156 East First Street
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www.newrichmondwi.gov

June 28, 2019

TO ALL PLAN COMMISSION MEMBERS:

Fred Horne	Michelle Scanlan
Jim Zajkowski	Jim Jackson
Mike Kastens	David Tyvoll
MaryKay Rice	

This is to notify you that there is a Plan Commission meeting scheduled for Tuesday, July 2, 2019, at 5:00 p.m. in the Council Chambers of the Civic Center, 156 East First Street, City of New Richmond, WI.

AGENDA:

1) Roll Call
2) Adoption of Agenda
3) Approval of the minutes from the previous meeting on June 4, 2019
4) Public Hearing to discuss the following:
   a) Application from Willow River Bluffs, LLC for approval of the Preliminary Plat of Willow River Bluffs First Addition. Property is located to the south and west of the existing Willow River Bluffs development and described as Sec 4 T30N R18W SE SE Exc N 225' OF E 400' & Exc CSM 2/598 & Exc Pcl Desc in Doc 797287 & Exc PT SE SE Desc in Doc 811981 Annexed (08/01/05) FKA 026-1015-60 (54A) & Exc CSM 24-5620 Exc Willow River Bluffs.
5) Action on Public Hearing Agenda
6) Certified Survey Map from Federal Foam
7) Communications and Miscellaneous
8) Adjournment

Fred Horne
Mayor

cc:

The News	Northwest Cable	City Website
Mike Darrow	Nick Vivian	Mike Demulling
Bob Meyer	Jim VanderWyst	Craig Yehlik
Beth Thompson	Rae Ann Ailts	Joel Enders
Noah Wiedenfeld	Jeremiah Wendt	Weston Arndt
Kevin Blader		

PLAN COMMISSION MEETING
JUNE 4, 2019 - 5:00 P.M.

Members Present: Fred Horne, Jim Zajkowski, Mike Kastens, Michelle Scanlan, Jim Jackson and MaryKay Rice

Members Absent: David Tyvoll

Fred Horne called the meeting to order and roll call was taken.

MaryKay Rice moved to adopt the agenda as presented, seconded by Michelle Scanlan and carried.

Michelle Scanlan moved to approve the minutes from May 7, 2019, seconded by Mike Kastens and carried.

Public Hearing – Zoning Ordinance Amendments

Fred Horne declared the Public Hearing open to discuss the following:

a) Consideration of an ordinance amending Section 121 (Zoning Ordinance) regarding definitions; (Table 7) Z4 General Urban District; (Table 8) Z5 Traditional Neighborhood District; and Fence Standards.

Noah Wiedenfeld explained that in the current ordinance, there a few definitions that need to be added for deck, porch and solarium. There are also restrictive provisions regarding garages in the Z5 Traditional Neighborhood District that need to be removed. Fence standards need to be clarified to achieve consistency with the corresponding fence standards diagram in Section 121-54 of the City Code of Ordinances. The other amendment removes a restrictive provision regarding the number of accessory structures allowed on a lot. Accessory structures would only be limited by existing lot coverage provisions and minimum setback requirements. Discussion followed. The Public Hearing was declared closed. Michelle Scanlan moved to approve the amendments to Section 121 (Zoning Ordinance) as presented, seconded by MaryKay Rice and carried.

Certified Survey Map for Freedom Park

Noah Wiedenfeld explained the CSM completed for Freedom Park. The Development Review Committee recommended approval of the CSM with the following conditions:

1) All utility issues are subject to review and approval of the Public Works Director and Electric Superintendent.
2) All utility, grading, drainage and erosion control issues are subject to review and approval of the Public Works Director.
3) The CSM shall be revised to include an easement for drainage and utilities at least 10 feet wide along front and rear lot lines, and 5 feet wide along all abutting side lot lines.
4) The CSM shall be revised to include the following information prior to the final recording: setbacks, name and address of property owner, and present zoning for the parcels.

Jim Zajkowski moved to approve the Certified Survey Map of Freedom Park with the conditions listed, seconded by MaryKay Rice and carried.

Communications and Miscellaneous

Be sure to visit the Park Art Fair this weekend, June 7-8, 2019.

MaryKay Rice moved to adjourn the meeting, seconded by Jim Jackson and carried.

Meeting adjourned at 5:14 p.m.

Tanya Batchelor
City Clerk

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MEMORANDUM

TO: Mayor Horne & City Council

FROM: Noah Wiedenfeld, Director of Planning

DATE: June 28, 2019

SUBJECT: Willow River Bluffs First Addition: Preliminary Plat

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PROJECT PROPOSAL

Willow River Bluffs, LLC seeks to subdivide two parcels (PID 261-1303-02-055 and 261-1303-01-000) to create an additional 50 lots in the Willow River Bluffs development, located on the west side of CTH A. The application for the final plat will be submitted later this summer.

PROCESS

The approval process for preliminary plats is identified in Section 117-18.C of the City Code of Ordinances. Applications are first reviewed by the Development Review Committee, followed by the Plan Commission and City Council.

ACTION	DATE
Application Submitted	May 31, 2019
Development Review Committee	June 12, 2019 June 25, 2019
Plan Commission	July 2, 2019
City Council – Final Action	July 8, 2019

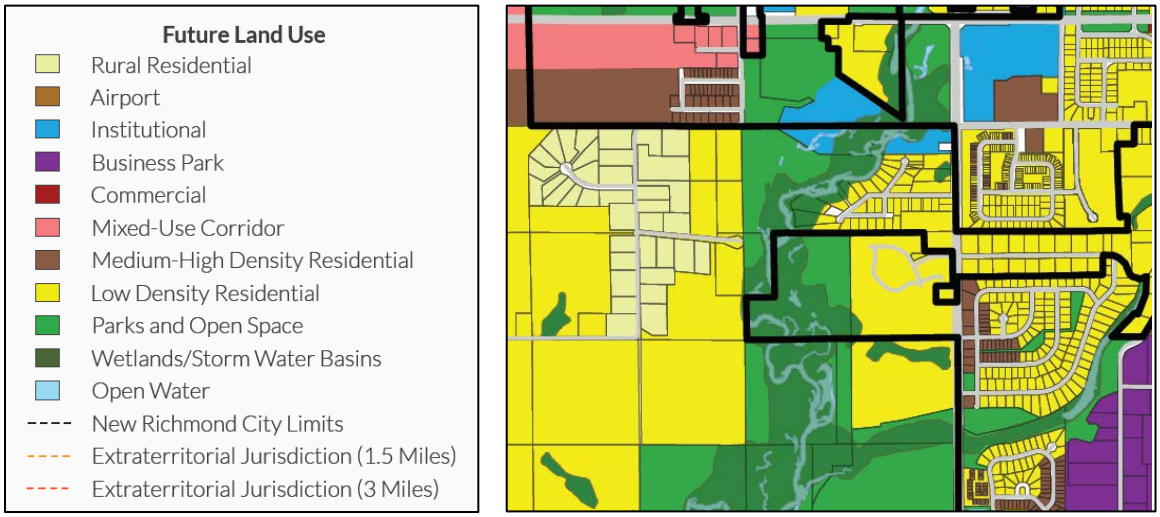
EXECUTIVE SUMMARY OF ANALYSIS (RECOMMENDATIONS)

The Development Review Committee recommends approval of the preliminary plat application. City staff would work with the applicant to address any concerns or items addressed in this memo as part of the final plat application and the development agreement.

DETAILED ANALYSIS

COMPREHENSIVE PLAN

The Future Land Use Plan in the City of New Richmond 2040 Comprehensive Plan guides the community's land toward a desired land use pattern and identifies areas in the City for future growth. The Site is located on land designated as low density residential and Parks/Open Space. The proposed subdivision is consistent with the Future Land Use Plan, as it proposes single family residential development and protects the existing conservation easement located on the western portion of the property.



ZONING

The Site is zoned Z2 Sub-Urban District. Per Section 121-38 of the City Code of Ordinances, the purpose of the Z2 Sub-Urban District is to provide opportunities for low density residential areas, limited neighborhood uses, and complementary uses. The proposed subdivision and intended development is appropriate given the current zoning designation.

PLANNED UNIT DEVELOPMENT

The Willow River Bluffs subdivision originally received approval as a Planned Unit Development (PUD) in 2005 with Platinum Development as the developer. The Willow River Bluffs PUD was not preserved when the City adopted a comprehensive update of the Zoning Ordinance in 2015. In 2017, a PUD for Willow River Bluffs was preserved when a preliminary plat of 36 one family lots and 4 outlots was proposed. At that time, additional unplatted land was included in the PUD for future phases of development.

SURROUNDING USES

Single-family residential dwelling units are located to the east and north (Richmond Township) of the site. A large poultry operation is located to the south. The proposed subdivision of the property is compatible with the surrounding uses, and is unlikely to have an adverse impact on the future development of the surrounding properties.

LOT OCCUPATION
Per the PUD requirements, the minimum lot width is 60 feet and the minimum lot coverage is 40 percent. This minimum lot width is less than the traditional 80 feet that would otherwise be required by the Zoning Ordinance for the Z2 Sub-Urban District. All of the lots shown comply with the minimum lot width requirement. Compliance with minimum lot coverage requirements would be verified prior to the issuance of a building permit in the future.

BUILDING CONFIGURATION
Per Table 5 of the Zoning Ordinance, future principal buildings shall be limited to a maximum of three stories in height.

SETBACKS
Principal and accessory building setbacks within the PUD shall be as provided for within the Z2 Sub-Urban District, which are shown in the tables below. This is consistent with the information identified in the lot information table shown on the preliminary plat.

SETBACKS: PRINCIPAL BUILDING	MINIMUM
Principal Front Setback	25 ft.
Secondary Front Setback	20 ft.
Side Setback	5 ft.
Rear Setback	20 ft.

SETBACKS: ACCESSORY STRUCTURE	MINIMUM
Front Setback	25 ft.
Secondary Front Setback	20 ft.
Side Setback	5 ft.
Rear Setback	5 ft.

ARCHITECTURAL DESIGN
Future development shall comply with the building material standards identified in Section 121-49 of the City Code of Ordinances.

LANDSCAPING
Future development shall comply with the minimum landscape standards identified in Table 15 of the Zoning Ordinance.

TRAFFIC IMPACT
The addition of 50 single family homes in the future will increase traffic along CTH A, which is classified as a principal arterial with a 45 mph speed limit. The most recent average daily traffic count along CTH A collected in 2018 was 6,000 vehicles. As development continues in this area of the City and traffic increases, the City of New Richmond and St. Croix County shall work together to identify opportunities to improve safety along this corridor, such as the future off-street trail and the possibility of reducing the speed limit.

PARKING, DRIVEWAYS, & VEHICULAR CIRCULATION
Per Section 70-39 and Section 121-52 of the City Code of Ordinances, future driveways shall not exceed 24 feet in width at the curb, and shall be constructed of bituminous asphalt, concrete, or pavers. The proposed cul-de-sac provides adequate space for vehicular circulation for emergency response vehicles.

BICYCLE & PEDESTRIAN ACCOMMODATIONS
The site plan shows that a sidewalk will be provided along each street. The Development Review Committee recommends that a paved multi-use trail for emergency vehicle access be constructed from Conifer Court to Scenic Lane. This trail shall also connect to the boundary of the conservation easement near lot 86, where a future parking lot shall be constructed.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES
Per Section 117-22 of the City Code of Ordinances, a preliminary or final plat shall not be approved unless it is determined that adequate public facilities and public services will be available to meet the needs of the proposed land division in an orderly and cost effective manner and that no public funds other than those already provided in an adopted capital or operating budget are required. Public facilities and services include water, sanitary and storm sewers, fire service, police, parks and open space and recreation facilities, transportation facilities, and schools. The Development Review Committee has determined that adequate public facilities and public services will be available to meet the needs of the development.

LAND DEDICATION
Per Section 117-44 of the City Code of Ordinances, developers shall provide and dedicate to the public adequate land to provide for park, recreation, school, and open space needs of the land development within the City of New Richmond unless the dedication is not compatible with the Comprehensive Plan or is not feasible as determined by the Plan Commission, and as approved by the City Council. City staff have walked the owner's unplatted lands (conservation easement) with the applicant and are working with the developer on a proposed nature trail. Future land dedication and the proposed nature trail would be reviewed as part of the final plat application and the development agreement.

EASEMENTS
Per Section 117-41.C of the City Code of Ordinances, an easement for drainage and utilities at least ten feet wide along front and rear lot lines and five feet wide along all abutting side lot lines shall be provided. If necessary for the extension of main water or sewer lines or similar utilities, easements of greater width may be required along lot lines or across lots as approved by the Public Works Director.

UTILITIES, GRADING, EROSION CONTROL, & STORMWATER
The applicant has submitted a grading plan, erosion control plan, storm water management plan, utility plan, sanitary sewer plan, and water main plan. These plans were reviewed by the City's engineering consultant and the Development Review Committee, and comments have been provided to the developer to be addressed in the final plat application materials. Approval

of the final plat shall be contingent upon the comments provided by the City's engineering consultant being addressed by the applicant. All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.

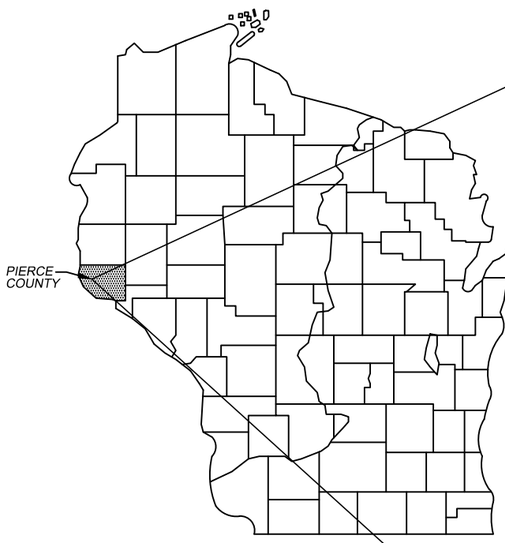
DEVELOPMENT AGREEMENT

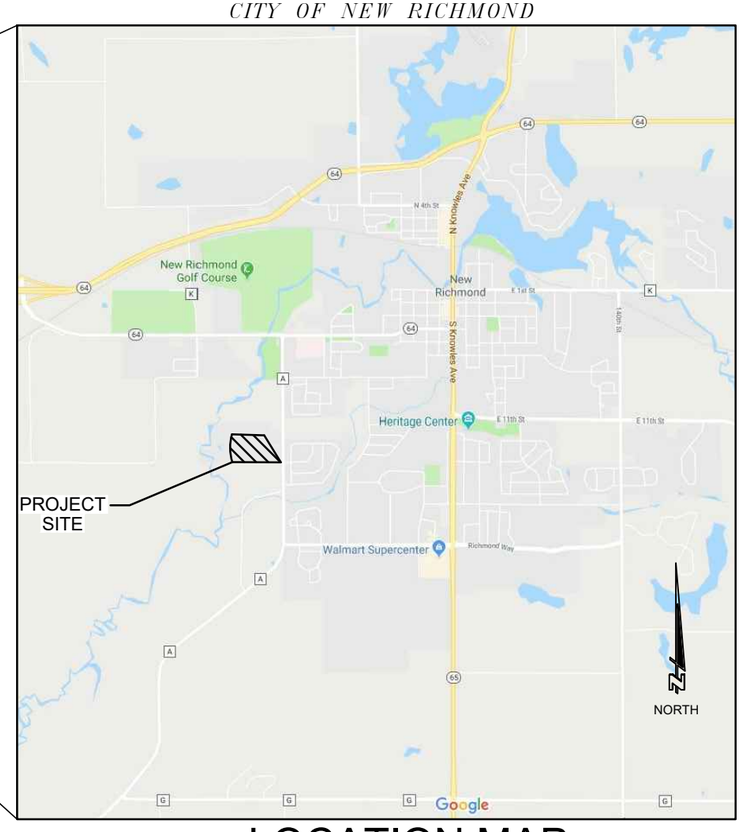
Per Section 117-23 of the City Code of Ordinances, the City of New Richmond requires that, as a condition of final plat approval, the Applicant agrees to make and install all required public improvements and that the Applicant shall provide the City with a development contract and security to ensure that the Applicant will make the required improvements. It's anticipated that the development agreement would be prepared and presented to the City Council later this summer when the final plat application is submitted.

WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

LOCATION SKETCH

CITY OF NEW RICHMOND





LOCATION MAP

N.T.S.

CONVENTIONAL SYMBOLS

- BOUNDARY PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINES
- PROPOSED BIT
- PROPOSED GRAVEL
- PROPOSED CULVERT/PIPE
- DRAINAGE EASEMENT
- EXISTING TREELINE
- EXISTING FENCE
- OR — SILT FENCE
- EROSION CONTROL MAT

CONTACTS

DIGGERS HOTLINE 1-800-242-8511

PROJECT ENGINEER/SURVEYOR
AUTH CONSULTING & ASSOCIATES
715-381-5277

OWNER

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

WISCONSIN
MATTHEW D. HIEB
E-30752
HUDSON, WISCONSIN
PROFESSIONAL ENGINEER

05/31/2019

CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY UTILITIES AND HAVE ALL UTILITIES LOCATED PRIOR TO ANY EXCAVATION.
2. CONTRACTOR SHALL SALVAGE AND REPLACE TOPSOIL IN ALL DISTURBED AREAS.
3. NO TREES OR SHRUBS TO BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESSIBILITY ALONG PROJECT.
5. SALVAGED MATERIALS TO BECOME PROPERTY OF THE OWNER.
6. CONTRACTOR SHALL MECHANICALLY COMPACT ALL TRENCHES UNDER ALL PAVED, CONCRETE, GRAVEL AND BUILDING PAD AREAS.
7. ALL TOPSOIL, ORGANIC AND UNSUITABLE MATERIAL TO BE REMOVED BEFORE FILL MATERIAL IS PLACED. NO ORGANIC, UNSUITABLE OR FROZEN MATERIAL TO BE PLACED IN FILL AREAS. ALL FILL MATERIAL AND ENGINEERED FILL TO BE MECHANICALLY COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
8. APRON ENDWALLS REQUIRED ON ALL ENDS OF STORM SEWER. PIPE LENGTHS INCLUDE APRON ENDWALLS.

SHEET INDEX

SHEET	SHEET DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING SITE
C3.0	SITE PLAN
C4.0-C4.2	PLAN AND PROFILES
C5.0	OVERALL GRADING PLAN
C5.1-C5.2	GRADING PLAN (NORTH & SOUTH)
C6.0	OVERALL EROSION CONTROL PLAN
C6.1-C6.2	EROSION CONTROL PLAN (NORTH & SOUTH)
C7.0-C7.3	UTILITY PLANS
C8.0-C8.4	DETAILS

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	REVISION DESCRIPTION:	NAME: DATE:

DRAWN BY: JVF
CHECKED BY: MDH
DATE: 05/31/2019
DWG FILE: C1.0Title
REF FILE: 5008-060
JOB NUMBER: 5008-060

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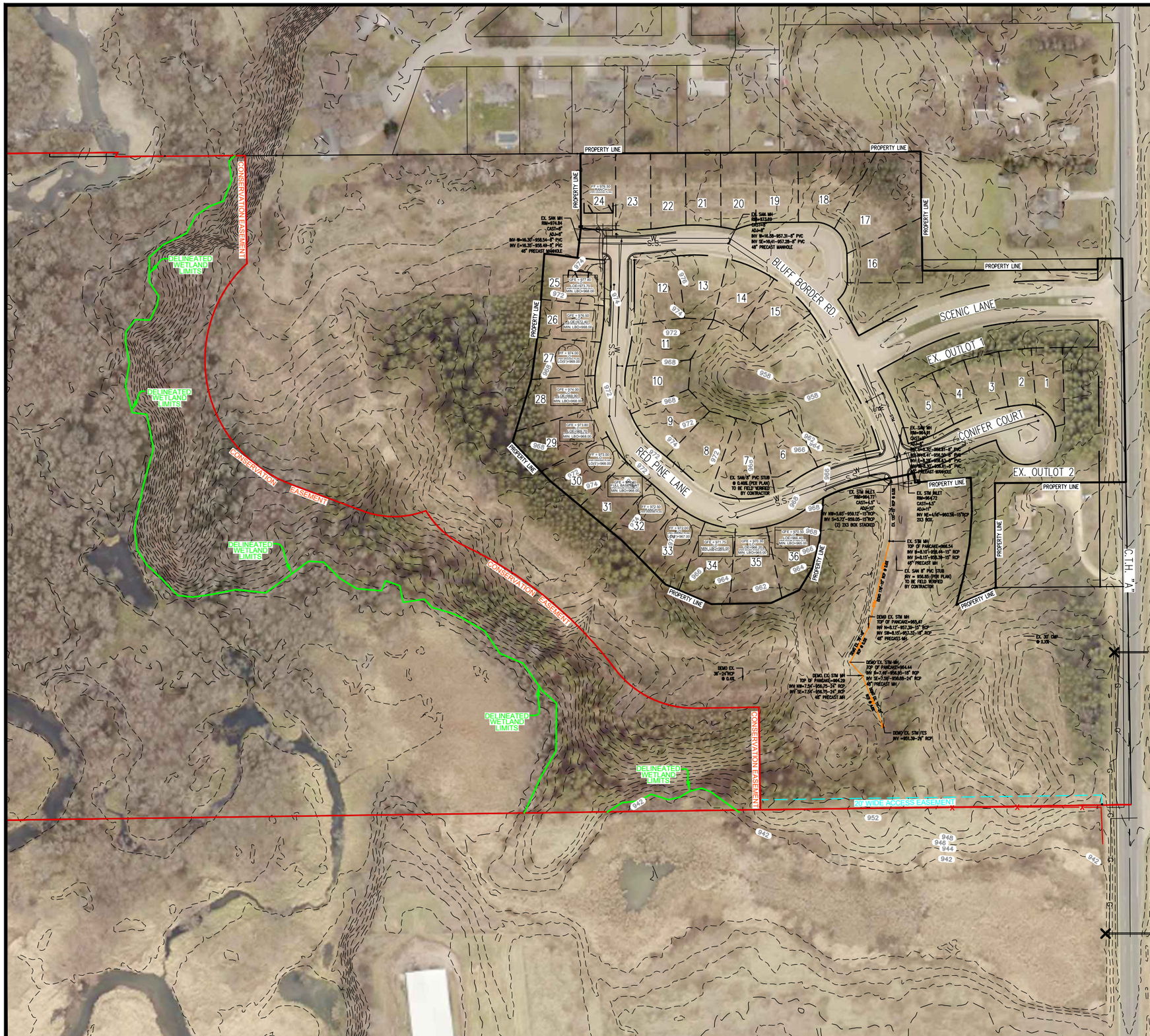
PROJECT:
WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

TITLE SHEET

SHEET NO.
C1.0



LEGEND

840 — EXISTING 10FT CONTOURS	BENCHMARK
842 — EXISTING 2FT CONTOURS	EXISTING STORM INLET
PROPERTY BOUNDARY LINE	EXISTING STORM MANHOLE
EXISTING CURB	EXISTING STORM INLET
EXISTING BUILDING	EXISTING ENDWALL
S.S. — S.S. EXISTING SANITARY SEWER	EXISTING SANITARY SEWER MANHOLE
STM — STM EXISTING STORM SEWER	EXISTING HYDRANT AND VALVE
W — W EXISTING WATER LINE	EXISTING SOIL BORING LOCATION
G — G — G EXISTING GAS LINE	CONSERVATION EASEMENT
F — F EXISTING FIBER OPTIC LINE	DELINEATED WETLAND BOUNDARY
	STM — STM — STM DEMO STM

EXISTING SITE CONDITION NOTE

EXISTING CONDITIONS SHOWN ARE BASED ON TOPOGRAPHY INFORMATION PROVIDED BY AUTH CONSULTING & ASSOCIATES COMBINED WITH ST. CROIX COUNTY LIDAR DATA. SUPPLEMENTAL INFORMATION PROVIDED BY THE CITY OF NEW RICHMOND. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS FOR ACCURACY PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES COMMENCING.

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DATE:	05/31/19
DWG FILE:	C2.0-Ex Site
REF FILE:	5008-060
JOB NUMBER:	5008-060

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CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

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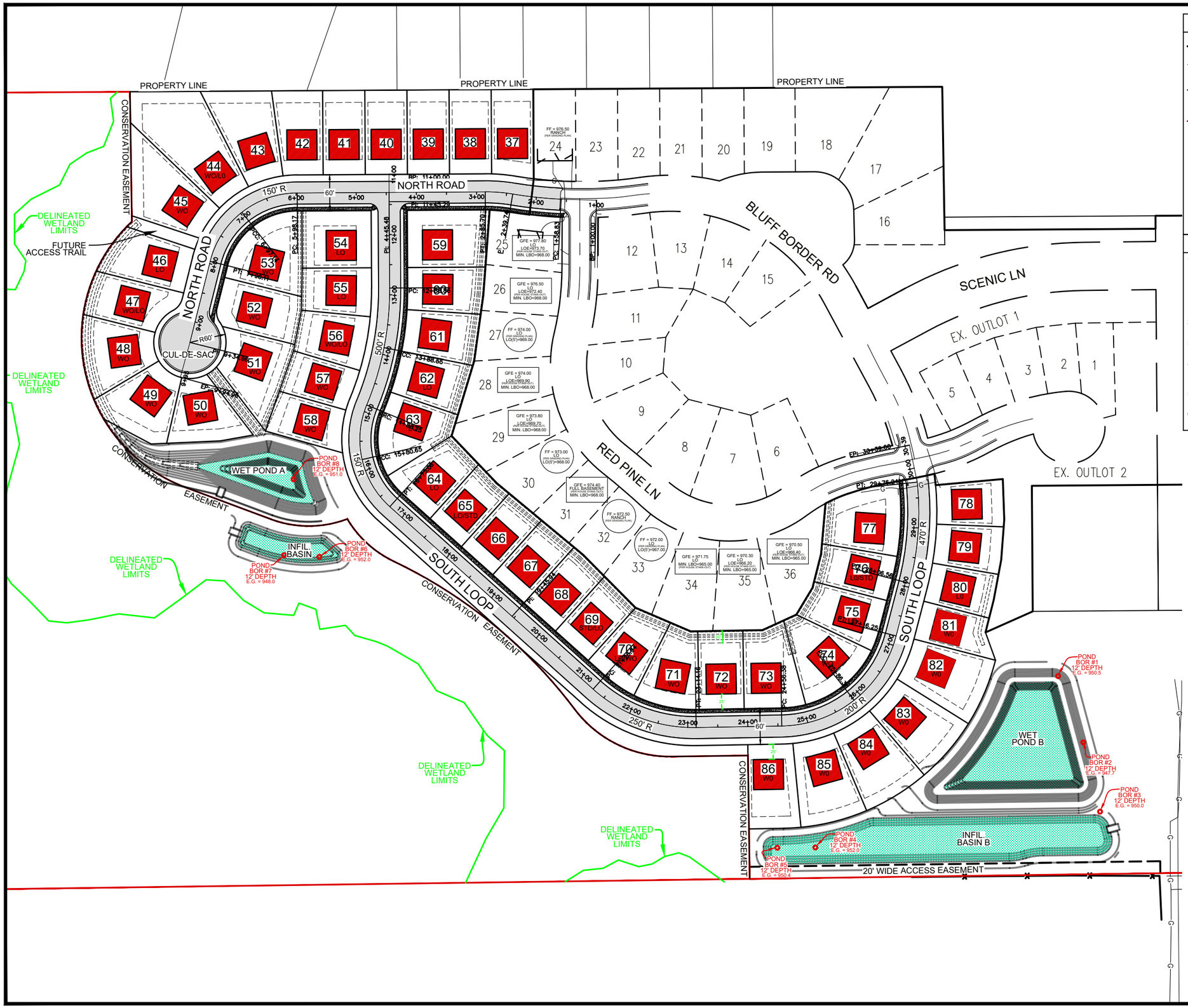

LEGEND

- PROPERTY LINE
- 18" BARRIER CURB & GUTTER
- BUILDING SETBACK
- 18" BAR. REJECT CURB AND GUTTER
- LOT LINE
- PROPOSED STORM WATER MANAGEMENT AREA
- CONSERVATION EASEMENT
- PROPOSED BUILDING PAD
- PROPOSED BITUMINOUS
- PROPOSED CONCRETE SURFACE

GENERAL SITE NOTES

1. CONTRACTOR TO OBTAIN PERMISSION/PERMIT FROM THE CITY TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE/DETOUR PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH CITY STAFF, AS REQUIRED.
2. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESSIBILITY ALONG THE PROJECT.
3. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
4. ALL STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
5. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES , AS NECESSARY.

		RELEASED FOR REVIEW	MDH	05/31/19
		REVISION DESCRIPTION:	NAME:	DATE:

DRAWN BY: JVF
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DATE: 05/31/2019
DWG FILE: C3.0–Site
REF FILE: 5008–060
JOB NUMBER: 5008–060

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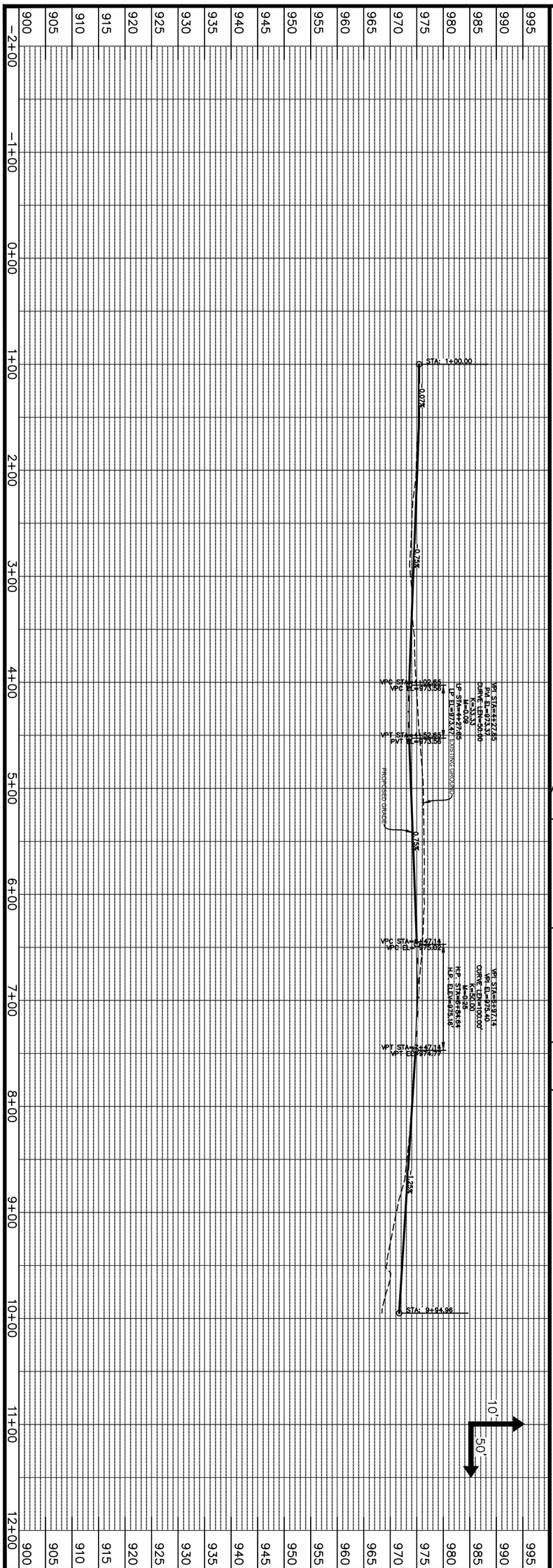
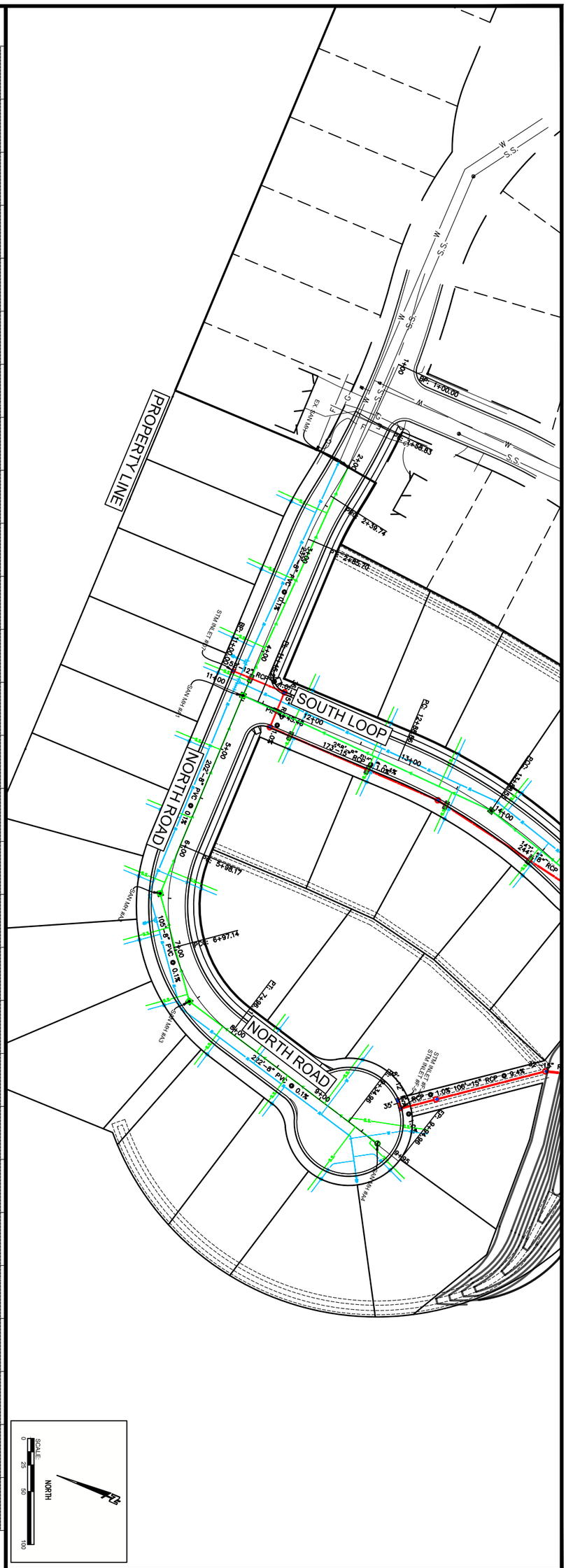
SITE PLAN

SHEET NO. C3.0





SHEET NO. C4.0

PROJECT:

WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.

CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

PLAN AND PROFILE – NORTH ROAD

A·C/a

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X AGENCY REVIEW	DATE:	05/31/2019			
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FOR CONSTRUCTION	REF FILE:	5008-060	RELEASED FOR REVIEW	MDH	05/31/19
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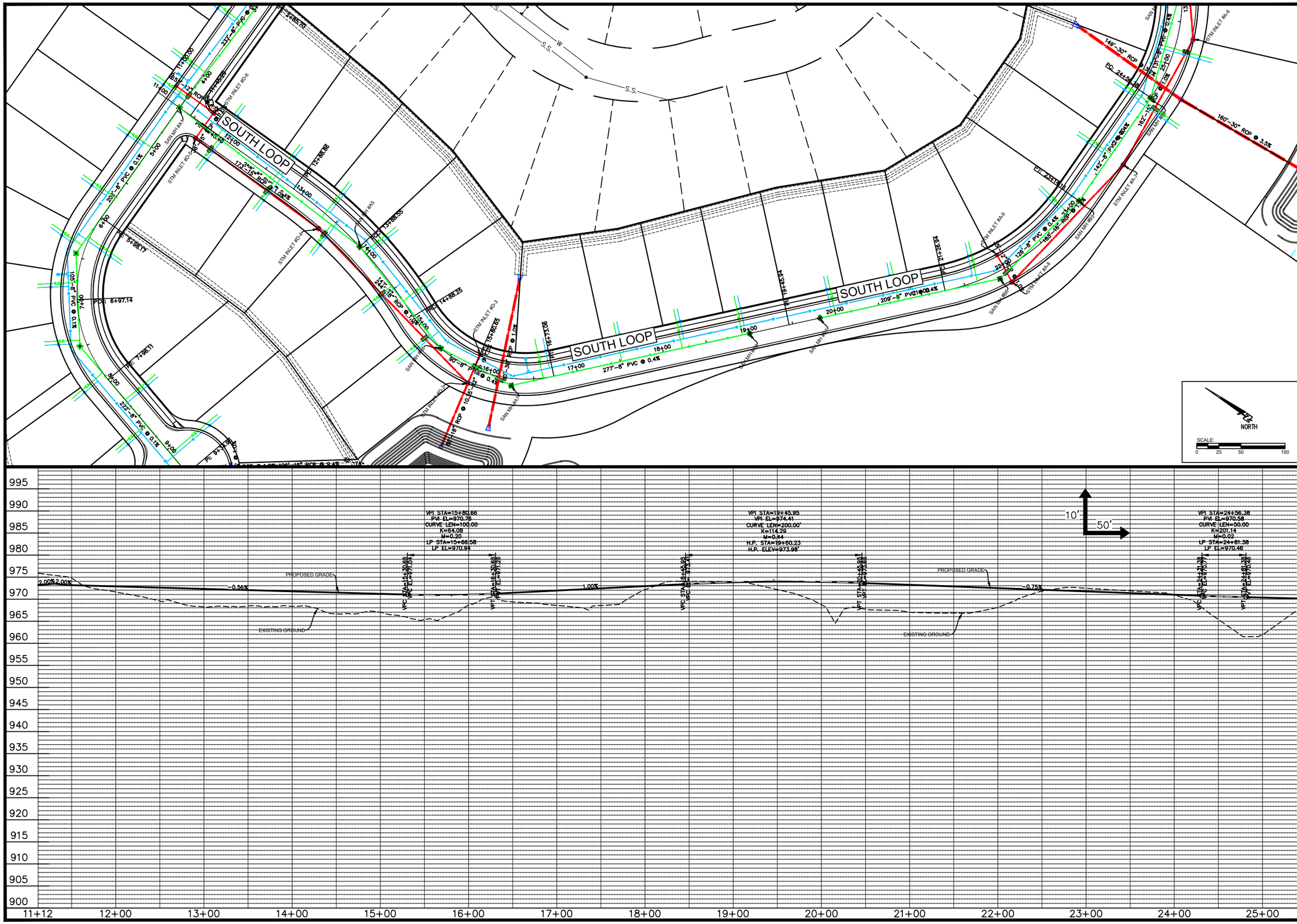

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	FOR CONSTRUCTION	REF FILE:	5008–060
	AS-BUILT DOCUMENT	JOB NUMBER:	5008–060

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CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

PLAN AND PROFILE – SOUTH LOOP

SHEET NO.
C4.1

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PLAN AND PROFILE – SOUTH LOOP

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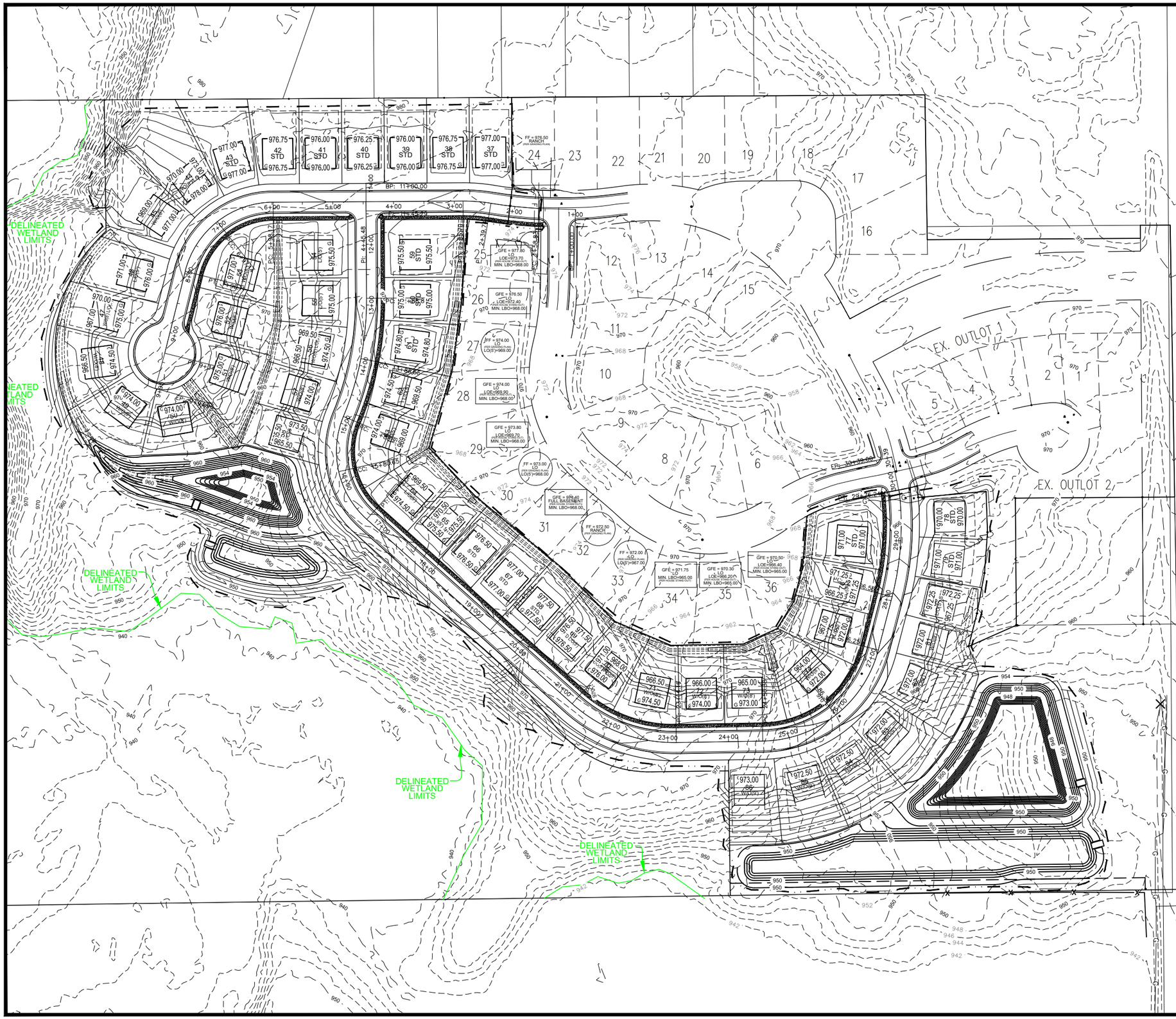

LEGEND

- EXISTING 10FT CONTOURS
- EXISTING 2FT CONTOURS
- PROPOSED 10FT CONTOURS
- PROPOSED 2FT CONTOURS
- PROPERTY LINE
- APPROXIMATE GRADING LIMITS
- BUILDING SETBACK
- LOT LINE
- CONSERVATION EASEMENT
- APPROXIMATE GRADE LIMITS
- PROPOSED BUILDINGS
- PROPOSED FINISHED GRADE SPOT ELEVATIONS (ALL CURB SPOT ELEVATION SHOWN ARE AT CURB FLOWLINE UNLESS OTHERWISE NOTED)
- PROPOSED FINISHED GRADE SURFACE DRAINAGE
- H.P. = HIGH POINT GRADE ELEVATION
- L.P. = LOW POINT GRADE ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- BENCHMARK
- WETLAND BOUNDARY

GRADING NOTES

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

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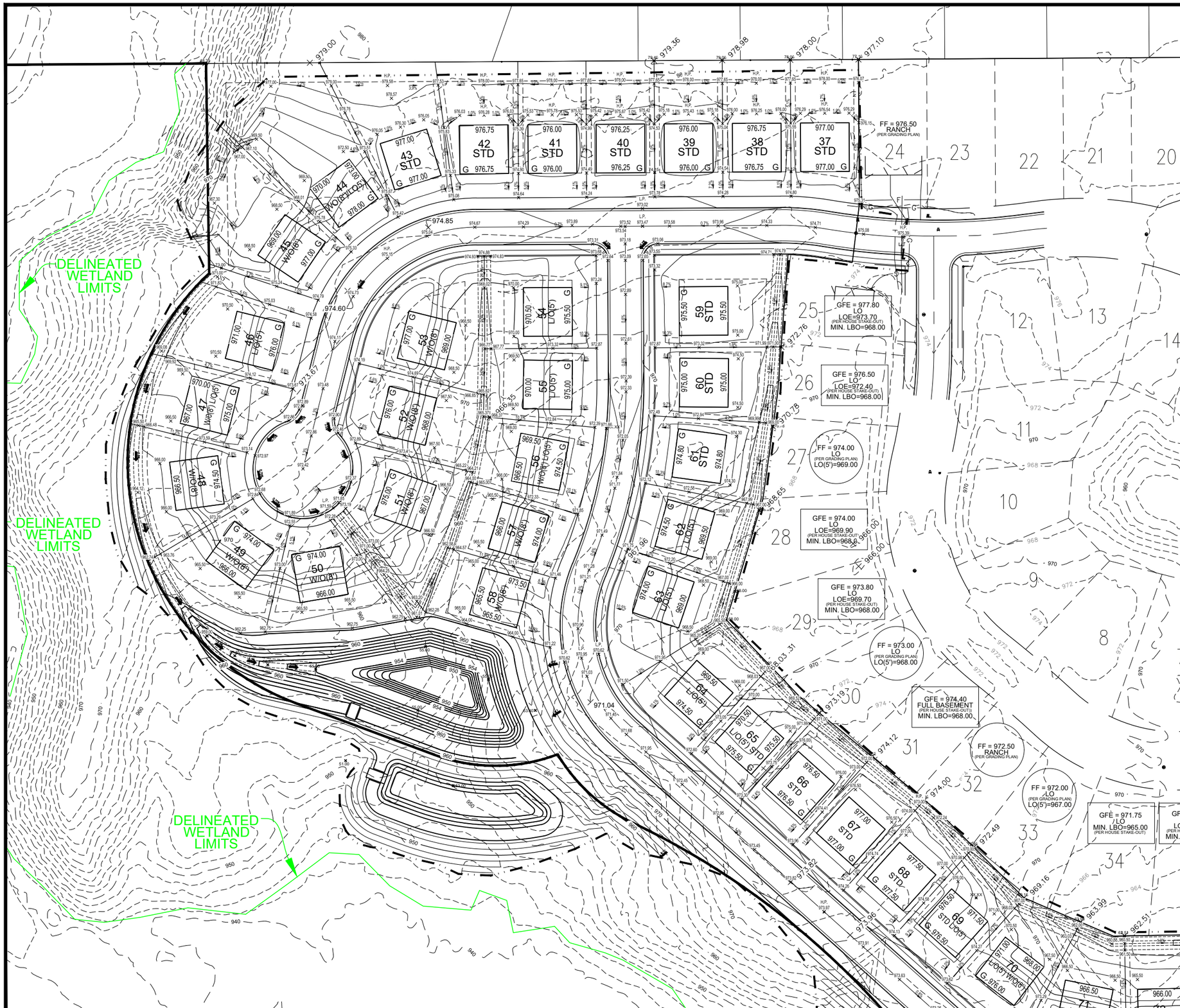
PROJECT:
WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

OVERALL GRADING PLAN

SHEET NO.
C5.0



LEGEND

- EXISTING 10FT CONTOURS
- EXISTING 2FT CONTOURS
- PROPOSED 10FT CONTOURS
- PROPOSED 2FT CONTOURS
- PROPERTY LINE
- APPROXIMATE GRADING LIMITS
- BUILDING SETBACK
- LOT LINE
- CONSERVATION EASEMENT
- PROPOSED GRADING LIMITS
- PROPOSED BUILDINGS
- XXXXX PROPOSED FINISHED GRADE SPOT ELEVATIONS (ALL CURB SPOT ELEVATION SHOWN ARE AT CURB FLOWLINE UNLESS OTHERWISE NOTED)
- 1.9% PROPOSED FINISHED GRADE SURFACE DRAINAGE
- H.P. = HIGH POINT GRADE ELEVATION
- L.P. = LOW POINT GRADE ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- BENCHMARK
- WETLAND BOUNDARY

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PROJECT:
WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

GRADING PLAN NORTH

SHEET NO.
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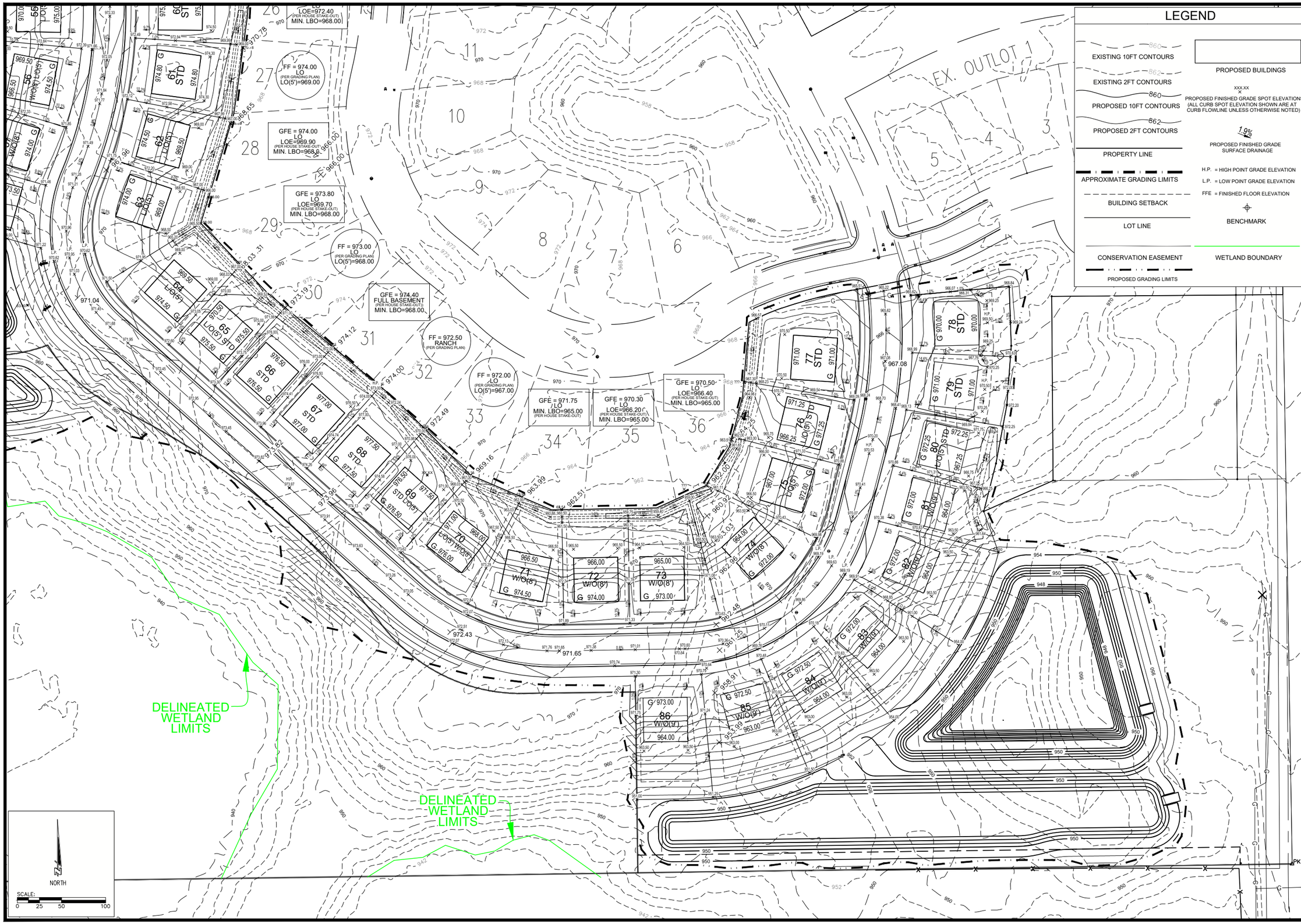

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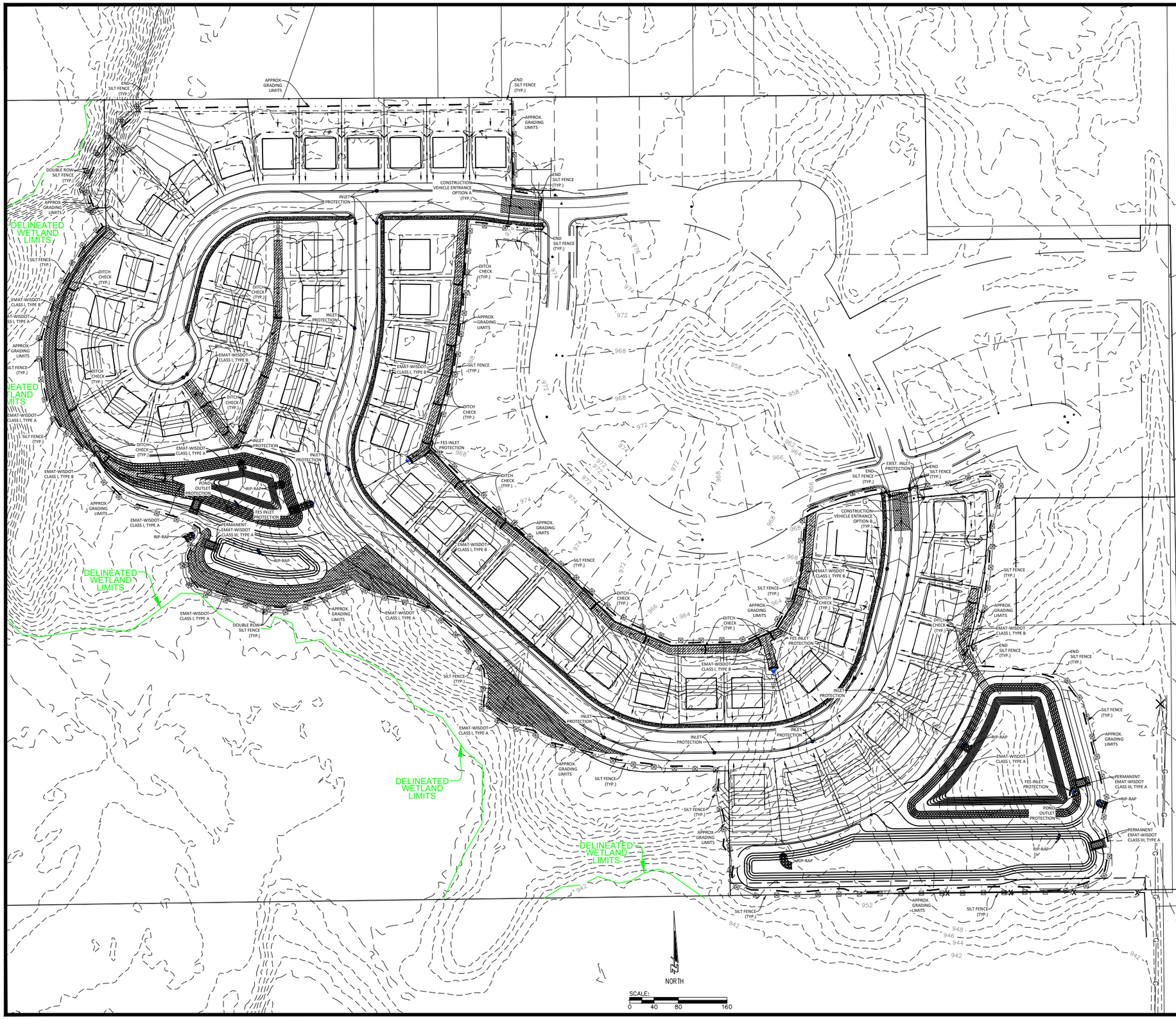
GRADING PLAN SOUTH

SHEET NO.
C5.2



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- EROSION CONTROL MAT WISDOT CLASS I, TYPE A
- EROSION CONTROL MAT WISDOT CLASS III, TYPE A
- CONSTRUCTION VEHICLE TRACKING PAD
- DITCH CHECK/SEDIMENT LOG
- RIP-RAP WISDOT MEDIUM GRADE
- PROPOSED FINISHED GRADE SURFACE DRAINAGE
- SILT-FENCE TO BE INSTALLED PRIOR TO ANY GRADING ACTIVTIES

EROSION CONTROL NOTES

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

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PROJECT:
WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

OVERALL EROSION CONTROL PLAN

SHEET NO.
C6.0

LEGEND

- EXISTING 10FT CONTOURS
- EXISTING 2FT CONTOURS
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- LOT LINE
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- APPROXIMATE GRADE LIMITS
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CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

EROSION CONTROL PLAN NORTH

SHEET NO.
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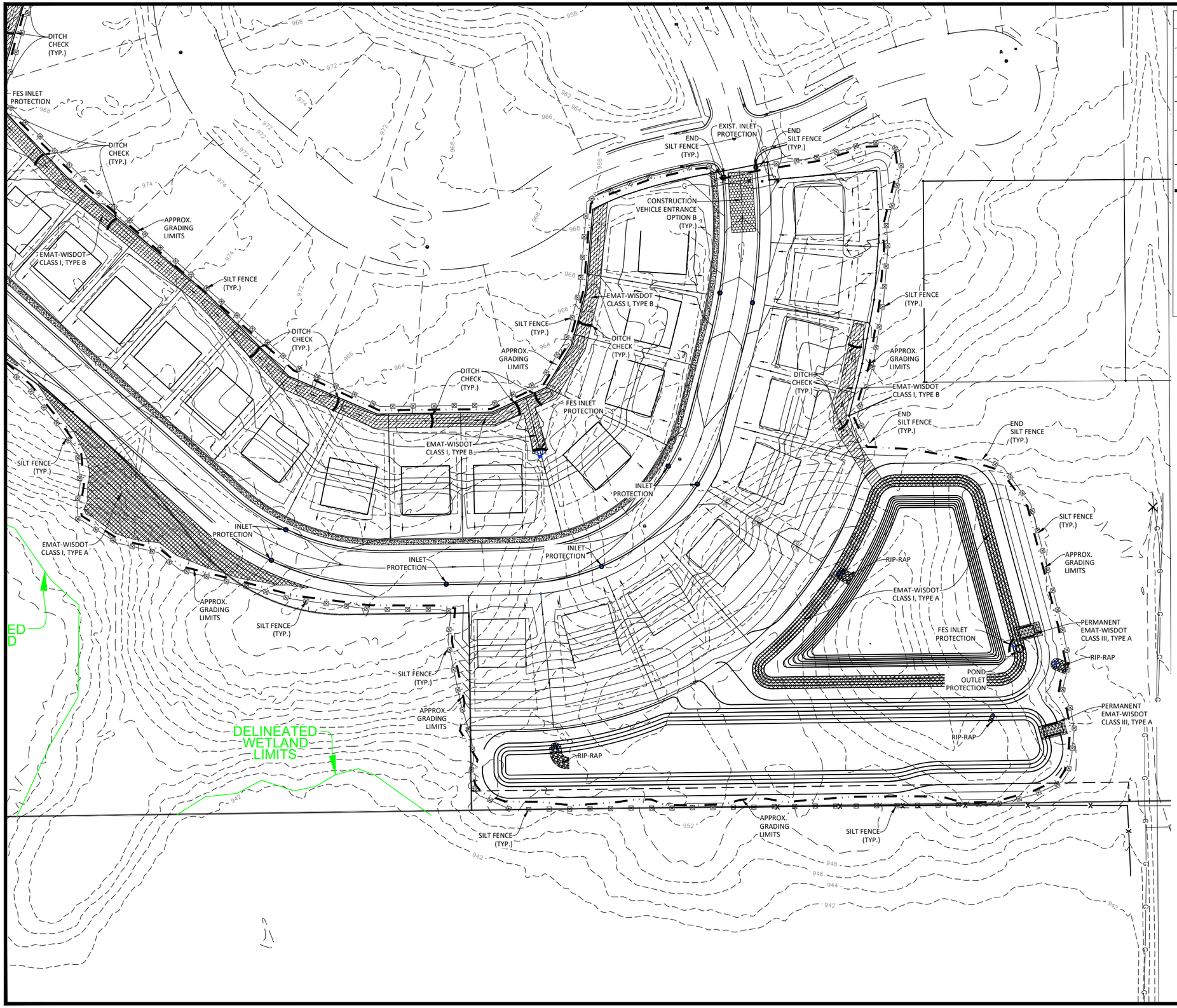

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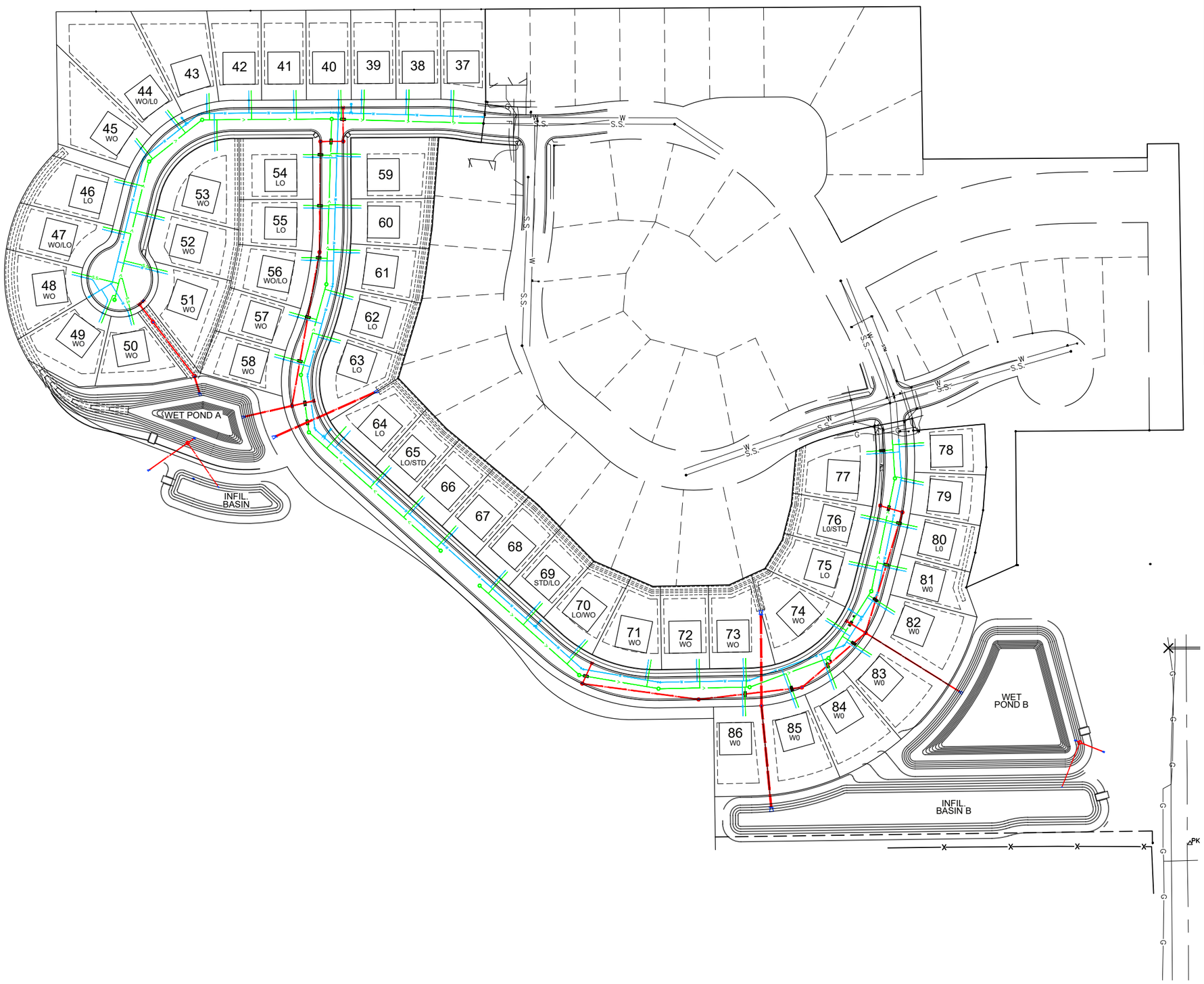
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

EROSION CONTROL PLAN SOUTH

SHEET NO.
C6.2



LEGEND

STM STM — EXISTING STORM SEWER	PROPOSED BUILDINGS
S.S. S.S. — EXISTING SANITARY SEWER	PROPERTY LINE
W W — EXISTING WATERMAIN	PROPOSED STORM SEWER
EXISTING HYDRANT AND VALVE	PROPOSED SANITARY SEWER
EXISTING CATCH BASIN	PROPOSED WATER MAIN
EXISTING SANITARY SEWER	PROPOSED INSULATION
EXISTING SEWER CLEANOUT	

GENERAL UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, IF NECESSARY.
3. CONTRACTOR TO OBTAIN PERMISSION/PERMIT FROM THE CITY TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH CITY STAFF, AS REQUIRED.
4. VERIFY SANITARY SERVICE AND WATER SERVICE CONNECTION POINTS AND SIZES WITH STATE APPROVED BUILDING PLUMBING PLANS, PRIOR TO ANY INSTALLATIONS.

NORTH

SCALE: 0 20 80 160

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UTILITY PLAN

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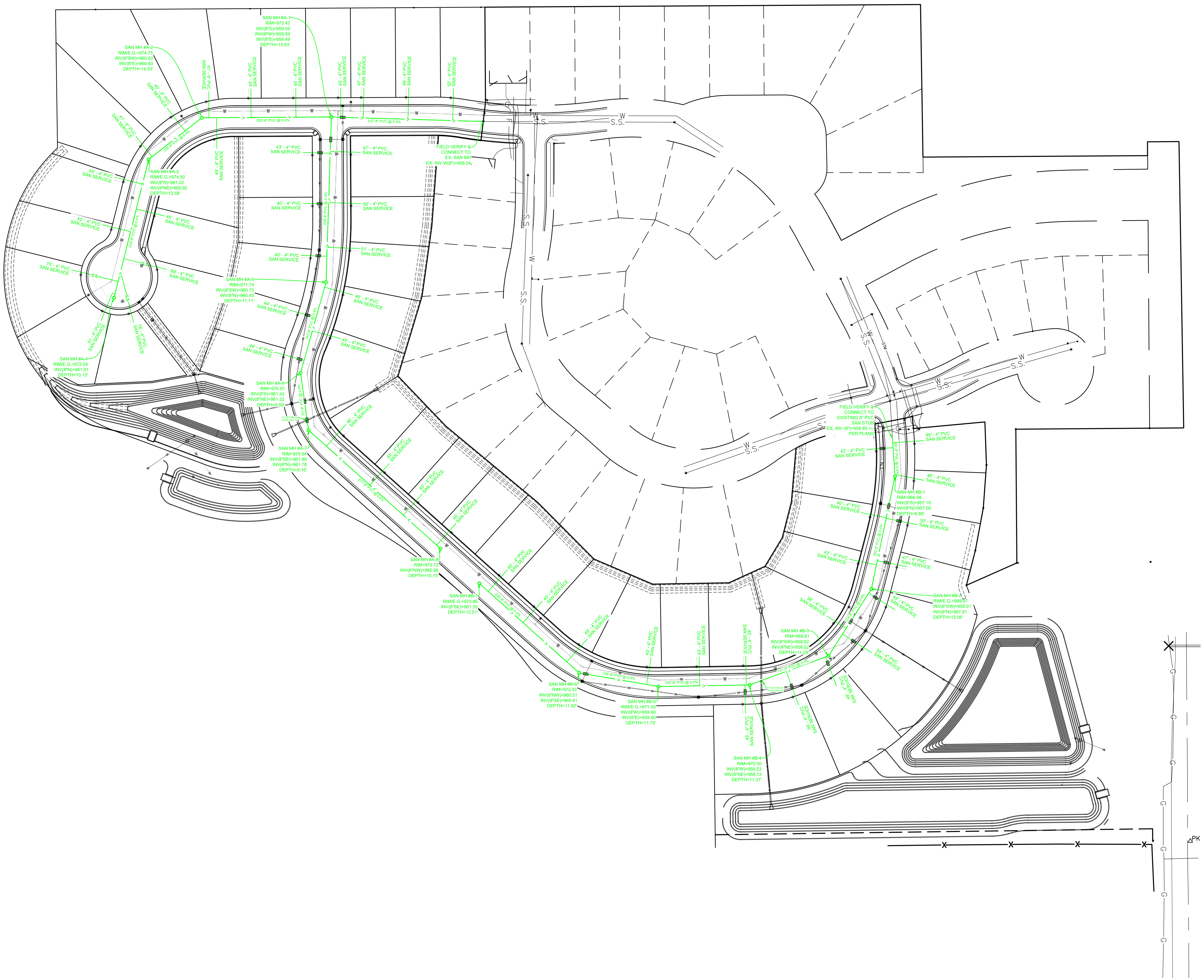

LEGEND

EXISTING STORM SEWER

EXISTING SANITARY SEWER

EXISTING WATERMAIN

EXISTING HYDRANT AND VALVE

EXISTING CATCH BASIN

EXISTING SANITARY SEWER

EXISTING SEWER CLEANOUT

PROPOSED BUILDING PAD

PROPERTY LINE

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED WATER MAIN

PROPOSED INSULATION

SANITARY SEWER NOTES

1. 8" SANITARY SEWER LATERAL TO BE INSTALLED AT A MIN OF 0.5%.
2. SANITARY SEWER LATERAL PIPE TO BE PVC SCHEDULE 40 PIPING.
3. VERIFY SANITARY SERVICE BUILDING CONNECTION LOCATION AND SIZE WITH STATE APPROVED BUILDING PLUMBING PLANS, PRIOR TO INSTALLING ANY SANITARY SERVICE.
4. SANITARY SEWER LATERAL SHALL BE INSTALLED WITH A GREEN 18 GAGE TRACER WIRE, PER SPS 382 REQUIREMENTS.
5. CONTRACTOR TO FIELD VERIFY/LOCATE AND UTILIZE THE EXISTING SANITARY SERVICE STUB FOR THE PROPOSED SANITARY SERVICE CONNECTION. CONTRACTOR TO FIELD VERIFY EXISTING SANITARY SEWER INVERT ELEVATION.

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SANITARY SEWER PLAN

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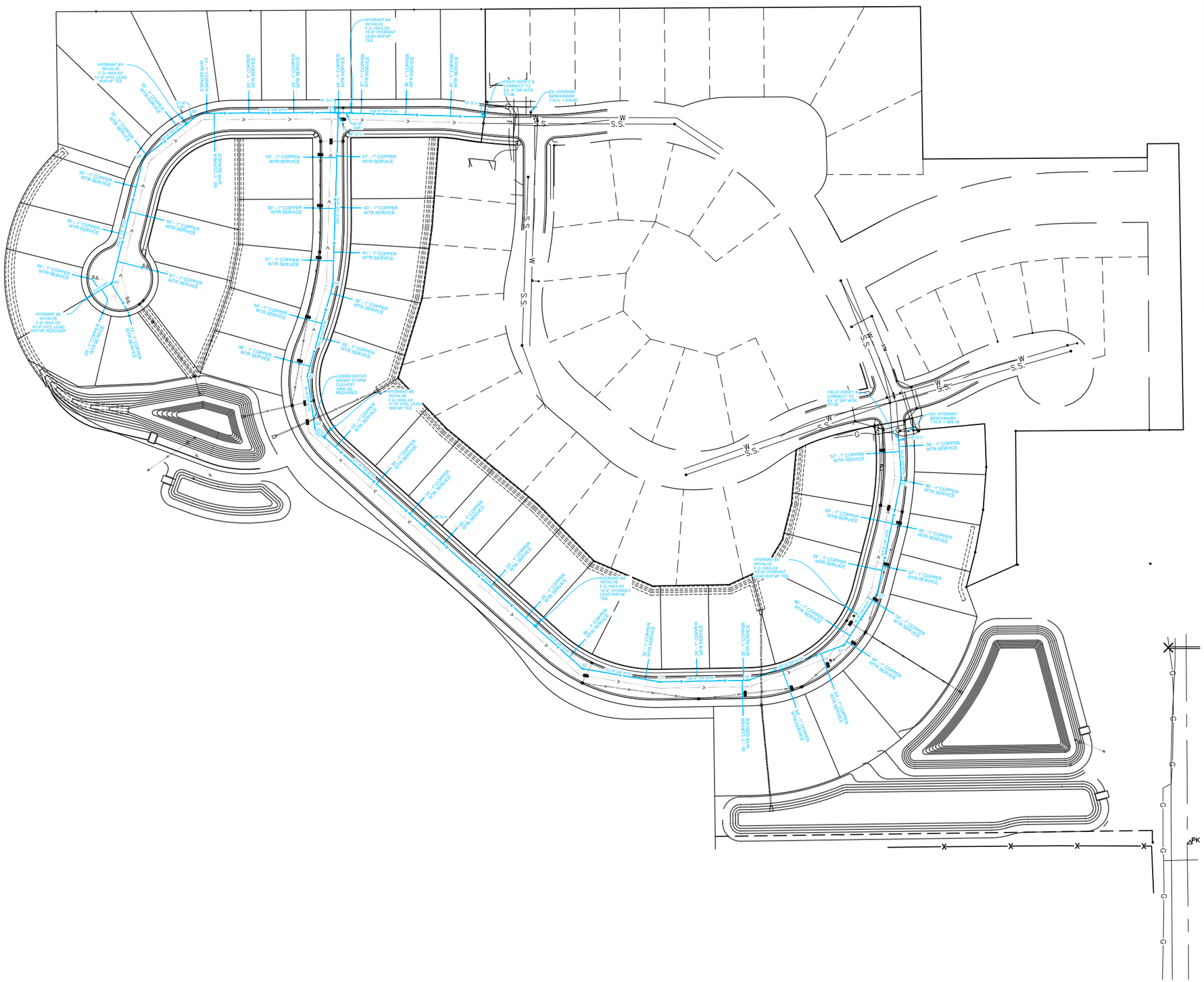

LEGEND

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EXISTING WATERMAIN	PROPOSED STORM SEWER
EXISTING HYDRANT AND VALVE	PROPOSED SANITARY SEWER
EXISTING CATCH BASIN	PROPOSED WATER MAIN
EXISTING SANITARY SEWER	PROPOSED INSULATION
EXISTING SEWER CLEANOUT	

WATER SERVICE NOTES

1. MAINTAIN 8.0' MINIMUM COVER OVER WATER SERVICE LATERAL.
2. VERIFY WATER SERVICE BUILDING CONNECTION LOCATION AND SIZE WITH STATE APPROVED BUILDING PLUMBING PLANS, PRIOR TO INSTALLING ANY WATER SERVICE .
3. CONTRACTOR TO FIELD VERIFY/LOCATE AND UTILIZE THE EXISTNIG WATER SERVICE STUB FOR THE PROPOSED WATERMAIN SERVICE CONNECTION.
4. ALL JOINTS IN WATER LATERAL SHALL BE RESTRAINED. ALL BENDS IN THE WATER LATERAL SHALL BE BUTTRESSED.

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WATERMAIN PLAN

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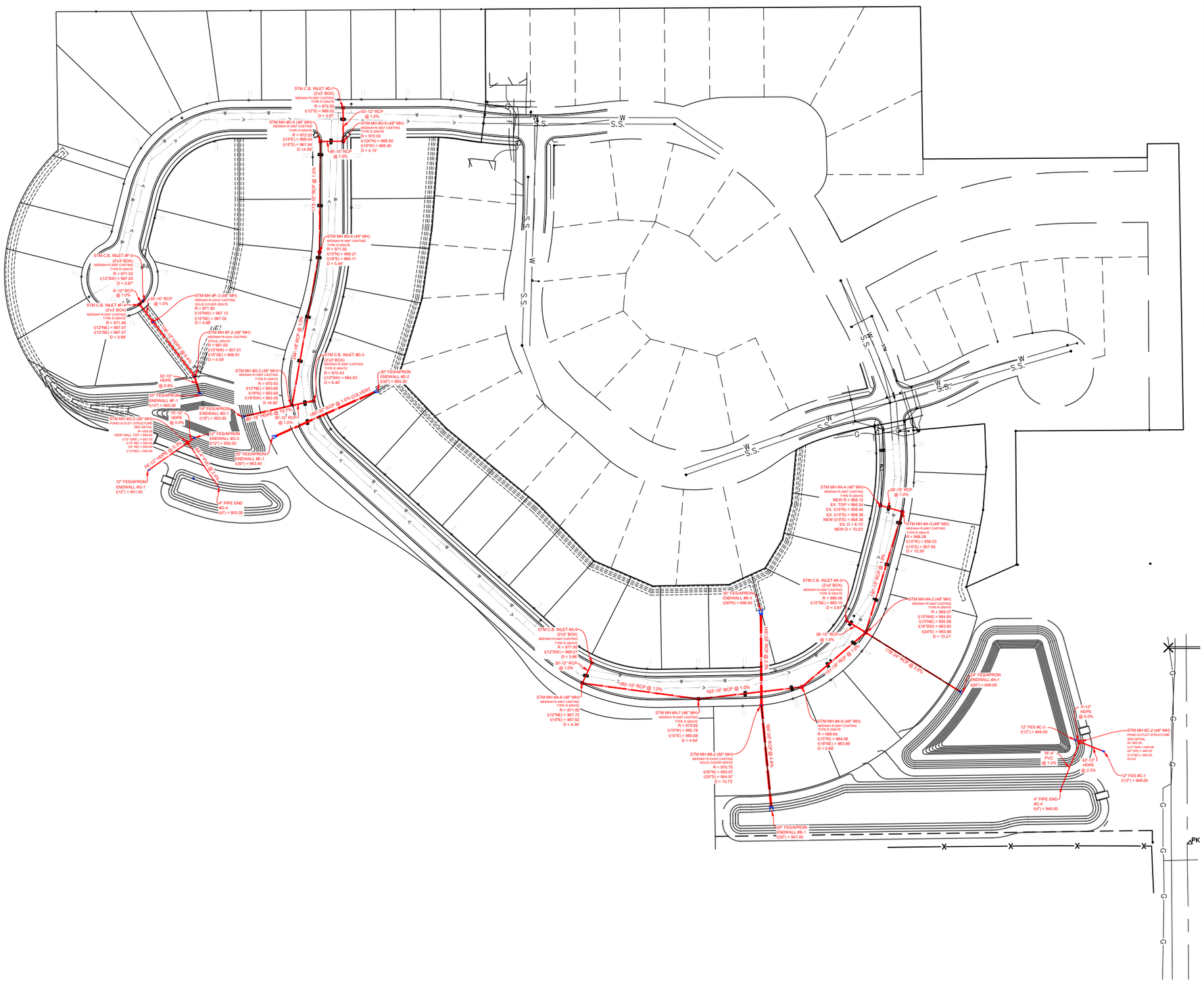

LEGEND

EXISTING STORM SEWER	PROPOSED BUILDING PAD
EXISTING SANITARY SEWER	PROPERTY LINE
EXISTING WATERMAIN	PROPOSED STORM SEWER
EXISTING HYDRANT AND VALVE	PROPOSED SANITARY SEWER
EXISTING CATCH BASIN	PROPOSED WATER MAIN
EXISTING SANITARY SEWER	PROPOSED INSULATION
EXISTING SEWER CLEANOUT	

STORM SEWER NOTES

1. ALL EXTERIOR STORM SEWER PIPING SHALL BE HDPE DUAL WALL SMOOTH INTERIOR WITH WATERTIGHT JOINTS OR APPROVED EQUIVALENT, UNLESS NOTED OTHERWISE.
2. IF RCP STORM SEWER IS USED IN PLACE OF HDPE, ALL "RCP" STORM SEWER PIPING SHALL BE CLASS 3 RCP PIPING OR APPROVED EQUIVALENT.
3. ALL PIPE LENGTHS INCLUDE APRON ENDWALLS.
4. ALL EXTERIOR STORM SEWER PIPE SHALL BE INSTALLED WITH A BROWN 18 GAGE TRACER WIRE, WHEN APPLICABLE PER SPS 382 REQUIREMENTS.

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DATE: 05/31/2019
DWG FILE: C7.0-U1I
REF FILE: 5008-060
JOB NUMBER: 5008-060

DRAWING PHASE:
- OWNER REVIEW
- X AGENCY REVIEW
- BID DOCUMENT
- FOR CONSTRUCTION
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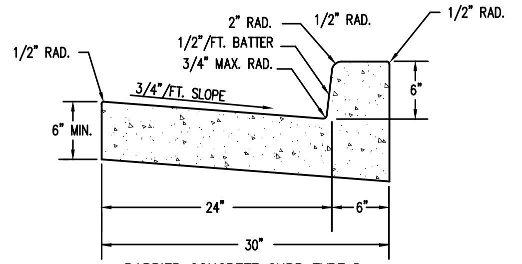
Auth•Consulting/associates
S&N Land Surveying a division of A C/a

PROJECT:
WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

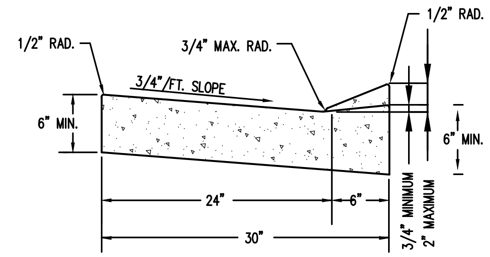
STORM SEWER PLAN

SHEET NO.
C7.3



BARRIER CONCRETE CURB TYPE D

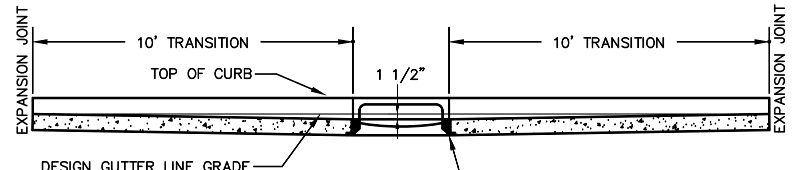
NOTE:
TYPE D CURB REQUIRED AT ALL INTERSECTION RADII, INCLUDING INLETS



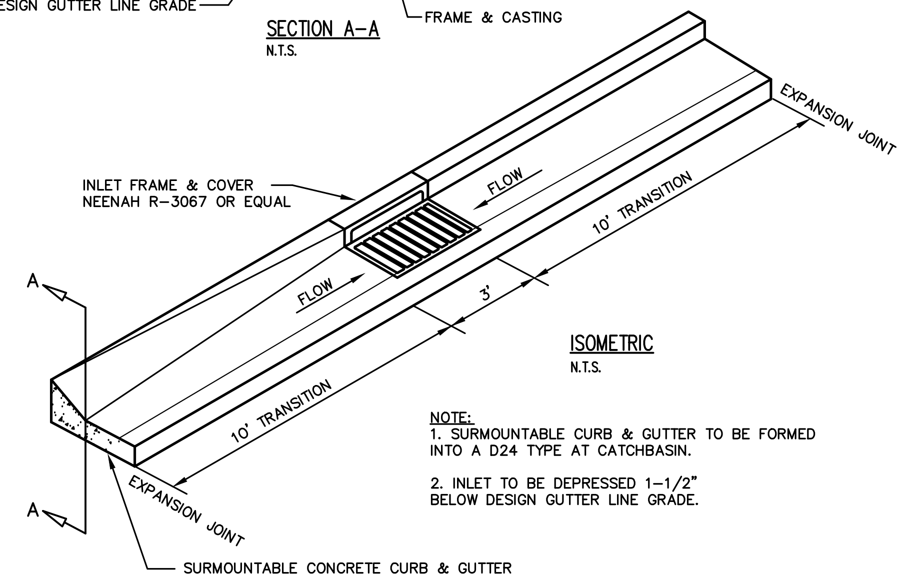
DRIVEWAY OPENING

TYPICAL CURB & GUTTER DETAILS

N.T.S.



SECTION A-A
N.T.S.



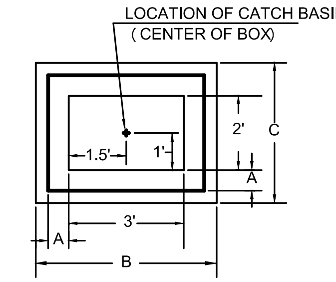
ISOMETRIC
N.T.S.

NOTE:
1. SURMOUNTABLE CURB & GUTTER TO BE FORMED INTO A D24 TYPE AT CATCHBASIN.

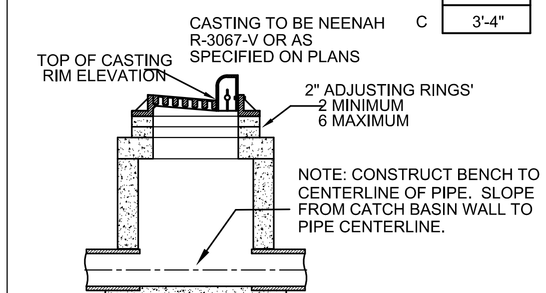
2. INLET TO BE DEPRESSED 1-1/2" BELOW DESIGN GUTTER LINE GRADE.

CURB & GUTTER CONSTRUCTION AT CATCHBASIN

N.T.S.

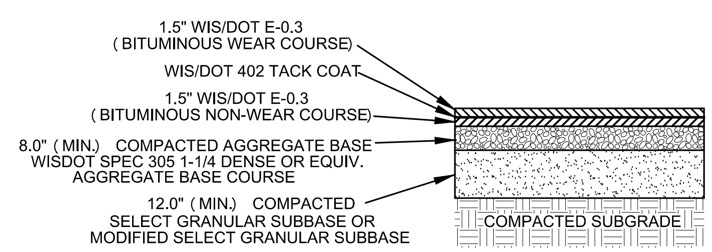


PRECAST	
A	5"
B	4'-4"
C	3'-4"



2'X3' BOX STORM INLET WITH CASTING ASSEMBLY

N.T.S.



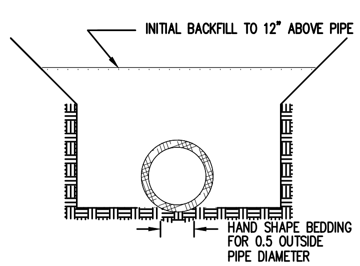
TYPICAL FINISHED SECTION FOR PAVED SURFACE

N.T.S.

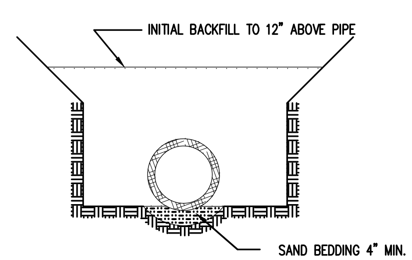
NOTE:
1. BITUMINOUS PAVEMENT SHALL CONFORM TO SECTION 460 HOT ASPHALT PAVEMENT OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.

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

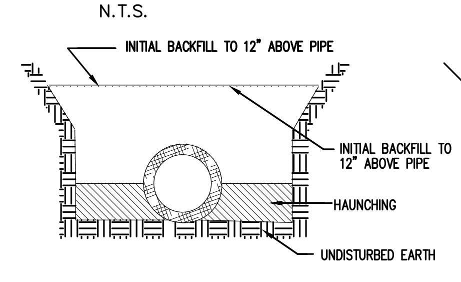
SEED MIXTURES



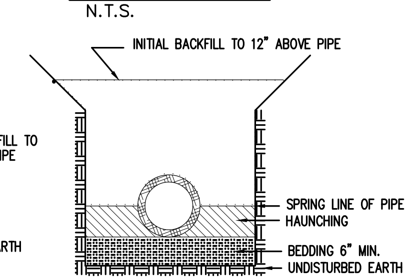
CLASS C BEDDING
N.T.S.



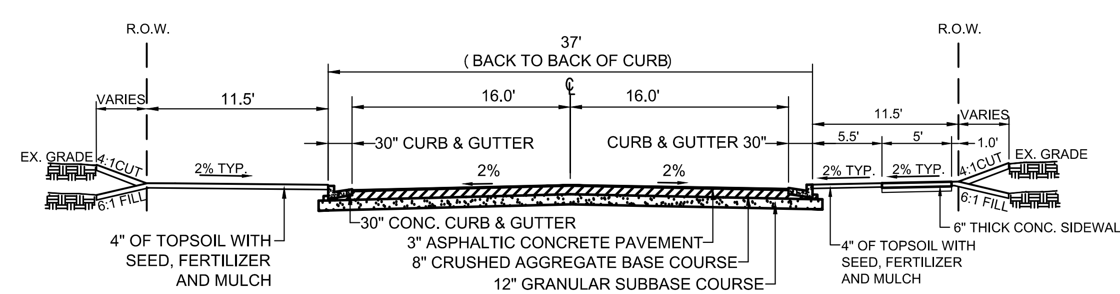
CLASS B BEDDING
N.T.S.



WATER MAIN BEDDING DETAIL
N.T.S. LAYING CONDITION TYPE 2 MODIFIED

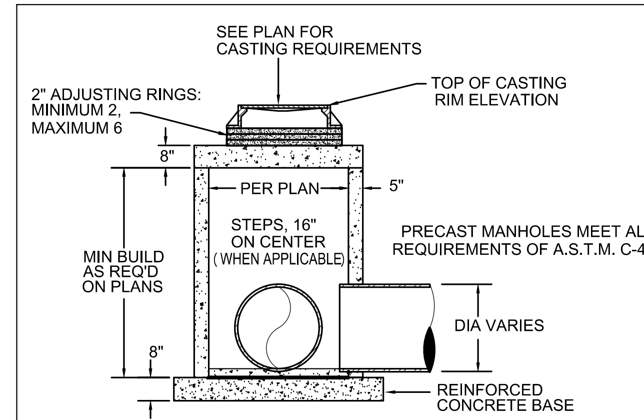


TYPICAL BEDDING OF PLASTIC PIPE
N.T.S. (PER ASTM D-2321)



TYPICAL ROADWAY SECTION 60FT ROW

N.T.S.



CATCH BASIN DETAIL STORM MANHOLE WITH CASTING ASSEMBLY

N.T.S.

NOTES:
1. VERTICAL ALIGNMENT OF STEPS SHALL NOT BE ABOVE PIPES THAT ARE GREATER THEN TWENTY-FOUR (24) INCHES IN DIAMETER.

NAME:	DATE:	REVISION DESCRIPTION:
MDH	05/31/19	RELEASED FOR REVIEW

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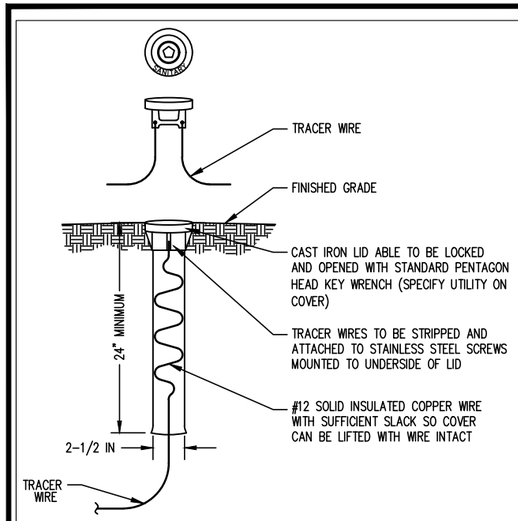
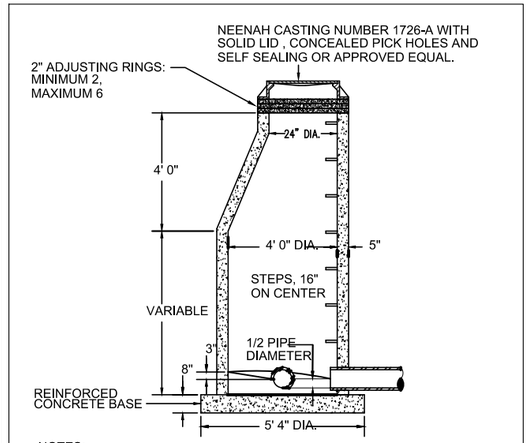
DETAILS

SHEET NO.
C8.0



TRACER WIRE SIGNAL BOX

N.T.S.

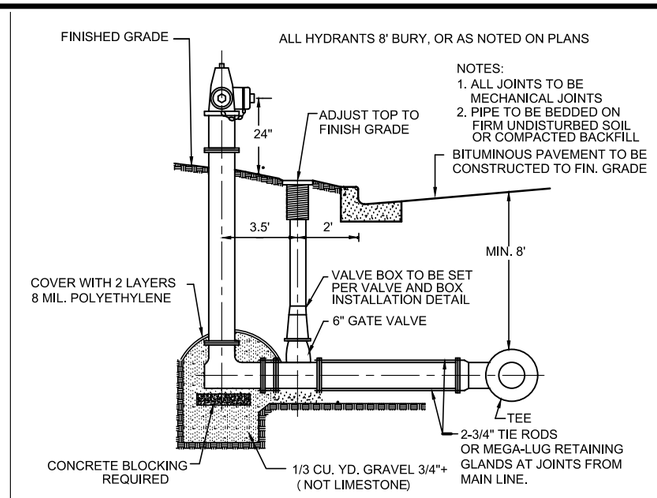


NOTES:

1. VERTICAL ALIGNMENT OF STEPS SHALL NOT BE ABOVE PIPES THAT ARE GREATER THEN TWENTY-FOUR (24) INCHES IN DIAMETER.

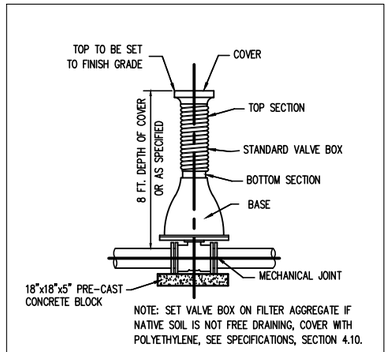
STANDARD SANITARY MANHOLE DETAIL

N.T.S.



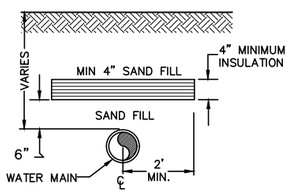
HYDRANT DETAIL WITH CURB

N.T.S.



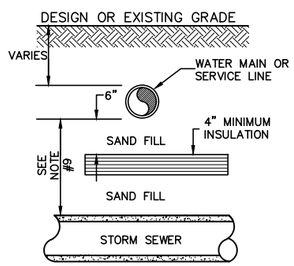
VALVE AND BOX INSTALLATION

N.T.S.



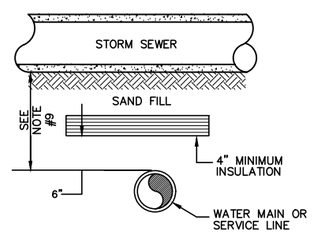
SHALLOW BURY CONDITIONS

NTS



STORM SEWER CROSSING BELOW

NTS



STORM SEWER CROSSING ABOVE

NTS

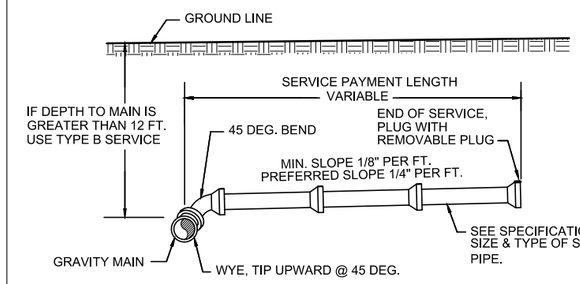
NOTES:

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

WIDTH OF INSULATION BETWEEN WATER MAIN AND STORM SEWER

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

INSULATION DETAILS

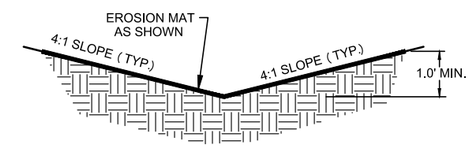


NOTE:
WHEREVER POSSIBLE END OF SERVICE TO BE AT 9 FT. DEPTH AT PROPERTY LINE OR AT BUILDING AS APPROPRIATE. WHERE 9 FT. DEPTH IS NOT POSSIBLE, DEPTH OF SERVICE TO BE AS DEEP AS POSSIBLE, CONSISTENT WITH THIS DETAIL.

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

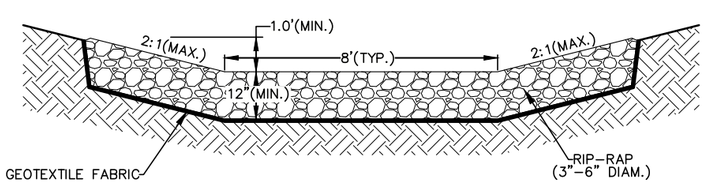
SANITARY SERVICE CONNECTION

N.T.S.



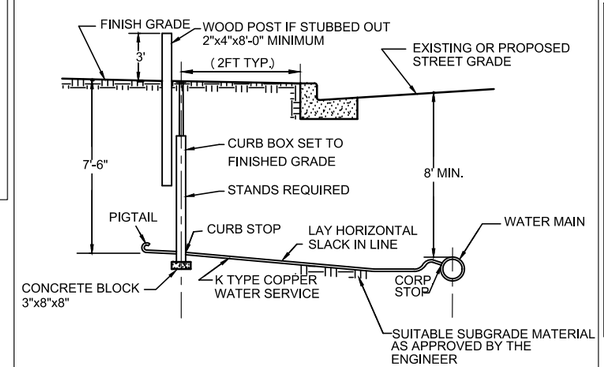
TYPICAL DRAINAGE V-DITCH

N.T.S.



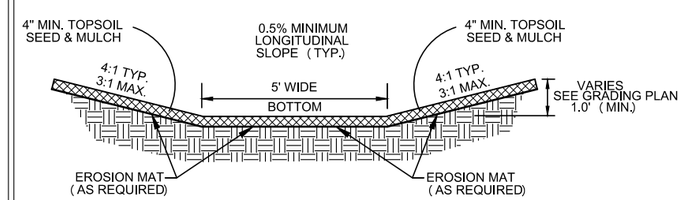
TYPICAL RIP-RAP CROSS-SECTION @ CONC. FLUME OUTFALL

N.T.S.



WATER SERVICE DETAIL

N.T.S.



TYPICAL 5' WIDE FLAT BOTTOM DRAINAGE DITCH/SWALE CROSS SECTION

N.T.S.

DRAWING PHASE:		DRAWN BY:	JVF
	OWNER REVIEW	CHECKED BY:	MDH
X	AGENCY REVIEW	DATE:	05/31/2019
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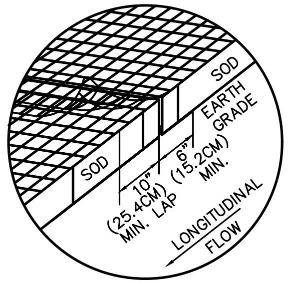
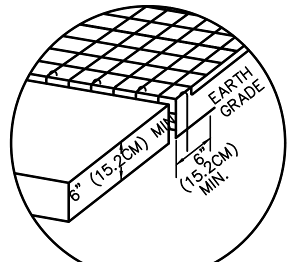
DETAILS

SHEET NO.
C8.1



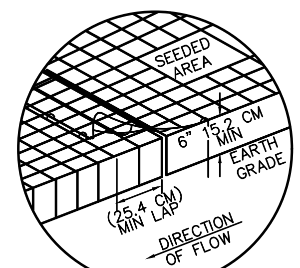
JUNCTION SLOT
SOD ONLY

DETAIL A
N.T.S.



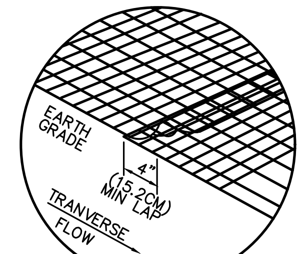
ANCHOR SLOT
AT BEGINNING AND END OF EROSION MAT

DETAIL B
N.T.S.



JUNCTION SLOT
SEED ONLY

DETAIL C
N.T.S.



LAP JOINT
SEED AND SOD

DETAIL D
N.T.S.

GENERAL NOTES EROSION MAT

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

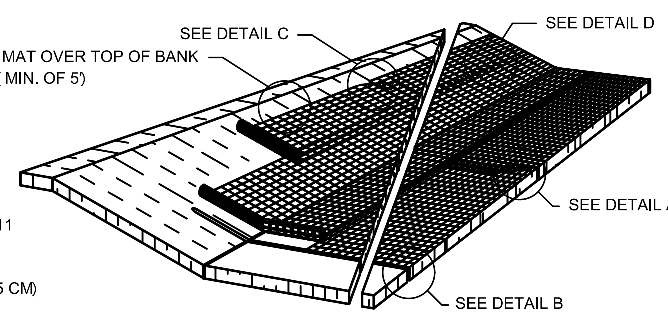
LAP JOINTS SHALL NOT BE PLACE IN THE BOTTOM OF V-SHAPED DITCHES.

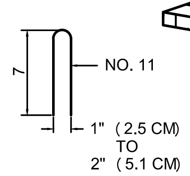
JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 m) APART.

EDGES OF THE EROSION MAT SHALL IMPRESSED IN THE SOIL.

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

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



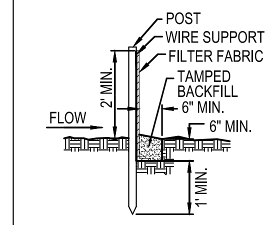


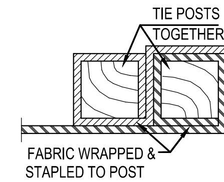
DETAIL OF
TYPICAL STAPLE

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

EROSION CONTROL MAT
N.T.S.

STANDARD INSTALLATION





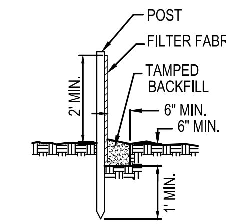
DETAIL FOR JOINING SECTIONS

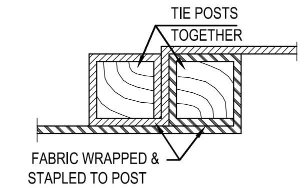
NOTES:

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

EROSION FENCE WITH
WIRE MESH SUPPORT
N.T.S.

STANDARD INSTALLATION





DETAIL FOR JOINING SECTIONS

NOTES:

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

DETAIL FOR INSTALLATION
OF EROSION FENCE
N.T.S.

GENERAL NOTES SILT FENCE

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

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

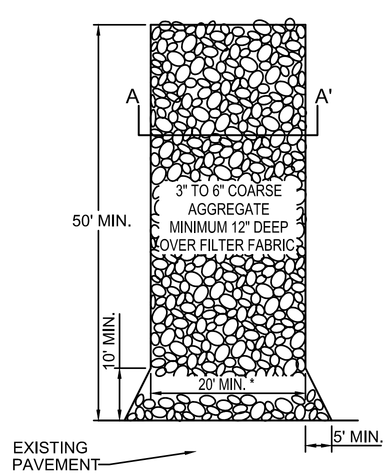
CROSS BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

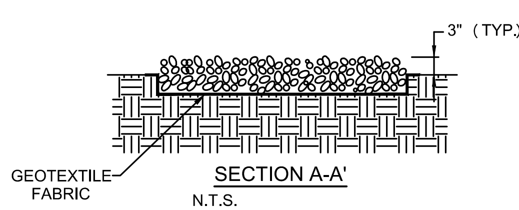
① MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OF PLACE WIRE RINGS ON 12" C-C.

② EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

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

SILT-FENCE DETAIL
N.T.S.





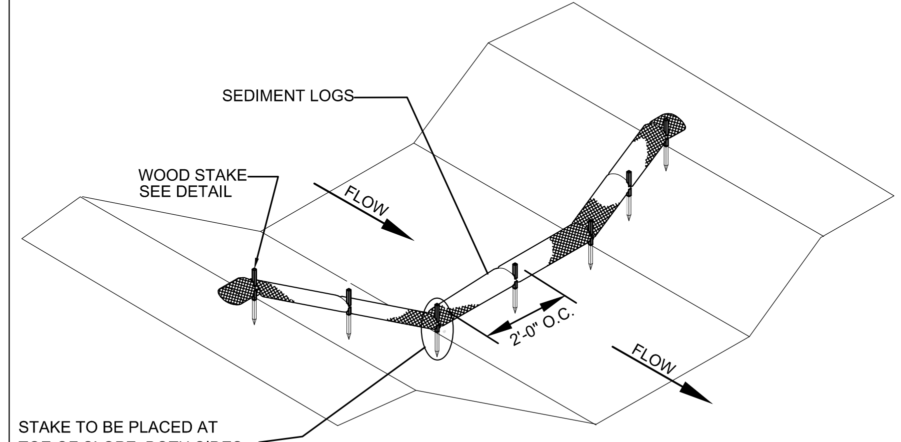
SECTION A-A'
N.T.S.

* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPENING.

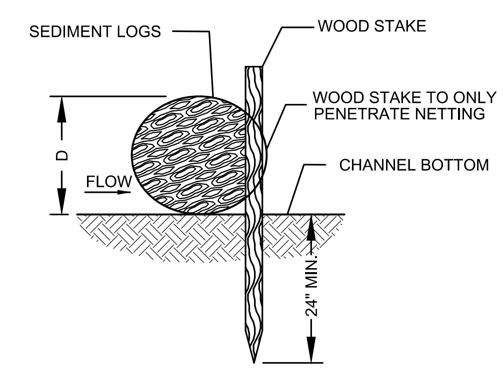
NOTES:

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

VEHICULAR TRACKING ENTRANCE
N.T.S.



SEDIMENT LOGS
N.T.S.



STAKE DETAILS
N.T.S.

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

	MDH	05/31/19
RELEASED FOR REVIEW		
REVISION DESCRIPTION:	NAME:	DATE:

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	OWNER REVIEW	CHECKED BY: MDH
X	AGENCY REVIEW	DATE: 05/31/2019
	BID DOCUMENT	DWG FILE: C8.0–Details
	FOR CONSTRUCTION	REF FILE: 5008–060
	AS–BUILT DOCUMENT	JOB NUMBER: 5008–060

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

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

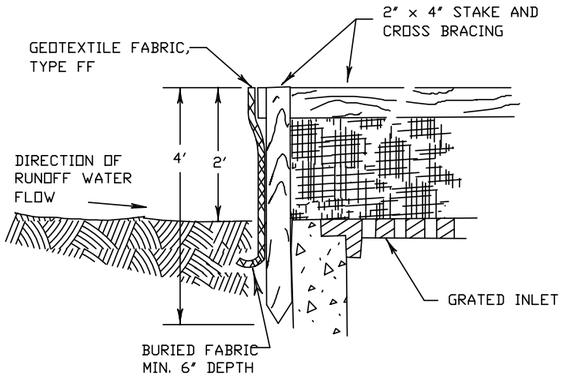
authconsulting.com

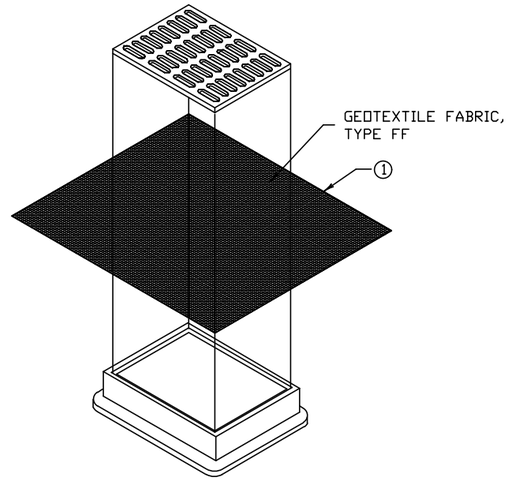
Auth·Consulting/associates
S&N Land Surveying a division of A·C/a

PROJECT:
WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

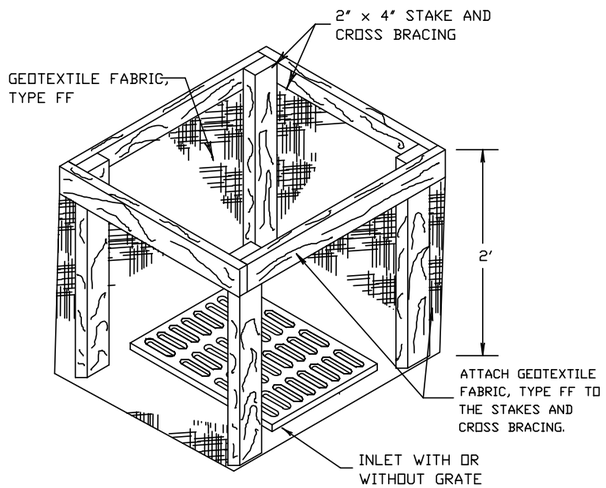
DETAILS

SHEET NO.
C8.2

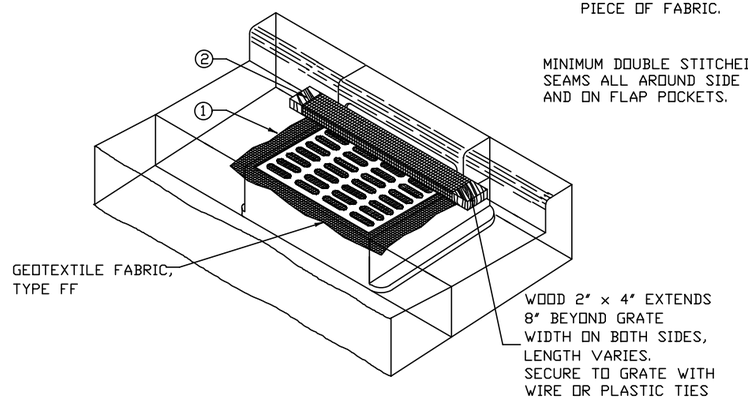




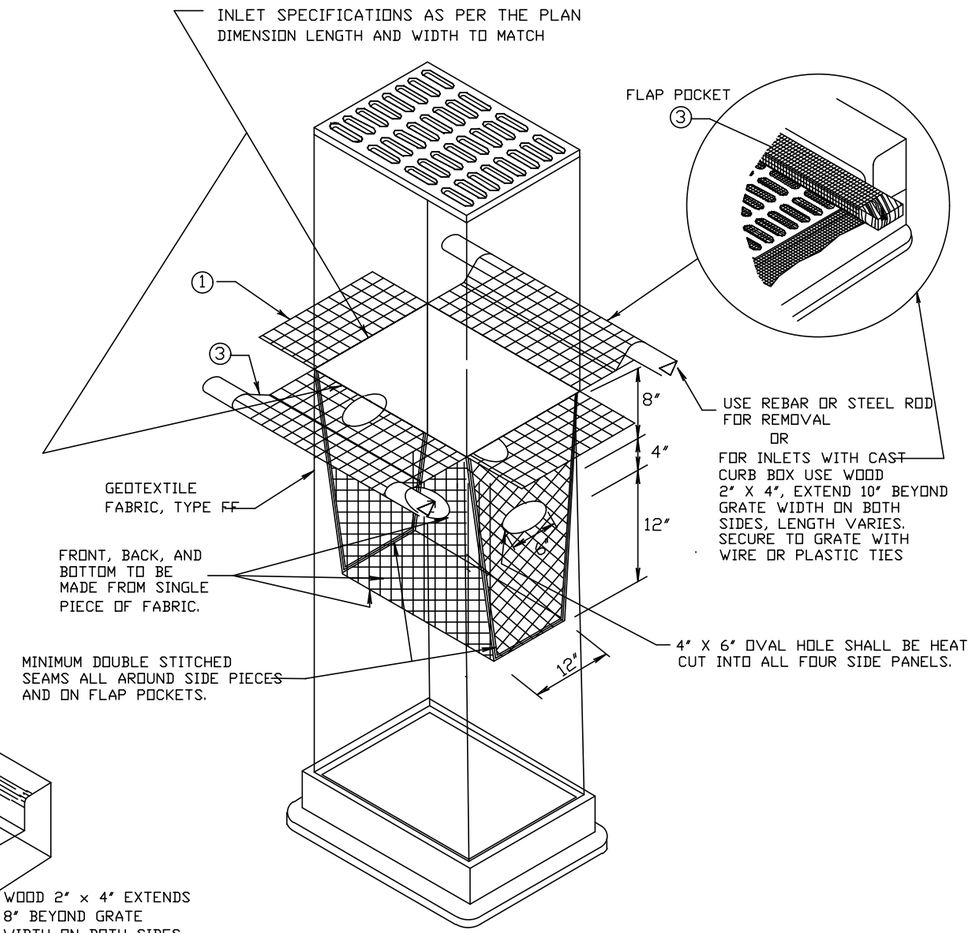
INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C (WITH CURB BOX)



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

GENERAL NOTES

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

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

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

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

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

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

INSTALLATION NOTES

TYPE B & C

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

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

TYPE D

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

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

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

RELEASED FOR REVIEW		MDH	05/31/19
REVISION DESCRIPTION:		NAME:	DATE:

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

DRAWN BY:
CHECKED BY: MDH
DATE: 05/31/2019
DWG FILE: C8.0-Details
REF FILE: 5008-060
JOB NUMBER: 5008-060

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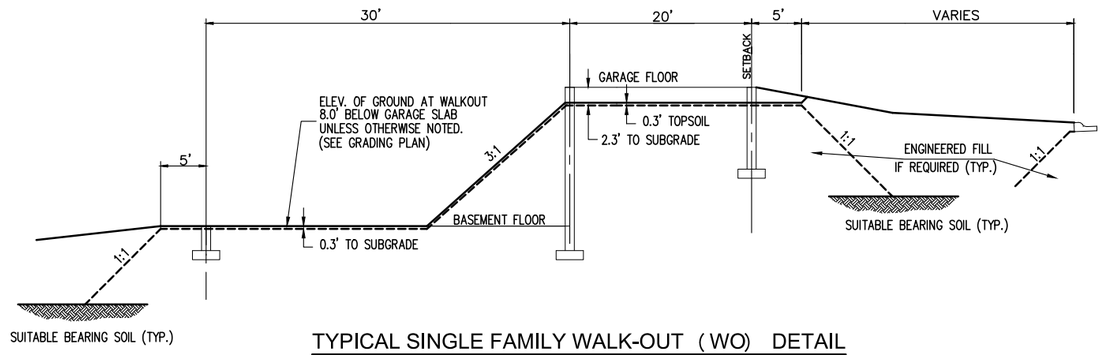
authconsulting.com

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

PROJECT:
WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

DETAILS

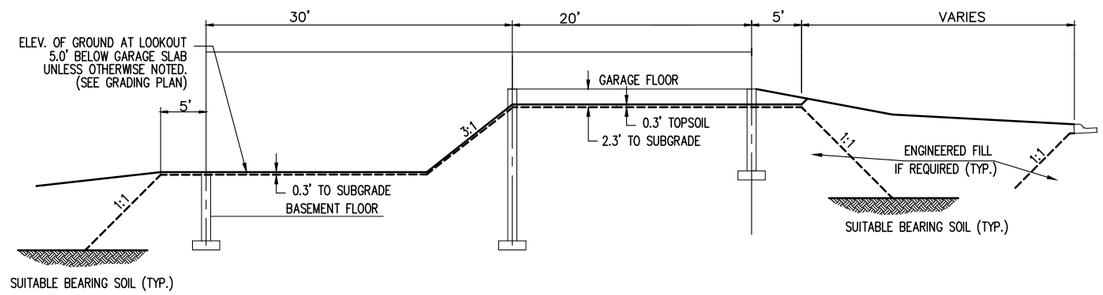
SHEET NO.
C8.3



TYPICAL SINGLE FAMILY WALK-OUT (WO) DETAIL

N.T.S.

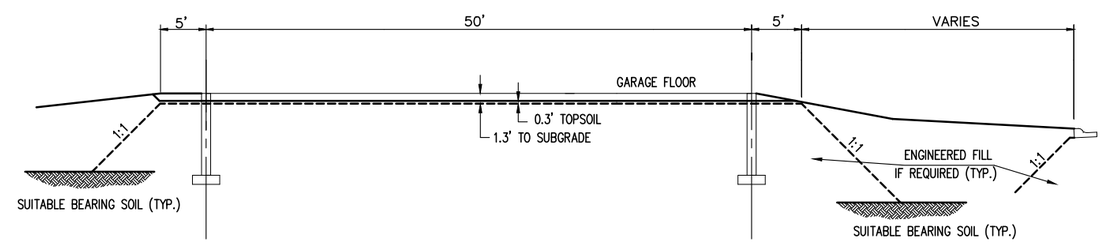
WALK-OUT LOTS: 45,48–53,57–58,71–74,81–86



TYPICAL LOOK-OUT DETAIL

N.T.S.

LOOK-OUT LOT: 46,54–55,62–64,75



TYPICAL STANDARD FLAT DETAIL

N.T.S.

STANDARD FLAT LOTS: 37–43,59–61,66–68,77–79

DRAWING PHASE:		DRAWN BY: JVF
	OWNER REVIEW	CHECKED BY: MDH
X	AGENCY REVIEW	DATE: 05/31/2019
	BID DOCUMENT	DWG FILE: C8.0-Details
	FOR CONSTRUCTION	REF FILE: 5008-060
	AS-BUILT DOCUMENT	JOB NUMBER: 5008-060

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR REVIEW	MDH	05/31/19

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PROJECT:
WILLOW RIVER BLUFFS 1ST ADDITION
WILLOW RIVER BLUFFS, LLC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

DETAILS

SHEET NO.
C8.4

WILLOW RIVER BLUFFS 1ST ADDITION

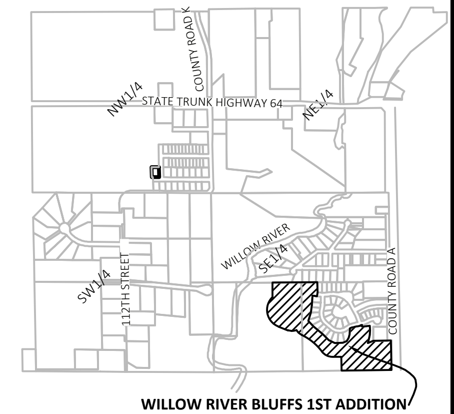
PRELIMINARY PLAT

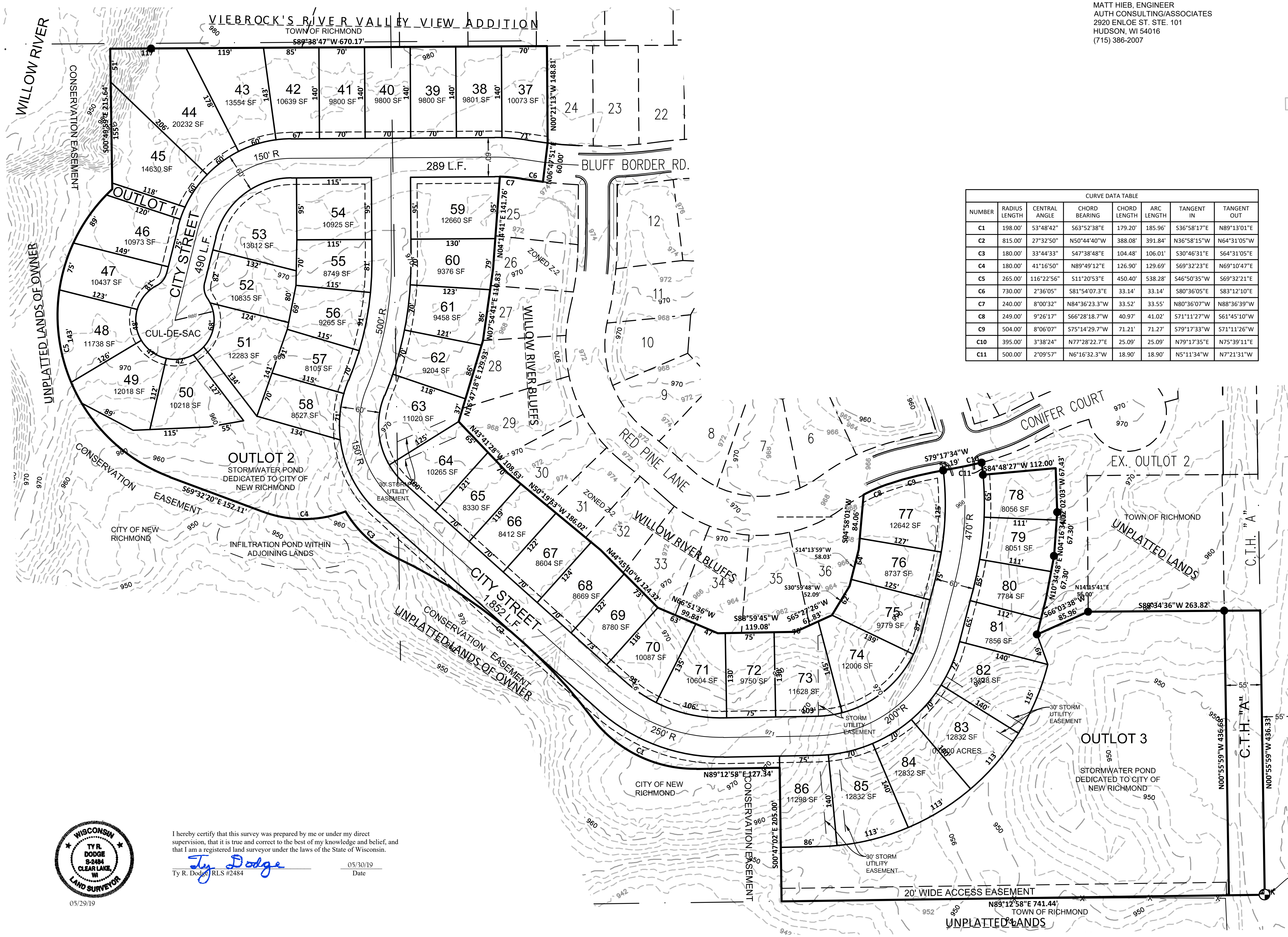
PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 4, T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:
WILLOW RIVER BLUFFS LLC
1505 Highway 65
New Richmond, WI 54017
715-243-0529

PREPARED BY:
TY DODGE, LAND SURVEYOR
MATT HIEB, ENGINEER
AUTH CONSULTING/ASSOCIATES
2920 ENLOE ST. STE. 101
HUDSON, WI 54016
(715) 386-2007

LOCATION SKETCH
SECTION 04, T30N, R18W





CURVE DATA TABLE

NUMBER	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	198.00'	53°48'42"	S63°52'38"E	179.20'	185.96'	S36°58'17"E	N89°13'01"E
C2	815.00'	27°32'50"	N50°44'40"W	388.08'	391.84'	N36°58'15"W	N64°31'05"W
C3	180.00'	33°44'33"	S47°38'48"E	104.48'	106.01'	S30°46'31"E	S64°31'05"E
C4	180.00'	41°16'50"	N89°49'12"E	126.90'	129.69'	S69°32'23"E	N69°10'47"E
C5	265.00'	116°22'56"	S11°20'53"E	450.40'	538.28'	S46°50'35"W	S69°32'21"E
C6	730.00'	2°36'05"	S81°54'07.3"E	33.14'	33.14'	S80°36'05"E	S83°12'10"E
C7	240.00'	8°00'32"	N84°36'23.3"W	33.52'	33.55'	N80°36'07"W	N88°36'39"W
C8	249.00'	9°26'17"	S66°28'18.7"W	40.97'	41.02'	S71°11'27"W	S61°45'10"W
C9	504.00'	8°06'07"	S75°14'29.7"W	71.21'	71.27'	S79°17'33"W	S71°11'26"W
C10	395.00'	3°38'24"	N77°28'22.7"E	25.09'	25.09'	N79°17'35"E	N75°39'11"E
C11	500.00'	2°09'57"	N6°16'32.3"W	18.90'	18.90'	N5°11'34"W	N7°21'31"W

LEGEND

- FOUND ALUMINUM COUNTY SECTION CORNER MONUMENT
- FOUND IRON MONUMENT
- INTERMEDIATE CONTOUR
- 920 INDEXED CONTOUR
- 10' WIDE UTILITY EASEMENT

LOT INFORMATION

ZONING: Z2
PROPOSED STREET LENGTH: 2,631 L.F.

TOTAL AREA: 21.830 ACRES

50 SINGLE FAMILY LOTS

SETBACKS(MEASURED TO FOUNDATION)
ALL ATTACHED FRONT PORCHES, UNCOVERED STEPS OR STOOPS SHALL BE ALLOWED TO ENCROACH 10 FEET MAXIMUM WITHIN FRONT YARD SETBACK. OVERHANGS MAY ENCROACH 2 FEET WITHIN FRONT YARD SETBACKS. ENCROACHMENT INTO THE SIDEYARD SETBACK SHALL REQUIRE A VARIANCE.

PRINCIPAL FRONT SETBACK, 25 FT. MIN.
SECONDARY FRONT SETBACK, 20 FT. MIN.
SIDE SETBACK, 5 FT. MIN.
REAR SETBACK, 20 FT. MIN.

ELEVATIONS SHOWN ARE NAVD 1988 DATUM.

TOPOGRAPHY DERIVED FROM ST. CROIX COUNTY LIDAR DATA SUPPLEMENTED WITH FIELD SURVEY IN CRITICAL AREAS.

BEARINGS ARE REFERENCED TO THE ST. CROIX COUNTY COORDINATE SYSTEM

NORTH

SCALE: 0 80 160

WISCONSIN TY R. DODGE S-2484 CLEAR LAKE, WI LAND SURVEYOR
05/29/19

I hereby certify that this survey was prepared by me or under my direct supervision, that it is true and correct to the best of my knowledge and belief, and that I am a registered land surveyor under the laws of the State of Wisconsin.

Ty Dodge
Ty R. Dodge, RLS #2484 — 05/30/19 Date

DATE:	NAME:	REVISION DESCRIPTION:

DRAWN BY:	
CHECKED BY:	
DATE:	05/09/2019
DWG FILE:	5008-060 Final Plat
REF FILE:	5008-060
JOB NUMBER:	5008-060

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

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S&N Land Surveying a division of A C/a

PROJECT: WILLOW RIVER BLUFFS 1ST ADDITION
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN
PRELIMINARY PLAT

SHEET NO. 1 OF 1

City of New Richmond
156 East First Street ❖ New Richmond, WI 54017
Phone: (715) 246-4268 ❖ Fax: (715) 246-7129

CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

PRELIMINARY PLAT APPLICATION

CITY ORDINANCE SECTION 117
www.newrichmondwi.gov

☑ **PRELIMINARY PLAT FEE: $400 + 5.00/LOT OVER 6 ESCROW: $500.00**

☐ **AMENDED OR REVISED PRELIMINARY PLAT: $200.00 ESCROW: $500.00**

Application fee and escrow deposit should be made payable to City of New Richmond upon submittal of completed application. Escrow funds will be drawn to cover project-related costs. Additional funds may be required; surplus funds will be returned.

Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. **Property Owner Information:**

   Company name: Willow River Bluffs, LLC

   Last name: Derrick *First name:* Ron

   Address: 1505 WI 65 *City/State/Zip:* New Richmond, WI 54017

   Phone number: (612) 599-4244 *Email address:* ron@derrickbuilt.com

2. **Applicant Information:** *(if different from above)*

   Company name: same as above

   Last name: _____ *First name:* _____

   Address: _____ *City/State/Zip:* _____

   Phone number: _____ *Email address:* _____

3. **Address(es) of Property Involved:** *(if different from above)*

   Extension of Bluff Border Road

4. **Zoning Designation:** Z2

5. **Statement of Intent:** Describe the properties to be combined or created as a part of this Preliminary Plat application and indicate whether a variance, zoning change, and/or Conditional Use Permit will be required for the proposed parcels or the intended use.

   Variance, zoning change and/or conditional use permit is not anticipated.

6. **Additional Required Information:**

   a. **Parkland Dedication Determination:** Applications must include documentation from the Park Department indicating whether the Park Board recommends dedication of land or impact fees in lieu of land.

   b. **Legal Description and PIN:** Provide the existing Parcel Identification Number(s) and the complete legal description(s) of the property involved.

   c. **Proposed Plans:** In addition to four full size copies and one 11 x 17 copy of the proposed plat, a topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by the City Staff.

   d. **Written Narrative:** The written narrative should address whether the parcels affected by the proposed plat would comply with all of the applicable Code requirements.

7. **Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: _____ *Date:* 5.29.19

Applicant: _____ *Date:* _____

Fee Paid: $_____ **Date:** _____ **Receipt #**_____

Preliminary Plat applications must be received by the first Thursday of a month; applications received after this date cannot be heard at the Planning Commission meeting the following month.

156 East First Street
New Richmond, WI 54017
Ph 715-246-4268 Fax 715-246-7129
www.newrichmondwi.gov

CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

MEMORANDUM

TO: Plan Commission

FROM: Noah Wiedenfeld, Director of Planning

DATE: June 28, 2019

SUBJECT: Federal Foam Technologies: Certified Survey Map

BACKGROUND

Federal Foam Technologies seeks to subdivide Lot 25 of their property into two parcels (Lot 26 and Lot 27). This would allow for their new building addition to be on a separate parcel.

Consideration of a certified survey map (CSM) is governed by Section 117-20 of the City's Code of Ordinances. If the proposed certified survey map complies with all City ordinances, rules, regulations, comprehensive plans, comprehensive plan components, and neighborhood plans, the certified survey map should be approved.

Date	Certified Survey Map
June 17, 2019	CSM Received
June 25, 2019	Development Review Committee
July 2, 2019	Plan Commission Meeting & Recommendation
July 8, 2019	City Council Final Action
Date TBD	Recording with St. Croix County Register of Deeds

PROCESS

CSMs are reviewed by the Development Review Committee, Plan Commission, and City Council (final action). The approved CSM is then recorded with St. Croix County Register of Deeds.

EXECUTIVE SUMMARY (RECOMMENDATION)

The Development Review Committee recommends the following action be taken by the Plan Commission:

Recommend approval of the certified survey map with the following conditions:

1. All utility issues are subject to review and approval of the Public Works Director and Electric Superintendent.

2. The CSM shall be revised to include an easement for drainage and utilities along the east property line of Lot 26 and the west property line of Lot 27, subject to review and approval by the Director of Public Works and Electric Superintendent.

DETAILED ANALYSIS

COMPREHENSIVE PLAN

The Future Land Use Plan in the City of New Richmond's 2040 Comprehensive Plan guides the community's land toward a desired land use pattern and identifies areas in the City for future growth. The proposed project is located on land designated as Business Park. Areas with this land use category include manufacturing, assembly, warehousing, laboratory, distribution, tech/flex, related office uses, and truck/transportation terminals. The use of the property is not changing as a result of the proposed subdivision.

ZONING

The property is zoned Z7 Specific Use/Industrial. The purpose of the Z7 Zoning District is to allow for continuation and expansion of industrial uses in specific areas of the City where they will have less conflict with other functions. The use of the property is not changing as a result of the proposed subdivision.

WELLHEAD PROTECTION DISTRICT

The project is located in a wellhead protection district (Well No. 6), which is subject to land use and development restrictions because of its close proximity to the City's municipal wells and the corresponding high threat of contamination. The proposed subdivision does not result in any conflict with the prohibited uses identified in Section 121-60.C.3 of the City Code of Ordinances.

SURROUNDING USES

Uses surrounding the parcel include a brewery and distillery (west), and undeveloped property owned by the City of New Richmond (west and south). The surrounding uses will not be negatively impacted by the proposed subdivision.

LOT OCCUPATION

Properties in the Z7 Zoning District have a minimum lot width of 80 feet, and a maximum lot coverage of 60%. The proposed subdivision does not conflict with Table 10 of the Zoning Ordinance.

ACCESS

In accordance with Section 117-33.B of the City Code of Ordinances, both Lot 26 and Lot 27 have access to a public street.

UTILITIES

<u>All utility issues are subject to review and approval of the Public Works Director and Electric Superintendent.</u>

EASEMENTS

A reciprocal cross-access easement agreement has also been prepared between Federal Foam Technologies, Inc. and 600 Wisconsin Drive Investors LLC. This agreement addresses the use and enjoyment of the easements, responsibility for maintenance and damage, and indemnity and insurance. Per Section 117-41 of the City Code of Ordinances, the CSM shall be revised to include an easement for drainage and utilities along the east property line of Lot 26 and the west property line of Lot 27, subject to review and approval by the Director of Public Works and Electric Superintendent.

CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE NE1/4, IN THE SW1/4 OF THE NE1/4, IN THE SE1/4 OF THE NW1/4 AND IN THE NE1/4 OF THE NW1/4 OF SECTION 10, T30N, R18W, CITY OF NEW RICHMOND,ST. CROIX COUNTY, WISCONSIN; BEING LOT 25 OF CERTIFIED SURVEY MAP VOLUME 29, PAGE 6507, DOCUMENT NUMBER 1066014.

SURVEYOR

EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

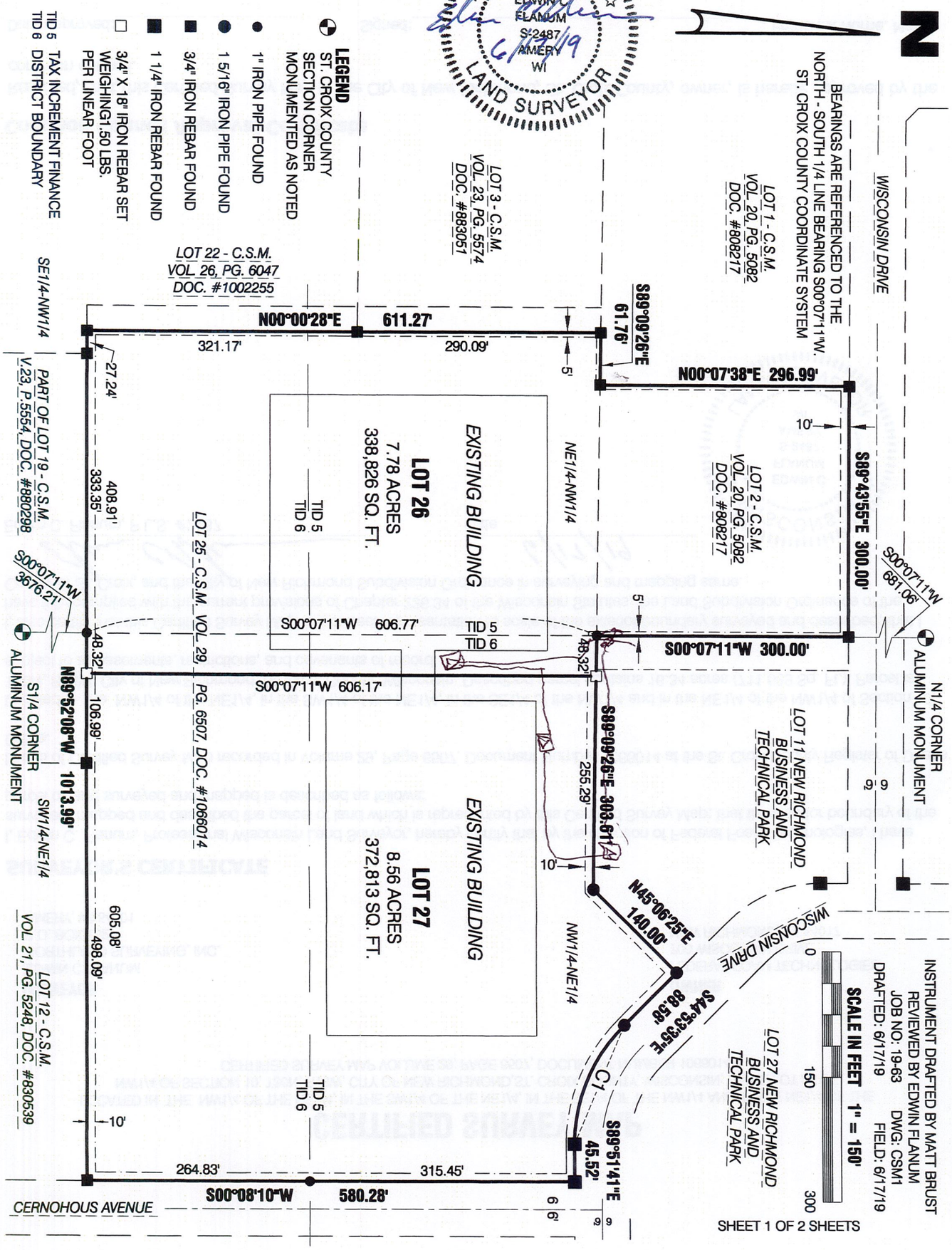
OWNER: LOT 25

FEDERAL FOAM TECHNOLOGIES
700 WISCONSIN DRIVE
NEW RICHMOND, WI 54017

WISCONSIN EDWIN C FLANUM S-2487 AMERY WI LAND SURVEYOR
6/17/19

LEGEND

- ST. CROIX COUNTY SECTION CORNER MONUMENTED AS NOTED
- 1" IRON PIPE FOUND
- 1 5/16" IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- 1 1/4" IRON REBAR FOUND
- 3/4" X 18" IRON REBAR SET WEIGHING1.50 LBS. PER LINEAR FOOT
- TID 5 TID 6 TAX INCREMENT FINANCE DISTRICT BOUNDARY



INSTRUMENT DRAFTED BY MATT BRUST
REVIEWED BY EDWIN FLANUM
JOB NO: 19-63 DWG: CSM1
DRAFTED: 6/17/19 FIELD: 6/17/19

SHEET 1 OF 2 SHEETS

CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE NE1/4, IN THE SW1/4 OF THE NE1/4, IN THE SE1/4 OF THE NW1/4 AND IN THE NE1/4 OF THE NW1/4 OF SECTION 10, T30N, R18W, CITY OF NEW RICHMOND,ST. CROIX COUNTY, WISCONSIN; BEING LOT 25 OF CERTIFIED SURVEY MAP VOLUME 29, PAGE 6507, DOCUMENT NUMBER 1066014.

SURVEYOR
EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

OWNER
FEDERAL FOAM TECHNOLOGIES
700 WISCONSIN DRIVE
NEW RICHMOND, WI 54017

SURVEYOR'S CERTIFICATE

I, Edwin C. Flanum, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Federal Foam Technologies, I have surveyed, mapped and described the parcel of land which is represented by this Certified Survey Map; that the exterior boundary of the parcel of land surveyed and mapped is described as follows:

Lot 25 of Certified Survey Map recorded in Volume 29, Page 6507, Document Number 1066014 at the St. Croix County Register of Deeds Office.

Located in the NW1/4 of the NE1/4, in the SW1/4 of the NE1/4, in the SE1/4 of the NW1/4 and in the NE1/4 of the NW1/4 of Section 10, T30N, R18W, City of New Richmond, St. Croix County, Wisconsin. Described parcel contains 16.34 acres (711,633 Sq. Ft.). Parcel is subject to all easements, restrictions, and covenants of record.

I, also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that I have fully complied with the current provisions of Chapter 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of the County of St. Croix, and the City of New Richmond Subdivision Ordinance in surveying and mapping same.

Edwin C. Flanum, P.L.S. #2487 — Date: 6/17/19

WISCONSIN
EDWIN C
FLANUM
S-2487
AMERY
WI
LAND SURVEYOR

Common Council Approval Certificate

Resolved, that this Certified Survey Map in the City of New Richmond, St. Croix County, owner, is hereby approved by the common council.

Date approved:_____ Signed:_____, Frederick Horne, Mayor

Date signed:_____ Signed:_____, Frederick Horne, Mayor

Clerk's Certificate

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the City of New Richmond.

Tanya Batchelor, Clerk — Date

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT-IN	TANGENT-OUT
C1	202.13'	44°58'06"	S67°22'38"E	154.60'	158.64'	S44°53'35"E	S89°51'41"E