



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

801 West Kinnear Road
P.O. Box 177
Madison, WI 53708

April 5, 1989

APR 10 1989

Mr. Steven T. Chronis
AERO-METRIC ENGINEERING, INC.
539 North Madison Street
Chilton, Wisconsin 53014

PERMANENT FILE NO. 16762

Subject: WESTLEIGH FARMS SUBDIVISION
NE 1/4 S 29 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

The Department of Agriculture, Trade and Consumer Protection certifies this preliminary plat as nonobjectionable. The Department of Transportation, Division of Highways and Transportation Services will review the plat if it is an "abutting plat" as defined by s. Hy 33.03 (3), Wis. Admin. Code. The Department of Industry, Labor and Human Relations will review the plat, if unsewered, in accordance with Chapter ILHR 85, Wis. Admin. Code. On the final plat, the Winnebago County Planning & Zoning Committee will also be an objecting agency.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewerage;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

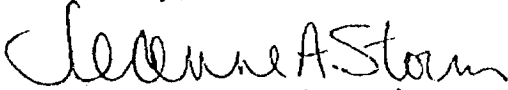
COMMENTS FROM PRELIMINARY PLAT REVIEW:

- s. 236.10 (1) (a) It is our understanding that the annexation of this area to the City of Oshkosh is being legally contested by the Town of Algoma. If this is the case and the courts have not resolved the issue prior to the final plat review, the Town of Algoma must also approve the final plat.
- s. 236.16 (1) The lots have the minimum width and area required by this section. However, when public sewer is not available, lot sizes are also determined by soil tests completed in accordance with Chapter ILHR 85, Wis. Admin. Code (Rules of the Department of Industry, Labor and Human Relations).
- s. 236.16 (2) The streets meet the minimum width required by this section.
- s. 236.21 (2) (a) When the final plat of the subdivision is received in this office, either the Department of Industry, Labor and Human Relations must be listed in the Owner's Certificate as a reviewing agency or we must receive the clerk's certification regarding sewerage facilities.

Page 2
Mr. Steven Chronis
WESTLEIGH FARMS SUBDIVISION
April 5, 1989

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office.

Sincerely,



Jeanne A. Storm, Supervisor
Plat Review Unit

JAS:skg

Enc: Original

cc: Clerk, City of Oshkosh (w/Print)
Winnebago County Planning & Zoning Committee
Clerk, Town of Algoma
Mr. Thomas N. Rusch, Owner

ORIGINAL RECEIVED FROM SURVEYOR ON 3/17/89; REVIEWED BY DATCP ON 4/5/89.



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*

Jerry L. Bougie, *Principal Planner*

Robert E. Braun, *Zoning Administrator*

March 27, 1989

Steve Chronis
Aero-Metric Engineering, Inc.
539 N. Madison Street
P.O. Box 111
Chilton, WI 53014-0111

Re: Westleigh Farms Subdivision
(Preliminary Plat) - City of Oshkosh

Dear Steve:

The Winnebago County Planning and Zoning Department has reviewed the aboved named plat. The Department certifies this plat as nonobjectionable, however, before final plat approval the county needs to review the completed drainage plan. In addition, the following "Restriction for Public Benefit" must be added on the face of the final plat:

RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

Pursuant to section 18.58 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments.

If you have any questions please call or write. Thank you.

Sincerely,

Jerry L. Bougie
Jerry L. Bougie
Principal Planner

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY *Jerry L. Bougie*
County Planner

DATE 3/27/89

cc: JB, DS, Jeanne Storm - Dept. of AT&CP

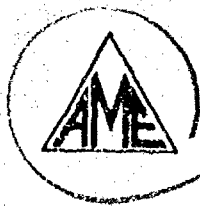
enclosure

Courthouse

• P. O. Box 2808

• Oshkosh, WI 54903-2808

• 414/235-2500



Aero-metric
ENGINEERING, INC.

539 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53011-0111 (414) 849-7708
(800) 472-5313

March 13, 1989

Mr. Jerry L. Bougie, Principal Planner
Winnebago County Court House
P.O. Box 2808
Oshkosh, Wisconsin 54903

Re: Westleigh Farms

Dear Jerry:

Enclosed are two (2) prints of the subject Preliminary Plat for you to look over.

Please get back to me at your earliest convenience if you see any problems or have any objections.

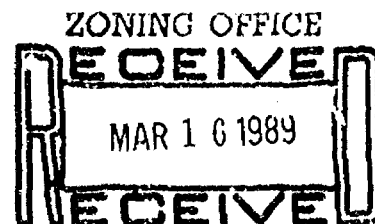
Thank you.

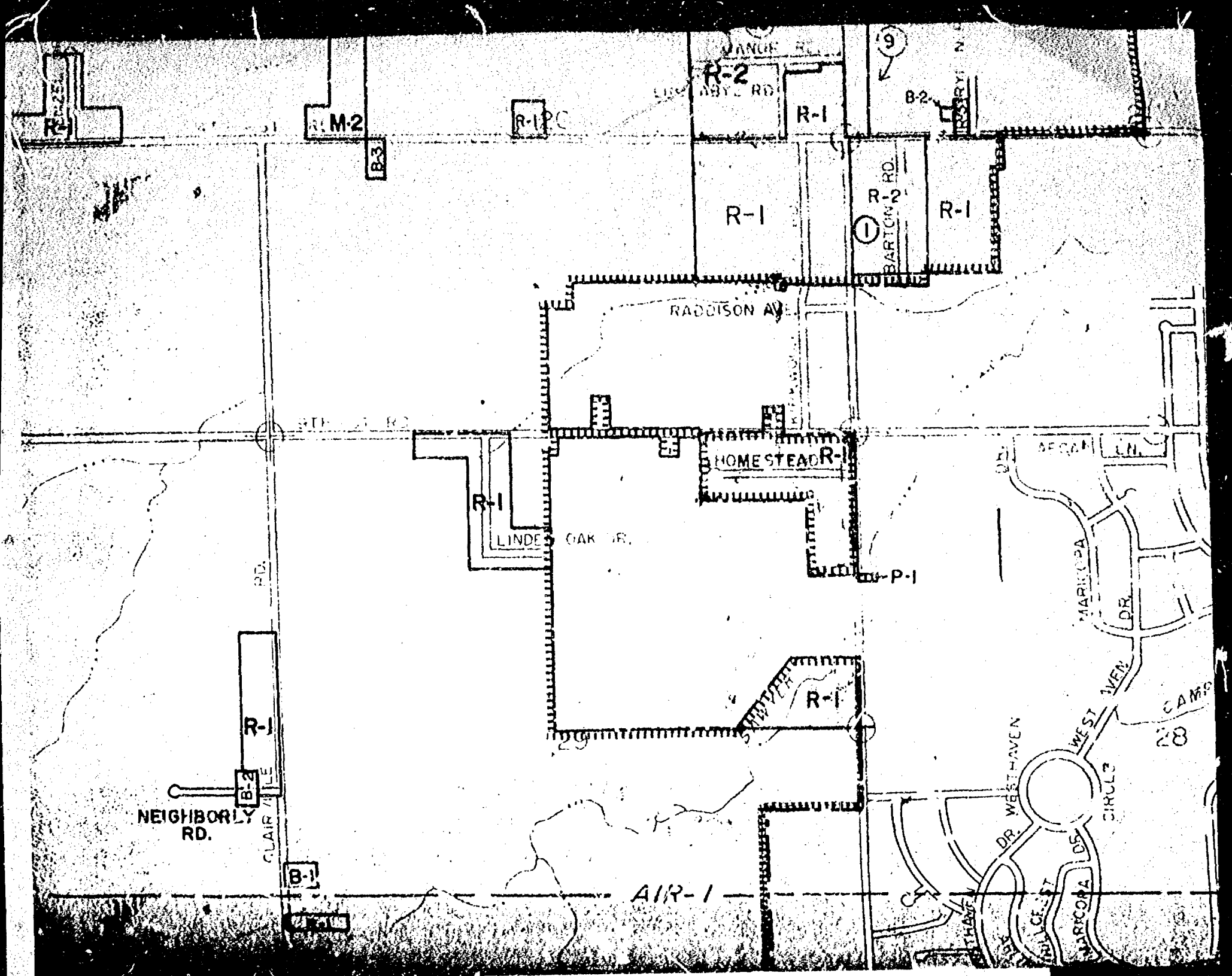
Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis
Steven T. Chronis
Manager-Property Surveys

STC/dmb
Enclosures







Winnebago County
Planning and Zoning Department

October 2, 1990

The Wave of the Future

Steve Chronis
Aero-Metric Engineering
P.O. Box 111
Chilton, WI 53014-0111

Re: Westleigh Farms (Final Plat)
City of Oshkosh

Dear Steve,

In regards to the above-named plat, the following items must be addressed before County approval of the final plat is considered:

1. The preliminary plat shows floodplain occupying portions of lots 1, 109 (lot 12 on final plat), and 110 (lot 11 on final plat). This is not shown on the final plat. Based on sections 18.58 and 18.59, Winnebago County Land Division Ordinance regarding drainage, please show the floodplain, floodway and the location of Sawyer Creek on the final plat.
2. The drainage plan shall be prepared and submitted to Pete Van Airdale, L&WCD.
3. County shoreland regulations (s. 17.20, Winnebago County Zoning Ordinance) apply to lots 10, 11, and 12. These regulations must be administered by the City of Oshkosh, according to sections 59.97(7) and 59.971(7), Wis. Stats. Please note that lot 11 must be redrawn to comply with the 10,000 sq. ft. minimum for lots located in the shoreland area. The City may have informed you of this already.

Please contact me if you have any questions.

Sincerely,

Jerry L. Bougie
County Principal Planner

cc: Dave Schmidt. Carol Owens. John Bluemke. Jeanne Storm.



Winnebago County
Planning and Zoning Department

The Wave of the Future

November 9, 1990

Dept. of Ag. Trade & Consumer Protection
c/o Jeanne A. Storm
801 W. Badger Rd.
P.O. Box 8911
Madison, WI 53708

Re: Westleigh Farms (Final Plat)
City of Oshkosh

Dear Jeanne:

The Winnebago County Planning Department has finished its review of the above-named plat. Winnebago County certifies this plat as nonobjectionable.

If you have any questions, please contact me. Thank you.

Sincerely,

Gerry L. Bougie
Gerry L. Bougie
County Principal Planner

cc: David Schmidt, County Planning Director
Steve Chronis, Aero-metric
Carol Owens, Planning & Zoning Committee Chairperson

enclosure

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY *Gerry L. Bougie*
County Planner
DATE *11/9/90*

Te.. (414) 722-4009

Meyer's
Lake Winnebago
Resort

6434 Paynes Point Rd.
Neenah, WI 54956

Jack M. Meyer



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy
Secretary

801 West Badger Road
PO Box 8911
Madison, WI 53708-8911

0412

RECEIVED

November 13, 1990

NOV 15 1990

WINNEBAGO COUNTY
PLANNING DEPT.

266-9086
Mark Scribner

Mr. Steven T. Chronis
AERO-METRIC ENGINEERING, INC.
539 North Madison Street
Chilton WI 53014

PERMANENT FILE NO. 16762

Subject: WESTLEIGH FARMS SUBDIVISION
NE 1/4 S 29 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

We have examined WESTLEIGH FARMS SUBDIVISION and do not object to this final plat. Today, we received a copy of the plat from the Winnebago County Planning & Zoning Committee certifying that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) and (2), Wis. Stats.; and, the Winnebago County Planning & Zoning Committee.

The following changes or corrections must be made to satisfy the conditional certification. Underlining indicates corrected or added information that must be shown. Any variances with these conditions will require written notification to and verification by this office prior to plat approval.

- s. 236.10 (1) (a) It is our understanding that the annexation of this area to the City of Oshkosh is being legally contested by the Town of Algoma. If this is the case and the courts have not resolved the issue prior to the final plat review, the Town of Algoma must also approve the final plat.
- s. 236.15 (1) (a) and (b) & .20 (2) (b) Per your letter received October 19, you will revise the monumentation symbols at the following corners on the plat drawing to indicate where the existing 1" iron pipe (●) actually are: Curve points 1, 2, 10, & 12, southeast corner lot 1, northeast corner lot 5, northeast corner lot 6, south and west corners lot 10, angle point on the southeasterly line lot 11, and northeast and southeast corners lot 12.

Page 2
 Mr. Steven T. Chronis
 WESTLEIGH FARMS SUBDIVISION
 November 13, 1990

s. 236.20 (2) (c) The 120.70' block length must be shown along the south line of lots 11 and 12.

The 95.72' block length must be shown along the northwest line of lots 10-11.

s. 236.20 (2) (i) The bearing reference at the north point must be changed to N00°25'40"W to agree with data on the plat drawing.

s. 236.20 (3) (d) and (e) "Temporary Turnaround" at the southwesterly end of Ruschfield Drive and north end of Wheatfield Way must be underscored in dashed lines and also noted "by other instrument" to clearly indicate that these are outside of the plat boundary.

s. 236.21 (1) A revision date, "Revised this ____ day of _____, 19____.", must be placed near the land surveyor's seal and signature on the revised sheets of the plat.

After all conditions of the certifications of no objection have been met, the plat may be submitted to the local governing bodies for approval. Local government units, during their review of the plat, will resolve when applicable that the plat:

- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations.
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department or the Winnebago County Planning & Zoning Committee will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the original drawing with the copy of this plat we furnish the letter recipients listed.

Sincerely,

Jeanne A. Storm

Jeanne A. Storm, Supervisor
 Plat Review Unit

cc: Clerk, City of Oshkosh
 Winnebago County Planning & Zoning
 Clerk, Town of Algoma
 Thomas N. Rusch, Owner
 Register of Deeds
 ECWRPC

JAS:mas

Enc: Muslin-backed Drawing, Original, Marked Print, Closure and Curve Comps.

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 10/12/90; REVIEWED BY DATCP ON 11/9/90.

~~Westleigh Farms - drain water~~
~~to South into Sawyer Creek. Current~~
~~drainage-way cannot handle~~
~~water - it runs North.~~

Westleigh Farms - drain water
to South into Sawyer Creek. Current
drainage-way cannot handle
water - it runs North.



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy
Secretary

801 West Badger Road
PO Box 8911
Madison, WI 53708-8911

October 12, 1990

Mr. David Schmidt
Winnebago County Planning
& Zoning Committee
Courthouse, Box 2808
Oshkosh WI 54901

PERMANENT FILE NO. 16762

Subject: WESTLEIGH FARMS SUBDIVISION
NE 1/4 S 29 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Schmidt:

We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- If the plat is objected to, we must be notified by letter (the original drawing will be returned to the surveyor for revisions).

- If the plat is certified as nonobjectionable, we must receive a print bearing your certification so that we may finalize our review (see s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited to avoid delays in processing the plat and to comply with the time limits set by statute. By the date shown below this office must either object to or certify the plat as nonobjectionable for all the objecting agencies involved, or, the subdivider can demand immediate certification of no objection.

Sincerely,

Jeanne A. Storm
Jeanne A. Storm, Supervisor *by mas*
Plat Review Unit

JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

DEPARTMENT OF AGRICULTURE, TRADE & CONSUMER PROTECTION TIME LIMIT EXPIRES: 11/9/90



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy
Secretary

801 West Badger Road
PO Box 8911
Madison, WI 53708-8911

September 17, 1990

Mr. David Schmidt
Winnebago County Planning
& Zoning Committee
Courthouse, Box 2808
Oshkosh WI 54901

PERMANENT FILE NO. 16762

Subject: WESTLEIGH FARMS SUBDIVISION
NE 1/4 S 29 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Schmidt:

We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- If the plat is objected to, we must be notified by letter (the original drawing will be returned to the surveyor for revisions).

- If the plat is certified as nonobjectionable, we must receive a print bearing your certification so that we may finalize our review (see s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited to avoid delays in processing the plat and to comply with the time limits set by statute. By the date shown below this office must either object to or certify the plat as nonobjectionable for all the objecting agencies involved, or, the subdivider can demand immediate certification of no objection.

Sincerely,

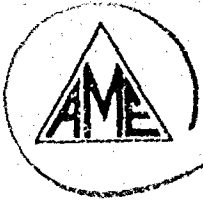
Jeanne A. Storm
Jeanne A. Storm, Supervisor *by mas*
Plat Review Unit

JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

DEPARTMENT OF AGRICULTURE, TRADE & CONSUMER PROTECTION TIME LIMIT EXPIRES: 10/17/90



Aero-Metric
ENGINEERING, INC.

539 NORTH MADISON STREET, P.O. BOX 111, CHILTO: WISCONSIN 53014-0111 (414) 849-7708
(800) 472-5313
FAX (414) 849-7709

October 10, 1990

OCT 11 1990

Mr. Jerry Bougie,
Principal Planner
Winnebago County Courthouse
P.O. Box 2808
415 Jackson Street
Oshkosh, Wisconsin 54903-2808

Re: Westleigh Farms

Dear Jerry:

Enclosed are Four (4) prints of the revised Final Plat which meets the City's and County's concerns for you to review. The State should be sending you Four (4) copies as well.

Also enclosed are Two (2) copies of the Drainage Plan for your files. I have sent the Drainage Plan and report to Pete.

If you should have any questions regarding the enclosed, please give me a call.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis

Steven T. Chronis
Manager-Property Surveys

STC/dmb
Enclosures



Aero-Metric ENGINEERING, INC.

539 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 642-7708
(800) 472-5313
FAX (414) 349-7709

June 19, 1991

RECEIVED

WINNEBAGO COUNTY
PLANNING DEPT.

Mr. Jerry Bougie,
Winnebago County Principal Planner
Winnebago County Courthouse
415 Jackson Street
P.O. Box 2808
Oshkosh, Wisconsin 54903-2808

Re: FIRST ADDITION TO WESTLEIGH FARMS, Final Plat

Dear Jerry:

Enclosed are two (2) prints of the Final Plat of the FIRST ADDITION TO WESTLEIGH FARMS as submitted to the City of Oshkosh and State. You will probably be getting your four (4) copies from the State sometime next week.

If you should have any questions regarding the enclosed, please give me a call.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis
Steven T. Chronis
Manager-Property Surveys

STC/dmb
Enclosures

cc: Pete Van Airsdale
Tom Rusch



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy
Secretary

0264

801 West Badger Road
PO Box 8311
Madison, WI 53708-8311

RECEIVED

JUL 31 1991

WINNEBAGO COUNTY
PLANNING DEPT

July 23, 1991

Steven T. Chronis
AERO-METRIC ENGINEERING, INC.
539 North Madison Street
Chilton, Wisconsin 53014

PERMANENT FILE NO. 17737

Subject: FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION
NE 1/4 S 29 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

We have examined FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION and do not object to this final plat. On July 16, we received a copy of the plat from the Winnebago County Planning & Zoning Commission certifying that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) and (2), Wis. Stats.; and, the Winnebago County Planning & Zoning Commission.

The following changes or corrections must be made to satisfy the conditional certification. Underlining indicates corrected or added information that must be shown. Any variances with these conditions will require written notification to and verification by this office prior to plat approval.

s. 236.20 (2) (c) The 213.98' block length must be shown along the southerly line of lot 65 - outlot 1.

The 85.00' length must be shown along the northwesterly line of lot 67.

The 45.85' length must be shown along the south line of lot 27.

The 60.00' length must be shown along the south line of lot 28.

The 54.19' length must be shown along the south line of lot 29.

s. 236.20 (2) (f) Between lots 40-41 the 60' width of Timothy Trail must be shown.

s. 236.21 (1) A revision date, "Revised this _____ day of _____, 19____.", must be placed near the land surveyor's seal and signature on the revised sheets of the plat.

Page 2

Steven T. Chronis

FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION

July 23, 1991

After all conditions of the certifications of no objection have been met, the plat may be submitted to the local governing bodies for approval. Local government units, during their review of the plat, will resolve when applicable that the plat:

- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department or the Winnebago County Planning & Zoning Commission will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the original drawing with the copy of this plat we furnish the letter recipients listed.

Sincerely,

Jeanne A. Storm, Supervisor
Plat Review Unit
Phone: 608/266-3200

JAS:dpb

By:



Kate Lawton
Land Resources Section

Enc: Muslin-backed Drawing, Original, Marked Print, Closure and Curve Comps.

cc: Tom Rusch, Owner
Clerk, City of Oshkosh
Winnebago County Planning & Zoning Commission
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 6/21/91; REVIEWED BY DATCP ON 7/22/91.
NECESSARY INFORMATION RECEIVED FROM SURVEYOR ON 7/23/91.

WINNEBAGO COUNTY
OSHKOSH, WISCONSIN

NO 20501 TR

6-28 1991

RECEIPT

Received of Planning Dept. / Aero-Metric

Amount Fifty and 00/100 Dollars

\$ 50.00

☐ Cash ☒ Check

For LWCD

Acct # 100-850-44950

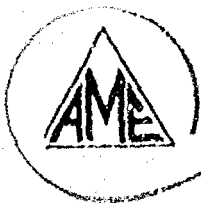
IF PAYMENT IS MADE BY CHECK,
THIS RECEIPT NOT VALID UNTIL
CHECK HAS CLEARED BANK

Received by Ruth H. Bradley/mek

DISTRIBUTION

- 1 - PAYEE (WHITE)
- 2 - TREASURER (YELLOW)
- 3 - DEPARTMENT (PINK)

ACCT NO _____ \$ _____
_____ \$ _____
_____ \$ _____



Aero-Metric ENGINEERING, INC.

539 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 849-7708
(800) 472-5313
FAX (414) 849-7709

June 13, 1991

RECEIVED

JUN 17 1991

WINNEBAGO COUNTY
PLANNING DEPT.

Mr. Jerry Bougie,
Winnebago County Principal Planner
Winnebago County Courthouse
415 Jackson Street
P.O. Box 2808
Oshkosh, Wisconsin 54903-2808

Re: FIRST ADDITION TO WESTLEIGH FARMS (Preliminary Plat, Drainage Plan and Final Plat).

Dear Jerry:

Enclosed for your review is the Preliminary Plat, Drainage Plan and Report, and the Final Plat (90% complete) of the FIRST ADDITION TO WESTLEIGH FARMS for County review. The Preliminary Plat was submitted to the City of Oshkosh back in February of this year. We did not submit it to the County at that time because the Drainage Plan was not done. The City of Oshkosh Engineering Department has now completed the Establish Street Grades and Storm Sewer Plans so I was able to prepare the Drainage Plan.

Also enclosed is a check in the amount of \$50.00 to cover the review fee you recently adopted.


The Preliminary Plat shows the total development, however the developer is only going to Final Plat a portion of the development. You can compare the Preliminary to the Final to see what will be final platted at this time.

If you should have any questions regarding the enclosed, please give me a call.

We expect to send the Final Plat to the State next week, June 17-21, 1991.

Very truly yours,

AERO-METRIC ENGINEERING, INC.


Steven T. Chronis
Manager-Property Surveys

STC/dmb
Enclosures

c: Pete Van Airsdale
Tom Rusch

NARRATIVE

Project Description

The purpose of the project is to construct two (2) roads, Wheatfield Way and Rushfield Drive, install utilities (storm sewer, sanitary sewer, water main, gas, electric, and cable T.V.), and develop 66 home sites. Approximately 4 Acres of land will be disturbed during the construction period for the road and utilities. The site is 18.594 Acres in size and located in Section 29, T.18N., R.16E., 13th Ward, City of Oshkosh, Winnebago County, Wisconsin. (See Vicinity Map)

Site Description

The site is quite flat having slopes of approximately 1% and has a vegetative cover of weeds. The drainage does not all flow in one direction. The Western boundary line at the mid point is the approximate location of the high point and from that point the drainage runs North into a drainage-way East onto the adjainer and South into Sawyer Creek. There is no evidence of erosion under present site conditions.

Adjacent Property

Land use in the vicinity is residential and agricultural. The land immediately to the East is a residential lot. Areas to the North are residential lots and West are undeveloped and are agricultural in nature. The off site outlets for runoff discharge, will be an existing drainage-way on the North and a storm sewer to the South entering Sawyer Creek in the western portion and the Oakwood Road ditch in the eastern portion.

Soils

The soil in the project area is mapped as Kewaunee Silt Loam with 2 to 6 percent slopes. Kewaunee Soils are well drained and moderately well drained soils with permeability rates being slow or moderately slow between 0.6 - 2 inches/hour at the surface. The soil erodibility factor (K value) is 0.37 at the surface and in the subsoil. The other soil in the project area is mapped as Manawa Silty Loam with 0 to 3 percent slopes. Manawa Soils are somewhat poorly drained soils with permeability rates being slow between 0.2 - 0.6 inches/hour at the surface. The soil erodibility factor (K value) is also 0.37.

Due to the slow permeability of the subsoil that will be exposed during grading, a surface wetness problem with high runoff is anticipated following significant rainfall events. No groundwater problem is expected. The tight clay in the subsoil will make vegetation difficult to establish. The topsoil on-site will be stockpiled for use in landscaping.

Planned Erosion and Sedimentation Control Practices

1. Sediment Fence

A sediment fence will be constructed at locations determined by the City of Oshkosh Engineer. The minimum locations will be:

- a.) North end of present Wheatfield Way (Lots 13/50)
- b.) South end of Timothy Trail (Lots 40/41)
- c.) South end of Wheatfield Way (Lots 37/38)
- d.) West end present Rushfield Drive (Lots 51/77)
- e.) South plat limits (Lot 64/Outlot 1)
- f.) South of lots 65/66 at Southern end of storm sewer

The sediment fencing will take up the full road width.

CONSTRUCTION SCHEDULE

- 1.) Hold pre-construction conference at least one (1) week prior to starting construction.
- 2.) Install filter fabric or straw bale barriers as the first construction activity.
- 3.) Rough grade all roads and install all utilities.
- 4.) Finish grade road to finish gravel grade.
- 5.) All erosion and sediment control practices in the way of filter fabric or straw bale barriers will be inspected weekly and after rainfall events. Needed repairs will be made immediately.
- 6.) After site is stabilized, remove all temporary measures and install permanent vegetation on the disturbed areas.
- 7.) Estimated time before stabilization --- 6 months.

MAINTENANCE PLAN

1. All erosion and sediment control practices will be checked for stability and operation following every runoff-producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed.
2. Sediment will be removed from behind the sediment fence when it becomes about 0.5 feet deep at the fence. The sediment fence will be repaired as necessary to maintain a barrier.
3. All seeded areas will be fertilized, reseeded as necessary, and mulched to maintain a vigorous dense vegetative cover.

