

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - EXISTING MAILBOX
  - ⊠ EXISTING SIGN (TYPE NOTED)
  - ⊞ EXISTING CURB INLET
  - ⊕ EXISTING FIELD INLET
  - ⊙ EXISTING STORM MANHOLE
  - ⊖ EXISTING SANITARY MANHOLE
  - ⊗ EXISTING FIRE HYDRANT
  - ⊘ EXISTING WATER MAIN VALVE
  - ⊙ EXISTING CURB STOP
  - ⊞ EXISTING GAS VALVE
  - ⊠ EXISTING AIR CONDITIONING PEDESTAL
  - ⊞ EXISTING ELECTRIC PEDESTAL
  - ⊞ EXISTING LIGHT POLE
  - ⊞ EXISTING GENERIC LIGHT
  - ⊞ EXISTING UTILITY POLE
  - ⊞ EXISTING HANDICAP PARKING
  - ⊙ EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE
- TOPOGRAPHIC LINework LEGEND**
- FO — FO — EXISTING FIBER OPTIC LINE
  - UT — UT — EXISTING UNDERGROUND TELEPHONE
  - C — C — EXISTING CHAIN LINK FENCE
  - G — G — EXISTING GENERAL FENCE
  - G — G — EXISTING GAS LINE
  - ONE — ONE — EXISTING OVERHEAD ELECTRIC LINE
  - SAH — SAH — EXISTING SANITARY SEWER LINE
  - ST — ST — EXISTING STORM SEWER LINE
  - WM — WM — EXISTING WATER MAIN
  - B20 — B20 — EXISTING EDGE OF TREES
  - B10 — B10 — EXISTING MAJOR CONTOUR
  - — — EXISTING MINOR CONTOUR
  - — — EXISTING DITCH CENTERLINE
- SURVEY LEGEND**
- ⊙ FOUND 1" ⌀ IRON PIPE
  - ▲ FOUND P.K. NAIL
  - FOUND 1/2" ⌀ IRON ROD
  - ⊠ FOUND RAILROAD SPIKE
  - FOUND NAIL
  - ⊙ FOUND 2" ⌀ IRON PIPE
  - △ SET P.K. NAIL
  - ( ) RECORDED AS INFORMATION
  - { } SEE NOTE #1
  - [ ] SEE NOTE #2
  - || || SEE NOTE #3

- NOTES**
1. ( ) Indicates information per Plat of Survey by John W. Johnke, Johnke & Johnke Associates Inc., dated December 20, 1983, or per Plat of Survey by John W. Johnke, Johnke & Johnke Associates Inc., dated July 27, 1999. Both surveys were provided to surveyor by Leading Edge Tool and were not found on file at the Waukesha County Register of Deeds Office.
  2. ( ) Indicates information per ALTA/ACSM Land Title Survey by Donald C. Chout, R.A. Smith National, Inc., revision date of November 7, 2008 and on file at the Waukesha County Register of Deeds Office (Map #WCS0079789).
  3. ( ) Indicates information per Survey by LS Dancy dated November, 1944 and on file at the Waukesha County Register of Deeds Office (Map #WCS0060141).
  4. Station Map Sheet No. 54 of 39, Lands—Tracts and Structures, Chicago & North-Western Railway, Operated by the C.&N.W.R.Y. Co., Madison Division, Waukesha, Wis., Sta. 928+58 to Sta. 1000+00, dated June 30, 1917 and Plat of Survey for Proposed R.R. Connection Tract, by Richard Zimmerman, Plan Date of Sept. 1986, as provided by the City of Waukesha was also used to aid in determination of the Railroad Right of Way as shown herein.
  5. See sheet 2 for additional improvements, additional information and description.
  6. Area of parcel surveyed is 147,220 square feet or 3.38 acres more or less.
  7. This survey is based upon field survey work performed on July 17, 18, 23, 24 & 30, 2014. Any changes in site conditions after July 30, 2014 are not reflected by this survey.
  8. During the course of field survey work there was no evidence of which the surveyor is aware of current earth moving work, building construction, or building additions.
  9. There was no evidence of which the surveyor is aware of the site being used as a solid waste dump, sump or sanitary landfill.
  10. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger Hotline One-Call ticket numbers 20142907975, 20142908001, 20142908160, 20142908258, 20142908413, 20142908437 and 20142908343. Independent location of buried private utilities is not within the scope of this survey.
  11. No attempt has been made as a part of this survey to obtain or show data concerning size, condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
  12. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership, title evidence.
  13. By graphic plotting only the parcels surveyed fall within "Zone X" - Areas determined to be outside the 0.2% chance floodplain of the Flood Insurance Rate Map Community Panel Number 213 of 500, Map Number 551330213F, Map Effective Date November 19, 2008.
  14. Total number of marked parking stalls is 84. 4 handicap parking stalls & 80 standard parking stalls.
  15. Owner of Record is shown per information obtained from the Waukesha County GIS website on August 15, 2014.

**viebicher**  
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 997 Foxhead Residences  
 Phone: (478) 824-0332 Fax: (478) 824-0333

**EXISTING CONDITIONS**  
**FOX HEAD RESIDENCES**  
**CITY OF WAUKESHA**  
**WAUKESHA COUNTY, WISCONSIN**

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
1	12-01-14	Rev. Prelim. Plans	4	2-05-15	Rev. Prelim. Plans
2	2-30-14	Rev. Prelim. Plans			
3	3-11-14	Rev. Prelim. Plans			

SCALE AS SHOWN

DATE 10/29/14

DRAFTER JFEL

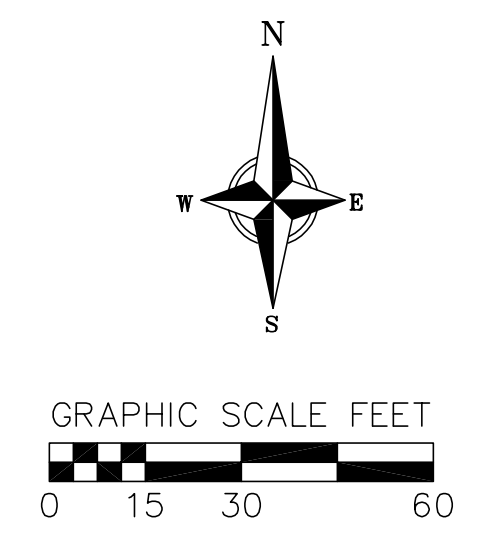
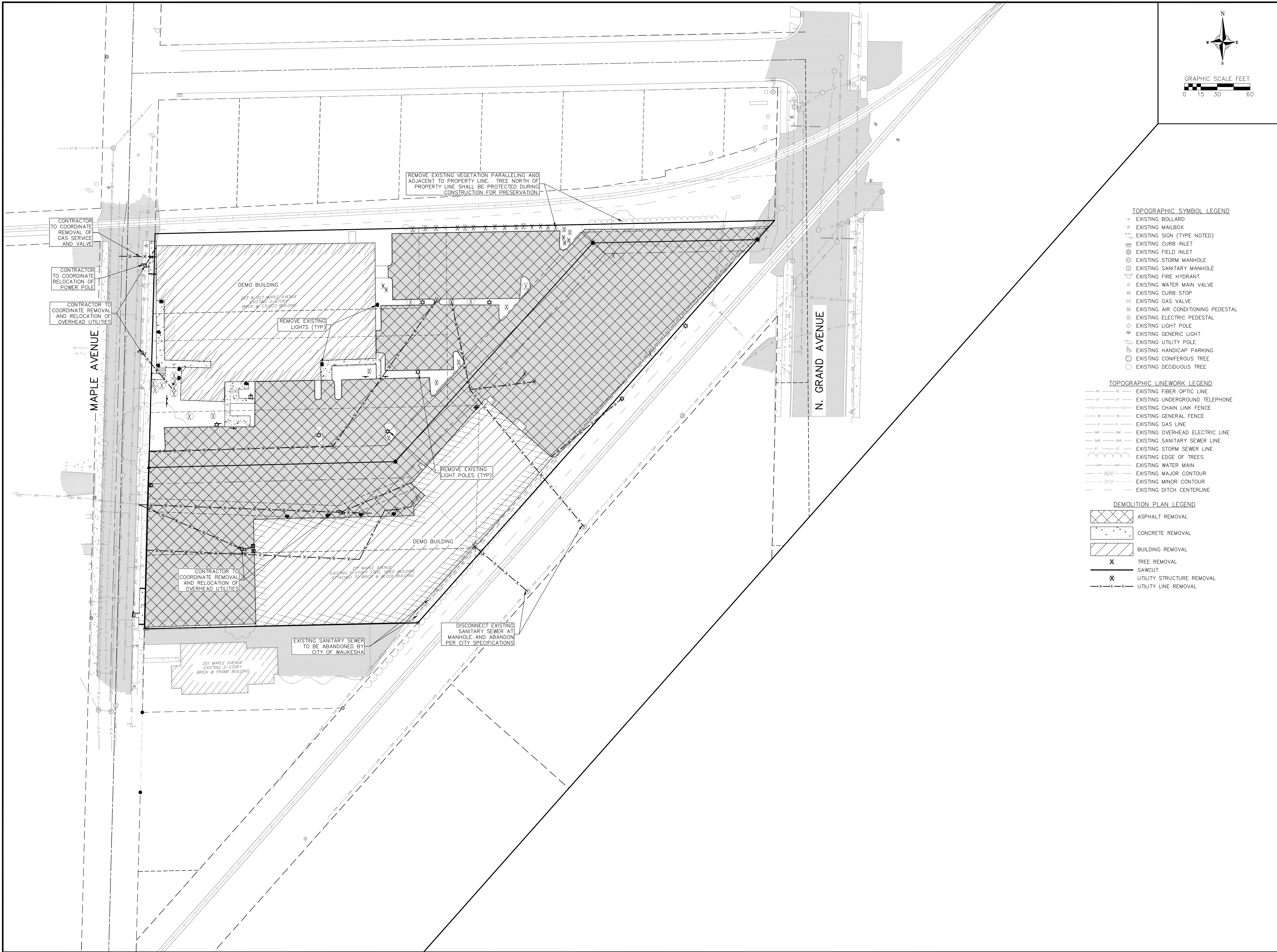
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PROJECT NO. 140163

SHEET 1 OF 7

DWG. NO. C-100





**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING BOLLARD
- EXISTING MAILBOX
- ⊞ EXISTING SIGN (TYPE NOTED)
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- ⊞ EXISTING STORM MANHOLE
- ⊞ EXISTING SANITARY MANHOLE
- ⊞ EXISTING FIRE HYDRANT
- ⊞ EXISTING WATER MAIN VALVE
- ⊞ EXISTING CURB STOP
- ⊞ EXISTING GAS VALVE
- ⊞ EXISTING AIR CONDITIONING PEDESTAL
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- ⊞ EXISTING GENERIC LIGHT
- ⊞ EXISTING UTILITY POLE
- ⊞ EXISTING HANDICAP PARKING
- ⊞ EXISTING CONIFEROUS TREE
- ⊞ EXISTING DECIDUOUS TREE

**TOPOGRAPHIC LINEWORK LEGEND**

- FO — EXISTING FIBER OPTIC LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- C — EXISTING CHAIN LINK FENCE
- G — EXISTING GENERAL FENCE
- G — EXISTING GAS LINE
- ONE — EXISTING OVERHEAD ELECTRIC LINE
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- E — EXISTING EDGE OF TREES
- WM — EXISTING WATER MAIN
- B20 — EXISTING MAJOR CONTOUR
- B10 — EXISTING MINOR CONTOUR
- — EXISTING DITCH CENTERLINE

**DEMOLITION PLAN LEGEND**

- ⊞ ASPHALT REMOVAL
- ⊞ CONCRETE REMOVAL
- ⊞ BUILDING REMOVAL
- ⊞ TREE REMOVAL
- ⊞ SAWCUT
- ⊞ UTILITY STRUCTURE REMOVAL
- ⊞ UTILITY LINE REMOVAL

**DEMOLITION PLAN**  
**FOX HEAD RESIDENCES**  
**CITY OF WAUKESHA**  
**WAUKESHA COUNTY, WISCONSIN**

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12-01-14	4	2-05-15
2	2-30-14	5	3-11-15
3	3-11-15		

REMARKS  
 Rev. Prelim. Plans  
 Rev. Prelim. Plans  
 Rev. Prelim. Plans

SCALE: AS SHOWN

DATE: 10/29/14

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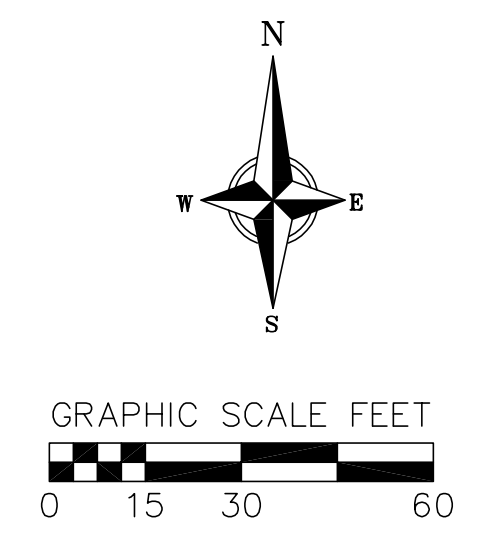
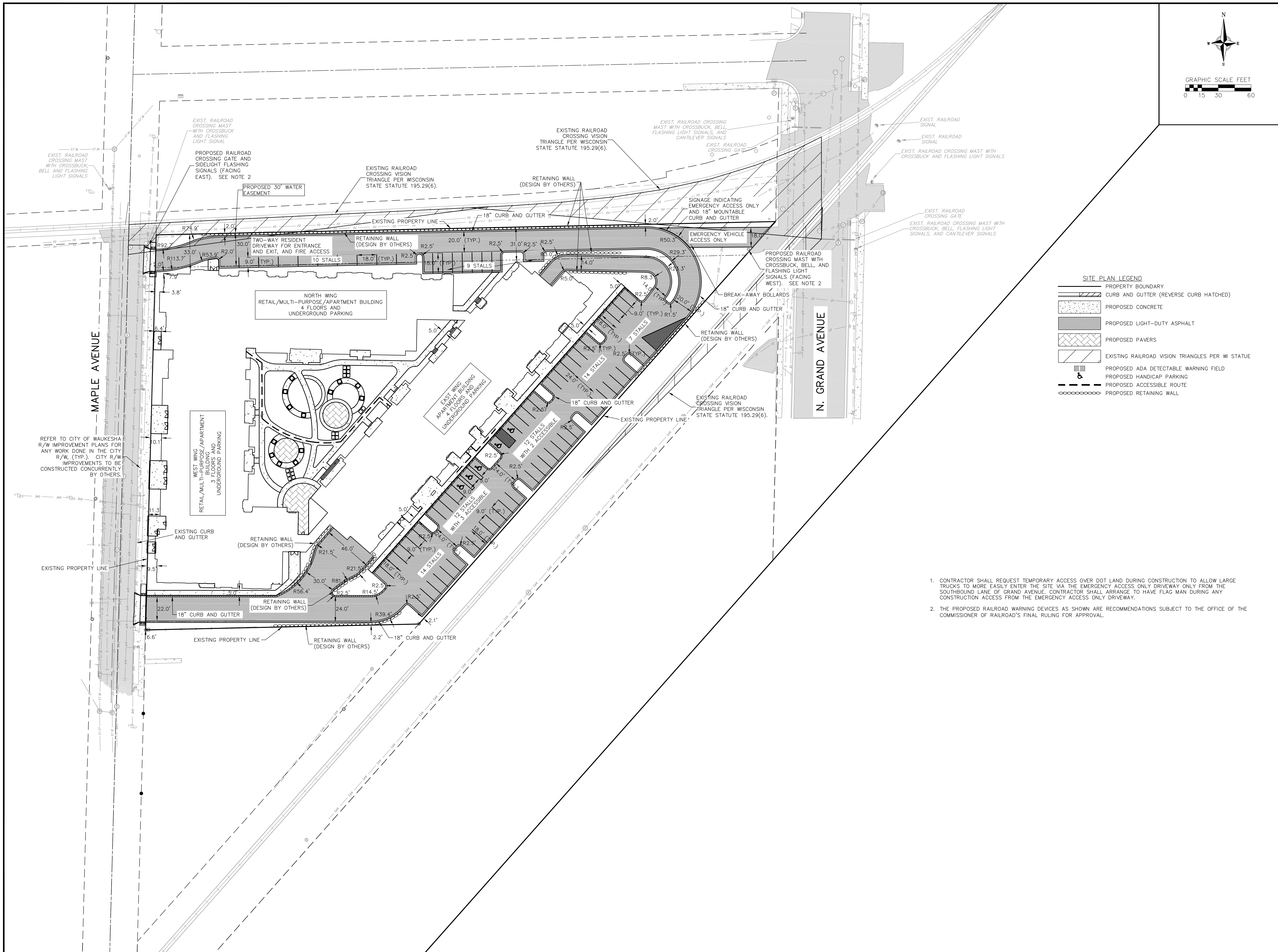
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PROJECT NO. 140163

SHEET 2 OF 7

DWG. NO. C-200





**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED PAVERS
- EXISTING RAILROAD VISION TRIANGLES PER WI STATUTE
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED RETAINING WALL

- CONTRACTOR SHALL REQUEST TEMPORARY ACCESS OVER DOT LAND DURING CONSTRUCTION TO ALLOW LARGE TRUCKS TO MORE EASILY ENTER THE SITE VIA THE EMERGENCY ACCESS ONLY DRIVEWAY ONLY FROM THE SOUTHBOUND LANE OF GRAND AVENUE. CONTRACTOR SHALL ARRANGE TO HAVE FLAG MAN DURING ANY CONSTRUCTION ACCESS FROM THE EMERGENCY ACCESS ONLY DRIVEWAY.
- THE PROPOSED RAILROAD WARNING DEVICES AS SHOWN ARE RECOMMENDATIONS SUBJECT TO THE OFFICE OF THE COMMISSIONER OF RAILROAD'S FINAL RULING FOR APPROVAL.

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**SITE PLAN**  
FOX HEAD RESIDENCES  
CITY OF WAUKESHA  
WAUKESHA COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12-01-14	1	12-01-14
2	2-20-14	2	2-20-14
3	3-11-15	3	3-11-15
4	2-05-15	4	2-05-15

SCALE AS SHOWN

DATE: 10/29/14

DRAFTER: JFEL

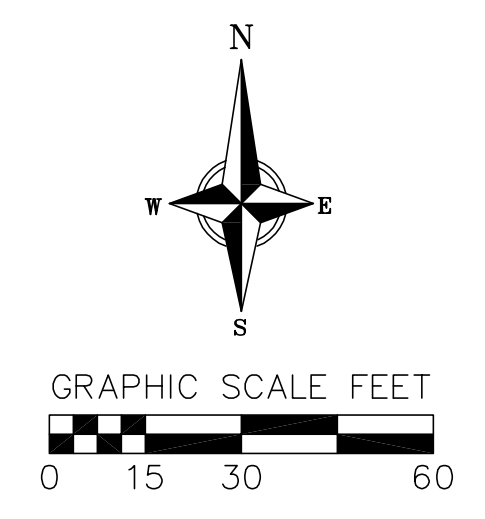
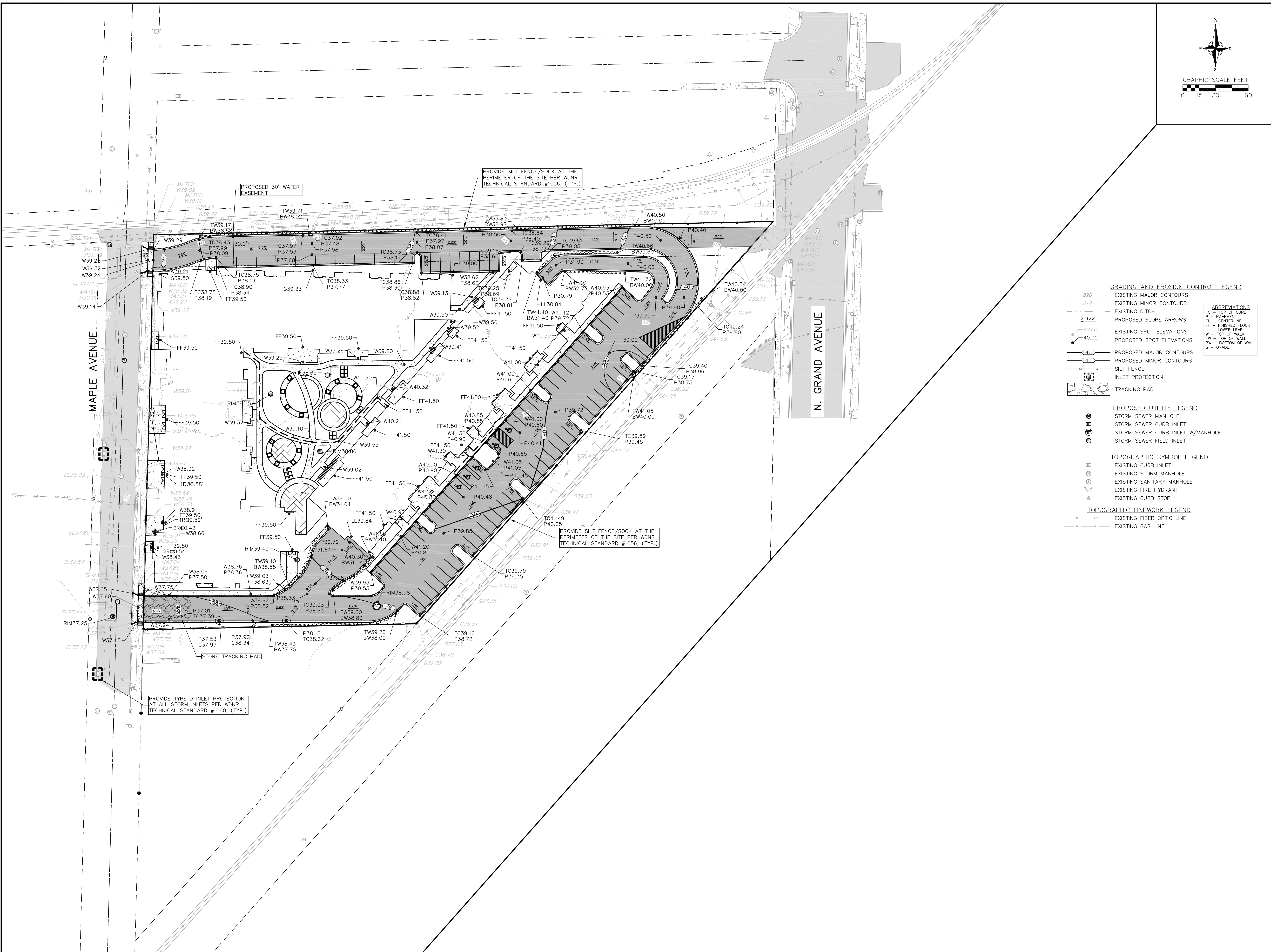
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PROJECT NO. 140163

SHEET 3 OF 7

DWG. NO. C-300





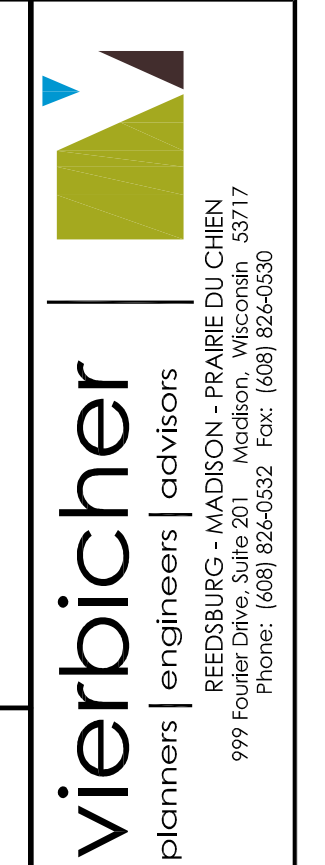
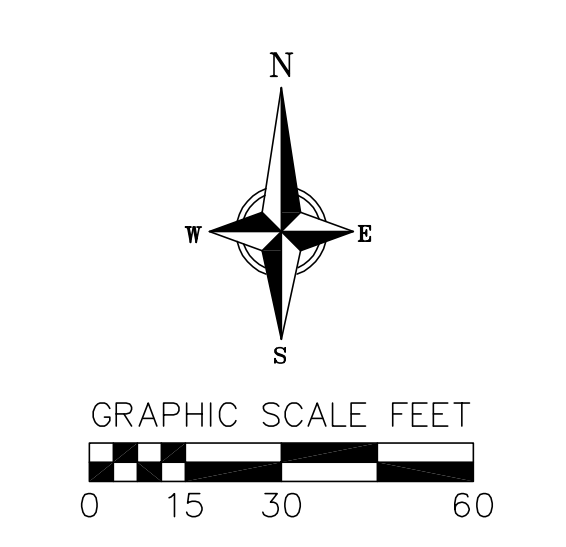
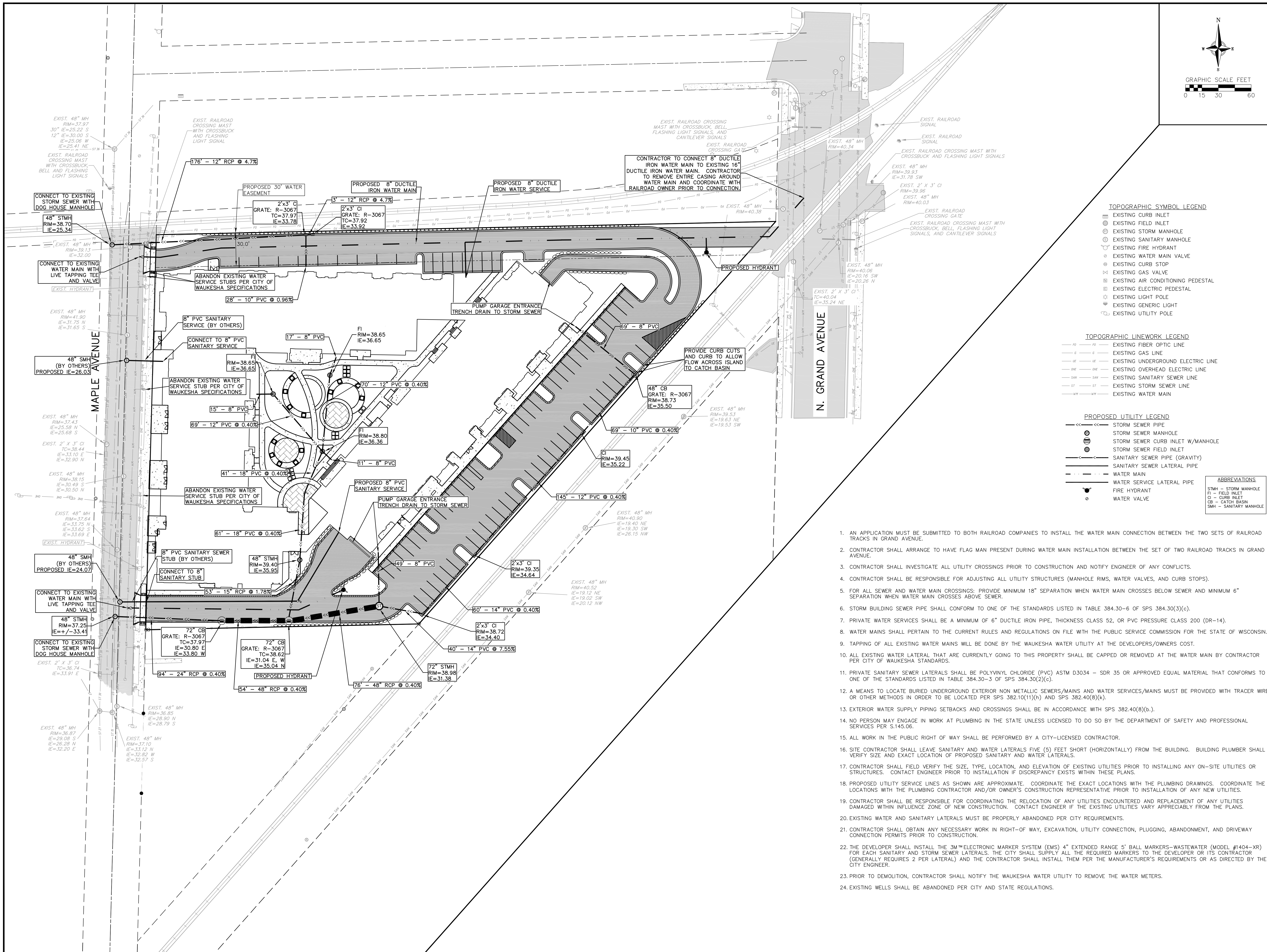
- GRADING AND EROSION CONTROL LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
  - 818 --- EXISTING MINOR CONTOURS
  - - - - - EXISTING DITCH
  - 2.92% PROPOSED SLOPE ARROWS
  - 40.00 EXISTING SPOT ELEVATIONS
  - 40.00 PROPOSED SPOT ELEVATIONS
  - 40' PROPOSED MAJOR CONTOURS
  - 40' PROPOSED MINOR CONTOURS
  - SILT FENCE
  - INLET PROTECTION
  - ▨ TRACKING PAD
- ABBREVIATIONS**
- TC = TOP OF CURB
  - P = PAVEMENT
  - CL = CENTERLINE
  - FF = FINISHED FLOOR
  - LL = LOWER LEVEL
  - W = TOP OF WALK
  - BW = BOTTOM OF WALL
  - G = GRADE
- PROPOSED UTILITY LEGEND**
- STORM SEWER MANHOLE
  - STORM SEWER CURB INLET
  - STORM SEWER INLET W/MANHOLE
  - STORM SEWER FIELD INLET
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING CURB INLET
  - EXISTING STORM MANHOLE
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING CURB STOP
- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING FIBER OPTIC LINE
  - EXISTING GAS LINE

**GRADING AND EROSION CONTROL PLAN**  
 FOX HEAD RESIDENCES  
 CITY OF WAUKESHA  
 WAUKESHA COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12-01-14	4	2-05-15
2	2-20-14	3	3-11-15
3	3-11-15		

SCALE: AS SHOWN  
 DATE: 10/29/14  
 DRAFTER: JFEL  
 CHECKED:  
 PROJECT NO.: 140163  
 SHEET: 4 OF 7  
 DWG. NO.: C-400





**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE

**TOPOGRAPHIC LINWORK LEGEND**

- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN

**PROPOSED UTILITY LEGEND**

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE

**ABBREVIATIONS**

STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
SMH	SANITARY MANHOLE

- AN APPLICATION MUST BE SUBMITTED TO BOTH RAILROAD COMPANIES TO INSTALL THE WATER MAIN CONNECTION BETWEEN THE TWO SETS OF RAILROAD TRACKS IN GRAND AVENUE.
- CONTRACTOR SHALL ARRANGE TO HAVE FLAG MAN PRESENT DURING WATER MAIN INSTALLATION BETWEEN THE SET OF TWO RAILROAD TRACKS IN GRAND AVENUE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES SHALL BE A MINIMUM OF 6" DUCTILE IRON PIPE, THICKNESS CLASS 52, OR PVC PRESSURE CLASS 200 (DR-14).
- WATER MAINS SHALL PERTAIN TO THE CURRENT RULES AND REGULATIONS ON FILE WITH THE PUBLIC SERVICE COMMISSION FOR THE STATE OF WISCONSIN.
- TAPPING OF ALL EXISTING WATER MAINS WILL BE DONE BY THE WAUKESHA WATER UTILITY AT THE DEVELOPERS/OWNERS COST.
- ALL EXISTING WATER LATERAL THAT ARE CURRENTLY GOING TO THIS PROPERTY SHALL BE CAPPED OR REMOVED AT THE WATER MAIN BY CONTRACTOR PER CITY OF WAUKESHA STANDARDS.
- PRIVATE SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(1)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5" BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE WAUKESHA WATER UTILITY TO REMOVE THE WATER METERS.
- EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.

**UTILITY PLAN**  
FOX HEAD RESIDENCES  
CITY OF WAUKESHA  
WAUKESHA COUNTY, WISCONSIN

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
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3	3-11-14	Rev. Prelim. Plans	3	3-11-14	Rev. Prelim. Plans

SCALE: AS SHOWN

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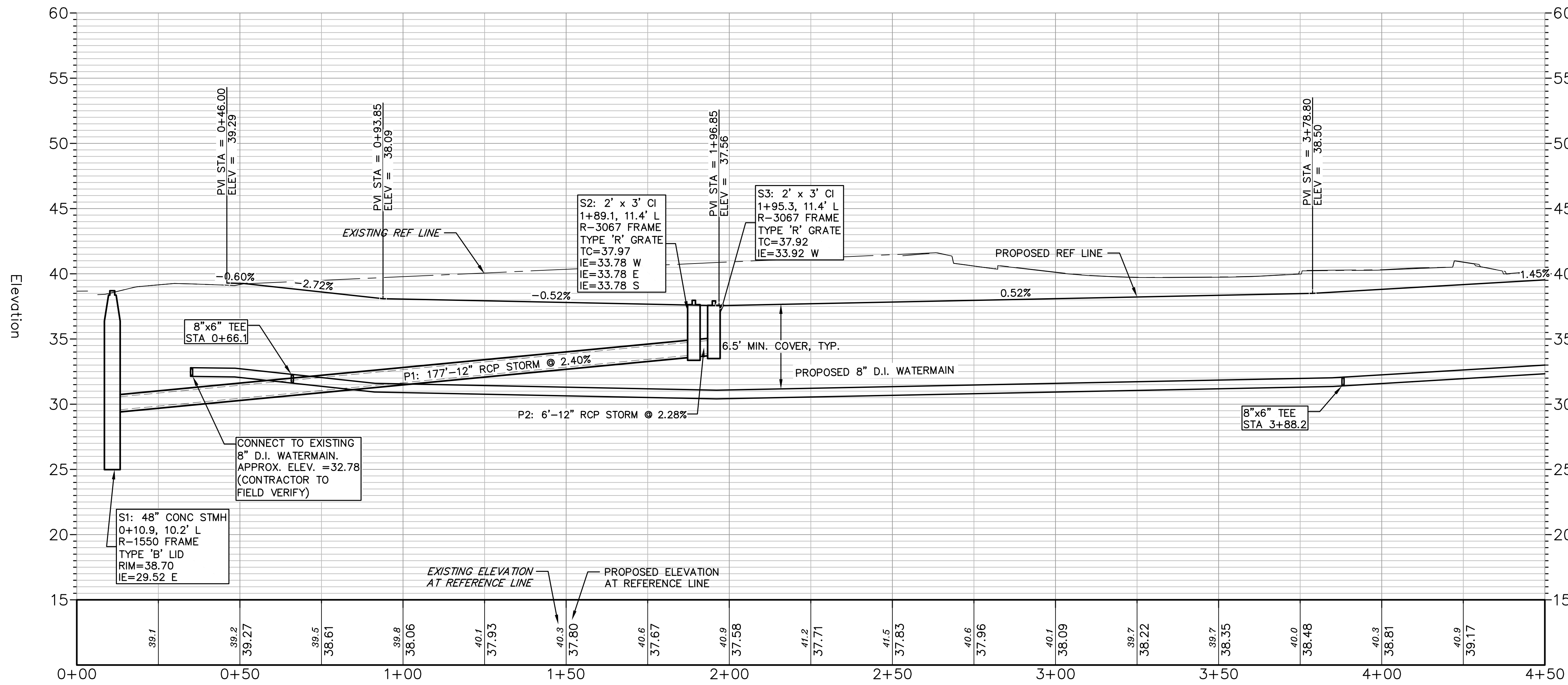
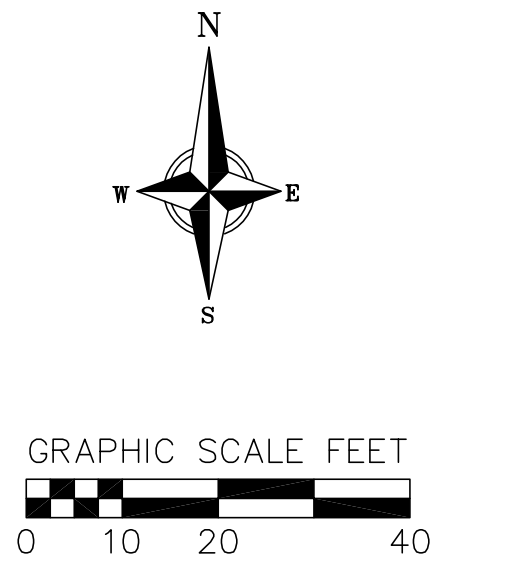
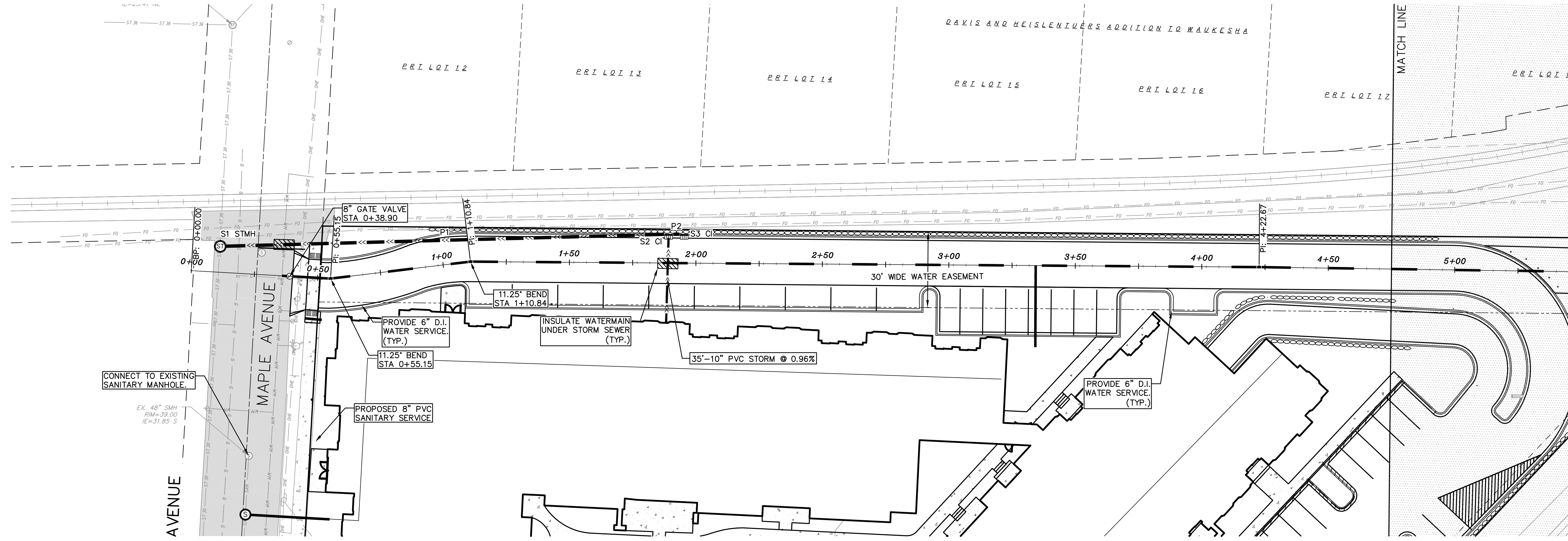
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PROJECT NO. 140163

SHEET 5 OF 7

DWG. NO. C-500





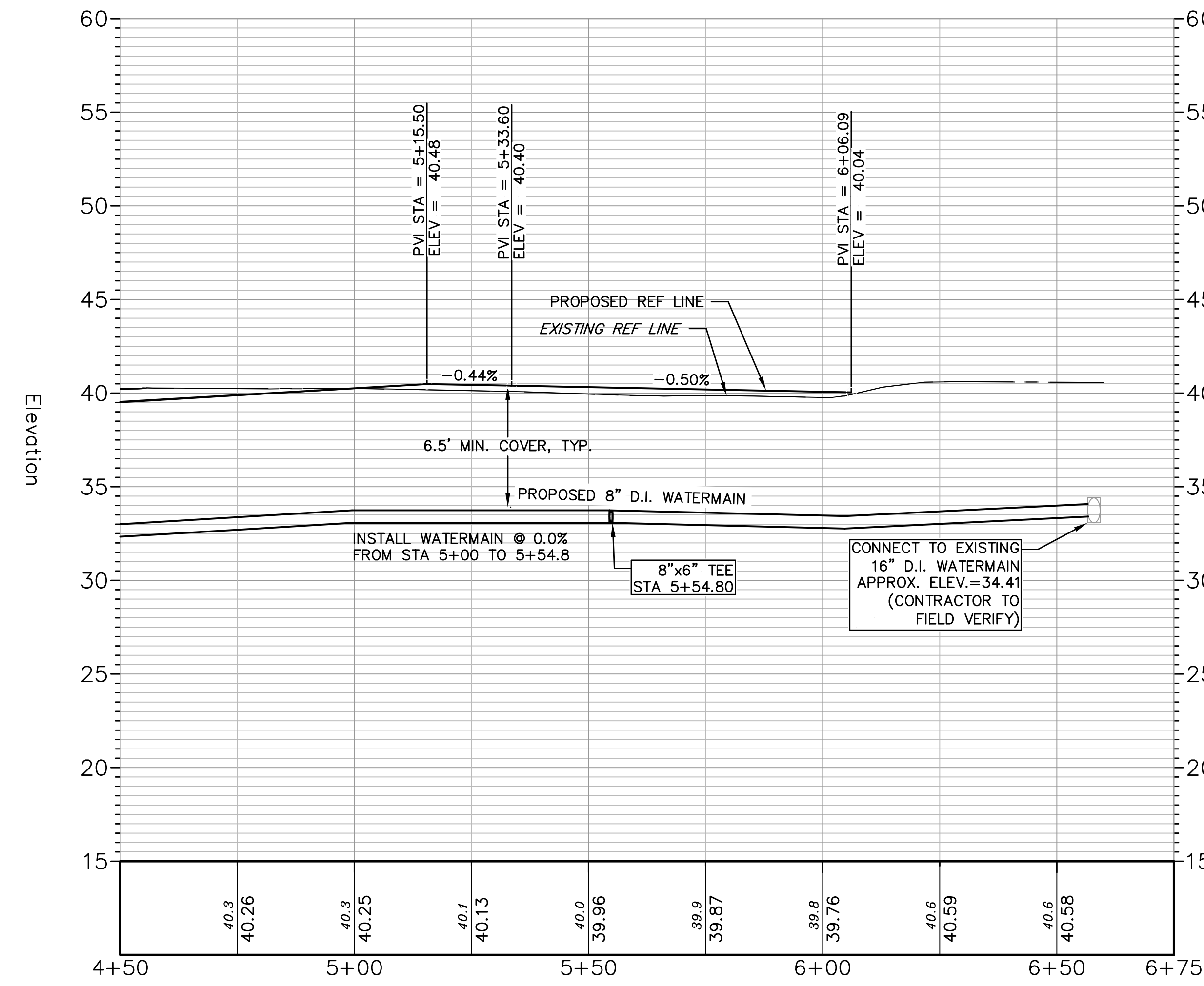
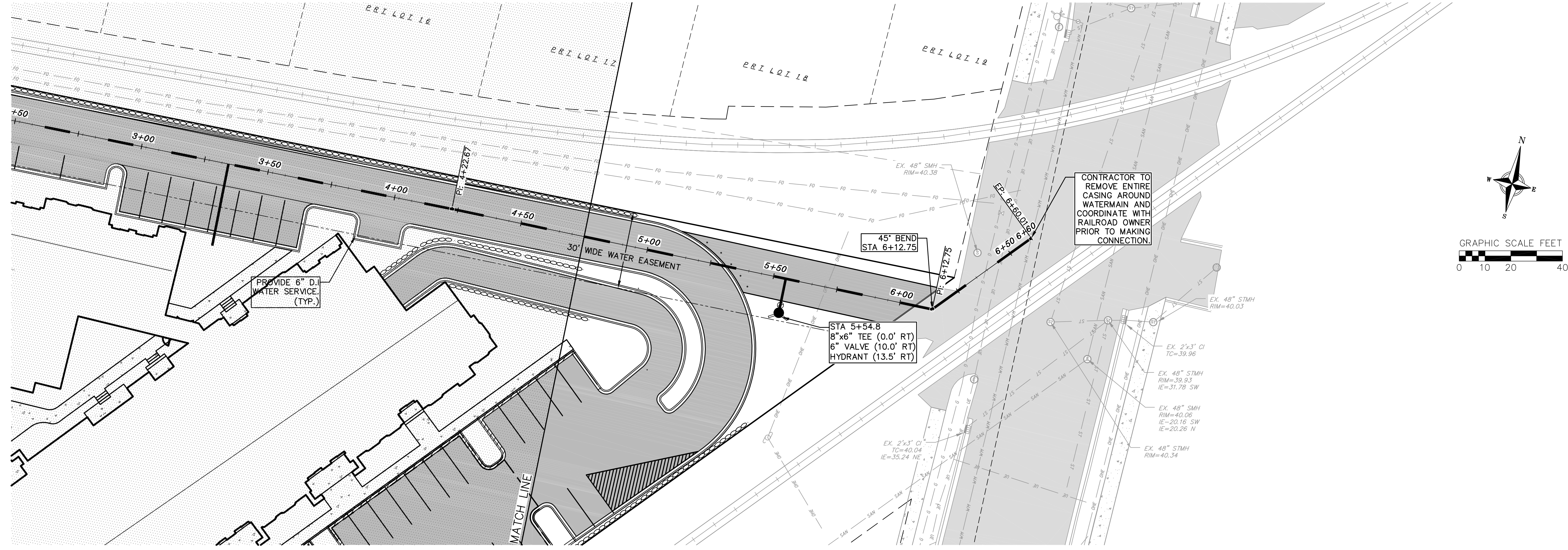
**PLAN & PROFILE - WATERMAIN EASEMENT**  
 FOX HEAD RESIDENCES  
 CITY OF WAUKESHA  
 WAUKESHA COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12/29/14		
P1-12-15 Rev. Prelim. Plans			

SCALE:	AS SHOWN
DATE:	12/29/14
DRAWN BY:	CSHA
CHECKED BY:	RRKL
PROJECT NO.:	140163
SHEET:	
	6 OF 7
DWG. NO.:	





**PLAN & PROFILE - WATERMAIN EASEMENT**  
 FOX HEAD RESIDENCES  
 CITY OF WAUKESHA  
 WAUKESHA COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
1	11-12-14	Rev. Prelim. Plans	

DATE	12/29/14
DRAWN	CSHA
CHECKED	FKOL
PROJECT NO.	140163
SHEET	7 OF 7
DWG. NO.	