NOTICE
Village of Roberts
Plan Commission Meeting
Thursday, May 6, 2021
6:45 PM
GoTo Meeting Information below for online access

Agenda

The regularly scheduled Plan Commission meeting will begin at 6:45 PM on May 6, 2021 at the Roberts Village Hall.

Regular Plan Commission Agenda

1. Call to order
2. Proper notification
3. **Public Hearing** – To rezone the property located at 108 W Warren Street from RD-2 Two Family Residential District to RS-7 Single Family Residential District.
   a. Call public hearing to order
   b. Call for public comments
   c. Adjourn public hearing
   d. Discuss/possible action to rezone the property located at 108 W Warren Street from RD-2 Two Family Residential District to RS-7 Single Family Residential District.

4. Building Inspectors Report
5. Discussion/approval of Dale Stewart's request to reside the building located at 109 W Main Street.
6. Discussion/approval of Overing Homes 8th Addition to Rolling Meadows subdivision approval.
7. Discussion regarding JET Properties Concept Plan and proposed street layout for the land located South of County Road TT and West of 130th Street.
8. Discussion on Project Mallard's concept plan for the land between the Senior Housing and Air Tech.
9. Discussion/approval of authorizing Ayres and Associates to review the impact fee amounts for possible increase.
10. Discussion/approval of authorizing Ayres and Associates to review the sewer main connection charge.
11. Other Business
12. Adjourn

Items on the agenda may not be presented in this order.
Agenda may change up to 24 hours before meeting

Megan Dull,
Village Clerk

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/833896125

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 877 309 2073
- One-touch: tel:+18773092073,,833896125#

United States: +1 (646) 749-3129
- One-touch: tel:+16467493129,,833896125#

Access Code: 833-896-125

All Croix Inspections
BUILDING PERMIT REPORT FOR THE MONTH ENDING : 04/30/2021
VILLAGE OF ROBERTS ONLY

RESIDENTIAL CONSTRUCTION

NEW SINGLE FAMILY

Owner/Address	Description/Permit #	Estimated Value
SHAY, MICKEY 703 LACIE D LN 54023	RESIDENTIAL NEW SINGLE B-21-210140	235,000
WINKELMAN, BEN 705 LACIE D LN 54023	RESIDENTIAL NEW SINGLE B-21-210141	219,000
LUNDGAARD, LEAH 709 LACIE D LN 54022	RESIDENTIAL NEW SINGLE B-21-210142	239,158
TOTAL NEW SINGLE FAM CONSTRUCTION:	3	693,158

RESIDENTIAL RENOVATIONS

Owner/Address	Description/Permit #	Estimated Value
HOLTORF, THOMAS 1100 SUSAN LANE 54023	RESIDENTIAL ADD/ALT B-21-210199	15,000
TOTAL RESIDENTIAL RENOVATIONS	1	15,000

TOTAL ALL RESIDENTAL CONSTRUCTION:	4	708,158

OTHER BUILDING PERMITS

Owner/Address	Description/Permit #	Estimated Value
CURTIS, ERIC R 317 DAKOTA AVE 54023	ROOFING G-21-210258	8,400
LOUGHNEY, SEAN 305 W ASH ST 54023	FENCE F-21-210298	0
NOORDHOEK, LARRY 106 FRENCH CT 54023NOORD	ACCESSORY B-21-210305	5,000
MICHAELS, ANGELA & DICKSON, ALEJANDRO 112 S MEADOW LN 54023	DECK B-21-210308	2,300
NYENHUIS, RYAN 341 DAKOTA AVE 54023	DECK B-21-210195	19,000
STODDARD, CHARLENE & MICHAEL 1219 BRIARWOOD BLVD 54023	DECK B-21-210212	2,800
TOTALS:	6	37,500

SIGN PERMITS

Owner/Address	Description/Permit #	Estimated Value
RIVER STATES TRUCK & TRAILER 690 STAR LN 54023	SIGN - REPAIR OR REPLACE S-21-210177	0

RIVER STATES TRUCK & TRAILER 690 STAR LN 54023	SIGN - NEW S-21-210178	0
RIVER STATES TRUCK & TRAILER 690 STAR LN 54023	SIGN - NEW S-21-210179	0
RIVER STATES TRUCK &TRAILER INC 690 STAR LANE 54601	SIGN - NEW S-21-210180	0
RIVER STATES TRUCK & TRAILER 690 STAR LN 54023	SIGN - NEW S-21-210181	0
RIVER STATES TRUCK & TRAIILER 690 STAR LN 540238888	SIGN - NEW S-21-210182	0
TOTALS:	6	0

TOTAL # OF BUILDING PERMITS / VALUE:	16	745,658

CERTIFICATES OF OCCUPANCY

DATE ISSUED	ADDRESS	TYPE
4/16/2021	112 S MEADOW LN 54023	PERMANENT
4/28/2021	90 TERRESA ST 54023	PERMANENT

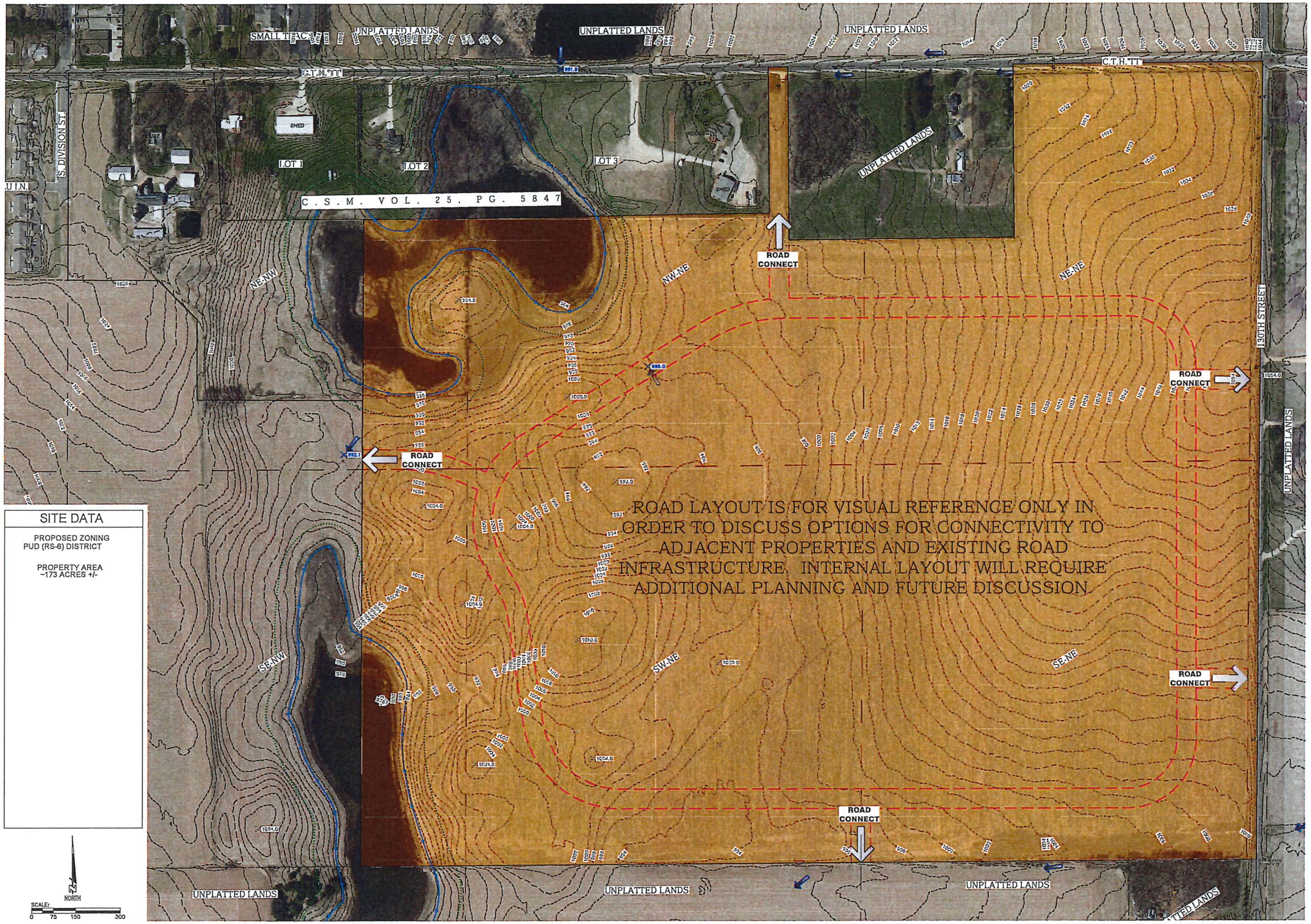
TOTAL PERMIT & INSPECTION FEES COLLECTED: 6,845.97

PROJECT CODE RECAP

PERMITS BY TYPE	# OF PERMITS	ESTIMATED VALUE
ACCESSORY BUILDING/GARDEN SHED	1	5,000
DECK	3	24,100
FENCE	1	0
RESIDENTIAL ADD/ALT	1	15,000
RESIDENTIAL NEW SINGLE FAMILY	3	693,158
ROOFING	1	8,400
SIGN - NEW	5	0
SIGN - REPAIR OR REPLACE	1	0
TOTALS	16	745,658

INSPECTIONS BY TYPE

PERMIT TYPE	# OF INSPECTIONS	RES	COMM
BUILDING PERMIT	63	60	3
TOTALS	63	60	3



ROAD LAYOUT IS FOR VISUAL REFERENCE ONLY IN ORDER TO DISCUSS OPTIONS FOR CONNECTIVITY TO ADJACENT PROPERTIES AND EXISTING ROAD INFRASTRUCTURE. INTERNAL LAYOUT WILL REQUIRE ADDITIONAL PLANNING AND FUTURE DISCUSSION.

SITE DATA

PROPOSED ZONING
PUD (RS-6) DISTRICT

PROPERTY AREA
~173 ACRES +/-

ROAD CONNECTIVITY	MDH	4/23/21
REVISION DESCRIPTION:	NAME:	DATE:

DRAWING PHASE:	DRAWN BY: JMS
OWNER REVIEW	CHECKED BY: MDH
AGENCY REVIEW	DATE: 04/21/21
BID DOCUMENT	DWG FILE: 5060-120 (SC)
FOR CONSTRUCTION	REF FILE: 5060-120 (SC)
AS-BUILT DOCUMENT	JOB NUMBER: 5060-120

A·C/a

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

authconsulting.com

Auth·Consulting/associates
S&N Land Surveying a division of A C/a

PROJECT:
MILLER PROPERTY
JET PROPERTIES
..

CONCEPT SITE PLAN

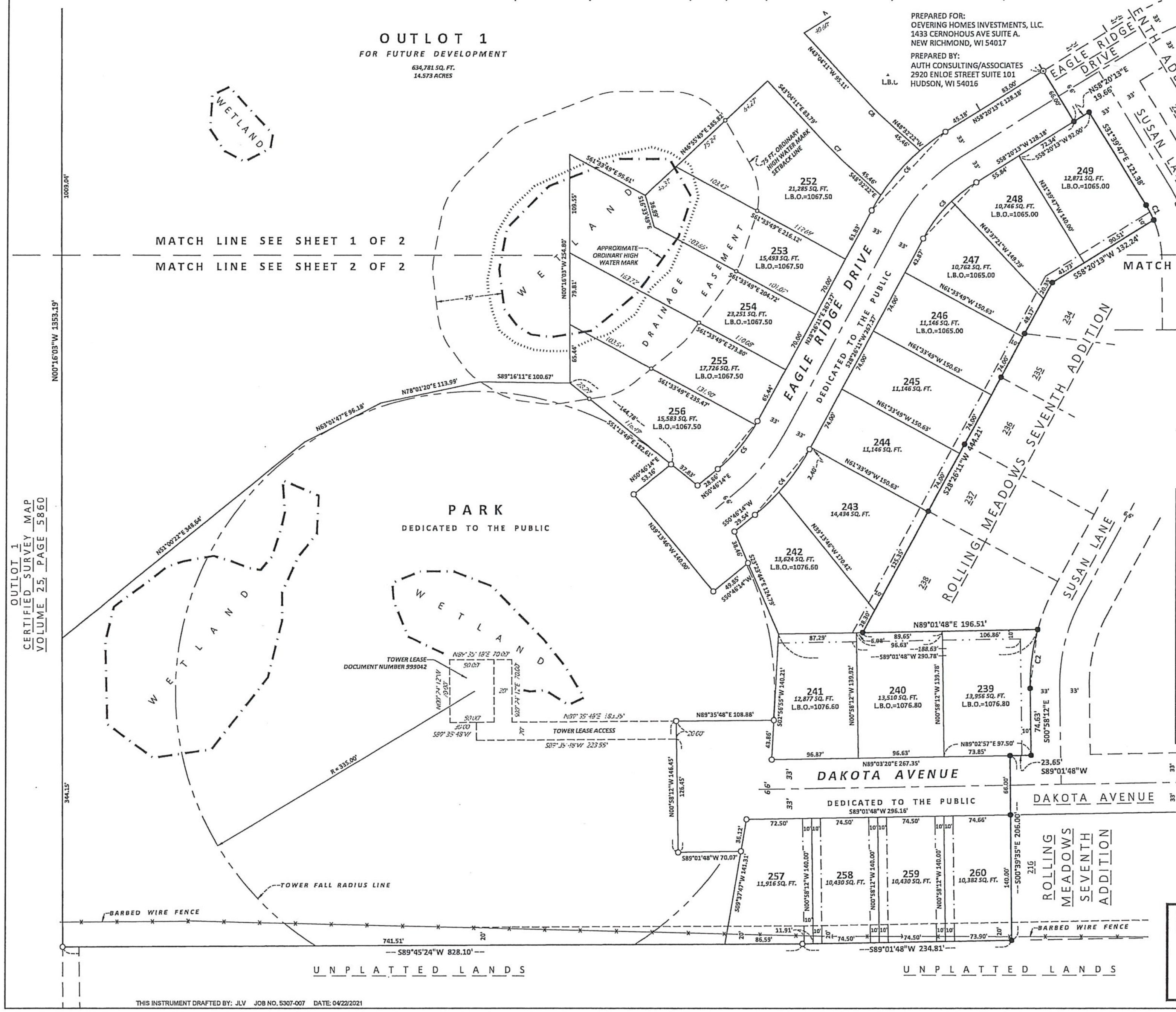
SHEET NO.
CONCEPT

ROLLING MEADOWS EIGHTH ADDITION

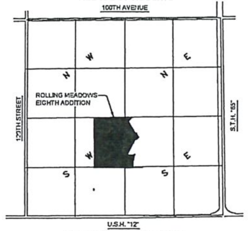
LOCATED IN PART OF THE SE1/4 OF THE SW1/4, PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF TH SE 1/4 OF SECTION 15, T29N, R18W, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:
OEVERING HOMES INVESTMENTS, LLC.
1433 CERNOHOUS AVE SUITE A.
NEW RICHMOND, WI 54017

PREPARED BY:
AUTH CONSULTING/ASSOCIATES
2920 ENLOE STREET SUITE 101
HUDSON, WI 54016


OUTLOT 1
FOR FUTURE DEVELOPMENT
634,781 SQ. FT.
14.573 ACRES
WETLAND
MATCH LINE SEE SHEET 1 OF 2
MATCH LINE SEE SHEET 2 OF 2
APPROXIMATE ORDINARY HIGH WATER MARK
75 FT. ORDINARY HIGH WATER MARK SETBACK LINE
DRAINAGE EASEMENT
EAGLE RIDGE DRIVE
DEDICATED TO THE PUBLIC
EAGLE RIDGE DRIVE
SEVENTH ADDITION
SUSAN LANE
MATCH LINE
ROLLING MEADOWS SEVENTH ADDITION
252 21,285 SQ. FT. L.B.O.=1067.50
253 15,493 SQ. FT. L.B.O.=1067.50
254 23,251 SQ. FT. L.B.O.=1067.50
255 17,726 SQ. FT. L.B.O.=1067.50
256 15,583 SQ. FT. L.B.O.=1067.50
249 12,871 SQ. FT. L.B.O.=1065.00
248 10,746 SQ. FT. L.B.O.=1065.00
247 10,762 SQ. FT. L.B.O.=1065.00
246 11,146 SQ. FT. L.B.O.=1065.00
245 11,146 SQ. FT.
244 11,146 SQ. FT.
243 14,434 SQ. FT.
242 13,624 SQ. FT. L.B.O.=1076.60
241 12,877 SQ. FT. L.B.O.=1076.60
240 13,510 SQ. FT. L.B.O.=1076.80
239 13,956 SQ. FT. L.B.O.=1076.80
257 11,916 SQ. FT.
258 10,430 SQ. FT.
259 10,430 SQ. FT.
260 10,382 SQ. FT.
PARK
DEDICATED TO THE PUBLIC
TOWER LEASE DOCUMENT NUMBER 999042
TOWER LEASE ACCESS
R = 335.00'
TOWER FALL RADIUS LINE
BARBED WIRE FENCE
DAKOTA AVENUE
DEDICATED TO THE PUBLIC
DAKOTA AVENUE
ROLLING MEADOWS SEVENTH ADDITION
OUTLOT 1 CERTIFIED SURVEY MAP VOLUME 25, PAGE 5860
N00°16'03"W 1353.19'
S89°45'24"W 828.10'
S89°01'48"W 234.81'
UNPLATTED LANDS
UNPLATTED LANDS

LOCATION SKETCH
VILLAGE OF ROBERTS



SECTION 15, T29N, R18W

LEGEND

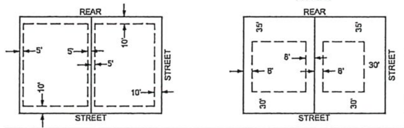
- ⊕ FOUND COUNTY SECTION CORNER MONUMENT
- ⊙ FOUND 1-1/4" OUTSIDE DIAMETER BAR
- ● FOUND 1" OUTSIDE DIAMETER IRON PIPE, UNLESS NOTED
- ○ SET 1-1/4 " DIAMETER BY 18" LONG IRON BAR WEIGHING 4.17 LBS/LINEAR FOOT
- ○ SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE WIGHING 1.13 LBS./ LINEAR FOOT
- —··— DRAINAGE EASEMENT
- — — — 75 FOOT BUILDING SETBACK FROM ODINARY HIGHWATER MARK
- —·—·— APPROXIMATE ORDINARY HIGH WATER MARK AS DETERMINED BY WIDNR
- ''''''''' WETLAND LIMITS AS DELINEATED SEPTEMBER 2017 75 - FOOT BUILDING SETBACK FROM ORDINARY HIGH WATER

ALL OTHER LOT CORNERS ARE MONUMENTED WITH 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE WEIGHING 1.13 LBS/LINEAR FOOT

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

SINGLE FAMILY HOME
DRAINAGE & UTILITY EASEMENTS
TYPICAL (UNLESS OTHERWISE NOTED)

SINGLE FAMILY HOME
BUILDING SETBACKS
TYPICAL



CURVE DATA TABLE

CURVE	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	117.00'	9°09'25"	S27°05'04.5"E	18.68'	18.70'	S31°39'47"E	S22°30'22"E
C2	233.00'	16°17'35"	S7°10'35.5"W	66.03'	66.26'	S15°19'23"W	S0°58'12"E
C3	167.00'	29°54'02"	S43°23'12"W	86.17'	87.15'	S58°20'13"W	S28°26'11"W
LOT 248	167.00'	11°57'34"	S52°21'26"W	34.79'	34.86'	S58°20'13"W	S46°22'39"W
LOT 247	167.00'	17°56'28"	S37°24'25"W	52.08'	52.29'	S46°22'39"W	S28°26'11"W
C4	245.00'	22°20'03"	S39°36'12.5"W	94.90'	95.50'	S28°26'11"W	S50°46'14"W
LOT 243	245.00'	13°44'22"	S35°18'22"W	58.61'	58.75'	S28°26'11"W	S42°10'33"W
LOT 242	245.00'	8°35'41"	S46°28'23.5"W	36.72'	36.75'	S42°10'33"W	S50°46'14"W
C5	179.00'	22°20'03"	N39°36'12.5"E	69.33'	69.77'	N50°46'14"E	N28°26'11"E
LOT 256	179.00'	20°52'26"	N40°20'01"E	64.85'	65.21'	N50°46'14"E	N29°53'48"E
LOT 255	179.00'	1°27'37"	N29°09'59.5"E	4.56'	4.56'	N29°53'48"E	N28°26'11"E
C6	233.00'	29°54'02"	N43°23'12"E	120.22'	121.59'	N28°26'11"E	N58°20'13"E
LOT 252	233.00'	4°52'55"	N30°52'38.5"E	19.85'	19.85'	N28°26'11"E	N33°19'06"E
OUTLOT	233.00'	16°17'04"	N41°27'38"E	66.00'	66.22'	N33°19'06"E	N49°36'10"E
LOT 251	233.00'	8°44'03"	N53°58'11.5"E	35.48'	35.52'	N49°36'10"E	N58°20'13"E
C7	533.00'	5°28'11"	S45°48'16.5"E	50.87'	50.88'	S43°04'11"E	S48°32'22"E
C8	467.00'	5°28'11"	N45°48'16.5"W	44.57'	44.58'	N48°32'22"W	N43°04'11"W

Office of the Register of Deeds

________________ County, Wisconsin

Received for Record ____________, 20

at ________ o'clock _____ M as document #

________________________ in

Register of Deeds

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

THE EAST - WEST 1/4 LINE OF SECTION 15 BEARS S89°13'36"W BASED ON THE ST. CROIX COUNTY COORDINATE SYSTEM

NORTH

SCALE: 1 INCH = 60 FEET

60 30 0 60

THIS INSTRUMENT DRAFTED BY: JLV JOB NO. 5307-007 DATE: 04/22/2021

SHEET 1 OF 2

PROJECT:
OEVERING HOMES
ROLLING MEADOWS EIGHTH ADDITION
SEC.15, T29N, R18W, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

FINAL PLAT

A·C/a

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490
Fax 715-232-8492
men@authconsulting.com

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277
Fax 715-381-5336
hudson@authconsulting.com

Auth·Consulting/associates

S&N Land Surveying

DRAWN BY: JLV
CHECKED BY: TRD
DATE: 4/21/21
DWG FILE: RM-8TH-Final
REF FILE:
JOB NUMBER: 5307-007

REVISION DESCRIPTION:	NAME:	DATE:

SHEET NO.
1 OF 2

ROLLING MEADOWS EIGHTH ADDITION

LOCATED IN PART OF THE SE1/4 OF THE SW1/4, PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF TH SE 1/4 OF SECTION 15, T29N, R18W, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:
OEVERING HOMES INVESTMENTS, LLC.
1433 CERNOHOUS AVE SUITE A.
NEW RICHMOND, WI 54017

PREPARED BY:
AUTH CONSULTING/ASSOCIATES
2920 ENLOE STREET SUITE 101
HUDSON, WI 54016

SURVEYOR'S CERTIFICATE

I, Ty R. Dodge, Professional Wisconsin Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Roberts, and under the direction of Oevering Homes Investments, LLC, owner of said land, I have surveyed, divided and mapped ROLLING MEADOWS EIGHTH ADDITION, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this plat is located in part of the Southeast Quarter of the Southwest Quarter, part of the Northeast Quarter of the Southwest Quarter, part of the Northwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 15, Township 29 North, Range 18 West, Village of Roberts, St. Croix County, Wisconsin; described as follows:

Commencing at the west quarter corner of said Section 15; thence N 89° 13′ 36″ E, along the east – west quarter line of said section, 1837.35 feet to the Point of Beginning, thence continue, along said quarter line, N 89° 13' 36" E a distance of 1048.57 feet; thence, the following along the exterior boundary of the plat of Rolling Meadows Seventh Addition, S 41° 22' 26" W a distance of 167.33 feet; thence S 31° 39' 47" E a distance of 377.63; thence N 58° 20' 13" E a distance of 19.66 feet; thence S 31° 39' 47" E a distance of 121.38 feet to a point of curvature; thence along the arc of a curve, concave to the west, 18.70 feet, said curve having a radius of 117.00 feet and a chord which bears S 27° 05' 04.5" E for a distance of 18.68 feet; thence S 58° 20' 13" W a distance of 132.24 feet; thence S 28° 26' 11" W a distance of 444.21 feet; thence N 89° 01' 48" E a distance of 196.51 feet; thence along the arc of a curve, concave to the east, 66.26 feet, said curve having a radius of 233.00 feet and a chord which bears S 07° 10' 35.5" W for a distance of 66.03 feet; thence S 00° 58' 12" E a distance of 74.63 feet; thence, S 89° 01' 48" W a distance of 23.65 feet; thence S 00° 39' 35" E a distance of 206.00 feet; thence, leaving said exterior boundary, S 89° 01' 48" W a distance of 234.81 feet; thence S 89° 45' 24" W a distance of 828.10 feet; thence, along the east boundary of the Certified Survey Map recorded in Volume 25, Page 5860 at the St. Croix Register of Deeds Office, N 00° 16' 03" W a distance of 1353.19 feet to the Point of Beginning

Containing 32.754 acres of land.

Dated this _____ day of ______________, 2021.

WISCONSIN
TY R. DODGE
S-2494
CLEAR LAKE, WI
LAND SURVEYOR

____
Ty R. Dodge
Auth Consulting & Associates
2920 Enloe Street, Suite 101
Hudson, WI 54016
715-386-2007

OWNER'S CERTIFICATE OF DEDICATION

Oevering Homes Investments, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Oevering Homes Investments, LLC, does further certify that this plat is required by S.236.10 OR S.236.12 to be submitted to the following for approval or objection: Village of Roberts, Department of Administration and St. Croix County Community Development.

IN WITNESS WHEREOF, the said Oevering Homes Investments, LLC, has caused these presents to be signed by Oranzo J. Oevering, Member, this ______ day of _____________, 20____.

____
Oranzo J. Oevering

STATE OF ____________)
COUNTY OF____________)SS.

Personally came before me this _____ day of ___________, 20___, Oranzo J. Oevering, member of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such member of said limited liability company, and acknowledged that he executed the foregoing instrument as such member, as the deed of said limited liability company, by its authority.

______________________ ______________________
Notary Public My commission expires

CONSENT OF CORPORATE MORTGAGEE

Security Financial Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the land described in Rolling Meadows Eighth Addition, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this plat, and does hereby consent to the above certificate of Oevering Homes Investments, LLC, owner.

IN WITNESS WHEREOF, the said First Security Financial Bank has caused these presents to be signed by John Lisowski, its Market President, and its corporate seal to be hereunto affixed.

This __________ day of __________________, 20______.

____
John Lisowski- Market President

State of Wisconsin)
County of ______________)SS

Personally came before me this ______ day of ______________, 20 ___, John Lisowski, Market President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Market President of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

______________________ ______________________
Notary Public My Commission Expires

VILLAGE TREASURER CERTIFICATE

State of Wisconsin)
County Of St. Croix)SS

I, Megan Dull, being the duly elected, qualified and acting Treasurer of the Village of Roberts, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of ________________ affecting the land included in the plat of Rolling Meadows Eighth Addition.

______________________ ______________________
Megan Dull Date
Village Treasurer

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
County of St. Croix)SS

I, Denise Anderson, being the duly elected, qualified and acting Treasurer of St. Croix County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _________________ affecting the land included in the plat of Rolling Meadows Eighth Addition.

______________________ ______________________
Denise Anderson Date
County Treasurer

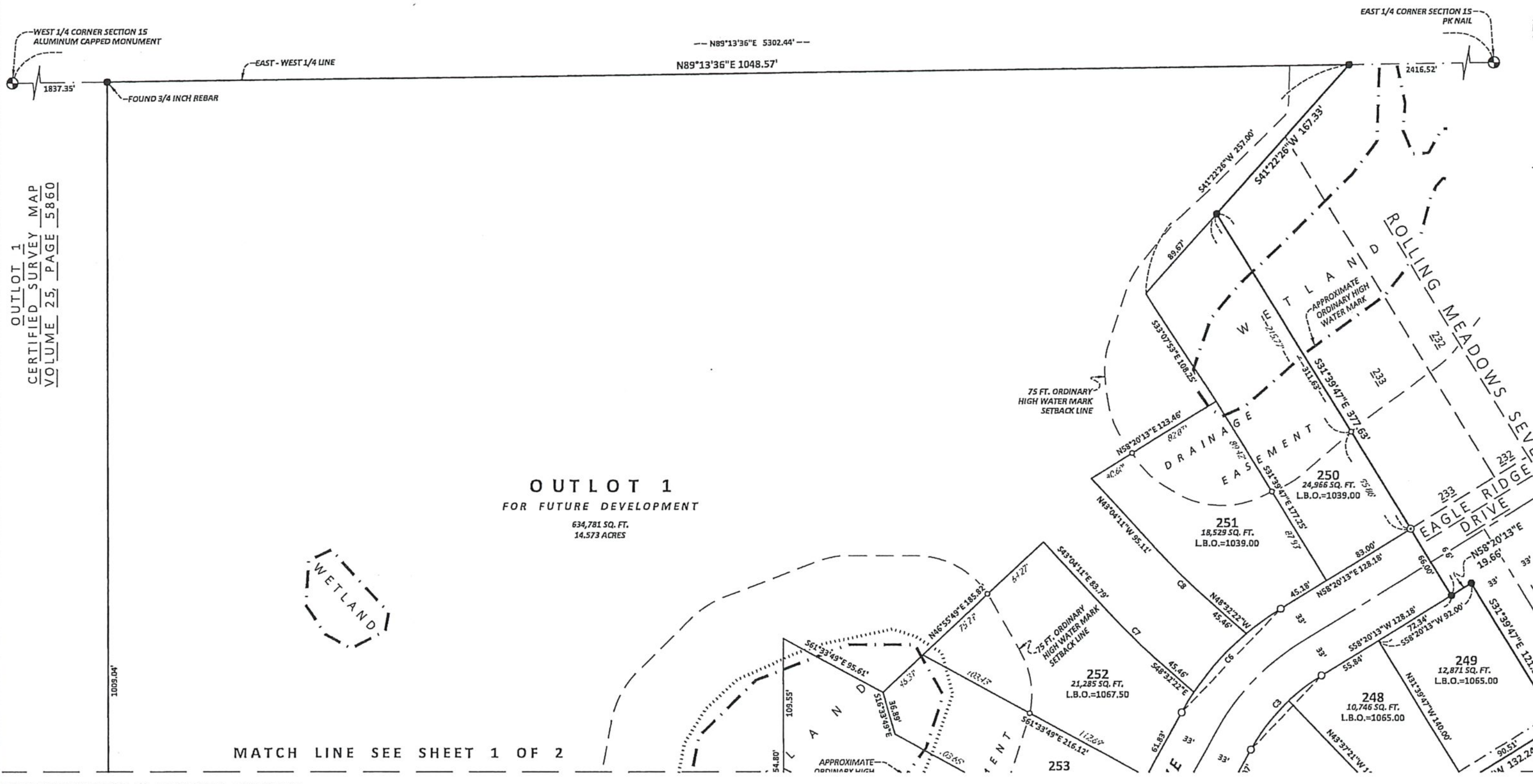
VILLAGE BOARD RESOLUTION

Resolved, that the plat of Rolling Meadows Eighth Addition, in the Village of Roberts, Oevering Homes Investments, LLC, owner, is hereby approved by the Village Board.

______________________ ______________________
Willard Moeri Date
President

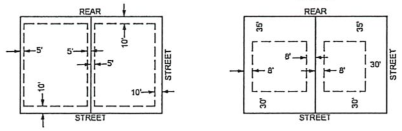
I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Roberts.

______________________ ______________________
Megan Dull Date
Village Clerk



SINGLE FAMILY HOME
DRAINAGE & UTILITY EASEMENTS
TYPICAL (UNLESS OTHERWISE NOTED)

SINGLE FAMILY HOME
BUILDING SETBACKS
TYPICAL



LEGEND

- ⊕ FOUND COUNTY SECTION CORNER MONUMENT
- ⊙ FOUND 1-1/4" OUTSIDE DIAMETER BAR
- ● FOUND 1" OUTSIDE DIAMETER IRON PIPE, UNLESS NOTED
- ○ SET 1-1/4 " DIAMETER BY 18" LONG IRON BAR WEIGHING 4.17 LBS/LINEAR FOOT
- o SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE WIGHING 1.13 LBS./ LINEAR FOOT
- —— · · —— DRAINAGE EASEMENT
- —— —— —— 75 FOOT BUILDING SETBACK FROM ODINARY HIGHWATER MARK
- ▬ · ▬▬ · ▬ APPROXIMATE ORDINARY HIGH WATER MARK AS DETERMINED BY WIDNR
- ||||||||||||||||| WETLAND LIMITS AS DELINEATED SEPTEMBER 2017 75 - FOOT BUILDING SETBACK FROM ORDINARY HIGH WATER

ALL OTHER LOT CORNERS ARE MONUMENTED WITH 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE WEIGHING 1.13 LBS/LINEAR FOOT

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

THIS INSTRUMENT DRAFTED BY: JLV JOB NO. 5307-007 DATE: 04/22/2021

REVISION DESCRIPTION:	NAME:	DATE:

DRAWN BY: JLV
CHECKED BY: TRD
DATE: 4/21/21
DWG FILE: RM-8TH-Final
REF FILE:
JOB NUMBER: 5307-007

S&N Land Surveying

A·C/a
Auth·Consulting/associates

CORPORATE OFFICE
408 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490
Fax 715-232-8492
men@authconsulting.com

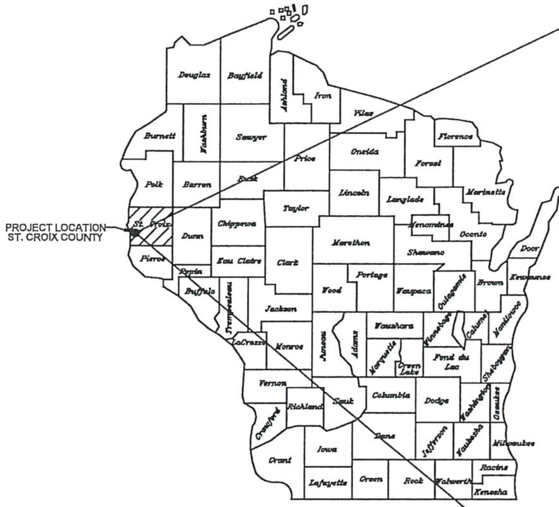
BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277
Fax 715-381-5338
hudson@authconsulting.com

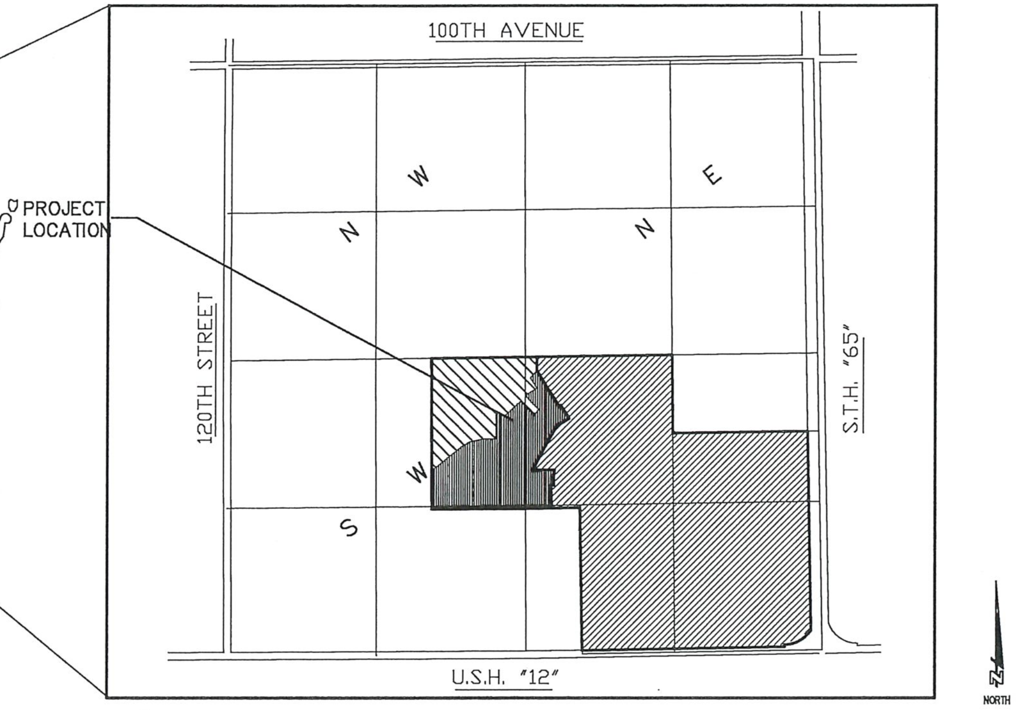
PROJECT:
OEVERING HOMES
ROLLING MEADOWS EIGHTH ADDITION
SEC. 15, T29N, R18W, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

FINAL PLAT

SHEET NO.
2 OF 2

ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN





LOCATION MAP

N.T.S.

KEY	
SYMBOLS	DESCRIPTION
━━━━	PROPERTY LNE
━━━━	LOTLINE
────	CENTERLINE
— · · — · · —	UTILITY EASEMENT
────	PROPOSED R.O.W.
────	PROPOSED BIT
────	PROPOSED CURB BACK
────	PROPOSED CURB FACE
── W ──	PROPOSED WATERMAIN
━━ SAN ━━	PROPOSED SANITARY SEWER
━━ STM ━━	PROPOSED STORM SEWER
⊖	PROPOSED SAN. MANHOLE
⊖	PROPOSED STORM MANHOLE
▨	PROPOSED STORM INLET
⋈	PROPOSED GATE VALVE
●	PROPOSED HYDRANT
⊗	PROPOSED CURB STOP
─■──■──■─	PROPOSED SILT FENCE
▩	PROPOSED EROSION MAT
▤	4'x8'x4" RIGID INSULATION
︶︶︶︶	EXISTING WOODS
── x ──	EXISTING FENCE
⊖	DECIDUOUS TREE
✳	CONIFEROUS TREE
── OE ──	OVERHEAD ELECTRIC
UT	UNDERGROUND TELEPHONE
E	ELECTRIC PED
□	POWER POLE
⊕	SECTION CORNER
B–B	BACK TO BACK OF CURB
+FL	SPOT FLOWLINE ELEVATION
F.G	FINISH GRADE
O.H.W.L.	ORDINARY HIGH WATER LINE

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY UTILITIES AND HAVE ALL UTILITIES LOCATED PRIOR TO ANY EXCAVATION.
2. EROSION CONTROL TO BE IN PLACE BEFORE BEGINNING CONSTRUCTION AND CONTINUOUSLY MAINTAINED.
3. CONTRACTOR SHALL SALVAGE AND REPLACE TOPSOIL IN ALL DISTURBED AREAS.
4. NO TREES OR SHRUBS TO BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
5. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESSIBILITY ALONG PROJECT.
6. SALVAGED MATERIALS TO BECOME PROPERTY OF THE OWNER.
7. ALL TOPSOIL, ORGANIC AND UNSUITABLE MATERIAL TO BE REMOVED BEFORE FILL MATERIAL IS PLACED. NO ORGANIC, UNSUITABLE OR FROZEN MATERIAL TO BE PLACED IN FILL AREAS. ALL FILL MATERIAL AND ENGINEERED FILL TO BE MECHANICALLY COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
8. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN," SIXTH EDITION AND VILLAGE OF ROBERTS "DEVELOPMENT GUIDELINES FOR STREET AND UTILITY CONSTRUCTION".

EXISTING SITE CONDITION NOTE

EXISTING CONDITIONS SHOWN ARE BASED ON TOPOGRAPHY INFORMATION OBTAINED BY AUTH CONSULTING & ASSOCIATES, INC., AND ADDITIONAL INFORMATION OBTAINED FROM ST. CROIX COUNTY AERIAL & LIDAR MAPPING. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS FOR ACCURACY PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES COMMENCING.

CONTACTS

PROJECT ENGINEER/SURVEYOR AUTH CONSULTING & ASSOCIATES 715-381-5277	DIGGERS HOTLINE 1-800-242-8511 VILLAGE OF ROBERTS 715-749-3126

WISCONSIN
ZACHARY P.
FAGAN
E-40566
NEW RICHMOND
WI
PROFESSIONAL ENGINEER

Zachary P. Fagan
04/22/2021

SHEET INDEX

SHEET	SHEET DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING SITE CONDITIONS
C3.0	SITE & SIGNAGE PLAN
C4.0	GRADING PLAN
C5.0	EROSION CONTROL PLAN
C6.0	OVERALL UTILITY PLAN
C6.1	UTILITY PLAN - SANITARY SEWER PLAN
C6.2	UTILITY PLAN - WATERMAIN PLAN
C6.3	UTILITY PLAN - STORM SEWER PLAN
C7.0	PLAN AND PROFILE - DAKOTA AVENUE
C7.1	PLAN AND PROFILE - EAGLE RIDGE DRIVE
C8.0-C8.4	DETAILS

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

	DRAWING PHASE:	
☐	OWNER REVIEW	CHECKED BY: ZPF
☒	AGENCY REVIEW	DATE: 04/22/21
☐	BID DOCUMENT	DWG FILE: C1.0Title
☐	FOR CONSTRUCTION	REF FILE:
☐	AS-BUILT DOCUMENT	JOB NUMBER: 5307-007

DRAWN BY: TMC

A·C/a
CORPORATE OFFICE
408 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

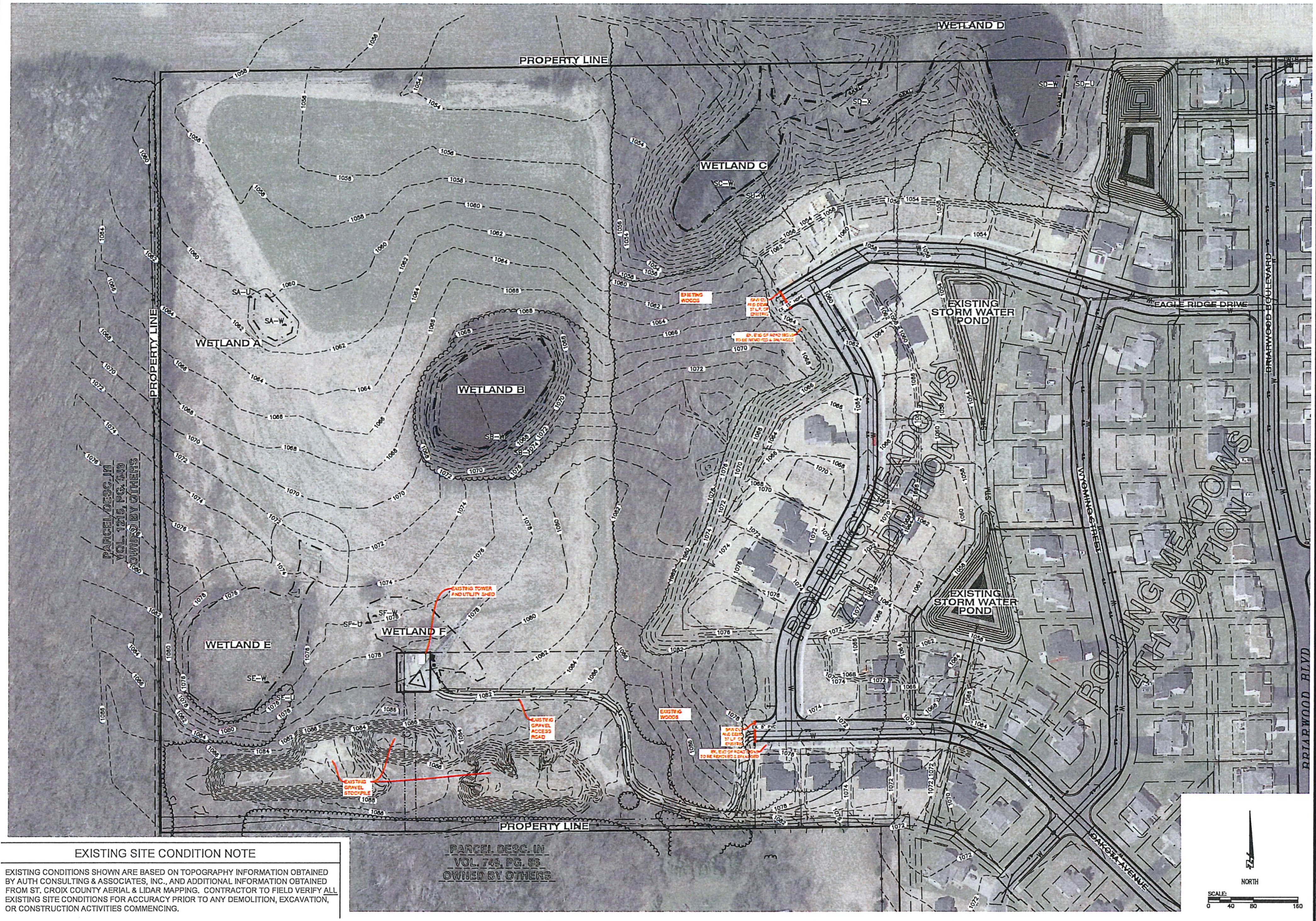
BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

authconsulting.com
Auth·Consulting/associates
S&N Land Surveying a division of A C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

TITLE SHEET

SHEET NO.
C1.0


WETLAND D
PROPERTY LINE
WETLAND C
WETLAND A
WETLAND B
WETLAND E
WETLAND F
SA-U
SA-W
SC-W
SD-W
SD-U
SD-X
SE-W
SE-U
SF-W
SF-U
EXISTING WOODS
SAW CUT AND DEMO 37 L.F. OF EXISTING
EX. 15" HDPE
EX. END OF ROAD SIGNS TO BE REMOVED & SALVAGED
EX. 8" PVC
EXISTING TOWER AND UTILITY SHED
EXISTING GRAVEL ACCESS ROAD
EXISTING GRAVEL STOCKPILE
EXISTING STORM WATER POND
EAGLE RIDGE DRIVE
BRIARWOOD BOULEVARD
BRIARWOOD BLVD
WYOMING STREET
DAKOTA AVENUE
ROLLING MEADOWS 4TH ADDITION
PARCEL DESC. IN VOL. 1215, PG. 149 OWNED BY OTHERS
PARCEL DESC. IN VOL. 748, PG. 65 OWNED BY OTHERS
NORTH
SCALE:
0
40
80
160

EXISTING SITE CONDITION NOTE

EXISTING CONDITIONS SHOWN ARE BASED ON TOPOGRAPHY INFORMATION OBTAINED BY AUTH CONSULTING & ASSOCIATES, INC., AND ADDITIONAL INFORMATION OBTAINED FROM ST. CROIX COUNTY AERIAL & LIDAR MAPPING. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS FOR ACCURACY PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES COMMENCING.

DRAWING PHASE:		
	OWNER REVIEW	DRAWN BY:
		CHECKED BY: ZPF
X	AGENCY REVIEW	DATE: 04/22/21
	BID DOCUMENT	DWG FILE: C2.0-Ex Site
	FOR CONSTRUCTION	REF FILE:
	AS-BUILT DOCUMENT	JOB NUMBER: 5307-007

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

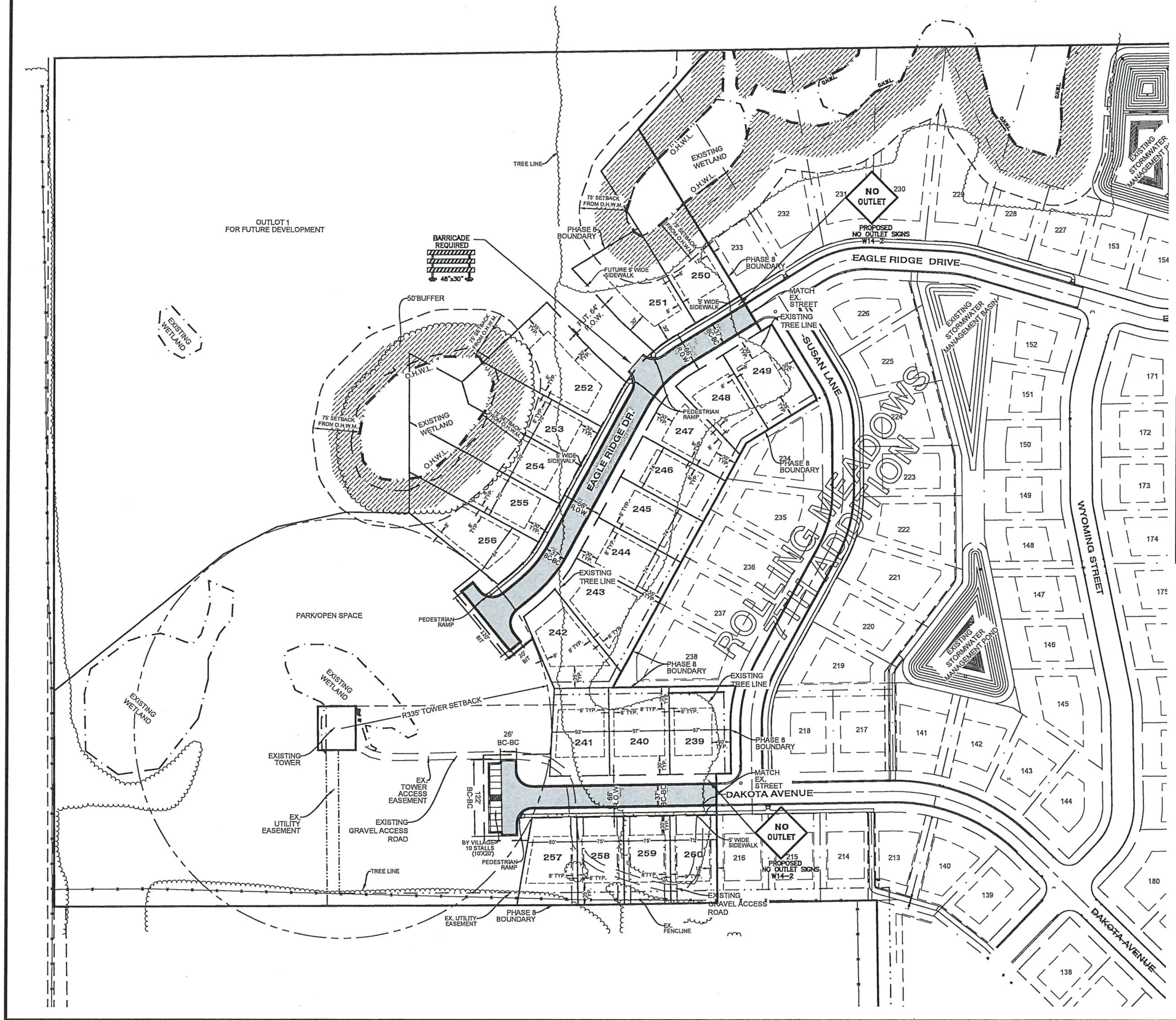
BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

authconsulting.com
Auth-Consulting/associates
S&M Land Surveying a division of A C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

SHEET NO.
C2.0



NORTH

SCALE:
0 40 80 160

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- PROPOSED BUILDING SETBACK
- EXISTING TOWER SETBACK
- ORDINARY HIGH WATER LINE(O.H.W.L.)
- EXISTING WETLAND BOUNDARY
- 75' SETBACK FROM O.H.W.L.
- 30" SURMOUNTABLE CURB & GUTTER
- 30" BARRIER CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- ▩ PROPOSED BITUMINOUS
- ▨ PROTECTIVE BUFFER AREA

GENERAL SITE NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, AS NECESSARY.
3. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESSIBILITY ALONG THE PROJECT.
4. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
5. ALL SIGNAGE SHALL BE IN ACCORDANCE TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND W.D.O.T. REQUIREMENTS.
6. ALL IMPERVIOUS SURFACES SHALL BE KEPT OUT OF THE PROTECTIVE BUFFER AREAS.

RELEASED FOR REVIEW	ZPF	04/22/21	
REVISION DESCRIPTION:	NAME:	DATE:	

DRAWING PHASE:		DRAWN BY: TMC
	OWNER REVIEW	CHECKED BY: ZPF
X	AGENCY REVIEW	DATE: 04/22/21
	BID DOCUMENT	DWG FILE: C3.0-Site
	FOR CONSTRUCTION	REF FILE:
	AS-BUILT DOCUMENT	JOB NUMBER: 5307-007

A·C/a

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

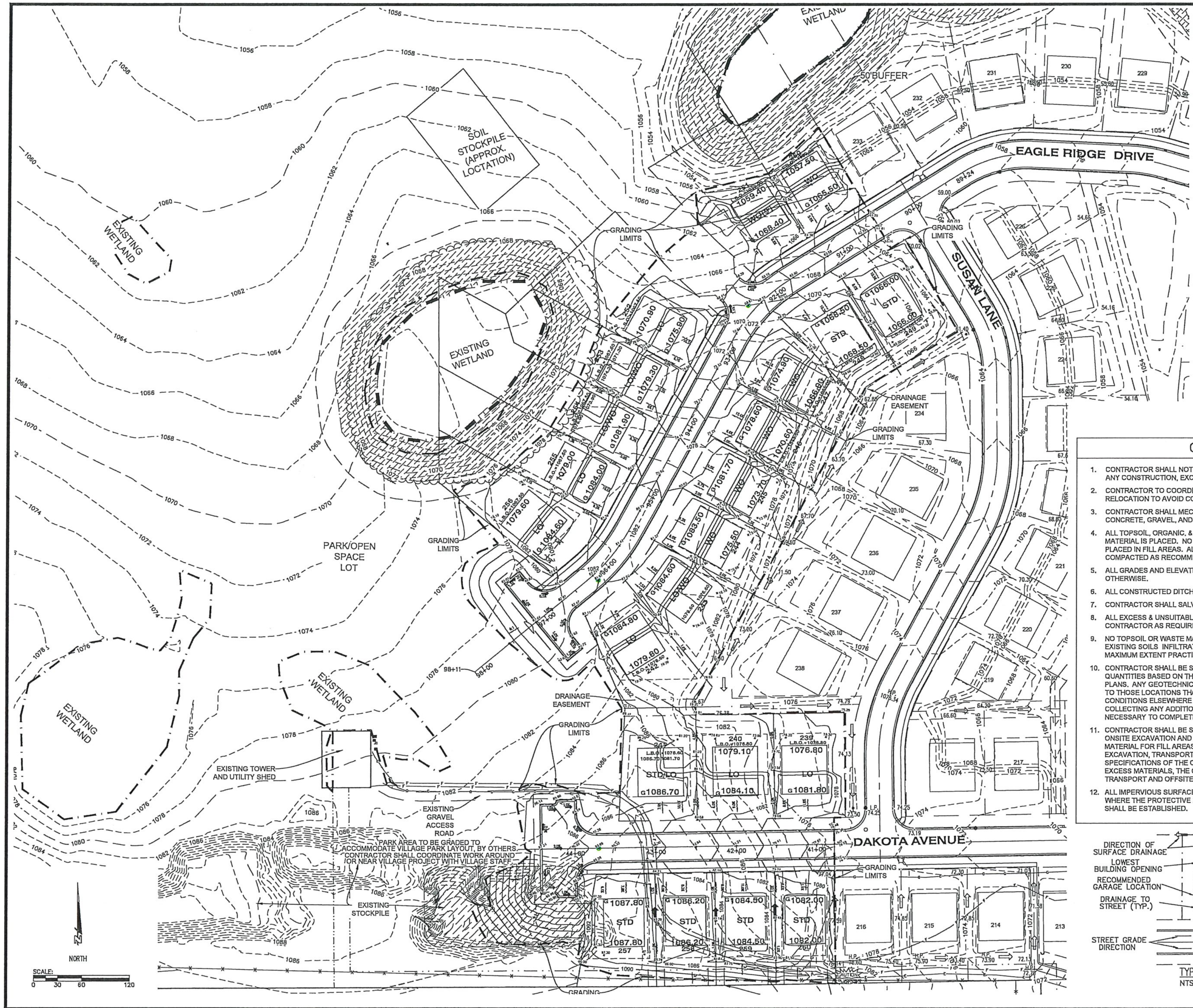
authconsulting.com

Auth·Consulting/associates
S&N Land Surveying a division of A C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

SITE & SIGNAGE PLAN

SHEET NO.
C3.0



PARK AREA TO BE GRADED TO ACCOMMODATE VILLAGE PARK LAYOUT, BY OTHERS. CONTRACTOR SHALL COORDINATE WORK AROUND OR NEAR VILLAGE PROJECT WITH VILLAGE STAFF.

LEGEND

———	PROPERTY LINE
— — 860 — —	EXISTING 10FT CONTOURS
— — 862 — —	EXISTING 2FT CONTOURS
——— 860 ———	PROPOSED 10FT CONTOURS
——— 862 ———	PROPOSED 2FT CONTOURS
— · — · —	ORDINARY HIGH WATER LINE(O.H.W.L.)
⌒⌒⌒	PROPOSED TREELINE
⇧	EXISTING GRADE SURFACE DRAINAGE
↖	PROPOSED FINISHED GRADE SURFACE DRAINAGE
XX.XX ×	PROPOSED FINISHED GRADE SPOT ELEVATIONS (ALL CURB SPOT ELEVATION SHOWN ARE AT CURB FLOWLINE UNLESS OTHERWISE NOTED)
— · · —	PROPOSED GRADING LIMITS
▨	PROTECTIVE BUFFER AREA

GRADING NOTES

1. CONTRACTOR SHALL NOTIFY UTILITIES AND HAVE ALL UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITIES COMMENCING.
2. CONTRACTOR TO COORDINATE WITH SMALL UTILITIES ALL REQUIRED UTILITY RELOCATION TO AVOID CONFLICTS WITH PROPOSED GRADING.
3. CONTRACTOR SHALL MECHANICALLY COMPACT ALL TRENCHES UNDER ALL PAVED, CONCRETE, GRAVEL, AND BUILDING PAD AREAS.
4. ALL TOPSOIL, ORGANIC, & UNSUITABLE MATERIAL TO BE REMOVED BEFORE FILL MATERIAL IS PLACED. NO ORGANIC, UNSUITABLE, OR FROZEN MATERIALS TO BE PLACED IN FILL AREAS. ALL FILL MATERIAL & ENGINEERED FILL TO BE MECHANICALLY COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. ALL GRADES AND ELEVATIONS SHOWN ARE TO FINISHED GRADES, UNLESS NOTED OTHERWISE.
6. ALL CONSTRUCTED DITCHS TO BE GRADED AT A 1.0% MINIMUM SLOPE.
7. CONTRACTOR SHALL SALVAGE AND REPLACE TOPSOIL IN ALL DISTURBED AREAS.
8. ALL EXCESS & UNSUITABLE MATERIALS TO BE REMOVED FROM THE SITE BY SITE CONTRACTOR AS REQUIRED.
9. NO TOPSOIL OR WASTE MATERIALS TO BE PLACED BENEATH PROPOSED SWALES. ALL EXISTING SOILS INFILTRATION CHARACTERISTICS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE .
10. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED ELEVATIONS PROVIDED ON THE PLANS. ANY GEOTECHNICAL INVESTIGATIONS PROVIDED BY THE OWNER APPLY ONLY TO THOSE LOCATIONS THAT DATA WAS COLLECTED, AND MAY NOT BE INDICATIVE OF CONDITIONS ELSEWHERE ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR COLLECTING ANY ADDITIONAL GEOTECHNICAL OR SURVEY DATA HE DEEMS NECESSARY TO COMPLETE AN ACCURATE ESTIMATE OF EARTHWORK QUANTITIES.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR BALANCING SITE MATERIALS. IF ONSITE EXCAVATION AND BORROW OPERATIONS DO NOT PROVIDE ENOUGH SUITABLE MATERIAL FOR FILL AREAS, THE CONTRACTOR SHALL COORDINATE AND PAY FOR EXCAVATION, TRANSPORT AND PLACEMENT OF IMPORTED MATERIAL MEETING THE SPECIFICATIONS OF THE CONTRACT DOCUMENTS. IF EXCAVATION RESULTS IN EXCESS MATERIALS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LOADING, TRANSPORT AND OFFSITE DISPOSAL OF EXCESS MATERIALS.
12. ALL IMPERVIOUS SURFACES SHALL BE KEPT OUT OF THE PROTECTIVE BUFFER AREAS. WHERE THE PROTECTIVE BUFFER AREAS ARE DISTURBED, ADEQUATE VEGETATION SHALL BE ESTABLISHED.

DIRECTION OF SURFACE DRAINAGE
LOWEST BUILDING OPENING
RECOMMENDED GARAGE LOCATION
DRAINAGE TO STREET (TYP.)
STREET GRADE DIRECTION
XXX
LBO=XXXX.XX
XXXX.XX
TYPE
G XXXX.XX
STREET
LOT NUMBER
FINISHED GRADE REAR
BUILDING TYPE:
STD = STANDARD LOT
LO = LOOK OUT LOT(5' DIFFERENCE)
WO = WALK OUT LOT(8' DIFFERENCE)
FINISHED GRADE FRONT (GARAGE FLOOR ELEV)

TYPICAL LOT KEY
NTS

	RELEASED FOR REVIEW	ZPF	03/01/21	
	REVISION DESCRIPTION:	NAME:	DATE:	

DRAWING PHASE:		DRAWN BY:
	OWNER REVIEW	CHECKED BY: ZPF
X	AGENCY REVIEW	DATE: 2–22–21
	BID DOCUMENT	DWG FILE: C4.0–Grading
	FOR CONSTRUCTION	REF FILE: 5008–05B
	AS–BUILT DOCUMENT	JOB NUMBER: 5008–05B

A·C/a
CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715–232–8490

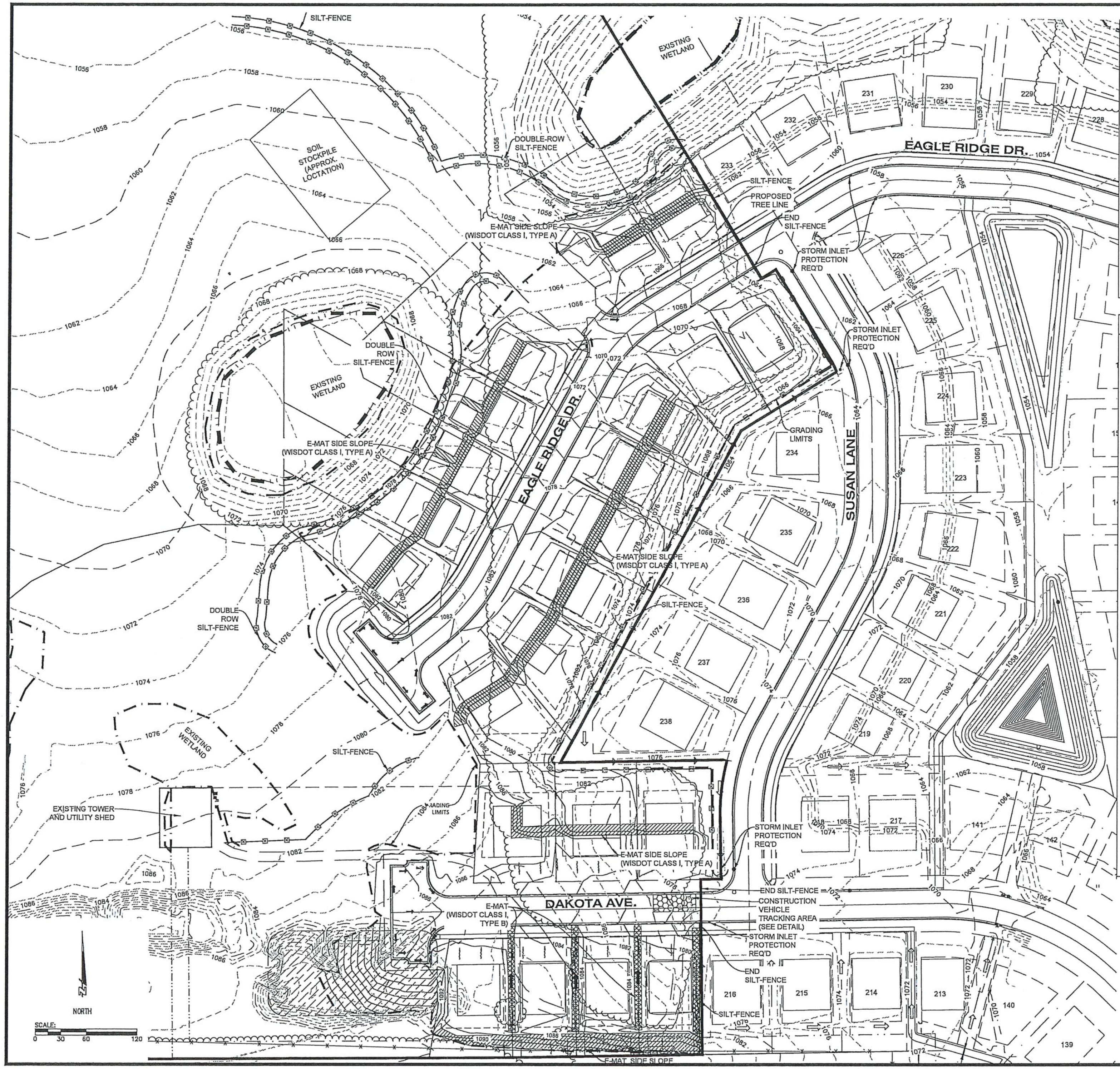
BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715–381–5277

authconsulting.com
Auth·Consulting/associates
S&N Land Surveying a division of A C/a

PROJECT:
MEADOW RIDGE FIRST ADDITION
DCCI LAND PLANNERS, INC.
TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN

GRADING PLAN

SHEET NO.
C4.0



LEGEND

- EXISTING 5FT CONTOUR (860)
- EXISTING 1FT CONTOUR (861)
- PROPOSED 5FT CONTOUR (860)
- PROPOSED 1FT CONTOUR (861)
- PROPOSED GRADING LIMITS
- PROPOSED FINISHED GRADE SURFACE DRAINAGE
- SILT-FENCE TO BE INSTALLED PRIOR TO ANY GRADING ACTIVTIES
- EROSION CONTROL MAT WISDOT CLASS I, TYPE B
- EROSION CONTROL MAT WISDOT CLASS I, TYPE A
- PERMANENT EROSION CONTROL MAT WISDOT CLASS III, TYPE A
- CONSTRUCTION VEHICLE TRACKING PAD
- RIP RAP WISDOT MEDIUM GRADE
- DITCH CHECK/SEDIMENT LOG

EROSION CONTROL NOTES

1. EROSION CONTROL DEVICES SHALL BE IN PLACE BEFORE BEGINNING ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ACTIVITIES AND CONTINUOUSLY MAINTAINED.
2. INSTALL CONSTRUCTION VEHICULAR TRACKING PAD AT ENTRANCE/EXIT OF PROJECT SITE. SEE DETAIL SHEETS FOR INSTALLATION REQUIREMENTS.
3. INSTALL SILT FENCE AS SHOWN ON PLAN OR AS DIRECTED BY THE ENGINEER. SEE DETAIL SHEETS FOR SILT FENCE INSTALLATION. SILT FENCE SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 628 EROSION CONTROL OF THE WISCONSIN DOT STANDARD SPECIFICATIONS
4. INSTALL SEDIMENT LOGS AT ALL DITCH INLETS AND ANY OTHER LOCATIONS SHOWN ON PLAN OR AS DIRECTED BY THE ENGINEER. SEE DETAIL SHEETS FOR SEDIMENT LOG INSTALLATION.
5. ALL DITCH CHECKS ARE TO BE SEDIMENT LOGS. SEE DETAIL SHEETS FOR SEDIMENT LOG INSTALLATION.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED IN ANY PARTICULAR AREA.
7. RIP-RAP TO BE WISDOT MEDIUM GRADE, OR APPROVED EQUAL, 24"(MIN.) DEPTH WITH GEOTEXTILE FABRIC AT 90° TO DIRECTION OF FLOW.
8. PERMANENT EROSION MAT SHALL BE WISCONSIN DOT CLASS III, TYPE A. SEE DETAIL SHEETS FOR INSTALLATION.
9. ALL DISTURBED SLOPES IN EXCESS OF 4:1 SHALL BE SEEDED AND PROTECTED WITH EROSION MAT(WISDOT CLASS I TYPE A) OR SHALL BE SODDED AND STAKED OR HYDROSEEDED AS AN ALTERNATIVE.
10. SEED MIXTURE FOR CONSTRUCTED WET POND AREAS SHALL BE MN/DOT SEED MIX#310NWT OR APPROVED EQUAL. SEED MIXTURE FOR CONSTRUCTED INFILTRATION BASIN SHALL BE WisDOT SEED MIX #80. SEE DETAIL SHEETS FOR SEED MIXTURE.
11. TEMPORARY SEED SHOULD BE APPLIED, IF CONSTRUCTION EXTENDS PAST SEPTEMBER 1ST, OF ANNUAL RYEGRASS AND OATS AT THE RATE OF 5 POUNDS PER 1000 S.F. OF AREA AND LEFT OVER WINTER. PERMANENT SEEDING SHALL BE COMPLETED THE FOLLOWING SPRING. IF TEMPORARY SEEDING CANNOT BE COMPLETED BEFORE WINTER FREEZE UP THEN ALL DISTURBED AREAS SHALL BE MULCHED AT A RATE OF 3 TONS PER ACRE AND ANCHORED ACCORDING TO THE WDNR TECHNICAL STANDARD-(1058) "MULCHING FOR CONSTRUCTION SITES." PERMANENT SEEDING SHALL BE COMPLETED THE FOLLOWING SPRING.
12. ALL EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL RESTORATION ON SITE HAS BEEN ESTABLISHED (A MINIMUM OF 70% VEGETATION TYP.).
13. ANY SOIL STOCKPILES WHICH ARE LEFT MORE THAN 7 DAYS MUST BE PROTECTED BYSEEDING AND MULCHING, EROSION MAT, SILT FENCING, COVERING OR OTHER APPROVED METHODS. THIS DOES NOT INCLUDE FILL OR TOPSOIL PILES THAT ARE IN ACTIVE USE.
14. SITE WATERING SHALL TAKE PLACE AS CONSTRUCTION AND WEATHER CONDITIONS WARRANT TO MINIMIZE DUST POLLUTION FROM LEAVING THE SITE.
15. SITE MONITORING OF EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS SHALL BE COMPLETED AT THE INTERVALS SPECIFIED UNTIL THE SITE IS STABILIZED. SITE MONITORING SHALL OCCUR AT LEAST WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24 HOUR PERIOD. MONITORING RECORDS SHALL BE KEPT AND CONTAIN, AT A MINIMUM, THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED AND A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.
16. OFF-SITE SEDIMENT DEPOSITION RESULTING FROM THE FAILURE OF AN EROSION OR SEDIMENT CONTROL PRACTICE SHALL BE CLEANED UP WITHIN 24 HOURS. OFF-SITE SEDIMENT DEPOSITION RESULTING FROM CONSTRUCTION ACTIVITY, THAT CREATES A NUISANCE, SHALL BE CLEANED UP BY THE END OF THE WORK DAY. IF THE FAILURE OF EROSION OR SEDIMENT CONTROL PRACTICES RESULT IN AN IMMEDIATE THREAT OF SEDIMENT ENTERING PUBLIC SEWERS OR THE WATERS OF THE STATE, PROCEDURES SHALL BE IMPLEMENTED IMMEDIATELY TO REPAIR OR REPLACE THE PRACTICES. SCRAPING OF THE STREET SHALL BE COMPLETED WITHIN 4 HOURS AND STREET SWEEPING WITHIN 24 HOURS.

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

DRAWING PHASE:		
	OWNER REVIEW	DRAWN BY: TMC
	AGENCY REVIEW	CHECKED BY: ZPF
X	BID DOCUMENT	DATE: 04/22/21
	FOR CONSTRUCTION	DWG FILE: C5.0–Erosion
	AS–BUILT DOCUMENT	REF FILE:
		JOB NUMBER: 5307–007

A·C/a
CORPORATE OFFICE
408 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

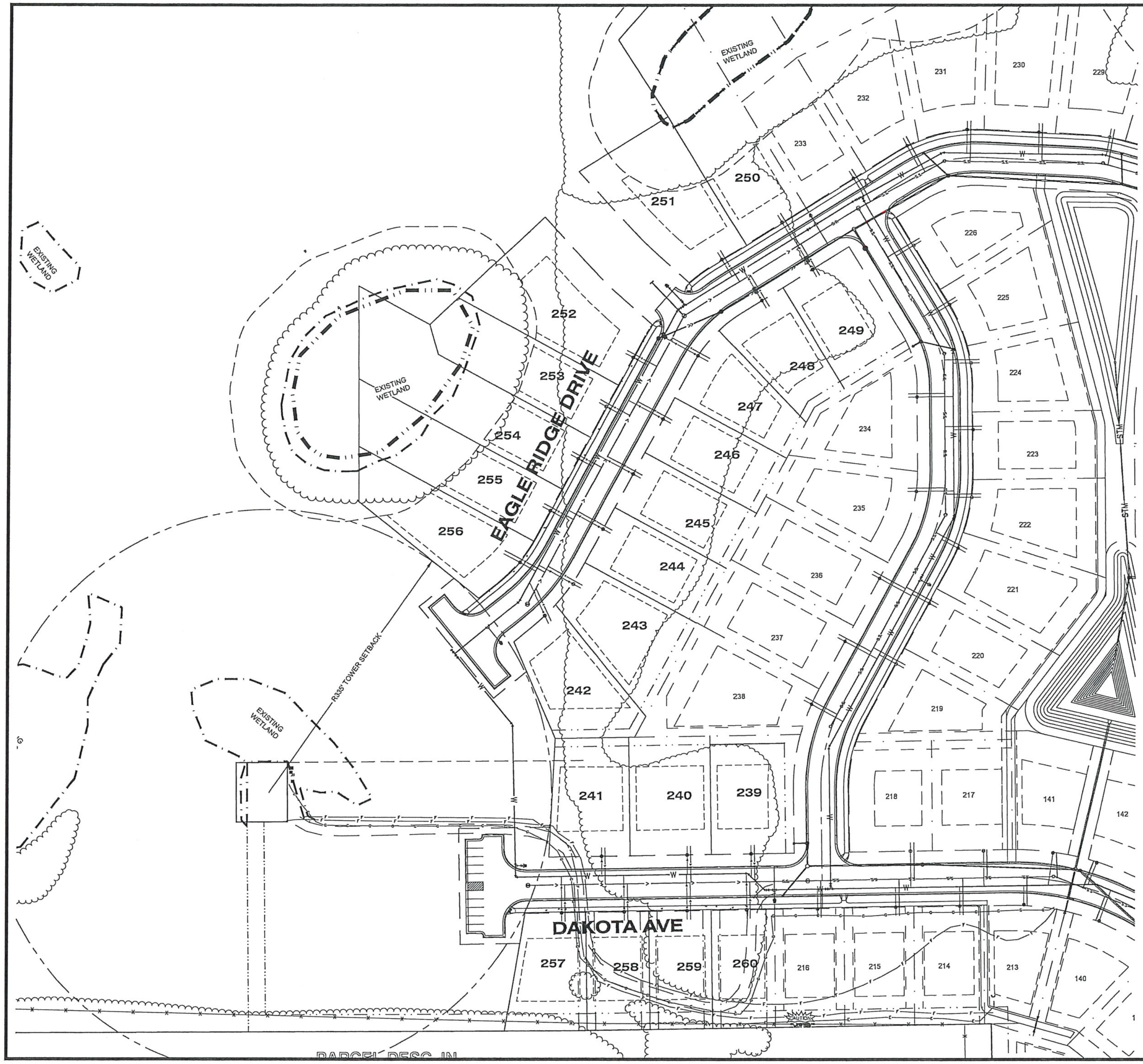
BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-301-5277

authconsulting.com
Auth·Consulting/associates
S&N Land Surveying a division of A C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

EROSION CONTROL PLAN

SHEET NO.
C5.0

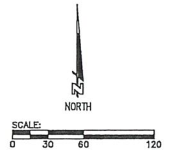


LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- BUILDING SETBACK
- PROPOSED DRAINAGE EASEMENT
- PROPOSED TRAIL EASEMENT
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING HYDRANT & VALVE
- EXISTING VALVE
- ● EXISTING STORM INLET
- ○ EXISTING SANITARY MANHOLE
- E EXISTING ELECTRIC PEDESTAL
- T EXISTING TELEPHONE PEDESTAL
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- ○ PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT & VALVE
- PROPOSED GATE VALVE
- ● PROPOSED WATER CURB STOP
- PROPOSED STORM INLET
- PROPOSED INSULATION

GENERAL UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, IF NECESSARY.
3. CONTRACTOR SHALL OBTAIN PERMISSION/PERMIT FROM THE VILLAGE TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH VILLAGE STAFF, AS REQUIRED.
4. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN," SIXTH EDITION AND VILLAGE OF ROBERTS "DEVELOPMENT GUIDELINES FOR STREET AND UTILITY CONSTRUCTION".



REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

DRAWING PHASE:	
☐ OWNER REVIEW	DRAWN BY: TMC
☒ AGENCY REVIEW	CHECKED BY: ZPF
☐ BID DOCUMENT	DATE: 04/22/21
☐ FOR CONSTRUCTION	DWG FILE: C6.0-Util
☐ AS-BUILT DOCUMENT	REF FILE:
	JOB NUMBER: 5307-007

A·C/a

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

authconsulting.com

Auth·Consulting/associates
S&N Land Surveying a division of A C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

OVERALL UTILITY PLAN

SHEET NO.
C6.0

LEGEND

PROPERTY LINE
PROPOSED RIGHT-OF-WAY
PROPOSED LOTLINE
BUILDING SETBACK
PROPOSED DRAINAGE EASEMENT
PROPOSED TRAIL EASEMENT
EXISTING SANITARY SEWER

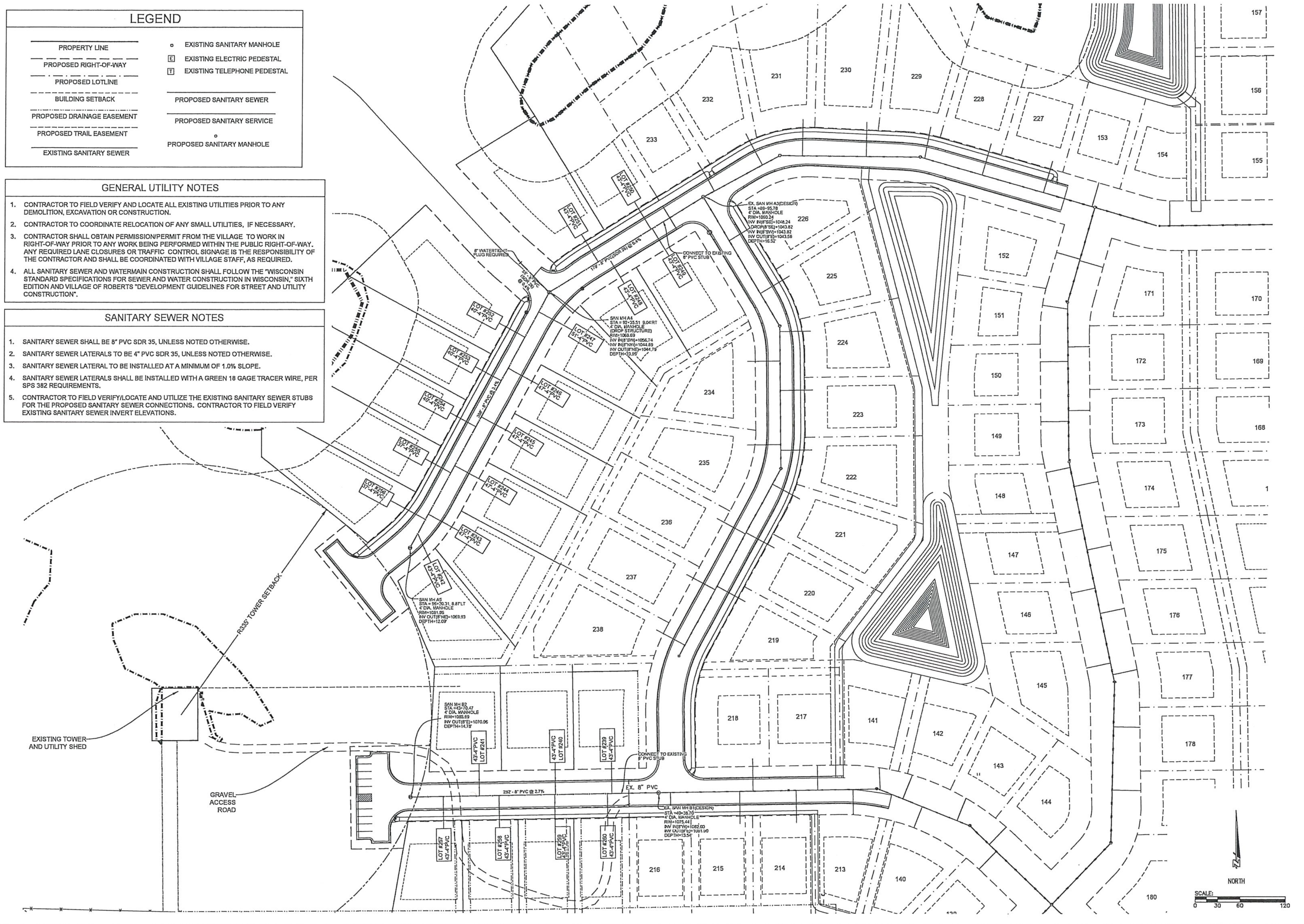
○ EXISTING SANITARY MANHOLE
E EXISTING ELECTRIC PEDESTAL
T EXISTING TELEPHONE PEDESTAL
PROPOSED SANITARY SEWER
PROPOSED SANITARY SERVICE
○ PROPOSED SANITARY MANHOLE

GENERAL UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, IF NECESSARY.
3. CONTRACTOR SHALL OBTAIN PERMISSION/PERMIT FROM THE VILLAGE TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH VILLAGE STAFF, AS REQUIRED.
4. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN," SIXTH EDITION AND VILLAGE OF ROBERTS "DEVELOPMENT GUIDELINES FOR STREET AND UTILITY CONSTRUCTION".

SANITARY SEWER NOTES

1. SANITARY SEWER SHALL BE 8" PVC SDR 35, UNLESS NOTED OTHERWISE.
2. SANITARY SEWER LATERALS TO BE 4" PVC SDR 35, UNLESS NOTED OTHERWISE.
3. SANITARY SEWER LATERAL TO BE INSTALLED AT A MINIMUM OF 1.0% SLOPE.
4. SANITARY SEWER LATERALS SHALL BE INSTALLED WITH A GREEN 18 GAGE TRACER WIRE, PER SPS 382 REQUIREMENTS.
5. CONTRACTOR TO FIELD VERIFY/LOCATE AND UTILIZE THE EXISTING SANITARY SEWER STUBS FOR THE PROPOSED SANITARY SEWER CONNECTIONS. CONTRACTOR TO FIELD VERIFY EXISTING SANITARY SEWER INVERT ELEVATIONS.



PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

UTILITY PLAN – SANITARY SEWER

SHEET NO.
C6.1

A·C/a
CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

authconsulting.com
Auth·Consulting/associates
S&N Land Surveying a division of A·C/a

DRAWING PHASE:		DRAWN BY:
	OWNER REVIEW	CHECKED BY: ZPF
X	AGENCY REVIEW	DATE: 04/22/21
	BID DOCUMENT	DWG FILE: 5307-C6.1-San
	FOR CONSTRUCTION	REF FILE:
	AS-BUILT DOCUMENT	JOB NUMBER: 5307-007

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

LEGEND

PROPERTY LINE	PROPOSED WATER LINE
PROPOSED RIGHT-OF-WAY	PROPOSED WATER SERVICE
PROPOSED LOTLINE	PROPOSED HYDRANT & VALVE
BUILDING SETBACK	PROPOSED GATE VALVE
PROPOSED DRAINAGE EASEMENT	PROPOSED WATER CURB STOP
PROPOSED TRAIL EASEMENT	PROPOSED INSULATION
EXISTING WATERMAIN	
EXISTING HYDRANT & VALVE	
EXISTING VALVE	
E EXISTING ELECTRIC PEDESTAL	
T EXISTING TELEPHONE PEDESTAL	

GENERAL UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, IF NECESSARY.
3. CONTRACTOR SHALL OBTAIN PERMISSION/PERMIT FROM THE VILLAGE TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH VILLAGE STAFF, AS REQUIRED.
4. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN," SIXTH EDITION AND VILLAGE OF ROBERTS "DEVELOPMENT GUIDELINES FOR STREET AND UTILITY CONSTRUCTION".

WATERMAIN NOTES

1. 8" WATERMAIN SHALL BE DUCTILE IRON PIPE(DIP) CLASS 52.
2. WATER SERVICE LATERALS SHALL BE 1" COPPER PIPE, TYPE K.
3. MAINTAIN 8.0' MINIMUM COVER OVER WATERMAIN AND WATER SERVICE LATERALS.
4. HYDRANT SHALL BE INSTALLED WITH 8.0' BURY DEPTH.
5. HYDRANT SHALL BE PLACED 5.0' BEHIND BACK OF CURB.
6. SEE PLAN AND PROFILE SHEETS FOR WATERMAIN GRADES AND DEPTHS.
7. CONTRACTOR TO FIELD VERIFY/LOCATE AND UTILIZE EXISTING WATER MAIN FOR THE PROPOSED WATERMAIN AND WATER SERVICE CONNECTIONS.
8. MAINTAIN A MINIMUM OF 18" OF VERTICAL SEPARATION DISTANCE FROM SANITARY SEWER AND STORM SEWER AT CROSSINGS.
9. INSULATION REQUIRED OVER WATERMAIN AND WATER LATERALS WHERE STORM CROSSES. INSULATION SHALL BE 4'x8'x4" RIGID EXTRUDED POLYSTRYLENE BOARD CLOSED CELL (DOW CHEMICAL) OR APPROVED EQUAL.

HYDRANT DATA

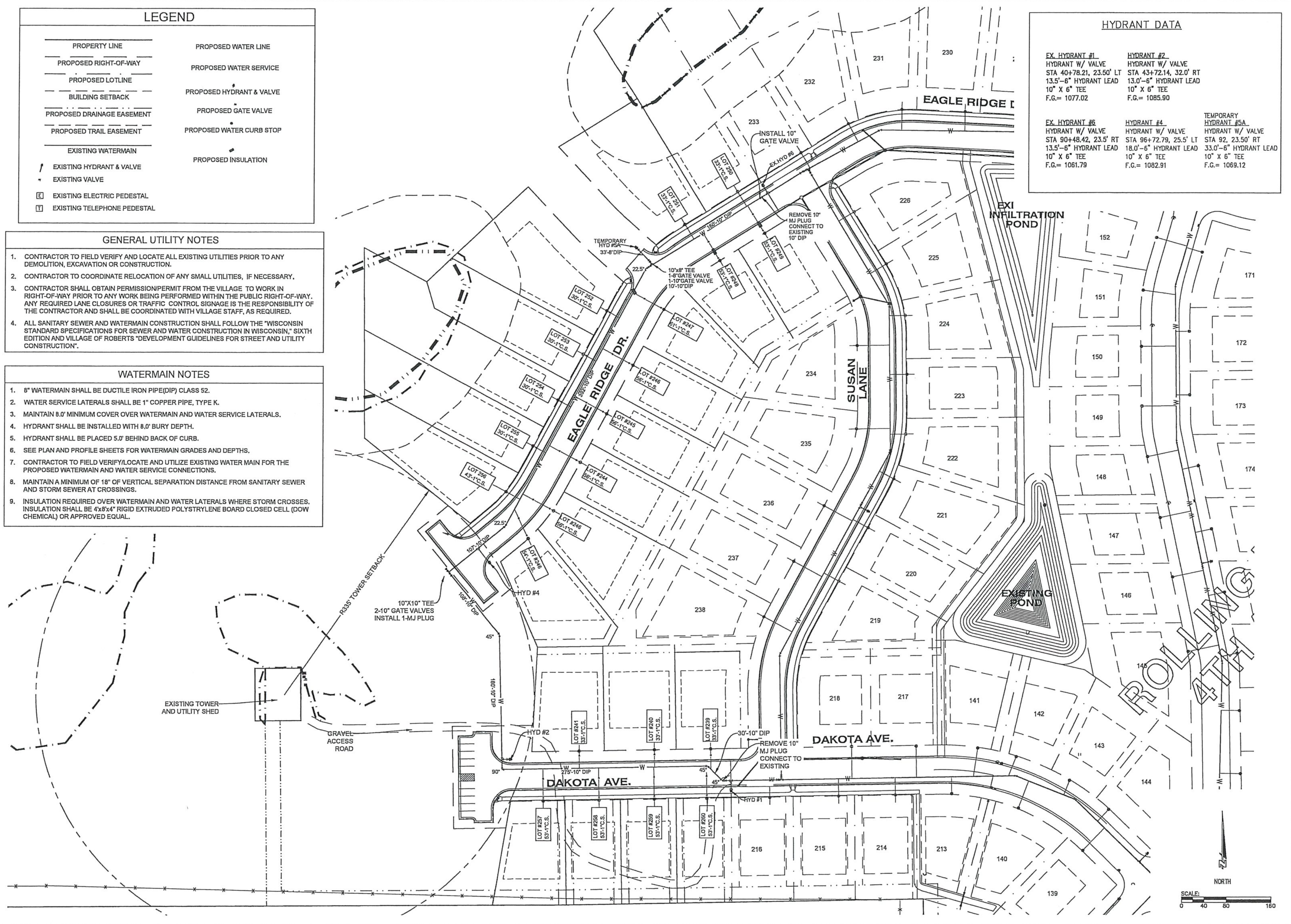
EX. HYDRANT #1
HYDRANT W/ VALVE
STA 40+78.21, 23.50' LT
13.5'–6" HYDRANT LEAD
10" X 6" TEE
F.G.= 1077.02

HYDRANT #2
HYDRANT W/ VALVE
STA 43+72.14, 32.0' RT
13.0'–6" HYDRANT LEAD
10" X 6" TEE
F.G.= 1085.90

EX. HYDRANT #6
HYDRANT W/ VALVE
STA 90+48.42, 23.5' RT
13.5'–6" HYDRANT LEAD
10" X 6" TEE
F.G.= 1061.79

HYDRANT #4
HYDRANT W/ VALVE
STA 96+72.79, 25.5' LT
18.0'–6" HYDRANT LEAD
10" X 6" TEE
F.G.= 1082.91

TEMPORARY
HYDRANT #5A
HYDRANT W/ VALVE
STA 92, 23.50' RT
33.0'–6" HYDRANT LEAD
10" X 6" TEE
F.G.= 1069.12



RELEASED FOR REVIEW	ZPF	04/22/21
REVISION DESCRIPTION:	NAME:	DATE:

DRAWING PHASE:	
☐ OWNER REVIEW	DRAWN BY: TMC
☒ AGENCY REVIEW	CHECKED BY: ZPF
☐ BID DOCUMENT	DATE: 04/22/21
☐ FOR CONSTRUCTION	DWG FILE: 5307-C6.2-Wtr
☐ AS-BUILT DOCUMENT	REF FILE:
	JOB NUMBER: 5307-007

A·C/a
CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

authconsulting.com
Auth·Consulting/associates
S&N Land Surveying a division of A·C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

UTILITY PLAN – WATERMAIN PLAN

SHEET NO.
C6.2

LEGEND

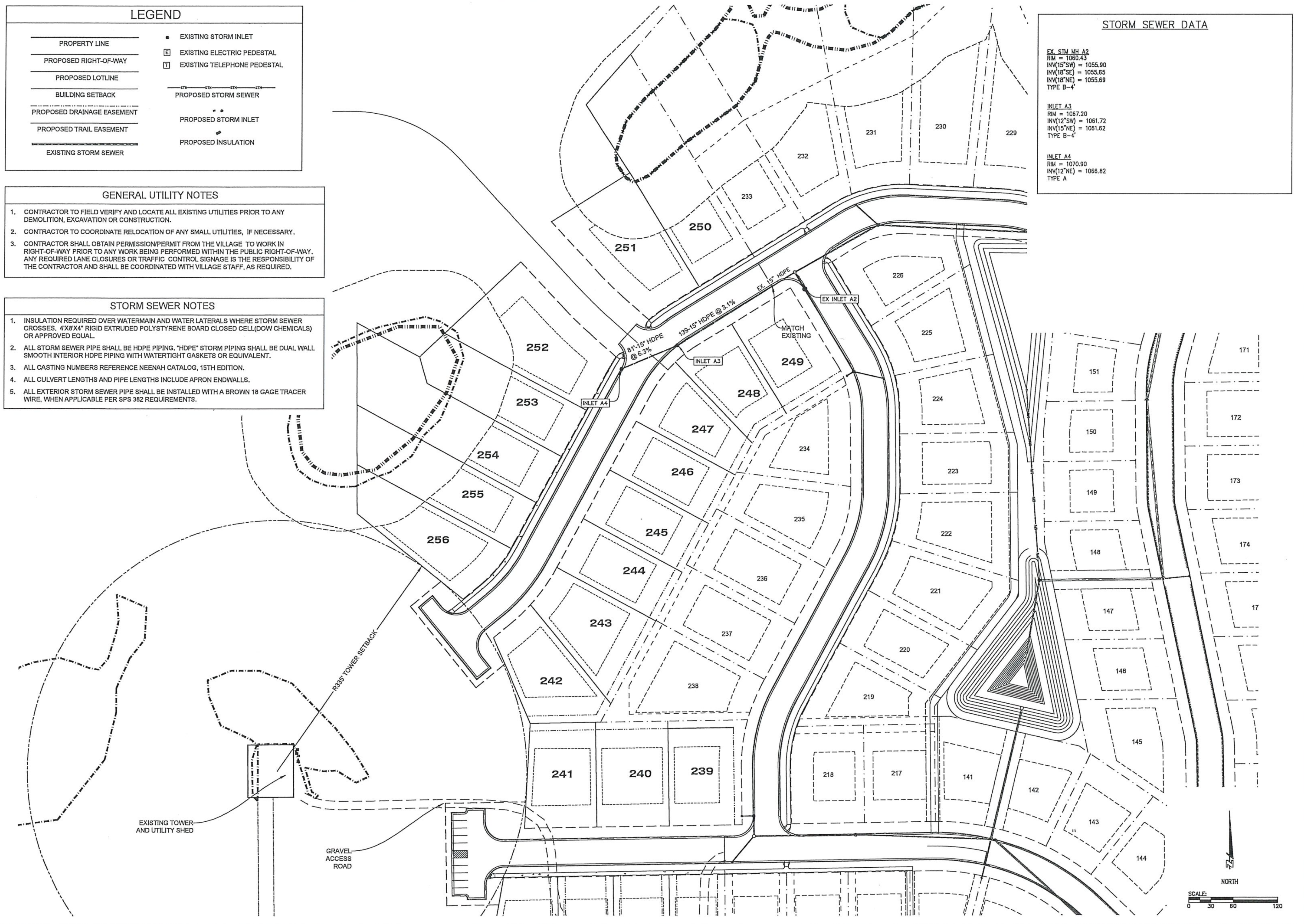
PROPERTY LINE
PROPOSED RIGHT-OF-WAY
PROPOSED LOTLINE
BUILDING SETBACK
PROPOSED DRAINAGE EASEMENT
PROPOSED TRAIL EASEMENT
EXISTING STORM SEWER
● EXISTING STORM INLET
E EXISTING ELECTRIC PEDESTAL
T EXISTING TELEPHONE PEDESTAL
—STM—STM—STM—STM— PROPOSED STORM SEWER
PROPOSED STORM INLET
PROPOSED INSULATION

GENERAL UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, IF NECESSARY.
3. CONTRACTOR SHALL OBTAIN PERMISSION/PERMIT FROM THE VILLAGE TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH VILLAGE STAFF, AS REQUIRED.

STORM SEWER NOTES

1. INSULATION REQUIRED OVER WATERMAIN AND WATER LATERALS WHERE STORM SEWER CROSSES. 4'X8'X4" RIGID EXTRUDED POLYSTYRENE BOARD CLOSED CELL(DOW CHEMICALS) OR APPROVED EQUAL.
2. ALL STORM SEWER PIPE SHALL BE HDPE PIPING. "HDPE" STORM PIPING SHALL BE DUAL WALL SMOOTH INTERIOR HDPE PIPING WITH WATERTIGHT GASKETS OR EQUIVALENT.
3. ALL CASTING NUMBERS REFERENCE NEENAH CATALOG, 15TH EDITION.
4. ALL CULVERT LENGTHS AND PIPE LENGTHS INCLUDE APRON ENDWALLS.
5. ALL EXTERIOR STORM SEWER PIPE SHALL BE INSTALLED WITH A BROWN 18 GAGE TRACER WIRE, WHEN APPLICABLE PER SPS 382 REQUIREMENTS.



STORM SEWER DATA

EX. STM MH A2
RIM = 1060.43
INV(15"SW) = 1055.90
INV(18"SE) = 1055.65
INV(18"NE) = 1055.69
TYPE B-4'

INLET A3
RIM = 1067.20
INV(12"SW) = 1061.72
INV(15"NE) = 1061.62
TYPE B-4'

INLET A4
RIM = 1070.90
INV(12"NE) = 1066.82
TYPE A

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

DRAWING PHASE:
OWNER REVIEW
X AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

DRAWN BY: TMC
CHECKED BY: ZPF
DATE: 04/22/21
DWG FILE: 5307-C6.3-Stm
REF FILE:
JOB NUMBER: 5307-007

A·C/a

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

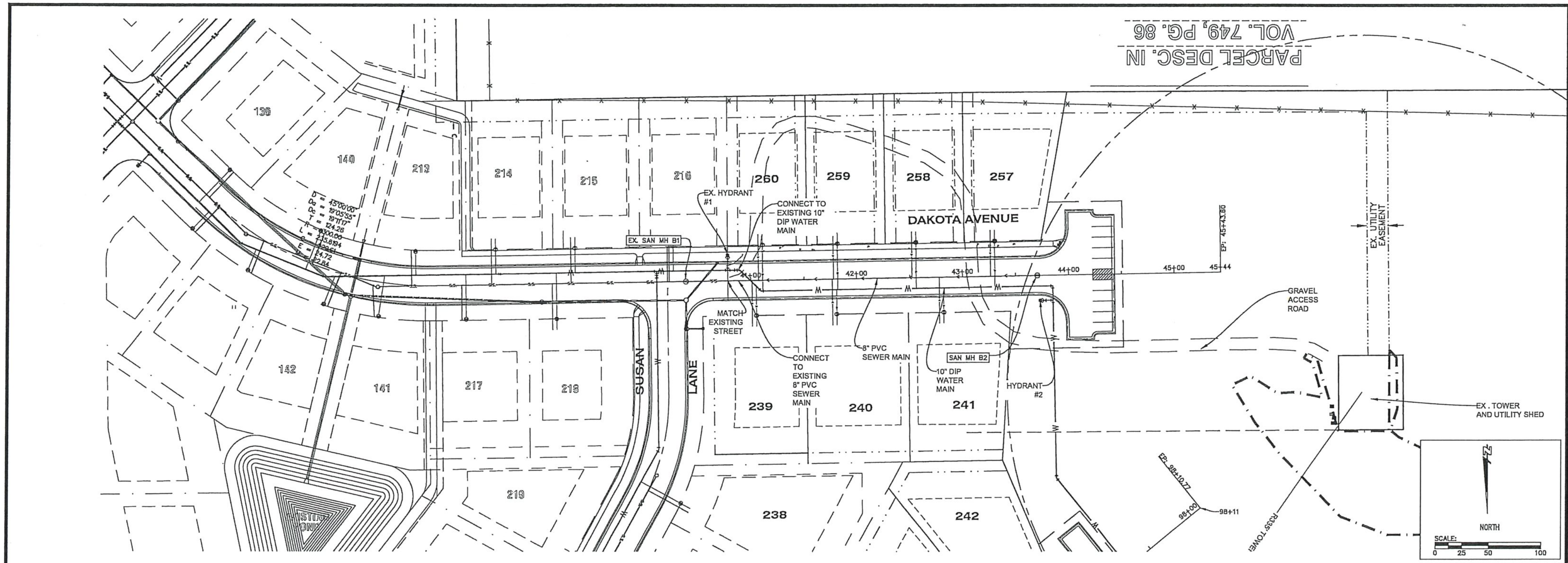
BRANCH OFFICE
2020 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

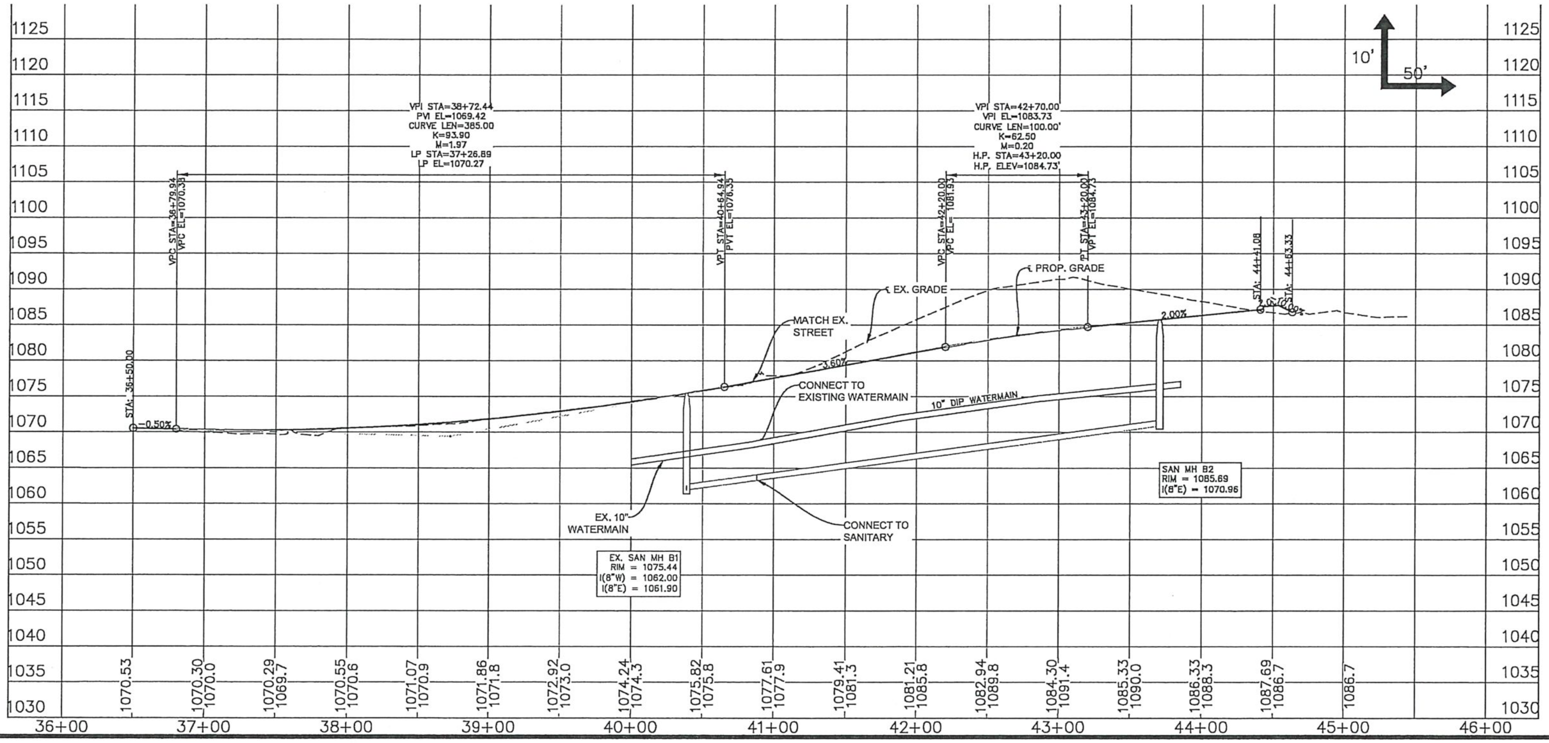
authconsulting.com
Auth·Consulting/associates
S&N Land Surveying a division of A·C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

UTILITY PLAN – STORM SEWER PLAN

SHEET NO.
C6.3





REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

DRAWING PHASE:	
OWNER REVIEW	DRAWN BY:
X AGENCY REVIEW	CHECKED BY: ZPF
BID DOCUMENT	DATE: 04/22/21
FOR CONSTRUCTION	DWG FILE: 5307-C7.0-P&P
AS-BUILT DOCUMENT	REF FILE:
	JOB NUMBER: 5307-007

A·C/a

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

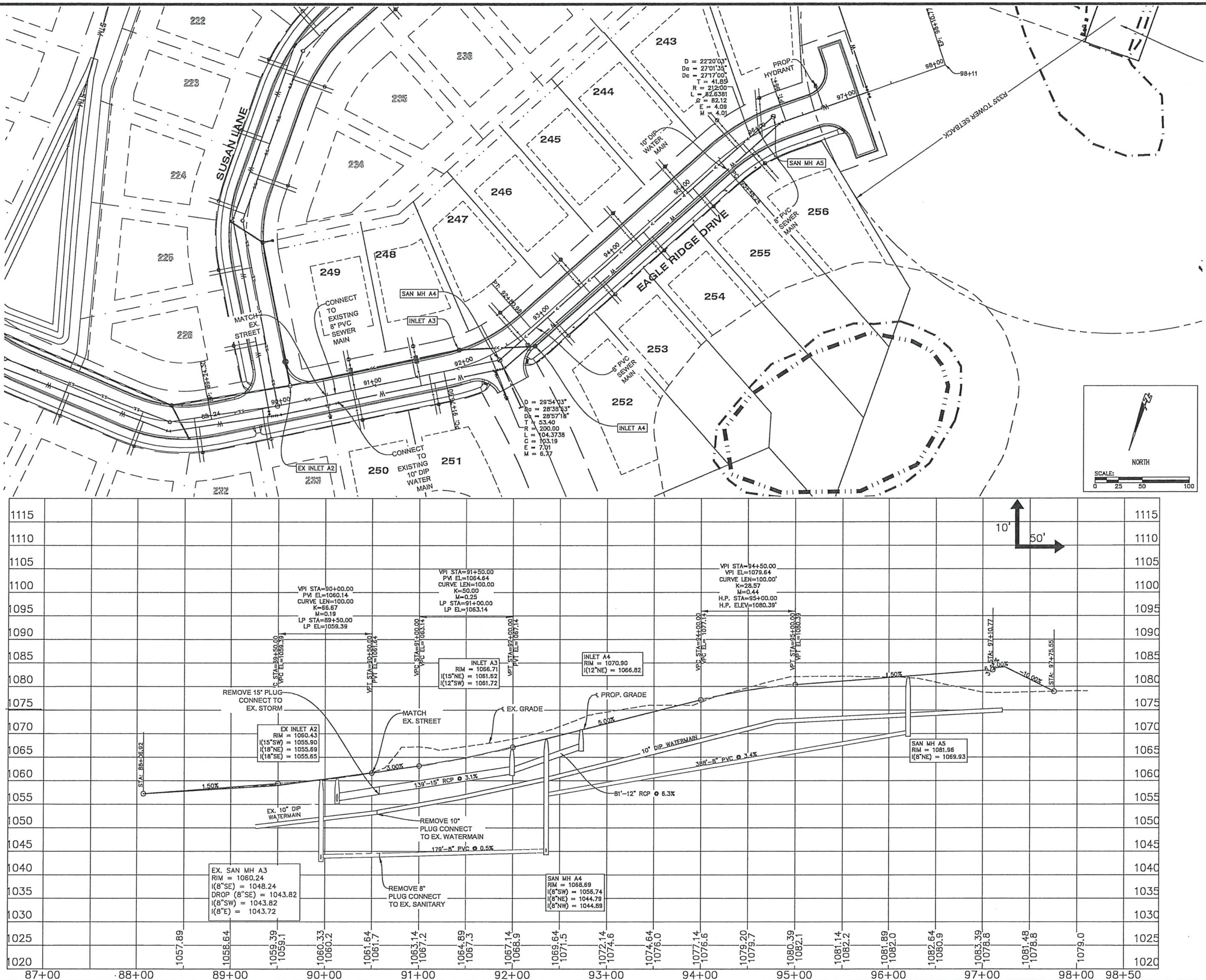
authconsulting.com

Auth•Consulting/associates
S&N Land Surveying a division of A·C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

DAKOTA AVENUE PLAN & PROFILE

SHEET NO.
C7.0



CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

authconsulting.com

A·C/a
Auth·Consulting/associates
S&N Land Surveying a division of A·C/a

DRAWING PHASE:
OWNER REVIEW
X AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

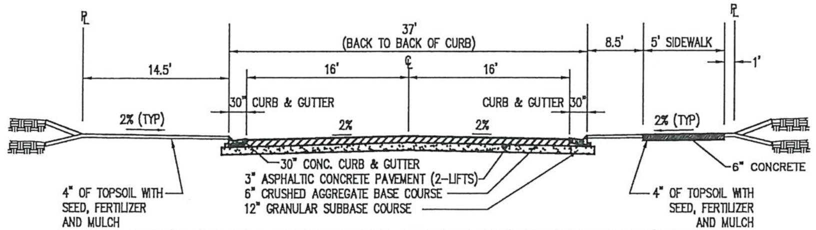
DRAWN BY:
CHECKED BY: ZPF
DATE: 04/22/21
DWG FILE: 5307-C7.1-P&P
REF FILE:
JOB NUMBER: 5307-007

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

EAGLE RIDGE DRIVE PLAN & PROFILE

SHEET NO.
C7.1

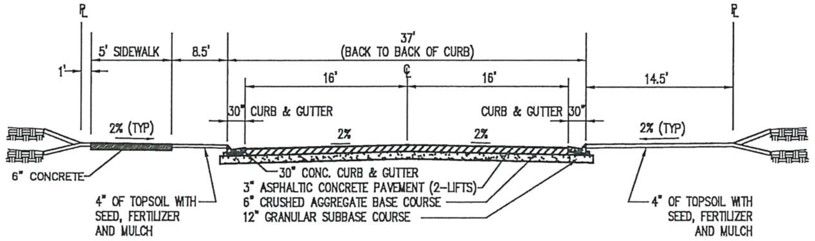


℄
37'
(BACK TO BACK OF CURB)
8.5'
5' SIDEWALK
℄
14.5'
16'
16'
1'
30" CURB & GUTTER
CURB & GUTTER 30"
2% (TYP)
2%
2%
2% (TYP)
30" CONC. CURB & GUTTER
3" ASPHALTIC CONCRETE PAVEMENT (2-LIFTS)
6" CRUSHED AGGREGATE BASE COURSE
12" GRANULAR SUBBASE COURSE
6" CONCRETE
4" OF TOPSOIL WITH SEED, FERTILIZER AND MULCH
4" OF TOPSOIL WITH SEED, FERTILIZER AND MULCH

TYPICAL ROADWAY SECTION 66FT ROW WITH SIDEWALK RIGHT

N.T.S.

EAGLE RIDGE DRIVE

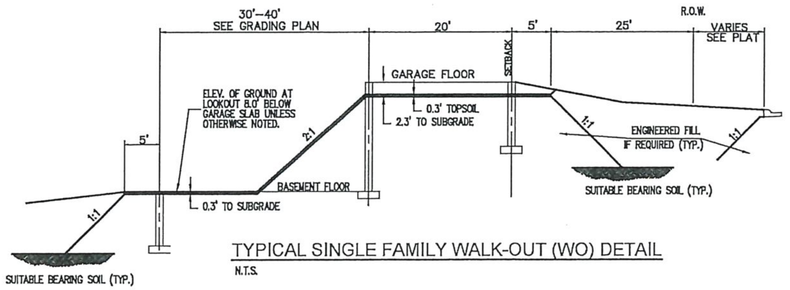


℄
℄
5' SIDEWALK
8.5'
37'
(BACK TO BACK OF CURB)
1'
16'
16'
14.5'
30" CURB & GUTTER
CURB & GUTTER 30"
2% (TYP)
2%
2%
2% (TYP)
6" CONCRETE
30" CONC. CURB & GUTTER
3" ASPHALTIC CONCRETE PAVEMENT (2-LIFTS)
6" CRUSHED AGGREGATE BASE COURSE
12" GRANULAR SUBBASE COURSE
4" OF TOPSOIL WITH SEED, FERTILIZER AND MULCH
4" OF TOPSOIL WITH SEED, FERTILIZER AND MULCH

TYPICAL ROADWAY SECTION 66FT ROW WITH SIDEWALK LEFT

N.T.S.

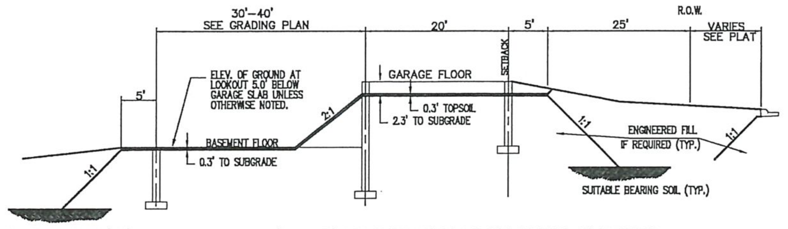
DAKOTA AVE



30'-40'
SEE GRADING PLAN
20'
5'
25'
R.O.W.
VARIES
SEE PLAT
SETBACK
GARAGE FLOOR
ELEV. OF GROUND AT LOOKOUT 8.0' BELOW GARAGE SLAB UNLESS OTHERWISE NOTED.
0.3' TOPSOIL
2.3' TO SUBGRADE
5'
2:1
1:1
ENGINEERED FILL IF REQUIRED (TYP.)
1:1
BASEMENT FLOOR
0.3' TO SUBGRADE
1:1
SUITABLE BEARING SOIL (TYP.)
SUITABLE BEARING SOIL (TYP.)

TYPICAL SINGLE FAMILY WALK-OUT (WO) DETAIL

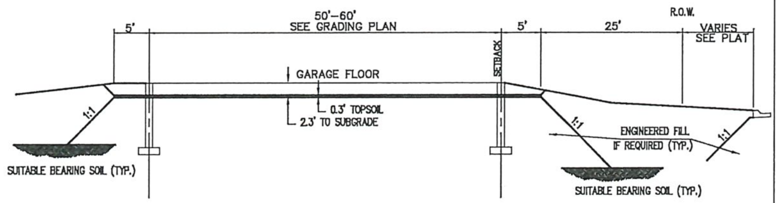
N.T.S.



30'-40'
SEE GRADING PLAN
20'
5'
25'
R.O.W.
VARIES
SEE PLAT
SETBACK
GARAGE FLOOR
ELEV. OF GROUND AT LOOKOUT 5.0' BELOW GARAGE SLAB UNLESS OTHERWISE NOTED.
0.3' TOPSOIL
2.3' TO SUBGRADE
5'
2:1
BASEMENT FLOOR
0.3' TO SUBGRADE
1:1
ENGINEERED FILL IF REQUIRED (TYP.)
1:1
1:1
SUITABLE BEARING SOIL (TYP.)
SUITABLE BEARING SOIL (TYP.)

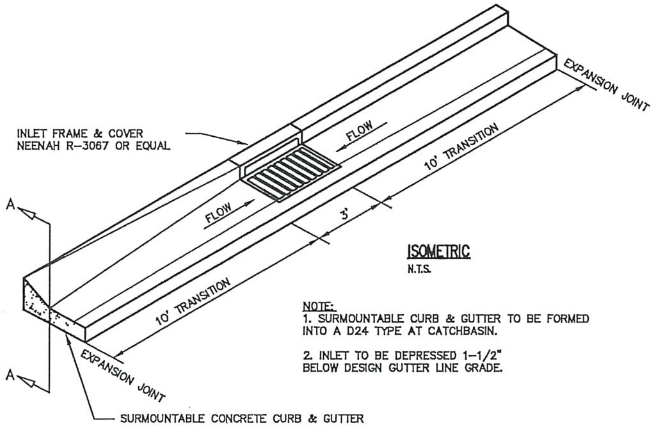
TYPICAL SINGLE FAMILY LOOK-OUT (LO) DETAIL

N.T.S.



TYPICAL SINGLE FAMILY STANDARD (STD) & SPLIT ENTRY(SE) DETAIL

N.T.S.

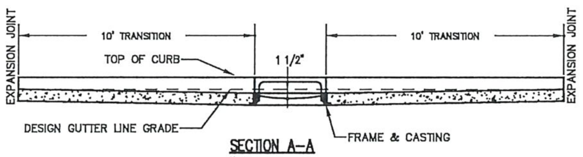


EXPANSION JOINT
INLET FRAME & COVER NEENAH R-3067 OR EQUAL
FLOW
10' TRANSITION
FLOW
3'
A
A
10' TRANSITION
EXPANSION JOINT
SURMOUNTABLE CONCRETE CURB & GUTTER

ISOMETRIC

N.T.S.

NOTE:
1. SURMOUNTABLE CURB & GUTTER TO BE FORMED INTO A D24 TYPE AT CATCHBASIN.
2. INLET TO BE DEPRESSED 1-1/2" BELOW DESIGN GUTTER LINE GRADE.

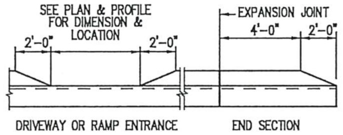


SECTION A-A

N.T.S.

SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN

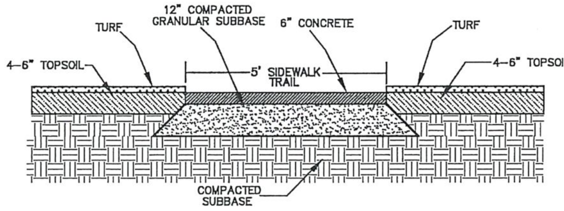
N.T.S.



SEE PLAN & PROFILE FOR DIMENSION & LOCATION
2'-0"
2'-0"
EXPANSION JOINT
4'-0"
2'-0"
DRIVEWAY OR RAMP ENTRANCE
END SECTION

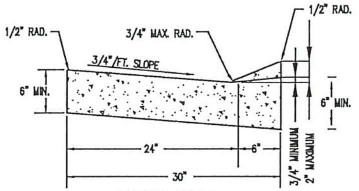
TYPICAL CURB AND GUTTER PROFILE DETAILS

N.T.S.

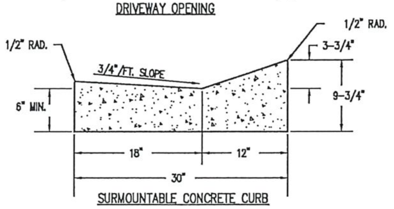


TYPICAL 5' WIDE CONCRETE SIDEWALK SECTION

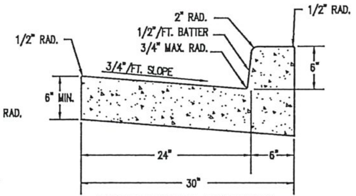
N.T.S.



DRIVEWAY OPENING



SURMOUNTABLE CONCRETE CURB



BARRIER CONCRETE CURB TYPE D

NOTE:
TYPE D CURB REQUIRED AT ALL INTERSECTION RADII, INCLUDING INLETS

CURB AND GUTTER SECTIONS

N.T.S.

	ZPF	04/22/21
RELEASED FOR REVIEW	ZPF	04/22/21
REVISION DESCRIPTION:	NAME:	DATE:

DRAWING PHASE:	
OWNER REVIEW	DRAWN BY:
☒ AGENCY REVIEW	CHECKED BY: ZPF
BID DOCUMENT	DATE: 04/22/21
FOR CONSTRUCTION	DWG FILE: 5307-C8.0-Details
AS-BUILT DOCUMENT	REF FILE:
	JOB NUMBER: 5307-007

CORPORATE OFFICE
408 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

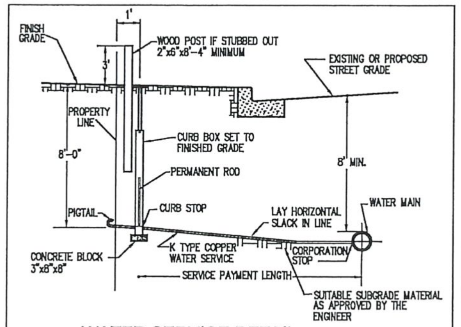
authconsulting.com

Auth-Consulting/associates
S&H Land Surveying a division of A-C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

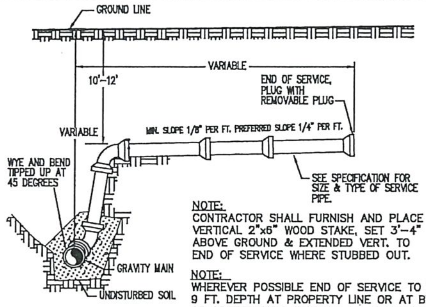
DETAILS

SHEET NO.
C8.0


1'
FINISH GRADE
WOOD POST IF STUBBED OUT 2"x6"x8'-4" MINIMUM
EXISTING OR PROPOSED STREET GRADE
3'
PROPERTY LINE
CURB BOX SET TO FINISHED GRADE
8'-0"
8' MIN.
PERMANENT ROD
PIGTAIL
CURB STOP
LAY HORIZONTAL SLACK IN LINE
WATER MAIN
CONCRETE BLOCK 3"x8"x8"
K TYPE COPPER WATER SERVICE
CORPORATION STOP
SERVICE PAYMENT LENGTH
SUITABLE SUBGRADE MATERIAL AS APPROVED BY THE ENGINEER

WATER SERVICE DETAIL

N.T.S.

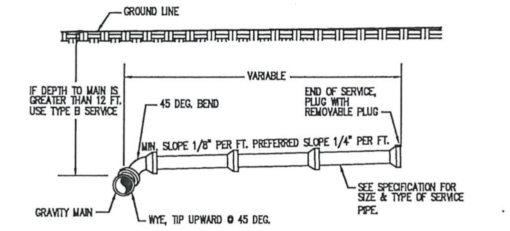

GROUND LINE
VARIABLE
10'-12'
END OF SERVICE, PLUG WITH REMOVABLE PLUG
VARIABLE
MIN. SLOPE 1/8" PER FT. PREFERRED SLOPE 1/4" PER FT.
WYE AND BEND TIPPED UP AT 45 DEGREES
SEE SPECIFICATION FOR SIZE & TYPE OF SERVICE PIPE.
GRAVITY MAIN
UNDISTURBED SOIL

NOTE:
CONTRACTOR SHALL FURNISH AND PLACE VERTICAL 2"x6" WOOD STAKE, SET 3'-4" ABOVE GROUND & EXTENDED VERT. TO END OF SERVICE WHERE STUBBED OUT.

NOTE:
WHEREVER POSSIBLE END OF SERVICE TO BE AT 9 FT. DEPTH AT PROPERTY LINE OR AT BUILDING AS APPROPRIATE. WHERE 9 FT. DEPTH IS NOT POSSIBLE, DEPTH OF SERVICE TO BE AS DEEP AS POSSIBLE, CONSISTENT WITH THIS DETAIL.

SERVICE CONNECTION TYPE B

N.T.S.

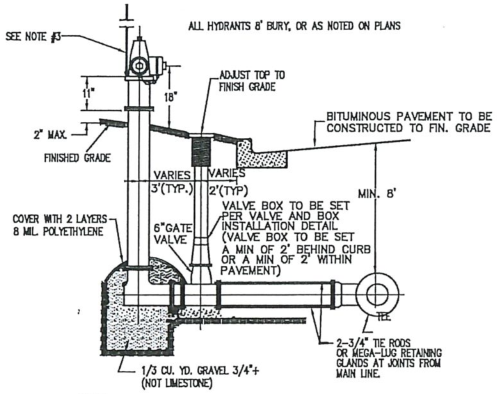

GROUND LINE
VARIABLE
IF DEPTH TO MAIN IS GREATER THAN 12 FT. USE TYPE B SERVICE
45 DEG. BEND
END OF SERVICE, PLUG WITH REMOVABLE PLUG
MIN. SLOPE 1/8" PER FT. PREFERRED SLOPE 1/4" PER FT.
SEE SPECIFICATION FOR SIZE & TYPE OF SERVICE PIPE.
GRAVITY MAIN
WYE, TIP UPWARD @ 45 DEG.

NOTE:
WHEREVER POSSIBLE END OF SERVICE TO BE AT 9 FT. DEPTH AT PROPERTY LINE OR AT BUILDING AS APPROPRIATE. WHERE 9 FT. DEPTH IS NOT POSSIBLE, DEPTH OF SERVICE TO BE AS DEEP AS POSSIBLE, CONSISTENT WITH THIS DETAIL.

NOTE:
CONTRACTOR SHALL FURNISH AND PLACE VERTICAL 2"x4" WOOD STAKE, SET 3' ABOVE GROUND & EXTENDED VERT. TO END OF SERVICE WHERE STUBBED OUT.

SERVICE CONNECTION TYPE A

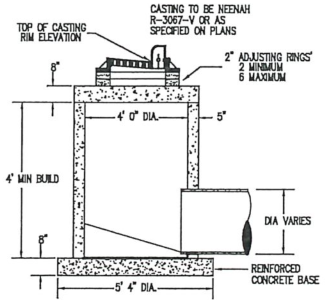
N.T.S.


SEE NOTE #3
ALL HYDRANTS 8' BURY, OR AS NOTED ON PLANS
11"
18"
ADJUST TOP TO FINISH GRADE
2" MAX.
FINISHED GRADE
BITUMINOUS PAVEMENT TO BE CONSTRUCTED TO FIN. GRADE
VARIES 3'(TYP.)
VARIES 2'(TYP)
MIN. 8'
COVER WITH 2 LAYERS 8 MIL. POLYETHYLENE
6"GATE VALVE
VALVE BOX TO BE SET PER VALVE AND BOX INSTALLATION DETAIL (VALVE BOX TO BE SET A MIN OF 2' BEHIND CURB OR A MIN OF 2' WITHIN PAVEMENT)
TEE
2-3/4" TIE RODS OR MEGA-LUG RETAINING GLANDS AT JOINTS FROM MAIN LINE.
1/3 CU. YD. GRAVEL 3/4"+ (NOT LIMESTONE)

NOTES:
1. ALL JOINTS TO BE MECHANICAL JOINTS.
2. PIPE TO BE BEDDED ON FIRM UNDISTURBED SOIL OR COMPACTED BACKFILL.
3. ONE(1) 5' "HYDRAFINDER" WITH SPRING BASE HYDRANT FLAG PER FIRE HYDRANT IS REQUIRED.

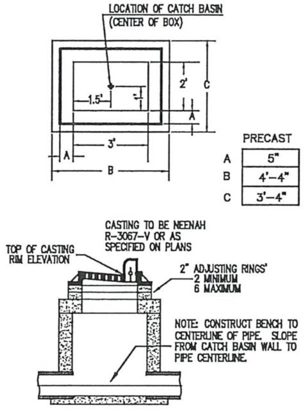
HYDRANT DETAIL WITH CURB

N.T.S.


CASTING TO BE NEENAH R-3067-V OR AS SPECIFIED ON PLANS
TOP OF CASTING RIM ELEVATION
2" ADJUSTING RINGS' 2 MINIMUM 6 MAXIMUM
8"
4' 0" DIA.
5"
4' MIN BUILD
DIA VARIES
8"
REINFORCED CONCRETE BASE
5' 4" DIA.

TYPE B CATCH BASIN DETAIL

N.T.S.

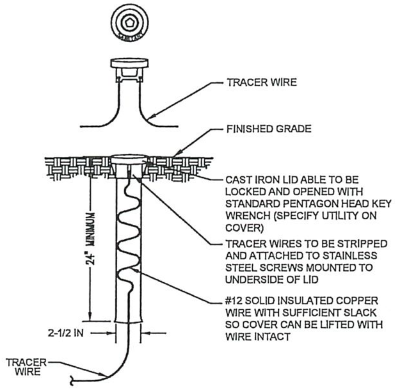

LOCATION OF CATCH BASIN (CENTER OF BOX)
1.5'
1'
2'
C
A
3'
A
B
CASTING TO BE NEENAH R-3067-V OR AS SPECIFIED ON PLANS
TOP OF CASTING RIM ELEVATION
2" ADJUSTING RINGS' 2 MINIMUM 6 MAXIMUM

	PRECAST
A	5"
B	4'-4"
C	3'-4"

NOTE: CONSTRUCT BENCH TO CENTERLINE OF PIPE. SLOPE FROM CATCH BASIN WALL TO PIPE CENTERLINE.

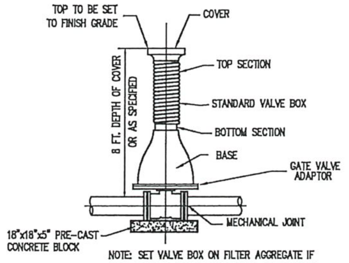
CATCH BASIN TYPE A
WITH CASTING ASSEMBLY

N.T.S.


TRACER WIRE
FINISHED GRADE
CAST IRON LID ABLE TO BE LOCKED AND OPENED WITH STANDARD PENTAGON HEAD KEY WRENCH (SPECIFY UTILITY ON COVER)
TRACER WIRES TO BE STRIPPED AND ATTACHED TO STAINLESS STEEL SCREWS MOUNTED TO UNDERSIDE OF LID
24" MINIMUM
#12 SOLID INSULATED COPPER WIRE WITH SUFFICIENT SLACK SO COVER CAN BE LIFTED WITH WIRE INTACT
2-1/2 IN
TRACER WIRE

TRACER WIRE SIGNAL BOX

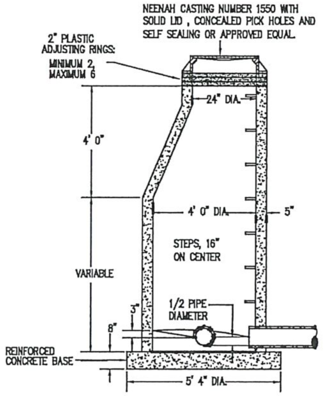
N.T.S.


TOP TO BE SET TO FINISH GRADE
COVER
TOP SECTION
8 FT. DEPTH OF COVER OR AS SPECIFIED
STANDARD VALVE BOX
BOTTOM SECTION
BASE
GATE VALVE ADAPTOR
MECHANICAL JOINT
18"x18"x5" PRE-CAST CONCRETE BLOCK

NOTE: SET VALVE BOX ON FILTER AGGREGATE IF NATIVE SOIL IS NOT FREE DRAINING, COVER WITH POLYETHYLENE, SEE SPECIFICATIONS, SECTION 4.10.

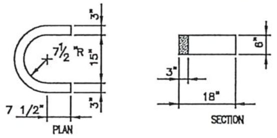
VALVE AND BOX INSTALLATION

N.T.S.

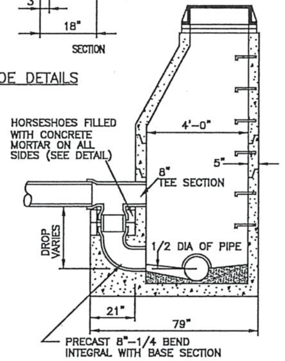

NEENAH CASTING NUMBER 1550 WITH SOLID LID , CONCEALED PICK HOLES AND SELF SEALING OR APPROVED EQUAL.
2" PLASTIC ADJUSTING RINGS: MINIMUM 2, MAXIMUM 6
24" DIA.
4' 0"
4' 0" DIA.
5"
STEPS, 16" ON CENTER
VARIABLE
3"
1/2 PIPE DIAMETER
8"
REINFORCED CONCRETE BASE
5' 4" DIA.

STANDARD MANHOLE DETAIL

N.T.S.



HORSESHOE DETAILS


HORSESHOES FILLED WITH CONCRETE MORTAR ON ALL SIDES (SEE DETAIL)
4'-0"
5"
8" TEE SECTION
DROP VARIES
1/2 DIA OF PIPE
21"
79"
PRECAST 8"-1/4 BEND INTEGRAL WITH BASE SECTION

PRECAST INVERT IS REQUIRED

PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL.

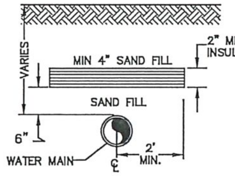
NOTE: KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.

ALL DOG HOUSES SHALL BE GROUTED ON THE INSIDE AND OUTSIDE.

PRECAST INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.

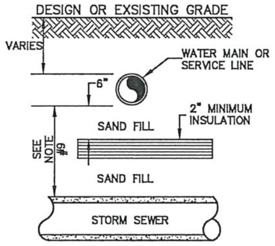
SANITARY SEWER DROP MANHOLE

N.T.S.



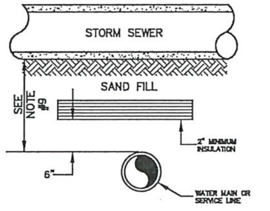
SHALLOW BURY CONDITIONS

NTS



STORM SEWER CROSSING BELOW

NTS



STORM SEWER CROSSING ABOVE

NTS

NOTES:
1. INSULATION SHALL BE CENTERD ON THE PIPE.
2. RIGID, EXTRUDED POLYSTYRENE BOARD INSULATION, CLOSED CELL (DOW CHEMICAL) OR APPROVED EQUAL.
3. THERMAL RESISTANCE (R): 5.0
4. MINIMUM THICKNESS: 2 INCHES.
5. BOARD SIZE: 48"x96"
6. COMPRESSIVE STRENGTH: MINIMUM 25psi
7. WATER ABSORPTION IN ACCORDANCE WITH ANSI/ASTM D2842: 0.1 PERCENT BY VOLUME, MAXIMUM.
8. EDGES: SQUARE
9. ALL STORM SEWER CONFLICTS OR INTERSECTIONS SHALL BE INSLUATED AS APPROVED BY FIELD ENGINEER TO EQUATE TO 7 FEET OR MINIMUM COVER (1 INCH CLOSED CELL INSULATION = 1 FOOT OF SOIL).
10. INSULATION LENGTH ALONG WATER LINE SHALL BE A MINIMUM OF 4 FEET GREATER THAN THE OUTSIDE DIAMETER OF THE STORM SEWER PIPE.

WIDTH OF INSULATION BETWEEN WATER MAIN AND STORM SEWER

STORM SEWER	WATER LINE	
	1" TO 4"	6" TO 12"
12" TO 48"	2'	4'
54" & Larger	4'	8'

4'X8' INSULATION DETAILS

		ZPF	04/22/21
RELEASED FOR REVIEW		NAME:	DATE:
REVISION DESCRIPTION:			

DRAWING PHASE:	DRAWN BY:
OWNER REVIEW	CHECKED BY: ZPF
X AGENCY REVIEW	DATE: 04/22/21
BID DOCUMENT	DWG FILE: 5307-C8.0-Details
FOR CONSTRUCTION	REF FILE:
AS-BUILT DOCUMENT	JOB NUMBER: 5307-007

A-C/a
CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

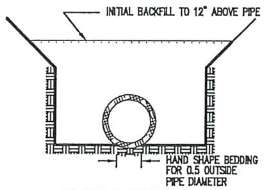
BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

authconsulting.com
Auth-Consulting/associates
S&H Land Surveying a division of A-C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

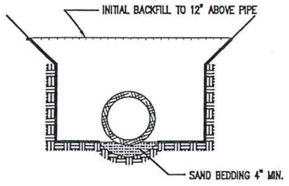
DETAILS

SHEET NO.
C8.1


INITIAL BACKFILL TO 12" ABOVE PIPE
HAND SHAPE BEDDING FOR 0.5 OUTSIDE PIPE DIAMETER

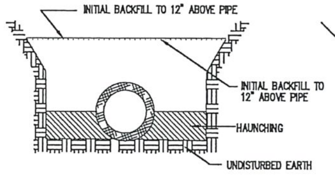
CLASS C BEDDING

N.T.S.



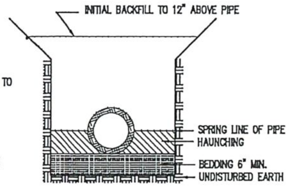
CLASS B BEDDING

N.T.S.


INITIAL BACKFILL TO 12" ABOVE PIPE
INITIAL BACKFILL TO 12" ABOVE PIPE
HAUNCHING
UNDISTURBED EARTH

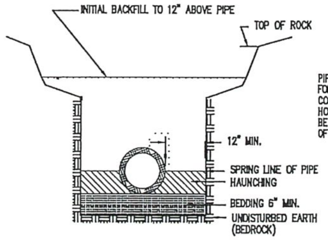
WATER MAIN BEDDING DETAIL

N.T.S. LAYING CONDITION TYPE 2 MODIFIED



TYPICAL BEDDING OF PLASTIC PIPE

N.T.S. (PER ASTM D-2321)

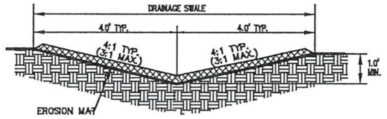


ROCK TRENCHING DETAIL

N.T.S.

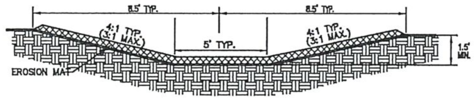
PIPE BEDDING NOTES:
FOR ALL BEDDING & TRENCHING CONTRACTOR TO EXCAVATE BELL HOLES FOR PIPE, BEDDING SHALL BE UNIFORM ALONG THE LENGTH OF THE PIPE.

PIPE BEDDING DETAILS



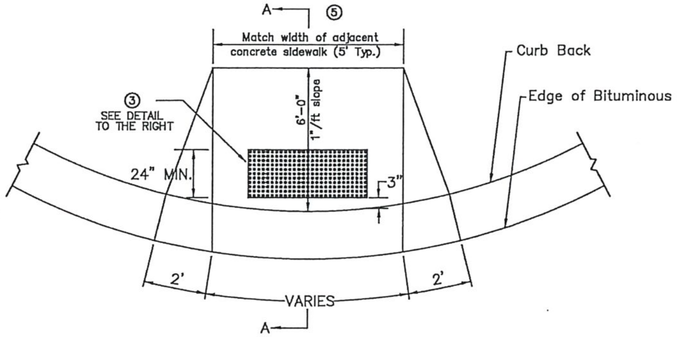
TYPICAL DRAINAGE SWALE CROSS SECTION

N.T.S.

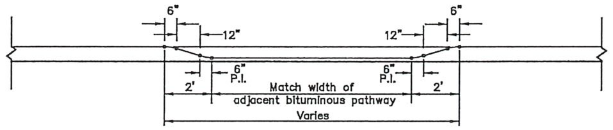


TYPICAL 5FT BOTTOM DITCH CROSS SECTION

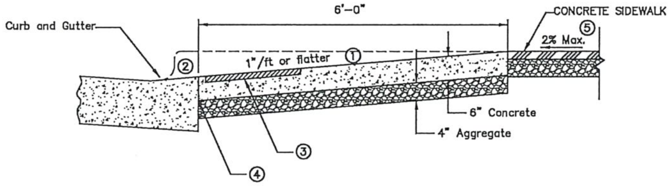
N.T.S.



PLAN VIEW OF RAMP



ELEVATION OF RAMP



SECTION A-A

NOTES:

1. THE CURB AND CURB TRANSITION ON THE RAMP WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB AND GUTTER.
2. THE RAMP AREA WILL BE PAID FOR AS SQUARE FEET OF CONCRETE WALK.

① 6'–0' DIMENSION MAY BE INCREASED WHERE FEASIBLE TO PROVIDE A FLATTER SLOPE.

② THE 1"/ft. SLOPE SHALL BE CONSTRUCTED THROUGH THE CURB TO THE GUTTER WITH NO LIP AT THE GUTTER SECTION.

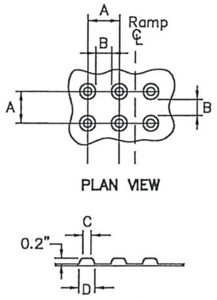
③ ADA REQUIRED TRUNCATED DOMES PER WISDOT STANDARD DETAIL DRAWING 8D5–9a OR 8D5–9b. DETECTABLE TRUNCATED DOME WARNING MATERIAL SHALL BE WISDOT RECOMMENDED ARMOR TILE VITRIFIED POLYMER INSERT IN FEDERAL YELLOW 33538 SET INTO FRESH CONCRETE.
MAY NEED MULTIPLE INSERTS FOR WIDER PATHWAYS

④ 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213

⑤ PROVIDE A PATH OF TRAVEL 4'–0" WIDE BY 4'–0" LONG BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT (2% MAXIMUM SLOPE) 4' x 4' LANDING IS REQUIRED.

PEDESTRIAN RAMP

N.T.S.

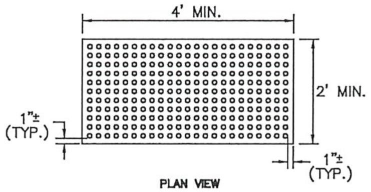


PLAN VIEW

ELEVATION VIEW

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.



PLAN VIEW

DETECTABLE WARNING FIELD (TYPICAL)

DRAWING PHASE:		DRAWN BY:
	OWNER REVIEW	CHECKED BY: ZPF
X	AGENCY REVIEW	DATE: 04/22/21
	BID DOCUMENT	DWG FILE: 5307-C8.0-Details
	FOR CONSTRUCTION	REF FILE:
	AS-BUILT DOCUMENT	JOB NUMBER: 5307-007

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

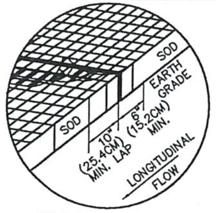
authconsulting.com

Auth-Consulting/associates
S&M Land Surveying a division of A-C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

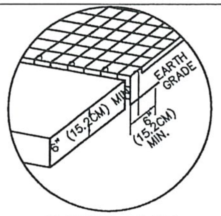
DETAILS

SHEET NO.
C8.2



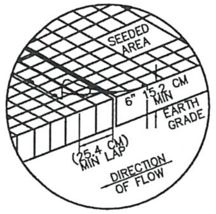
JUNCTION SLOT
SOD ONLY

DETAIL A
N.T.S.



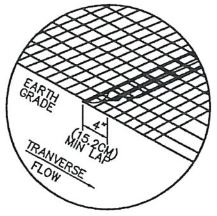
ANCHOR SLOT
AT BEGINNING AND END OF EROSION MAT

DETAIL B
N.T.S.



JUNCTION SLOT
SEED ONLY

DETAIL C
N.T.S.



LAP JOINT
SEED AND SOD

DETAIL D
N.T.S.

GENERAL NOTES EROSION MAT

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISONS.

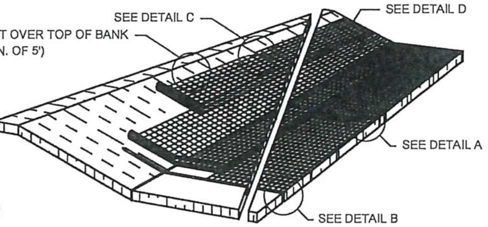
LAP JOINTS SHALL NOT BE PLACE IN THE BOTTOM OF V-SHAPED DITCHES.

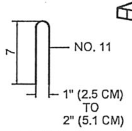
JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 m) APART.

EDGES OF THE EROSION MAT SHALL IMPRESSED IN THE SOIL.

EROSION MAT OVER SEEDING
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 50 FEET.

STAPLE INSTALLATION AND PATTERNS SHALL COMPLY WITH EROSION MAT MANUFACTURER'S SPECIFICATIONS.



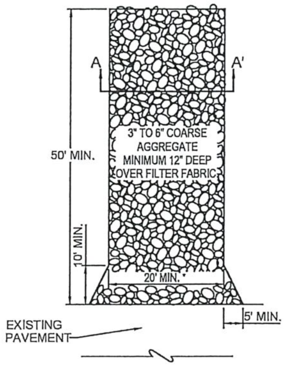


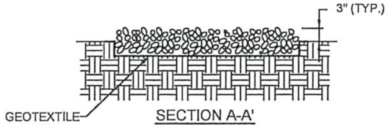
DETAIL OF
TYPICAL STAPLE

* 6" (15.2 CM MIN. FOR LOOSE SOILS)
12" (30.5 CM MIN FOR LOOSE SOILS)
8" (20.3 CM MIN WHERE BOTH SOD AND MATS ARE BEING USED)

EROSION CONTROL MAT

N.T.S.


A
A'
50' MIN.
3" TO 6" COARSE AGGREGATE MINIMUM 12" DEEP OVER FILTER FABRIC*
10' MIN.
20' MIN.*
5' MIN.
EXISTING PAVEMENT



SECTION A-A'
N.T.S.

* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPENING.

NOTES:

1. TRACKING ENTRANCE SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMMEDIATELY. THIS WORK SHALL BE INCIDENTIAL TO THE CONTRACT.
2. STONE SHALL BE REMOVED AND REPLACED WHEN SOIL FILLS OPENINGS AND/OR DIRECTED BY THE ENGINEER. THIS WORK SHALL BE INCIDENTIAL TO THE CONTRACT.
3. EXISTING PAVEMENT SHALL BE INSPECTED AND CLEANED AT LEAST DAILY. THIS WORK SHALL BE INCIDENTIAL TO THE CONTRACT.

CONSTRUCTION VEHICLE TRACKING ENTRANCE

N.T.S.

GENERAL NOTES SILT FENCE

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE. WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

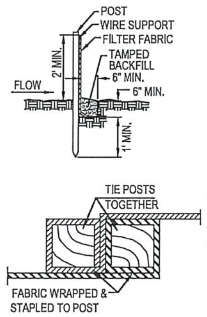
CROSS BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

① MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OF PLACE WIRE RINGS ON 12" C-C.

② EXCAVATE A TRENCH 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.

③ WOOD POSTS SHALL BE A MINMUM SIZE OF 1-1/8"x1-1/8" OF OAK OR HICKORY.

STANDARD INSTALLATION



DETAIL FOR JOINING SECTIONS

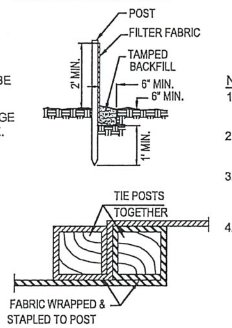
NOTES:

1. MIN. 2"x4" 4' LONG POST TO BE SPACED AT A MAX. OF 8'.
2. WIRE SUPPORT TO BE 14 GAGE MIN. WOVEN WIRE WITH MAX. MESH SPACING OF 6".
3. FILTER FABRIC TO BE MIRAFI 100 OR EQUAL.
4. POSTS DAMAGED ON DRIVING SHALL BE REPLACED.
5. EROSION CONTROL SHALL BE MAINTAINED DAILY.

EROSION FENCE WITH WIRE MESH SUPPORT

N.T.S.

STANDARD INSTALLATION



DETAIL FOR JOINING SECTIONS

NOTES:

1. MIN. 2"x2" POST TO BE SPACED AT A MAX. OF 5'.
2. FILTER FABRIC TO BE MIRAFI 100 OR EQUAL.
3. POSTS DAMAGED ON DRIVING SHALL BE REPLACED.
4. EROSION CONTROL SHALL BE MAINTAINED DAILY.

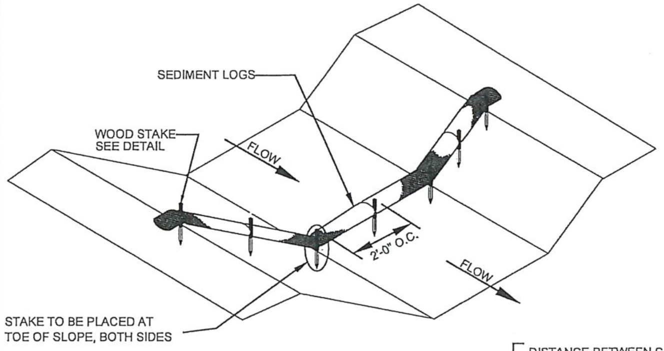
DETAIL FOR INSTALLATION OF EROSION FENCE

N.T.S.

Seed Mix Number	Areas of Use	Species	Mixture Proportions %	Seeding Rate
20	Light, dry, well-drained, sandy, or gravelly soils and high cut & fill slopes	Kentucky Bluegrass Hard Fescue Tall Fescue Perennial Ryegrass	6 24 40 30	3 lbs/ 1000 sq.ft OR 130 lbs/acre

Note: See Wisconsin Department of Transportation standard specification section 630-seeding for additional information.

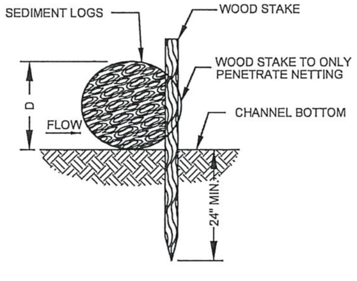
SEED MIXTURES



SEDIMENT LOGS

N.T.S.

[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED SEDIMENT LOGS (D)(FT) / CHANNEL GRADIENT (%)] X 100 = SEDIMENT LOGS SPACING (FT)



STAKE DETAILS

N.T.S.

DRAWING PHASE:		
	OWNER REVIEW	DRAWN BY:
		CHECKED BY: ZPF
X	AGENCY REVIEW	DATE: 04/22/21
	BID DOCUMENT	DWG FILE: 5307-C8.0-Details
	FOR CONSTRUCTION	REF FILE:
	AS-BUILT DOCUMENT	JOB NUMBER: 5307-007

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	ZPF	04/22/21

A·C/a

CORPORATE OFFICE
408 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

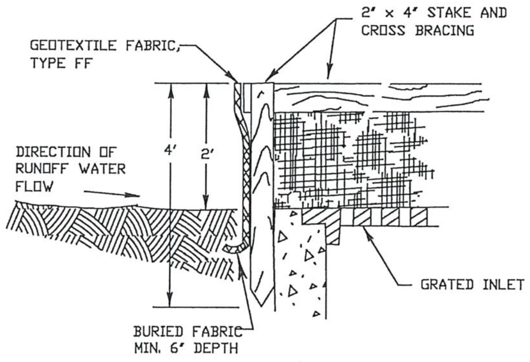
authconsulting.com

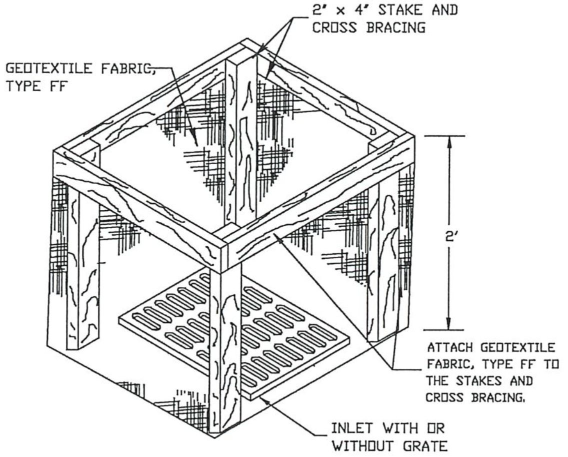
Auth·Consulting/associates
S&N Land Surveying a division of A·C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

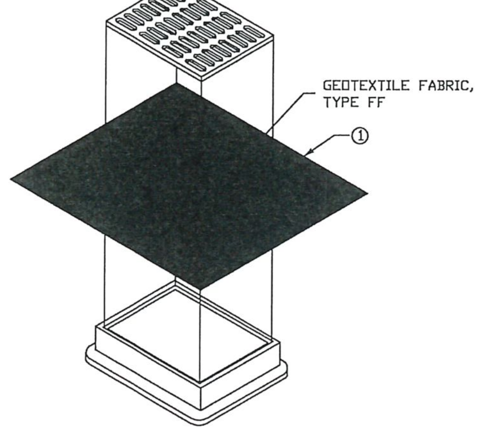
DETAILS

SHEET NO.
C8.3

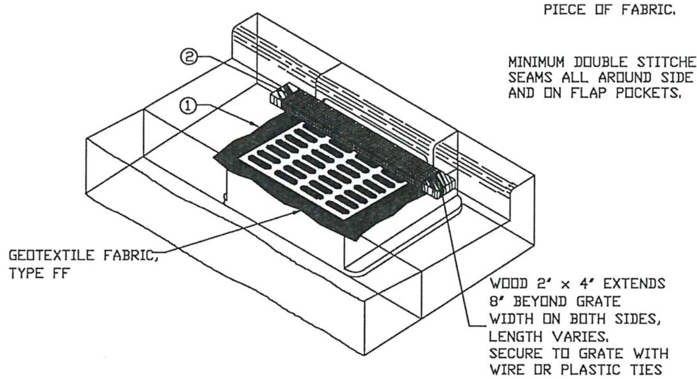

2' × 4' STAKE AND CROSS BRACING
GEOTEXTILE FABRIC, TYPE FF
DIRECTION OF RUNOFF WATER FLOW
4'
2'
GRATED INLET
BURIED FABRIC MIN. 6' DEPTH


2' × 4' STAKE AND CROSS BRACING
GEOTEXTILE FABRIC, TYPE FF
2'
ATTACH GEOTEXTILE FABRIC, TYPE FF TO THE STAKES AND CROSS BRACING.
INLET WITH OR WITHOUT GRATE

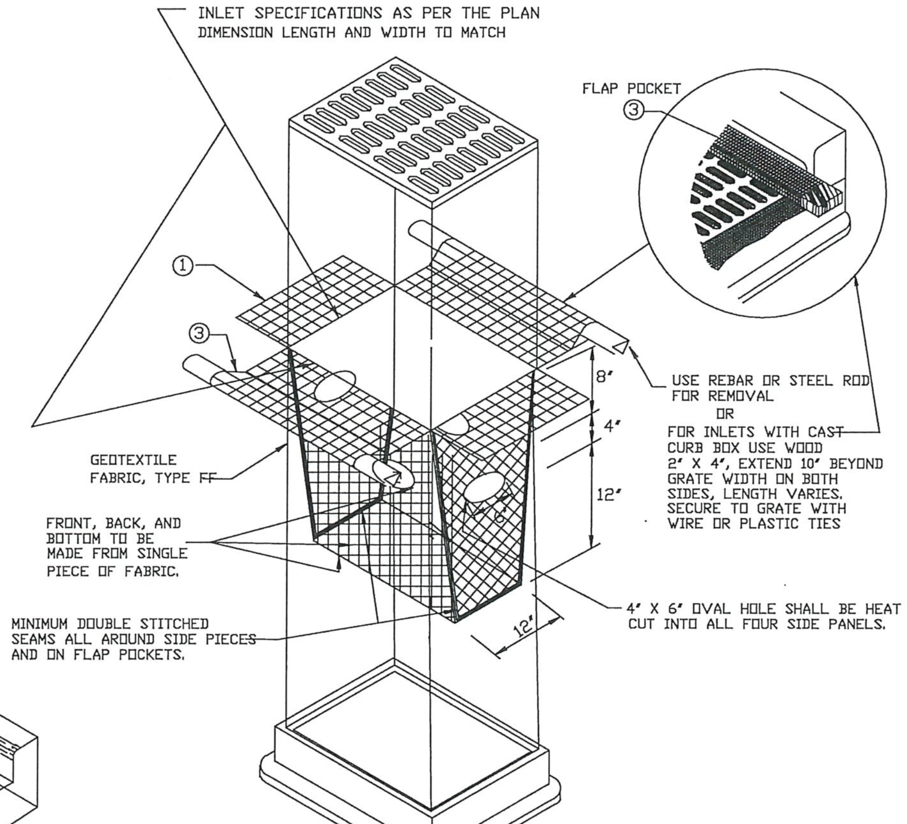
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)


②
①
GEOTEXTILE FABRIC, TYPE FF
WOOD 2' × 4' EXTENDS 8' BEYOND GRATE WIDTH ON BOTH SIDES, LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES

INLET PROTECTION, TYPE C (WITH CURB BOX)


INLET SPECIFICATIONS AS PER THE PLAN DIMENSION LENGTH AND WIDTH TO MATCH
FLAP POCKET
③
①
③
8'
4'
12'
12'
USE REBAR OR STEEL ROD FOR REMOVAL OR FOR INLETS WITH CAST CURB BOX USE WOOD 2' X 4', EXTEND 10' BEYOND GRATE WIDTH ON BOTH SIDES, LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES
GEOTEXTILE FABRIC, TYPE FF
FRONT, BACK, AND BOTTOM TO BE MADE FROM SINGLE PIECE OF FABRIC.
MINIMUM DOUBLE STITCHED SEAMS ALL AROUND SIDE PIECES AND ON FLAP POCKETS.
4' X 6' OVAL HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS.

INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18' OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3' OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30', MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3' OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3'. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3' CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4' FROM THE BOTTOM OF THE BAG.

RELEASED FOR REVIEW	ZPF	04/22/21
REVISION DESCRIPTION:	NAME:	DATE:

DRAWING PHASE:		DRAWN BY:
	OWNER REVIEW	CHECKED BY: ZPF
X	AGENCY REVIEW	DATE: 04/22/21
	BID DOCUMENT	DWG FILE: 5307-C8.0-Details
	FOR CONSTRUCTION	REF FILE:
	AS-BUILT DOCUMENT	JOB NUMBER: 5307-007

CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490

BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

authconsulting.com

A-C/a
Auth-Consulting/associates
S&M Land Surveying a division of A-C/a

PROJECT:
ROLLING MEADOWS EIGHTH ADDITION
OVERING HOMES INVESTMENTS, LLC
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

DETAILS

SHEET NO.
C8.4