH State W Zip 53023

Office: (920) 526 3028 Cell: (____) Fax: (____)

Email: solvang@hillcrestbuilders.com

Website: hillcrestbuilders.com

PROPERTY OWNER INFORMATION

Name(s): Village of Jackson

Address: _____ State _____ Zip _____

Office: (____) Cell: (____) Fax: (____)

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: SEH

Primary Contact: MICHAEL COURT

Address: _____ State _____ Zip _____

Office: (____) Cell: 414 322 9400 Fax: (____)

Email: mcourt@sehinc.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved:

Approval of Prelim Plat - ref separate email

Provide a brief overview of proposed use(s) of entire property and/or lease space:

ST & MULTI-FAM FEE SIMPLE

Hours of Operation:

Provide a brief overview of proposed daily on-site operations:

CONSTRUCTION

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.:

N/A

Describe all businesses, properties and other entities located adjacent to the proposed use:

Village of Jackson Village Hall / Cons of Jackson

Describe any proposed development, on-site improvements, or other construction/remodeling activities:

New site

Describe any proposed grading, and/or stormwater management plan:

TBD

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.:

TBD

Describe any proposed on-site security measures including site lighting:

TBD

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems):

TBD

Describe the projected traffic circulation and impacts: N/A

List all setbacks from rights-of-way and property lines and height limitations: Per Plat

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: State for sewer/water

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: N/A

If construction is proposed, describe proposed exterior building materials (type, color, etc.): TBD

Describe any site-specific features/constraints, etc.: N/A

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: N/A

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): N/A

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: TBD

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print):

Hillcrest Jackson LLC

Applicant Signature:



Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

7/26/24

SUBMIT TO:

Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO:

Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director:

For questions concerning application submittal, zoning, or technical questions.

Phone:

(262) 677-9696 x810

Email:

collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ **TEMPORARY** Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

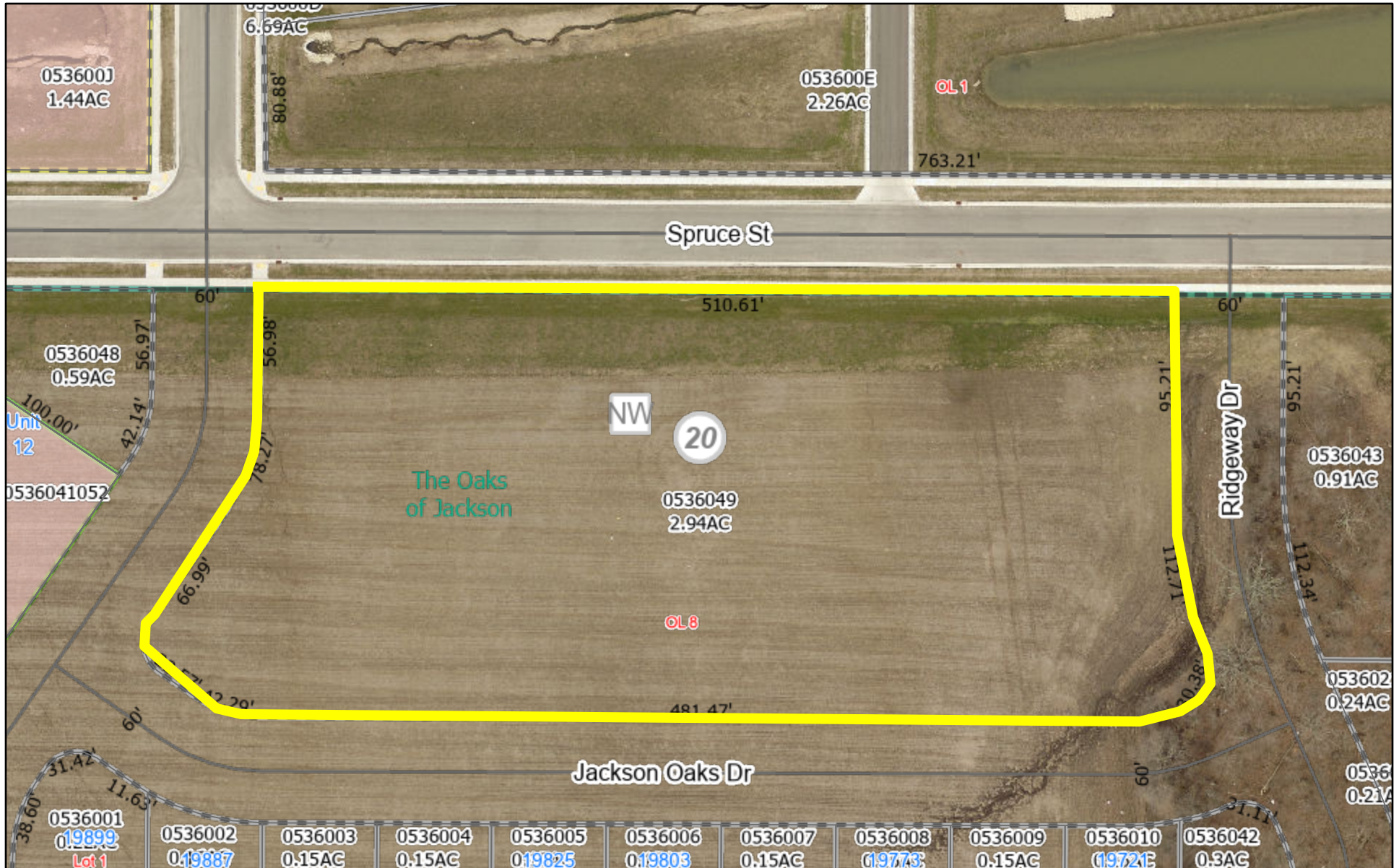
Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

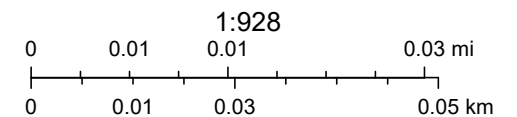
Received By: _____

Oaks of Jackson Subdivision, Addition No. 1

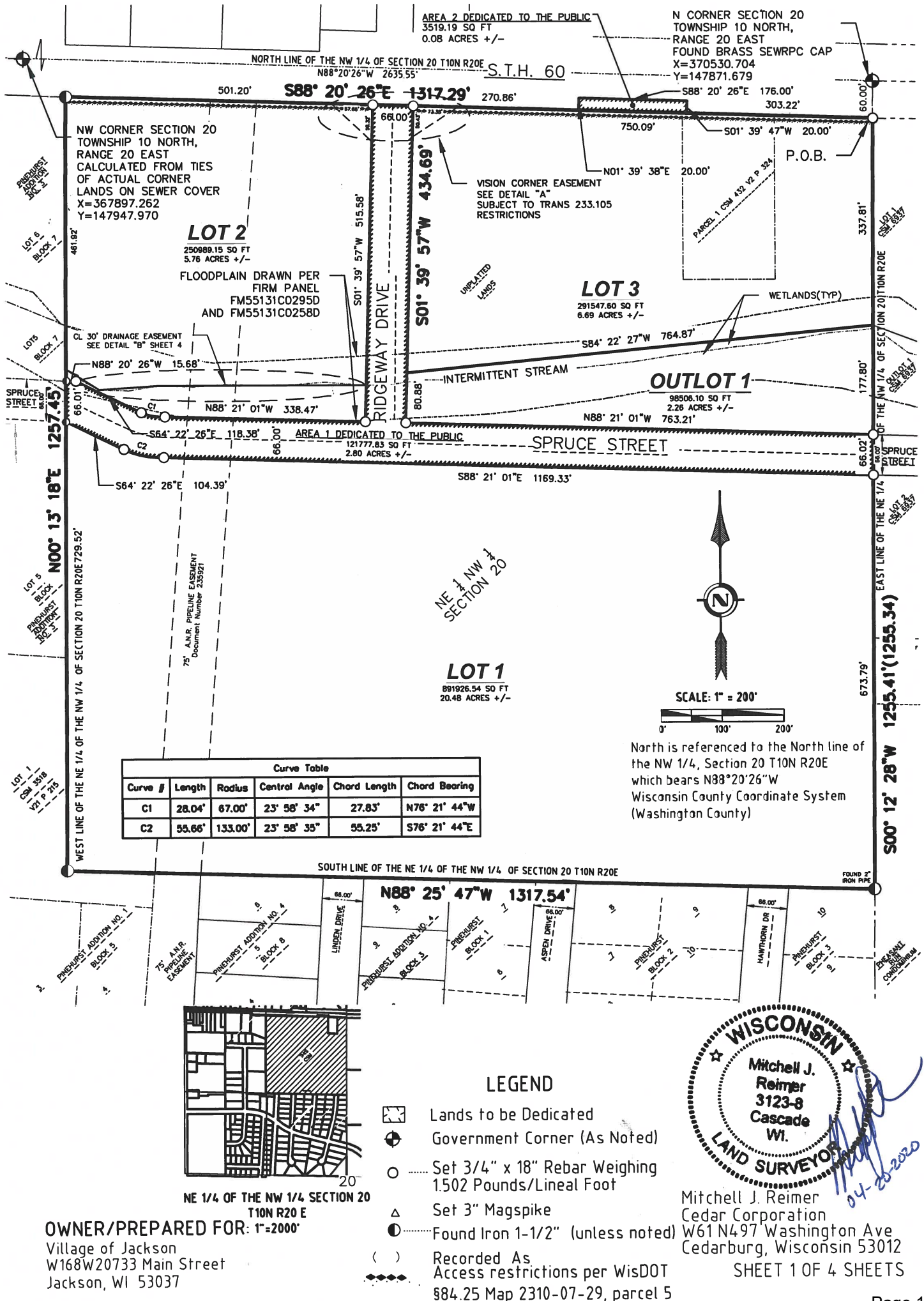


7/29/2024, 10:24:53 AM

- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> Override 1 Current Parcel Address Point Lot Number Certified Survey Number | <ul style="list-style-type: none"> Condominium Name Subdivision Name Parcel Taxkey & Acreage PLSS Section PLSS Quarter | <ul style="list-style-type: none"> Lot Plat Certified Survey Map Condominium Assessor Plat; Cemetery Plat; Subdivision | <ul style="list-style-type: none"> Right-of-Way Retired Parcel Municipality Local Road Labels Local Road |
|--|---|---|---|



A RE-DIVISION OF CSM 432, AND NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

A RE-DIVISION OF CSM 432, AND NE ¼ OF THE NW ¼ OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

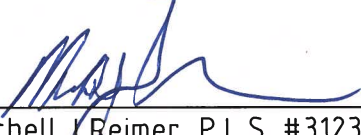
SURVEYOR'S CERTIFICATE

I, Mitchell J. Reimer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Document Number 248510, Certified Survey Map 432, recorded in the Washington County Registry in Volume 2 of Certified Survey Maps on pages 324, and the Northeast Quarter of the Northwest Quarter of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of Section 20, Township 10 North, Range 20 East, Thence S00°12'28"W along the East line of said Quarter, 60.00 feet to the South Line Of State Highway "60", point also being the Point of Beginning; Thence continuing along said line S00°12'28" W, 1255.41 Feet to the platted Northwest corner of Lot 10, Pinehurst, a platted Subdivision, as found in the Washington County Registry as Document number 557549, in Map book 27 on page 17, Recorded on April 5, 1990, Thence N 88°25'47"W along the South Line of the said Quarter Quarter, 1317.54 Feet to the Southwest corner of the Northeast Quarter of the Northwest Quarter; Thence N00°13'18" E along the West line of said Quarter Quarter, 1257.45 Feet to the South Line of State Highway "60"; Thence S88°20'26" E along said South Line, 1317.29 Feet, to the Point of Beginning .
Said parcel contains 1654747.22 square feet or 37.98 +/- Acres. Excepting therefrom Areas of Dedication as shown on Page 1 hereon.

That I have made such survey, land division, and map at the direction of Village of Jackson, Owner, N168 W20733 Village of Jackson , Washington County, Wisconsin, 53037, . That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code, in surveying, dividing and mapping the same, and Chapter 38 of the Village of Jackson Municipal Code. Said survey is subject to easements of record and as shown.

Dated this 20th day of April, 2020.



Mitchell J. Reimer, P.L.S. #3123-8



Mitchell J. Reimer, PLS
Cedar Corporation
W61 N497 Washington Avenue
Cedarburg, Wisconsin 53012

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

A RE-DIVISION OF CSM 432, AND NE 1/4 OF THE NW 1/4 OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

The Village of Jackson, a Corporation duly organized and existing under the virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this map to be surveyed, mapped and dedicated as represented on the Certified Survey Map in accordance with the ordinances of the Village of Jackson, Trans 233.105(2), and Chapter 236 of the Wisconsin Statutes.

In witness hereof, the Village of Jackson, has caused these presents to be signed:

By: _____
John Walther - Village Administrator

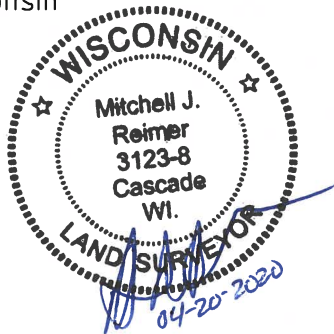
Dated _____, 2020

STATE OF WISCONSIN)
WASHINGTON COUNTY) ss

Personally came before me this _____ day of _____, 2019, the above named John Walther, Administrator of the Village of Jackson, a Wisconsin Municipal Corporation, to me known to be the same person who executed the foregoing certificate and acknowledged the same.

_____ Notary Public, _____ Wisconsin

My commission expires _____



VILLAGE BOARD APPROVAL:

Resolved that this Certified Survey Map in the Village of Jackson, owner of said lands, being a re-division of C.S.M. 432 and the Northeast Quarter of the Northwest Quarter of Section 20, located in the Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, is hereby approved and dedication accepted by the Village Board trustee to the Village of Jackson.

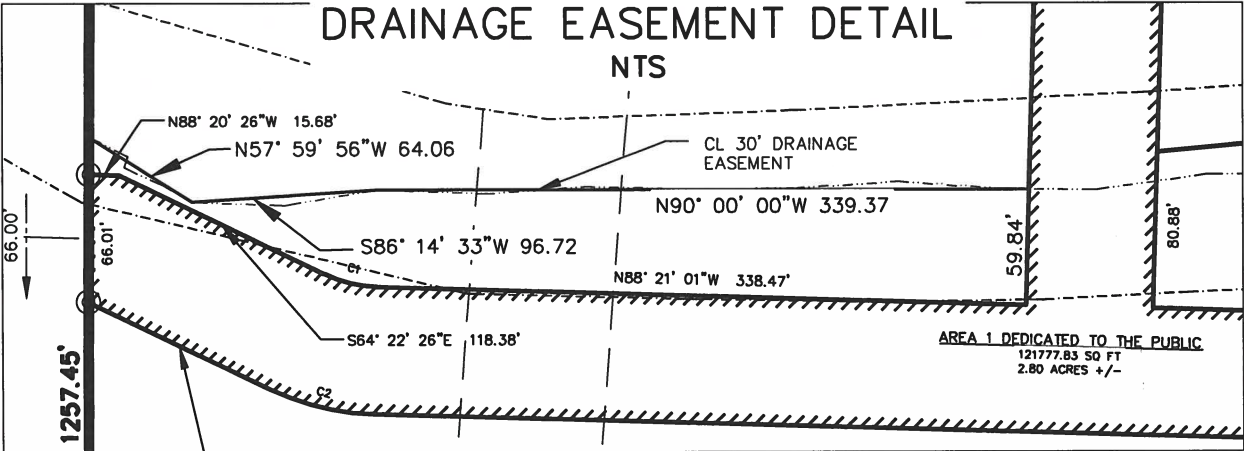
Approved this _____ day of _____, 2020. _____
Mike Schwab - Village President

Signed this _____ day of _____, 2020. _____
Jilline Dobratz - Village Clerk

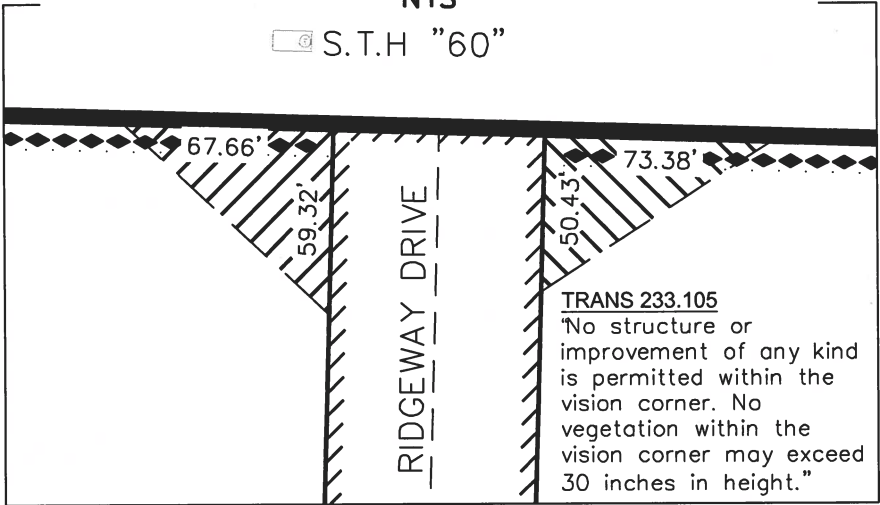
CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

A RE-DIVISION OF CSM 432, AND NE 1/4 OF THE NW 1/4 OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

DETAIL "B"
DRAINAGE EASEMENT DETAIL
NTS



DETAIL "A"
VISION CORNER EASEMENT DETAIL
NTS



Mitchell J. Reimer, PLS
Cedar Corporation
W61 N497 Washington Avenue
Cedarburg, Wisconsin 53012

THE OAKS OF JACKSON

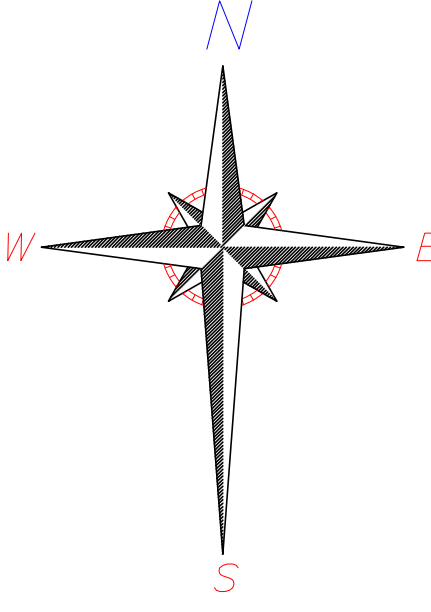
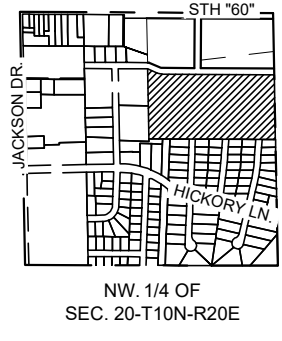
LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

NORTHWEST CORNER
SEC 20-10-20
ON SEWER COVER-TIES
N: 487.913.26
E: 2,457.550.13

NORTH LINE NORTHWEST 1/4 SECTION 20-10-20
S89°40'10"E 2634.26'

FND CONC MON
W/BRASS CAP
NORTH LINE OF NW 1/4 SEC 20-10-20
N: 487.913.26
E: 2,457.550.13
ELEV = 892.59

LOCATION MAP



SCALE: 1" = 60'

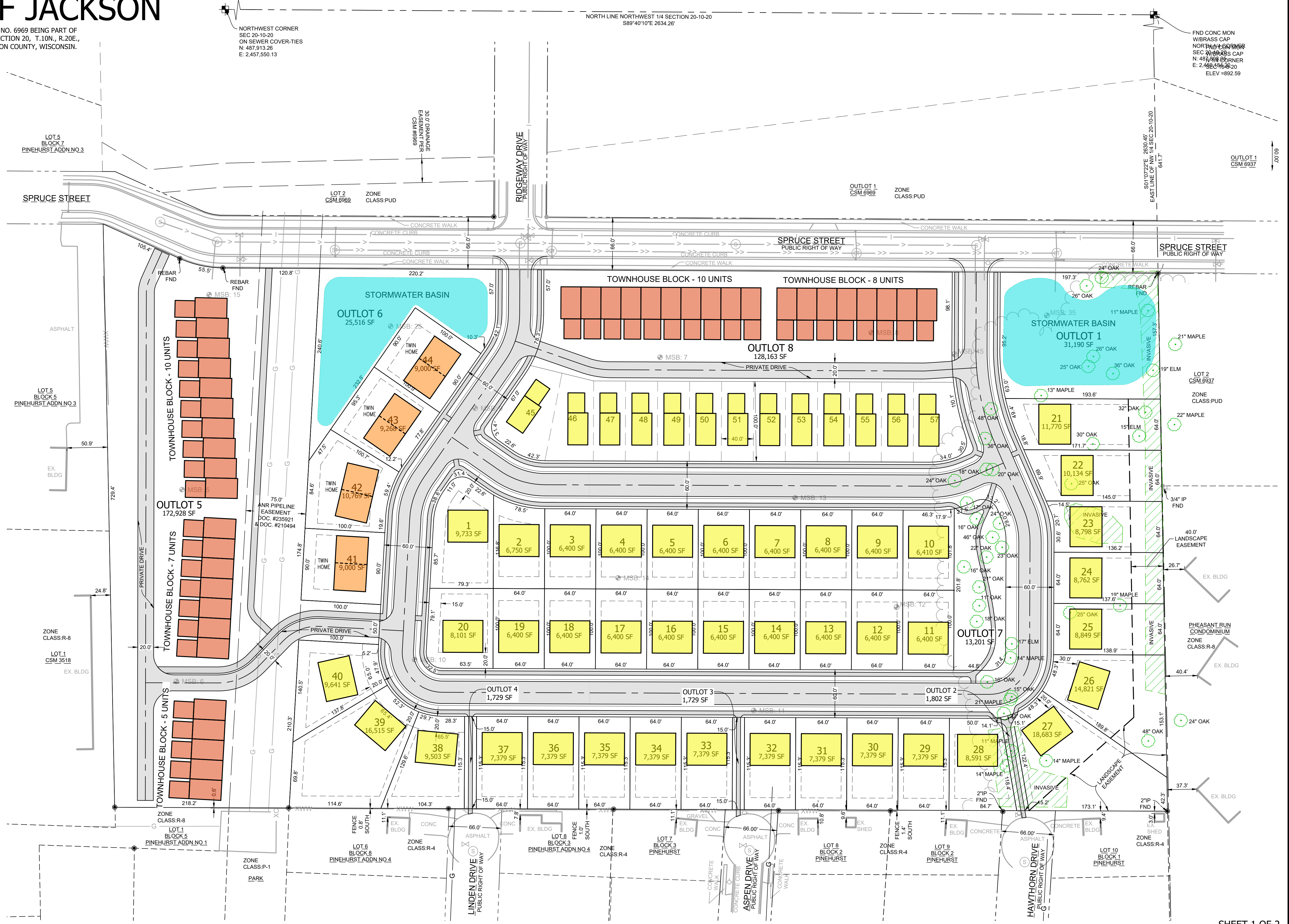
UNIT COUNT:	
TOWNHOUSE -	40
SINGLE-FAMILY -	40
TWIN HOMES -	8
SINGLE-FAMILY	
(PRIVATE DRIVE ACCESS) -	13
TOTAL -	101

SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM



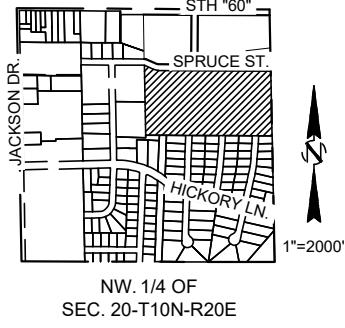
PROJECT JACKV #170026



PRELIMINARY PLAT OF
THE OAKS OF JACKSON
ADDITION NO. 1

ALL OF OUTLOT 8 OF THE OAKS OF JACKSON BEING PART OF
THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.10N., R.20E.,
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LOCATION MAP

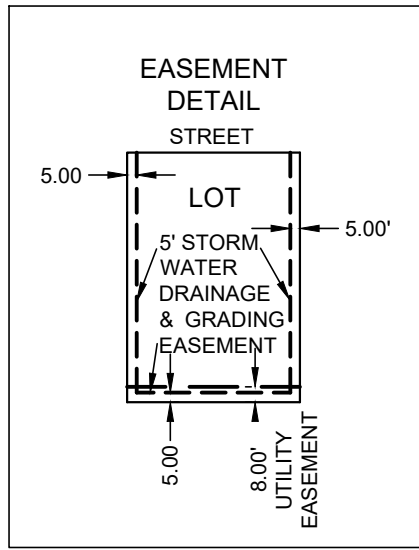


SURVEY FOR:
HILLCREST BUILDERS
ATTN: OYVIND SOLVANG
124 S. SWIFT ST.
GLENBEULAH, WI 53023

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL
OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)



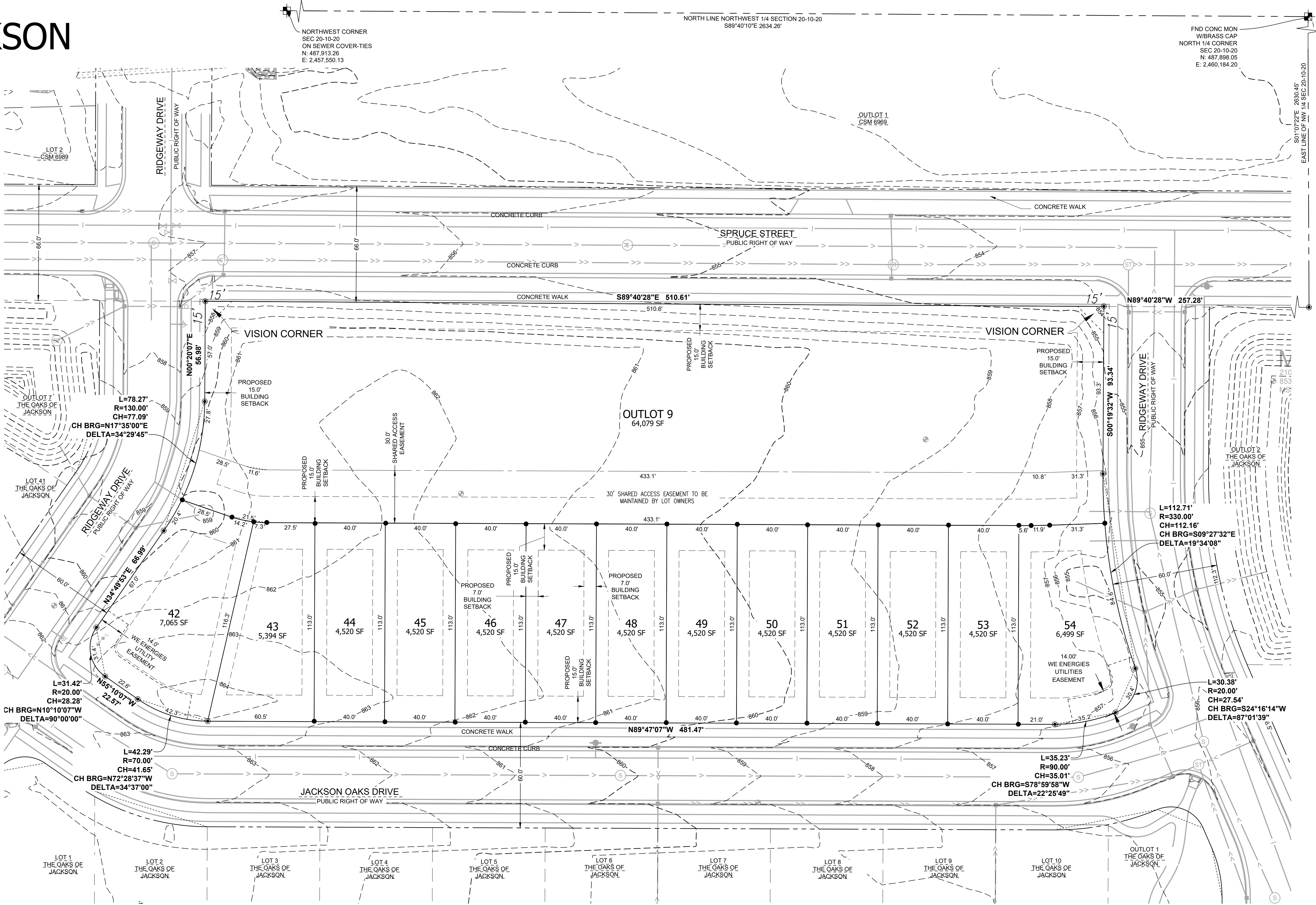
DRAFT

DATED THIS 24TH DAY OF JULY, 2024.

I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT
IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT
REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE
COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

SEH
PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT HILBU #180080

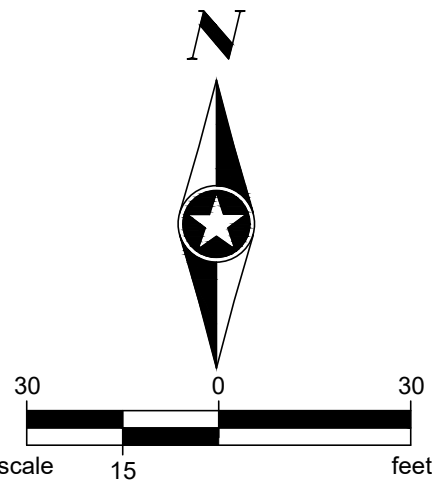


PROPOSED BUILDING SETBACKS
- 15 FOOT STREET AND REAR YARD
- 7 FOOT SIDE YARD

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, NAD 83/2011 SOUTH ZONE -THE NORTH
LINE OF THE NW 1/4 OF SECTION 20-10-10 BEARS S89°40'10"E,
VERTICAL DATUM NAVD 88

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND
MEASURED TO THE NEAREST 00°00'05"



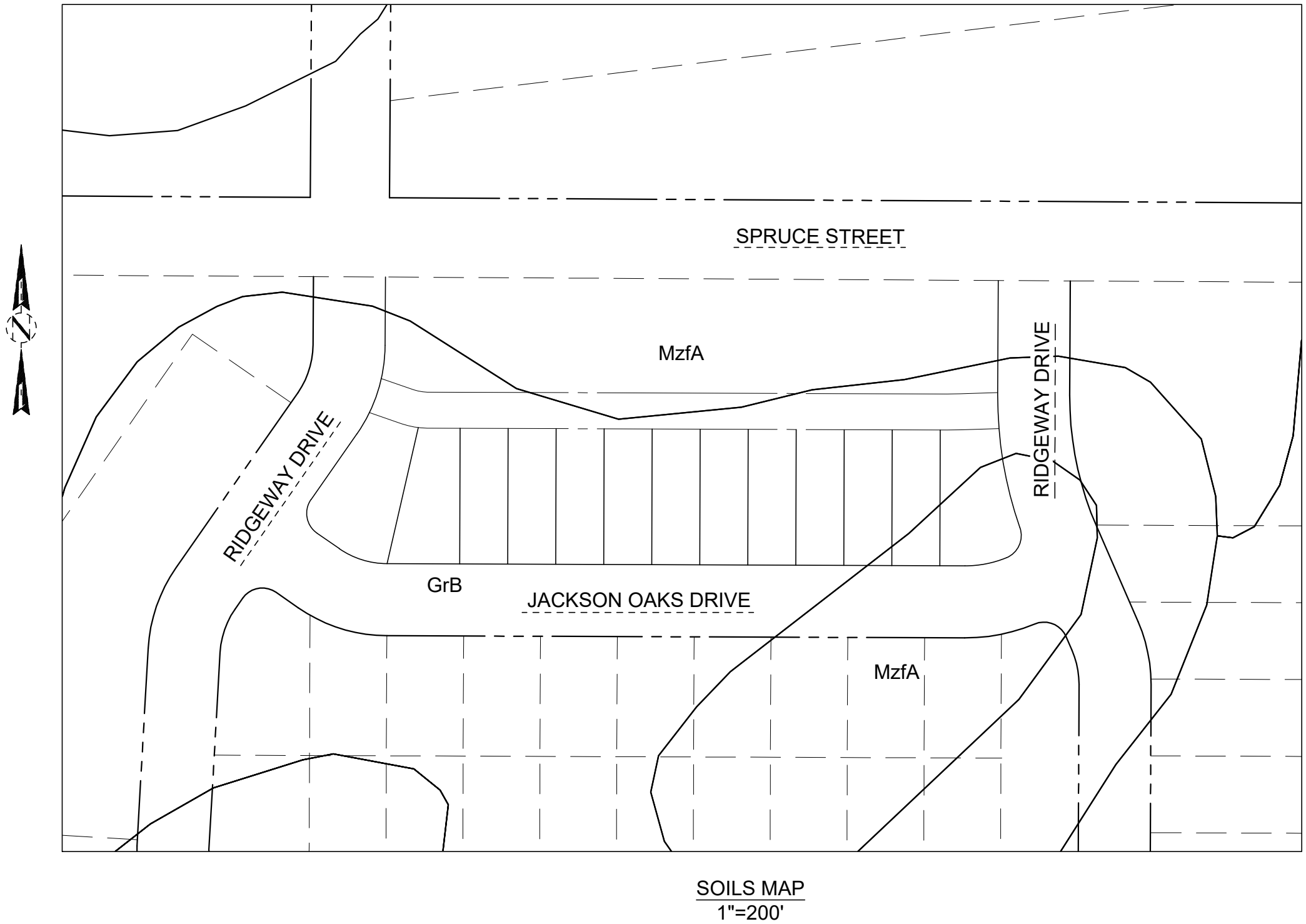
SHEET 1 OF 2

PRELIMINARY PLAT OF
THE OAKS OF JACKSON
ADDITION NO. 1

NOTES:

1. TOTAL AREA = 128,236 S.F. 2.94 AC.
2. OUTLOT 9 SHALL BE RETAINED BY THE DEVOLOPER FOR FUTURE USE.
3. ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF JACKSON. UNLESS NOTED OTHERWISE.
4. SITE IS IN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 55131C0258E, EFFECTIVE DATE 2/25/2022 AND 55131C0259E, EFFECTIVE DATE 12/25/2022.
5. THIS LAND DIVISION IS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
6. THE PLACEMENT OF DECKS, PATIOS, FENCES, OR ANY TYPE OF DECORATIVE LANDSCAPING, DRIVEWAYS OR ADDITIONAL HARD SURFACES WITHIN ANY PART OF A UTILITY EASEMENT IS PROHIBITED. AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE VILLAGE, IF APPROVED.
7. ALL SIDE YARD GRADES MUST BE ADHERED TO, COINCIDENT WITH THE APPROVED MASTER GRADING PLAN FOR THE SUBDIVISION TO ENSURE PROPER STORMWATER DRAINAGE.
8. FENCES CANNOT BE CONSTRUCTED IN EASEMENTS WHERE PUBLIC WATERMAIN, SANITARY SEWER, AND STORM SEWER EXIST NOR IN ACCESS ROUTES TO STORMWATER MANAGEMENT FACILITIES (OUTLOTS).
9. ALL HOMES SHALL HAVE DRIVEWAYS PITCHED BACK TO STREET.
10. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED OVER ANY VISION CORNER EASEMENT (V.C.E.) FROM ADJACENT LOTS. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE VILLAGE OF JACKSON.
11. ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS SUBDIVISION PLAT SHALL BE PLACED UNDERGROUND.
12. THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

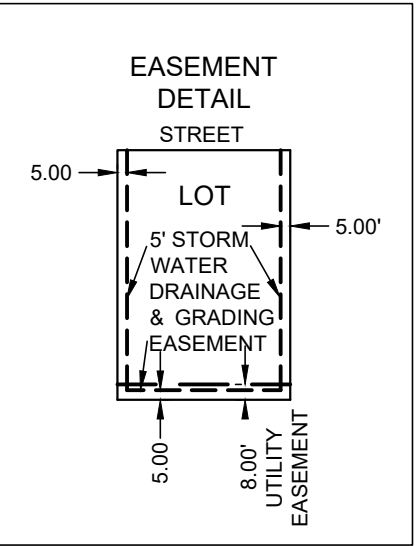
ALL OF OUTLOT 8 OF THE OAKS OF JACKSON BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



DRAFT

DATED THIS 24TH DAY OF JULY, 2024.

I KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.



LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- DENOTES MAJOR CONTOUR
- DENOTES MINOR CONTOUR
- DENOTES SOIL BORING
- DENOTES WATERMAIN, HYDRANT, WATER VALVE
- DENOTES SANITARY SEWER, MANHOLE
- DENOTES STORM SEWER, MANHOLE, INLET
- DENOTES BURIED PHONE, TELEPHONE PEDESTAL
- DENOTES FENCE LINE
- DENOTES BURIED GAS MAIN, GAS VALVE

	RIGHT OF WAY
- - - - -	PERMANENT EASEMENT
- - - - -	PROPERTY LINE
	HORIZONTAL CONTROL POINT
	BENCHMARK
	SURVEY MARKER
	SOIL BORING
	SANITARY SEWER AND MANHOLE
	FORCE MAIN AND LIFT STATION
	SANITARY SEWER SERVICE & CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND MANHOLE
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	GAS MAIN, VALVE, VENT AND METER
	HANDHOLE
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	TRAFFIC SIGNAL
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RAILROAD TRACKS
	DECIDUOUS AND CONIFEROUS TREE
	BUSH / SHRUB AND STUMP
	EDGE OF WOODED AREA
	WETLAND
	BUILDING
	FENCE (UNIDENTIFIED)
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	ELECTRIC WIRE FENCE
	WOOD FENCE
	WOVEN WIRE FENCE
	PLATE BEAM GUARDRAIL
	CABLE GUARDRAIL
	POST / BOLLARD
	RETAINING WALL

- STREET CENTERLINE
- RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- SANITARY SEWER, BULKHEAD AND MANHOLE
- FM
- FORCE MAIN
- SANITARY SERVICE AND CLEANOUT
- WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
- WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- DRAIN TILE
- DITCH / SWALE
- RIPRAP
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RETAINING WALL

OAKS OF JACKSON ADDITION #1

A map of the Jackson Park and Hickory Lane Park area. The map shows several streets including Highland Rd, Northview Dr, Ridge Rd, Willow Ridge Dr, Hunters Rd, Chateau Dr, Wishire Dr, Georgetown Dr, Park St, Main St, Spruce St, Hemlock St, Linden Dr, Hawthorn Dr, Eagle Dr, Juniper St, White Oak Cir, Ash Dr, Pine Dr, Riverview Dr, Hickory Ln, Cedar Run Dr, and Oakland Dr. Two parks are highlighted in green: Jackson Park and Hickory Lane Park. A black arrow points to a location on Main St, labeled "PROJECT LOCATION". Cedar Creek is shown flowing through the area.



Sheet List Table	
Sheet Number	Sheet Title
T 1.00	TITLE SHEET
D 1.00	EROSION CONTROL DETAILS
D 1.01	DETAILS - 1
C 2.00	MASTER GRADING PLAN
C 2.01	EROSION CONTROL PLAN
C 3.00	ROAD & STORM PLAN & PROFILE
C 4.00	SANITARY & WATER PLAN & PROFILE

A map of Washington County, Wisconsin, with its various townships outlined. A line points from the text 'VILLAGE OF JACKSON, WASHINGTON COUNTY' to a specific location within the county, likely indicating the village's position.

REV #	DATE	COMMENTS



Know what's **below**.
Call before you dig.



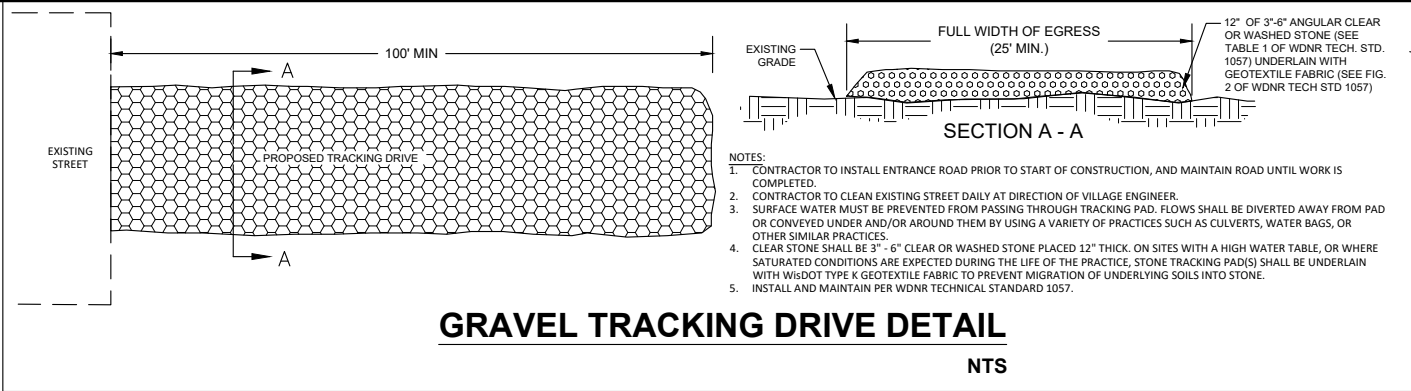
PROJECT NO. 180080
DATE

T 1.00
of 7

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

Save: 8/5/2024 10:05 AM lpdella Plot: 8/5/2024 10:26 AM X:\F\H\HILBU\180080\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\H180080_TL_DT.dwg



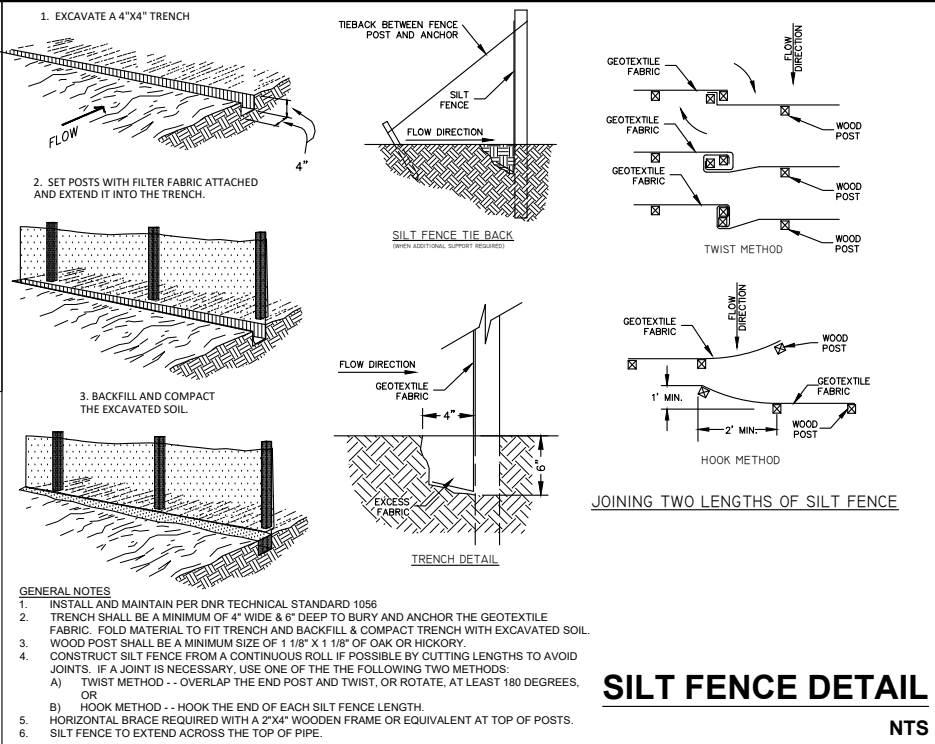
THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", MOST RECENT EDITION, AND "STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS.

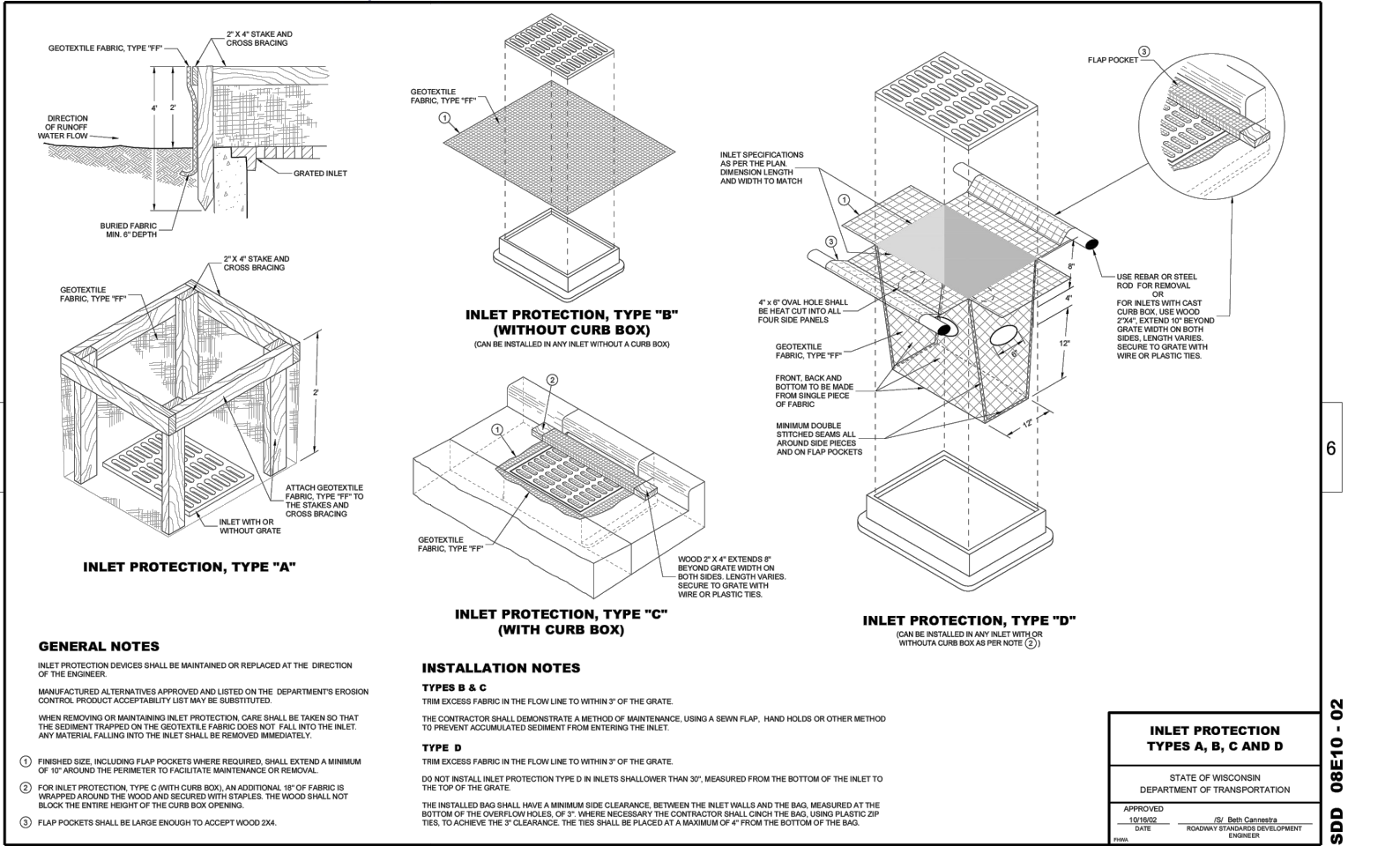
ALL CONTRACTORS SHALL OBTAIN A COPY OF THE VILLAGE OF JACKSON SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.

GENERAL

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY AND/OR THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK IN THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THE CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.



SDD 08E10 Inlet Protection, Types A, B, C and D



SEH Project	180080	Rev. #	Revision Issue Description	Date	Rev. #	Revision Issue Description	Date
Drawn By	KB						
Designed By	LMP						
Checked By	MPC						



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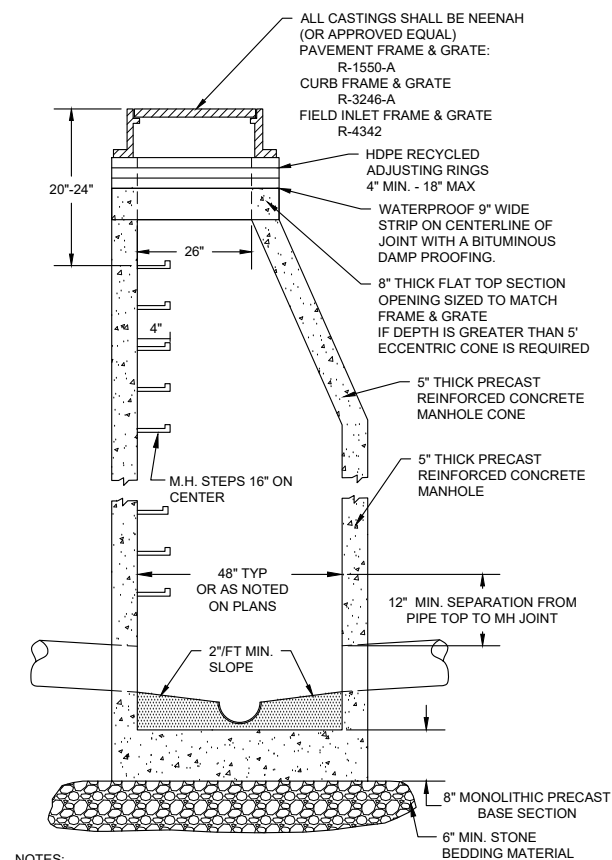
Know what's below.
Call before you dig.

OAKS OF JACKSON ADDITION #1
VILLAGE OF JACKSON, WI

EROSION CONTROL DETAILS

D 1.00

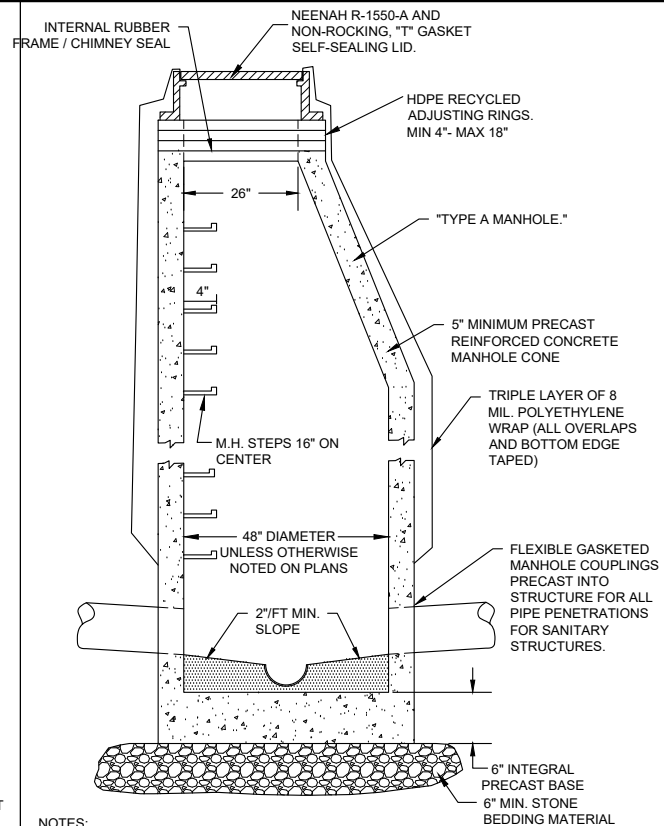
of 7



- | BEDDING MATERIAL | |
|------------------|---|
| NOTES: | |
| 1. | THE ANNULAR SPACE BETWEEN THE PIPE AND MH SHALL BE FITTED WITH EITHER BRICK AND MORTAR, TROWELABLE BUTYL RUBBER MASTIC GASKET MATERIAL, OR OTHER APPROVED METHOD. |
| 2. | TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS. |
| 3. | EZ-STICK RUBBER GASKET OR APPROVED EQUAL SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS. |
| 4. | MEET REQUIREMENTS OF ASTM C478. |
| 5. | CLEAN UNDERSIDE OF ADJUSTING RINGS OR CAST IRON FRAME AND SET IN PLACE. |

TYPICAL STORM MANHOLE DETAIL

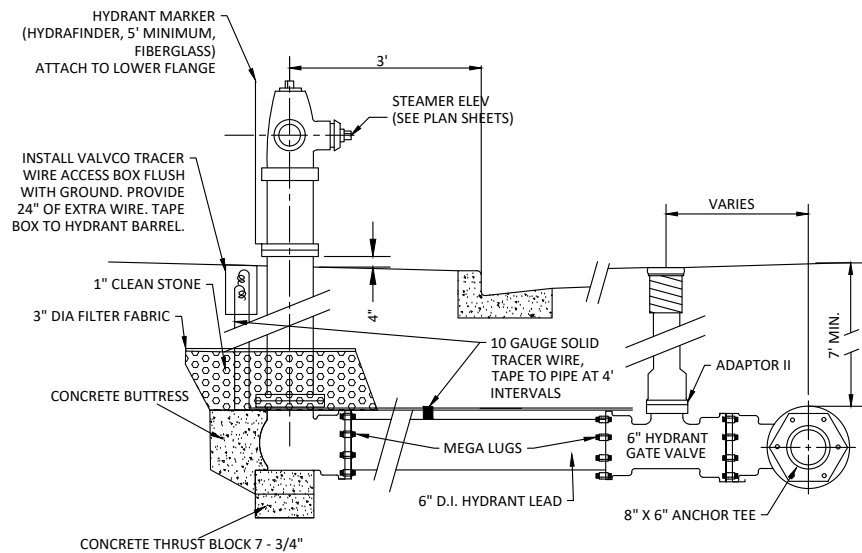
NTS



- | NOTES: | BEDDING MATERIAL |
|---|------------------|
| 1. FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. ALL ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL PRIOR TO POURING THE MANHOLE INVERT AND BENCH. | |
| 2. "RAMNEK", KENT SEAL OR APPROVED EQUAL SHALL BE USED FOR JOINTING PRE-CAST MANHOLE SECTIONS. | |

TYPICAL SANITARY MANHOLE DETAIL

NTS



- NOTES:
1. HYDRANT SHALL BE WATEROUS PACER.
 2. RODDING OF HYDRANT MAY BE REQUIRED IF SOILS ARE UNSUITABLE.
 3. ENCASE ENTIRE BRANCH AND VALVE IN POLYETHYLENE WRAP.

HYDRANT DETAILS

NTS

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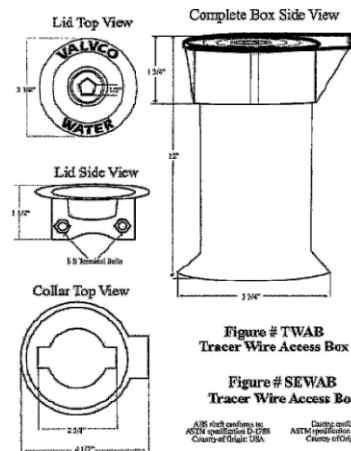
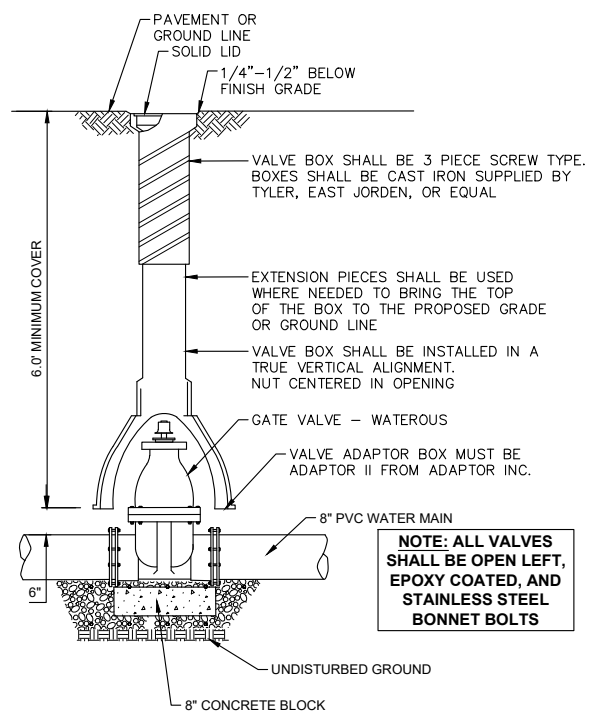


Figure # TWAB
Tracer Wire Access Box

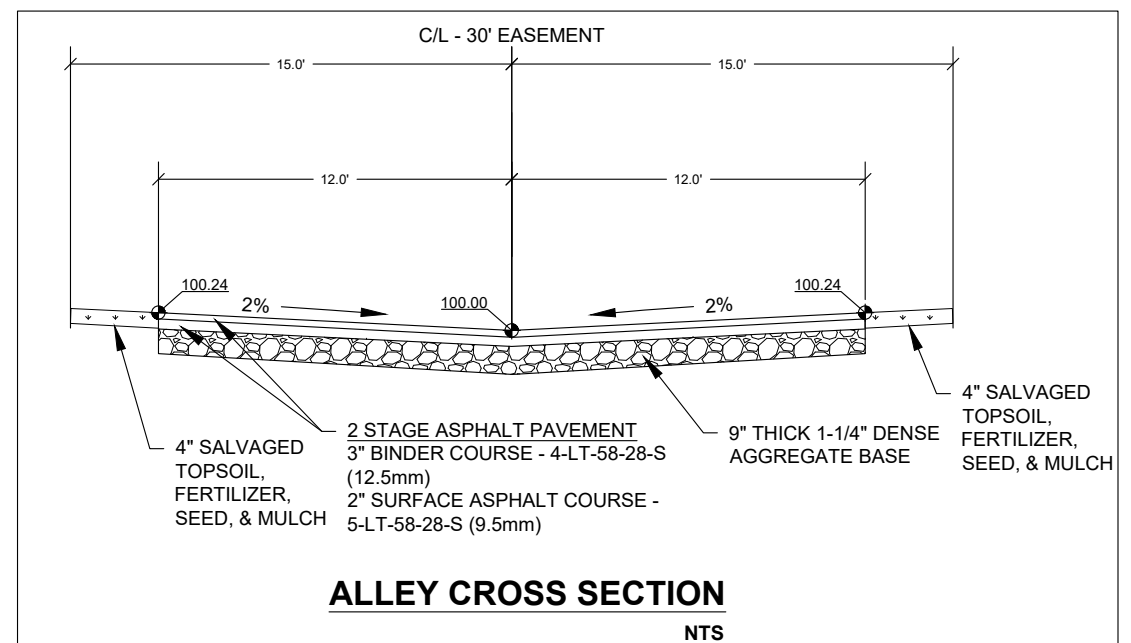
Figure # SEWAB
Tracer Wire Access Bo



C.P. Test Services - VALVCO, Inc.
Sales Office
P.O. Box 366, New Berlinville, PA 19545
Toll Free: 888-482-5826



- NOTE: ALL VALVES SHALL BE OPEN LEFT, EPOXY COATED, AND STAINLESS STEEL BONNET BOLTS**



ALLEY CROSS SECTION

NTS

SEH Project	HILBU180080	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	KB	.			.		
Designed By	LP	.			.		
Checked By	MC	.			.		





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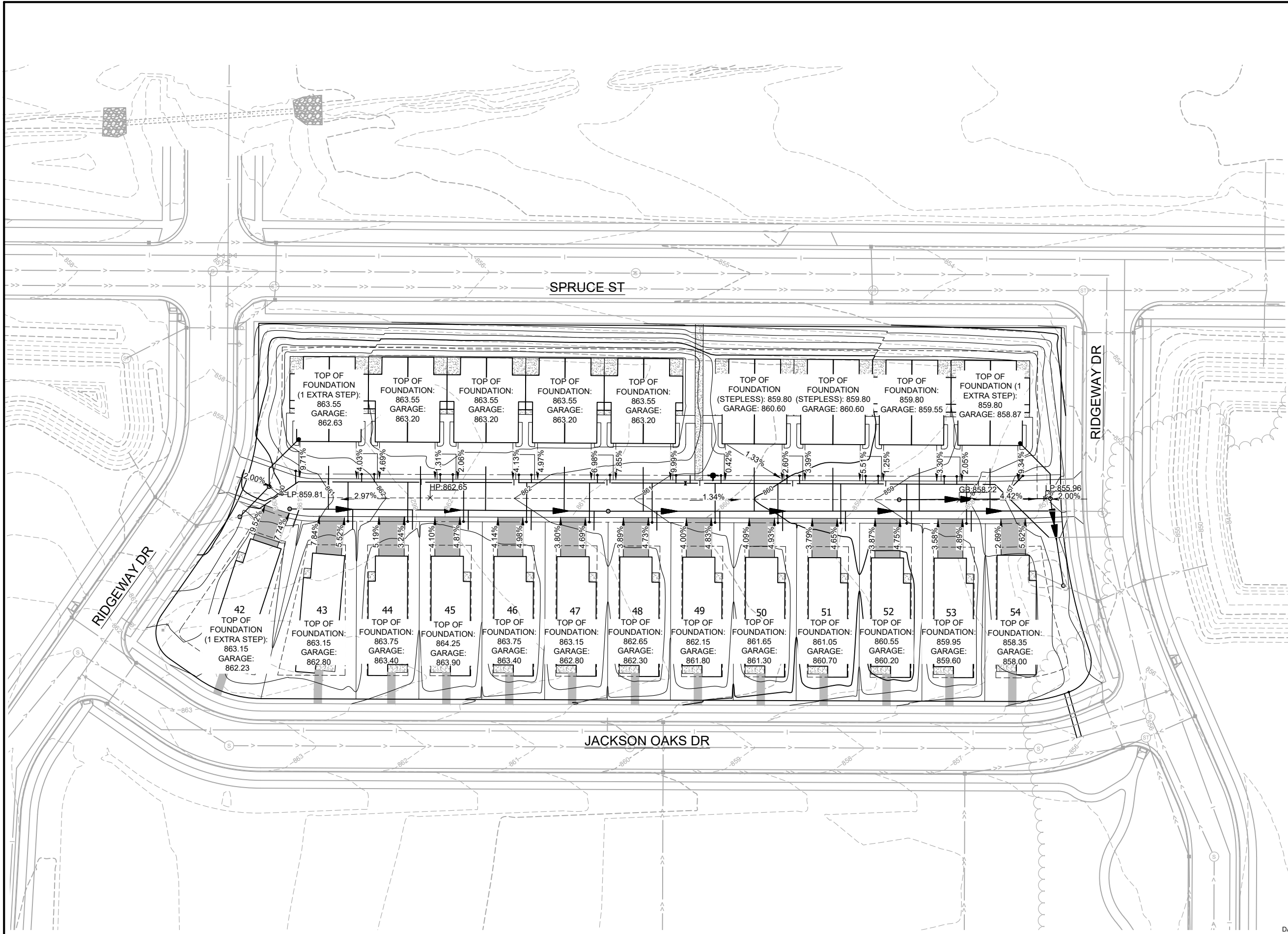


OAKS OF JACKSON ADDITION #1

DETAILS - 1

D 1.01

of 7 |



- "TOP OF FOUNDATION" REPRESENTS THE ELEVATION AT THE TOP OF THE FOUNDATION WALL FOR EACH HOUSE .
- "GARAGE" REPRESENT THE ELEVATION AT THE FRONT OF THE GARAGE SLAB UNDERNEATH THE OVERHEAD DOOR.

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THE CONTRACTOR SHALL CALL THE STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

811
Know what's below.
Call before you dig.

C 2.00

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON-SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. PERMIT HOLDER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 1/2" OR GREATER. CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION. MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
6. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WDNR STORMWATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS".

7. EROSION CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
8. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE AREA(S) SERVED HAVE 80% OR MORE ESTABLISHED VEGETATIVE COVER AS DETERMINED BY THE ENGINEER.
9. INSTALL PERIMETER EROSION CONTROLS AND TRACKING PAD(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD #1057 FOR CONSTRUCTION ENTRANCE(S).
10. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068.
11. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED OFF-SITE.
12. CONTRACTOR TO COORDINATE WITH MUNICIPALITY TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATION(S) FOR ANY EXCAVATED SOILS AND/OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).

13. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA(S) AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD #1060.
14. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD #1067.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE HALF OF THE CONTROL PRACTICE'S HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNT TECHNICAL STANDARD #1071.
17. ALL SIDE SLOPES 5:1 OR STEEPER SHALL BE RESTORED WITH CLASS I - TYPE 'A' EROSION MATTING, AND ALL AREAS OF CONCENTRATED FLOW SHALL BE RESTORED WITH CLASS II - TYPE 'B' CHANNEL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS #1052 AND #1053.

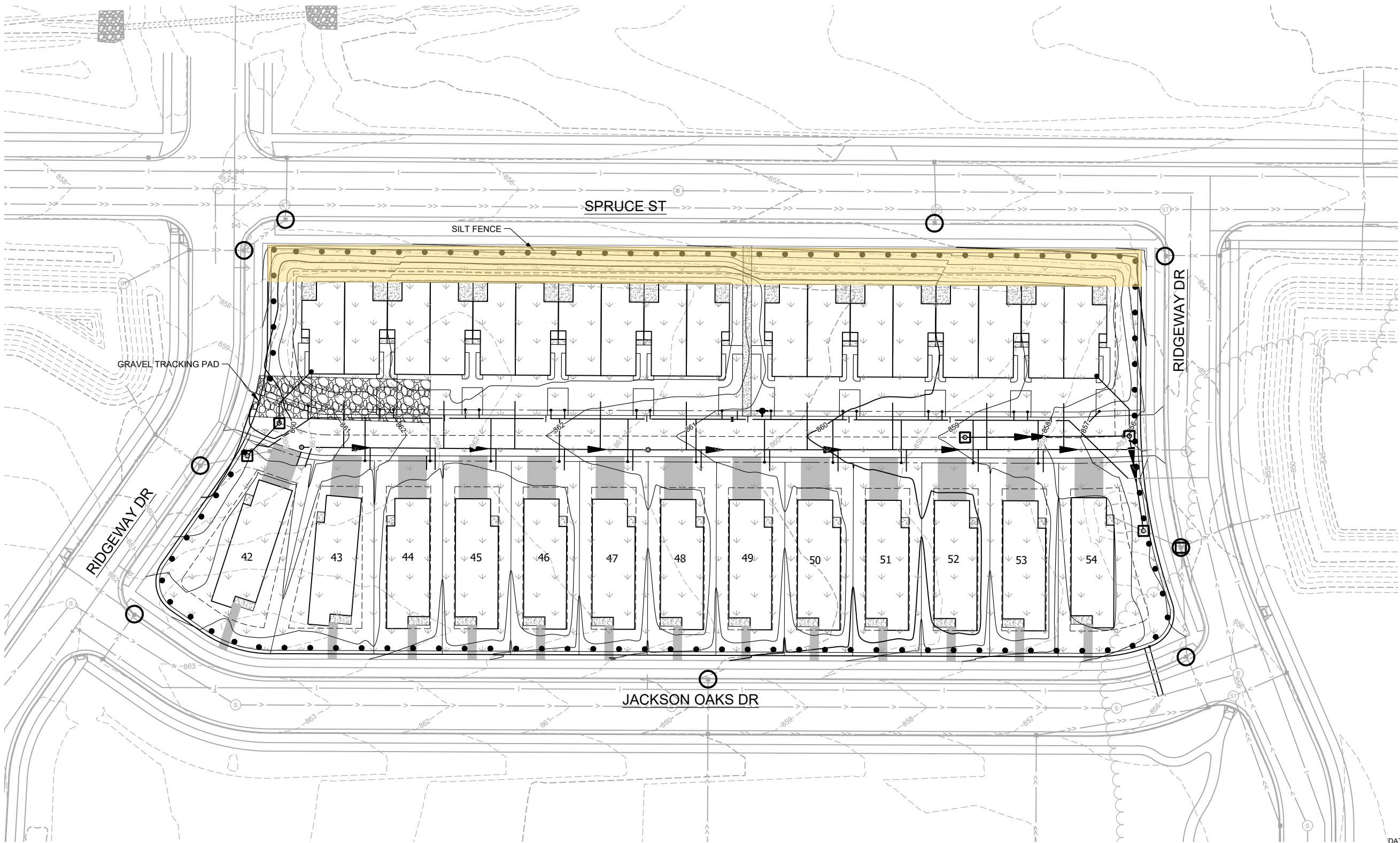
18. ALL SLOPES PROTECTED ONLY BY SILT FENCE MUST BE FULLY RESTORED WITHIN 30 DAYS OF DISTURBANCE.
19. STABILIZE ALL NON-ACTIVE STOCKPILES WITH TEMPORARY SEED & MULCH WITHIN 7 DAYS OF INACTIVITY AND/OR WITHIN 30 DAYS OF LAYUP. INSTALL SILT FENCING AROUND ALL DOWN SLOPE AND SIDE SLOPES OF TOPSOIL STOCKPILES. STOCKPILES NOT SHOWING ADEQUATE VEGETATION BY NOV 1 SHOULD BE DORMANT SEEDDED AND COVERED WITH A WisDOT PAL TYPE A SOIL STABILIZER (FOR SLOPES 3 FEET HORIZONTAL TO 1 FOOT VERTICAL OR FLATTER) OR EROSION CONTROL MAT.
20. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF INACTIVITY. THIS MAY BE DONE USING TEMPORARY AND/OR PREEMINENT RESTORATION TECHNIQUES, DEPENDING ON PROGRESS OF GRADING ACTIVITIES OF THE AREA(S). THIS INCLUDES AREAS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION.
21. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION
 - a. PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER UTILITY INSTALLATION.

EROSION CONTROL LEGEND
SEE SHEET D 1.00 FOR DETAILS

- INLET PROTECTION TYPE 'A'
- INLET PROTECTION TYPE 'C'
- SILT FENCE
- CLASS I - TYPE 'A' ECRM
- SEEDING AND MULCH

CONSTRUCTION SEQUENCE

1. INSTALL STONE TRACKING PAD.
2. INSTALL SILT FENCE AND INLET PROTECTION.
3. STRIP AND STOCKPILE TOPSOIL ON UPSTREAM SIDE OF DISTURBED AREA. **NOTE: RESTORE STOCKPILES WITH TEMPORARY SEED AND MUCH WITHIN 14 DAYS OF INACTIVITY.**
4. INSTALL UTILITIES (INSTALL INLET PROTECTION ON ALL NEWLY CONSTRUCTED STORM SEWER INLETS). **NOTE: RESTORE TRENCH SPOIL STOCKPILES WITH TEMPORARY SEED AND MUCH WITHIN 14 DAYS OF INACTIVITY.**
5. GRADE ROADS TO SUBGRADE..
6. INSTALL ROAD BASE AND PAVEMENT
7. INSTALL FINAL RESTORATION OF ALL DISTURBED AREAS. **NOTE: THIS MAY OCCUR CONCURRENTLY WITH HOME BUILDING.**
8. ALL TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE DURING SITE CONSTRUCTION UNTIL ALL CONTRIBUTING AREAS HAVE ESTABLISHED 80% VEGETATIVE COVER. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO SITE DURING REMOVAL OF TEMPORARY EROSION CONTROL MEASURES AND/OR SEDIMENT REMOVAL. SAID REPAIR(S) SHALL BE CONSIDERED INCIDENTAL TO SITE CONSTRUCTION.



DATE: 8/5/2024 10:27 AM

SEH Project HILBU180080
Drawn By KB
Designed By LP
Checked By MC

Rev.#	Revision Issue Description	Date
1	Initial Issue	8/5/2024

Rev.#	Revision Issue Description	Date
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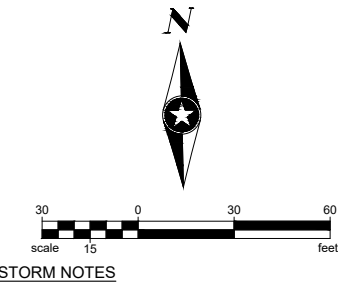
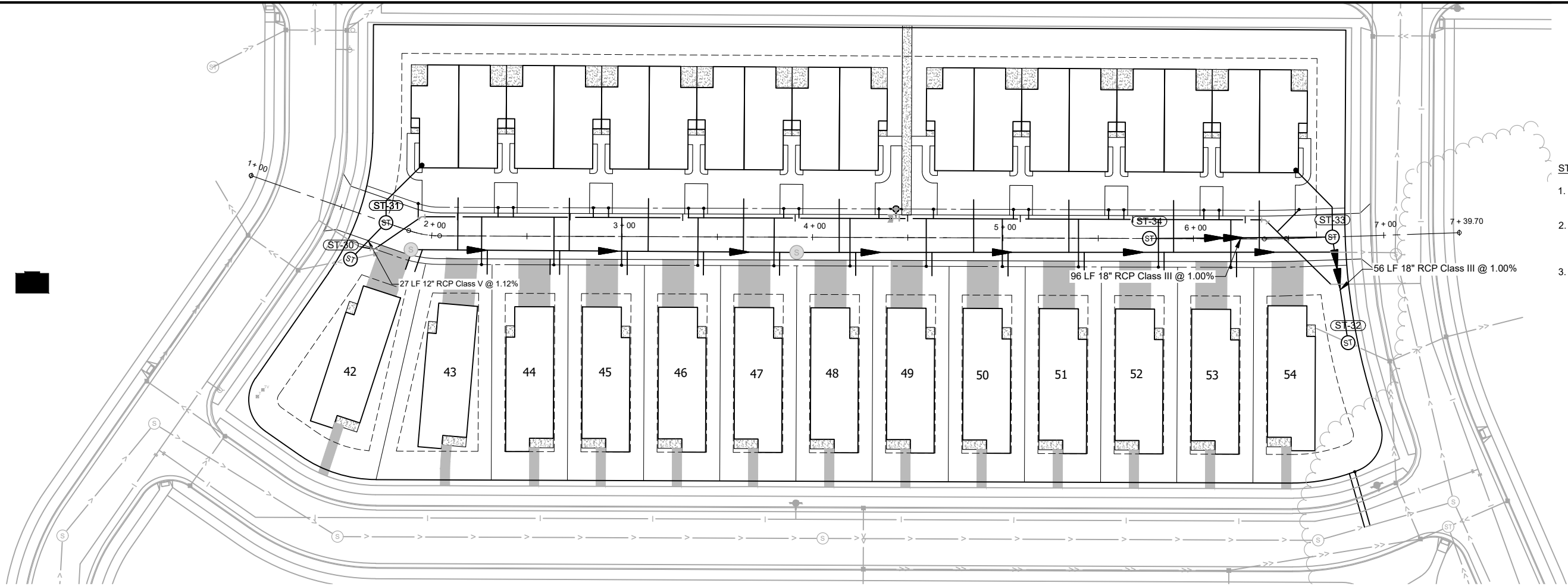


OAKS OF JACKSON ADDITION #1
VILLAGE OF JACKSON, WI

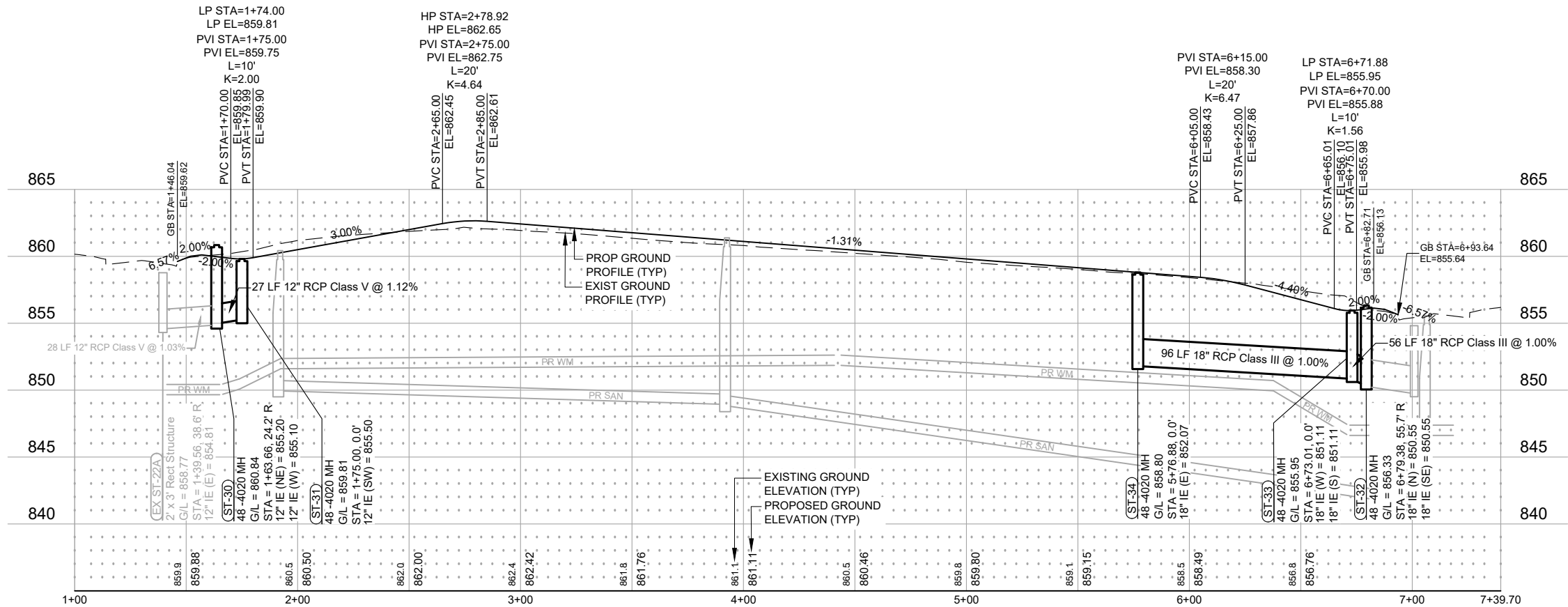
EROSION CONTROL PLAN

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of 7



- STORM NOTES**
1. ALL BUILDING SUMP LATERALS SHALL BE 6" PVC.
 2. ATTACH SUMP LATERALS TO THE NEAREST ADJACENT STORM MAINLINE, STRUCTURE, OR SUMP LINE AS REQ'D.
 3. INSTALL 6" PVC SUMP LINES WITH 4' MINIMUM COVER AND AT 1% MIN. SLOPE.



THE OAKS OF JACKSON

Village of Jackson, Wisconsin

Zoning Districts

- District I: Single Family
- District II: Single Family, Private Drive
- District III: Duplex
- District IV: Townhome

