Sewer Service Area Amendment Narrative
Whitetail Woods, City of Altoona

The City of Altoona is requesting a Type IV Sewer Service Area Amendment for the removal of a small wetland area located within the subdivision known as "Whitetail Woods". The amendment is required as part of the Sewer Service Area/Water Quality Management (208) conformance review conducted by the West Central Wisconsin Regional Planning Commission. The following information describes the amendment request:

Type of Amendment:
Type IV Sewer Service Area Plan Amendment

Location of Amendment:
The wetland area is within the Southeast Quarter of the Southwest Quarter of Section 19, Township 27 North, Range 8 West, City of Altoona, Eau Claire County, Wisconsin.

Existing and Proposed Land Uses:
Whitetail Woods will be a 60.34 acre residential development consisting of single-family homes, twin homes, and multi-family buildings. The existing site was a mix of mature woodlands, semi-wooded areas, and open grassed areas which were former agricultural lands. The east, south and west portions of the site have slopes of 0-3% while the north central area has slopes of 12-45%. Two wetland areas were delineated on site. The larger wetland area will remain while the smaller wetland has been approved for filling.

The developed site for Phase 1 will have ten single-family lots, 14 twin home lots, and four multi-family lots with an undetermined number of units. The remaining area will be outlots until further platting occurs to create additional residential lots. The overall density of the Whitetail Woods development, including future phases, will be approximately 12.8 people per acre. The site will be served by public sanitary sewer and water main. Storm water management will be addressed by two detention basins in combination with infiltration basins to meet the State and City requirements for peak flow, water quality and infiltration. Refer to the existing conditions plan and final plat.

Justification for the Amendment:
The amendment is being requested to allow full use of the Lot 4 parcel for residential development. The 3,960 square foot wetland area was determined not to be a rare or high-quality wetland. Additionally, the proposed wetland has been reviewed by the City of Altoona, both staff and City Council, and we have approved removing the wetland protections to enable the filling of it.

Existing and Proposed Services:
The existing Whitetail Woods is vacant and not readily served by sewer and water. The developed site will be served by public sanitary sewer and water, public roads, and private utilities including gas, electric

and telecommunications. The City of Altoona has determined wastewater conveyance will be addressed in a cost-effective manner. Wastewater treatment will occur at the City of Eau Claire treatment facility.

Geographic Extents of Area Served by Sanitary Sewer Extension:
The boundary of the final plat is the extents of the area to be served by the sanitary sewer extension. The initial service area phase includes Lots 1-28. Future service area includes residences on Outlots 1, 2, 4 and 7.

Maps of Environmentally Sensitive Areas:
Refer to maps showing existing wetlands, steep slopes and wooded areas.

Mitigation of Environmentally Sensitive Areas:
The 18,760 square foot wetland area will be within Outlot 6 on the final plat. This outlot will be dedicated to the City for parklands, utility and drainage uses. The outlot will not contain any storm water facilities. The steep slope areas will be protected from erosion by best management practices shown on the erosion control plans within the plan set. Offsite areas will be protected by the installation of two storm water facilities each containing a wet detention and infiltration basin.

Consistency with the City of Altoona's Comprehensive Plan:
The 2022 Altoona Comprehensive Plan designates this area as Planned Neighborhood Type A which supports a variety of zoning designations and mixed development uses including: R-1, R-2, TH, R-3, and some C and C-1 uses. The Comprehensive Plan for this designation prioritizes compact growth and efficient services. The Comprehensive Plan also calls for a mix of residential uses and an increase in residential densities. While the Comprehensive Plan does call for preservation of Environmentally Sensitive Areas, it says so generally and leaves open evaluation on a case-by-case basis. The developer has demonstrated to the City the ability to generally mitigate negative impacts on any ESAs within the project area. As a result, this proposal complies with the 2022 Comprehensive Plan.

Barriers or Issues Related to the Amendment:
The City is unaware of any physical, regulatory, or intergovernmental barriers or issues related to the amendment. The City approved the removal of the wetland protections on August 8, 2024.

Project Approvals Currently Granted by the Municipality:
The City of Altoona has approved the preliminary plat for Whitetail Woods. Eau Claire County has approved the site access onto C.T.H. "SS" (Nine Mile Creek Road). The application removing the wetland protections was granted by the City of Altoona on August 8, 2024. This removed the wetland overlay status and will allow the wetland to be filled in when building permits are pulled.

Material Summary:

1. SSA Amendment Cover Letter / Narrative
2. Wetland Exhibit & Legal Descriptions

3. Wetland Delineation Report
4. DNR Approval Letter
5. City of Altoona Fill Approval

Wetland Boundary Exhibit

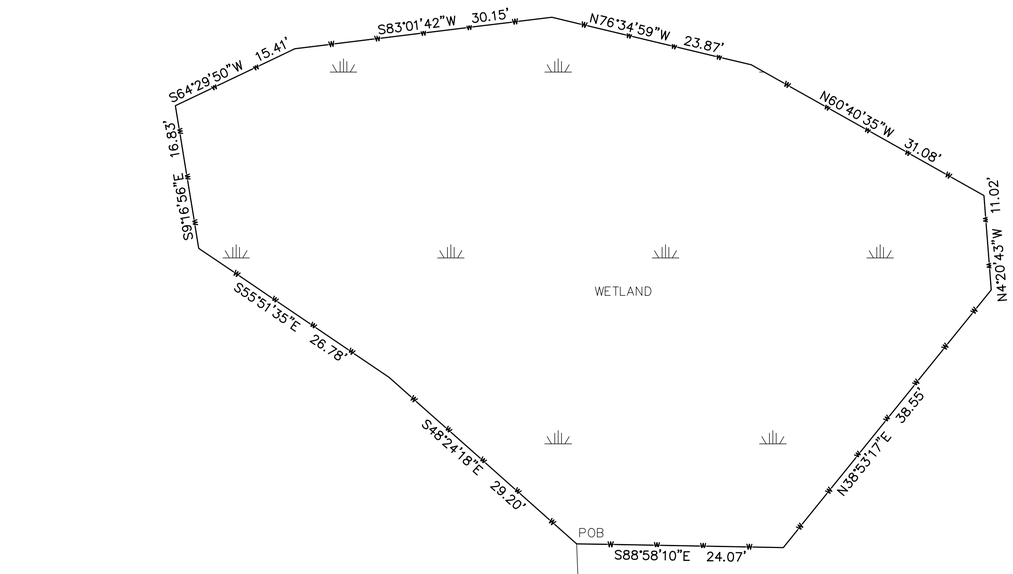
Part of the Southeast Quarter of the Southwest Quarter, Section 19, Township 27 North, Range 8 West, City of Altoona, Eau Claire County, Wisconsin

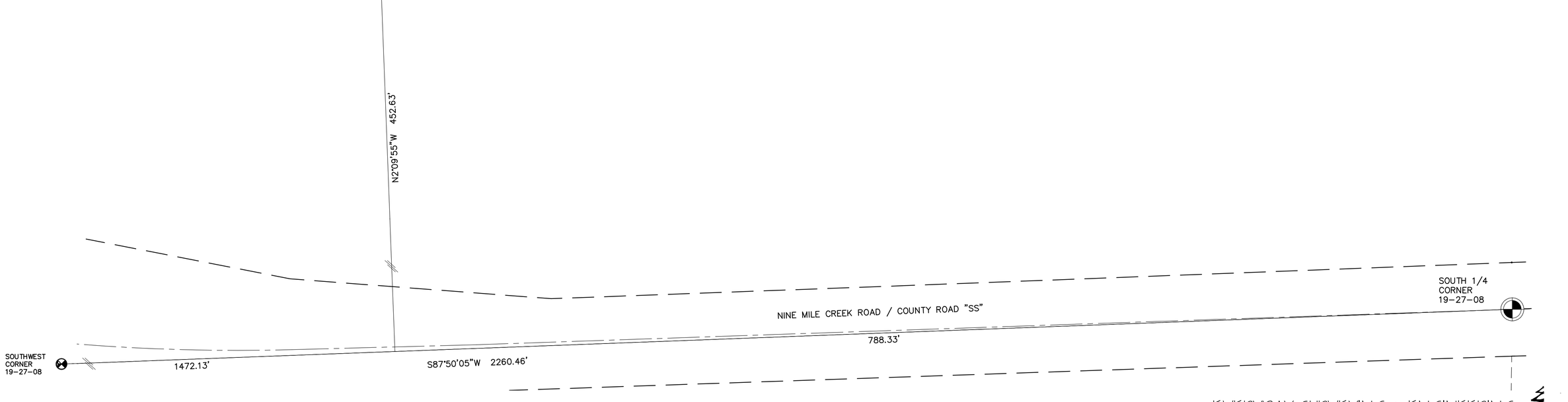
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 19 ASSUMED TO BEAR S87°50'05"W.

NORTH

0 5 10

1"=10'





LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter, Section 19, Township 27 North, Range 8 West, City of Altoona, Eau Claire County, Wisconsin

Commencing at the South Quarter Corner of said Section 19;
Thence S87°50'05"W, 788.33 feet along the South line of said Southwest Quarter;
Thence N02°09'55"W, 452.63 feet to the Point of Beginning;
Thence S88°58'10"E, 24.07 feet;
Thence N38°53'17"E, 38.55 feet;
Thence N4°20'43"W, 11.02 feet;
Thence N60°40'35"W, 31.08 feet;
Thence N76°34'59"W, 23.87 feet;
Thence S83°01'42"W, 30.15 feet;
Thence S64°29'20"W, 15.41 feet;
Thence S9°16'56"E, 16.83 feet;
Thence S55°51'35"E, 26.78 feet;
Thence S48°24'18"E, 29.20 feet to the Point of Beginning;

Said area contains 3,960 square feet or 0.09 total acres, more or less.

EVERYDAY SURVEYING & ENGINEERING
711 S HILLCREST PARKWAY
ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

Wetland Legal Description

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Commencing at the South Quarter Corner of said Section 19;
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Thence S9°16’56”E, 16.83 feet;
Thence S55°51’35”E, 26.78 feet;
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Said area contains 3,960 square feet or 0.09 total acres, more or less.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
910 Hwy 54 E
Black River Falls, WI, 54615

Tony Evers, Governor

Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

May 9, 2024

EXE-WC-2024-18-01175

EXE-WC-2024-18-01175 Jason Griepentrog 2620 Fairway Dr. Suite 1 Altoona, WI 54720 RE: Nonfederal Wetland Exemption Determination for an area described as Wetland B located in the City of Altoona, Eau Claire County Wisconsin.

Dear Mr. Griepentrog:

This letter is in response to your request for a nonfederal wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), Wis. Stats., a nonfederal urban wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acre of total impact per parcel. Mitigation will be required for impacts greater than 10,000 sq ft up to 1 acre. The applicant must have a nonfederal jurisdictional determination from the Army Corps of Engineers along with a map of the wetland(s) involved. In addition, DNR must also consider whether the nonfederal wetland is a rare and high quality wetland as defined in s 281.36(4n), Wis. Stat.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative including project scope and purpose
- Site location map and photographs that show different angles and views of the wetland
- Botanical survey results
- Wetland delineation information

Below is a summary of our findings:

Request Narrative
According to the request narrative the total wetland impacts will be 3960 sq. ft or .09 acres. The purpose of this project is to develop the site as a mixed residential development.

Site Location and Photographs
The site location confirms that the wetland is located in an urban area. Wetland photographs also show Wetland B is classified as Fresh (wet) meadow wetland. Fresh (wet) meadow wetlands are not a Rare and high-quality wetlands. The wetland is not directly adjacent or contiguous to a class 1 or class II trout stream.

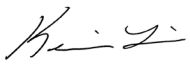
Botanical Survey
The botanical survey demonstrations that the wetland is not a rare and high quality wetland.

Wetland Delineation Information
The wetland delineation shows Wetland B is classified as Fresh (wet) meadow wetland. Fresh (wet) meadow wetlands are not a Rare and high-quality wetlands. The wetland is not directly adjacent or contiguous to a class 1 or class II trout stream.

Stormwater Compliance Information
The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats.

Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat., You are able to proceed with this project. If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (715) 670-8593 or email kevinr.lien@wisconsin.gov.

Sincerely,



Kevin Lien
Water Management Specialist

Email CC:
USACE Project Manager - USACE_Requests_WI@usace.army.mil
County Zoning Administrator - Ben Bublitz <Ben.Bublitz@eauclairecounty.gov>
Consultant – Kelly Bopray <kjbopray@yahoo.com>
Warden - Lowry, Ryan W - DNR <Ryan.Lowry@wisconsin.gov>
Wetland file

Wetland Delineation Report

Whitetail Woods, 64.12-Acres

City of Altoona/Washington Twp, Wisconsin

Prepared for: Everyday Engineering & Surveying, Grip Development LLC

August 23, 2023

Bopray Environmental
N7831 920th St. River Falls, WI 54022
715-307-4577 kjbopray@yahoo.com

BES Project No. 2023-026

Wetland Delineation Report

Whitetail Woods, Grip Development

City of Altoona/Washington Township, Wisconsin

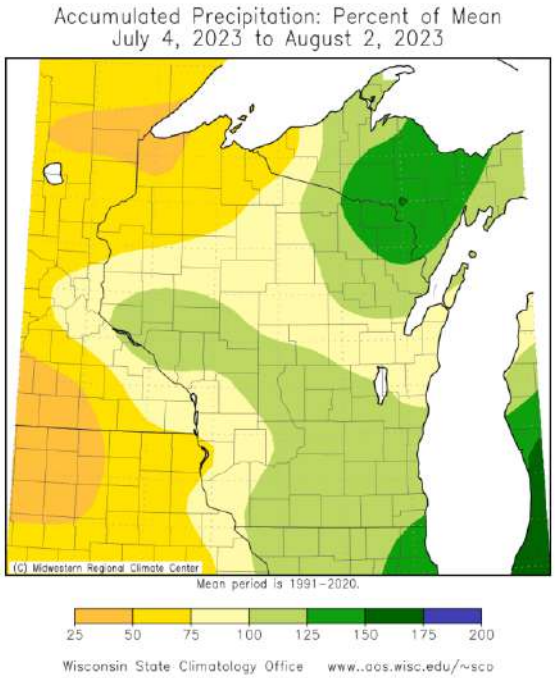
August 23, 2023

Background

Bopray Environmental Services LLC (BES) has completed a wetland delineation for three parcels being annexed into the City of Altoona as the Whitetail Woods development. The site is approximately 64.12-acres located in Sec. 19, T27N, R8W, in Washington Township, and Eau Claire County, Wisconsin (**Figure 1**). The site consists of cropland that was abandoned more than five years ago and pine plantations. The topography of the site is fairly flat with a high knoll in the north central part of the site according to the U.S.G.S. quadrangle topographic map **(Figure 2**). On August 2, 2023, BES delineated two wetlands on the site. The approximate site and wetland boundaries are shown on an aerial photo in **Figure 3**. The surveyed site and wetland boundaries are provided by Everyday Engineering and Surveying and is included in **Appendix A**. The purpose of this delineation was to identify any wetlands that may have to be considered during the development of the site and for regulatory purposes.

Methodologies

The site was evaluated for wetlands based on the methods contained in the Level 2, "Routine Determinations" section of the U.S. Army Corps of Engineers "Wetland Delineation Manual" (Technical Report Y87-1, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region. This is the methodology currently used to determine wetlands by both the U.S. Army Corps of Engineers for implementation of Section 404 of the Clean Water Act and by the Wisconsin DNR. Soil colors described herein follow "Munsell Soil Color Charts." According to the Wisconsin State Climatology Office's webpage, the area was at 100-125% of average precipitation for the preceding 30-day and 50-75% for the proceeding 90-day



periods. Using the USACE Antecedent Precipitation Tool (APT) precipitation for the preceding three months for this site was Normal at the time of the site visit (**Appendix B**).

Results

Resource Maps Review

The Wisconsin Wetlands Inventory (WWI) (**Figure 4)** identifies two wetland in the southeast part of the site. The WWI classifies these wetlands as Emergent, persistent, wet soil, Palustrine, farmed (E1Kf) wetlands. The DNR does not identify any Priority Navigable Waters or Areas of Special Natural Resource Interest on or near the site (**Figure 5**). The Eau Claire County Soil Survey (**Figure 6**) identifies the predominant soil map units on the site as Boone-Plainbo complex (BoE), and Menahga sand (MdB). These soil map units are listed as having 0% hydric soils inclusions. BES conducted a wetland delineation on a portion of this site in 2015.

Wetland A

Wetland A is a slight depression on a gentle hillslope (**Figures 7**). Wetland A is an Emergent, Persistent, Wet soil-Palustrine (E1K) fresh (wet) meadow. The dominant vegetation in the wetland is sensitive fern (*Onoclea sensibilis*), woolgrass (*Scirpus cyperinus*), and common dewberry (*Rubus flagellaris*). The vegetation did meet the dominance test and had a prevalence index of 2.43. The wetland soils consisted of 11 inches of 10YR 2/1 sandy loam, over two inches of N 2/0 sandy loam, over four inches of 2.5Y 4/1 sandy loam with 20% 2.5Y 5/1 iron depletions, and 5% 10YR 4/3 iron concentrations, over four inches of 10YR 5/1 loamy sand, over five inches of 10YR 4/1 sandy loam with 20% 2.5Y 5/1 iron depletions and 5% 10YR 43 iron concentrations, over two inches of 5GY 4/1 sandy clay loam with 5% 10YR 4/3 iron concentrations, over 2.5Y 8/1 sand (A12). Surface water was not observed in the basin at the time of the site visit. The water table and saturation soil were not observed within a depth of 33 inches in the wetland soil pit (SA-W). The wetland hydrology indicators observed included; geomorphic position (D2), and a positive FAC-neutral test (D5). The adjacent upland (SA-U) vegetation is dominated by common dewberry, little bluestem (*Schizachyrium scoparium*), yarrow (*Achillea millefolium*), Kentucky bluegrass (*Poa pratensis*), and sensitive fern. The upland vegetation did not meet the dominance test and had a prevalence index of 3.62. The upland soils consisted of eight inches of 10YR 3/3 sandy loam, over five inches of 10YR 2/2 sandy loam with 3% 10YR 3/3 iron concentrations, over 10YR 5/4 loamy sand. The redox features observed in the upland soil profile were too few and too deep to meet the redox dark surface criteria. The water table and soil saturation were not observed within a depth of 23 inches in the upland soil pit. There were no other wetland hydrology indicators observed at the upland sample point. The wetland boundary was generally staked along a break in the topography and plant community.

Wetland B

Wetland B is a small, slight depression on a gentle hillslope (**Figure 8**). The basin is a Fresh (wet) meadow wetland. Wetland A is an Emergent, Persistent, Wet soil-Palustrine, (E1K) basin. The dominant vegetation in the wetland is sensitive fern and woolgrass. The vegetation met the dominance test and had a prevalence index of 2.13. The wetland soils consisted of eight inches of 10YR 2/2 sandy loam, over four inches of 10YR 2/2 sandy loam with 5% 10YR 4/3 iron concentrations, over 10YR 5/3 sand with 20% 10YR 4/4 iron concentrations (F6). At the time of the site visit surface water was not observed in the wetland. The water table and soil saturation were not observed within a depth of 25 inches in the wetland soil pit. The wetland hydrology indicators observed in the basin included geomorphic position (D2) and a positive FAC-neutral test (D5). The adjacent upland vegetation is dominated by common dewberry, sensitive fern, yarrow, Kentucky bluegrass and little bluestem. The upland vegetation did not meet the dominance test and had a prevalence index of 3.43. The upland soils consisted of five inches of 10YR 3/2 loamy sand, over five inches of 10YR 2/2 loamy sand, over five inches of 10YR 3/2 sand, over three inches of 10YR 4/2 sand, over 10YR 4/6 sand. There were no redox features observed in the upland soil pit. The water table and soil saturation were not observed within a depth of 23 inches in the upland soil pit. There were no hydrology indicators observed in the upland areas. The wetland boundary was generally staked along a break in vegetation community.

Upland Pine Plantations

The open areas of the site are abandoned upland farm fields like the descriptions for sample points SA-U and SB-U. The north and east sides of the site are upland pine plantations with sparse understory vegetation (**Figure 9**). Openings in the pine plantation had upland vegetation and were not depressional. There were no wetland hydrology indicators observed in the pine plantain areas.

Wetland Classification

BES' classification of the wetlands is based on observations of the site and is included in Table 1 below.

Table 1. Summary of Wetland Characteristics

Basin	Class	Circ. 39 Type	Isolated Y/N	Comments
Wetland A	E1K Fresh (wet) meadow PEMB	2	Y	Wetland A is slight depression. With no inlet or outlet. It appears to be supported by shallow groundwater flow that dissipates in the surrounding sandy soils.
Wetland B	E1K Fresh (wet) meadow PEMB	2	Y	Wetland B is slight depression. With no inlet or outlet. It appears to be supported by shallow groundwater flow that dissipates in the surrounding sandy soils.

Jurisdiction

Table 1 indicates whether the wetlands are isolated or not for purposes of U.S. Army Corps of Engineers (COE) jurisdiction under Section 404 of the Clean Water Act. This determination was made by BES in the field at the time of the delineation and is essentially our best professional opinion based on the portion of the particular wetland we observed. In some cases, only a small portion of the wetland edge that is present on the property being delineated is evaluated. If no inlets or outlets are observed in the evaluated area, and none are evident on topographic maps or aerial photos, we are inclined to determine the wetland is isolated. However, since the entire wetland is sometimes not assessed, it is possible that inlets and/or outlets do exist and that the wetland has a surface connection to a federal “navigable” water and, thus, falls within the jurisdiction of Section 404. Therefore, a determination by BES of whether a particular wetland is isolated or not should not be considered a final determination with regard to COE jurisdiction until the COE concurs with the determination. The COE should not take jurisdiction of the wetlands on this site because they are isolated and not adjacent to Traditionally Navigable Waters (TNW).

The wetlands on this site are not identified as Priority Navigable Water (PNW) or an Area of Special Natural Resource Interest (ASNRI) by the DNR. The DNR will have jurisdiction over the wetlands based on Wisconsin Statutes Chapter 299. Stormwater management on this site may need to comply with standards under Wisconsin Statutes Chapter 151.

A copy of this report should be submitted to the DNR to begin the process of obtaining concurrence with the delineated wetland boundaries. If the on-site wetlands may be affected during site construction, all necessary permits should be obtained prior to construction.

Additional information regarding the wetlands' vegetation, soils and hydrology is included in **Appendix C**. Ground level photos of the wetlands are included in **Figures 7 and 8.**

The information contained herein represents the findings of BES during wetland delineation conducted on August 2, 2023, at the referenced site.

Respectfully,
Bopray Environmental Services LLC

August 23, 2023

Kelly J. Bopray
Professional Soil Scientist
Enclosures

Date

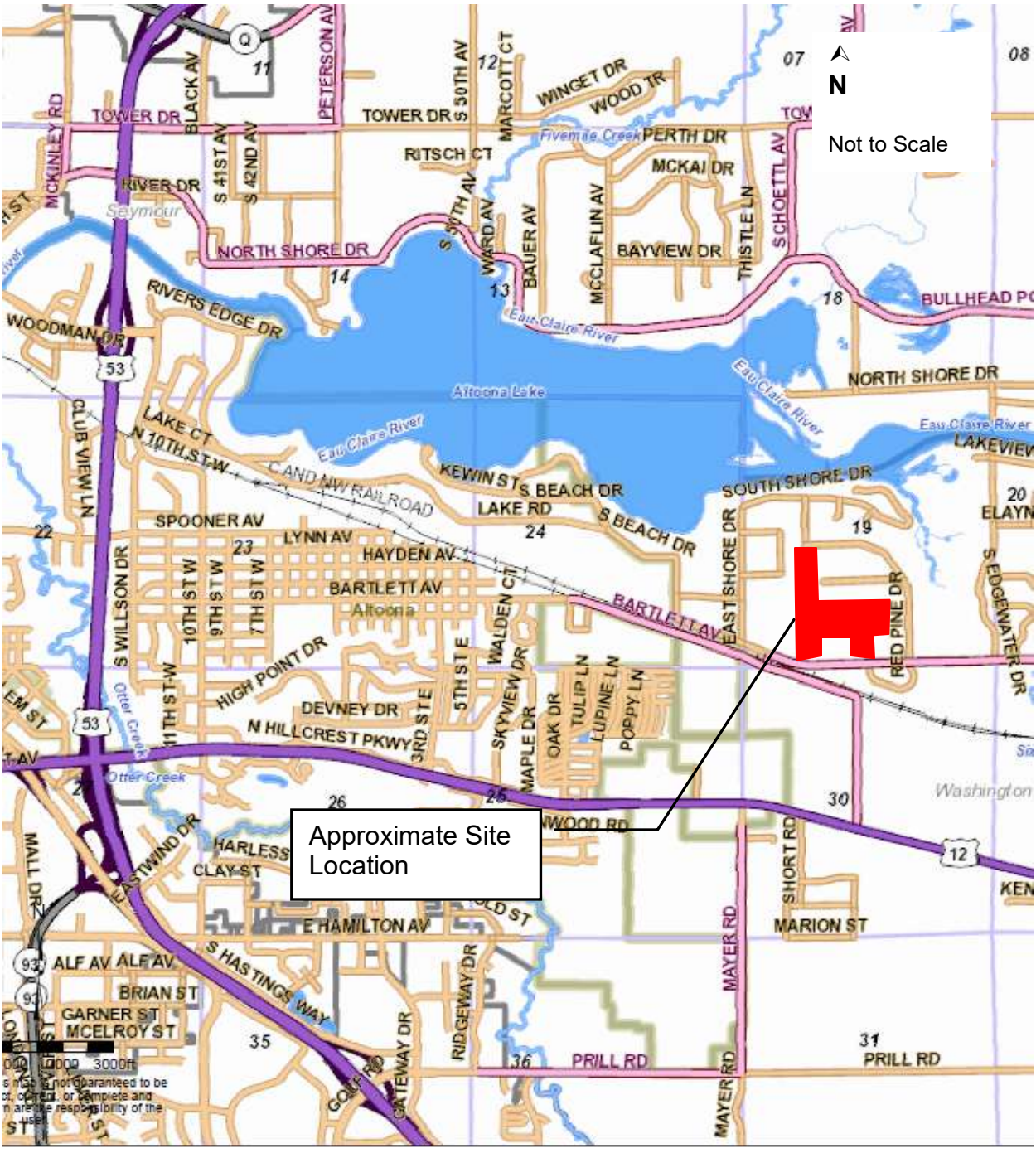


Figure 1. Location Map

Whitetail Woods, Grip Development

City of Altoona/Washington Twp, Wisconsin

Project No. 2023-026

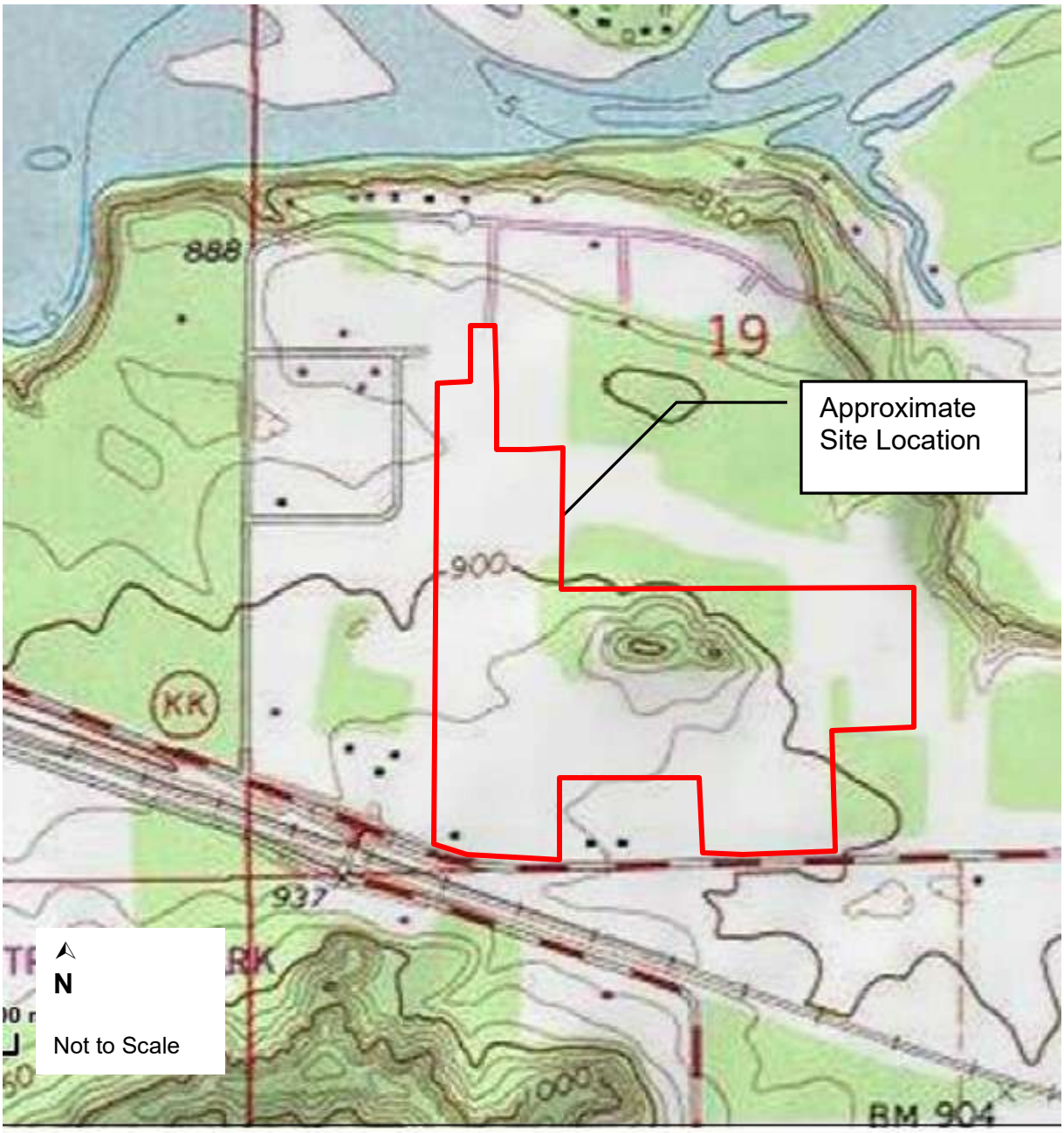


Figure 2. U.S.G.S. Quadrangle Map
Whitetail Woods, Grip Development
City of Altoona/Washington Twp, Wisconsin

Project No. 20203-026

Bopray Environmental

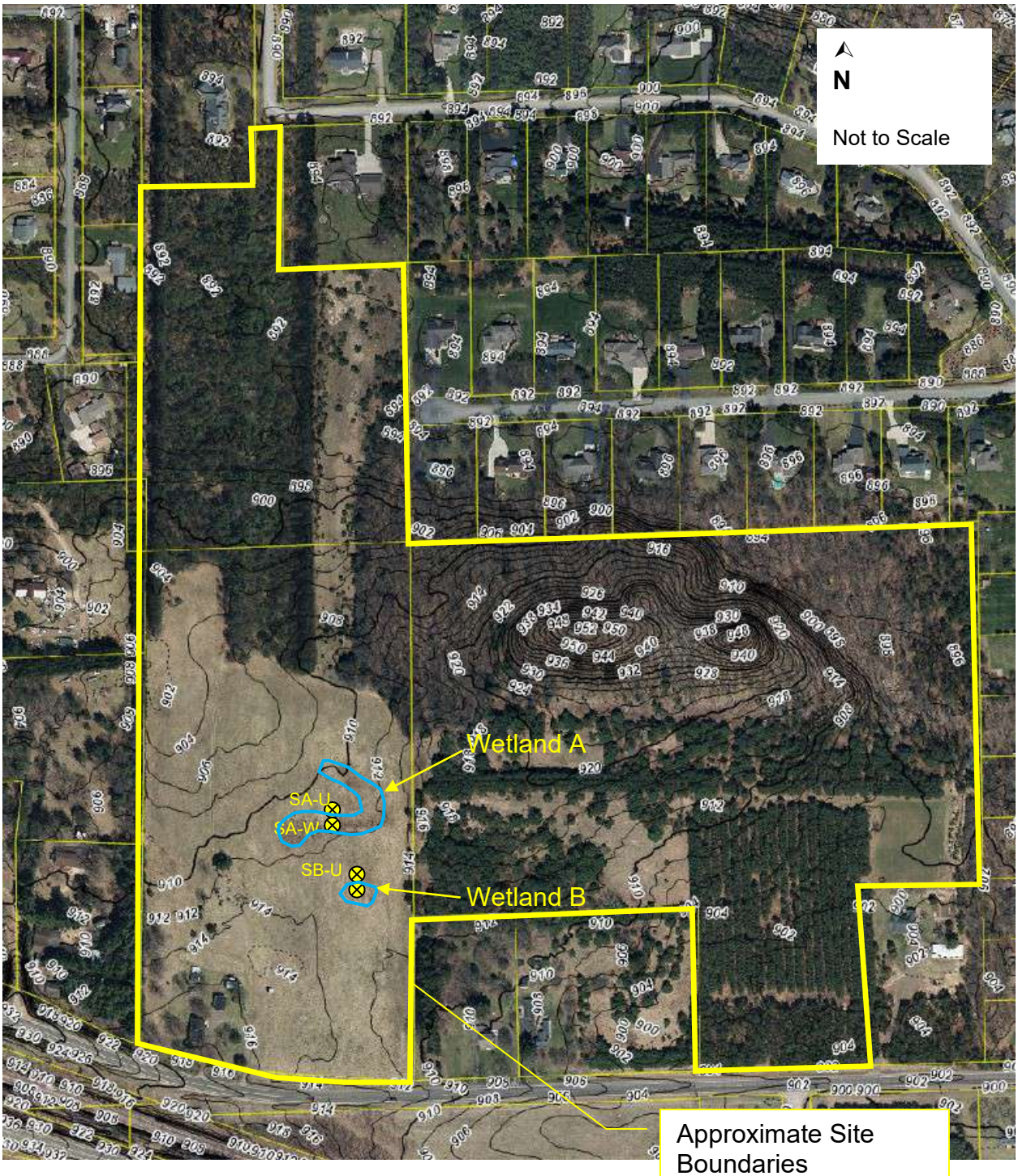


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Figure 3. Aerial Photo With Approximate Wetland Boundaries

Whitetail Woods, Grip Development
City of Altoona/Washington Twp, Wisconsin

Project No. 2023-026

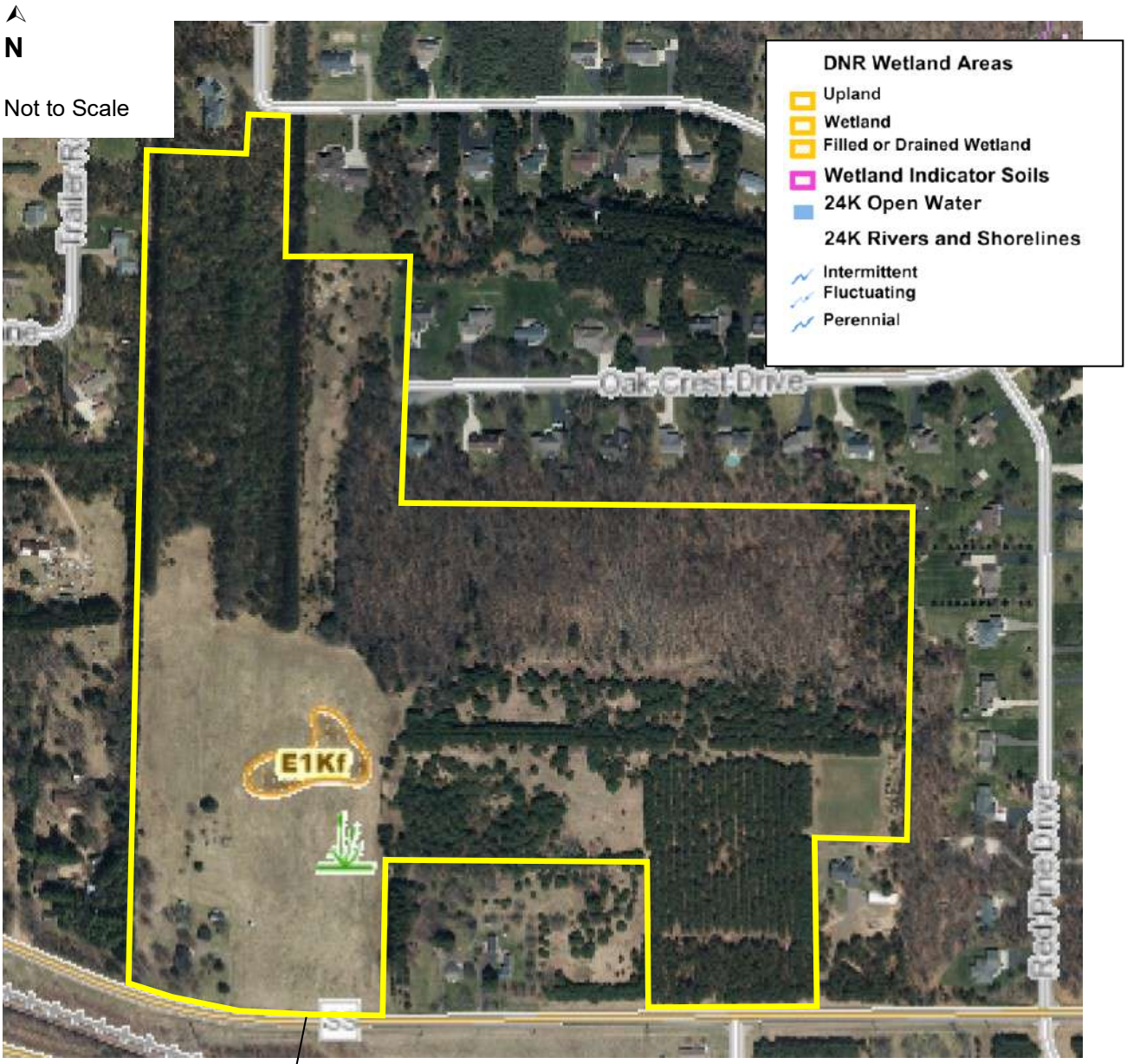

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Figure 4. Wisconsin Wetland Inventory Map

Whitetail Woods, Grip Development
City of Altoona/Washington Twp, Wisconsin

Project No. 2023-026

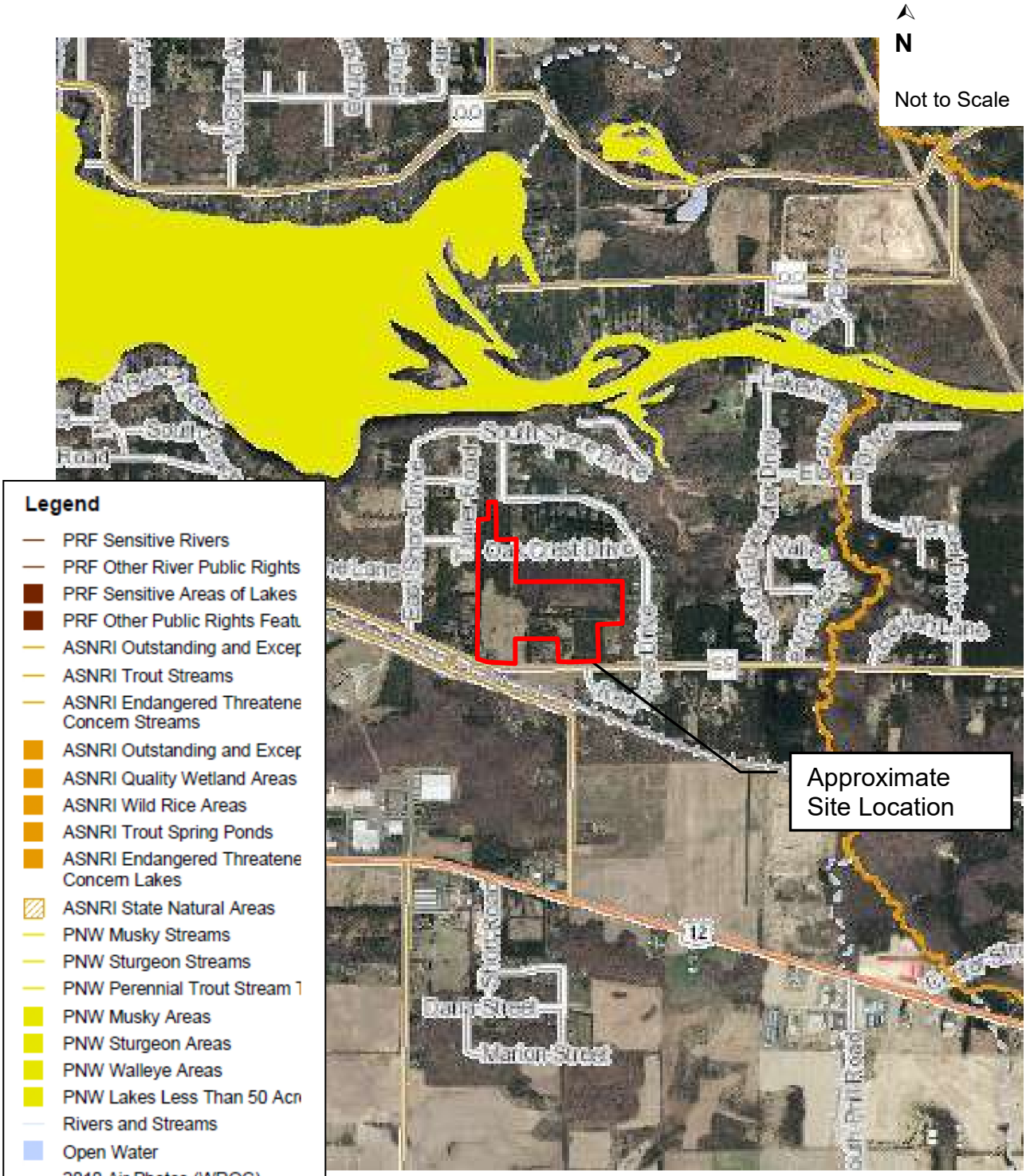


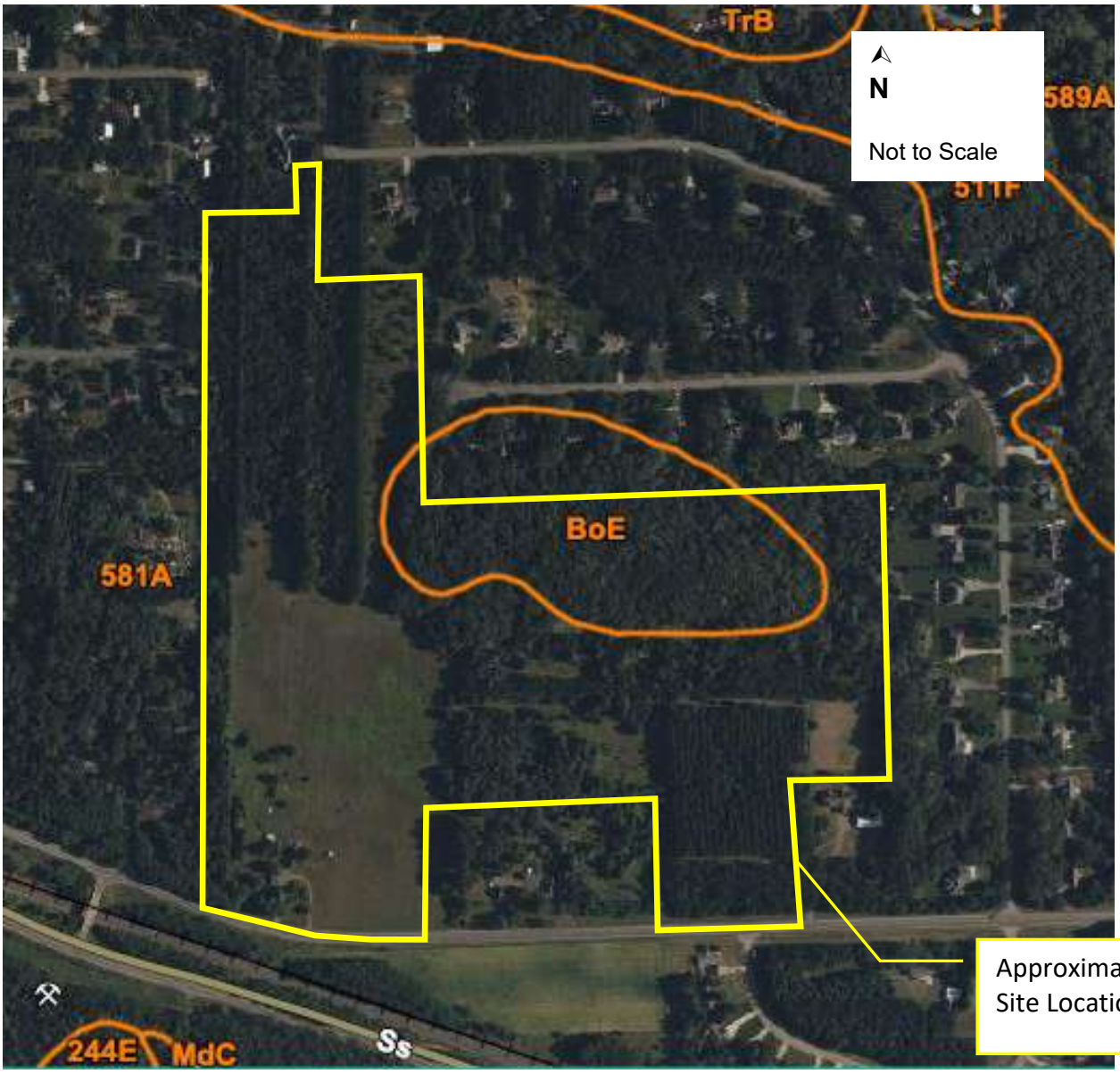
Figure 5. Wisconsin Designated Waters Map

Eau Claire Co. PID 024107901000 & 024108003000

City of Altoona/Washington Twp, Wisconsin

Project No. 2023-023

Bopray Environmental



Soil Map Unit Legend

BoE	Boone-Plainbo complex, 12-45% slopes, 0% Hydric soils
581A	Simescreek sand, 0-3% slopes, 0% Hydric soils

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Figure 6. Eau Claire County Soil Survey Map

Whitetail Woods, Grip Development
City of Altoona/Washington Twp, Wisconsin

Project No. 2023-026

Wetland A looking east along the wetland boundary. Upland to the left and background. Wetland A on the right with sensitive fern and woolgrass.

Wetland A soil profiles (SA-W on top). SA-W meets hydric soils criteria A12 with a depleted matrix at 13 inches below a dark surface. SA-U has redox feature at eight inches but not enough to meet the F6 criteria.

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Figure 7. Ground Photos
Whitetail Woods, Grip Development
City of Altoona/Washington Twp, Wisconsin

Project No. 2023-026

Wetland B looking east along the wetland boundary. Wetland A with sensitive fern and woolgrass.

Wetland B soil profiles (SB-W on top). SB-W meets hydric soils criteria F6 with 5% redox concentrations in the second horizon (8 -12 inches). SB-U profile does not have redox features.

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Figure 8. Ground Photos

Whitetail Woods, Grip Development

City of Altoona/Washington Twp, Wisconsin

Project No. 2023-026

General view of the open area of the site looking northwest from the south end.

Typical view of the upland pine plantation on the north and east sides of the site.

Bopray Environmental

Figure 9. Ground Photos
Whitetail Woods, Grip Development
City of Altoona/Washington Twp, Wisconsin

Project No. 2023-026

Appendix A

BRIARCLIFFE DRIVE

RED PINE DRIVE

RED PINE DRIVE

OAKCREST DRIVE

OAKCREST DRIVE

NORTH

0 50 100 200 300

PROPERTY BOUNDARY FOR
WHITETAIL WOODS SUBDIVISION,
2,779,933 S.F.
63.8 ACRES

WETLAND BOUNDARY,
18,753 S.F.

WETLAND BOUNDARY,
3,960 S.F.

EAST SHORE DRIVE

SOUTH BEACH ROAD (AKA: CTH KB)

BARTLETT AVENUE (AKA: CTH KB)

RAILROAD

NINE MILE CREEK ROAD (AKA: CTH SS)

NINE MILE CREEK ROAD

JULIUS DRIVE

RAILROAD

NINE MILE CREEK ROAD (AKA: CTH SS)

RAILROAD

JULIUS DRIVE

RED PINE DRIVE

EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH. (715) 831-0654 • EMAIL: INFO@ESE.CO

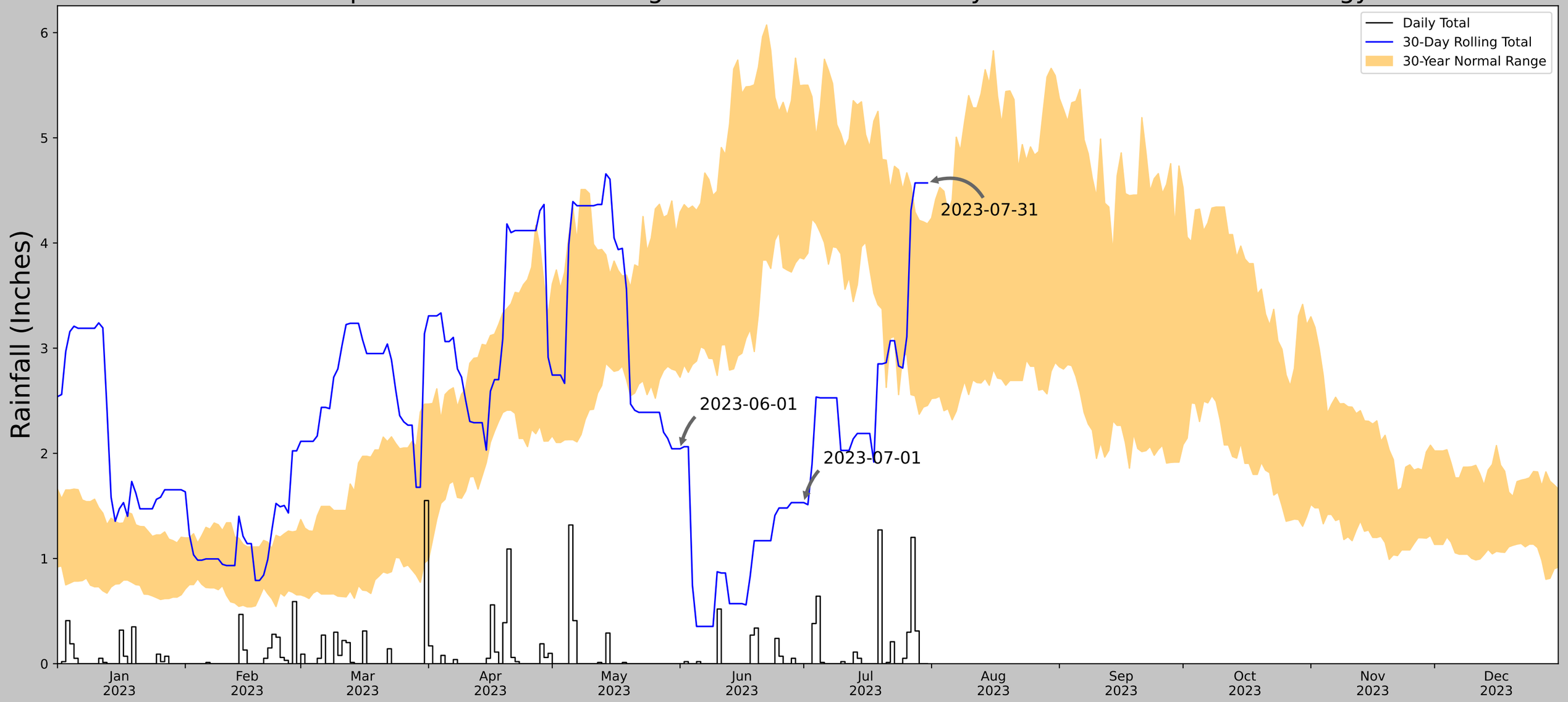
JOB NO:	23013
DWG NAME:	----
APRVD:	XX-XX-XX
DR BY:	KGZ
CHK BY:	MAE
DATE:	08-21-2023

WHITETAIL WOODS SUBDIVISION
WETLAND EXHIBIT
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI

SHEET NO:
EX1

Appendix B

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.801549, -91.403176
Observation Date	2023-07-31
Elevation (ft)	914.561
Drought Index (PDSI)	Mild drought (2023-06)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-07-31	2.454724	4.18189	4.570866	Wet	3	3	9
2023-07-01	3.848032	5.500394	1.531496	Dry	1	2	2
2023-06-01	2.723228	4.292126	2.043307	Dry	1	1	1
Result							Normal Conditions - 12

US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
CHIPPEWA VALLEY RGNL AP	44.8667, -91.4881	883.858	6.13	30.703	2.947	11353	89
JIM FALLS 3NW	45.0828, -91.3314	1069.882	16.781	186.024	10.673	0	1

Appendix C

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Whitetail Woods | City/County: Altoona/Eau Claire | Sampling Date: August 2, 2023

Applicant/Owner: Grip Development | State: WI | Sampling Point: SA-W

Investigator(s): Kelly Bopray PSS | Section, Township, Range: Sec 19, T27N, R8W

Landform (hillslope, terrace, etc.): slight depression | Local relief (concave, convex, none): concave

Slope (%): 0-1% | Lat: | Long: | Datum:

Soil Map Unit Name: MdB Menahaga sand | NWI Classification: E1Kf

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances"

Are vegetation ____, soil X, or hydrology X naturally problematic? present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	Y		
Hydric soil present?	Y	**Is the sampled area within a wetland?**	Y
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland A, E1K

Remarks: (Explain alternative procedures here or in a separate report.)

Precip for previous 30 days was 100-125% of average and 50-75% for the previous 90 days. Per USACE APT antecedent precip was Normal. Delineation during Dry season. Soil is a mollisol.

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	
Sapling/Shrub stratun (Plot size: 15 ft)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb stratum (Plot size: 5 ft)			
1 *Onoclea sensibilis*	30	Y	FACW
2 *Scirpus cyperinus*	20	Y	OBL
3 *Rubus flagellaris*	20	Y	FACU
4 *Juncus tenuis*	10	N	FAC
5 *Carex bromoides*	10	N	FACW
6 *Carex cephaloidea*	5	N	FACU
7 *Carex scoparia*	2	N	FACW
8 *Potentilla simplex*	1	N	FACU
9			
10			
	98	= Total Cover	
Woody vine stratum (Plot size: 30 ft)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 66.67% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	20	x 1 =	20
FACW species	42	x 2 =	84
FAC species	10	x 3 =	30
FACU species	26	x 4 =	104
UPL species	0	x 5 =	0
Column totals	98 (A)		238 (B)

Prevalence Index = B/A = 2.43

Hydrophytic Vegetation Indicators:

- ____ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ____ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: SA-W

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-11	10YR 2/1						sandy loam	
11-13	N 2/0						sandy loam	
13-17	2.5Y 4/1		2.5Y 5/1	20	D	M	sandy loam	
13-17			10YR 4/3	5	C	PL		
17-21	10YR 5/1						loamy sand	
21-26	10YR 4/1		2.5Y 5/1	20	D	M	sandy loam	
21-26			10YR 4/3	5	C	PL		
26-28	5GY 4/1		10YR 4/3	5	C	PL	sandy clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? Y

Remarks:

28-33+ Cr 2.5Y 8/1 sand

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches):	
Water table present?	Yes	___	No	X	Depth (inches):	>33
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	>33

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Whitetail Woods | City/County: Altoona/Eau Claire | Sampling Date: August 2, 2023

Applicant/Owner: Grip Develoment | State: WI | Sampling Point: SA-U

Investigator(s): Kelly Bopray PSS | Section, Township, Range: Sec 19, T27N, R8W

Landform (hillslope, terrace, etc.): footslope | Local relief (concave, convex, none): convex

Slope (%): 2-4% | Lat: | Long: | Datum:

Soil Map Unit Name: MdB Menahaga sand | NWI Classification: Not id'ed

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances"

Are vegetation ____, soil X, or hydrology X naturally problematic? present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	N		
Hydric soil present?	N	**Is the sampled area within a wetland?**	N
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	Upland adj. Wetland A

Remarks: (Explain alternative procedures here or in a separate report.)

Precip for previous 30 days was 100-125% of average and 50-75% for the previous 90 days. Per USACE APT antecedent precip was Normal. Delineation during Dry season. Soil is a mollisol.

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	
Sapling/Shrub stratun (Plot size: 15 ft)			
1 *Pinus sylvestris*	3		UPL
2			
3			
4			
5			
	3	= Total Cover	
Herb stratum (Plot size: 5 ft)			
1 *Rubus flagellaris*	25	Y	FACU
2 *Schizachyrium scoparium*	15	Y	FACU
3 *Achillea millefolium*	10	Y	FACU
4 *Poa pratensis*	10	Y	FAC
5 *Onoclea sensibilis*	10	Y	FACW
6 *Andropogon gerardii*	5	N	FAC
7 *Juncus tenuis*	5	N	FAC
8 *Polygala sanguinea*	5	N	FACU
9 *Pseudognaphalium otusifolium*	5	N	UPL
10 *Athyrium filix-femina*	5	N	FAC
	95	= Total Cover	
Woody vine stratum (Plot size: 30 ft)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 5 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 40.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:				
OBL species	0	x 1 =	0	
FACW species	10	x 2 =	20	
FAC species	25	x 3 =	75	
FACU species	55	x 4 =	220	
UPL species	8	x 5 =	40	
Column totals	98	(A)	355	(B)

Prevalence Index = B/A = 3.62

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- ___ Dominance test is >50%
- ___ Prevalence index is ≤3.0*
- ___ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

7 more sp. with <5% were identified 1 UPL, 3 FACU, 3 FACW

SOIL

Sampling Point: SA-U

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-8	10YR 3/3						sandy loam	
8-13	10YR 2/2		10YR 3/3	3	C	PL	sandy loam	
13-23+	10YR 5/4						loamy sand	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? N

Remarks:

not enough redox concentrations in 2nd horizon to meet F6.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches):	
Water table present?	Yes	___	No	X	Depth (inches):	>23
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	>23

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

fails D5. no wetland hydrology indicators observed.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Whitetail Woods | City/County: Altoona/Eau Claire | Sampling Date: August 2, 2023

Applicant/Owner: Grip Development | State: WI | Sampling Point: SB-W

Investigator(s): Kelly Bopray PSS | Section, Township, Range: Sec 19, T27N, R8W

Landform (hillslope, terrace, etc.): slight depression | Local relief (concave, convex, none): concave

Slope (%): 0-1% | Lat: | Long: | Datum:

Soil Map Unit Name: MdB Menahaga sand | NWI Classification: small wetland basin

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances"

Are vegetation ____, soil X, or hydrology X naturally problematic? present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	Y		
Hydric soil present?	Y	**Is the sampled area within a wetland?**	Y
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland B, E1K

Remarks: (Explain alternative procedures here or in a separate report.)

Precip for previous 30 days was 100-125% of average and 50-75% for the previous 90 days. Per USACE APT antecedent precip was Normal. Delineation during Dry season. Soil is a mollisol.

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	
Sapling/Shrub stratun (Plot size: 15 ft)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb stratum (Plot size: 5 ft)			
1 *Onoclea sensibilis*	40	Y	FACW
2 *Scirpus cyperinus*	20	Y	OBL
3 *Juncus tenuis*	15	N	FAC
4 *Agrostis gigantea*	10	N	FACW
5 *Rubus flagellaris*	5	N	FACU
6 *Carex bromoides*	5	N	FACW
7 *Asclepias syriaca*	3	N	FACU
8 *Potentilla simplex*	1	N	FACU
9			
10			
	99	= Total Cover	
Woody vine stratum (Plot size: 30 ft)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	20	x 1 =	20
FACW species	55	x 2 =	110
FAC species	15	x 3 =	45
FACU species	9	x 4 =	36
UPL species	0	x 5 =	0
Column totals	99 (A)		211 (B)

Prevalence Index = B/A = 2.13

Hydrophytic Vegetation Indicators:

- ____ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ____ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: SB-W

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-8	10YR 2/2						sandy loam	
8-12	10YR 2/2		10YR 4/3	5	C	PL	sandy loam	
12-25+	10YR 5/3		10YR 4/4	20	C	PL/M	sand	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes ___	No X	Depth (inches):		
Water table present?	Yes ___	No X	Depth (inches):	>25	
Saturation present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	>25	

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Whitetail Woods | City/County: Altoona/Eau Claire | Sampling Date: August 2, 2023

Applicant/Owner: Grip Development | State: WI | Sampling Point: SB-U

Investigator(s): Kelly Bopray PSS | Section, Township, Range: Sec 19, T27N, R8W

Landform (hillslope, terrace, etc.): footslope | Local relief (concave, convex, none): linear

Slope (%): 2-4% | Lat: | Long: | Datum:

Soil Map Unit Name: MdB Menahaga sand | NWI Classification: not id'ed

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances"

Are vegetation ____, soil X, or hydrology X naturally problematic? present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	N		
Hydric soil present?	N	**Is the sampled area within a wetland?**	N
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	upland adj. Wetland B

Remarks: (Explain alternative procedures here or in a separate report.)

Precip for previous 30 days was 100-125% of average and 50-75% for the previous 90 days. Per USACE APT antecedent precip was Normal. Delineation during Dry season. Soil is a mollisol.

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	
Sapling/Shrub stratun (Plot size: 15 ft)			
1 *Pinus strobus*	4		FACU
2 *Juniperus virginiana*	1	N	FACU
3 *Pinus sylvestris*	1	N	UPL
4			
5			
	6	= Total Cover	
Herb stratum (Plot size: 5 ft)			
1 *Rubus flagellaris*	25	Y	FACU
2 *Onoclea sensibilis*	15	Y	FACW
3 *Achillea millefolium*	15	Y	FACU
4 *Poa pratensis*	15	Y	FAC
5 *Schizachyrium scoparium*	15	Y	FACU
6 *Juncus tenuis*	10	N	FAC
7 *Athyrium filix-femina*	5	N	FAC
8 *Andropogon gerardii*	5	N	FAC
9 *Pseudognaphalium obtusifolium*	5	N	UPL
10 *Euthamia graminifolia*	5	N	FACW
	115	= Total Cover	
Woody vine stratum (Plot size: 30 ft)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 5 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 40.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:			
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	35	x 3 =	105
FACU species	60	x 4 =	240
UPL species	6	x 5 =	30
Column totals	121 (A)		415 (B)

Prevalence Index = B/A = 3.43

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- ___ Dominance test is >50%
- ___ Prevalence index is ≤3.0*
- ___ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

4 more sp. Identified; 2 FACU, 1 FAC, 1 FACW.

SOIL

Sampling Point: SB-U

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-5	10YR 3/2						loamy sand	
5-10	10YR 2/2						loamy sand	
10-15	10YR 3/2						sand	
15-18	10YR 4/2						sand	
18-23+	10YR 4/6						sand	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? N

Remarks:

no redox features observed

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches):	
Water table present?	Yes	___	No	X	Depth (inches):	>23
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	>23

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Fails D5. No hydrology indicators observed.

PLANNING DEPARTMENT STAFF REPORT 2024 August 6 & 8

ALTOONA PLAN COMMISSION – 2024 August 6

ALTOONA CITY COUNCIL - 2024 August 8

APPLICATION FOR REZONING – 6630 Nine Mile Creek (3) & 6900 Nine Mile Creek

Address	6900 Nine Mile Creek & 6630 Nine Mile Creek
Parcel ID	02410790100, 024108003000, 024108007000, 024107901010
Application	**REZONE**

Prepared By	Taylor Greenwell, AICP, Planning Director
Applicant	Jason Griepentrog
Owner	Jason Griepentrog
Parcel Description	**6630 Nine Mile Creek -** W 1/2 OF SE-SW EX HWY DESC IN 238/551 & EX PCL CONT .940 AC M/L AS DESC IN 727/722 SEE T-2158 **6630 Nine Mile Creek -** W 1/2 OF THE NE-SW EX THAT PRT OF LOT 4 CSM 823 (VOL 4 P 208 #617948) LYG IN SD NE-SW CONT .075 AC M/L, EX LOT 1 CSM 1382 (VOL 7 P 190 #718508) ALG WITH RD DEDICATION CONT .92 AC ON SD CSM, EX THAT PRT OF LOT 2 CSM 1510 (VOL 8 P 119 #745247) LYG IN SD NE-SW, EX THOSE PRTS OF LOTS 1 & 2, OLS 1 & 2 CSM 1511 (VOL 8 P 121 #745248) LYG IN SD NE-SW, EX LOT 1 CSM 1648 (VOL 9 P 39 #772138), EX LOT 1 CSM 2019 (VOL 11 P 59 #854120), EX THAT PRT LOT 3 CSM 3483 (VOL 19 P 316 #1177920) LYG IN SD NE-SW SEE T-2158, T-2188 **6900 Nine Mile Creek -** W 1/2 OF THE SW-SE CONT 20 AC M/L ALSO THE E 1/2 OF THE SE-SW EX THE S 420' THEREOF CONT 13.80 AC M/L **6630 Nine Mile Creek:** THAT PRT OF LOT 4 CSM 823 (VOL 4 P 208 #617948) LYG IN THE NE-SW (CONFLICT OF INTEREST WITH ADJN OWNER TO THE W, WROTE 3-13-92, 6-19-97)
Requested Action	Removing the Wetland Overlay District zone from a wetland.
Proposal Summary	The applicant is petitioning to remove the protective Wetland Overlay designation from a wetland in the proposed Whitetail Woods development. There are two wetlands in the development area. The northernmost wetland (Wetland A) is part of a proposed outlot to be dedicated to the City and is not part of the proposed rezone application. The smaller, southernmost wetland (Wetland B) is the subject of this application. The subject wetland is 0.09 (3,960 square feet) and is located on Lot 142 of the approved Whitetail Woods Preliminary Plat and Lot 4 of the proposed Final Plat. Section 19.15.050 of the Altoona Municipal Code establishes a wetland zoning overlay over all wetlands in Altoona. The only uses permitted to alter or be located within a wetland overlay district are those listed as permitted and conditional uses under 19.15.050. The developer is wanting to fill in the wetland as part of the lot where the wetland is located's development. This is not permitted unless the wetland overlay is lifted which requires approval from the Altoona City Council via the rezone process. The proposed lot's base zoning is R3 - Multifamily which is the intended development type for the lot. The proposed application will be reviewed by the Plan Commission on

August 6, 2024 and the City Council on August 8, 2024. The proposed wetland changes have already been reviewed and approved by the Wisconsin DNR which is the primary regulating authority for wetlands in the state.

Submittals

1. Application for rezoning
2. Wetland Boundaries & Legal Descriptions
3. DNR letter of approval for wetland alteration / removal
4. Wetland Delineation Report
3. Development Layout

City Staff has determined that submittals satisfy requirements illustrated by code for this proposal.

Applicable Standards

City of Altoona Comprehensive Plan (2022)
City of Altoona Code Title 19.15 - Environmental & Natural Resources

City of Altoona Code Title 19.68 - Amendments

Review Required By

Plan Commission (2024 August 6), referral to and determination by City Council (2024 August 8)

Reviewed By

Planning Department; City Engineer

Staff Recommendation

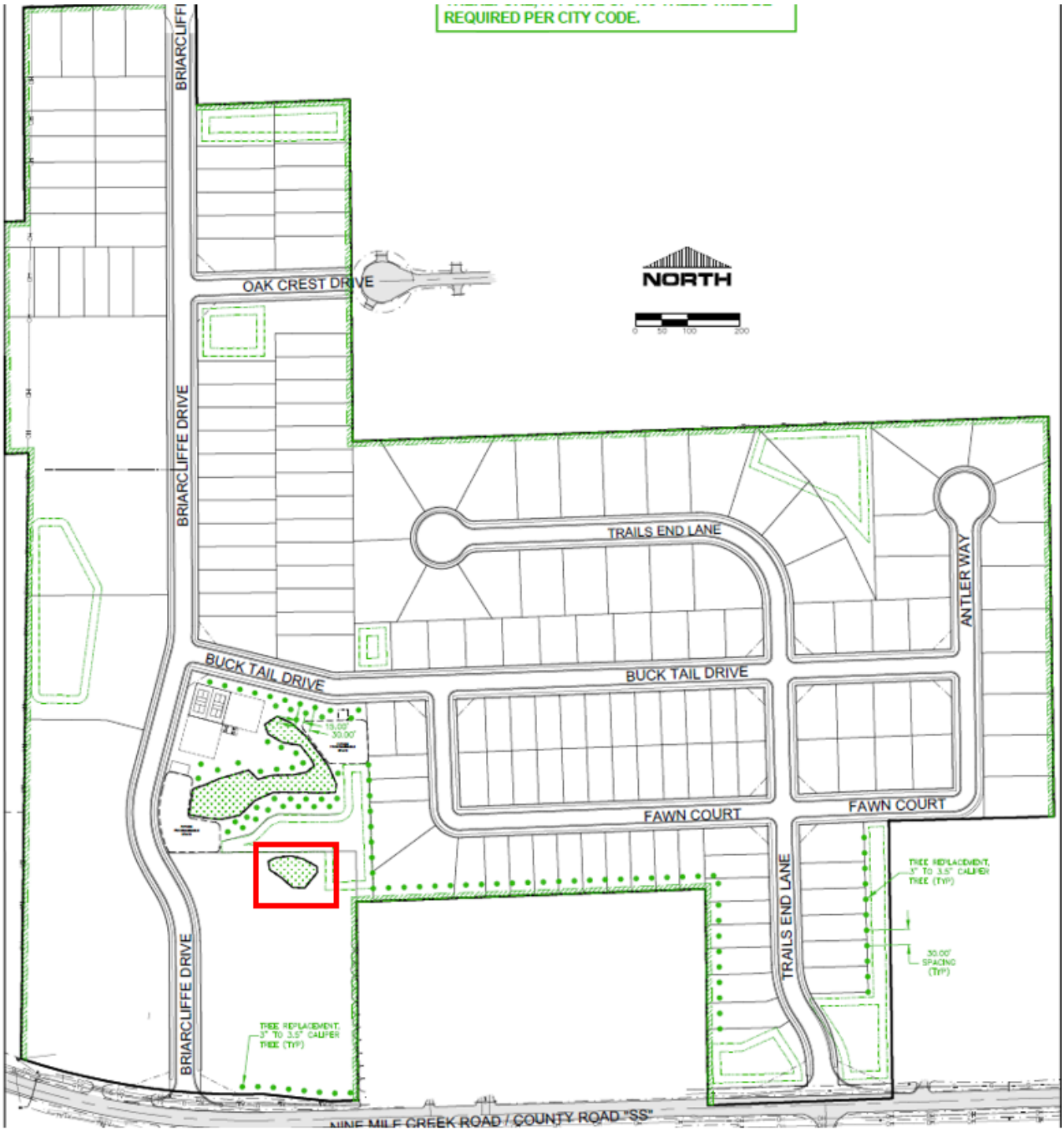
Approve application for rezoning with conditions.

Zoning & Land Use

The current land use of the property is *vacant*.

	Zoning	Land Use
Subject Site	R-3 - Multifamily	Vacant
North	Twinhome (TH)	Vacant
South	Railroad	Railroad, Single Family, Vacant
East	Twinhome (TH) & R-1 -Single Family	Vacant
West	Eau Claire County / Town of Washington	Single Family

Below: The Proposed Rezone Boundary



Above: Subject Wetland in Red w/ Development Layout

Proposed Land Use	R3 - Multi-Family Residential
Conformance with Comprehensive Plan	The 2022 Altoona Comprehensive Plan designates this area as Planned Neighborhood Type A which supports a variety of zoning designations and mixed development uses including: R-1, R-2, TH, R-3, and some C and C-1 uses. The Comprehensive Plan for this designation prioritizes compact growth and efficient services. The Comprehensive Plan also calls for a mix of residential uses and an increase in residential densities. As a result, this proposal complies with the 2022 Comprehensive Plan.
Conformance with Zoning	The Planning Department finds that the proposed rezoning enables full implementation of the base R3 zoning which is consistent with the intent of the Altoona zoning designations and Future Land Use Plan.

[redacted]

Criteria for Approval (19.15.050)(R)(3)

The appeal for rezoning **only** pertains to the requested concept use for the land. Subdivision, drainage, traffic planning, landscaping, site arrangement, and development features are determined through the preliminary and final plat application process, site plan review, as well as permitting, as applicable. However, the Plan Commission and Council may approve the appeal for rezoning with specific conditions to meet defined criteria outlined by ordinance. In addition to the standard requirements in Section 19.68 of the Altoona Municipal Code, wetlands are governed primarily by Section 19.15.050 “Wetlands'' of municipal ordinance, and the criteria to be used for wetland zone amendment evaluation are those found in Section 19.15.050(R)(3). According to 19.15.050(R)(3) the Common Council may not rezone a wetland in a wetland zoning district, or any portion thereof, where the proposed rezoning may result in a significant adverse impact upon any of the following:

a. Storm and floodwater storage capacity;
b. Maintenance of dry season steam flow or the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area or flow of groundwater through a wetland;
c. Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
d. Shoreline protection against soil erosion;
e. Fish spawning, breeding, nursery or feeding grounds;
f. Wildlife habitat;
g. Areas of special recreational, scenic, or scientific interest, including scarce wetland types and habitat of endangered species.

<u>Staff Criteria Analysis:</u>

a. Wetland B is a slight depression with no inlet or outlet. No significant impact to storage capacity will occur with removal of this wetland, especially with construction of new stormwater facilities.
b. No surface water or subsurface soil saturation were observed down to a depth of 25 inches. No significant impact to groundwater recharge should occur from removal of this small, isolated wetland.

c. The nearest body of water is Lake Altoona (approximately 1,270 feet away). No significant impact to filtering or storage capacity should occur from removal of this small, isolated wetland.
d. Wetland B is isolated and not located near shoreline.
e. No surface water or subsurface soil saturation were observed down to a depth of 25 inches.
f. Due to the small, isolated nature of Wetland B and its proximity to Wetland A, removal should not have a significant adverse impact to wildlife habitat.
g. Neither of the two plant species identified in the Wetland Report (sensitive fern and woolgrass) are listed on the Wisconsin Endangered Species List. There are no special recreational or scenic qualities to this small, isolated wetland.

Summary Finding: Staff does not believe that removal of Wetland B will have a significant adverse impact on any of the items in Municipal Code 19.15.050(R)(3) or Municipal Code as a whole.

<u>WIsconsin DNR Analysis: Pulled from Wisconsin DNR Wetland Review Letter (see attached materials for full letter)</u>

Narrative: *"According to the request narrative the total wetland impacts will be 3960 sq. ft or .09 acres. The purpose of this project is to develop the site as a mixed residential development."*

Site Location and Photographs *"The site location confirms that the wetland is located in an urban area. Wetland photographs also show Wetland B is classified as Fresh (wet) meadow wetland. Fresh (wet) meadow wetlands are not a Rare and high-quality wetlands. The wetland is not directly adjacent or contiguous to a class 1 or class II trout stream."*

Botanical Survey *"The botanical survey demonstrations that the wetland is not a rare and high quality wetland."*

Wetland Delineation Information *"The wetland delineation shows Wetland B is classified as Fresh (wet) meadow wetland. Fresh (wet) meadow wetlands are not a Rare and high-quality wetlands. The wetland is not directly adjacent or contiguous to a class 1 or class II trout stream."*

Stormwater Compliance Information *"The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats."*

Summary Finding: *"Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat., You are able to proceed with this project. If you have any questions or would like to schedule a meeting to discuss this approval"*

Criteria for Approval (19.68)

The appeal for rezoning **only** pertains to the requested wetland zone overlay removal. Subdivision, drainage, traffic planning, landscaping, site arrangement, and development features are determined through the preliminary and final plat application and site plan review process as well as permitting, as applicable. However, the Plan Commission and Council may approve the appeal for rezoning with specific conditions to meet defined criteria outlined by ordinance.

Section **19.68 "**Amendments", more specifically **19.68.050** "Factors to be considered"**:** [ordinance text in bold, staff analysis below]

In deciding upon any petition for an amendment or rezoning, factors which a council may consider include, but are not limited to, the following:

A. Whether the requested amendment is justified by a change in conditions since the original title is adopted or by an error in the original text;

The 2022 Altoona Comprehensive Plan designates this area as Planned Neighborhood Type A which supports a variety of zoning designations and mixed development uses including: R-1, R-2, TH, R-3, and some C and C-1 uses. The Comprehensive Plan for this designation prioritizes compact growth and efficient services. The Comprehensive Plan also calls for a mix of residential uses and an increase in residential densities. Removal of the Wetland Zone Overlay helps better implement these objectives. As a result, this proposal complies with the 2022 Comprehensive Plan.

B. The precedence, and the possible effects of such precedence, which might likely result in approval or denial of the petition;

Approval of the proposed rezoning will not create any issues with regard to policy precedence. The uses enabled and proposed by the requested zoning classification are in line with the Future Land Map (2022) and the area surrounding the project area is residential. Additionally, the proposed use to be carried out upon removal of the Wetland Overlay District status is in compliance with the base zoning district of R3 - Multifamily.

C. The ability of the city or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved;

The city has amended Tax Increment District #3 to fund the extension of city utilities to the project area. A TID Agreement will be entered into with the developer as part of plat approval that will ensure the tax revenue from the project covers the cost of extension and will tie the developer to the proposed uses. The developer is responsible for construction of the development infrastructure itself. Additionally, Altoona Public Safety already covers this area within its network, so no change will take place to service provision. As a result, there will be adequate infrastructure and service coverage.

D. The possibility of any significant and negative environmental impacts which would reasonably occur if the petition zoning changed or resulting permitted structures were built; including, but not limited to, surface water drainage problems, waste water disposal problems, or the loss of locally valuable natural resources;

The proposed filling of the wetland has been reviewed by both the WI DNR and City Staff to determine what environmental impacts would take place as a result of Wetland B being filled. Both the DNR and City Staff found no adverse environmental impacts as a result of the intended wetland alteration.

E. The compatibility of the proposed uses associated with the petitioned zoning change to existing or planned uses with the immediate area;

The 2022 Altoona Comprehensive Plan designates this area as Planned Neighborhood Type A which supports a variety of zoning designations and mixed development uses including: R-1, R-2, TH, R-3, and some C and C-1 uses. The Comprehensive Plan for this designation prioritizes compact growth and efficient services. The Comprehensive Plan also calls for a mix of residential uses and an increase in residential densities. Removal of

the Wetland Zone Overlay helps better implement these objectives. As a result, this proposal complies with the 2022 Comprehensive Plan.

F. The effective approval of the petition on adopted development policies of the city;

The 2022 Altoona Comprehensive Plan designates this area as Planned Neighborhood Type A which supports a variety of zoning designations and mixed development uses including: R-1, R-2, TH, R-3, and some C and C-1 uses. The Comprehensive Plan for this designation prioritizes compact growth and efficient services. The Comprehensive Plan also calls for a mix of residential uses and an increase in residential densities. Removal of the Wetland Zone Overlay helps better implement these objectives. As a result, this proposal complies with the 2022 Comprehensive Plan. The role and authority of the Comprehensive Plan is enumerated in Wis Stats. §66.1001.

The proposed project complies with a number of the goals / strategies laid out under Chapter 4 - Land Use & Community Character including:

- Brings vitality to neighborhoods and districts by enabling mixed use development.
- Supports housing affordability and choice by providing a wider range of housing formats.
- Promoting controlled, well-planned, diverse, and compact growth.
- Support increased residential densities.

Future development should also comply with the vision set out in the Comprehensive Plan, including the future land use designations for parcels in Altoona. The Future Land Use Map is meant to serve as a guide for development and policy decisions when it comes to zoning and development approvals. It is rarely advisable to deviate from the future land use goals in a city's Comprehensive Plan.

The Planning Department finds that the proposed rezoning enables full implementation of the base R3 zoning which is consistent with the intent of the Altoona zoning designations and Future Land Use Plan.

G. The compliance of the proposed rezoning with the policies of the comprehensive plan of the city.

See F., above.

Staff Recommendation

Whereas "In the case of a rezoning, the plan commission may recommend and the council may approve such petitions with conditions of approval" (19.68.040);

Therefore, the Planning Department recommends that the Plan Commission recommend **approval** and the City Council **approve** the Appeal for a Rezoning of Wetland B.

1. The applicant will be required to secure approval of an approved site plan prior to receiving permit approval.
2. The applicant shall comply with all requirements of the Wisconsin DNR as part of filling the wetland.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
910 Hwy 54 E
Black River Falls, WI, 54615

Tony Evers, Governor

Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

May 9, 2024

EXE-WC-2024-18-01175

EXE-WC-2024-18-01175 Jason Griepentrog 2620 Fairway Dr. Suite 1 Altoona, WI 54720 RE: Nonfederal Wetland Exemption Determination for an area described as Wetland B located in the City of Altoona, Eau Claire County Wisconsin.

Dear Mr. Griepentrog:

This letter is in response to your request for a nonfederal wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), Wis. Stats., a nonfederal urban wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acre of total impact per parcel. Mitigation will be required for impacts greater than 10,000 sq ft up to 1 acre. The applicant must have a nonfederal jurisdictional determination from the Army Corps of Engineers along with a map of the wetland(s) involved. In addition, DNR must also consider whether the nonfederal wetland is a rare and high quality wetland as defined in s 281.36(4n), Wis. Stat.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative including project scope and purpose
- Site location map and photographs that show different angles and views of the wetland
- Botanical survey results
- Wetland delineation information

Below is a summary of our findings:

Request Narrative
According to the request narrative the total wetland impacts will be 3960 sq. ft or .09 acres. The purpose of this project is to develop the site as a mixed residential development.

Site Location and Photographs
The site location confirms that the wetland is located in an urban area. Wetland photographs also show Wetland B is classified as Fresh (wet) meadow wetland. Fresh (wet) meadow wetlands are not a Rare and high-quality wetlands. The wetland is not directly adjacent or contiguous to a class 1 or class II trout stream.

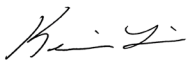
Botanical Survey
The botanical survey demonstrations that the wetland is not a rare and high quality wetland.

Wetland Delineation Information
The wetland delineation shows Wetland B is classified as Fresh (wet) meadow wetland. Fresh (wet) meadow wetlands are not a Rare and high-quality wetlands. The wetland is not directly adjacent or contiguous to a class 1 or class II trout stream.

Stormwater Compliance Information
The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats.

Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat., You are able to proceed with this project. If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (715) 670-8593 or email kevinr.lien@wisconsin.gov.

Sincerely,



Kevin Lien
Water Management Specialist

Email CC:
USACE Project Manager - USACE_Requests_WI@usace.army.mil
County Zoning Administrator - Ben Bublitz <Ben.Bublitz@eauclairecounty.gov>
Consultant – Kelly Bopray <kjbopray@yahoo.com>
Warden - Lowry, Ryan W - DNR <Ryan.Lowry@wisconsin.gov>
Wetland file

THE CITY of Altoona

PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat - Whitetail Woods 2024 July 9 & July 11

Address	6900 Nine Mile Creek & 6630 Nine Mile Creek
Parcel ID	02410790100, 024108003000, 024108007000, 024107901010
Application	Preliminary Plat

Prepared By	Taylor Greenwell, AICP, Planning Director
Applicant	Jason Greipentrog (represented by Jeffrey Stockburger)
Owner(s)	Grip Development
Parcel Description	**6630 Nine Mile Creek:** W 1/2 OF THE NE-SW EX THAT PRT OF LOT 4 CSM 823 (VOL 4 P 208 #617948) LYG IN SD NE-SW CONT .075 AC M/L, EX LOT 1 CSM 1382 (VOL 7 P 190 #718508) ALG WITH RD DEDICATION CONT .92 AC ON SD CSM, EX THAT PRT OF LOT 2 CSM 1510 (VOL 8 P 119 #745247) LYG IN SD NE-SW, EX THOSE PRTS OF LOTS 1 & 2, OLS 1 & 2 CSM 1511 (VOL 8 P 121 #745248) LYG IN SD NE-SW, EX LOT 1 CSM 1648 (VOL 9 P 39 #772138), EX LOT 1 CSM 2019 (VOL 11 P 59 #854120), EX THAT PRT LOT 3 CSM 3483 (VOL 19 P 316 #1177920) LYG IN SD NE-SW SEE T-2158, T-2188 **6630 Nine Mile Creek:** THAT PRT OF LOT 4 CSM 823 (VOL 4 P 208 #617948) LYG IN THE NE-SW (CONFLICT OF INTEREST WITH ADJN OWNER TO THE W, WROTE 3-13-92, 6-19-97) **6630 Nine Mile Creek:** W 1/2 OF SE-SW EX HWY DESC IN 238/551 & EX PCL CONT .940 AC M/L AS DESC IN 727/722 SEE T-2158 **6900 Nine Mile Creek**: W 1/2 OF THE SW-SE CONT 20 AC M/L ALSO THE E 1/2 OF THE SE-SW EX THE S 420' THEREOF CONT 13.80 AC M/L
Requested Action	Approval of Preliminary Plat for a 172 Lot Subdivision.
Proposal Summary	The application materials filed on May 27, 2024 and sent to the Plan Commission on May 29, 2024 includes a description of the intended use and layout of approximately 63.98 acres to be consolidated and subdivided into a 172 lot subdivision. The remaining steps for the proposal following a preliminary plat approval is review / approval of the final plat and accompanying Development Agreement. A Tax Increment District (TID) agreement to extend the utilities under the railroad tracks to the south was approved separately on August 24, 2023. The City amended the TID district to enable this extension. As part of the agreement, the developer is required to complete the entitlement process prior to funds being expended to extend. As a result of the entitlement procedures, the applicant is petitioning for a recommendation of approval from the Plan Commission and approval from the City Council of the Preliminary Plat. The properties covered by the development were rezoned via legal description to the designations of R-1 (single-family), TH (Twinhomes), and R3 (multifamily) by the City Council on August 10, 2023 to enable these uses at this proposed area. The 2022 Altoona Comprehensive Plan designates this area as Planned Neighborhood Type A which supports a variety of zoning

designations and mixed development uses including: R-1, R-2, TH, R-3, and some C and C-1 uses. As a result, the proposed petition is compliant with the Comprehensive Plan.

The proposal creates 114 (or 57 zero lot line) twinhome lots (comprising 24.8 acres total), 54 single-family lots (comprising 21.94 acres total), and 4 multifamily lots (comprising 17.07 acres total). The project fronts Nine Mile Creek which will be the primary access point into the development through two proposed connections (Trails End Lane and Briar Cliff Drive). The development itself has 6 public roadways: Fawn Court which connects to Buck Tail Drive, Trail End Lane which terminates in a cul-de-sac due to topographical and operational obstacles, Antler Way which terminates into a cul-de-sac due to topography, Oak Crest Drive which terminates at the eastern boundary, and Briar Cliff Drive which terminates at the north boundary.

The eventual goal would be to connect the development designated connections of Oak Crest Drive and Briarcliff Drive to the Town of Washington's to establish thru-streets but, as of now, the Township is refusing access. As a result, the solution proposed is to plat a wider segment of right of way with a temporary cul-de-sac easement at the northernmost point of Briar Cliff to enable a turnaround area for Altoona's public safety vehicles and eventually connect to the Town of Washington in the future. This solution has been reviewed and preliminarily approved by Altoona Engineering, Planning, Police, and Fire and fits with Altoona's code requirements.

Staff Recommendation **Conditional Approval.**

Submittals

Enclosed in **2024 June 26** Plan Commission Packet and **2024 June 27** City Council Packet:

1. Preliminary Plat
2. Preliminary Plat - Contours
3. Preliminary Plat - Zoning
4. Narrative & Letter of Application
5. Community Impact Statement
6. Engineering Memo
7. Preliminary Declaration of Covenants
8. Environmental Checklist Response
9. Detailed Site Analysis Narrative
10. Detailed Site Analysis (A) & Park Proposal
11. Detailed Site Analysis (B)
12. Detailed Site Analysis (C)
13. Soil Surveys (A)
14. Soil Surveys (B)
15. Soil Surveys (C)
16. Wetland Delineation Report
17. Wetland Delineation Confirmation DNR
18. Parkland Calculations
19. Roadway Narrative
20. Road Profiles
21. Traffic Impact Analysis

22. Lot layouts
23. Plat Application

Applicable Standards City of Altoona Municipal Code Title 18 “Subdivisions and Land Divisions”, Title 19 “Zoning”.

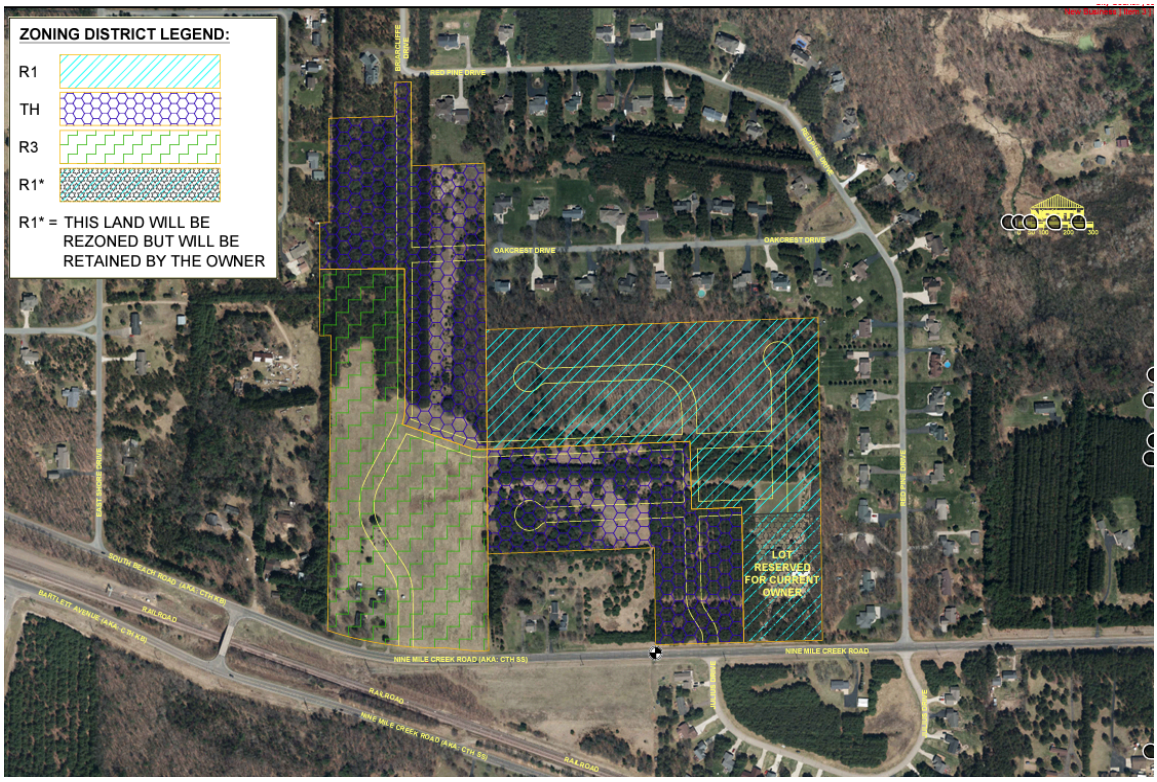
Review Required By Plan Commission (2024 June 26) recommendation to City Council (2024 June 27).

Reviewed By Planning Director; City Engineer / Public Works; Public Safety (Fire / Police)

Zoning & Land Use The current land use of the parcel is vacant.

The proposed plat area was rezoned to the designations of TH (Twinhome), R-1 (Single Family), and R3 (Multiple Family Dwelling) on August 10, 2023. The proposed uses are twinhome, R-1, and R3, which are in line with the allowed uses in the respective zones.

	Zoning	Land Use
Subject Site	R-1, TH, R3	Vacant
West	Eau Claire County / Town of Washington	Single Family
North	Eau Claire County / Town of Washington	Single Family
East	Eau Claire County / Town of Washington	Single Family
South	Railroad	Railroad, single family, vacant



Above: Current Zoning (R-1, TH, R3) - Roadway layouts have changed from this exhibit - please see plat

Above: Context of the parcel (2023 Eau Claire County GIS aerial photography)

Proposed Land Use	Single Family, Multiple Family, Twinhomes.
Criteria for Approval	City of Altoona Municipal Code Title 18 “Subdivisions and Land Divisions” and Title 19 Zoning; Planning Department has reviewed and confirmed submittals satisfy the City of Altoona Title 18 “Subdivisions and Land Divisions” standards and requirements for preliminary plats as applicable to this project. Further explanation as detailed below.

Comprehensive Plan

The 2022 Altoona Comprehensive Plan designates this area as Planned Neighborhood Type A which supports a variety of zoning designations and mixed development uses including: R-1, R-2, TH, R-3, and some C and C-1 uses. The Comprehensive Plan for this designation prioritizes compact growth and efficient services. The Comprehensive Plan also calls for a mix of residential uses and an increase in residential densities. As a result, this proposal complies with the 2022 Comprehensive Plan.

Environmental Review

A review of the proposed development site showed a number of environmentally sensitive areas under our 19.15 environmental ordinance. An environmental review of the site indicated slopes in excess of 20% on the northeastern portion of the property. Higher than typical slopes are the reason for some of the cul-de-sacs in the development area including Antler Way and Trails End Lane. Two wetlands were also found on the property. The wetland to the north will be left untouched and protected in alignment with local and state ordinances, while the small wetland to the south is proposed to be filled in. The applicant would be required to secure City Council approval to fill this wetland as well as DNR approval. This is a separate process from the platting process and approval of the plat would not approve the filling of said wetland. There are also 25 trees that would fall under the protected classification of large or unique trees. A comprehensive environmental review addressing these environmentally sensitive areas has been conducted by appropriate staff and outlined below:

<u>19.15.050 Wetlands</u>

19.15.030(D) requires a 75’ buffer around all wetlands. Under our municipal code, there are certain uses which are allowed upon the issuance of a conditional use permit. The following are the uses that are proposed to occur within 75' of the existing wetlands below:

19.15.050(G)(3)(a) - Construction and maintenance of roads which are necessary for the continuity of the municipal street system.

Buck Tail Drive and Briarcliffe Drive are within the 75' buffer zone. These streets were realigned to avoid the wetland to the maximum extent practicable. Curving either Briarcliffe Drive or Buck Tail Drive any further around the wetland would limit the ability to develop the lots and would not align with a future connection to existing streets. The ROW of both streets are outside of a 30' buffer surrounding the wetland.

19.15.050(G)(3)(c) - Establishment and development of public and private parks and recreation areas.

The proposed improvements within the 75' buffer require minimal grading as specified by the ordinance. This area will provide a public asset centrally located to the development. It is connected to the proposed trail system and is an appropriate use of the space.

19.15.050(G)(3)(d) - The construction and maintenance of electric and telephone transmission lines and water, gas, and sewer distribution lines, and related facilities.

1. The developer is proposing both sanitary sewer and storm sewer facilities within the 75' wetland buffer. The sanitary sewer is located as far away as practicable from the wetland while still being able to service

the entire developeable site. Sanitary sewer from the development west of Briarcliffe Drive is proposed to be up to 35' deep before reaching the lift station. Locating the lift station further away would force this to be even deeper, which would make construction difficult.

2. A stormwater facility is proposed between the two wetlands. Although this facility is located within the buffer, it will be an asset to the wetland by allowing water to infiltrate in close proximity. If all stormwater was directed away from the wetland, it would likely be starved and lose its beneficial traits.

All of the proposed uses are permitted in a wetland zone with a conditional use permit and the analysis above complies with the governing code provisions. This does not prevent the proposed development from being platted as is, but it will require the developer to secure a conditional use permit prior to pulling any development permits that would impact the applicable sensitive areas. This will be a condition of approval in both the development agreement and the staff reports for both the preliminary and final plats.

19.15.080(D)(2) - Preservation of large or unique trees

According to the detailed site analysis there are 25 trees with a Diameter Breast Height (DBH) of 24 inches or greater. According to 19.15 these types of trees require Plan Commission approval to remove. The applicant is petitioning for removal of 21 of these trees as foundation placement makes retention of the trees unavoidable. Section 18.03.060 says that foundation placement is a valid basis for removal of such trees if retention is infeasible. The developer will replace each tree with 5 trees of 3” - 3.5” caliper. This is in alignment with 19.15.080 and means 105 additional trees will be planted in place of the 21 trees being lost or a net tree gain of 84 trees. Staff supports this removal and replacement plan and recommends approval of this as part of the preliminary plat process.

19.15.110 Steep Slopes

As illustrated on the detailed site analysis there are slopes in excess of 20% on the northeast portion of the development area. 19.15.110 permits developments on slopes of this type only if the developer provides mitigation to a level acceptable to the Altoona City Engineer. The developer submitted civils outlining their proposed protections which have been reviewed by the City Engineer. As part of Phase 1, the developer is proposing to regrade areas classified as steep slopes along the north edge of Buck Tail Drive. This area will be graded to a 3:1 slope and will discharge to a vegetated swale. The 3:1 slope will be established using an erosion control mat. These best management practices are an acceptable mitigation method.

Zoning Statement

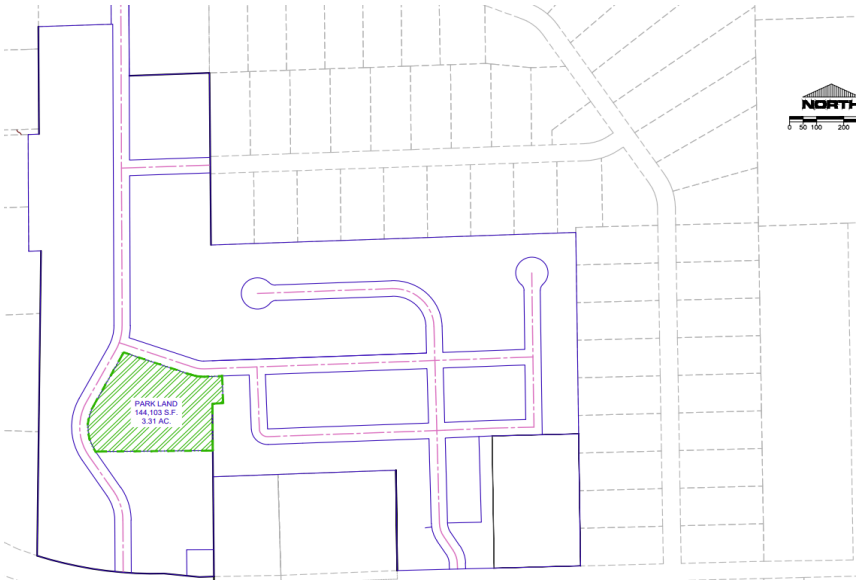
The proposal creates 114 (or 57 zero lot line) twinhome lots (comprising 24.8 acres total), 54 single-family lots (comprising 21.94 acres total), and 4 multifamily lots (comprising 17.07 acres total). The development area was rezoned on August 10, 2023 to TH (Twinhome), R1 (Single Family Dwelling), R3 (Multiple Family Dwelling) and each of the uses proposed on the preliminary plat are confined to the appropriate zoning areas. As a result, the proposed uses align with the Altoona zoning ordinance.

Parkland Dedication

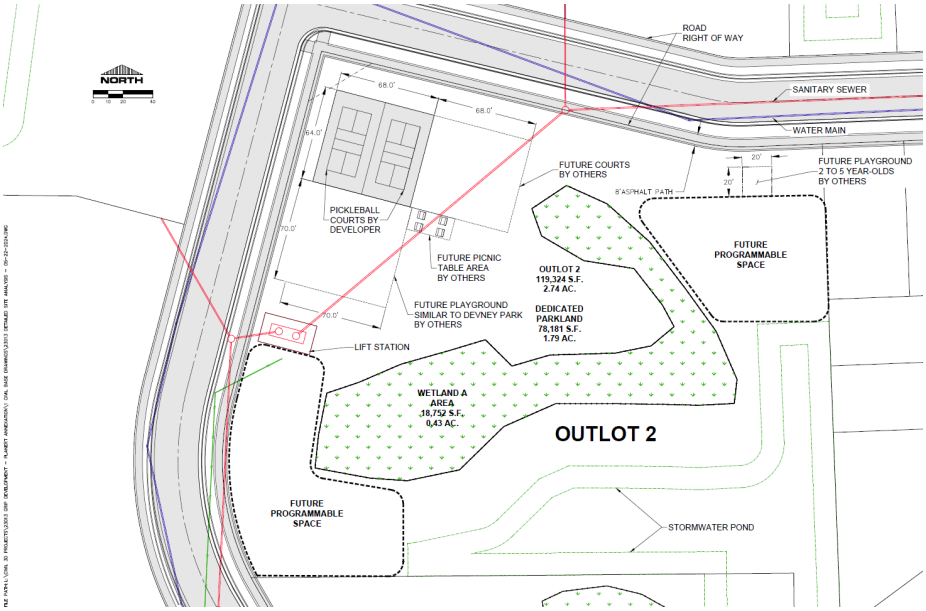
The Altoona Parks Board reviews the proposed parks dedication and makes their recommendation. Plan Commission also is required to make a recommendation on the dedication, then the dedication is heard and accepted / rejected by the City Council. The Parks Board reviewed the proposed dedication on June 24, 2024 and recommended approval of the parkland dedication as proposed.

The Altoona municipal code allows a number of options for dedication of parkland. The developer can either dedicate land, or if agreed to by the city, they may use a combination of land and fee or a fee in lieu of land. They may also do improvements that equate to the value of the land / fees owed. Title 18.08 of the Altoona land division ordinance outlines the requirements and procedures for parkland and parks dedications.

Title 18.08 requires a developer to dedicate 5% of the development area to the city for park space. The project site is 63.8 acres which means if doing a land only dedication the developer must dedicate 3.19 acres of land. The developer has proposed a combination of land and fee / improvement value. The developer is proposing to dedicate 1.79 acres of outlot 2 for the parkland element and pay a fee and construct improvements for the remaining 1.4 acres of land value owed. This amount comes out to $53,907. In addition to the fee proposal and land dedicated, the developer will construct two pickleball courts and the remaining usable land area will be open format, future programmable space. The proposal has been reviewed and approved by the Altoona Planning Director, City Engineer, and Parks Director.



Above: Park Dedication Area.



Above: Proposed Parkland Layout

The other outlots designated within the preliminary plat have been slated for a variety of alternative uses beyond parkland. Outlot 6 is the most promising candidate for a test well site with Outlot 1 being designated as a backup. The remaining outlots are planned to be used for stormwater management.

Net Development Intensity*:

Proposed TH Density: 6.41 dwellings / acre Proposed Single Family Density: 4.01 dwellings / acre

Multi-family: N/A*

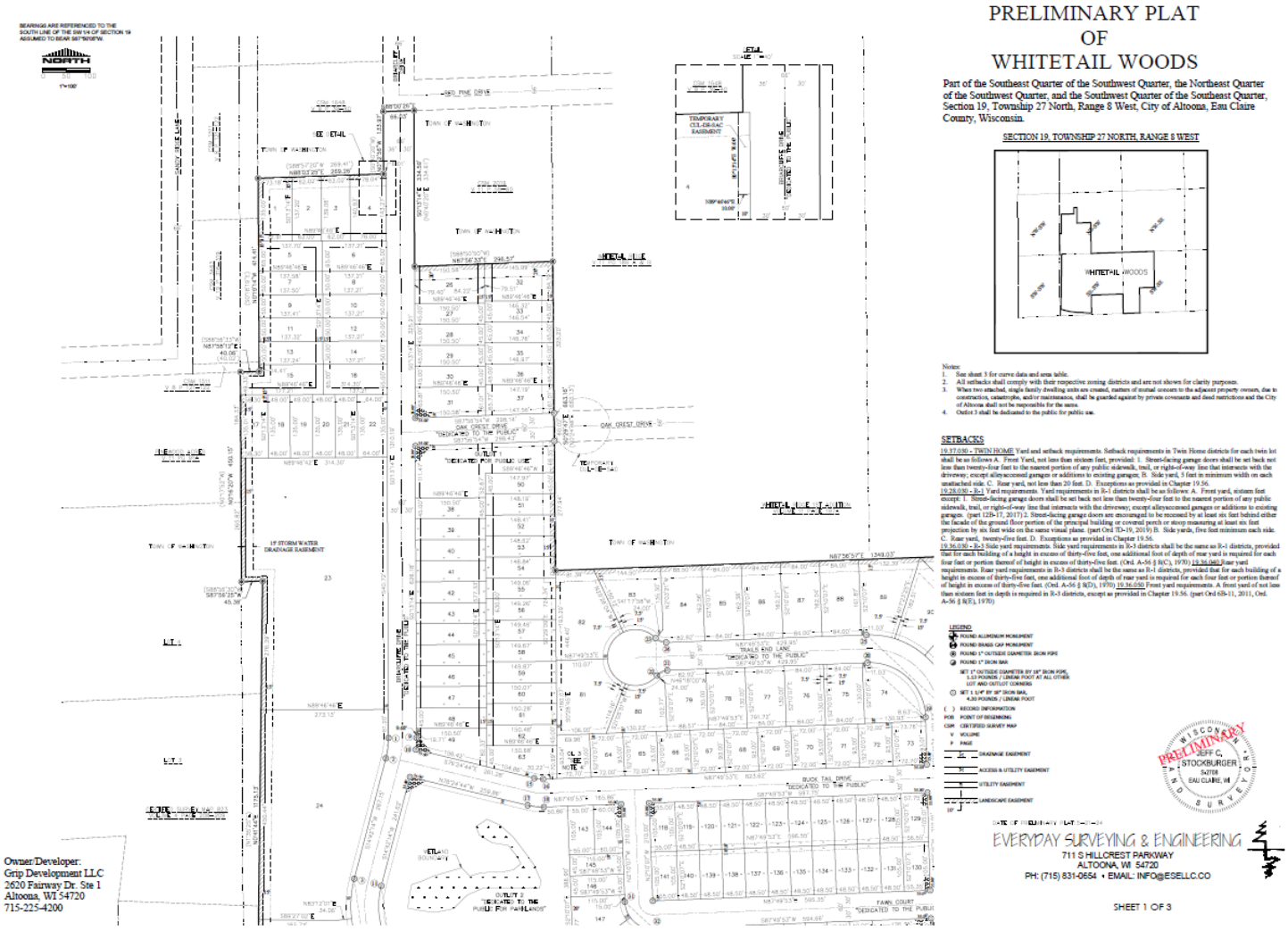
*- Based upon total **developable** land area, excluding streets, stormwater, and parkland.

*- Multi-family design and internal site layout is not determined and not required within the scope of this step of the entitlement process. The density and design for R3 dwellings is reviewed during the site plan review process.

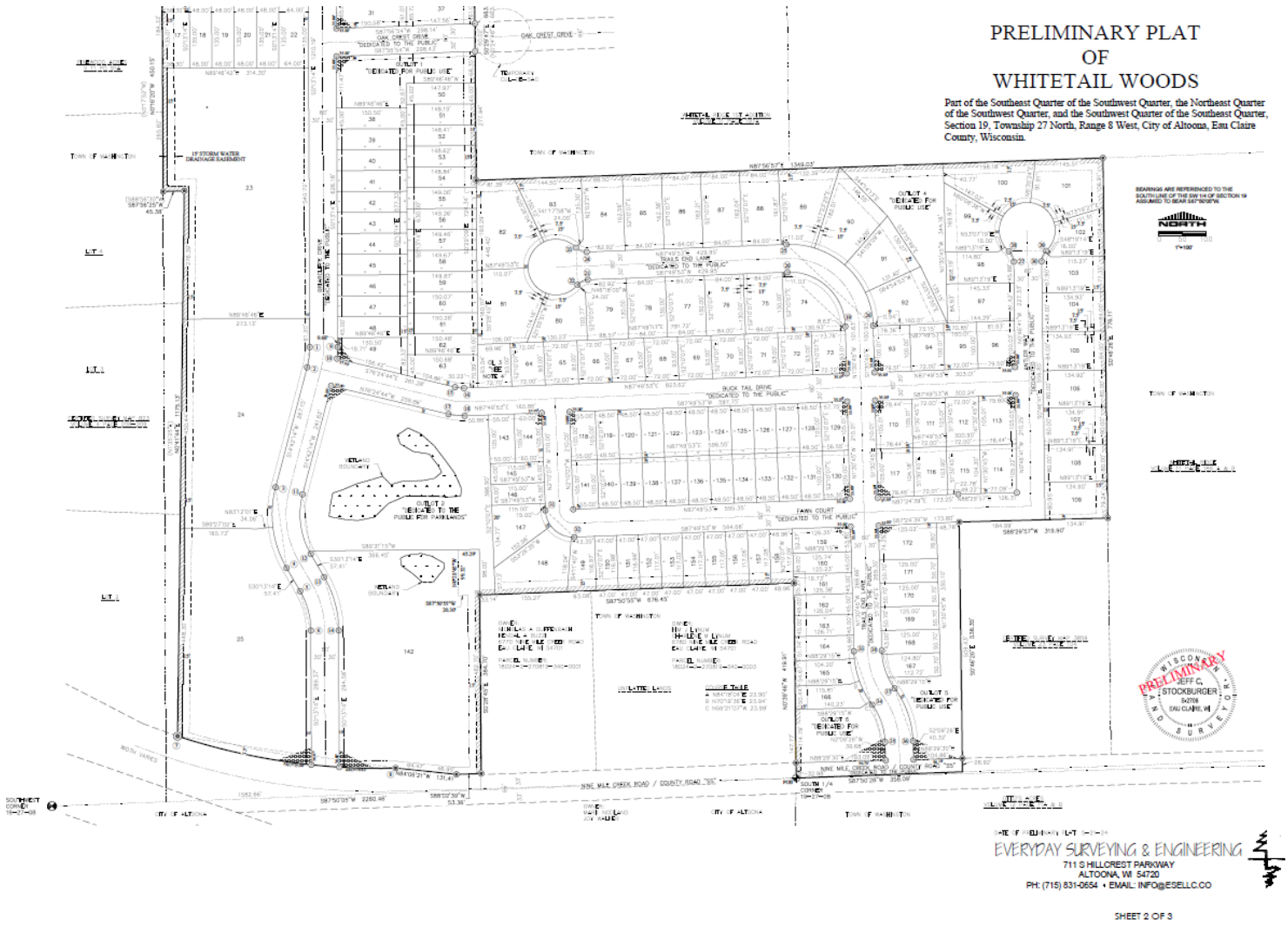
The proposed land use intensity and lot characteristics meet land division standards (Title 18) and standards by zoning district (Title 19).

NOTE: The preliminary plat entitlement standards to not include site-specific or building design standards. Per Altoona Code, all structures with three or more dwellings or in the R3 district require site plan review. However, city staff have discussed building types and land arrangements cognizant of desirable neighborhood design characteristics with the applicant for the past several months and the applicant will be supplying design standards for the entire development as a condition of the TID agreement being approved separately from the platting process.

NOTE: Site Plans are required for all lots within areas proposed to be zoned R3. Site plans are not required or scrutinized as part of the plat by Altoona ordinance.



Above: northwest segment of preliminary plat (see 5/29/24 package for full plat)



Above: south and southeast segments of preliminary plat (see 5/29/24 package for full plat)

Circulation

The project fronts Nine Mile Creek which will be the primary access point into the development through two proposed connections (Trails End Lane and Briar Cliffe Drive). The circulation system is a combination of publicly dedicated roads and private platted driveways. There are 6 public roadways: Fawn Court which connects to Buck Tail Drive, Trail End Lane which terminates in a cul-de-sac due to topographical and operational obstacles, Antler Way which terminates into a cul-de-sac due to topography, Oak Crest Drive which terminates at the eastern boundary, and Briar Cliffe Drive which terminates at the north boundary.

The eventual goal would be to connect the development designated connections of Oak Crest Drive and Briarcliff Drive to the Town of Washington's to establish thru-streets but, as of now, the Township is refusing access. As a result, the solution proposed is to plat a wider right of way segment via a temporary cul-de-sac easement at the northernmost point of Briar Cliff to enable a turnaround area for Altoona's public safety vehicles and eventually connect to the Town of Washington in the future. This solution has been reviewed and approved by Altoona Engineering, Planning, and Fire and fits with Altoona's code requirements to plat to property edges for connectivity planning.

Given the development ingress and egress being proposed on Nine Mile Creek, the nearby bridge connecting to Bartlett, as well as the scale of the project, a Traffic Impact Analysis (TIA) based on school year demand is required as part of review for the final plat approval. The county completed a TIA covering all impacted areas which states that there is plenty of existing capacity to handle proposed project at full buildout. However, there are some clearview issues that will need to be resolved on Nine Mile Creek. The developer will be required to furnish proof of county access permissions for the development prior to the final plat getting approved. County access permission is not necessary for approval of the preliminary plat.

Remaining Entitlement Steps

- Final Plat approval
- Development Agreement approval which must accompany Final Plat

Remaining Permitting Steps

- Conditional use permit
- Site plan review
- Repeal of wetland designation for the southern wetland

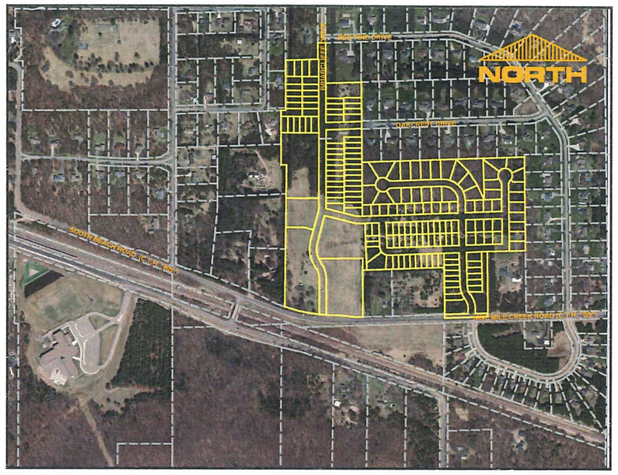
Staff Recommendation

Planning Department recommends the Plan Commission **recommend conditional approval** and Council **conditionally approve** the proposed Preliminary Plat for Whitetail Woods, with the following conditions:

1. The final plat application shall require concurrent approval of an approved development agreement per phase of the development.
2. The accompanying development agreement(s) shall have adequate and enforceable legal agreements or covenants for proper maintenance of all private driveways, streets, and infrastructure in perpetuity.
3. The applicant shall submit complete civil design and development plans to be reviewed and conceptually approved by the Altoona City Engineer, Planning, and Public Safety prior to approval of a final plat.

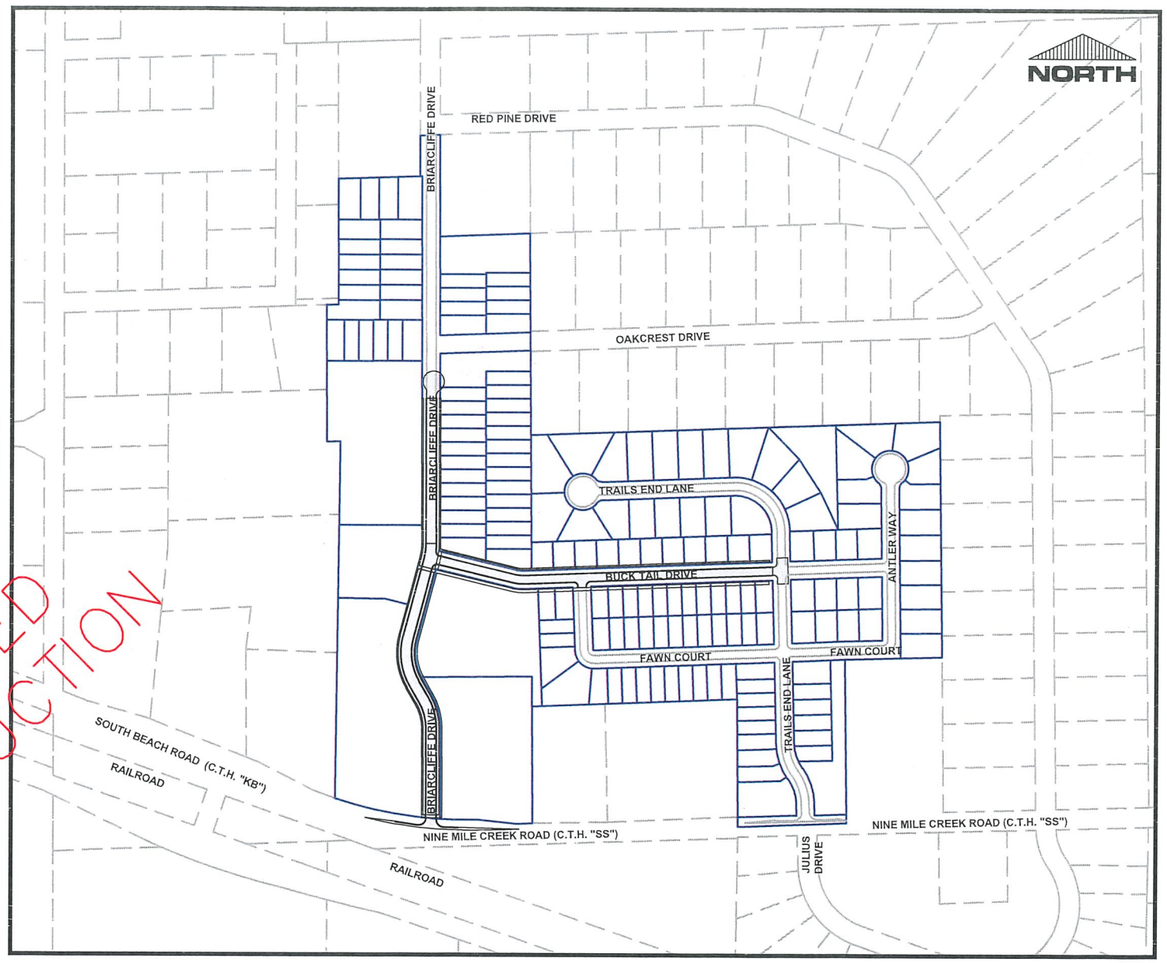
4. The developer shall demonstrate to the satisfaction of Altoona staff the adequate provision of stormwater management, grading, drainage, and circulation for the proposed development prior to approval of the final plat.
5. The applicant shall submit a complete landscape plan to City standards as part of final plat review.
6. The final plat shall dedicate easements in favor of Altoona for maintenance and access of public utilities and infrastructure.
7. The final plat shall generally match the approved preliminary plat.
8. The developer shall comply with all requirements and code standards from Planning, Engineering, and Fire / Public Safety prior to approval of the final plat.
9. The applicant shall secure access permission to Nine Mile Creek prior to the final plat being approved.
10. Right of way easements shall be dedicated for Briar Cliffe and Trail End Lane to provide additional snow storage and boulevard width on the final plat.
11. The temporary cul-de-sac on Briar Cliff will remain in place until Briar Cliff connects to the Town of Washington.
12. Adequate fire hydrants will need to be designated in a manner satisfactory to Public Safety prior to approval of any building permits.
13. The applicant shall supply a designated outlot(s) for a test well on the civil plans to be submitted as part of the final plat approval. Any outlot or combination of outlots shall be located to be compliant with restrictive setback requirements of the Wisconsin DNR, as well as minimum lot size requirements.
14. No building permit for development of slopes in excess of 20% shall be permitted without a compliant erosion control and mitigation plan acceptable to the standards of the Altoona City Engineer.
15. The applicant shall get a conditional use permit for applicable conditional uses prior to construction on the northernmost wetland.
16. The developer shall maintain / construct a 10 foot buffer between development and neighboring jurisdictions in alignment with Section 19.56.080.
17. The applicant shall replace removed trees with a DBH in excess of 24” with 5 trees each. Said replacement trees shall not count towards general landscaping requirements.
18. Design guidelines shall be approved with the final plat.
19. A letter of credit covering all necessary phase 1 improvements shall accompany the development agreement provided / approved at the time of final plat approval.
20. City Council approval in alignment with 19.15.050 shall be required prior to receiving permit approval to fill the southernmost wetland.
21. The applicant shall apply for and receive site plan approval for new development in the R3 district prior to building permit approval.

WHITETAIL WOODS SUBDIVISION
RESIDENTIAL DEVELOPMENT
CITY OF ALTOONA



VICINITY MAP

(N.T.S.)



PROJECT SITE

CITY OF ALTOONA, EAU CLAIRE COUNTY

(N.T.S.)

WISCONSIN
MARK ALAN ERICKSON
E-40323
EAU CLAIRE WI
PROFESSIONAL ENGINEER
03-14-25

NOT APPROVED FOR CONSTRUCTION

ESE PROJECT #: 23013
DATE: 01-10-2025

OWNER:
GRIP DEVELOPMENT, LLC
ATTN: JASON GRIEPENTROG
2620 FAIRWAY DRIVE, SUITE 1
ALTOONA, WI 54720
EMAIL: JASON@GRIPDEVELOPMENT.COM
PHONE: 715-225-1923

ENGINEER:
EVERYDAY SURVEYING & ENGINEERING, LLC
MR. MARK ERICKSON, P.E.
711 S. HILLCREST PARKWAY
ALTOONA, WI 54720
EMAIL: MARK@ESELLC.CO
PHONE: 715-831-0654

SHEET INDEX:

EVERYDAY SURVEYING & ENGINEERING

RED PINE DRIVE

EXISTING ASPHALT (TYP)

BRIARCLIFFE DRIVE

TRAILER ROAD

SANDY RIDGE LANE

OAKCREST DRIVE

EXISTING CUL-DE-SAC

E. SHORE DRIVE

RED PINE DRIVE

EXISTING GROUND SURFACE CONTOUR (TYP)

PHASE 1 PROPERTY LINE FOR REFERENCE

WETLAND TO REMAIN. DELINEATED ON AUGUST 2, 2023 BY BOPRAY ENVIRONMENTAL.

WETLAND TO BE FILLED. APPROVED FOR FILL BY WI DNR ON MAY 9, 2024.

60.00' FUTURE R.O.W. (TYP)

POWER LINE TO BE REMOVED

DRIVEWAY AND CULVERTS TO BE REMOVED

EXISTING ASPHALT (TYP)

SOUTH BEACH ROAD (C.T.H. "KB")

RAILROAD TRACKS

NINE MILE CREEK ROAD (C.T.H. "SS")

NORTH

0 60 120 240

FILE PATH:L:\CIVIL 3D PROJECTS\23013 GRP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C101 EXISTING CONDITIONS AND DEMO PLAN.DWG

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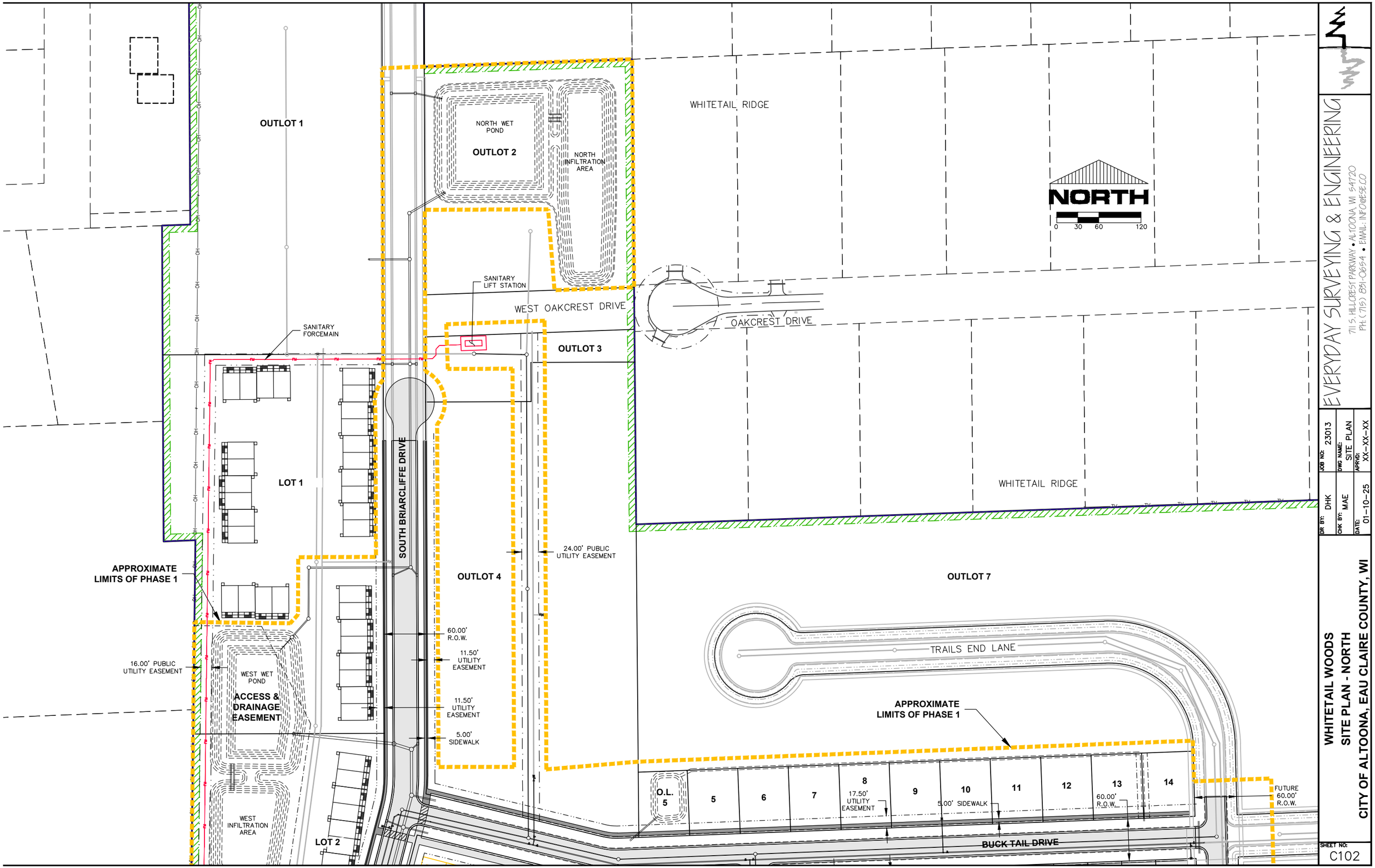
711 S. HILLCREST PARKWAY • ALTOONA WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY: DHK	JOB NO: 23013		
CHK BY: MAE	DWG NAME: EX COND		
DATE: 01-10-2025	APRVD: XX-XX-XX		

WHITETAIL WOODS
EXISTING CONDITIONS AND DEMO PLAN
CITY OF ALTOONA, WI

SHEET NO: C101



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JOB NO:	23013
DWG NAME:	SITE PLAN
APRVD:	XX-XX-XX
DR BY:	DHK
CHK BY:	MAE
DATE:	01-10-25

WHITETAIL WOODS
SITE PLAN - NORTH
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI

SHEET NO: C102

ACCESS & DRAINAGE EASEMENT

11.50' UTILITY EASEMENT

5.00' SIDEWALK

APPROXIMATE LIMITS OF PHASE 1

WEST INFILTRATION AREA

LOT 2

O.L. 5

5 6 7 8 9 10 11 12 13 14

17.50' UTILITY EASEMENT

5.00' SIDEWALK

60.00' R.O.W.

FUTURE 60.00' R.O.W.

BUCK TAIL DRIVE

28 27 26 25 24 23 22 21 20 19 18 17 16 15

10.00' BIKE PATH

22.50' UTILITY EASEMENT

OUTLOT 7

PICKLEBALL COURTS

BASKETBALL COURTS

OUTLOT 6

DELINEATED WETLANDS

APPROXIMATE LIMITS OF PHASE 1

OUTLOT 7

FAWN COURT

60.00' R.O.W.

16.50' UTILITY EASEMENT

10.00' BIKE PATH

11.50' UTILITY EASEMENT

5.00' SIDEWALK

LOT 3

16.00' PUBLIC UTILITY EASEMENT

SANITARY FORCEMAIN

SOUTH BRIARCLIFFE DRIVE

LOT 4

NORTH

0 30 60 120

OUTLOT 7

TRAILS END LANE

APPROXIMATE LIMITS OF PHASE 1

CTY RD "KB" / S BEACH DRIVE

NINE MILE CREEK ROAD / COUNTY ROAD "SS"

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JOB NO: 23013
DWG NAME: SITE PLAN
APPVD: XX-XX-XX
DR BY: DHK
CHK BY: MAE
DATE: 01-10-25

WHITETAIL WOODS
SITE PLAN - SOUTH
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI

SHEET NO: C103

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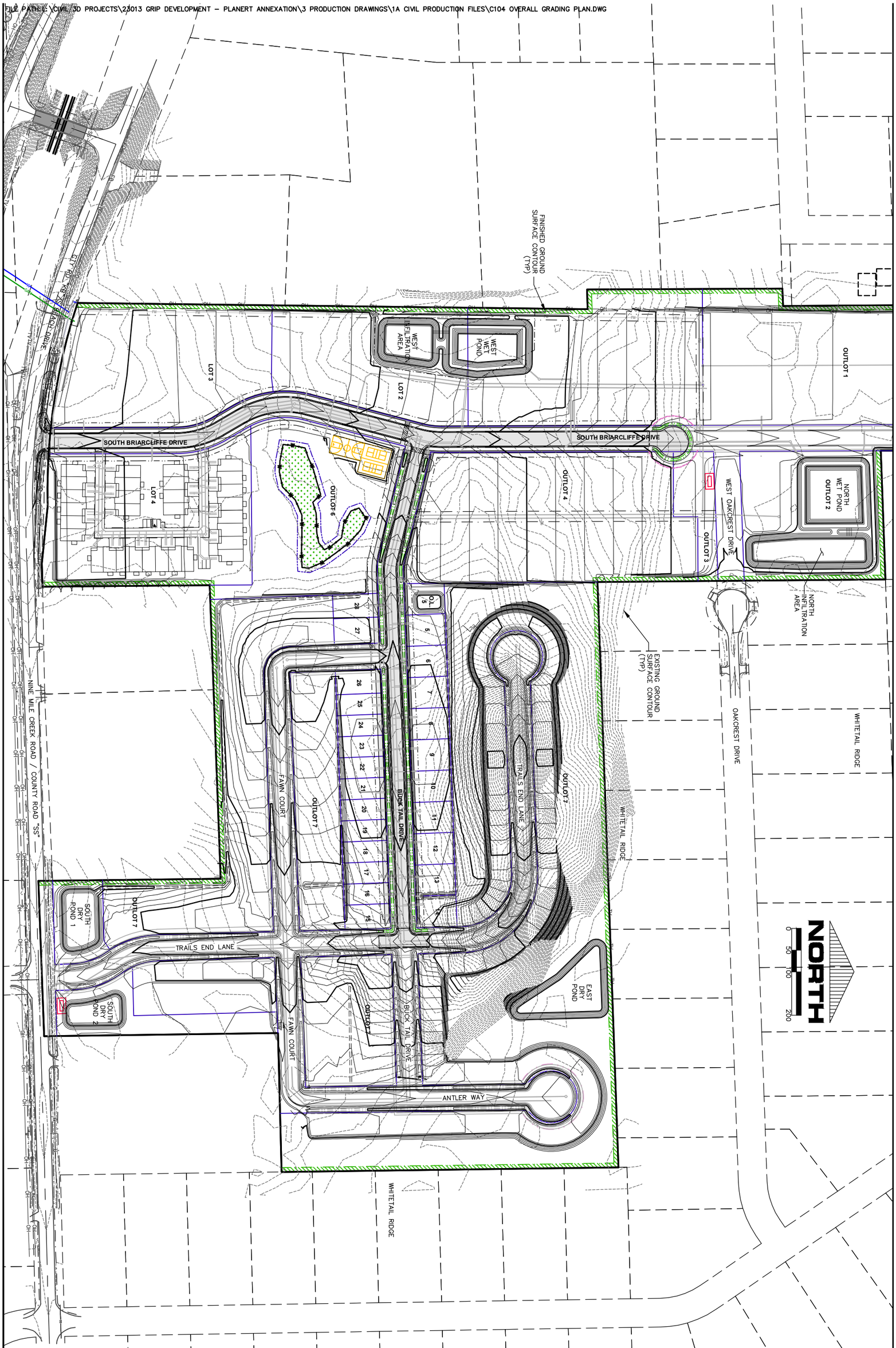

SHEET NO: C104	**WHITETAIL WOODS** **OVERALL GRADING PLAN** **CITY OF ALTOONA, WI**	DR BY: DHK CHK BY: MAE DATE: 01-10-25	JOB NO: 23013 DWG NAME: OVERALL APRVD: XX-XX-XX

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EXISTING GROUND SURFACE CONTOUR (TYP)

FINISHED GROUND SURFACE CONTOUR (TYP)

LOT 3

LOT 4

60.00' R.O.W.

SOUTH BRIARCLIFFE DRIVE

S BEACH DRIVE

NINE MILE CREEK ROAD / COUNTY ROAD "SS"

HYDRANT1

HYDRANT2

4.00' WIDE SWALE

4.00' WIDE SWALE

NORTH

0 15 30 60

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C105 - C106 GRADING PLAN - SW AND SE.DWG

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DR BY:	DHK
CHK BY:	MAE
DATE:	01-10-25
JOB NO:	23013
DWG NAME:	GRADING SW
APRVD:	XX-XX-XX

WHITETAIL WOODS
GRADING PLAN - SOUTHWEST
CITY OF ALTOONA, WI

SHEET NO: C105

FAWN COURT

FAWN COURT

FUTURE
60.00' R.O.W.

FUTURE
4.00' WIDE SWALE

FUTURE
60.00' R.O.W.

FUTURE
4.00' WIDE SWALE

TRAILS END LANE

OUTLOT 7

OUTLOT 7

FINISHED GROUND
SURFACE CONTOUR
(TYP)

EXISTING GROUND
SURFACE CONTOUR
(TYP)

SOUTH
DRY POND 1

SOUTH
DRY POND 2

EXISTING
R.O.W. LINE

NINE MILE CREEK ROAD / COUNTY ROAD "SS"

NORTH

0 15 30 60

FILE PATH:L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C105 - C106 GRADING PLAN - SW AND SE.DWG

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PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

JOB NO: 23013
DWG NAME: GRADING SE
APRVD: XX-XX-XX
DR BY: DHK
CHK BY: MAE
DATE: 01-10-25

WHITETAIL WOODS
GRADING PLAN - SOUTHWEST
CITY OF ALTOONA, WI

SHEET NO: C106

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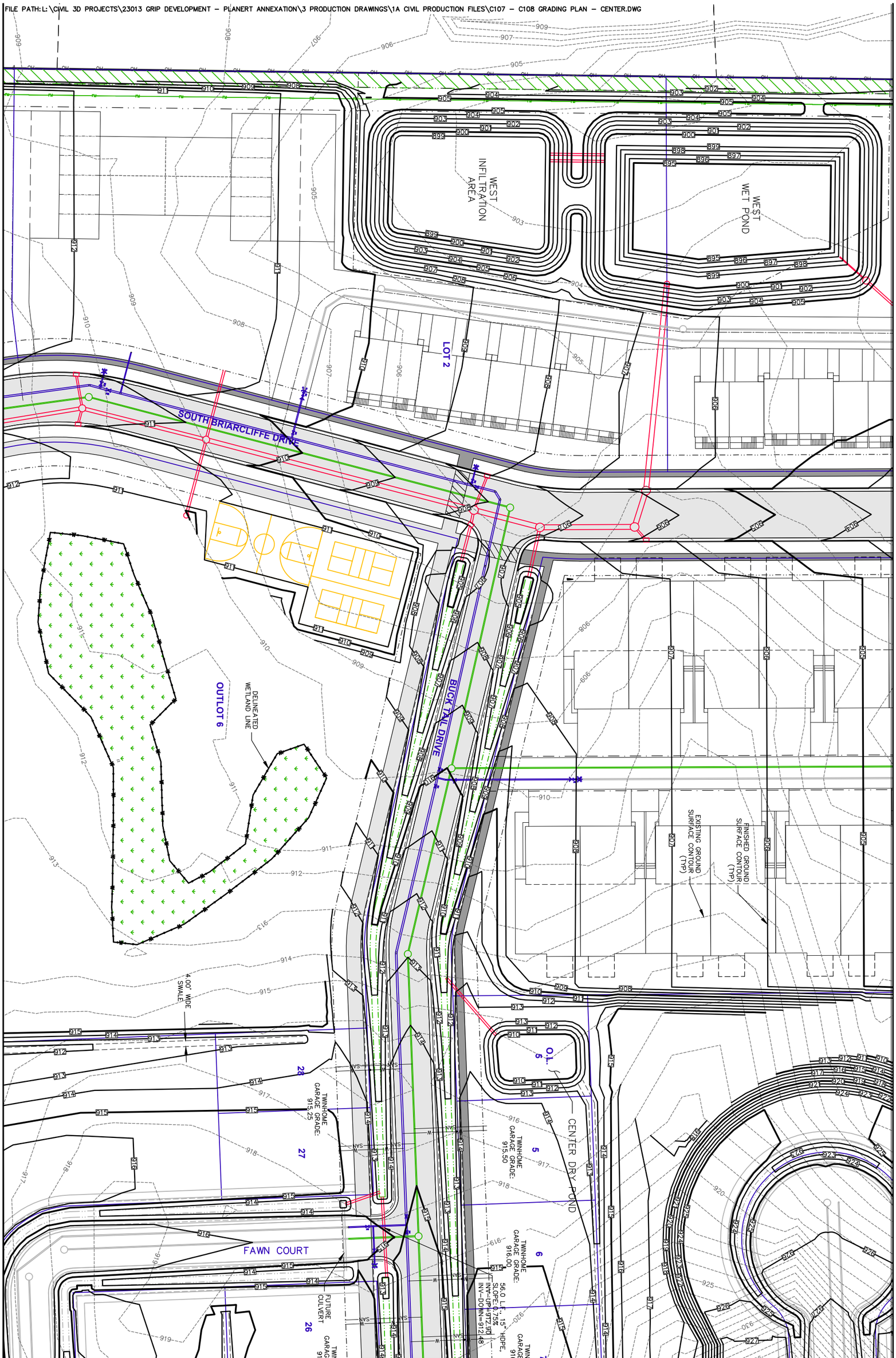

SHEET NO: C107	**WHITETAIL WOODS** **GRADING PLAN - CENTER WEST** **CITY OF ALTOONA, WI**	DR BY: DHK CHK BY: MAE DATE: 01-10-25	JOB NO: 23013 DWG NAME: GRADE CENTER APRVD: XX-XX-XX

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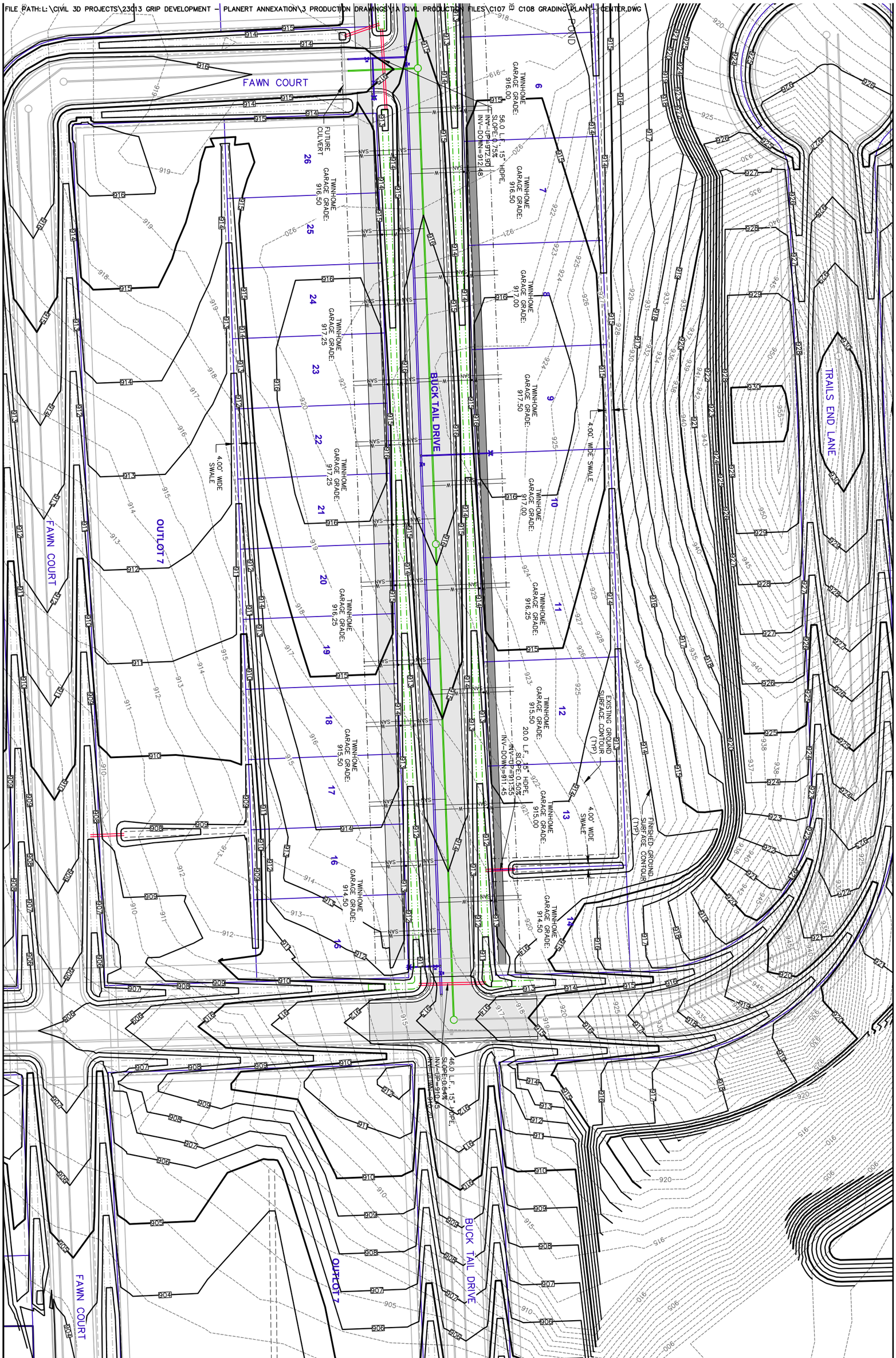

SHEET NO: C108	**WHITETAIL WOODS** **GRADING PLAN - CENTER EAST** **CITY OF ALTOONA, WI**	DR BY: DHK CHK BY: MAE DATE: 01-10-25	JOB NO: 23013 DWG NAME: GRADE CENTER APRVD: XX-XX-XX

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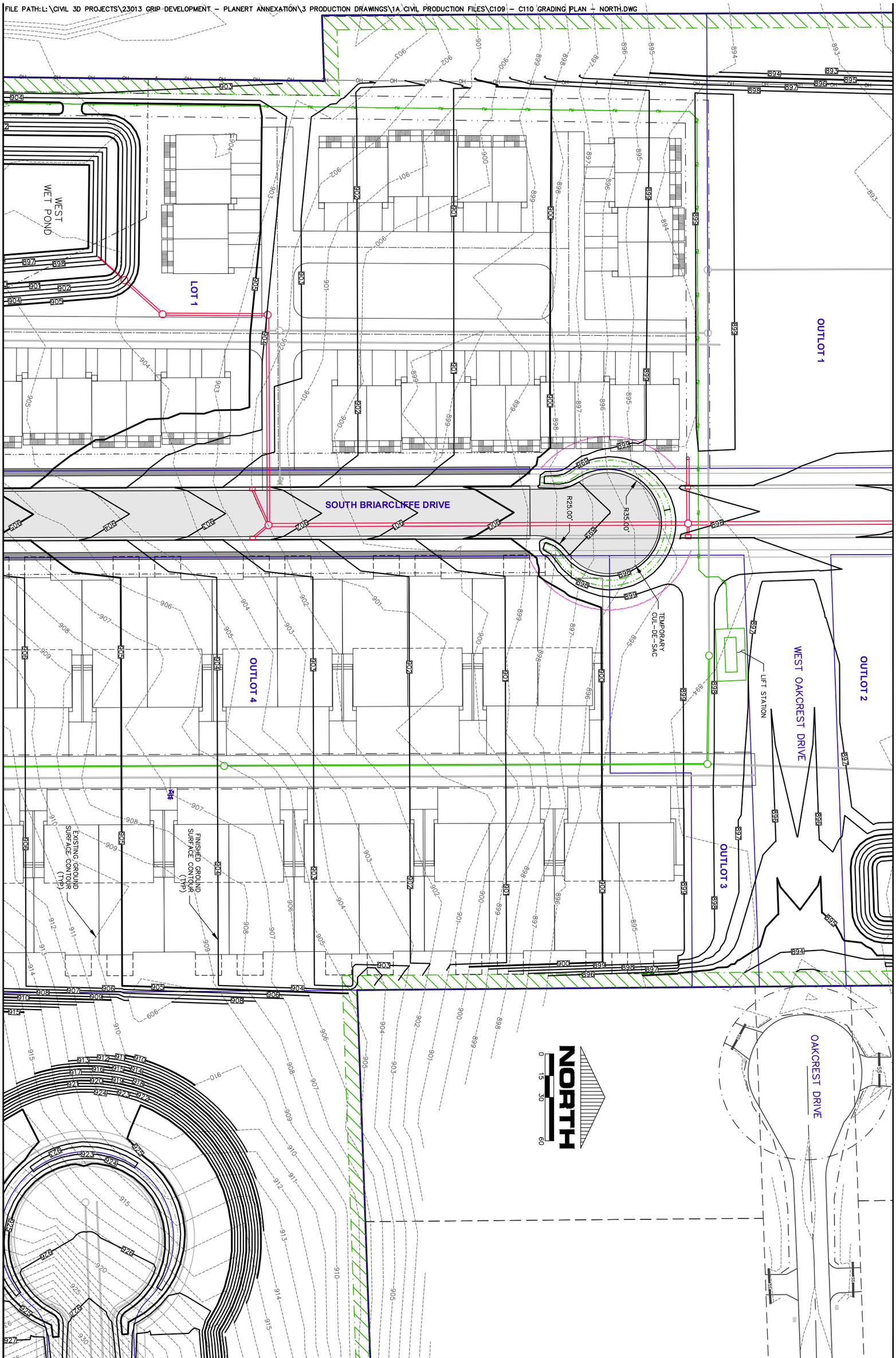

SHEET NO: C109	**WHITETAIL WOODS** **GRADING PLAN - NORTH 1** **CITY OF ALTOONA, WI**	DR BY: DHK CHK BY: MAE DATE: 01-10-25	JOB NO: 23013 DWG NAME: GRADE NORTH APRVD: XX-XX-XX

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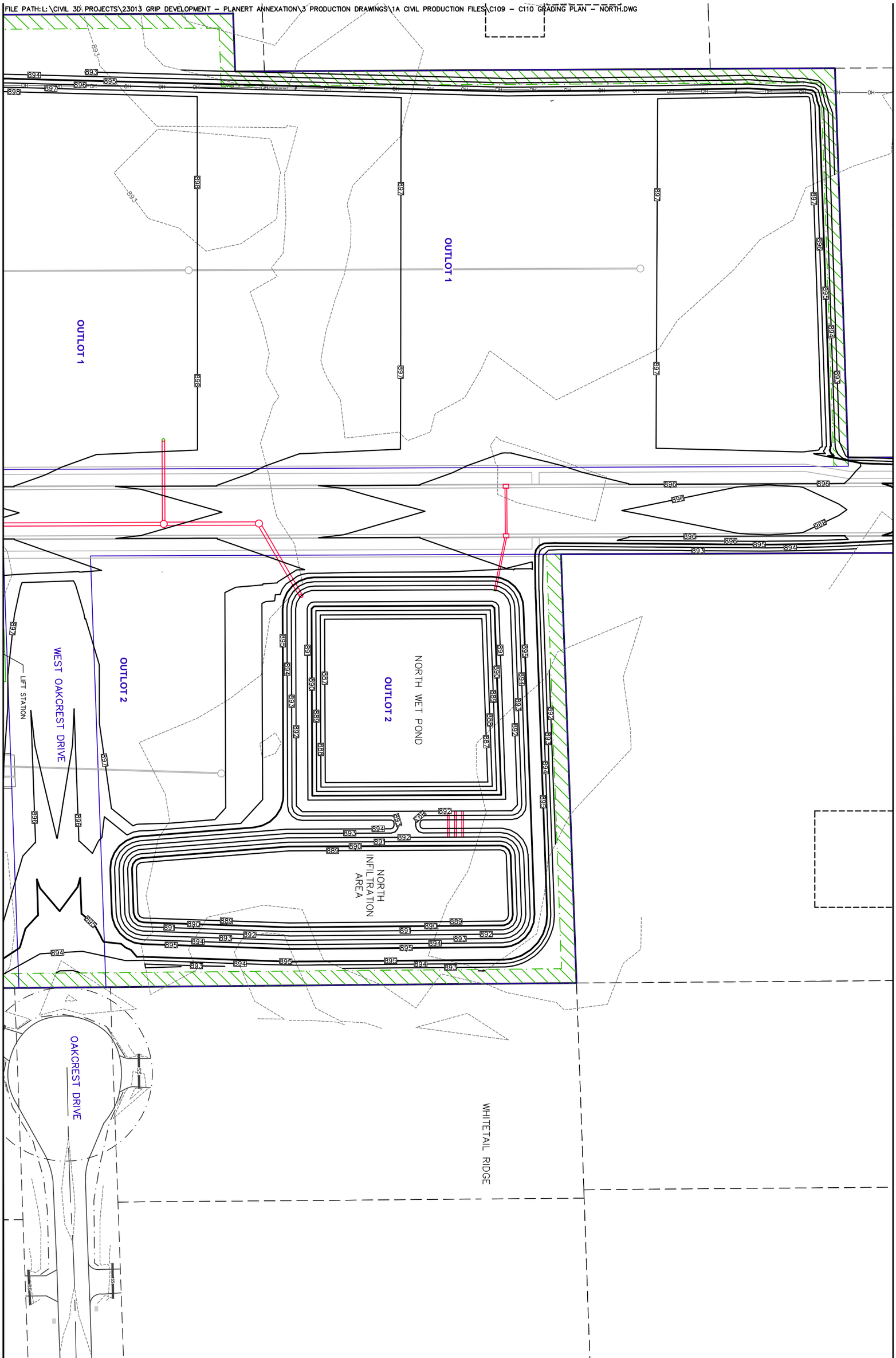

SHEET NO: C110	**WHITETAIL WOODS** **GRADING PLAN - NORTH 2** **CITY OF ALTOONA, WI**	DR BY: DHK CHK BY: MAE DATE: 01-10-25	JOB NO: 23013 DWG NAME: GRADE NORTH APRVD: XX-XX-XX

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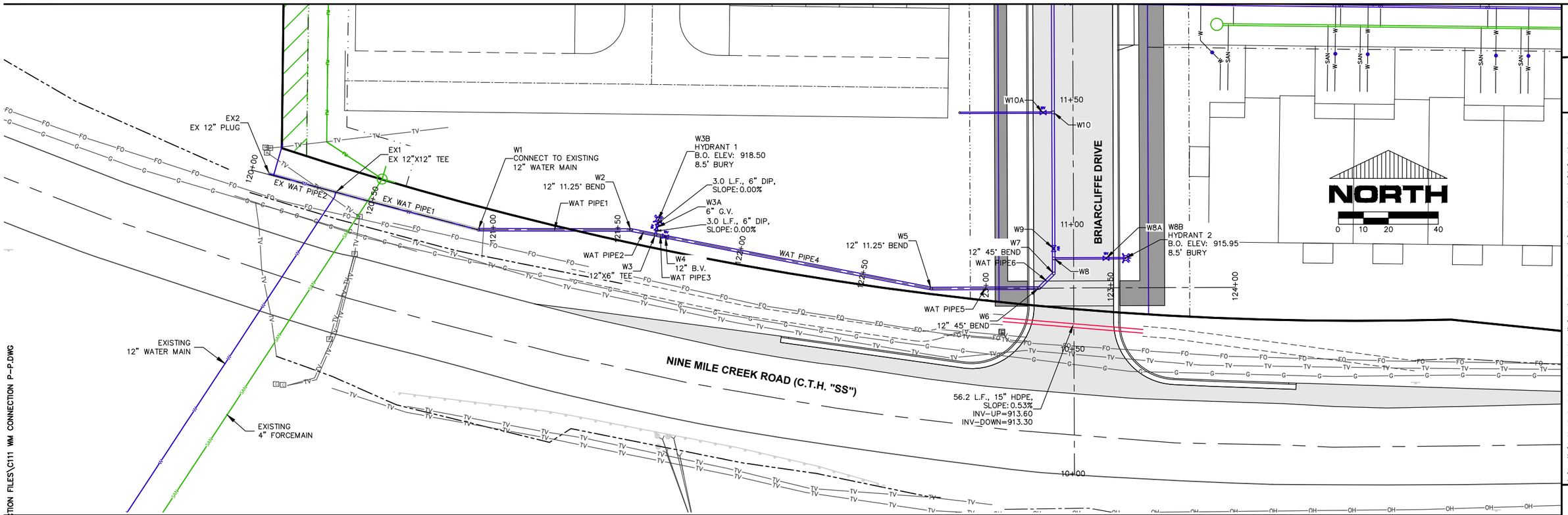
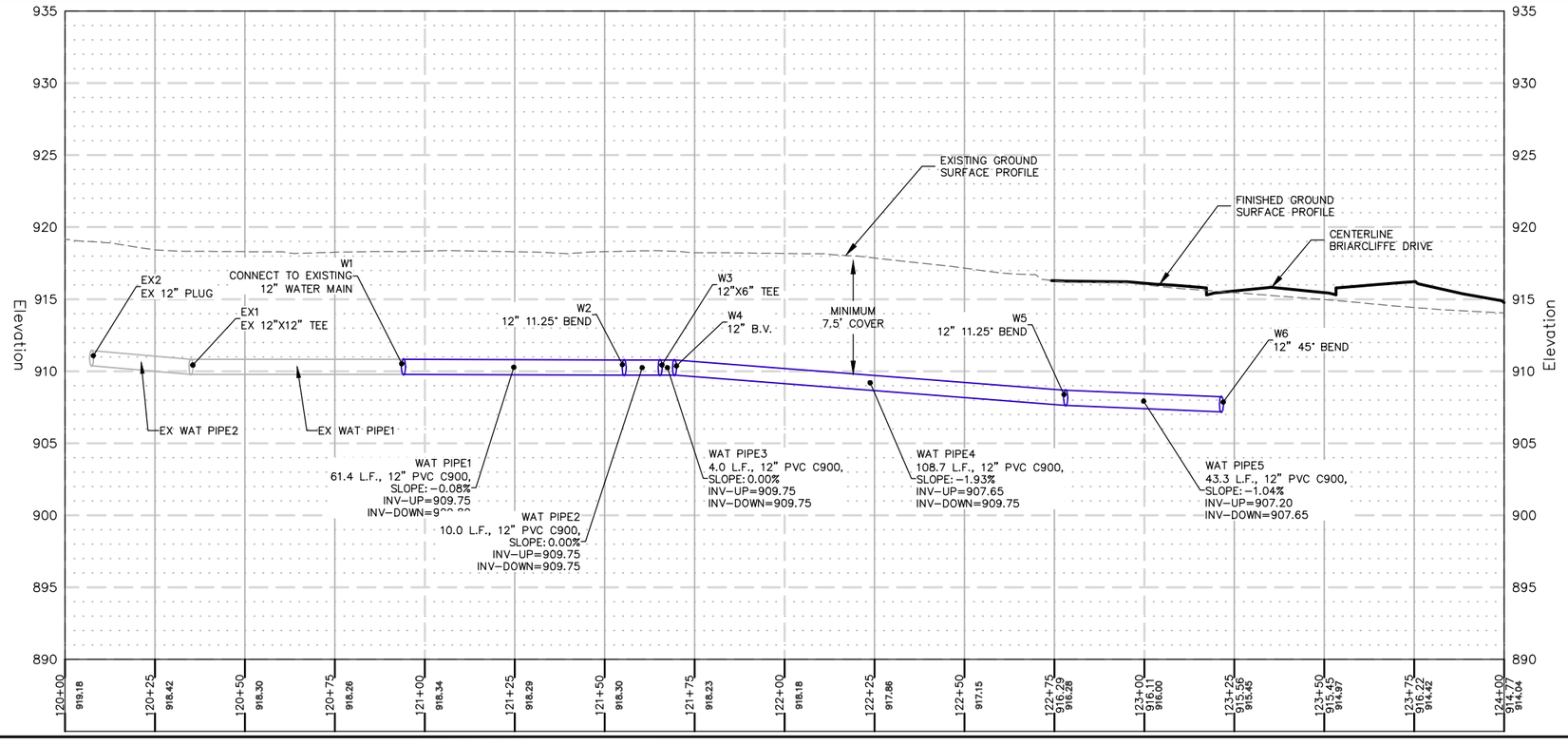
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO





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DR BY: DHK	JOB NO: 23013
CHK BY: MAE	DWG NAME: WM CONN
DATE: 01-10-25	APRVD: XX-XX-XX

WHITETAIL WOODS - UTILITY CONNECTION
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO: C111

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C111 WM CONNECTION P-P.DWG

NINE MILE CREEK ROAD (C.T.H. "SS")

LOT 3

LOT 4

OUTLOT 6

BRIARCLIFFE DRIVE

WAT PIPE4

WAT PIPE5

WAT PIPE6

WAT PIPE7

WAT PIPE9

WAT PIPE10

WAT PIPE12

WAT PIPE13

SAN PIPE6

STM PIPE7

STM PIPE8

STM PIPE9

WAT PIPE16

SAN PIPE7

W5 12" 11.25° BEND

W6 12" 45° BEND

W7 12" 45° BEND

W8 12"X6" TEE

W9 12" B.V.

W10 12"X6" TEE

W10A 6" G.V.

W11 12"X8" TEE

W12 12" B.V.

W13 12" DEFLECTION

W14 12"X8" TEE

W14A 8" G.V.

W14B 8" PLUG

W15 12" 22.5° BEND

W16 12" B.V.

W17 12"X6" TEE

W17A 6" G.V.

W17B 6" PLUG

W18 22.5° BEND

W8A

W8B HYDRANT 2 B.O. ELEV: 915.95 8.5' BURY

W101 8" G.V.

W102 8" PLUG

W109 8" PLUG

W110 8" G.V.

56.2 L.F., 15" HDPE, SLOPE: 0.53% INV-UP=913.60 INV-DOWN=913.30

21.0 L.F., 6" DIP, SLOPE: 0.00%

7.8 L.F., 6" DIP, SLOPE: 0.00%

6.0 L.F., 8" PVC, SLOPE: 0.00%

50.5 L.F., 8" PVC, SLOPE: -1.55%

51.3 L.F., 8" PVC, SLOPE: 3.87%

32.4 L.F., 8" PVC, SLOPE: 1.80%

32.0 L.F., 6" PVC, SLOPE: 0.00%

37.00' B-B

60.00' R.O.W.

5.00' CONCRETE SIDEWALK

10.00' ASPHALT PATH

STM35 - 2' by 3' BOX CASTING: R3067V TC/RIM: 914.09' INV OUT: 907.75 12" HDPE

STM PIPE9C 25.1 L.F., 12" HDPE, SLOPE: 1.00%

STM PIPE9A 9.1 L.F., 15" HDPE, SLOPE: 2.75%

STM PIPE9B 29.4 L.F., 15" HDPE, SLOPE: 0.50%

STM PIPE7A 52.1 L.F., 15" HDPE, SLOPE: 0.50%

STM PIPE8A 53.7 L.F., 15" HDPE, SLOPE: 0.52%

SAN PIPE8A 45.6' OF 8" PVC @ 0.44%

SAN PIPE8 50.2' OF 8" PVC @ 0.49%

SAN 8A 8" PLUG

STM33 - 2' by 3' BOX CASTING: R3067V TC/RIM: 910.52' INV IN: 907.50 15" HDPE INV OUT: 907.50 15" HDPE

STM26 - 48"ø MH CASTING: R1642 RIM: 913.91' INV IN: 907.25 15" HDPE INV IN: 907.50 12" HDPE INV OUT: 907.00 18" HDPE

STM24 - 48"ø MH CASTING: R1642 RIM: 912.94' INV IN: 906.37 18" HDPE INV IN: 906.62 15" HDPE INV OUT: 905.87 24" HDPE

STM23 - 48"ø MH CASTING: R1642 RIM: 912.13' INV IN: 905.05 24" HDPE INV IN: 905.80 15" HDPE INV OUT: 905.05 24" HDPE

SAN MH 7 - 48" R1642 RIM: 912.19' INV IN: 900.60 8" PVC INV OUT: 900.50 8" PVC

SAN MH 8 - 48" R1642 RIM: 913.19' INV IN: 901.20 8" PVC INV IN: 901.20 8" PVC INV OUT: 901.10 8" PVC

SAN MH 11

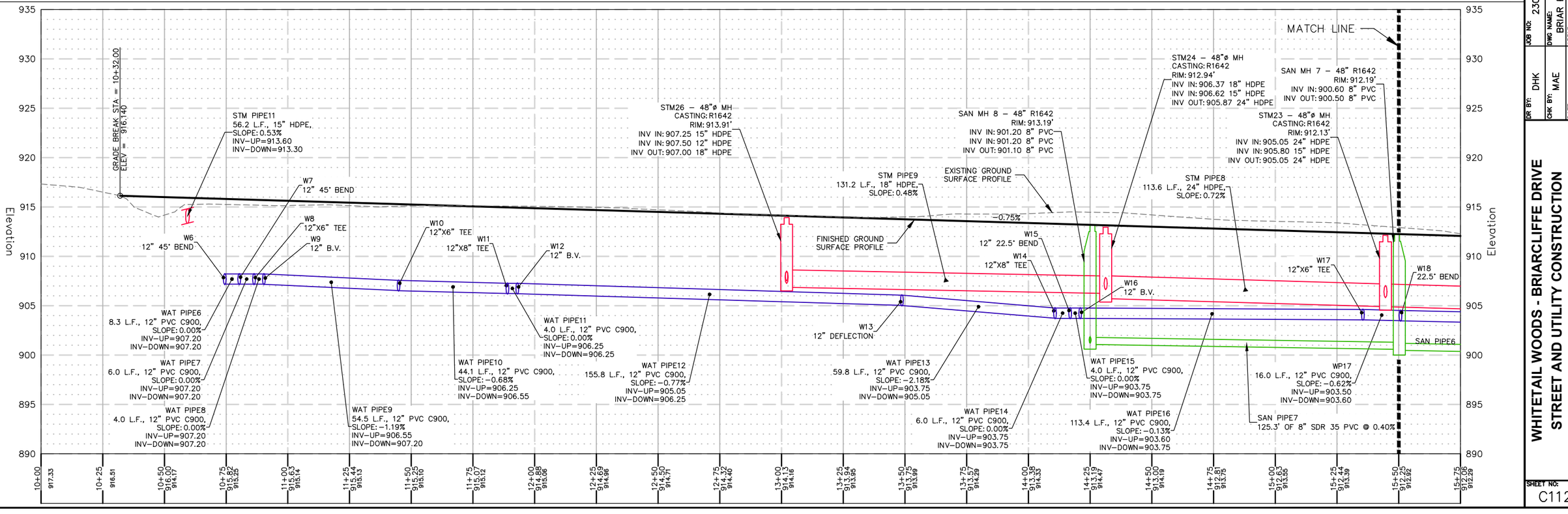
MATCH LINE

NORTH

0 10 20 40

10+00 11+00 11+50 12+00 12+50 13+00 13+50 14+00 14+50

123+50 124+00



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WHITETAIL WOODS - BRIARCLIFFE DRIVE
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

DR BY:	JOB NO:
DHK	23013
CHK BY:	DWG NAME:
MAE	BRIAR PP1
DATE:	APRVD:
01-10-25	XX-XX-XX

SHEET NO: C112

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C112 BRIARCLIFFE P-P-R1.DWG

MATCH LINE

LOT 3

LOT 2

LOT 1

OUTLOT 6

OUTLOT 4

52.1 L.F., 15" HDPE, SLOPE: 0.50%, INV-UP=906.06, INV-DOWN=905.80

W17B 6" PLUG

32.0 L.F., 6" PVC 900, SLOPE: 0.00%, INV-UP=903.85, INV-DOWN=903.85

W17A 6" G.V.

W17 12"X6" TEE

W18 22.5° BEND

WAT PIPE16

WAT PIPE18

SAN PIPE7

STM PIPE7

STM PIPE8

SAN PIPE6

STM32 – 2' by 3' BOX CASTING: R3067V TC/RIM: 911.57' INV OUT: 905.60 12" HDPE

STM PIPE6B 23.8 L.F., 12" HDPE, SLOPE: 1.05%

WAT PIPE19B

W20A 6" G.V.

W20B HYDRANT4 B.O. ELEV: 911.70 8.5' BURY

W22B 6" PLUG 25.1 L.F., 6" DIP, SLOPE: 0.00%

W22A 6" G.V.

W19 22.5° BEND

W20 12"X6" TEE

WP20

WP21

W21 12" B.V.

W22 12"X6" TEE

SAN MH 6

STM22

SAN MH 7 – 48" R1642 RIM: 912.19' INV IN: 900.60 8" PVC INV OUT: 900.50 8" PVC

STM23 – 48"ø MH CASTING: R1642 RIM: 912.13' INV IN: 905.05 24" HDPE INV IN: 905.80 15" HDPE INV OUT: 905.05 24" HDPE

STM PIPE6A 11.3 L.F., 12" HDPE, SLOPE: 2.22%

STM31 – 2' by 3' BOX CASTING: R3067V TC/RIM: 911.54' INV OUT: 905.60 12" HDPE

STM PIPE5A 54.1 L.F., 15" HDPE, SLOPE: 2.85%

STM28 – 36"ø MH CASTING: R1642 RIM: 907.94' INV OUT: 905.75 15" HDPE

DELINEATED WETLAND LINE

WAT PIPE22

STM PIPE6

STM PIPE5

STM21

49.5 L.F., 15" HDPE, SLOPE: 0.50%, INV-UP=904.46, INV-DOWN=904.21

24.5 L.F., 8" PVC, SLOPE: 2.04%

W24D TEMP HYDRANT1 B.O. ELEV: 910.70 8.5' BURY

W24C 6" G.V.

W24B 8"X6" REDUCER

W24A 8" G.V.

W23 12" G.V.

WP23

W24 12"X8" TEE

WAT PIPE24

SAN PIPE5

W25B HYDRANT5 B.O. ELEV: 908.40 8.5' BURY

9.7 L.F., 6" DIP, SLOPE: 0.00%

W25A 6" G.V.

W25 12"X6" TEE

WP26

WP27

W26 12" B.V.

STM20

STM PIPE4A 10.3 L.F., 15" HDPE, SLOPE: 3.39%

STM29 – 2' by 3' BOX CASTING: R3067V TC/RIM: 907.79' INV IN: 903.60 15" HDPE INV OUT: 903.60 15" HDPE

26.2 L.F., 15" HDPE, SLOPE: 4.02%, INV-UP=904.65, INV-DOWN=903.60

W29

WAT PIPE28

SAN PIPE4

STM PIPE4

STM PIPE3

STM30 – 2' by 3' BOX CASTING: R3067V TC/RIM: 908.05' INV OUT: 903.75 12" HDPE

143.6 L.F., 36" HDPE, SLOPE: 0.50%, INV-UP=900.71, INV-DOWN=900.00

STM2 – 2' by 3' BOX CASTING: R1642 TC/RIM: 906.32' INV IN: 900.71 36" HDPE INV OUT: 900.71 36" HDPE

STM PIPE4C 25.3 L.F., 12" HDPE, SLOPE: 0.99%

SAN MH 5 – 48" R1642 RIM: 907.73' INV IN: 896.70 8" PVC INV OUT: 896.60 8" PVC

STM PIPE2 26.3 L.F., 36" HDPE, SLOPE: 0.50%

STM PIPE2A 12.1 L.F., 12" HDPE, SLOPE: 1.32%

STM18

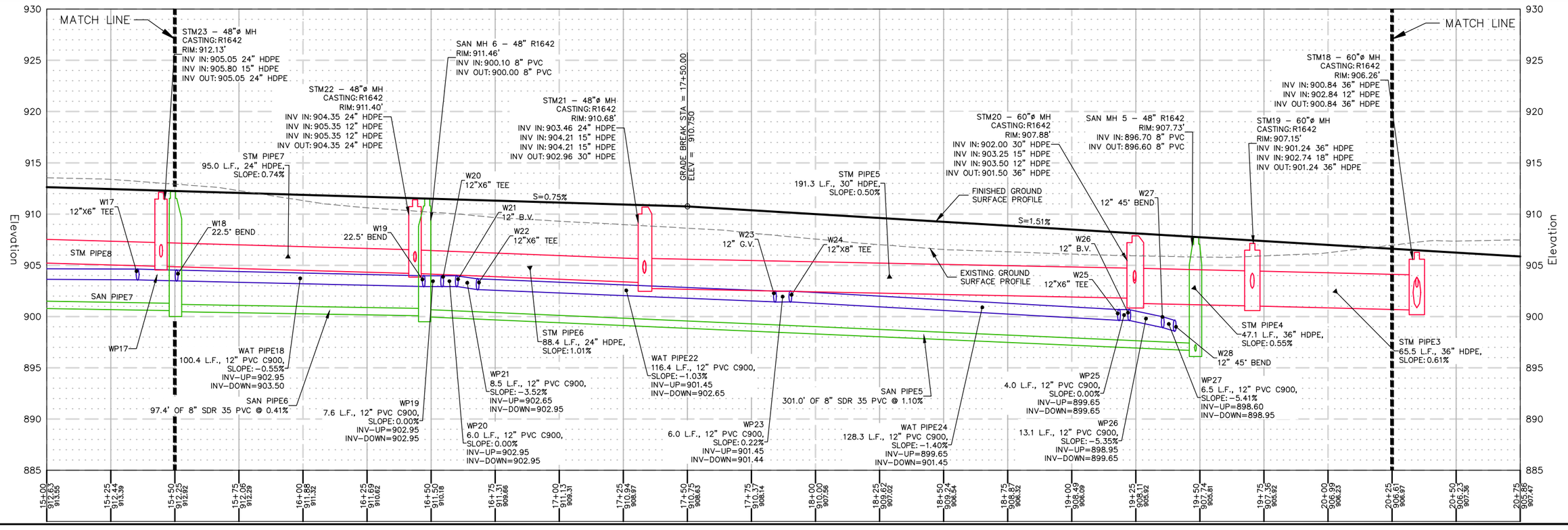
STM19

35.4 L.F., 18" HDPE, SLOPE: 5.40%, INV-UP=904.65, INV-DOWN=902.74

STM27 – 2' by 3' BOX CASTING: R3067V TC/RIM: 906.32' INV OUT: 903.00 12" HDPE

NORTH

0 10 20 40



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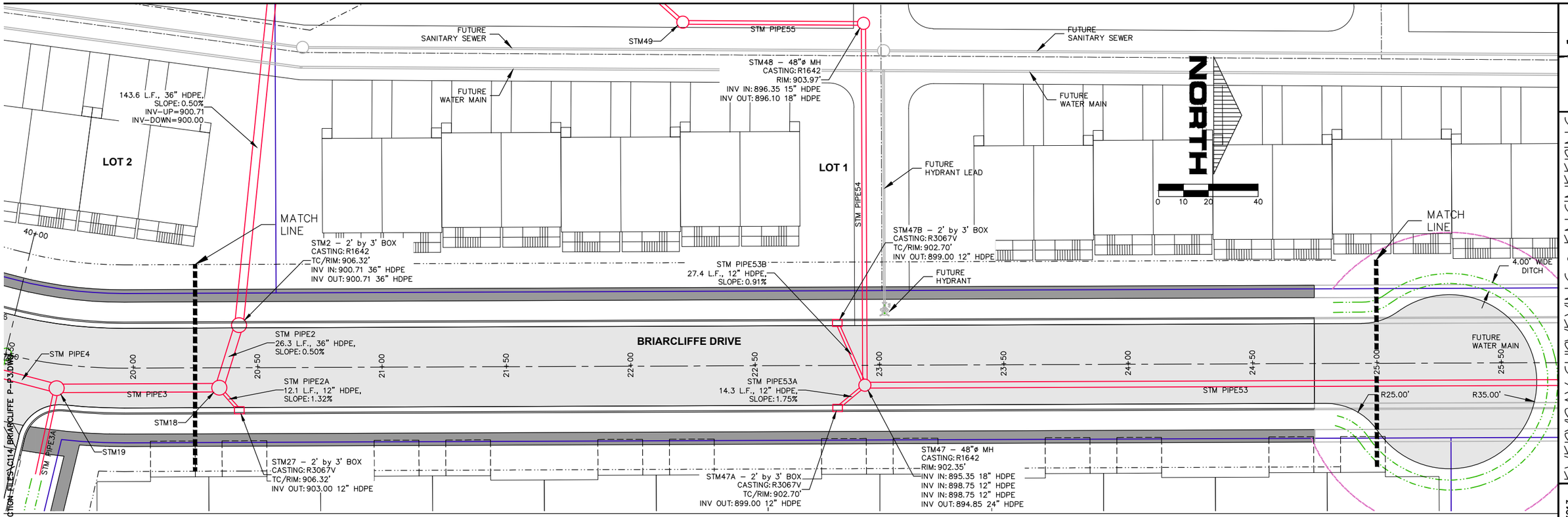
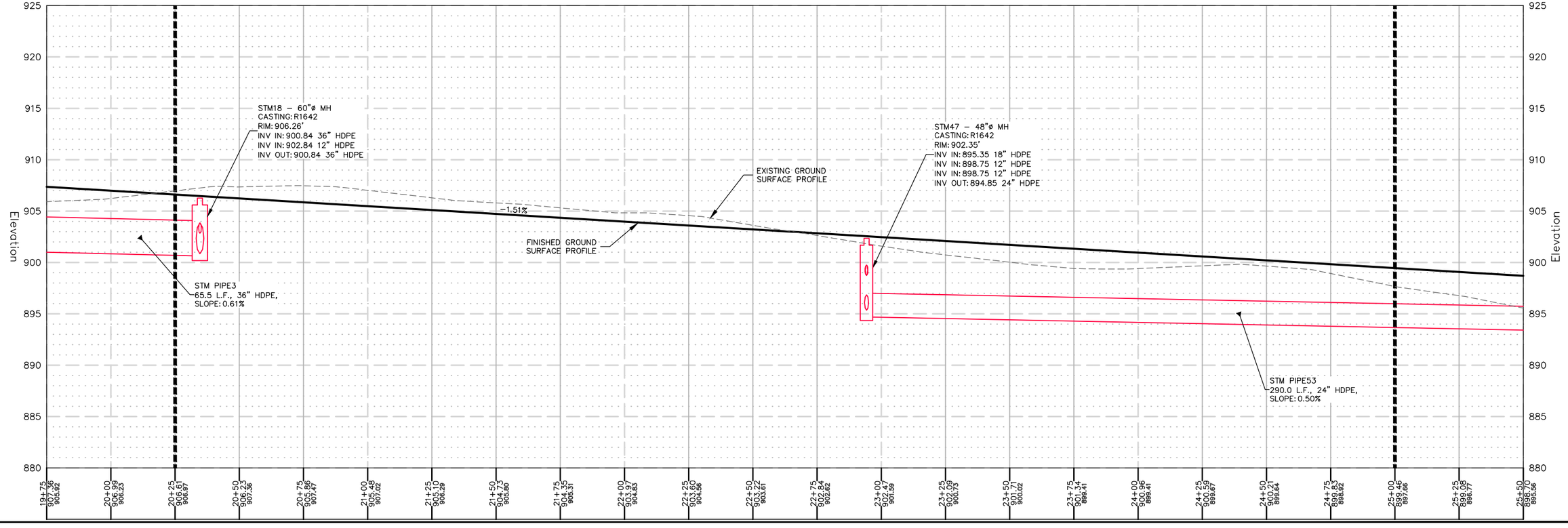
JOB NO: 23013
DWG NAME: BRIAR PP2
APP'VD: XX-XX-XX
DR BY: DHK
CHK BY: MAE
DATE: 01-10-25

WHITETAIL WOODS - BRIARCLIFFE DRIVE
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO: C113

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C113 BRIARCLIFFE P-P2.DWG





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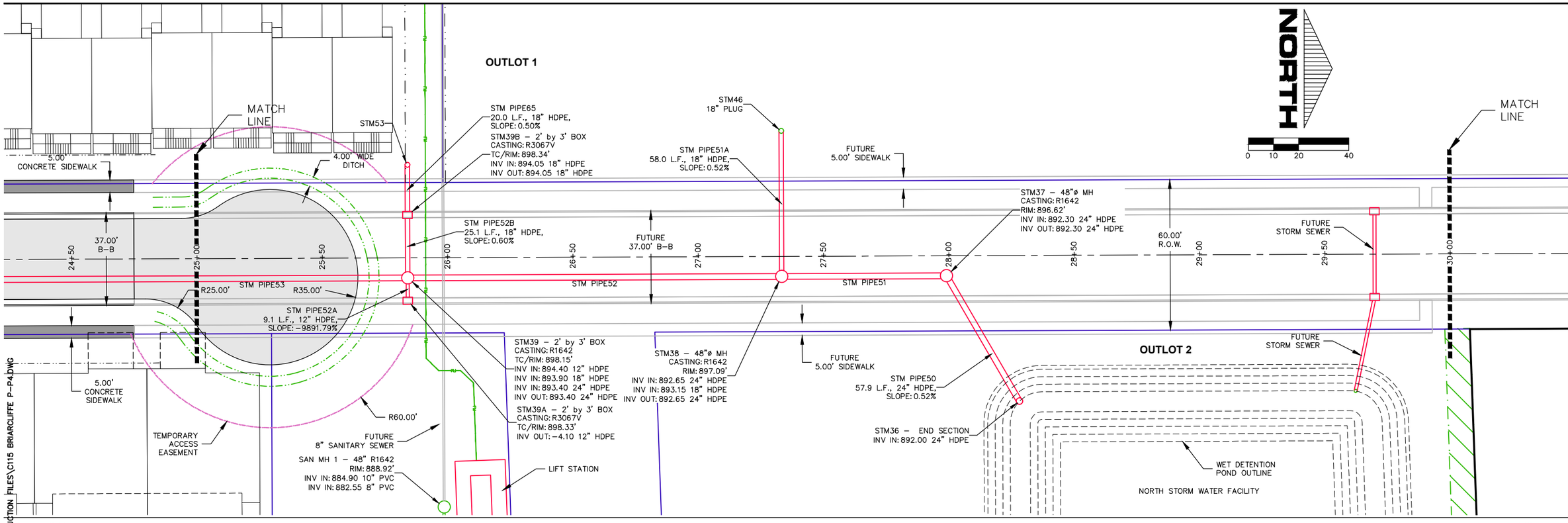
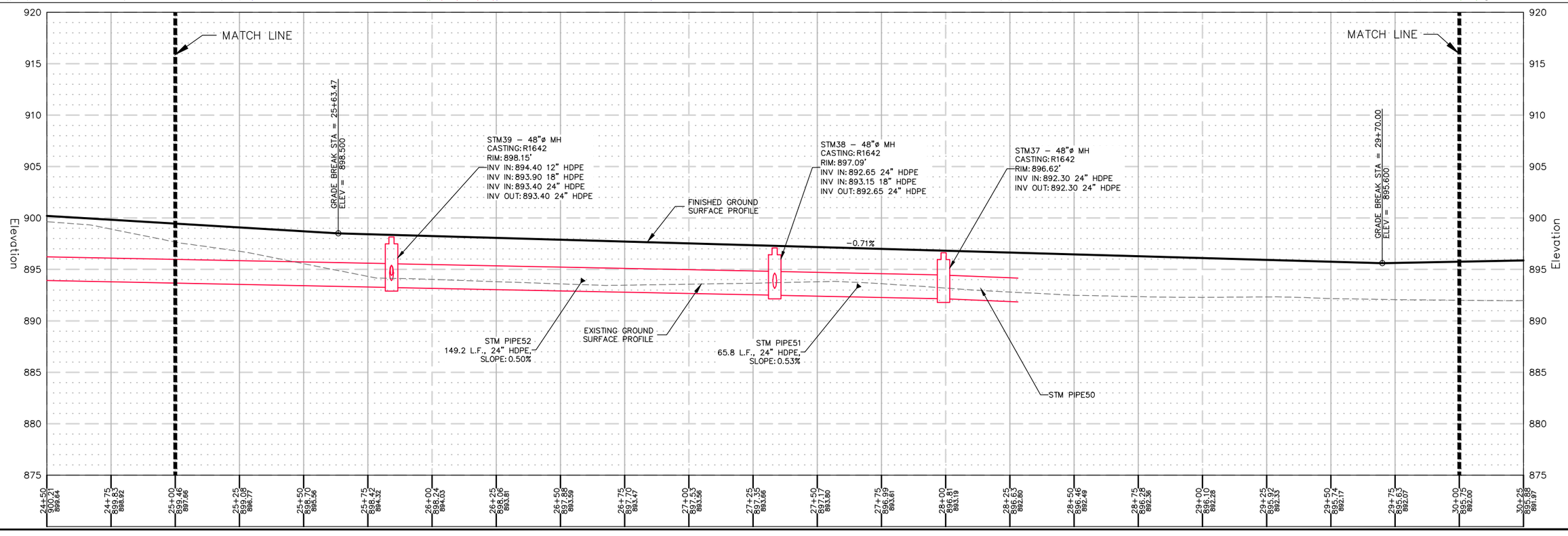
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

JOB NO:	23013
DWG NAME:	BRIAR PP3
APRVD:	XX-XX-XX
DR BY:	DHK
CHK BY:	MAE
DATE:	01-10-25

WHITETAIL WOODS - BRIARCLIFFE DRIVE
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO: C114





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DR BY: DHK	JOB NO: 23013		
CHK BY: MAE	DWG NAME: BRIAR PP4		
DATE: 01-10-25	APRVD: XX-XX-XX		

WHITETAIL WOODS - BRIARCLIFFE DRIVE
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO: C115

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT – PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C115 BRIARCLIFFE P–P4.DWG

SAN MH 5 – 48"ø R1642
RIM: 907.73'
INV IN: 896.70 8" PVC
INV OUT: 896.60 8" PVC

STM PIPE3

STM19

STM PIPE4C
25.3 L.F., 12" HDPE,
SLOPE: 0.99%

STM PIPE4

LOT 2

STM30

W26
12" B.V.

W25B
HYDRANT5
B.O. ELEV: 908.40
8.5' BURY

W25A
6" G.V.

W25
12"X6" TEE

W27
12" 45° BEND

W28
12" 45° BEND

W29
12" GRADE BREAK

WAT PIPE28

WAT PIPE29

STM PIPE4A

STM20

26.2 L.F., 15" HDPE,
SLOPE: 4.02%
INV-UP=904.65
INV-DOWN=903.60

35.4 L.F., 18" HDPE,
SLOPE: 5.40%
INV-UP=904.65
INV-DOWN=902.74

17.50' WIDE
UTILITY EASEMENT

80.1 L.F., 8" PVC 900,
SLOPE: -2.50%
INV-UP=899.57
INV-DOWN=901.57

3.0 L.F., 6" DIP,
SLOPE: 0.00%

3.0 L.F., 6" DIP,
SLOPE: 0.00%

W54
TEMP HYDRANT2
B.O. ELEV: 908.15
8.5' BURY

W53
6" G.V.

W52
8"X6" REDUCER

OUTLOT 4

STORM WATER
POND

OUTLOT 5

NORTH
0 10 20 40

LOT 5

LOT 6

4"ø SDR 26 SANITARY SERVICE
MIN. SLOPE 1.04%

1"ø WATER SERVICE, MIN. BURY 7.5'
ASTM PE4710

MATCH
LINE

5.00' CONCRETE
SIDEWALK

52.3 L.F., 15" HDPE,
SLOPE: 0.38%
INV-UP=911.00
INV-DOWN=910.80

SAN PIPE4

SAN MH 4

W51
8" G.V.

6.0 L.F., 8" PVC 900,
SLOPE: 0.00%
INV-UP=901.57
INV-DOWN=901.57

W50
11.25° BEND

W30
12" B.V.

W32
12" B.V.

W31
12"X8" TEE

SAN PIPE11

WAT PIPE32

26.00' WIDE
ASPHALT DRIVE

SAN MH 12

BUCK TAIL DRIVE

SAN MH 13

SAN PIPE12

WAT PIPE33

WAT PIPE34

SAN PIPE13

WAT PIPE35

W34
12" B.V.

W36
12" B.V.

WAT PIPE36

W35
12"X8" TEE

STM PIPE69

WAT PIPE45

SAN PIPE13A

W33
11.25° BEND

CURB STOP
(TYP)

W45

W45B

W46

W45A

W47

SAN PLUG 13A

25.3 L.F., 15" HDPE,
SLOPE: 1.18%
INV-UP=912.75
INV-DOWN=912.45

FUTURE
WATER
MAIN

FUTURE
SANITARY
SEWER

SOUTH BRIARCLIFFE DRIVE

WAT PIPE24

SAN PIPE5

STM PIPE5

STM29 – 2' by 3' BOX
CASTING: R3067V
TC/RIM: 907.79'
INV IN: 903.60 15" HDPE
INV OUT: 903.60 15" HDPE

6.0 L.F., 8" PVC 900,
SLOPE: 0.00%
INV-UP=901.57
INV-DOWN=901.57

10.00' ASPHALT
BIKE PATH

22.50' WIDE
UTILITY EASEMENT

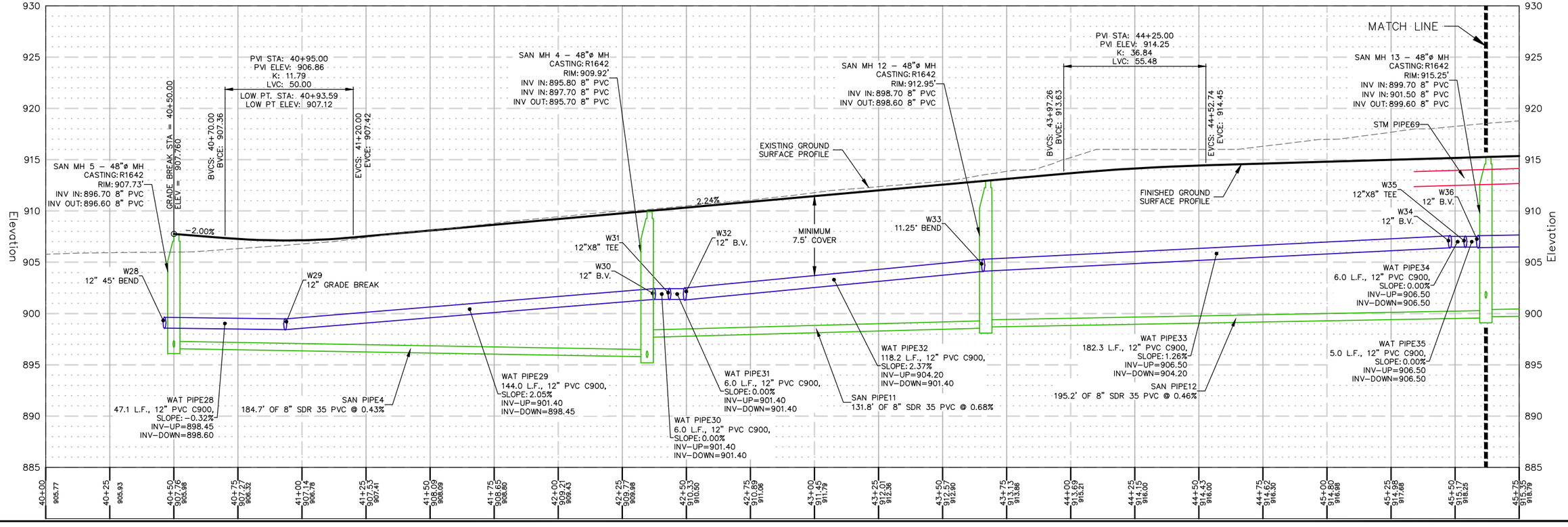
4.00' WIDE
SWALE

OUTLOT 6

LOT 28

LOT 27

20+00
40+00
19+50
8+50
111+50
111+00
110+50
110+00
41+50
42+00
43+50
44+00
44+50
45+00
80+00
81+00



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PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

JOB NO:	23013
DWG NAME:	BUCK PP1
APPVD:	XX-XX-XX
DR BY:	DHK
CHK BY:	MAE
DATE:	01-10-25

WHITETAIL WOODS - BRIARCLIFFE DRIVE
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO:
C116

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C116 BUCK TAIL P-P1.DWG

LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13

NORTH
0 10 20 40

SAN MH 13 – 48" R1642
RIM: 915.25'
INV IN: 899.70 8" PVC
INV IN: 901.50 8" PVC
INV OUT: 899.60 8" PVC

MATCH LINE

80+00

5.00' CONCRETE SIDEWALK

4"ø SDR 26 SANITARY SERVICE
MIN. SLOPE 1.04%
1"ø WATER SERVICE, MIN. BURY 7.5'
ASTM PE4710

17.50' WIDE UTILITY EASEMENT

W37B
HYDRANT7
B.O. ELEV: 916.45
8.5' BURY

SAN MH 14 – 48" R1642
RIM: 916.14'
INV IN: 901.15 8" PVC
INV OUT: 901.05 8" PVC

MATCH LINE

26.00' WIDE ASPHALT DRIVE

2.00' RIBBON CURB

44.0 L.F., 6" DIP,
SLOPE: 0.00%

BUCK TAIL DRIVE

60.00' R.O.W.

W36
12" B.V.

W37
12"X6" TEE

W37A
6" G.V.

SAN PIPE12
WAT PIPE34
WAT PIPE33
W34
12" B.V.
WAT PIPE35
SAN PIPE13
WAT PIPE36
WAT PIPE38

4.0 L.F., 6" DIP,
SLOPE: 0.00%

W35
12"X8" TEE

WAT PIPE45
SAN PIPE13A

56.0 L.F., 15" HDPE,
SLOPE: 0.75%
INV-UP=912.90
INV-DOWN=912.48

2.00' RIBBON CURB

CURB STOP (TYP)

WAT PIPE37

W38
12" B.V.

W45
8"X6" TEE

W46
8" G.V.

81+00

W47
8" PLUG
SAN PLUG 13A

25.3 L.F., 15" HDPE,
SLOPE: 1.18%
INV-UP=912.75
INV-DOWN=912.45

W45B
HYDRANT6
B.O. ELEV: 914.65
8.5' BURY

10.0 L.F., 6" DIP,
SLOPE: 0.00%

W45A
6" G.V.

17.0 L.F., 6" DIP,
SLOPE: 0.00%

10.00' ASPHALT BIKE PATH

22.50' WIDE UTILITY EASEMENT

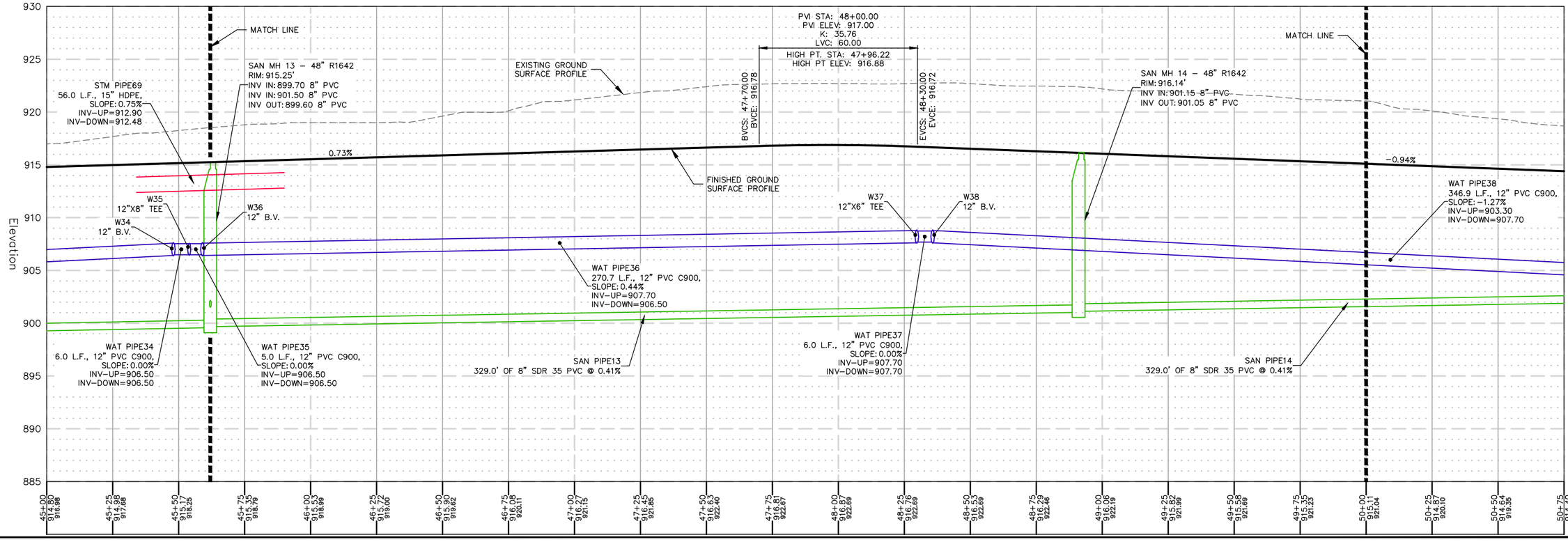
FUTURE R.O.W.

FUTURE WATER MAIN

FUTURE SANITARY SEWER

81+50

LOT 27 | LOT 26 | LOT 25 | LOT 24 | LOT 23 | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17



EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

JOB NO:	23013
DWG NAME:	BUCK PP2
APPVD:	XX-XX-XX
DR BY:	DHK
CHK BY:	MAE
DATE:	01-10-25

WHITETAIL WOODS - BUCK TAIL DRIVE
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO: C117

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C117 BUCK TAIL P-P2.DWG

LOT 11 | LOT 12 | LOT 13 | LOT 14 | OUTLOT 7

4"ø SDR 26 SANITARY SERVICE
MIN. SLOPE 1.04%
1"ø WATER SERVICE, MIN. BURY 7.5'
ASTM PE4710

MATCH LINE

17.50' WIDE UTILITY EASEMENT

5.00' CONCRETE SIDEWALK

8.00' DRAINAGE EASEMENT

8.00' DRAINAGE EASEMENT

STM PIPE66
20.0 L.F., 15" HDPE,
SLOPE: 0.50%
INV-UP=911.55
INV-DOWN=911.45

FUTURE
60.00' R.O.W.

26.00'

FUTURE WATER MAIN

END OF PROJECT

30.00'

TEMPORARY
TURN AROUND

FUTURE
60.00' R.O.W.

STM PIPE68
46.0 L.F., 15" HDPE,
SLOPE: 0.54%
INV-UP=910.45
INV-DOWN=910.20

2.00' RIBBON CURB

SAN MH 15 - 48" R1642
RIM: 913.63'
INV IN: 902.60 8" PVC
INV OUT: 902.50 8" PVC

BUCK TAIL DRIVE

60.00'
R.O.W.

WAT PIPE39
W39

W40
12" B.V.

12"X6" TEE

SAN PIPE14

WAT PIPE38

3.5 L.F., 6" DIP,
SLOPE: 0.00%

49+50 | 50+00 | 50+50 | 51+00 | 51+50 | 52+00 | 52+50 | 53+00 | 53+50 | 54+00 | 54+50 | 55+00

W41
12" PLUG
WAT PIPE40

2.00' RIBBON CURB

CURB STOP
(TYP)

17.7 L.F., 6" DIP,
SLOPE: 0.00%

W39A
6" G.V.

FUTURE
WATER MAIN

30.00'

10.00' ASPHALT
BIKE PATH

22.50' WIDE
UTILITY EASEMENT

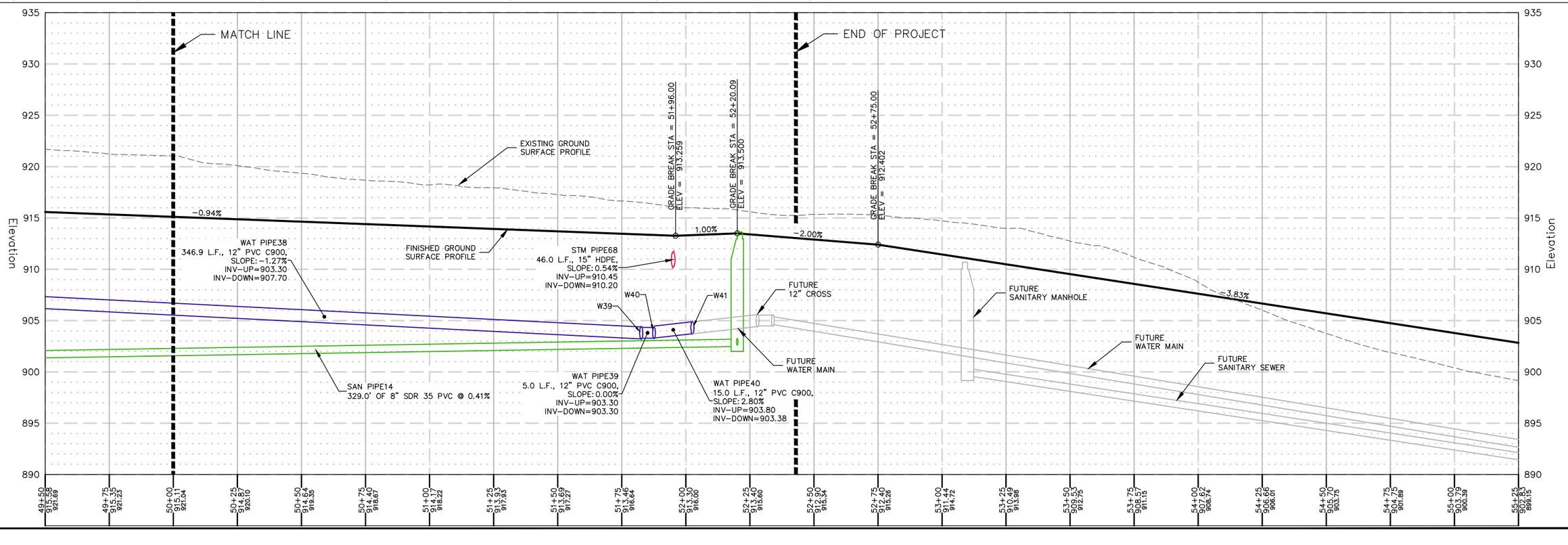
W39B
HYDRANT8
B.O. ELEV: 912.05
8.5' BURY

26.00'

FUTURE
60.00' R.O.W.

LOT 19 | LOT 18 | LOT 17 | LOT 16 | LOT 15 | OUTLOT 7

NORTH
0 10 20 40



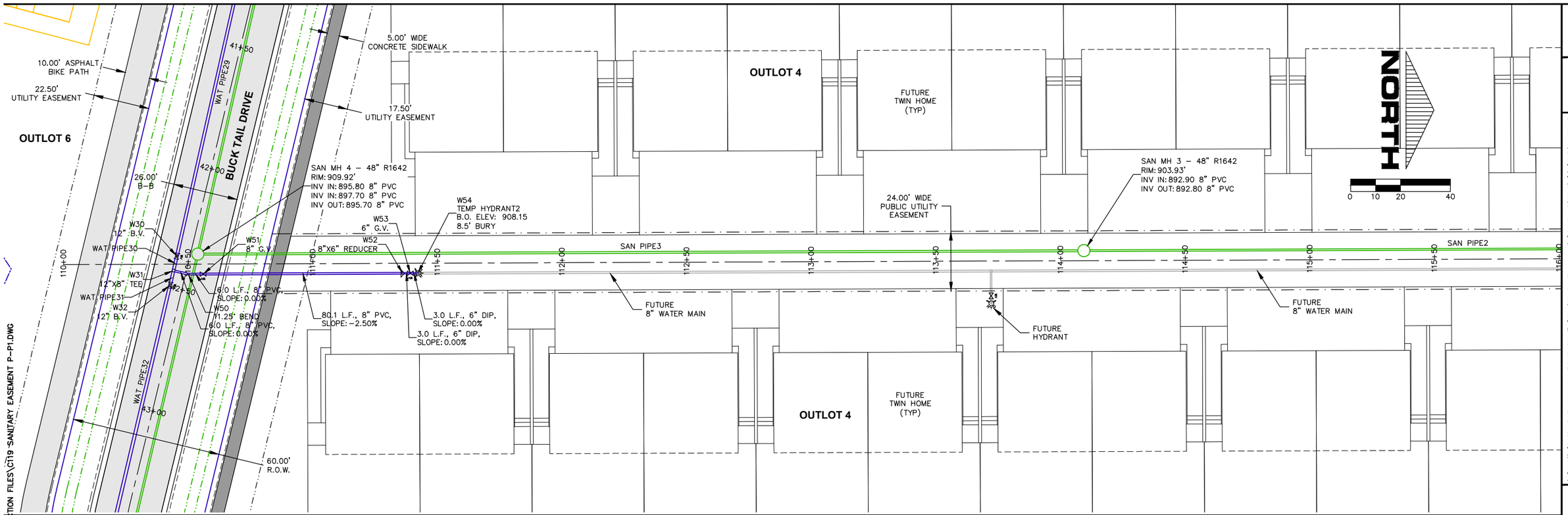
EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

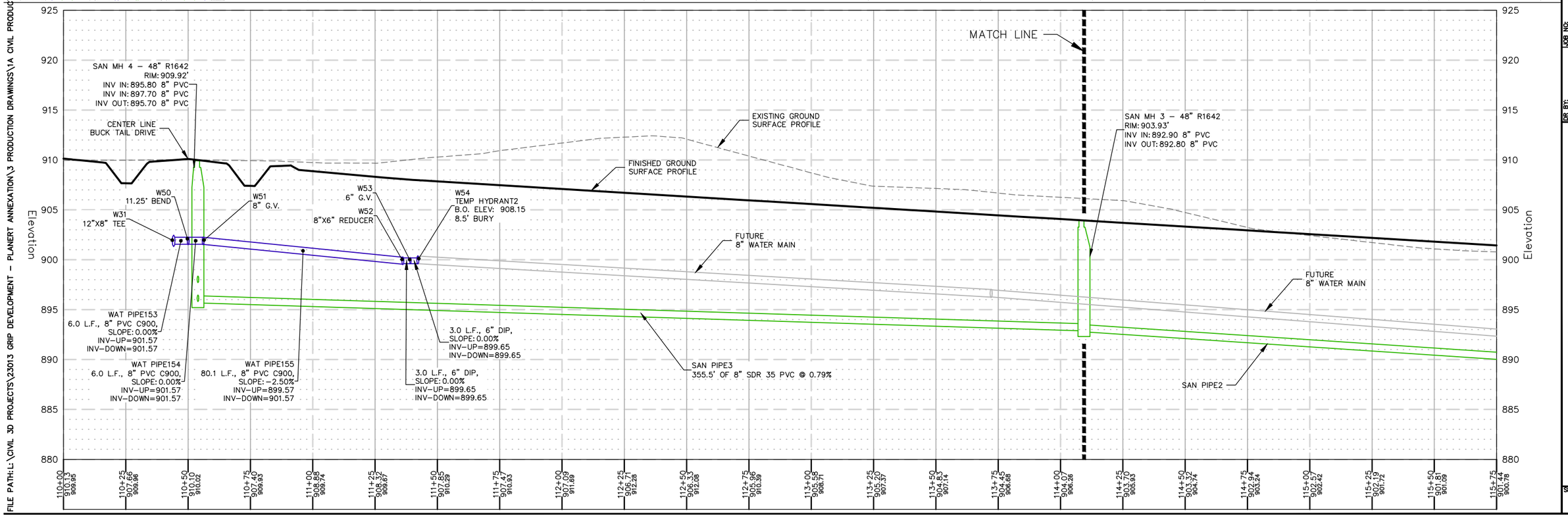
DR BY:	DHK	JOB NO:	23013
CHK BY:	MAE	DWG NAME:	BUCK PP3
DATE:	01-10-25	APRVD:	XX-XX-XX

WHITETAIL WOODS - BUCK TAIL DRIVE
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO: C118

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C118 BUCK TAIL P-P3.DWG





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EVERYDAY SURVEYING & ENGINEERING
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PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

JOB NO:	23013
DWG NAME:	EASEMENT PP1
APPVD:	XX-XX-XX
DR BY:	DHK
CHK BY:	MAE
DATE:	01-10-25

WHITETAIL WOODS - SANITARY EASEMENT STREET AND UTILITY CONSTRUCTION CITY OF ALTOONA, WI

SHEET NO: C119

OUTLOT 4

FUTURE
TWIN HOME
(TYP)

SAN MH 3 – 48" R1642
RIM: 903.93'
INV IN: 892.90 8" PVC
INV OUT: 892.80 8" PVC

24.00' WIDE
PUBLIC UTILITY
EASEMENT

SAN PIPE3

SAN PIPE2

FUTURE
8" WATER MAIN

FUTURE
HYDRANT

FUTURE
SANITARY SEWER

SAN MH 1 – 48" R1642
RIM: 888.92'
INV IN: 884.90 10" PVC
INV IN: 882.55 8" PVC

LIFT STATION
DESIGNED BY OTHERS

OUTLOT 3

SAN PIPE1
74.9' OF 10" PVC @ 0.47%

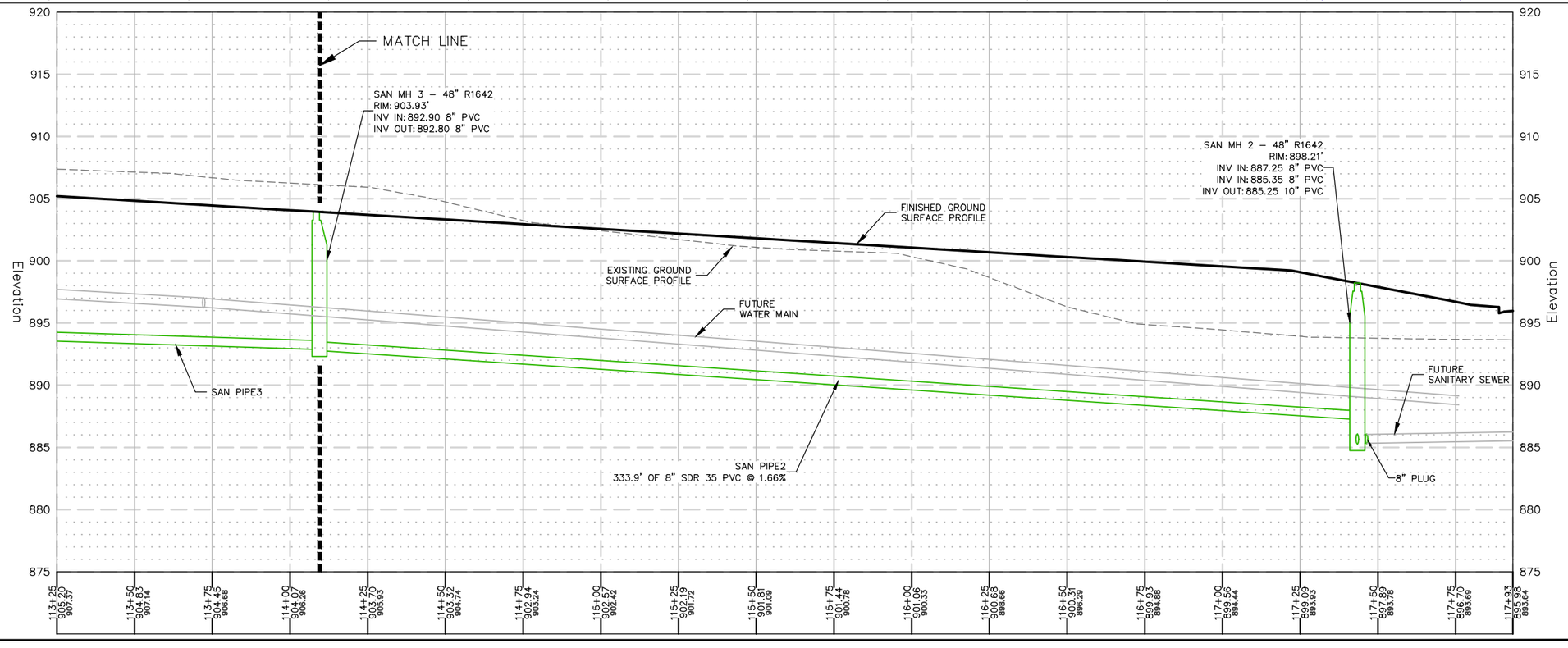
SAN MH 2 – 48" R1642
RIM: 898.21'
INV IN: 887.25 8" PVC
INV IN: 885.35 8" PVC
INV OUT: 885.25 10" PVC

NORTH
0 10 20 40

112+50 113+00 113+50 114+00 114+50 115+00 115+50 116+00 116+50 117+00 117+50 117+93

OUTLOT 4

FUTURE
TWIN HOME
(TYP)



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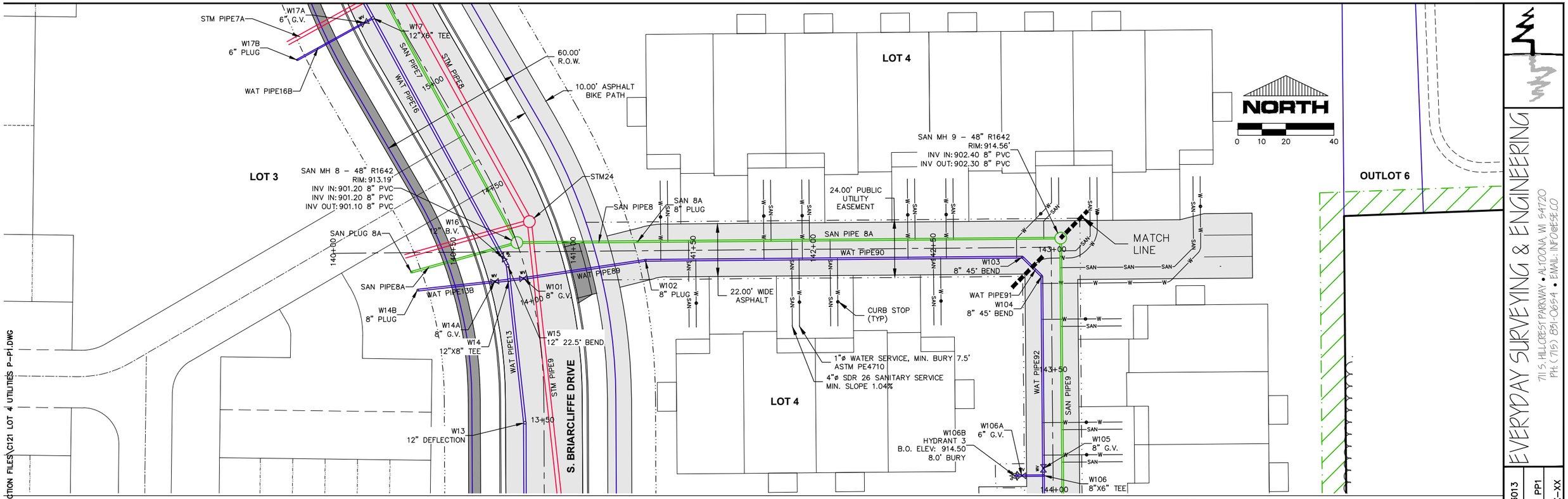
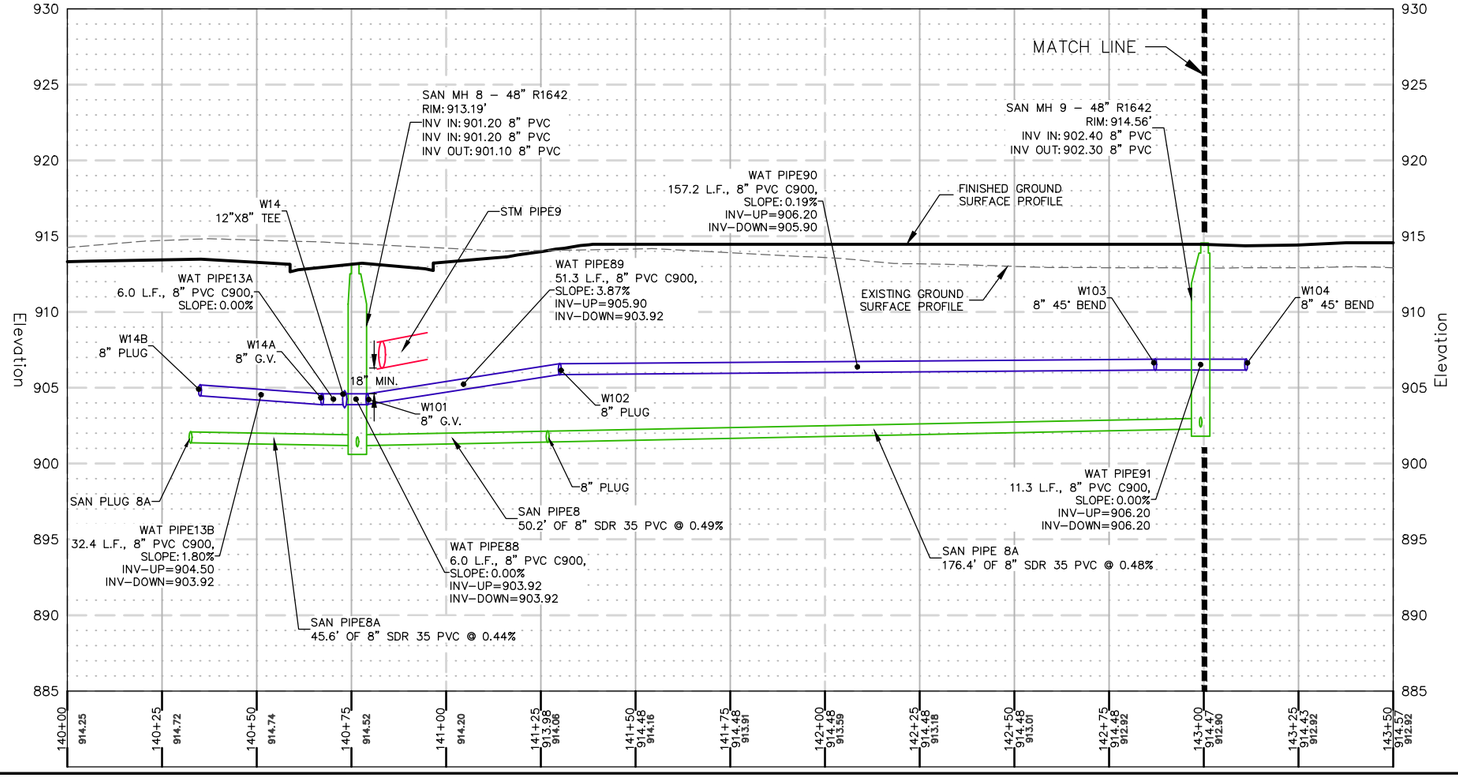
DR BY:	DHK
CHK BY:	MAE
DATE:	01-10-25
JOB NO:	23013
DWG NAME:	EASEMENT PP2
APPVD:	XX-XX-XX

WHITETAIL WOODS - SANITARY EASEMENT
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO:
C120

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT – PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION





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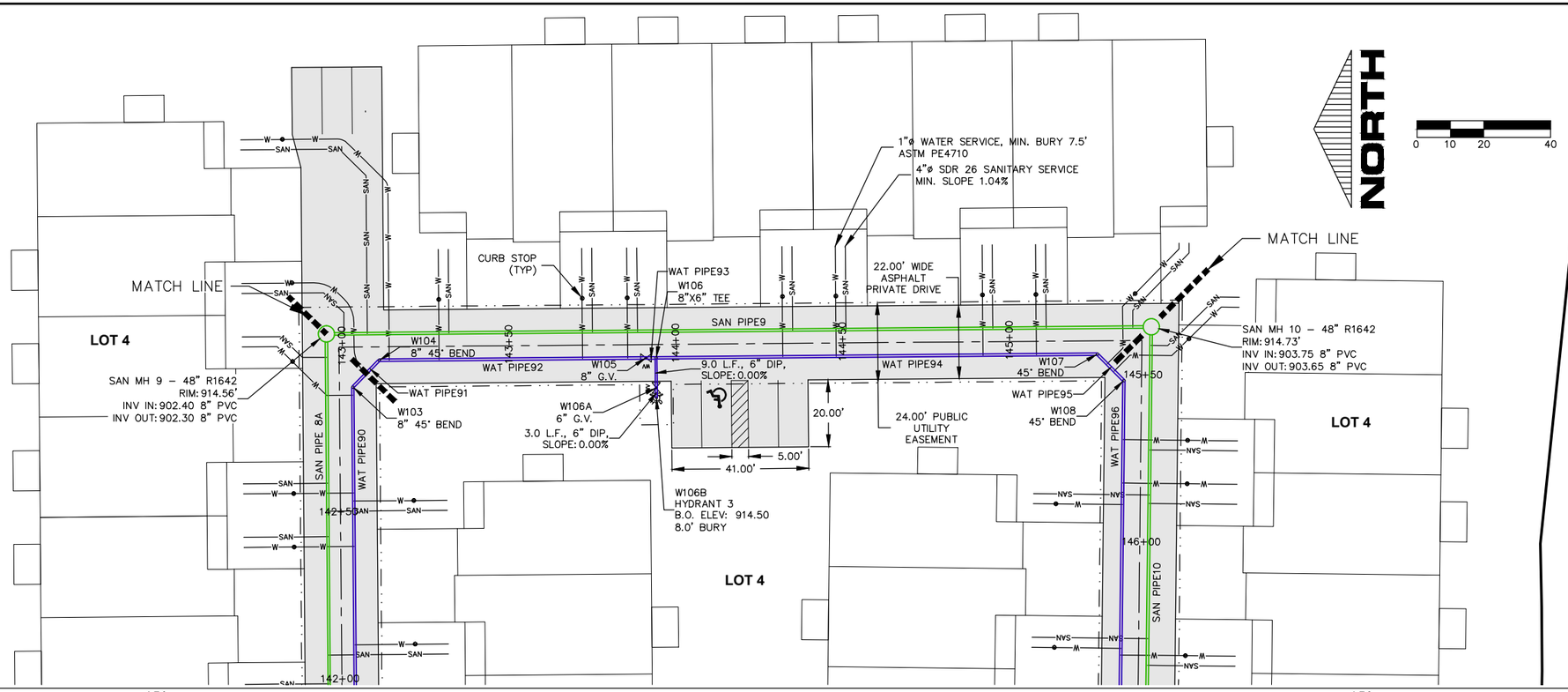
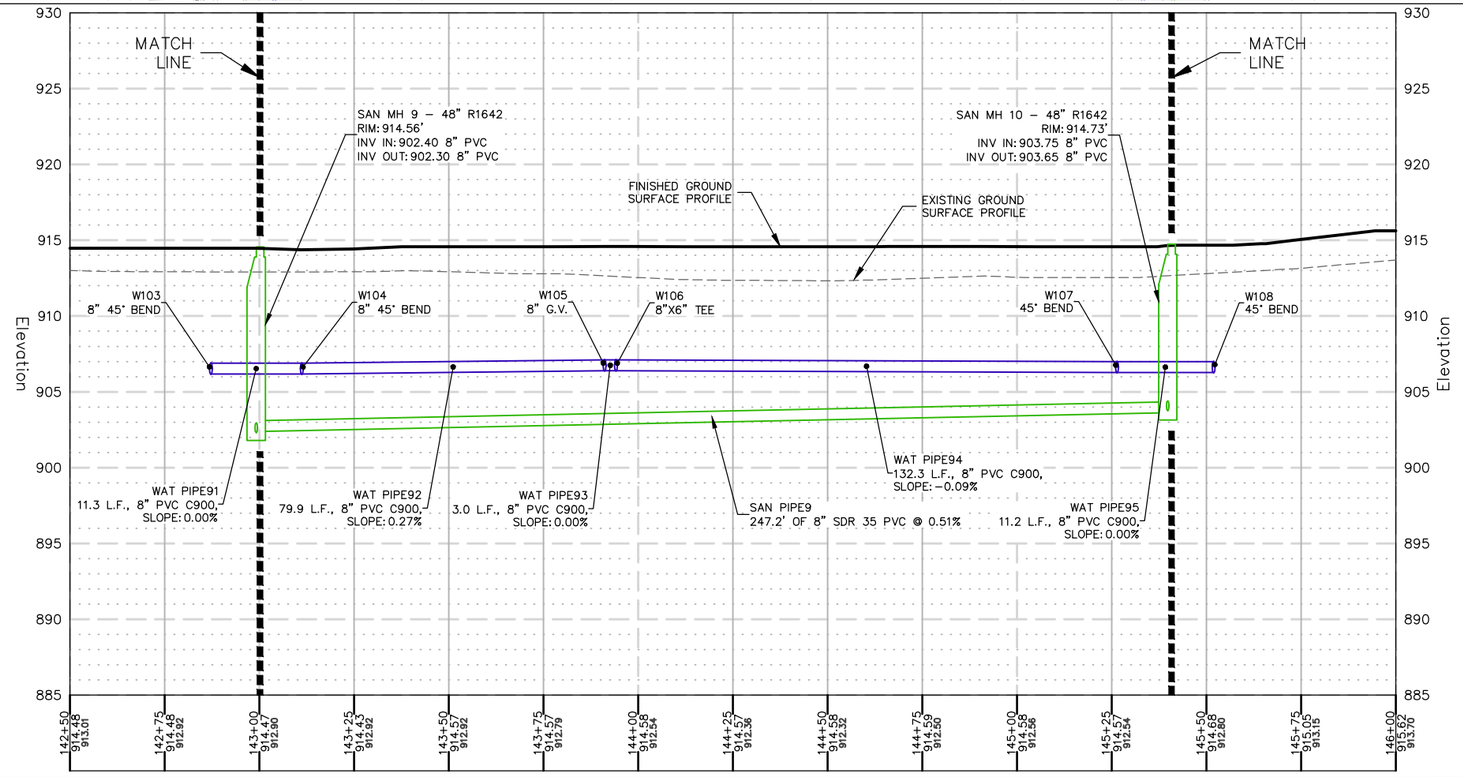
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

JOB NO:	23013
DWG NAME:	LOT 4 PP1
APRVD:	XX-XX-XX
DR: BY:	DHK
CHK BY:	MAE
DATE:	01-10-25

WHITETAIL WOODS - LOT 4 UTILITIES 1
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO: C121





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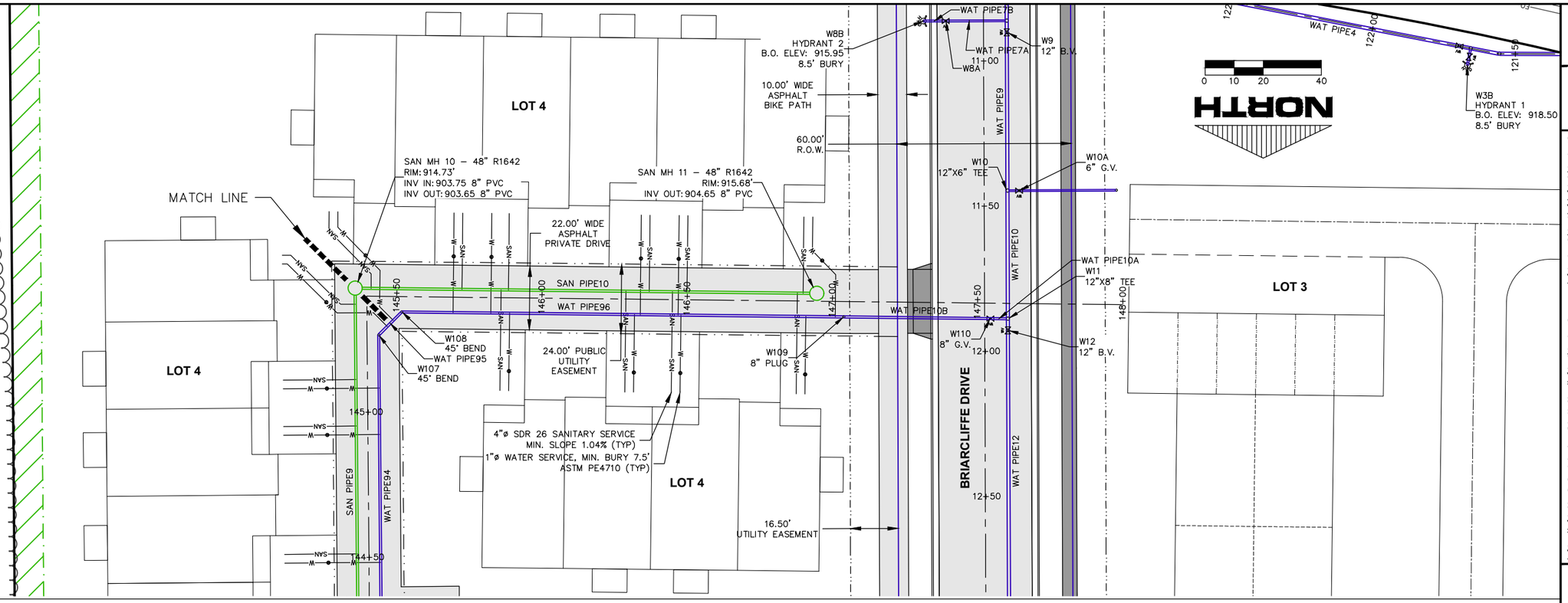
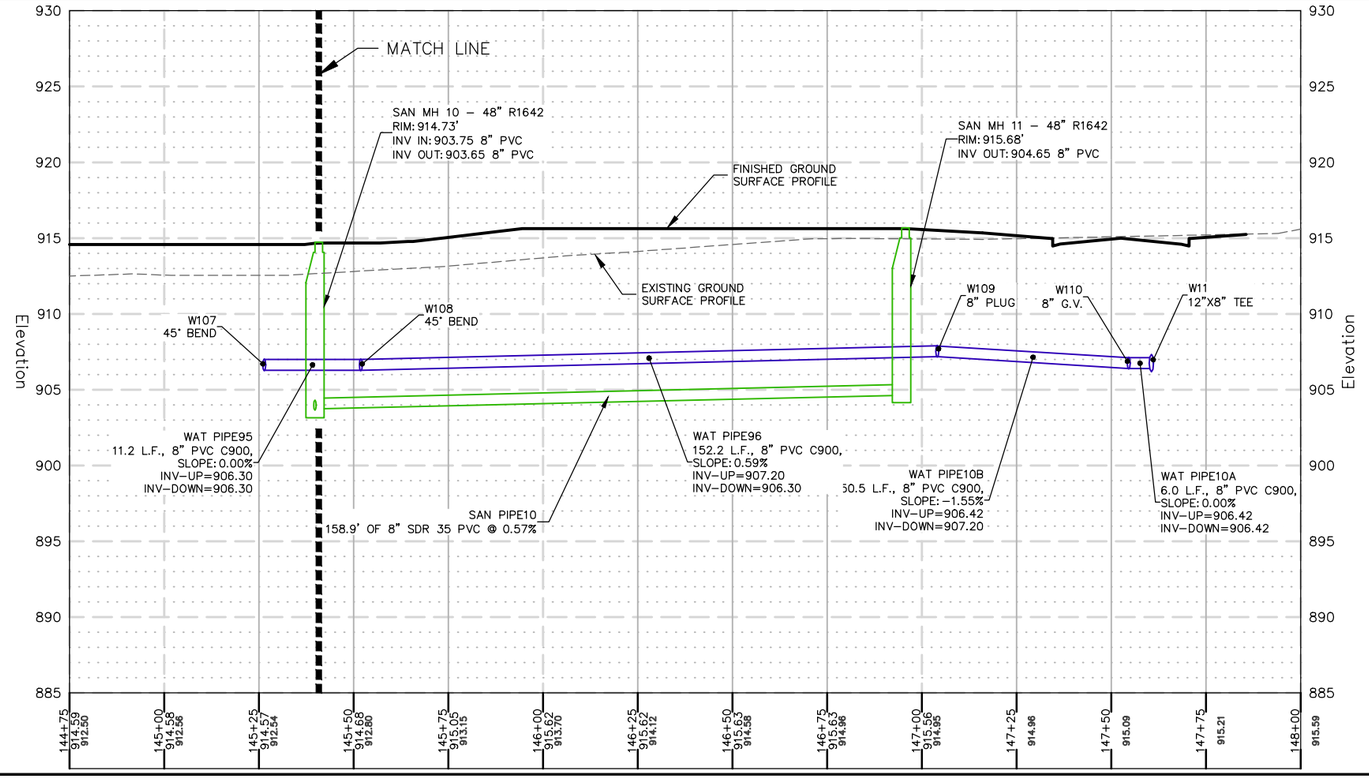
DR BY: DHK
CHK BY: MAE
DATE: 01-10-25
JOB NO: 23013
DWG NAME: LOT 4 PP2
APRVD: XX-XX-XX

WHITETAIL WOODS - LOT 4 UTILITIES 2
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO: C122





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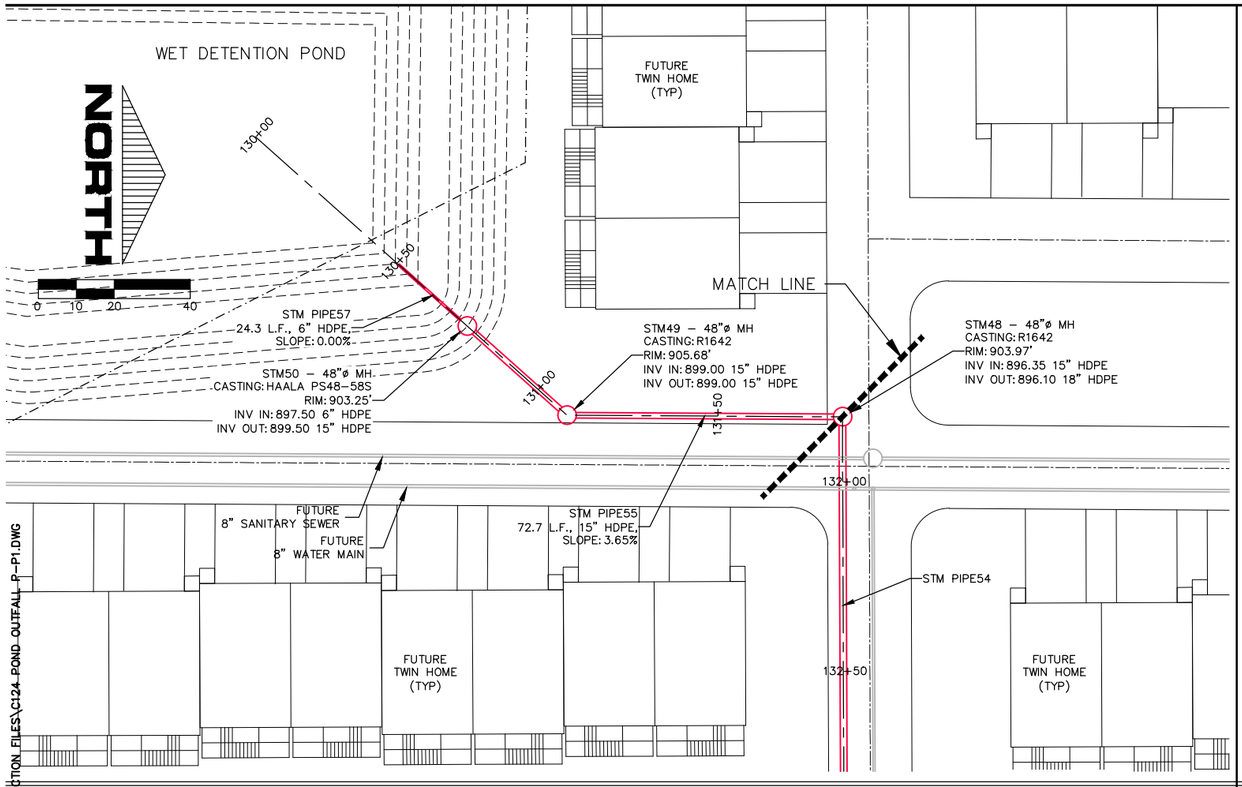
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

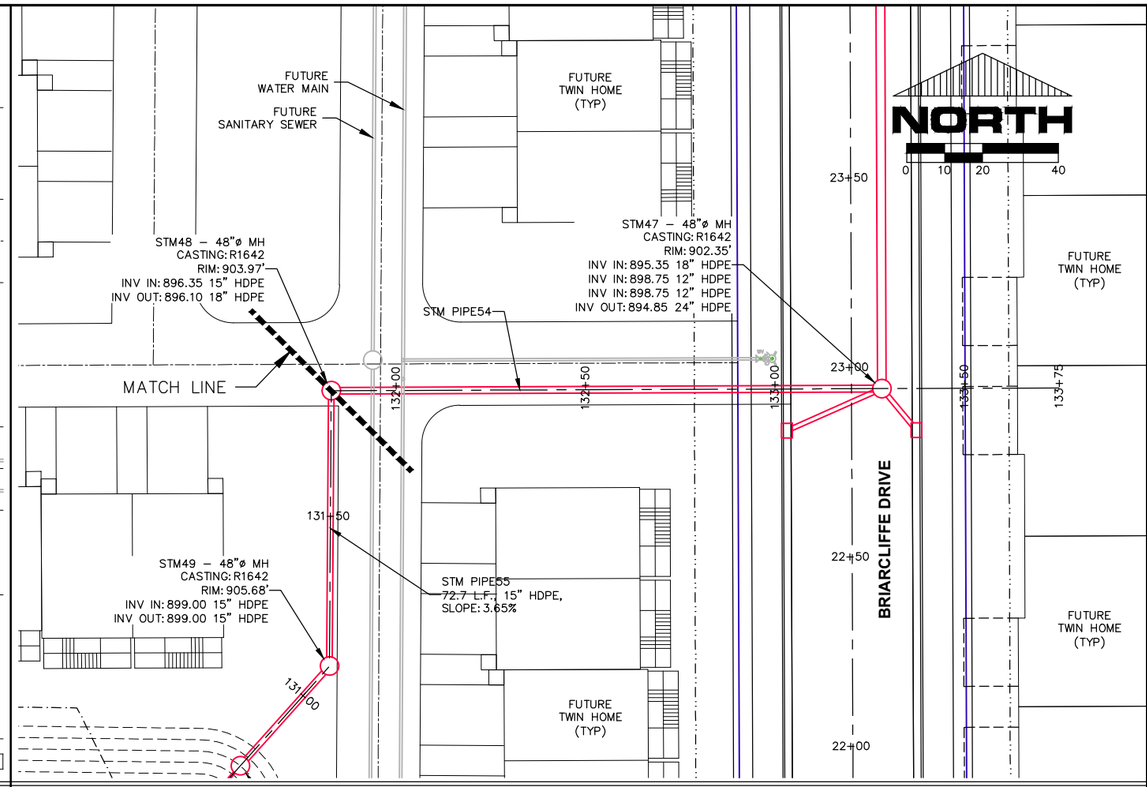
DR BY: DHK	JOB NO: 23013
CHK BY: MAE	DWG NAME: LOT 4 PP3
DATE: 01-10-25	APRVD: XX-XX-XX

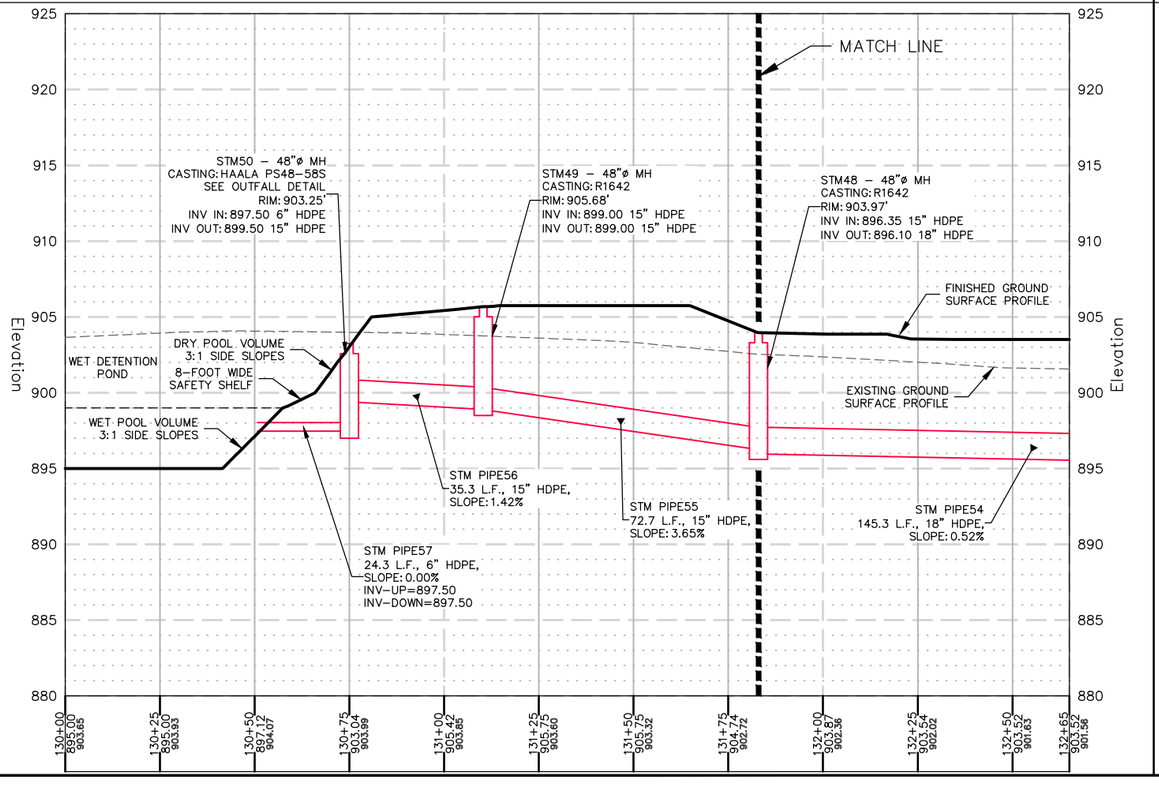
WHITETAIL WOODS - LOT 4 UTILITIES 3
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

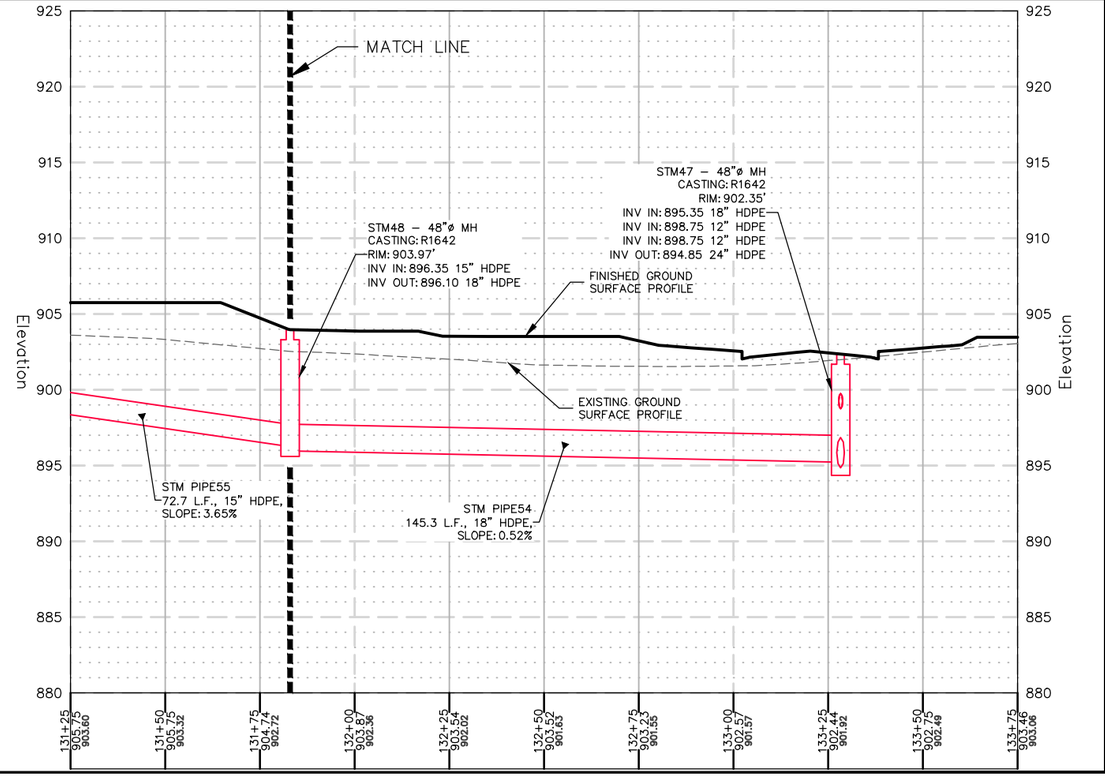
SHEET NO: C123

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C123 LOT 4 UTILITIES P-P3.DWG









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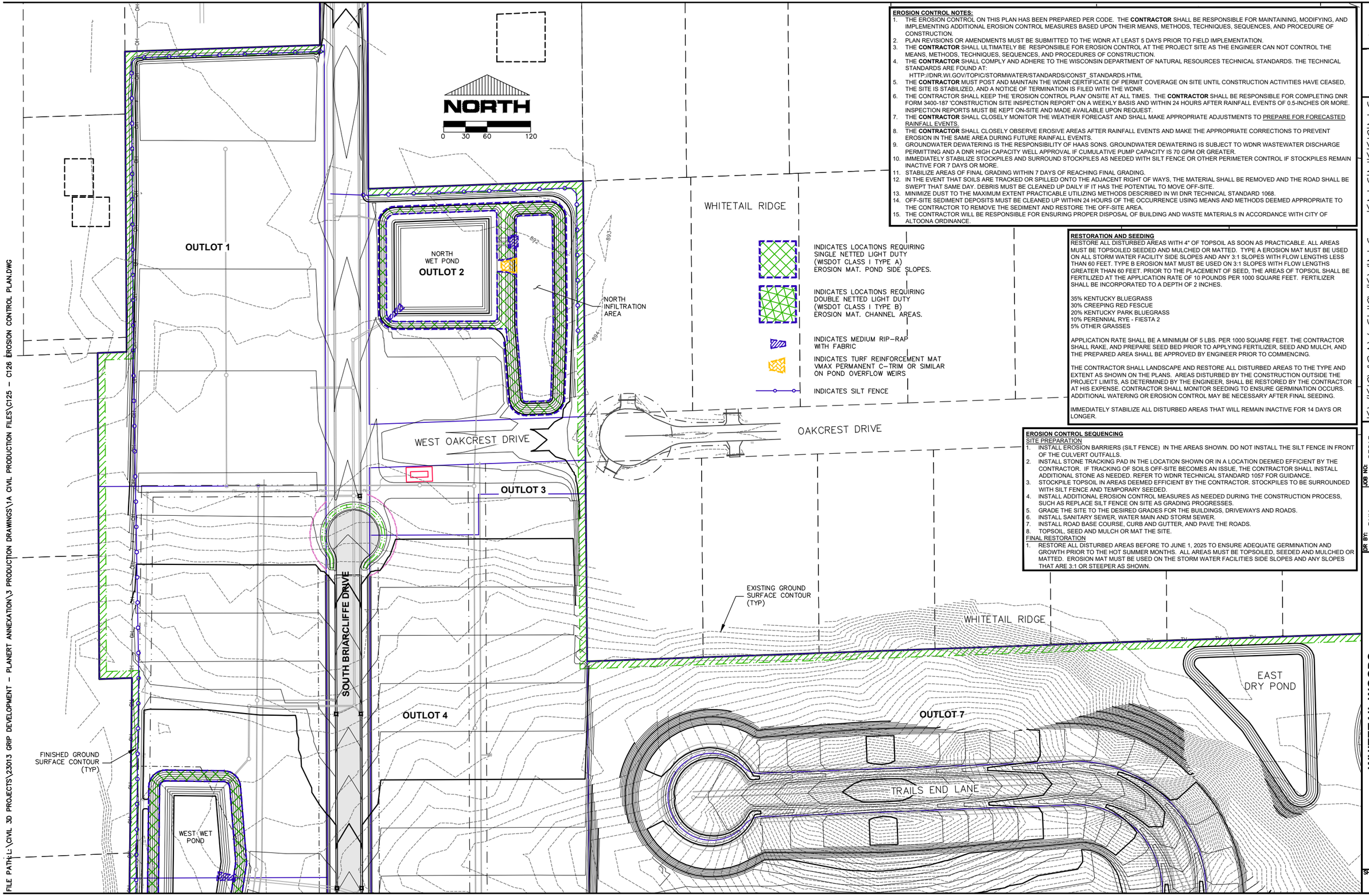
DR BY:	DHK	JOB NO:	23013
CHK BY:	MAE	DWG NAME:	POND PIPE PP1
DATE:	01-10-25	APPVD:	XX-XX-XX

WHITETAIL WOODS - POND OUTFALL
STREET AND UTILITY CONSTRUCTION
CITY OF ALTOONA, WI

SHEET NO: C124



EROSION CONTROL NOTES:

1. THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED PER CODE. THE **CONTRACTOR** SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING, AND IMPLEMENTING ADDITIONAL EROSION CONTROL MEASURES BASED UPON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE OF CONSTRUCTION.
2. PLAN REVISIONS OR AMENDMENTS MUST BE SUBMITTED TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
3. THE **CONTRACTOR** SHALL ULTIMATELY BE RESPONSIBLE FOR EROSION CONTROL AT THE PROJECT SITE AS THE ENGINEER CAN NOT CONTROL THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
4. THE **CONTRACTOR** SHALL COMPLY AND ADHERE TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. THE TECHNICAL STANDARDS ARE FOUND AT:
   HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML
5. THE **CONTRACTOR** MUST POST AND MAINTAIN THE WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH THE WDNR.
6. THE CONTRACTOR SHALL KEEP THE 'EROSION CONTROL PLAN' ONSITE AT ALL TIMES. THE **CONTRACTOR** SHALL BE RESPONSIBLE FOR COMPLETING DNR FORM 3400-187 'CONSTRUCTION SITE INSPECTION REPORT' ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER RAINFALL EVENTS OF 0.5-INCHES OR MORE. INSPECTION REPORTS MUST BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST.
7. THE **CONTRACTOR** SHALL CLOSELY MONITOR THE WEATHER FORECAST AND SHALL MAKE APPROPRIATE ADJUSTMENTS TO PREPARE FOR FORECASTED RAINFALL EVENTS.
8. THE **CONTRACTOR** SHALL CLOSELY OBSERVE EROSIVE AREAS AFTER RAINFALL EVENTS AND MAKE THE APPROPRIATE CORRECTIONS TO PREVENT EROSION IN THE SAME AREA DURING FUTURE RAINFALL EVENTS.
9. GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF HAAS SONS. GROUNDWATER DEWATERING IS SUBJECT TO WDNR WASTEWATER DISCHARGE PERMITTING AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR GREATER.
10. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES REMAIN INACTIVE FOR 7 DAYS OR MORE.
11. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADING.
12. IN THE EVENT THAT SOILS ARE TRACKED OR SPILLED ONTO THE ADJACENT RIGHT OF WAYS, THE MATERIAL SHALL BE REMOVED AND THE ROAD SHALL BE SWEPT THAT SAME DAY. DEBRIS MUST BE CLEANED UP DAILY IF IT HAS THE POTENTIAL TO MOVE OFF-SITE.
13. MINIMIZE DUST TO THE MAXIMUM EXTENT PRACTICABLE UTILIZING METHODS DESCRIBED IN WI DNR TECHNICAL STANDARD 1068.
14. OFF-SITE SEDIMENT DEPOSITS MUST BE CLEANED UP WITHIN 24 HOURS OF THE OCCURRENCE USING MEANS AND METHODS DEEMED APPROPRIATE TO THE CONTRACTOR TO REMOVE THE SEDIMENT AND RESTORE THE OFF-SITE AREA.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING PROPER DISPOSAL OF BUILDING AND WASTE MATERIALS IN ACCORDANCE WITH CITY OF ALTOONA ORDINANCE.

RESTORATION AND SEEDING

RESTORE ALL DISTURBED AREAS WITH 4" OF TOPSOIL AS SOON AS PRACTICABLE. ALL AREAS MUST BE TOPSOILED SEEDED AND MULCHED OR MATTED. TYPE A EROSION MAT MUST BE USED ON ALL STORM WATER FACILITY SIDE SLOPES AND ANY 3:1 SLOPES WITH FLOW LENGTHS LESS THAN 60 FEET. TYPE B EROSION MAT MUST BE USED ON 3:1 SLOPES WITH FLOW LENGTHS GREATER THAN 60 FEET. PRIOR TO THE PLACEMENT OF SEED, THE AREAS OF TOPSOIL SHALL BE FERTILIZED AT THE APPLICATION RATE OF 10 POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE INCORPORATED TO A DEPTH OF 2 INCHES.

35% KENTUCKY BLUEGRASS
30% CREEPING RED FESCUE
20% KENTUCKY PARK BLUEGRASS
10% PERENNIAL RYE - FIESTA 2
5% OTHER GRASSES

APPLICATION RATE SHALL BE A MINIMUM OF 5 LBS. PER 1000 SQUARE FEET. THE CONTRACTOR SHALL RAKE, AND PREPARE SEED BED PRIOR TO APPLYING FERTILIZER, SEED AND MULCH, AND THE PREPARED AREA SHALL BE APPROVED BY ENGINEER PRIOR TO COMMENCING.

THE CONTRACTOR SHALL LANDSCAPE AND RESTORE ALL DISTURBED AREAS TO THE TYPE AND EXTENT AS SHOWN ON THE PLANS. AREAS DISTURBED BY THE CONSTRUCTION OUTSIDE THE PROJECT LIMITS, AS DETERMINED BY THE ENGINEER, SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE. CONTRACTOR SHALL MONITOR SEEDING TO ENSURE GERMINATION OCCURS. ADDITIONAL WATERING OR EROSION CONTROL MAY BE NECESSARY AFTER FINAL SEEDING.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.

EROSION CONTROL SEQUENCING

SITE PREPARATION

1. INSTALL EROSION BARRIERS (SILT FENCE) IN THE AREAS SHOWN. DO NOT INSTALL THE SILT FENCE IN FRONT OF THE CULVERT OUTFALLS.
2. INSTALL STONE TRACKING PAD IN THE LOCATION SHOWN OR IN A LOCATION DEEMED EFFICIENT BY THE CONTRACTOR. IF TRACKING OF SOILS OFF-SITE BECOMES AN ISSUE, THE CONTRACTOR SHALL INSTALL ADDITIONAL STONE AS NEEDED. REFER TO WDNR TECHNICAL STANDARD 1057 FOR GUIDANCE.
3. STOCKPILE TOPSOIL IN AREAS DEEMED EFFICIENT BY THE CONTRACTOR. STOCKPILES TO BE SURROUNDED WITH SILT FENCE AND TEMPORARY SEEDED.
4. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED DURING THE CONSTRUCTION PROCESS, SUCH AS REPLACE SILT FENCE ON SITE AS GRADING PROGRESSES.
5. GRADE THE SITE TO THE DESIRED GRADES FOR THE BUILDINGS, DRIVEWAYS AND ROADS.
6. INSTALL SANITARY SEWER, WATER MAIN AND STORM SEWER.
7. INSTALL ROAD BASE COURSE, CURB AND GUTTER, AND PAVE THE ROADS.
8. TOPSOIL, SEED AND MULCH OR MAT THE SITE.

FINAL RESTORATION

1. RESTORE ALL DISTURBED AREAS BEFORE TO JUNE 1, 2025 TO ENSURE ADEQUATE GERMINATION AND GROWTH PRIOR TO THE HOT SUMMER MONTHS. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED OR MATTED. EROSION MAT MUST BE USED ON THE STORM WATER FACILITIES SIDE SLOPES AND ANY SLOPES THAT ARE 3:1 OR STEEPER AS SHOWN.

EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESEC.O

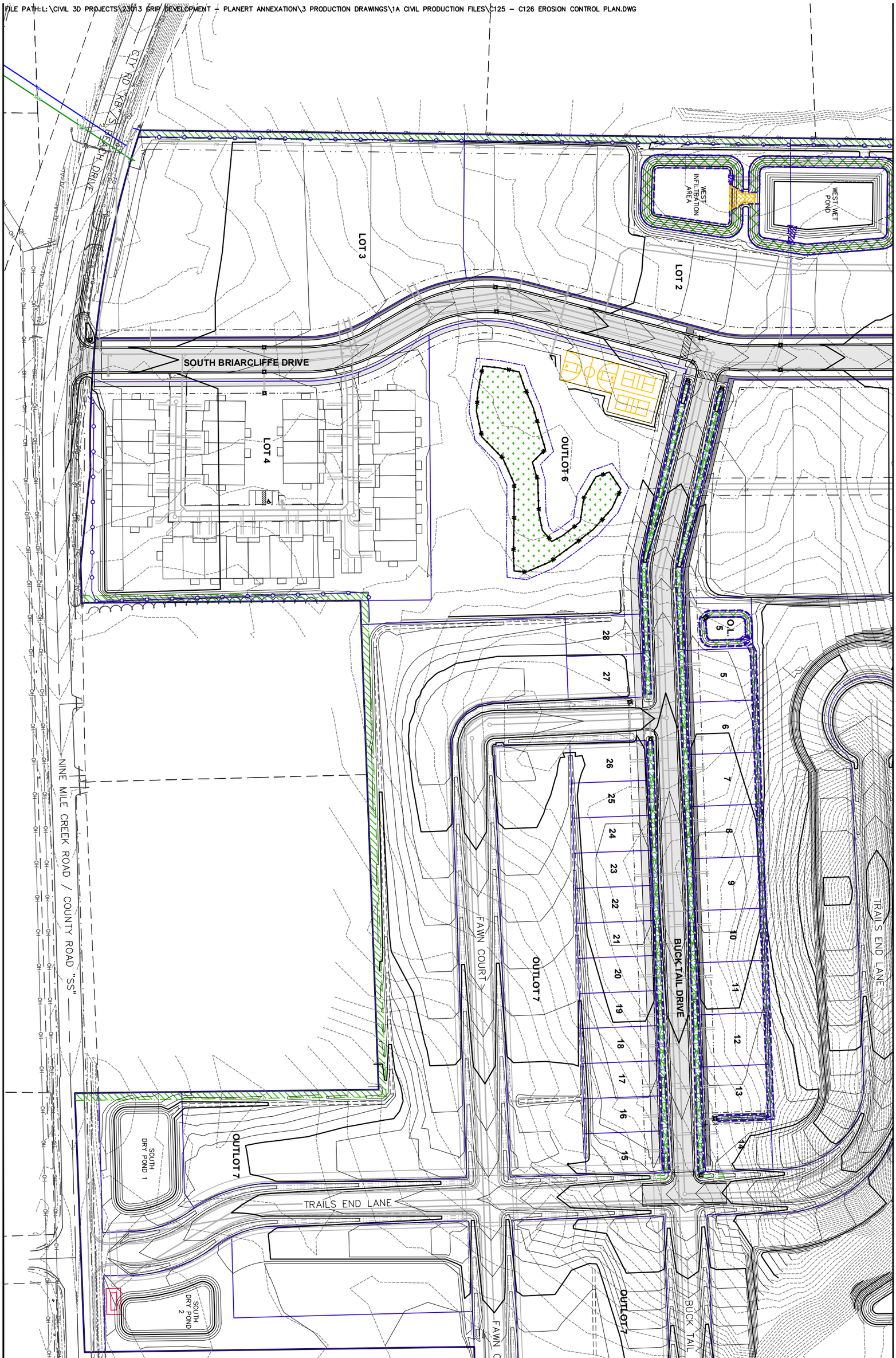
JOB NO: 23013
DWG NAME: EROSION
APRVD: XX-XX-XX
DR BY: DHK
CHK BY: MAE
DATE: 01-10-25

WHITETAIL WOODS
EROSION CONTROL PLAN - NORTH
CITY OF ALTOONA, WI

SHEET NO: C125

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C125 - C126 EROSION CONTROL PLAN.DWG

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIF DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C125 - C126 EROSION CONTROL PLAN.DWG



SHEET NO: C126	**WHITETAIL WOODS** **EROSION CONTROL PLAN - SOUTH** **CITY OF ALTOONA, WI**	DR BY: DHK CHK BY: MAE DATE: 01-10-25	JOB NO: 23013 DWG NAME: EROSION APRVD: XX-XX-XX

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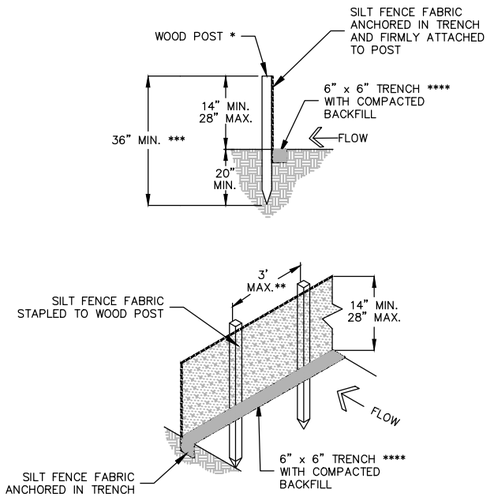
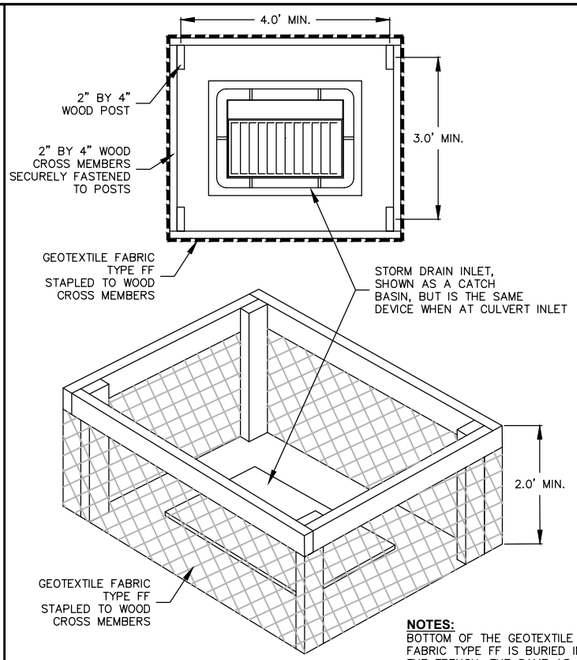


NOTES:

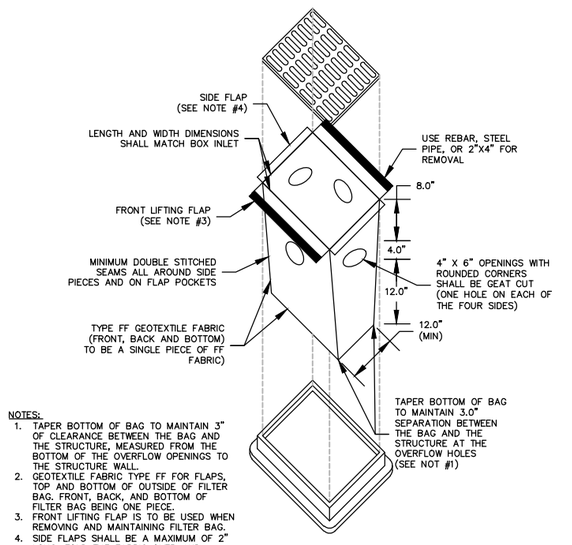
* WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-$\frac{1}{8}$" X 1-$\frac{1}{8}$" OF EITHER OAK OR HICKORY.
** ADDITIONAL WOOD POST OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
*** ADDITIONAL DEPTH OF WOOD POST MAY BE REQUIRED IN UNSTABLE SOILS.
**** TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE SILT FENCE FABRIC.

ERO 1 — SILT FENCE
(DNR STD 1056)
N.T.S.



NOTES:
BOTTOM OF THE GEOTEXTILE FABRIC TYPE FF IS BURIED IN THE TRENCH, THE SAME AS WHEN IT IS INSTALLED AS SILT FENCE.

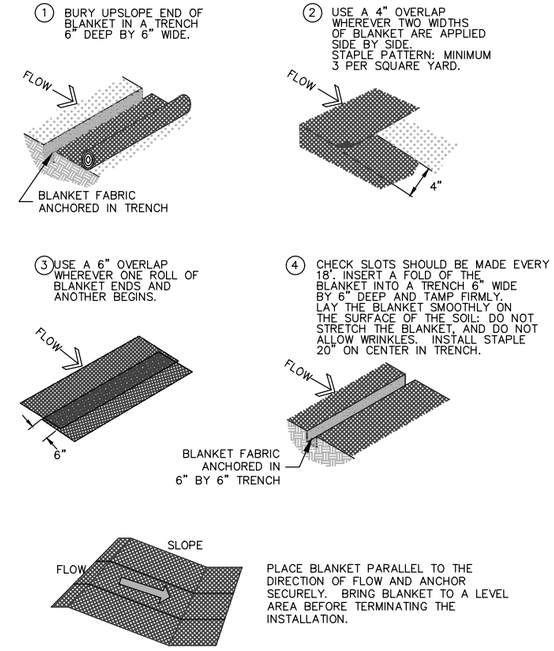
ERO 4 — STORM DRAIN INLET PROTECTION - TYPE A
(DNR STD 1060)
N.T.S.



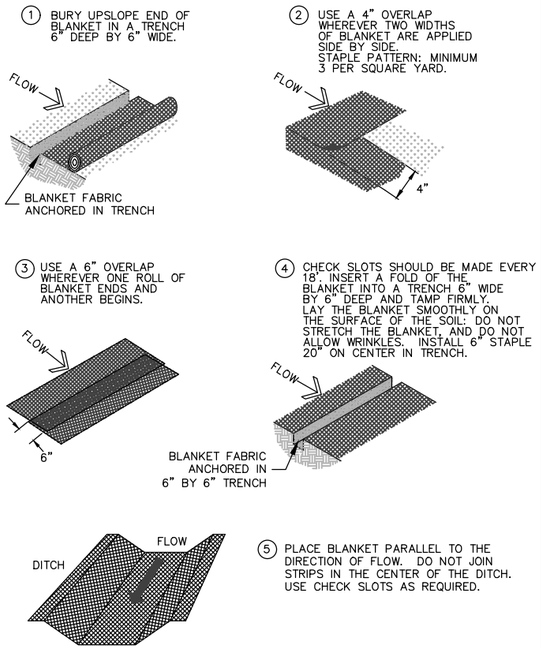
NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

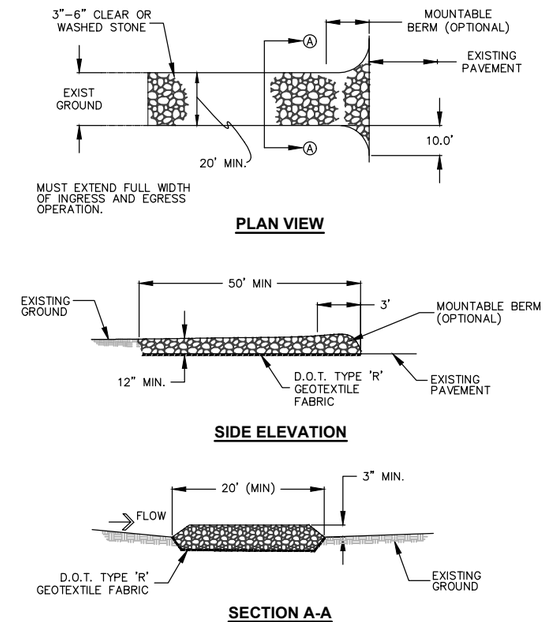
ERO 23 — INLET PROTECTION - TYPE D
(DNR STD 1060)
N.T.S.



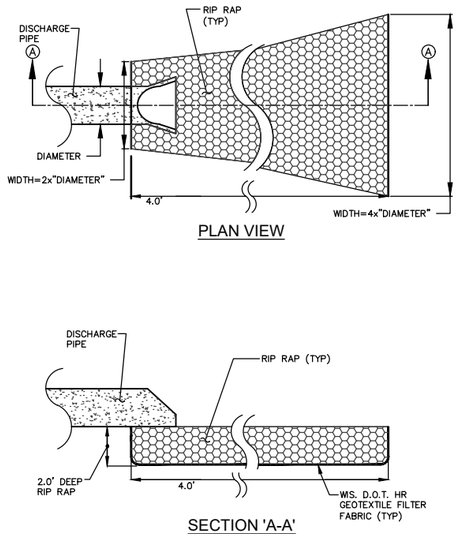
ERO 5 — EROSION MAT (NON CHANNEL)
(DNR STD 1052)
N.T.S.



ERO 20 — EROSION MAT
(DOT STD 1053)
N.T.S.



ERO 6 — STONE TRACKING PAD
(DNR STD 1057)
N.T.S.



ERO 8 — STABILIZED OUTLET PROTECTION
N.T.S.

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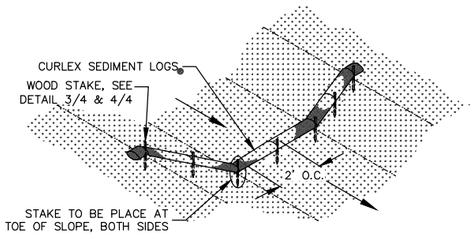
711 S. HILLCREST PARKWAY • ALTOONA WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

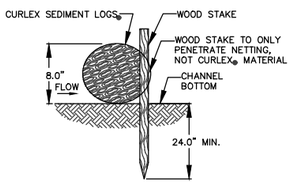
JOB NO: 23013
DWG NAME: C500 DETAILS
DR BY: DHK
CHK BY: MAE
APRVD: --/--/--
DATE: 01-10-25

WHITETAIL WOODS
CONSTRUCTION DETAILS
CITY OF ALTOONA, WI

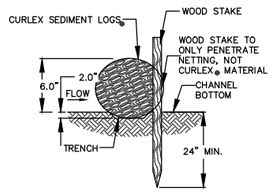
PAGE NO: C500



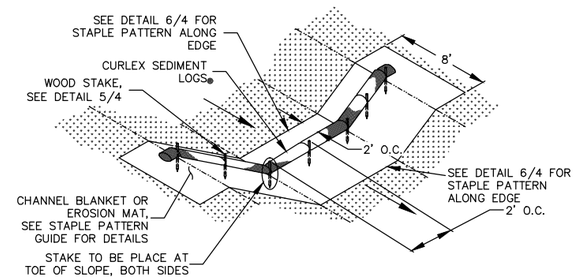
CURLEX SEDIMENT LOGS DETAIL
(NO BLANKET)



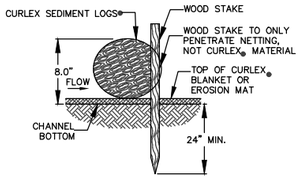
STAKING DETAILS
(NO TRENCH)



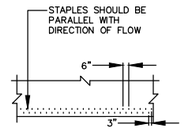
STAKING DETAILS
(WITH TRENCH)



CURLEX SEDIMENT LOGS DETAIL
(WITH BLANKET)



STAKING DETAILS
(NO TRENCH)

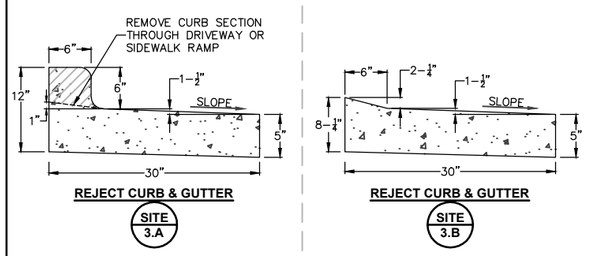


CHANNEL TERMINATION PLAN

RECOMMENDED PLACEMENT INTERVAL BETWEEN CURLEX SEDIMENT LOGS

[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED CURLEX SEDIMENT LOGS, 8.0" (0.67 ft)] / [CHANNEL GRADIENT (%)] X 100 = CURLEX SEDIMENT LOGS, SPACING (ft)

ERO 10 CURLEX SEDIMENT LOGS
N.T.S.

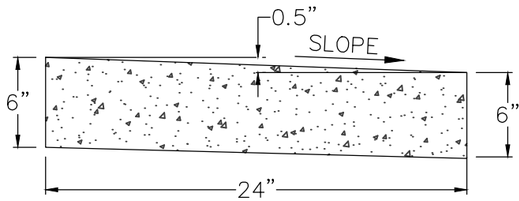


TYPICAL CURB & GUTTER

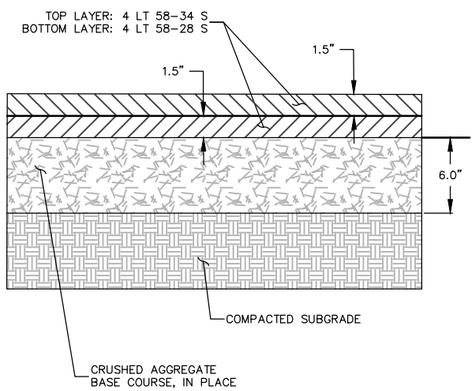
VALLEY CURB & GUTTER

NOTE: BASE COURSE TO EXTEND 1-FOOT BEYOND BACK OF CURB

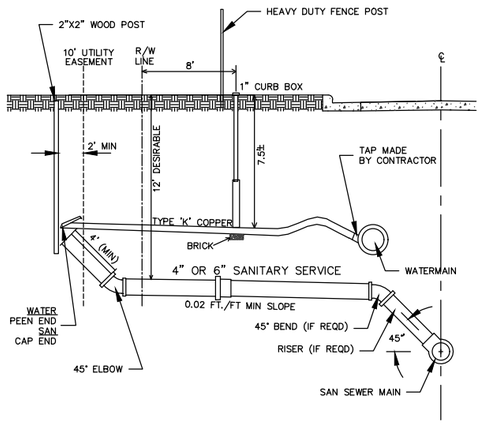
SITE 3 30" WIDE CONCRETE CURB & GUTTER
N.T.S.



SITE 2 24" WIDE CONCRETE RIBBON CURB
N.T.S.

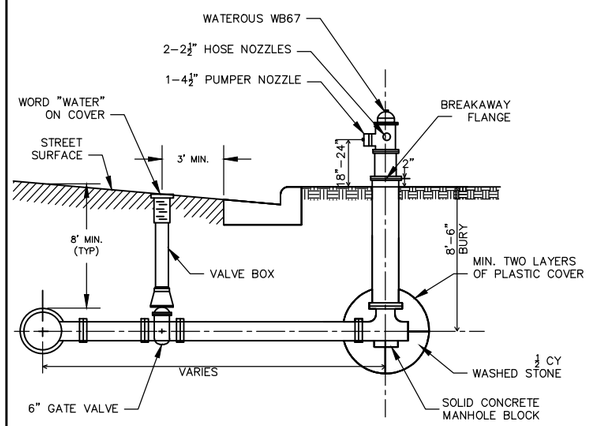


SITE 47 TYPICAL ASPHALT SECTION
N.T.S.



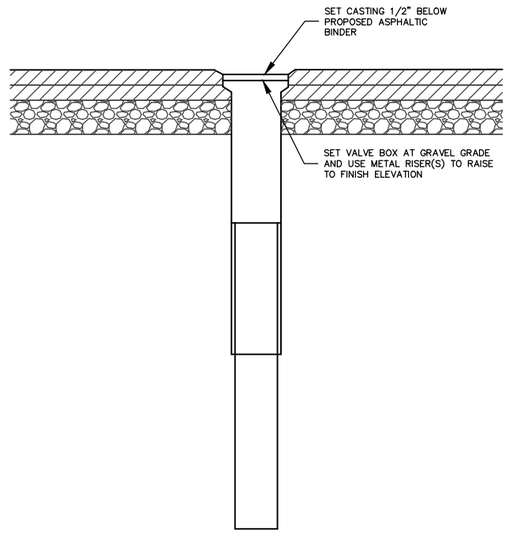
NOTE:
TAP WATER MAIN ON 45° WITH PIPE.
SANITARY SERVICE TO BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
MINIMUM SEPARATION BETWEEN SERVICES SHALL BE 12" VERTICAL AND 18" HORIZONTAL.
SERVICES SHALL BE EXTENDED A MINIMUM OF 2' BEYOND THE UTILITY EASEMENT.

WAT 7 WATER AND SEWER SERVICE DETAIL
N.T.S.



NOTE:
1) ALL JOINTS SHALL BE MECHANICAL TYPE WITH RETAINER GLANDS
2) HYDRANT AND GATE VALVE TO BE MEGA-LUGGED TO MAIN. IF HYDRANT LEAD EXCEEDS 20 FEET, USE RETAINER GLANDS OR RODS TO RESTRAIN PUSH ON PIPE JOINT.

WAT 8 HYDRANT INSTALLATION
N.T.S.



WAT 26 VALVE BOX ADJUSTMENT
N.T.S.

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DR BY: DHK
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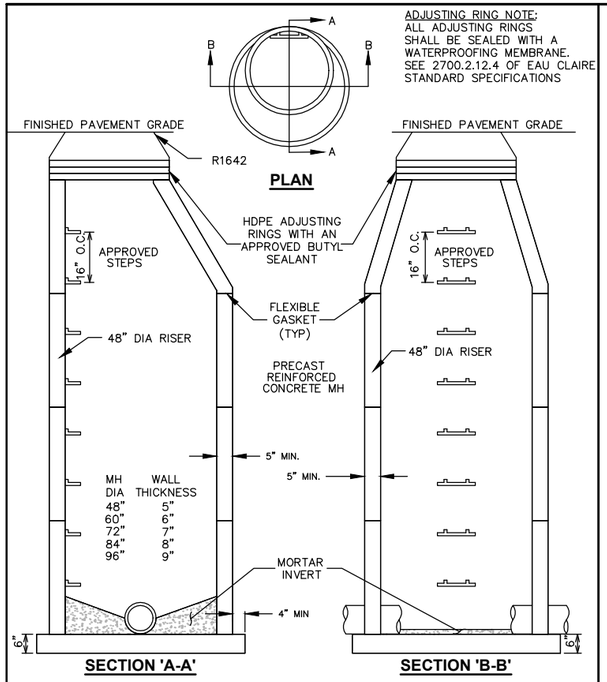
DATE: 01-10-25

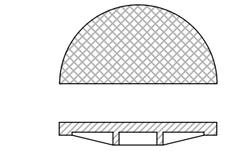
WHITETAIL WOODS
CONSTRUCTION DETAILS
CITY OF ALTOONA, WI

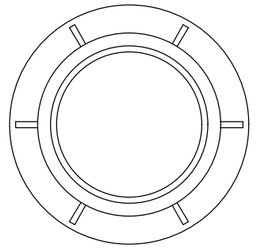
PAGE NO: C501

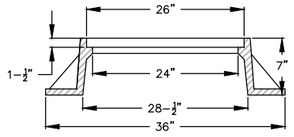


SAN 1 STANDARD CONCRETE MANHOLE

N.T.S.

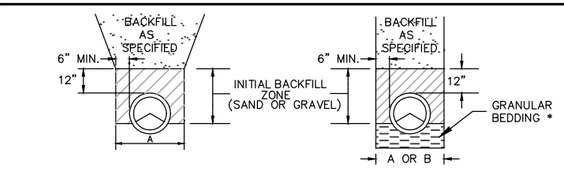






SAN 3 SANITARY MANHOLE CASTING

N.T.S.

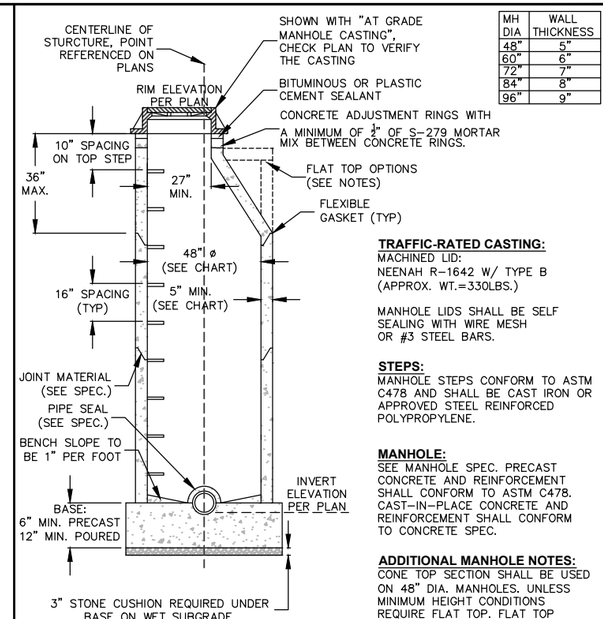


* FOR FLEXIBLE PIPE. BEDDING OR BASE MATERIAL SHALL EXTEND TO SPRINGLINE (MIDHEIGHT) OF PIPE.

NOTES:
A=O.D. PIPE + 24" (MAX.)
B=O.D. PIPE + 18" (MAX.) FOR ROCK
C=4" BELOW BARREL FOR CLAY
3" BELOW BARREL FOR CLAY
6" BELOW BARREL FOR ROCK
D=DETERMINED BY A/E

SAN 5 PIPE INSTALLATION DETAIL

N.T.S.



MH DIA	WALL THICKNESS
48"	5"
60"	6"
72"	7"
84"	8"
96"	9"

TRAFFIC-RATED CASTING:
MACHINED LID:
NEENAH R-1642 W/ TYPE B
(APPROX. WT.=330LBS.)

MANHOLE LIDS SHALL BE SELF SEALING WITH WIRE MESH OR #3 STEEL BARS.

STEPS:
MANHOLE STEPS CONFORM TO ASTM C478 AND SHALL BE CAST IRON OR APPROVED STEEL REINFORCED POLYPROPYLENE.

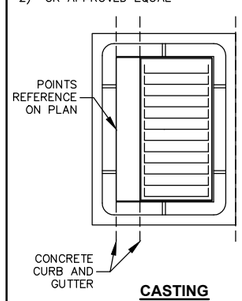
MANHOLE:
SEE MANHOLE SPEC. PRECAST CONCRETE AND REINFORCEMENT SHALL CONFORM TO ASTM C478. CAST-IN-PLACE CONCRETE AND REINFORCEMENT SHALL CONFORM TO CONCRETE SPEC.

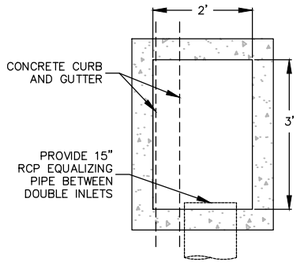
ADDITIONAL MANHOLE NOTES:
CONE TOP SECTION SHALL BE USED ON 48" DIA. MANHOLES. UNLESS MINIMUM HEIGHT CONDITIONS REQUIRE FLAT TOP. FLAT TOP SECTION MAY BE USED ON MANHOLES 60" DIAMETER OR LARGER.

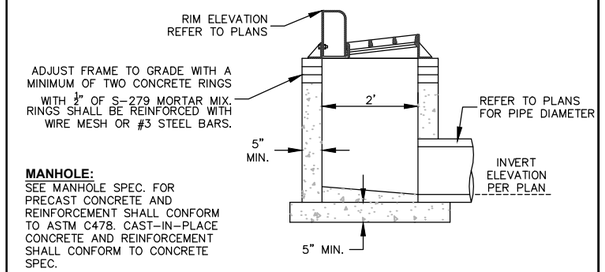
STM 1 STANDARD STORM MANHOLE

N.T.S.

CASTING:
1) NEENAH FOUNDARY CO. R-3067-R
2) OR APPROVED EQUAL

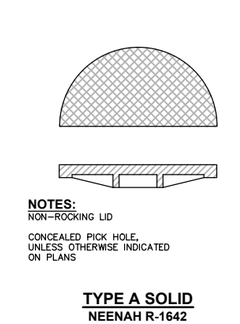


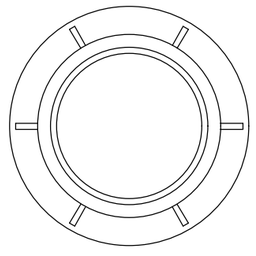


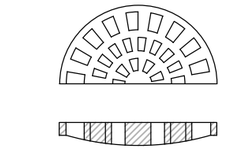


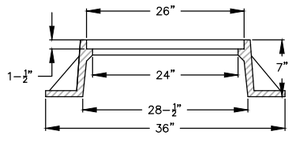
STM 2 CURB INLET BOX

N.T.S.





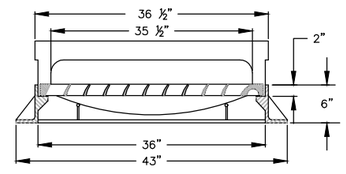


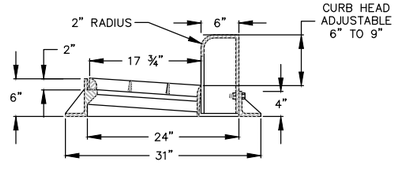


STM 6 STORM MANHOLE CASTING

N.T.S.

NOTES:
1-3/8" DIAGONAL BARS WITH 1-1/4" OPENINGS
WEIGHT: 510 LBS.

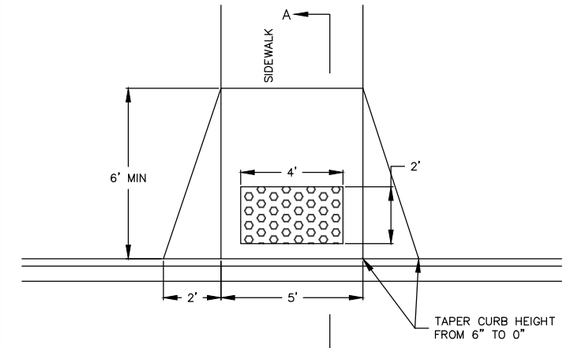




NEENAH R-3067 WITH TYPE 'B', 'DL', 'DR', OR 'V' GRATE

STM 11 STORM INLET CASTING

N.T.S.



NOTES:
1) 2'X4' TRUNCATED DOME PANELS SHALL BE OF VITRIFIED POLYMER CONSTRUCTION, EMBEDDED TYPE, FEDERAL YELLOW IN COLOR.
2) THE SURFACE TEXTURE SHALL BE A COARSE BROOMED FINISH, TRANSVERSE TO THE SLOPE OF THE RAMP.

SITE 73 TRUNCATED DOME SIDEWALK RAMP

N.T.S.

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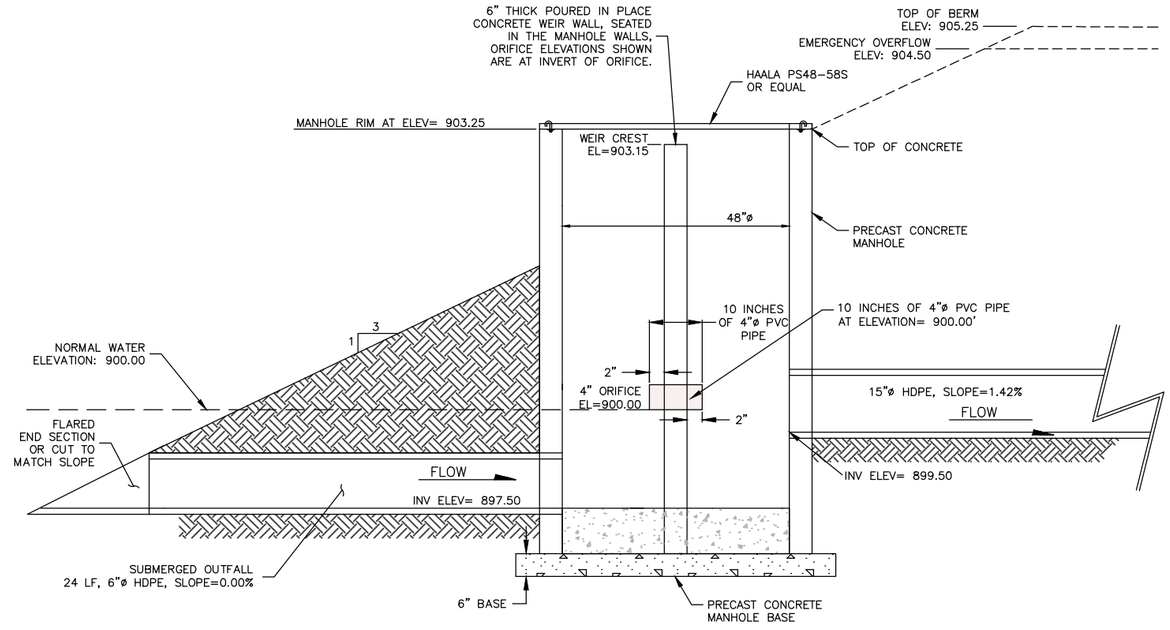
DR BY: DHK
CHK BY: MAE
APPVD: --/--/--
DATE: 01-10-25

WHITETAIL WOODS
CONSTRUCTION DETAILS
CITY OF ALTOONA, WI



STM 40

WEST POND OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

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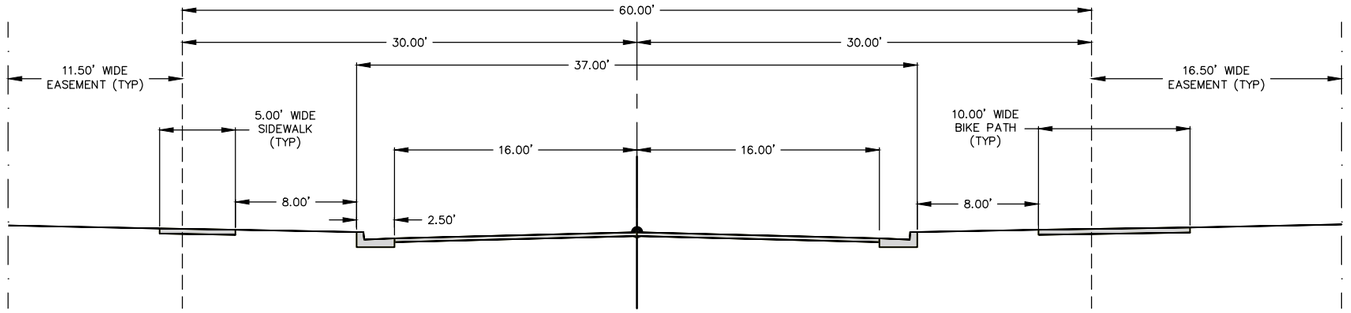
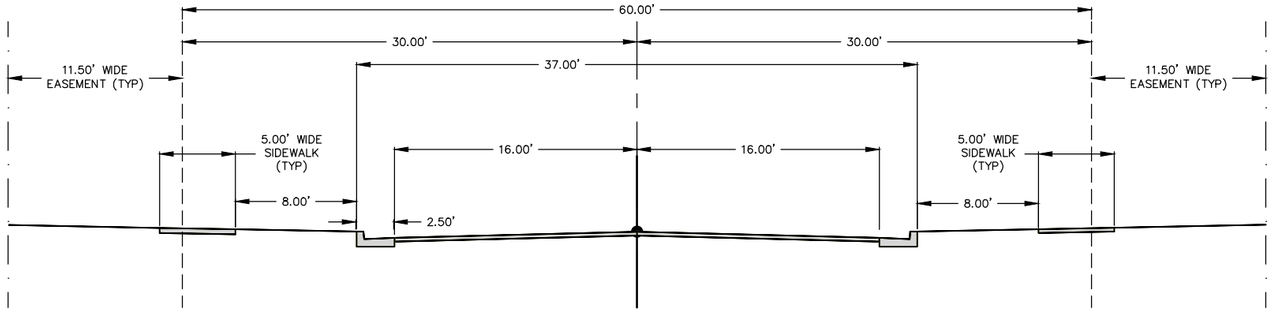
DR BY: DHK | CHK BY: MAE | DATE: 01-10-25

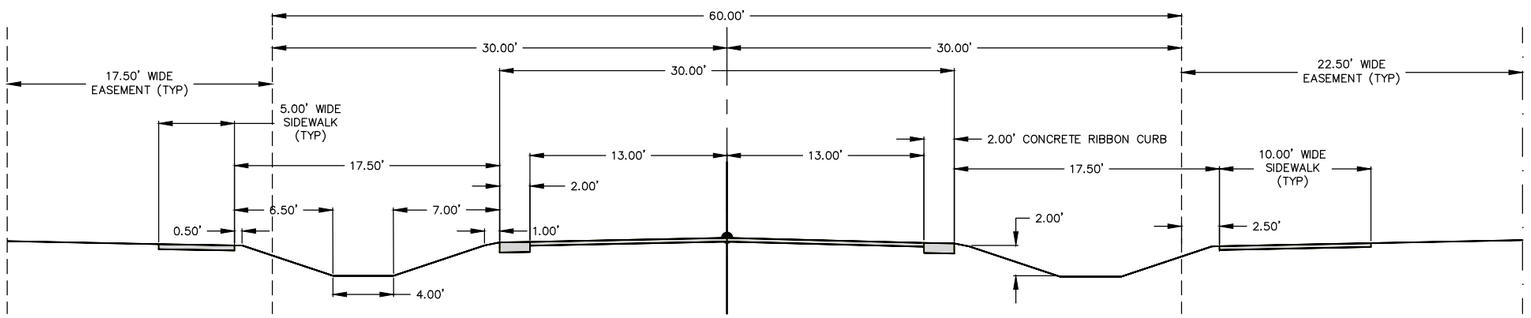
WHITETAIL WOODS
CONSTRUCTION DETAILS
CITY OF ALTOONA, WI



BRIARCLIFFE DRIVE ROADWAY CROSS SECTION NORTH OF NINE MILE CREEK ROAD AND SOUTH OF BUCK TAIL DRIVE



BRIARCLIFFE DRIVE ROADWAY CROSS SECTION NORTH OF BUCK TAIL DRIVE



BUCK TAIL DRIVE ROADWAY CROSS SECTION

ROAD & ROADWAY NOTE:
ALL ROADS AND ROADWAY WILL BE CONSTRUCTED IN COMPLETE COMPLIANCE WITH CITY OF ALTOONA; IN MATERIALS, DEPTHS, WIDTHS, AND COMPACTION AND ANY OTHER SPECIFICATIONS.

EVERYDAY SURVEYING & ENGINEERING
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JOB NO: 23013
DWG NAME: ----
DR BY: MAE
CHK BY: XXX
APRVD: XX-XX-XX
DATE: 01-10-25

WHITETAIL WOODS SUBDIVISION
STREET ASSEMBLIES (TYPICAL SECTIONS)
CITY OF ALTOONA, WI

SHEET NO: C504

FILE PATH: L:\CIVIL 3D PROJECTS\23013 GRIP DEVELOPMENT - PLANERT ANNEXATION\3 PRODUCTION DRAWINGS\1A CIVIL PRODUCTION FILES\C504 DETAILS.DWG