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Plot Date: 10/29/2025 - 4:36pm
Plotted by: matthew.hoffman
Drawing Path: C:\Users\matthew.hoffman\OneDrive - Stantec\Documents - Consulting\193806833 The Oaks JBJ\Project Files\5 DESIGN\1 CAD\A REFERENCES\193806833_DS_C-PCPAD.dwg
Xrefs: 193806833_XR_TB_34x22; 193806833_XR_EXT; 193806833v10.prespbl; 193806833_DES; 193806833_XR_VF LINEWORK; 193806833_XR_DES LAYOUT; 193806833_XR SEPTIC; 193806833_XR TB_34x22 EXHIBITS

PHASE 2

PHASE 1

OUTLOT 1

POND C2-3

STORM POND C2-3 (7)
TOP = 1087
BOTTOM = 1082.5
(PHASE 1: CONTAINED IN POND WITH OVERFLOW TO THE WEST)
(PHASE 2: CONNECT TO SECONDARY POND VIA ROAD CULVERT (EQUALIZER PIPE))

EXISTING OVERFLOW (TO BE MAINTAINED)

PROVIDE PIPE OUTLET TO PREVENT PONDING INTO LOT 50 SEPTIC AREA

EXISTING NATURAL DEPRESSION (TO BE MAINTAINED)

POND C1.1 (EXISTING)

HIGHRIDGE COURT

OLIVER'S DRIVE

ELMWOOD ROAD

DO NOT DISTURB
(NOT PART OF PROJECT SITE)

STORM POND D (7)
10' WIDE BERM = 1117
BOTTOM = 1114.5
20' WIDE SPILLWAY = 1115
100-YR STORM EL=1115.90

POND D

SHEET KEY NOTES

1. SUGGESTED HOUSE FOOTPRINTS (TYP)
   - 1.1. TOW = TOP OF WALL ELEVATION
   - 1.2. EXP = EXPOSED ELEVATION
2. SEPTIC SYSTEM SOIL BORINGS (TYP)
3. SEPTIC SYSTEM HATCHED AREAS, TO REMAIN UNDISTURBED (TYP)
4. FILL TO BE PLACED IN 12" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR. COMPACTION TESTING REQUIRED ON ALL FILLED LOTS. GRADING CONTRACTOR IS RESPONSIBLE FOR ALL COMPACTION TESTING AND REPORTS. COMPACTION TESTING REPORTS SHALL BE CREATED FOR EACH LOT WHERE STRUCTURAL FILL IS PLACE AND BE SUPPLIED TO DEVELOPER.
5. STORM SEWER. SEE PLAN AND PROFILES FOR ADDITIONAL INFORMATION.
   - 5.1. STANDARD PRECAST STORM MANHOLE - SEE DETAIL 3, SHEET C8.02
   - 5.2. STORM CATCH BASIN - SEE DETAIL 4, SHEET C8.02
   - 5.3. FLARED END SECTION
   - 5.4. ROADWAY CULVERT - SEE DETAIL 4, SHEET C8.03
6. NON-ROADWAY SWALE - SEE DETAIL 2, SHEET C8.02
7. STORMWATER PONDS. SEE SHEET C8.04 FOR ADDITIONAL DETAILS.
   - 7.1. OVERFLOW SPILLWAY. SEE DETAIL 3, SHEET C8.05.
   - 7.2. INFILTRATION TRENCH. SEE DETAIL 3, SHEET C8.04.
8. CREATE PERMANENT BERMS WITH EXCESS CUT MATERIAL.
   - 8.1. PHASE I - APPROXIMATELY 10,000 CY
   - 8.2. PHASE II - POTENTIAL AREA WITH EXCESS MATERIAL AT PHASE II COMPLETION.

0 100' 200'

Stantec
312 N. 5th Avenue
Sturgeon Bay, WI 54235
www.stantec.com

JBJ Companies, Inc.
W178 N9912 RIVERCREST DRIVE, SUITE 101
GERMANTOWN, WI 53022-4645

GRADING PLAN

THE OAK'S AT SCHMITT FARMS - PHASE 1
JBJ JOB #2303
VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

DATE OF ISSUANCE
October 29, 2025

NO	REVISION	DATE
	BID SET	3-21-2025
1		4-11-2025
2		4-25-2025

SURVEY	
DRAWN	RMB
DESIGNED	PJH
CHECKED	RMB
APPROVED	PJH
PROJ. NO.	193806833

SHEET NUMBER
C3.01
12 of 23

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BAMBI ROAD
WEJEGI DRIVE
OUTLOT 2
POND A
STORM POND A
4' WIDE BERM = 1119.5
BOTTOM = 1115
6' WIDE SPILLWAY = 1117.75
100-YR STORM EL=1118.48
PHASE 1
OUTLOT 3
CONNECTED SPILLWAY = 1111.25
PHASE 2
POND B
STORM POND B
4' WIDE BERM = 1113.25
BOTTOM = 1108.25
6' WIDE SPILLWAY = 1112.5
100-YR STORM EL=1112.09
OUTLOT 8
OUTLOT 4
EDGEWOOD COURT
STA.=3+40.47
PLACE AND COMPACT FILL TO THE PROPOSED T.O.W. ELEVATION FOR FUTURE LOTS 29 AND 30 PER SHEET KEY NOTE 4. STOCKPILE ANY ADDITIONAL MATERIAL OVER COMPACTED FILL FOR PHASE II. DUST WITH TOPSOIL AND SEED. EXISTING TREE LINE TO REMAIN FOR PHASE I.
PHASE II FINAL GRADING
CONSTRUCTION ACCESS ROUTE
STORM POND C4
(PHASE 2 AND CONNECTED TO PHASE 1 POND C2-3)
10' WIDE BERM = 1087.85
BOTTOM = 1082.5
10' WIDE SPILLWAY = 1086
100-YR STORM EL=1086.84
OUTLOT 5
OUTLET STRUCTURE
SEE DETAIL 1, SHEET C8.05
POND C4
OUTLET STRUCTURE
SEE DETAIL 2, SHEET C8.05
OUTLOT 1
POND C2-3
ANDREW'S LANE
OAKLEAF COURT
EXISTING OVERFLOW
(TO BE MAINTAINED)
PROVIDE PIPE OUTLET TO PREVENT
PONDING INTO LOT 50 SEPTIC AREA
EXISTING NATURAL DEPRESSION
(TO BE MAINTAINED)
POND C1.1
(EXISTING)
STORM POND C2-3
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BOTTOM = 1082.5
(PHASE 1: CONTAINED IN POND WITH OVERFLOW TO THE WEST)
(PHASE 2: CONNECT TO SECONDARY POND VIA ROAD CULVERT (EQUALIZER PIPE))
OLIVER'S DRIVE
HIGHRIDGE COURT
5.2 TYP
5.3 TYP
5.4
7.1
7.2
1 TYP
2 TYP
3 TYP
4
6
N
0 100' 200'

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Document Name: n:\mke\projects\DCI_ACCDocs\Stantec Consulting\193806833 The Oaks - JBJ\Project Files\5 DESIGN\1 CADD\4 REFERENCES\193806833_DS_C_PGRAD.dwg
Xrefs: 193806833_XR_TB_34x22; 193806833_XR_EXT; 193806833-v10 preplat; 193806833_DES; 193806833_XR_VF LINEWORK; 193806833_XR_DES LAYOUT; 193806833_XR SEPTIC; 193806833_XR_TB_34x22 PHASE I; 193806833_XR_TB_34x22 EXHIBITS