

AGENDA
PLAN COMMISSION MEETING
Thursday, September 30, 2021 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of August 26, 2021
3. Planned Unit Development – Final Plat – Home Path Financial LP - Morning Meadows Subdivision – Phase II
4. Certified Survey Map – Design 2 Construct– Caymus Way
5. Conditional Use Permit – Design 2 Construct/Genoa Healthcare – Business Development – Caymus Way
6. Planned Unit Development – John Lamm – Glen Brooke Drive
7. Rytec Corporation – Exterior Storage – Discussion with Possible Action
8. Citizens to Address the Plan Commission
9. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall 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.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, August 26, 2021 at 7:00 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 7:00 p.m.

Members Present: Pres. Schwab, Tr. Emmrich, Tr. Kruepke, Sarah Mleziva, Jon Molkentin, Dan Reik, and Jon Weil.

Village Board Member Present: Tr. Heckendorf

Staff Present: Administrator Jen Keller, Building Inspector/Code Enforcement Officer Collin Johnson, and Administrative Assistant Tiffany Washburn.

2. Approval of Minutes for the Plan Commission Meeting of July 29, 2021

Motion by Tr. Emmrich, second by Jon Molkentin to approve the Plan Commission minutes of July 29, 2021 as presented.

Vote: 7 ayes, 0 nays. Motion carried.

3. Conditional Use Permit – Greg Beaudry/On Demand Transportation - Sign – W212N17470 Alcan Court

Motion by Pres. Schwab, second by Tr. Emmrich recommending Village Board approve the Conditional Use Permit – Greg Beaudry/On Demand Transportation – Sign – W212N17470 Alcan Court as presented.

Vote: 7 ayes, 0 nays. Motion carried.

4. Conditional Use Permit – Matt Sweeney/Jade Group International Business Development – W225N16718 Cedar Park Court

Motion by Jon Weil, second by Tr. Kruepke recommending Village Board approve the Conditional Use Permit – Matt Sweeney/Jade Group International – Business Development – W225N16718 Cedar Park Court as presented.

Vote: 7 ayes, 0 nays. Motion carried.

5. Conditional Use Permit – Design 2 Construct/Delaney Group LLC Sign – N173W21710-60 Northwest Passage

Motion by Jon Molkentin, second by Tr. Kruepke recommending Village Board approve the Conditional Use Permit – Design 2 Construct/Delaney Group LLC – Sign – N173W21710-60 Northwest Passage as presented.

Vote: 7 ayes, 0 nays. Motion carried.

6. Concept Plan – Ryan Fritsch/Neumann Developments – Proposed Subdivision – 3245 Maple Road

Bryan Lindgren of Neumann Developments was present and provided a general overview of the concept plan, including the plans for utilities, lot sizes, and storm water drainage.

Motion by Pres. Schwab, second by Tr. Emmrich recommending Village Board approve the Concept Plan as a Planned Unit Development (PUD) – Ryan Fritsch/Neumann Developments – Proposed Subdivision – 3245 Maple Road as presented.

Pres. Schwab addressed the choice to make the motion as a PUD, which maintains the current zoning. Discussion ensued regarding zoning, lot sizes, streetlights, and sidewalks.

Vote: 7 ayes, 0 nays. Motion carried.

7. Citizens to Address the Plan Commission

Gloria Teifke, W205N16463 Cranberry Creek Court, referenced a Village ordinance from 1990, which requires a completed subdivision to have a sidewalk.

Melvin Heckendorf, 1997 Sherman Road and owner of 40 acres of land located across the street from the property discussed in Agenda Item #6, questioned the plans for utilities in that area. Pres. Schwab stated more information may be available at the Board of Public Works in the coming months.

8. Adjourn

Motion by Pres. Schwab, second by Tr. Emmrich to adjourn.

Vote: 7 ayes, 0 nays. Meeting adjourned at 7:38 p.m.

Respectfully submitted,

Tiffany Washburn
Village Administrative Assistant

VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

(Meetings are held the fourth Thursday of the month. Applications are DUE the 1st Friday of the month for that month's meeting.)

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u> <i>Refer to number items in shaded column →</i>	<u>TYPE OF INFORMATION DESCRIBED</u> <i>(See reverse side for further instructions)</i>	<u>Paper or Digital Copy Required</u>
CONCEPT PLAN	\$50	1,2,6,13	① Complete Application (<i>all pages</i>) ✓	Both
			② Describe the intended use and operation ✓	Both
CONDITIONAL USE			③ Address labels of adjacent owners to be notified (200' / 500') ✓	Both
- Full Review or Amendment	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	④ Property owner acknowledgement of the request ✓	Both
- *Special Use (to existing CU)	\$50	1,2,4,5,6,7,13	⑤ Impact Statement ✓	Both
			⑥ Location Map ✓	Both
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	⑦ Development Plan / Site Plan	Both
- *Special Use (to existing PUD)	\$50	1,2,3,4,5,6,7,13 (14-22 upon request)	⑧ Preliminary Plat	Both
			⑨ Final Plat ✓	Both
REZONING	\$200	1,2,3,4,6,9 or 10 (500' for rezoning) 200' for Cond. Use or PUD Site Plan)	⑩ Certified Survey Map	Both
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	⑪ Annexation Petition	Both
			⑫ Annexation Map	Both
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	⑬ Sketch Plan	Both
			⑭ Landscape and Buffer Plan	Both
EXTRA TERRITORIAL PLAT/CSM	\$150	1,2,6,9 / 10		
EXTRA TERRITORIAL PLAT OUTSIDE SANITARY SRVC. AREA	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure	
			⑮ Grading / Drainage Plan ✓	Both (24x36)
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	⑯ Water / Sanitary Sewer / Storm Sewer Plans ✓	Both (24x36)
			⑰ Street / Right of Way cross sections ✓	Both (24x36)
FINAL PLAT / Final Plat Reappl.	\$100	1,2,3,5,6,9,15,16,17,18,20	⑱ Erosion Control Plan ✓	Both (24x36)
			⑲ Proposed colors / materials	Both
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	⑳ Developers Agreement	Both
			㉑ Annexation Agreement (<i>includes pre-annex agreements</i>)	Both
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	㉒ Other -	Both
VARIANCE / APPEAL	\$150	1,2,3,4,6,7		
MAILING LABELS	\$25	For all property addresses within 200 feet For all properties within 500' if rezoning ONLY	Must submit additional fee if not providing labels	Both

***SPECIAL USE PERMITS** are applicable to EXISTING Conditional Use Permits and Planned Unit Developments. The granting of a Special Use Permit shall not change the character of the principal use or conflict with the purpose and intent of the original Conditional Use or Planned Use Development approval. Special Use Permits shall be reviewed for impact on neighboring uses in addition to the neighborhood. Compatibility is a primary consideration.

Examples of special uses include: New or expanded tenant uses including occupancies, minor changes to building facades, minor lighting changes, paint schemes, certain accessory structures, sign replacements of equal or lesser size or other uses or modifications as determined by the Village.

Applications shall be submitted NO LATER than 4:00 PM on the 1st Friday of the month to be considered at that month's meeting. In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month at which a public hearing may be held. A decision on the request could be made at that time.

EXPLANATION OF TYPES OF INFORMATION REQUIRED *(From front page of application form)*

1. **Application Form:** You MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)*
4. **Proof of Property Ownership:** A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. **Impact Statement:** In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. General hours of operation.
 - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc).
 - C. Vehicle trip generation (trips per day per unit x number of units).
 - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
 - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
 - F. Proposed dates of construction and completion.
 - G. Anticipated user profiles (for residential developments).
 - H. Annual water consumption estimate (100% occupancy and build-out).
 - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. **Plat Map:** Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. **Certified Survey Map:** A recordable document showing the legal and mapped description of the land division.
11. **Annexation Petition/Attachment Request:** Shows owner is supporting the annexation.
12. **Annexation Map:** A recordable map having the legal and mapped description of the parcel to be annexed.
13. **Sketch Plan:** An informal drawing depicting the proposal for discussion purposes.
14. **Landscape Plan:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (Storm sewer system, ditches, culverts, etc.)
16. **Water/Sewer/Storm Sewer Plans:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
17. **Street Crossing Sections:** Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. **Erosion Control Plan:** A map of existing site conditions on a scale of at least 1-inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. **Proposed Building Colors and Materials:** Submit samples of exterior colors and materials.
20. **Improvement Agreement:** An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. **Annexation Agreement.**

MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS

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
- ☐ Special Use ☐ Special Use ☐ OTHER _____
- (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: 3384 County Highway P Unit: _____ Jackson, WI

Parcel #: 0521002002 Lot Size: 16.78 ^{acres} ~~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): Home Path Financial LP

Mailing Address: 19435 W. Capitol Drive Suite 102 State WI Zip 53045

Office: (262) 282-1721 Cell: (262) 282-1721 Fax: () _____

Email: Sjagodzinski@myhomepath.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____ -

Mailing Address: _____ State _____ Zip _____

Office: () _____ Cell: () _____ Fax: () _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Home Path Financial LP

Address: 19435 W. Capitol Drive Suite 102, Brookfield State WI Zip 53045

Office: (262) 282-1721 Cell: (262) 282-1721 Fax: () _____

Email: Sjagodzinski@myhomepath.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: raSmith

Primary Contact: Chris Hitch

Address: 16745 West Bluemound Rd. Brookfield State WI Zip 53005

Office: (262) 317-3267 Cell: (262) 317-3267 Fax: () _____

Email: Chris.Hitch@raSmith.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: We are requesting final plat approval for 26 single-family homes for the second phase of the "Morning Meadows" subdivision. The development will be fully watered and sewerred and will be a "Natural" subdivision

Provide a brief overview of proposed use(s) of entire property and/or lease space: Entirely residential use. 26 single-family homes

Hours of Operation: Most residents will leave for work in the morning and return in the evening

Provide a brief overview of proposed daily on-site operations: No operations. Residential development

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.: None

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

Describe any proposed, development, on-site improvements or other construction/remodeling activities: First home starts in late 2020 or early 2022

Describe any proposed grading, and/or stormwater management plan: Please see attached grading plan.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Attractive vegetative plantings. No proposed sidewalks.

Describe any proposed on-site security measures including site lighting: Lighting as described on construction plans

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

Describe the projected traffic circulation and impacts: At most 260 trips per day using the US Census Bureau's estimate of 10 trips per day per household

List all setbacks from rights-of-way and property lines and height limitations: 25' front setback, 25' rear setback, 9' side setback

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

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: Permanent subdivision entrance sign and temporary marketing signage

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Attractive exteriors with tasteful colors

Describe any site specific features/constraints, etc.: Attractive single-family subdivision

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: Ample private parking.

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: Streets well set up for refuse as well as recycling collection/storage.

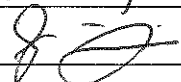
Projected Sewer/Wastewater Usage: 2,847,000 gal/year

Projected Water Usage: 2,847,000 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.

Applicant Name (Print): Sam Jagodzinski, Authorized Agent

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 8-24-2021

You MUST sign and date this Application!

SUBMIT TO: Village of Jackson – Village Hall (Checks shall be made payable to Village of Jackson)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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: _____



R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 |

TRANSMITTAL

To: Village of Jackson – Village Hall
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

RECEIVED
AUG 17 2021

Project Name: Morning Meadows Subdivision Addition No. 1 – Final Plat submittal

Project Number: 162019 / 3050195.02-011

Date: August 16, 2021

The Items Below are Transmitted:

Via:

For Your Information

For Your Use

For Your Approval

As Requested

For Your Review and Comment

☐
☐
☒
☐
☒

U.S. Mail

UPS Ground Delivery

UPS Next Day Air - Early AM (by 8:00am)

UPS Next Day Air - (by 10:30am)

UPS Next Day Air - Saver (by 3:00pm)

Messenger Service - Priority

Messenger Service - Regular

Pick-Up

Personal Delivery

☒
☐
☐
☐
☐
☐
☐
☐

Copies/Date/Description:

1		Review Fee check \$100 (check no. 1273)
2		Full size Final Plat
2		11 x 17 reduction copies of Final Plat

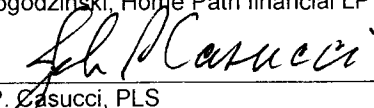
Remarks: On behalf of the Owners, HOME PATH FINANCIAL LIMITED PARTNERSHIP, we request your review and approval of the final plat of Phase 1.

Application, Intended Use, Impact Statement, Adjacent owners were previously submitted with Phase 1 final plat.

Engineering Infrastructure Plans have been previously submitted and construction almost complete. Please contact me if you have any questions or if further documentation is needed. john.casucci@rasmith.com.
Direct: 262-317-3249

Copies to: Sam Jogodzinski, Home Path financial LP - via email

Signed:


John P. Casucci, PLS

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

SUBDIVISION STATISTICS
 1. SUBDIVISION CONTAINS 26 LOTS AND 1 OUTLOTS
 2. DEVELOPMENT CONTAINS 16.78 ACRES MORE OR LESS
 3. LAND IS ZONED - PLANNED DEVELOPMENT
 25' FRONT/REAR SETBACK
 8' SIDE SETBACK

NOTES:
WASHINGTON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNERS OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-10-20, WHICH IS ASSUMED TO BEAR NORTH 01°12'50" WEST, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).

VILLAGE VISION CORNERS:
NO OBSTRUCTIONS, SUCH AS STRUCTURES, PARKING, OR VEGETATION, SHALL BE PERMITTED IN ANY DISTRICT BETWEEN THE HEIGHTS OF 2½ FEET AND TEN FEET ABOVE THE PLANE THROUGH THE MEAN CURB GRADES WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF 15 FEET FROM THEIR INTERSECTION.

COUNTY VISION CORNER:
NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER. NO VEGETATION WITH THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

Wetland Line Table		
Line #	Direction	Length
L1	N83°27'14"W	136.55
L2	N79°32'22"W	106.98
L3	N80°54'24"W	119.80
L4	N78°08'22"W	140.30
L5	N85°21'45"W	84.30
L6	N83°58'43"W	88.92
L7	N83°03'12"W	95.40
L8	S73°15'51"W	64.49
L9	S78°37'03"W	80.62
L10	S73°43'41"W	42.93
L11	S82°09'45"W	50.75
L12	S00°34'19"E	21.45
L13	S14°56'17"W	17.15
L14	S24°09'29"E	26.58
L15	S56°26'13"W	32.95
L16	S65°37'07"W	36.51
L17	S26°37'06"W	8.73
L18	S61°01'34"W	15.00
L19	N25°01'26"W	13.00
L20	N80°40'46"W	11.48
L21	S33°39'55"W	38.11
L22	N81°25'28"W	8.99
L23	N49°03'04"W	23.12
L24	N06°42'49"E	9.29
L25	N25°18'28"E	15.63
L26	N47°14'09"E	11.99
L27	N48°46'42"E	32.24
L28	N19°54'04"E	51.67
L29	N35°51'31"W	20.86
L30	N43°43'55"E	51.88
L31	N23°58'02"E	37.98
L32	N52°42'24"W	48.07
L33	N86°40'53"W	50.31
L34	N56°29'10"W	45.09
L35	N78°13'10"W	78.56

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



John P. Casucci

WISCONSIN
★ JOHN P. CASUCCI ★
S-2055
OCONOMOWOC
WI
LAND SURVEYOR

APRIL 8, 2021

SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha county }

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of Said Section; thence North 01° 12' 50" West along the West line of said 1/4 Section 800.19 feet to a point; thence North 88° 47' 10" East 52.46 feet to a point in the East line of County Trunk Highway P and the point of beginning of lands to be described; thence North 01° 17' 25" West along said East line 694.04 feet to a point in a meander line; thence South 79° 12' 59" East along said meander line 348.54 feet to a point; thence South 24° 39' 31" East along said meander line 35.16 feet to a point; thence South 80° 06' 40" east along said meander line 873.65 feet to a point; thence South 01° 11' 51" East 616.72 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2717; thence North 89° 14' 43" West along the North line of said Lot 455.00 feet to the Northwest corner of said Lot; thence North 46° 04' 51" East along the Easterly line of Morning Meadows Subdivision 100.14 feet to the Northeast corner of said Subdivision; thence North 44° 21' 04" West along the Northerly line of said Subdivision 246.82 feet to a point; thence North 39° 11' 24" West along said Northerly line 62.68 feet to a point; thence North 85° 52' 57" West along said Northerly line 118.45 feet to a point; thence North 79° 49' 42" West along said Northerly line 66.37 feet to a point; thence North 85° 52' 57" West along said Northerly line 96.71 feet to a point; thence South 42° 05' 00" West along said Northerly line 93.44 feet to a point; thence South 46° 11' 27" West along said Northerly line 103.84 feet to a point; thence South 81° 53' 59" West along said Northerly line 102.24 feet to a point; thence South 88° 47' 10" West along said Northerly line 101.32 feet to the point of beginning.

Including those lands that fall between the meander line and the center of the creek.

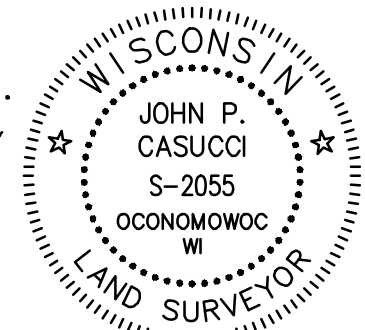
Said land contains 730,964 square feet or 16.78 acres more or less.

That I have made such survey, land division and plat by the direction of HOME PATH FINANCIAL LIMITED PARTNERSHIP,
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the Village of Jackson in surveying, dividing and mapping the same.

Date: APRIL 8, 2021

John P. Casucci
John P. Casucci
Professional Land Surveyor
Registration No. S-2055
john.casucci@rasmith.com



UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by HOME PATH FINANCIAL LIMITED PARTNERSHIP, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee, WISCONSIN BELL, INC. d/b/a/ AT&T WISCONSIN, A WISCONSIN CORPORATION, Grantee, and SPECTRUM MID-AMERICA, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE OF JACKSON PLAN COMMISSION

Preliminary Approval date: _____

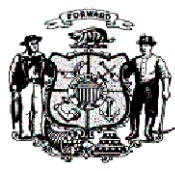
Secretary

Final Approval date: _____

Secretary

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CORPORATE OWNER'S CERTIFICATE

HOME PATH FINANCIAL LIMITED PARTNERSHIP, a limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company has caused the land described on this Plat to be surveyed, divided, dedicated and mapped as represented on this Plat.

HOME PATH FINANCIAL LIMITED PARTNERSHIP further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:
Village of Jackson
Washington County
Wisconsin Department of Administration

IN Witness Whereof, HOME PATH FINANCIAL LIMITED PARTNERSHIP, has caused these presents to be

signed by JEFFREY M. KLEINER, it's Sole Member, on this ____ day of _____, 20____.

HOME PATH FINANCIAL LIMITED PARTNERSHIP
a Wisconsin limited partnership

BY: IMS INVESTMENTS, LLC
A WISCONSIN LIMITED LIABILITY COMPANY
GENERAL PARTNERSHIP OF HOME PATH FINANCIAL LIMITED PARTNERSHIP

BY: _____
JEFFREY M. KLEINER, SOLE MEMBER

State of Wisconsin }
:SS
_____ County }

Personally came before me this _____ day of _____, 20____, JEFFREY M. KLEINER, of HOME PATH FINANCIAL LIMITED PARTNERSHIP, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of HOME PATH FINANCIAL LIMITED PARTNERSHIP, by their authority.

Notary Public, State of Wisconsin
My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

_____, mortgagee, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in this subdivision plat and the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these presents to be signed

by _____, its _____, and by _____, its _____
(name) (title) (name) (title)

at _____, and its corporate seal to be hereunto affixed.

This ____ day of _____, 20____.

STATE OF _____ }
:SS
COUNTY OF _____ }

PERSONALLY came before me this _____ day of _____, 20____,
_____ of the _____
(name) (title)

above named limited liability company, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of said limited liability company.

_____(SEAL)

Notary Public, State of _____

My commission expires _____

WASHINGTON COUNTY TREASURER'S CERTIFICATE

State of Wisconsin }
:SS
Washington County }

I, Jane Merten, being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the

records in my office show no unredeemed tax sales or unpaid special assessments as of _____, 20____, affecting the lands included in the Plat of Morning Meadows Addition No. 1 Subdivision

Date: _____

Scott Henke, County Treasurer

MORNING MEADOWS SUBDIVISION ADDITION NO. 1

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

VILLAGE CLERK CERTIFICATE

State of Wisconsin }
:SS
Washington County }

I, Jilline Dobratz, being the duly elected qualified and acting clerk of the Village of Jackson, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as:

_____, 20____, on any of the land included in the Plat of Morning Meadows Addition No.1 Subdivision

Date: _____
Jilline Dobratz, Village Clerk

VILLAGE BOARD APPROVAL

State of Wisconsin }
:SS
Washington County }

Resolved that the Plat of Morning Meadows Addition No. 1 Subdivision, in the Village of Jackson, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of

Trustees of the Village of Jackson, on this _____ Day of _____, 20____

Mike Schwab, Village President

Lot & Centerline Curve Table								
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C/L	C1	135.21	220.00	N71°10'48"E	133.09	N53°34'25"E	N88°47'10"E	35°12'45"
S. ROW	C2	155.49	253.00	N71°10'48"E	153.05	N53°34'25"E	N88°47'10"E	35°12'45"
N. ROW	C3	114.93	187.00	S71°10'48"W	113.12	S88°47'10"W	S53°34'25"W	35°12'45"
LOT 25	C4	12.96	253.00	N87°19'07"E	12.96	N85°51'05"E	N88°47'10"E	02°56'05"
LOT 26	C5	63.71	253.00	N78°38'16"E	63.54	N71°25'28"E	N85°51'05"E	14°25'37"
LOT 27	C6	63.71	253.00	N64°12'39"E	63.54	N56°59'50"E	N71°25'28"E	14°25'37"
LOT 28	C7	15.12	253.00	N55°17'08"E	15.12	N53°34'25"E	N56°59'50"E	03°25'25"
LOT 49	C8	64.07	187.00	S63°23'23"W	63.76	S73°12'21"W	S53°34'25"W	19°37'56"
LOT 50	C9	50.85	187.00	S80°59'46"W	50.69	S88°47'10"W	S73°12'21"W	15°34'49"
C/L	C10	166.29	235.00	N73°50'44"E	162.84	S85°52'57"E	N53°34'25"E	40°32'38"
S. ROW	C11	137.24	202.00	N73°02'15"E	134.62	S87°29'55"E	N53°34'25"E	38°55'39"
N. ROW	C12	189.64	268.00	S73°50'44"W	185.71	S53°34'25"W	N85°52'57"W	40°32'38"
LOT 28	C13	33.13	202.00	N58°16'20"E	33.09	N62°58'15"E	N53°34'25"E	09°23'49"
LOT 29	C14	104.11	202.00	N77°44'10"E	102.96	S87°29'55"E	N62°58'15"E	29°31'50"
LOT 45	C15	17.30	268.00	N87°43'56"W	17.30	N89°34'55"W	N85°52'57"W	03°41'58"
LOT 46	C16	64.03	268.00	S83°34'26"W	63.88	S76°43'47"W	N89°34'55"W	13°41'18"
LOT 47	C17	64.03	268.00	S69°53'08"W	63.88	S63°02'29"W	S76°43'47"W	13°41'18"
LOT 48	C18	44.28	268.00	S58°18'27"W	44.23	S53°34'25"W	S63°02'29"W	09°28'03"
S. ROW	C19	79.95	50.00	S41°41'26"E	71.70	S04°07'03"W	S87°29'55"E	91°36'58"
S. ROW	C20	78.54	50.00	N49°07'03"E	70.71	S85°52'57"E	N04°07'03"E	90°00'00"
C/L	C21	324.89	375.00	S61°03'45"E	314.83	S36°14'33"E	S85°52'57"E	49°38'24"
S. ROW	C22	212.82	342.00	S68°03'21"E	209.40	S50°13'45"E	S85°52'57"E	35°39'12"
N. ROW	C23	259.98	408.00	N67°37'41"W	255.60	N85°52'57"W	N49°22'25"W	36°30'32"
LOT 30	C24	23.29	342.00	S83°55'52"E	23.29	S81°58'48"E	S85°52'57"E	03°54'09"
LOT 31	C25	89.14	342.00	S74°30'46"E	88.89	S67°02'45"E	S81°58'48"E	14°56'03"
LOT 32	C26	100.38	342.00	S58°38'15"E	100.02	S50°13'45"E	S67°02'45"E	16°49'00"
LOT 40	C27	27.54	408.00	N51°18'26"W	27.53	N53°14'27"W	N49°22'25"W	03°52'03"
O.L. 3	C28	25.00	408.00	N54°59'48"W	25.00	N56°45'08"W	N53°14'27"W	03°30'41"
LOT 41	C29	65.96	408.00	N61°23'01"W	65.89	N66°00'53"W	N56°45'08"W	09°15'45"
LOT 42	C30	65.96	408.00	N70°38'46"W	65.89	N75°16'39"W	N66°00'53"W	09°15'45"
LOT 43	C31	65.96	408.00	N79°54'31"W	65.89	N84°32'24"W	N75°16'39"W	09°15'45"
LOT 44	C32	9.56	408.00	N85°12'40"W	9.56	N85°52'57"W	N84°32'24"W	01°20'33"
S. ROW	C33	69.88	75.00	S23°32'15"E	67.38	S03°09'14"W	S50°13'45"E	53°22'59"
N. ROW	C34	86.34	200.00	N61°44'25"W	85.67	N49°22'25"W	N74°06'25"W	24°44'01"
LOT 39	C35	29.60	200.00	N69°52'01"W	29.57	N65°37'36"W	N74°06'25"W	08°28'49"
LOT 40	C36	56.73	200.00	N57°30'00"W	56.54	N49°22'25"W	N65°37'36"W	16°15'12"
E. ROW	C37	336.75	75.00	N54°31'24"E	117.18	N74°06'25"W	S03°09'14"W	257°15'39"
LOT 33	C38	42.32	75.00	S13°00'35"E	41.76	S29°10'24"E	S03°09'14"W	321°9'38"
LOT 34	C39	52.50	75.00	S49°13'36"E	51.43	S69°16'49"E	S29°10'24"E	40°06'25"
LOT 35	C40	52.50	75.00	S89°20'02"E	51.43	N70°36'46"E	S69°16'49"E	40°06'25"
LOT 36	C41	52.50	75.00	N50°33'33"E	51.43	N30°30'20"E	N70°36'46"E	40°06'25"
LOT 37	C42	52.50	75.00	N10°27'08"E	51.43	N09°36'05"W	N30°30'20"E	40°06'25"
LOT 38	C43	52.50	75.00	N29°39'18"W	51.43	N49°42'30"W	N09°36'05"W	40°06'25"
LOT 39	C44	31.94	75.00	N61°54'28"W	31.70	N74°06'25"W	N49°42'30"W	24°23'55"



Morning Meadows Intended Use

The intended use for the 26 lots of the Morning Meadows Phase II subdivision is residential use for 26 single-family homes. There will be one outlot.



Morning Meadows Phase II Impact Statement

As a natural subdivision, Morning Meadows attempts to minimize impacts on neighboring areas. With minimal curb and gutter in order to reflect the rural character of the area, we do not expect any impacts on any neighboring land nor to have any negative externalities.

Double J Transport

45

45

P

Cedar Creek

LAMMSCAPES!

Sherman Rd

Sherman Rd

Sherman Rd

Domans Bar, Grill
and Banquet Halls



CONSTRUCTION PLANS FOR MEADOWS SUBDIVISION VILLAGE OF JACKSON, WISCONSIN

VICINITY MAP

PLAN INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C000	TITLE SHEET
C100	OVERALL EROSION CONTROL & GRADING PLAN
C101-C103	DETAILED EROSION CONTROL & GRADING PLANS
C200-C201	SANITARY SEWER & WATER MAIN PLAN & PROFILE
C202	OVERALL UTILITY PLAN
C300-C301	STORM SEWER & PAVING PLAN & PROFILE
C400-C401	DETAILS

PLAN DATE_A 01/15/2021[illegible]

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
 Mount Pleasant, WI | Naperville, IL | Irvine, CA

MORNING MEADOWS SUBDIVISION - PHASE 2
VILLAGE OF JACKSON, WISCONSIN

TITLE SHEET

© COPYRIGHT 2021
R.A. Smith, Inc.

DATE: 01/15/2021

SCALE:N.T.S.

DB NO. 3050195.01

PROJECT MANAGER:
CHRIS D. HITCH, P.E.

DESIGNED BY: DJM

CHECKED BY: CDH

SHEET NUMBER

C000

LEGEND

- | | |
|--|---|
| | TREE REMOVAL |
| | EXISTING CONCRETE PAVEMENT TO BE REMOVED |
| | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
| | EXISTING GRAVEL TO BE REMOVED |
| | EXISTING BUILDING/STRUCTURE TO BE REMOVED |
| | SAWCUT LINE |
| | PROPOSED PROPERTY LINE |
| | PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY) |
| | MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS) |
| | SIGN |
| | HEAVY-DUTY CONCRETE PAVEMENT |
| | CONCRETE SIDEWALK |
| | HEAVY-DUTY ASPHALT PAVEMENT |
| | STANDARD-DUTY ASPHALT PAVEMENT |
| | COLORED AND STAMPED CONCRETE |
| | PROPOSED 30" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN) |
| | PROPOSED 30" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN) |
| | PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCESSIBLE STALL |
| | PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.) |
| | PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.) |
| | PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.) |
| | PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.) |
| | PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.) |
| | DOOR |
| | STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS) |
| | PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL) |
| | PROPOSED 1-FOOT GRADE CONTOUR |
| | PROPOSED 5-FOOT GRADE CONTOUR |
| | PROPOSED SPOT GRADE |
| | PROPOSED TOP OF CURB |
| | <p>← DENOTES PROPOSED GARAGE FLOOR GRADE</p> <p>○ THRESHOLD</p> <p>IF A SECOND ELEVATION IS GIVEN, DENOTES GROUND LEVEL FOR LOOK OUT OR BASEMENT SLAB GRADE FOR WALK OUT.</p> |
| | <p>← PROPOSED EROSION CONTROL BAILE TEMPORARY DITCH CHECK</p> |
| | CULVERT PIPE DITCH CHECK |
| | PROPOSED INLET PROTECTION |
| | PROPOSED SILT FENCE |
| | PROPOSED STRAW WATTLE |
| | PROPOSED TEMPORARY DIVERSION SWALE & BERM |
| | PROPOSED LEVEL SPREADER |
| | PROPOSED STONE TRACKING MAT |
| | PROPOSED PERMANENT TURF REINFORCEMENT MAT |
| | EROSION CONTROL BLANKET |
| | PROPOSED RIPRAP |
| | PROPOSED GAS LINE |
| | PROPOSED ELECTRIC LINE |
| | PROPOSED TELEPHONE LINE |
| | PROPOSED WATER MAIN |
| | PROPOSED STORM SEWER |
| | PROPOSED SANITARY SEWER |
| | PROPOSED FIRE DEPARTMENT CONNECTION |
| | PROPOSED WATER VALVE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED INLET/ CB |
| | PROPOSED STORM MANHOLE |
| | PROPOSED AREA DRAIN |
| | PROPOSED SANITARY MANHOLE |

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ✱ OR 1/8 SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- * 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- + SOIL BORING/MONITORING WELL
- ⊕ FLAG POLE
- ✉ MAILBOX
- SIGN
- BILLBOARD
- A AIR CONDITIONER
- B CONTROL BOX
- △ TRAFFIC SIGNAL
- † RAILROAD CROSSING SIGNAL
- G GAS PEDESTAL
- ⚡ POWER POLE
- I GUY POLE
- ~ GUY WIRE
- ☀ LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- ♿ HANDICAPPED PARKING
- E ELECTRIC MANHOLE
- E ELECTRIC PEDESTAL
- M ELECTRIC METER
- T ELECTRIC TRANSFORMER
- TE TELEPHONE MANHOLE
- TE TELEPHONE PEDESTAL
- F MARKED FIBER OPTIC
- H GAS VALVE
- G GAS METER
- G GAS WARNING SIGN
- S SPOT MANHOLE
- ROUND INLET
- SQUARE INLET
- ~ STORM SEWER END SECTION
- S SANITARY MANHOLE
- S SANITARY CLEANOUT OR SEPTIC VENT
- S SANITARY INTERCEPTOR
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- G WATER SERVICE CURB STOP
- W WATER MANHOLE
- L LAND SURFACE
- ≡ WETLANDS FLAG
- ≡ MARSH
- CONSPICUOUS TREE
- DECIDUOUS TREE
- SHRUB
- ~~~~~ -EDGE OF TREES
~~~~~ -SANITARY SEWER  
STO -STORM SEWER  
W -WATERMAIN  
G -MARKED GAS MAIN  
M -MARKED ELECTRIC  
OHV -OVERHEAD WIRES  
B -BUREAU ELEC. SERV.  
T -MARKED TELEPHONE  
C -MARKED CABLE TV LINE  
FO -MARKED FIBER OPTIC  
INDICATES EXISTING  
CONTOUR  
ELEVATION  
X 780.55 INDICATES EXISTING  
SPOT ELEVATION
- EXISTING PROPERTY  
LINE  
-----EXISTING EASEMENT  
LINE

ENGINEER:

**raSmith**  
CREATIVITY BEYOND ENGINEERING

**RAS PROJECT: 3050195.01**  
**CONTACT: CHRIS D. HITCH, P.E.**

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
**rasmith.com**

OWNER/DEVELOPER:

**HOME PATH FINANCIAL, LP**  
**CONTACT: ED WOODLAND**  
 19435 W. CAPITAL DRIVE, #102  
 BROOKFIELD, WI 53045  
 PH.: 262-336-3862

COMMUNITY:

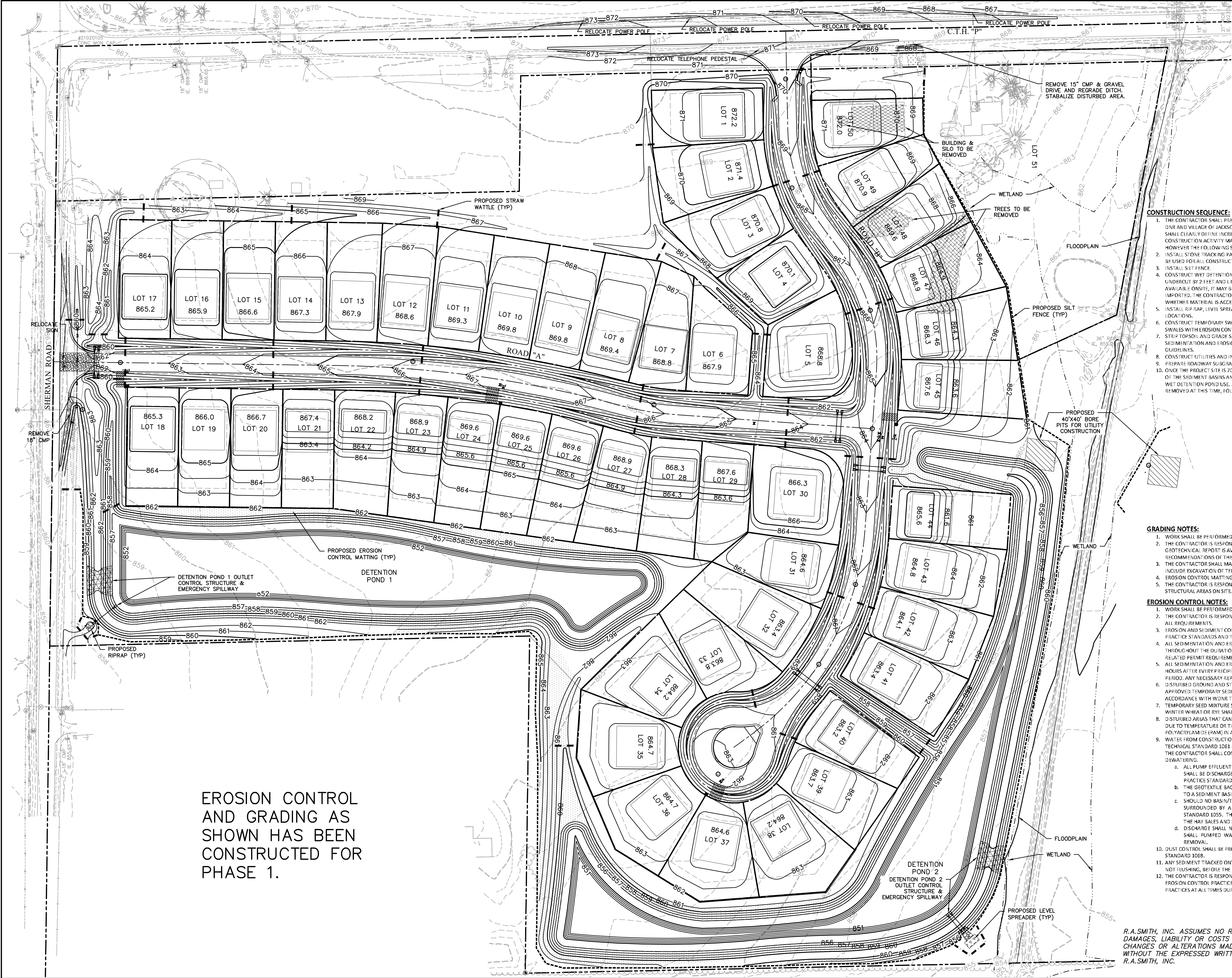
**VILLAGE OF JACKSON**  
**CONTACT: BRIAN KOBER**  
**DIRECTOR OF PUBLIC WORKS**  
**N168 W20733 MAIN ST.**  
**JACKSON, WI 53037**  
**PH.: 262-677-0707 x11**

### BENCHMARKS:

SET BM. RR SPIKE PP#85-02721  
APPROX. 406' EAST OF CTH P  
ON SHERMAN RD  
ELEV = 861.11

SET BM. RR SPIKE PP#03-04062  
APPROX. 1,605' NORTH OF  
SHERMAN ON CTH P  
ELEV = 865.99





EROSION CONTROL  
AND GRADING AS  
SHOWN HAS BEEN  
CONSTRUCTED FOR  
PHASE 1.

- CONSTRUCTION SEQUENCE:**
1. THE CONTRACTOR SHALL PREPARE AN IMPLEMENTATION PLAN FOR REVIEW/APPROVAL BY WISCONSIN DNR AND VILLAGE OF JACKSON PRIOR TO THE START OF CONSTRUCTION. THE IMPLEMENTATION PLAN SHALL CLEARLY DEFINE INCREMENTS OF THE CONTRACTOR'S PROPOSED LAND DISTURBANCE. CONSTRUCTION ACTIVITY MAY OCCUR CONCURRENTLY WITHIN MORE THAN ONE INCREMENT, HOWEVER THE FOLLOWING SEQUENCE SHALL BE APPLIED TO EACH INDIVIDUAL INCREMENT.
  2. INSTALL STONE TRACKING PAD AT LOCATION SHOWN ON THE PLANS. THIS IS THE ONLY ENTRANCE TO BE USED FOR ALL CONSTRUCTION ACTIVITIES.
  3. INSTALL SILT FENCE.
  4. CONSTRUCT WET DETENTION PONDS FOR USE AS SEDIMENT BASINS. WET DETENTION PONDS SHALL BE UNDERLAIN BY 8 INCHES OF 18" CMP AND LINED WITH A 2 FOOT LAYER OF CLAY. IF ACCEPTABLE MATERIAL IS AVAILABLE ON SITE, IT MAY BE USED. IF ACCEPTABLE MATERIAL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED. THE CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER TO DETERMINE WHETHER MATERIAL IS ACCEPTABLE TO LINE THE PONDS.
  5. INSTALL RIP RAP, LEVEL SPREADERS AND STRAW WATTLES AT WET DETENTION POND OUTFALL LOCATIONS.
  6. CONSTRUCT TEMPORARY SWALES TO DIRECT RUNOFF TO SEDIMENT BASINS. STABILIZE TEMPORARY SWALES WITH EROSION CONTROL MATTING AND STRAW WATTLES.
  7. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
  8. CONSTRUCT UTILITIES AND INSTALL STORM CULVERTS.
  9. PREPARE ROADWAY SUBGRADE. INSTALL CURB & GUTTER AND BINDER SURFACE ASPHALT.
  10. ONCE THE PROJECT SITE IS 70% STABILIZED, REMOVE ACCUMULATED SEDIMENT FROM THE BOTTOM OF THE SEDIMENT BASINS AND MODIFY OUTLET CONTROL STRUCTURES AS REQUIRED FOR PERMANENT WET DETENTION POND USE. ALL REMAINING TEMPORARY EROSION CONTROL SHALL ALSO BE REMOVED AT THIS TIME, FOLLOWING APPROVAL FROM THE VILLAGE OF JACKSON AND THE WDNR.

- GRADING NOTES:**
1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
  2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
  3. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY SWALES OR PUMPING TO ALLEVIATE WATER PONDING.
  4. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL WET DETENTION POND SIDE SLOPES.
  5. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE. TOPSOIL MAY BE USED AS FILL IN NON-STRUCTURAL AREAS ON SITE.

- EROSION CONTROL NOTES:**
1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
  2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL RELATED PERMITS AND ABIDING BY ALL REQUIREMENTS.
  3. EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE WDNR CONSERVATION PRACTICE STANDARDS AND THE VILLAGE OF JACKSON.
  4. ALL SEDIMENTATION AND EROSION CONTROL PRACTICES SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH RELATED PERMIT REQUIREMENTS.
  5. ALL SEDIMENTATION AND EROSION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OR MORE DURING A 24-HOUR PERIOD. ANY NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
  6. DISTURBED GROUND AND STOCKPILES LEFT INACTIVE FOR 7 DAYS OR MORE SHALL BE STABILIZED WITH APPROVED TEMPORARY SEDIMENT CONTROL MEASURES OR TOPSOIL, SEED AND MULCH IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1059/1059.
  7. TEMPORARY SEED MIXTURE SHALL CONFORM TO SECTION 650 OF WISCONSIN STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR SEEDING AFTER SEPTEMBER 1.
  8. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.
  9. WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS OR OFFSITE. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS FOR DEWATERING.
    - a. ALL PUMP EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDN CONSERVATION PRACTICE STANDARD 1061.
    - b. THE GEOTEXTILE BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP.
    - c. SHOULD NO BASIN/TRAP EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1061. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE BALE BARRIERS AND SECURED.
    - d. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
  10. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
  11. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
  12. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL SEDIMENTATION AND EROSION CONTROL PRACTICES NECESSARY. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED PRACTICES AT ALL TIMES DURING CONSTRUCTION UNTIL STABILIZATION IS ACHIEVED.

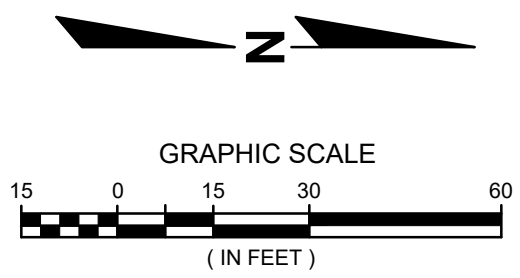
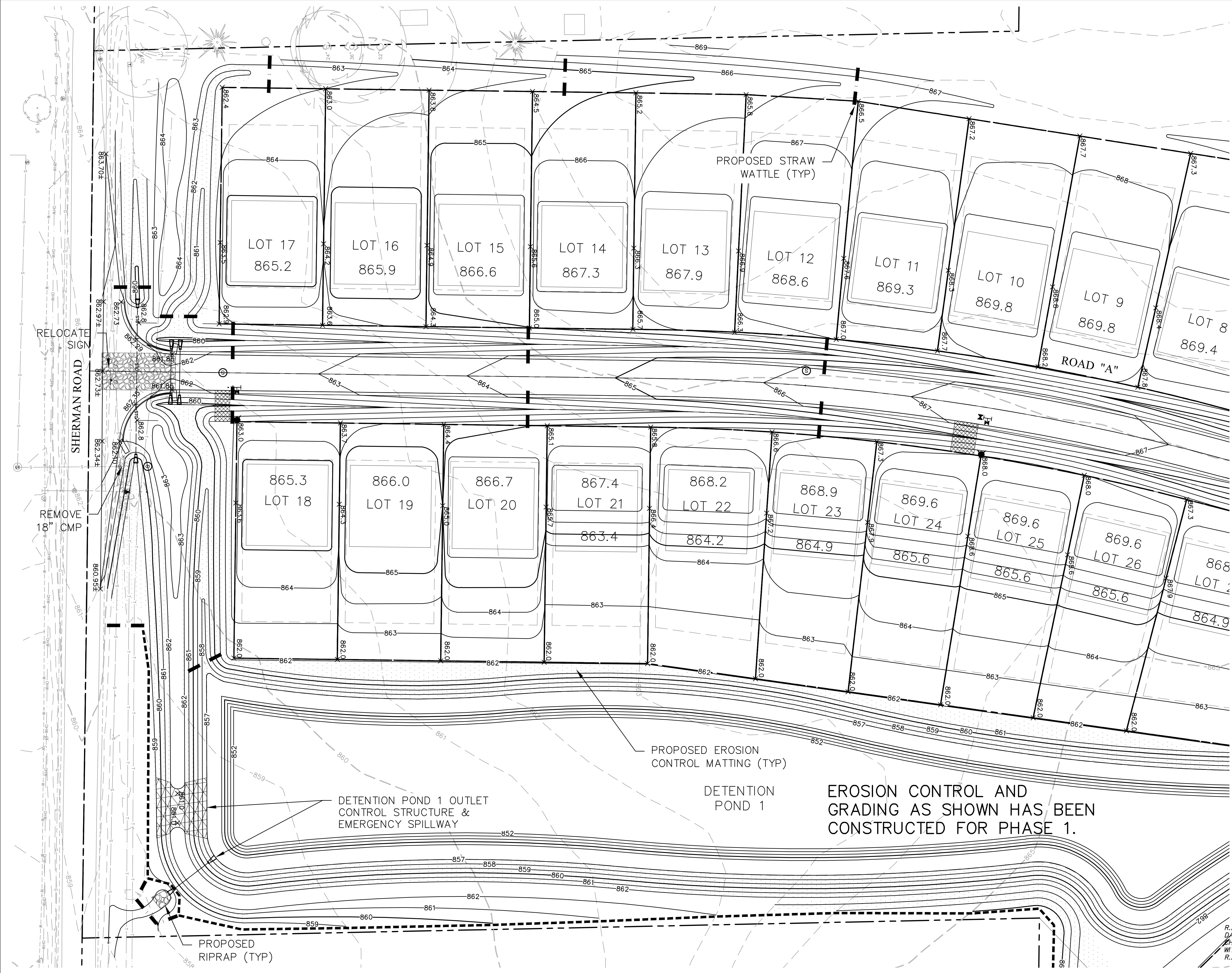
R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.



Know what's below.  
Call before you dig.

| DESCRIPTION                                                                                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------|--|
| DATE                                                                                                                            |  |
| 16745 W. Blumound Road<br>Brookfield, WI 53005-5938<br>(262) 781-1000<br>rasmith.com                                            |  |
| raSmith<br>CREATIVITY BEYOND ENGINEERING                                                                                        |  |
| Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Cedarburg, WI<br>Mount Pleasant, WI   Naperville, IL   Irvine, CA |  |
| MORNING MEADOWS SUBDIVISION - PHASE 2<br>VILLAGE OF JACKSON, WISCONSIN                                                          |  |
| OVERALL EROSION CONTROL &<br>GRADING PLAN                                                                                       |  |
| © COPYRIGHT 2021<br>R.A. Smith, Inc.                                                                                            |  |
| DATE: 01/15/2021                                                                                                                |  |
| SCALE: 1" = 60'                                                                                                                 |  |
| JOB NO. 3050195.01                                                                                                              |  |
| PROJECT MANAGER:<br>CHRIS D. HITCH, P.E.                                                                                        |  |
| DESIGNED BY: DJM                                                                                                                |  |
| CHECKED BY: CDH                                                                                                                 |  |
| SHEET NUMBER                                                                                                                    |  |
| C100                                                                                                                            |  |





Know what's below.  
Call before you dig.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

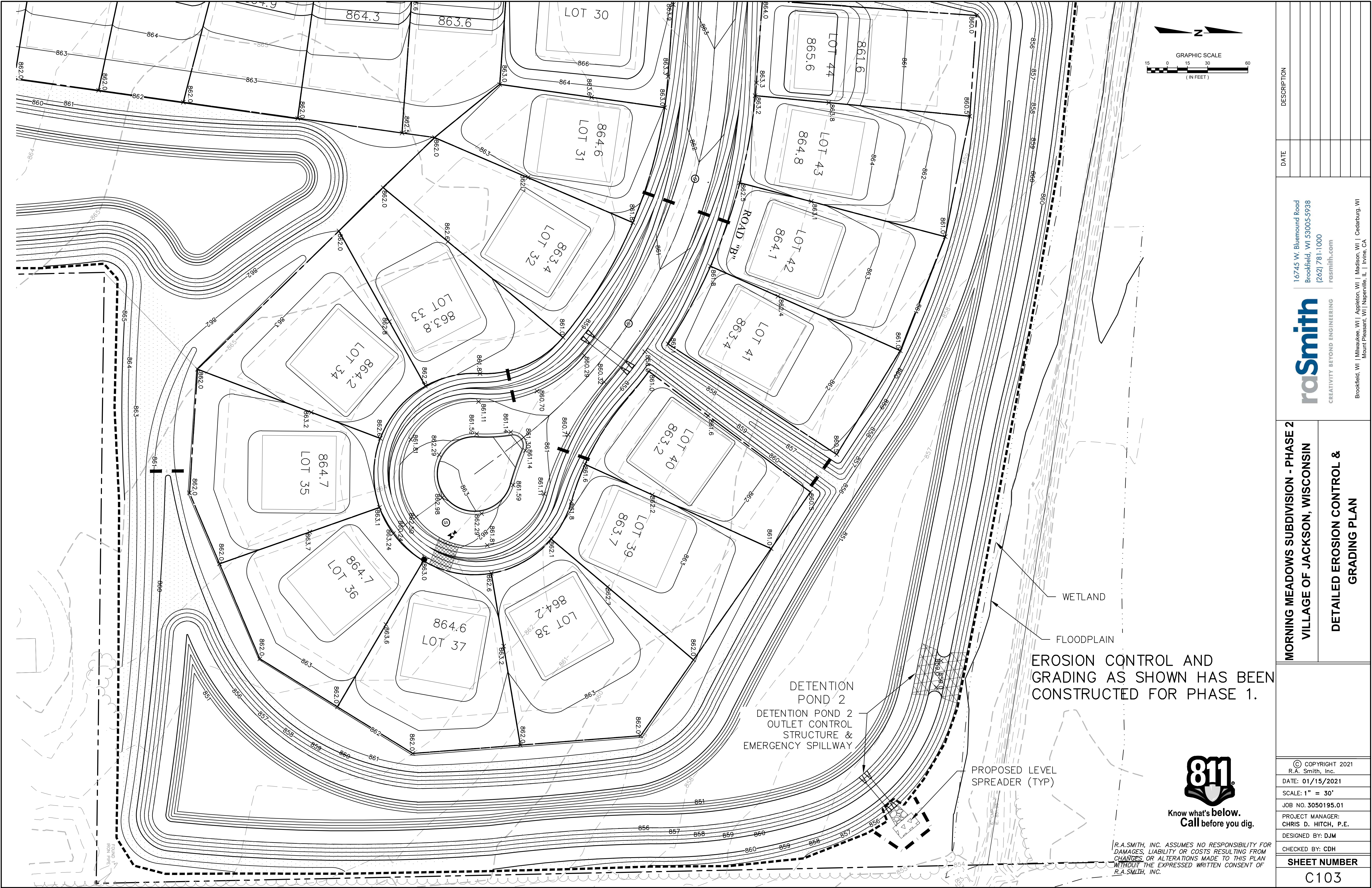
| DESCRIPTION                                                                                                                                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| DATE                                                                                                                                                                                 |  |
| 16745 W. Bluemound Road<br>Brookfield, WI 53005-5938<br>(262) 781-1000<br>rasmith.com                                                                                                |  |
| raSmith<br>CREATIVITY BEYOND ENGINEERING                                                                                                                                             |  |
| Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Cedarburg, WI<br>Mount Pleasant, WI   Naperville, IL   Irvine, CA                                                      |  |
| MORNING MEADOWS SUBDIVISION - PHASE 2<br>VILLAGE OF JACKSON, WISCONSIN                                                                                                               |  |
| DETAILED EROSION CONTROL &<br>GRADING PLAN                                                                                                                                           |  |
| © COPYRIGHT 2021<br>R.A. Smith, Inc.<br>DATE: 01/15/2021<br>SCALE: 1" = 30'<br>JOB NO. 3050195.01<br>PROJECT MANAGER:<br>CHRIS D. HITCH, P.E.<br>DESIGNED BY: DJM<br>CHECKED BY: CDH |  |
| SHEET NUMBER<br>C101                                                                                                                                                                 |  |





| DESCRIPTION                                                                                                                                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| DATE                                                                                                                                                                                 |  |
| 16745 W. Blumound Road<br>Brookfield, WI 53005-5938<br>(262) 781-1000<br>rasmith.com                                                                                                 |  |
| raSmith<br>CREATIVITY BEYOND ENGINEERING                                                                                                                                             |  |
| Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Cedarburg, WI<br>Mount Pleasant, WI   Naperville, IL   Irvine, CA                                                      |  |
| MORNING MEADOWS SUBDIVISION - PHASE 2<br>VILLAGE OF JACKSON, WISCONSIN                                                                                                               |  |
| DETAILED EROSION CONTROL &<br>GRADING PLAN                                                                                                                                           |  |
| © COPYRIGHT 2021<br>R.A. Smith, Inc.<br>DATE: 01/15/2021<br>SCALE: 1" = 30'<br>JOB NO. 3050195.01<br>PROJECT MANAGER:<br>CHRIS D. HITCH, P.E.<br>DESIGNED BY: DJM<br>CHECKED BY: CDH |  |
| SHEET NUMBER<br>C102                                                                                                                                                                 |  |



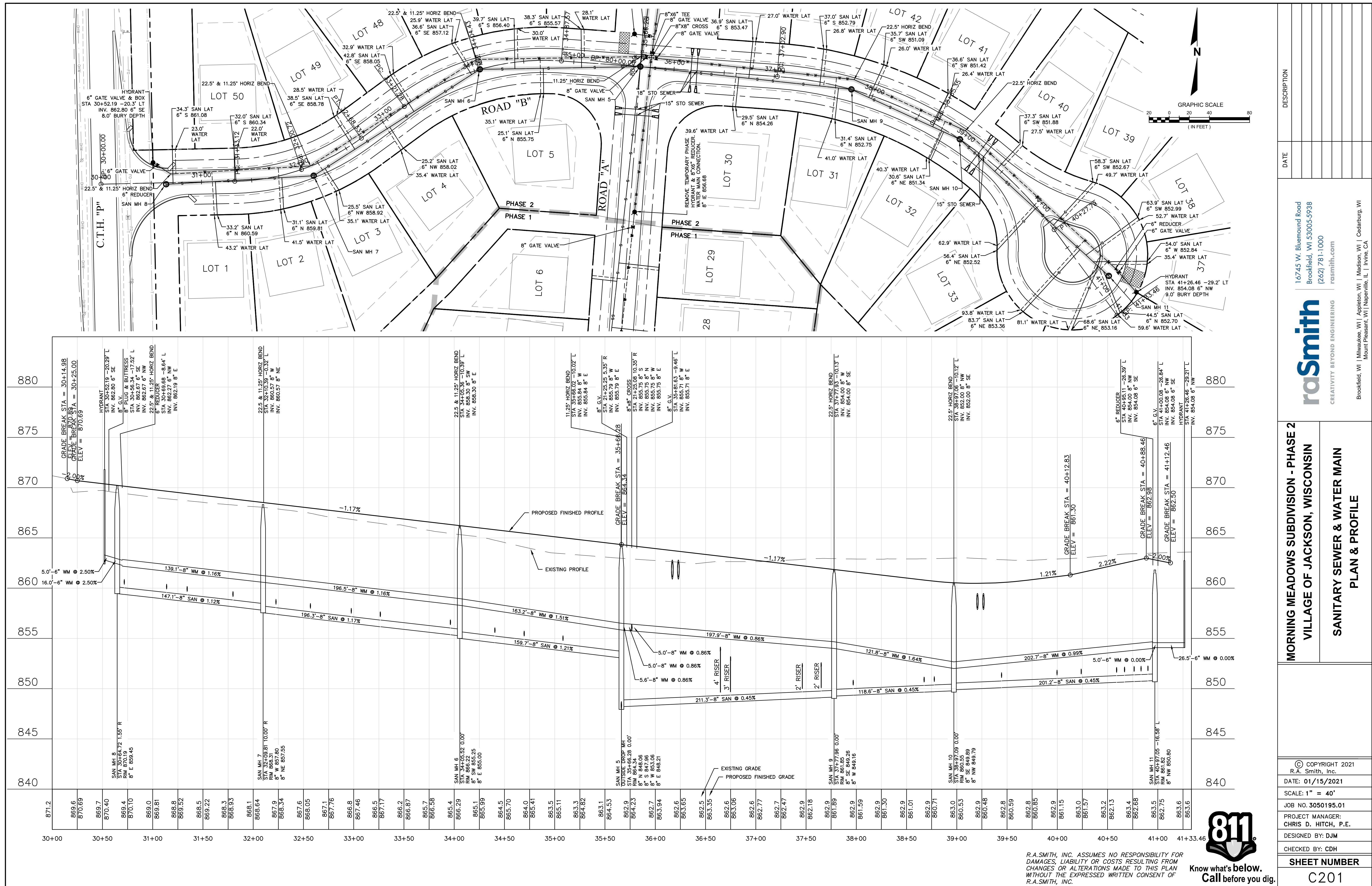


| MORNING MEADOWS SUBDIVISION - PHASE 2<br>VILLAGE OF JACKSON, WISCONSIN                                                                                                               |  | DATE | DESCRIPTION |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------|-------------|
| raSmith<br>CREATIVITY BEYOND ENGINEERING<br>16745 W. Bluemound Road<br>Brookfield, WI 53005-5938<br>(262) 781-1000<br>rasmith.com                                                    |  |      |             |
|                                                                                                                                                                                      |  |      |             |
|                                                                                                                                                                                      |  |      |             |
|                                                                                                                                                                                      |  |      |             |
| DETAILED EROSION CONTROL &<br>GRADING PLAN                                                                                                                                           |  |      |             |
| © COPYRIGHT 2021<br>R.A. Smith, Inc.<br>DATE: 01/15/2021<br>SCALE: 1" = 30'<br>JOB NO. 3050195.01<br>PROJECT MANAGER:<br>CHRIS D. HITCH, P.E.<br>DESIGNED BY: DJM<br>CHECKED BY: CDH |  |      |             |
|                                                                                                                                                                                      |  |      |             |
| SHEET NUMBER                                                                                                                                                                         |  |      |             |
| C103                                                                                                                                                                                 |  |      |             |

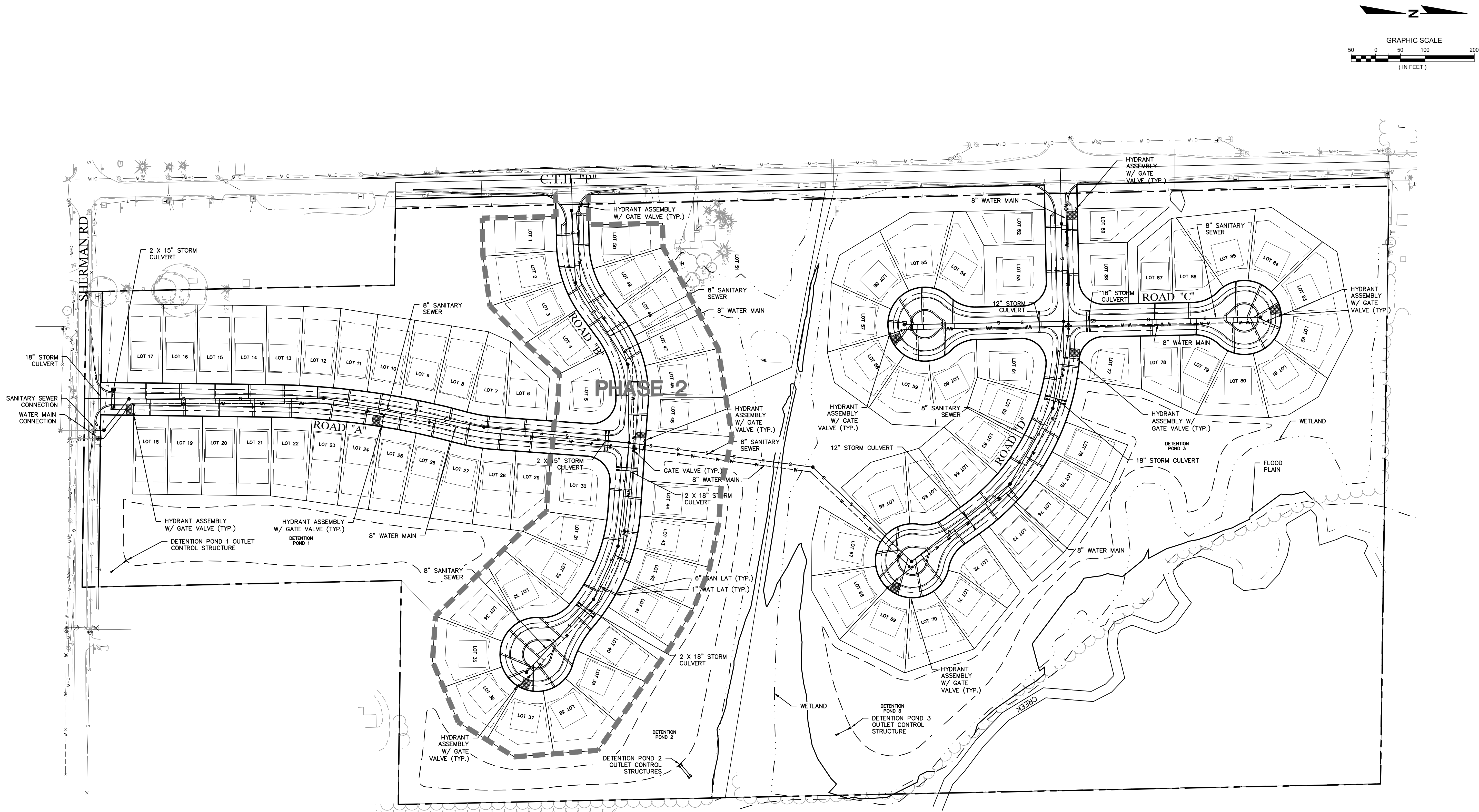








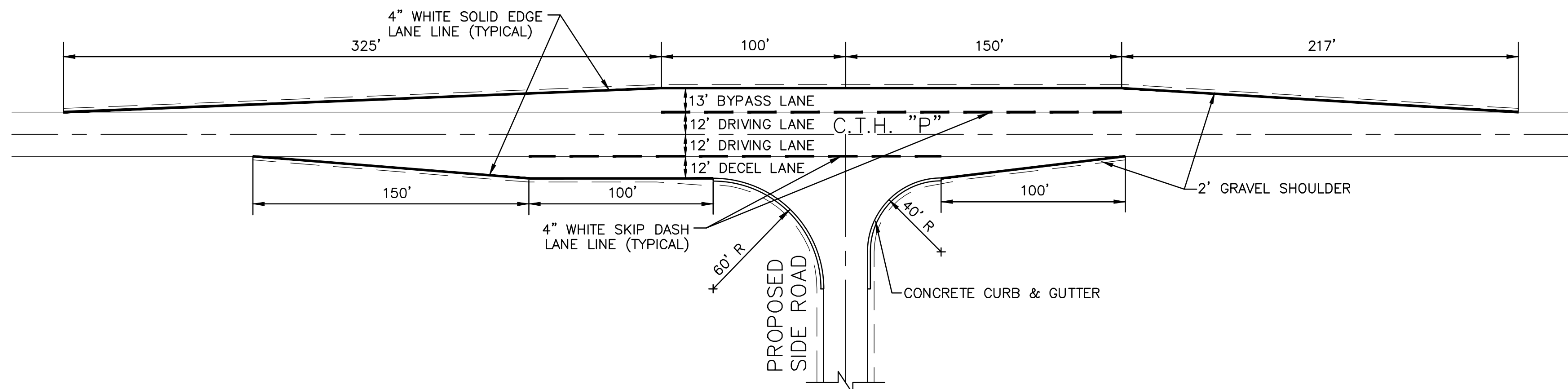
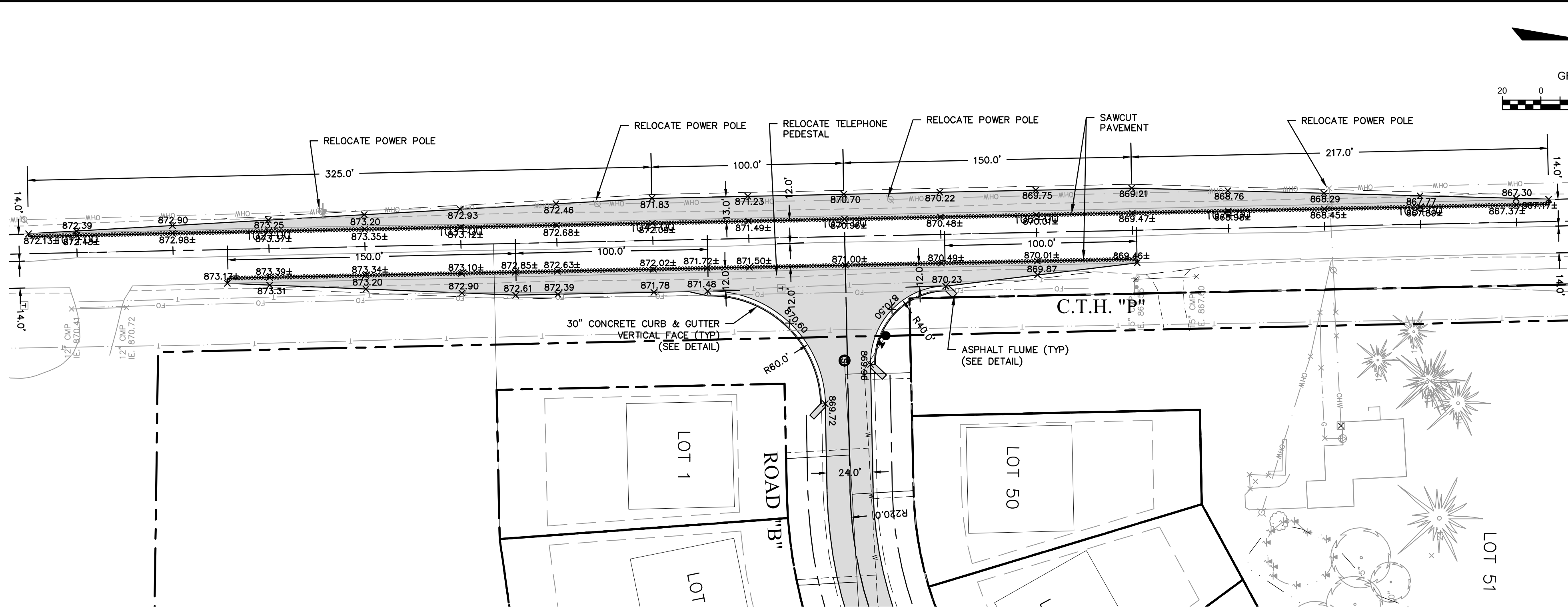




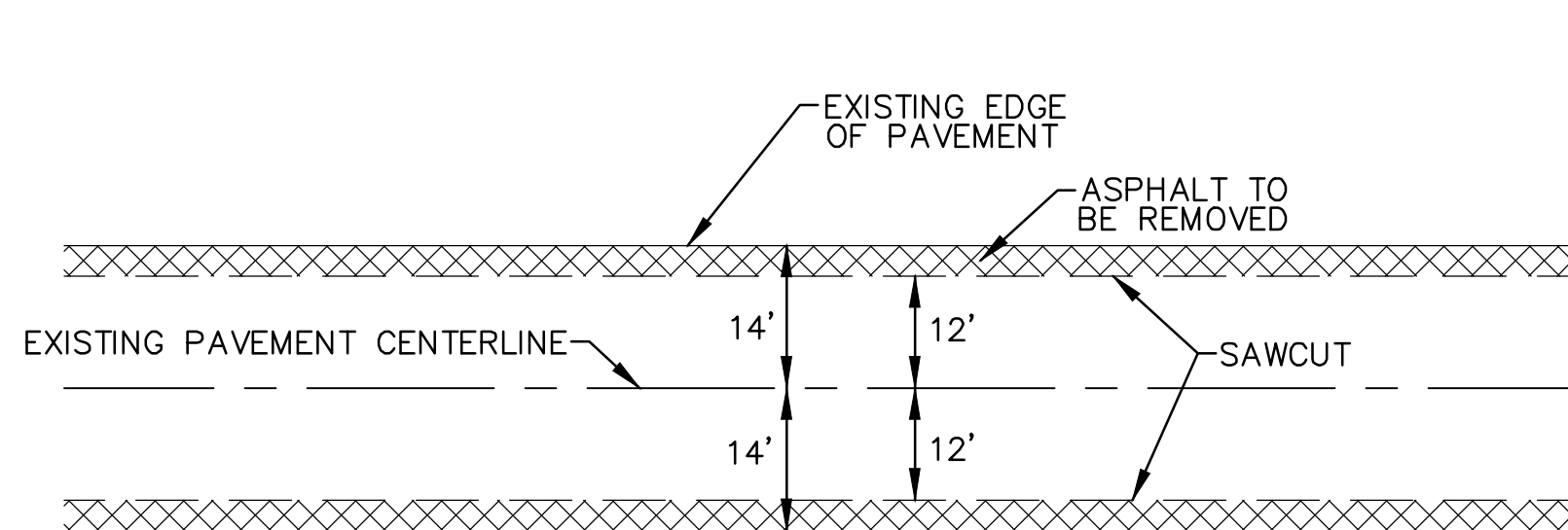
R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

| DESCRIPTION                                                                                                                                                                           |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| DATE                                                                                                                                                                                  |  |
| 16745 W. Bluemound Road<br>Brookfield, WI 53005-5938<br>(262) 781-1000<br>rasmith.com                                                                                                 |  |
| raSmith<br>CREATIVITY BEYOND ENGINEERING                                                                                                                                              |  |
| Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Cedarburg, WI<br>Mount Pleasant, WI   Naperville, IL   Irvine, CA                                                       |  |
| MORNING MEADOWS SUBDIVISION - PHASE 2<br>VILLAGE OF JACKSON, WISCONSIN                                                                                                                |  |
| OVERALL UTILITY PLAN                                                                                                                                                                  |  |
| © COPYRIGHT 2021<br>R.A. Smith, Inc.<br>DATE: 01/15/2021<br>SCALE: 1" = 100'<br>JOB NO. 3050195.01<br>PROJECT MANAGER:<br>CHRIS D. HITCH, P.E.<br>DESIGNED BY: DJM<br>CHECKED BY: CDH |  |
| SHEET NUMBER                                                                                                                                                                          |  |
| C202                                                                                                                                                                                  |  |



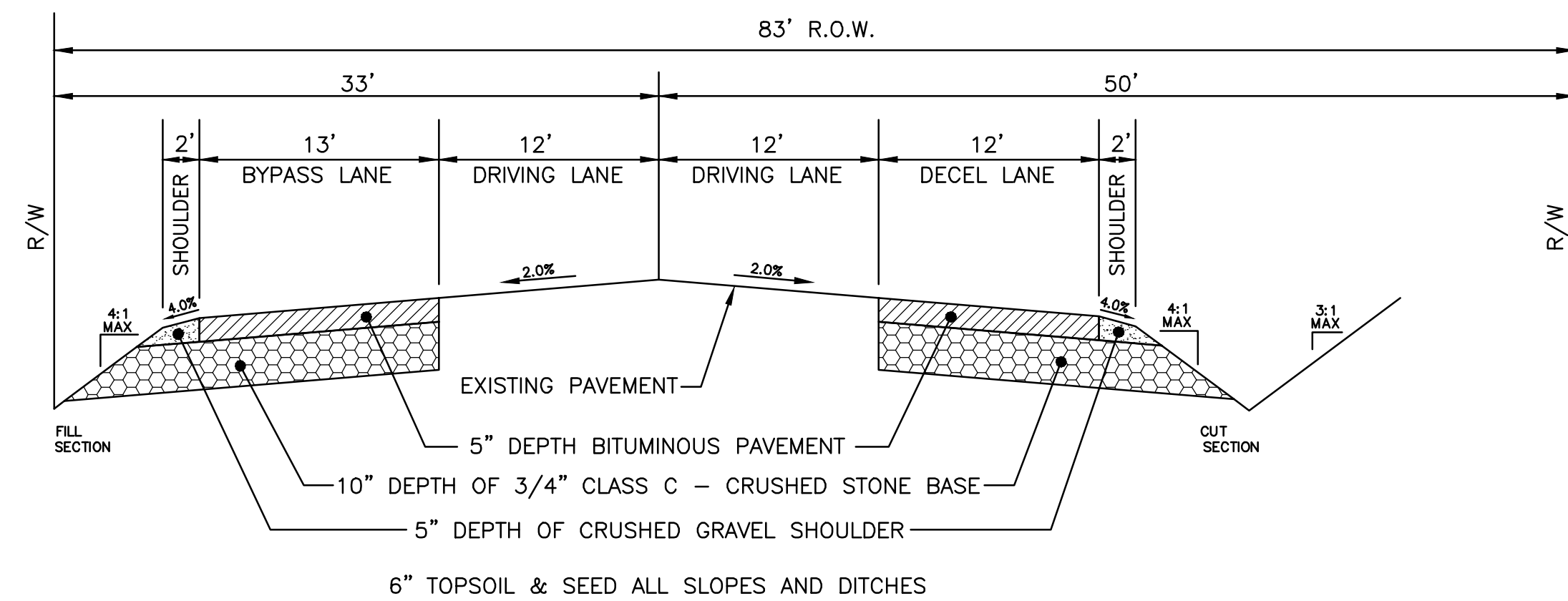


TYPE "C" ACCESS  
NOT TO SCALE



1. SAWCUT ASPHALT 2' FROM EXISTING EDGE OF PAVEMENT AT LOCATIONS ADJACENT TO NEW ASPHALT PAVEMENT.
2. REMOVE ASPHALT FROM SAWCUT LOCATION.
3. REPLACE WITH FULL DEPTH ASPHALT PAVEMENT SECTION.

ASPHALT REMOVAL DETAIL  
NOT TO SCALE

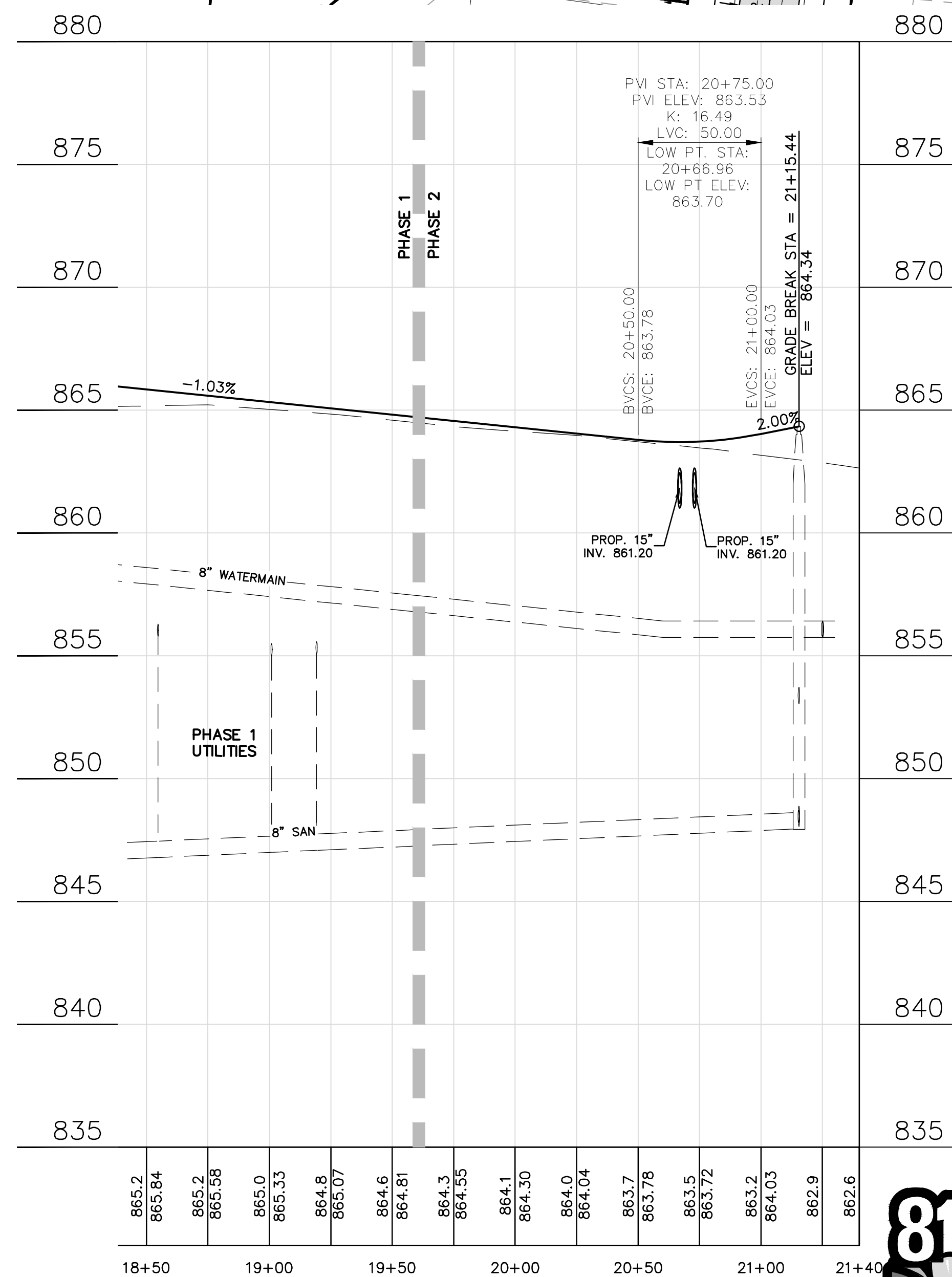


C.T.H. "P" PAVEMENT SECTION  
NOT TO SCALE

NOTES:  
1. ALL SPOT GRADES AND DIMENSIONS ARE TO THE FLANGE LINE OF CURB & GUTTER OR EDGE OF PAVEMENT.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.



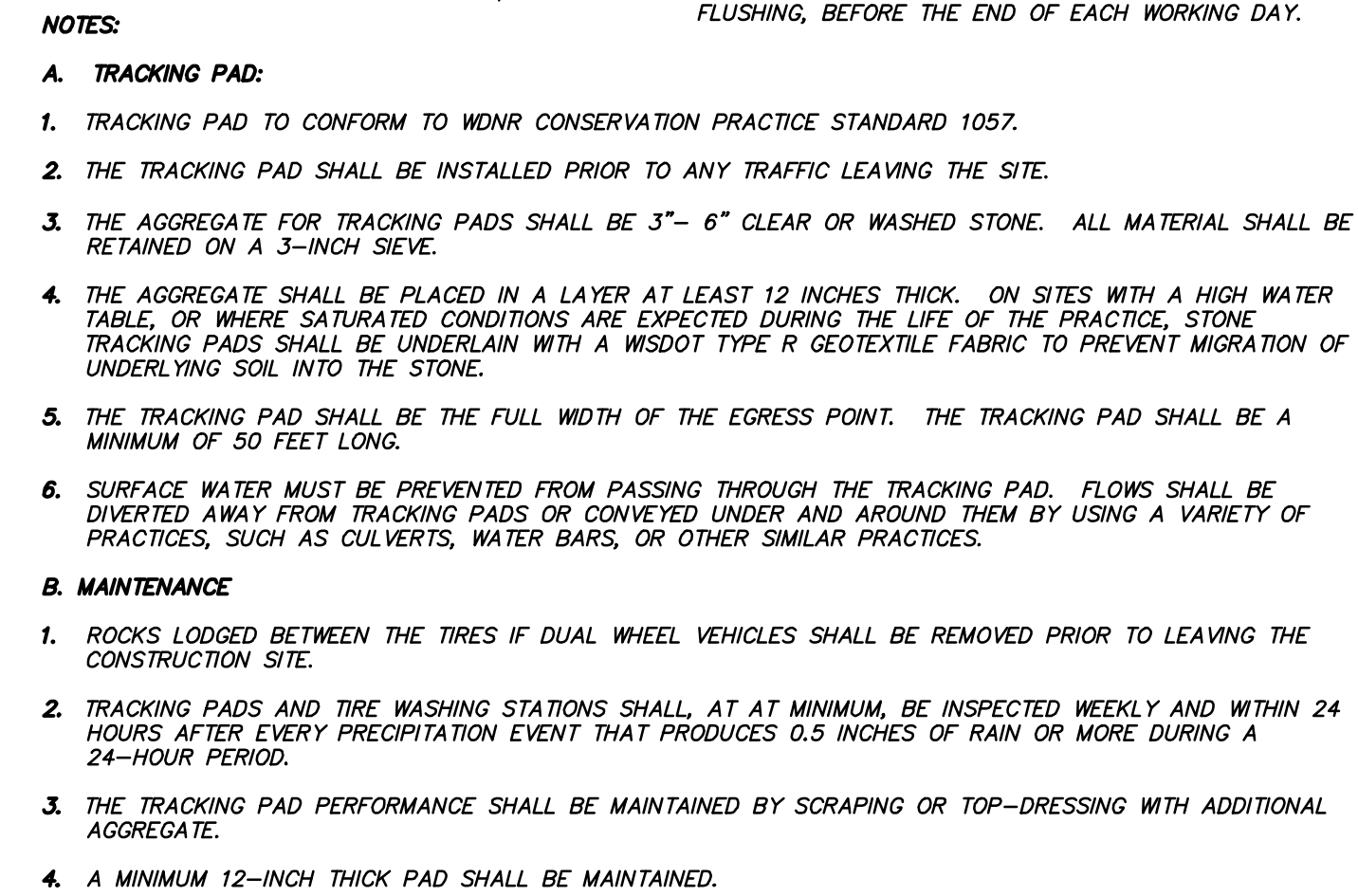
Know what's below.  
Call before you dig.

|                                                                                                                                                                                      |      |                                                                                       |                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| DESCRIPTION                                                                                                                                                                          | DATE | 16745 W. Bluemound Road<br>Brookfield, WI 53005-5938<br>(262) 781-1000<br>rasmith.com | 16745 W. Bluemound Road<br>Brookfield, WI 53005-5938<br>(262) 781-1000<br>rasmith.com |
| MORNING MEADOWS SUBDIVISION - PHASE 2<br>VILLAGE OF JACKSON, WISCONSIN                                                                                                               |      | STORM SEWER & PAVING<br>PLAN & PROFILE                                                |                                                                                       |
| © COPYRIGHT 2021<br>R.A. Smith, Inc.<br>DATE: 01/15/2021<br>SCALE: 1" = 40'<br>JOB NO. 3050195.01<br>PROJECT MANAGER:<br>CHRIS D. HITCH, P.E.<br>DESIGNED BY: DJM<br>CHECKED BY: CDH |      | SHEET NUMBER<br>C300                                                                  |                                                                                       |

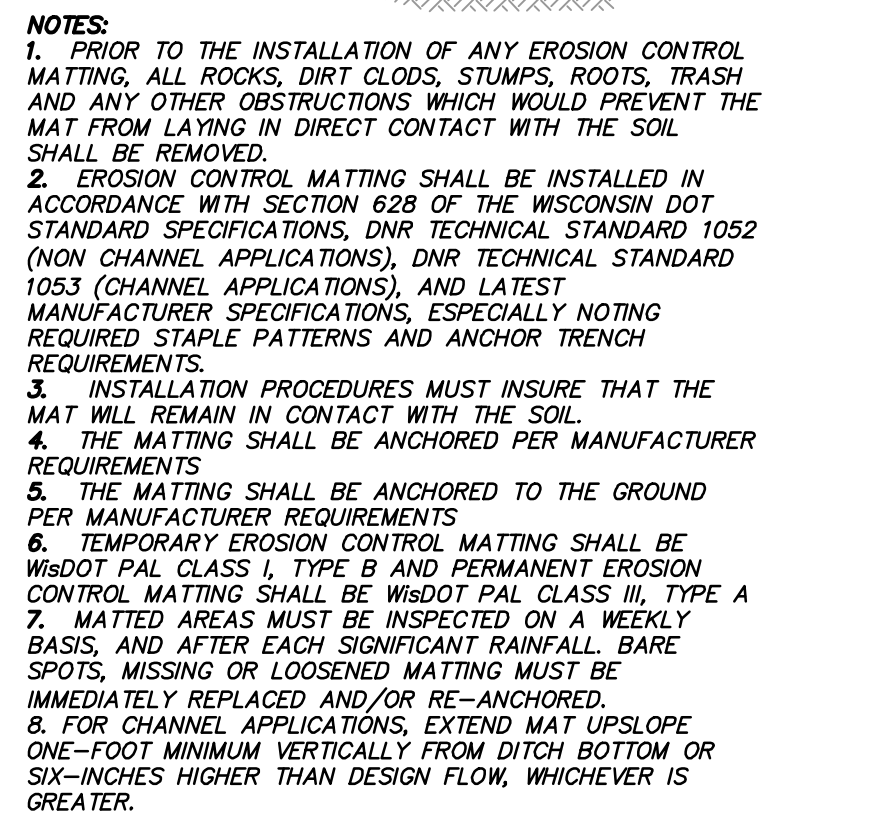
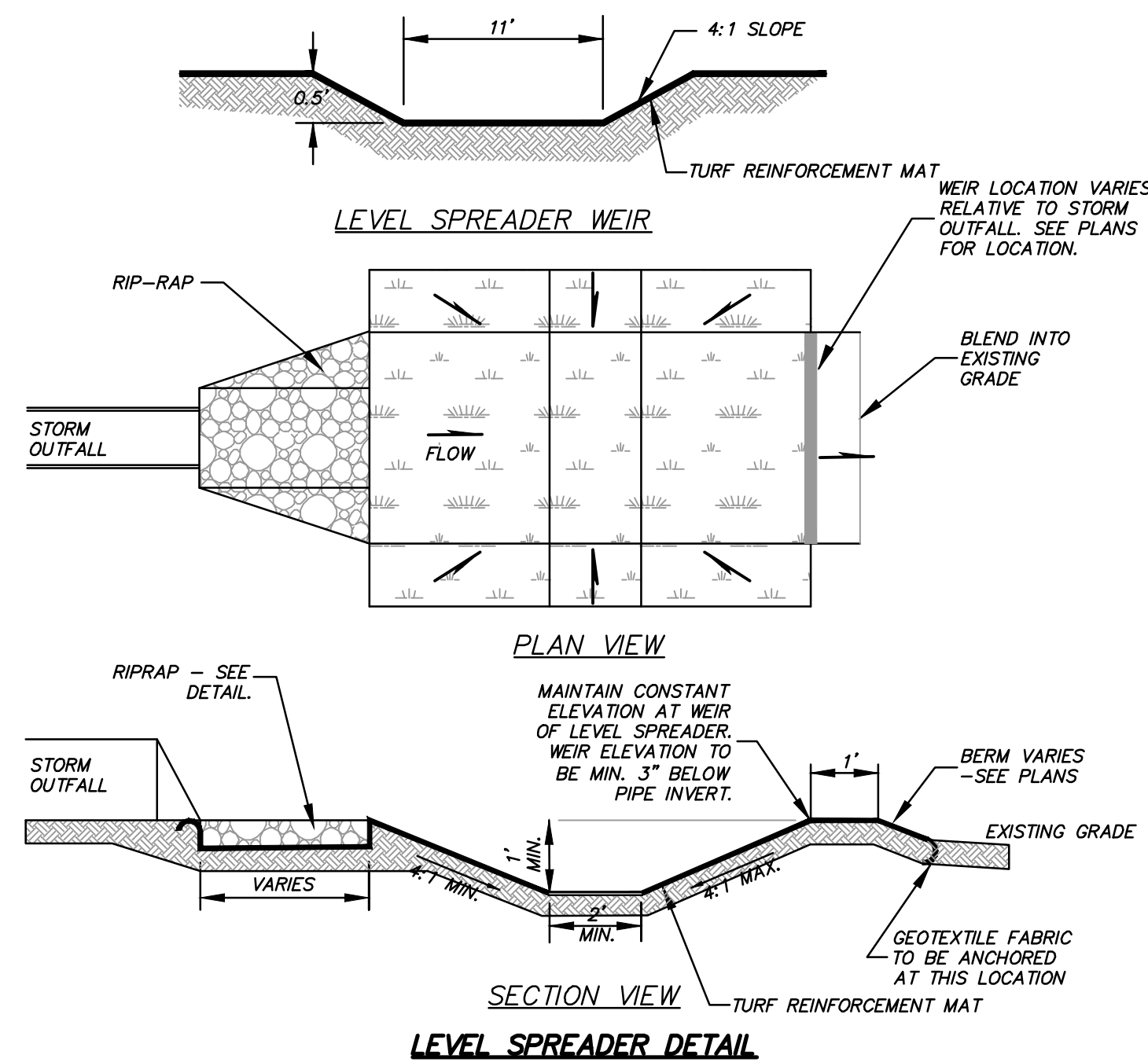




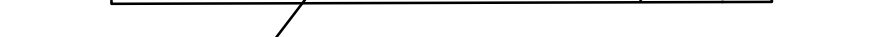




(NOT TO SCALE)



NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER



1 FOOT OVERLAP (MIN)

6 TO 8 INCH WIRE STAPLES SPACED 1 FOOT ON CENTER.

6-9 INCH TUBES

STAPLES SPACED 1 FOOT ON CENTER IN AND AT OVERLAP AND IN CHANNELS, OTHERWISE SPACED 2 FEET ON CENTER.

PRESS DOWNSTREAM EDGE OF PLUMPTED UP TUBE ABOUT 1 INCH UPSTREAM AND DRIVE STAKES INTO THIS INDENTATION.

FLOW

PLAN

STRAW WATTLE

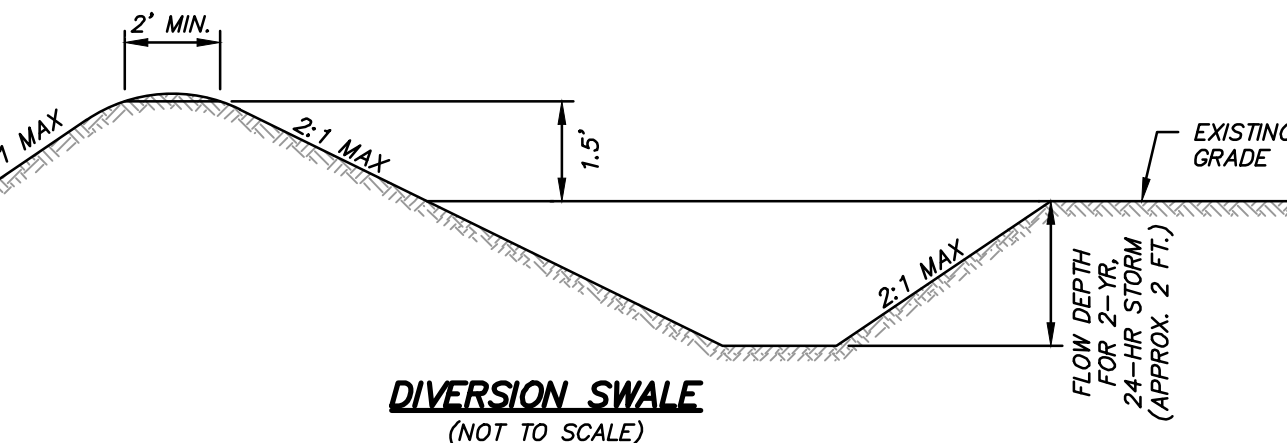
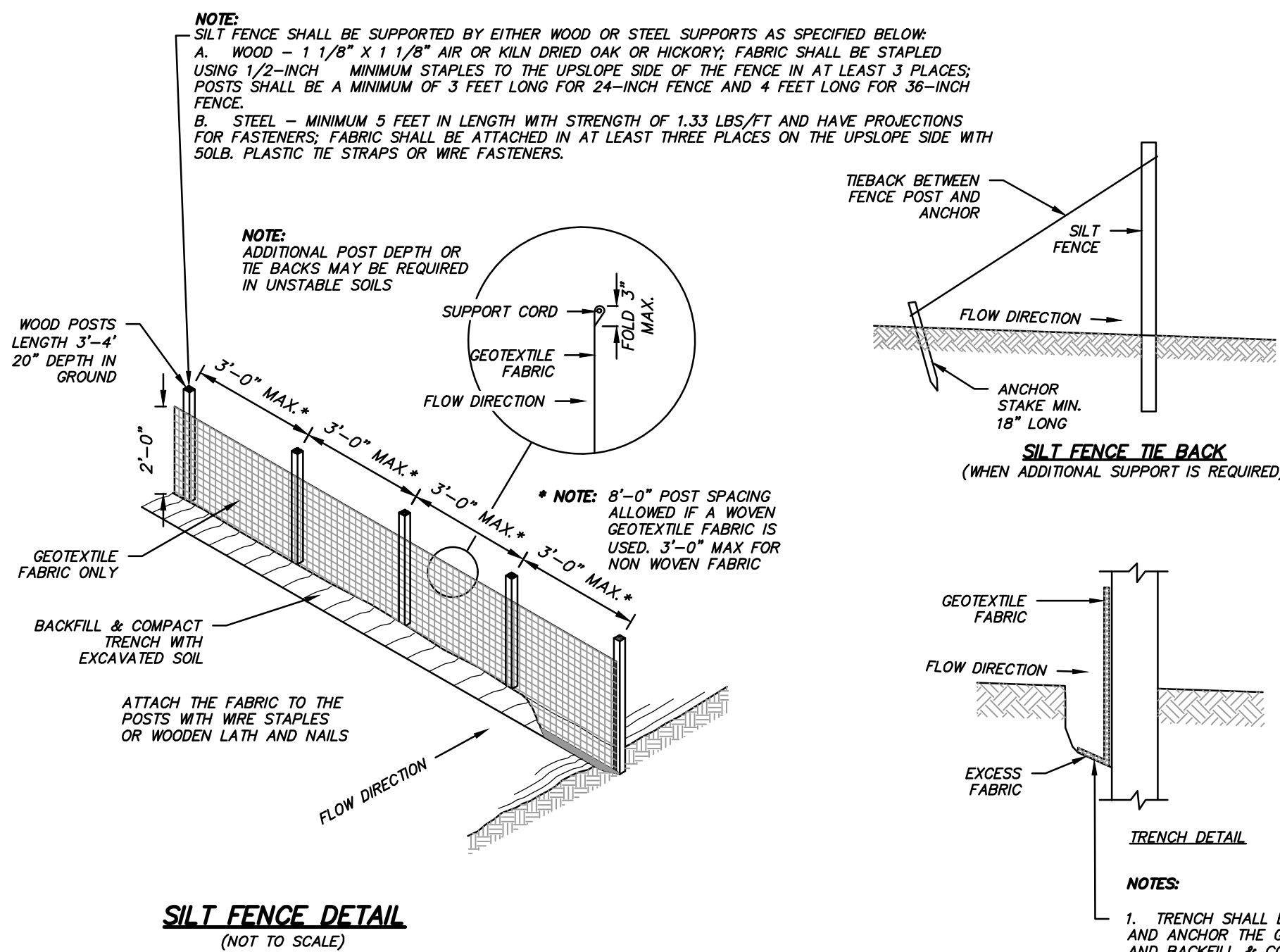
1. Geotextile bags shall meet the criteria listed in Table 1.

| Property                       | Test Method                   | Type I Value | Type II Value |
|--------------------------------|-------------------------------|--------------|---------------|
| Maximum Apparent Opening Sizes | ASTM D-4751                   | 0.212 mm     | 0.212 mm      |
| Grab Tensile Strength          | ASTM D-4632                   | 200 lbs.     | 300 lbs.      |
| Mullen Burst                   | ASTM D-3786                   | 350 psi      | 580 psi       |
| Permeability                   | ASTM D-4491                   | 0.28 cm/sec  | 0.2 cm/sec    |
| Fabric                         | Nominal Representative Weight | 8 oz         | 12 oz         |

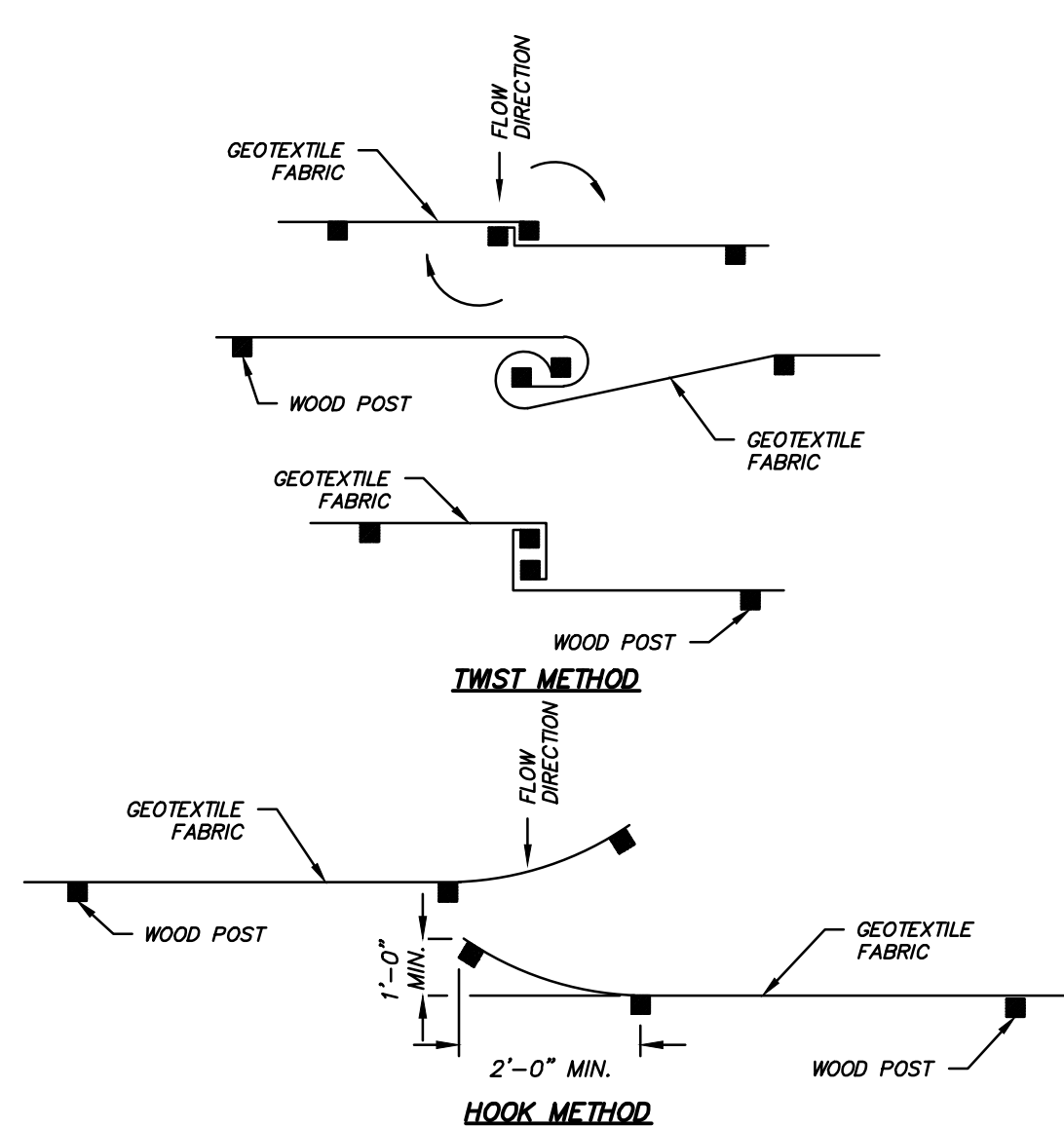
2. Geotextile bags shall be sized according to the particle size being trapped, expected flow or pumping rate (gallons per minute) per square foot of fabric and a 50% clogging factor. The footprint of the bag shall be no smaller than 100 square feet.
3. Geotextile bags shall be securely attached to the discharge pipe.
4. Polymers can be used to enhance the efficiency of geotextile bags. If polymer is used, the polymer shall be approved by the WDNR and meet the criteria stipulated in WDNR Conservation Practice Standard 1051, Sediment Control Water Application of Polymers. The polymer supplier or applicator shall provide certifications showing that products have met the performance requirements of Standard 1051. If the manufacturer has not completed the required testing, the project may be used to gain that certification provided it meets the site requirements of Standard 1051. Any such testing will be monitored by DNR or WisDOT, with testing done by a qualified third party.

| SLOPE     | FENCE SPACING |
|-----------|---------------|
| < 2%      | 100 FEET      |
| 2 TO 5%   | 75 FEET       |
| 5 TO 10%  | 50 FEET       |
| 10 TO 33% | 25 FEET       |
| > 33%     | 20 FEET       |

- NOTES:**
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO MDCN CONSERVATION STANDARD 1056.
  2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
  3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:
- | SLOPE      | FENCE SPACING |
|------------|---------------|
| < 2%       | 100 FEET      |
| 2 TO 5%    | 75 FEET       |
| 5 TO 10%   | 50 FEET       |
| 10 TO .33% | 25 FEET       |
| > .33%     | 20 FEET       |
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
  5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
  6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
  7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
    - A) TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
    - B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE WITHIN.
  8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
  9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
  10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
  11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



1. DIVERSION TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1066.
2. DIVERSION TO BE STABILIZED WITH VEGETATION OR EROSION MAT PRIOR TO USE.
3. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
4. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF THE HEIGHT OF THE DIVERSION BERM. PROPERLY DISPOSE OF ANY SEDIMENT REMOVED FROM THE DIVERSION.
6. DIVERSIONS SHALL BE REMOVED AND THE AREA STABILIZED ACCORDING TO CONSTRUCTION PLANS.



### JOINING TWO LENGTHS OF SILT FENCE

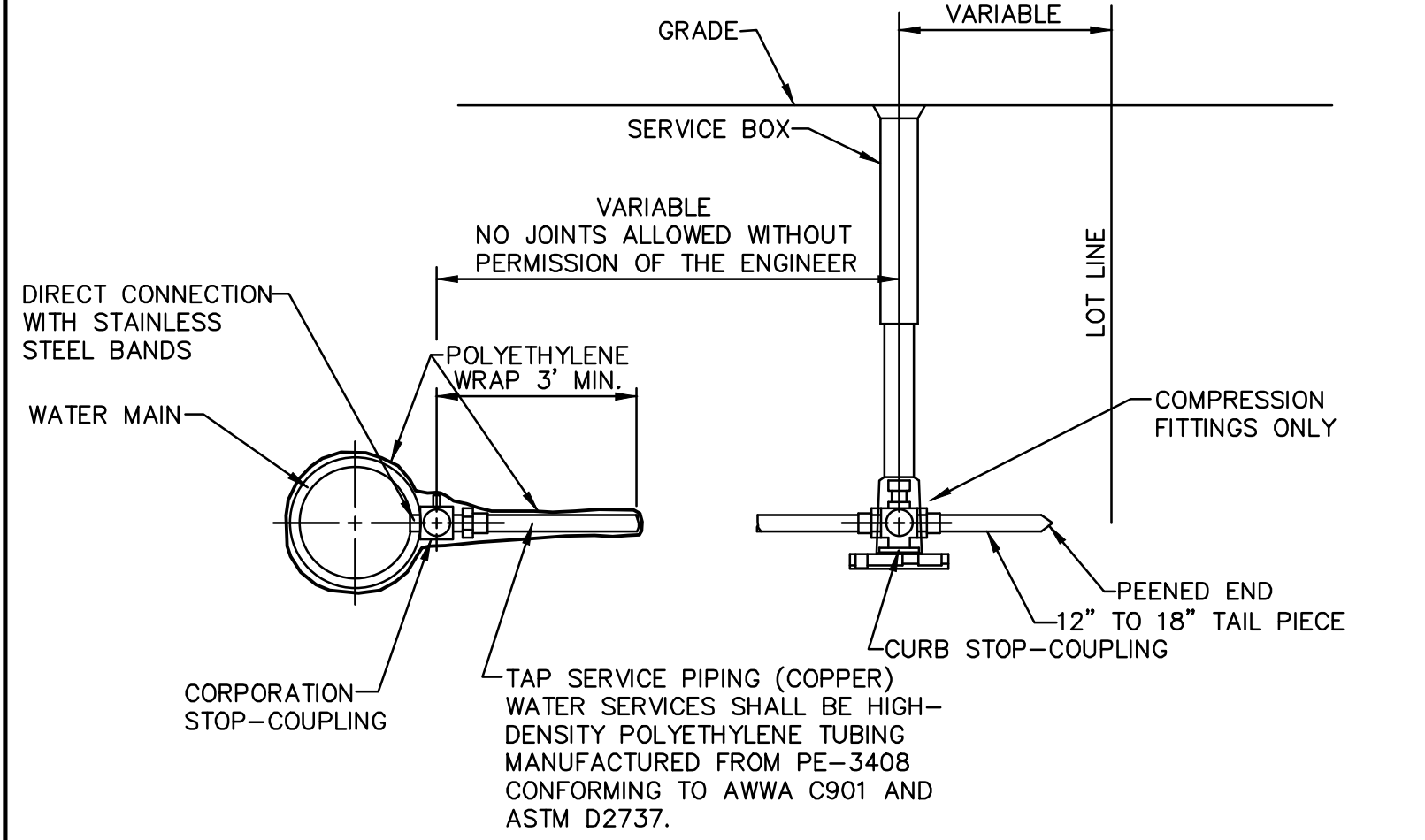
- NOTES:**
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



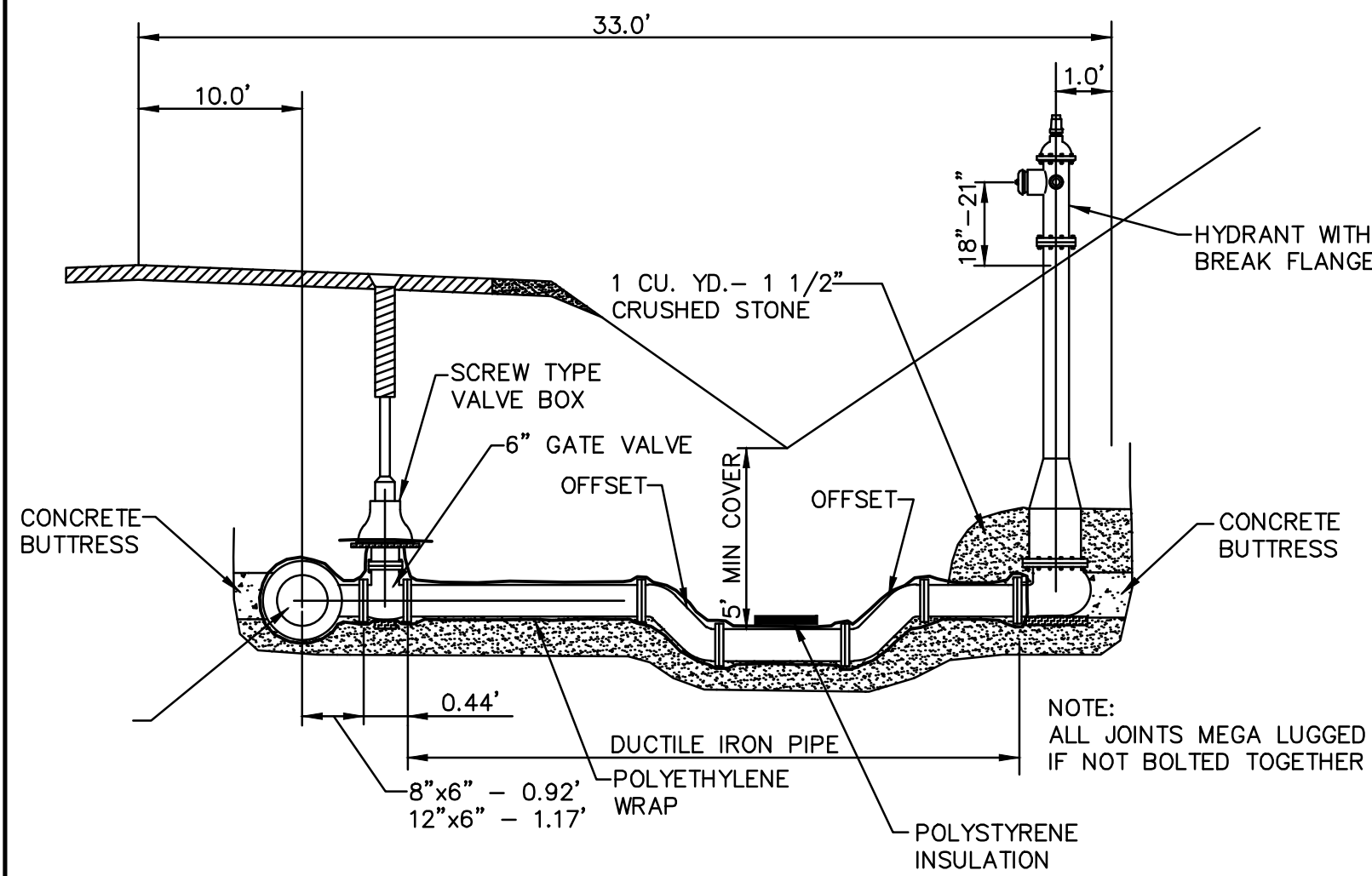
R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

|                                                                                                 |  |                                                                                                                         |  |
|-------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>MORNING MEADOWS SUBDIVISION - PHASE 2</b></p> <p><b>VILLAGE OF JACKSON, WISCONSIN</b></p> |  | <p><b>EROSION CONTROL DETAILS</b></p>                                                                                   |  |
| <p>© COPYRIGHT 2021<br/>R.A. Smith, Inc.</p>                                                    |  | <p>16745 W. Bluemound Road<br/>Brookfield, WI 53005-5938<br/>(262) 781-1000<br/>rasmith.com</p>                         |  |
| <p>DATE: 01/15/2021</p>                                                                         |  | <p>Brookfield, WI   Appleton, WI   Madison, WI   Cedarburg, WI<br/>Mount Pleasant, WI   Naperville, IL   Irvine, CA</p> |  |
| <p>SCALE: #####</p>                                                                             |  | <p>CREATIVITY BEYOND ENGINEERING</p>                                                                                    |  |
| <p>JOB NO. 3050195.01</p>                                                                       |  | <p>raSmith</p>                                                                                                          |  |
| <p>PROJECT MANAGER:<br/>CHRIS D. HITCH, P.E.</p>                                                |  | <p>DATE</p>                                                                                                             |  |
| <p>DESIGNED BY: DJM</p>                                                                         |  | <p>DESCRIPTION</p>                                                                                                      |  |
| <p>CHECKED BY: CDH</p>                                                                          |  | <p></p>                                                                                                                 |  |
| <p><b>SHEET NUMBER</b></p>                                                                      |  | <p></p>                                                                                                                 |  |
| <p>C400</p>                                                                                     |  | <p></p>                                                                                                                 |  |





**TAP SERVICE PIPING (COPPER)**  
**N.T.S.**



**TYPICAL HYDRANT SETTING**  
**N.T.S.**

**WATER MAIN NOTES:**

1. ALL WATER MAIN SHALL BE 8" DIAMETER PVC SDR-18, CLASS 150, CONFORMING TO AWWA C-900, WITH "PUSH-ON" TYPE RUBBER GASKET JOINTS.
2. ALL WATER LATERALS SHALL BE 1-1/4" DIAMETER HIGH-DENSITY POLYETHYLENE.
3. ALL HYDRANTS SHALL BE TRAFFIC MODELS WITH BREAK-AWAY FLANGE, PAINTED RED AND OPEN LEFT. A 6" RESILIENT WEDGE GATE VALVE SHALL BE PROVIDED ON EACH HYDRANT LEAD AND CONNECTED TO THE MAIN BY AN ANCHORING TEE AND "MEGALUG" GLAND TO THE LEAD FROM BOTH THE GATE VALVE AND HYDRANT.
4. ALL GATE VALVES SHALL CONFORM TO AWWA-C509, RESILIENT SEATED GATE VALVES.
5. A LOCATION WIRE SHALL BE 10 GAUGE, TYPE UF, SOLID CORE WIRE, AND SHALL BE TAPED EVERY 4 FT TO THE WATER MAIN. A LOOP OF LOCATION WIRE SHALL BE RUN TO THE SURFACE AT ALL HYDRANTS, WITH A "VALCO" TRACER WIRE TERMINAL BOX.
6. ALL EXISTING HYDRANTS THAT ARE BEING REMOVED FOR THE CONNECTION TO EXISTING WATER MAIN SHALL BE INSPECTED AND VERIFIED FOR REUSE IN THE PROJECT.

**SANITARY SEWER NOTES:**

1. ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER WITH A LOCKING, NON-ROCKING, SOLID GASKET SELF-SEALING LID, AND 2 CONCEALED PICK HOLES, NEENAH R-1550-A.
2. ALL SANITARY SEWER MAINS SHALL BE 8" DIAMETER PVC.
3. ALL SANITARY LATERALS AND RISERS SHALL BE 6" DIAMETER PVC AND LATERAL SLOPE @ 0.0208 FT/FT.
4. ALL SANITARY SEWER PIPES TO MANHOLE CONNECTIONS FOR PVC SHALL BE WITH AN APPROVED FLEXIBLE, WATER-TIGHT PIPE TO MANHOLE SEAL. "A-LOOK" AND "CORE SEAL" OR APPROVED EQUAL SHALL BE USED.

**STORM SEWER NOTES:**

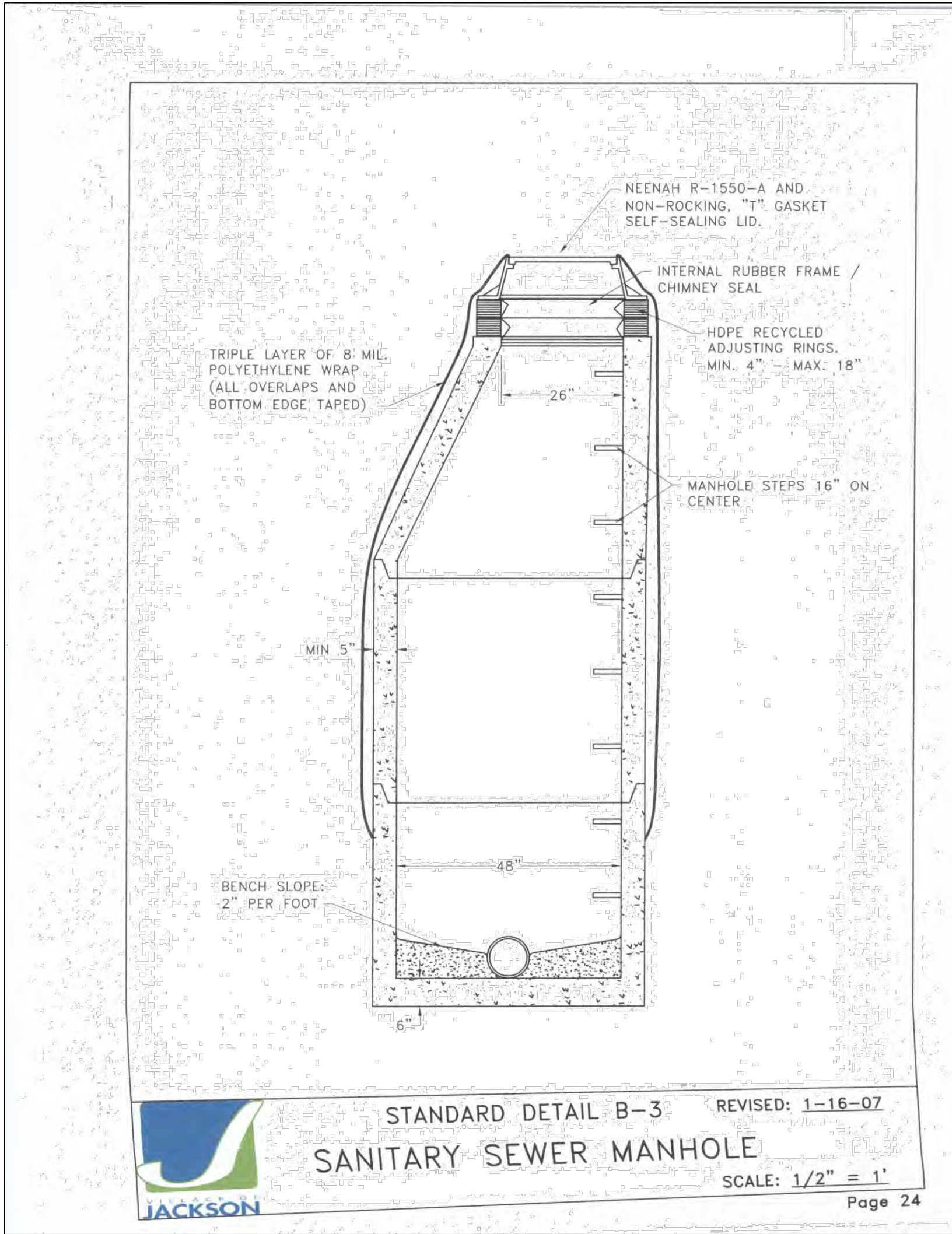
1. STORM SEWER PIPES SHALL BE AT A MINIMUM CLASS III (CLASS IV IN PAVEMENTS AREAS) ASTM C-76 REINFORCED CONCRETE PIPE. STORM SEWER PIPE SHALL HAVE RUBBER GASKETS AT ALL JOINTS.

**BACKFILL NOTE:**

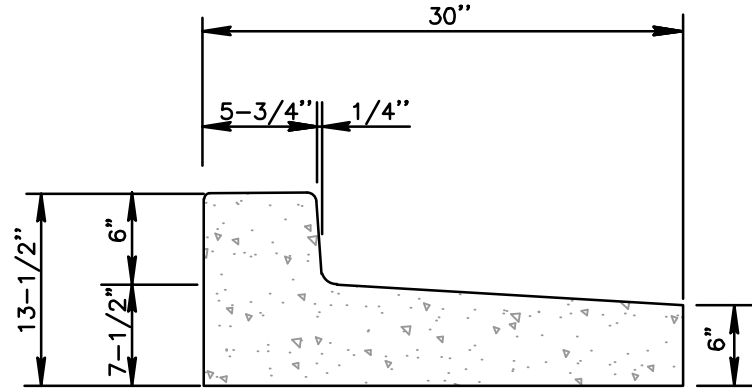
ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR BACKFILL AS SPECIFIED IN CHAPTER 8.43.4 OF STANDARD SPECIFICATIONS. WHERE SPOIL BACKFILL IS ALLOWED, MATERIAL USED SHALL BE SELECT EXCAVATED MATERIALS SUBJECT TO THE REQUIREMENTS OF CHAPTER 8.43.5 OF STANDARD SPECIFICATIONS.

**NOTE:**

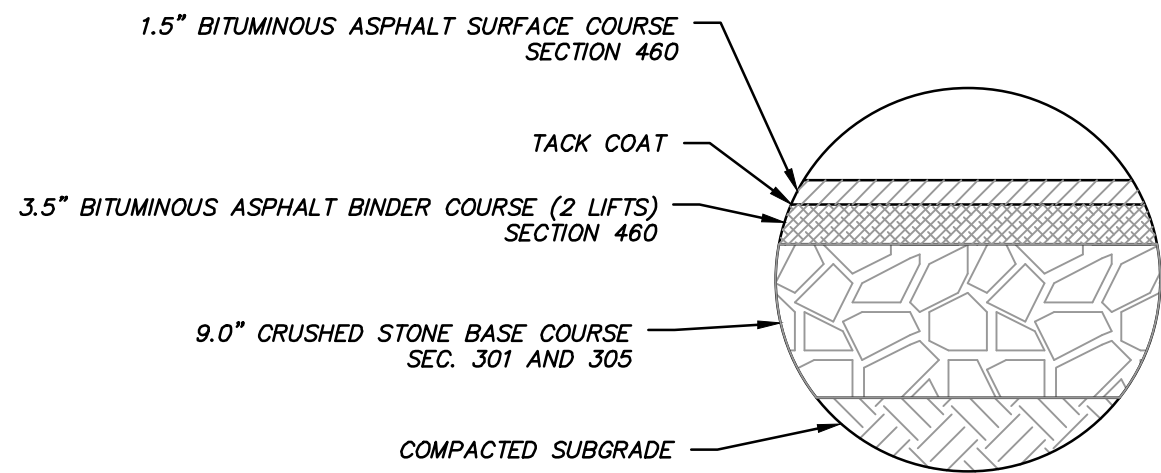
ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION, DATED DECEMBER 22, 2003, WITH LATEST ADDENDA, THE WISCONSIN STATE ADMINISTRATIVE CODE, AND VILLAGE OF JACKSON ENGINEERING DEPARTMENT.



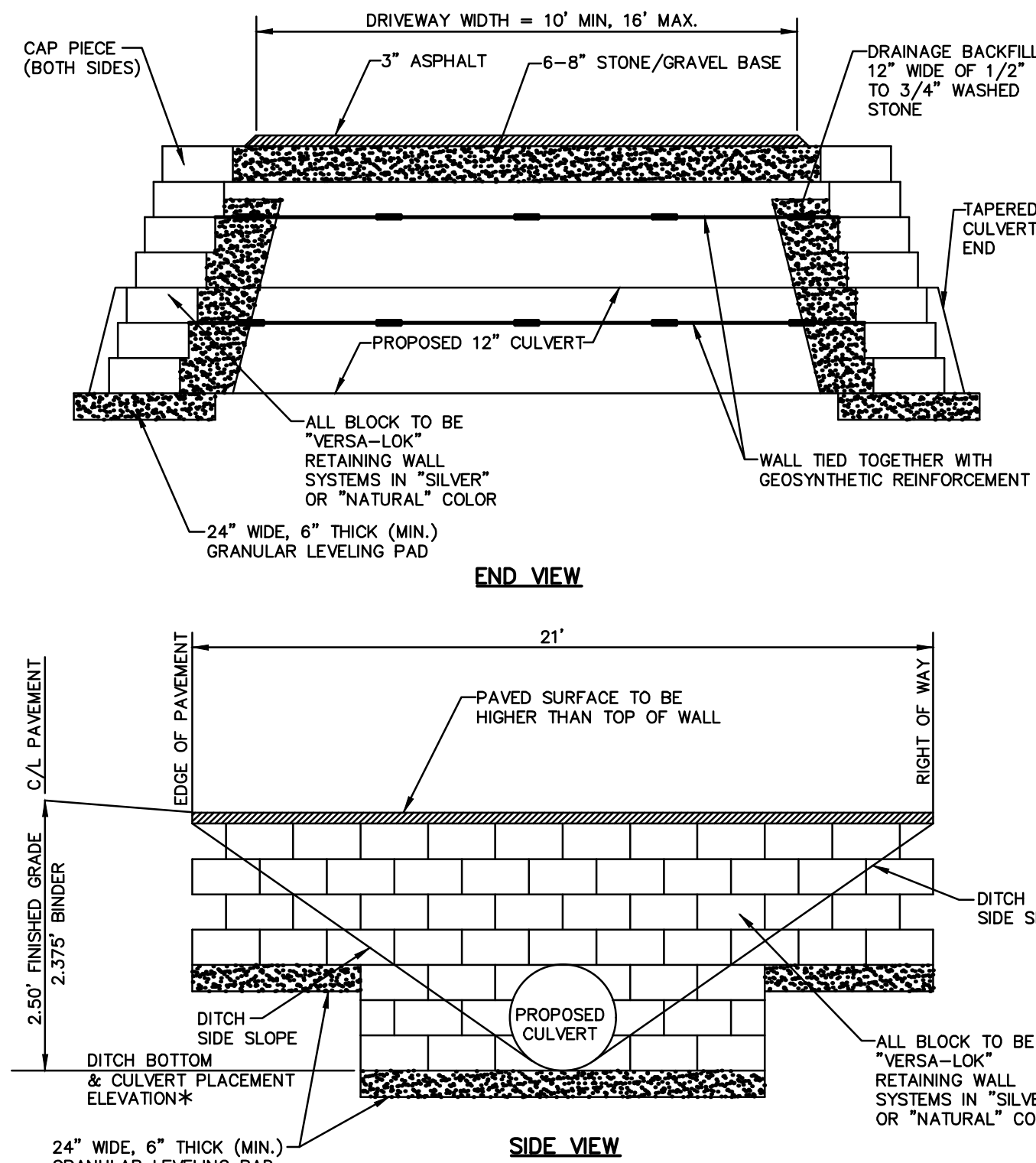
**CONCRETE CURB & GUTTER - VERTICAL FACE**  
**N.T.S.**



**CONCRETE CURB & GUTTER - VERTICAL FACE HIGH-SIDE**  
**N.T.S.**

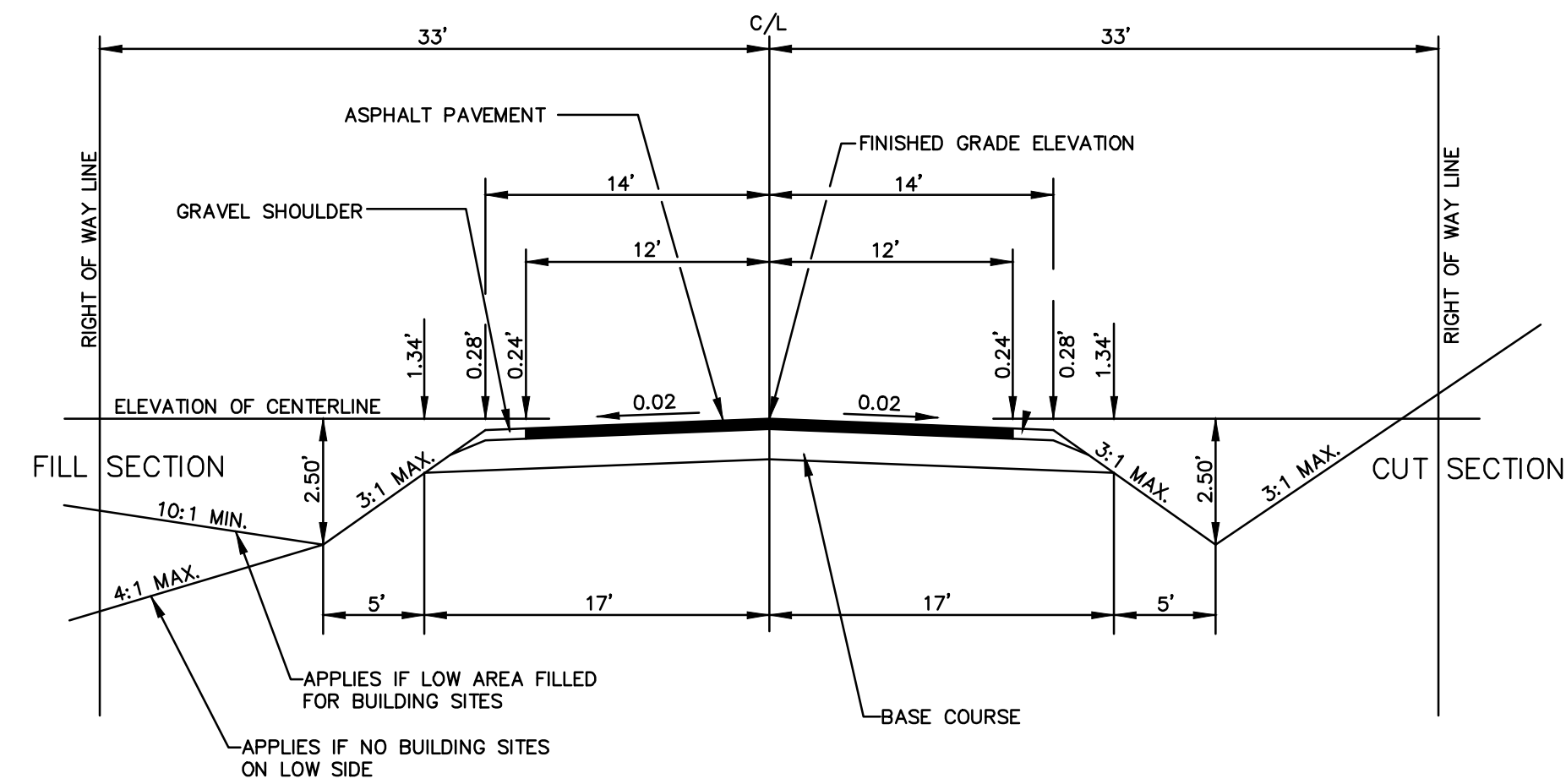


**ASPHALT PAVEMENT SECTION**

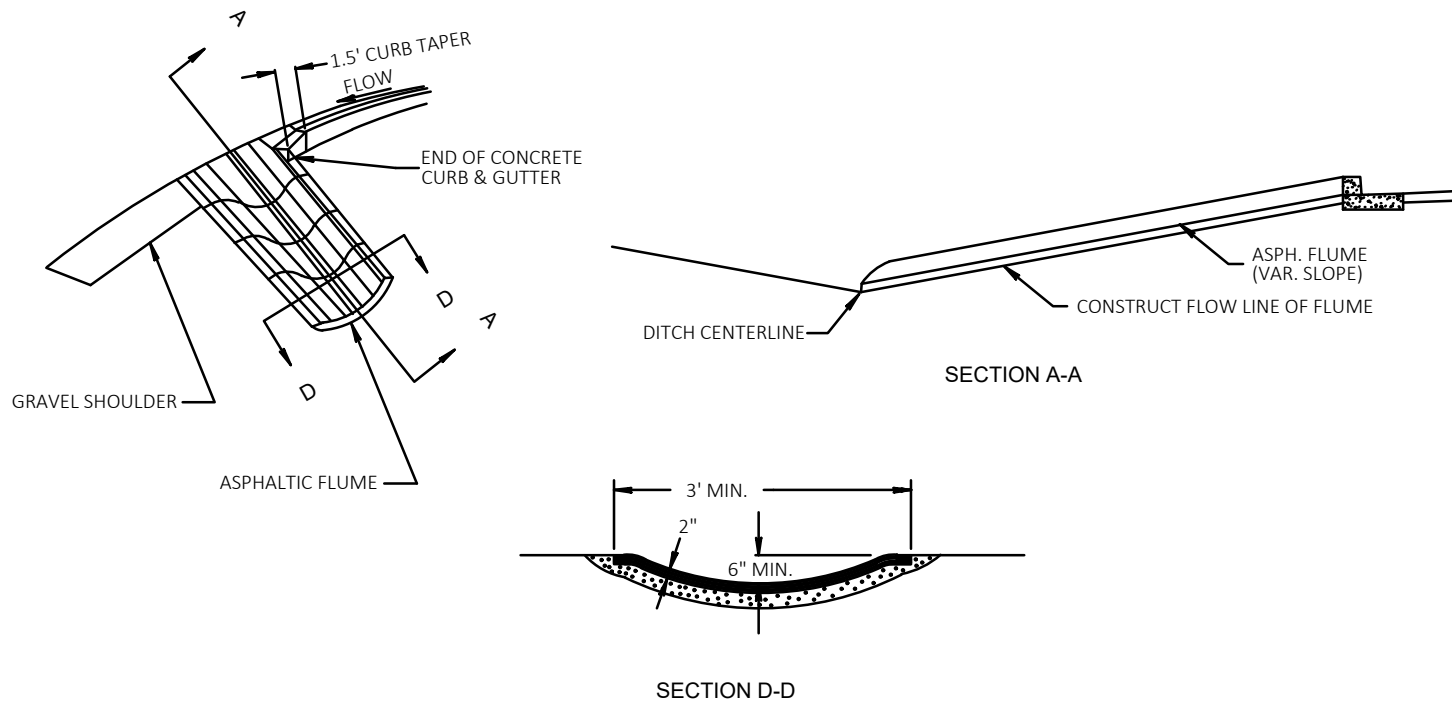


**DRIVEWAY CULVERT DETAIL**  
**N.T.S.**

\* BUILDER IS RESPONSIBLE FOR VERIFYING EXISTING PAVEMENT C/L & DITCH BOTTOM ELEVATIONS PRIOR TO CONSTRUCTION AND FOR SETTING CULVERT APPROPRIATELY.



**PROPOSED RURAL STREET SECTION**  
**N.T.S.**



**ASPHALTIC FLUME DETAIL**  
**N.T.S.** AT RURAL INTERSECTIONS



Know what's below.  
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

| DESCRIPTION                           |  | DATE                          |  | 16745 W. Bluemound Road<br>Brookfield, WI 53005-5938<br>(262) 781-1000<br>rasmith.com |  | Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Cedarburg, WI<br>Mount Pleasant, WI   Naperville, IL   Irvine, CA |  |
|---------------------------------------|--|-------------------------------|--|---------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------|--|
| MORNING MEADOWS SUBDIVISION - PHASE 2 |  | VILLAGE OF JACKSON, WISCONSIN |  | raSmith<br>CREATIVITY BEYOND ENGINEERING                                              |  | SITE DETAILS                                                                                                                    |  |
| © COPYRIGHT 2021<br>R.A. Smith, Inc.  |  | DATE: 01/15/2021              |  | SCALE: #####                                                                          |  | PROJECT MANAGER:<br>CHRIS D. HITCH, P.E.                                                                                        |  |
| JOB NO. 3050195.01                    |  | DESIGNED BY: DJM              |  | CHECKED BY: CDH                                                                       |  | SHEET NUMBER                                                                                                                    |  |
| C401                                  |  |                               |  |                                                                                       |  |                                                                                                                                 |  |



## **DEVELOPMENT AGREEMENT**

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between Home Path Financial LP ("Developer"), and the Village of Jackson, a municipal corporation of the State of Wisconsin, located in Washington County, ("Village").

WHEREAS, the Developer is the owner of 92.17 acres which has been zoned and approved for single-family development in the Village of Jackson, Washington County, Wisconsin, as follows:

**MORNING MEADOWS – PHASE II  
(CONSISTING OF TWENTY-SIX LOTS)  
See EXHIBIT "A" Attached Hereto  
for legal description**

WHEREAS, the Village Board has approved the plan for the development of the property ("Plan") on the condition that Developer enter into an Agreement with the Village relative to the manner and method by which the Plan will be developed in accordance with the Village of Jackson Municipal Code; and

WHEREAS, the parties agree that Developer shall be responsible for installing the public improvements on the site, as outlined below, but that all remaining improvements, including structures, private roadways, and private landscaping shall become the responsibility of the builder(s) who is developing the real property that is the subject of this Agreement;

NOW, THEREFORE, in consideration of the approval by the Village of the Plan prior to the completion and installation of all required improvements, it is agreed as follows:

### **SECTION I. IMPROVEMENTS**

- A. **Phasing** The public improvements within the project shall be completed in three phases in accordance with the plan attached hereto as **EXHIBIT "B"**.
- B. **Streets**
1. Developer shall complete the construction of Road "B" except the final course of asphalt, including underground utilities prior to issuance of building permits within the site, other than the building permits for the model homes referred to in Section IV.D.3.
  2. The second course of asphalt shall be installed no earlier than 12 months and no later than 24 months following the installation of the first course of asphalt, or as directed by the Village Engineer.
- C. **Sanitary Sewer**
1. Developer shall furnish, construct, and install sanitary sewer system in accordance with the design plans prepared by R.A. Smith, Inc. and as approved by the Village Engineer.



2. All sanitary sewer main and lateral construction shall be done in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving.
3. Developer or subsequent builders are responsible for connecting sanitary sewer laterals to the sanitary sewer system.
4. Sanitary sewer connections shall be determined to occur at the time each building permit is issued and shall be paid according to the connection fee in effect at the time each building permit is issued, by the builder requesting each permit.

**D. Water Distribution**

1. Developer shall furnish, construct and install water mains in accordance with the design plans prepared by R.A. Smith, Inc. and as approved by the Village. If a water main in excess of 12 inches is required, the Village is responsible for the cost of oversizing. Costs shall be paid within 45 days of receiving a detailed billing from Developer.
2. All water main and service lateral construction by Developer shall be done in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving.
3. Water connection charges shall be determined at the time each building permit is issued and shall be paid by the builder requesting the connection according to the connection/impact fee in effect at the time each building permit issued.

**E. Storm Sewer**

1. Developer shall furnish, construct, and install surface/storm water system in accordance with the design plans prepared by R.A. Smith, Inc. and as approved by the Village Engineer.
2. All storm water system construction shall be done in accordance with Village standards and shall be completed prior to the application of the first lift of asphalt street paving.

**F. Erosion Control Plan**

Developer shall comply with the erosion control plan prepared by R.A. Smith, Inc., which conforms to the provisions of the Village of Jackson Municipal Code.

**G. Grading Plan**

The site shall be graded in conformity with Developer's grading plan as approved by the Village Engineer. Following completion of all public improvements, Developer shall provide the Village with an as-built grading plan.



**H. Landscaping**

Developer shall comply with the landscaping plan, which is to be submitted to and approved by the Village.

**I. Completion Date**

All public improvements on the site for which a completion date is not otherwise specified, other than the final lift of asphalt paving, shall be completed prior to the issuance of building permits, other than for the model homes referred to in Section IV.D.3., per the Village of Jackson Municipal Code.

**J. Installation of Improvements**

Following the completion date set forth in the preceding paragraph, the Village may replace, repair, or construct, or arrange for the replacement, repair, or construction, of any public improvements not installed by Developer, in accordance with this Agreement and the Village's standard specifications. Prior to proceeding with such replacement, repair, or construction, the Village shall give Developer notice of any deficiency in Developer's performance and allow not less than 30 days for Developer to correct such deficiency. Developer shall reimburse the Village for its costs in connection with such replacement, repair, or construction.

**K. Signs**

Developer may apply for and place its temporary promotional signs on Developer's property, if approved by the Village, until the model homes are sold.

**L. Streetlamps**

Developer agrees to pay the cost of the installation of the streetlamps and the restoration required due to the installation of underground wiring per the Village developed plan. The Village of Jackson will select and design the type and location of the streetlamps used for the Subdivision. The Village of Jackson will hire a contractor for the installation. The streetlamps will be owned and maintained by the Village of Jackson.

**SECTION II. APPROVAL AND TRANSFER OF IMPROVEMENTS**

**A. Inspection**

All utility construction shall be inspected and tested by the Village Engineer or a consultant retained by him to assure that it complies with all construction and improvement requirements of the Village. Before any sureties are released to Developer, the Village Engineer shall report the satisfactory completion and recommend acceptance of all improvements to the Board of Public Works and Village Board. The Village Engineer shall review any written requests from Developer and respond in writing within 30 days of receiving said letter indicating acceptance or reasons for denial of acceptance of said improvements. Developer shall pay the actual cost of



such inspections as required by Section 38.14(f) of the Village of Jackson Municipal Code attached as **EXHIBIT "C"**.

**B. As-Builts**

After completion of all public improvements within the site, and prior to final acceptance of said improvements by the Village, Developer shall prepare and present as-built documents in accordance with Section 38-209 of the Village of Jackson Municipal Code. As-builts shall be submitted on electronic media compatible with the Village's CAD system software, in addition to providing a reproducible medium to the Village Engineer.

**C. Dedication**

Subject to all of the other provisions of this Agreement and the exhibits hereto attached, Developer shall, upon completion of all of the above described public improvements, unconditionally, and without charge to the Village, grant, convey, and fully dedicate the same to the Village, its successors and assigns forever, free and clear of all encumbrances whatsoever; together with (without limitation because of enumeration) all land, structures, mains, conduits, pipes, lines, plant machinery, equipment, and appurtenances which may in any way be a part of or pertain to such improvements, together with any and all necessary easements for access thereto.

**D. Acceptance**

Following completion and dedication of the improvements and upon written request by Developer, the Village shall report inspection and completion of the improvements to the next scheduled meetings of the Board of Public Works and Village Board. The Village shall thereupon accept such improvements in accordance with Section 15.05 of the Village of Jackson Municipal Code. The Village shall thereafter have the right to connect or integrate other utility facilities with the facilities provided hereunder without payment or award to, or consent required of, Developer. The Village Clerk shall provide Developer with a certified copy of the Village Board Resolutions accepting improvements hereunder which Developer may record to evidence compliance with this Agreement.

**E. Street Grades**

Prior to construction, the Village shall establish the grade of all streets in accordance with Section 36-26 of the Village of Jackson Municipal Code, and as approved by the Village Engineer.

**F. Improvement Guarantee**

Developer agrees to guarantee all improvements installed by it against defects in materials or workmanship which appear within a period of one year from the date of acceptance by the Village as herein provided and shall pay for any damages resulting therefrom to Village property.



**G. Title Evidence**

Prior to recording of the Final Plat, Developer shall provide the Village with title evidence acceptable to the Village showing that upon recording, the Village shall have good, indefeasible title to all interests in land dedicated or conveyed to the Village by the Plat, this Agreement, or other instruments required by this Agreement.

**H. As-Built Alterations or Repairs**

If the public improvements as installed by Developer, even if in accordance with the approved plans, do not function or perform properly in the field as determined by the Village Engineer within the 1-year guarantee period, Developer shall, at its expense, make such repairs or alterations as required by Village Engineer. If Developer fails to make such alterations or repairs as reported during the 1-year guarantee period, the Village will make the same and charge Developer and/or draw on Developer's letter of credit.

**SECTION III. FINANCIAL GUARANTEE**

**A. Letter of Credit**

Prior to the commencement of any public improvements, Developer shall provide to the Village a formal letter of credit issued pursuant to Wisconsin Statutes which shall assure the faithful performance of Developer's obligations under this Agreement as itemized in attached **EXHIBIT "D"**, attached hereto and incorporated herein by reference. The amount of the letter of credit shall be 115% of the amount of the estimated total of the contracts for the installation of public improvements as approved by the Village Engineer. The amount of the letter of credit may be reduced from time to time by the Village Administrator in amounts equal to the value of improvements, which have been installed, completed, and accepted by the Village. The letter of credit shall be payable to the Village and shall be conditioned upon guarantee to the Village the performance by Developer of its obligations under this Agreement. The letter of credit shall be approved as to form by the Village Attorney.

**B. Preservation of Assessment Rights**

In the event of a default by Developer under this agreement, and in addition to other remedies provided to the Village by this Agreement, the Village shall have the right without notice or hearing, to impose special assessments for any amount to which the Village is entitled by virtue of this Agreement. This provision constitutes Developer's consent to the installation by the Village of all public improvements required by this Agreement and constitutes Developer's waiver of notice and consent to all special assessment proceedings as described in Sec. 66.0701, Wis. Stats. In addition, if any of the common areas within the site are not maintained by the homeowner's association created by Developer in a manner acceptable to the Village, the Village shall have the authority to provide the maintenance and charge the proportionate costs thereof against each unit within the Development as a special assessment or special charge pursuant to Section 66.0701 Wis. Stats.



**C. Remedies Not Exclusive**

The remedies provided in this section are not exclusive. The Village may use any other remedies available to it under the Agreement or in law or equity in addition to, or in lieu of, the remedies provided above.

**SECTION IV. PERMITS AND FEES**

**A. Park Fees**

Developer agrees the park impact fees shall be paid according to the connection/impact fee in effect at the time each building permit is issued and shall be paid at the time of building permit issuance, by the builder making the permit application.

**B. Police and Fire Impact Fees**

Developer agrees the Police and Fire impact fees shall be paid according to the impact fee in effect at the time each building permit is issued and shall be paid at the time of building permit issuance, by the builder making the permit application.

**C. Water and Sewer Utility Special Assessment Calculation**

Developer agrees that prior to the commencement of any public improvements, the special assessment for sewer and water shall be paid as itemized in attached **EXHIBIT "E"** for Phase II.

**D. Building Permits**

1. Morning Meadows is zoned PUD-Residential with the minimum requirements of the R-5 zoning. Homes will have the minimum setback requirements:

- Road Setback = 25' on local streets
- Rear Yard = 25'
- Side Yard = 8'

2. Building permits within the site, other than building permits for model homes pursuant to subsection 3 below, will not be issued by the Village for residential construction until Developer has installed, and the Village has accepted, all improvements within the phase, except the final course of asphalt.

3. Notwithstanding anything contained herein to the contrary, Developer is authorized to receive up to **two** early issue building permits to facilitate model home construction. All such homes shall be initially planned for model home use. The model homes may not be occupied for residential living purposes until Developer has installed, and the Village has accepted, all public improvements within the phase, except the final course of asphalt. The model homes may continue as model homes until sold.



**E. Developer's Responsibility for Work**

The Work within the site shall be under the charge and care of Developer until the public improvements serving the site have been accepted by the Village.

**F. Insurance Requirements**

**General** Developer shall obtain insurance acceptable to the Village as required under this section. Developer shall maintain all required insurance under this section until improvements have been accepted and during any subsequent period in which Developer does work under this Agreement pursuant to the improvement guarantee or otherwise.

**Certificates of Insurance** Where the Village does not specify other limits for liability insurance, the minimum limits of liability shall be as follows:

|                                                                                                   |                             |
|---------------------------------------------------------------------------------------------------|-----------------------------|
| Employer's Liability (if applicable)                                                              | \$100,000.00 per occurrence |
| Comprehensive Motor Vehicle Liability, Bodily Injury and Property Damage combined (if applicable) | \$1,500,000.00 per accident |
| Comprehensive General Liability                                                                   |                             |
| Bodily Injury                                                                                     | \$1,500,000.00 per accident |
| Property Damage Combine                                                                           | \$1,000,000.00 aggregate    |

Developer may furnish coverage for bodily injury and property damage for Comprehensive Motor Vehicle Liability and Comprehensive General Liability through the use of primary liability policies or in a combination with an umbrella excess third party liability.

**SECTION V. LEGAL REQUIREMENTS AND PUBLIC RESPONSIBILITY**

**A. Laws to be Observed**

Developer shall at all times observe and comply with all federal, state, and local laws, regulations, and ordinances which are in effect or which may be placed in effect, which may affect the conduct of the work to be accomplished under this Agreement ("Work"). Developer shall indemnify and save harmless, the Village and all its agents, officers, and employees, against any claims or liability arising from or based on the violation of any such law, ordinance, regulation, or order, whether by himself or his agents, employees, or contractors. Developer shall procure all permits and licenses and pay all charges and fees and give all notices necessary and incident to the lawful prosecution of the work to be completed under this Agreement.

**B. Public Protection and Safety**

Developer shall be responsible for all damage, bodily injury, or death arising out of the Work, whether from maintaining an "attractive nuisance" or otherwise. Where apparent or potential hazards occur, incident to his conduct of the Work, Developer shall provide other reasonable safeguards.



Owner's Protective Liability (Independent Contractor Insurance):

The liability limits shall be the same as those of the Comprehensive General Liability Policy.

Insurance required under this Agreement shall be carried with an insurer authorized to do business in Wisconsin by the Wisconsin State Insurance Department. The Village reserves the right to disapprove any insurance company.

**C. Indemnification**

Developer shall indemnify and hold harmless the Village, its officers, agents, and employees from and against all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss, or expense (a) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (b) is caused in whole or in part, by any negligent act or omission of Developer, his Contractor, any Subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder; provided, however, that such indemnification shall not extend to directions by the Village of its employees to perform acts if the acts are performed in accordance with such direction. A claim for indemnification under this section shall be conditioned upon the Village giving to Developer, within five business days of receiving the same, written notice of any claim made against the Village which indemnification is sought, and if requested to do so by Developer's insurance carrier, the Village shall tender the defense of such claim to Developer's insurance carrier. In any and all claims against the Village, its officers, agents, and employees, by any employee of Developer, his Contractor, and Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Developer, the Contractor, or any Subcontractor under Workers' Compensation Acts, disability benefit acts, or other employee benefits acts.

**D. Personal Liability of Public Officials**

In carrying out any of the provisions of this Agreement or in exercising any power or authority granted to them thereby, there shall be no personal liability of the Village officers, agents, or employees, it being understood and agreed that in such matters they act as agents and representatives of the Village.



## **SECTION VI. MISCELLANEOUS PROVISIONS**

### **A. Survey Monuments**

Developer has certified that all survey or other monuments required by statute or ordinance will be properly placed and installed. Any monuments disturbed during construction of improvements shall be restored by Developer.

### **B. Zoning**

The Village does not guarantee or warrant that the lands subject to this Agreement will not at some later date be rezoned, nor does the Village agree to rezone the lands into a different zoning district. It is further understood that any rezoning that may take place shall not void this Agreement.

### **C. Indemnification for Environmental Contamination**

Developer shall indemnify, defend, and hold the Village and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the Village by, under, pursuant to, or in connection with the Plat or this agreement (including, but not limited to, street right of way and park land) of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

The Village agrees that it will immediately notify Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The Village also agrees that following notification to Developer that contamination may exist, the Village shall make all reasonable accommodations to allow Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.

### **D. Easements**

All water, sanitary sewer, storm water drainage, and utility easements dedicated to the Village on the Plat grant the Village the right to construct, install, maintain, inspect, repair, and replace the designated improvements in, on, over or under the easement or permit others to do so. No use of the property shall be made which interferes with the Village rights. The Village's only obligation to restore the property after any use by the Village shall be to grade the soil, replace topsoil, and plant grass seed.



**E. Trash Container**

A standard Village trash container and recycling bin will be provided by the Village at the time the Certificate of Occupancy is issued for each residential unit contracted for trash and recycling pickup.

**F. Pond and Common Areas**

Detention ponds as approved by the Village for this development shall be transferred to a homeowner's association created by Developer. Developer shall maintain the detention pond and the common areas until they are transferred to the homeowner's association. Upon transfer to the homeowner's association, the homeowner's association shall be responsible for maintaining the pond and the common areas. The Village shall be a party entitled to enforce the obligations of all members of the homeowner's association.

**G. Exhibits**

- "A" Legal Description of Property
- "B" Site Plan / Phasing Plan
- "C" Section 38-14 of Municipal Code
- "D" Itemization of Letter of Credit
- "E" Water and Sewer Utility Special Assessment Calculation

**SECTION VII. APPROVAL**

The Village shall, contemporaneously, with the approval of this Agreement, approve the Plat and cause the same to be signed and endorsed by the appropriate officers. Developer shall thereupon provide the Village with a conformed mylar copy of the Plat in accordance with Section 38-85 of the Village of Jackson Municipal Code.

**SECTION VIII. AMENDMENTS**

The Village and Developer may, by mutual consent, amend this Developer's Agreement.

**SECTION IX. BINDING EFFECT**

Developer warrants that it is the owner of all property described in **EXHIBIT "A"** and has full right and authority to make this Agreement. This Agreement and the grants, consents, and waivers contained herein shall run with the land and be binding upon Developer and its successors and assigns including all individual lot owners within the plat.

**HOME PATH FINANCIAL, INC.**

Dated: \_\_\_\_\_

By: \_\_\_\_\_, President

Subscribed and sworn to before me

on: \_\_\_\_\_, 2021

Notary Public - State of Wisconsin (print name)

Notary signature

My commission expires: \_\_\_\_\_

**VILLAGE OF JACKSON**

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Michael E. Schwab, Village President

Subscribed and sworn to before me

on: \_\_\_\_\_, 2021

Notary Public – State of Wisconsin (print name)

Notary signature

My commission expires: \_\_\_\_\_



# **EXHIBIT "A"**

## **MORNING MEADOWS PHASE 2**

Part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of Said Section; thence North 01° 12' 50" West along the West line of said 1/4 Section 800.19 feet to the point of beginning of lands to be described; thence continuing North 01° 12' 50" West along said West line 669.10 feet to a point in a meander line; thence South 80° 06' 40" East along said meander line 1287.85 feet to a point; thence South 01° 11' 51" East 616.72 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2717; thence North 89° 14' 43" West along the North line of said Lot 455.00 feet to the Northwest corner of said Lot; thence North 46° 04' 51" East 100.14 feet to a point; thence North 44° 21' 04" West 246.82 feet to a point; thence North 39° 11' 24" West 62.68 feet to a point; thence North 85° 52' 57" West 118.45 feet to a point; thence North 79° 49' 42" West 66.37 feet to a point; thence North 85° 52' 57" West 96.71 feet to a point; thence South 42° 05' 00" West 93.44 feet to a point; thence South 46° 11' 27" West 103.84 feet to a point; thence South 81° 53' 59" West 102.24 feet to a point; thence South 88° 47' 10" West 153.78 feet to the point of beginning.

Including those lands that fall between the meander line and the center of the creek.

Said land contains 768,250 square feet or 17.64 acres more or less.

October 15, 2020

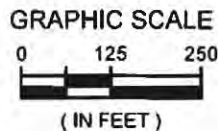
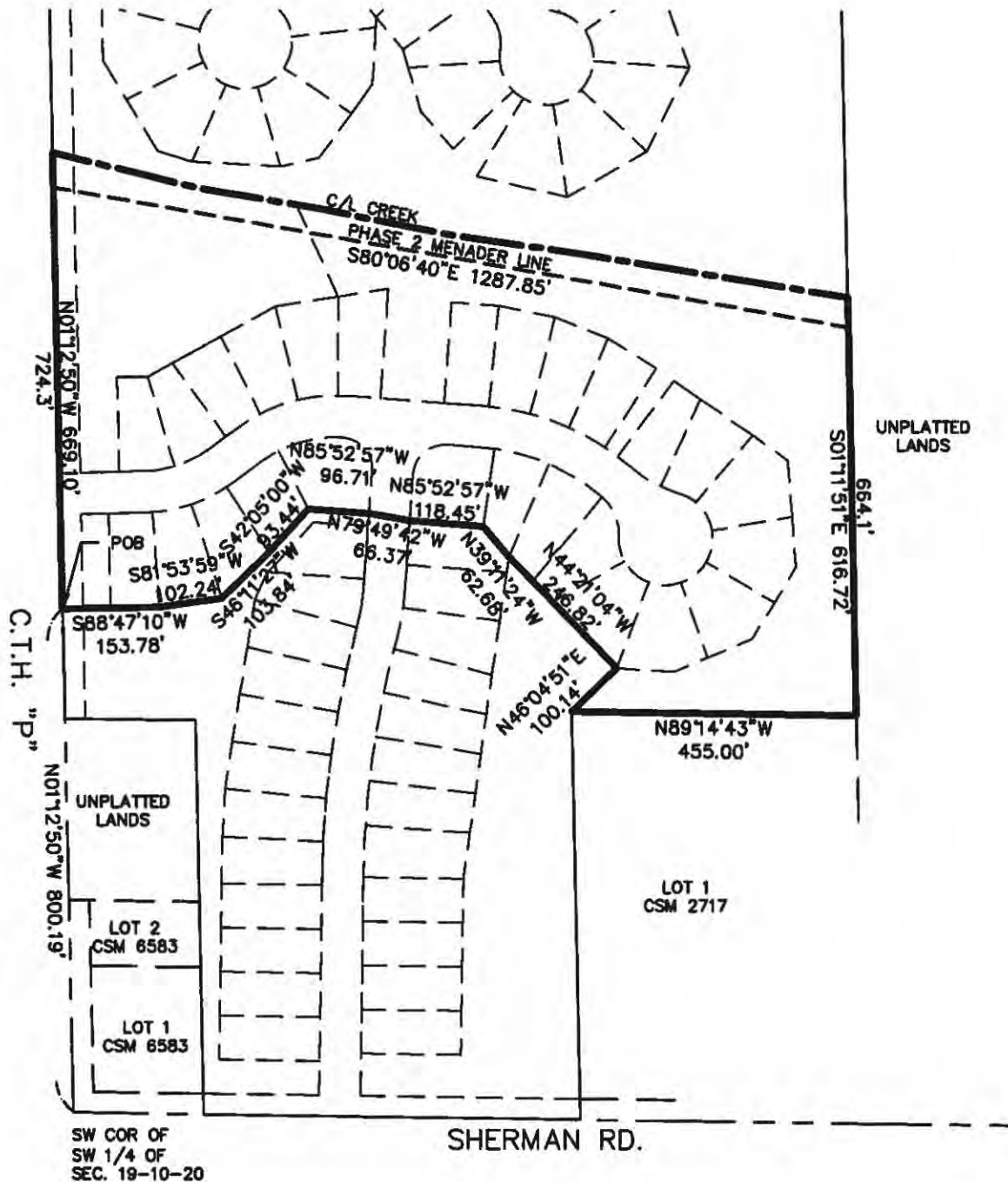
Drawing No. 162019-RMK

**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

# EXHIBIT "B"

## MORNING MEADOWS PHASE 2



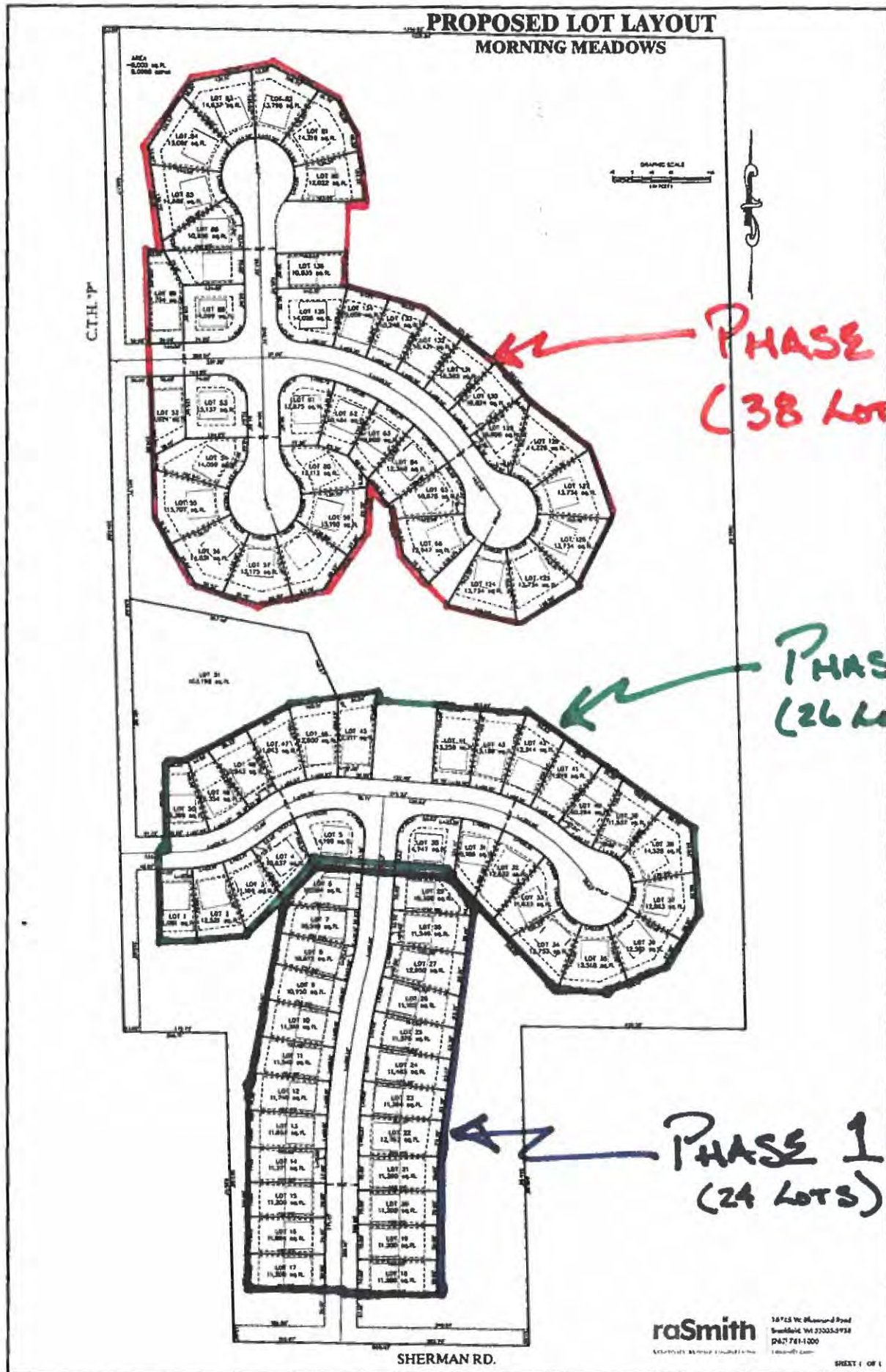
**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



# PROPOSED LOT LAYOUT

## MORNING MEADOWS



raSmith

18715 W. Blumond Road  
Boulder, CO 80503-9738  
303.761-1000  
www.ra-smith.com

SHEET 1 OF 1

## EXHIBIT "C"

### Sec. 38-14. - Fees.

- (a) *Generally*. The subdivider shall pay the village all fees required at the times specified. All fee and penalty amounts shall be specified by resolution of the village board.
- (b) *Preliminary plat fee review fee*. The subdivider shall pay an application fee and a fee for each lot or parcel within the preliminary plat, as set forth by resolution, to the village treasurer at the time of first application for review of any preliminary plat to assist in deferring the cost of review. The application fee shall be paid to the village treasurer at the time of reapplication for approval of any preliminary plat which has been previously reviewed.
- (c) *Final plat review fee*. The subdivider shall pay a fee, as set forth by resolution, for the application and for each lot within the final plat, to the village treasurer at the time of application for approval of the plat to assist in defraying the cost of review. A reapplication fee, as set forth by resolution, shall be paid to the village treasurer at the time of a reapplication of any plat for approval which has been previously reviewed.
- (d) *Certified survey map review fee*. The subdivider shall pay a fee, as set forth by resolution, to the village treasurer at the time of application for approval of a certified survey map to assist in defraying the cost of review.
- (e) *Plan review fee*. The subdivider shall pay a fee at the time of submission of improvements plans and specifications to partially cover the cost to the village of checking and reviewing such plans and specifications. This fee shall be estimated, using actual costs by staff. The fee may be recomputed upon demand of the subdivider or village engineer, after completion of improvement construction in accordance with the actual cost of such improvements, and the difference, if any, shall be paid by or remitted to the subdivider. Evidence of cost shall be in such detail and form as provided by the village engineer.
- (f) *Inspection fee*. The subdivider shall pay a fee equal to the actual cost to the village for such inspection as the village engineer deems necessary to assure that the construction of the required improvements is in compliance with the plans, specifications and ordinances of the village or any other governmental authority. Inspection fees shall be paid as they are accrued.
- (g) *Engineering fee*. The subdivider shall pay a fee equal to the actual cost to the village for all engineering work incurred by the village in connection with the plat and such fees shall be paid as they accrue. Engineering work may include the preparation of construction plans and standard specifications. The village engineer may permit the subdivider to furnish all, some or part of the required construction plans and specifications, in which case no engineering fees shall be levied for the preparation of such plans and specifications,



except that fees shall be leviable for the review of plans submitted in accordance with this chapter.

- (h) *Administrative fee.* The subdivider shall pay a fee equal to the cost of any legal, administrative or fiscal work which may be undertaken by the village in connection with the plat and such fees shall be paid as they accrue. Legal work shall include the drafting of contracts between the village and the subdivider.
- (i) *Erosion control fee.* The subdivider shall pay a fee, as set forth by resolution, for the application and for each lot within the final plat, to the village treasurer at the time of application for construction of said plat to assist in defraying the cost of review.

(Prior Code, § 15.07)

## EXHIBIT "D"

| Public Improvement Costs | Total Costs | Phase II Allocated Costs | 115% of Allocated Costs |
|--------------------------|-------------|--------------------------|-------------------------|
| Sanitary Sewer           | \$808,600   | \$236,220.22             | \$271,653.26            |
| Water Main               | \$638,550   | \$186,542.70             | \$214,524.10            |
| Storm Sewer              | \$140,530   | \$41,053.71              | \$47,211.76             |
| Roadway Construction     | \$416,895   | \$121,789.55             | \$140,057.98            |
| Total                    | \$2,004,575 | \$585,606.18             | \$673,447.11            |





N70 W25176 INDIAN GRASS LANE, SUSSEX, WI 53089  
FAX 262/820-8400  
dft@dftomasini.com

June 1, 2020

Home Path Financial  
19435 W. Capitol Drive #102  
Brookfield, WI 53045

**Attn: Ed Woodland**

**Re: Morning Meadows  
Jackson, WI**

The following is our **budget proposal** to install sanitary sewer, water main and storm sewer on the above referenced project per the plans prepared by RaSmith dated 2/27/2020 and per the following:

**SANITARY SEWER**

- 1 EA Connect to Existing Sanitary Sewer
- 25 EA 48" Precast Concrete Manhole W/ Frame & Lid
- 3392 LF 8" SDR-35 PVC Sanitary Sewer
- 1116 LF 8" SDR-26 PVC Sanitary Sewer
- 3713 LF 6" PVC Sanitary Laterals (88 EA)
- 239 VF 6" PVC Sanitary Riser (27 EA)

**SANITARY BUDGET**

**\$808,600.00**

**WATER MAIN**

- 1 EA Connect to Existing Water Main
- 10 EA Hydrant Assemblies W/ 6" Gate Valve & Box
- 4521 LF 8" C-900 PVC Watermain
- 218 LF 6" CL -52 Ductile Iron Hydrant Lead
- 12 EA 8" Gate Valve
- 3640 LF 1" Water Lateral (88)
- 88 EA Tapping Saddle, 1" Corporation, Curb Stop & Box

**WATER MAIN BUDGET**

**\$638,550.00**

**STORM SEWER**

- 1 EA 48" Precast Concrete Manhole W/Frame & Lid

|                           |                                    |                     |
|---------------------------|------------------------------------|---------------------|
| 322 LF                    | 30" RCP Storm Sewer                |                     |
| 277 LF                    | 18" RCP Storm Sewer                |                     |
| 194 LF                    | 15" RCP Storm Sewer                |                     |
| 260 LF                    | 12" RCP Storm Sewer                |                     |
| 4 EA                      | 30" RCP End Section W/ Trash Guard |                     |
| 10 EA                     | 18" RCP End Section W/ Trash Guard |                     |
| 12 EA                     | 15" RCP End Section                |                     |
| 6 EA                      | 12" RCP End Section                |                     |
| 30 EA                     | Rip Rap @ Outfall End Section      |                     |
| <b>STORM SEWER BUDGET</b> |                                    | <b>\$140,530.00</b> |

|                               |                       |
|-------------------------------|-----------------------|
| <b>TOTAL UTILITIES BUDGET</b> | <b>\$1,587,680.00</b> |
|-------------------------------|-----------------------|

#### **SITE GRADING**

Adjust Grades to Balance Site - Import or export of material is not included

Tree Clearing and Grubbing as needed

Install Silt Fence

Strip Topsoil

Use Excess Topsoil for Respread

Rough Grading

Use Site Cut as Site Fills

Compaction of Site Fills

Finish Grade to Subgrade

\* Building Pad +/- .10'

\* Paved Areas +/- .10'

\* Landscape Areas +/- .25'

Respread 4-8" of Salvage Topsoil +/- .20

Seed, Fertilizer, and Mulch

Seed and Erosion Mat of Ponds and Ditches

On-site Clay to be used for Ponds

|                            |                       |
|----------------------------|-----------------------|
| <b>SITE GRADING BUDGET</b> | <b>\$1,558,000.00</b> |
|----------------------------|-----------------------|

#### **ROADWAY CONSTRUCTION**

|          |                                               |
|----------|-----------------------------------------------|
| 15800 SY | 9" Stone Base Course                          |
| 805 LF   | 30" Concrete Curb & Gutter (4 island centers) |
| 13400 SY | 3.5" Asphalt Binder Course 3 LT 58-28S        |



13400 SY 1.5" Asphalt Surface Course 5 LT 58-28S

9735 LF 2' Aggregate Shoulder

**ROADWAY CONSTRUCTION BUDGET**

**\$416,895.00**

**TOTAL PROJECT BUDGET**

**3,562,575.00**

**CONDITIONS:**

- 1 Compaction and soil testing by others.
- 2 Inspection by others.
- 3 Rock removal, if needed, to be negotiated.
- 4 Heavy dewatering, if required to be negotiated on a time and material basis.
- 5 Staking, layout and as-builts by others.
- 6 Spoil backfill in landscaped areas.
- 7 Granular backfill under paved areas.
- 8 All plan approvals and permits by others.
- 9 DNR permits by others.
- 10 Excavation for unsuitable subgrade or contaminated soil by others.
- 11 We do not include a payment and performance bond.
- 12 Final pricing is based on D.F. Tomasini digging test holes to verify soil conditions.
- 13 Restoration or clean up after utility company installation (gas, cable, electric, etc.) is not included.
- 14 Relocation of existing utilities and poles to be done by others.
- 15 Water main assumed to be a 7' depth and Storm Sewer assumed 5' depth.
- 16 Cold weather conditions are not included.
- 17 Above prices are for budgetary purposes only. Final Grading, Water Main and Storm Sewer Plan will need to be designed prior to final pricing.

Please let me know if you have any questions regarding the information provided above.

Sincerely,

**D. F. TOMASINI CONTRACTORS, INC.**



Mike Benish

Project Manager

# EXHIBIT "E"

## Morning Meadows Special Assessment and Impact Fee Calculation per Proposed Plat of August 5, 2020

### Sherman Road Utilities

|                               |    |
|-------------------------------|----|
| Proposed Total Number of Lots | 88 |
| Phase One Lots                | 24 |
| Phase Two Lots                | 26 |
| Phase Three Lots              | 38 |
| Total # of Residential Units  | 88 |

\$1,621 Sherman Rd. Sewer Charge per REU  
\$391 Sherman Rd. Water Charge per REU  
 \$2,013 Total Charge per REU

**\$48,312** REU Assessment for Phase 1  
**\$52,338** REU Assessment for Phase 2  
**\$76,494** REU Assessment for Phase 3  
**\$177,144** Total REU for Development

600 Benefiting Frontage

\$59.04 Sherman Rd. Sewer Charge per foot  
\$34.04 Sherman Rd. Water Charge per foot  
 \$93.08

**\$55,846** Frontage Assessment for Development Property

**\$232,990** Total Assessment for Morning Meadows Development

The frontage assessment is getting the utility to the property.

The REU Assessment cost is the use of the utility by the property

Please note the REU Assessment will increase or decrease depending the number of lots in the subdivision.

**The assessment and REU costs have not changed from 2004. The Jackson Sewer and Water Utilities are requesting only the money spent to install the mains, and with no interest.**

Sherman Road Area Utilities cost to be based on:

- (1) anticipated water & sewer demand based on acreage and use, and
- (2) benefiting frontage

### Connection and Impact Fees to be paid separately

|                                |                |
|--------------------------------|----------------|
| WWTF Charge per REU (2019 fee) | \$4,000        |
| SW Int. Charge per REU         | \$129          |
| Water Impact Fee per REU       | \$820          |
| Park Impact Fee                | \$850          |
| Police and Fire Impact Fee     | <u>\$1,430</u> |
| Total                          | \$7,229        |

Connection and Impact Fees are payable during Building Application time.



ELECTRIC WORK REQUEST

WE4606872

C  
T

XV:

JACKSON

CUST/PROJ NAME:MORNING MEADOWS PH 2

PROJECT LOCATION:NE CORNER OF CTY P & SHERMAN RD

PREPARED BY: JENNIFER BIEL

E-MAIL: JENNIFER.BIEL@WE-ENERGIES.COM

OFFICE #:CELL #:618-407-8185

PROJECT ID:WB4606872IO #:13010

OPERATING MAPS:4032-7952-04

EXISTING FEEDER:

PROPOSED FEEDER:

T-R-S - ¼Q:10N20E19SWCGS#:

TYPE OF WORK:  

SUBDIVISION-UNDERGROUND FACILITIES

SUBDIVISION-OVERHEAD FACILITIES

SUBDIVISION STREET LIGHT - UNDERGROUND FACILITIES

SUBDIVISION STREET LIGHT - OVERHEAD FACILITIES

SUBDIVISION - RELOCATE FACILITIES

OTHER:

STAKING REQUIREMENTS:  

SURVEYOR

DESIGNER

STAKED

NOT NEEDED

RESTORE PRIVATE PROPERTY:  

YES

NO

JU COMPANY:JOB #

ENGINEERING CONTACT:CONSTRUCTION CONTACT:

PHONE #PHONE #

CONSTRUCTION EMAIL:

EXCEPTIONS/JU SIGNATURES:

JU COMPANY:JOB #

ENGINEERING CONTACT:CONSTRUCTION CONTACT:

PHONE #PHONE #

CONSTRUCTION EMAIL:

EXCEPTIONS/JU SIGNATURES:

CONTACT JU PARTNERS 3-5 DAYS PRIOR TO CONSTRUCTION.

JOINT USE KEY:RELATED WORK REQUESTS:  

=  
=  
=

OH:  
DB:  
SLDB  
SLOH:

ROW TO OBTAIN EASEMENT / ADD EASEMENT. SURVEYOR TO STAKE C/L AND MARK WIDTH OF EASEMENT ON STAKE.  
X ROW TO CONTACT CST/DESIGNER FOR EASEMENT REQ'S.  
 NO NEW EASEMENTS REQUIRED

EROSION CONTROL NOTES  

IF DISTURBANCE OCCURS IN SUMMER, FINAL STABILIZATION SHALL BE PERMANENT SEED AND PROPERLY ANCHORED MULCH, UNLESS NOTED. IF DISTURBANCE OCCURS IN WINTER, TEMPORARY STABILIZATION SHALL BE SOIL STABILIZER, UNLESS NOTED. FINAL STABILIZATION IS REQUIRED IN SPRING.

IF DISTURBANCE OCCURS WITHIN THE SLOPE INTERCEPT, FINAL STABILIZATION SHALL BE SOIL STABILIZER, UNLESS NOTED. IF DISTURBANCE OCCURS OUTSIDE THE SLOPE INTERCEPT, FINAL STABILIZATION SHALL BE PERMANENT SEED AND PROPERLY ANCHORED MULCH, UNLESS NOTED.

IF DISTURBANCE OCCURS IN AGRICULTURAL FIELDS, SOIL SEGREGATION WILL NEED TO TAKE PLACE TO RETURN FIELDS TO PRE-CONSTRUCTION SOIL STRATIFICATION AND TO PRE-CONSTRUCTION ELEVATIONS.

DEPENDENDING ON THE TIME OF YEAR AND WEATHER CONDITIONS, CONSIDER USING PLATES/MATS IN WETLANDS OR CROSSING DITCHES.

STOCKPILE MATERIALS SHALL BE PLACED UPSLOPE FROM EXCAVATION. IF STOCKPILE MATERIALS MUST BE PLACED DOWNSLOPE OF EXCAVATION, PROTECT STOCKPILES WITH 12" WATTLES.

PROJECT SPECIFIC EROSION CONTROL NOTES:

DEVELOPER:  
COMPANY NAMEHOME PATH FINANCIAL LP  
ADDRESS19435 WEST CAPITOL DR SUITE 102  
CITY, STATEBROOKFIELD WI 53045  
CONTACT NAMESAM JAGODZINSKI ED WOODLAND  
PHONE262-282-1721262-336-3862  
EMAILSJAGODZINSKI@MYHOMEPATH.COM  
EWOODLAND@MYHOMEPATH.COM  
COMPANY NAMERASMITH  
CONTACT NAMECHRIS HITCH  
PHONE262-317-3627  
EMAILCHRIS.HITCH@RASMITH.COM

TOTAL TRENCH LENGTH:TOTAL BORE LENGTH:TOTAL NUMBER OF TRANSFORMERS:TOTAL NUMBER OF PEDESTALS:

DIMENSIONING NOTES:  
ALL CABLES TO BE INSTALLED 3' OFF P/L UNLESS OTHERWISE NOTED

NOTES:  
\* WE ENERGIES WILL NOT RESTORE OR HAUL SPOIL UNLESS OTHERWISE NOTED ON SKETCH  
\* CUSTOMER/DEVELOPER IS RESPONSIBLE FOR LOCATING ANY/ALL PRIVATE UNDERGROUND FACILITIES AND/OR OBSTRUCTIONS INCLUDING THOSE THAT HAVE NOT YET BEEN TURNED OVER TO THE MUNICIPALITY  
\* WE ENERGIES AND/OR ITS CONTRACTORS ARE NOT RESPONSIBLE FOR DAMAGE TO UNMARKED FACILITIES  
\* CUSTOMER/DEVELOPER AND THEIR CONTRACTORS/SUB-CONTRACTORS MUST KEEP WE ENERGIES EASEMENT AREAS FREE AND CLEAR OF OBSTURCTIONS AND ENSURE ACCESS TO EASEMENT AREAS IS PROVIDED INCLUDING, BUT NOT LIMITED TO: DUMPSTERS, SPOIL, BACKFILL MATERIAL, ETC.  
\* CUSTOMER/DEVELOPER AND THEIR CONTRACTORS/SUB-CONTRACTORS MUST ENSURE THAT GRADE AT TIME OF WE ENERGIES INSTALLATION IS WITHIN 4" OF FINAL GRADE INCLUDING ANY PLANS FOR FUTURE LANDSCAPING  
\* ANY FIELD ADJUSTMENTS TO SIGNED/APPROVED SKETCH MAY RESULT IN ADDITIONAL COSTS INCURRED BY THE DEVELOPER  
\* WE ENERGIES IS NOT RESPONSIBLE FOR DAMAGE TO TREES AND/OR ROOTS LOCATED ALONG TRENCH ROUTE  
\* WE ENERGIES AND/OR ITS CONTRACTORS WILL CLEAN ANY MUD/DEBRIS THAT IS TRACKED ONTO EXISTING ROADS AS A RESULT OF THEIR CONSTRUCTION DAILY  
\* WE ENERGIES AND ITS CONTRACTORS ARE NOT RESPONSIBLE FOR COMPACTION ISSUES OR DAMAGES TO GRAVELED ROADS  
\* ANY ADDITIONAL SPECIAL NOTES OR PROVISIONS

CUSTOMER'S SIGNATURE OF APPROVALDATE

N

WR4606872

Printed11/30/2020 1:33:07 PM

REV.DESCRPTIONBYDATE  
0DESIGN APPROVED FOR CONSTRUCTION

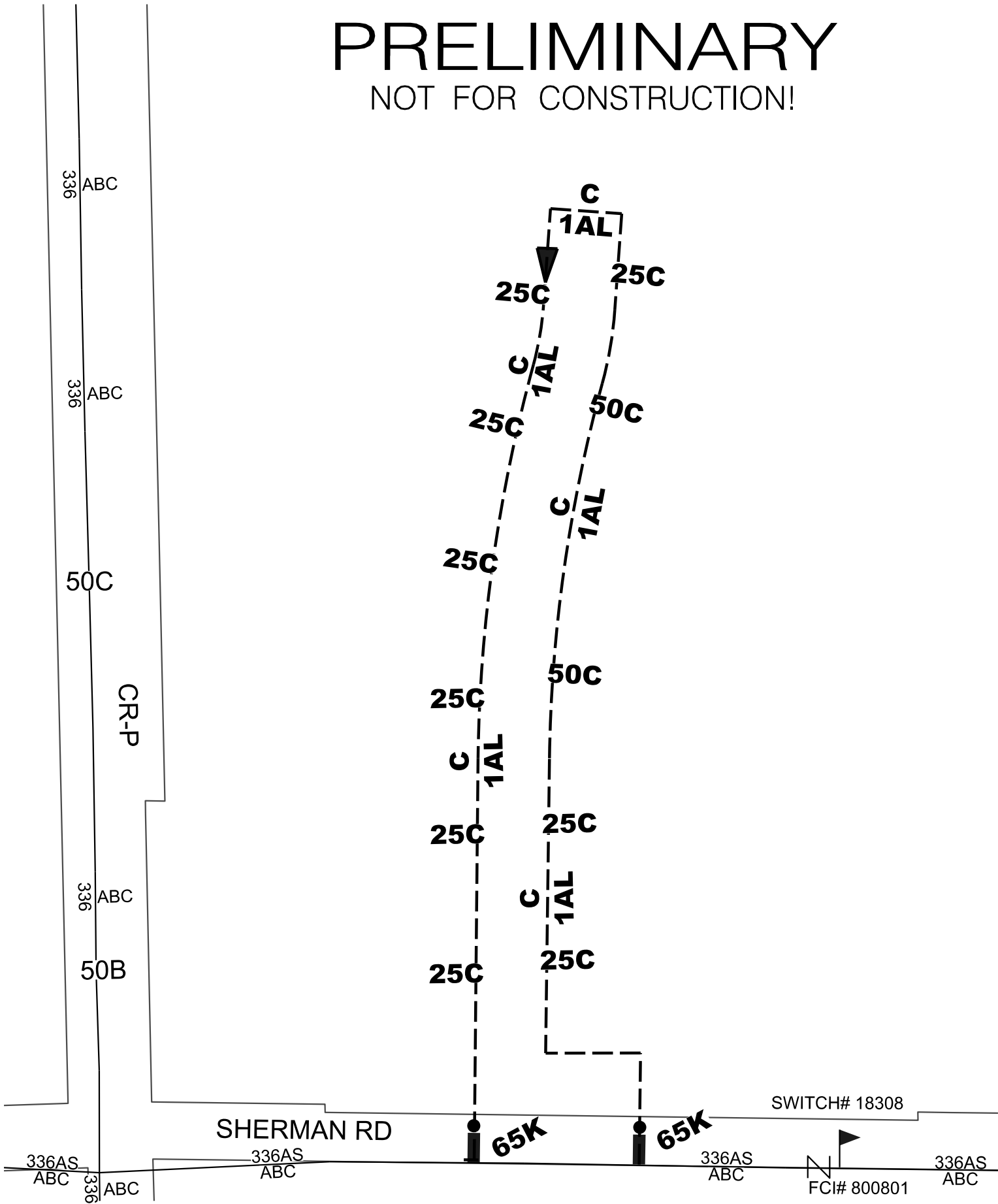
SHEET 1 OF 6

U:\Data\@Work Management Northern\WBSC \@WBSC 4600000 – 4619999\4606872\4606872 NM.dgn

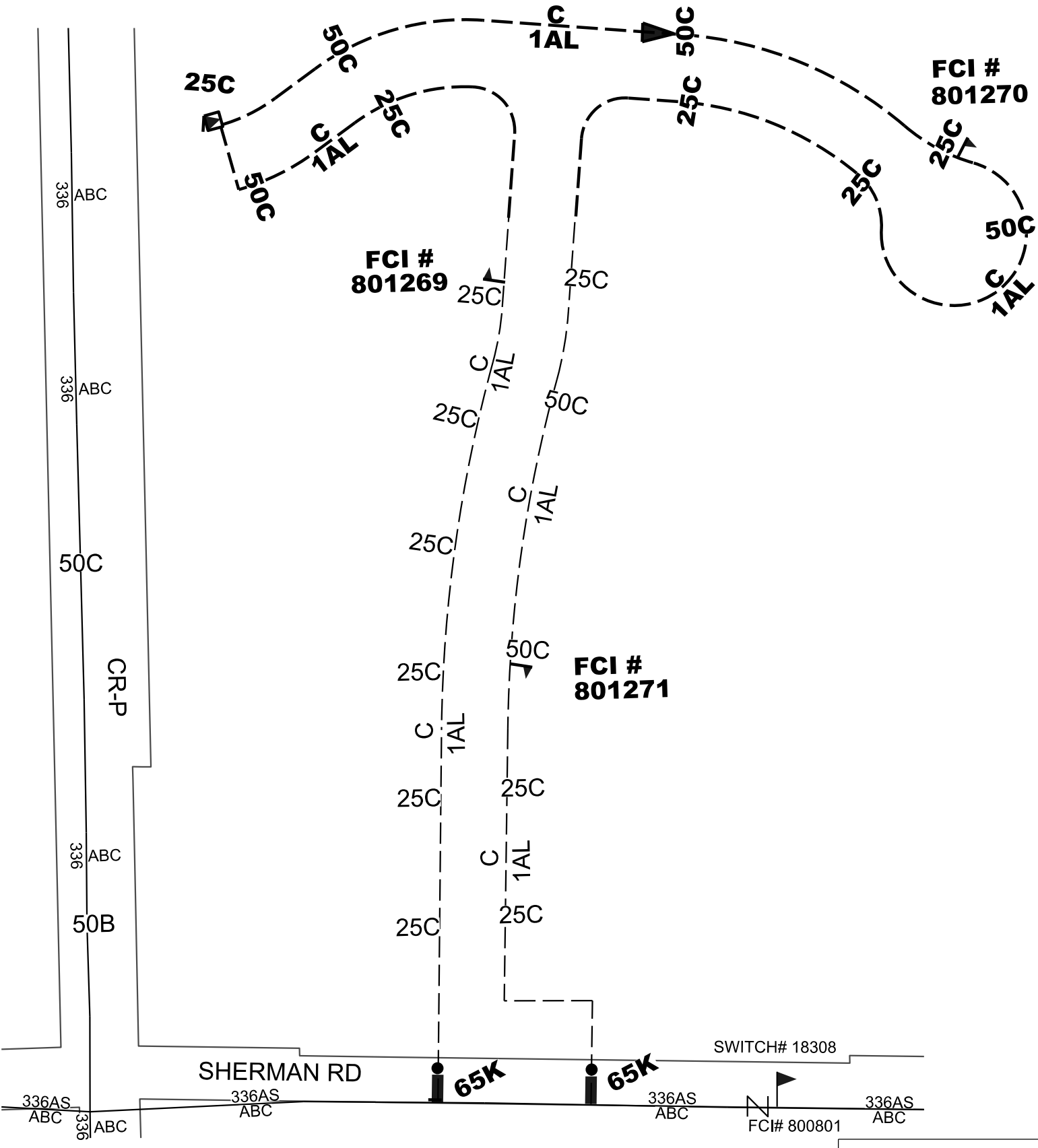


EXISTING FEEDER Z33882

PRELIMINARY  
NOT FOR CONSTRUCTION!



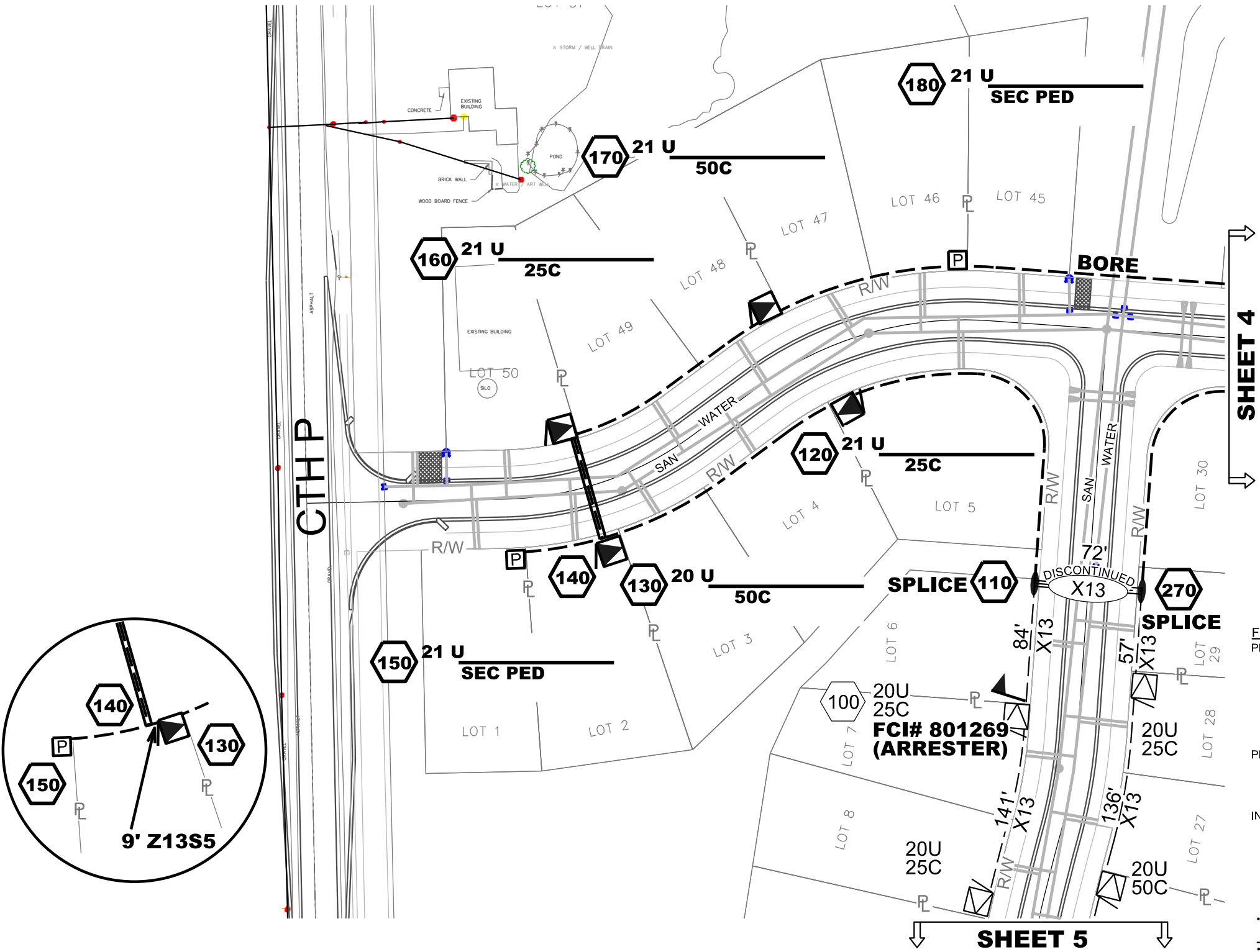
PROPOSED FEEDER Z33882







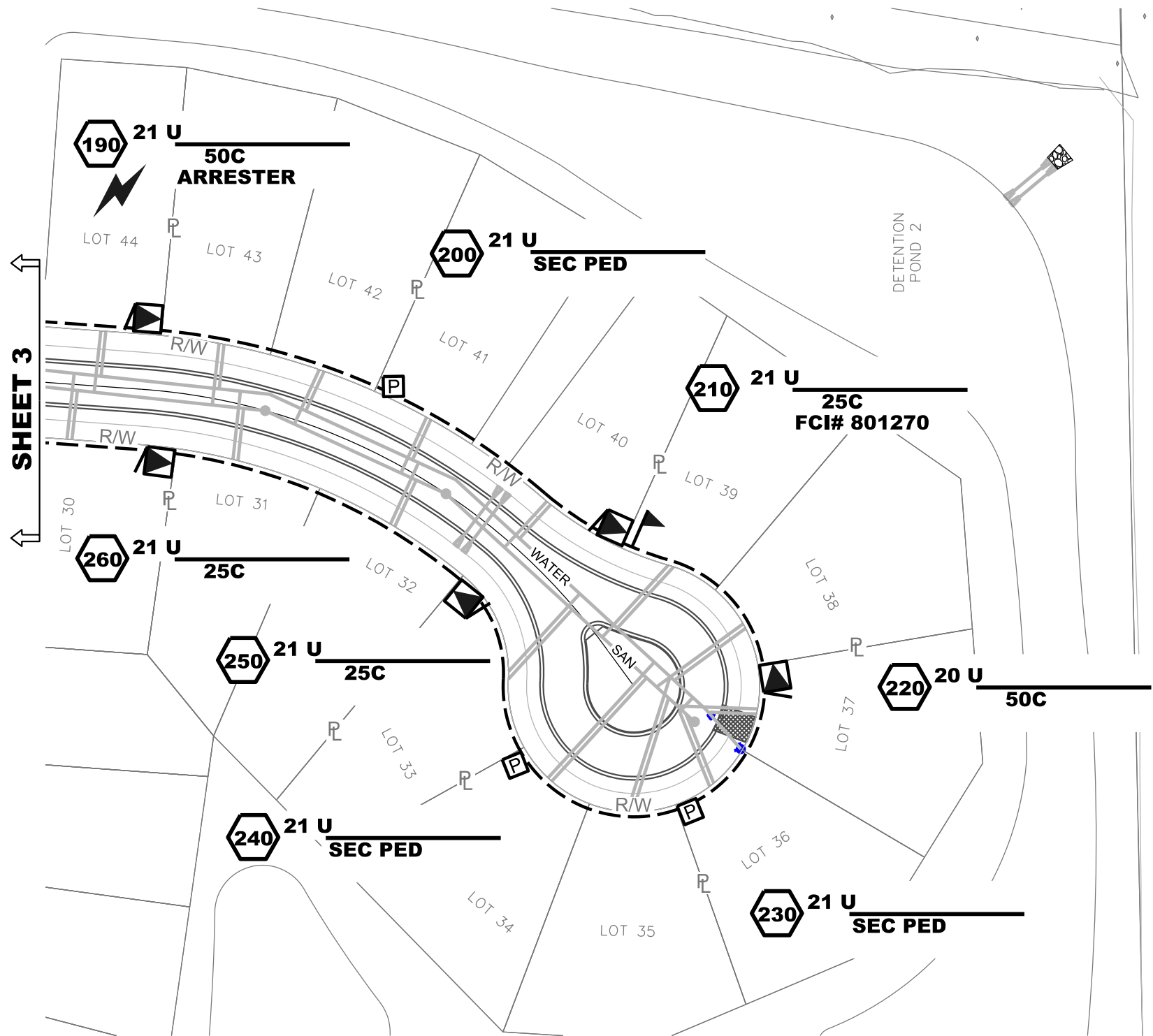
PRELIMINARY  
NOT FOR CONSTRUCTION!



| FCI ATTRIBUTE                                  |        |
|------------------------------------------------|--------|
| PLANNING                                       |        |
| • Feeder                                       | Z33882 |
| • Mount#                                       | 20U    |
| • Direction                                    | NORTH  |
| • Pole Ht                                      |        |
| • Phase                                        | C      |
| • Type (OH/UG)                                 | UG     |
| PROTECTION                                     |        |
| • Size                                         | 200A   |
| • Const. Units                                 |        |
| • FCI #                                        | 801269 |
| INSTALLATION                                   |        |
| • Manufacturer                                 |        |
| • Date Manufactured                            |        |
| • Installation Date                            |        |
| • AØ Serial #                                  |        |
| • BØ Serial #                                  |        |
| • CØ Serial #                                  |        |
| •• IF LOCATION IS ADJUSTED, CALL PLANNING ENG. |        |
| •• CALL EDCC WHEN INSTALLATION COMPLETE        |        |



PRELIMINARY  
NOT FOR CONSTRUCTION!



FCI ATTRIBUTE

PLANNING

- Feeder Z33882
- Mount# 20U
- Direction NORTH
- Pole Ht
- Phase C
- Type (OH/UG) UG

PROTECTION

- Size 200A
- Const. Units
- FCI # 801270

INSTALLATION

- Manufacturer
- Date Manufactured
- Installation Date
- AØ Serial #
- BØ Serial #
- CØ Serial #

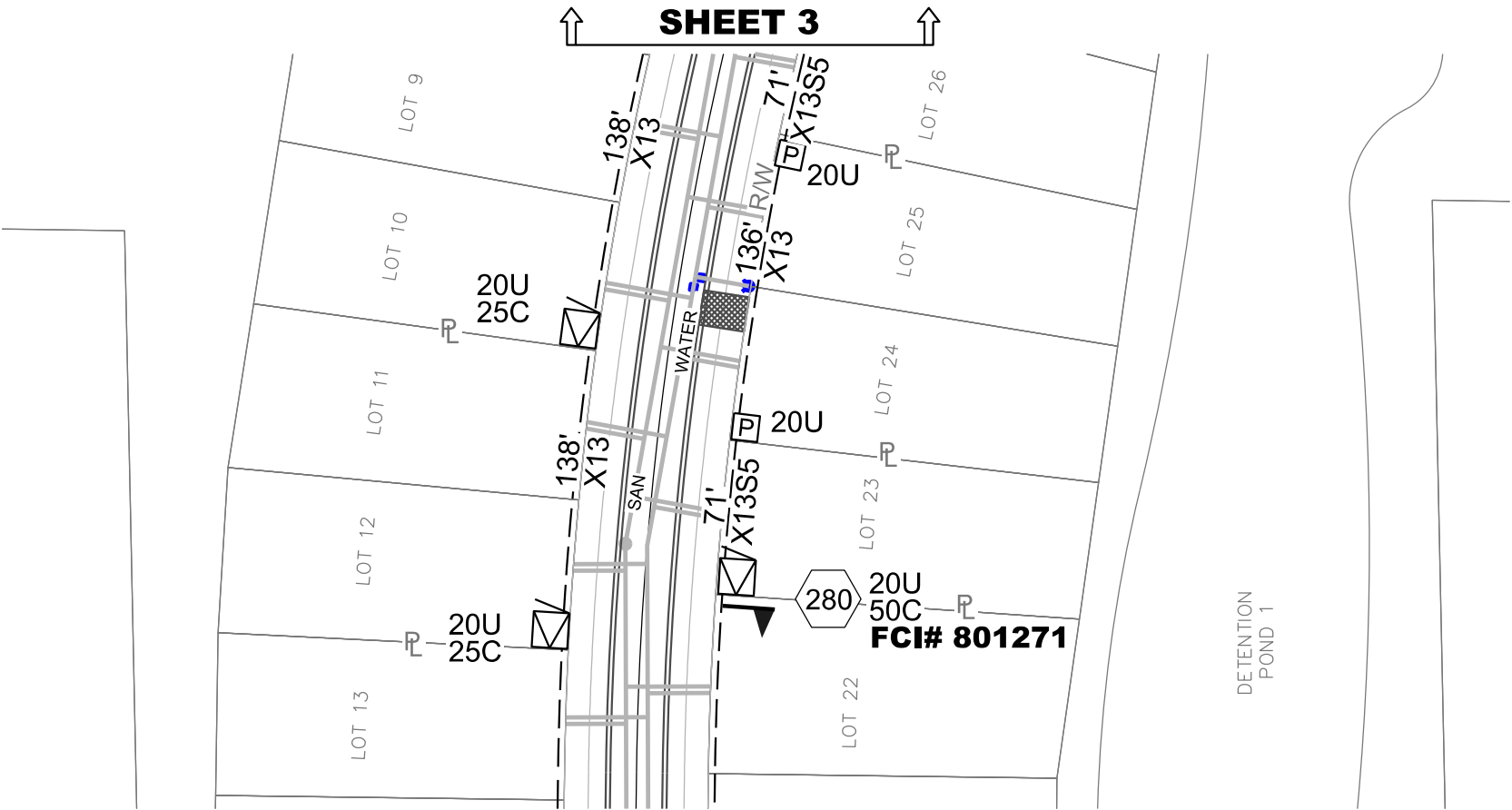
• IF LOCATION IS ADJUSTED, CALL PLANNING ENG.

• CALL EDCC WHEN INSTALLATION COMPLETE





PRELIMINARY  
NOT FOR CONSTRUCTION!



FCI ATTRIBUTE

|                |        |
|----------------|--------|
| PLANNING       |        |
| • Feeder       | Z33882 |
| • Mount#       | 20U    |
| • Direction    | NORTH  |
| • Pole Ht      |        |
| • Phase        | C      |
| • Type (OH/UG) | UG     |

|                |        |
|----------------|--------|
| PROTECTION     |        |
| • Size         | 200A   |
| • Const. Units |        |
| • FCI #        | 801271 |

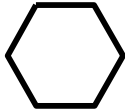
|                     |  |
|---------------------|--|
| INSTALLATION        |  |
| • Manufacturer      |  |
| • Date Manufactured |  |
| • Installation Date |  |
| • AØ Serial #       |  |
| • BØ Serial #       |  |
| • CØ Serial #       |  |

•• IF LOCATION IS ADJUSTED, CALL PLANNING ENG.

•• CALL EDCC WHEN INSTALLATION COMPLETE



4606872



MANUFACTURER: \_\_\_\_\_

KVA: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

LOCATION ID: \_\_\_\_\_

PHASE: \_\_\_\_\_

FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_

SERIAL: \_\_\_\_\_

MATERIAL #: \_\_\_\_\_

ASSET ID #: \_\_\_\_\_

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC  
USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N  
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: \_\_\_\_\_  
SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_



MANUFACTURER: \_\_\_\_\_

KVA: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

LOCATION ID: \_\_\_\_\_

PHASE: \_\_\_\_\_

FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_

SERIAL: \_\_\_\_\_

MATERIAL #: \_\_\_\_\_

ASSET ID #: \_\_\_\_\_

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC  
USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N  
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: \_\_\_\_\_  
SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_



MANUFACTURER: \_\_\_\_\_

KVA: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

LOCATION ID: \_\_\_\_\_

PHASE: \_\_\_\_\_

FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_

SERIAL: \_\_\_\_\_

MATERIAL #: \_\_\_\_\_

ASSET ID #: \_\_\_\_\_

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC  
USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N  
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: \_\_\_\_\_  
SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_



MANUFACTURER: \_\_\_\_\_

KVA: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

LOCATION ID: \_\_\_\_\_

PHASE: \_\_\_\_\_

FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_

SERIAL: \_\_\_\_\_

MATERIAL #: \_\_\_\_\_

ASSET ID #: \_\_\_\_\_

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC  
USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N  
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: \_\_\_\_\_  
SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_



MANUFACTURER: \_\_\_\_\_

KVA: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

LOCATION ID: \_\_\_\_\_

PHASE: \_\_\_\_\_

FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_

SERIAL: \_\_\_\_\_

MATERIAL #: \_\_\_\_\_

ASSET ID #: \_\_\_\_\_

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC  
USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N  
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: \_\_\_\_\_  
SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_



MANUFACTURER: \_\_\_\_\_

KVA: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

LOCATION ID: \_\_\_\_\_

PHASE: \_\_\_\_\_

FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_

SERIAL: \_\_\_\_\_

MATERIAL #: \_\_\_\_\_

ASSET ID #: \_\_\_\_\_

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC  
USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N  
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: \_\_\_\_\_  
SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_



MANUFACTURER: \_\_\_\_\_

KVA: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

LOCATION ID: \_\_\_\_\_

PHASE: \_\_\_\_\_

FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_

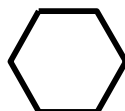
SERIAL: \_\_\_\_\_

MATERIAL #: \_\_\_\_\_

ASSET ID #: \_\_\_\_\_

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC  
USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N  
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: \_\_\_\_\_  
SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_



MANUFACTURER: \_\_\_\_\_

KVA: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

LOCATION ID: \_\_\_\_\_

PHASE: \_\_\_\_\_

FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_

SERIAL: \_\_\_\_\_

MATERIAL #: \_\_\_\_\_

ASSET ID #: \_\_\_\_\_

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC  
USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N  
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: \_\_\_\_\_  
SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_



MANUFACTURER: \_\_\_\_\_

KVA: \_\_\_\_\_

VOLTAGE: \_\_\_\_\_

LOCATION ID: \_\_\_\_\_

PHASE: \_\_\_\_\_

FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_

SERIAL: \_\_\_\_\_

MATERIAL #: \_\_\_\_\_

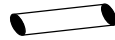
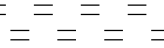
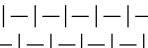
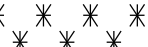
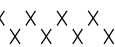
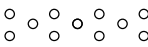
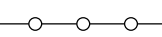
ASSET ID #: \_\_\_\_\_

3 PHASE TRANSFORMER LOAD BREAK SWITCHES? ☐Y ☐N

FOR SOC  
USE ONLY WE ENERGIES EQUIPMENT ENERGIZED ☐Y ☐N  
Customer EQUIPMENT ENERGIZED ☐Y ☐N EDC: \_\_\_\_\_  
SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>WE ENERGIES - ELECTRIC OPERATIONS</div><div>CLEARANCE NOTES:</div><div>-LOCATION OF OBSTRUCTIONS ARE FROM RECORDS AND MUST BE VERIFIED IN THE FIELD.</div><div>-MAINTAIN 2' MIN. CLEARANCE BETWEEN OUTSIDE FACE OF MANHOLE &amp; BELL OF PIPE.</div><div>-THIS APPLIES TO GAS AND WATER MAINS.</div><div>-MAINTAIN 2' MIN. VERTICAL CLEARANCE AT CROSSINGS OF SEWER OR WATER MAINS.</div><div>-MAINTAIN 5' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND SEWER.</div><div>-MAINTAIN 3' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND WATER MAINS.</div><div>NOTE - CLEARANCES SHOWN ARE MINIMUM DISTANCES - REFERENCE PERMITS FOR SPECIFIC CLEARANCE REQUIREMENTS. ADDITIONAL UNDERGROUND INFORMATION ON EXCAVATION, BACKFILLING AND CLEARANCES CAN BE FOUND IN STD. 281-02.</div></div> | <div><div>OVERHEAD PRIMARY</div><div>E, F, H, Q, R, W, X or Z</div><div><div>Z1 #2 ACSR</div><div>Z1 #1/0 ACSR</div><div>Z2 #3/0 ACSR</div><div>Z3 #2 ACSR</div><div>Z4 #1/0 ACSR</div><div>Z5 #3/0 ACSR</div><div>Z7 #336 ACSR</div><div>Z9 SPECIAL LIST ON SKETCH</div><div>Z10 1 WIRE REMOVAL</div><div>Z11 2 WIRE REMOVAL</div><div>Z12 3WIRE REMOVAL</div></div><div><div>DIRECT BURY PRIMARY - E, F, H, Q, R, W, X or Z</div><div><div>Z13 #1 AL 25KV</div><div>Z14 #1 AL 25KV</div><div>Z15 #500 AL 28KV</div><div>X16 #2 AL 15KV</div><div>X17 #2 AL 15KV</div><div>X18 #500 AL 15KV</div><div>R19 #1/0 AL 35KV</div><div>R20 #750 AL 35KV</div><div>Z21 #750 AL 28KV</div></div><div><div>X22 #2 Cu 15kV</div><div>X23 #2 Cu 15kV</div><div>Z24 #2 Cu 25kV</div><div>Z25 #2 Cu 25kV</div><div>X26 #500 Cu 15kV</div><div>Z27 #500 Cu 28kV</div><div>Z28 #750 Cu 28kV</div><div>Z29 SPECIAL - LIST ON SKETCH</div></div></div></div> |  |  | <div><div>NEUTRAL</div><div>N1-#2 ACSR</div><div>N1-#1/0 ACSR</div><div>N2-#3/0 ACSR</div><div>N3-#4/0 AL</div><div>N4-#336 ACSR</div><div>N5REMOVAL</div><div>GUYING</div><div>G1/4" ARM GUY</div><div>G15/16" ARM GUY</div><div>G23/8" ARM GUY</div><div>G35/16" POLE GUY</div><div>G43/8" POLE GUY</div><div>G57/16" POLE GUY</div></div> | <div><div>SECONDARY - 1PHASE</div><div>S6DX</div><div>S14TX</div><div>S22TX</div><div>S31/0 TXR</div><div>S43/0 TXR</div><div>S5350 TXR</div><div>S6750 TXR</div><div>S71/0 TXF</div><div>S84/0 TXF</div><div>S9336 TXR</div><div>S10750 TXF</div><div>S113 WIRE REMOVAL</div><div>S123 WIRE MAIN</div><div>S146DX CIC</div><div>S151/0TX CIC</div></div> | <div><div>SECONDARY - 3PHASE</div><div>\$1/0 TXF</div><div>\$14/0 TXF</div><div>\$2336 TXF</div><div>\$33/0 TX</div><div>\$4350 TX</div><div>\$5750 TX</div><div>\$61/0 QXF</div><div>\$73/0 QXF</div><div>\$8350 QXR</div><div>\$9750 QXR</div><div>\$103 WIRE REMOVAL</div><div>\$113/0 QXR</div><div>\$124 WIRE REMOVAL</div></div> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <div>STANDARD WIRE KEY</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                        |

|                                                                                    |                                                            |
|------------------------------------------------------------------------------------|------------------------------------------------------------|
| EROSION CONTROL LEGEND                                                             |                                                            |
|    | APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION   |
|    | INLET PROTECTION, TYPE A/B/C/D                             |
|    | 12" WATTLE or 12"/20" SEDIMENT LOG or 9.5"/20" EROSION EEL |
|    | STONE DITCH CHECK                                          |
|    | SAND or ROCK BAG                                           |
|   | MULCH                                                      |
|  | SOIL STABILIZER, TYPE B                                    |
|  | EROSION MAT CLASS I, TYPE A                                |
|  | EROSION MAT CLASS I, TYPE B                                |
|  | EROSION MAT CLASS I, TYPE A URBAN                          |
|  | EROSION MAT CLASS I, TYPE B URBAN                          |
|  | EROSION MAT CLASS II                                       |
|  | EROSION MAT CLASS III                                      |
|  | VEGETATIVE BUFFER                                          |
|  | TRACKING PAD                                               |
|  | TIMBER MAT                                                 |
|  | SILT FENCE                                                 |
|  | APPROXIMATE DEWATERING BASIN LOCATION                      |
|  | SURFACE WATER FLOW                                         |

## WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)

### General

- If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

### Erosion Control

- If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMP's) shall be implemented.
- Erosion Control BMR's shall meet or exceed the approved WDNR Storm Watter Management Technical Standards ([http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)). Refer to We Energies Construction Site Sediment and Erosion Control Standards.
- Inspect installed erosion control BMP's at least one time per week and after ½" rain events: repair as necessary.
- When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.

### Contaminated Soils

- Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.

### Spills

- If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:
  - Any quantity of oil is spilled into surface water;
  - Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
  - Any oil spill containing greater than 500 ppm PCB;
  - Five gallons or more of oil spilled to the ground;
  - Any oil spill involving a police department, fire department, DNR, or concerned property owner.

### Notes 8 through 27 apply as noted at speciflc points withln each work request:

### Dewatering

- Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

### Wetlands

- As much as practicable, the majorityof the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
- All work shall be conducted to minimize soil disturance. No rutting will be allowed within the wetlands.
- If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.
- Excavated soils cannot be stockpiled in wetlands.

### Waterways

- All excess spoils shall be removed from wetlands and placed in a suitable upland location.
- Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
- Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.
- No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
- No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
- Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

### Threatened and Endangered Species

- Threatened or endangered species are known to occur in the work area. It is illegal to harass, harm, or kill a protected species under state and federal regulations. Proper precautions shall be taken to ensure harm to individuals is avoided.
- In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
- Exclusion fencing must be installed at the work area prior to March 15.
- A qualified biologist must be present when conducting work at this location.

### Invasive Specles

- State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry Transportation and Utility Rights-of Way Best Management Practices should be followed: (<http://council.wisconsinforestry.org/invasives/transportation/>).

### Cultural and Historical Resources, cont.

- The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
- If human bone or any artifacts are discovered during construction, work must cease immediately. Contact the Environmental Department who will contact the State Burial Sites Preservation Office and determine the next steps that must be taken in order to comply with state law. Work at that site MAY NOT PROCEED until the Environmental Department authorizes it.
- A "qualified archaeologist," as specified under Wis. Stats 157.70 (1) (i) and Wis. Admin. Code HS 2.04 (6), must be present to monitor all ground disturbing activities.

### Frac-out Contingency Plan

- A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.
  - Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
  - Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
  - A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.



**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 248583**Date:** 9/17/2021**Check****RECEIVED  
FROM** HOME PATH FINANCIAL LP**\$100.00**

| <u>Type of Payment</u> | <u>Description</u>                    | <u>Amount</u> |
|------------------------|---------------------------------------|---------------|
| Accounting             | Account Nbr: 100-00-45730-000-000     | 100.00        |
|                        | PLANNING / ZONING FEES                |               |
|                        | FINAL PLAT-MORNING MEADOWS / CK #1273 |               |

---

|                       |               |
|-----------------------|---------------|
| <b>TOTAL RECEIVED</b> | <b>100.00</b> |
|-----------------------|---------------|

---

**Receipt Memo:** SEPT PC SUBMITTAL-FINAL PLAT / CK #1273



**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 248313**Date:** 8/30/2021**Check****RECEIVED  
FROM** HOME PATH FINANCIAL LP**\$25.00**

| <u>Type of Payment</u> | <u>Description</u>                       | <u>Amount</u> |
|------------------------|------------------------------------------|---------------|
| Accounting             | Account Nbr: 100-00-45730-000-000        | 25.00         |
|                        | PLANNING / ZONING FEES                   |               |
|                        | MAILING LABELS-MORNING MEADOWS / CK#1281 |               |

---

|                       |              |
|-----------------------|--------------|
| <b>TOTAL RECEIVED</b> | <b>25.00</b> |
|-----------------------|--------------|

---

**Receipt Memo:** MAILING LABEL FEE SEPT PLAN COMM/CK#1281

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

☐ Special Use      ☐ Special Use      ☐ OTHER \_\_\_\_\_

(For existing Cond. Use ONLY)      (For existing PUD ONLY)

Property Address: Caymus Way 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): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage State WI Zip 53037

Office: ( 262 ) 677-9933 Cell: ( 262 ) 224-1342 Fax: ( 262 ) 677-9934

Email: mhertzfeldt@design2construct.com

**BUSINESS INFORMATION** (If New Business)

Legal Business Name: \_\_\_\_\_

D/B/A: \_\_\_\_\_ FEIN #: \_\_\_\_\_ - \_\_\_\_\_

Mailing Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Office: ( \_\_\_\_\_ ) \_\_\_\_\_ Cell: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax: ( \_\_\_\_\_ ) \_\_\_\_\_

Email: \_\_\_\_\_

Website: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Name(s): D2C/GCJackson LLC

Address: N173W21010 Northwest Passage State WI Zip 53037

Office: ( 262 ) 677-9933 Cell: ( 262 ) 224-1333 Fax: ( 262 ) 677-9934

Email: jblise@design2construct.com

**ARCHITECT / ENGINEER / CONTRACTOR INFORMATION** (Circle One)

Firm Name: Mark Hertzfeldt - Design 2 Construct

Primary Contact: \_\_\_\_\_

Address: N173W21010 Northwest Passage State WI Zip 53037

Office: ( 262 ) 677-9933 Cell: ( 262 ) 224-1342 Fax: ( 262 ) 677-9934

Email: mhertzfeldt@design2construct.com



Describe the projected traffic circulation and impacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List all setbacks from rights-of-way and property lines and height limitations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Describe any site specific features/constraints, etc.: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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.*

**Applicant Name (Print):** Mark Hertzfeldt

**Applicant Signature:** 

**Co-Applicant Name (Print):** \_\_\_\_\_

**CO-Applicant Signature:** \_\_\_\_\_

**Date of Application:** 09.14.2021

## **You MUST sign and date this Application!**

**SUBMIT TO:** Village of Jackson – Village Hall (*Checks shall be made payable to Village of Jackson*)  
N168 W20733 Main Street  
PO BOX 637  
Jackson, WI 53037

### **QUESTIONS?**

**Village Clerk:** For all **general questions** related to completing form or questions related to Village meetings.  
Phone: (262) 677-9001 x11  
Email: jilline.dobratz@villageofjackson.com

**Building Inspector:** For questions concerning **building codes, zoning, or technical questions.**  
Phone: (262) 677-9696  
Email: collin.johnson@villageofjackson.com

### **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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

|                              |                |
|------------------------------|----------------|
| <b>FOR OFFICE USE ONLY</b>   |                |
| Acct. #: 100-00-45730-000-00 |                |
| Date Received:               | 9-14-21        |
| Amount: \$                   | 150.00         |
| Payment Type:                | CH / CC / CASH |
| Check/Rcpt. #:               | 111414         |
| Received By:                 | [Signature]    |

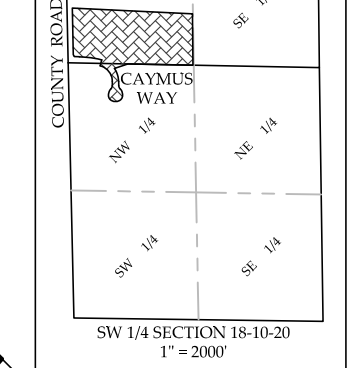
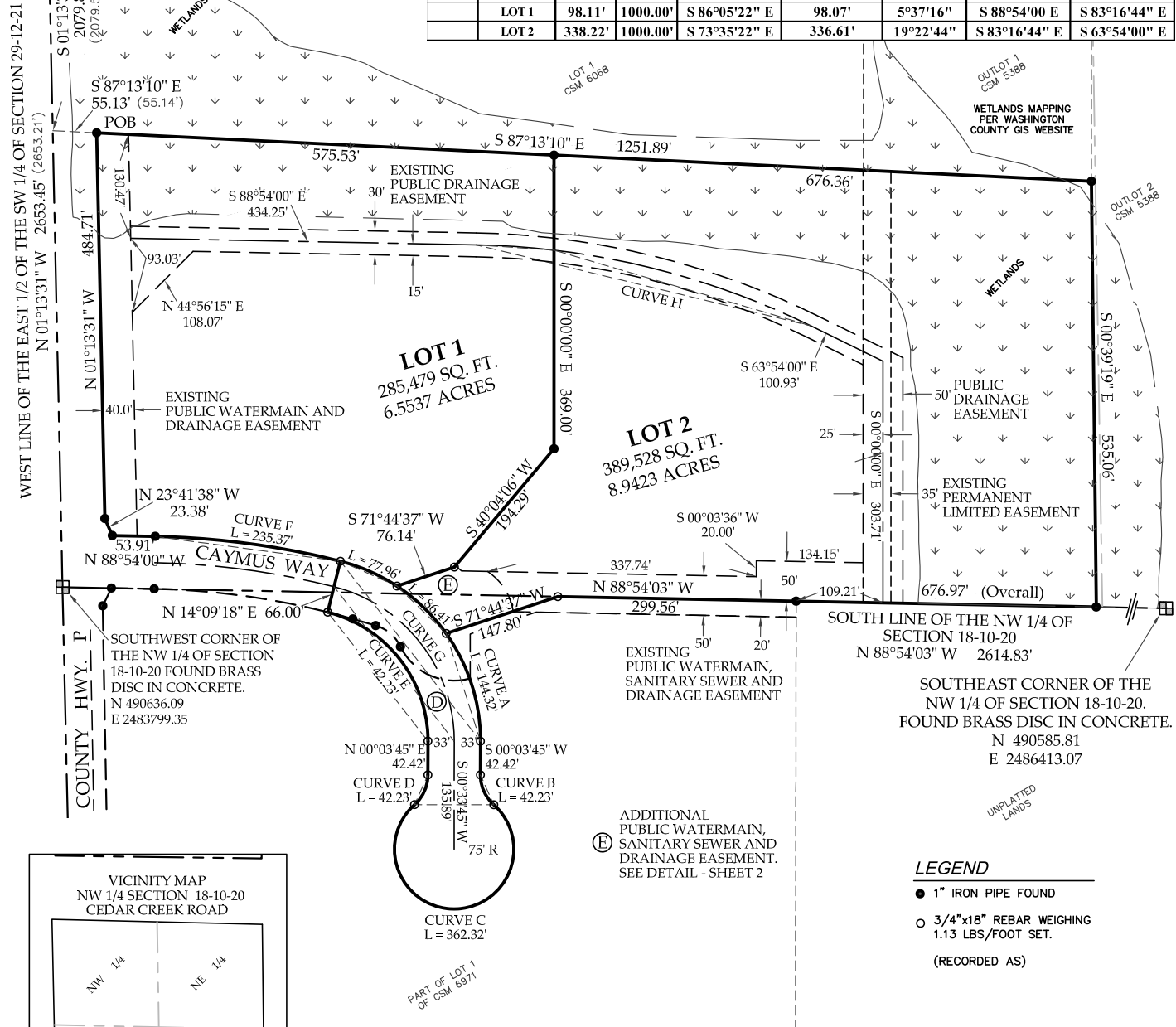
CERTIFIED SURVEY MAP #

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT NO. AND THE VACATED PORTION OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

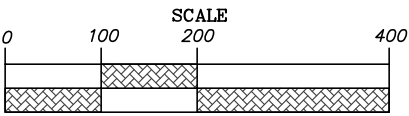
NORTHWEST CORNER OF THE NW 1/4 OF SECTION 18-10-20 FOUND BRASS DISC IN CONCRETE.

OWNER:  
D2C/GC JACKSON LLC  
6938 SANTA MONICA BLVD.  
FOX POINT, WI 53217

| CURVE | LOT     | LENGTH  | RADIUS   | CHORD BEARING | CHORD LENGTH | DELTA      | TANGENT IN    | TANGENT OUT   |
|-------|---------|---------|----------|---------------|--------------|------------|---------------|---------------|
| A     | R/W     | 144.32' | 233.00'  | S 17°40'54" E | 142.02'      | 35°29'17"  | S 35°25'34" E | S 00°03'45" W |
| B     | R/W     | 42.23'  | 50.00'   | S 24°08'04" E | 40.99'       | 48°23'39"  | S 00°03'45" W | S 48°19'54" E |
| C     | R/W     | 362.32' | 75.00'   | N 89°56'15" W | 99.60'       | 276°47'19" | S 48°19'54" E | N 48°27'25" E |
| D     | R/W     | 42.23'  | 50.00'   | N 24°15'35" E | 40.99'       | 48°23'39"  | N 48°27'25" E | N 00°03'45" E |
| E     | R/W     | 221.25' | 167.00'  | N 37°53'28" W | 205.42'      | 75°54'27"  | N 00°03'45" E | N 75°50'42" W |
| F     | LOT 1   | 235.37' | 1033.00' | N 82°22'21" W | 234.87'      | 13°03'18"  | N 75°50'42" W | N 88°54'00" W |
| G     | C/L     | 264.97' | 200.00'  | S 37°53'28" E | 246.01'      | 75°54'27"  | S 75°50'42" E | S 00°03'45" W |
|       | LOT 1   | 77.96'  | 233.00'  | S 66°15'34" E | 77.60'       | 19°10'17"  | S 75°50'42" E | S 56°40'25" E |
|       | LOT 2   | 86.41'  | 233.00'  | S 46°03'00" E | 85.91'       | 21°14'51"  | S 56°40'25" E | S 35°25'34" E |
| H     | OVERALL | 436.33' | 1000.00' | S 76°24'00" E | 432.88'      | 25°00'00"  | S 88°54'00 E  | S 63°54'00" E |
|       | LOT 1   | 98.11'  | 1000.00' | S 86°05'22" E | 98.07'       | 5°37'16"   | S 88°54'00 E  | S 83°16'44" E |
|       | LOT 2   | 338.22' | 1000.00' | S 73°35'22" E | 336.61'      | 19°22'44"  | S 83°16'44" E | S 63°54'00" E |



SHEET 1 OF 3  
SURVEYED BY JOSEPH W. DAVID  
MAPPED BY J. SCOTT HENKEL, PLS



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27). THE WEST LINE OF NW 1/4 OF SECTION 18-10-20 BEARS NORTH 01°13'31" WEST.

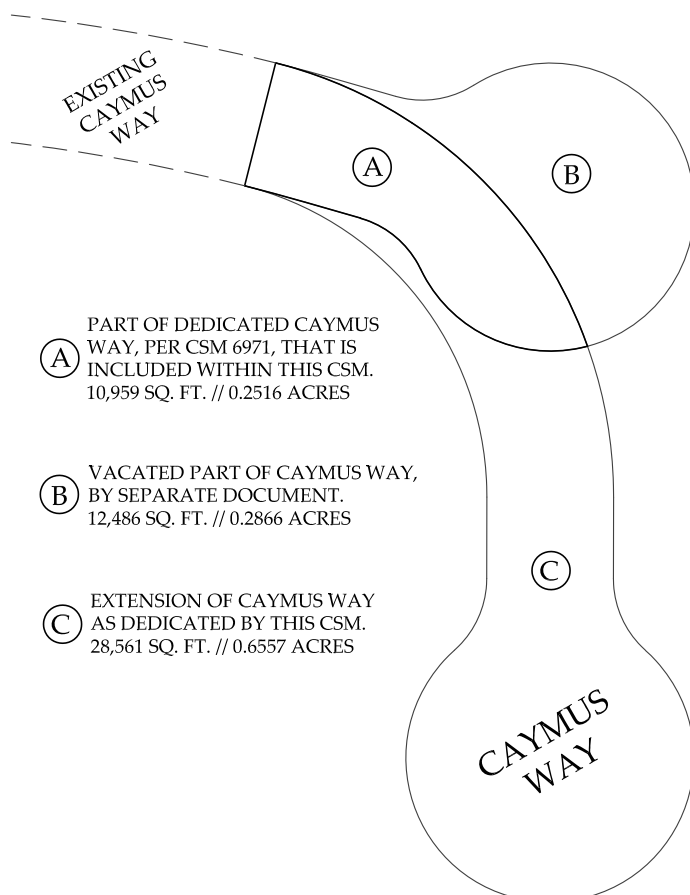
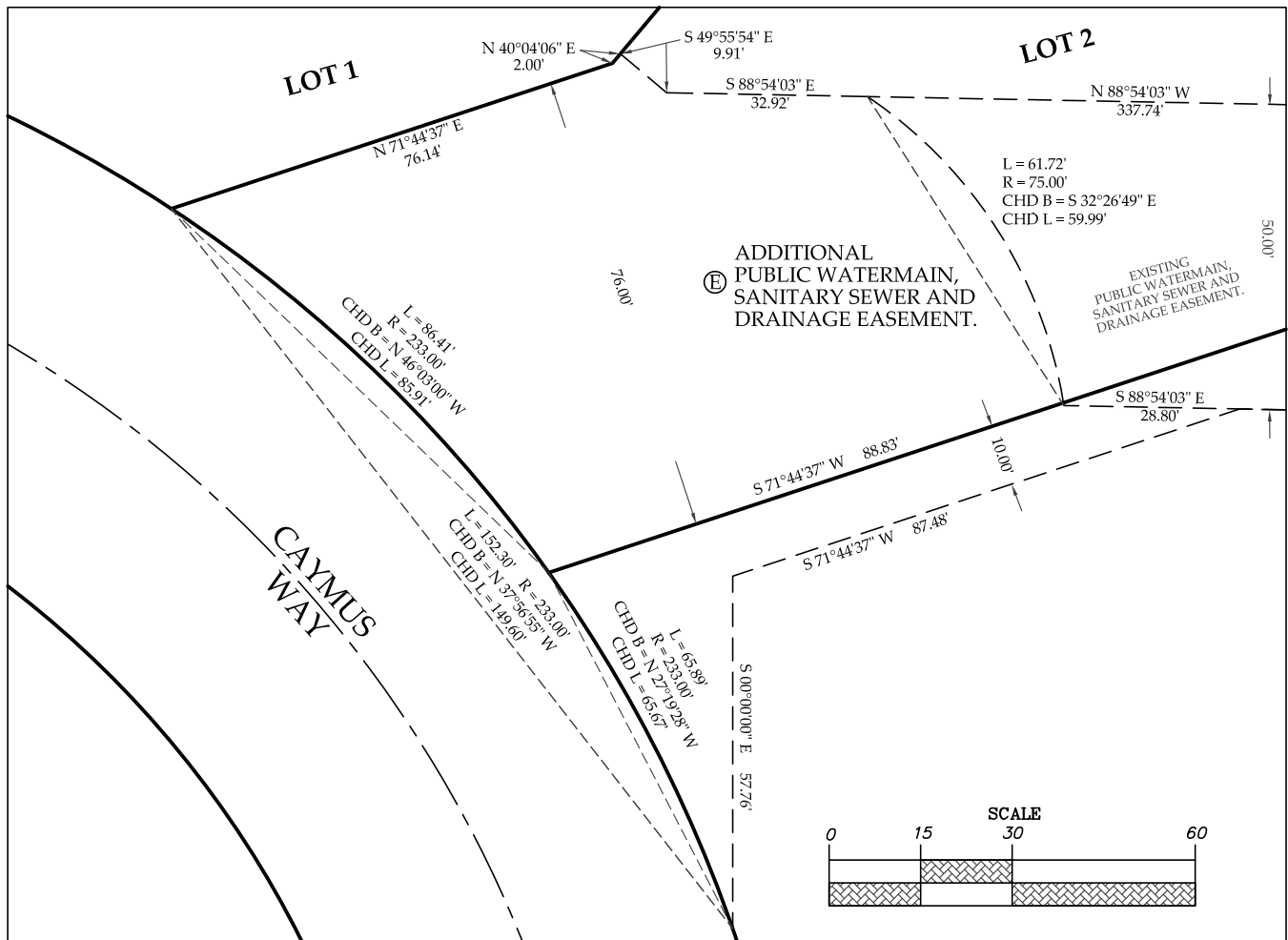
QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095  
262-346-7800 www.quamengineering.com

PROJECT # DE-128-21 Date: 5/07/21



PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT No. 1542204 AND THE VACATED PART OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



PROJECT # DE-128-21 Date: 9/07/21

**CERTIFIED SURVEY MAP # \_\_\_\_\_**  
**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT No. 1542204 AND THE VACATED PART OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, D2C/GC JACKSON LLC:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT NO. 1499289, LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT NO. 1542204, AND THE VACATED PART OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18;  
THENCE SOUTH 01°13'31" EAST, 2079.81 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;  
THENCE SOUTH 87°13'10" EAST, 55.13 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUE SOUTH 87°13'10" EAST, 1251.89 FEET, ALONG THE NORTH LINE OF SAID LOT 1;  
THENCE SOUTH 00°39'19" EAST, 535.07 FEET, ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE NORTH 88°54'03" WEST, 676.97 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4;  
THENCE SOUTH 71°44'37" WEST, 147.80 FEET;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 144.32 FEET, WITH A RADIUS OF 233.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17°40'54" EAST, 142.02 FEET;  
THENCE SOUTH 00°03'45" WEST, 42.42 FEET;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 24°08'04" EAST, 40.99 FEET;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 362.32 FEET, WITH A RADIUS OF 75.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89°56'15" WEST, 99.60 FEET;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET; WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24°15'35" EAST, 40.99 FEET;  
THENCE NORTH 00°03'45" EAST, 42.42 FEET;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 221.25 FEET, WITH A RADIUS OF 167.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37°53'28" WEST, 205.42 FEET;  
THENCE NORTH 14°09'18" EAST, 66.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF CAYMUS WAY;  
THENCE ALONG SAID RIGHT-OF-WAY LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 235.37 FEET, WITH A RADIUS OF 1033.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82°22'21" WEST, 234.87 FEET;  
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 88°54'00" WEST, 53.91 FEET;  
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 23°41'38" WEST, 23.38 FEET, TO THE EAST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY P;  
THENCE NORTH 01°13'31" WEST, 484.71 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 703,568 SQUARE FEET // 16.1517 ACRES, MORE OR LESS, EXCLUDING THAT PART OF CAYMUS WAY PREVIOUSLY DEDICATED TO THE PUBLIC.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

\_\_\_\_\_  
J. SCOTT HENKEL, PLS 2495



**CERTIFIED SURVEY MAP # \_\_\_\_\_**  
**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7158, RECORDED AS DOCUMENT No. 1542204 AND THE VACATED PART OF CAYMUS WAY BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**

**OWNER’S CERTIFICATE**

AS OWNER, **D2C/GC JACKSON LLC**, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

\_\_\_\_\_  
JAMES G. BLISE

STATE OF WISCONSIN  
\_\_\_\_\_:SS  
\_\_\_\_\_ COUNTY

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, \_\_\_\_\_,  
TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: \_\_\_\_\_

**CONSENT OF CORPORATE MORTGAGEE**

**HORICON BANK**, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF EXISTING LOT 1 OF CERTIFIED SURVEY MAP 6971 DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF D2C/GC LLC

IN WITNESS WHEREOF, THE SAID **HORICON BANK** HAS CAUSED THESE PRESENTS TO BE SIGNED BY

\_\_\_\_\_, ITS \_\_\_\_\_ AT \_\_\_\_\_, WISCONSIN,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

IN THE PRESENCE OF: **HORICON BANK**  
\_\_\_\_\_  
BY: \_\_\_\_\_

**VILLAGE OF JACKSON PLAN COMMISSION APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MICHAEL SCHWAB, CHAIRMAN JILLINE DOBRATZ, SECRETARY

**VILLAGE OF JACKSON VILLAGE BOARD APPROVAL**

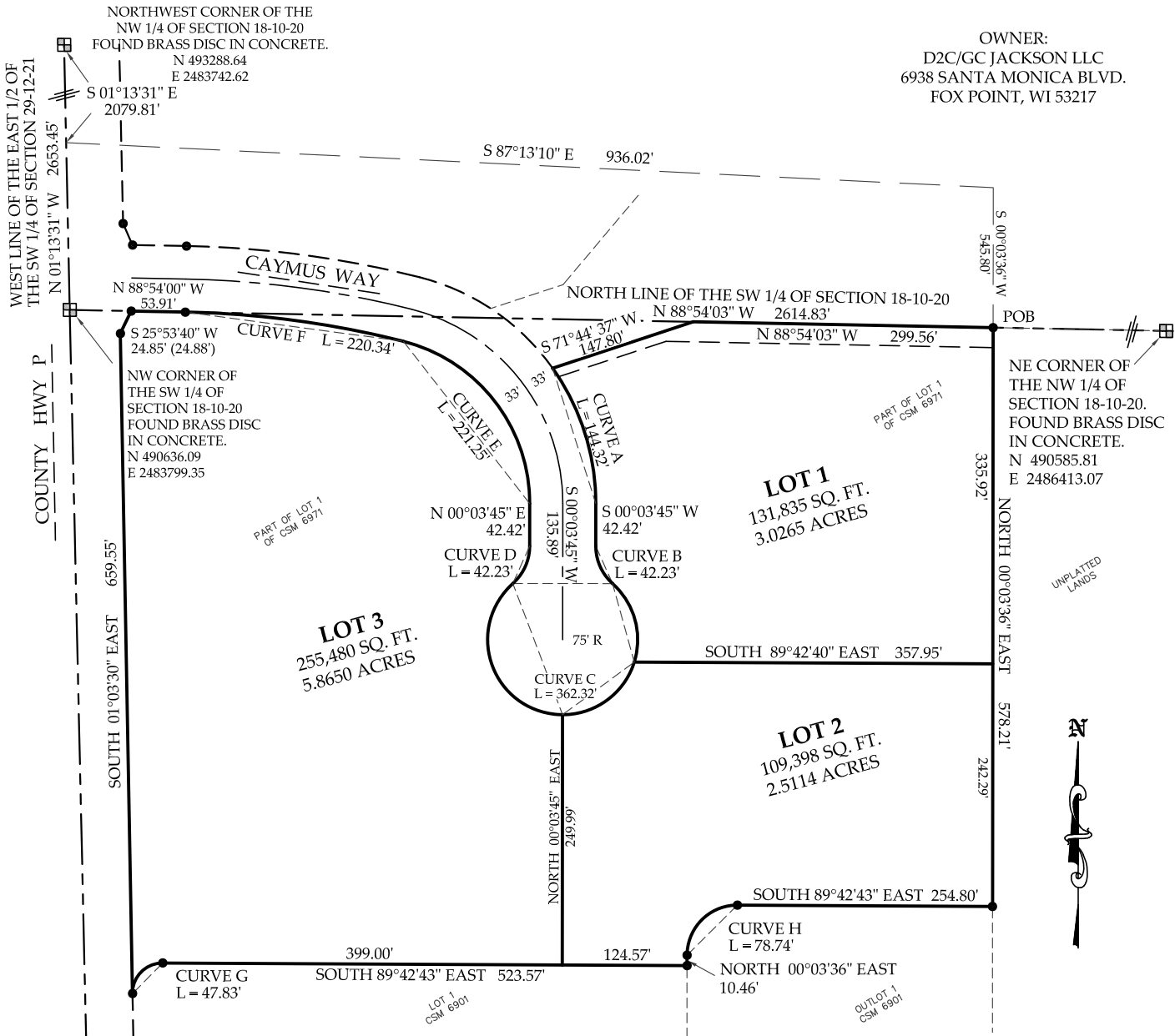
THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MICHAEL SCHWAB, VILLAGE PRESIDENT JILLINE DOBRATZ, VILLAGE CLERK

CERTIFIED SURVEY MAP # \_\_\_\_\_

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

PRELIMINARY

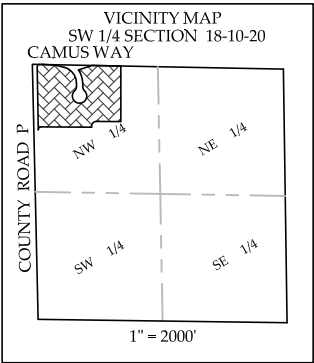


OWNER:  
D2C/GC JACKSON LLC  
6938 SANTA MONICA BLVD.  
FOX POINT, WI 53217

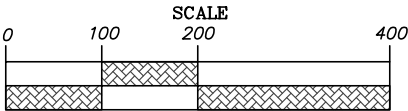
LEGEND

- 1" IRON PIPE FOUND
  - 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.
- (RECORDED AS)

| CURVE | LOT   | LENGTH  | RADIUS  | CHORD BEARING | CHORD LENGTH | DELTA      | TANGENT IN    | TANGENT OUT   |
|-------|-------|---------|---------|---------------|--------------|------------|---------------|---------------|
| A     | LOT 1 | 144.32' | 233.00' | S 17°40'54" E | 142.02'      | 35°29'17"  | S 35°25'34" E | S 00°03'45" W |
| B     | LOT 1 | 42.23'  | 50.00'  | S 24°08'04" E | 40.99'       | 48°23'39"  | S 00°03'45" W | S 48°19'54" E |
| C     | R/W   | 362.32' | 75.00'  | N 89°56'15" W | 99.60'       | 276°47'19" | S 48°19'54" E | N 48°27'25" E |
|       | LOT 1 | 86.01'  | 75.00'  | S 15°28'47" E | 81.37'       | 65°42'13"  | S 48°19'54" E | S 17°22'19" W |
|       | LOT 2 | 95.15'  | 75.00'  | S 53°43'02" W | 88.90'       | 72°41'26"  | S 17°22'19" W | N 89°56'15 W  |
|       | LOT 3 | 181.16' | 75.00'  | N 20°44'25" W | 140.22'      | 138°23'40" | N 89°56'15 W  | N 48°27'25" E |
| D     | LOT 3 | 42.23'  | 50.00'  | N 24°15'35" E | 40.99'       | 48°23'39"  | N 48°27'25" E | N 00°03'45" E |
| E     | LOT 3 | 221.25' | 167.00' | N 37°53'28" W | 205.42'      | 75°54'27"  | N 00°03'45" E | N 75°50'42" W |
| F     | LOT 3 | 220.34' | 967.00' | N 82°22'21" W | 219.86'      | 13°03'18"  | N 75°50'42" W | N 88°54'00" W |
| G     | LOT 3 | 47.83'  | 30.00'  | N 44°36'54" E | 42.92'       | 91°20'47"  | N 01°03'30" W | S 89°42'43" E |
| H     | LOT 2 | 78.74'  | 50.00'  | N 45°10'26" E | 70.85'       | 90°13'41"  | N 00°03'36 E  | S 89°42'43" E |



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27). THE WEST LINE OF NW 1/4 OF SECTION 18-10-20 BEARS NORTH 01°13'31" WEST.



QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095  
262-346-7800 www.quamengineering.com

PROJECT # DE-130-21 Date: 9/07/21

SURVEYED BY JOSEPH W. DAVID  
MAPPED BY J. SCOTT HENKEL, PLS



CERTIFIED SURVEY MAP # \_\_\_\_\_

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, D2C/GC JACKSON LLC:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT NO. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18;  
THENCE SOUTH 01°13'31" EAST, 2079.81 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;  
THENCE SOUTH 87°13'10" EAST, 936.02 FEET, ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF;  
THENCE SOUTH 00°03'36" WEST, 545.08 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 88°54'03" WEST, 299.56 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4;  
THENCE SOUTH 71°44'37" WEST, 147.80 FEET, TO THE EAST RIGHT-OF-WAY LINE OF CAYMUS WAY;  
THENCE ALONG SAID EAST BEING THE ARC OF A CURVE BEARING TO THE RIGHT 144.32 FEET, WITH A RADIUS OF 233.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17°40'54" EAST, 142.02 FEET;  
THENCE ALONG SAID EAST LINE SOUTH 00°03'45" WEST, 42.42 FEET;  
THENCE ALONG SAID EAST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 24°08'04" EAST, 40.99 FEET;  
THENCE ALONG SAID EAST LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 362.32 FEET, WITH A RADIUS OF 75.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89°56'15" WEST, 99.60 FEET;  
THENCE ALONG THE WEST RIGHT OF WAY LINE OF CAYMUS WAY BEING THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET; WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24°15'35" EAST, 40.99 FEET;  
THENCE ALONG SAID WEST LINE NORTH 00°03'45" EAST, 42.42 FEET;  
THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 221.25 FEET, WITH A RADIUS OF 167.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37°53'28" WEST, 205.42 FEET;  
THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAYMUS WAY BEING THE ARC OF A CURVE BEARING TO THE LEFT 220.34 FEET, WITH A RADIUS OF 967.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82°22'21" WEST, 219.86 FEET;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 88°54'00" WEST, 53.91 FEET;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 25°53'40" WEST, 24.85 FEET, TO THE EAST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY P;  
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 01°03'30" EAST, 659.55 FEET;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 47.83 FEET, WITH A RADIUS OF 30.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 44°36'54" EAST, 42.92 FEET;  
THENCE SOUTH 89°42'43" EAST, 523.57 FEET;  
THENCE NORTH 00°03'36" EAST, 10.46 FEET;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 78.74 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 45°10'26" EAST, 70.85 FEET;  
THENCE SOUTH 89°42'43" EAST, 254.80 FEET;  
THENCE NORTH 00°03'36" EAST, 578.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING 496,713 SQUARE FEET // 11.4030 ACRES, MORE OR LESS,

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095  
262-346-7800 www.quamengineering.com  
PROJECT # DE-130-21 Date: 9/07/21

CERTIFIED SURVEY MAP # \_\_\_\_\_

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, D2C/GC JACKSON LLC, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

\_\_\_\_\_  
JAMES G. BLISE

STATE OF WISCONSIN

:SS

\_\_\_\_\_  
COUNTY

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, \_\_\_\_\_,  
TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

**HORICON BANK**, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF EXISTING LOT 1 OF CERTIFIED SURVEY MAP 6971 DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF D2C/GC LLC

IN WITNESS WHEREOF, THE SAID **HORICON BANK** HAS CAUSED THESE PRESENTS TO BE SIGNED BY

\_\_\_\_\_, ITS \_\_\_\_\_ AT \_\_\_\_\_, WISCONSIN,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

IN THE PRESENCE OF:

**HORICON BANK**

\_\_\_\_\_

BY: \_\_\_\_\_

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MICHAEL SCHWAB, CHAIRMAN

\_\_\_\_\_  
JILLINE DOBRATZ, SECRETARY

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MICHAEL SCHWAB, VILLAGE PRESIDENT

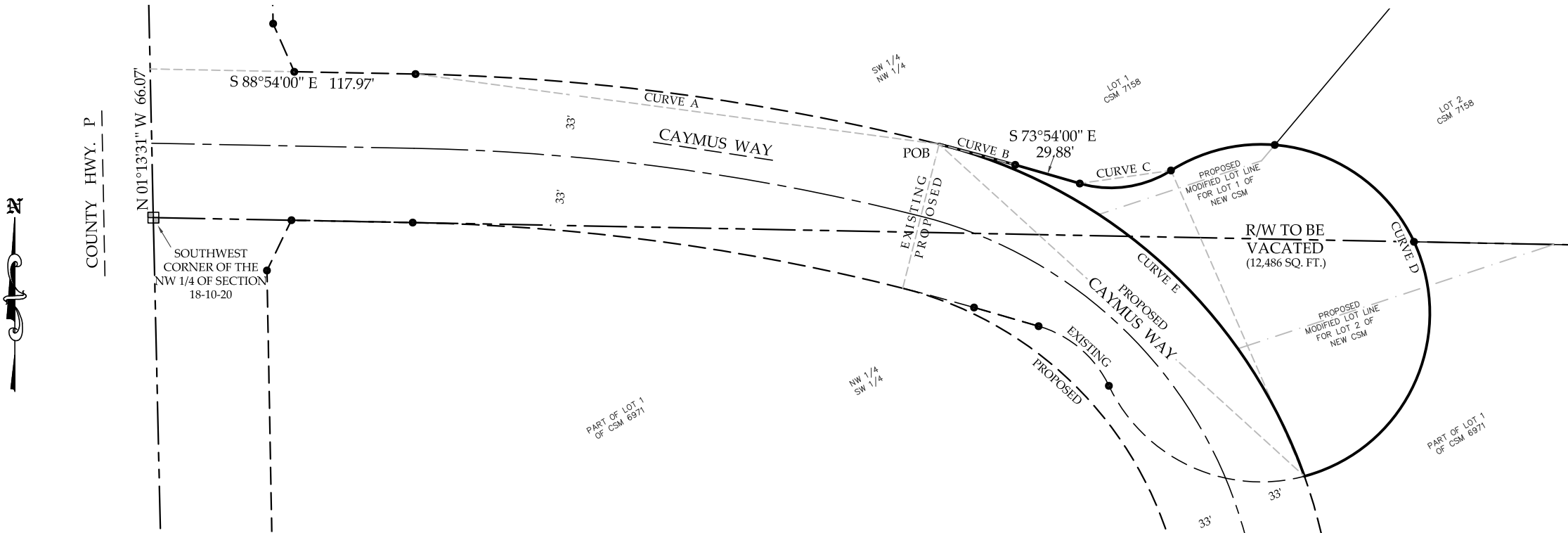
\_\_\_\_\_  
JILLINE DOBRATZ, VILLAGE CLERK

**QUAM ENGINEERING, LLC**  
122 WISCONSIN ST., WEST BEND, WI, 53095  
262-346-7800 www.quamengineering.com  
PROJECT # DE-130-21 Date: 9/07/21



EXHIBIT A

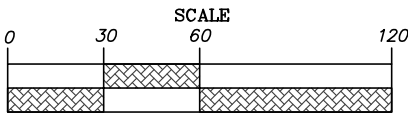
| CURVE | LOT | LENGTH  | RADIUS   | CHORD BEARING | CHORD LENGTH | DELTA      | TANGENT IN    | TANGENT OUT   |
|-------|-----|---------|----------|---------------|--------------|------------|---------------|---------------|
| A     | R/W | 235.37' | 1033.00' | N 73°38'37" W | 234.87'      | 13°03'18"  | S 88°54'00" E | S 75°50'42" E |
| B     | R/W | 35.07'  | 1033.00' | N 55°10'10" W | 35.07'       | 01°56'42"  | S 75°50'42" E | S 73°54'00" E |
| C     | R/W | 42.23'  | 50.00'   | S 76°10'48" W | 40.99'       | 48°23'39"  | S 73°54'00" E | N 57°42'21" E |
| D     | R/W | 258.44' | 75.00'   | S 81°54'10" W | 148.27'      | 197°25'56" | N 57°42'21" E | S 75°08'17" W |
| E     | R/W | 228.50' | 233.00'  | N 81°24'00" W | 219.45'      | 56°11'23"  | N 19°39'19" W | N 75°50'42" W |



LEGEND

- 1" IRON PIPE FOUND
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.

MAPPED BY  
J. SCOTT HENKEL, PLS



QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095  
262-346-7800 www.quamengineering.com  
PROJECT # DE-128-21 Date: 9/02/21

# **LEGAL DESCRIPTION**

PART OF CAYMUS WAY AS DEDICATED ON CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT NO. 14992899, AND RENAMED ON CERTIFIED SURVEY MAP 7158, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18;  
THENCE NORTH  $01^{\circ}13'31''$  WEST, 66.07 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;  
THENCE SOUTH  $88^{\circ}54'00''$  EAST, 117.97 FEET, ALONG THE NORTH LINE OF CAYMUS WAY AND THE WESTERLY EXTENSION THEREOF;  
THENCE ALONG THE NORTH LINE OF CAYMUS WAY BEING THE ARC OF A CURVE BEARING TO THE RIGHT 235.37 FEET, WITH A RADIUS OF 1033.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH  $82^{\circ}22'21''$  EAST, 234.87 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUE ALONG SAID NORTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 35.07 FEET, WITH A RADIUS OF 1033.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH  $74^{\circ}52'21''$  EAST, 35.07 FEET;  
THENCE CONTINUE ALONG SAID NORTH LINE SOUTH  $73^{\circ}54'00''$  EAST, 29.88 FEET;  
THENCE CONTINUE ALONG SAID NORTH LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT, 42.23 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH  $81^{\circ}54'10''$  EAST, 40.99 FEET;  
THENCE CONTINUE ALONG SAID NORTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 258.44 FEET, WITH A RADIUS OF 75.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH  $23^{\circ}34'41''$  EAST, 148.27 FEET;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 228.50 FEET, WITH A RADIUS OF 233.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH  $47^{\circ}45'00''$  WEST, 219.45 FEET, TO THE POINT OF BEGINNING.



Village of Jackson  
PLAN COMMISSION APPLICATION

Application/Permit #: \_\_\_\_\_

**PROPERTY INFORMATION**

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER \_\_\_\_\_

☒ **CONDITIONAL USE**

- ☒ New  
☐ Amendment  
☐ Special Use  
(For existing Cond. Use ONLY)

☐ **PLANNED UNIT DEVELOPMENT**

- ☐ New  
☐ Amendment  
☐ Special Use  
(For existing PUD ONLY)

**CERTIFIED SURVEY MAP**

- ☐ **CONCEPT PLAN**  
☐ **OTHER** \_\_\_\_\_

Property Address: Caymus Way Unit: Jackson, WI

Parcel #: \_\_\_\_\_ Lot Size: 108,057 sq. ft. Building Area: 16,800 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other \_\_\_\_\_ Floodplain: Y ☒ N

**APPLICANT INFORMATION**

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage State WI Zip 53037

Office: ( 262 ) 677-9933 Cell: ( 262 ) 224-1342 Fax: ( 262 ) 677-9934

Email: mhertzfeldt@design2construct.com

**BUSINESS INFORMATION** (If New Business)

Legal Business Name: Genoa Health Care - Bethany Mitricska

D/B/A: \_\_\_\_\_ FEIN #: \_\_\_\_\_

Mailing Address: W209 N17321 Industrial Drive State WI Zip 53037

Office: ( 262 ) 677-1401 Cell: ( ) Fax: ( )

Email: BMitricska@genoahealthcare.com

Website: Genoahealthcare.com

**PROPERTY OWNER INFORMATION**

Name(s): Abacus 3 LLC, James Blise

Address: N173W21010 Northwest Passage State WI Zip 53037

Office: ( 262 ) 677-9933 Cell: ( ) Fax: ( 262-677-9934

Email: jblise@design2construct.com

**ARCHITECT / ENGINEER / CONTRACTOR INFORMATION** (Circle One)

Firm Name: Mark Hertzfeldt - Design 2 Construct

Primary Contact: \_\_\_\_\_

Address: N173W21010 Northwest Passage State WI Zip 53037

Office: ( 262 ) 677-9933 Cell: ( 262 ) 224-1342 Fax: ( 262 ) 677-9934

Email: mhertzfeldt@design2construct.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: New free standing industrial building and associated site construction

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

Hours of Operation: M-F 8am-6pm, Sat 8am-12pm, Sun closed

Provide a brief overview of proposed daily on-site operations: Pharmacy operations to support off site healthcare facilities

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.: None

Describe all businesses, properties and other entities located adjacent to the proposed use: Commercially zoned property to the north and west, Multifamily / Residential to the east and south

Describe any proposed, development, on-site improvements or other construction/remodeling activities: Construction of a new 16,800 sf industrial building, parking lots and other related improvements. Loading docks are not included as a part of this development

Describe any proposed grading, and/or stormwater management plan: Grading for the proposed development as necessary for the building and parking lot. Stormwater will drain to a common swale easement to regional ponds.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Landscape improvements will follow the attached landscape plan. Please see this document for reference

Describe any proposed on-site security measures including site lighting: None at this time

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Building will be fully sprinkled

Describe the projected traffic circulation and impacts: \_\_\_\_\_  
traffic will be confined to Camus Way. Typical deliveries for a industrial facility

List all setbacks from rights-of-way and property lines and height limitations: \_\_\_\_\_  
ROW setback - 40'-0", side setback 10'-0", Rear setback 20'-0",.  
Building height is 20'-0"

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: \_\_\_\_\_  
No new licensing required beyond what is already in place to operate at the current facility in the Jackson Business Park

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: \_\_\_\_\_  
Signage will be addressed at a later date with an additional submittal to Plan Commission. The site currently shows a potential location for a monument sign

If construction is proposed, describe proposed exterior building materials (type, color, etc.): \_\_\_\_\_  
Precast concrete wall panels (painted), aluminum storefront entry and windows, hollow metal doors (painted),  
Prefinished metal coping and canopy elements. Please refer to the building rendering for color

Describe any site specific features/constraints, etc.: \_\_\_\_\_  
Site has drainage easements on multiple sides

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: \_\_\_\_\_  
Site plan shows 60 parking stalls with 3 provided for ADA

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: \_\_\_\_\_  
Trash will be collected in commercial trash bins which will be contained within the trash enclosure shown here

Projected Sewer/Wastewater Usage:    TBD    gal/year

Projected Water Usage:    TBD    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.*

**Applicant Name (Print):** Mark Hertzfeldt

**Applicant Signature:** 

**Co-Applicant Name (Print):** \_\_\_\_\_

**CO-Applicant Signature:** \_\_\_\_\_

**Date of Application:** 09.07.2021

## **You MUST sign and date this Application!**

**SUBMIT TO:** Village of Jackson – Village Hall (*Checks shall be made payable to Village of Jackson*)  
N168 W20733 Main Street  
PO BOX 637  
Jackson, WI 53037

### **QUESTIONS?**

**Village Clerk:** For all **general questions** related to completing form or questions related to Village meetings.  
**Phone:** (262) 677-9001 x11  
**Email:** jilline.dobratz@villageofjackson.com

**Building Inspector:** For questions concerning **building codes, zoning, or technical questions.**  
**Phone:** (262) 677-9696  
**Email:** collin.johnson@villageofjackson.com

### **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: 9-10-21

Amount: \$ 150.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 111414

Received By: [Signature]



N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Village of Jackson  
N168W20733 Main Street  
PO Box 637  
Jackson, WI 53037

September 7, 2021

Re: Project Narrative for Genoa Healthcare

**Introduction:**

Included with this project narrative you will find the graphical information regarding the proposed business development located on Caymus Way in the Village of Jackson. The proposed development will be a relocation of the current Genoa facility currently located on Industrial Drive. The new development will include a new free-standing 16,800 square foot building and the requisite site development needed to support the new building.

**Existing Site:**

The existing site is approximately 2.48 acres and is currently vacant. The site frontage is Commercially zoned property to the West, Residential and storm pond to the South, a Residential to the east, and a vacant parcel to the North. Vehicular access to the site is limited to Caymus Way.

**Plan of Operation:**

Genoa Healthcare operates their main pharmacy out of the existing tenant space in a multi-tenant facility on Industrial Drive. This facility is a pharmaceutical fulfillment center for their off site Healthcare facilities. They fill prescribed orders here and deliver them to the offsite locations.

The office hours are Monday-Friday from 8:00 AM – 6:pm PM, Sat 8am – 12pm, Sun Closed

- Office: 50-60 Employees

**Proposed Building/Site:**

The proposed building is approximately 16,800 square feet. The site design provides 60 total parking spaces (including 3 accessible spaces). The site plan indicates future expansion for building east.

The building will be constructed using a combination of decorative precast concrete wall panels with accent paint, prefinished metal canopy elements, aluminum storefront glazing systems and entrances. See enclosed drawings and imagery for further information.



HVAC units are intended to be located on the roof. Physical screening is not proposed, we plan on locating the units as central as possible.

Storm-water management is addressed by utilizing the existing regional stormwater pond (adjacent to the property) which was designed to account for impervious areas on this property.

Landscaping for the site will be provided in a manner consistent with other buildings in the business park. Plans are included as part of this submittal package for consideration by the Plan Commission.

Our site lighting design includes light bollards and wall packs. The provided photometric illustrates the lighting coverage on site.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is an expansion of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a semi-vacant business/industrial park and multifamily residential.

The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

Sincerely,  
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a large, hand-drawn oval.

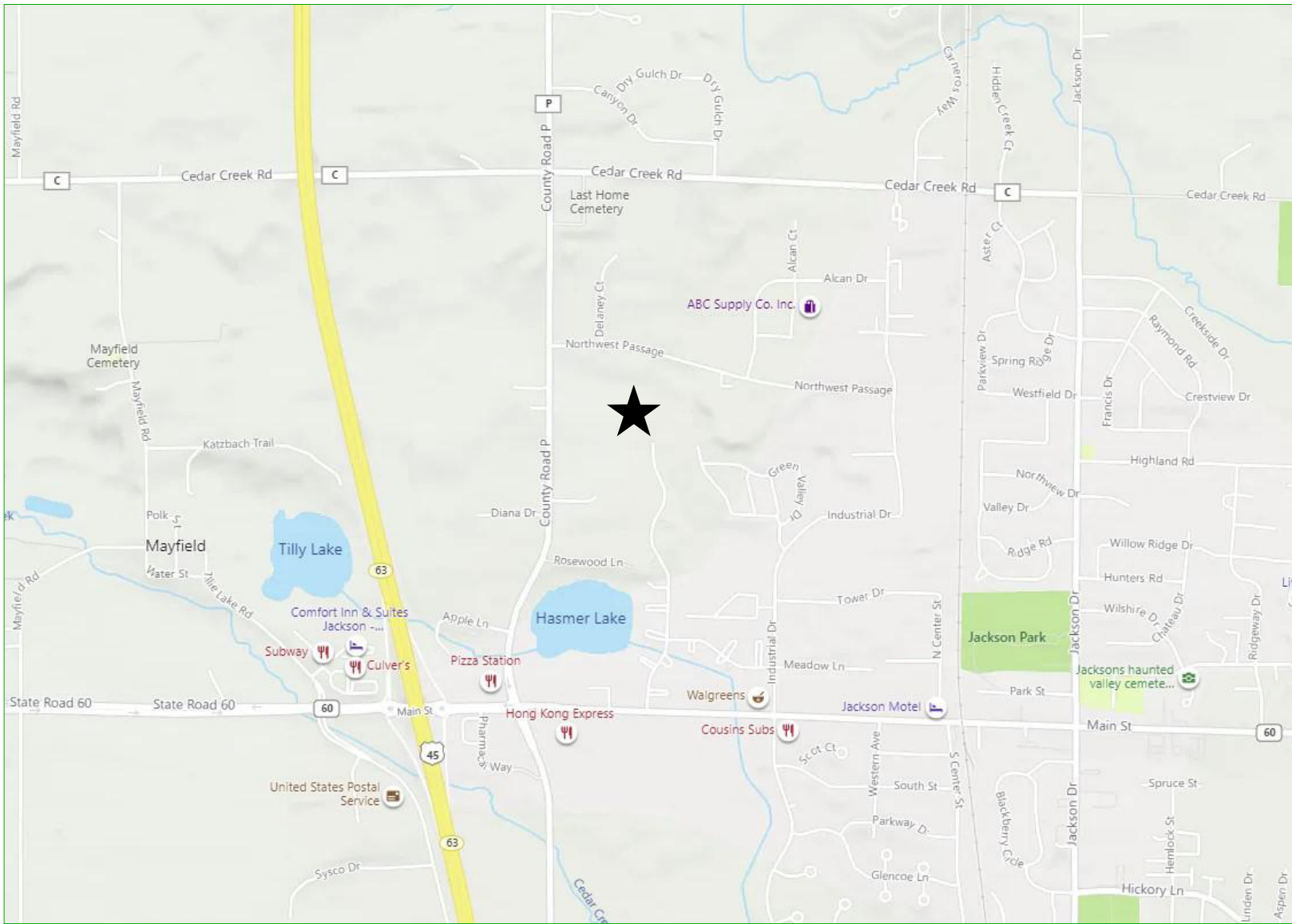
Design 2 Construct Development Corporation

|  |
|--|
|  |
|  |
|  |
|  |



BUILDING DESIGN FOR:

GENOA  
CAYMUS WAY  
JACKSON, WI 53037



PROJECT DATA:

SHEET INDEX:

PROJECT CONTACTS

DESIGN  
•  
CONSTRUCTION

PHONE (262) 677-9933  
FAX (262) 677-9934  
•  
N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

|                       |                          |                   |
|-----------------------|--------------------------|-------------------|
| STRUCTURAL CONSULTANT | ARCHITECT                | ROBERT P. KOEHLER |
|                       | SUPERVISING PROFESSIONAL | ROBERT P. KOEHLER |
|                       | PROJECT MANAGER          | TERRY KOTH        |
|                       | PROJECT NO.              | 20-00140          |
|                       | DATE                     | 09.07.2021        |
|                       | SEAL                     |                   |

CIVIL CONSULTANT

QUAM ENGINEERING, LLC  
4604 SIGGLEKOW RD, SUITE A  
MCFARLAND, WI 53558  
608-838-7750

LANDSCAPE CONSULTANT

PREV. TRANS. NO.: 0000000  
NEW TRANS. NO.: 0000000  
REVIEWER:



N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037  
•  
PHONE 262.677.9933  
FAX 262.677.9934  
•  
info@design2construct.com

BUILDING DESIGN FOR:  
GENOA

CAYMUS WAY  
JACKSON, WI 53037  
SEPTEMBER 7TH, 2021

|             |
|-------------|
| SHEET TITLE |
| TITLE SHEET |

|           |
|-----------|
| REVISIONS |
|           |

|              |                  |
|--------------|------------------|
| PROJECT DATA |                  |
| DATE         | 09.07.2021       |
| JOB NO.      | 20-00140         |
| SET USE      | FOR CONSTRUCTION |
| DRAWN BY     | RPK              |
| SHEET NO.    |                  |

TS



GENERAL NOTES:

- 1 APPROXIMATE ELECTRICAL METER LOCATION
- 2 8" CONCRETE APRON
- 3 CONCRETE STOOP
- 4 LIGHT BOLLARD (LB) ON CONCRETE BASE FLUSH TO GRADE
- 5 CONCRETE FILLED 6" STEEL BOLLARD W/ POLYCARBONATE COVER
- 6 PROPOSED MONUMENT SIGN, PROVIDE POWER
- 7 APPROXIMATE LOCATION OF WATER ENTRY TO BUILDINGS
- 8 APPROXIMATE LOCATION OF SANITARY ENTRY TO BUILDING
- 9 TRASH ENCLOSURE AND CONCRETE PAD
- 10 ACCESSIBLE PARKING SIGN
- 11 APPROXIMATE LOCATION OF GAS ENTRY TO BUILDING
- 12 ELECTRICAL TRANSFORMER – CONFIRM LOCATION WITH WE ENERGIES
- 13 WALL MOUNTED ACCESSIBLE PARKING SIGN
- 14 LED WALL PAK / FULL CUT-OFF FIXTURE DUAL LIGHT ENGINE MOUNTED 14' A.F.F.

SITE DATA:

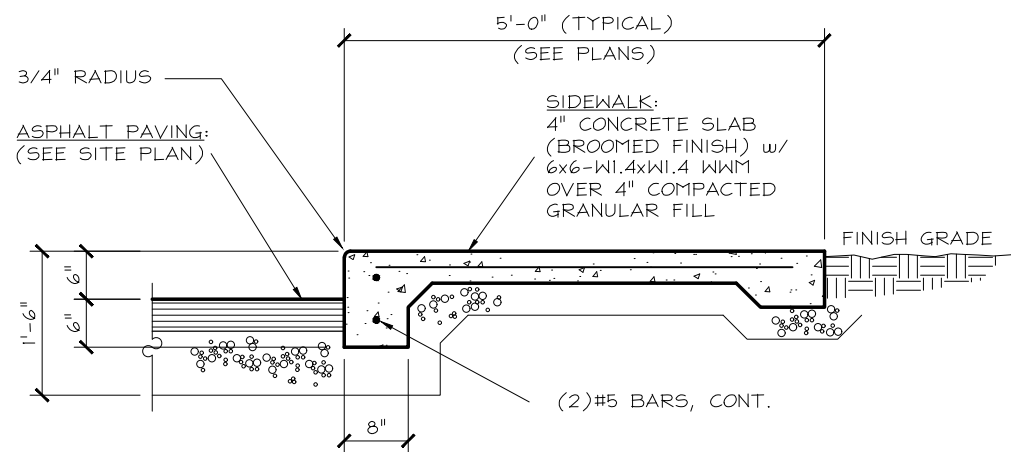
|                             |                            |
|-----------------------------|----------------------------|
| SITE AREA:                  | 108,057 S.F.<br>2.48 ACRES |
| AREA OF BUILDING            | 16,800 S.F.                |
| AREA OF PROPOSED ADDITION   | 16,800 S.F.                |
| TOTAL BUILDING FOOTPRINT:   | 33,600 S.F.                |
| TOTAL HARD SURFACE AREA:    | 26,409 S.F. (24% OF SITE)  |
| CONCRETE AREA:              | 2,656 S.F.                 |
| HEAVY DUTY PAVING:          | 11,212 S.F.                |
| LIGHT DUTY PAVING:          | 12,541 S.F.                |
| CONCRETE CURB:              | 229 S.F.                   |
| TOTAL GREENSPACE AREA:      | 64,848 S.F. (60% OF SITE)  |
| ZONING DISTRICT:            | PUD                        |
| FRONT YARD SETBACK:         | 40'-0"                     |
| SIDE YARD SETBACK:          | 20'-0"                     |
| REAR YARD SETBACK:          | 40'-0"                     |
| PARKING STALL REQUIREMENTS: |                            |
| TOTAL PARKING PROVIDED:     | 60 (INCL. H.C. STALLS)     |
| HANDICAP PARKING REQUIRED:  | 3                          |
| HANDICAP PARKING PROVIDED:  | 3                          |
| FUTURE PARKING STALLS:      | 0                          |



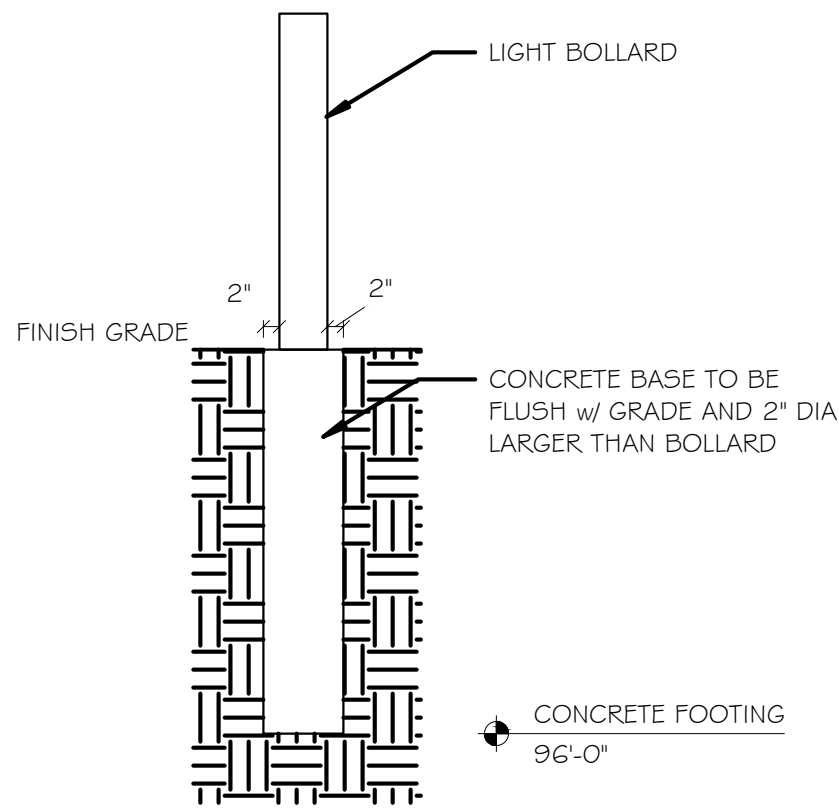
60" (MIN.) ABOVE PARKING SURFACE

ADA PARKING SIGN

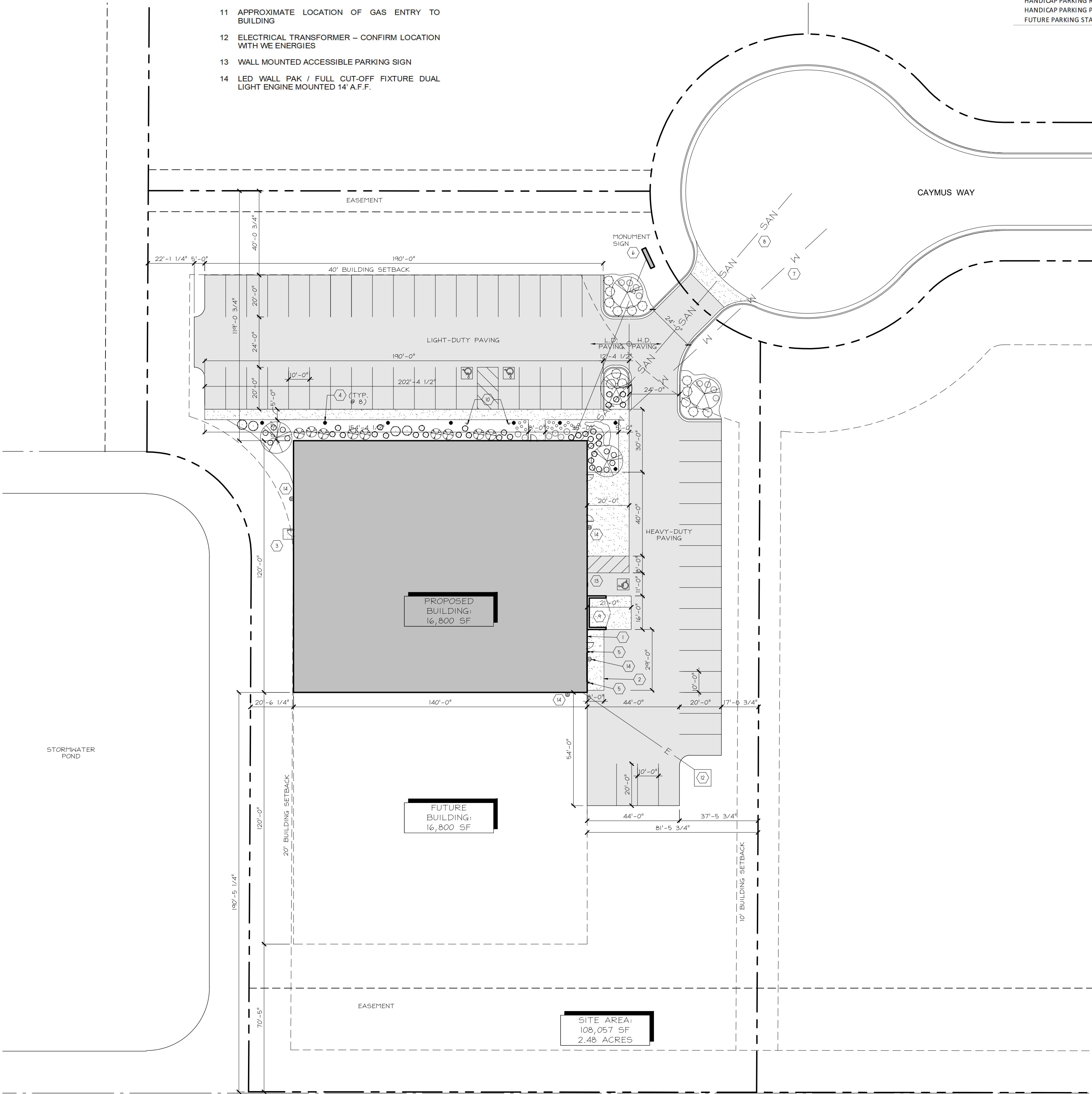
4 HANDICAP SIGN  
SCALE: 1/2" = 1'-0"



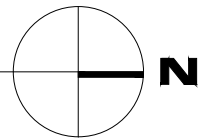
3 SIDEWALK CURB  
SCALE: 1/2" = 1'-0"



2 LIGHT BOLLARD BASE  
SCALE: 1/2" = 1'-0"



1 SITE PLAN  
SCALE: 1" = 30'-0"



DESIGN  
2  
CONSTRUCT  
DEVELOPMENT CORPORATION

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
GENOA  
CAYMUS WAY  
JACKSON, WI 53037

SHEET TITLE

SITE PLAN

REVISIONS

PROJECT DATA

DATE

09.07.2021

JOB NO.

21-00177

SET USE

FOR CONSTRUCTION

FILE NAME

C1-A1.0

DRAWN BY

DLH

SHEET NO.

A1.0



PLANT SCHEDULE

| KEY | QTY       | BOTANICAL NAME                                 | COMMON NAME                    | PLANT SIZE         |               | ROOTS |
|-----|-----------|------------------------------------------------|--------------------------------|--------------------|---------------|-------|
|     |           |                                                |                                | MATURE             | AT PLANTING   |       |
| D1  | 3         | CRATAEGUS CRUSGALLI<br>COCKSPUR                | HAWTHORN, THORNLESS            | 15'                | 2-1/2" CAL.   | B & B |
| D2  | 2         | SYRINGA RETICULATA -<br>IVORY SILK             | IVORY SILK JAPANESE LILAC TREE | 25'                | 2-1/2" CAL.   | B & B |
| S1  | 9         | COTONEASTER<br>ACUTIFOLIA                      | COTONEASTER, PEKING HEDGE      | 4 - 8'             | 12 - 18" HIGH | POT   |
| S2  | 4         | EUONYMUS ALATA<br>'COMPACTUS'                  | DWARF BURNING BUSH             | 4 - 6'             | 24" HIGH      | B&B   |
| S3  | 15        | RHUS AROMATICA 'GRO-<br>LOW'                   | SUMAC, GRO-LOW FRAGRANT        | 2' HIGH<br>5' WIDE | 12 - 18" HIGH | POT   |
| S4  | 150<br>SF | ---                                            | BLACKKEYED SUSAN               | ---                | 18" O.C.      | ---   |
| S5  | 6         | SPIRAEA JAPONICA GOLD<br>MOUND                 | GOLDMOUND SPIREA               | 12'                | 30" HIGH      | POT   |
| S6  | 8         | SPIRAEA BETULIFOLIA<br>'TOR'                   | TOR BIRCHLEAF SPIREA           | 3'                 | 12 - 18" HIGH | POT   |
| S7  | 10        | HYDRANGEA PANICULATA<br>'SMHPLOF'              | LITTLE QUICK FIRE HYDRANGEA    | 4'                 | 12 - 18" HIGH | POT   |
| S8  | 15        | ALLUM x 'MILLENIUM'                            | MILLENIUM GLOBE LILLY          | ---                | 12 - 18" HIGH | POT   |
| G1  | 16        | CALAMAGROSTIS<br>ACUTIFLORA 'KARL<br>FOERSTER' | KARL FOERSTER GRASSES          | 3 - 5'             | 12 - 18" HIGH | POT   |
| G2  | 15        | PANICUM VIRGATUM<br>'NORTHWINDS'               | NORTHWINDS SWITCH GRASS        | 2'                 | 12 - 18" HIGH | POT   |

NEW PLANTS ARE TO BE OF REASONABLE GROWTH  
TREES TO HAVE 2-1/2" (MIN.) CALIPER.

ALL PLANTINGS TO BE IN MULCH BED w/ EDGEING

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
GENOA  
CAYMUS WAY  
JACKSON, WI 53037

SHEET TITLE  
LANDSCAPE PLAN

REVISIONS

PROJECT DATA

DATE  
09.07.2021

JOB NO.  
21-00177

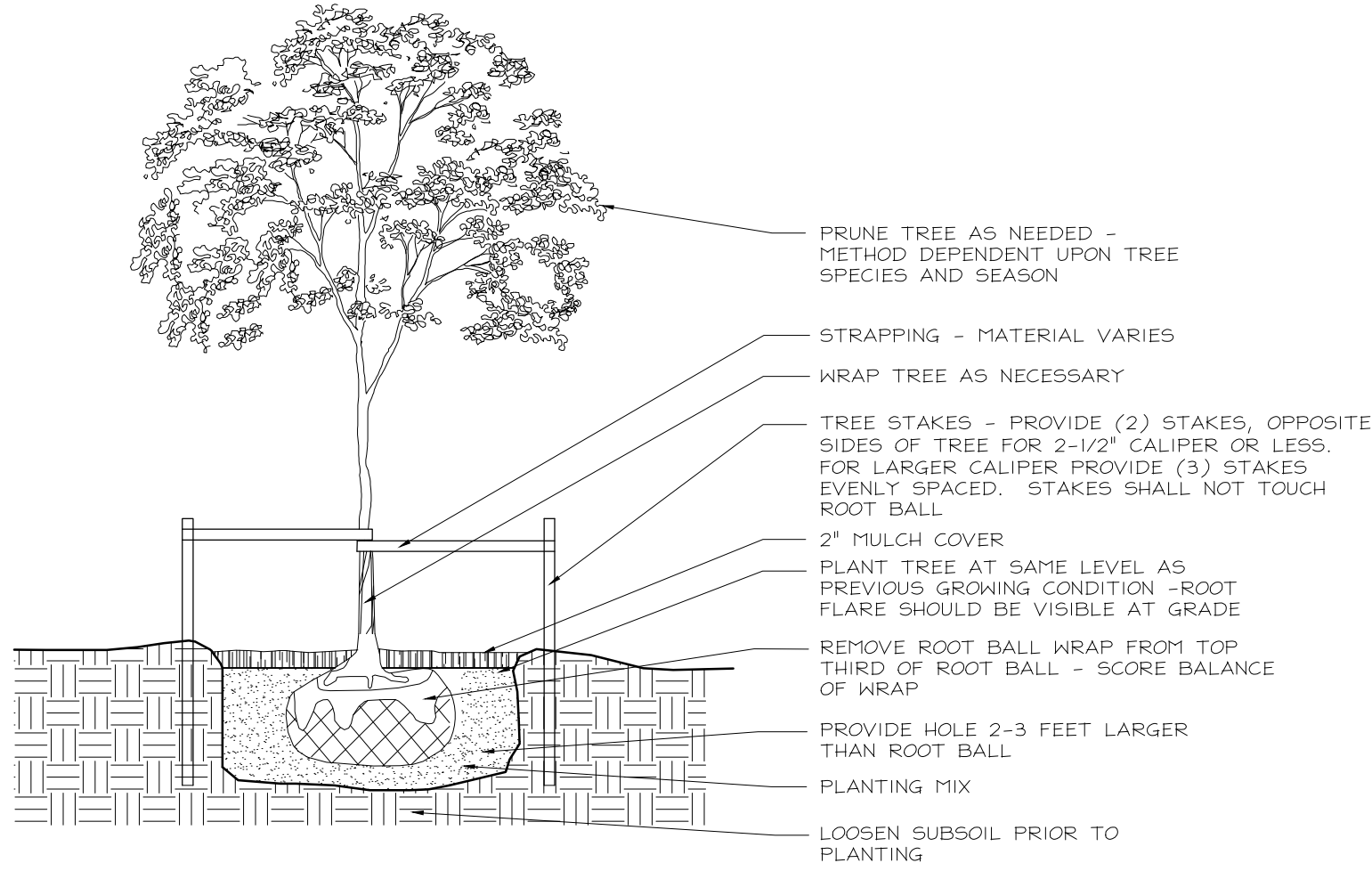
SET USE  
FOR CONSTRUCTION

FILE NAME  
C1-A1.1

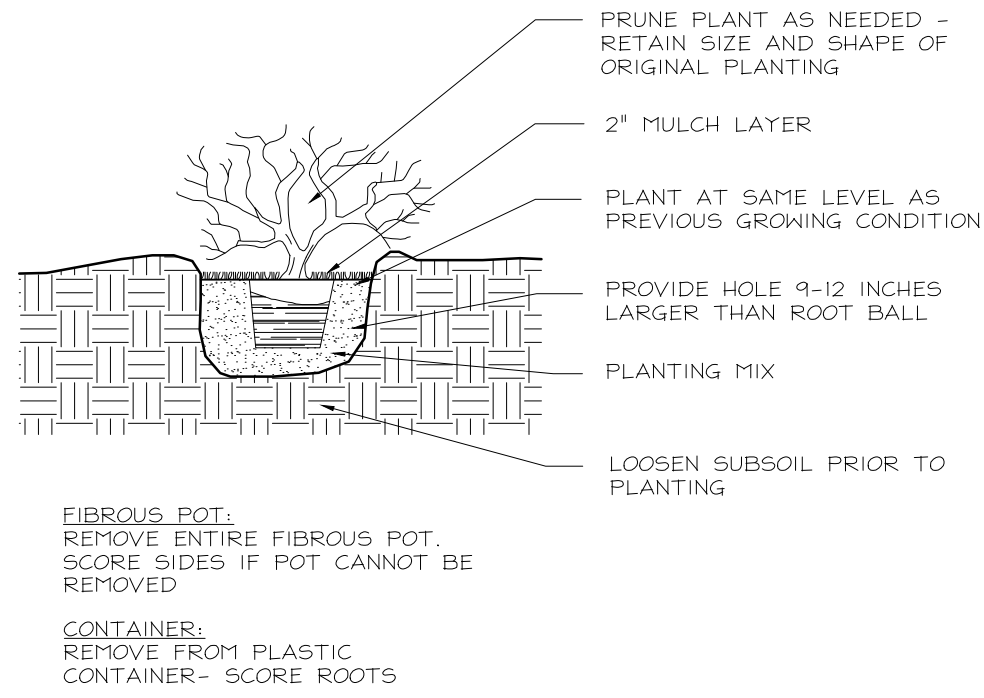
DRAWN BY  
DLH

SHEET NO.

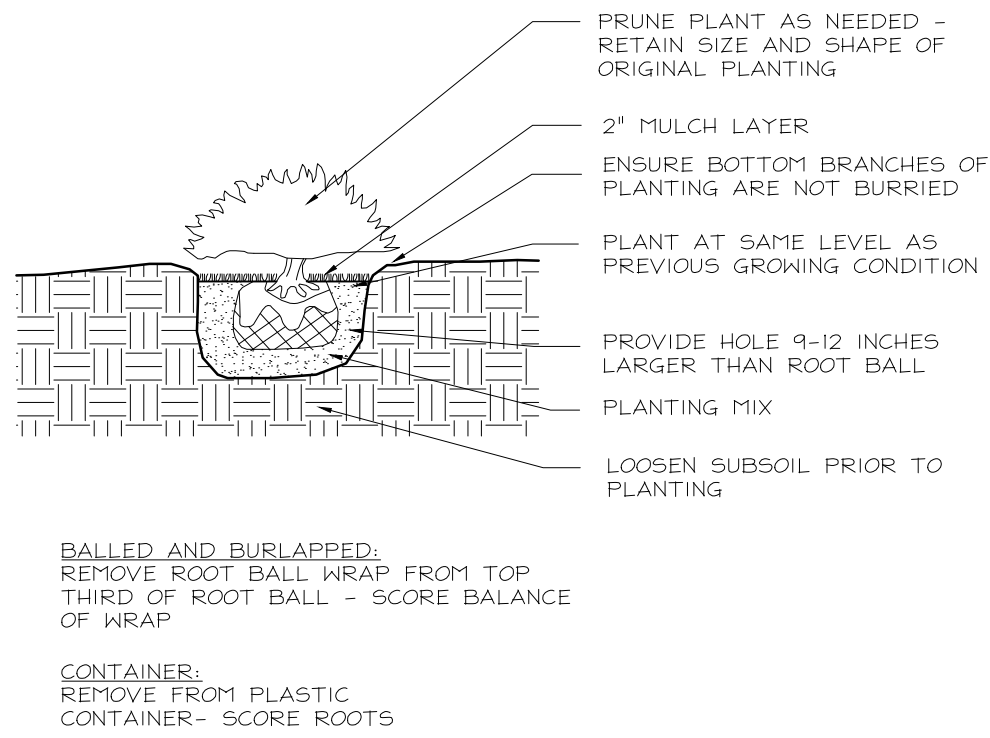
A1.1



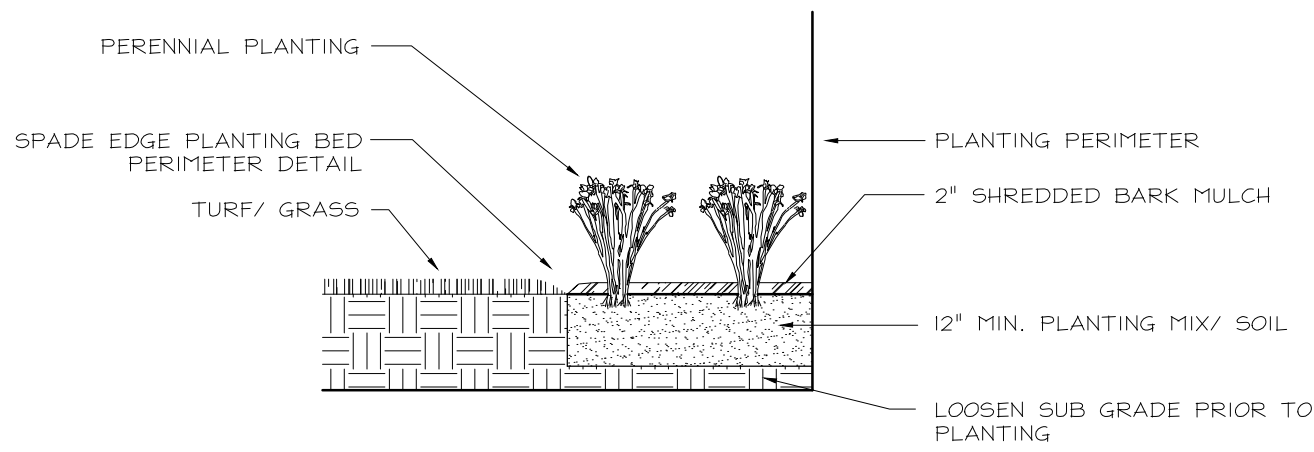
4 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



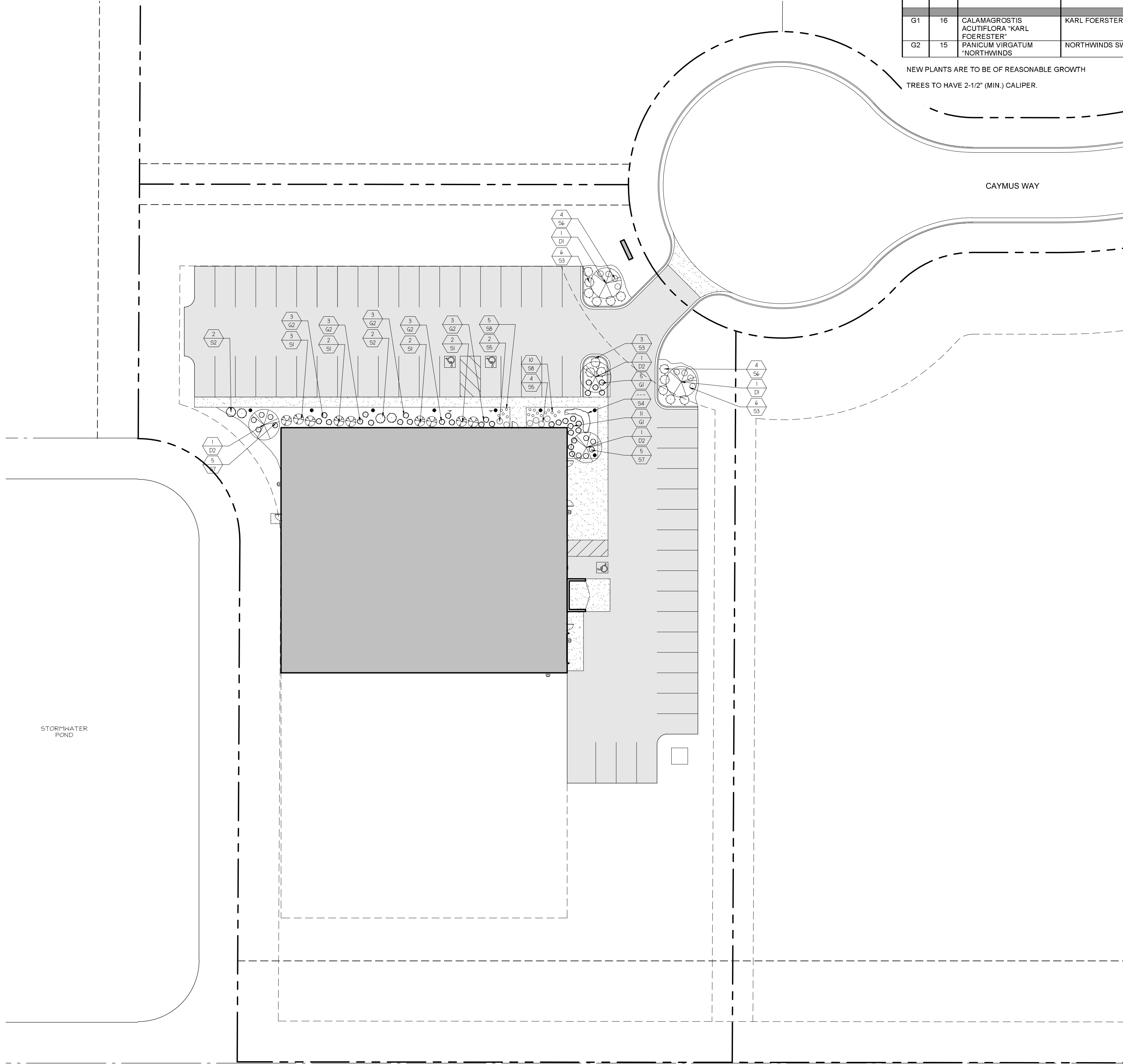
5 CONIFEROUS SHRUB PLANTING DETAIL  
SCALE: NTS



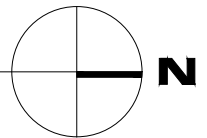
6 DECIDUOUS SHRUB PLANTING DETAIL  
SCALE: NTS



2 PERENNIAL BED PLANTING DETAIL  
SCALE: NTS



1 LANDSCAPE PLAN  
SCALE: 1" = 30'-0"





This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.



**DESIGN**  
**2**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

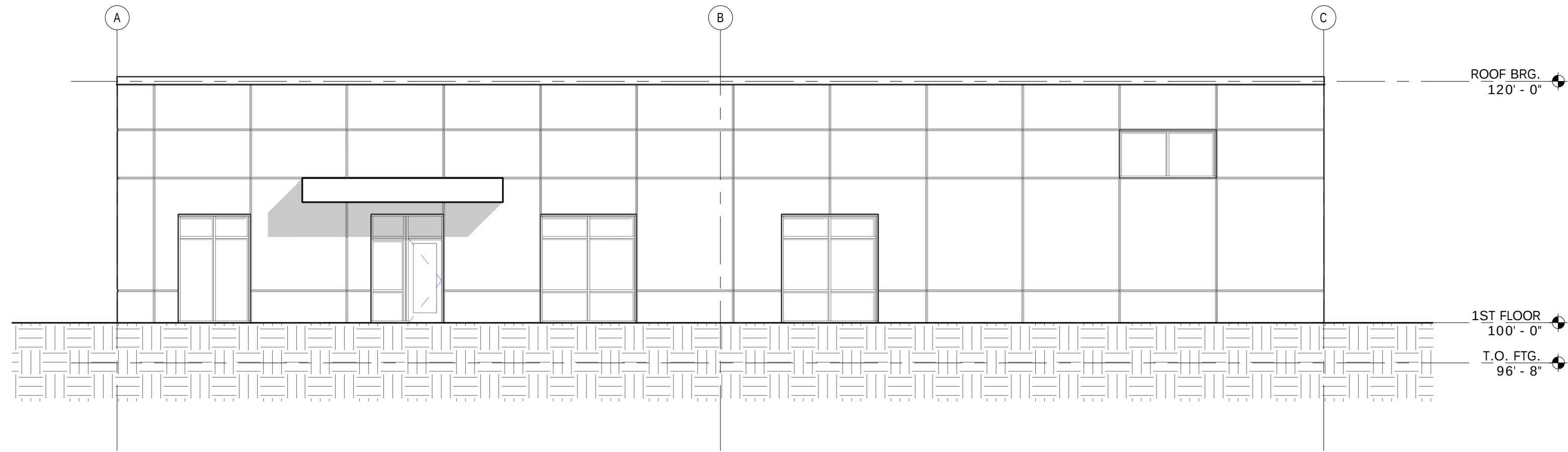
BUILDING DESIGN FOR:  
**GENOA**  
**CAYMUS WAY**  
JACKSON, WI 53037

| SHEET TITLE                |
|----------------------------|
| FIRST FLOOR PLAN - OVERALL |

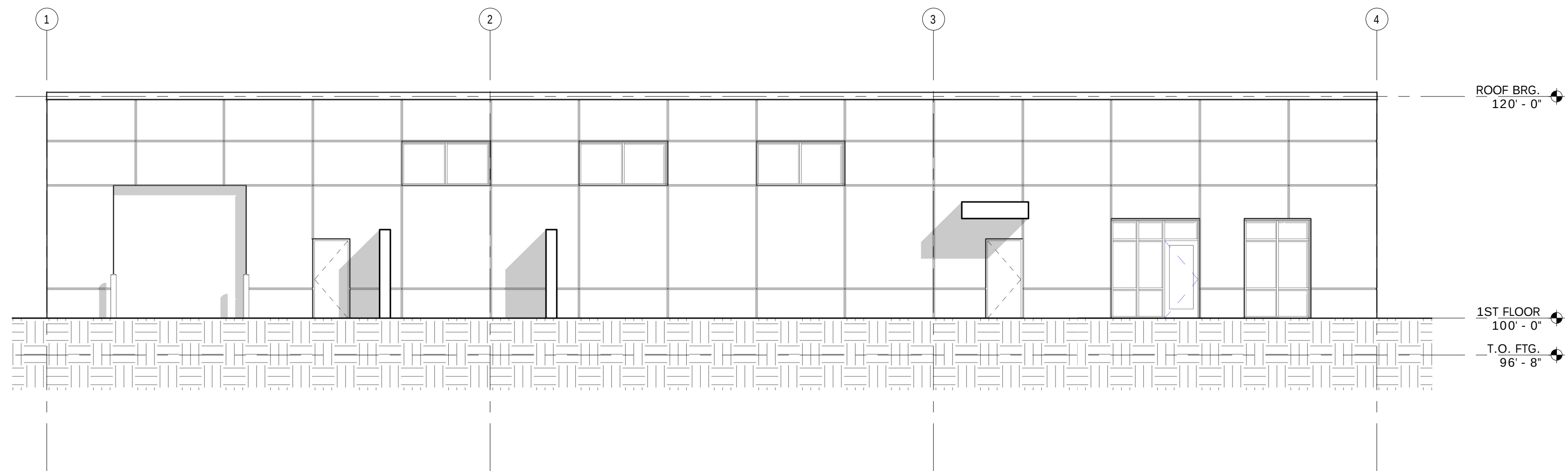
| REVISIONS |
|-----------|
|           |

| PROJECT DATA       |
|--------------------|
| DATE               |
| JOB NO. 06.11.2021 |
| 20-00140           |
| SET USE            |
| PRELIMINARY        |
| DRAWN BY           |
| Author             |
| SHEET NO.          |
| A2.1               |





1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING DESIGN FOR:  
GENOA  
CAYMUS WAY  
JACKSON, WI 53037

| SHEET TITLE         |
|---------------------|
| EXTERIOR ELEVATIONS |

| REVISIONS |
|-----------|
|           |

| PROJECT DATA         |
|----------------------|
| DATE                 |
| JOB NO. 06.11.2021   |
| SET USE 20-00140     |
| DRAWN BY PRELIMINARY |
| SHEET NO. Author     |
| A4.1                 |





1

BUILDING PERSPECTIVE



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
- ☐ Special Use ☐ Special Use ☐ OTHER \_\_\_\_\_
- (For existing CU ONLY) (For existing PUD ONLY)

Property Address: Glen Brooke Drive Unit: \_\_\_\_\_ Jackson, WI

Parcel #: To be Determined Lot Size: TBD sq. ft. Building Area: TBD sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other MINOR SUBDIVISION ☐ Floodplain

APPLICANT INFORMATION

Name(s): John Lamm

Mailing Address: 2708 Sherman Rd. Jackson State WI Zip 53037

Office: (262) 677-3010 Cell: (262) 208-0032 Fax: (262) 677-0505

Email: j1amm@lammscape.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: John Lamm of Jackson, Inc.

D/B/A: LAMMSCAPES! FEIN #: \_\_\_\_\_

Mailing Address: 2708 Sherman Rd. Jackson State WI Zip 53037

Office: (262) 677-3010 Cell: (262) 208-0032 Fax: (262) 677-0505

Email: \_\_\_\_\_

Website: WWW.lammscape.com

PROPERTY OWNER INFORMATION

Name(s): John Lamm

Address: 2708 Sherman Rd. Jackson State \_\_\_\_\_ Zip \_\_\_\_\_

Office: (262) 677-3010 Cell: ( ) same Fax: ( ) same

Email: j1amm@lammscape.com

ARCHITECT (ENGINEER) CONTRACTOR INFORMATION (Circle One)

Firm Name: M Squared Engineering, LLC

Primary Contact: Matthew Hahn

Address: N19W6719 Commerce Ct, Cedarburg State WI Zip 53012

Office: (262) 376-4246 Cell: (262) 385-6031 Fax: ( ) \_\_\_\_\_

Email: matt@mquaredengineering.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: \_\_\_\_\_

A Beautiful Development  
of a 2.9 Acre Triangle of land  
in the Village of Jackson

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

Residential lots for fine houses  
and living spaces "Little Lambs Corner"

Hours of Operation: 24 hour living

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

A quiet Residential area of homes

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.: \_\_\_\_\_

A quiet living area, as homes North  
and East with little impact

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

All Residential homes North  
and homes and lots East.

Proposed, development, on-site improvements or other construction/remodeling activities: \_\_\_\_\_

Future quality homes to be built  
Landscape Improvements to Common Areas  
by us of LANDSCAPES!

Proposed grading and/or stormwater management plan: \_\_\_\_\_

Area all left graded and cleaned up

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: \_\_\_\_\_

Landscape Plantings to Beautify Entrance area  
and center Island - A shade tree for every lot  
a "little lamb" Hydrangea for

Proposed on-site security measures including site lighting: \_\_\_\_\_

None expected

every home

Life Safety Systems - Existing or Proposed (Includes fire hydrants, fire suppression & fire alarm systems): \_\_\_\_\_

Fire hydrants & water in place



Projected traffic circulation and impacts: Normal traffic on Glen Brooke Dr.  
Each home drive to central circle & Entrance  
roadway with 2 lots entered on Glen Brooke

Setbacks from rights-of-way and property lines and height limitations: \_\_\_\_\_  
to be determined on engineered plan

Status of State/Federal license(s) or Certificate(s) required for operation: \_\_\_\_\_  
None required or applicable

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

☒ No ☐ Yes If yes, explain: Not to my knowledge

Describe any proposed signage including type and location: \_\_\_\_\_  
A Nice Entry Sign, or in the  
landscaped circle island

Exterior Building Materials (type, color, etc.): \_\_\_\_\_  
unknown but tasteful

Site Specific Features/Constraints: \_\_\_\_\_  
Existing Tree lines North & East borders  
with loaded shade trees, front areas

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): \_\_\_\_\_  
Adequate for each home drive & street

Proposed screening/buffering from adjacent properties: \_\_\_\_\_  
Evergreens planted in Northwest & Southeast  
corners. Big existing tree buffer existing.

Proposed provisions for refuse and recycling collection/storage: \_\_\_\_\_  
up to private property owners for disposal.

Projected Sewer/Wastewater Usage: 2 gal/year

Projected Water Usage: 2 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.

Applicant Name (Print):

John Lamm

Applicant Signature:

John Lamm

Co-Applicant Name (Print):

\_\_\_\_\_

CO-Applicant Signature:

\_\_\_\_\_

Date of Application:

September 9, 2021

**You MUST sign and date this Application!**

**SUBMIT TO:**

Village of Jackson – Village Hall (Checks shall be made payable to Village of Jackson)  
N168 W20733 Main Street  
PO BOX 637  
Jackson, WI 53037

### **QUESTIONS?**

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.  
Phone: (262) 677-9001 x11  
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**  
Phone: (262) 677-9696  
Email: collin.johnson@villageofjackson.com

### **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: 9-9-21

Amount: \$ 175.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 25438

Received By: [Signature]



# LITTLE LAMB'S CORNER DEVELOPMENT

PROJECT NO. 21-716-233

JACKSON, WI



SOURCE: WASHINGTON COUNTY GIS  
VICINITY MAP  
1"=2,000'

## SITE INFORMATION:

TAX KEY ID: 052600Z

**LOCATION:** PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

## PREPARED FOR:

MR. JOHN LAMM  
2708 SHERMAN ROAD  
JACKSON, WI 53037  
(262) 677-3010  
JLAMM@LAMMSCAPE.COM

## INDEX:

- 1: TITLE SHEET
- 2: GENERAL NOTES & LEGEND
- 3: EXISTING CONDITIONS MAP
- 4: OVERALL LAYOUT PLAN
- 5: SITE PREP & EROSION CONTROL PLAN
- 6: GRADING/PAVING PLAN
- 7: UTILITY PLAN
- 8: ROADWAY & UTILITY PLAN & PROFILE
- 9-11: DETAILS
- 12: CROSS SECTIONS

## PROJECT CONTACTS:

CONSULTING ENGINEER  
M SQUARED ENGINEERING, LLC.  
N19 W6719 COMMERCE COURT  
CEDARBURG, WI 53012  
CONTACT: MR. MATT HAHM  
(262) 376-4246  
MATT@MSQUAREDENGINEERING.COM

APPROVAL AGENCY  
VILLAGE OF JACKSON'S PUBLIC WORKS  
W194N16660 EAGLE DRIVE  
JACKSON, WI 53037  
CONTACT: MR. BRIAN KOBER  
(262) 677-7609  
BRIAN.KOBER@VILLAGEOFJACKSON.COM

M Squared Engineering, LLC

...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012

Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274



LITTLE LAMB'S CORNER  
JACKSON, WI

TITLE SHEET

|               |             |
|---------------|-------------|
| DRAWN BY:     | LKJ         |
| DATE:         | 09/07/2021  |
| CHECKED BY:   |             |
| HORIZ. SCALE: |             |
| VERT. SCALE:  |             |
| PROJECT NO.   | 21-716-233  |
| REVISIONS     |             |
| DATE:         | REVISED BY: |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |

SHEET  
1 OF 12



LEGEND

|  |                                  |
|--|----------------------------------|
|  | EXISTING PROPERTY BOUNDARY       |
|  | EXISTING RIGHT-OF-WAY            |
|  | EXISTING CONTOURS (MAJOR)        |
|  | EXISTING CONTOURS (MINOR)        |
|  | EXISTING PAVEMENT LINE           |
|  | EXISTING EDGE OF GRAVEL          |
|  | EXISTING TELEPHONE LINE          |
|  | EXISTING OVERHEAD LINE           |
|  | EXISTING STORM SEWER LINE        |
|  | EXISTING SANITARY SEWER LINE     |
|  | EXISTING GAS LINE                |
|  | EXISTING FENCE LINE              |
|  | EXISTING TREE LINE               |
|  | EXISTING ASPHALT PAVEMENT        |
|  | EXISTING CONCRETE PAVEMENT       |
|  | EXISTING MANHOLE                 |
|  | EXISTING HYDRANT                 |
|  | EXISTING UTILITY POLE            |
|  | EXISTING PROPERTY IRON PIPE      |
|  | EXISTING SIGN                    |
|  | PROPOSED PAVEMENT EDGE           |
|  | PROPOSED 2' GRAVEL SHOULDER EDGE |
|  | PROPOSED STORM SEWER             |
|  | PROPOSED SANITARY SEWER          |
|  | PROPOSED WATER LINE              |
|  | PROPOSED BUILDING SETBACK        |
|  | PROPOSED CONTOURS (MAJOR)        |
|  | PROPOSED CONTOURS (MINOR)        |
|  | PROPOSED GRADE BREAKLINE         |
|  | PROPOSED GRADE BREAKLINE         |
|  | PROPOSED SILT FENCE              |
|  | PROPOSED RIP RAP                 |
|  | PROPOSED TRACKING PAD            |
|  | PROPOSED EROSION CONTROL MAT     |
|  | PROPOSED DITCH CHECK             |
|  | PROPOSED INLET                   |
|  | PROPOSED SANITARY MANHOLE        |
|  | PROPOSED STORM MANHOLE           |
|  | PROPOSED CULVERT ENDWALL         |
|  | PROPOSED HYDRANT                 |
|  | PROPOSED VALVE                   |

SURVEY INFORMATION:

- M SQUARED ENGINEERING, LLC. PERFORMED THE SITE SURVEY IN JUNE/JULY 2021
- VERTICAL DATUM IS BASED OF NGVD "29".
- BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATES NAD 83 SOUTH ZONE, NORTH LINE OF SE ¼ 19-10-20, MEASURED AS N89°16'53"W.
- BENCHMARKS:  
BENCHMARK 1 - NORTHWEST FLANGE BOLT ON HYDRANT EAST SIDE OF GLEN BROOKE DRIVE, 290 FEET NORTH OF VICTOR LANE (EL=863.85)  
BENCHMARK 2 - NORTHWEST FLANGE BOLT ON HYDRANT, EAST SIDE OF GLEN BROOKE DRIVE, 140 FEET SOUTH OF GLEN HILL DRIVE (EL=864.51)
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY DIGGERS HOTLINE (TICKET NO. 20212305361). THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATION OF THESE UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 19; THENCE N89°16'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 1315.63 TO THE POINT OF BEGINNING; THENCE S01°12'28"E ALONG THE WEST LINE OF COBBLESTONE MEADOWS BEING A SUBDIVISION RECORDED IN THE WASHINGTON COUNTY COURTHOUSE AS MAP BOOK 53 PAGE DOCUMENT NUMBER 1468252 OF SUBDIVISION MAPS, 480.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE AND BEING THE POINT OF THE CURVE TO THE LEFT AND HAVING A RADIUS OF 136.00 FEET CHORD OF 8.10 FEET BEARING N45°34'37"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 8.10 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N47°17'35"W 505.93 FEET TO A POINT OF ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 183.24 FEET CHORD OF 149.11 FEET BEARING N23°17'06"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 153.57 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST; THENCE S89°16'53"E ALONG SAID NORTH LINE 426.41 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 2.74 AC.

GENERAL DESIGN INFORMATION:

- YARD SETBACKS (MINIMUMS):  
STREET/REAR: 20 FEET  
SIDE: 10 FEET

GENERAL NOTES:

- ALL CONSTRUCTION SHALL MEET STANDARDS IN THE CONTRACT DOCUMENTS, "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER", "VILLAGE OF JACKSON" STANDARD SPECIFICATIONS", AND "DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITIONS AND AMENDMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES/ORDINANCES/LAWS/REQUIREMENTS.
- SUMMARY OF WORK: PROJECT WORK SHALL INCLUDE INSTALLATION/MAINTAINING/REMOVAL OF EROSION CONTROLS, GRADING, INSTALL STORM/WATER/SANITARY SYSTEM, PAVEMENT (WITH ASSOCIATED PAVEMENT STRIPING) AS SHOWN ON PROJECT DRAWINGS. CONSTRUCTION DETAILS ARE INCLUDED IN THE PLAN SET.
- ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF OWNER AND ENGINEER.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, M SQUARED ENGINEERING AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE CIVIL WORK INCLUDED ON THESE CIVIL PLANS.
- M SQUARED ENGINEERING AND ITS AGENTS ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF M SQUARED ENGINEERING.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL, DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, GRADING/PAVING, ETC.
- CIVIL PROJECT DRAWING VERIFICATION: THE INFORMATION IN THE PLAN SET REPRESENTS THE INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION IN THE FIELD. CONTRACTOR SHALL REVIEW SITE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES NOTED BETWEEN EXISTING SITE CONDITIONS AND PROJECT DRAWINGS, AND BETWEEN PROJECT DRAWINGS (FOR UTILITY CONFLICTS, DRAINAGE/GRADING CONFLICTS, ETC.) SHALL BE NOTED TO THE M SQUARED IN WRITING PRIOR TO CONSTRUCTION COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
- UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGERS HOTLINE A MINIMUM OF THREE DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. IN ADDITION, CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITY PRIOR TO CONSTRUCTION COMMENCEMENT.
- ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ALL FEATURES. GIVE NOTICE TO UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF THEIR SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED AT CONTRACTOR'S COST AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REFER TO, AND ADHERE TO THE RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT AND ANY RELEVANT ENVIRONMENTAL ASSESSMENT REPORTS. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, ENVIRONMENTAL-RELATED CONDITIONS, OR UNEXPECTED SUBGRADE CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE OWNER/ENGINEER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A SITE GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT. IF NO SITE GEOTECHNICAL REPORT IS AVAILABLE, SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH WISDOT STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.
- THE MUNICIPALITY, OWNER AND ENGINEER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSES TO THE SATISFACTION TO THE OWNER/ENGINEER AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
- EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.

CONSTRUCTION SEQUENCE:

- INSTALL EROSION CONTROLS PRIOR TO OTHER CONSTRUCTION ACTIVITIES. INSTALL IN THE FOLLOWING ORDER: TRACKING PAD AND THEN SILT FENCE.
- ROUGH GRADE STORMWATER MANAGEMENT PONDS FOR USE AS SETTLING PONDS DURING CONSTRUCTION. THE ROUGH GRADING SHALL BE PERFORMED PRIOR TO BEGINNING OTHER SITE GRADING AND UTILITY CONSTRUCTION. UPON GRADING COMPLETION AND BEFORE VEGETATING POND, REMOVE AND DISPOSE OF SILT BUILDUP.
- GRADING/PAVING/UTILITY CONSTRUCTION.
- ALL DISTURBED AREAS OUTSIDE PAVEMENT AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
- REMOVE TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS.

GENERAL EROSION CONTROL REQUIREMENTS:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
- EROSION CONTROLS
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL GUIDANCE PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
  - INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED. CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND/OR DUST.
  - INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS IN AND ADJACENT TO PROJECT SITE.
  - INSTALL EROSION MAT ON ALL SLOPES EQUAL TO OR GREATER THAN 4:1.
  - INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMPs.
  - INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY.
  - MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
  - AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
  - OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
  - NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
  - THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
  - ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
  - ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
  - TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
  - WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENT BASINS, GRIT CHAMBERS OR OTHER APPROPRIATE MEASURES.
  - ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
  - PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.
  - ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A STRAW BALE, FILTER FABRIC OR EQUIVALENT BARRIER.
- STORM POND SHALL BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED PRIOR TO OWNER ACCEPTANCE OF SITEWORK.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.



Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

M Squared Engineering, LLC

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT  
Cedarburg, WI 53012

Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274



LITTLE LAMB'S CORNER  
JACKSON, WI

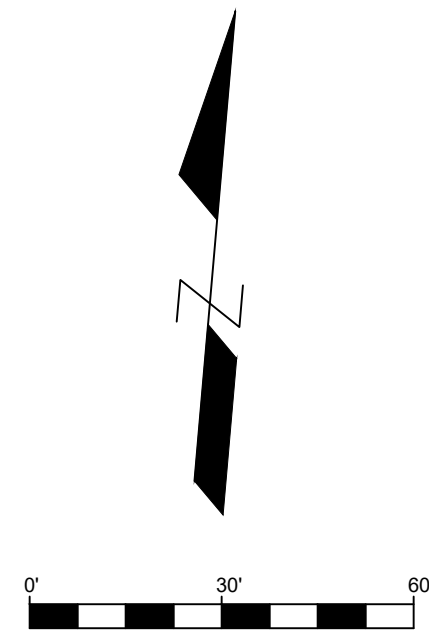
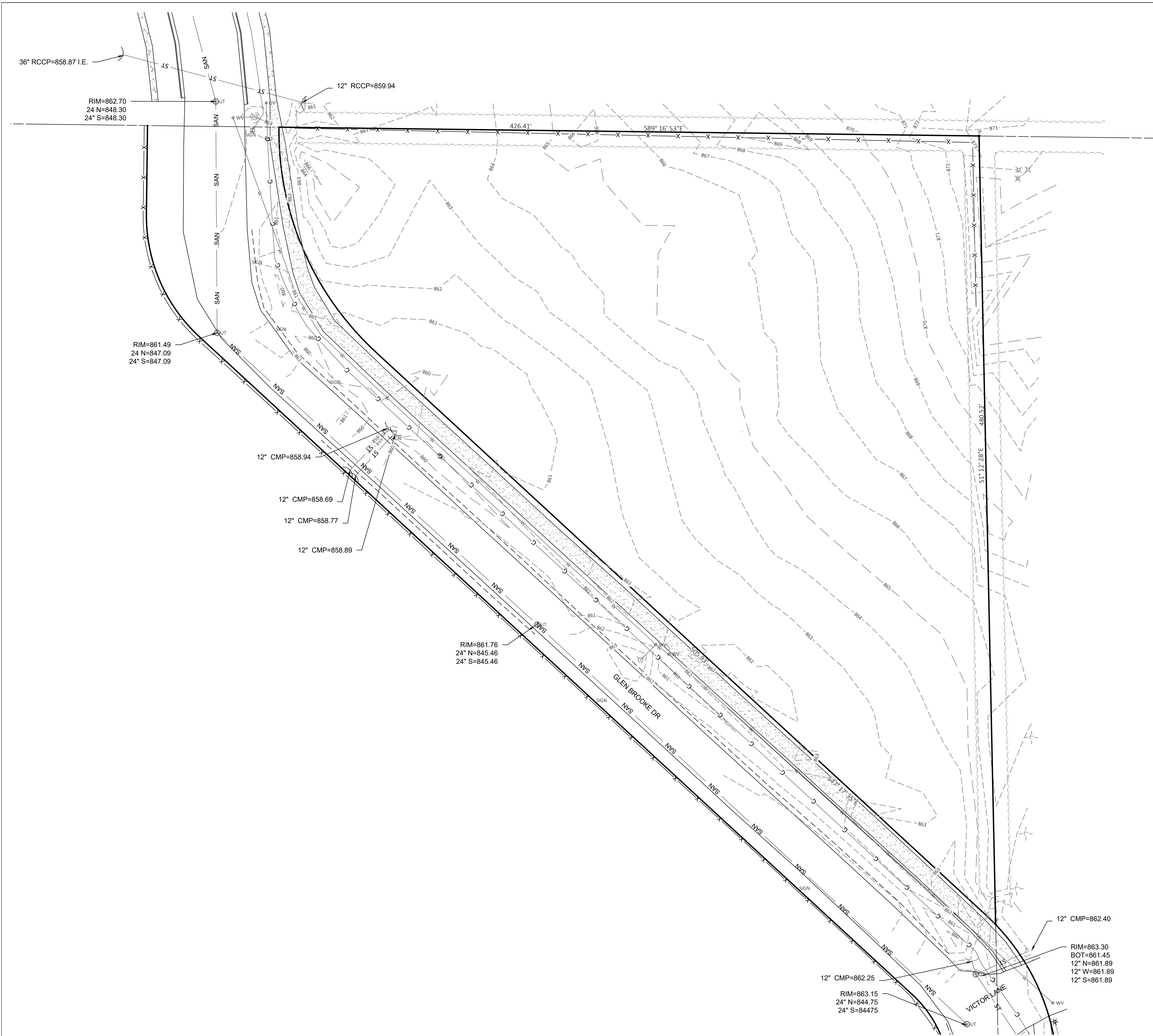
GENERAL NOTES & LEGEND  
SHEET

|               |             |
|---------------|-------------|
| DRAWN BY:     | LKJ         |
| DATE:         | 09/07/2021  |
| CHECKED BY:   |             |
| HORIZ. SCALE: |             |
| VERT. SCALE:  |             |
| PROJECT NO.   | 21-716-233  |
| REVISIONS     |             |
| DATE:         | REVISED BY: |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |

SHEET

2 OF 12





GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.



Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

**M Squared Engineering, LLC**

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT  
Cedarburg, WI 53012

Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com) Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

**EXISTING CONDITIONS MAP**

|               |            |
|---------------|------------|
| DRAWN BY:     | LKJ        |
| DATE:         | 09/07/2021 |
| CHECKED BY:   |            |
| HORIZ. SCALE: |            |
| VERT. SCALE:  |            |
| PROJECT NO.   | 21-716-233 |

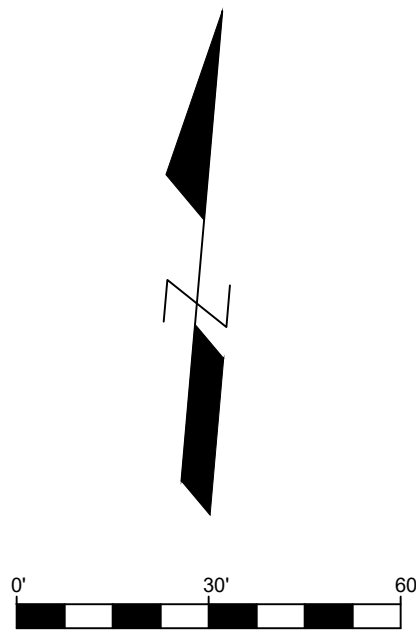
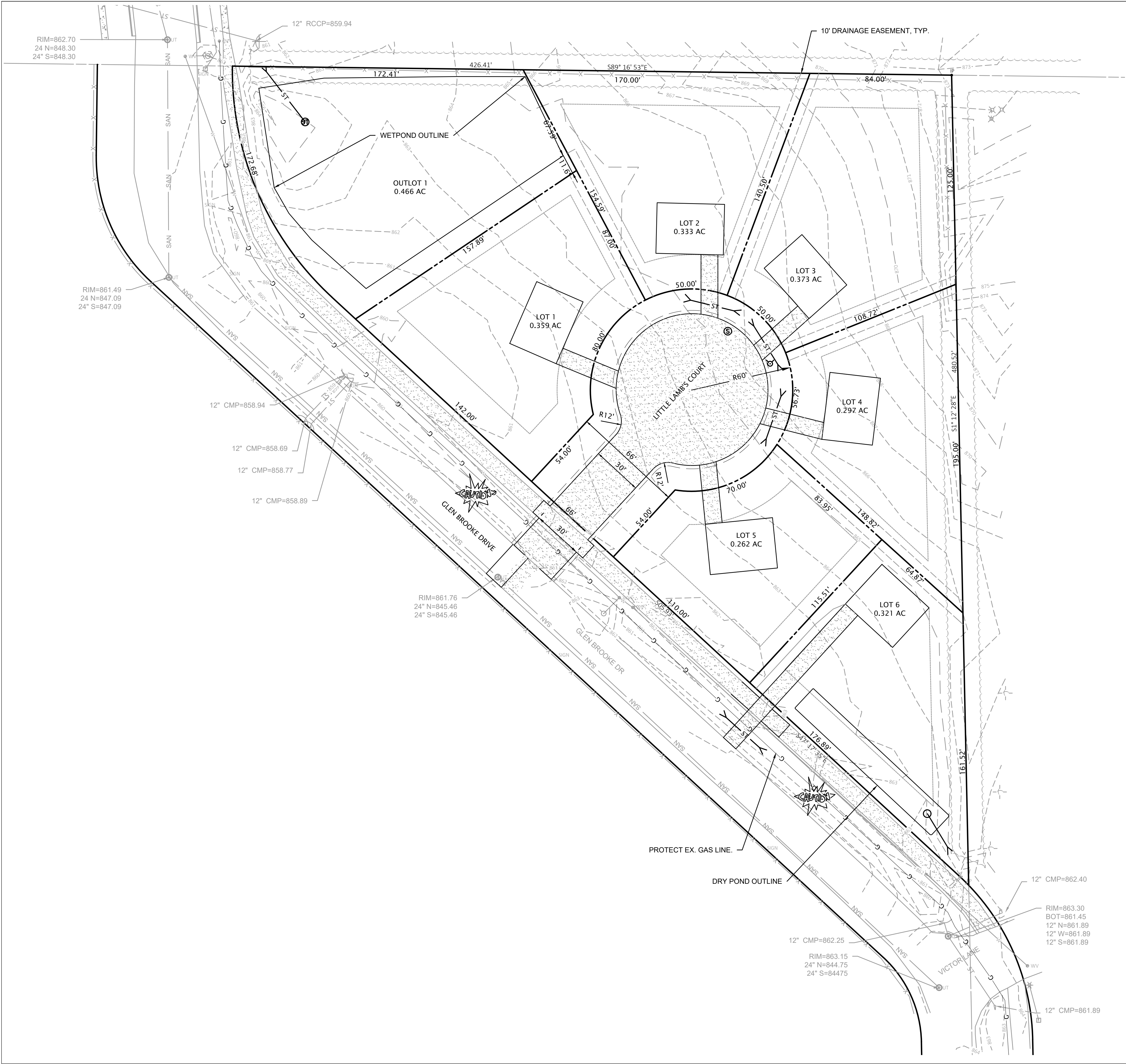
REVISIONS

| DATE: | REVISED BY: |
|-------|-------------|
|       |             |
|       |             |
|       |             |
|       |             |
|       |             |

SHEET

**3 OF 12**





GENERAL NOTES  
1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**M Squared Engineering, LLC**

...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012

Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274



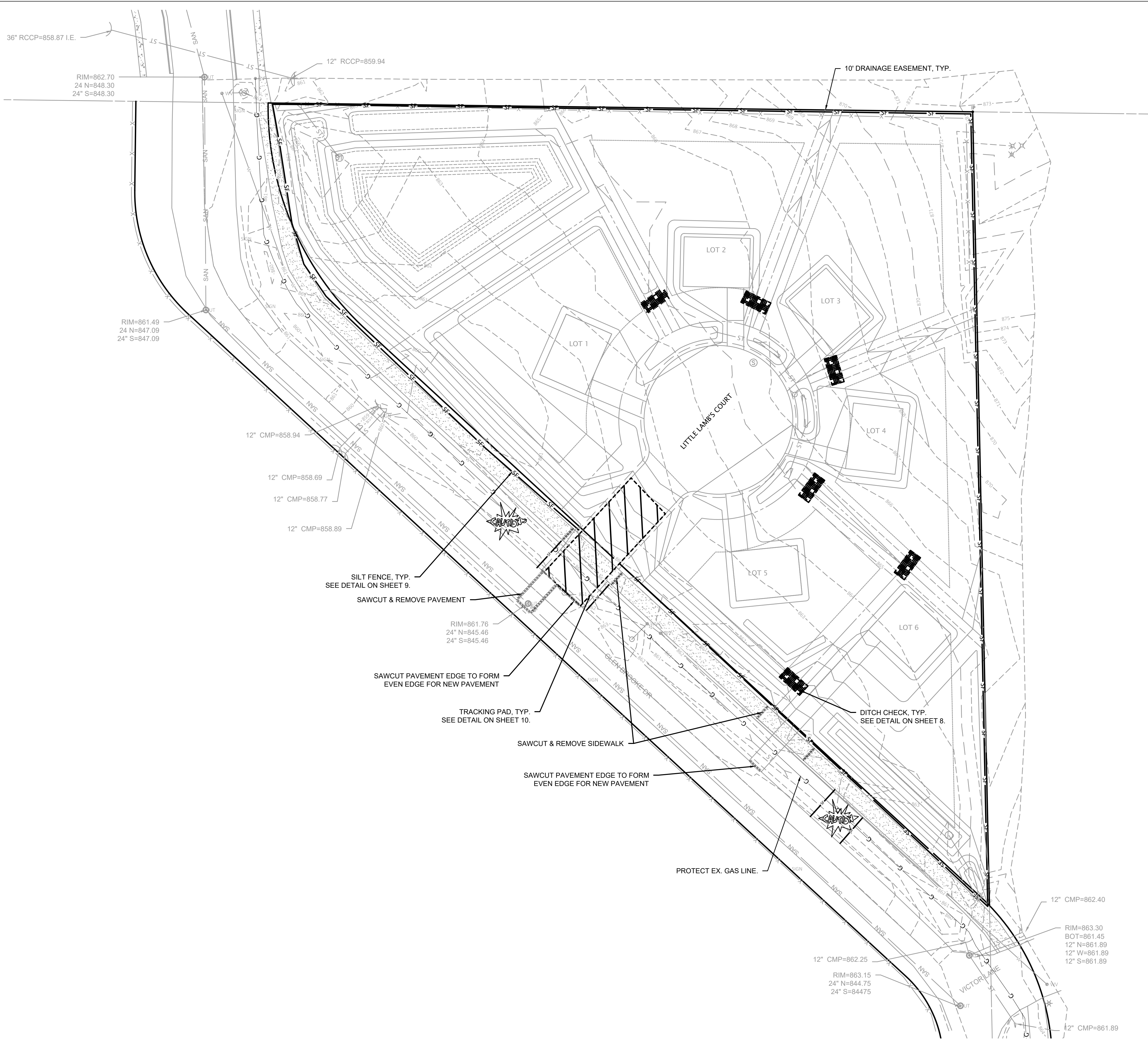
**LITTLE LAMB'S CORNER  
JACKSON, WI**

**OVERALL LAYOUT PLAN**

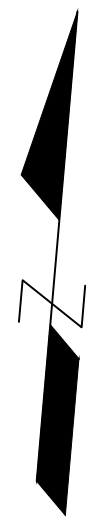
|               |            |
|---------------|------------|
| DRAWN BY:     | LKJ        |
| DATE:         | 09/07/2021 |
| CHECKED BY:   |            |
| HORIZ. SCALE: |            |
| VERT. SCALE:  |            |
| PROJECT NO.   | 21-716-233 |

| REVISIONS |             |
|-----------|-------------|
| DATE:     | REVISED BY: |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |





- GENERAL NOTES
1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.





Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)



M Squared Engineering, LLC

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT  
Cedarburg, WI 53012

Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com) Fax: (262)375-2274

LITTLE LAMB'S CORNER  
JACKSON, WI

SITE PREPARATION &  
EROSION CONTROL PLAN

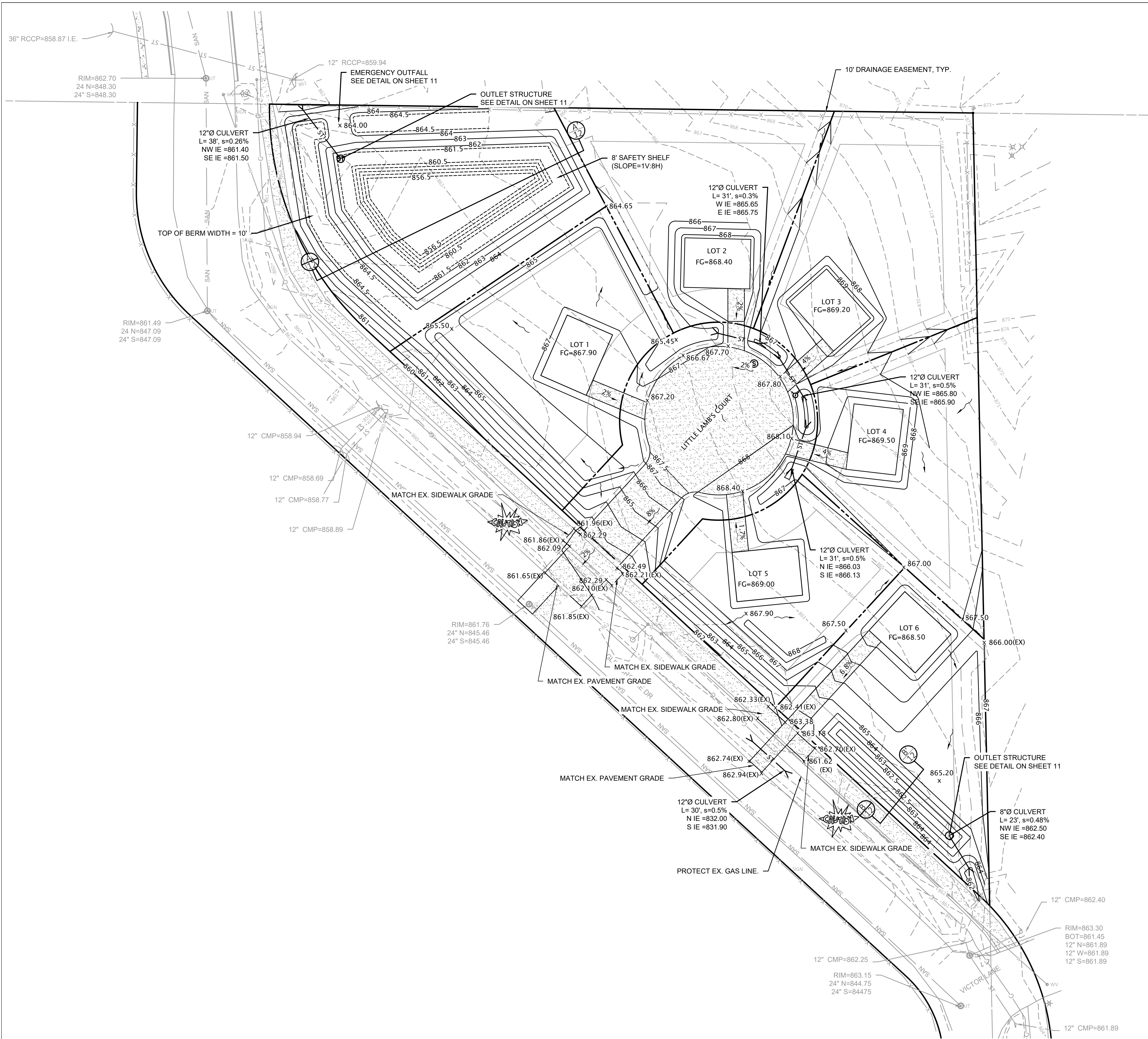
|               |            |
|---------------|------------|
| DRAWN BY:     | LKJ        |
| DATE:         | 09/07/2021 |
| CHECKED BY:   |            |
| HORIZ. SCALE: |            |
| VERT. SCALE:  |            |
| PROJECT NO.   | 21-716-233 |

| REVISIONS |             |
|-----------|-------------|
| DATE:     | REVISED BY: |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

SHEET

5 OF 12





#### GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

#### GENERAL GRADING/PAVING NOTES

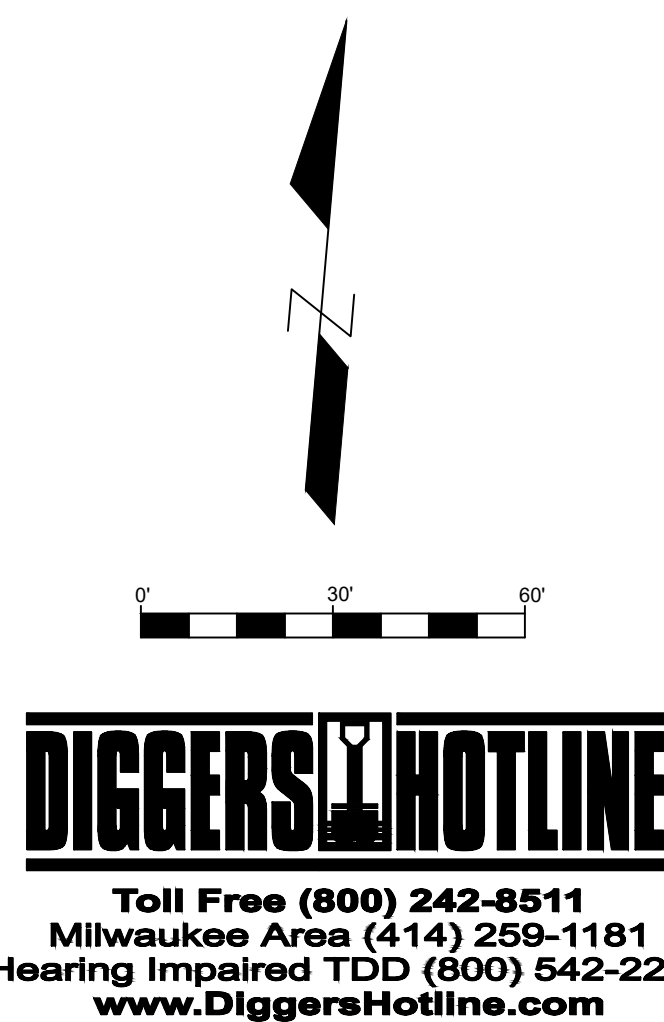
1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. ROADWAY AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
3. SUBGRADE TO BE CONSTRUCTED/PREPARED AS SPECIFIED BY PROOFROLLING AREAS TO BE FILLED/PAVED IN ACCORDANCE WITH WISDOT STANDARDS. SOFT AREAS SHALL BE REPAIRED IN ACCORDANCE WITH WISDOT STANDARDS AND AS APPROVED BY ENGINEER.
4. GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL AND WISDOT SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL/STATE/FEDERAL REQUIREMENTS.
7. SIDEWALKS:

SIDEWALK SHALL BE CONSTRUCTED WITH ALL PORTLAND CEMENT CONCRETE. SIDEWALKS SHALL BE A MINIMUM OF 5" IN THICKNESS, EXCEPT IN AREAS OF DRIVE APPROACHES WHERE THE SIDEWALKS SHALL BE A MINIMUM OF 6" IN THICKNESS.

CONSTRUCT 1/2" EXPANSION JOINTS EVERY 50' AND AT EACH END OF ANY NEW SIDEWALK CONSTRUCTED BETWEEN TWO EXISTING WALKS; AND IF SUCH NEW SIDEWALK EXCEEDS 50' IN LENGTH.

#### SITE RESTORATION

1. RESTORATION: 4" THICK MIN. TOPSOIL (NOTE: ALL STRIPPED TOPSOIL SHALL BE USED TO TOPSOIL THE SITE - THICKNESS LAYER SHALL BE INCREASED AS NECESSARY), SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO WATER AND MAINTAIN UNTIL AFTER 80% COVER ESTABLISHED.



**M Squared Engineering, LLC**

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT

Cedarburg, WI 53012

Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com)

Fax: (262)375-2274



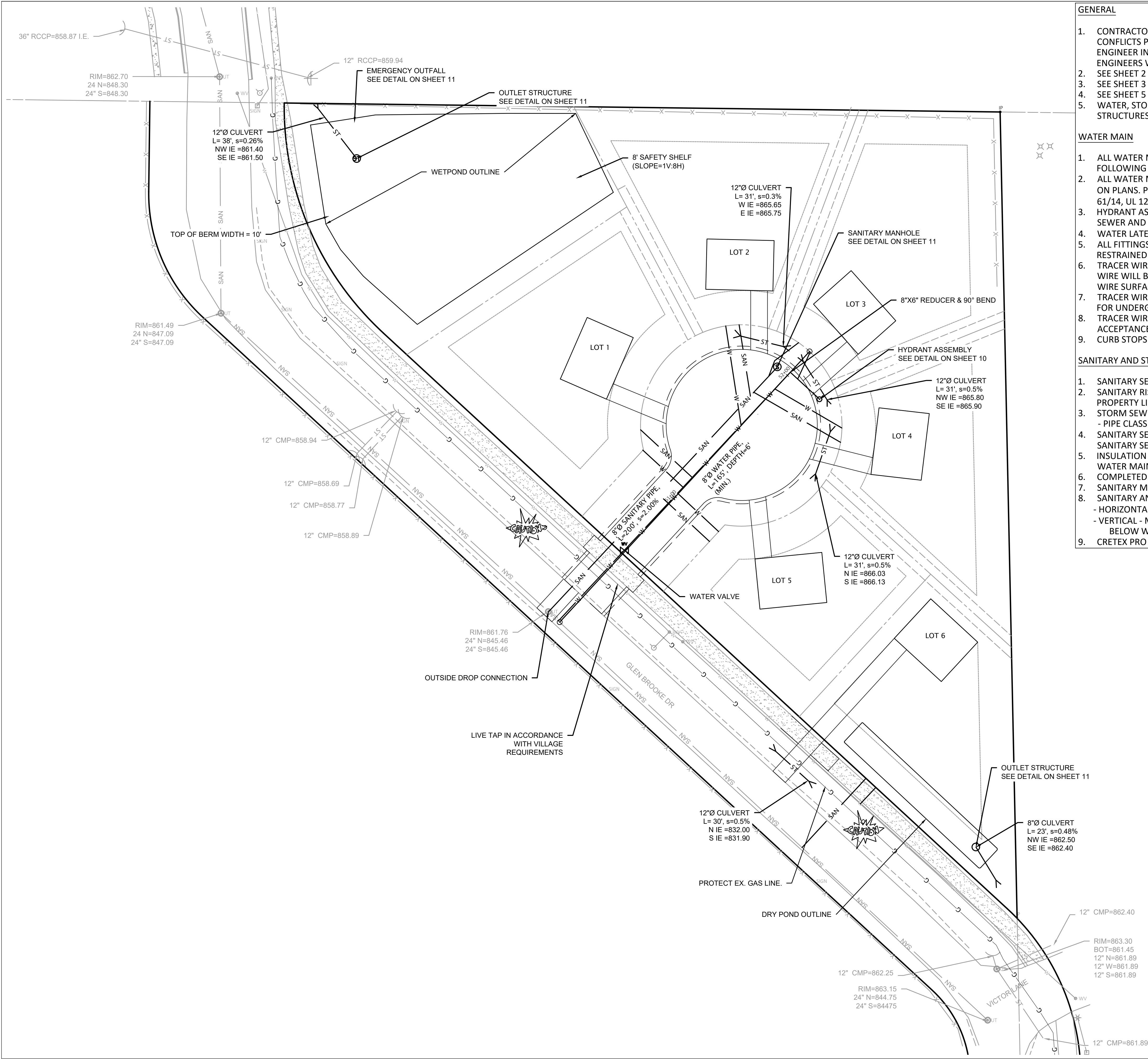
**LITTLE LAMB'S CORNER  
JACKSON, WI**

**GRADING/PAVING PLAN**

|               |             |
|---------------|-------------|
| DRAWN BY:     | LKJ         |
| DATE:         | 09/07/2021  |
| CHECKED BY:   |             |
| HORIZ. SCALE: |             |
| VERT. SCALE:  |             |
| PROJECT NO.   | 21-716-233  |
| REVISIONS     |             |
| DATE:         | REVISED BY: |

**SHEET  
6 OF 12**





GENERAL

1. CONTRACTOR TO CONFIRM EXISTING UTILITY ELEVATIONS/INLETS/SIZES FOR ACCURACY AND CONFLICTS PRIOR TO CONSTRUCTION COMMENCEMENT. ANY DISCREPANCIES SHALL BE NOTIFIED TO ENGINEER IN WRITING. CONTRACTOR SHALL NOT COMMENCE UTILITY WORK UNTIL RECEIVE ENGINEERS WRITTEN DESIGN MODIFICATIONS.
2. SEE SHEET 2 FOR GENERAL NOTES AND LEGEND.
3. SEE SHEET 3 FOR EXISTING CONDITIONS.
4. SEE SHEET 5 FOR PROPOSED GRADING AND SHEET 2 FOR PROPOSED LEGEND.
5. WATER, STORM AND SANITARY SHALL NOT EXTEND BELOW MANHOLE OR CATCH BASIN STRUCTURES.

WATER MAIN

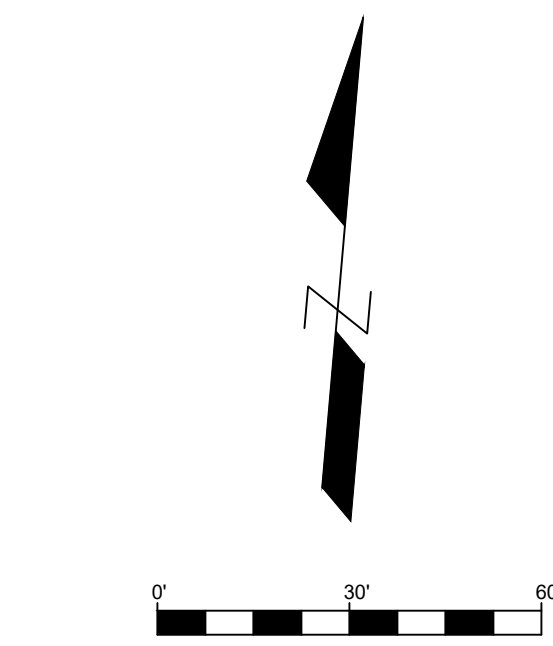
1. ALL WATER MAIN VALVES SHALL BE RESILIENT SEATED GATE VALVES FOLLOWING AWWA C509 FOLLOWING THE MUNICIPAL STANDARD SPECIFICATIONS
2. ALL WATER MAIN MATERIALS SHALL BE AWWA C900 PRESSURE RATED PVC PIPE, SIZES AS SHOWN ON PLANS. PIPE MUST MEET THE FOLLOWING STANDARDS: ASTM D1784, DR18 235 PSI, ANSI/NSF 61/14, UL 1285 GASKET: ASTM F477, JOINT: ASTM D313
3. HYDRANT ASSEMBLY WILL FOLLOW AWWA C502, THE MUNICIPAL SPECIFICATIONS, AND WISCONSIN SEWER AND WATER SPECIFICATION 8.26.0.
4. WATER LATERALS SHALL BE 1-1/4-INCH DIAMETER.
5. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA 153. BENDS AND TEES SHALL BE RESTRAINED WITH MEGALUG 2000 PV JOINT RESTRAINTS AND CORE BLUE MJ T-BOLT AND NUT.
6. TRACER WIRE IS REQUIRED ON WATERMAIN, SANITARY AND STORM SEWER MAIN AND LATERALS. WIRE WILL BE BROUGHT UP TO THE SURFACE AT HYDRANTS AND CURB STOPS, AND WHERE THE WIRE SURFACES AT LATERAL ENDS, A WIRE LOCATION BOX SHALL BE USED.
7. TRACER WIRE SHALL BE A MINIMUM 10-GAUGE SOLID WIRE WITH SOLID PVC INSULATION RATED FOR UNDERGROUND AND WET CONDITIONS.
8. TRACER WIRE CONTINUITY TESTING SHALL BE COMPLETED AFTER PIPE INSTALLATION AND BEFORE ACCEPTANCE.
9. CURB STOPS AND CORPORATION VALVES SHALL BE INSTALLED FOR EACH LATERAL.

SANITARY AND STORM SEWER

1. SANITARY SEWER PIPE SHALL BE ASTM 3034 SDR 35 PVC SEWER PIPE FOR MAINS AND LATERALS.
2. SANITARY RISERS SHALL BE INCLUDED WHERE THE LATERAL DEPTH IS 12' OR GREATER AT THE PROPERTY LINE.
3. STORM SEWER CONCRETE PIPE CLASSES:
  - PIPE CLASS SHALL BE BASED ON PIPE COVER AND MANUFACTURER' RECOMMENDATIONS.
4. SANITARY SEWER LATERALS SHALL BE 6-INCH DIAMETER WITH 2% SLOPE (MIN). SANITARY SEWER LATERALS SHALL CONNECT TO THE MAIN WITH "WYE" OR "TEE" FITTINGS.
5. INSULATION IS REQUIRED WHEN THE DEPTH OF COVER IS LESS THAN 5-FEET OVER SANITARY SEWER, WATER MAIN OR WHERE STORM SEWERS CROSS OVER WATERMAIN OR LATERALS.
6. COMPLETED SANITARY SEWER MAIN MUST PASS AIR TEST AND NO-GO TEST.
7. SANITARY MAINS SHALL BE TELEVIEWED BEFORE ACCEPTANCE BY THE MUNICIPALITY.
8. SANITARY AND STORM SEWER SPACING
  - HORIZONTAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 8'
  - VERTICAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 18" ABOVE AND 6" BELOW WATER.
9. CRETEX PRO RING ADJUSTING RINGS SHALL BE USED ON ALL STORM AND SANITARY STRUCTURES.

GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.



**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**M Squared Engineering, LLC**  
...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012

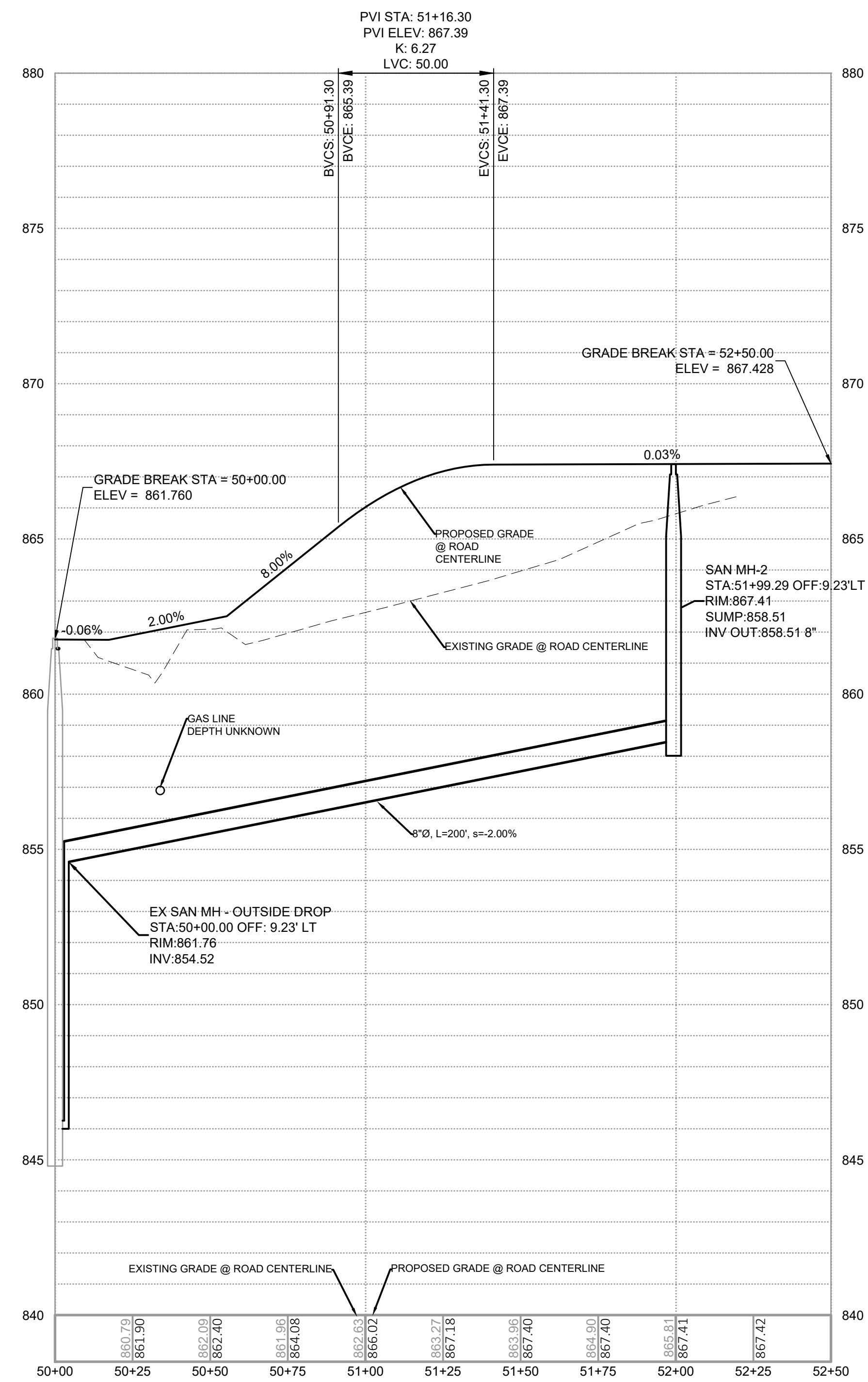
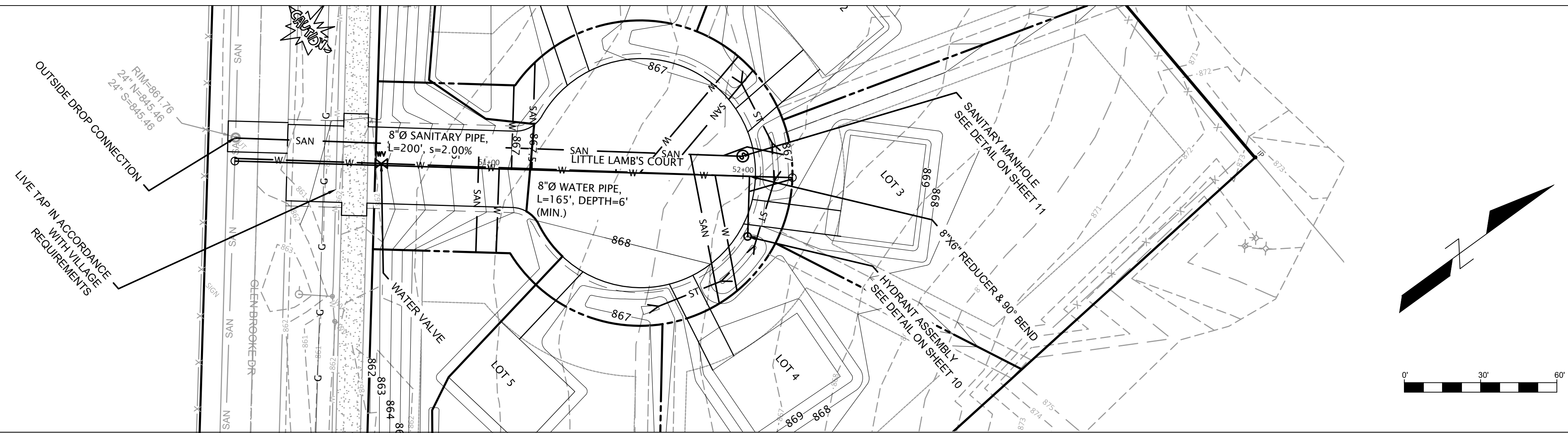


**LITTLE LAMB'S CORNER  
JACKSON, WI**

**UTILIYT PLAN**

|               |             |
|---------------|-------------|
| DRAWN BY:     | LKJ         |
| DATE:         | 09/07/2021  |
| CHECKED BY:   |             |
| HORIZ. SCALE: |             |
| VERT. SCALE:  |             |
| PROJECT NO.   | 21-716-233  |
| REVISIONS     |             |
| DATE:         | REVISED BY: |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |





# DIGGERS HOTLINE

**Toll Free (800) 242-8511**  
**Milwaukee Area (414) 259-1181**  
**Hearing Impaired TDD (800) 542-2289**  
**www.DiggersHotline.com**

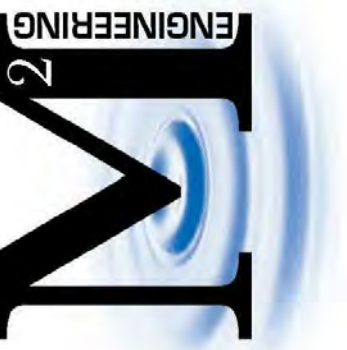
**M Squared Engineering, LLC**  
*where engineering solutions meet water quality*

N19 W6719 COMMERCE CT

Cedarburg, WI 53012

**msquaredengineering.**

Phone: (262) 316-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com)  
Fax: (262) 315-2214



**LITTLE LAMB'S CORNER**  
**JACKSON, WI**

**JACKSON, WI**

## ROADWAY/UTILITY PLAN & PROFILE

## PLAN & PROFILE

DRAWN BY: LKJ

DATE: 09/07/2021

**CHECKED BY:**

**HORIZ. SCALE:**

**VERT. SCALE:**

**PROJECT NO.** 21-716-233

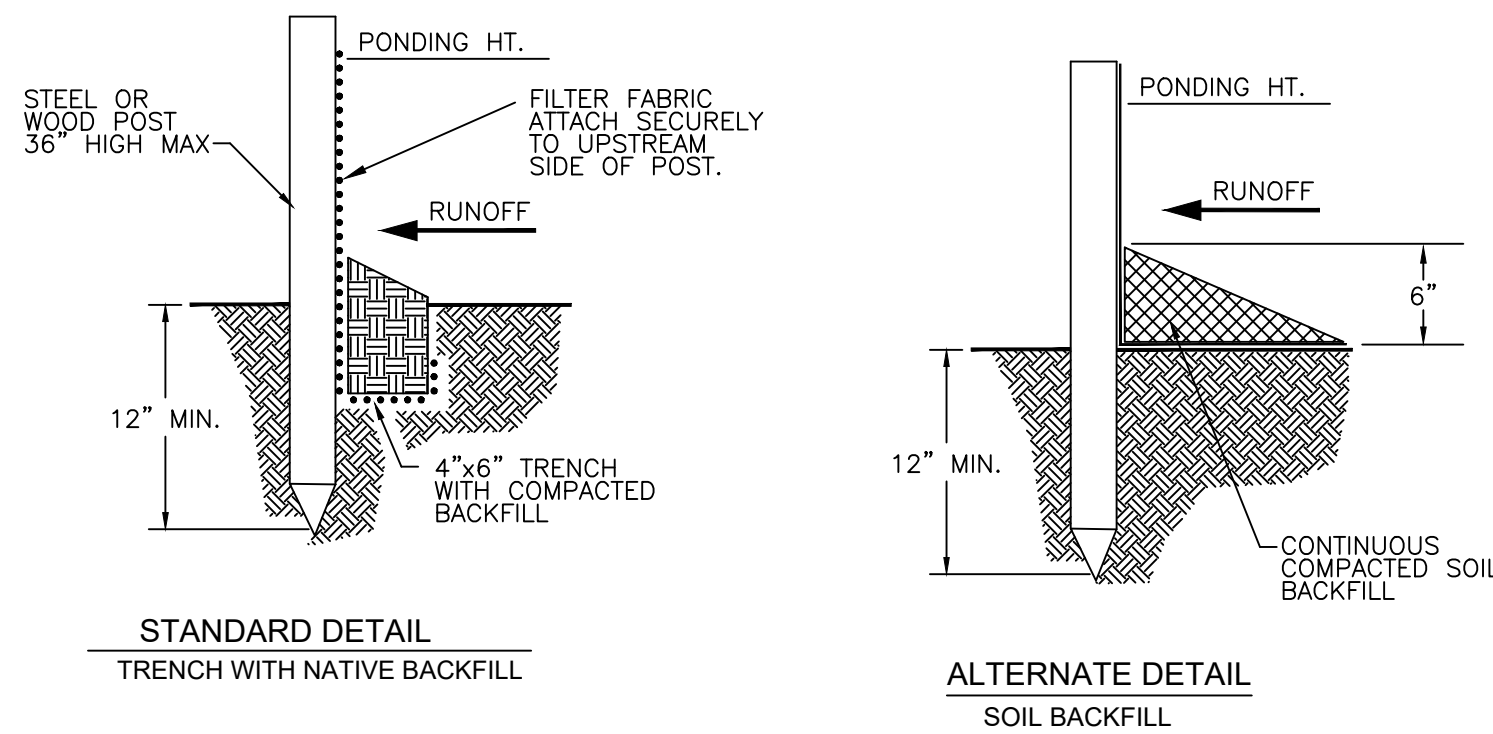
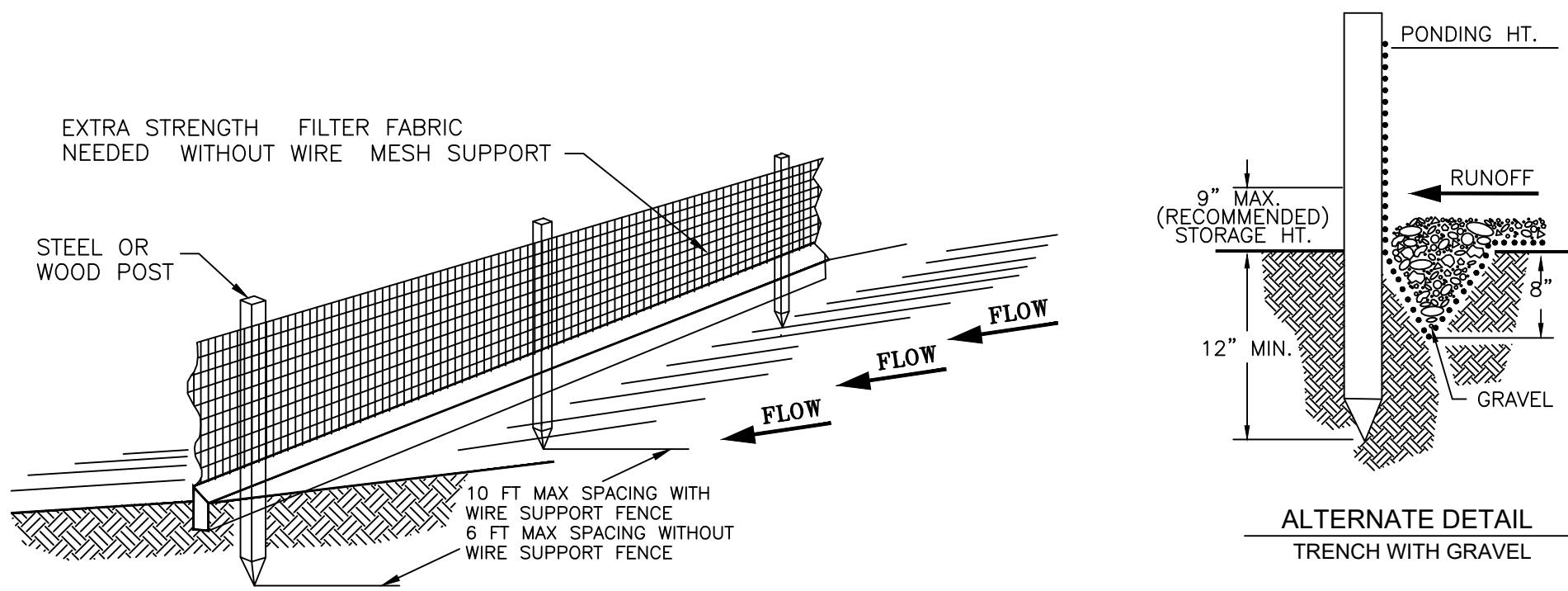
## REVISIONS

DATE:      REVISED BY:

**SHEET**

**8 OF 12**





**SILT FENCE**  
N.T.S.

SILT FENCE:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18".
2. THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.
3. IF POSSIBLE, THE GEOTEXTILE FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS, WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. THE ENDS OF THE FENCE SHALL BE TURNED UP HILL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIER.
7. WHEN STANDARD-STRENGTH GEOTEXTILE FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
8. THE STANDARD-STRENGTH GEOTEXTILE FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
9. THE TRENCH SHALL BE BACKFILLED AND/OR T ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

INSPECTION AND MAINTENANCE:

10. SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL 0.5-INCHES OR GREATER. REPAIRS SHALL BE MADE IMMEDIATELY.
11. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.
12. THE REMOVED SEDIMENT SHALL BE VEGETATED OR OTHERWISE STABILIZED.
13. REMOVE SILT FENCE AFTER THE SITE HAS BEEN STABILIZED.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

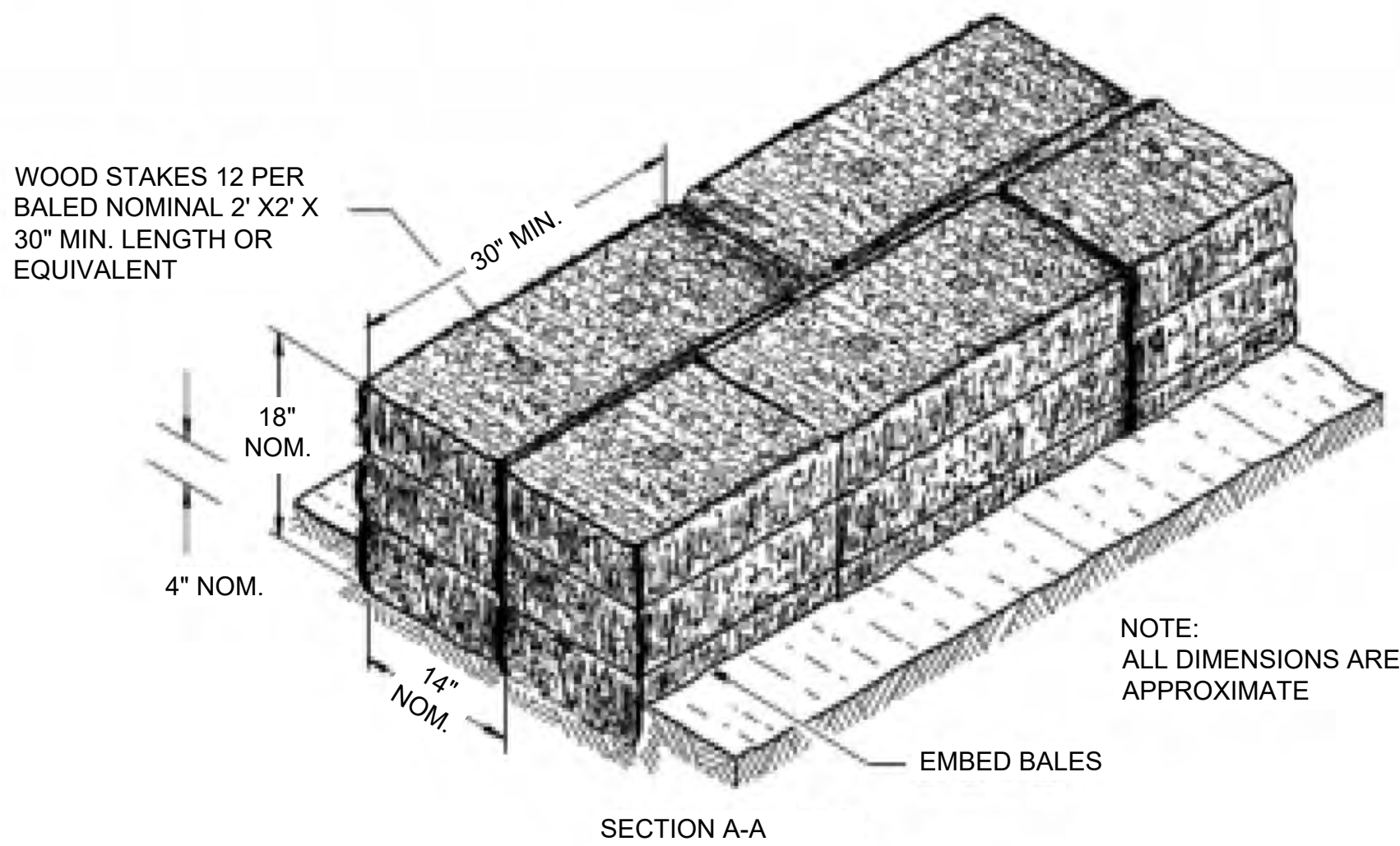
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. PROTECT INLETS, CULVERTS, AND ADJACENT PROPERTIES WITH SILT FENCING UNTIL CONSTRUCTION IS COMPLETE.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLANS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORKDAY.
4. INSPECT EROSION CONTROL MEASURES WITHIN 24 HOURS AFTER EACH SIGNIFICANT RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND / OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND / OR DUST.
7. APPLY WATER TO DRY AREAS TO MAINTAIN DUST CONTROL DURING CONTRUCTION. IF WATER APPLICATION IS INSUFFICIENT APPLY SOIL STABILIZING CONTROLS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. CONTRACTOR SHALL PERMANENTLY STABILIZE SITE, INSTALLING TOPSOIL, SEED, FERTILIZER AND MULCH IMMEDIATELY UPON COMPLETION OF CONSTRUCTION TO ESTABLISH VEGETATIVE COVER.

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

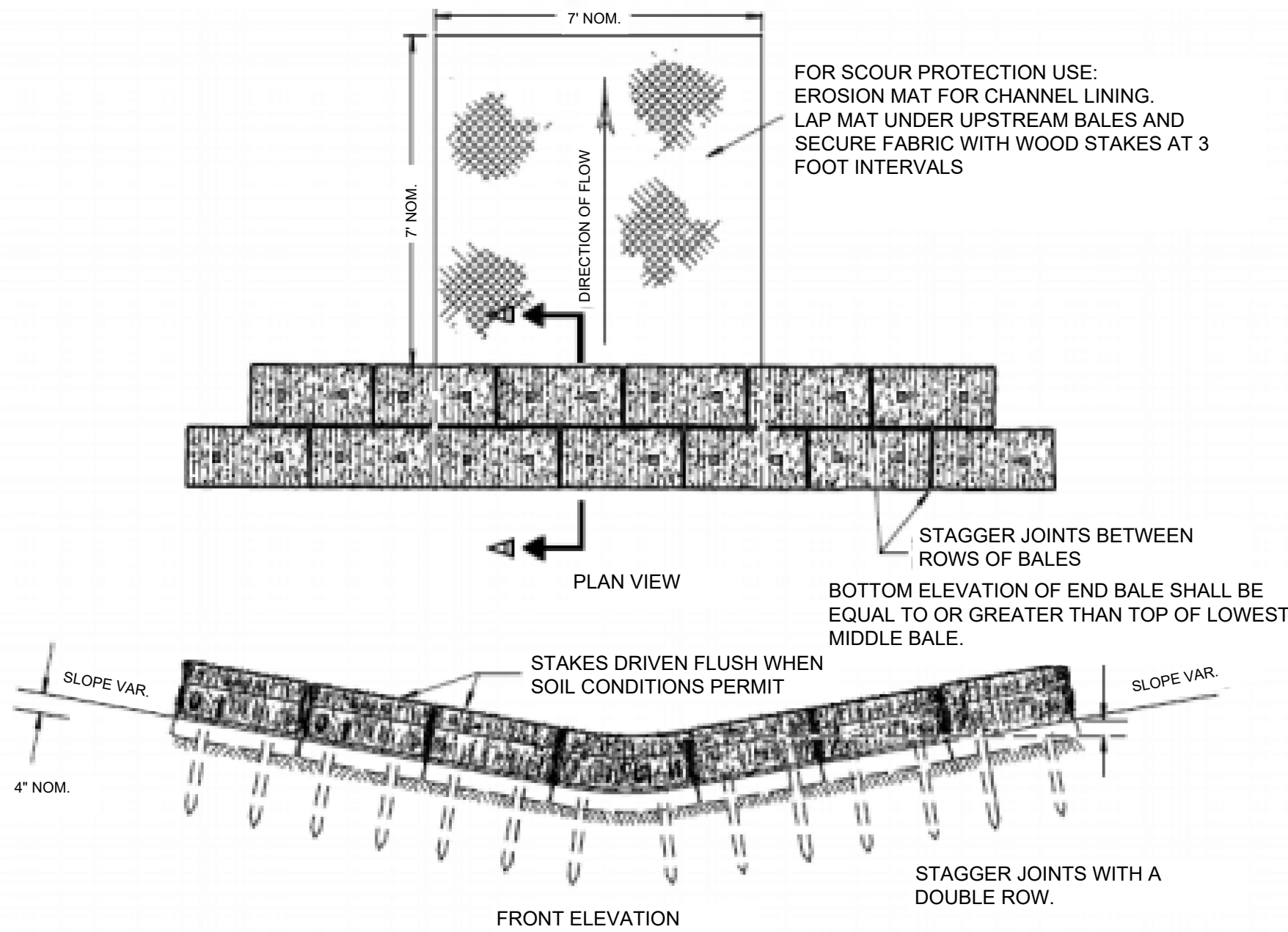
10. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
11. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
12. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. CONTRACTOR TO SUPPLY AND MAINTAIN ALL PUMPS USED FOR DEWATERING AND BY-PASS PUMPING. CONTRACTOR IS REQUIRED TO HAVE EXTRA PUMPS ON SITE AND DUAL PUMPS ARE TO BE USED FOR OVERNIGHT PUMPING.
14. ALL CONCRETE WASH WATER SHOULD BE CONTAINED IN A DESIGNATED WASHOUT AREA DETERMINED BY THE FIELD ENGINEER.
15. ALL CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE VIA SHASTA AVE TO THE SOUTH THROUGH PHASE I OF THE DEVELOPMENT AND VIA PORT WASHINGTON ROAD, UNLESS OTHERWISE SPECIFIED BY THE FIELD ENGINEER.
16. ALL PROPOSED WORK SHALL BE CONSTRUCTED WITH THE RIVER BEND MEADOWS- PHASE II DEVELOPMENT. WORK DONE BY OTHERS WILL BE CONSTRUCTED UNDER A SEPARATE CONTRACT.

FIGURE 3:

**STRAW BALE DITCH CHECK**



SECTION A-A



**M Squared Engineering, LLC**

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT

Cedarburg, WI 53012

Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com)

Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

**CONSTRUCTION DETAILS**

**DRAWN BY:** LKJ  
**DATE:** 09/07/2021  
**CHECKED BY:**  
**HORIZ. SCALE:**  
**VERT. SCALE:**  
**PROJECT NO.** 21-716-233

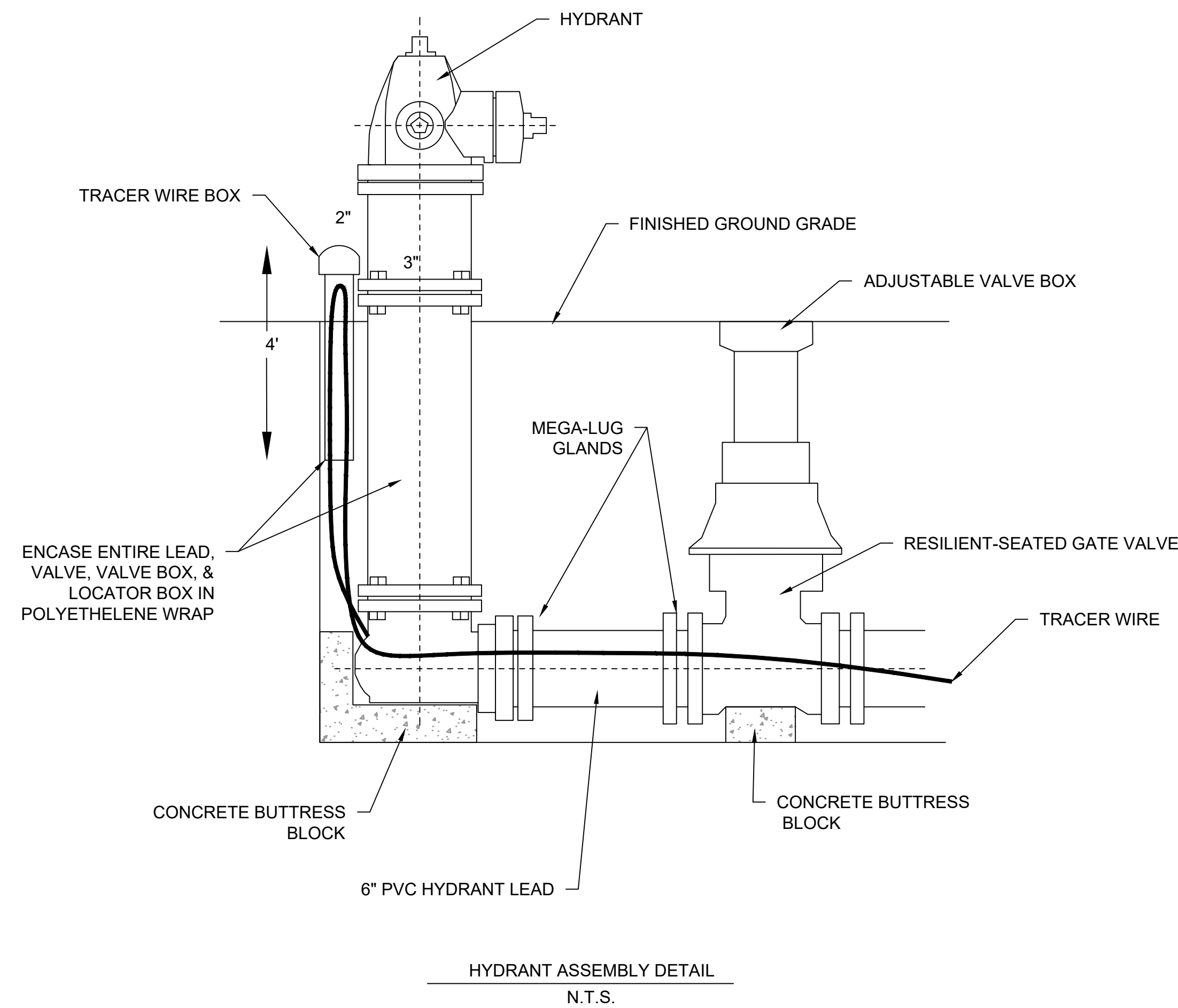
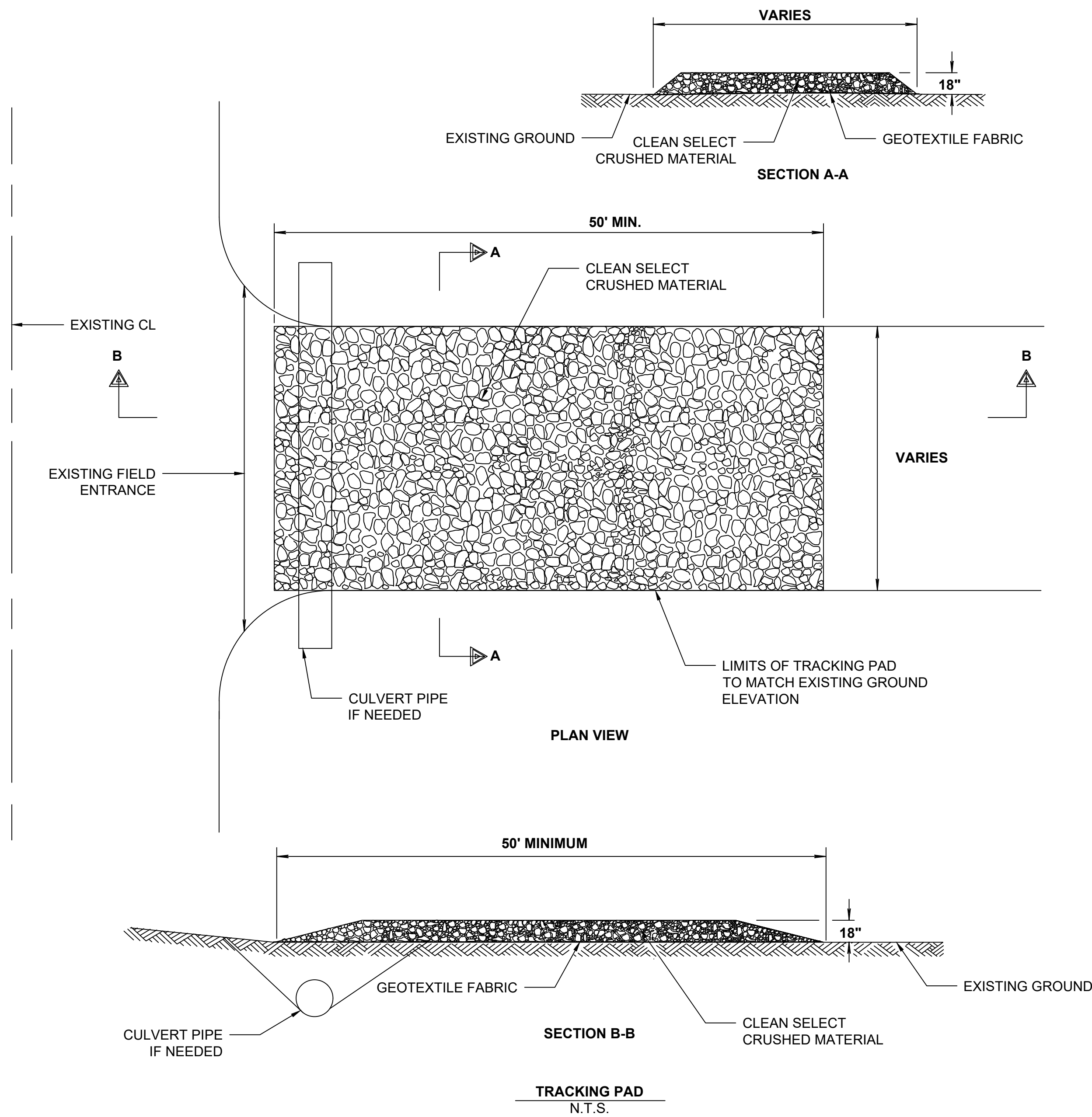
**REVISIONS**  
**DATE:** **REVISED BY:**

**SHEET**  
**9 OF 12**



TRACKING PAD SPECIFICATIONS:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS.
2. TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
3. TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.
4. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOW SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.
5. CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.
6. THE COST OF ADDITIONAL BMP'S TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.
7. TRACKING PAD SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETED.



**M Squared Engineering, LLC**  
...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012  
Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com) Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

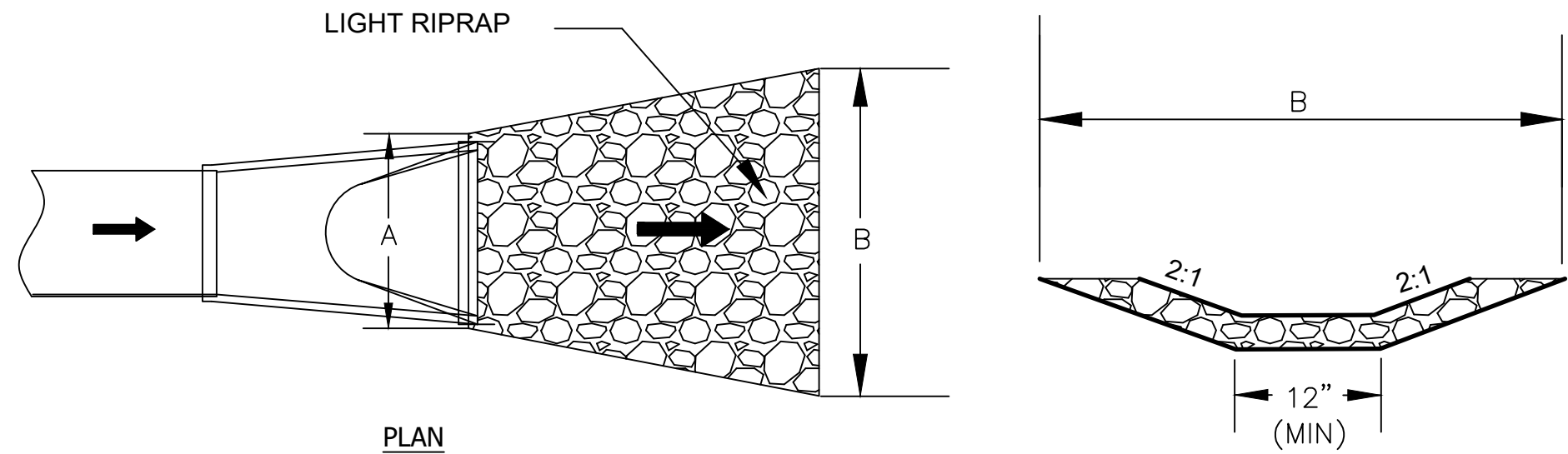
**CONSTRUCTION DETAILS**

DRAWN BY: LKJ  
DATE: 09/07/2021  
CHECKED BY:  
HORIZ. SCALE:  
VERT. SCALE:  
PROJECT NO. 21-716-233

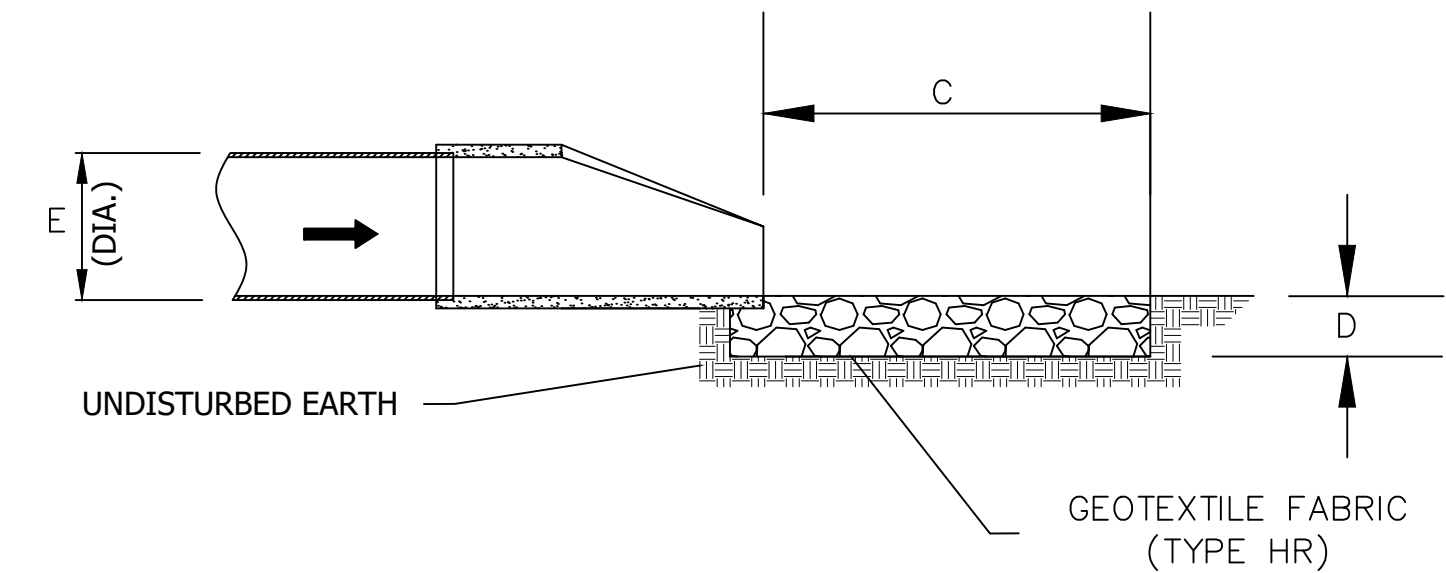
**REVISIONS**  
DATE: REVISED BY:

**SHEET**  
**10 OF 12**

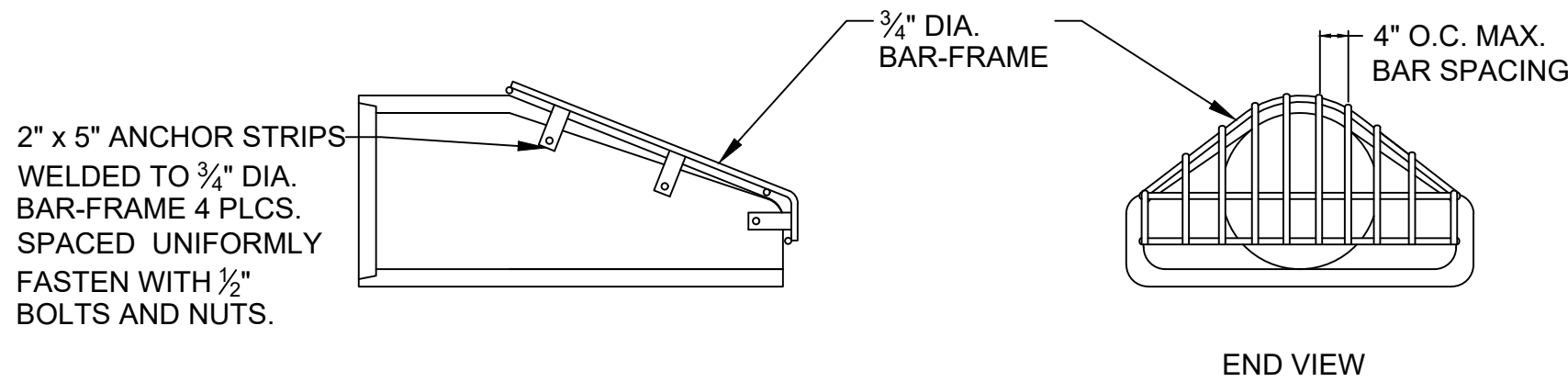
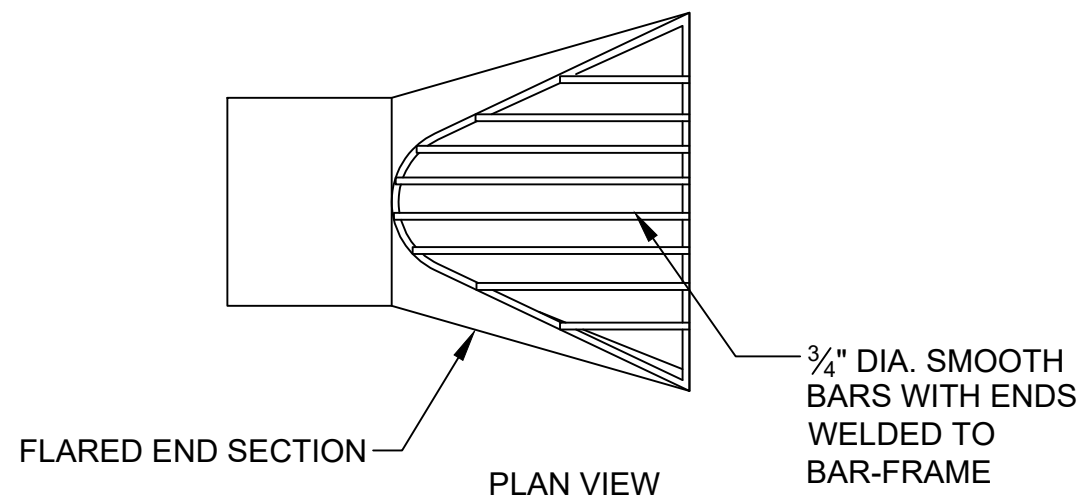




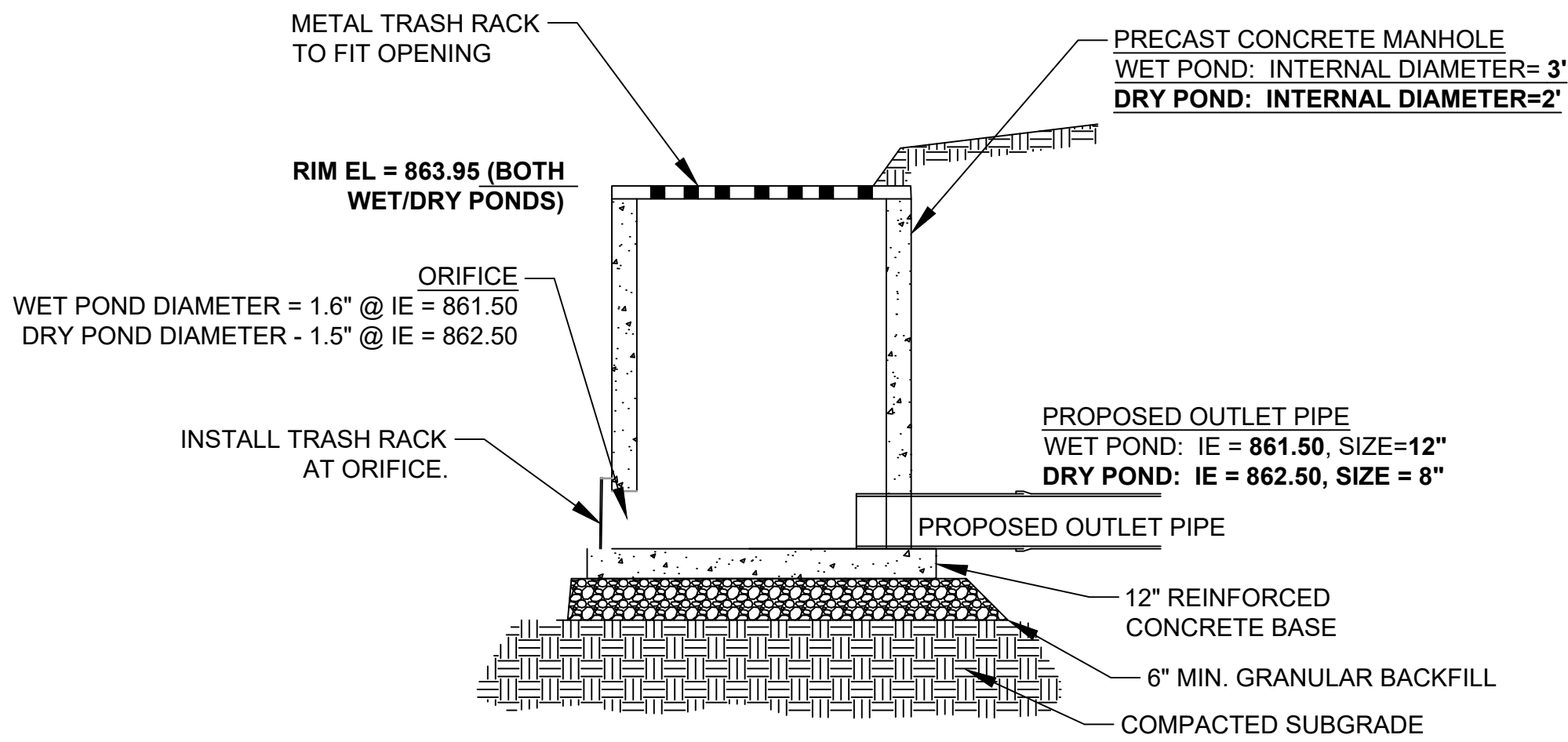
| OUTLET   | A  | B  | C   | D   | E   |
|----------|----|----|-----|-----|-----|
| 8" DIA.  | 3' | 5' | 8'  | 12" | 8"  |
| 12" DIA. | 4' | 6' | 12' | 12" | 12" |
| 15" DIA. | 4' | 7' | 14' | 12" | 15" |
| CURB CUT | 3' | 5' | 8'  | 12" | N/A |



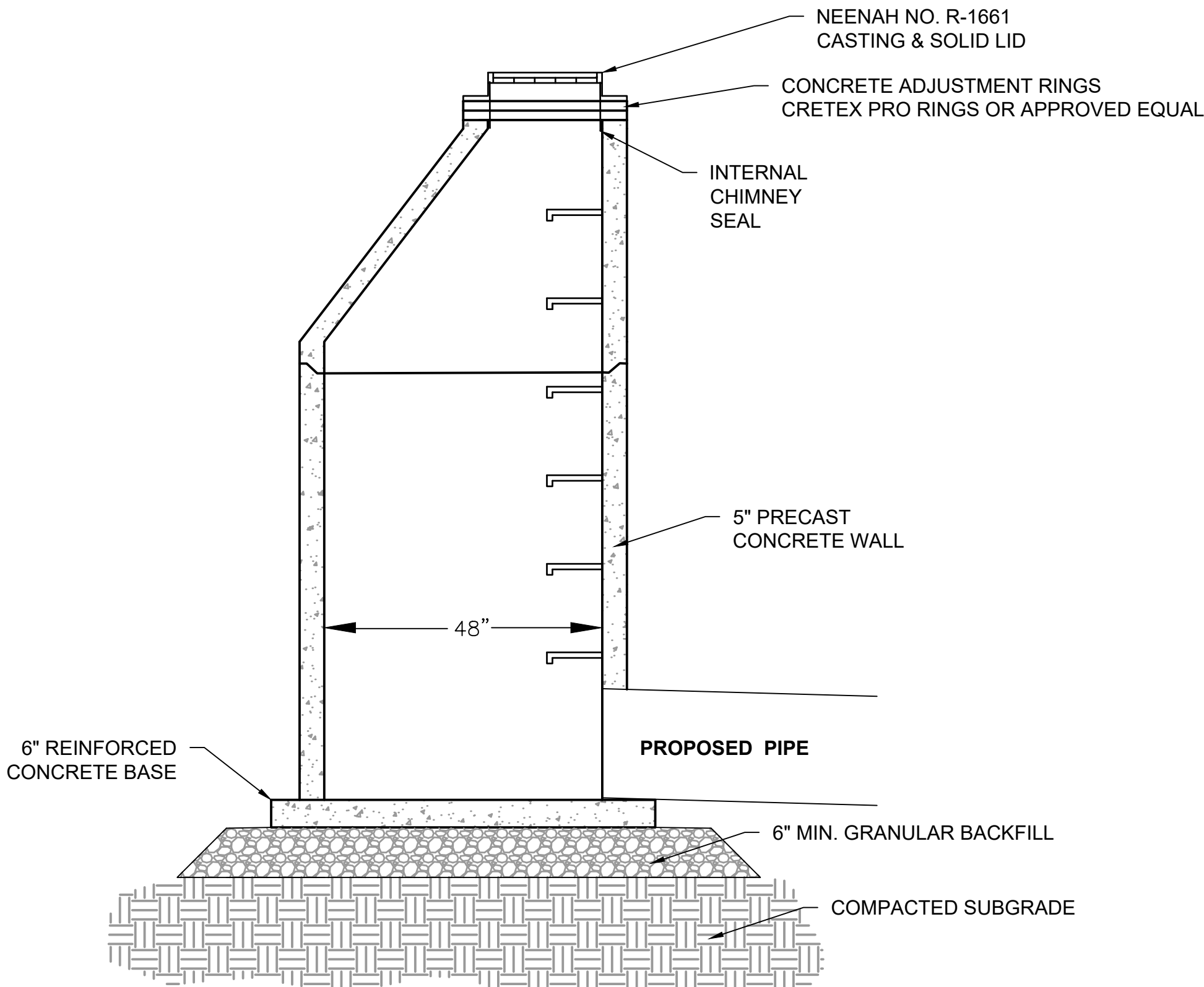
RIP-RAP DETAIL FOR STORM SEWER INLET/OUTLET  
N.T.S.



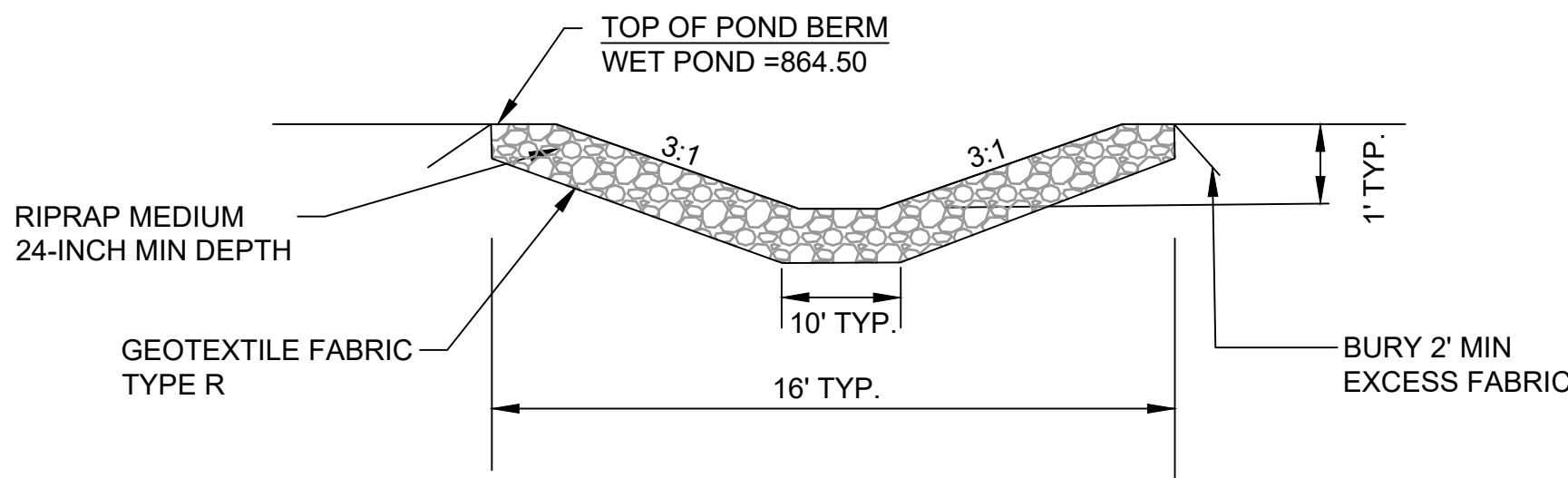
TRASH RACK DETAIL FOR FLARED END SECTION  
N.T.S.



POND / OUTLET STRUCTURE DETAIL  
N.T.S.



SANITARY MANHOLE STRUCTURE DETAIL  
N.T.S.



EMERGENCY SPILLWAY  
N.T.S.

M Squared Engineering, LLC

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT

Cedarburg, WI 53012

Phone: (262)376-4246

Fax: (262)375-2274

www.msquaredengineering.com



LITTLE LAMB'S CORNER  
JACKSON, WI

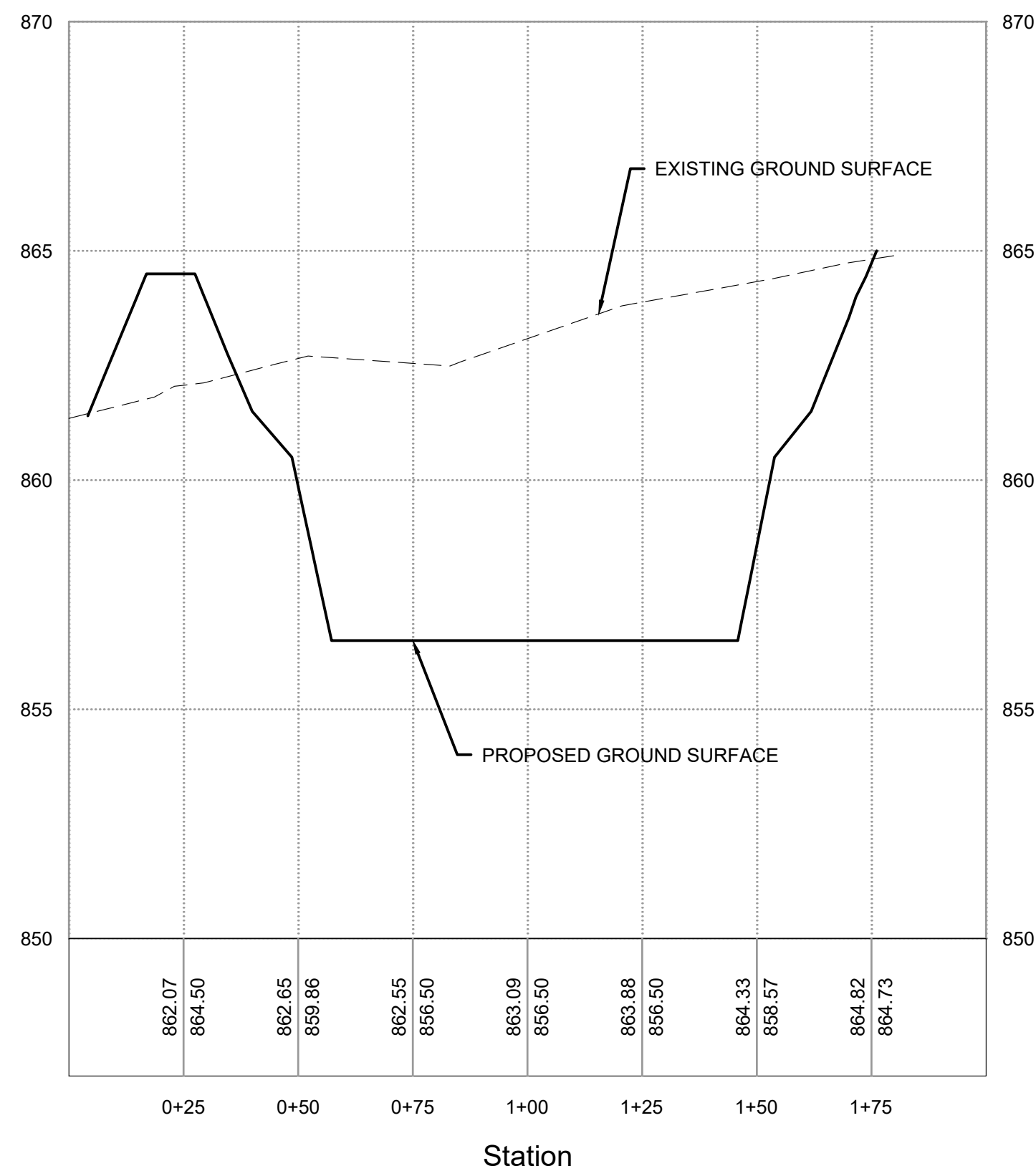
CONSTRUCTION DETAILS

DRAWN BY: LKJ  
DATE: 09/07/2021  
CHECKED BY:  
HORIZ. SCALE:  
VERT. SCALE:  
PROJECT NO. 21-716-233

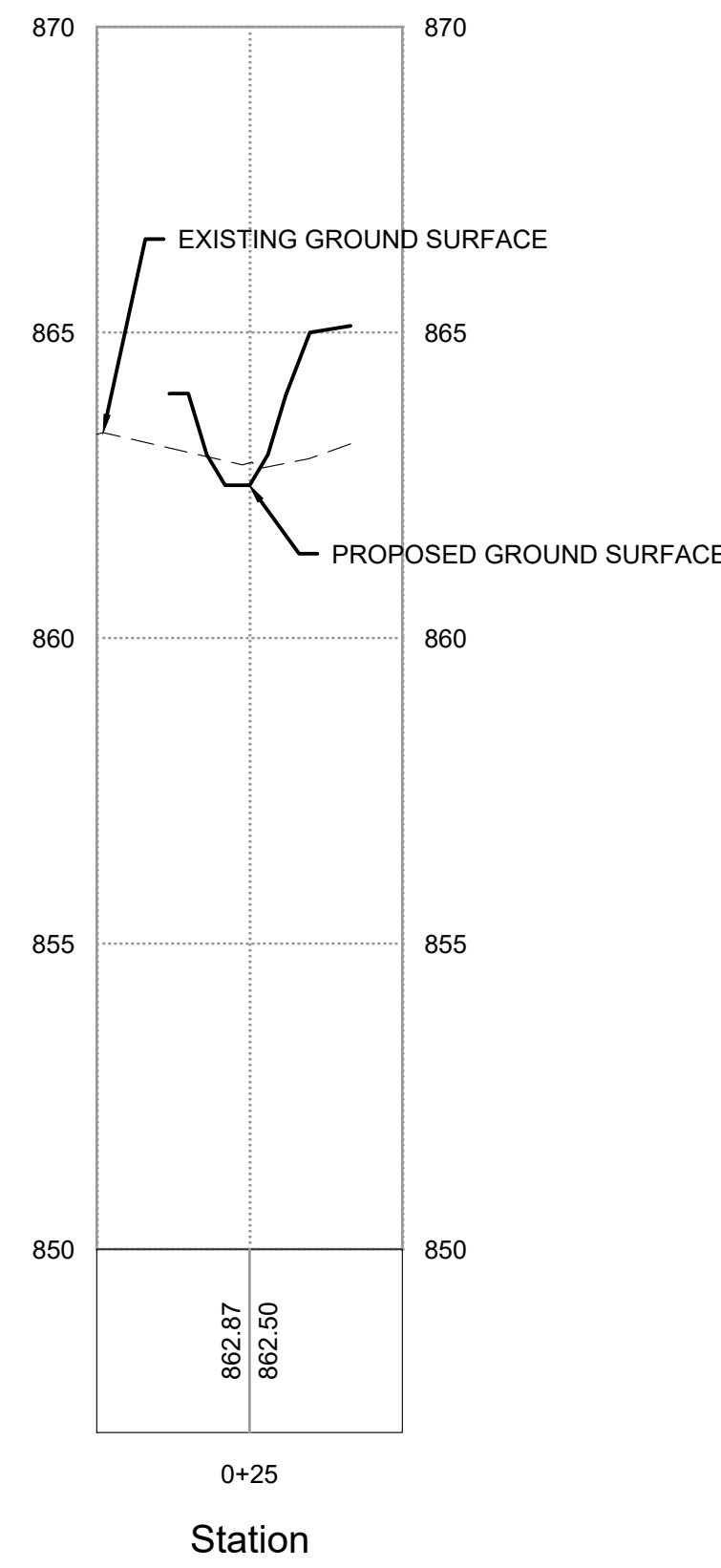
REVISIONS  
DATE: REVISED BY:

SHEET  
11 OF 12





SECTION A-A'  
H: 1"=30'  
V: 1"=5'



SECTION B-B'  
H: 1"=30'  
V: 1"=5'



**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)



**M Squared Engineering, LLC**  
...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012  
Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com) Fax: (262)375-2274

**LITTLE LAMB'S CORNER  
JACKSON, WI  
ROADWAY/UTILITY  
PLAN & PROFILE**

DRAWN BY: LKJ  
DATE: 09/07/2021  
CHECKED BY:  
HORIZ. SCALE:  
VERT. SCALE:  
PROJECT NO. 21-716-233

| REVISIONS |             |
|-----------|-------------|
| DATE      | REVISED BY: |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

SHEET  
**12 OF 12**



**STORMWATER REPORT**  
**PROPOSED LITTLE LAMB'S CORNER DEVELOPMENT**  
**Glen Brooke Drive**  
**VILLAGE OF JACKSON, WI**

Project I.D. 21-716-233  
Washington County, Wisconsin

September 8, 2021

Prepared by:



**M Squared Engineering, LLC**

W19 N6719 Commerce Ct  
Cedarburg, Wisconsin 53012

**P:** (262) 376-4246 / **F:** (262) 375-2274  
[msquared@msquaredengineering.com](mailto:msquared@msquaredengineering.com)



## TABLE OF CONTENTS

|                                        |   |
|----------------------------------------|---|
| INTRODUCTION.....                      | 3 |
| SITE CONTACT INFORMATION .....         | 3 |
| SITE INFORMATION .....                 | 4 |
| APPLICABLE REGULATIONS .....           | 4 |
| METHODOLOGY.....                       | 5 |
| HYDROLOGIC ANALYSIS .....              | 6 |
| WATER QUALITY TREATMENT ANALYSIS ..... | 7 |
| LONG TERM MAINTENANCE PLAN .....       | 7 |
| CONCLUSIONS.....                       | 8 |

## LIST OF APPENDICES

- Appendix 1 – Design Plans
- Appendix 2 – NRCS Soils Map
- Appendix 3 - WDNR Wetland Viewer Map
- Appendix 4 – Hydrology Exhibits (Existing Conditions and Proposed Conditions)
- Appendix 5 - NOAA ATLAS 14 Precipitation Table
- Appendix 6 – HydroCad Calculations - Existing Site (1-year, 2-year, 5-year and 100-year storm events);
- Appendix 7 - HydroCad Calculations - Proposed Site (1year, 2-year, 5-year, 10-year, and 100-year storm event )
- Appendix 8 – WinSLAMM Report – Input and Output
- Appendix 9 – Stormwater Maintenance Plan Checklist







## INTRODUCTION

M Squared Engineering LLC. has been retained by Mr. John Lamm to develop a site plan and stormwater report for the proposed construction of the Little Lamb's Corner development located on Glen Brooke Drive in the Village of Jackson, Washington County, Wisconsin. The site location is shown on the Title Sheet of the design plans included in **Appendix 1**.

The site currently a green space with 250 square feet of sidewalk in the upper northwest corner where the municipal sidewalk clips the property. There is a drainage easement located immediately to the north of the subject property. This drainage easement collects water and conveys the water below Glen Brooke Drive to an existing pond. The Existing Conditions Map is included in the design plans in **Appendix 1**.

The proposed project will be a PUD with six residential lots and an out lot for the stormwater pond. Five of the residential lots will have driveways off a cul-de-sac (Little Lamb's Court). Lot 6 is located in the southeast corner of the development and will have its driveway off of Glen Brook Drive.

## SITE CONTACT INFORMATION

The site contact information for this Stormwater Management Plan is as follows:

Land Owner & Developer:

Mr. John Lamm  
2708 Sherman Road  
Jackson, WI 53037  
(262)677-3010  
jlamm@lammscape.com

Consulting Engineer:

M Squared Engineering, LLC.  
N19 W6719 Commerce Court  
Cedarburg, WI 53012  
Contact: Matt Hahm  
(262) 376-4246  
MATT@MSQUAREDENGINEERING.COM





## SITE INFORMATION

The site is owned by Mr. John Lamm. The subject parcel is located on Glen Brooke Drive (Tax Key No. 052600Z) in the Village of Jackson, Washington County, Wisconsin. The legal description for the subject property is presented on Sheet 2 of the design plans included in Attachment A.

Based on the NRCS Soils Map (attached in **Appendix 2**), the site soils range from Mequon silt loam (the majority of the subject site) to Ashkum silty clay loam and Fabius loam (in the northwest corner of the subject site). Based on the WDNR Wetland Viewer, there are no wetlands (attached in **Appendix 3**).

The existing topography slopes from the northeast corner of the site southwest to Glen Brooke Drive. The Existing Conditions Hydrology Exhibit is attached in **Appendix 4**.

The proposed topography slopes the majority of the site to the upper northeast corner where the stormwater management pond is located. The remainder of the site slopes to the perimeter of the subject property. The Proposed Conditions Hydrology Exhibit is attached in **Appendix 4**.

## APPLICABLE REGULATIONS

The subject site's stormwater management is regulated by the Village of Jackson's Ordinance Chapter 35 and Wisconsin Department of Natural Resources (WDNR) Chapter NR151, Subchapter III.

Stormwater Quality - On site management practices shall be used to meet the minimum performance standards:

- Per WDNR NR151, for new development, by design, reduce to the maximum extent practicable, the total suspended solids load by 80%, based on an average annual rainfall, as compared to no runoff management controls.
- Per the Village's Chapter 35-62(d)(1), total suspended solids shall be reduced by 80% for new development sites or to the maximum extent practicable.

Stormwater Quantity - On site management practices shall be used to meet the minimum performance standards:

- Per NR151, by design, BMPs shall be employed to maintain or reduce the 1-year, 24-hour and the 2-year, 24-hour post-construction peak runoff discharge rates to the 1-year, 24-hour and the 2-year, 24-hour pre-development peak runoff







discharge rates respectively, or to the maximum extent practicable.

- Per the Village's Chapter 35-62(d)(2), "BMPs shall be employed to maintain or reduce the one-year, 24-hour, five-year, 24-hour; and the 100-year, 24-hour post-construction peak runoff discharge rates to the one-year, 24-hour, two-year, 24-hour; and the five-year, 24-hour pre-development peak runoff discharge rates respectively, or to the maximum extent practicable".

Stormwater Infiltration - The subject site is exempt from the stormwater infiltration requirement because of the silty clay soils.

Piping Capacity Requirements - The Wisconsin State Statute requires that the storm sewer piping be able to handle the 10 year, 24 hour event.

## METHODOLOGY

The methodology used in developing this stormwater management plan is as follows:

1. Define existing outfall locations for the project corridor.
2. Delineate/confirm drainage and watershed boundaries.
3. Identify requirements to comply with the Village of Jackson and Wisconsin Department of Natural Resources standards.
4. Perform stormwater quantity/peak flow calculations.
5. Perform stormwater quality calculations
6. Summarize the calculations for approval from the Village of Jackson and the Wisconsin Department of Natural Resources.

Data utilized in this project are noted below.

1. Field survey data provided by M Squared Engineering.
2. NRCS Soil Survey for Ozaukee County.
3. HydroCad Software (Version 10).
4. WINSLamm Water Quality Analysis Software

The hydrologic analysis was performed in HydroCad software using SCS TR-55 methodology (curve number and time of concentration). This was done for each individual drainage basin within the project limits for both the existing and proposed conditions

The rainfall was determined using NOAA Atlas 14 precipitation depths with MSE3 precipitation distribution (attached in **Appendix 5**). The depths for the rainfall events are





as follows: 1-yr, 24-hr = 2.35 inches; 2-yr, 24-hr = 2.67 inches; 5-yr, 24-hr = 3.26 inches; 10-yr, 24-hr = 3.83 inches; and the 100-year, 24-hour = 6.43 inches.

The hydrologic soil group is typically C throughout the project corridor based on the NRCS Web Soil Survey. In accordance with Village's Chapter 35-62(d)(2), the runoff curve number for grassland (71) was utilized for pre-existing conditions.

## HYDROLOGIC ANALYSIS

A Hydrologic Analysis was performed to model both the existing and proposed conditions. The limits of the individual subcatchments are shown on the figures attached in **Appendix 4**. The limit of the disturbed area is 119,232 square feet (2.74 acres). In the existing condition, there are 0% impervious surfaces. In the proposed conditions, there will be 22% impervious surfaces.

HydroCad was utilized to calculate the 1-, 2-, 5-and 100-year flows for each subbasin for existing and proposed conditions. These calculations are included in **Appendices 6 and 7**.

**Table 1** below shows the peak flows that were calculated for both the existing and proposed conditions, along with the percent change from existing to proposed. There is a net increase in peak flows for this project, which is a result of the added impervious area.

**Table 1 – Summary of Pre and Post Construction Flows**

| Storm Event (24-hour) | Pre Development Conditions Runoff (cfs) | Proposed Post Development Conditions Runoff (cfs) | WDNR Requirements (cfs) | Village Requirements (cfs) | Does the proposed Stormwater Plan achieve WDNR & Village Requirements? |
|-----------------------|-----------------------------------------|---------------------------------------------------|-------------------------|----------------------------|------------------------------------------------------------------------|
| 1-year                | 1.00                                    | 0.33                                              | 1.00                    | 1.00                       | Yes                                                                    |
| 2-year                | 1.50                                    | 0.46                                              | 1.50                    | 1.00                       | Yes                                                                    |
| 5-year                | 2.55                                    | 0.74                                              | --                      | 1.50                       | Yes                                                                    |
| 100-year              | 9.78                                    | 2.49                                              | --                      | 2.55                       | Yes                                                                    |

In addition, in accordance with State Statutes, the post development model was run at the 10-year, 24-hour event to ensure that the piping for the storm systems is adequate. These calculations are also shown in **Appendix 7**.







**Table 2** below shows the stormwater elevations within the stormwater management ponds for the 100-year storm event.

**Table 2 – Summary of Pond Elevations**

| Storm Event<br>(24 hr) | Wet Pond<br>(Emergency spillway = 864.00) | Pond 2<br>(Emergency spillway = 864.00) |
|------------------------|-------------------------------------------|-----------------------------------------|
| 100-yr                 | 863.98                                    | 863.94                                  |

## WATER QUALITY TREATMENT ANALYSIS

In order to meet the post construction performance standards for total suspended solids load, the stormwater ponds are designed to be shallow settling basins with spillways.

To perform the water quality analysis, WinSLAMM Version 10.2.1 was utilized. This program is designed to evaluate the water quality impacts of developments for a series of rainfall events. The following input was utilized:

- Rainfall file = WisReg-Milwaukee WI Dec 1969.RAN
- Type of Rainfall data = Series
- Pollution Probability Distribution File: WI\_GE003.ppd
- Runoff Coefficient File: WI\_SL06 Dec06.rsv
- Particulate Solids Concentration File: WI\_AVG01.psc
- Particulate Residual Delivery File: WI\_DLV01.prr
- Street Delivery File: WI\_Res and Other Urban Dec06.std

The total suspended solids load is expected to be reduced by 80.7% by our proposed stormwater quality measures. The detailed water quality inputs and results can be found in **Appendix 8**.

## LONG TERM MAINTENANCE PLAN

To ensure the proper function of the storm water management facilities described above, the following activities must be completed:





### Ponds:

1. Emergency spillways and outlet pipes shall be kept clear of debris. All grassed areas, embankments and flowcontrol devices showing signs of erosion shall be repaired to the original plan requirements.
2. The pond inlets and outlets shall be checked after heavy rains (minimum of annually) for signs of erosion. Any eroding areas shall be repaired immediately.
3. When sediment has accumulated to one foot, the pond(s) shall be dredged and disposed of offsite in accordance with NR 347.
4. The ponds shall be mowed a minimum of twice per year. Mowing shall maintain a minimum grass height of 6 to 8 inches. All undesirable vegetation and volunteer tree growth shall be removed
5. Any other repair or maintenance needed to ensure the continued function of the storm water practices areas ordered by the Village.

An inspection form is provided in **Appendix 9**. Completed forms shall be stored onsite in a secure location and be available upon request of the WDNR.

## CONCLUSIONS

This report presents the Stormwater Management Plan for the proposed improvements planned in the Village of Jackson. This report is prepared in accordance with local, state, and federal engineering guidelines. This project meets or exceeds the requirements of the Village of Jackson with respect to stormwater management and the Wisconsin State Legislature requirements to the maximum extent practical. ***At this time, we are seeking approval of the Stormwater Management Plan, as presented in this report.***





APPENDIX 1  
Construction Plans

# LITTLE LAMB'S CORNER DEVELOPMENT

PROJECT NO. 21-716-233

JACKSON, WI



SOURCE: WASHINGTON COUNTY GIS  
VICINITY MAP  
1"=2,000'

## SITE INFORMATION:

TAX KEY ID: 052600Z

**LOCATION:** PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

## PREPARED FOR:

MR. JOHN LAMM  
2708 SHERMAN ROAD  
JACKSON, WI 53037  
(262) 677-3010  
JLAMM@LAMMSCAPE.COM

## INDEX:

- 1: TITLE SHEET
- 2: GENERAL NOTES & LEGEND
- 3: EXISTING CONDITIONS MAP
- 4: OVERALL LAYOUT PLAN
- 5: SITE PREP & EROSION CONTROL PLAN
- 6: GRADING/PAVING PLAN
- 7: UTILITY PLAN
- 8: ROADWAY & UTILITY PLAN & PROFILE
- 9-11: DETAILS
- 12: CROSS SECTIONS

## PROJECT CONTACTS:

CONSULTING ENGINEER  
M SQUARED ENGINEERING, LLC.  
N19 W6719 COMMERCE COURT  
CEDARBURG, WI 53012  
CONTACT: MR. MATT HAHM  
(262) 376-4246  
MATT@MSQUAREDENGINEERING.COM

APPROVAL AGENCY  
VILLAGE OF JACKSON'S PUBLIC WORKS  
W194N16660 EAGLE DRIVE  
JACKSON, WI 53037  
CONTACT: MR. BRIAN KOBER  
(262) 677-7609  
BRIAN.KOBER@VILLAGEOFJACKSON.COM

M Squared Engineering, LLC

...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012

Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274



LITTLE LAMB'S CORNER  
JACKSON, WI

TITLE SHEET

|               |             |
|---------------|-------------|
| DRAWN BY:     | LKJ         |
| DATE:         | 09/07/2021  |
| CHECKED BY:   |             |
| HORIZ. SCALE: |             |
| VERT. SCALE:  |             |
| PROJECT NO.   | 21-716-233  |
| REVISIONS     |             |
| DATE:         | REVISED BY: |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |

SHEET  
1 OF 12



LEGEND

|  |                                  |
|--|----------------------------------|
|  | EXISTING PROPERTY BOUNDARY       |
|  | EXISTING RIGHT-OF-WAY            |
|  | EXISTING CONTOURS (MAJOR)        |
|  | EXISTING CONTOURS (MINOR)        |
|  | EXISTING PAVEMENT LINE           |
|  | EXISTING EDGE OF GRAVEL          |
|  | EXISTING TELEPHONE LINE          |
|  | EXISTING OVERHEAD LINE           |
|  | EXISTING STORM SEWER LINE        |
|  | EXISTING SANITARY SEWER LINE     |
|  | EXISTING GAS LINE                |
|  | EXISTING FENCE LINE              |
|  | EXISTING TREE LINE               |
|  | EXISTING ASPHALT PAVEMENT        |
|  | EXISTING CONCRETE PAVEMENT       |
|  | EXISTING MANHOLE                 |
|  | EXISTING HYDRANT                 |
|  | EXISTING UTILITY POLE            |
|  | EXISTING PROPERTY IRON PIPE      |
|  | EXISTING SIGN                    |
|  | PROPOSED PAVEMENT EDGE           |
|  | PROPOSED 2' GRAVEL SHOULDER EDGE |
|  | PROPOSED STORM SEWER             |
|  | PROPOSED SANITARY SEWER          |
|  | PROPOSED WATER LINE              |
|  | PROPOSED BUILDING SETBACK        |
|  | PROPOSED CONTOURS (MAJOR)        |
|  | PROPOSED CONTOURS (MINOR)        |
|  | PROPOSED GRADE BREAKLINE         |
|  | PROPOSED GRADE BREAKLINE         |
|  | PROPOSED SILT FENCE              |
|  | PROPOSED RIP RAP                 |
|  | PROPOSED TRACKING PAD            |
|  | PROPOSED EROSION CONTROL MAT     |
|  | PROPOSED DITCH CHECK             |
|  | PROPOSED INLET                   |
|  | PROPOSED SANITARY MANHOLE        |
|  | PROPOSED STORM MANHOLE           |
|  | PROPOSED CULVERT ENDWALL         |
|  | PROPOSED HYDRANT                 |
|  | PROPOSED VALVE                   |

SURVEY INFORMATION:

- M SQUARED ENGINEERING, LLC. PERFORMED THE SITE SURVEY IN JUNE/JULY 2021
- VERTICAL DATUM IS BASED OF NGVD "29".
- BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATES NAD 83 SOUTH ZONE, NORTH LINE OF SE ¼ 19-10-20, MEASURED AS N89°16'53"W.
- BENCHMARKS:  
BENCHMARK 1 - NORTHWEST FLANGE BOLT ON HYDRANT EAST SIDE OF GLEN BROOKE DRIVE, 290 FEET NORTH OF VICTOR LANE (EL=863.85)  
BENCHMARK 2 - NORTHWEST FLANGE BOLT ON HYDRANT, EAST SIDE OF GLEN BROOKE DRIVE, 140 FEET SOUTH OF GLEN HILL DRIVE (EL=864.51)
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY DIGGERS HOTLINE (TICKET NO. 20212305361). THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATION OF THESE UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 19; THENCE N89°16'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 1315.63 TO THE POINT OF BEGINNING; THENCE S01°12'28"E ALONG THE WEST LINE OF COBBLESTONE MEADOWS BEING A SUBDIVISION RECORDED IN THE WASHINGTON COUNTY COURTHOUSE AS MAP BOOK 53 PAGE DOCUMENT NUMBER 1468252 OF SUBDIVISION MAPS, 480.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE AND BEING THE POINT OF THE CURVE TO THE LEFT AND HAVING A RADIUS OF 136.00 FEET CHORD OF 8.10 FEET BEARING N45°34'37"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 8.10 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N47°17'35"W 505.93 FEET TO A POINT OF ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 183.24 FEET CHORD OF 149.11 FEET BEARING N23°17'06"W; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF GLEN BROOKE DRIVE 153.57 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST; THENCE S89°16'53"E ALONG SAID NORTH LINE 426.41 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 2.74 AC.

GENERAL DESIGN INFORMATION:

- YARD SETBACKS (MINIMUMS):  
STREET/REAR: 20 FEET  
SIDE: 10 FEET

GENERAL NOTES:

- ALL CONSTRUCTION SHALL MEET STANDARDS IN THE CONTRACT DOCUMENTS, "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER", "VILLAGE OF JACKSON" STANDARD SPECIFICATIONS", AND "DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITIONS AND AMENDMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES/ORDINANCES/LAWS/REQUIREMENTS.
- SUMMARY OF WORK: PROJECT WORK SHALL INCLUDE INSTALLATION/MAINTAINING/REMOVAL OF EROSION CONTROLS, GRADING, INSTALL STORM/WATER/SANITARY SYSTEM, PAVEMENT (WITH ASSOCIATED PAVEMENT STRIPING) AS SHOWN ON PROJECT DRAWINGS. CONSTRUCTION DETAILS ARE INCLUDED IN THE PLAN SET.
- ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF OWNER AND ENGINEER.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, M SQUARED ENGINEERING AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE CIVIL WORK INCLUDED ON THESE CIVIL PLANS.
- M SQUARED ENGINEERING AND ITS AGENTS ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF M SQUARED ENGINEERING.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL, DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, GRADING/PAVING, ETC.
- CIVIL PROJECT DRAWING VERIFICATION: THE INFORMATION IN THE PLAN SET REPRESENTS THE INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION IN THE FIELD. CONTRACTOR SHALL REVIEW SITE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES NOTED BETWEEN EXISTING SITE CONDITIONS AND PROJECT DRAWINGS, AND BETWEEN PROJECT DRAWINGS (FOR UTILITY CONFLICTS, DRAINAGE/GRADING CONFLICTS, ETC.) SHALL BE NOTED TO THE M SQUARED IN WRITING PRIOR TO CONSTRUCTION COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
- UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGERS HOTLINE A MINIMUM OF THREE DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. IN ADDITION, CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITY PRIOR TO CONSTRUCTION COMMENCEMENT.
- ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ALL FEATURES. GIVE NOTICE TO UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF THEIR SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED AT CONTRACTOR'S COST AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REFER TO, AND ADHERE TO THE RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT AND ANY RELEVANT ENVIRONMENTAL ASSESSMENT REPORTS. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, ENVIRONMENTAL-RELATED CONDITIONS, OR UNEXPECTED SUBGRADE CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE OWNER/ENGINEER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A SITE GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT. IF NO SITE GEOTECHNICAL REPORT IS AVAILABLE, SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH WISDOT STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.
- THE MUNICIPALITY, OWNER AND ENGINEER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSES TO THE SATISFACTION TO THE OWNER/ENGINEER AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.
- EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ENGINEER.

CONSTRUCTION SEQUENCE:

- INSTALL EROSION CONTROLS PRIOR TO OTHER CONSTRUCTION ACTIVITIES. INSTALL IN THE FOLLOWING ORDER: TRACKING PAD AND THEN SILT FENCE.
- ROUGH GRADE STORMWATER MANAGEMENT PONDS FOR USE AS SETTLING PONDS DURING CONSTRUCTION. THE ROUGH GRADING SHALL BE PERFORMED PRIOR TO BEGINNING OTHER SITE GRADING AND UTILITY CONSTRUCTION. UPON GRADING COMPLETION AND BEFORE VEGETATING POND, REMOVE AND DISPOSE OF SILT BUILDUP.
- GRADING/PAVING/UTILITY CONSTRUCTION.
- ALL DISTURBED AREAS OUTSIDE PAVEMENT AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
- REMOVE TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS.

GENERAL EROSION CONTROL REQUIREMENTS:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
- EROSION CONTROLS
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL GUIDANCE PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
  - INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED. CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND/OR DUST.
  - INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS IN AND ADJACENT TO PROJECT SITE.
  - INSTALL EROSION MAT ON ALL SLOPES EQUAL TO OR GREATER THAN 4:1.
  - INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMPs.
  - INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY.
  - MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
  - AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
  - OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
  - NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
  - THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
  - ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
  - ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
  - TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
  - WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENT BASINS, GRIT CHAMBERS OR OTHER APPROPRIATE MEASURES.
  - ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
  - PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.
  - ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A STRAW BALE, FILTER FABRIC OR EQUIVALENT BARRIER.
- STORM POND SHALL BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED PRIOR TO OWNER ACCEPTANCE OF SITEWORK.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.



Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

M Squared Engineering, LLC

...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012

Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274



LITTLE LAMB'S CORNER  
JACKSON, WI

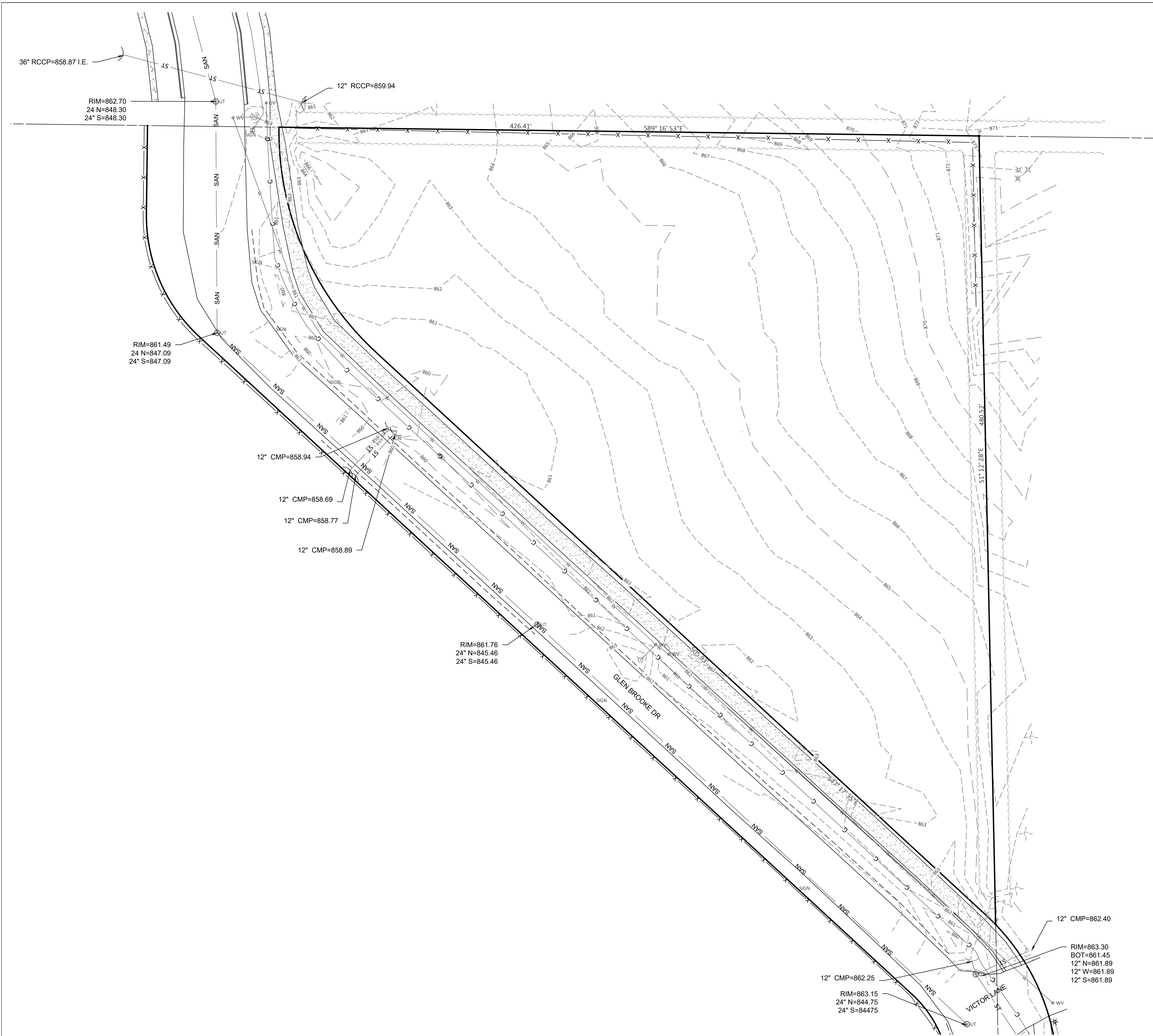
GENERAL NOTES & LEGEND  
SHEET

|               |             |
|---------------|-------------|
| DRAWN BY:     | LKJ         |
| DATE:         | 09/07/2021  |
| CHECKED BY:   |             |
| HORIZ. SCALE: |             |
| VERT. SCALE:  |             |
| PROJECT NO.   | 21-716-233  |
| REVISIONS     |             |
| DATE:         | REVISED BY: |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |

SHEET

2 OF 12



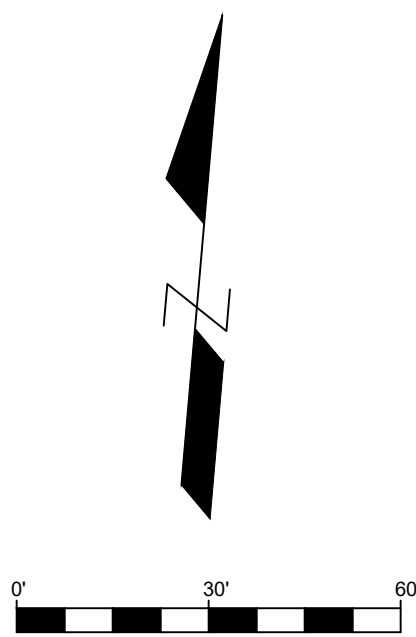


GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.



Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)



**M Squared Engineering, LLC**

...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012  
Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com) Fax: (262)375-2274

**LITTLE LAMB'S CORNER  
JACKSON, WI**

**EXISTING CONDITIONS MAP**

|               |            |
|---------------|------------|
| DRAWN BY:     | LKJ        |
| DATE:         | 09/07/2021 |
| CHECKED BY:   |            |
| HORIZ. SCALE: |            |
| VERT. SCALE:  |            |
| PROJECT NO.   | 21-716-233 |

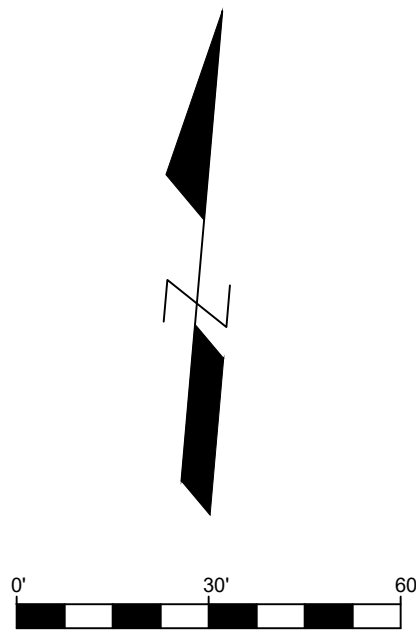
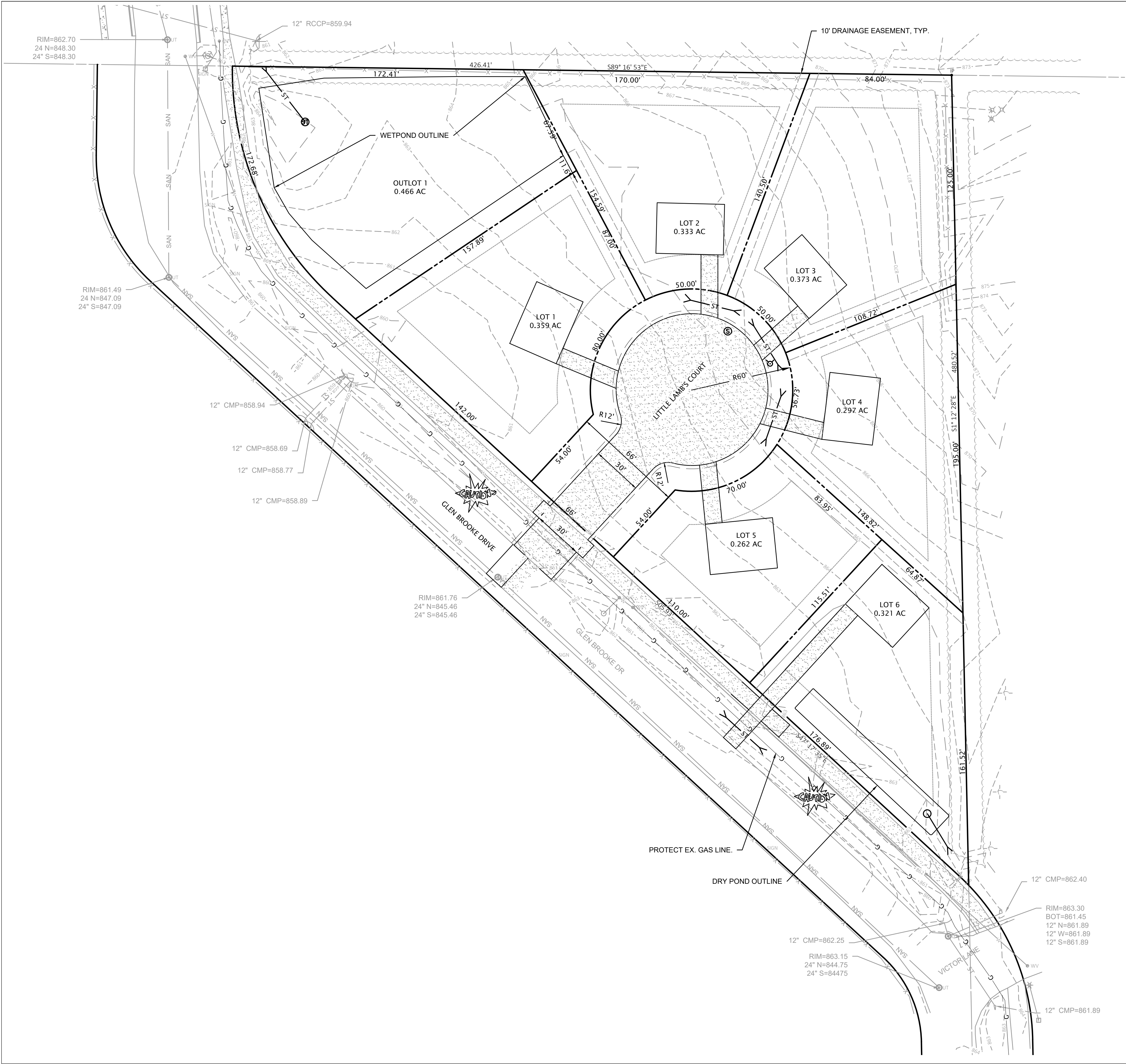
REVISIONS

| DATE: | REVISED BY: |
|-------|-------------|
|       |             |
|       |             |
|       |             |
|       |             |
|       |             |

SHEET

**3 OF 12**





GENERAL NOTES  
1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

**DIGGERSHOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**M Squared Engineering, LLC**

...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012

Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

**OVERALL LAYOUT PLAN**

DRAWN BY: LKJ  
DATE: 09/07/2021  
CHECKED BY:  
HORIZ. SCALE:  
VERT. SCALE:  
PROJECT NO. 21-716-233

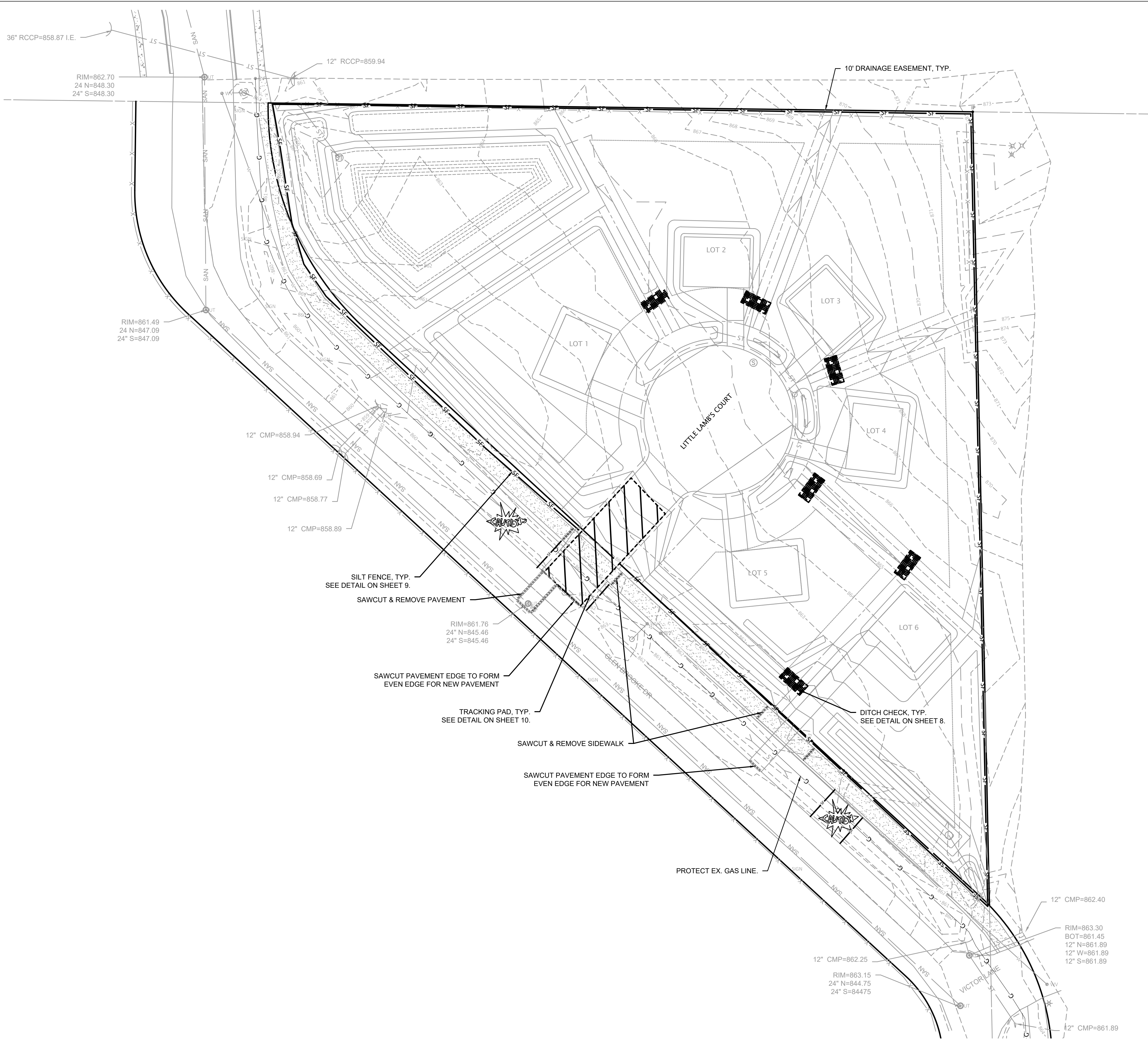
**REVISIONS**

| DATE | REVISED BY: |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

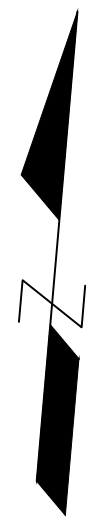
SHEET

**4 OF 12**





- GENERAL NOTES
- SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.




**Toll Free (800) 242-8511**  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)



**M Squared Engineering, LLC**

...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012  
Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com) Fax: (262)375-2274

**LITTLE LAMB'S CORNER  
JACKSON, WI**

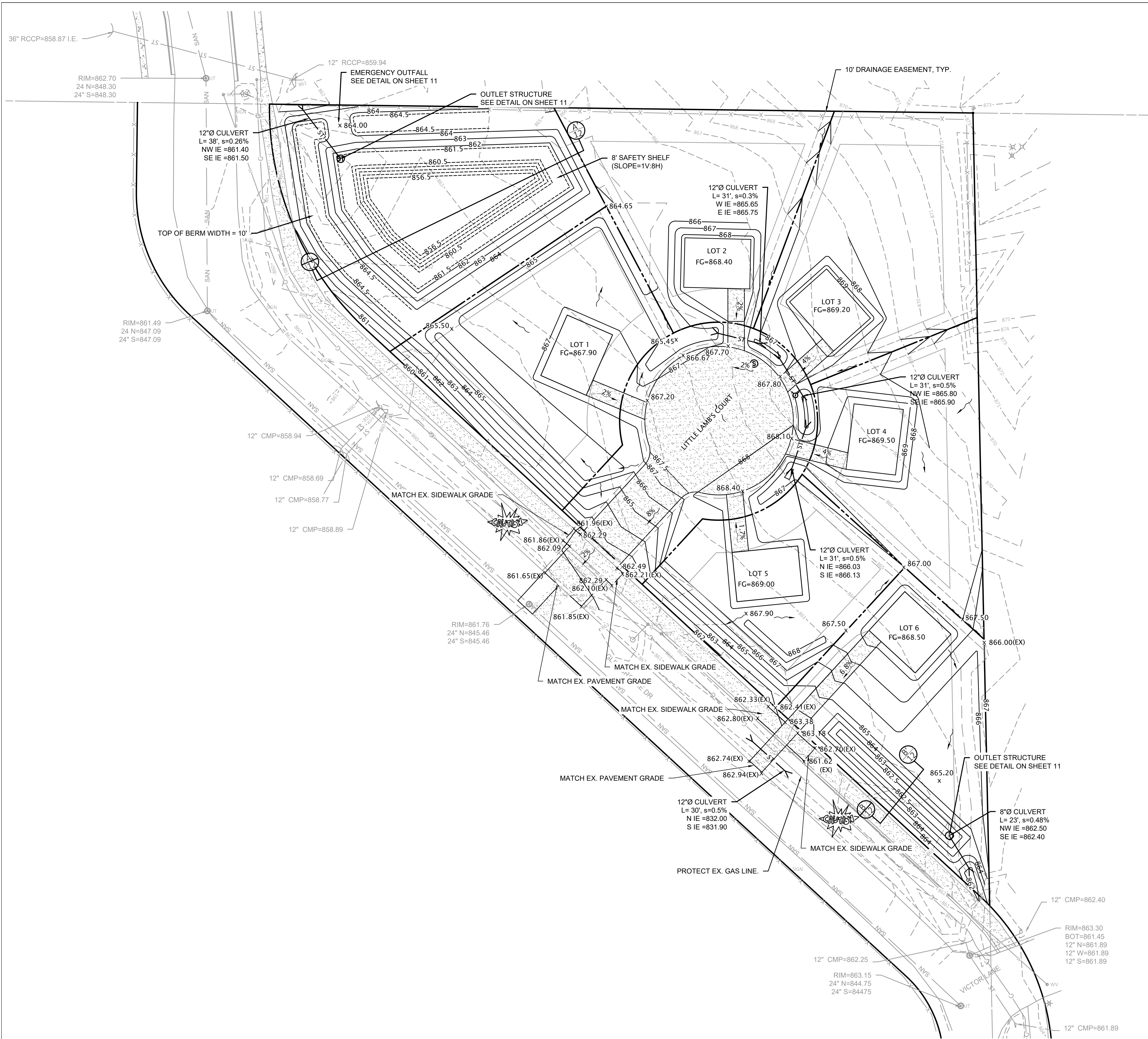
**SITE PREPARATION &  
EROSION CONTROL PLAN**

|               |            |
|---------------|------------|
| DRAWN BY:     | LKJ        |
| DATE:         | 09/07/2021 |
| CHECKED BY:   |            |
| HORIZ. SCALE: |            |
| VERT. SCALE:  |            |
| PROJECT NO.   | 21-716-233 |

| REVISIONS |             |
|-----------|-------------|
| DATE:     | REVISED BY: |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

**SHEET**  
**5 OF 12**





**GENERAL NOTES**

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.

**GENERAL GRADING/PAVING NOTES**

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. ROADWAY AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
3. SUBGRADE TO BE CONSTRUCTED/PREPARED AS SPECIFIED BY PROOFROLLING AREAS TO BE FILLED/PAVED IN ACCORDANCE WITH WISDOT STANDARDS. SOFT AREAS SHALL BE REPAIRED IN ACCORDANCE WITH WISDOT STANDARDS AND AS APPROVED BY ENGINEER.
4. GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL AND WISDOT SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL/STATE/FEDERAL REQUIREMENTS.
7. SIDEWALKS:

SIDEWALK SHALL BE CONSTRUCTED WITH ALL PORTLAND CEMENT CONCRETE. SIDEWALKS SHALL BE A MINIMUM OF 5" IN THICKNESS, EXCEPT IN AREAS OF DRIVE APPROACHES WHERE THE SIDEWALKS SHALL BE A MINIMUM OF 6" IN THICKNESS.

CONSTRUCT 1/2" EXPANSION JOINTS EVERY 50' AND AT EACH END OF ANY NEW SIDEWALK CONSTRUCTED BETWEEN TWO EXISTING WALKS; AND IF SUCH NEW SIDEWALK EXCEEDS 50' IN LENGTH.

**SITE RESTORATION**

1. RESTORATION: 4" THICK MIN. TOPSOIL (NOTE: ALL STRIPPED TOPSOIL SHALL BE USED TO TOPSOIL THE SITE - THICKNESS LAYER SHALL BE INCREASED AS NECESSARY), SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO WATER AND MAINTAIN UNTIL AFTER 80% COVER ESTABLISHED.

N

0' 30' 60'

**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**M Squared Engineering, LLC**

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT

Cedarburg, WI 53012

Phone: (262)376-4246 www.msquaredengineering.com

Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

**GRADING/PAVING PLAN**

|               |             |
|---------------|-------------|
| DRAWN BY:     | LKJ         |
| DATE:         | 09/07/2021  |
| CHECKED BY:   |             |
| HORIZ. SCALE: |             |
| VERT. SCALE:  |             |
| PROJECT NO.   | 21-716-233  |
| REVISIONS     |             |
| DATE:         | REVISED BY: |

**SHEET  
6 OF 12**





1. CONTRACTOR TO CONFIRM EXISTING UTILITY ELEVATIONS/INLETS/SIZES FOR ACCURACY AND CONFLICTS PRIOR TO CONSTRUCTION COMMENCEMENT. ANY DISCREPANCIES SHALL BE NOTIFIED TO ENGINEER IN WRITING. CONTRACTOR SHALL NOT COMMENCE UTILITY WORK UNTIL RECEIVE ENGINEERS WRITTEN DESIGN MODIFICATIONS.
2. SEE SHEET 2 FOR GENERAL NOTES AND LEGEND.
3. SEE SHEET 3 FOR EXISTING CONDITIONS.
4. SEE SHEET 5 FOR PROPOSED GRADING AND SHEET 2 FOR PROPOSED LEGEND.
5. WATER, STORM AND SANITARY SHALL NOT EXTEND BELOW MANHOLE OR CATCH BASIN STRUCTURES.

## WATER MAIN

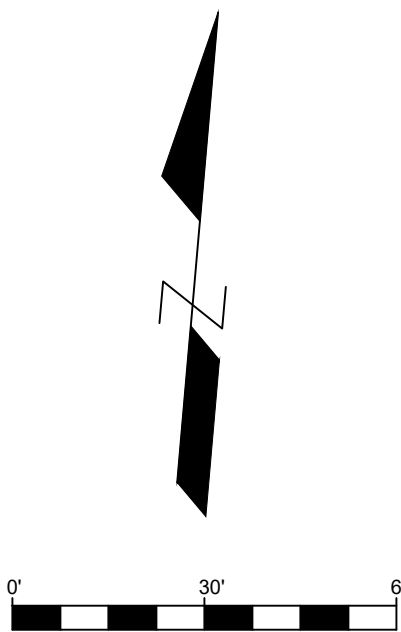
1. ALL WATER MAIN VALVES SHALL BE RESILIENT SEATED GATE VALVES FOLLOWING AWWA C509 FOLLOWING THE MUNICIPAL STANDARD SPECIFICATIONS
2. ALL WATER MAIN MATERIALS SHALL BE AWWA C900 PRESSURE RATED PVC PIPE, SIZES AS SHOWN ON PLANS. PIPE MUST MEET THE FOLLOWING STANDARDS: ASTM D1784, DR18 235 PSI, ANSI/NSF 61/14, UL 1285 GASKET: ASTM F477, JOINT: ASTM D313
3. HYDRANT ASSEMBLY WILL FOLLOW AWWA C502, THE MUNICIPAL SPECIFICATIONS, AND WISCONSIN SEWER AND WATER SPECIFICATION 8.26.0.
4. WATER LATERALS SHALL BE 1-1/4-INCH DIAMETER.
5. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA 153. BENDS AND TEES SHALL BE RESTRAINED WITH MEGALUG 2000 PV JOINT RESTRAINTS AND CORE BLUE MJ T-BOLT AND NUT.
6. TRACER WIRE IS REQUIRED ON WATERMAIN, SANITARY AND STORM SEWER MAIN AND LATERALS. WIRE WILL BE BROUGHT UP TO THE SURFACE AT HYDRANTS AND CURB STOPS, AND WHERE THE WIRE SURFACES AT LATERAL ENDS, A WIRE LOCATION BOX SHALL BE USED.
7. TRACER WIRE SHALL BE A MINIMUM 10-GAUGE SOLID WIRE WITH SOLID PVC INSULATION RATED FOR UNDERGROUND AND WET CONDITIONS.
8. TRACER WIRE CONTINUITY TESTING SHALL BE COMPLETED AFTER PIPE INSTALLATION AND BEFORE ACCEPTANCE.
9. CURB STOPS AND CORPORATION VALVES SHALL BE INSTALLED FOR EACH LATERAL.

## SANITARY AND STORM SEWER

1. SANITARY SEWER PIPE SHALL BE ASTM 3034 SDR 35 PVC SEWER PIPE FOR MAINS AND LATERALS.
2. SANITARY RISERS SHALL BE INCLUDED WHERE THE LATERAL DEPTH IS 12' OR GREATER AT THE PROPERTY LINE.
3. STORM SEWER CONCRETE PIPE CLASSES:
  - PIPE CLASS SHALL BE BASED ON PIPE COVER AND MANUFACTURER' RECOMMENDATIONS.
4. SANITARY SEWER LATERALS SHALL BE 6-INCH DIAMETER WITH 2% SLOPE (MIN).
5. SANITARY SEWER LATERALS SHALL CONNECT TO THE MAIN WITH "WYE" OR "TEE" FITTINGS.
6. INSULATION IS REQUIRED WHEN THE DEPTH OF COVER IS LESS THAN 5-FEET OVER SANITARY SEWER, WATER MAIN OR WHERE STORM SEWERS CROSS OVER WATERMAIN OR LATERALS.
7. COMPLETED SANITARY SEWER MAIN MUST PASS AIR TEST AND NO-GO TEST.
8. SANITARY MAINS SHALL BE TELEVIEWED BEFORE ACCEPTANCE BY THE MUNICIPALITY.
9. SANITARY AND STORM SEWER SPACING
  - HORIZONTAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 8'.
  - VERTICAL - MIN SPACING BETWEEN SANITARY/STORM SEWER AND WATER IS 18" ABOVE AND 6" BELOW WATER.
10. CRETEX PRO RING ADJUSTING RINGS SHALL BE USED ON ALL STORM AND SANITARY STRUCTURES.

## GENERAL NOTES

1. SEE SHEET 2 FOR EXISTING AND PROPOSED LEGEND & NOTES.



**Toll Free (800) 242-8511**  
**Milwaukee Area (414) 259-1181**  
**Hearing Impaired TDD (800) 542-2289**  
**[www.DiggersHotline.com](http://www.DiggersHotline.com)**

# M Squared Engineering, LLC

*...where engineering solutions meet water quality...*

Cedarburg, WI 53012

**msc11aredonainooring**

Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com)  
Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

# UTILIYT PLAN

|                      |                   |
|----------------------|-------------------|
| <b>DRAWN BY:</b>     | <b>LKJ</b>        |
| <b>DATE:</b>         | <b>09/07/2021</b> |
| <b>CHECKED BY:</b>   |                   |
| <b>HORIZ. SCALE:</b> |                   |
| <b>VERT. SCALE:</b>  |                   |
| <b>PROJECT NO.</b>   | <b>21-716-233</b> |

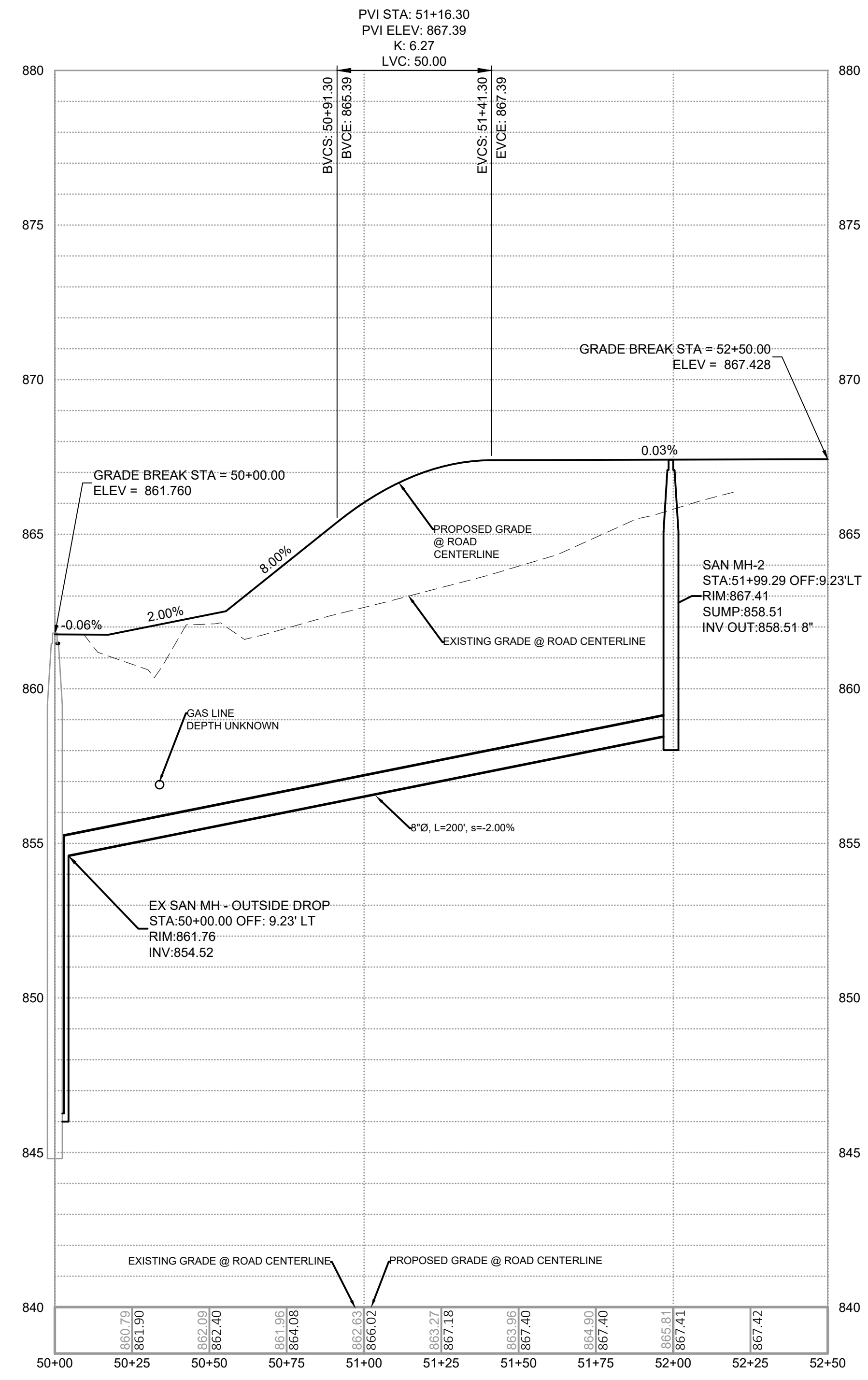
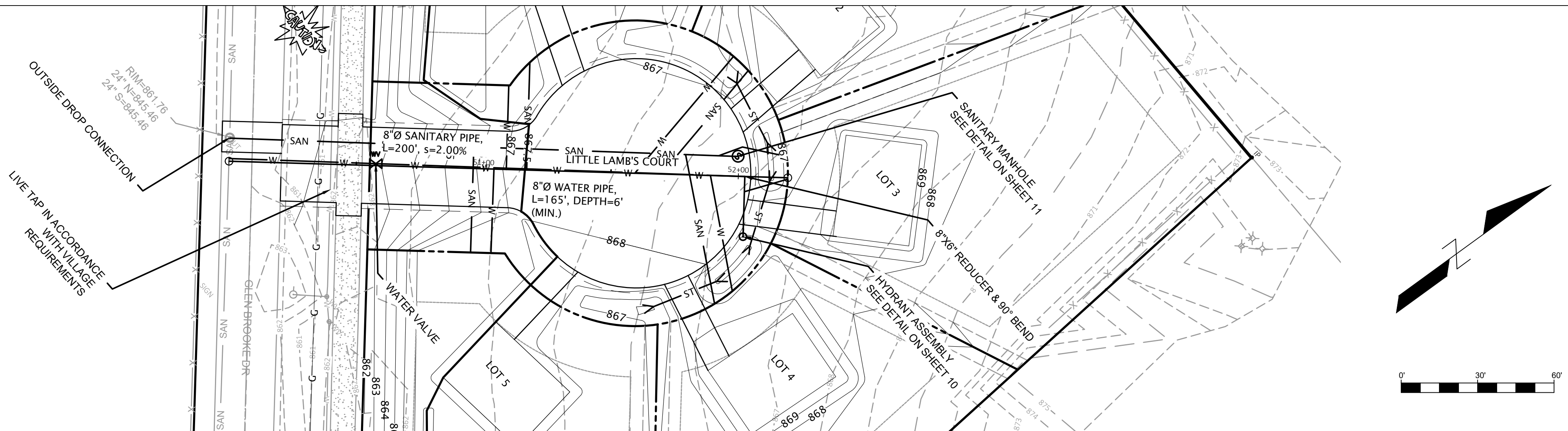
## REVISIONS

DATE:      REVISED BY

***SHEET***

**7** *OF* **12**





**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**M Squared Engineering, LLC**  
...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT  
Cedarburg, WI 53012  
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274

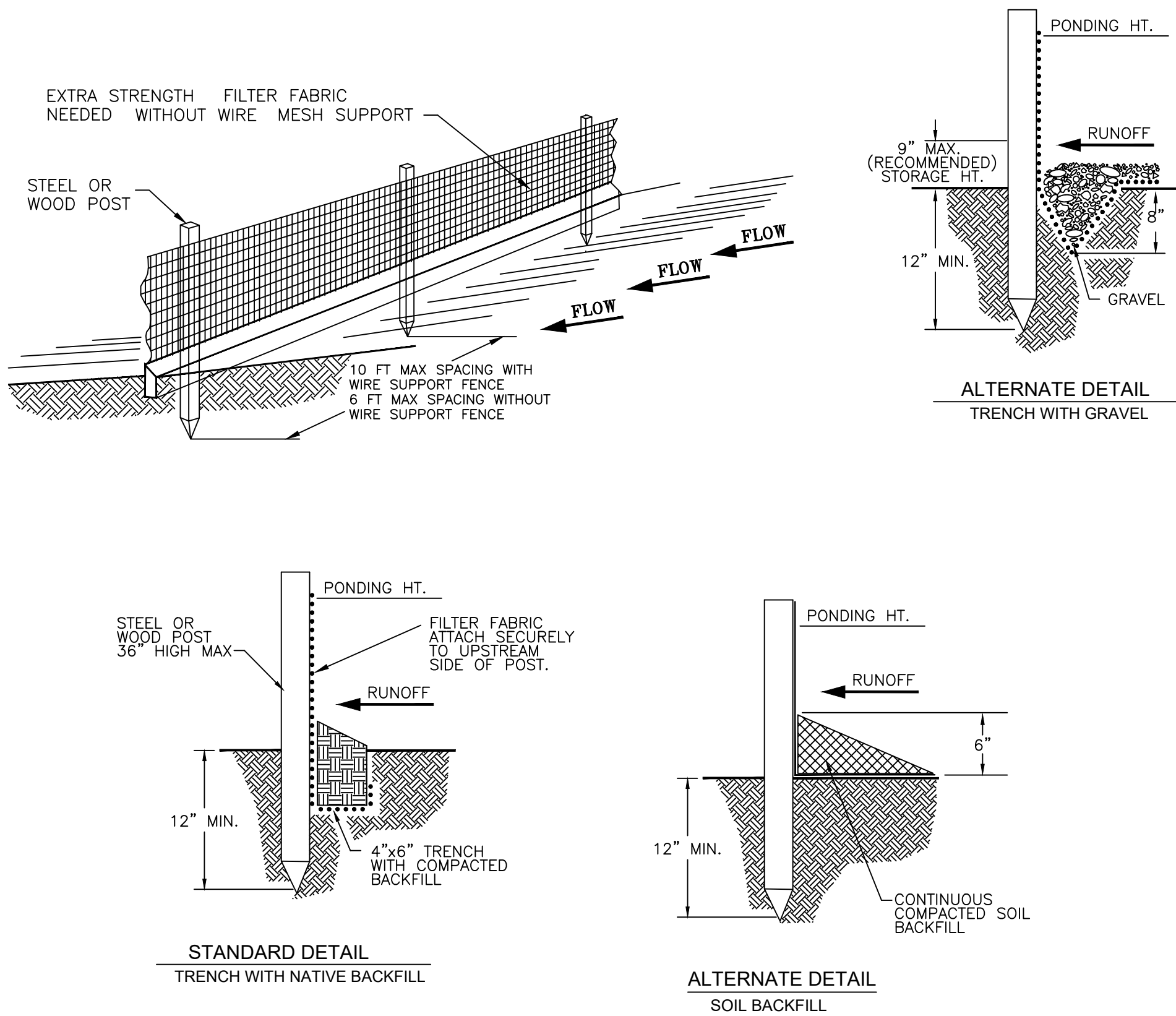


**LITTLE LAMB'S CORNER  
JACKSON, WI  
ROADWAY/UTILITY  
PLAN & PROFILE**

|               |            |
|---------------|------------|
| DRAWN BY:     | LKJ        |
| DATE:         | 09/07/2021 |
| CHECKED BY:   |            |
| HORIZ. SCALE: |            |
| VERT. SCALE:  |            |
| PROJECT NO.   | 21-716-233 |

| REVISIONS |             |
|-----------|-------------|
| DATE:     | REVISED BY: |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |





**SILT FENCE**  
N.T.S.

SILT FENCE:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18".
2. THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.
3. IF POSSIBLE, THE GEOTEXTILE FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS, WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. THE ENDS OF THE FENCE SHALL BE TURNED UP HILL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIER.
7. WHEN STANDARD-STRENGTH GEOTEXTILE FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
8. THE STANDARD-STRENGTH GEOTEXTILE FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
9. THE TRENCH SHALL BE BACKFILLED AND/OR T ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

INSPECTION AND MAINTENANCE:

10. SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL 0.5-INCHES OR GREATER. REPAIRS SHALL BE MADE IMMEDIATELY.
11. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.
12. THE REMOVED SEDIMENT SHALL BE VEGETATED OR OTHERWISE STABILIZED.
13. REMOVE SILT FENCE AFTER THE SITE HAS BEEN STABILIZED.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

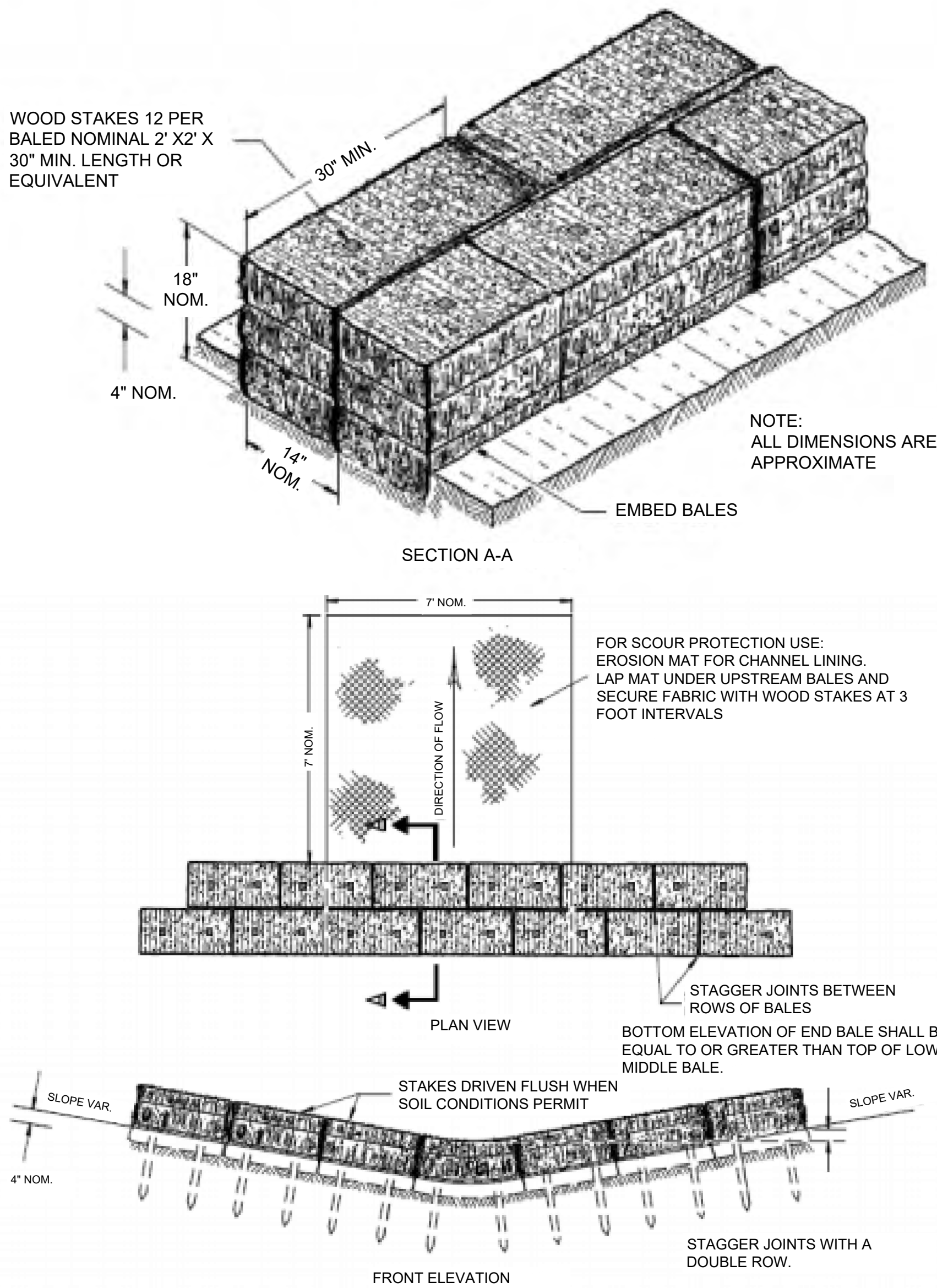
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. PROTECT INLETS, CULVERTS, AND ADJACENT PROPERTIES WITH SILT FENCING UNTIL CONSTRUCTION IS COMPLETE.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLANS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORKDAY.
4. INSPECT EROSION CONTROL MEASURES WITHIN 24 HOURS AFTER EACH SIGNIFICANT RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NON-PAVED CONSTRUCTION ENTRANCE TO THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND / OR SCRAPED DAILY TO REMOVE SOIL, DIRT AND / OR DUST.
7. APPLY WATER TO DRY AREAS TO MAINTAIN DUST CONTROL DURING CONTRUCTION. IF WATER APPLICATION IS INSUFFICIENT APPLY SOIL STABILIZING CONTROLS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. CONTRACTOR SHALL PERMANENTLY STABILIZE SITE, INSTALLING TOPSOIL, SEED, FERTILIZER AND MULCH IMMEDIATELY UPON COMPLETION OF CONSTRUCTION TO ESTABLISH VEGETATIVE COVER.

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

10. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
11. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
12. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. CONTRACTOR TO SUPPLY AND MAINTAIN ALL PUMPS USED FOR DEWATERING AND BY-PASS PUMPING. CONTRACTOR IS REQUIRED TO HAVE EXTRA PUMPS ON SITE AND DUAL PUMPS ARE TO BE USED FOR OVERNIGHT PUMPING.
14. ALL CONCRETE WASH WATER SHOULD BE CONTAINED IN A DESIGNATED WASHOUT AREA DETERMINED BY THE FIELD ENGINEER.
15. ALL CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE VIA SHASTA AVE TO THE SOUTH THROUGH PHASE I OF THE DEVELOPMENT AND VIA PORT WASHINGTON ROAD, UNLESS OTHERWISE SPECIFIED BY THE FIELD ENGINEER.
16. ALL PROPOSED WORK SHALL BE CONSTRUCTED WITH THE RIVER BEND MEADOWS- PHASE II DEVELOPMENT. WORK DONE BY OTHERS WILL BE CONSTRUCTED UNDER A SEPARATE CONTRACT.

FIGURE 3:

**STRAW BALE DITCH CHECK**



**M Squared Engineering, LLC**

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT

Cedarburg, WI 53012

Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com)

Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

**CONSTRUCTION DETAILS**

**DRAWN BY:** LKJ  
**DATE:** 09/07/2021  
**CHECKED BY:**  
**HORIZ. SCALE:**  
**VERT. SCALE:**  
**PROJECT NO.** 21-716-233

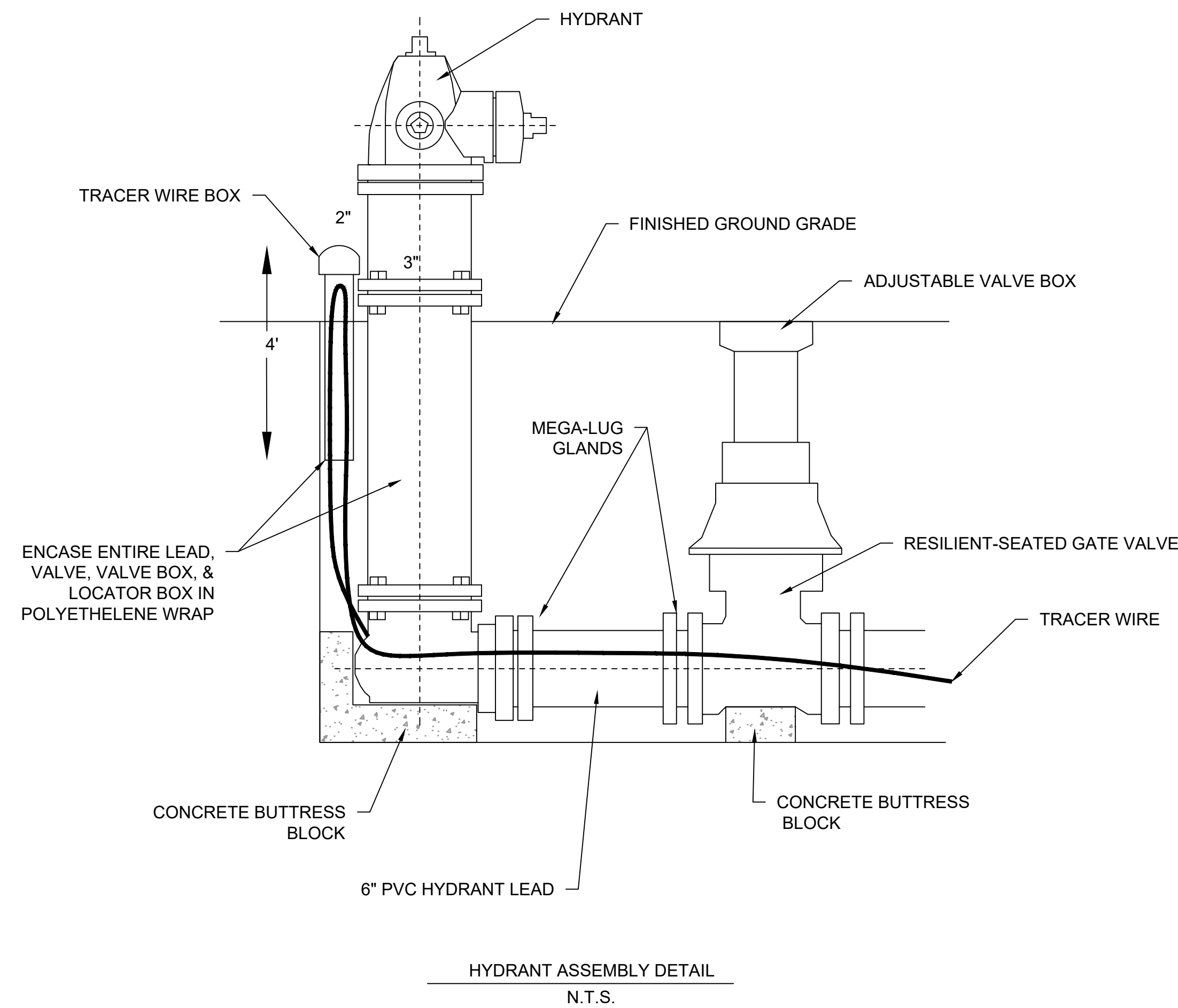
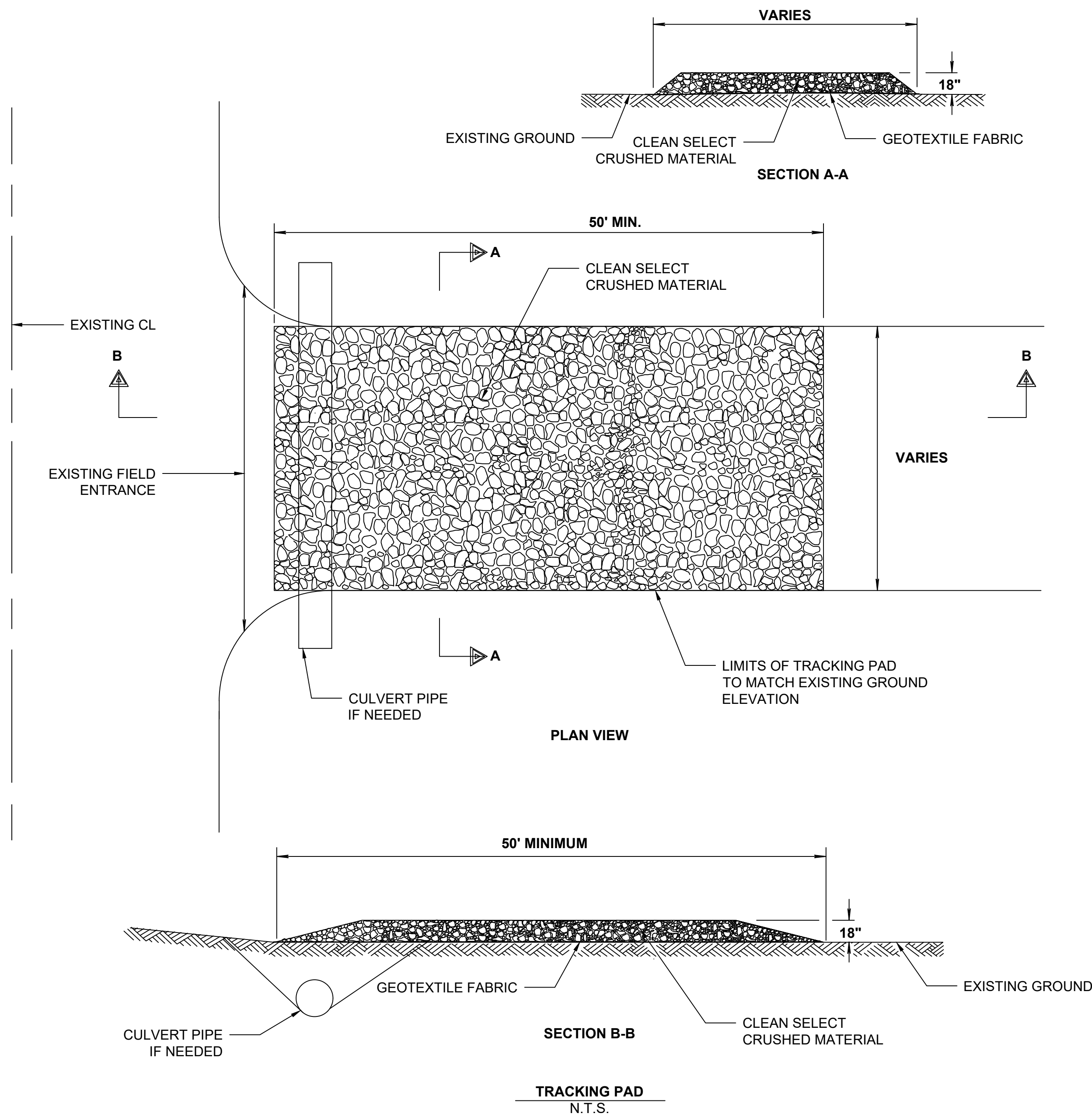
**REVISIONS**  
**DATE:** **REVISED BY:**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

**SHEET**  
**9 OF 12**



- TRACKING PAD SPECIFICATIONS:
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS.
  2. TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
  3. TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.
  4. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOW SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.
  5. CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.
  6. THE COST OF ADDITIONAL BMP'S TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.
  7. TRACKING PAD SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETED.



**M Squared Engineering, LLC**  
...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012  
Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com) Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

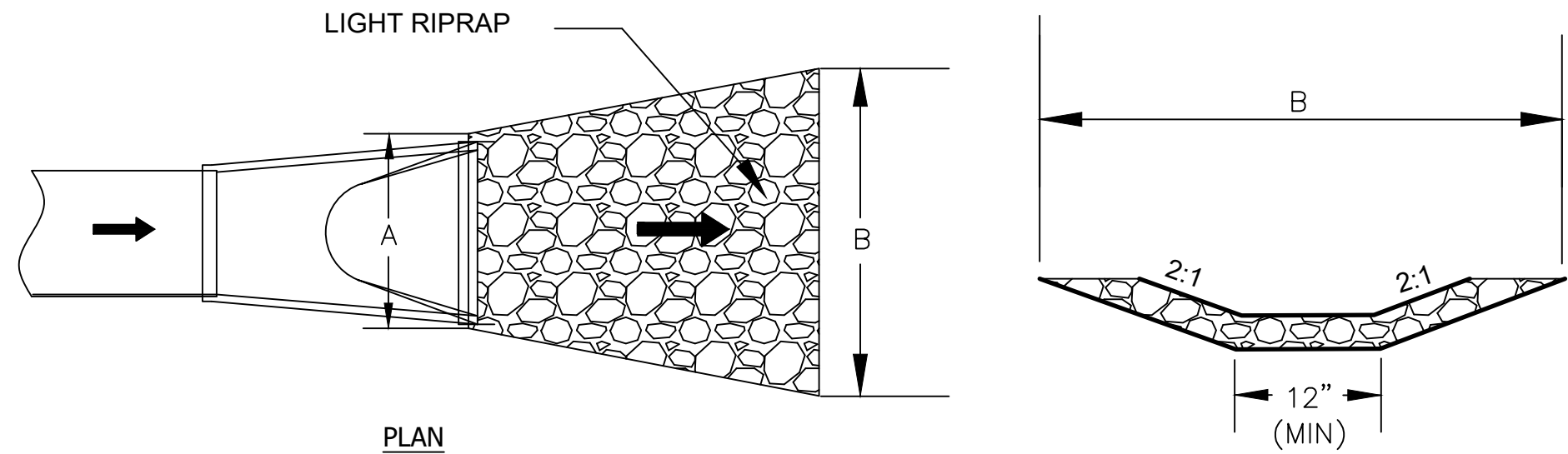
**CONSTRUCTION DETAILS**

DRAWN BY: LKJ  
DATE: 09/07/2021  
CHECKED BY:  
HORIZ. SCALE:  
VERT. SCALE:  
PROJECT NO. 21-716-233

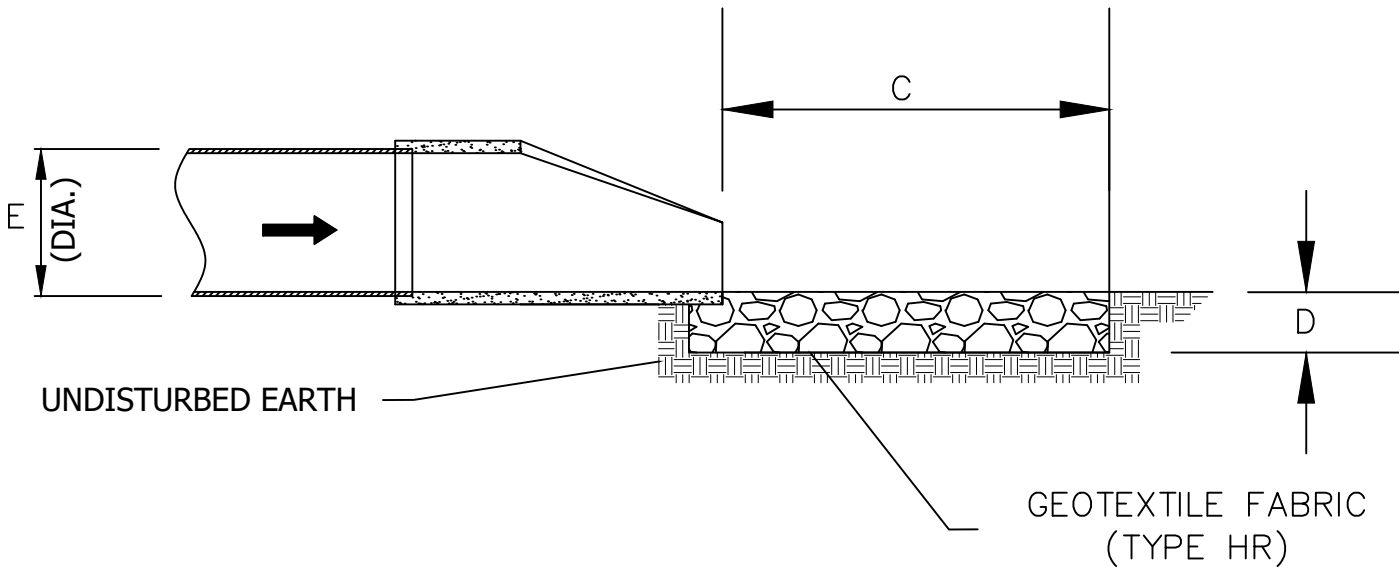
**REVISIONS**  
DATE: REVISED BY:

**SHEET**  
**10 OF 12**

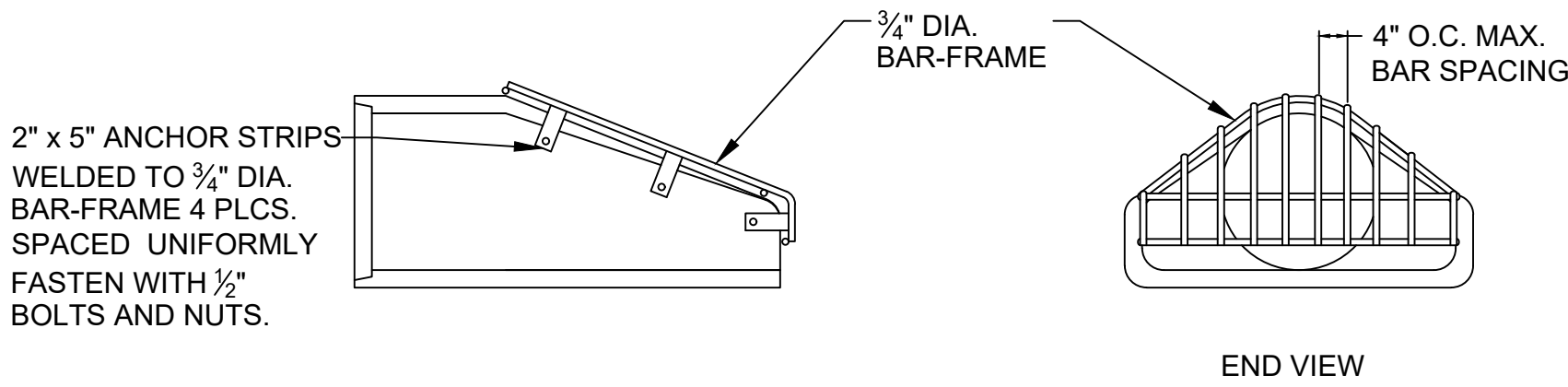
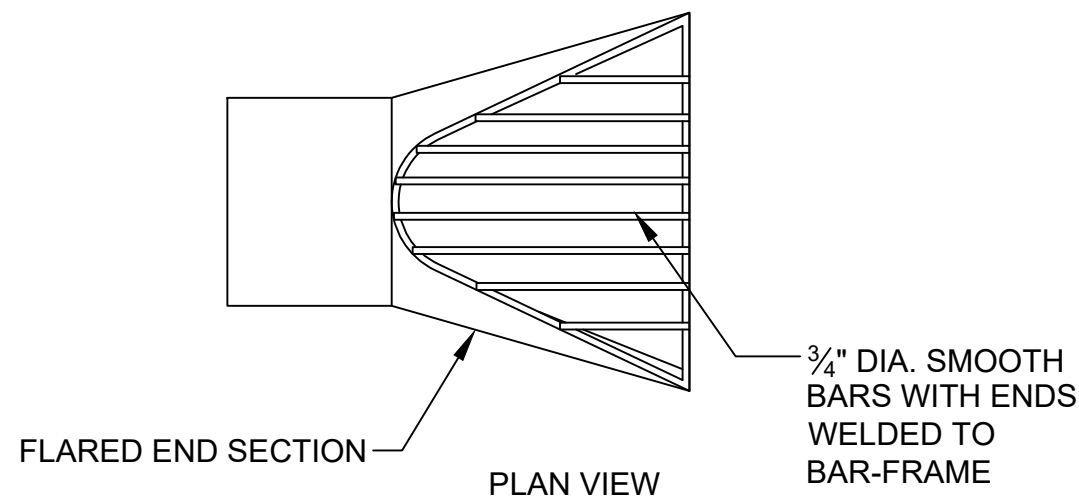




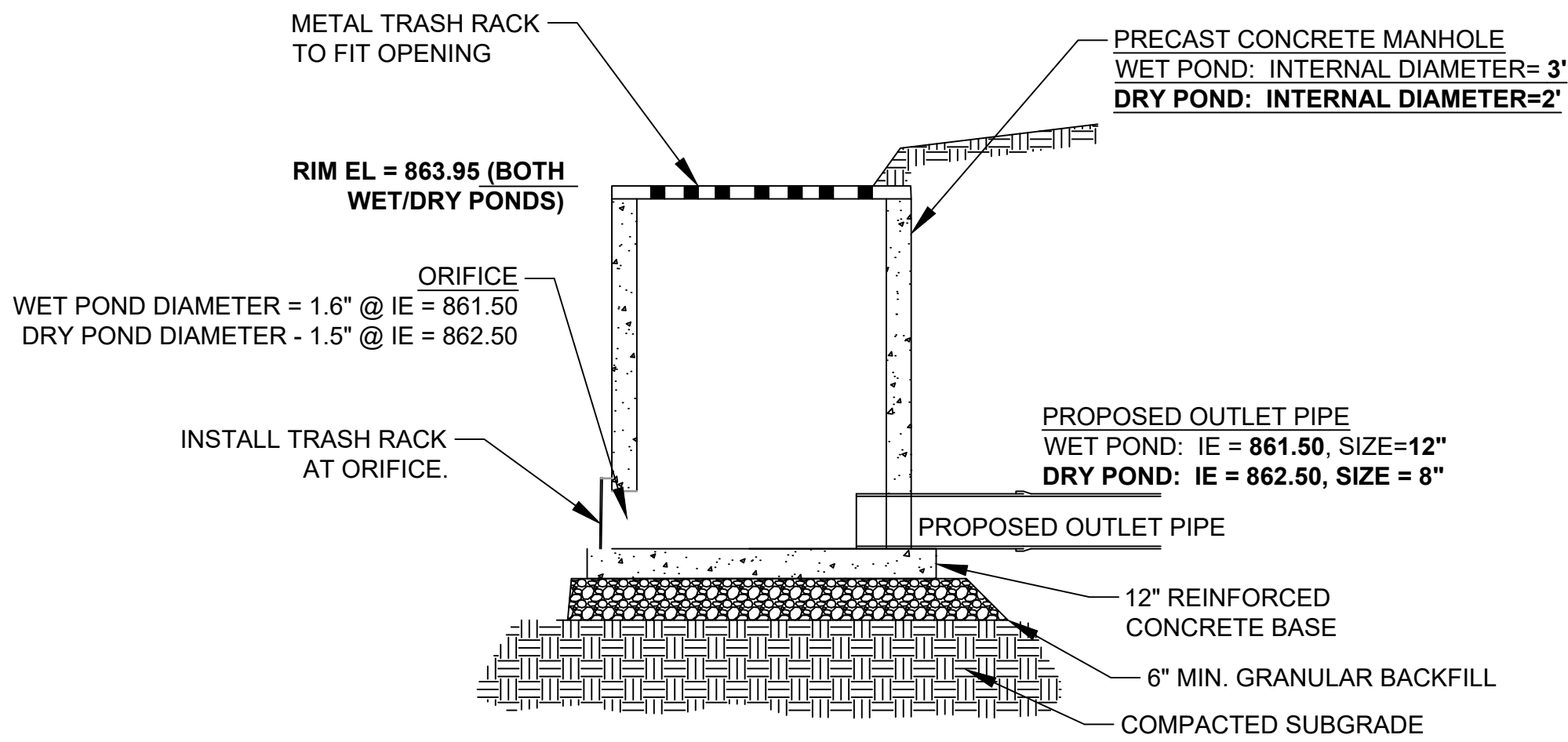
| OUTLET   | A  | B  | C   | D   | E   |
|----------|----|----|-----|-----|-----|
| 8" DIA.  | 3' | 5' | 8'  | 12" | 8"  |
| 12" DIA. | 4' | 6' | 12' | 12" | 12" |
| 15" DIA. | 4' | 7' | 14' | 12" | 15" |
| CURB CUT | 3' | 5' | 8'  | 12" | N/A |



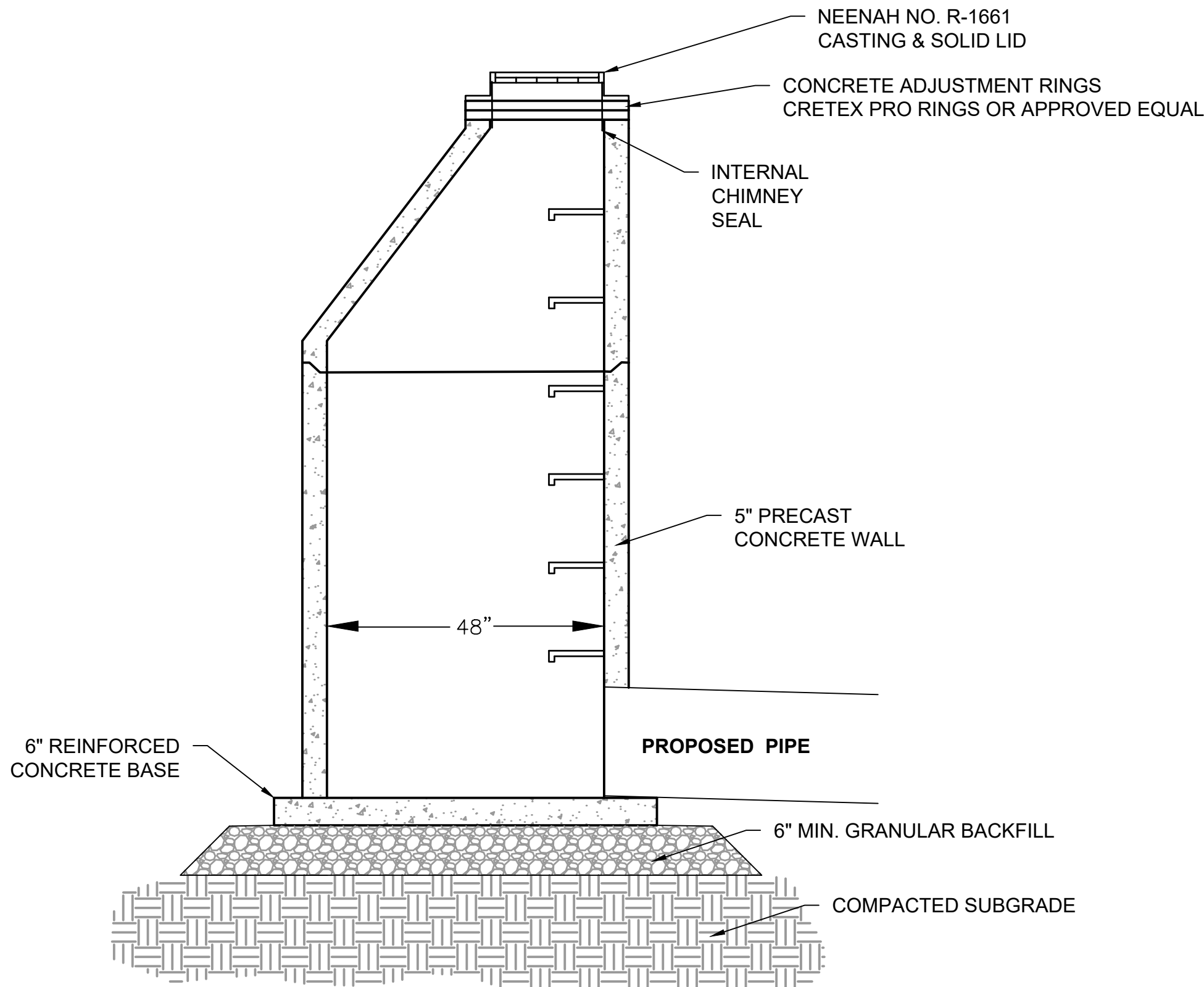
RIP-RAP DETAIL FOR STORM SEWER INLET/OUTLET  
N.T.S.



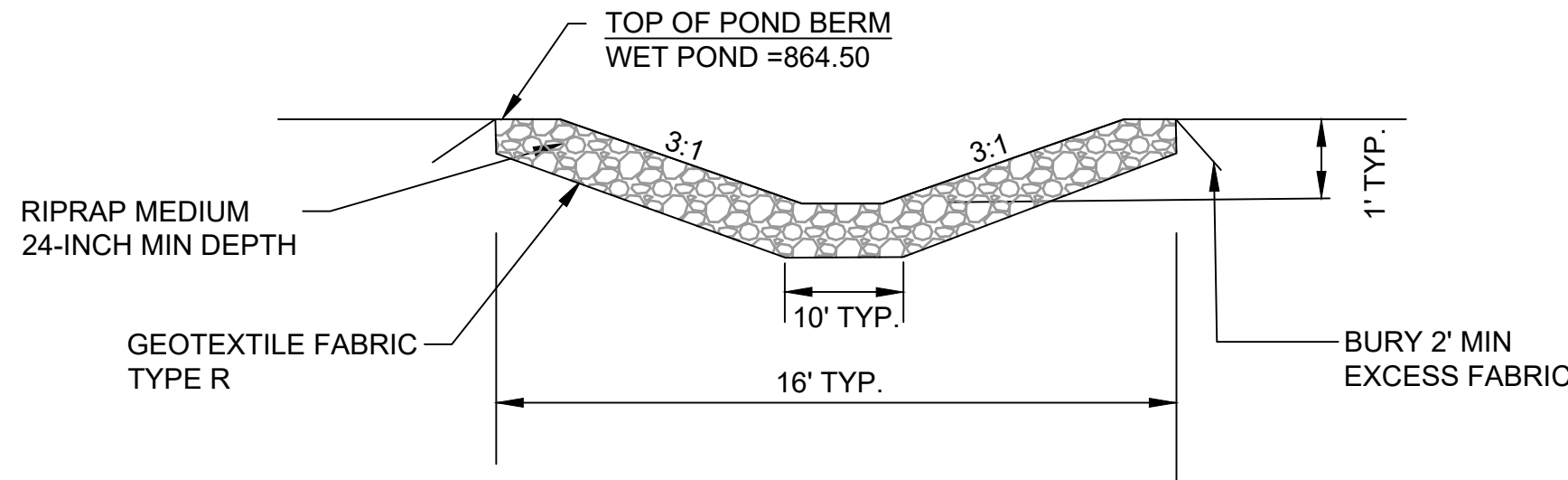
TRASH RACK DETAIL FOR FLARED END SECTION  
N.T.S.



POND / OUTLET STRUCTURE DETAIL  
N.T.S.



SANITARY MANHOLE STRUCTURE DETAIL  
N.T.S.



EMERGENCY SPILLWAY  
N.T.S.

**M Squared Engineering, LLC**

...where engineering solutions meet water quality...

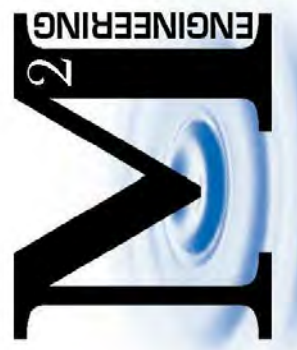
N19 W6719 COMMERCE CT

Cedarburg, WI 53012

Phone: (262)376-4246

www.msquaredengineering.com

Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

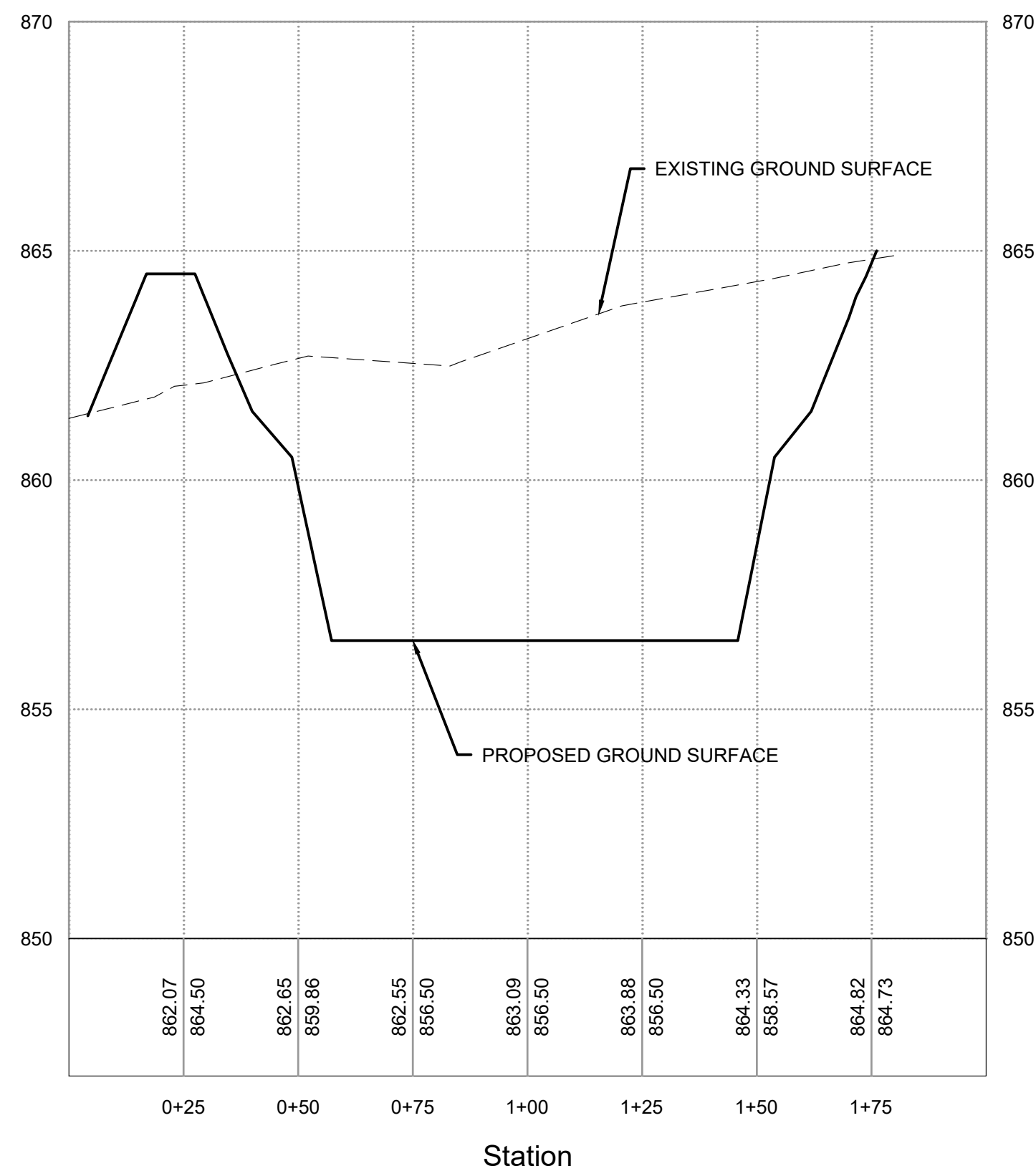
**CONSTRUCTION DETAILS**

DRAWN BY: LKJ  
DATE: 09/07/2021  
CHECKED BY:  
HORIZ. SCALE:  
VERT. SCALE:  
PROJECT NO. 21-716-233

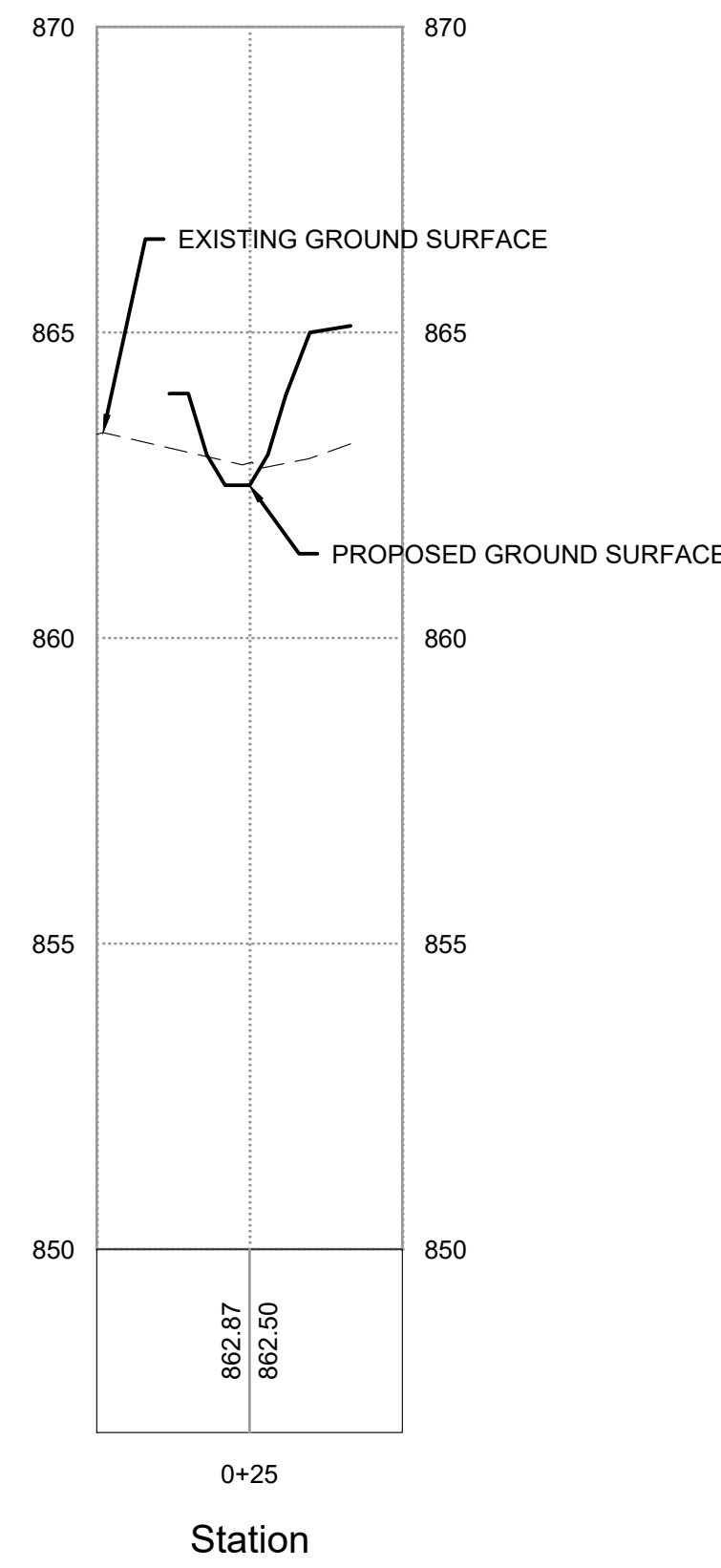
**REVISIONS**  
DATE: REVISED BY:

**SHEET  
11 OF 12**

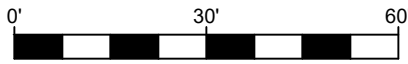




SECTION A-A'  
H: 1"=30'  
V: 1"=5'



SECTION B-B'  
H: 1"=30'  
V: 1"=5'



**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)



**M Squared Engineering, LLC**

...where engineering solutions meet water quality...  
N19 W6719 COMMERCE CT  
Cedarburg, WI 53012  
Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com) Fax: (262)375-2274

**LITTLE LAMB'S CORNER  
JACKSON, WI  
ROADWAY/UTILITY  
PLAN & PROFILE**

DRAWN BY: LKJ  
DATE: 09/07/2021  
CHECKED BY:  
HORIZ. SCALE:  
VERT. SCALE:  
PROJECT NO. 21-716-233

| REVISIONS |             |
|-----------|-------------|
| DATE      | REVISED BY: |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

SHEET  
**12 OF 12**

APPENDIX 2  
NRCS Soils Map



Custom Soil Resource Report  
Soil Map



## Custom Soil Resource Report

### MAP LEGEND

#### Area of Interest (AOI)

 Area of Interest (AOI)

#### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

#### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

#### Water Features

 Streams and Canals

#### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

#### Background

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Wisconsin  
Survey Area Data: Version 20, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Sep 6, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                 | Acres in AOI | Percent of AOI |
|------------------------------------|-----------------------------------------------|--------------|----------------|
| AtA                                | Ashkum silty clay loam, 0 to 2 percent slopes | 0.2          | 7.0%           |
| FaA                                | Fabius loam, 1 to 3 percent slopes            | 0.0          | 1.6%           |
| MtA                                | Mequon silt loam, 1 to 3 percent slopes       | 2.6          | 90.9%          |
| Mzb                                | Montgomery silty clay loam                    | 0.0          | 0.5%           |
| <b>Totals for Area of Interest</b> |                                               | <b>2.9</b>   | <b>100.0%</b>  |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

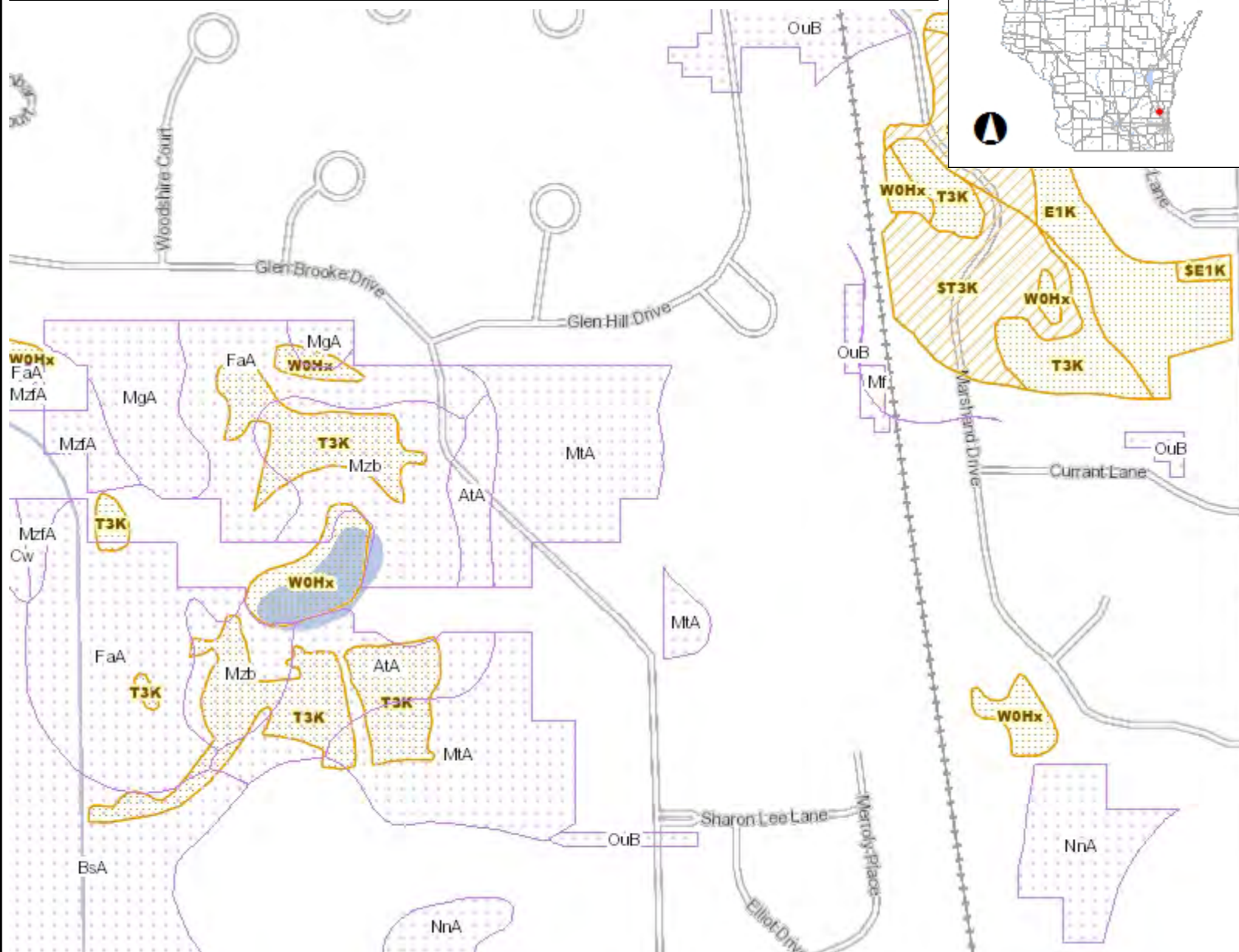
The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

APPENDIX 3  
WDNR Wetland Viewer Map





# Surface Water Data Viewer Map



## Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled/draind wetland
  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled/draind wetland
  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads

## Notes

0.1 0 0.06 0.1 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

1: 3,960

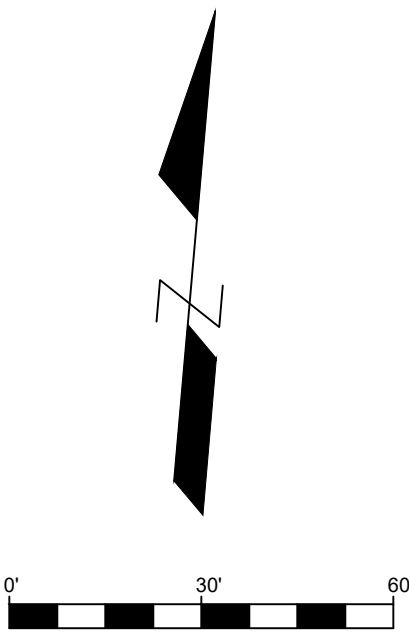
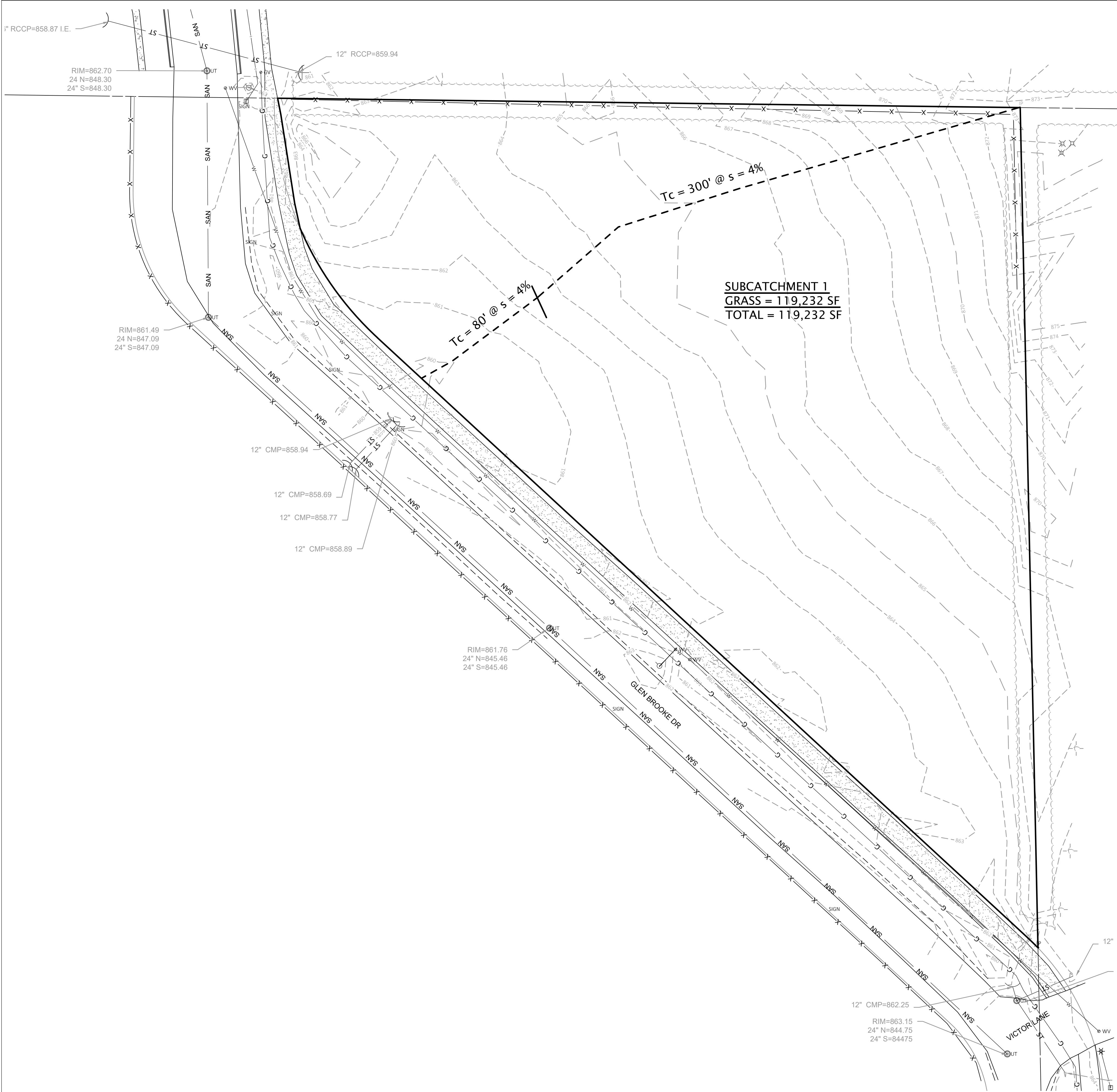
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

## APPENDIX 4

### Hydrology Plan Exhibits

- Existing Conditions
- Proposed Conditions





**M Squared Engineering, LLC**

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT

Cedarburg, WI 53012

Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com)

Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

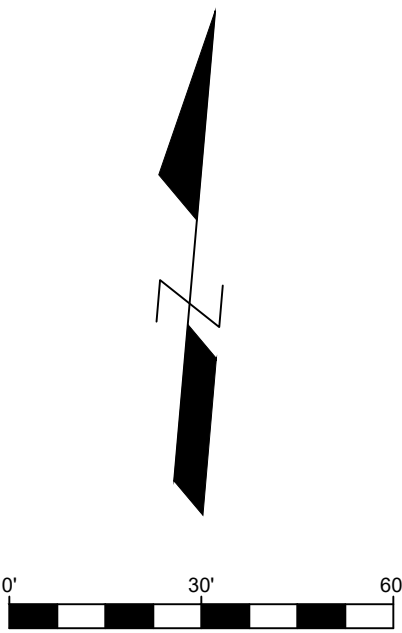
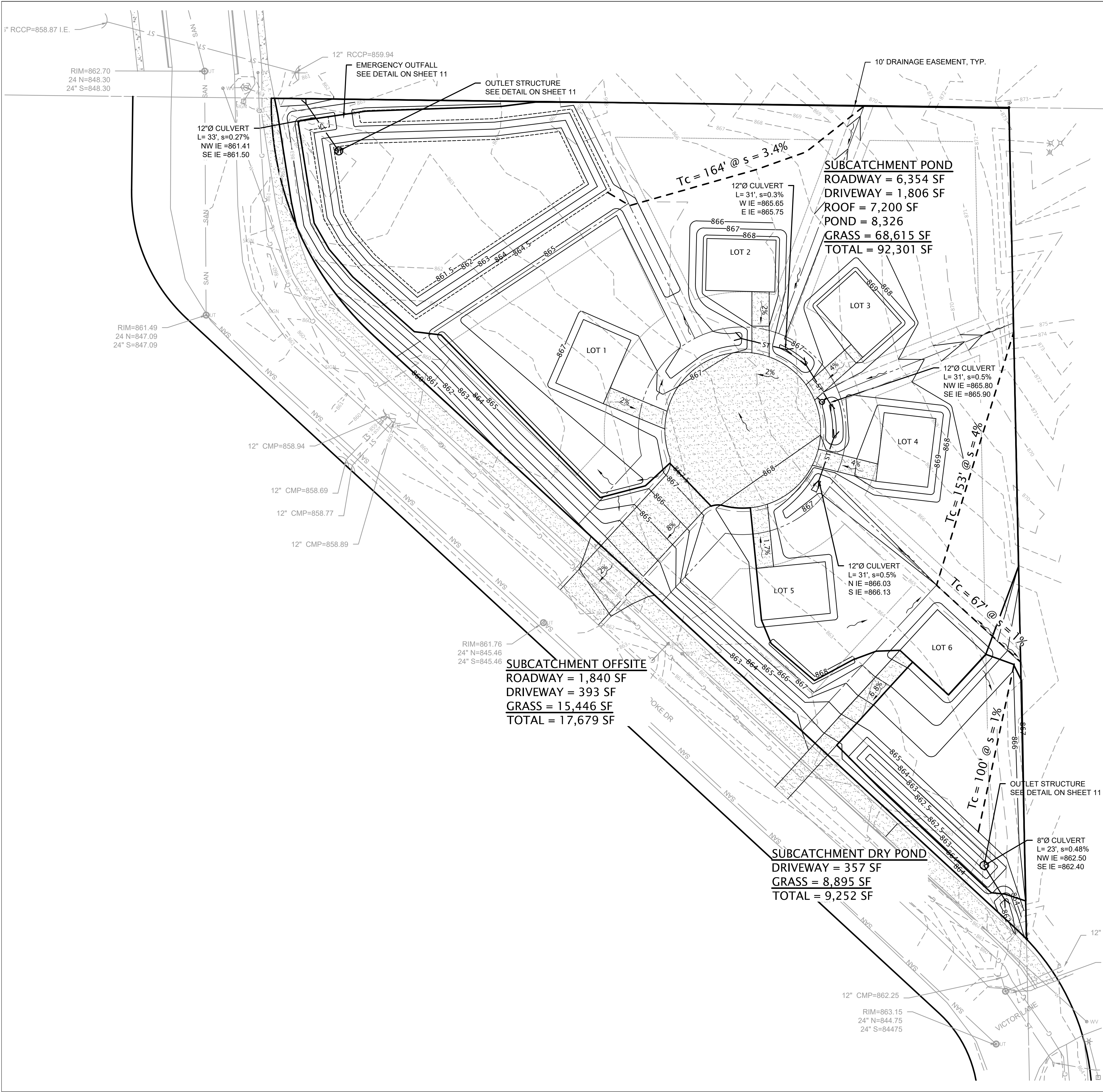
**EXISTING CONDITIONS  
HYDROLOGY EXHIBIT**

DRAWN BY: LKJ  
DATE: 09/08/2021  
CHECKED BY:  
HORIZ. SCALE:  
VERT. SCALE:  
PROJECT NO. 21-716-233

| REVISIONS |             |
|-----------|-------------|
| DATE      | REVISED BY: |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

**SHEET  
H1 OF 2**





**M Squared Engineering, LLC**

...where engineering solutions meet water quality...

N19 W6719 COMMERCE CT

Cedarburg, WI 53012

Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274



**LITTLE LAMB'S CORNER  
JACKSON, WI**

**PROPOSED CONDITIONS  
HYDROLOGY EXHIBIT**

DRAWN BY: LKJ  
DATE: 09/07/2021  
CHECKED BY:  
HORIZ. SCALE:  
VERT. SCALE:  
PROJECT NO. 21-716-233

| REVISIONS |             |
|-----------|-------------|
| DATE      | REVISED BY: |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

SHEET  
**H2 OF 2**



APPENDIX 5  
NOAA, Atlas 14 Precipitation Table

# NOAA Atlas 14, Volume 8, Version 2

## Location name: Jackson, Wisconsin, USA\*



**Latitude: 43.3162°, Longitude:  
-88.1672°**



**Elevation: 866.13 ft\*\***

\* source: ESRI Maps

\*\* source: USGS

### POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael  
St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery  
Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps & aeriels](#)

### PF tabular

| PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) <sup>1</sup> |                                     |                        |                        |                        |                        |                       |                       |                       |                      |                      |
|----------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|-----------------------|-----------------------|----------------------|----------------------|
| Duration                                                                                                 | Average recurrence interval (years) |                        |                        |                        |                        |                       |                       |                       |                      |                      |
|                                                                                                          | 1                                   | 2                      | 5                      | 10                     | 25                     | 50                    | 100                   | 200                   | 500                  | 1000                 |
| 5-min                                                                                                    | 0.336<br>(0.268-0.414)              | 0.406<br>(0.324-0.501) | 0.518<br>(0.411-0.639) | 0.607<br>(0.479-0.751) | 0.725<br>(0.551-0.909) | 0.812<br>(0.606-1.03) | 0.896<br>(0.648-1.15) | 0.977<br>(0.681-1.28) | 1.08<br>(0.726-1.44) | 1.15<br>(0.760-1.56) |
| 10-min                                                                                                   | 0.492<br>(0.392-0.606)              | 0.595<br>(0.474-0.733) | 0.758<br>(0.602-0.936) | 0.889<br>(0.702-1.10)  | 1.06<br>(0.808-1.33)   | 1.19<br>(0.887-1.51)  | 1.31<br>(0.949-1.69)  | 1.43<br>(0.997-1.87)  | 1.58<br>(1.06-2.11)  | 1.69<br>(1.11-2.28)  |
| 15-min                                                                                                   | 0.600<br>(0.478-0.739)              | 0.726<br>(0.578-0.894) | 0.925<br>(0.734-1.14)  | 1.08<br>(0.856-1.34)   | 1.30<br>(0.985-1.62)   | 1.45<br>(1.08-1.84)   | 1.60<br>(1.16-2.06)   | 1.75<br>(1.22-2.28)   | 1.93<br>(1.30-2.57)  | 2.06<br>(1.36-2.79)  |
| 30-min                                                                                                   | 0.810<br>(0.646-0.998)              | 0.986<br>(0.785-1.22)  | 1.27<br>(1.00-1.56)    | 1.49<br>(1.18-1.84)    | 1.79<br>(1.36-2.24)    | 2.00<br>(1.49-2.54)   | 2.21<br>(1.60-2.85)   | 2.42<br>(1.68-3.16)   | 2.67<br>(1.80-3.56)  | 2.86<br>(1.88-3.86)  |
| 60-min                                                                                                   | 1.04<br>(0.829-1.28)                | 1.26<br>(1.00-1.55)    | 1.62<br>(1.28-2.00)    | 1.92<br>(1.51-2.37)    | 2.34<br>(1.79-2.95)    | 2.66<br>(1.99-3.39)   | 2.99<br>(2.17-3.87)   | 3.32<br>(2.32-4.37)   | 3.77<br>(2.54-5.05)  | 4.11<br>(2.71-5.56)  |
| 2-hr                                                                                                     | 1.27<br>(1.02-1.55)                 | 1.53<br>(1.23-1.87)    | 1.97<br>(1.58-2.41)    | 2.35<br>(1.87-2.88)    | 2.89<br>(2.24-3.63)    | 3.32<br>(2.52-4.21)   | 3.76<br>(2.76-4.84)   | 4.23<br>(2.99-5.54)   | 4.86<br>(3.32-6.48)  | 5.36<br>(3.56-7.20)  |
| 3-hr                                                                                                     | 1.43<br>(1.16-1.73)                 | 1.70<br>(1.38-2.07)    | 2.18<br>(1.76-2.65)    | 2.61<br>(2.09-3.18)    | 3.24<br>(2.54-4.08)    | 3.76<br>(2.88-4.76)   | 4.31<br>(3.20-5.55)   | 4.90<br>(3.50-6.42)   | 5.73<br>(3.94-7.64)  | 6.40<br>(4.28-8.56)  |
| 6-hr                                                                                                     | 1.73<br>(1.42-2.08)                 | 2.01<br>(1.64-2.41)    | 2.52<br>(2.06-3.04)    | 3.01<br>(2.44-3.63)    | 3.76<br>(3.00-4.74)    | 4.41<br>(3.43-5.58)   | 5.12<br>(3.85-6.57)   | 5.90<br>(4.26-7.70)   | 7.02<br>(4.89-9.32)  | 7.94<br>(5.36-10.6)  |
| 12-hr                                                                                                    | 2.06<br>(1.70-2.44)                 | 2.33<br>(1.93-2.77)    | 2.86<br>(2.36-3.41)    | 3.37<br>(2.77-4.03)    | 4.19<br>(3.40-5.25)    | 4.92<br>(3.87-6.18)   | 5.72<br>(4.35-7.30)   | 6.61<br>(4.83-8.59)   | 7.92<br>(5.57-10.5)  | 9.00<br>(6.13-11.9)  |
| 24-hr                                                                                                    | 2.35<br>(1.98-2.77)                 | 2.67<br>(2.23-3.14)    | 3.26<br>(2.72-3.85)    | 3.83<br>(3.18-4.54)    | 4.75<br>(3.88-5.88)    | 5.54<br>(4.41-6.90)   | 6.43<br>(4.94-8.13)   | 7.41<br>(5.47-9.53)   | 8.83<br>(6.27-11.6)  | 10.0<br>(6.88-13.1)  |
| 2-day                                                                                                    | 2.64<br>(2.24-3.08)                 | 3.04<br>(2.58-3.55)    | 3.77<br>(3.19-4.41)    | 4.46<br>(3.74-5.23)    | 5.51<br>(4.54-6.74)    | 6.41<br>(5.14-7.88)   | 7.39<br>(5.73-9.24)   | 8.46<br>(6.29-10.8)   | 10.00<br>(7.16-13.0) | 11.3<br>(7.81-14.6)  |
| 3-day                                                                                                    | 2.90<br>(2.48-3.37)                 | 3.31<br>(2.83-3.84)    | 4.06<br>(3.46-4.72)    | 4.77<br>(4.03-5.56)    | 5.85<br>(4.85-7.11)    | 6.78<br>(5.47-8.29)   | 7.79<br>(6.08-9.69)   | 8.90<br>(6.66-11.3)   | 10.5<br>(7.55-13.6)  | 11.8<br>(8.23-15.3)  |
| 4-day                                                                                                    | 3.13<br>(2.69-3.61)                 | 3.55<br>(3.04-4.10)    | 4.31<br>(3.69-4.99)    | 5.03<br>(4.27-5.84)    | 6.13<br>(5.11-7.42)    | 7.08<br>(5.74-8.61)   | 8.10<br>(6.35-10.0)   | 9.23<br>(6.94-11.7)   | 10.8<br>(7.84-14.0)  | 12.2<br>(8.52-15.7)  |
| 7-day                                                                                                    | 3.67<br>(3.18-4.20)                 | 4.16<br>(3.60-4.77)    | 5.04<br>(4.35-5.78)    | 5.83<br>(5.00-6.71)    | 7.01<br>(5.87-8.38)    | 8.00<br>(6.53-9.63)   | 9.06<br>(7.15-11.1)   | 10.2<br>(7.72-12.8)   | 11.8<br>(8.61-15.1)  | 13.1<br>(9.27-16.9)  |
| 10-day                                                                                                   | 4.16<br>(3.63-4.74)                 | 4.72<br>(4.11-5.38)    | 5.68<br>(4.93-6.49)    | 6.54<br>(5.64-7.49)    | 7.79<br>(6.54-9.22)    | 8.81<br>(7.22-10.5)   | 9.89<br>(7.83-12.0)   | 11.0<br>(8.38-13.7)   | 12.6<br>(9.22-16.0)  | 13.9<br>(9.86-17.8)  |
| 20-day                                                                                                   | 5.67<br>(5.01-6.40)                 | 6.36<br>(5.61-7.18)    | 7.51<br>(6.60-8.49)    | 8.48<br>(7.41-9.62)    | 9.84<br>(8.32-11.5)    | 10.9<br>(9.02-12.8)   | 12.0<br>(9.58-14.4)   | 13.1<br>(10.0-16.1)   | 14.6<br>(10.8-18.4)  | 15.8<br>(11.3-20.1)  |
| 30-day                                                                                                   | 7.01<br>(6.23-7.85)                 | 7.82<br>(6.95-8.77)    | 9.13<br>(8.08-10.3)    | 10.2<br>(8.98-11.5)    | 11.7<br>(9.91-13.4)    | 12.8<br>(10.6-14.9)   | 13.9<br>(11.1-16.5)   | 15.0<br>(11.5-18.2)   | 16.4<br>(12.1-20.4)  | 17.5<br>(12.6-22.1)  |
| 45-day                                                                                                   | 8.76<br>(7.84-9.75)                 | 9.76<br>(8.73-10.9)    | 11.3<br>(10.1-12.7)    | 12.6<br>(11.1-14.1)    | 14.2<br>(12.1-16.2)    | 15.4<br>(12.8-17.8)   | 16.5<br>(13.3-19.5)   | 17.6<br>(13.6-21.2)   | 18.9<br>(14.0-23.3)  | 19.8<br>(14.4-25.0)  |
| 60-day                                                                                                   | 10.3<br>(9.25-11.4)                 | 11.5<br>(10.3-12.7)    | 13.3<br>(11.9-14.8)    | 14.7<br>(13.1-16.4)    | 16.5<br>(14.1-18.7)    | 17.8<br>(14.9-20.4)   | 19.0<br>(15.3-22.2)   | 20.0<br>(15.5-24.0)   | 21.2<br>(15.8-26.1)  | 22.0<br>(16.0-27.7)  |

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

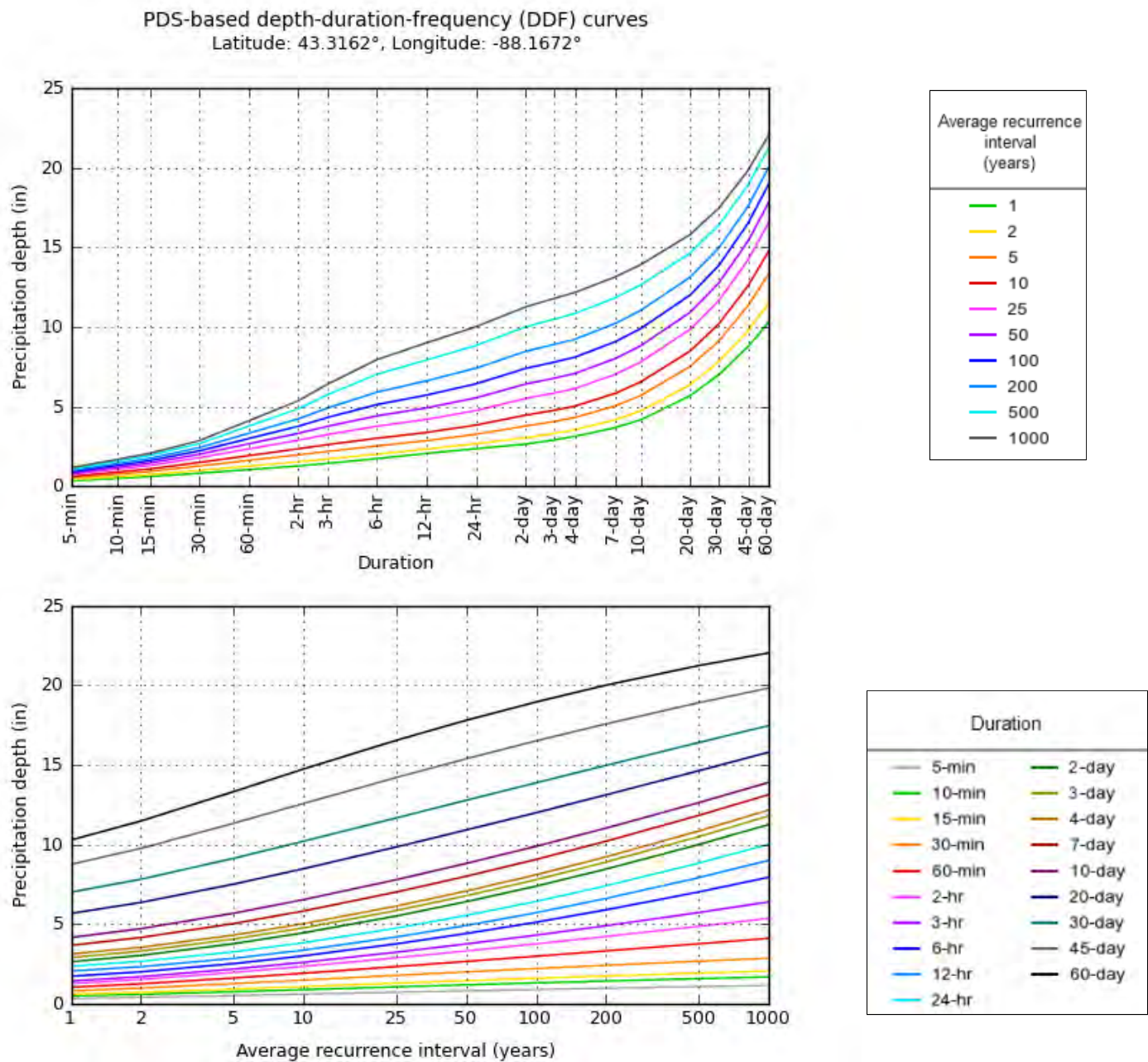
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.



Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical



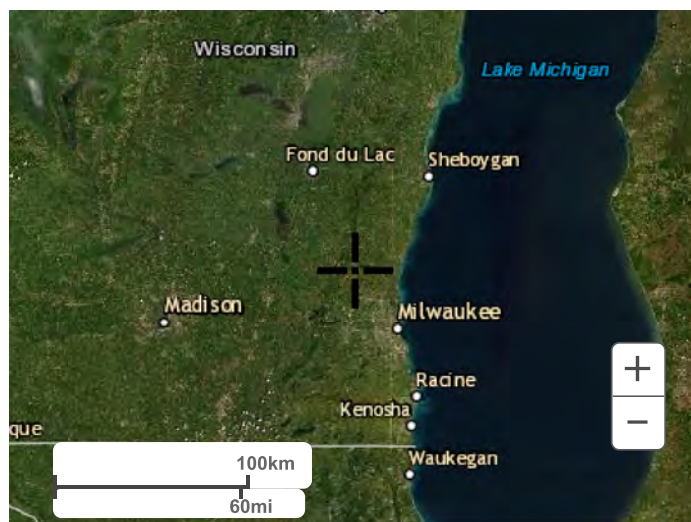
[Back to Top](#)

Maps & aerials

Small scale terrain

**Large scale terrain****Large scale map****Large scale aerial**





[Back to Top](#)

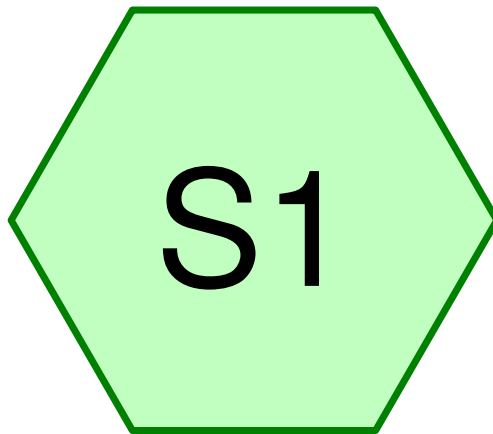
---

[US Department of Commerce](#)  
[National Oceanic and Atmospheric Administration](#)  
[National Weather Service](#)  
[National Water Center](#)  
1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

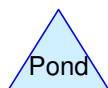
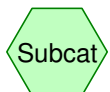
[Disclaimer](#)

**APPENDIX 6 – HYDROCAD CALCULATIONS**  
Existing Site (1-year, 2-year, 5 year, 100 year)





S1



**Routing Diagram for 21-08 existing Litte Lamb's Corner 002**  
Prepared by {enter your company name here}, Printed 9/5/2021  
HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 2

### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers) |
|-----------------|-----------|---------------------------------------|
| 2.737           | 71        | GRASS (S1)                            |
| <b>2.737</b>    | <b>71</b> | <b>TOTAL AREA</b>                     |



## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Printed 9/5/2021

Page 3

### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers |
|-----------------|---------------|-------------------------|
| 0.000           | HSG A         |                         |
| 0.000           | HSG B         |                         |
| 0.000           | HSG C         |                         |
| 0.000           | HSG D         |                         |
| 2.737           | Other         | S1                      |
| <b>2.737</b>    |               | <b>TOTAL AREA</b>       |

## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 4

### Ground Covers (all nodes)

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover   | Subcatchment<br>Numbers |
|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------------|
| 0.000            | 0.000            | 0.000            | 0.000            | 2.737            | 2.737            | GRASS             | S1                      |
| <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>2.737</b>     | <b>2.737</b>     | <b>TOTAL AREA</b> |                         |



**21-08 existing Litte Lamb's Corner 002***MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"*

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1**

Runoff Area=119,232 sf 0.00% Impervious Runoff Depth&gt;0.42"

Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=1.00 cfs 0.095 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.095 af Average Runoff Depth = 0.42"****100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

**21-08 existing Litte Lamb's Corner 002***MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"*

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 6

**Summary for Subcatchment S1: S1**

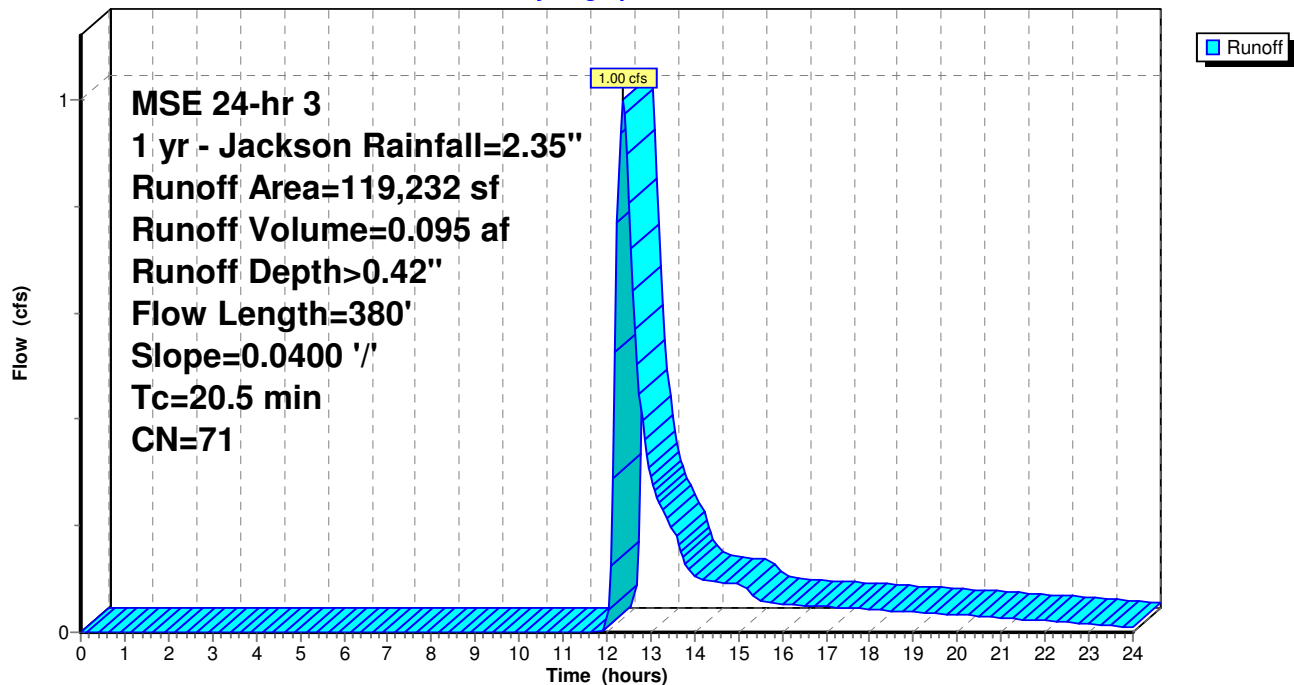
Runoff = 1.00 cfs @ 12.36 hrs, Volume= 0.095 af, Depth&gt; 0.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

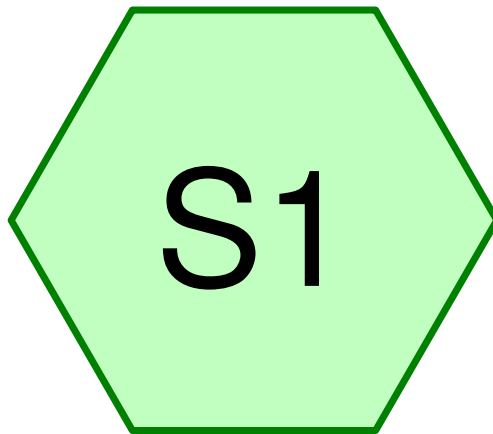
|   | Area (sf) | CN | Description           |
|---|-----------|----|-----------------------|
| * | 119,232   | 71 | GRASS                 |
|   | 119,232   |    | 100.00% Pervious Area |

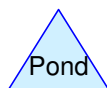
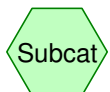
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                       |
|----------|---------------|---------------|-------------------|----------------|-----------------------------------|
| 20.1     | 300           | 0.0400        | 0.25              |                | <b>Sheet Flow,</b>                |
|          |               |               |                   |                | Grass: Short n= 0.150 P2= 2.54"   |
| 0.4      | 80            | 0.0400        | 3.00              |                | <b>Shallow Concentrated Flow,</b> |
|          |               |               |                   |                | Grassed Waterway Kv= 15.0 fps     |
| 20.5     | 380           | Total         |                   |                |                                   |

**Subcatchment S1: S1****Hydrograph**





S1



## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 2

### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers) |
|-----------------|-----------|---------------------------------------|
| 2.737           | 71        | GRASS (S1)                            |
| <b>2.737</b>    | <b>71</b> | <b>TOTAL AREA</b>                     |



## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 3

### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers |
|-----------------|---------------|-------------------------|
| 0.000           | HSG A         |                         |
| 0.000           | HSG B         |                         |
| 0.000           | HSG C         |                         |
| 0.000           | HSG D         |                         |
| 2.737           | Other         | S1                      |
| <b>2.737</b>    |               | <b>TOTAL AREA</b>       |

## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 4

### Ground Covers (all nodes)

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover   | Subcatchment<br>Numbers |
|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------------|
| 0.000            | 0.000            | 0.000            | 0.000            | 2.737            | 2.737            | GRASS             | S1                      |
| <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>2.737</b>     | <b>2.737</b>     | <b>TOTAL AREA</b> |                         |



**21-08 existing Litte Lamb's Corner 002***MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"*

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1**

Runoff Area=119,232 sf 0.00% Impervious Runoff Depth&gt;0.58"

Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=1.50 cfs 0.132 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.132 af Average Runoff Depth = 0.58"****100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**

**21-08 existing Litte Lamb's Corner 002***MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"*

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 6

**Summary for Subcatchment S1: S1**

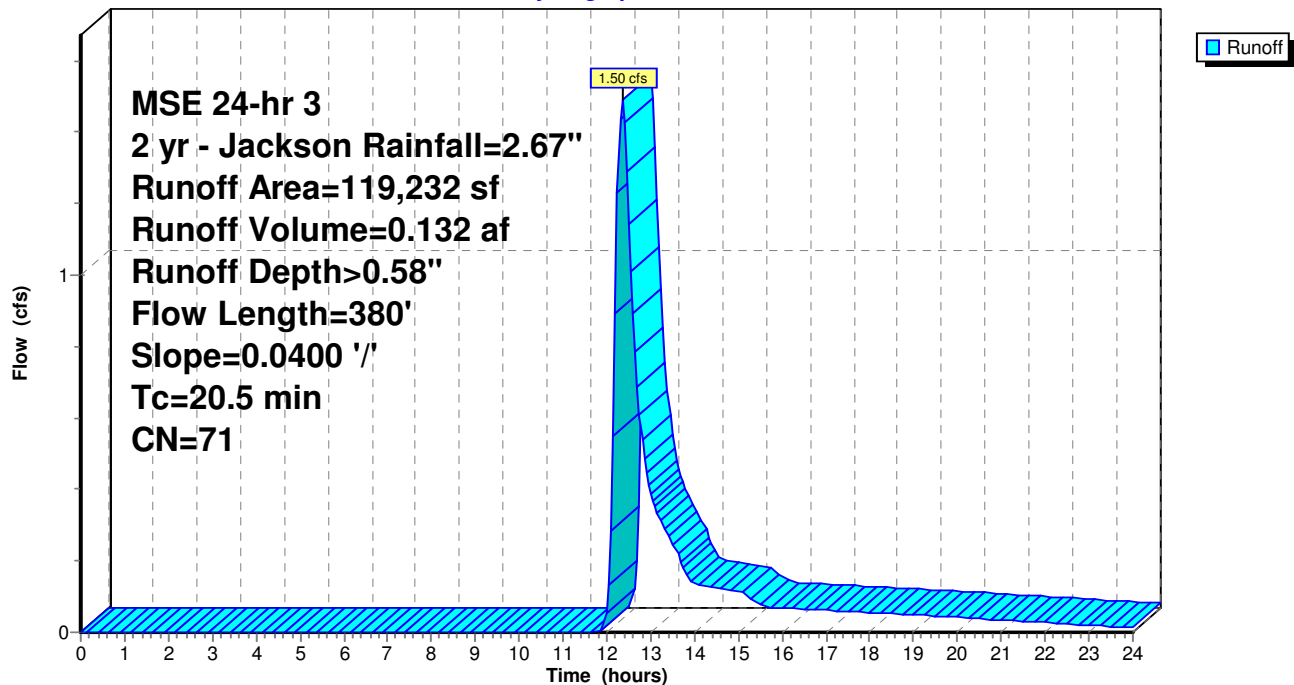
Runoff = 1.50 cfs @ 12.35 hrs, Volume= 0.132 af, Depth&gt; 0.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

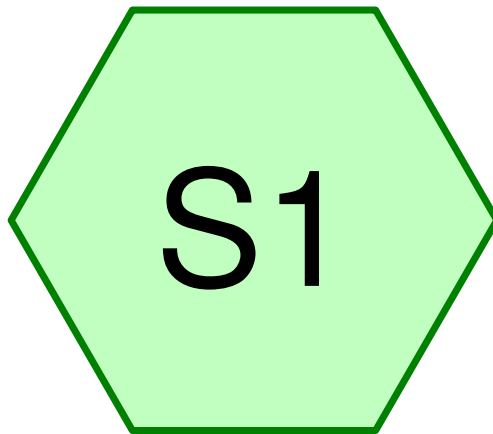
|   | Area (sf) | CN | Description           |
|---|-----------|----|-----------------------|
| * | 119,232   | 71 | GRASS                 |
|   | 119,232   |    | 100.00% Pervious Area |

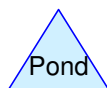
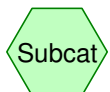
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                       |
|----------|---------------|---------------|-------------------|----------------|-----------------------------------|
| 20.1     | 300           | 0.0400        | 0.25              |                | <b>Sheet Flow,</b>                |
|          |               |               |                   |                | Grass: Short n= 0.150 P2= 2.54"   |
| 0.4      | 80            | 0.0400        | 3.00              |                | <b>Shallow Concentrated Flow,</b> |
|          |               |               |                   |                | Grassed Waterway Kv= 15.0 fps     |
| 20.5     | 380           | Total         |                   |                |                                   |

**Subcatchment S1: S1****Hydrograph**





S1



## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 2

### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers) |
|-----------------|-----------|---------------------------------------|
| 2.737           | 71        | GRASS (S1)                            |
| <b>2.737</b>    | <b>71</b> | <b>TOTAL AREA</b>                     |



## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Printed 9/5/2021

Page 3

### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers |
|-----------------|---------------|-------------------------|
| 0.000           | HSG A         |                         |
| 0.000           | HSG B         |                         |
| 0.000           | HSG C         |                         |
| 0.000           | HSG D         |                         |
| 2.737           | Other         | S1                      |
| <b>2.737</b>    |               | <b>TOTAL AREA</b>       |

## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 4

### Ground Covers (all nodes)

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover   | Subcatchment<br>Numbers |
|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------------|
| 0.000            | 0.000            | 0.000            | 0.000            | 2.737            | 2.737            | GRASS             | S1                      |
| <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>2.737</b>     | <b>2.737</b>     | <b>TOTAL AREA</b> |                         |

**21-08 existing Litte Lamb's Corner 002***MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"*

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1**

Runoff Area=119,232 sf 0.00% Impervious Runoff Depth&gt;0.91"

Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=2.55 cfs 0.208 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.208 af Average Runoff Depth = 0.91"****100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**



**21-08 existing Litte Lamb's Corner 002**

MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 6

**Summary for Subcatchment S1: S1**

Runoff = 2.55 cfs @ 12.33 hrs, Volume= 0.208 af, Depth&gt; 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

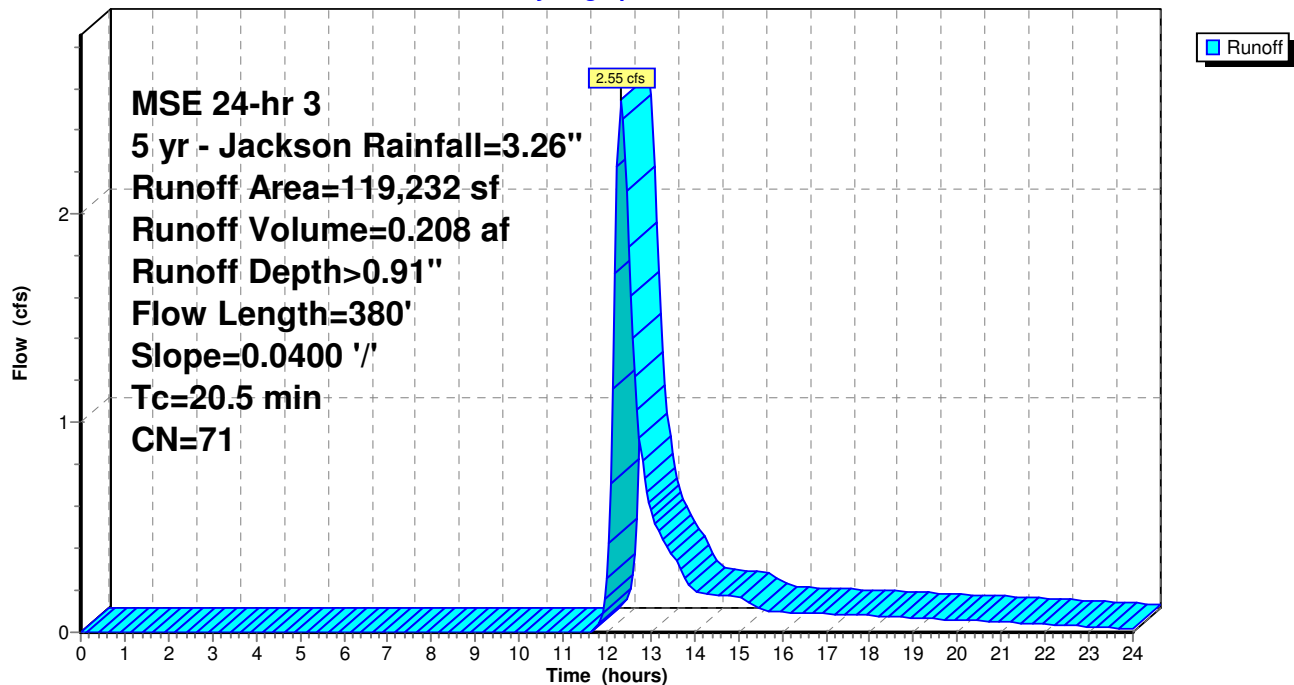
| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| * 119,232 | 71 | GRASS                 |
| 119,232   |    | 100.00% Pervious Area |

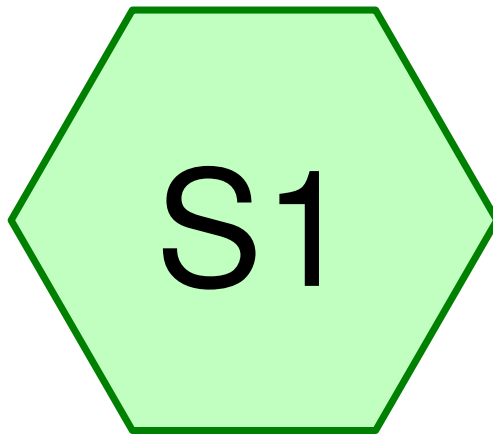
  

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                       |
|----------|---------------|---------------|-------------------|----------------|-----------------------------------|
| 20.1     | 300           | 0.0400        | 0.25              |                | <b>Sheet Flow,</b>                |
|          |               |               |                   |                | Grass: Short n= 0.150 P2= 2.54"   |
| 0.4      | 80            | 0.0400        | 3.00              |                | <b>Shallow Concentrated Flow,</b> |
|          |               |               |                   |                | Grassed Waterway Kv= 15.0 fps     |
| 20.5     | 380           | Total         |                   |                |                                   |

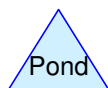
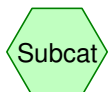
**Subcatchment S1: S1**

Hydrograph





S1



## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 2

### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers) |
|-----------------|-----------|---------------------------------------|
| 2.737           | 71        | GRASS (S1)                            |
| <b>2.737</b>    | <b>71</b> | <b>TOTAL AREA</b>                     |



## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 3

### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers |
|-----------------|---------------|-------------------------|
| 0.000           | HSG A         |                         |
| 0.000           | HSG B         |                         |
| 0.000           | HSG C         |                         |
| 0.000           | HSG D         |                         |
| 2.737           | Other         | S1                      |
| <b>2.737</b>    |               | <b>TOTAL AREA</b>       |

## 21-08 existing Litte Lamb's Corner 002

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 4

### Ground Covers (all nodes)

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover   | Subcatchment<br>Numbers |
|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------------|
| 0.000            | 0.000            | 0.000            | 0.000            | 2.737            | 2.737            | GRASS             | S1                      |
| <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>2.737</b>     | <b>2.737</b>     | <b>TOTAL AREA</b> |                         |

**21-08 existing Litte Lamb's Corner 002***MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"*

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: S1**

Runoff Area=119,232 sf 0.00% Impervious Runoff Depth&gt;3.24"

Flow Length=380' Slope=0.0400 '/' Tc=20.5 min CN=71 Runoff=9.78 cfs 0.740 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.740 af Average Runoff Depth = 3.24"****100.00% Pervious = 2.737 ac 0.00% Impervious = 0.000 ac**



**21-08 existing Litte Lamb's Corner 002**

MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

Prepared by {enter your company name here}

Printed 9/5/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 6

**Summary for Subcatchment S1: S1**

Runoff = 9.78 cfs @ 12.31 hrs, Volume= 0.740 af, Depth&gt; 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

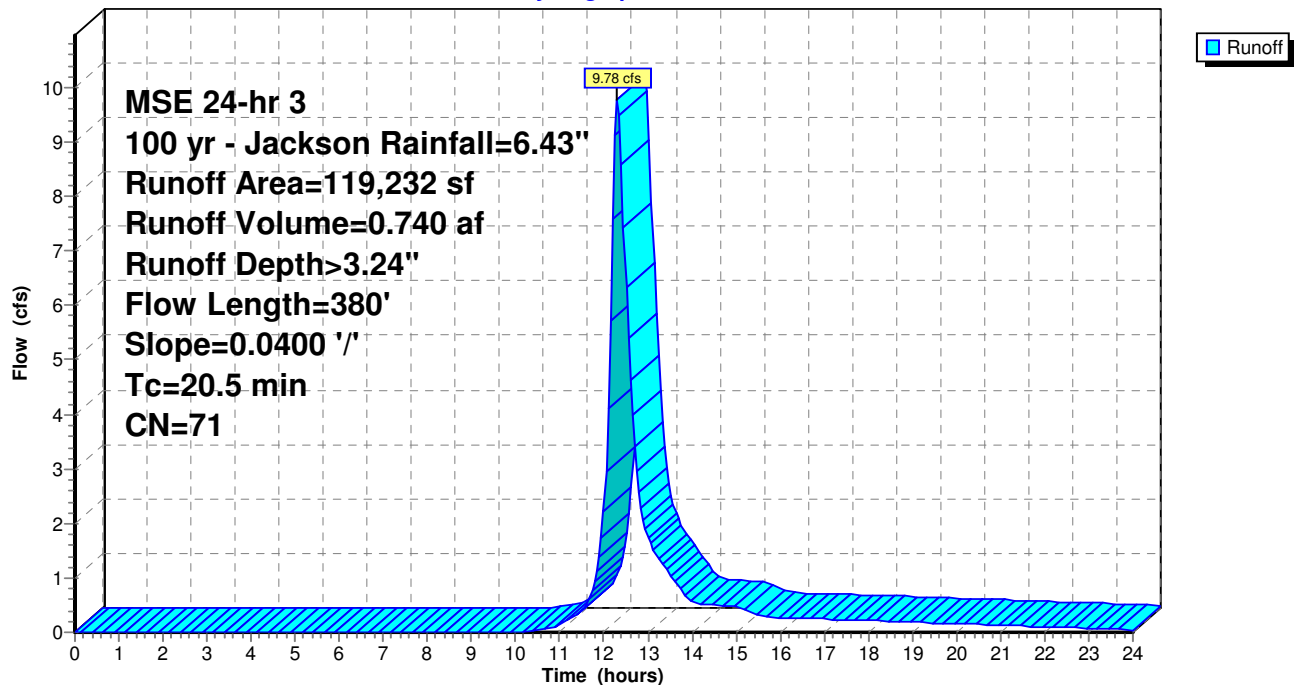
| Area (sf) | CN | Description           |
|-----------|----|-----------------------|
| * 119,232 | 71 | GRASS                 |
| 119,232   |    | 100.00% Pervious Area |

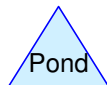
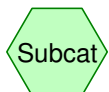
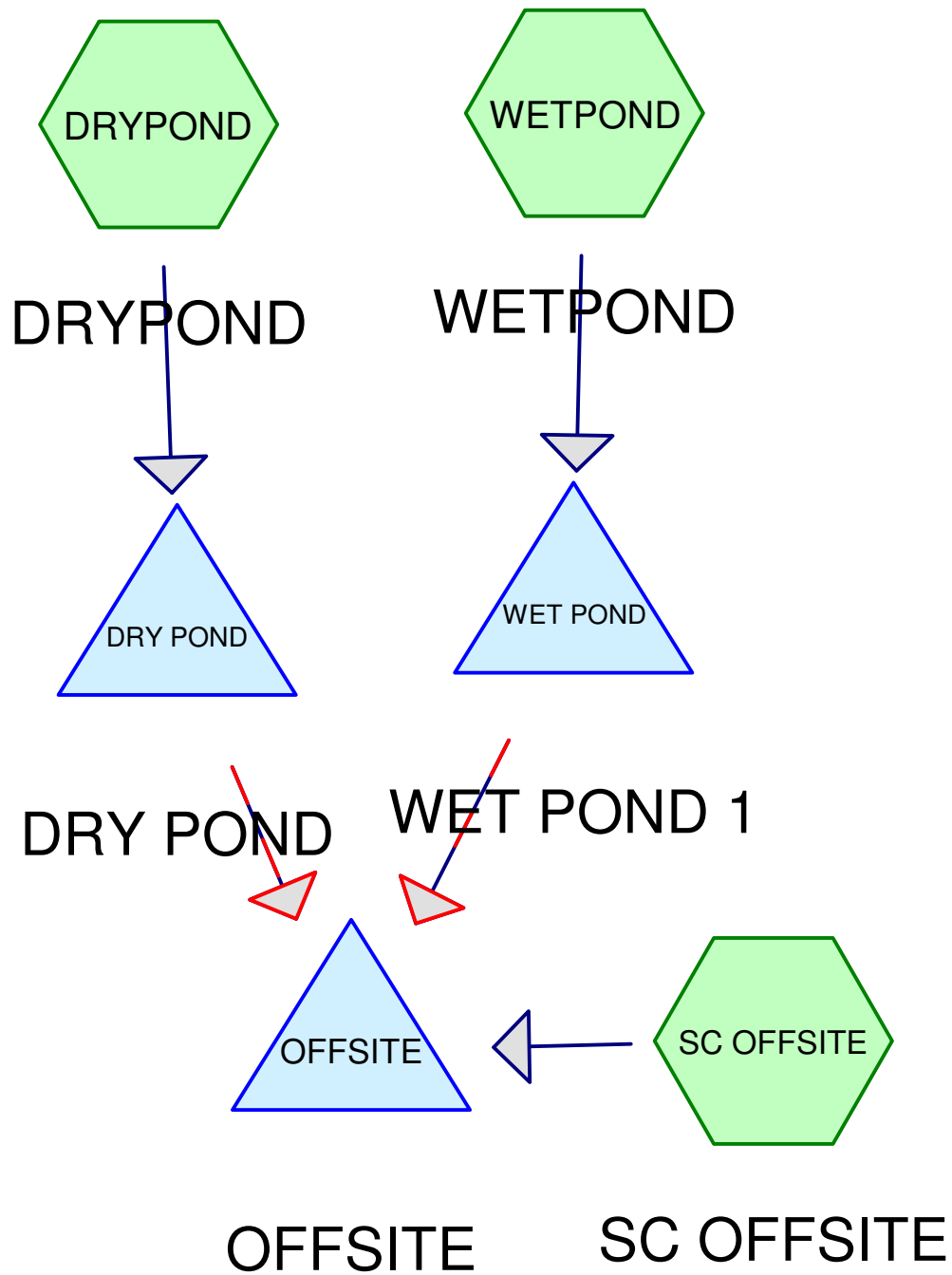
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                       |
|----------|---------------|---------------|-------------------|----------------|-----------------------------------|
| 20.1     | 300           | 0.0400        | 0.25              |                | <b>Sheet Flow,</b>                |
|          |               |               |                   |                | Grass: Short n= 0.150 P2= 2.54"   |
| 0.4      | 80            | 0.0400        | 3.00              |                | <b>Shallow Concentrated Flow,</b> |
|          |               |               |                   |                | Grassed Waterway Kv= 15.0 fps     |
| 20.5     | 380           | Total         |                   |                |                                   |

**Subcatchment S1: S1**

Hydrograph



**APPENDIX 7 – HYDROCAD CALCULATIONS**  
Proposed Site (1-year, 2-year, 5 year, 10 year, and 100 year)





## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Printed 9/6/2021

Page 2

### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers)   |
|-----------------|-----------|-----------------------------------------|
| 0.059           | 98        | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355           | 71        | GRAA (SC OFFSITE)                       |
| 1.779           | 71        | GRASS (DRYPOND, WETPOND)                |
| 0.191           | 98        | POND (WETPOND)                          |
| 0.146           | 98        | ROAD (WETPOND)                          |
| 0.042           | 98        | ROADWAY (SC OFFSITE)                    |
| 0.165           | 98        | ROOF (WETPOND)                          |
| <b>2.737</b>    | <b>77</b> | <b>TOTAL AREA</b>                       |

## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 3

### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers      |
|-----------------|---------------|------------------------------|
| 0.000           | HSG A         |                              |
| 0.000           | HSG B         |                              |
| 0.000           | HSG C         |                              |
| 0.000           | HSG D         |                              |
| 2.737           | Other         | DRYPOND, SC OFFSITE, WETPOND |
| <b>2.737</b>    |               | <b>TOTAL AREA</b>            |

**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 4

**Ground Covers (all nodes)**

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover   | Subcatchment<br>Numbers            |
|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------------------------|
| 0.000            | 0.000            | 0.000            | 0.000            | 0.059            | 0.059            | DRIVEWAY          | DRYPOND, SC<br>OFFSITE,<br>WETPOND |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.355            | 0.355            | GRAA              | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 1.779            | 1.779            | GRASS             | DRYPOND,<br>WETPOND                |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.191            | 0.191            | POND              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.146            | 0.146            | ROAD              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.042            | 0.042            | ROADWAY           | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.165            | 0.165            | ROOF              | WETPOND                            |
| <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>2.737</b>     | <b>2.737</b>     | <b>TOTAL AREA</b> |                                    |



**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 5

**Pipe Listing (all nodes)**

| Line# | Node<br>Number | In-Invert<br>(feet) | Out-Invert<br>(feet) | Length<br>(feet) | Slope<br>(ft/ft) | n     | Diam/Width<br>(inches) | Height<br>(inches) | Inside-Fill<br>(inches) |
|-------|----------------|---------------------|----------------------|------------------|------------------|-------|------------------------|--------------------|-------------------------|
| 1     | DRY POND       | 862.50              | 861.40               | 23.0             | 0.0478           | 0.011 | 8.0                    | 0.0                | 0.0                     |
| 2     | WET POND       | 861.50              | 861.40               | 38.0             | 0.0026           | 0.011 | 12.0                   | 0.0                | 0.0                     |

**21-08 PROPOSED Litte Lamb's Corner 003***MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"*

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 6

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.45"  
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.10 cfs 0.008 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>0.53"  
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.32 cfs 0.018 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>0.69"  
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=1.88 cfs 0.122 af

**Pond DRY POND: DRY POND** Peak Elev=862.64' Storage=147 cf Inflow=0.10 cfs 0.008 af  
Primary=0.02 cfs 0.007 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.007 af

**Pond OFFSITE: OFFSITE** Inflow=0.33 cfs 0.061 af  
Primary=0.33 cfs 0.061 af

**Pond WET POND: WET POND 1** Peak Elev=861.90' Storage=3,986 cf Inflow=1.88 cfs 0.122 af  
Primary=0.04 cfs 0.036 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.036 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.148 af Average Runoff Depth = 0.65"**  
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 7

**Summary for Subcatchment DRYPOND: DRYPOND**

Runoff = 0.10 cfs @ 12.26 hrs, Volume= 0.008 af, Depth&gt; 0.45"

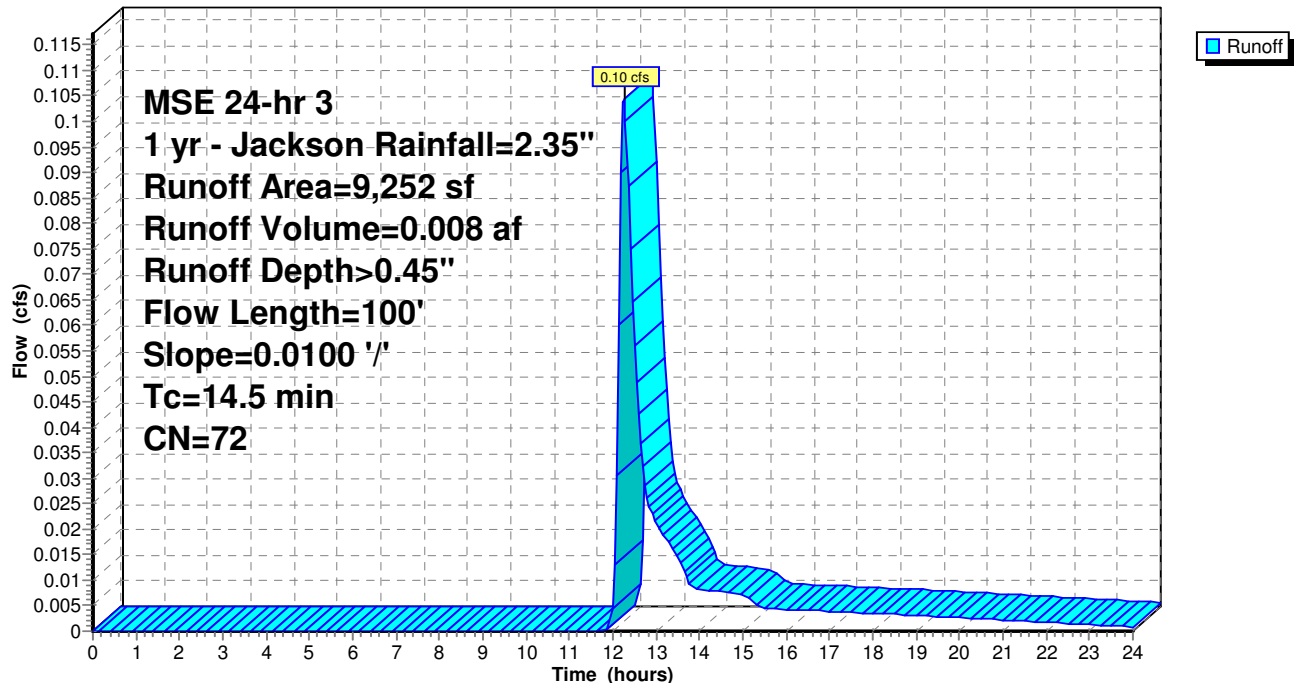
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

|   | Area (sf) | CN | Description           |
|---|-----------|----|-----------------------|
| * | 357       | 98 | DRIVEWAY              |
| * | 8,895     | 71 | GRASS                 |
|   | 9,252     | 72 | Weighted Average      |
|   | 8,895     |    | 96.14% Pervious Area  |
|   | 357       |    | 3.86% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                    |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------------------------|
| 14.5        | 100              | 0.0100           | 0.11                 |                   | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment DRYPOND: DRYPOND**

Hydrograph





**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 8

**Summary for Subcatchment SC OFFSITE: SC OFFSITE**

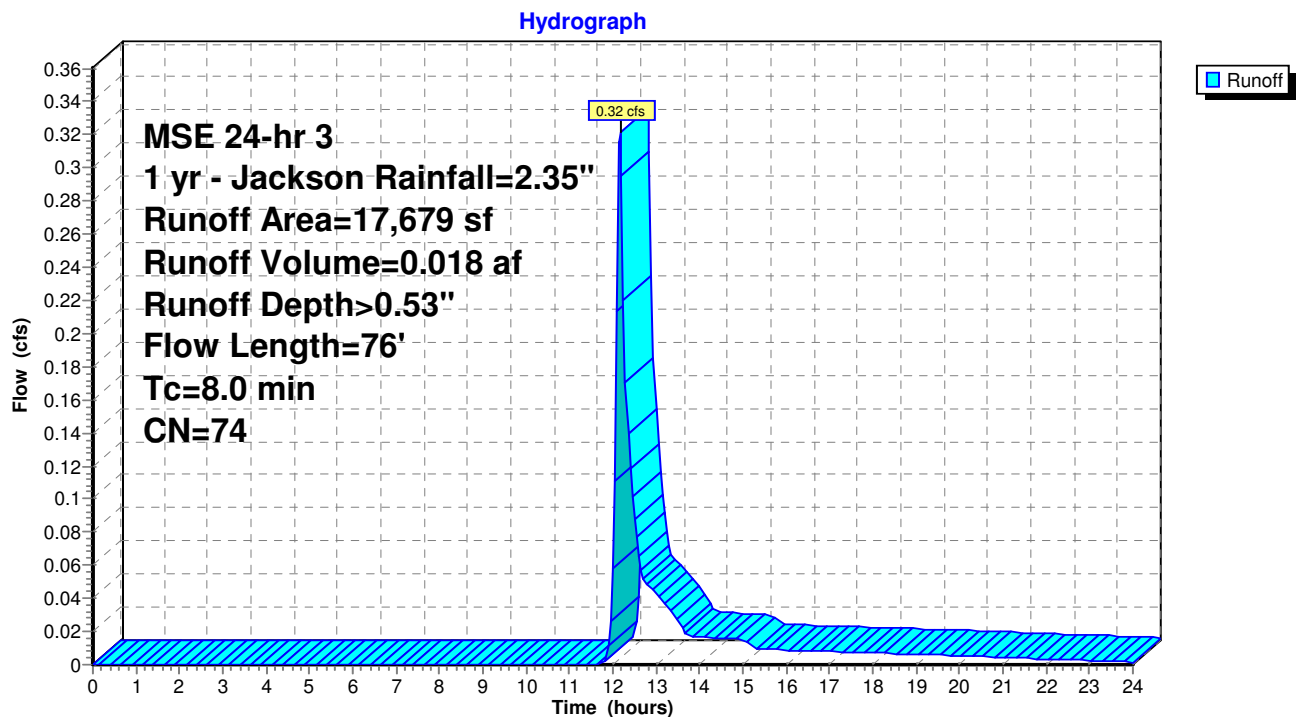
Runoff = 0.32 cfs @ 12.17 hrs, Volume= 0.018 af, Depth&gt; 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

| Area (sf) | CN | Description            |
|-----------|----|------------------------|
| * 1,840   | 98 | ROADWAY                |
| * 393     | 98 | DRIVEWAY               |
| * 0       | 98 | ROOF                   |
| * 15,446  | 71 | GRAA                   |
| 17,679    | 74 | Weighted Average       |
| 15,446    |    | 87.37% Pervious Area   |
| 2,233     |    | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                    |
|----------|---------------|---------------|-------------------|----------------|------------------------------------------------|
| 6.8      | 56            | 0.0210        | 0.14              |                | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |
| 1.2      | 20            | 0.2250        | 0.29              |                | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |
| 8.0      | 76            | Total         |                   |                |                                                |

**Subcatchment SC OFFSITE: SC OFFSITE**

**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 9

**Summary for Subcatchment WETPOND: WETPOND**

Runoff = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af, Depth&gt; 0.69"

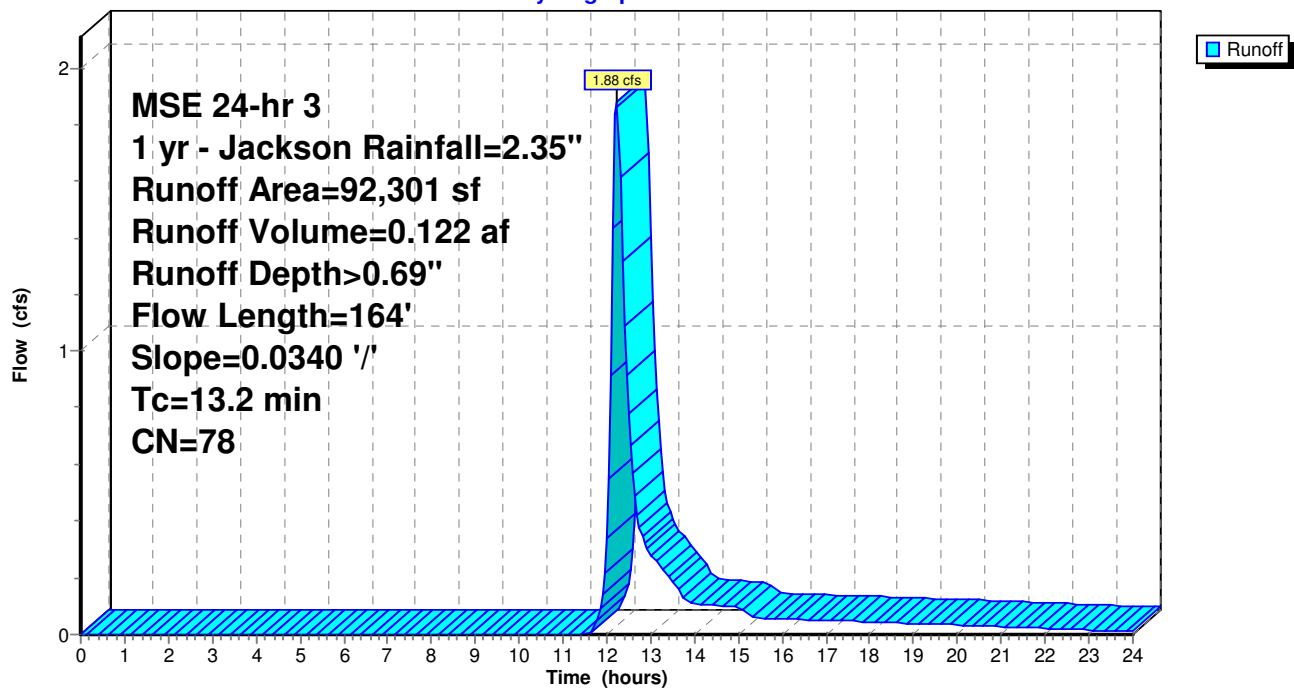
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 1 yr - Jackson Rainfall=2.35"

|   | Area (sf) | CN | Description            |
|---|-----------|----|------------------------|
| * | 6,354     | 98 | ROAD                   |
| * | 1,806     | 98 | DRIVEWAY               |
| * | 7,200     | 98 | ROOF                   |
| * | 8,326     | 98 | POND                   |
| * | 68,615    | 71 | GRASS                  |
|   | 92,301    | 78 | Weighted Average       |
|   | 68,615    |    | 74.34% Pervious Area   |
|   | 23,686    |    | 25.66% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                           |
|-------------|------------------|------------------|----------------------|-------------------|-------------------------------------------------------|
| 13.2        | 164              | 0.0340           | 0.21                 |                   | <b>Sheet Flow,</b><br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment WETPOND: WETPOND**

Hydrograph



**Summary for Pond DRY POND: DRY POND**

[92] Warning: Device #4 is above defined storage

Inflow Area = 0.212 ac, 3.86% Impervious, Inflow Depth > 0.45" for 1 yr - Jackson event  
 Inflow = 0.10 cfs @ 12.26 hrs, Volume= 0.008 af  
 Outflow = 0.02 cfs @ 13.39 hrs, Volume= 0.007 af, Atten= 85%, Lag= 67.5 min  
 Primary = 0.02 cfs @ 13.39 hrs, Volume= 0.007 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6  
 Peak Elev= 862.64' @ 13.39 hrs Surf.Area= 505 sf Storage= 147 cf  
 Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 159.2 min calculated for 0.007 af (89% of inflow)  
 Center-of-Mass det. time= 109.6 min ( 969.0 - 859.5 )

| Volume | Invert  | Avail.Storage | Storage Description                               |
|--------|---------|---------------|---------------------------------------------------|
| #1     | 862.50' | 1,610 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 862.50              | 378                  | 0                         | 0                         |
| 864.00              | 1,769                | 1,610                     | 1,610                     |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 862.50' | <b>8.0" Round Culvert</b> L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf                                   |
| #2     | Device 1  | 862.50' | <b>1.5" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>2.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                        |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

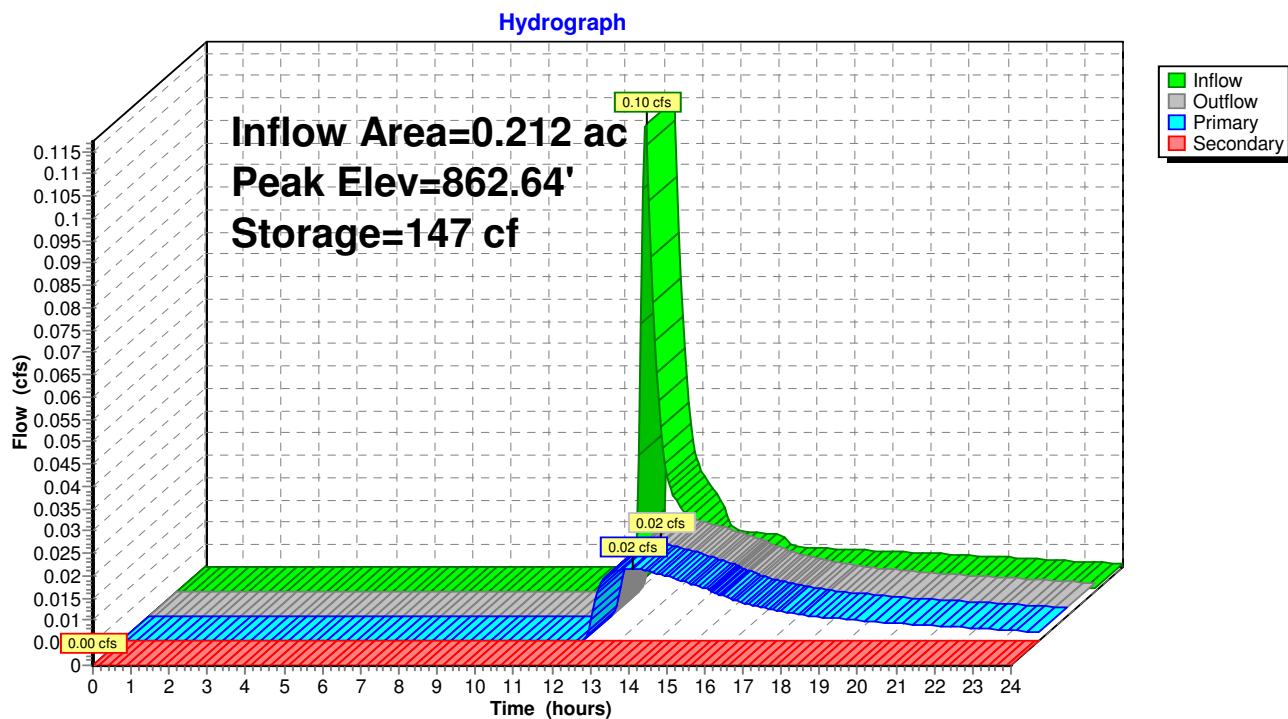
**Primary OutFlow** Max=0.02 cfs @ 13.39 hrs HW=862.64' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.02 cfs of 0.06 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 1.31 fps)  
 ↑ **3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)



**Pond DRY POND: DRY POND**

**Summary for Pond OFFSITE: OFFSITE**

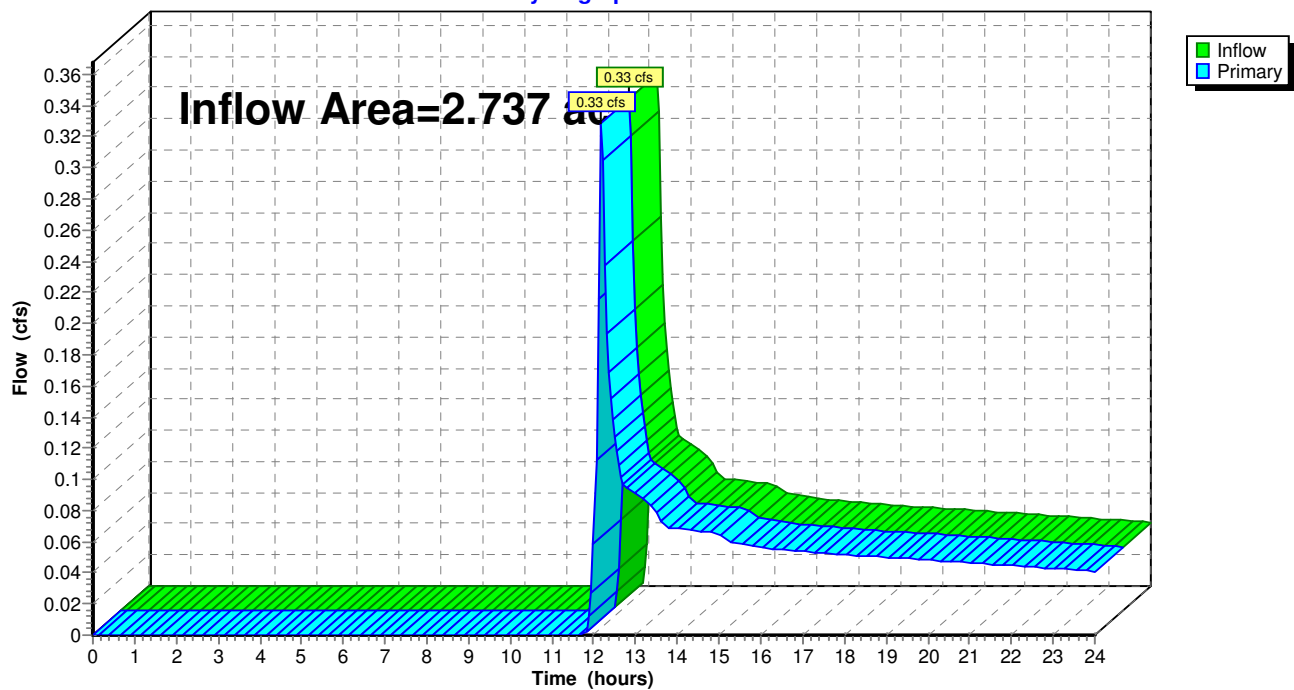
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.27" for 1 yr - Jackson event  
Inflow = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af  
Primary = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

**Pond OFFSITE: OFFSITE**

Hydrograph



**Summary for Pond WET POND: WET POND 1**

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 0.69" for 1 yr - Jackson event  
 Inflow = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af  
 Outflow = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af, Atten= 98%, Lag= 411.1 min  
 Primary = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

Peak Elev= 861.90' @ 19.08 hrs Surf.Area= 8,276 sf Storage= 3,986 cf

Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 365.7 min calculated for 0.036 af (30% of inflow)

Center-of-Mass det. time= 257.1 min ( 1,095.8 - 838.8 )

| Volume | Invert  | Avail.Storage | Storage Description                               |
|--------|---------|---------------|---------------------------------------------------|
| #1     | 861.50' | 29,879 cf     | <b>Custom Stage Data (Prismatic)</b> Listed below |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 861.50              | 7,663                | 0                         | 0                         |
| 864.50              | 12,256               | 29,879                    | 29,879                    |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 861.50' | <b>12.0" Round Culvert</b> L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf                                  |
| #2     | Device 1  | 861.50' | <b>1.6" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>36.0" Horiz. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                    |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.04 cfs @ 19.08 hrs HW=861.90' TW=0.00' (Dynamic Tailwater)

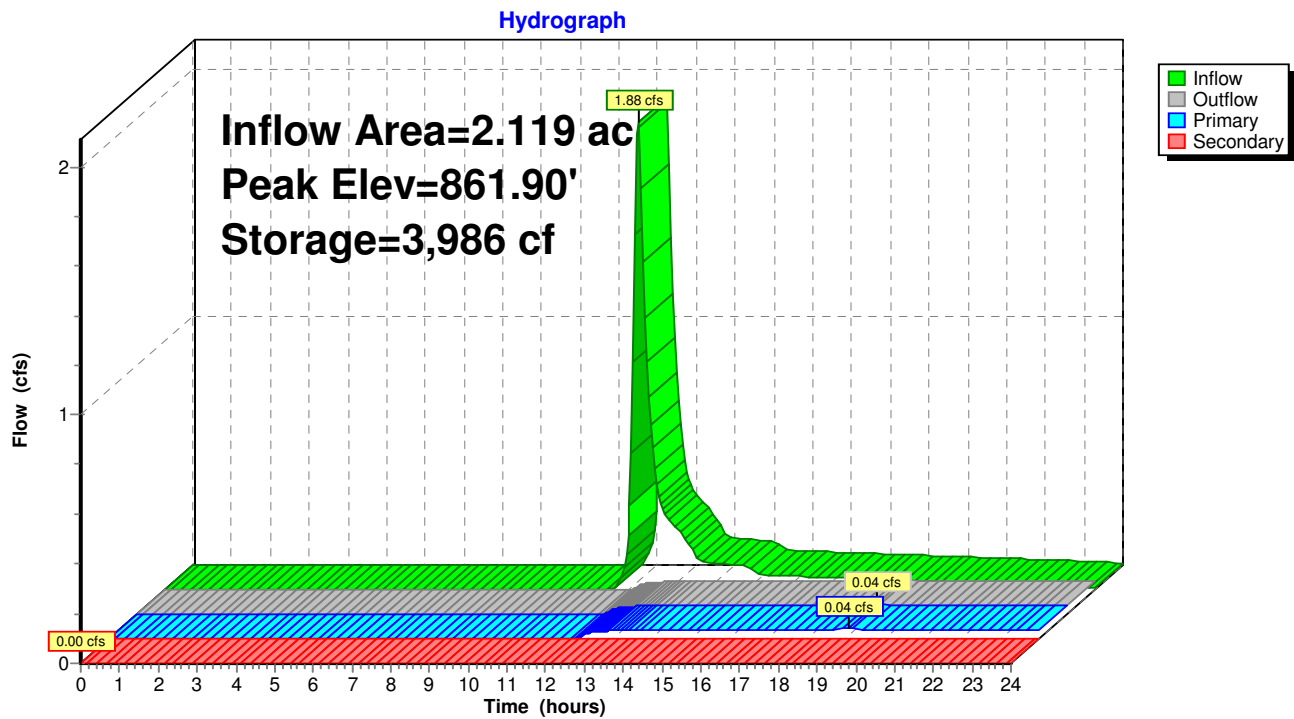
↑ **1=Culvert** (Passes 0.04 cfs of 0.40 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 2.78 fps)  
 ↑ **3=Orifice/Grate** ( Controls 0.00 cfs)

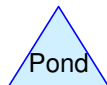
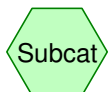
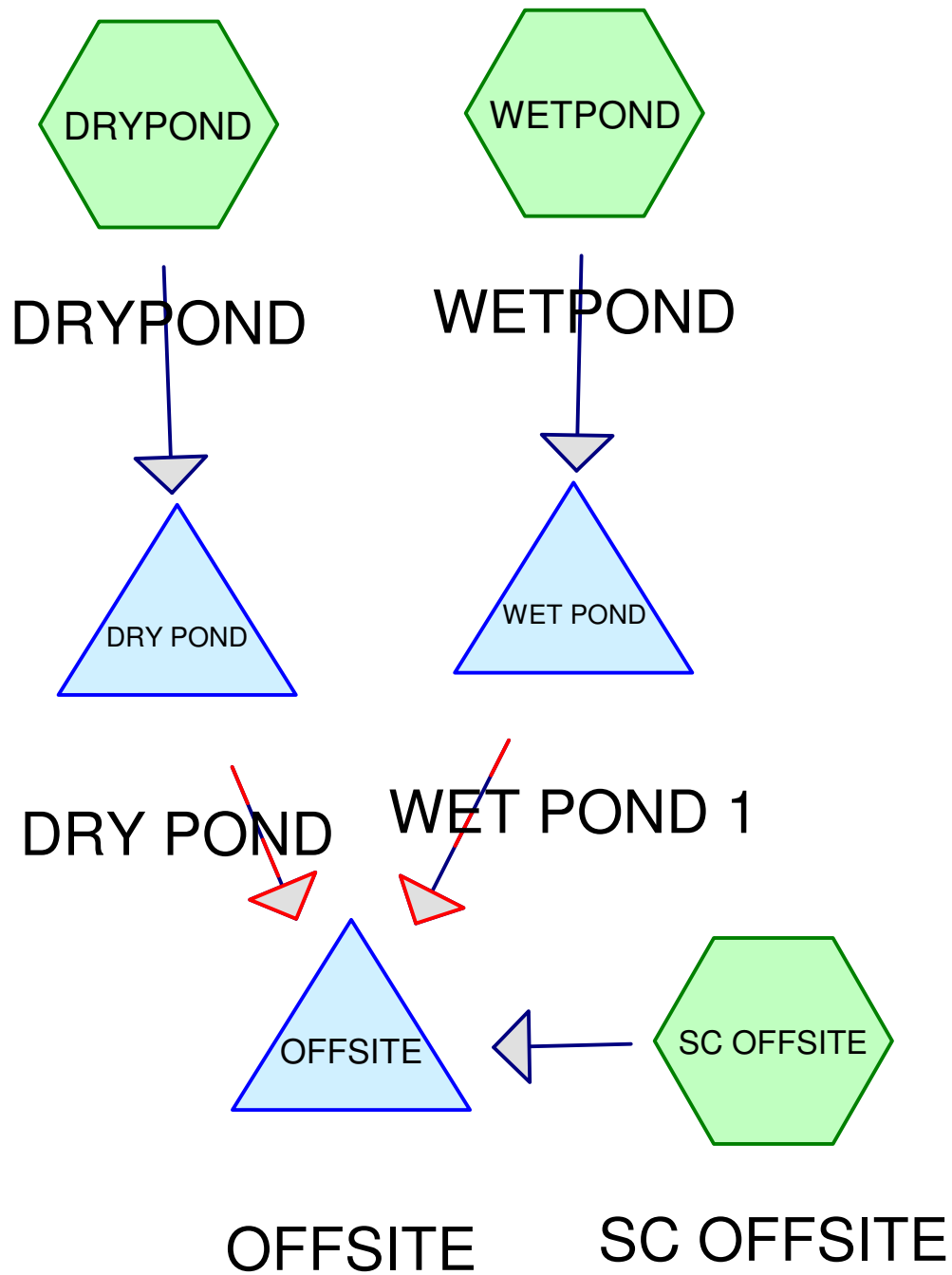
**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)



## Pond WET POND: WET POND 1





## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Printed 9/6/2021

Page 2

### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers)   |
|-----------------|-----------|-----------------------------------------|
| 0.059           | 98        | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355           | 71        | GRAA (SC OFFSITE)                       |
| 1.779           | 71        | GRASS (DRYPOND, WETPOND)                |
| 0.191           | 98        | POND (WETPOND)                          |
| 0.146           | 98        | ROAD (WETPOND)                          |
| 0.042           | 98        | ROADWAY (SC OFFSITE)                    |
| 0.165           | 98        | ROOF (WETPOND)                          |
| <b>2.737</b>    | <b>77</b> | <b>TOTAL AREA</b>                       |



## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 3

### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers      |
|-----------------|---------------|------------------------------|
| 0.000           | HSG A         |                              |
| 0.000           | HSG B         |                              |
| 0.000           | HSG C         |                              |
| 0.000           | HSG D         |                              |
| 2.737           | Other         | DRYPOND, SC OFFSITE, WETPOND |
| <b>2.737</b>    |               | <b>TOTAL AREA</b>            |

**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 4

**Ground Covers (all nodes)**

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover   | Subcatchment<br>Numbers            |
|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------------------------|
| 0.000            | 0.000            | 0.000            | 0.000            | 0.059            | 0.059            | DRIVEWAY          | DRYPOND, SC<br>OFFSITE,<br>WETPOND |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.355            | 0.355            | GRAA              | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 1.779            | 1.779            | GRASS             | DRYPOND,<br>WETPOND                |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.191            | 0.191            | POND              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.146            | 0.146            | ROAD              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.042            | 0.042            | ROADWAY           | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.165            | 0.165            | ROOF              | WETPOND                            |
| <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>2.737</b>     | <b>2.737</b>     | <b>TOTAL AREA</b> |                                    |

**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 5

**Pipe Listing (all nodes)**

| Line# | Node<br>Number | In-Invert<br>(feet) | Out-Invert<br>(feet) | Length<br>(feet) | Slope<br>(ft/ft) | n     | Diam/Width<br>(inches) | Height<br>(inches) | Inside-Fill<br>(inches) |
|-------|----------------|---------------------|----------------------|------------------|------------------|-------|------------------------|--------------------|-------------------------|
| 1     | DRY POND       | 862.50              | 861.40               | 23.0             | 0.0478           | 0.011 | 8.0                    | 0.0                | 0.0                     |
| 2     | WET POND       | 861.50              | 861.40               | 38.0             | 0.0026           | 0.011 | 12.0                   | 0.0                | 0.0                     |



**21-08 PROPOSED Litte Lamb's Corner 003***MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"*

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 6

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.62"  
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.15 cfs 0.011 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>0.71"  
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.45 cfs 0.024 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>0.90"  
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=2.50 cfs 0.159 af

**Pond DRY POND: DRY POND** Peak Elev=862.70' Storage=211 cf Inflow=0.15 cfs 0.011 af  
Primary=0.02 cfs 0.010 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.010 af

**Pond OFFSITE: OFFSITE** Inflow=0.46 cfs 0.077 af  
Primary=0.46 cfs 0.077 af

**Pond WET POND: WET POND 1** Peak Elev=862.03' Storage=5,313 cf Inflow=2.50 cfs 0.159 af  
Primary=0.05 cfs 0.043 af Secondary=0.00 cfs 0.000 af Outflow=0.05 cfs 0.043 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.194 af Average Runoff Depth = 0.85"**  
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 7

**Summary for Subcatchment DRYPOND: DRYPOND**

Runoff = 0.15 cfs @ 12.26 hrs, Volume= 0.011 af, Depth&gt; 0.62"

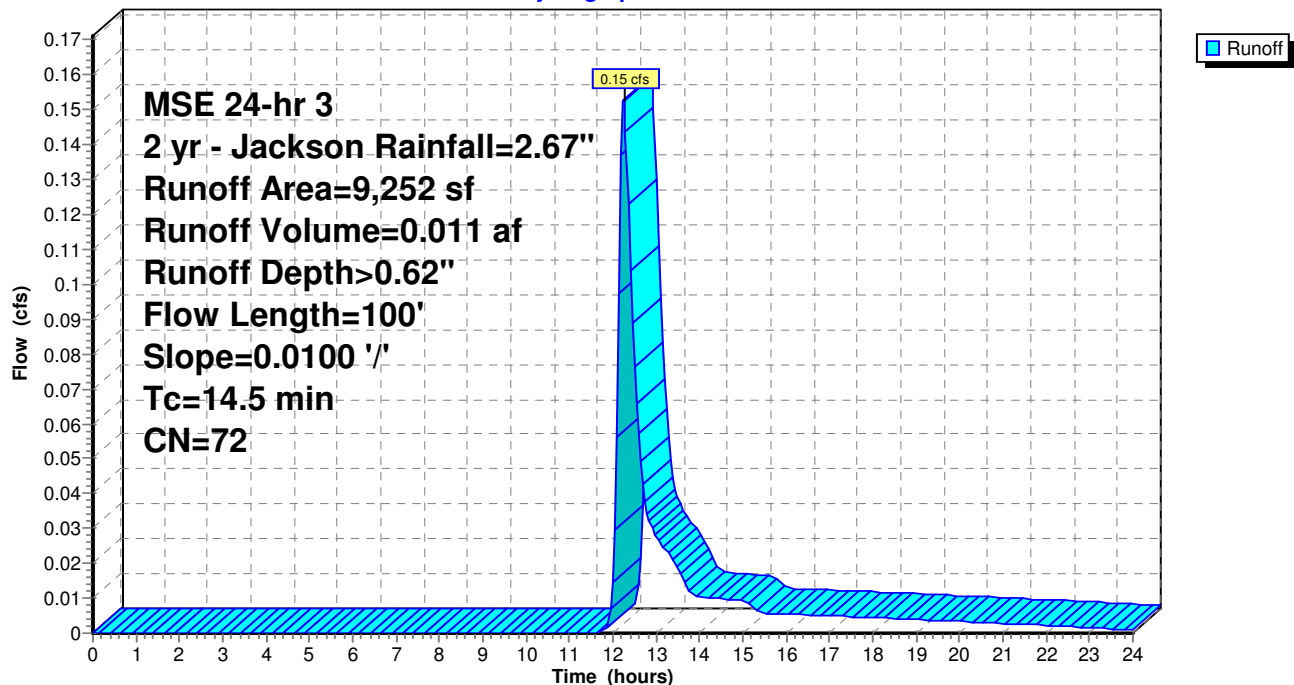
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

|   | Area (sf) | CN | Description           |
|---|-----------|----|-----------------------|
| * | 357       | 98 | DRIVEWAY              |
| * | 8,895     | 71 | GRASS                 |
|   | 9,252     | 72 | Weighted Average      |
|   | 8,895     |    | 96.14% Pervious Area  |
|   | 357       |    | 3.86% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                    |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------------------------|
| 14.5        | 100              | 0.0100           | 0.11                 |                   | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment DRYPOND: DRYPOND**

Hydrograph



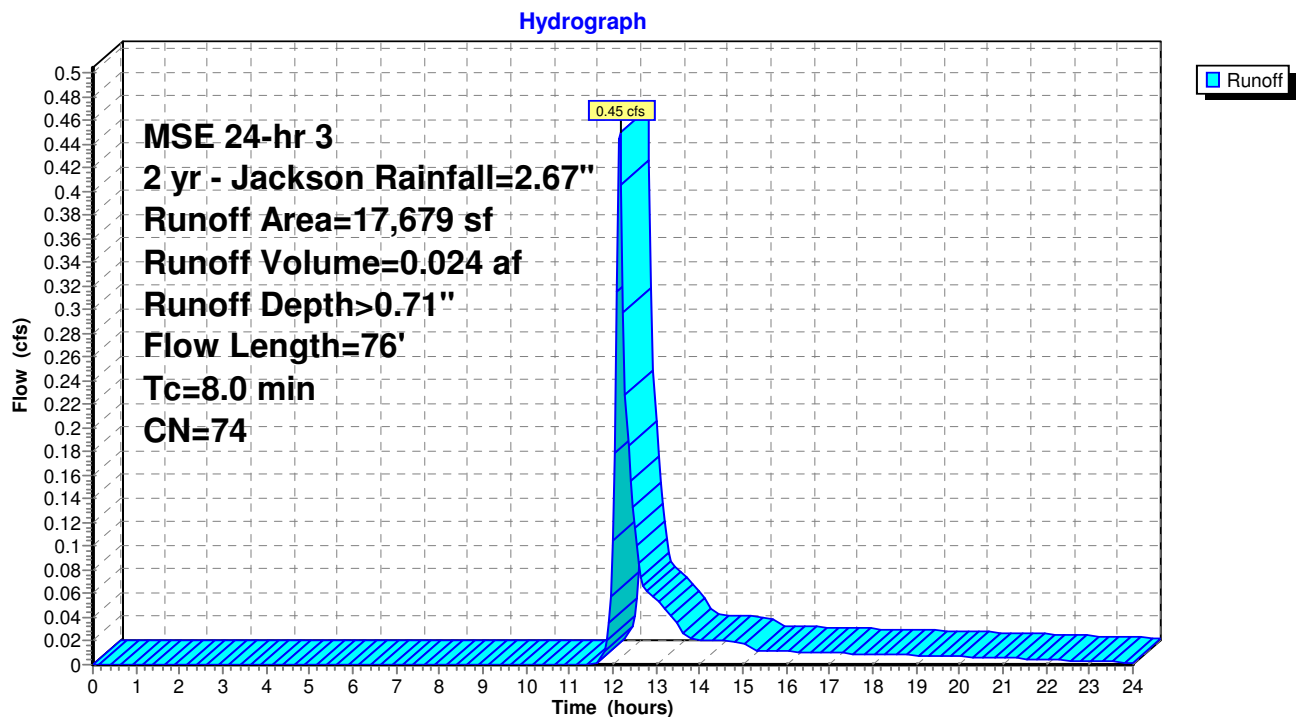
**Summary for Subcatchment SC OFFSITE: SC OFFSITE**

Runoff = 0.45 cfs @ 12.16 hrs, Volume= 0.024 af, Depth> 0.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

| Area (sf) | CN | Description            |
|-----------|----|------------------------|
| * 1,840   | 98 | ROADWAY                |
| * 393     | 98 | DRIVEWAY               |
| * 0       | 98 | ROOF                   |
| * 15,446  | 71 | GRAA                   |
| 17,679    | 74 | Weighted Average       |
| 15,446    |    | 87.37% Pervious Area   |
| 2,233     |    | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                    |
|----------|---------------|---------------|-------------------|----------------|------------------------------------------------|
| 6.8      | 56            | 0.0210        | 0.14              |                | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |
| 1.2      | 20            | 0.2250        | 0.29              |                | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |
| 8.0      | 76            | Total         |                   |                |                                                |

**Subcatchment SC OFFSITE: SC OFFSITE**



**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 9

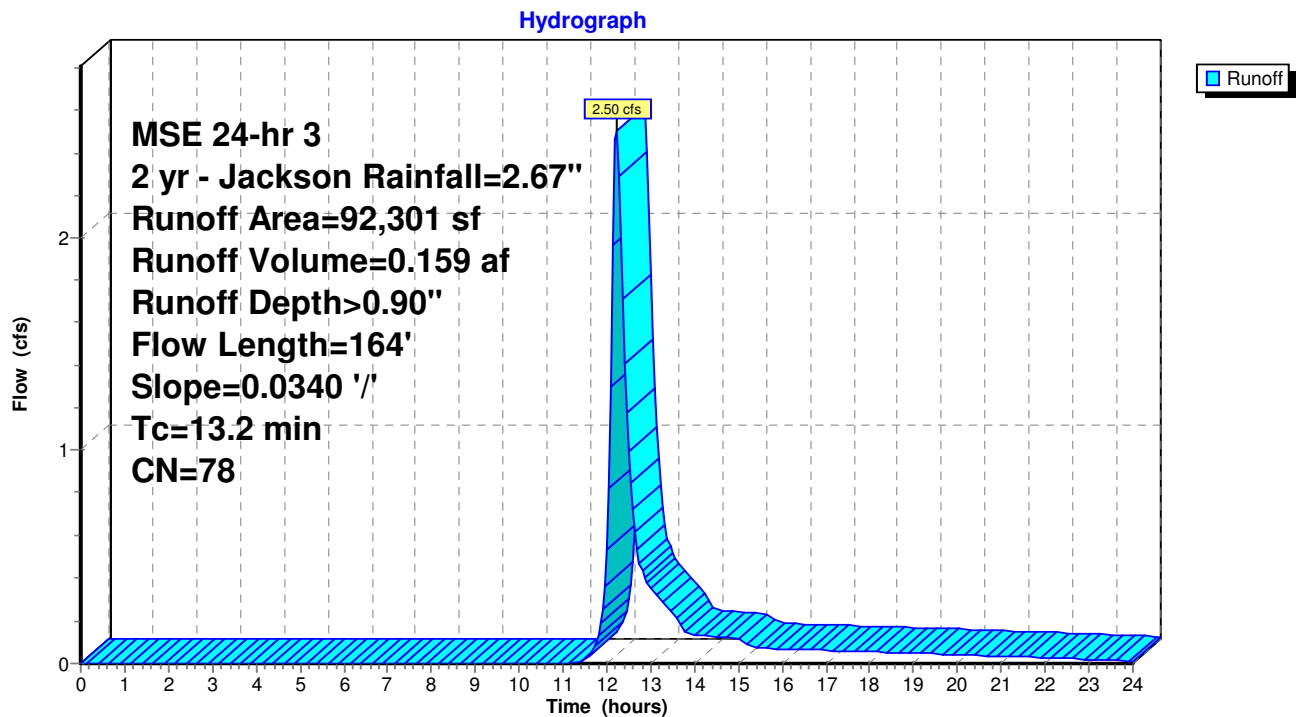
**Summary for Subcatchment WETPOND: WETPOND**

Runoff = 2.50 cfs @ 12.23 hrs, Volume= 0.159 af, Depth&gt; 0.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 2 yr - Jackson Rainfall=2.67"

|   | Area (sf) | CN | Description            |
|---|-----------|----|------------------------|
| * | 6,354     | 98 | ROAD                   |
| * | 1,806     | 98 | DRIVEWAY               |
| * | 7,200     | 98 | ROOF                   |
| * | 8,326     | 98 | POND                   |
| * | 68,615    | 71 | GRASS                  |
|   | 92,301    | 78 | Weighted Average       |
|   | 68,615    |    | 74.34% Pervious Area   |
|   | 23,686    |    | 25.66% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                           |
|-------------|------------------|------------------|----------------------|-------------------|-------------------------------------------------------|
| 13.2        | 164              | 0.0340           | 0.21                 |                   | <b>Sheet Flow,</b><br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment WETPOND: WETPOND**

**Summary for Pond DRY POND: DRY POND**

[92] Warning: Device #4 is above defined storage

Inflow Area = 0.212 ac, 3.86% Impervious, Inflow Depth > 0.62" for 2 yr - Jackson event  
 Inflow = 0.15 cfs @ 12.26 hrs, Volume= 0.011 af  
 Outflow = 0.02 cfs @ 13.35 hrs, Volume= 0.010 af, Atten= 86%, Lag= 65.6 min  
 Primary = 0.02 cfs @ 13.35 hrs, Volume= 0.010 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6  
 Peak Elev= 862.70' @ 13.35 hrs Surf.Area= 560 sf Storage= 211 cf  
 Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 155.1 min calculated for 0.010 af (91% of inflow)  
 Center-of-Mass det. time= 113.1 min ( 963.9 - 850.8 )

| Volume | Invert  | Avail.Storage | Storage Description                               |
|--------|---------|---------------|---------------------------------------------------|
| #1     | 862.50' | 1,610 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 862.50              | 378                  | 0                         | 0                         |
| 864.00              | 1,769                | 1,610                     | 1,610                     |

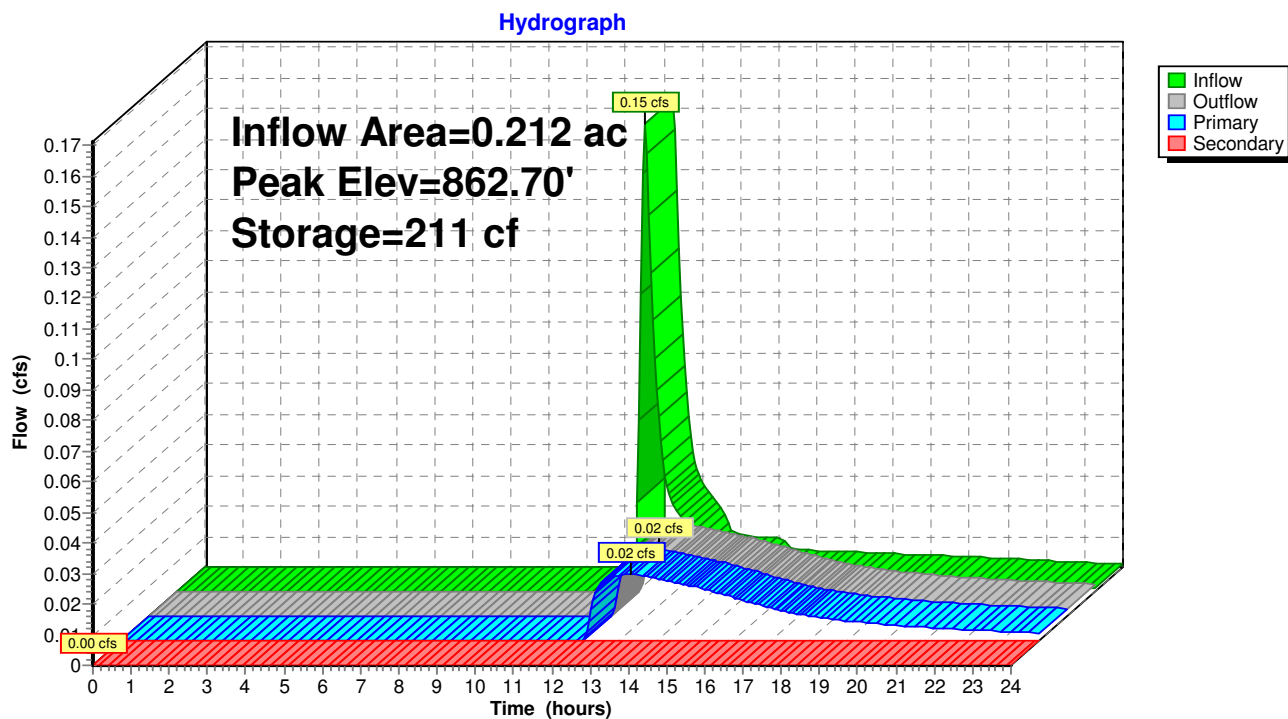
| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 862.50' | <b>8.0" Round Culvert</b> L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf                                   |
| #2     | Device 1  | 862.50' | <b>1.5" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>2.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                        |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.02 cfs @ 13.35 hrs HW=862.70' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.02 cfs of 0.11 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 1.76 fps)  
 ↑ **3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

**Pond DRY POND: DRY POND**

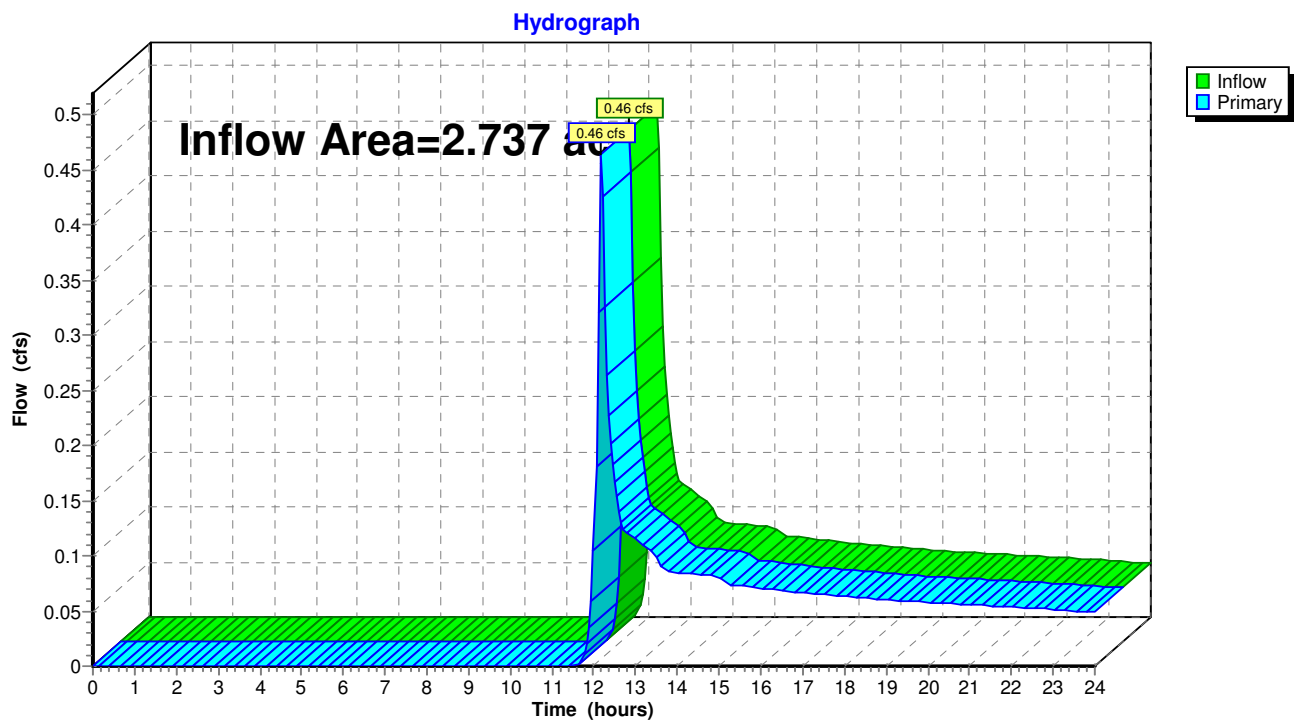


**Summary for Pond OFFSITE: OFFSITE**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.34" for 2 yr - Jackson event  
Inflow = 0.46 cfs @ 12.17 hrs, Volume= 0.077 af  
Primary = 0.46 cfs @ 12.17 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

**Pond OFFSITE: OFFSITE**

**Summary for Pond WET POND: WET POND 1**

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 0.90" for 2 yr - Jackson event  
 Inflow = 2.50 cfs @ 12.23 hrs, Volume= 0.159 af  
 Outflow = 0.05 cfs @ 19.32 hrs, Volume= 0.043 af, Atten= 98%, Lag= 425.6 min  
 Primary = 0.05 cfs @ 19.32 hrs, Volume= 0.043 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

Peak Elev= 862.03' @ 19.32 hrs Surf.Area= 8,480 sf Storage= 5,313 cf

Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 366.5 min calculated for 0.043 af (27% of inflow)

Center-of-Mass det. time= 261.9 min ( 1,094.6 - 832.7 )

| Volume | Invert  | Avail.Storage | Storage Description                               |
|--------|---------|---------------|---------------------------------------------------|
| #1     | 861.50' | 29,879 cf     | <b>Custom Stage Data (Prismatic)</b> Listed below |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 861.50              | 7,663                | 0                         | 0                         |
| 864.50              | 12,256               | 29,879                    | 29,879                    |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 861.50' | <b>12.0" Round Culvert</b> L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf                                  |
| #2     | Device 1  | 861.50' | <b>1.6" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>36.0" Horiz. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                    |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

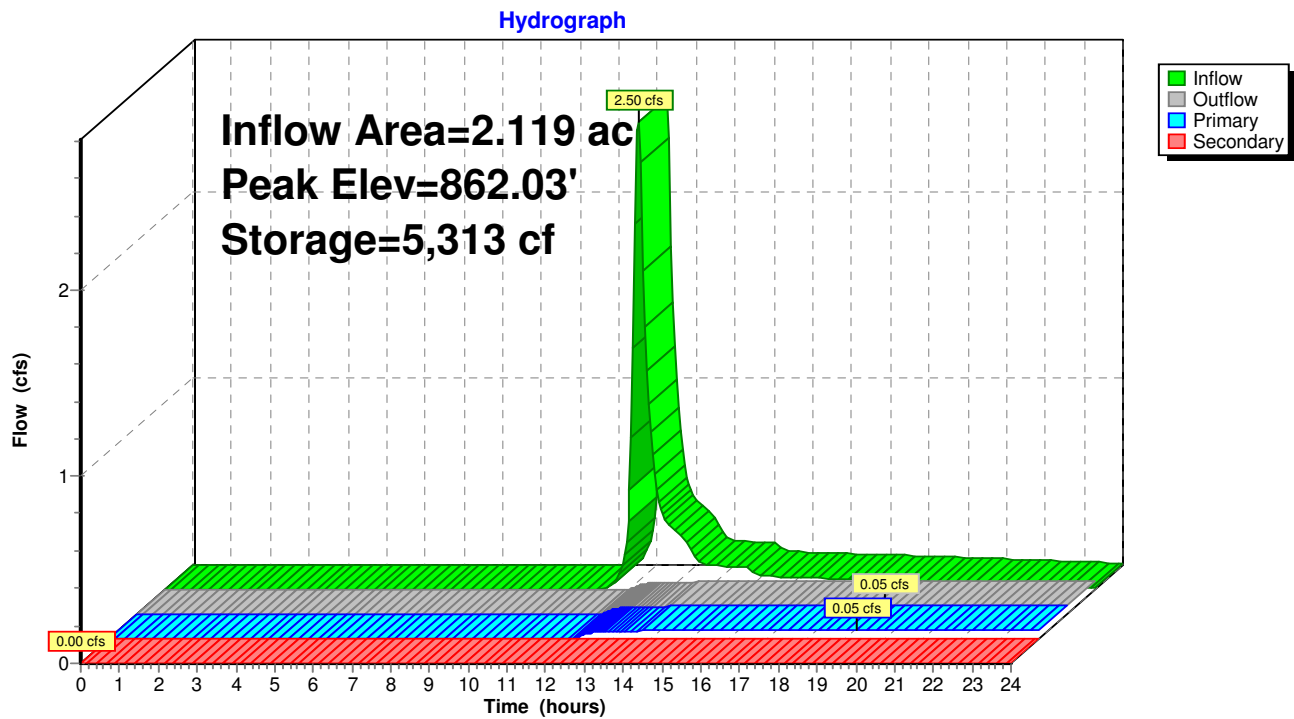
**Primary OutFlow** Max=0.05 cfs @ 19.32 hrs HW=862.03' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.05 cfs of 0.69 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 3.29 fps)  
 ↑ **3=Orifice/Grate** ( Controls 0.00 cfs)

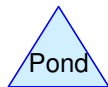
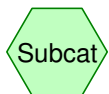
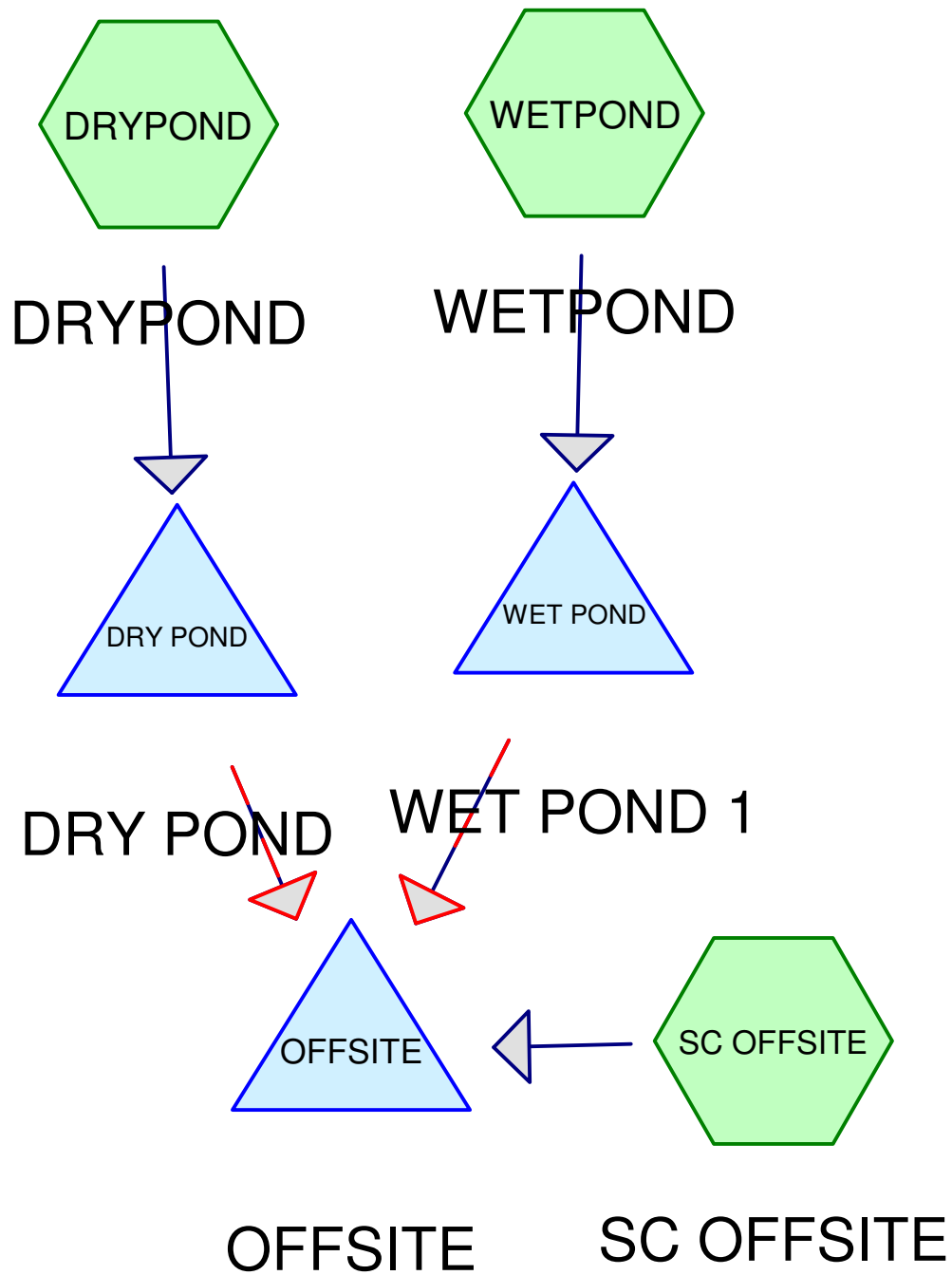
**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1







## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Printed 9/6/2021

Page 2

### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers)   |
|-----------------|-----------|-----------------------------------------|
| 0.059           | 98        | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355           | 71        | GRAA (SC OFFSITE)                       |
| 1.779           | 71        | GRASS (DRYPOND, WETPOND)                |
| 0.191           | 98        | POND (WETPOND)                          |
| 0.146           | 98        | ROAD (WETPOND)                          |
| 0.042           | 98        | ROADWAY (SC OFFSITE)                    |
| 0.165           | 98        | ROOF (WETPOND)                          |
| <b>2.737</b>    | <b>77</b> | <b>TOTAL AREA</b>                       |

## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 3

### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers      |
|-----------------|---------------|------------------------------|
| 0.000           | HSG A         |                              |
| 0.000           | HSG B         |                              |
| 0.000           | HSG C         |                              |
| 0.000           | HSG D         |                              |
| 2.737           | Other         | DRYPOND, SC OFFSITE, WETPOND |
| <b>2.737</b>    |               | <b>TOTAL AREA</b>            |



**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 4

**Ground Covers (all nodes)**

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover   | Subcatchment<br>Numbers            |
|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------------------------|
| 0.000            | 0.000            | 0.000            | 0.000            | 0.059            | 0.059            | DRIVEWAY          | DRYPOND, SC<br>OFFSITE,<br>WETPOND |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.355            | 0.355            | GRAA              | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 1.779            | 1.779            | GRASS             | DRYPOND,<br>WETPOND                |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.191            | 0.191            | POND              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.146            | 0.146            | ROAD              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.042            | 0.042            | ROADWAY           | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.165            | 0.165            | ROOF              | WETPOND                            |
| <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>2.737</b>     | <b>2.737</b>     | <b>TOTAL AREA</b> |                                    |

**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 5

**Pipe Listing (all nodes)**

| Line# | Node<br>Number | In-Invert<br>(feet) | Out-Invert<br>(feet) | Length<br>(feet) | Slope<br>(ft/ft) | n     | Diam/Width<br>(inches) | Height<br>(inches) | Inside-Fill<br>(inches) |
|-------|----------------|---------------------|----------------------|------------------|------------------|-------|------------------------|--------------------|-------------------------|
| 1     | DRY POND       | 862.50              | 861.40               | 23.0             | 0.0478           | 0.011 | 8.0                    | 0.0                | 0.0                     |
| 2     | WET POND       | 861.50              | 861.40               | 38.0             | 0.0026           | 0.011 | 12.0                   | 0.0                | 0.0                     |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.97"  
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.25 cfs 0.017 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>1.08"  
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.71 cfs 0.036 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>1.32"  
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=3.77 cfs 0.232 af

**Pond DRY POND: DRY POND** Peak Elev=862.83' Storage=359 cf Inflow=0.25 cfs 0.017 af  
Primary=0.03 cfs 0.016 af Secondary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.016 af

**Pond OFFSITE: OFFSITE** Inflow=0.74 cfs 0.107 af  
Primary=0.74 cfs 0.107 af

**Pond WET POND: WET POND 1** Peak Elev=862.31' Storage=8,052 cf Inflow=3.77 cfs 0.232 af  
Primary=0.06 cfs 0.055 af Secondary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.055 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.286 af Average Runoff Depth = 1.25"**  
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**



**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 7

**Summary for Subcatchment DRYPOND: DRYPOND**

Runoff = 0.25 cfs @ 12.25 hrs, Volume= 0.017 af, Depth&gt; 0.97"

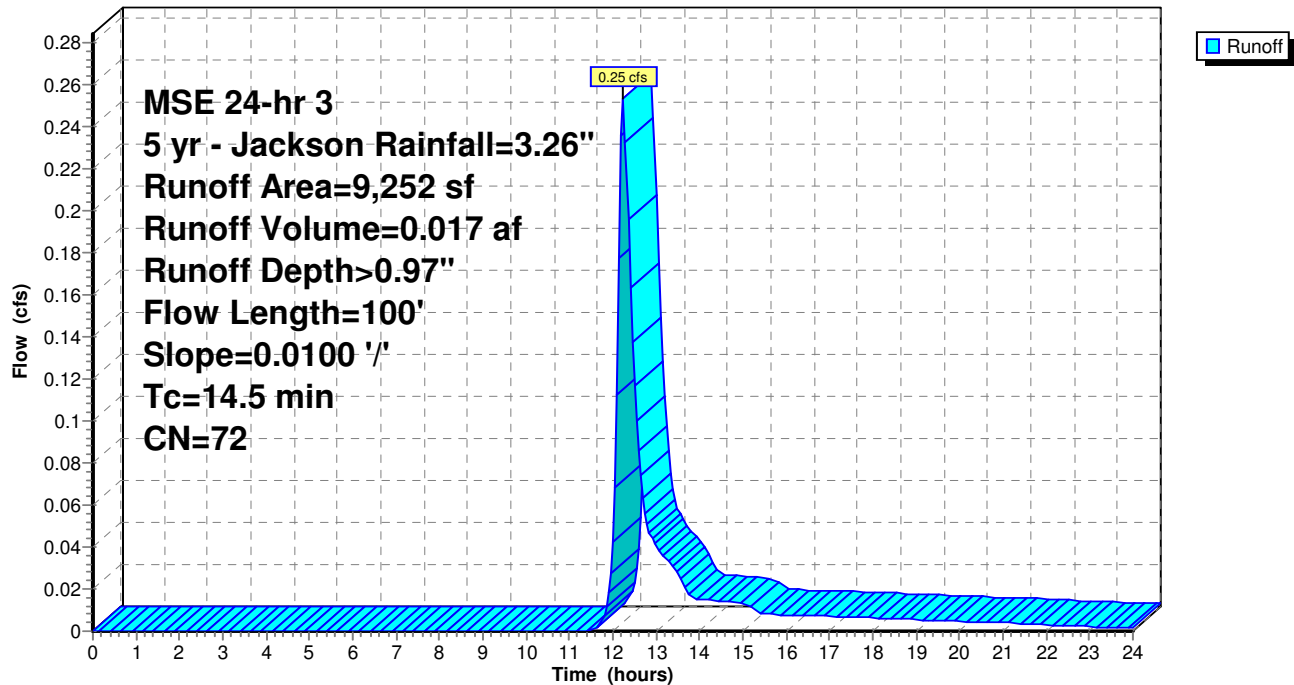
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

|   | Area (sf) | CN | Description           |
|---|-----------|----|-----------------------|
| * | 357       | 98 | DRIVEWAY              |
| * | 8,895     | 71 | GRASS                 |
|   | 9,252     | 72 | Weighted Average      |
|   | 8,895     |    | 96.14% Pervious Area  |
|   | 357       |    | 3.86% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                    |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------------------------|
| 14.5        | 100              | 0.0100           | 0.11                 |                   | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment DRYPOND: DRYPOND**

Hydrograph



**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 8

**Summary for Subcatchment SC OFFSITE: SC OFFSITE**

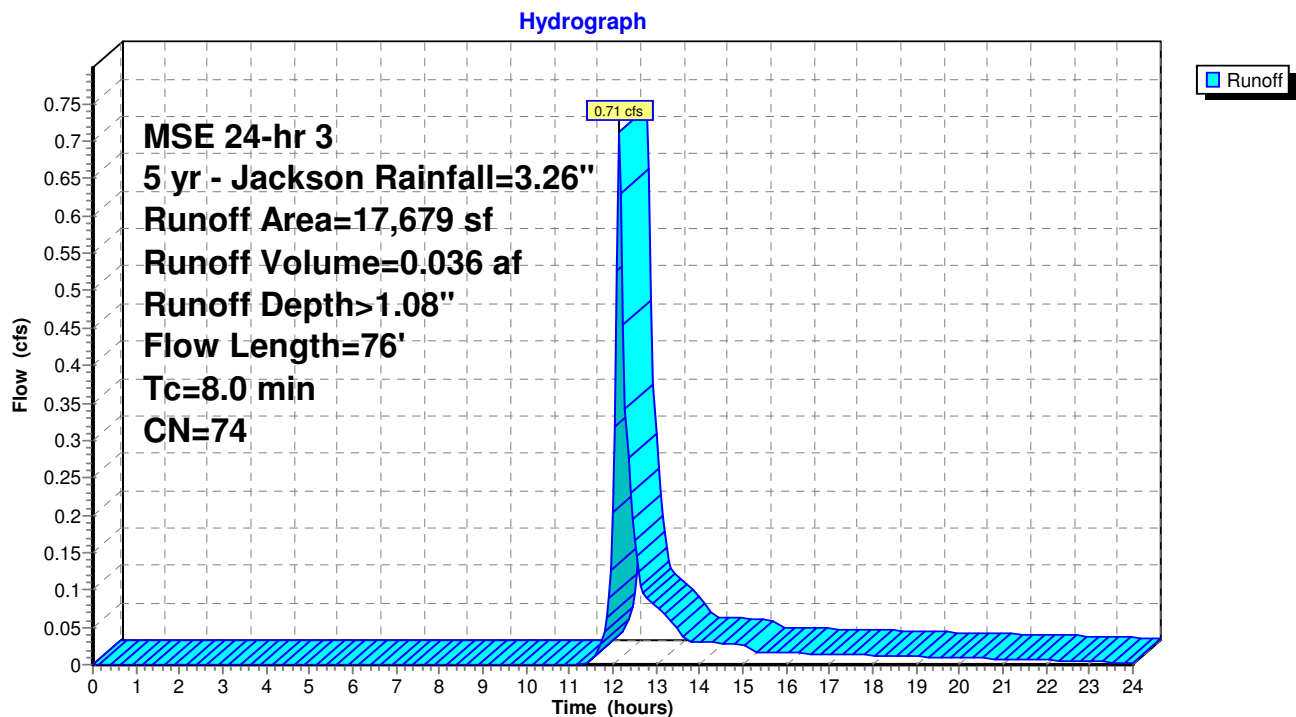
Runoff = 0.71 cfs @ 12.16 hrs, Volume= 0.036 af, Depth&gt; 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

|   | Area (sf) | CN | Description            |
|---|-----------|----|------------------------|
| * | 1,840     | 98 | ROADWAY                |
| * | 393       | 98 | DRIVEWAY               |
| * | 0         | 98 | ROOF                   |
| * | 15,446    | 71 | GRAA                   |
|   | 17,679    | 74 | Weighted Average       |
|   | 15,446    |    | 87.37% Pervious Area   |
|   | 2,233     |    | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                           |
|----------|---------------|---------------|-------------------|----------------|-------------------------------------------------------|
| 6.8      | 56            | 0.0210        | 0.14              |                | <b>Sheet Flow,</b><br>Grass: Short n= 0.150 P2= 2.54" |
| 1.2      | 20            | 0.2250        | 0.29              |                | <b>Sheet Flow,</b><br>Grass: Short n= 0.150 P2= 2.54" |
| 8.0      | 76            | Total         |                   |                |                                                       |

**Subcatchment SC OFFSITE: SC OFFSITE**

**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 9

**Summary for Subcatchment WETPOND: WETPOND**

Runoff = 3.77 cfs @ 12.22 hrs, Volume= 0.232 af, Depth&gt; 1.32"

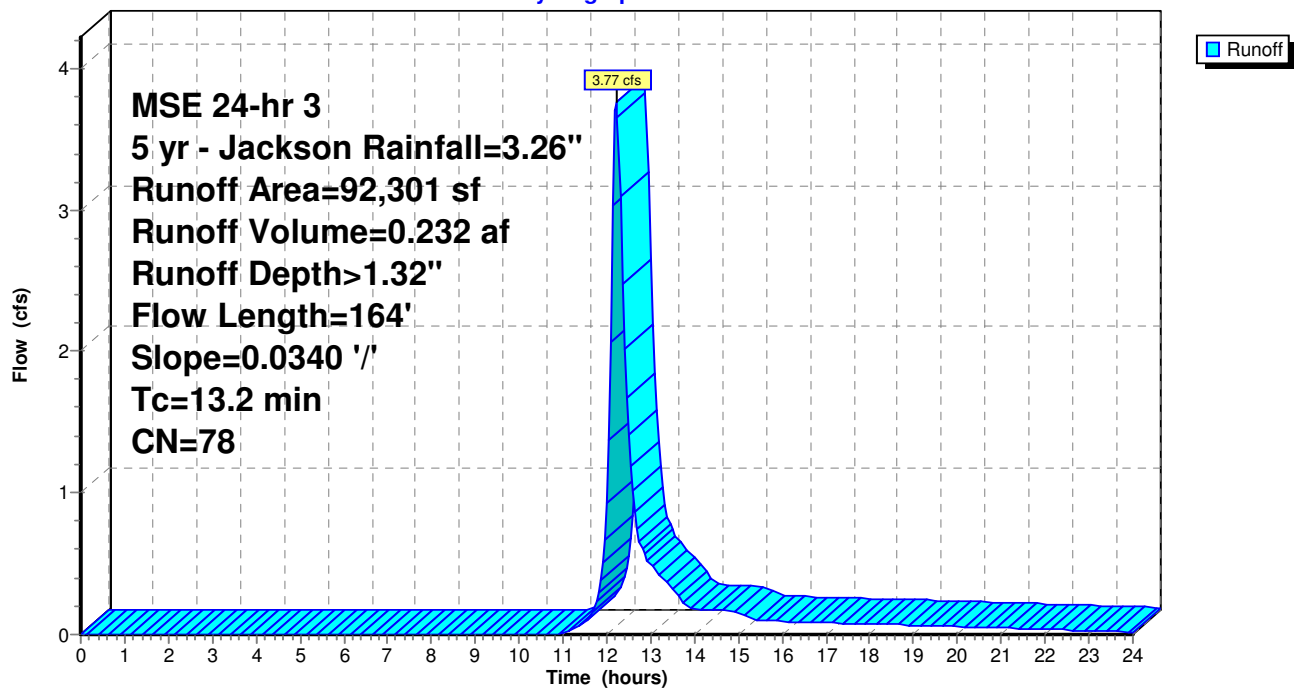
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 5 yr - Jackson Rainfall=3.26"

|   | Area (sf) | CN | Description            |
|---|-----------|----|------------------------|
| * | 6,354     | 98 | ROAD                   |
| * | 1,806     | 98 | DRIVEWAY               |
| * | 7,200     | 98 | ROOF                   |
| * | 8,326     | 98 | POND                   |
| * | 68,615    | 71 | GRASS                  |
|   | 92,301    | 78 | Weighted Average       |
|   | 68,615    |    | 74.34% Pervious Area   |
|   | 23,686    |    | 25.66% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                    |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------------------------|
| 13.2        | 164              | 0.0340           | 0.21                 |                   | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment WETPOND: WETPOND**

Hydrograph





**Summary for Pond DRY POND: DRY POND**

[92] Warning: Device #4 is above defined storage

Inflow Area = 0.212 ac, 3.86% Impervious, Inflow Depth > 0.97" for 5 yr - Jackson event  
 Inflow = 0.25 cfs @ 12.25 hrs, Volume= 0.017 af  
 Outflow = 0.03 cfs @ 13.37 hrs, Volume= 0.016 af, Atten= 88%, Lag= 67.3 min  
 Primary = 0.03 cfs @ 13.37 hrs, Volume= 0.016 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6  
 Peak Elev= 862.83' @ 13.37 hrs Surf.Area= 688 sf Storage= 359 cf  
 Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 165.1 min calculated for 0.016 af (93% of inflow)  
 Center-of-Mass det. time= 131.5 min ( 971.0 - 839.6 )

| Volume | Invert  | Avail.Storage | Storage Description                               |
|--------|---------|---------------|---------------------------------------------------|
| #1     | 862.50' | 1,610 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 862.50              | 378                  | 0                         | 0                         |
| 864.00              | 1,769                | 1,610                     | 1,610                     |

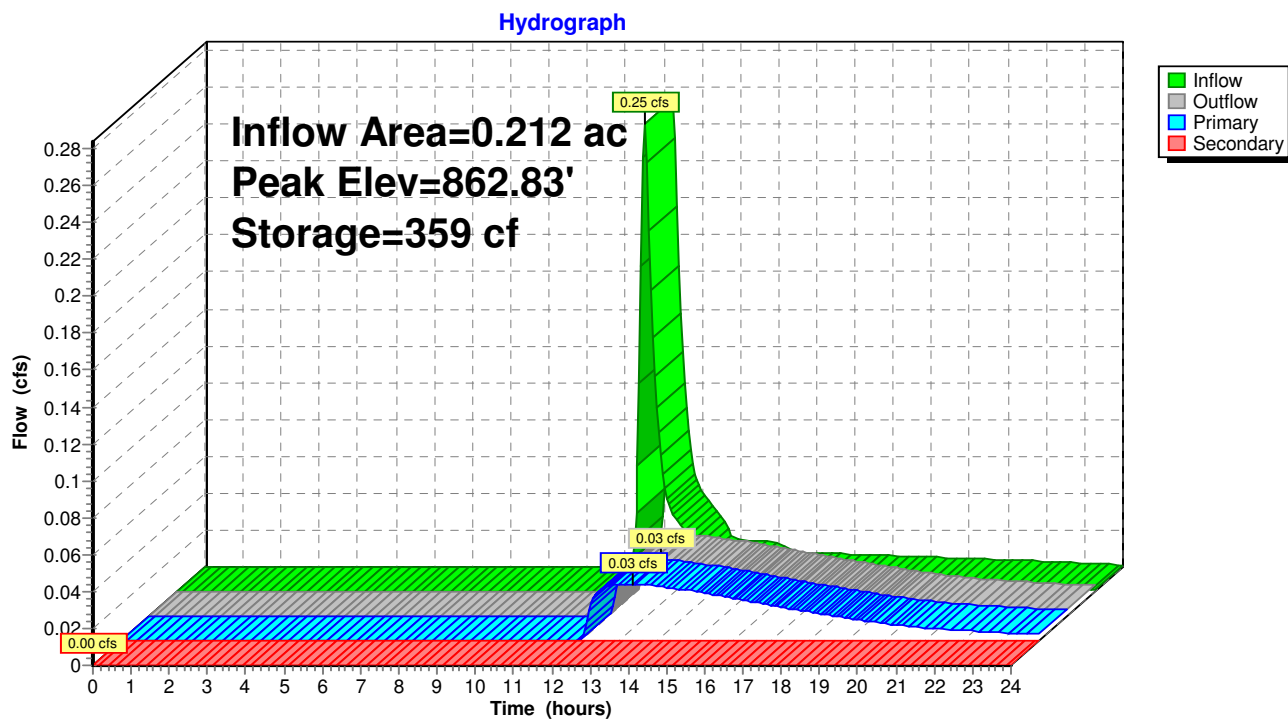
| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 862.50' | <b>8.0" Round Culvert</b> L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf                                   |
| #2     | Device 1  | 862.50' | <b>1.5" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>2.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                        |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.03 cfs @ 13.37 hrs HW=862.83' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.03 cfs of 0.30 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.03 cfs @ 2.51 fps)  
 ↑ **3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

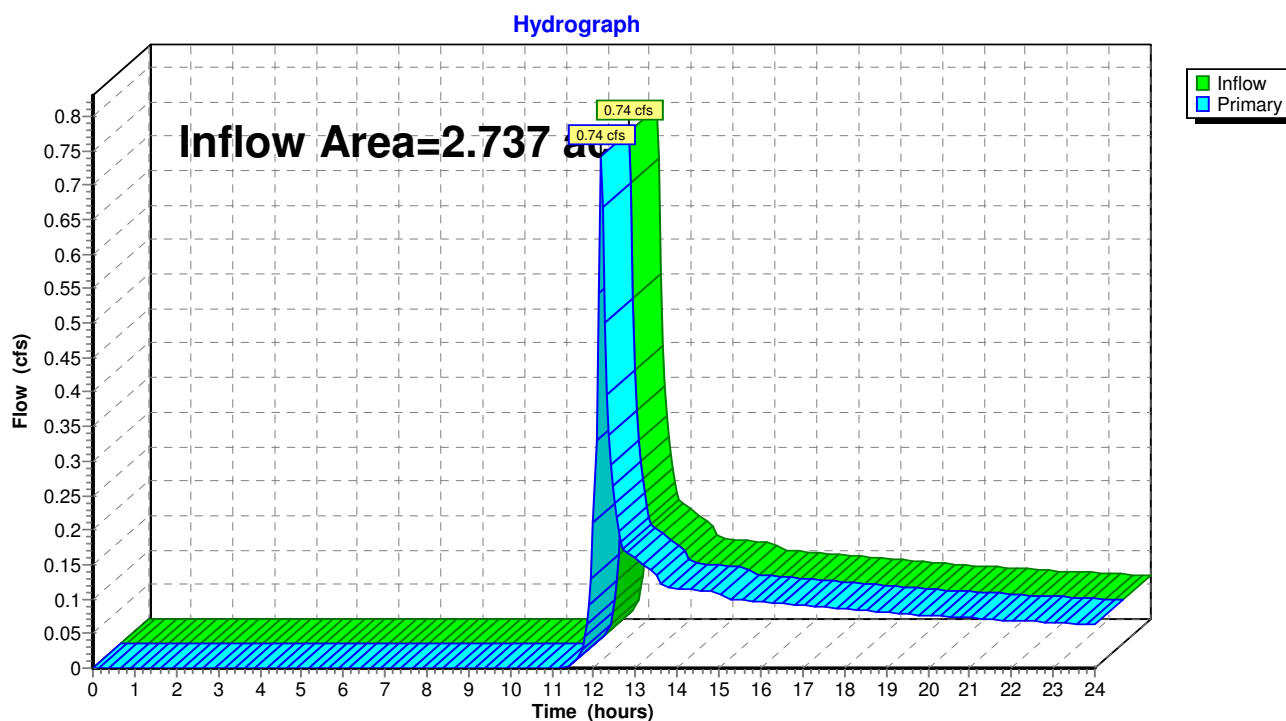
**Pond DRY POND: DRY POND**

**Summary for Pond OFFSITE: OFFSITE**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.47" for 5 yr - Jackson event  
Inflow = 0.74 cfs @ 12.16 hrs, Volume= 0.107 af  
Primary = 0.74 cfs @ 12.16 hrs, Volume= 0.107 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

**Pond OFFSITE: OFFSITE**



**Summary for Pond WET POND: WET POND 1**

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 1.32" for 5 yr - Jackson event  
 Inflow = 3.77 cfs @ 12.22 hrs, Volume= 0.232 af  
 Outflow = 0.06 cfs @ 19.73 hrs, Volume= 0.055 af, Atten= 98%, Lag= 450.3 min  
 Primary = 0.06 cfs @ 19.73 hrs, Volume= 0.055 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

Peak Elev= 862.31' @ 19.73 hrs Surf.Area= 8,901 sf Storage= 8,052 cf

Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 369.8 min calculated for 0.055 af (24% of inflow)

Center-of-Mass det. time= 268.7 min ( 1,093.0 - 824.3 )

| Volume              | Invert               | Avail.Storage             | Storage Description                               |
|---------------------|----------------------|---------------------------|---------------------------------------------------|
| #1                  | 861.50'              | 29,879 cf                 | <b>Custom Stage Data (Prismatic)</b> Listed below |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet)                         |
| 861.50              | 7,663                | 0                         | 0                                                 |
| 864.50              | 12,256               | 29,879                    | 29,879                                            |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 861.50' | <b>12.0" Round Culvert</b> L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf                                  |
| #2     | Device 1  | 861.50' | <b>1.6" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>36.0" Horiz. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                    |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

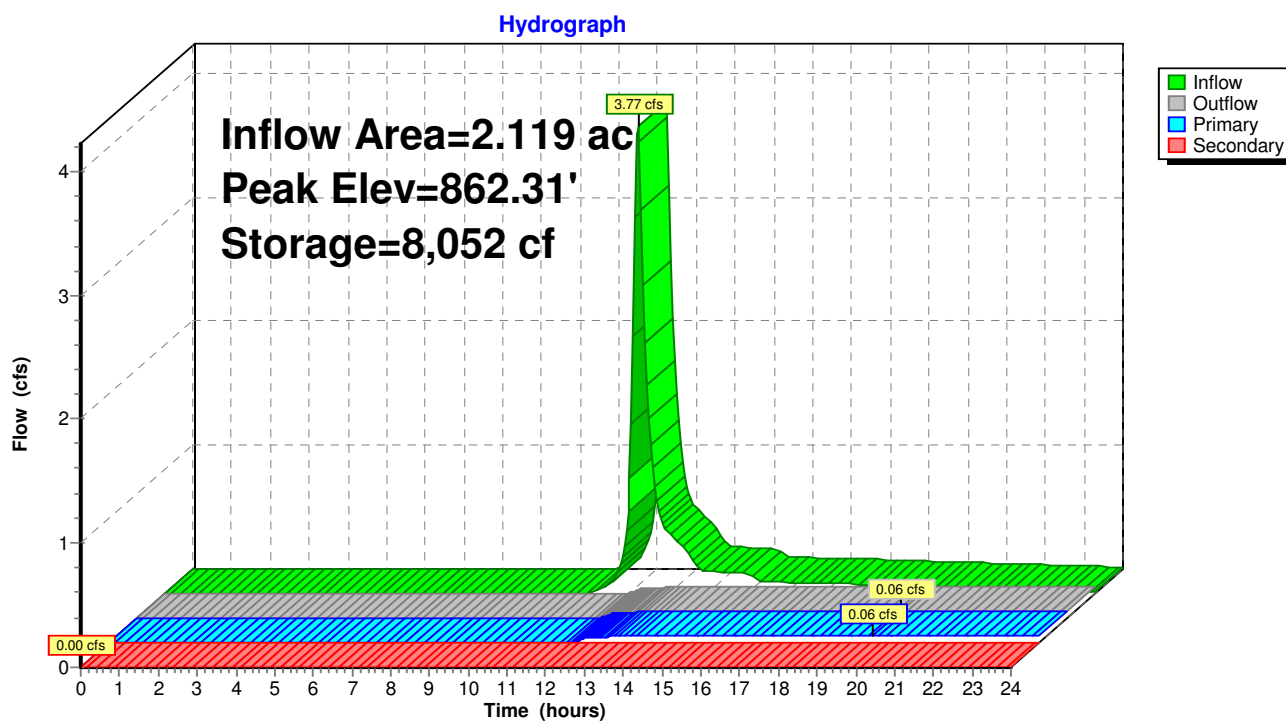
**Primary OutFlow** Max=0.06 cfs @ 19.73 hrs HW=862.31' TW=0.00' (Dynamic Tailwater)

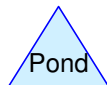
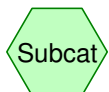
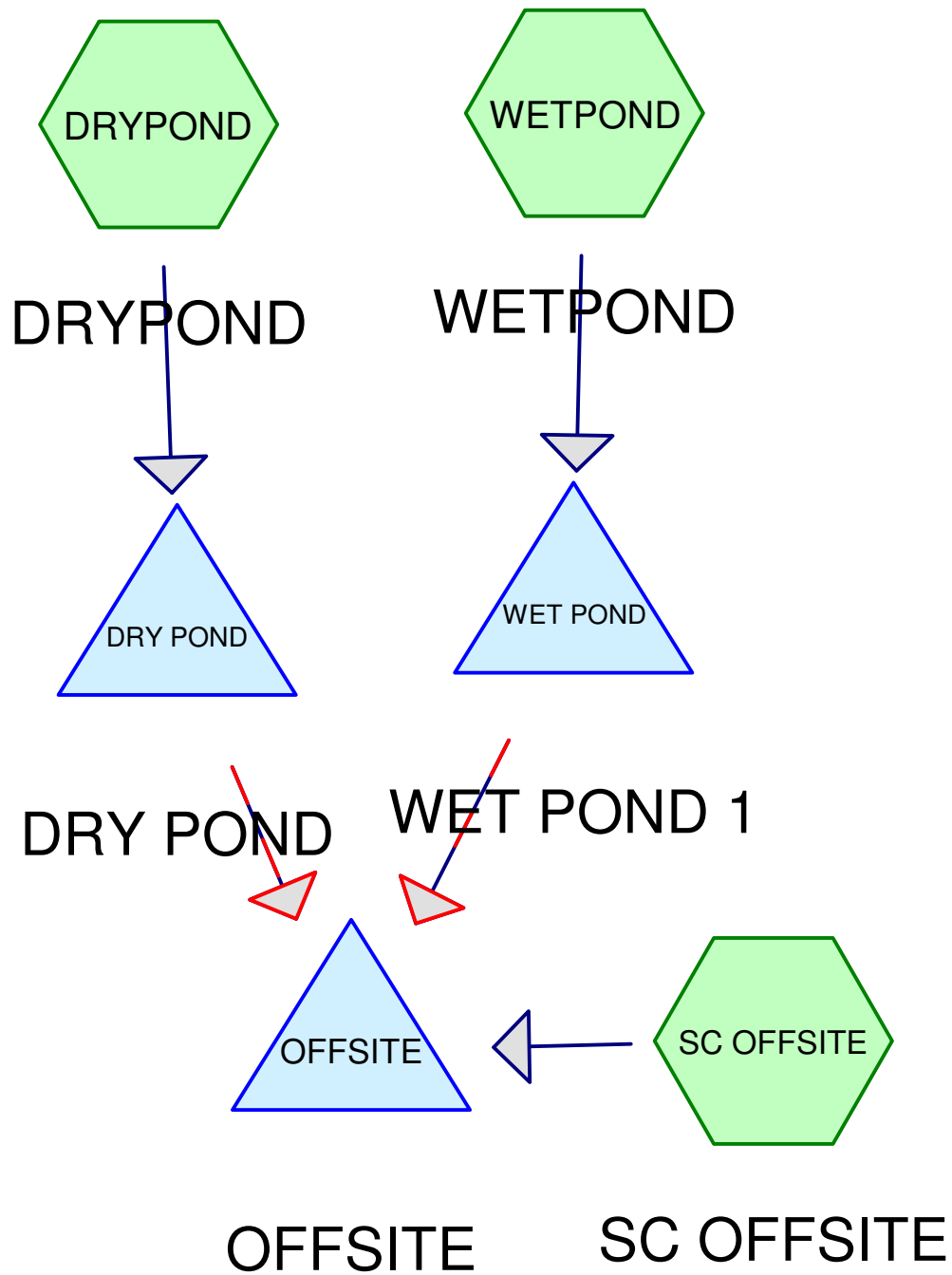
↑ **1=Culvert** (Passes 0.06 cfs of 1.41 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 4.15 fps)  
 ↑ **3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1







## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Printed 9/6/2021

Page 2

### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers)   |
|-----------------|-----------|-----------------------------------------|
| 0.059           | 98        | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355           | 71        | GRAA (SC OFFSITE)                       |
| 1.779           | 71        | GRASS (DRYPOND, WETPOND)                |
| 0.191           | 98        | POND (WETPOND)                          |
| 0.146           | 98        | ROAD (WETPOND)                          |
| 0.042           | 98        | ROADWAY (SC OFFSITE)                    |
| 0.165           | 98        | ROOF (WETPOND)                          |
| <b>2.737</b>    | <b>77</b> | <b>TOTAL AREA</b>                       |

## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 3

### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers      |
|-----------------|---------------|------------------------------|
| 0.000           | HSG A         |                              |
| 0.000           | HSG B         |                              |
| 0.000           | HSG C         |                              |
| 0.000           | HSG D         |                              |
| 2.737           | Other         | DRYPOND, SC OFFSITE, WETPOND |
| <b>2.737</b>    |               | <b>TOTAL AREA</b>            |

**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 4

**Ground Covers (all nodes)**

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover   | Subcatchment<br>Numbers            |
|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------------------------|
| 0.000            | 0.000            | 0.000            | 0.000            | 0.059            | 0.059            | DRIVEWAY          | DRYPOND, SC<br>OFFSITE,<br>WETPOND |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.355            | 0.355            | GRAA              | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 1.779            | 1.779            | GRASS             | DRYPOND,<br>WETPOND                |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.191            | 0.191            | POND              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.146            | 0.146            | ROAD              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.042            | 0.042            | ROADWAY           | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.165            | 0.165            | ROOF              | WETPOND                            |
| <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>2.737</b>     | <b>2.737</b>     | <b>TOTAL AREA</b> |                                    |



**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 5

**Pipe Listing (all nodes)**

| Line# | Node<br>Number | In-Invert<br>(feet) | Out-Invert<br>(feet) | Length<br>(feet) | Slope<br>(ft/ft) | n     | Diam/Width<br>(inches) | Height<br>(inches) | Inside-Fill<br>(inches) |
|-------|----------------|---------------------|----------------------|------------------|------------------|-------|------------------------|--------------------|-------------------------|
| 1     | DRY POND       | 862.50              | 861.40               | 23.0             | 0.0478           | 0.011 | 8.0                    | 0.0                | 0.0                     |
| 2     | WET POND       | 861.50              | 861.40               | 38.0             | 0.0026           | 0.011 | 12.0                   | 0.0                | 0.0                     |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>0.45"  
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.10 cfs 0.008 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>0.53"  
Flow Length=76' Tc=8.0 min CN=74 Runoff=0.32 cfs 0.018 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>0.69"  
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=1.88 cfs 0.122 af

**Pond DRY POND: DRY POND** Peak Elev=862.64' Storage=147 cf Inflow=0.10 cfs 0.008 af  
Primary=0.02 cfs 0.007 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.007 af

**Pond OFFSITE: OFFSITE** Inflow=0.33 cfs 0.061 af  
Primary=0.33 cfs 0.061 af

**Pond WET POND: WET POND 1** Peak Elev=861.90' Storage=3,986 cf Inflow=1.88 cfs 0.122 af  
Primary=0.04 cfs 0.036 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.036 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.148 af Average Runoff Depth = 0.65"**  
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 7

**Summary for Subcatchment DRYPOND: DRYPOND**

Runoff = 0.10 cfs @ 12.26 hrs, Volume= 0.008 af, Depth&gt; 0.45"

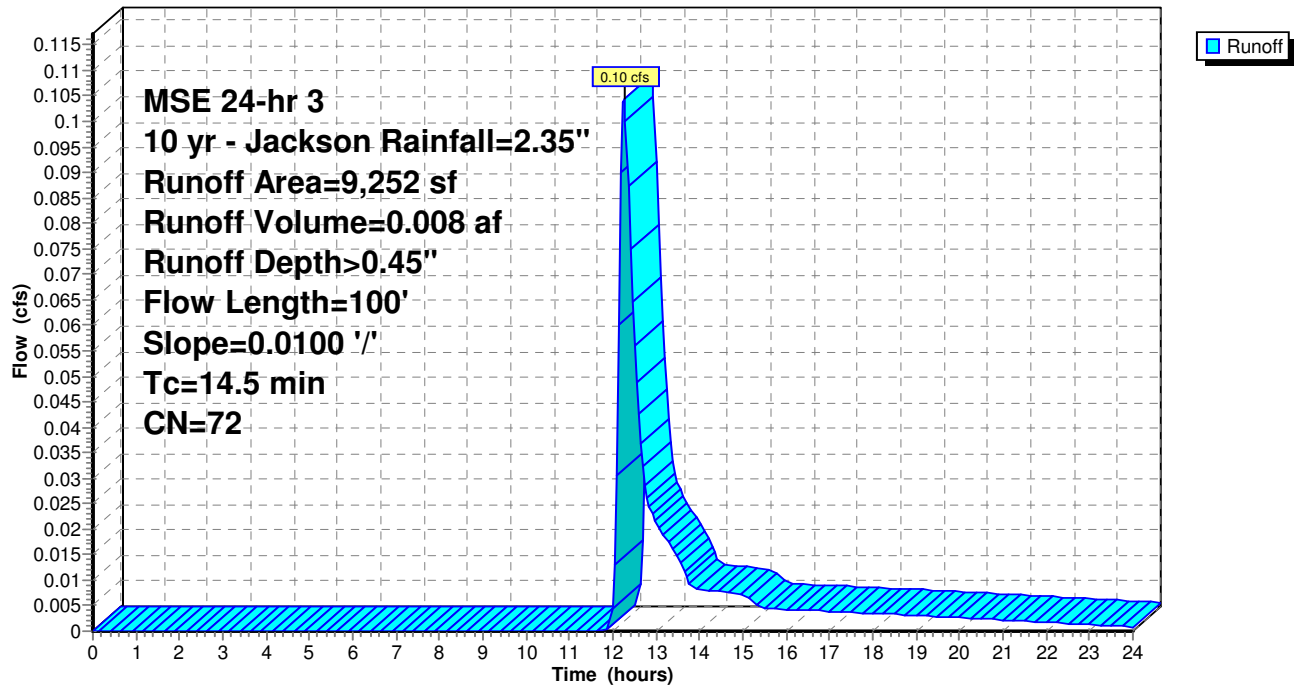
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

|   | Area (sf) | CN | Description           |
|---|-----------|----|-----------------------|
| * | 357       | 98 | DRIVEWAY              |
| * | 8,895     | 71 | GRASS                 |
|   | 9,252     | 72 | Weighted Average      |
|   | 8,895     |    | 96.14% Pervious Area  |
|   | 357       |    | 3.86% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                    |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------------------------|
| 14.5        | 100              | 0.0100           | 0.11                 |                   | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment DRYPOND: DRYPOND**

Hydrograph





**Summary for Subcatchment SC OFFSITE: SC OFFSITE**

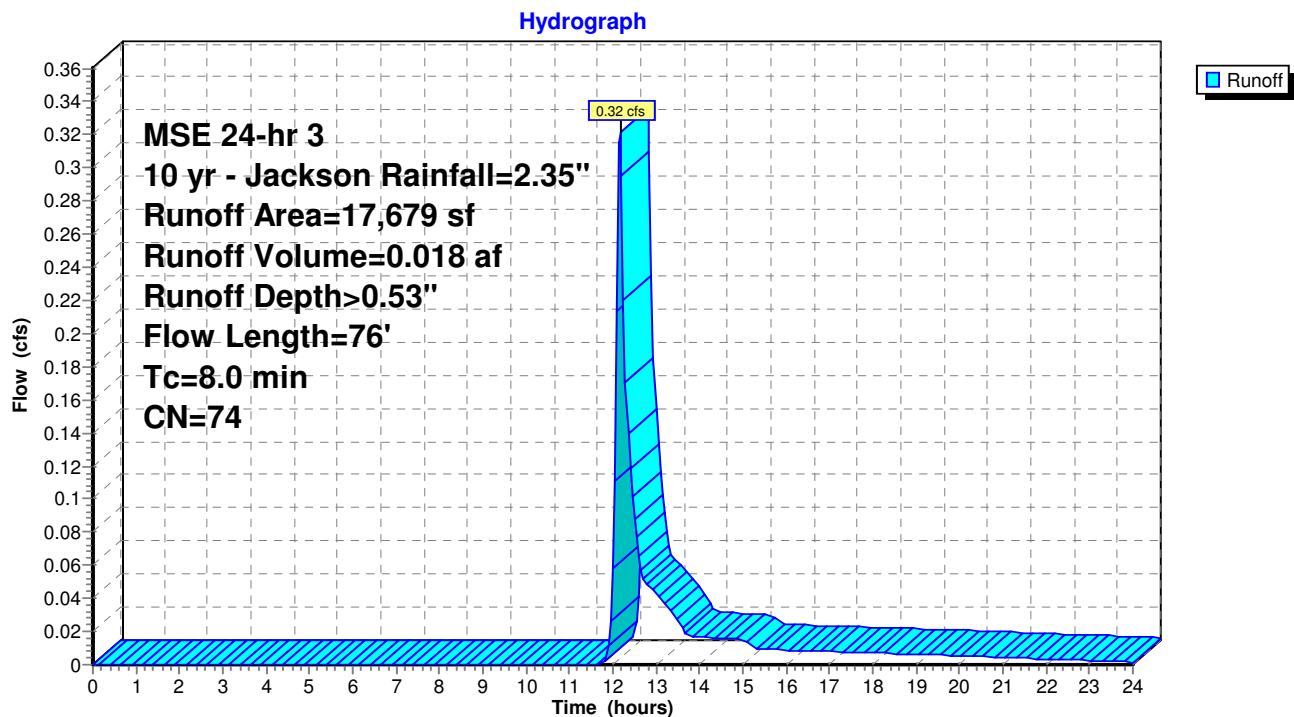
Runoff = 0.32 cfs @ 12.17 hrs, Volume= 0.018 af, Depth> 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

| Area (sf) | CN | Description            |
|-----------|----|------------------------|
| * 1,840   | 98 | ROADWAY                |
| * 393     | 98 | DRIVEWAY               |
| * 0       | 98 | ROOF                   |
| * 15,446  | 71 | GRAA                   |
| 17,679    | 74 | Weighted Average       |
| 15,446    |    | 87.37% Pervious Area   |
| 2,233     |    | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                    |
|----------|---------------|---------------|-------------------|----------------|------------------------------------------------|
| 6.8      | 56            | 0.0210        | 0.14              |                | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |
| 1.2      | 20            | 0.2250        | 0.29              |                | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |
| 8.0      | 76            | Total         |                   |                |                                                |

**Subcatchment SC OFFSITE: SC OFFSITE**

**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 9

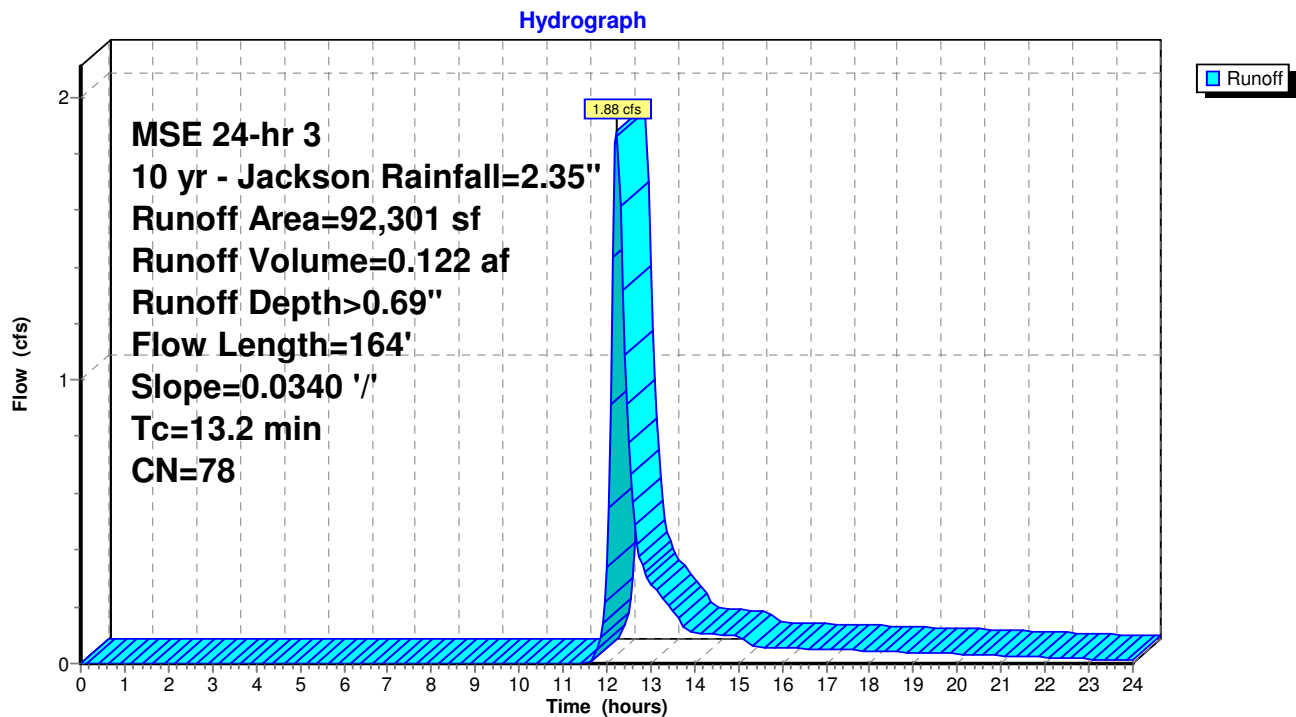
**Summary for Subcatchment WETPOND: WETPOND**

Runoff = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af, Depth&gt; 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 10 yr - Jackson Rainfall=2.35"

|   | Area (sf) | CN | Description            |
|---|-----------|----|------------------------|
| * | 6,354     | 98 | ROAD                   |
| * | 1,806     | 98 | DRIVEWAY               |
| * | 7,200     | 98 | ROOF                   |
| * | 8,326     | 98 | POND                   |
| * | 68,615    | 71 | GRASS                  |
|   | 92,301    | 78 | Weighted Average       |
|   | 68,615    |    | 74.34% Pervious Area   |
|   | 23,686    |    | 25.66% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                    |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------------------------|
| 13.2        | 164              | 0.0340           | 0.21                 |                   | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment WETPOND: WETPOND**

**Summary for Pond DRY POND: DRY POND**

[92] Warning: Device #4 is above defined storage

Inflow Area = 0.212 ac, 3.86% Impervious, Inflow Depth > 0.45" for 10 yr - Jackson event  
 Inflow = 0.10 cfs @ 12.26 hrs, Volume= 0.008 af  
 Outflow = 0.02 cfs @ 13.39 hrs, Volume= 0.007 af, Atten= 85%, Lag= 67.5 min  
 Primary = 0.02 cfs @ 13.39 hrs, Volume= 0.007 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6  
 Peak Elev= 862.64' @ 13.39 hrs Surf.Area= 505 sf Storage= 147 cf  
 Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 159.2 min calculated for 0.007 af (89% of inflow)  
 Center-of-Mass det. time= 109.6 min ( 969.0 - 859.5 )

| Volume | Invert  | Avail.Storage | Storage Description                               |
|--------|---------|---------------|---------------------------------------------------|
| #1     | 862.50' | 1,610 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 862.50              | 378                  | 0                         | 0                         |
| 864.00              | 1,769                | 1,610                     | 1,610                     |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 862.50' | <b>8.0" Round Culvert</b> L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf                                   |
| #2     | Device 1  | 862.50' | <b>1.5" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>2.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                        |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

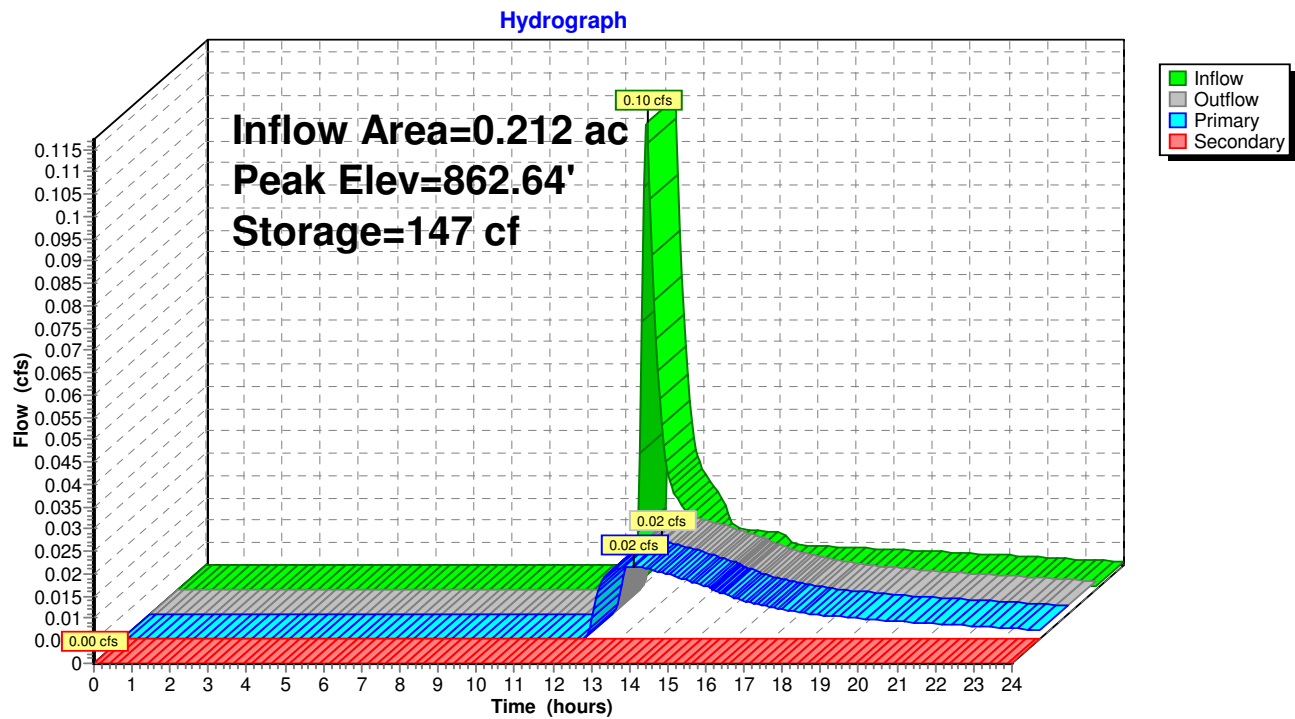
**Primary OutFlow** Max=0.02 cfs @ 13.39 hrs HW=862.64' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.02 cfs of 0.06 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 1.31 fps)  
 ↑ **3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)



**Pond DRY POND: DRY POND**

**Summary for Pond OFFSITE: OFFSITE**

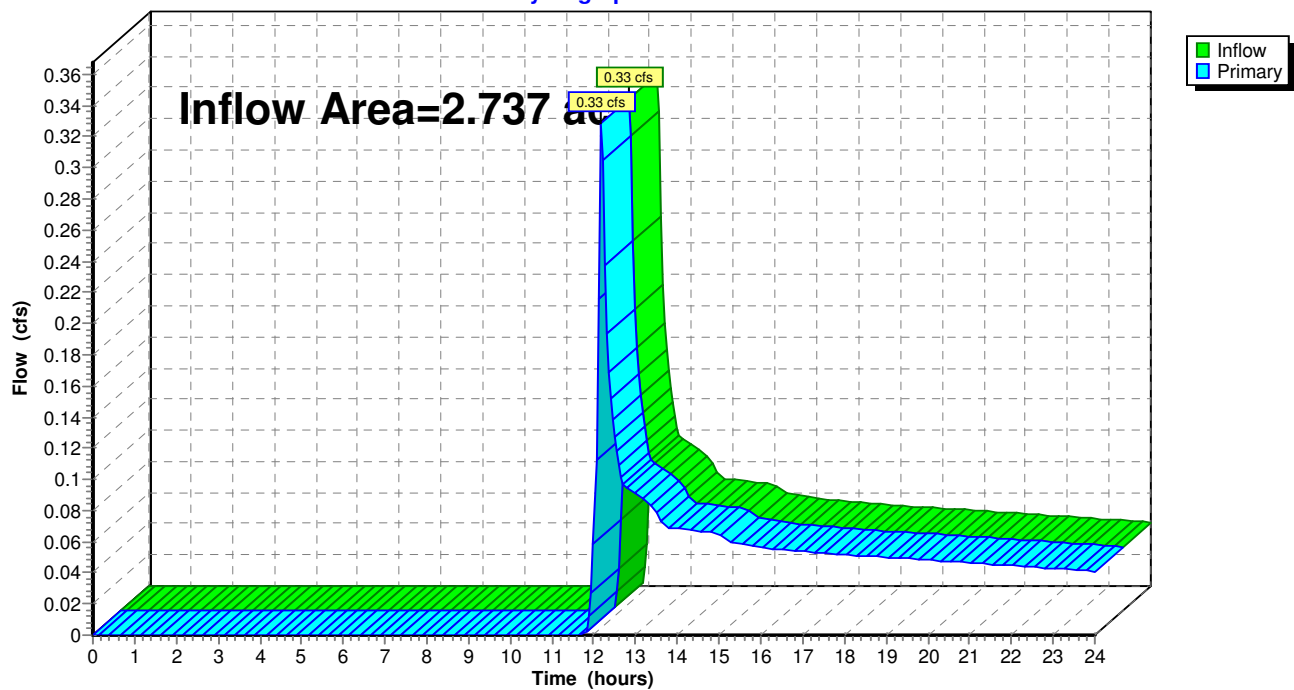
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 0.27" for 10 yr - Jackson event  
Inflow = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af  
Primary = 0.33 cfs @ 12.17 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

**Pond OFFSITE: OFFSITE**

Hydrograph



**Summary for Pond WET POND: WET POND 1**

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 0.69" for 10 yr - Jackson event  
 Inflow = 1.88 cfs @ 12.23 hrs, Volume= 0.122 af  
 Outflow = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af, Atten= 98%, Lag= 411.1 min  
 Primary = 0.04 cfs @ 19.08 hrs, Volume= 0.036 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

Peak Elev= 861.90' @ 19.08 hrs Surf.Area= 8,276 sf Storage= 3,986 cf

Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 365.7 min calculated for 0.036 af (30% of inflow)

Center-of-Mass det. time= 257.1 min ( 1,095.8 - 838.8 )

| Volume | Invert  | Avail.Storage | Storage Description                               |
|--------|---------|---------------|---------------------------------------------------|
| #1     | 861.50' | 29,879 cf     | <b>Custom Stage Data (Prismatic)</b> Listed below |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 861.50              | 7,663                | 0                         | 0                         |
| 864.50              | 12,256               | 29,879                    | 29,879                    |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 861.50' | <b>12.0" Round Culvert</b> L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf                                  |
| #2     | Device 1  | 861.50' | <b>1.6" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>36.0" Horiz. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                    |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

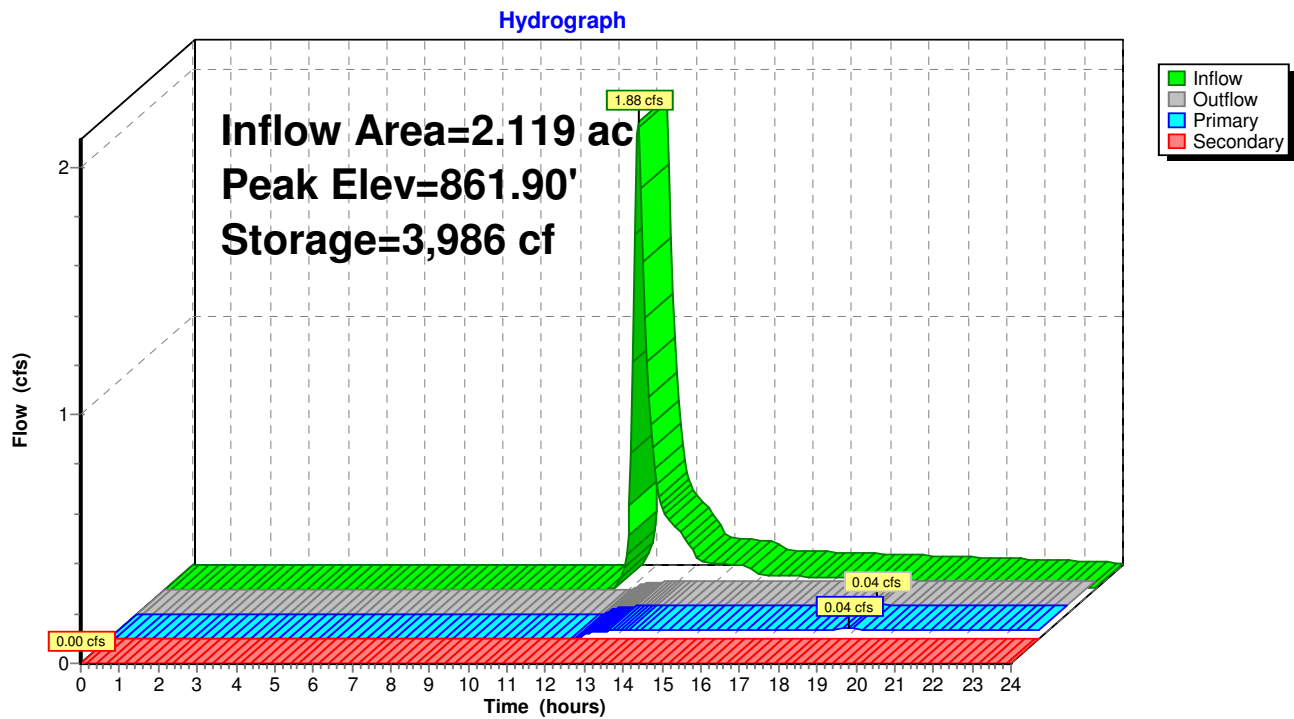
**Primary OutFlow** Max=0.04 cfs @ 19.08 hrs HW=861.90' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.04 cfs of 0.40 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 2.78 fps)  
 ↑ **3=Orifice/Grate** ( Controls 0.00 cfs)

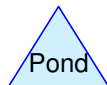
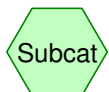
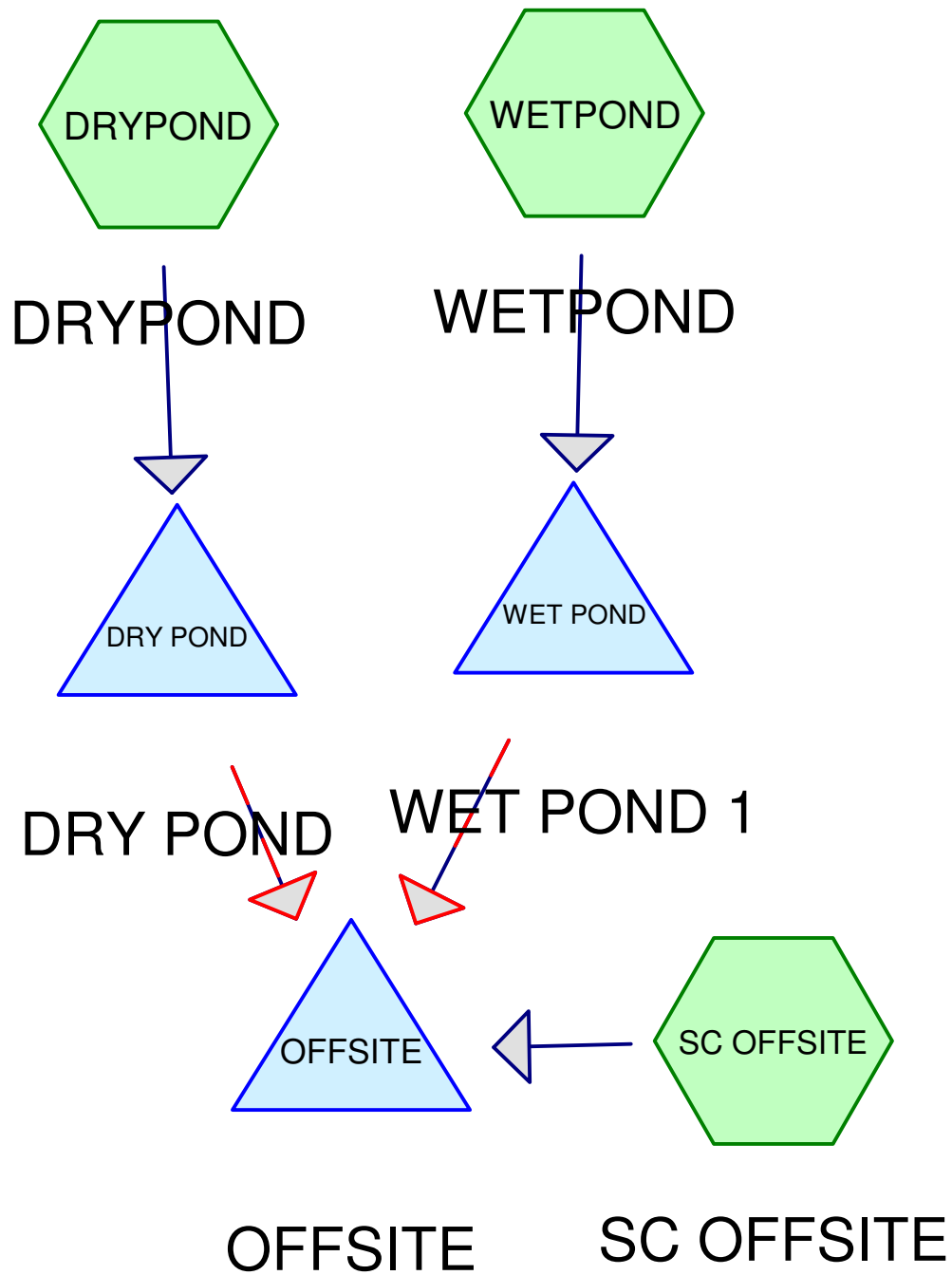
**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1







## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Printed 9/6/2021

Page 2

### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers)   |
|-----------------|-----------|-----------------------------------------|
| 0.059           | 98        | DRIVEWAY (DRYPOND, SC OFFSITE, WETPOND) |
| 0.355           | 71        | GRAA (SC OFFSITE)                       |
| 1.779           | 71        | GRASS (DRYPOND, WETPOND)                |
| 0.191           | 98        | POND (WETPOND)                          |
| 0.146           | 98        | ROAD (WETPOND)                          |
| 0.042           | 98        | ROADWAY (SC OFFSITE)                    |
| 0.165           | 98        | ROOF (WETPOND)                          |
| <b>2.737</b>    | <b>77</b> | <b>TOTAL AREA</b>                       |

## 21-08 PROPOSED Litte Lamb's Corner 003

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 3

### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers      |
|-----------------|---------------|------------------------------|
| 0.000           | HSG A         |                              |
| 0.000           | HSG B         |                              |
| 0.000           | HSG C         |                              |
| 0.000           | HSG D         |                              |
| 2.737           | Other         | DRYPOND, SC OFFSITE, WETPOND |
| <b>2.737</b>    |               | <b>TOTAL AREA</b>            |

**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 4

**Ground Covers (all nodes)**

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover   | Subcatchment<br>Numbers            |
|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------------------------|
| 0.000            | 0.000            | 0.000            | 0.000            | 0.059            | 0.059            | DRIVEWAY          | DRYPOND, SC<br>OFFSITE,<br>WETPOND |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.355            | 0.355            | GRAA              | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 1.779            | 1.779            | GRASS             | DRYPOND,<br>WETPOND                |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.191            | 0.191            | POND              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.146            | 0.146            | ROAD              | WETPOND                            |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.042            | 0.042            | ROADWAY           | SC OFFSITE                         |
| 0.000            | 0.000            | 0.000            | 0.000            | 0.165            | 0.165            | ROOF              | WETPOND                            |
| <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>2.737</b>     | <b>2.737</b>     | <b>TOTAL AREA</b> |                                    |



**21-08 PROPOSED Litte Lamb's Corner 003**

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 5

**Pipe Listing (all nodes)**

| Line# | Node<br>Number | In-Invert<br>(feet) | Out-Invert<br>(feet) | Length<br>(feet) | Slope<br>(ft/ft) | n     | Diam/Width<br>(inches) | Height<br>(inches) | Inside-Fill<br>(inches) |
|-------|----------------|---------------------|----------------------|------------------|------------------|-------|------------------------|--------------------|-------------------------|
| 1     | DRY POND       | 862.50              | 861.40               | 23.0             | 0.0478           | 0.011 | 8.0                    | 0.0                | 0.0                     |
| 2     | WET POND       | 861.50              | 861.40               | 38.0             | 0.0026           | 0.011 | 12.0                   | 0.0                | 0.0                     |

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points x 6  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment DRYPOND: DRYPOND** Runoff Area=9,252 sf 3.86% Impervious Runoff Depth>3.35"  
Flow Length=100' Slope=0.0100 '/' Tc=14.5 min CN=72 Runoff=0.92 cfs 0.059 af

**Subcatchment SC OFFSITE: SC OFFSITE** Runoff Area=17,679 sf 12.63% Impervious Runoff Depth>3.55"  
Flow Length=76' Tc=8.0 min CN=74 Runoff=2.39 cfs 0.120 af

**Subcatchment WETPOND: WETPOND** Runoff Area=92,301 sf 25.66% Impervious Runoff Depth>3.96"  
Flow Length=164' Slope=0.0340 '/' Tc=13.2 min CN=78 Runoff=11.38 cfs 0.699 af

**Pond DRY POND: DRY POND** Peak Elev=863.94' Storage=1,543 cf Inflow=0.92 cfs 0.059 af  
Primary=0.07 cfs 0.052 af Secondary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.052 af

**Pond OFFSITE: OFFSITE** Inflow=2.49 cfs 0.318 af  
Primary=2.49 cfs 0.318 af

**Pond WET POND: WET POND 1** Peak Elev=863.98' Storage=24,682 cf Inflow=11.38 cfs 0.699 af  
Primary=0.25 cfs 0.146 af Secondary=0.00 cfs 0.000 af Outflow=0.25 cfs 0.146 af

**Total Runoff Area = 2.737 ac Runoff Volume = 0.878 af Average Runoff Depth = 3.85"**  
**77.96% Pervious = 2.134 ac 22.04% Impervious = 0.603 ac**

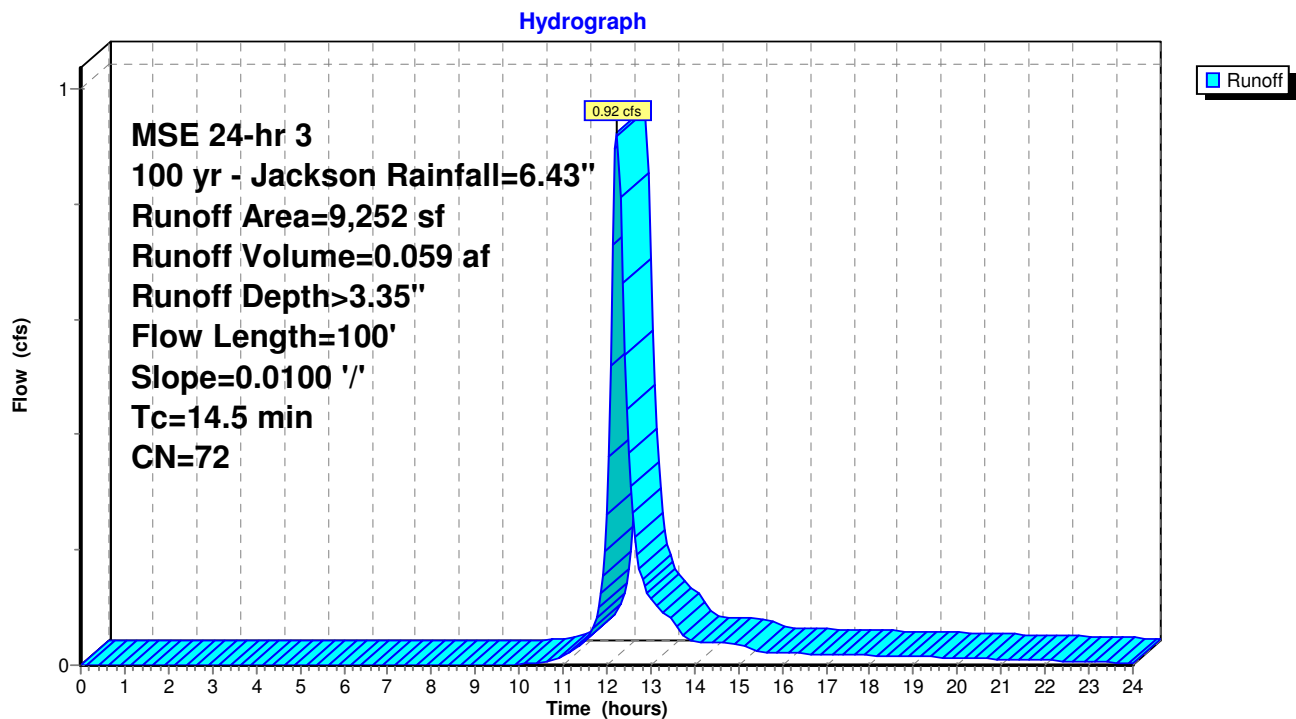
**Summary for Subcatchment DRYPOND: DRYPOND**

Runoff = 0.92 cfs @ 12.23 hrs, Volume= 0.059 af, Depth> 3.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

|   | Area (sf) | CN | Description           |
|---|-----------|----|-----------------------|
| * | 357       | 98 | DRIVEWAY              |
| * | 8,895     | 71 | GRASS                 |
|   | 9,252     | 72 | Weighted Average      |
|   | 8,895     |    | 96.14% Pervious Area  |
|   | 357       |    | 3.86% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                    |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------------------------|
| 14.5        | 100              | 0.0100           | 0.11                 |                   | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment DRYPOND: DRYPOND**

### Summary for Subcatchment SC OFFSITE: SC OFFSITE

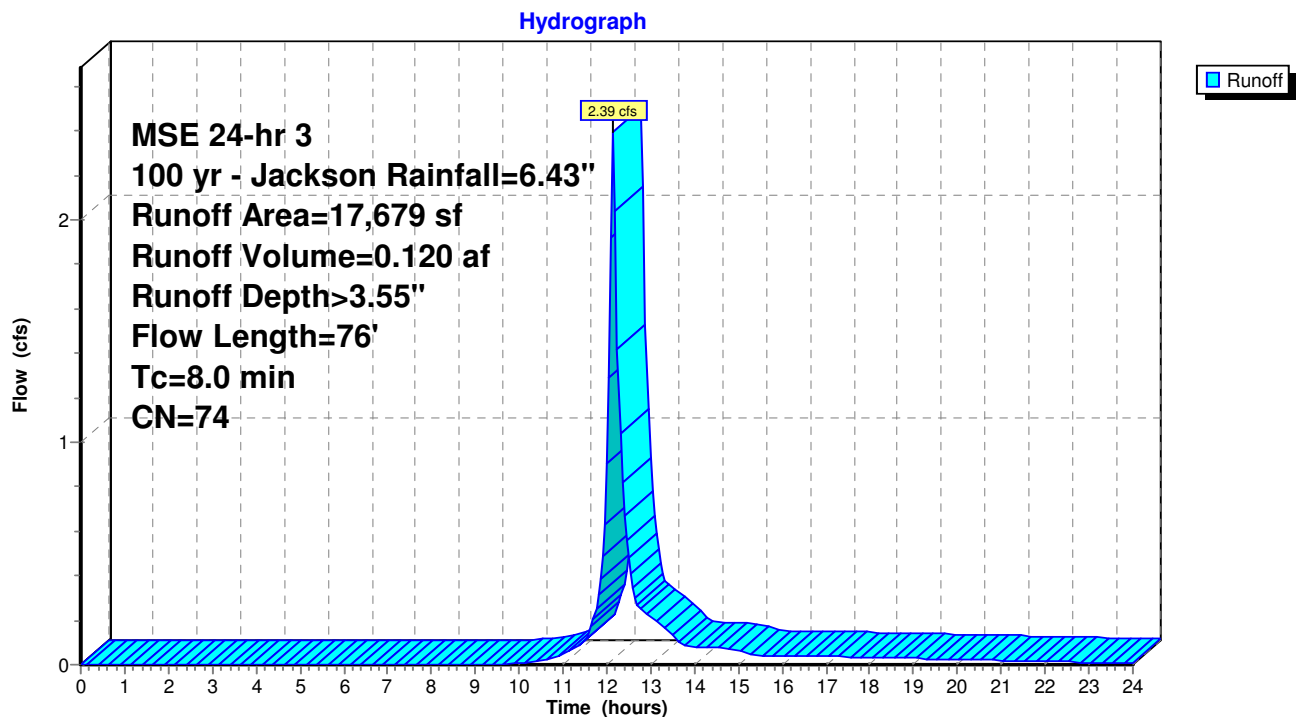
Runoff = 2.39 cfs @ 12.15 hrs, Volume= 0.120 af, Depth> 3.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

|   | Area (sf) | CN | Description            |
|---|-----------|----|------------------------|
| * | 1,840     | 98 | ROADWAY                |
| * | 393       | 98 | DRIVEWAY               |
| * | 0         | 98 | ROOF                   |
| * | 15,446    | 71 | GRAA                   |
|   | 17,679    | 74 | Weighted Average       |
|   | 15,446    |    | 87.37% Pervious Area   |
|   | 2,233     |    | 12.63% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description                                    |
|----------|---------------|---------------|-------------------|----------------|------------------------------------------------|
| 6.8      | 56            | 0.0210        | 0.14              |                | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |
| 1.2      | 20            | 0.2250        | 0.29              |                | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |
| 8.0      | 76            | Total         |                   |                |                                                |

### Subcatchment SC OFFSITE: SC OFFSITE





**21-08 PROPOSED Litte Lamb's Corner 003**

MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

Prepared by {enter your company name here}

Printed 9/6/2021

HydroCAD® 10.00-26 s/n 02594 © 2020 HydroCAD Software Solutions LLC

Page 9

**Summary for Subcatchment WETPOND: WETPOND**

Runoff = 11.38 cfs @ 12.21 hrs, Volume= 0.699 af, Depth&gt; 3.96"

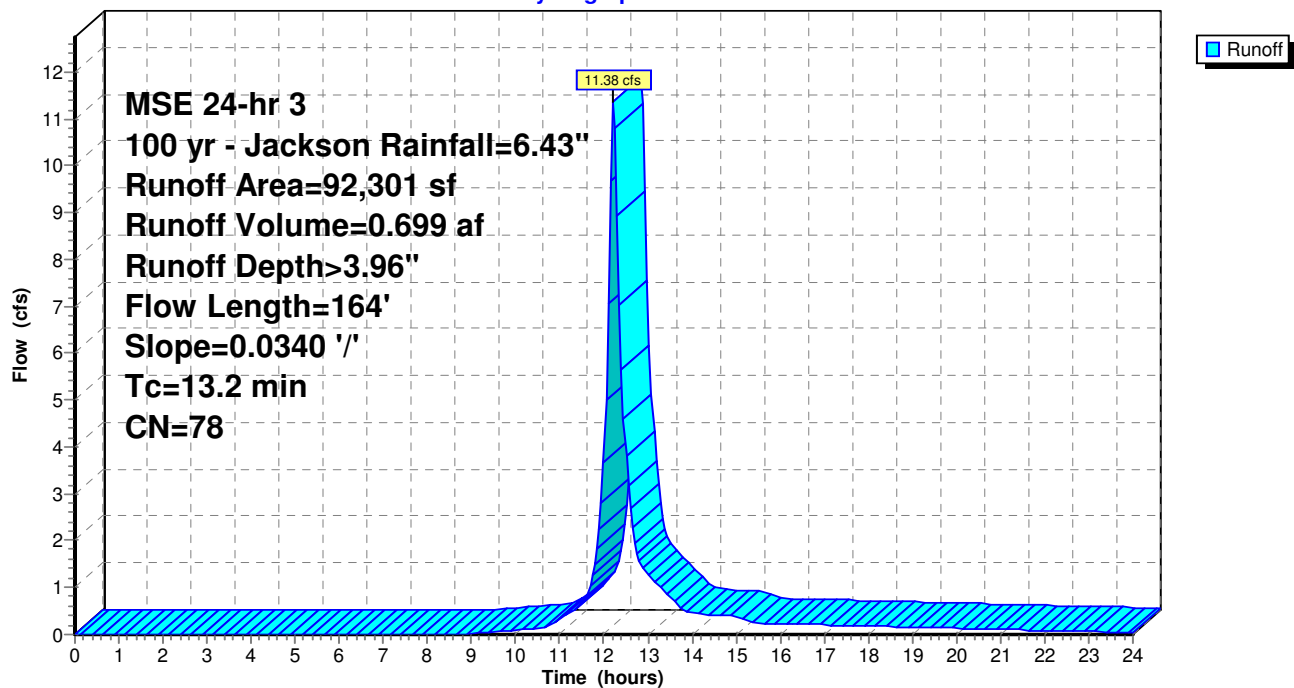
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 100 yr - Jackson Rainfall=6.43"

|   | Area (sf) | CN | Description            |
|---|-----------|----|------------------------|
| * | 6,354     | 98 | ROAD                   |
| * | 1,806     | 98 | DRIVEWAY               |
| * | 7,200     | 98 | ROOF                   |
| * | 8,326     | 98 | POND                   |
| * | 68,615    | 71 | GRASS                  |
|   | 92,301    | 78 | Weighted Average       |
|   | 68,615    |    | 74.34% Pervious Area   |
|   | 23,686    |    | 25.66% Impervious Area |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description                                    |
|-------------|------------------|------------------|----------------------|-------------------|------------------------------------------------|
| 13.2        | 164              | 0.0340           | 0.21                 |                   | Sheet Flow,<br>Grass: Short n= 0.150 P2= 2.54" |

**Subcatchment WETPOND: WETPOND**

Hydrograph



**Summary for Pond DRY POND: DRY POND**

[92] Warning: Device #4 is above defined storage

Inflow Area = 0.212 ac, 3.86% Impervious, Inflow Depth > 3.35" for 100 yr - Jackson event  
 Inflow = 0.92 cfs @ 12.23 hrs, Volume= 0.059 af  
 Outflow = 0.07 cfs @ 13.58 hrs, Volume= 0.052 af, Atten= 93%, Lag= 81.0 min  
 Primary = 0.07 cfs @ 13.58 hrs, Volume= 0.052 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6  
 Peak Elev= 863.94' @ 13.58 hrs Surf.Area= 1,711 sf Storage= 1,543 cf  
 Flood Elev= 864.00' Surf.Area= 1,769 sf Storage= 1,610 cf

Plug-Flow detention time= 266.8 min calculated for 0.052 af (88% of inflow)

Center-of-Mass det. time= 219.5 min ( 1,032.3 - 812.8 )

| Volume | Invert  | Avail.Storage | Storage Description                               |
|--------|---------|---------------|---------------------------------------------------|
| #1     | 862.50' | 1,610 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below |

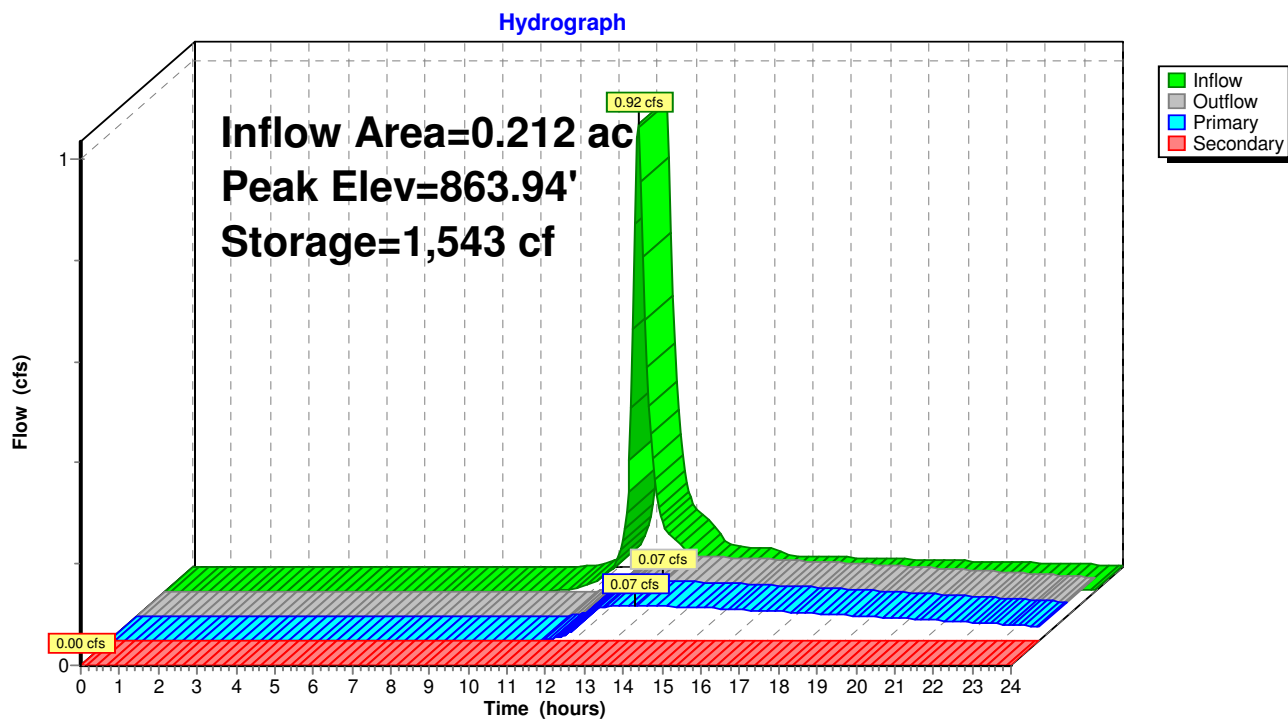
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 862.50              | 378                  | 0                         | 0                         |
| 864.00              | 1,769                | 1,610                     | 1,610                     |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 862.50' | <b>8.0" Round Culvert</b> L= 23.0' Ke= 0.700<br>Inlet / Outlet Invert= 862.50' / 861.40' S= 0.0478 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.35 sf                                   |
| #2     | Device 1  | 862.50' | <b>1.5" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>2.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                        |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

**Primary OutFlow** Max=0.07 cfs @ 13.58 hrs HW=863.94' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.07 cfs of 1.56 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.07 cfs @ 5.65 fps)  
 ↑ **3=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=862.50' TW=0.00' (Dynamic Tailwater)↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

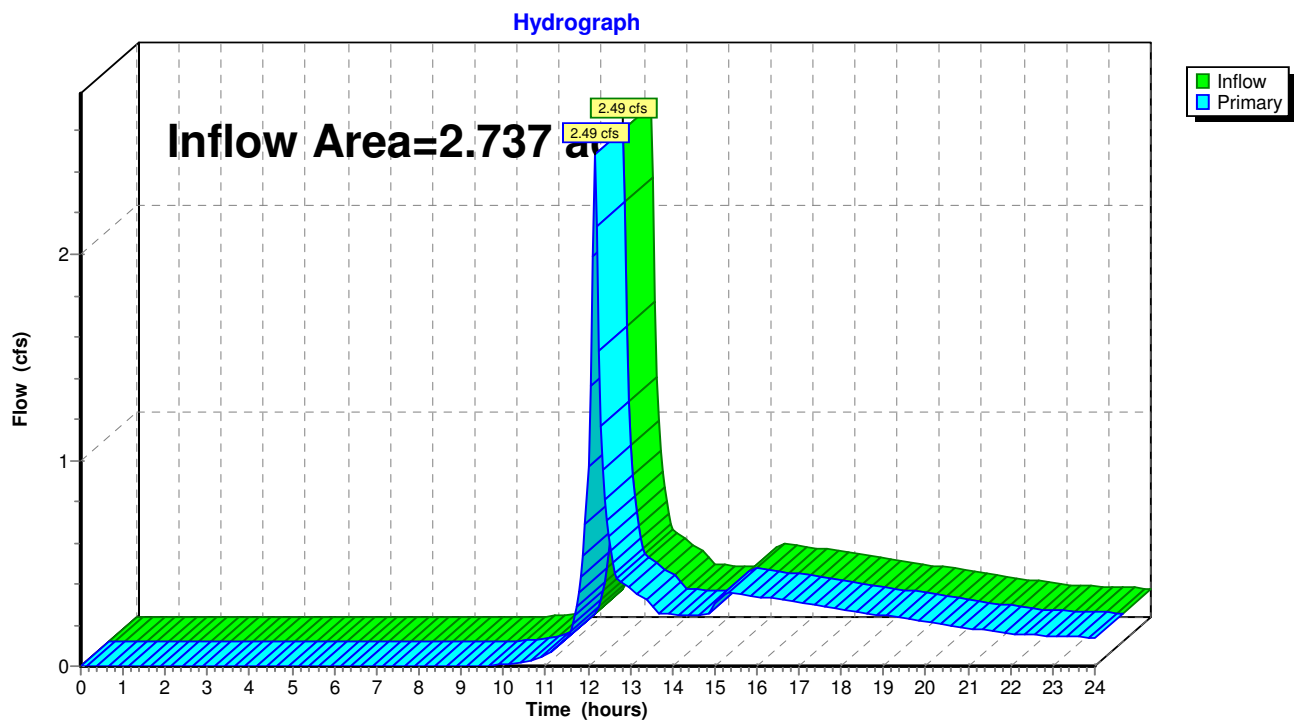
**Pond DRY POND: DRY POND**

**Summary for Pond OFFSITE: OFFSITE**

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.737 ac, 22.04% Impervious, Inflow Depth > 1.39" for 100 yr - Jackson event  
Inflow = 2.49 cfs @ 12.15 hrs, Volume= 0.318 af  
Primary = 2.49 cfs @ 12.15 hrs, Volume= 0.318 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6

**Pond OFFSITE: OFFSITE**



**Summary for Pond WET POND: WET POND 1**

Inflow Area = 2.119 ac, 25.66% Impervious, Inflow Depth > 3.96" for 100 yr - Jackson event  
 Inflow = 11.38 cfs @ 12.21 hrs, Volume= 0.699 af  
 Outflow = 0.25 cfs @ 15.37 hrs, Volume= 0.146 af, Atten= 98%, Lag= 189.6 min  
 Primary = 0.25 cfs @ 15.37 hrs, Volume= 0.146 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 6  
 Peak Elev= 863.98' @ 15.37 hrs Surf.Area= 11,457 sf Storage= 24,682 cf  
 Flood Elev= 864.00' Surf.Area= 11,491 sf Storage= 24,899 cf

Plug-Flow detention time= 368.5 min calculated for 0.145 af (21% of inflow)  
 Center-of-Mass det. time= 266.8 min ( 1,068.6 - 801.8 )

| Volume              | Invert               | Avail.Storage             | Storage Description                               |
|---------------------|----------------------|---------------------------|---------------------------------------------------|
| #1                  | 861.50'              | 29,879 cf                 | <b>Custom Stage Data (Prismatic)</b> Listed below |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet)                         |
| 861.50              | 7,663                | 0                         | 0                                                 |
| 864.50              | 12,256               | 29,879                    | 29,879                                            |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                     |
|--------|-----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 861.50' | <b>12.0" Round Culvert</b> L= 38.0' Ke= 0.700<br>Inlet / Outlet Invert= 861.50' / 861.40' S= 0.0026 '/' Cc= 0.900<br>n= 0.011, Flow Area= 0.79 sf                                  |
| #2     | Device 1  | 861.50' | <b>1.6" Vert. Orifice/Grate</b> C= 0.600                                                                                                                                           |
| #3     | Device 1  | 863.95' | <b>36.0" Horiz. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                    |
| #4     | Secondary | 864.00' | <b>30.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64 |

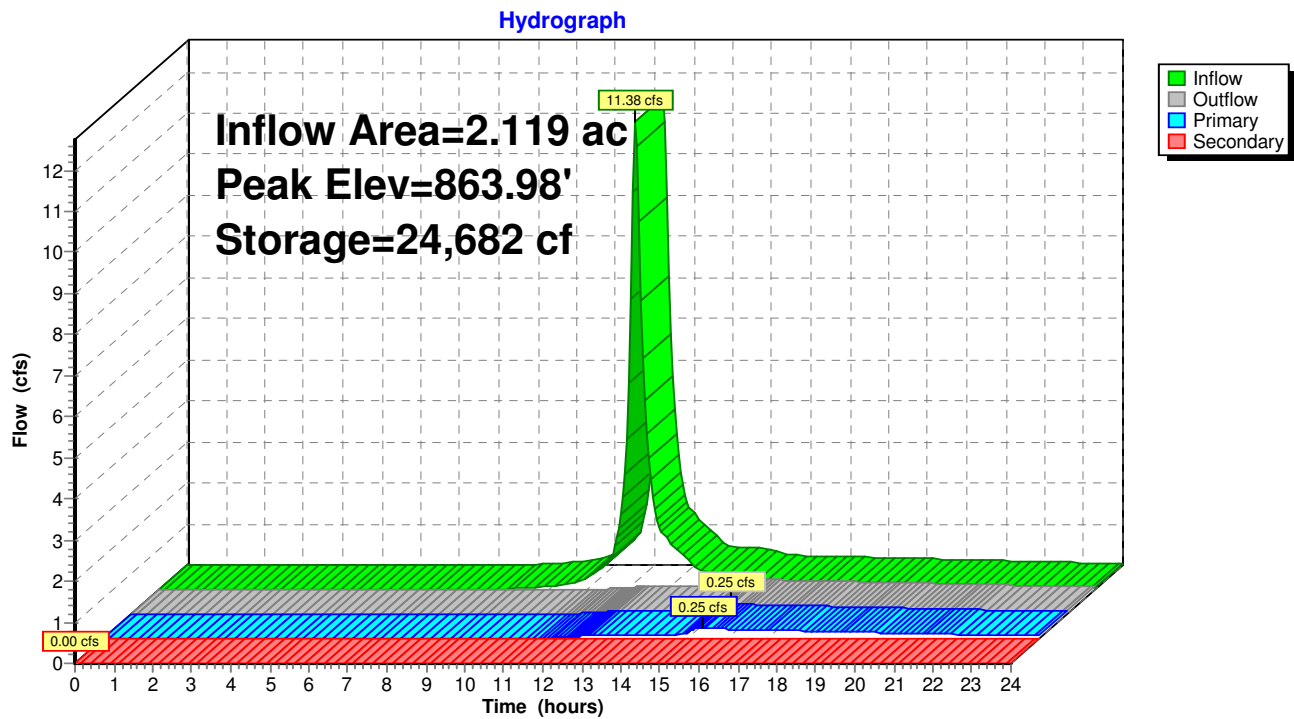
**Primary OutFlow** Max=0.25 cfs @ 15.37 hrs HW=863.98' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.25 cfs of 4.69 cfs potential flow)  
 ↑ **2=Orifice/Grate** (Orifice Controls 0.10 cfs @ 7.48 fps)  
 ↑ **3=Orifice/Grate** (Weir Controls 0.15 cfs @ 0.55 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=861.50' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond WET POND: WET POND 1



APPENDIX 8  
WINSLAMM Input and Output

Data file name: F:\Projects TerraTec\MSquared - Little Lambs  
 Corner\Hydrology\2021-09 Little Lamb 006.mdb  
 WinSLAMM Version 10.2.1  
 Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN  
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI\_AVG01.pscx  
 Runoff Coefficient file name: C:\WinSLAMM Files\WI\_SL06 Dec06.rsvx  
 Residential Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban  
 Dec06.std  
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban  
 Dec06.std  
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust  
 Dec06.std  
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust  
 Dec06.std  
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust  
 Dec06.std  
 Freeway Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance:  
 False  
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI\_GEO03.ppd  
 Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source  
 Area PSD Files.csv  
 Cost Data file name:  
 Seed for random number generator: -42  
 Study period starting date: 01/05/69 Study period ending date: 12/31/69  
 Date: 09-06-2021 Time: 12:36:27  
 Site information:  
 Little Lamb's Corner Development  

| Pre-Development Area Description | Pre-Development Area (ac) | Pre-Development CN |
|----------------------------------|---------------------------|--------------------|
| Grass                            | 2.740                     | 71                 |
| Total Area (ac)/Composite CN     | 2.740                     | 71                 |

  
 LU# 1 - Residential: Residential 1 - Lot 6 Total area (ac): 0.212  
 25 - Driveways 1: 0.008 ac. Connected Source Area PSD File: C:\WinSLAMM  
 Files\NURP.cpz FS-CP#2  
 51 - Small Landscaped Areas 1: 0.204 ac. Normal Silty Source Area PSD  
 File: C:\WinSLAMM Files\NURP.cpz  
  
 LU# 2 - Residential: Residential 2 Pond Total area (ac): 2.118  
 1 - Roofs 1: 0.165 ac. Pitched Disconnected Normal Silty Source  
 Area PSD File: C:\WinSLAMM Files\NURP.cpz  
 25 - Driveways 1: 0.041 ac. Disconnected Normal Silty Source Area PSD  
 File: C:\WinSLAMM Files\NURP.cpz  
 37 - Streets 1: 0.145 ac. Smooth Street Length = 0.039 curb-mi Street  
 Width (assuming two curb-mi per street mile) = 61.34615 ft  
 Default St. Dirt Accum. Source Area PSD File: C:\WinSLAMM  
 Files\NURP.cpz  
 51 - Small Landscaped Areas 1: 1.576 ac. Normal Silty Source Area PSD  
 File: C:\WinSLAMM Files\NURP.cpz



70 - Water Body Areas: 0.191 ac. Source Area PSD File:

LU# 3 - Residential: Residential 3 - offsite Total area (ac): 0.405  
25 - Driveways 1: 0.009 ac. Connected Source Area PSD File: C:\WinSLAMM  
Files\NURP.cpz FS-CP#4  
26 - Driveways 2: 0.041 ac. Disconnected Normal Silty Source Area PSD  
File: C:\WinSLAMM Files\NURP.cpz  
51 - Small Landscaped Areas 1: 0.355 ac. Normal Silty Source Area PSD  
File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Grass Swale CP# 1 (DS) - DS Grass Swales # 1

Total drainage area (acres)= 0.212  
Fraction of drainage area served by swales (ac) = 1.00  
Swale density (ft/ac) = 433.00  
Total swale length (ft) = 92  
Average swale length to outlet (ft)= 92  
Typical bottom width (ft) = 4.0  
Typical swale side slope (\_H:1V) = 3.0  
Typical longitudinal slope (ft.H/ft.V) = 0.005  
Swale retardance factor: A  
Typical grass height (in) = 3.0  
Swale dynamic infiltration rate (in/hr)= 0.020  
Typical swale depth (ft) for cost analysis (optional) = 0.0  
Particle size distribution file name: Not needed - calculated by program  
Use total swale length instead of swale density for infiltration

calculations: False

Control Practice 2: Filter Strip CP# 1 (SA) - SA Device, LU# 1 ,SA# 25

Total drainage area (acres)= 0.008  
Fraction of drainage area served by filter strips (ac) = 1.00  
Total filter strip width (ft) = 50.0  
Effective flow length (ft) = 10  
Infiltration rate (in/hr)= 0.020  
Typical longitudinal slope (ft.H/ft.V) = 0.060  
Typical grass height (in) = 3.0  
Swale retardance factor = B  
Use stochastic analysis to determine infiltration rate: False  
Infiltration rate coefficient of variation (COV) = 0.00  
Particle size distribution file name: Not needed - calculated by program  
Surface Clogging Load (lbs/sf) = 3.50

Control Practice 3: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 4

Particle Size Distribution file name: Not needed - calculated by program  
Initial stage elevation (ft): 6

Peak to Average Flow Ratio: 3.8

Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.01

2. Number of orifices: 1

3. Invert elevation above datum (ft): 6

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10

2. Weir crest width (ft): 14

3. Height from datum to bottom of weir opening: 8.5

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3

2. Stand pipe height above datum (ft): 8.45

Pond stage and surface area

| (cfs) | Entry<br>Number | Stage<br>(ft) | Pond Area<br>(acres) | Natural Seepage<br>(in/hr) | Other Outflow |
|-------|-----------------|---------------|----------------------|----------------------------|---------------|
|       | 0               | 0.00          | 0.0000               | 0.00                       |               |
| 0.00  | 1               | 1.00          | 0.0730               | 0.00                       |               |
| 0.00  | 2               | 2.00          | 0.0853               | 0.00                       |               |
| 0.00  | 3               | 3.00          | 0.0983               | 0.00                       |               |
| 0.00  | 4               | 4.00          | 0.1120               | 0.00                       |               |
| 0.00  | 5               | 5.00          | 0.1264               | 0.00                       |               |
| 0.00  | 6               | 6.00          | 0.1906               | 0.00                       |               |
| 0.00  | 7               | 6.50          | 0.2082               | 0.00                       |               |
| 0.00  | 8               | 7.50          | 0.2460               | 0.00                       |               |
| 0.00  | 9               | 8.50          | 0.2858               | 0.00                       |               |
| 0.00  | 10              | 9.00          | 0.3066               | 0.00                       |               |
| 0.00  |                 |               |                      |                            |               |

Control Practice 4: Filter Strip CP# 2 (SA) - SA Device, LU# 3 ,SA# 25

Total drainage area (acres)= 0.009

Fraction of drainage area served by filter strips (ac) = 1.00

Total filter strip width (ft) = 50.0

Effective flow length (ft) = 20

Infiltration rate (in/hr)= 0.020

Typical longitudinal slope (ft.H/ft.V) = 0.070

Typical grass height (in) = 3.0

Swale retardance factor = B

Use stochastic analysis to determine infiltration rate: False

Infiltration rate coefficient of variation (COV) = 0.00

Particle size distribution file name: Not needed - calculated by program

Surface Clogging Load (lbs/sf) = 3.50

SLAMM for Windows Version 10.2.1  
(c) Copyright Robert Pitt and John Voorhees 2012  
All Rights Reserved

Data file name: F:\Projects TerraTec\MSquared - Little Lambs  
Corner\Hydrology\2021-09 Little Lamb 006.mdb  
Data file description: Little Lamb's Corner Development  
Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN  
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI\_AVG01.pscx  
Runoff Coefficient file name: C:\WinSLAMM Files\WI\_SL06 Dec06.rsvx  
Residential Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban  
Dec06.std  
Institutional Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban  
Dec06.std  
Commercial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust  
Dec06.std  
Industrial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust  
Dec06.std  
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust  
Dec06.std  
Freeway Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI\_GEO03.ppdxd  
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69  
Date of run: 09-06-2021 Time of run: 12:36:09  
Total Area Modeled (acres): 2.735  
Years in Model Run: 0.99

| Particulate                              | Percent     | Runoff    | Percent Particulate |
|------------------------------------------|-------------|-----------|---------------------|
|                                          |             | Volume    | Runoff              |
| Solids                                   | Particulate | (cu ft)   | Volume              |
| Yield                                    | Solids      |           | Conc.               |
| (lbs)                                    | Reduction   |           | (mg/L)              |
|                                          |             | Reduction |                     |
| Total of all Land Uses without Controls: |             | 47921     | -                   |
| 238.4                                    | -           |           | 79.68               |
| Outfall Total with Controls:             |             | 23121     | 51.75%              |
| 46.03                                    | 80.69%      |           | 31.89               |
| Annualized Total After Outfall Controls: |             | 23443     |                     |
| 46.66                                    |             |           |                     |



**ATTACHMENT 9**  
**Stormwater Maintenance Plan Checklist**

## Stormwater Practice Maintenance Plan Checklist

Little Lamb's Corner Development

Glen Brooke Drive

Village of Jackson, Wisconsin

Date of Inspection: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Inspector Address: \_\_\_\_\_

Inspector Telephone Number: \_\_\_\_\_

Type of Inspection: Storm Event \_\_\_\_\_; Monthly \_\_\_\_\_; Annual \_\_\_\_\_; Other \_\_\_\_\_

| Inspection Item              | Acceptable | Remedial Action Required |
|------------------------------|------------|--------------------------|
| General Site Conditions      |            |                          |
| - Trash or debris            |            |                          |
| - Erosion                    |            |                          |
| - Sediment Deposits          |            |                          |
| - Other                      |            |                          |
| Piping                       |            |                          |
| - Trash or debris            |            |                          |
| - Accumulated Sediment       |            |                          |
| - Pipe Condition             |            |                          |
| Wet Pond                     |            |                          |
| - Trash or debris            |            |                          |
| - Accumulated Sediment       |            |                          |
| - Outlet Structure Condition |            |                          |
| - Water level                |            |                          |
| - Emergency Spillway         |            |                          |
| - Perimeter Berm/Fence       |            |                          |
| Dry Pond                     |            |                          |
| - Trash or debris            |            |                          |
| - Accumulated Sediment       |            |                          |
| - Outlet Structure Condition |            |                          |
| - Water level                |            |                          |
| - Emergency Spillway         |            |                          |
| - Perimeter Berm/Fence       |            |                          |

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

# Memo

**To:** Plan Commission Members  
**From:** Collin Johnson, Director of Building Inspections  
**Date:** 9/13/2021  
**Re:** Discussion on Rytec Exterior Storage Request

---

Village staff have been in discussions with Rytec Corporation regarding their request to use their southeast parking lot for short-term storage of shipping crates.

Your packet information includes various documents outlining the proposed storage area, photos of the crate materials, building photos, and email correspondence related to the request and ongoing discussions.

The storage request was born out of supply issues with Rytec's shipping crate supplier and raw material shortages. The expanded storage would allow Rytec to give their supplier more lead time to produce the shipping crates and in turn, allow Rytec to maintain a higher inventory level of shipping crates thereby minimizing or eliminating the potential for shipping disruptions of their door products.

Staff, at the approval of the Village Administrator, did offer a temporary 30-day approval if the exterior storage were to be relocated to the parking lot located in the northwest corner of the Rytec property. Rytec indicated they were looking for a longer term and an immediate stop-gap measure necessary. Rytec has not provided a definitive timeframe for the storage request however, the initial duration would last at least through the end of the year.

For various reasons, in particular aesthetics, exterior storage of this or any kind is generally prohibited or at least discouraged by municipalities, absent some type of screening or buffer. The proposed location has direct exposure to the frontage road as well as to the adjoining freeway.

Staff has also reviewed the original submittals related to the general development and use of the property and found no requests, approvals, or references to the need for exterior storage as a function of their operation. Staff does have concerns regarding the existing exterior storage as well as the potential for additional storage.

This information is being presented simply for discussion purposes with potential for directives related to the overall request. Since the property is subject to Conditional Use

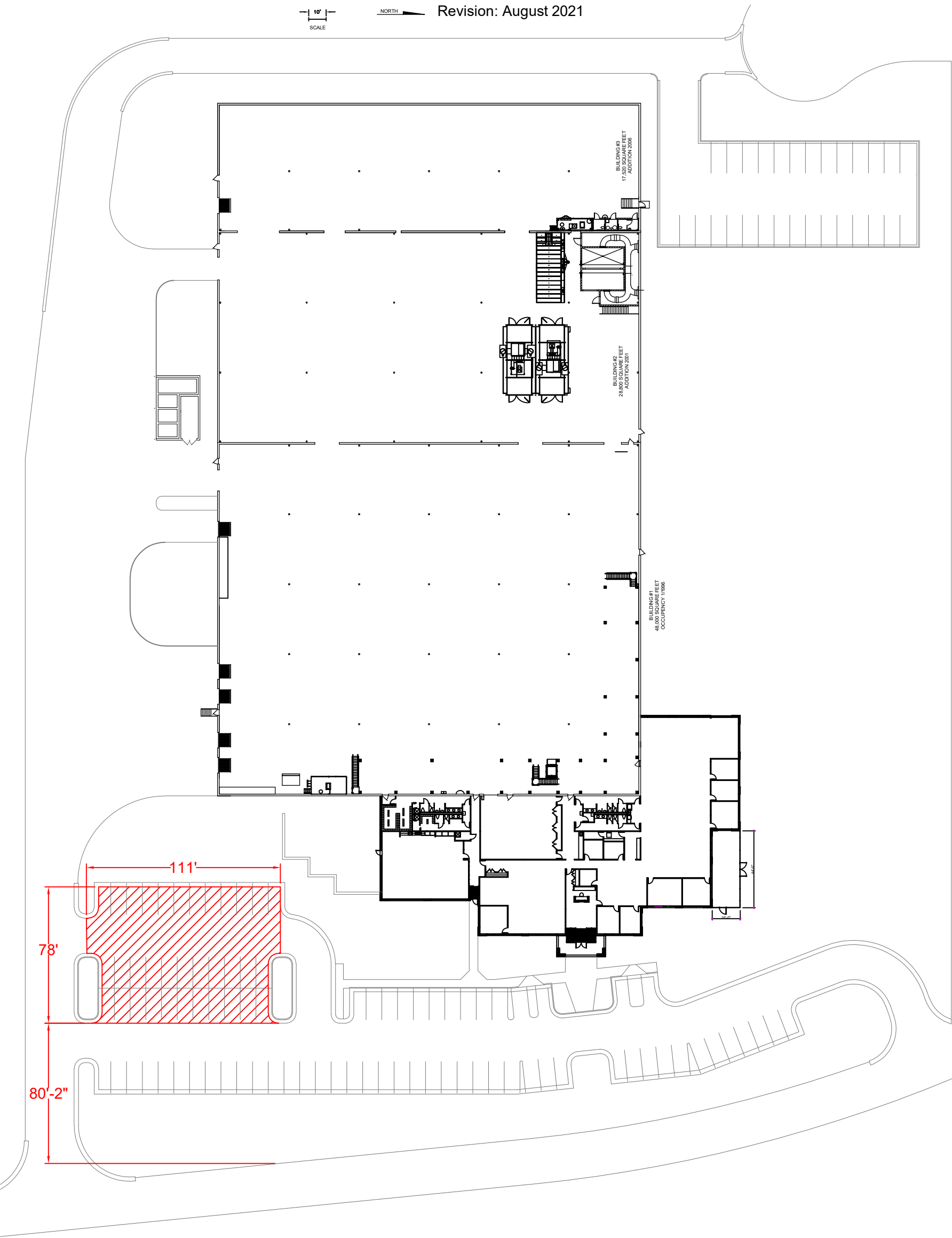


Approval, the Village holds purview over said request and any approval and/or conditions would have to come from the Plan Commission and Village Board through formal action.

Should the Village approve the request, staff recommends the proposed location be moved to the parking lot at the northwest corner of the property as mentioned above and shown on the site map and the duration of the storage be limited and specified.

Rytec Corporation  
One Cedar Parkway  
Jackson, WI 53037

Product Crate Storage Location











**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – September 30, 2021**

**Agenda Item #3 – Planned Unit Development – Final Plat – Home Path Financial LP Morning Meadows Subdivision – Phase II**

**Building Inspection**

- Recommend approval as presented.

**Public Works/Engineering**

- Recommend approval of the Final Plat for Phase 2.

**Police Department**

- No Comments

**Fire Department**

- No issues with final plat. Hydrants shall need to be placed within 500 ft of any home.

**Administrative/Planning**

- The submittal is consistent with terms established in the Developer's Agreement for Morning Meadows Phase II. Staff recommend approval.

**Agenda Item #4 – Certified Survey Map – Design 2 Construct – Caymus Court**

**Building Inspection**

- Recommend approval

**Public Works/Engineering**

- During the CSM approval process the original right of way of Caymus Court will need to be discontinued in order for the CSM to be final. Recommend hiring the Village Attorney for the discontinuation procedure.

**Police Department**

- No Comments

**Fire Department**

- No problem with the survey map. They should take into consideration that hydrants will need to be placed within 250 feet of building and sprinkler connection.

**Administrative/Planning**

- No additional comments.

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – September 30, 2021**

**Agenda Item #5 – Conditional Use Permit – Design 2 Construct/Genoa Healthcare Business Development – Caymus Way**

**Building Inspection**

- Proposed building design and materials are consistent with those in the adjacent business park.
- Vegetative buffering is recommended between this site and the adjacent residential uses as outlined in Ord. Section 48-151(i)(10).
- Dumpster area shall be adequately screened in accordance with Ord. Section
- A total of 55 parking spaces is proposed including two ADA accessible spaces. This is compliant with the requirements of Ord. Section 48-177. Future expansion would require an additional 12 parking spaces based on a 16,800 sq. ft. addition.
- Any future signage will require separate submittals and Village review and approval.
- Staff recommends conditional approval conditional upon the requirements outlined in staff comments.

**Public Works/Engineering**

- Utility plan shall be submitted for review and approval.

**Police Department**

- No Comments

**Fire Department**

- State approved plans required.
- Hydrant located within 250 ft of sprinkler connection.
- Knox Box required near front entrance.

**Administrative/Planning**

- No additional comments.

**Agenda Item #6 – Planned Unit Development – John Lamm – Glen Brook Drive**

**Building Inspection**

- The proposed subdivision was previously presented to the Plan Commission as a Concept Plan. The developer has revised the original plans to incorporate various suggestions made by the Plan Commission and Village Staff.
- The current plan includes six residential lots intended for one or two-family homes and incorporates surface stormwater drainage to two retention ponds located within the development area.
- The smallest lot is roughly 11,400 sq. ft while the largest lot is roughly 16,250 sq. ft. in area. Lot sizes are consistent with R-4 zoning minimum area requirements and R-5 zoning for minimum lot width requirements and are similar to lot sizes in abutting residential developments.
- Staff recommends approval.

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – September 30, 2021**

**Public Works/Engineering**

- A separate review and approval process is being completed for the utility and stormwater management for the development. Recommend approval to continue with the process of completing a Development Agreement for the Development.

**Police Department**

- No Comments

**Fire Department**

- Although this is very tight with space for this number of houses, we would just look at hydrant location and easy access for large apparatus. Hydrants would need to be located within 500 ft of houses. Would prefer for hydrant located in the cul-de-sac.

**Administrative/Planning**

- The proposed plan demonstrates the applicate incorporated feedback from the previous proposal, specifically with consideration made to larger lot sizing.