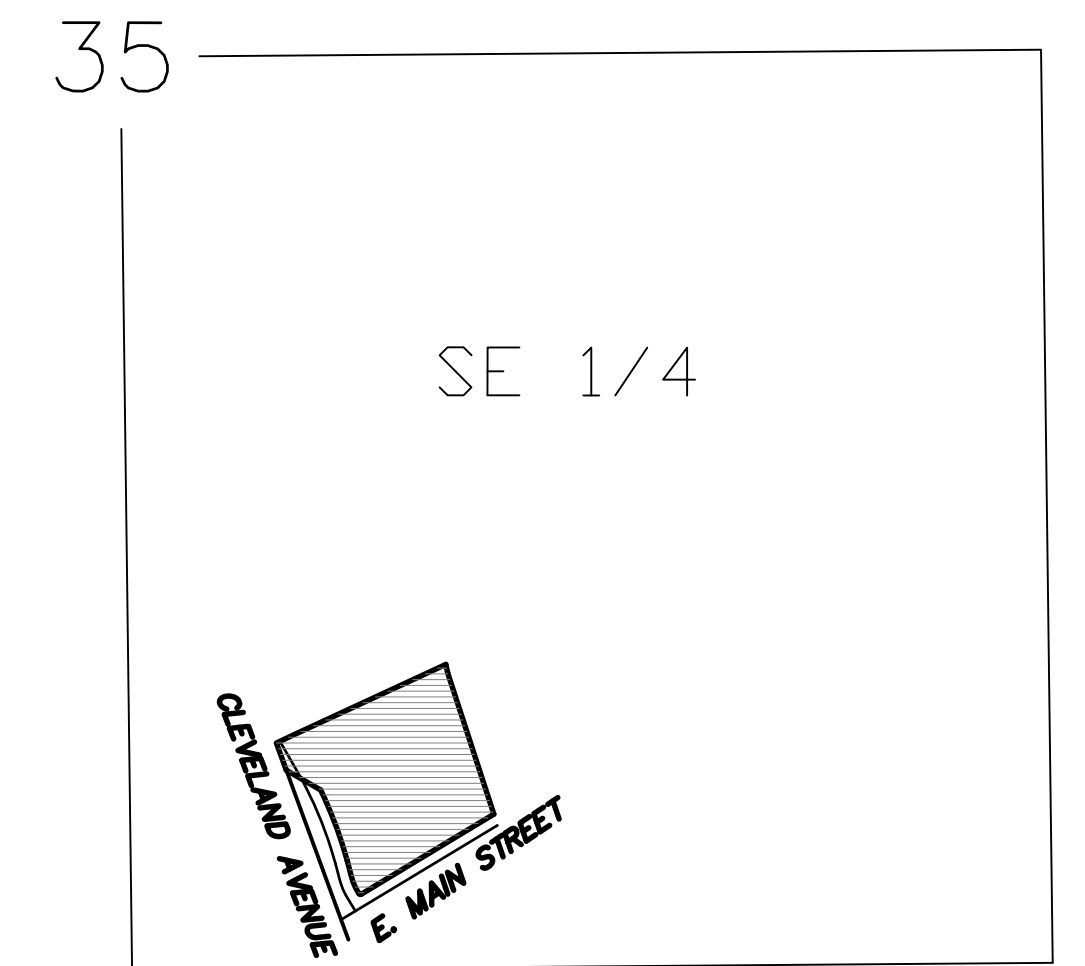
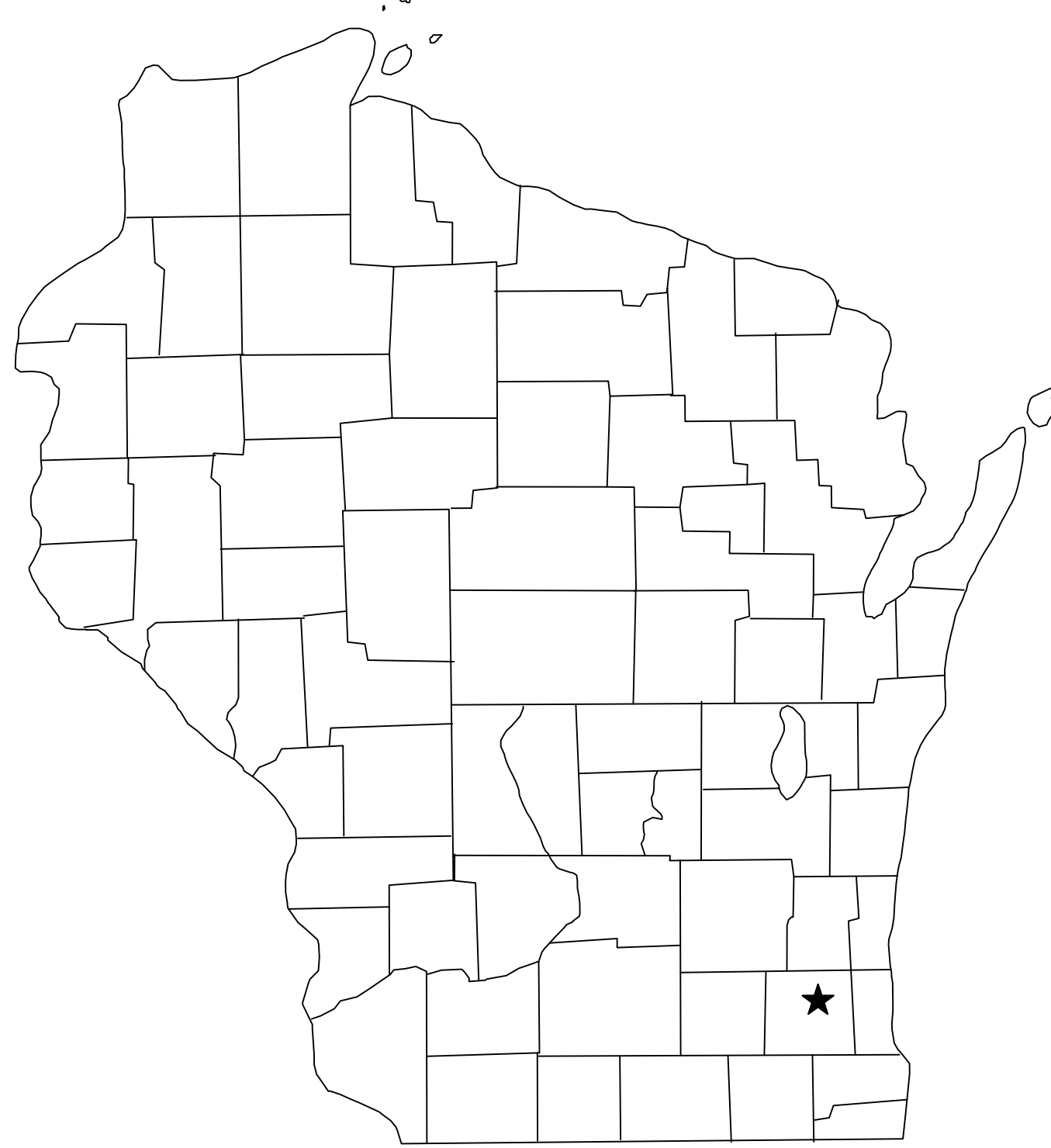
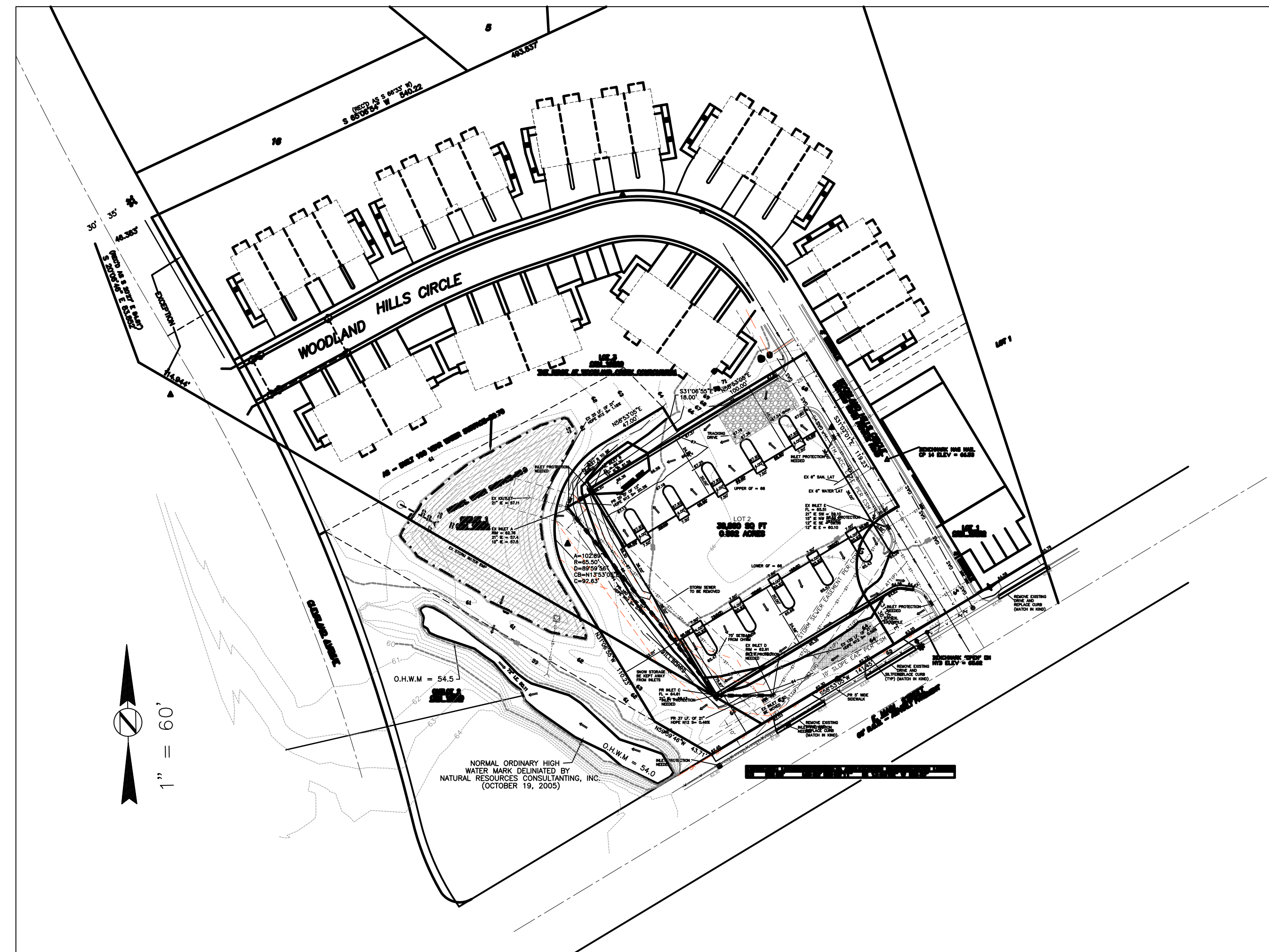


THE RIDGE AT WOODLAND CREEK PH II

SITE & STORM SEWER PLANS, GRADING & EROSION CONTROL PLANS CITY OF WAUKESHA WAUKESHA COUNTY, WISCONSIN



VICINITY SKETCH
SE 1/4 SEC. 35 T.7N., R.19 E
SCALE: 1" = 500'



INDEX TO SHEETS

- 1) TITLE PAGE
- 2) EX CONDITIONS SURVEY
- 3) PROPOSED SITE & STORM SEWER PLAN
- 4) GRADING AND EROSION CONTROL

OWNER/SUBDIVIDER

HDC CONTRACTORS, LLC.
2315 10TH AVE. SUITE 103A
SOUTH MILWAUKEE, WI 53172
CONTACT PERSON - GARY JANUSZEWSKI
HDCGAJ@AOL.COM
414-570-2580

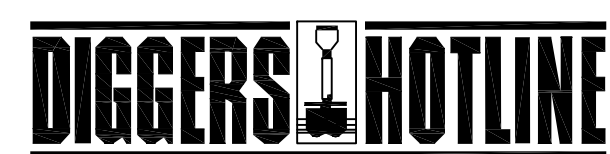
CIVIL DESIGN BY

ROB DAVY P.E.
LAKE COUNTRY ENGINEERING, INC.
970 S. SILVER LAKE ST., SUITE 105
OCONOMOWOC, WI. 53066
(262)569-9331

SURVEYOR

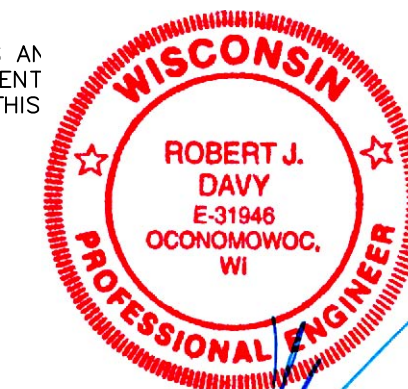
MATTHEW O'ROURKE LANDTECH
SURVEYING
P.O. BOX 15,
HARTLAND, WI 53029
MOROURKE@LANDTECHWI.COM
(262) 367-7599

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVED ALL PLANS AND SUPPORTING DOCUMENTATION, AND THAT I HAVE READ THE REQUIREMENT THE CITY'S ORDINANCE, AND THAT TO THE BEST OF MY KNOWLEDGE THIS SUBMITTAL COMPLIES WITH THE REQUIREMENTS.



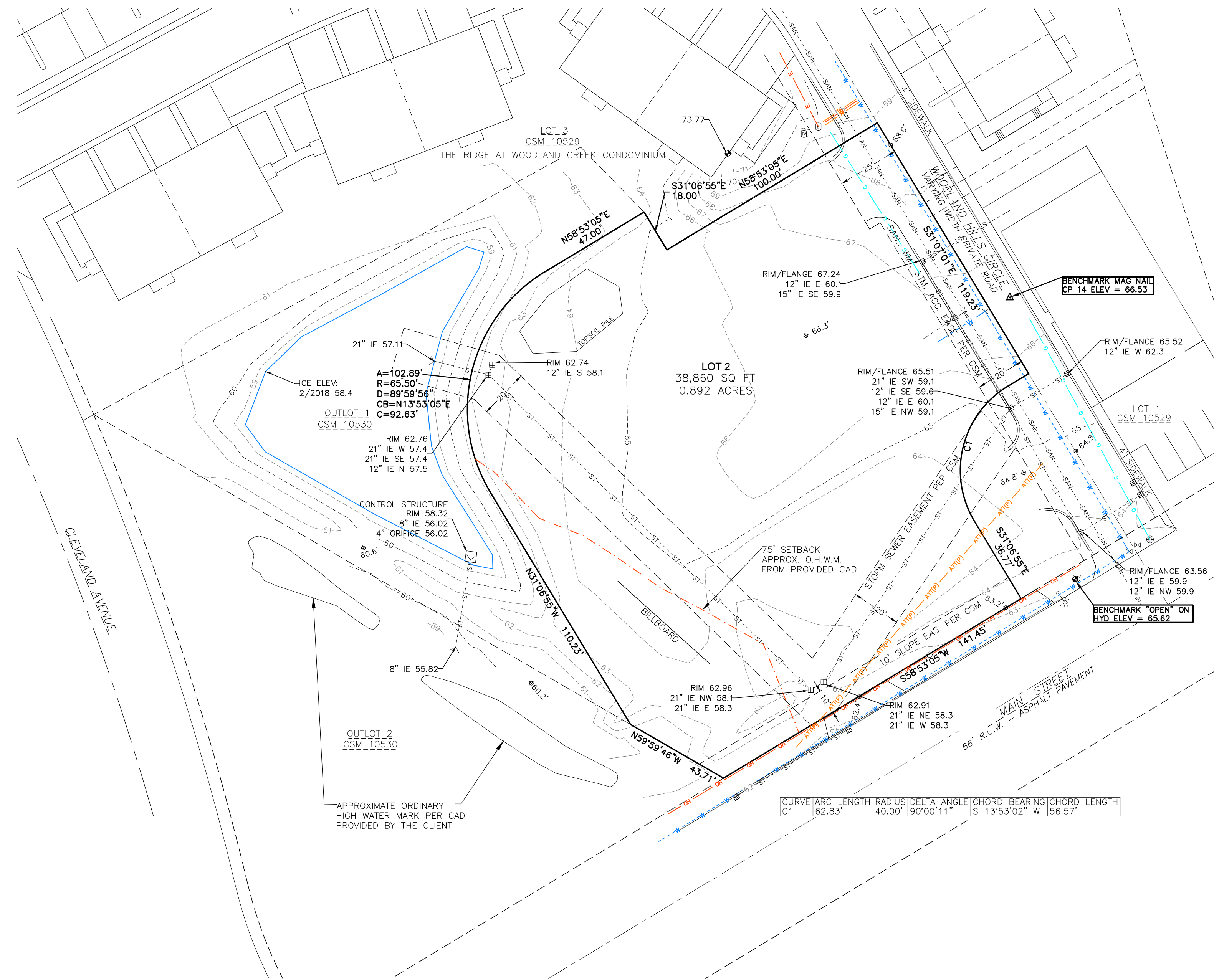
LAKE COUNTRY ENGINEERING, INC.

Consulting Engineers - Surveyors

970 South Silver Lake Street, Suite 105, Oconomowoc, WI 53066
Phone (262) 569-9331 Fax (262) 569-9316

plat of survey

LOT 2 OF CERTIFIED SURVEY MAP NO. 10529, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



LEGAL DESCRIPTION (PER TITLE POLICY)

LOT 2 OF CERTIFIED SURVEY MAP 10529 RECORDED APRIL 9, 2008 AS DOCUMENT NO. 3562092, AS CORRECTED BY AN AFFIDAVIT OF CORRECTION RECORDED MAY 19, 2008 AS DOCUMENT NO. 3572468, BEING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

LEGAL DESCRIPTION NOTE PER SURVEYOR: THE CORRECTION DOCUMENT CORRECTS A BEARING AND DISTANCE ON A STORM SEWER EASEMENT AFFECTING OUTLOT 1.

NOTES:

- THE MISSING LOT CORNER WERE NOT RESET PER THE CLIENT'S REQUEST PER CONTRACT.
- TITLE POLICY PROVIDED BY FIDELITY NATIONAL TITLE, ORDER No. F-353936, DATED 1-25-2018.
- EASEMENTS AS SHOWN PER BILL EXCEPTION No. 11, NO OTHER EASEMENTS ARE LISTED ON THIS TITLE.
- BILL No. 11 ALSO LISTS A NO BUILD EASEMENT WHICH DOES NOT AFFECT THE SUBJECT PARCEL.
- BEARINGS ARE REFERENCED TO CSM NO 10529
- VERTICAL DATUM IS BASED ON CITY OF WAUKESHA DATUM REFERENCED TO THE HYDRANT BENCHMARK AS SHOW ELEV = 65.62
- THE UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE ORIGINAL PROJECT SURVEYOR, CURRENT PROJECT ENGINEER, UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- SITE WAS PARTIALLY COVERED WITH SNOW AND ICE ON THE DATE OF THE SURVEY. THE SOUTH CURB RETURN OF THE ENTRANCE TO THE SITE ON THE SOUTH SIDE IS SHOWN PER PLAN CAD.
- OWNER: MAIN STREET WAUKESHA-LLC
- PROPERTY DOES NOT CURRENTLY HAVE AN ADDRESS.

Note:
Underground Utilities Located by:

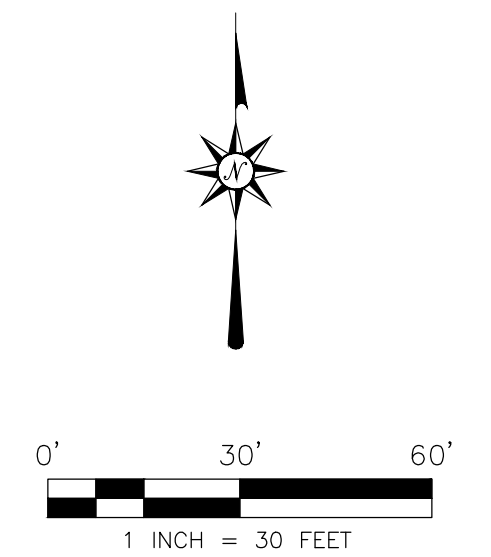


Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20180601566, 20180601567

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENDOACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.83	40.00	90°00'11"	S 13°53'02" W	156.57

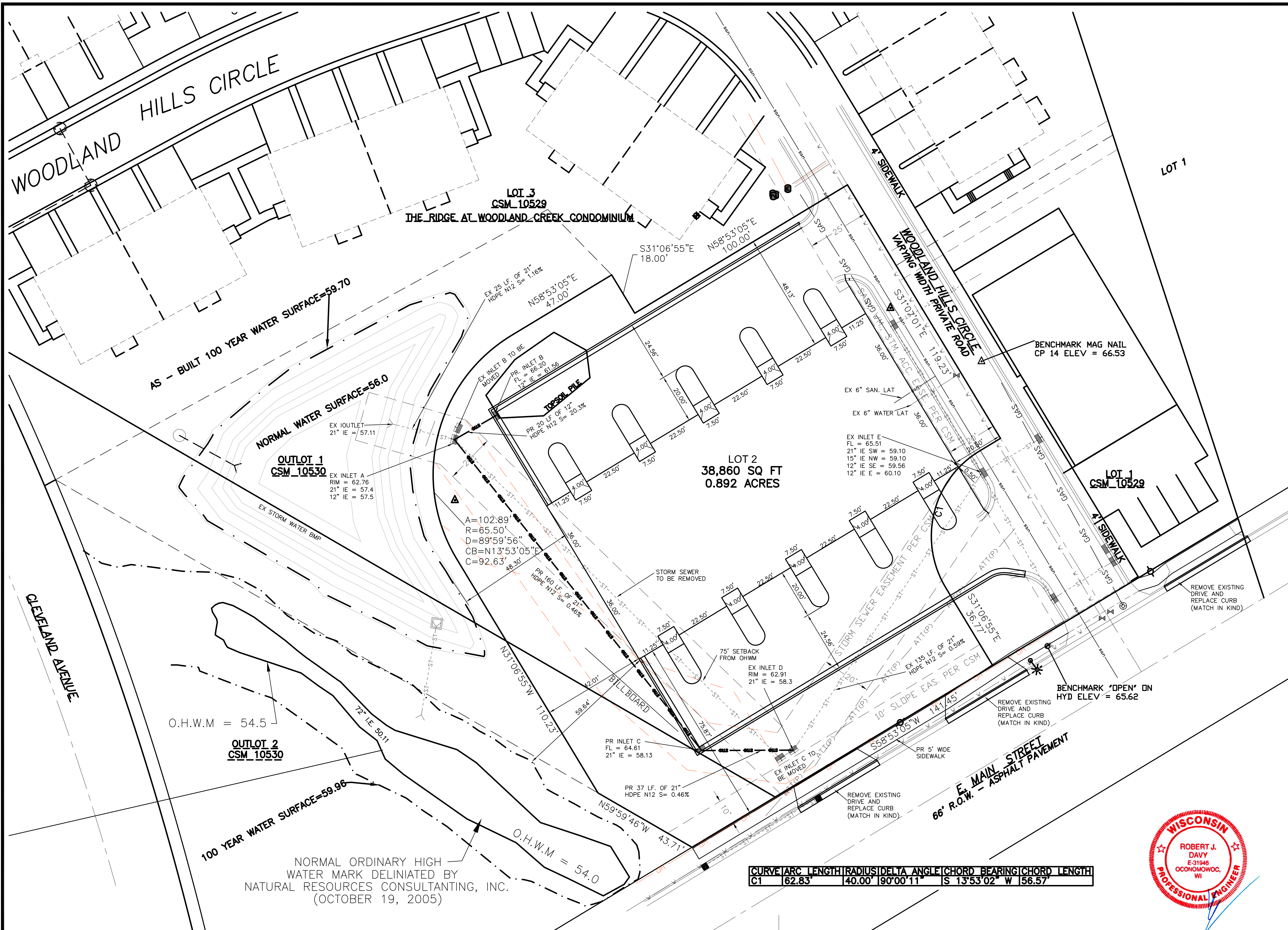
LEGEND

- ▣ CURB INLET
- ⊕ FIELD INLET
- ⊕ 800.0' EXISTING SPOT GRADE
- ⊕ CMCP CULVERT
- ⊕ TV PED
- ⊕ HYDRANT
- ⊕ LIGHTPOLE WITH MAST
- ⊕ WATER VALVE
- ⊕ ELECTRIC PED
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ GAS VALVE
- 800--- EXISTING CONTOUR
- ST--- STORM SEWER
- SAN--- SANITARY SEWER
- W--- WATERMAIN
- G--- UNDERGROUND GAS
- OR--- OVERHEAD UTILITY
- AT&T--- AT&T UNDERGROUND PER PLAN
- TV--- UNDERGROUND TV
- E--- UNDERGROUND ELECTRIC

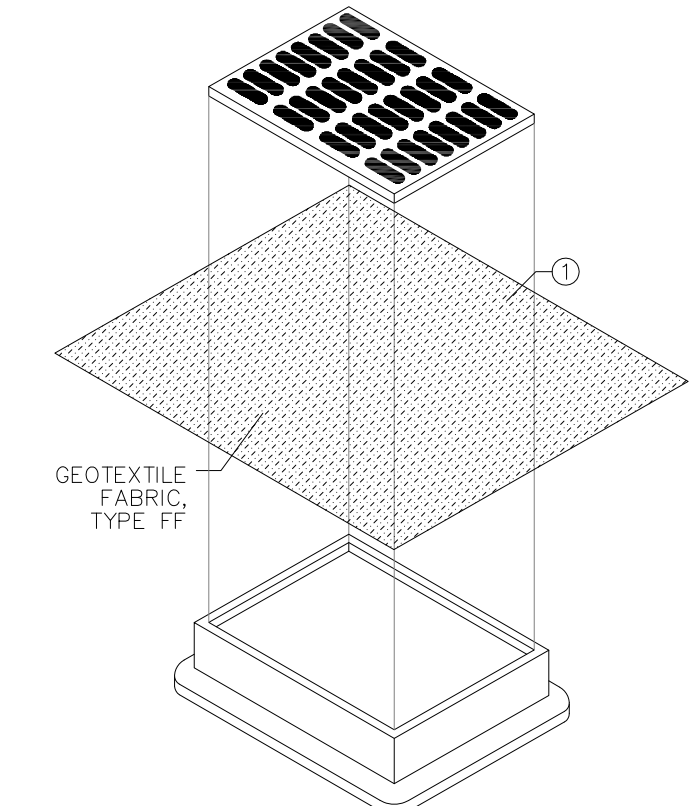


LAND SURVEYING • LAND PLANNING
P.O. BOX 15, HARTLAND, WI 53029
www.landtechwi.com
landtechsurveying@gmail.com
(262) 367-7599

location	CITY OF WAUKESHA WISCONSIN
client	HDC CONTRACTORS
proj. name	WOODLAND CREEK
layout name	TOPOGRAPHIC SURVEY
sheet no.	SHEET 1 OF 1
	DATE: 3/2/2018
REV: 3/29/18	RE: STORM ASBUILTS
DRWN: smw	CHKD: MTO
	PROJ. NO: 16016
	FILE NO: 16016 SURVEY.DWG

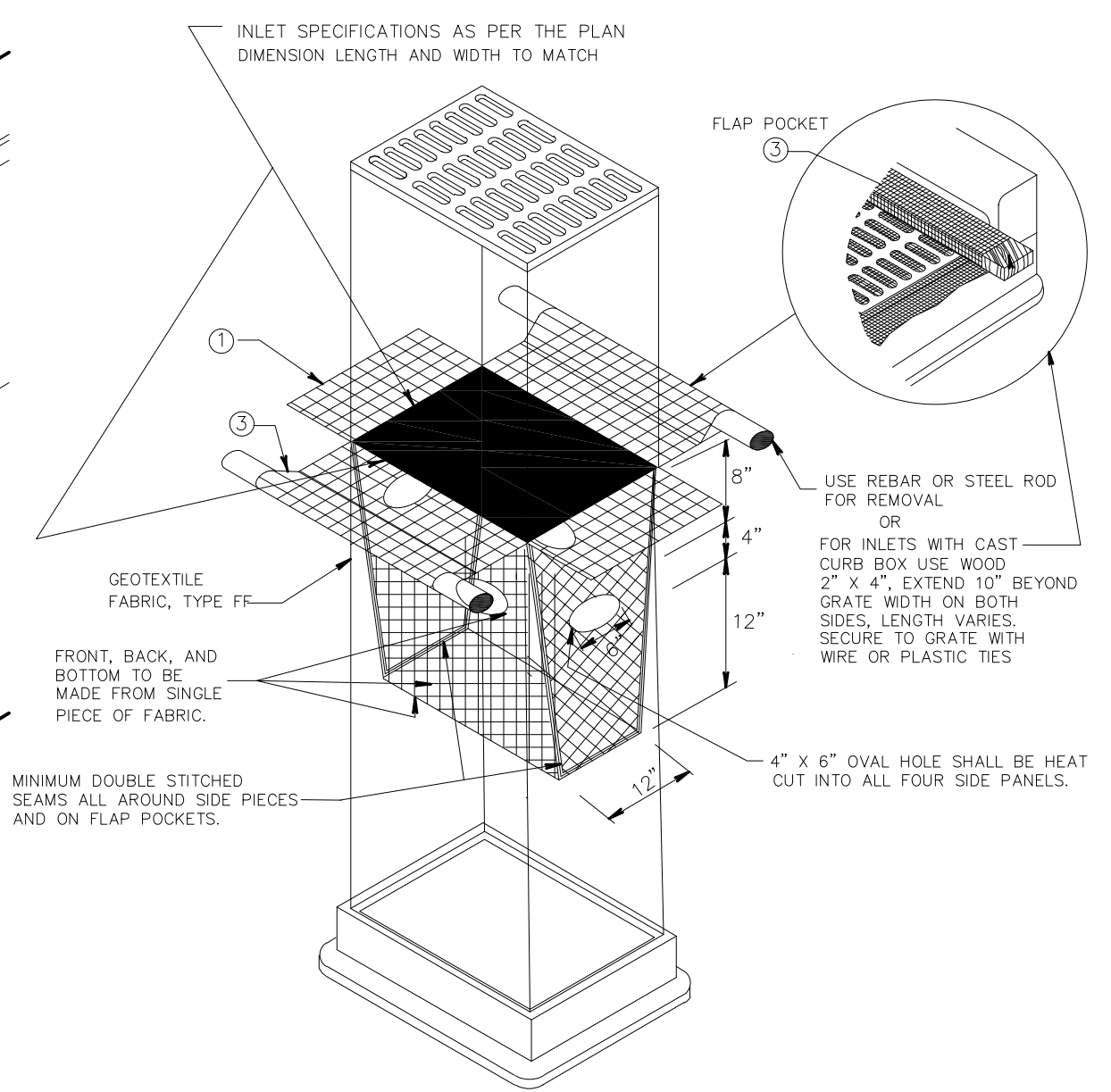


SITE DATA (38,860 S.F. / 0.892 AC.)
 APPROVED PLANS
 BUILDING = 7,760 S.F. (0.20%)
 PARKING AND WALKS = 26,615 S.F.
 TOTAL IMP = 34,375 S.F. (88.5%)
 PROPOSED PLANS
 BUILDING = 10,500 S.F. (27%)
 PARKING AND DRIVES = 12,658 S.F.
 TOTAL IMPERVIOUS = 23,158 S.F. (60%)



INLET PROTECTION - TYPE B
 (WITHOUT CURB BOX) N.T.S.
 THIS DRAWING BASED ON WI D.O.T. STANDARD DETAIL DRAWING 8 E 10-2
GENERAL NOTES
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WI D.O.T.'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST (P.A.L.) 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.
 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

INSTALLATION NOTES - TYPE B
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEMI FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



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

INSTALLATION NOTES
 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 CATCH 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.

GENERAL NOTES
 1. INLET PROTECTION TO BE INSTALLED PER WI DNR TECHNICAL STANDARD TS 1060.
 2. INLET PROTECTION DEVICES SHALL BE MAINTAINED BY THE DIRECTION OF VILLAGE ENGINEER.
 3. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST (P.A.L.) MAY BE SUBSTITUTED.
 4. 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.
 5. FINISHED SIZE OF GEOTEXTILE FABRIC, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 6. FINISHED SIZE OF GEOTEXTILE FABRIC, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 7. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.
 8. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 9. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

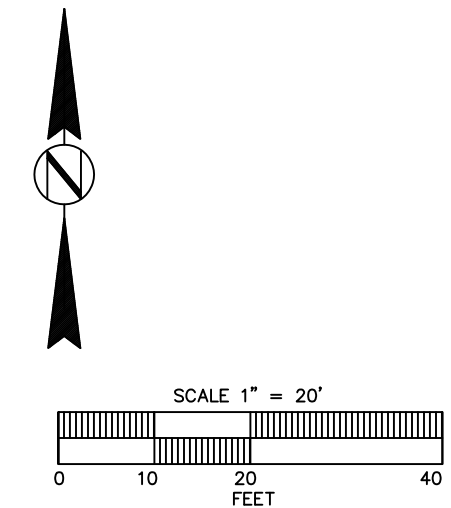
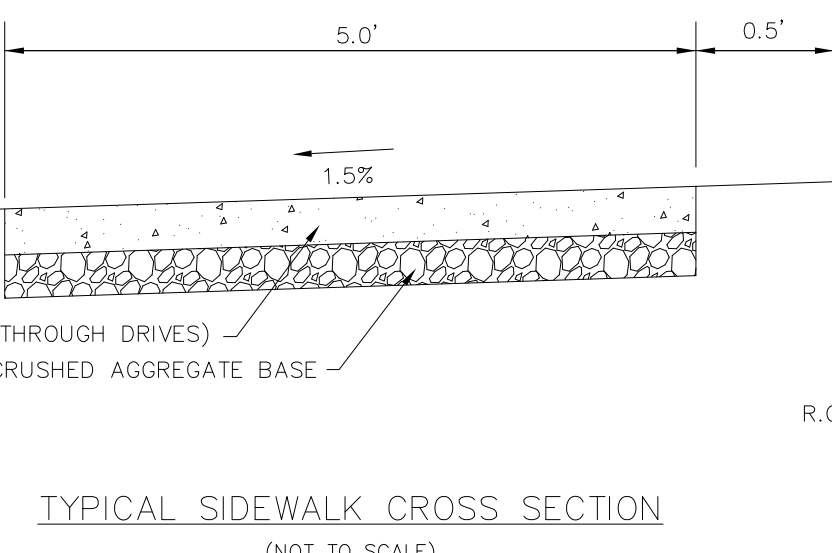
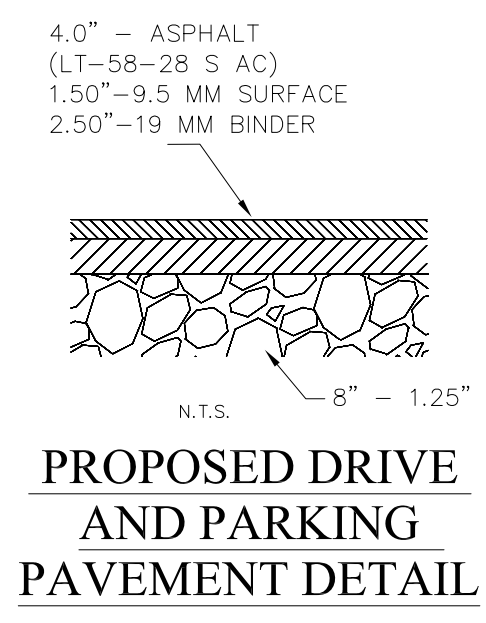
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION TYPE A, B, C, AND D

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.83'	40.00'	90°00'11"	S 13°53'02" W	56.57'



- CONSTRUCTION SEQUENCE**
- 1) INSTALL ALL EROSION CONTROL MEASURES.
 - 2) REMOVE EXISTING SIGN
 - 3) MOVE TOPSOIL PILE AND STRIP REMINDER OF SITE, AND SEED PILE WITH AN ANNUAL RYE GRASS
 - 4) ROUGH GRADE SITE.
 - 5) MOVE STORM SEWER WHERE INDICATED ON PLANS
 - 6) PLACE GRAVEL IN DRIVE AREAS TO BE AS A STAGING AREA FOR BUILDING
 - 7) START CONSTRUCTION OF BUILDING
 - 8) REMOVE EXISTING DRIVE ENTRANCES AND INSTALL SIDEWALK ALONG EAST MAIN STREET.
 - 9) ONCE EXTERIOR OF BUILDING HAS BEEN COMPLETED PLACE CURB AND GUTTER
 - 10) PLACE TOPSOIL AND RESTORE SITE BY SEPTEMBER 15, 2018
 - 11) ONCE SITE IS VEGETATED AND CITY HAS APPROVED REMOVE EROSION CONTROL.
 - 12) ONCE BUILDING IS COMPLETED FINGRADE DRIVES AND PAVE



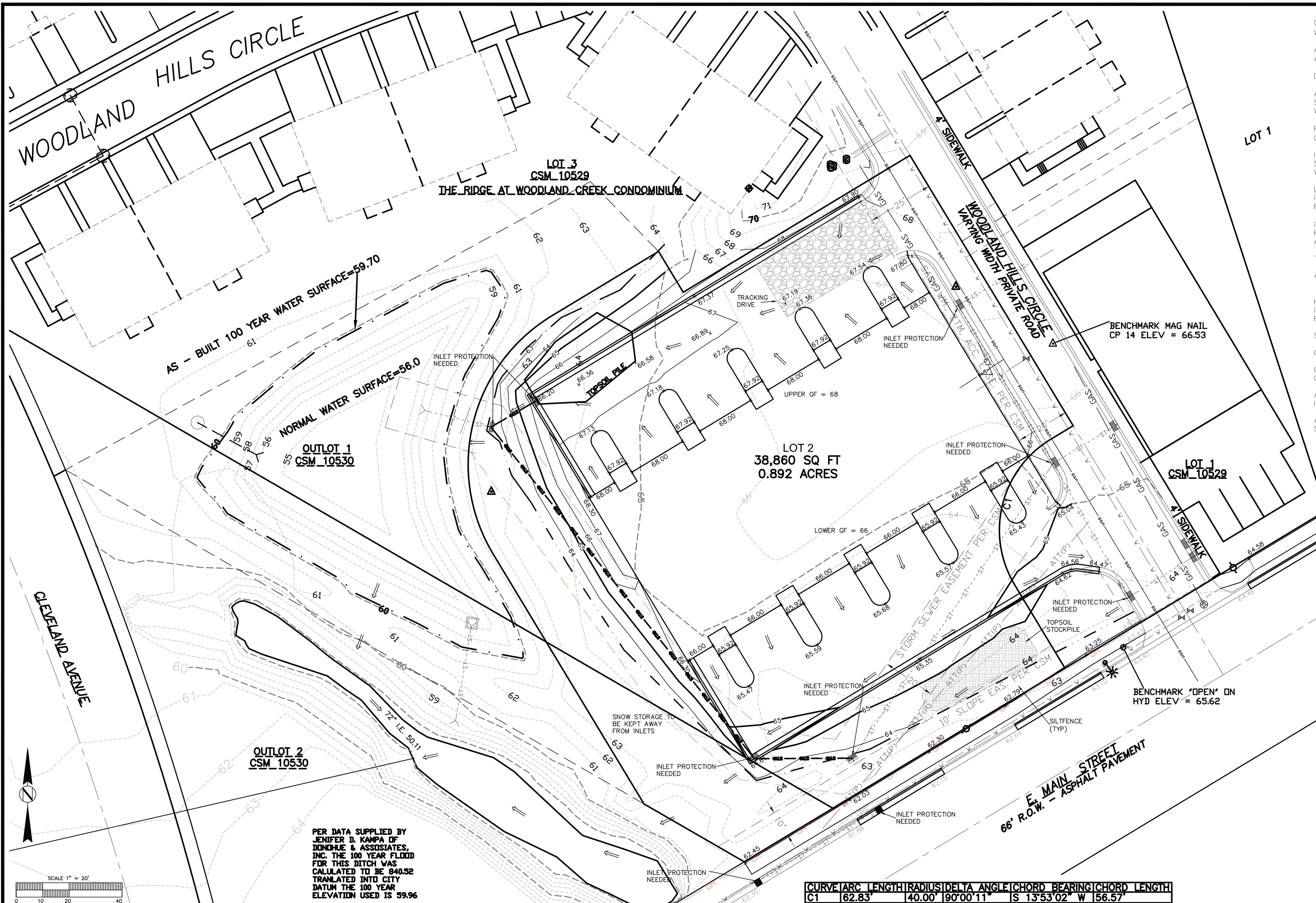
NORMAL ORDINARY HIGH WATER MARK DELINEATED BY NATURAL RESOURCES CONSULTANT, INC. (OCTOBER 19, 2005)

LAKE COUNTRY ENGINEERING, INC.
 Consulting Engineers - Surveyors
 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
 Phone (262) 569-9331 Fax (262) 569-9316

PROPOSED SITE & STORM SEWER PLAN
 WOODLAND CREEK CONDOMINIUM PH#11
 HDC CONTRACTORS, LLC.
 LOT 2 CSM 1059, SE1/4 S.35, T.7N., R.19E

REVISION DATE: 08-01-18
 SCALE: 1" = 20'
 DRAFTED BY: R.J.D.
 CHECKED BY: J. DAVY
 DATE: MARCH 29, 2018

PROJ. # 18-3222
 SHEET # 3 OF 4



CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DNR'S STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MONITORED DAILY FOR STABILITY AND OPERATION AND REPORTED AT LEAST ONCE PER WEEK AND FOLLOWING EVERY 0.5" RAINFALL.

DUST CONTROL TO FOLLOW WDNR T.S. 1068

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR'S CONSERVATION PRACTICE STD 1059. CUT AND FILL SLOPES WILL BE 3:1 OR FLATTER OUTSIDE ROAD RIGHT OF WAY & 4:1 OR FLATTER WITHIN ROAD RIGHT OF WAY.

IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 7 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

LATE SEASON STABILIZATION BETWEEN OCTOBER 15TH AND NOVEMBER 15TH
 i SEEDING RATE: PERENNIAL SEED MIX RATE MUST BE APPLIED AT 1.5 x THE WISDOT SECTION 630 RATES AND MUST INCLUDE A MINIMUM OF 2 LBS PER 1000 SQ.FT. OF TEMPORARY COVER (IE WINTER WHEAT OR ANNUAL RYE GRASS FOR FALL PLANTINGS)
 ii EROSION CONTROL: IN ADDITION TO APPLYING TOPSOIL THE ABOVE NOTED SEED MIX AND STARTER FERTILIZER, THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR STABILIZING SITES DURING THIS PERIOD. APPROVED EROSION CONTROL PLANS MAY BE MORE RESTRICTIVE
 1. CHANNEL FLOW AND BACK SLOPES: APPLY STAKED PAL CLASS II TYPE A EROSION MATTING THE ENTIRE CHANNEL AND ALL BACKSLOPES.
 2. OTHER AREAS: APPLY TYPE A SOIL STABILIZER FROM THE PAL TO ALL OTHER DISTURBED AREAS THAT REMAIN EXPOSED. CLASS II TYPE A EROSION MATTING WITH TYPE B SOIL STABILIZER UNDER IT IS ACCEPTABLE.
 3. INFALLS / OUT FALLS INSTALL SOD PADS (2 ROLLS) AT ALL CULVERT OUT FALLS, AND OTHER HIGH-EROSION LOCATIONS.
 iii MAINTENANCE: INSPECT ALL SEEDED AREAS WEEKLY. ENSURE ADEQUATE WATER IS PROVIDED UNTIL FULL TEMPORARY COVER IS OBTAINED, AND REPAIR ANY EROSION PROBLEMS, WASHOUTS, ETC.

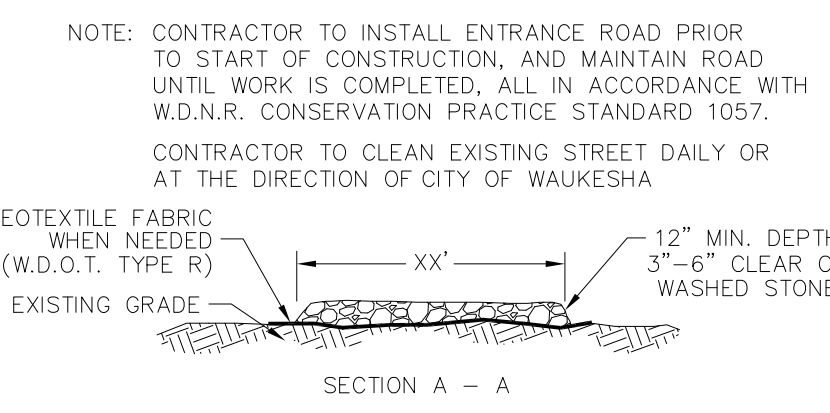
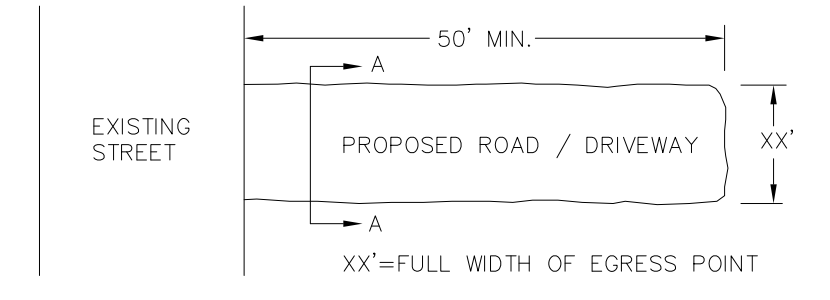
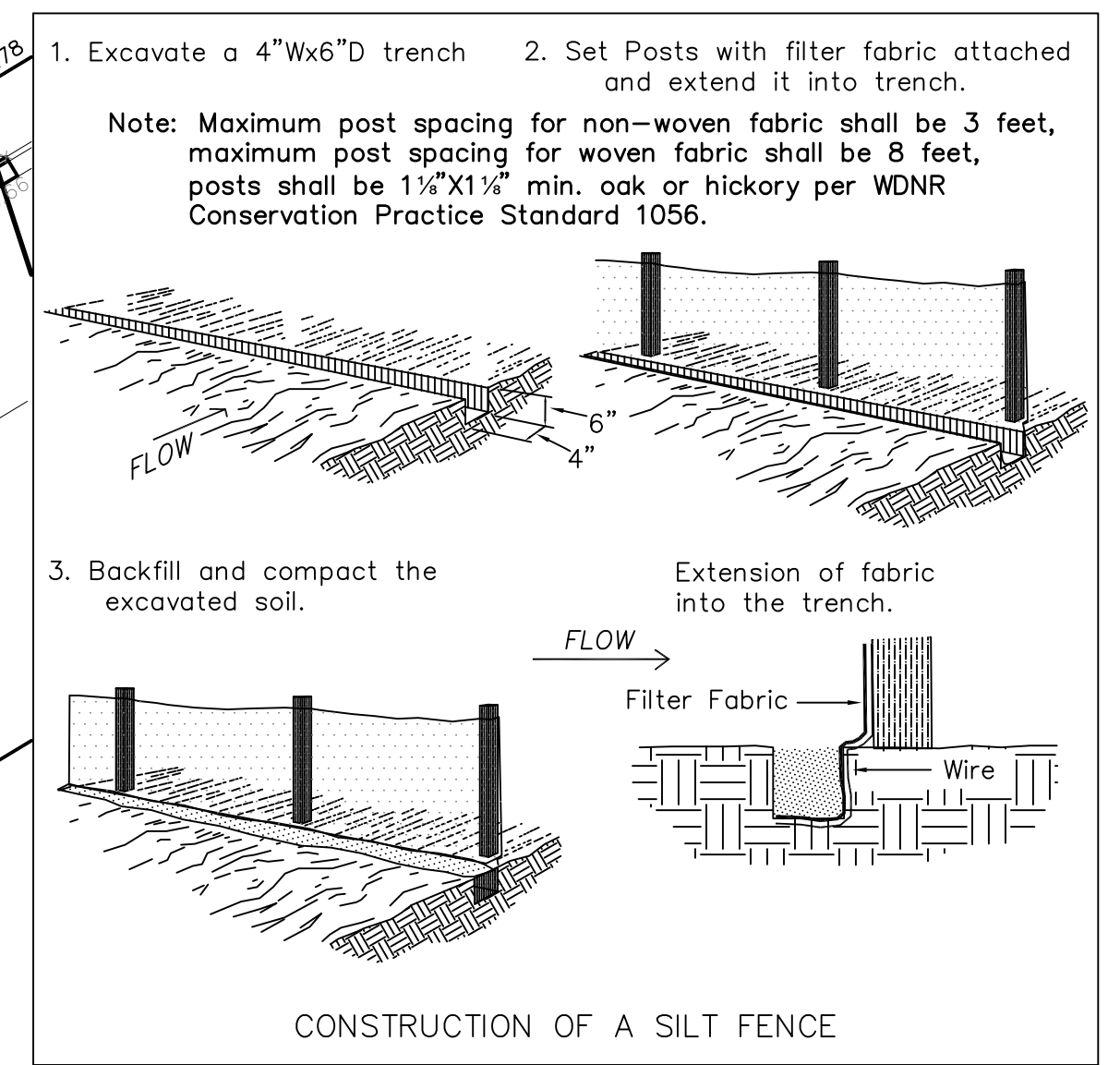
SEED TYPE TO BE TURF TYPE. RATE TO BE APPLIED PER MANUFACTURERS RECOMMENDATIONS.

CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE

GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION

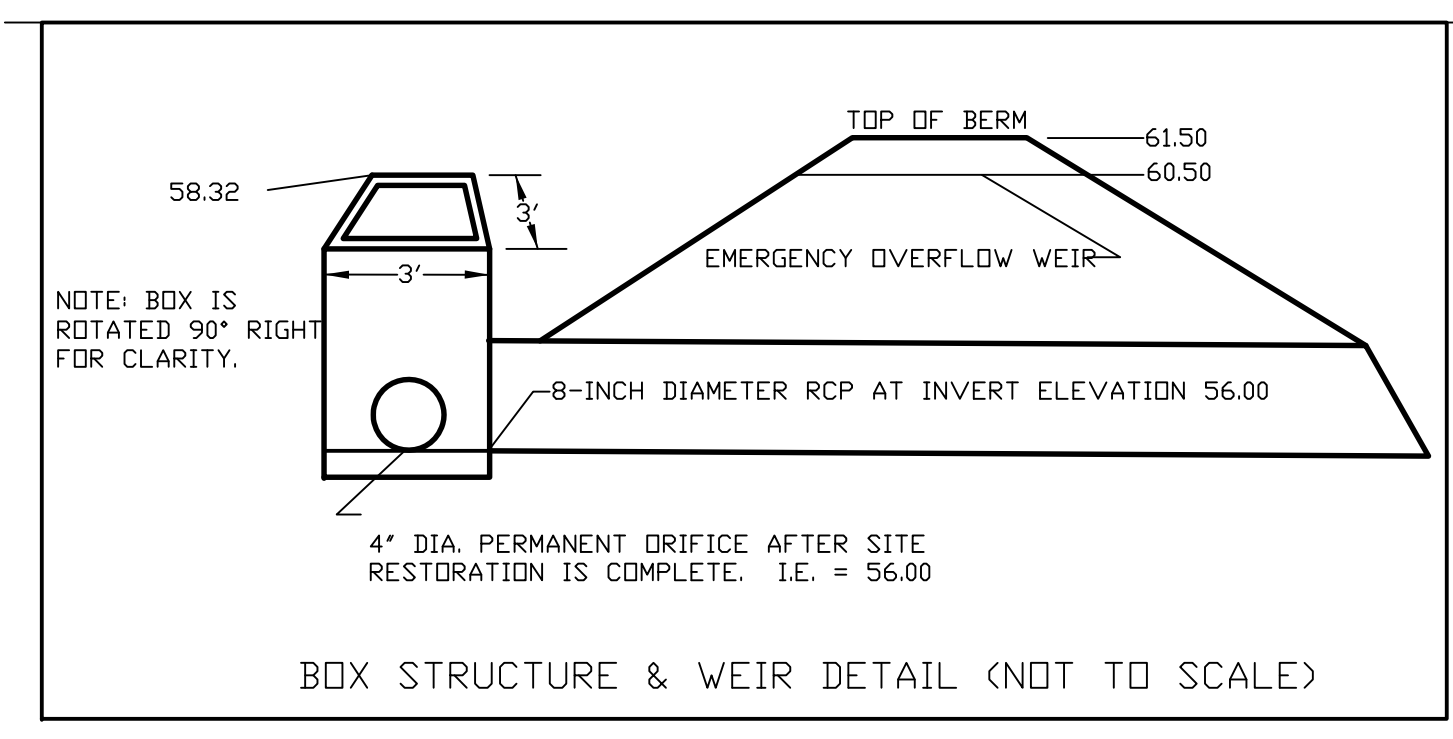
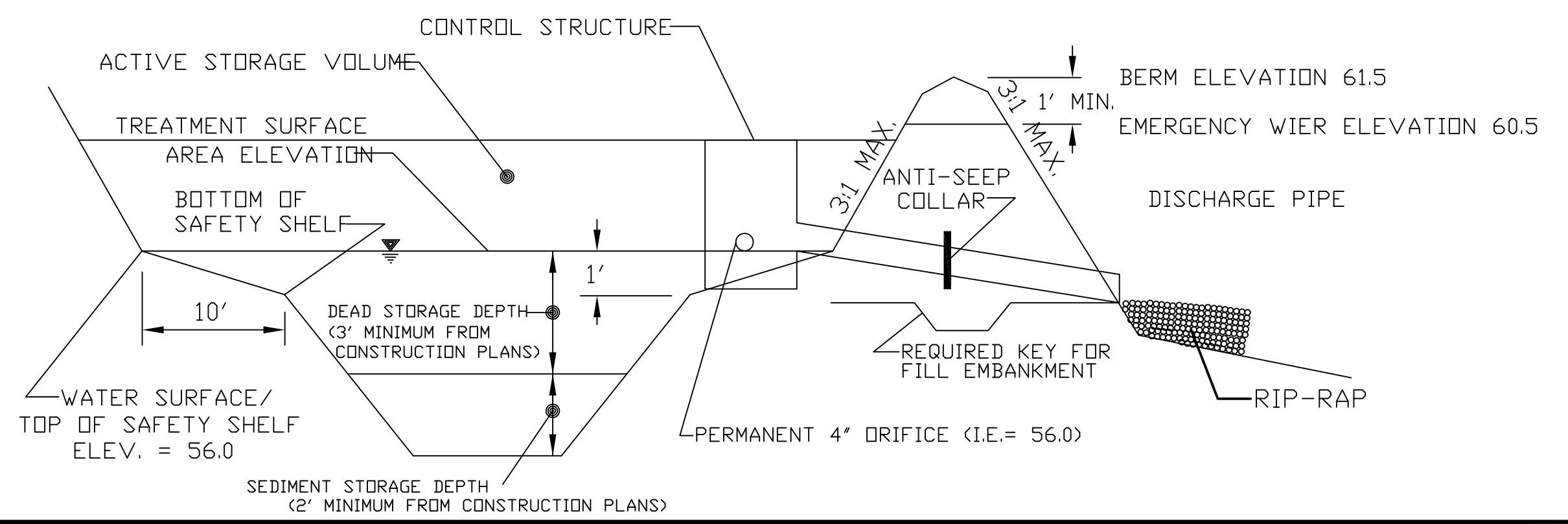
ALL UTILITY WORK TO BE INSTALLED THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION, AND THE CITY OF WAUKESHA STANDARD SPECIFICATIONS

ALL CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.83'	40.00'	90°00'11"	S 13°53'02" W	56.57'

AS - BUILT SEDIMENTATION BASIN DETAIL



REVISION DATE

REVISION

SCALE: 1" = 20'

DRAWN BY: R.J.D.

CHECKED BY: R.J.D.

DATE: MARCH 29, 2018

LAKE COUNTRY ENGINEERING, INC.
 Consulting Engineers - Surveyors
 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
 Phone (262) 569-9331 Fax (262) 569-9316

GRADING AND EROSION CONTROL PLAN
 WOODLAND CREEK CONDOMINIUM PH#II
 HDC CONTRACTORS, LLC.
 LOT 2 CSM 1059, SE1/4 S.35, T.7N., R.19E

PROJ. # 18-3222

SHEET # 4 OF 4