

PRELIMINARY DEVELOPMENT PLANS FOR MONARCH SUBDIVISION CITY OF WAUKESHA, WI

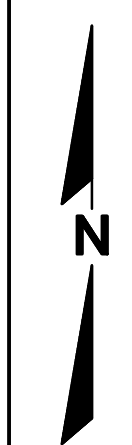
LEGEND (PROPOSED FEATURES)

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
- SIGN
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- COLORED AND STAMPED CONCRETE
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- VAN
- PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- DOOR
- STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
- PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
- PROPOSED 1-FOOT GRADE CONTOUR
- PROPOSED 5-FOOT GRADE CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TOP OF CURB
- PROPOSED EROSION CONTROL BALE
- PROPOSED TEMPORARY DITCH CHECK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY DIVERSION SWALE & BERM
- PROPOSED LEVEL SPREADER
- PROPOSED STONE TRACKING MAT
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- EROSION CONTROL BLANKET
- PROPOSED RIPRAP
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S-SANITARY SEWER
- STO-STORM SEWER
- W-WATERMAIN
- G-MARKED GAS MAIN
- E-MARKED ELECTRIC
- OHW-OVERHEAD WIRES
- B-BUREAU ELEC. SERV.
- T-MARKED TELEPHONE
- TV-MARKED CABLE TV LINE
- FO-MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C300-C301	OVERALL GRADING PLAN
C302-C304	DETAILED GRADING
C400-C401	OVERALL UTILITY PLAN
C500-C504	PAVING & STORM SEWER PLAN & PROFILE
C600	TYPICAL CROSS SECTION

PLAN DATE: 8/01/2017

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:
-	--	--	--



OWNER:
SIEPMANN REALTY CORPORATION
 W240 N1221 PEWAUKEE RD
 WAUKESHA, WI 53188
 PH.: (262)650-9700
 FAX: (262)650-9710

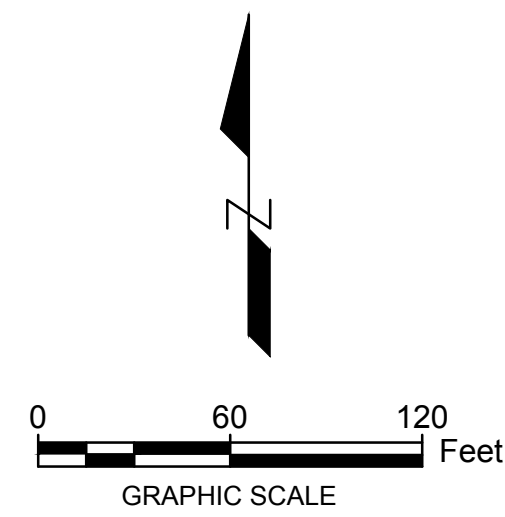
APPROVAL AGENCY:
CITY OF WAUKESHA
 201 DELAFIELD STREET
 ROOM 200
 WAUKESHA, WI 53188
 PH.: (262)524-3750

DESCRIPTION

R.A. Smith National
*Beyond Surveying
 and Engineering*
 www.rasmithnational.com

**MONARCH SUBDIVISION
 CITY OF WAUKESHA**
TITLE SHEET

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 R.A. Smith National, Inc.
 DATE: 08/01/2017
 SCALE: 1" = 20'
 JOB NO. 3150342
 PROJECT MANAGER:
 GARY RAASCH, P.E.
 DESIGNED BY: MJG
 CHECKED BY: GER
SHEET NUMBER
 C000



PRELIMINARY

LEGEND

XX.X	BUILDING PAD ELEVATION
-----	ISOLATED NATURAL RESOURCE AREA
-----	SOUTHWEST PRESSURE ZONE

WETLAND DELINEATION: AUGUST 10, 2015,
R.A. SMITH NATIONAL, TINA MYERS, PWS

DATE	DESCRIPTION

R.A. Smith National
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www.rasmithnational.com

**MONARCH SUBDIVISION
CITY OF WAUKESHA**
OVERALL MASTER SOUTH GRADING

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DATE: 08/01/2017
SCALE: 1" = 60'
JOB NO. 3150342
PROJECT MANAGER: GARY RAASCH, P.E.
DESIGNED BY: MJG
CHECKED BY: TTH
SHEET NUMBER ---



PRELIMINARY

LEGEND

XX.X	BUILDING PAD ELEVATION
	ISOLATED NATURAL RESOURCE AREA
	SOUTHWEST PRESSURE ZONE

WETLAND DELINEATION: AUGUST 10, 2015,
R.A. SMITH NATIONAL, TINA MYERS, PWS

DATE	DESCRIPTION

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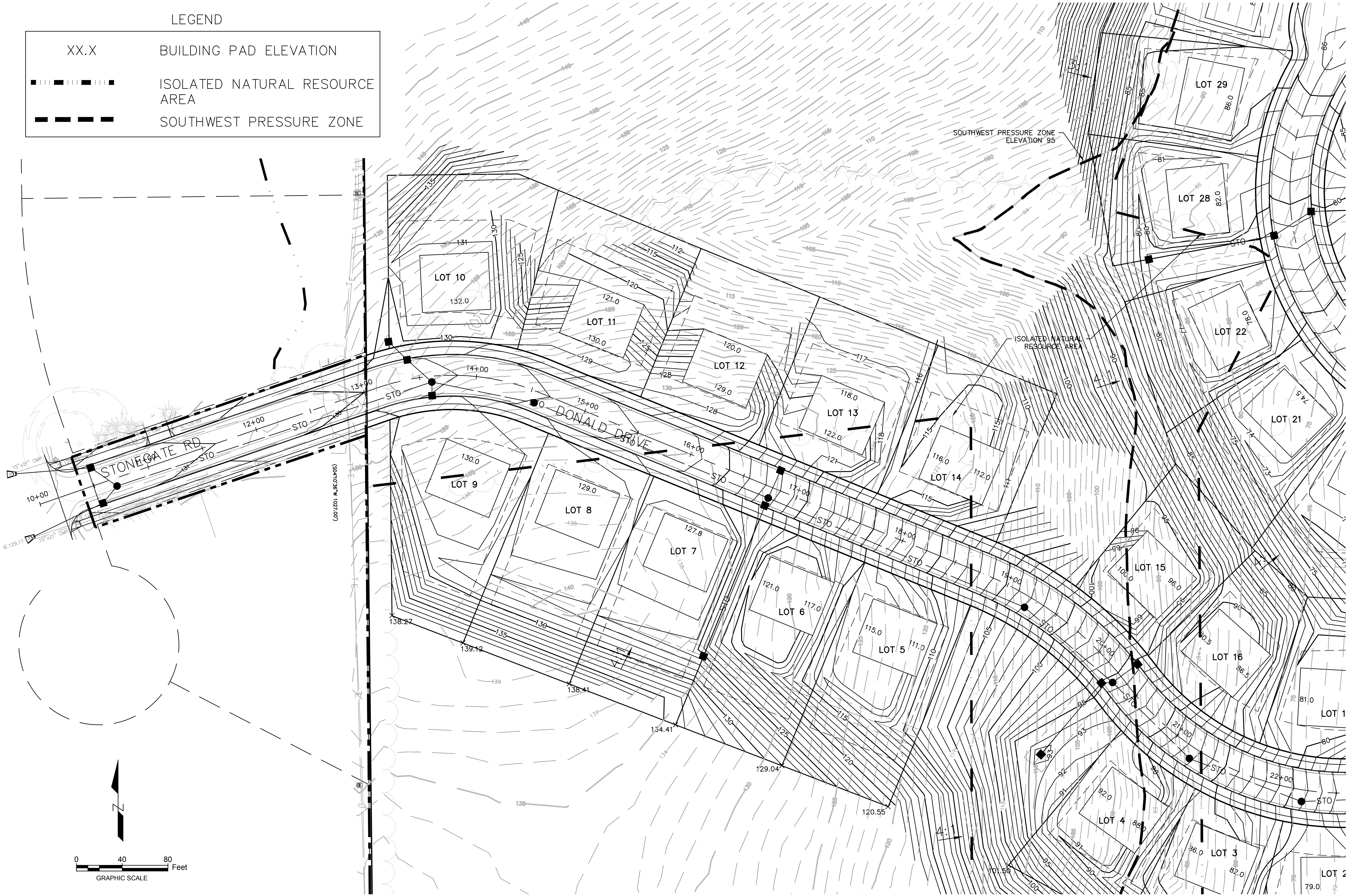
**MONARCH SUBDIVISION
 CITY OF WAUKESHA**
OVERALL MASTER NORTH GRADING

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DATE: 08/01/2017
SCALE: 1" = 60'
JOB NO. 3150342
PROJECT MANAGER: GARY RAASCH, P.E.
DESIGNED BY: MJG
CHECKED BY: TTH
SHEET NUMBER C301

P:\3150342\Drawings\Construction Plans\GP00101.H.dwg, C301 OVERVIEW GRADING NORTH, 8/1/2017 2:37:06 PM, Kjb

LEGEND

XX.X	BUILDING PAD ELEVATION
	ISOLATED NATURAL RESOURCE AREA
	SOUTHWEST PRESSURE ZONE



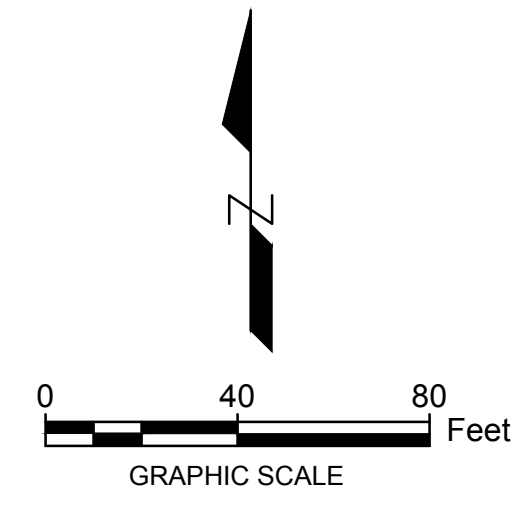
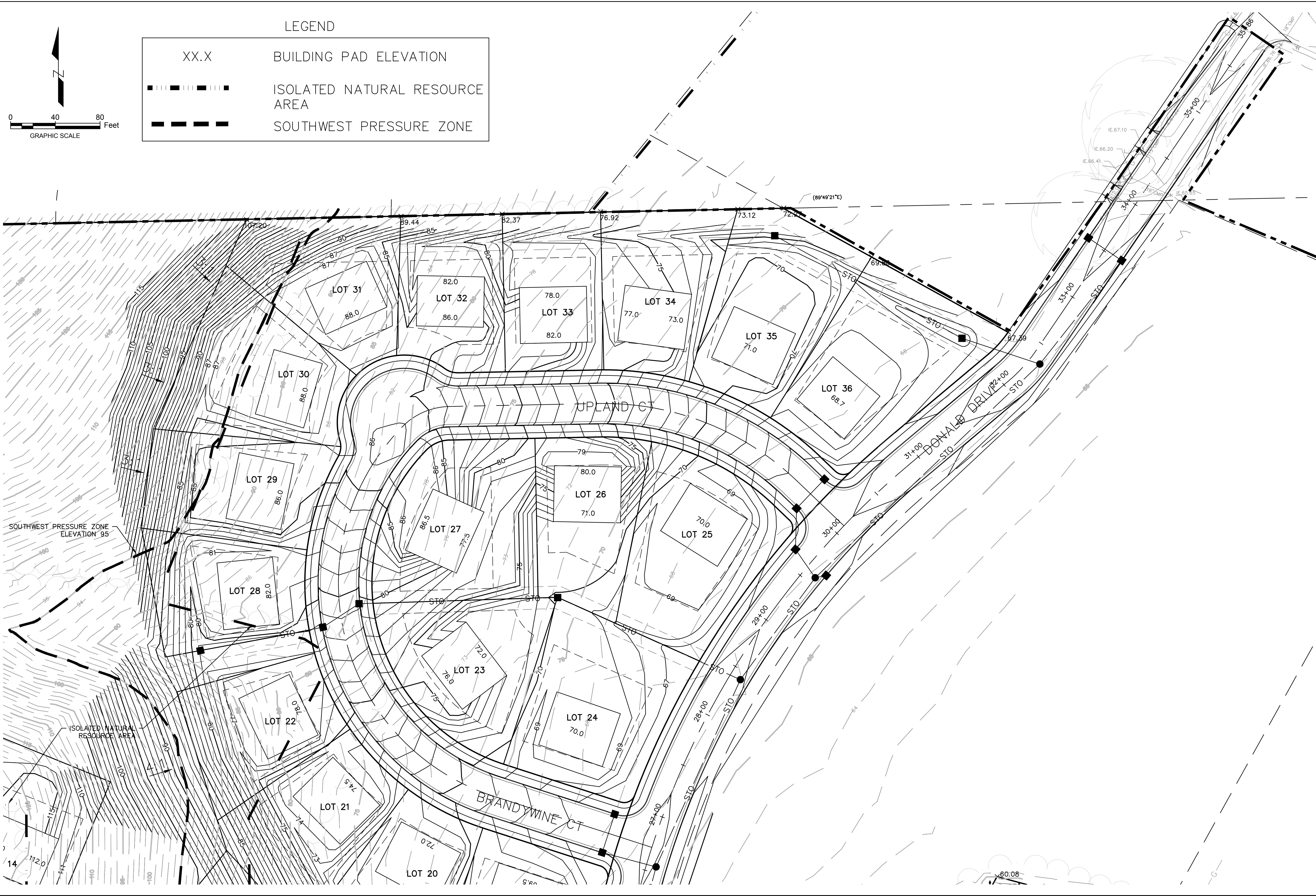
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MONARCH SUBDIVISION
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SOUTHWEST GRADING

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SCALE: 1" = 40'
JOB NO. 3150342
PROJECT MANAGER: GARY RAASCH, P.E.
DESIGNED BY: MJG
CHECKED BY: TTH
SHEET NUMBER C302

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LEGEND

XX.X	BUILDING PAD ELEVATION
	ISOLATED NATURAL RESOURCE AREA
	SOUTHWEST PRESSURE ZONE

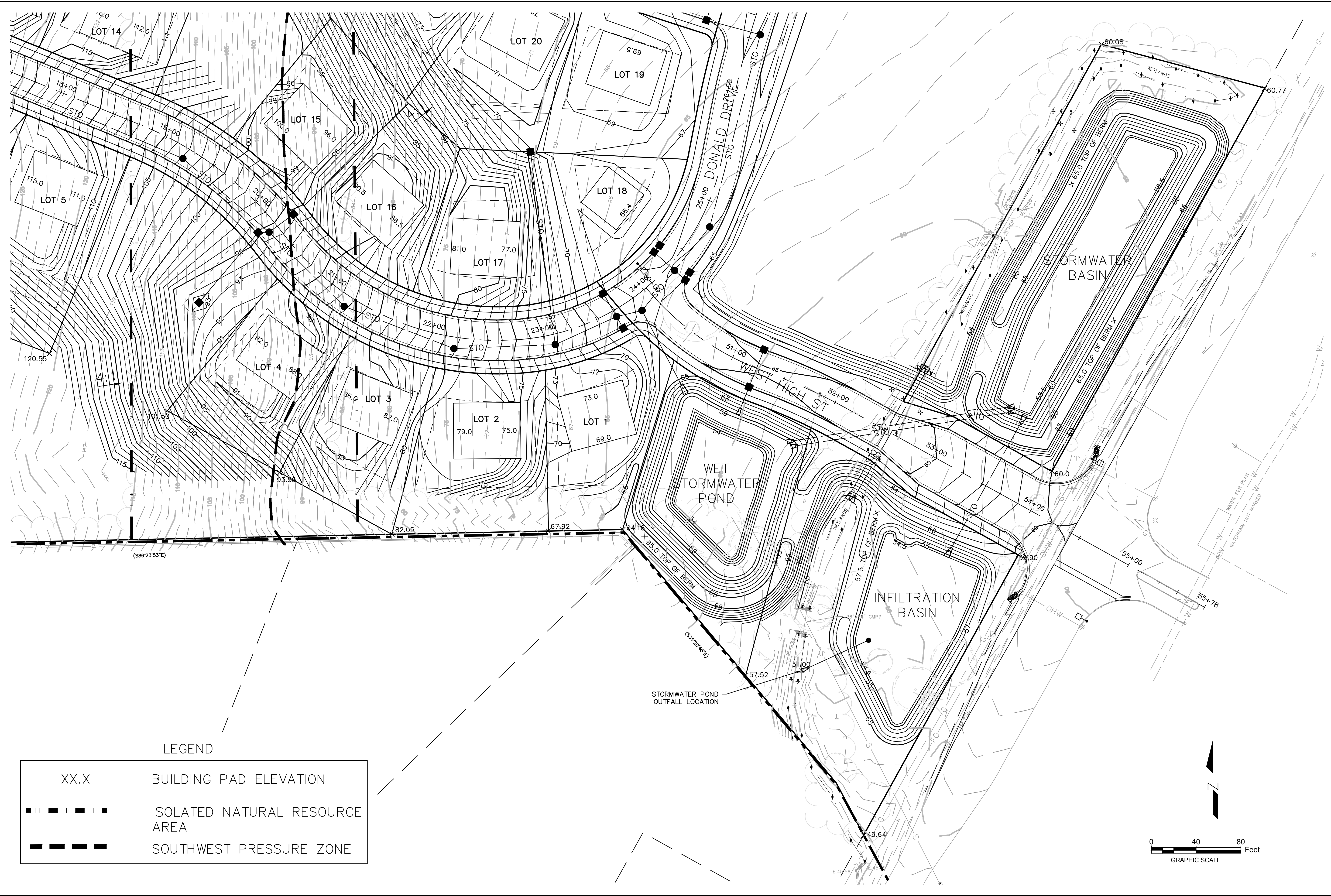
DATE	DESCRIPTION

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 NORTHEAST GRADING**

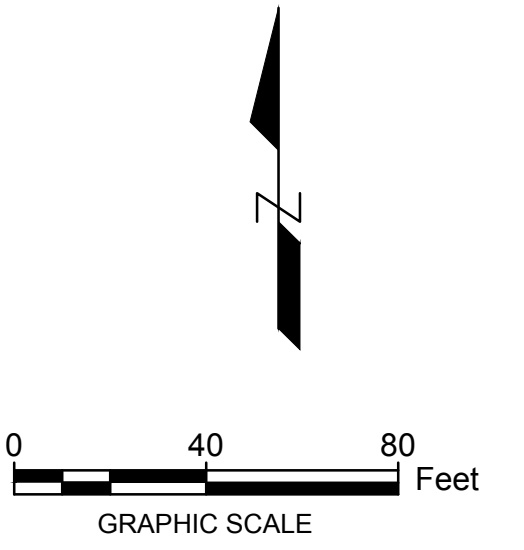
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DATE: 08/01/2017
SCALE: 1" = 40'
JOB NO. 3150342
PROJECT MANAGER: GARY RAASCH, P.E.
DESIGNED BY: MJG
CHECKED BY: TTH
SHEET NUMBER C303

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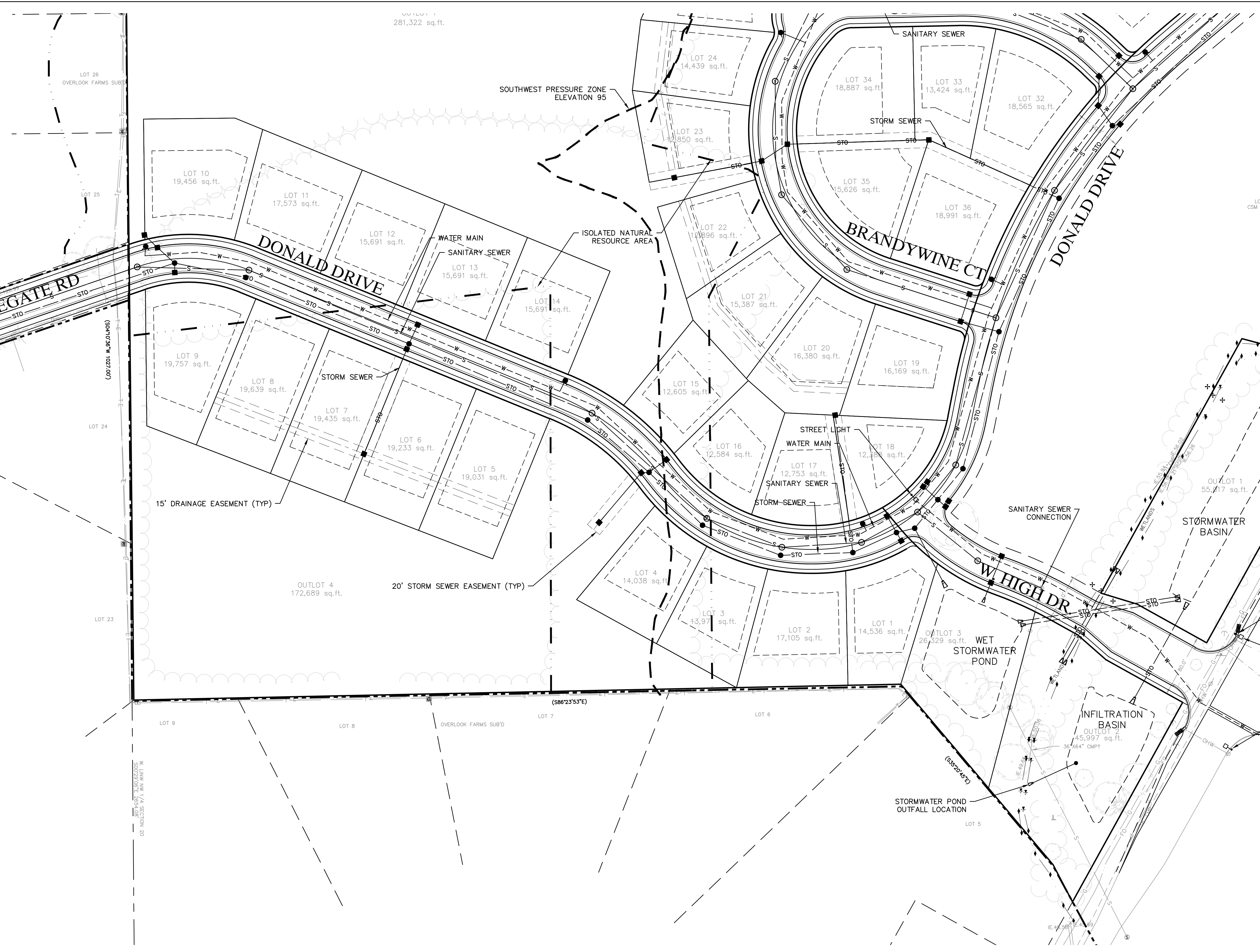
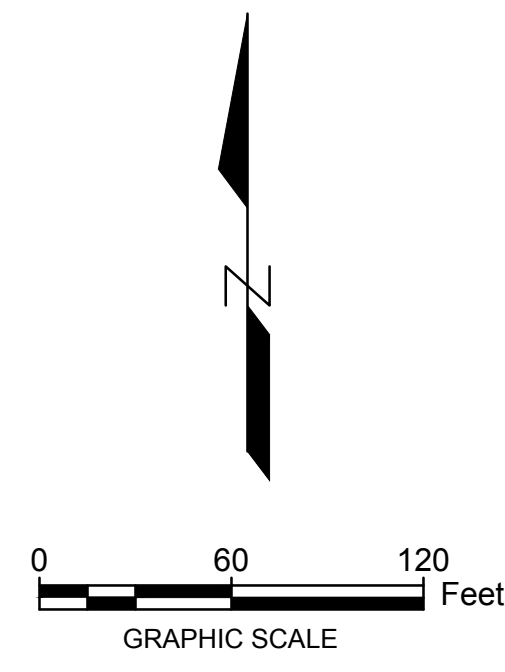
LEGEND

XX.X	BUILDING PAD ELEVATION
	ISOLATED NATURAL RESOURCE AREA
	SOUTHWEST PRESSURE ZONE



DESCRIPTION	
DATE	
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MONARCH SUBDIVISION CITY OF WAUKESHA SOUTHEAST GRADING	
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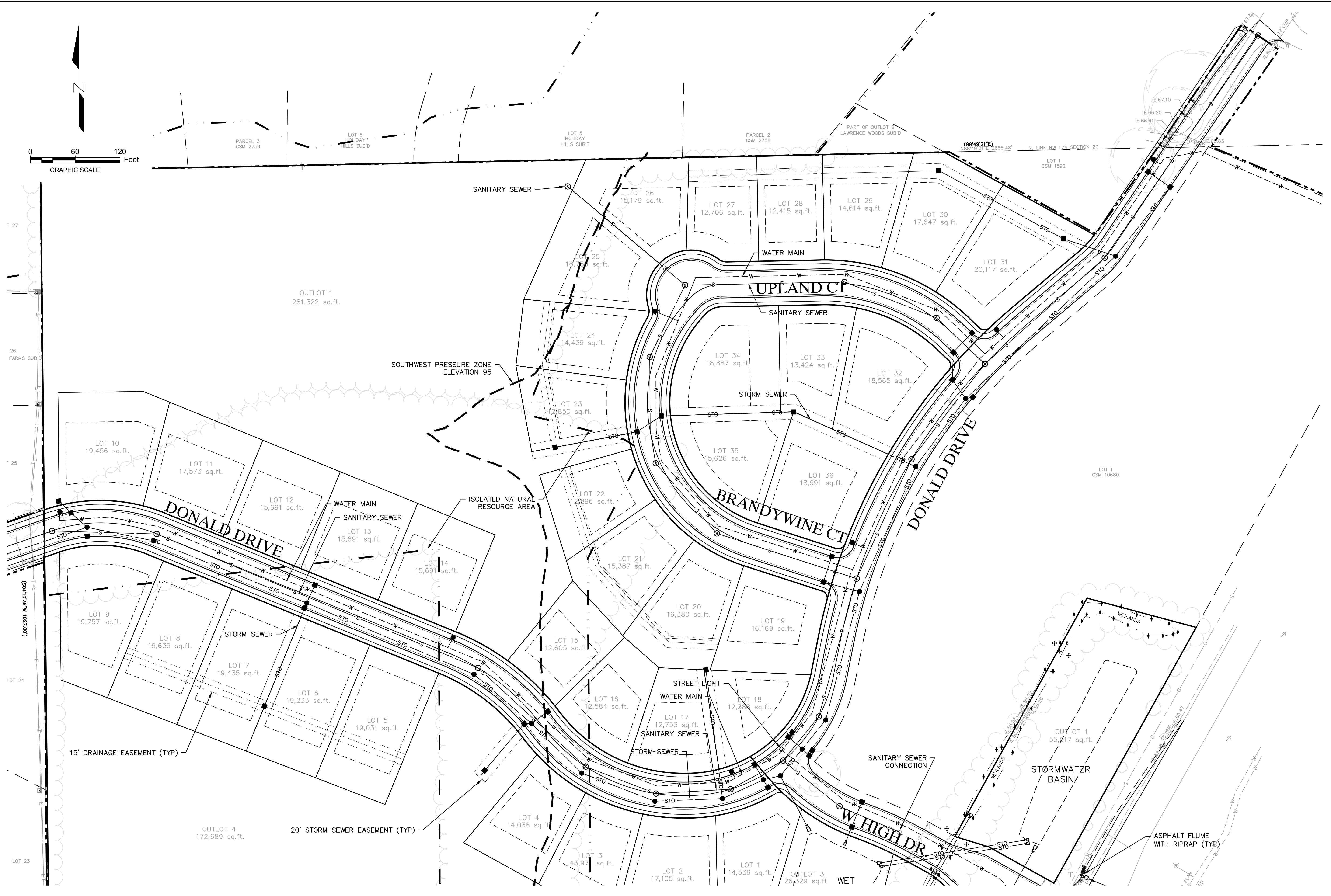
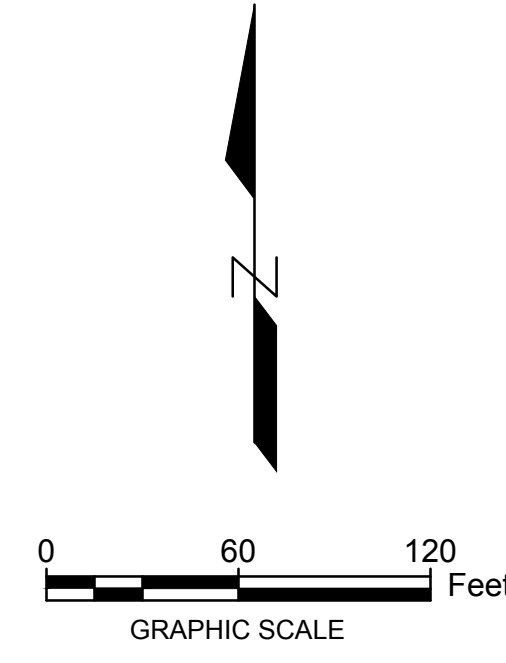


DATE	DESCRIPTION

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**MONARCH SUBDIVISION
 CITY OF WAUKESHA
 SOUTHWEST UTILITY PLAN**

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DATE: 08/01/2017
SCALE: 1" = 60'
JOB NO. 3150342
PROJECT MANAGER: GARY RAASCH, P.E.
DESIGNED BY: MJG
CHECKED BY: TTH
SHEET NUMBER C400



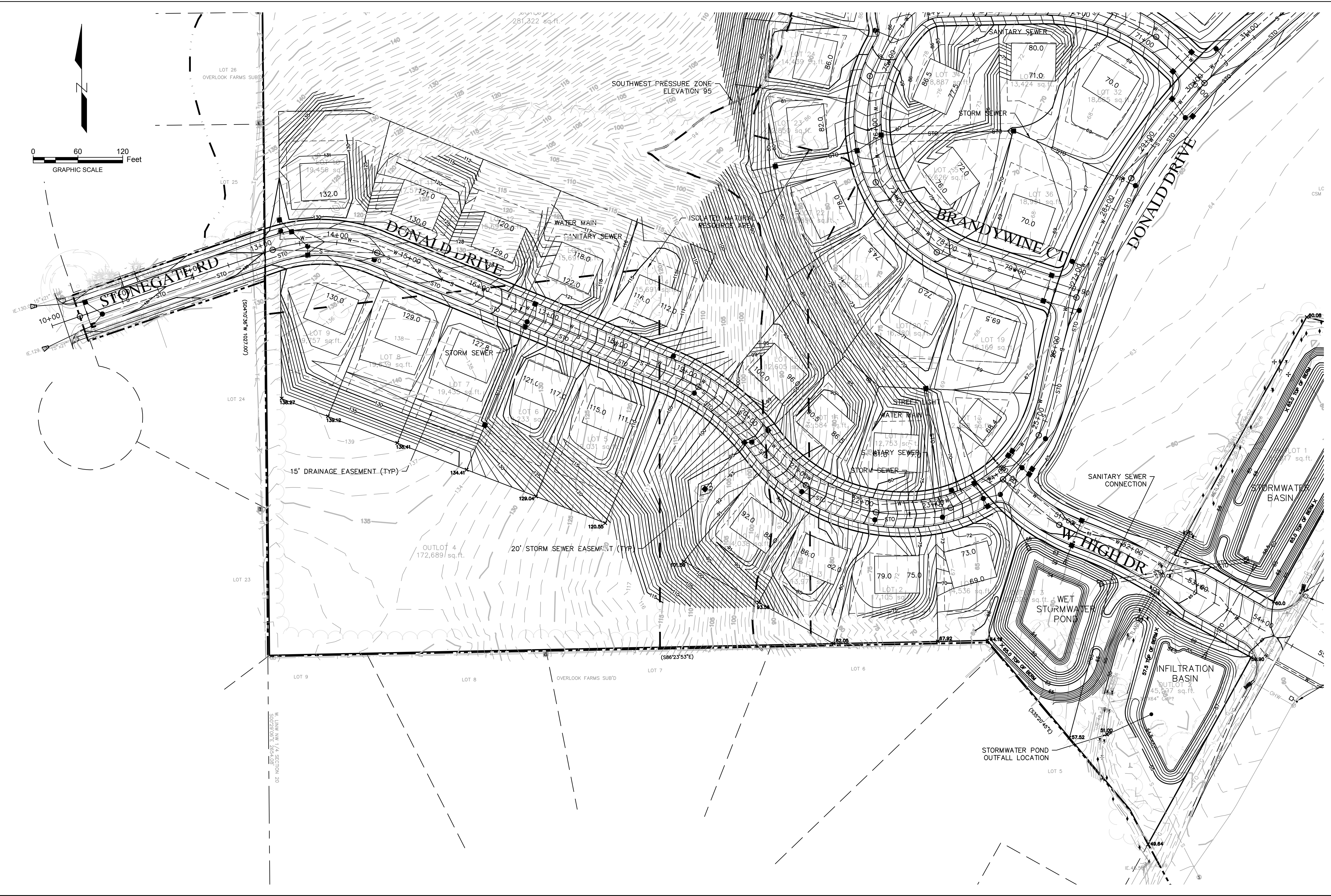
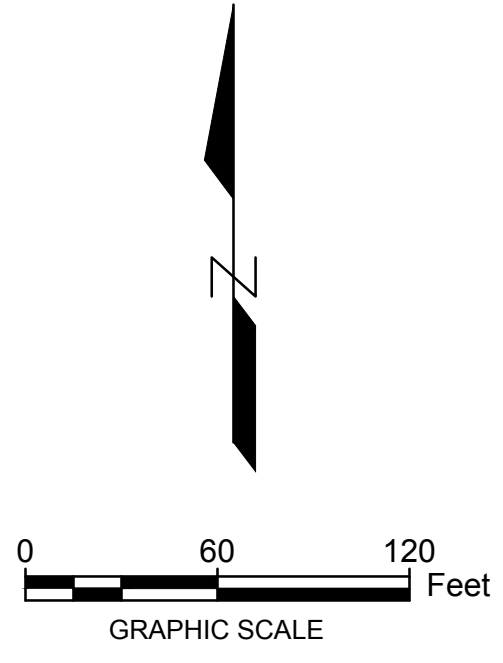
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NORTHEAST UTILITY PLAN

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SCALE: 1" = 60'
JOB NO. 3150342
PROJECT MANAGER: GARY RAASCH, P.E.
DESIGNED BY: MJG
CHECKED BY: TTH
SHEET NUMBER C401



DATE	DESCRIPTION

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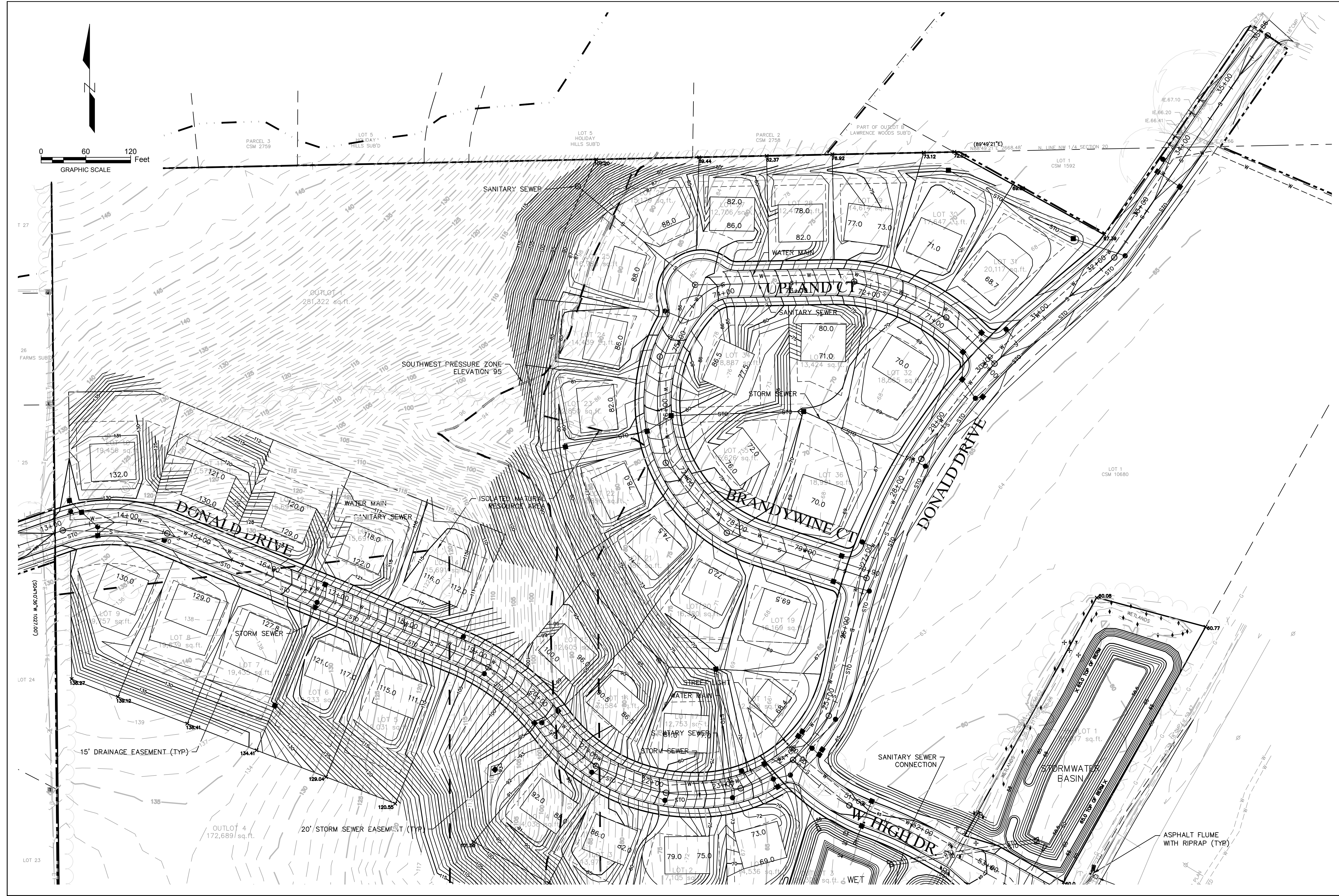
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 CITY OF WAUKESHA**

**SOUTHWEST UTILITY PLAN
 WITH CONTOURS**

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JOB NO. 3150342
PROJECT MANAGER: GARY RAASCH, P.E.
DESIGNED BY: MJG
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SHEET NUMBER C402

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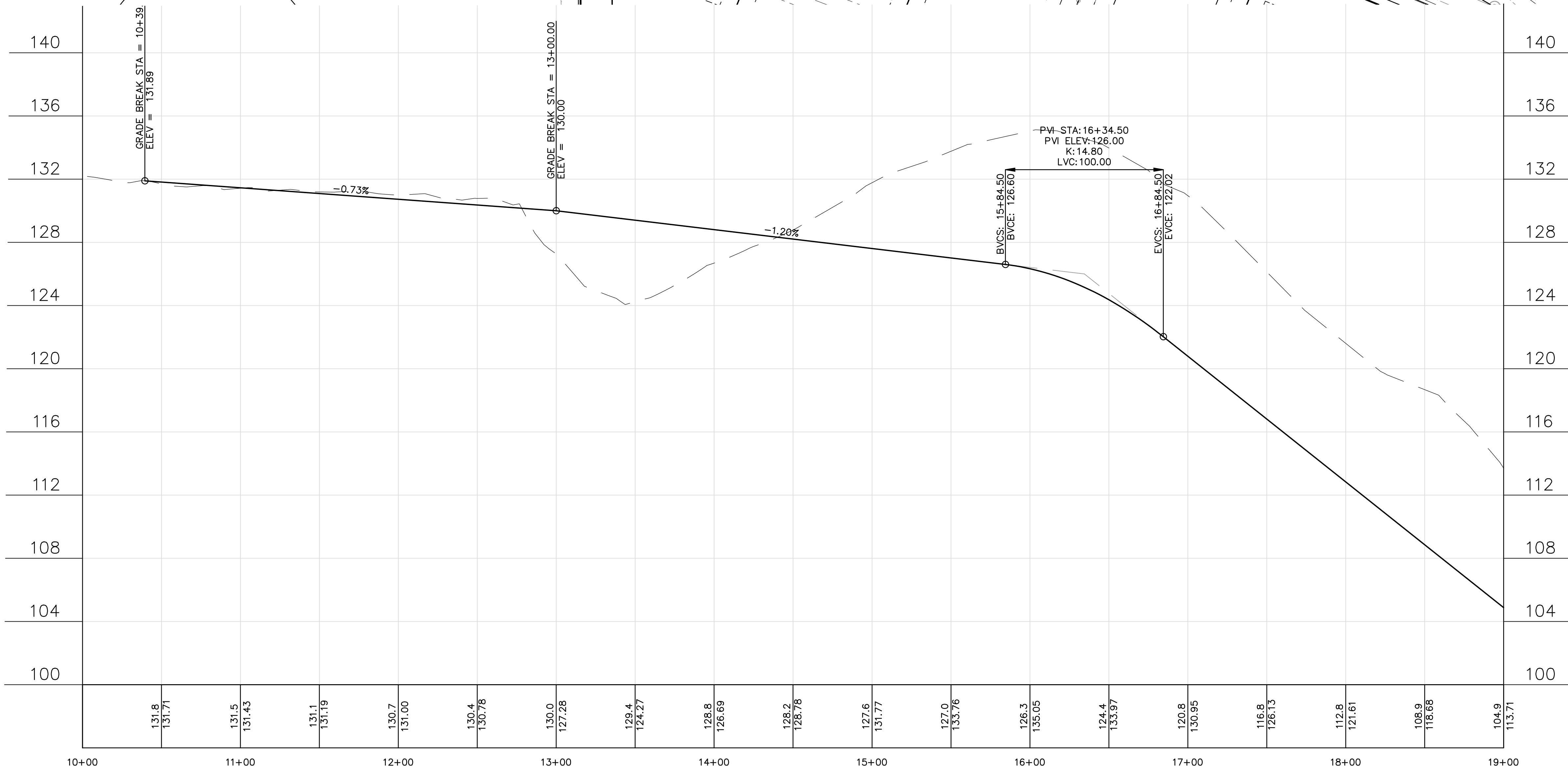
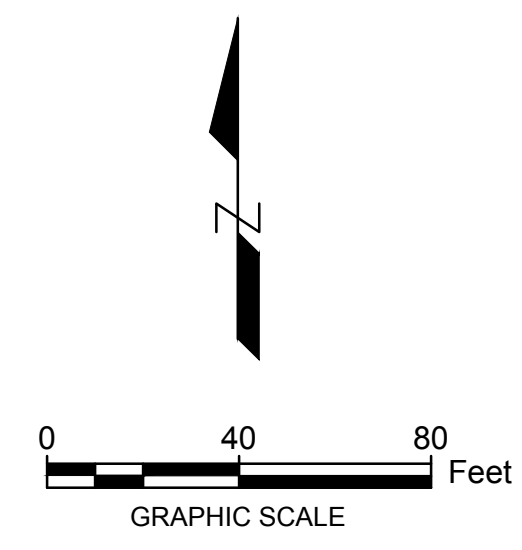
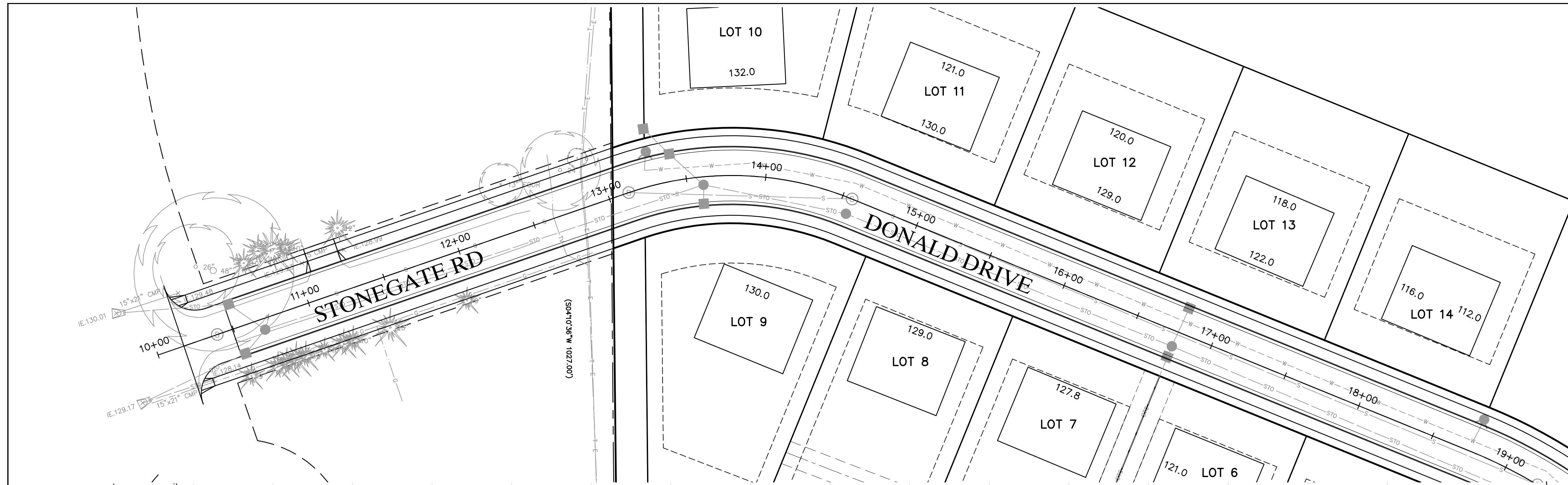
DATE	DESCRIPTION

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**MONARCH SUBDIVISION
 CITY OF WAUKESHA
 NORTHEAST UTILITY PLAN
 WITH CONTOURS**

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DATE: 08/01/2017
SCALE: 1" = 60'
JOB NO. 3150342
PROJECT MANAGER: GARY RAASCH, P.E.
DESIGNED BY: MJG
CHECKED BY: TTH
SHEET NUMBER C403

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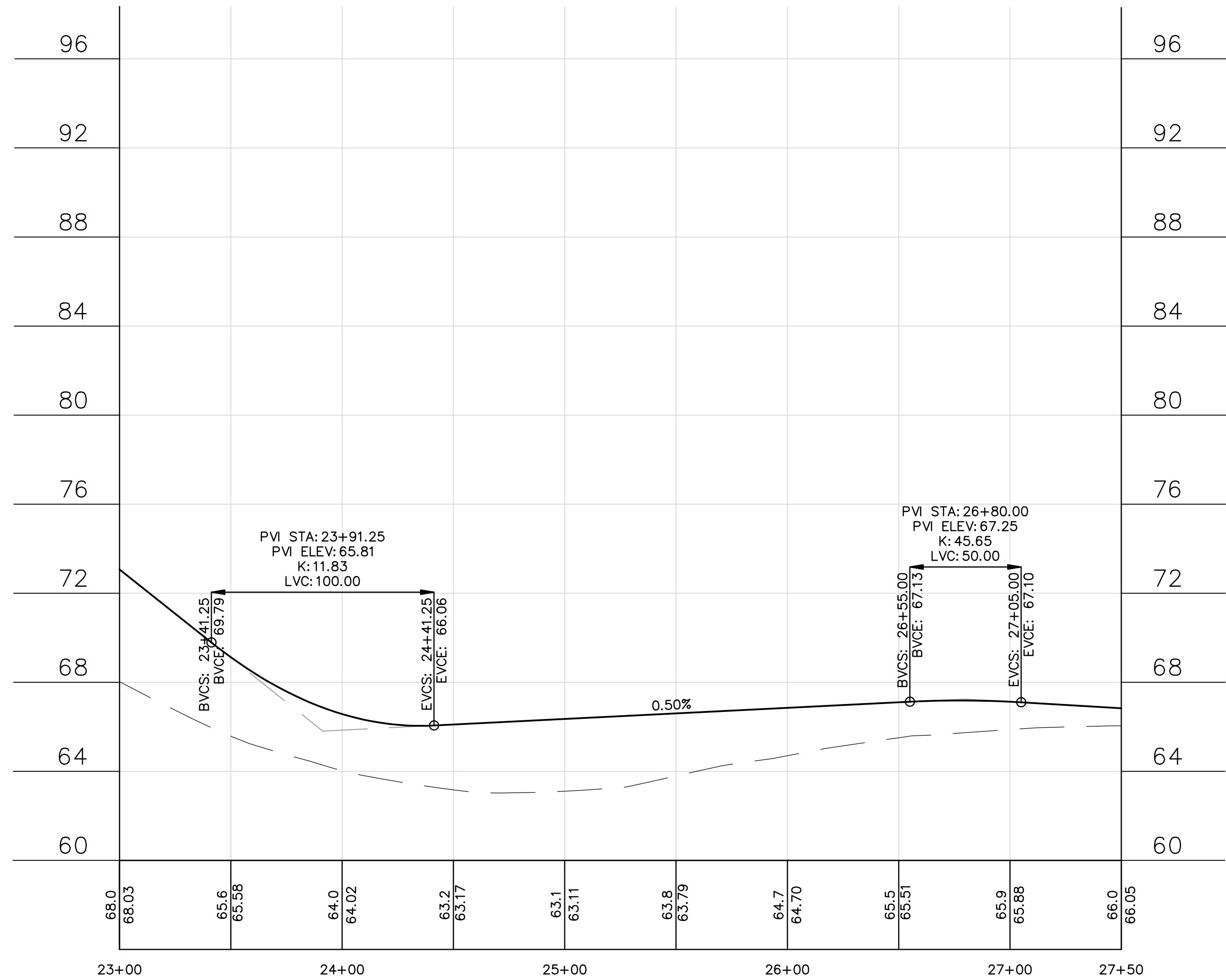
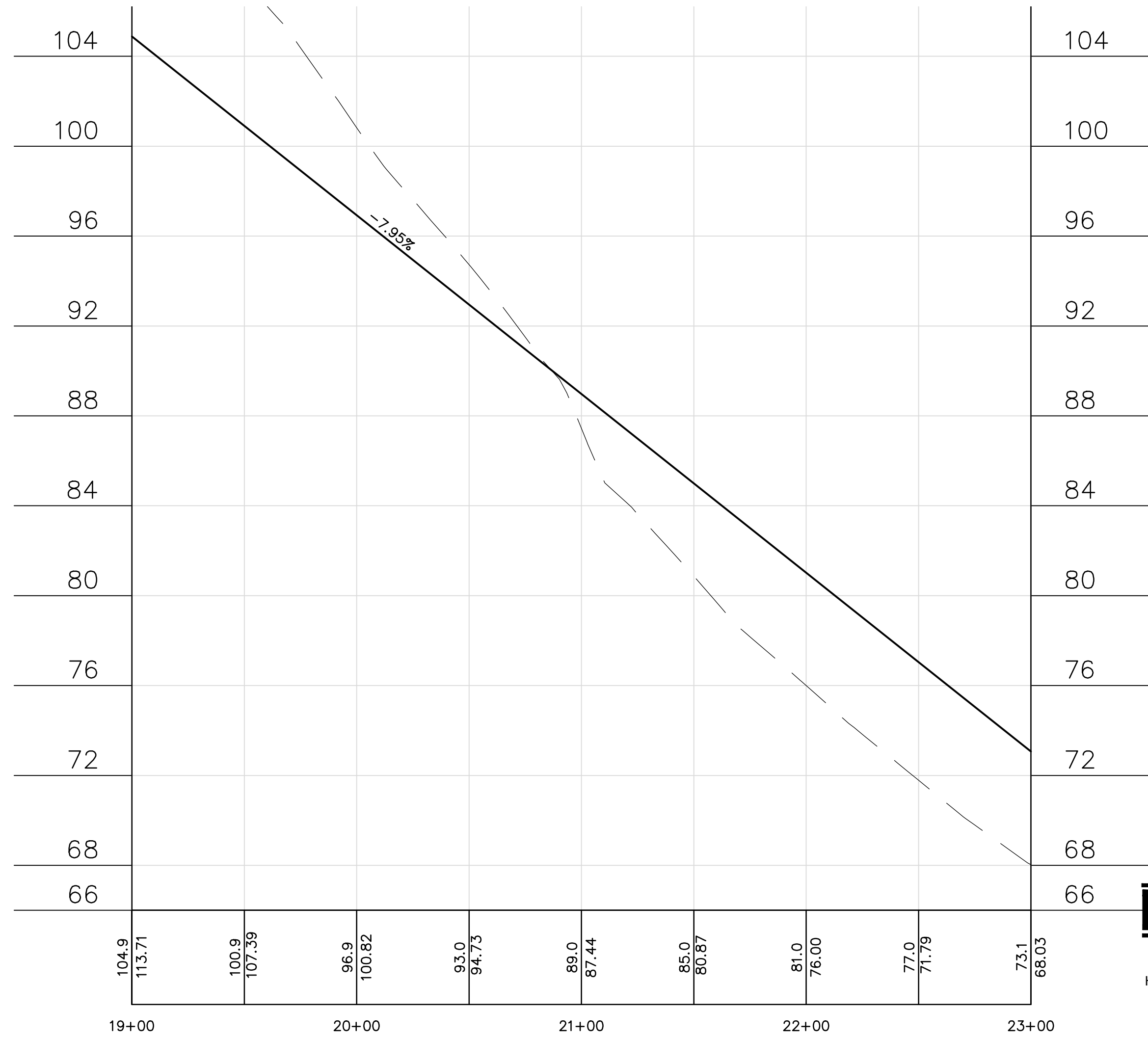
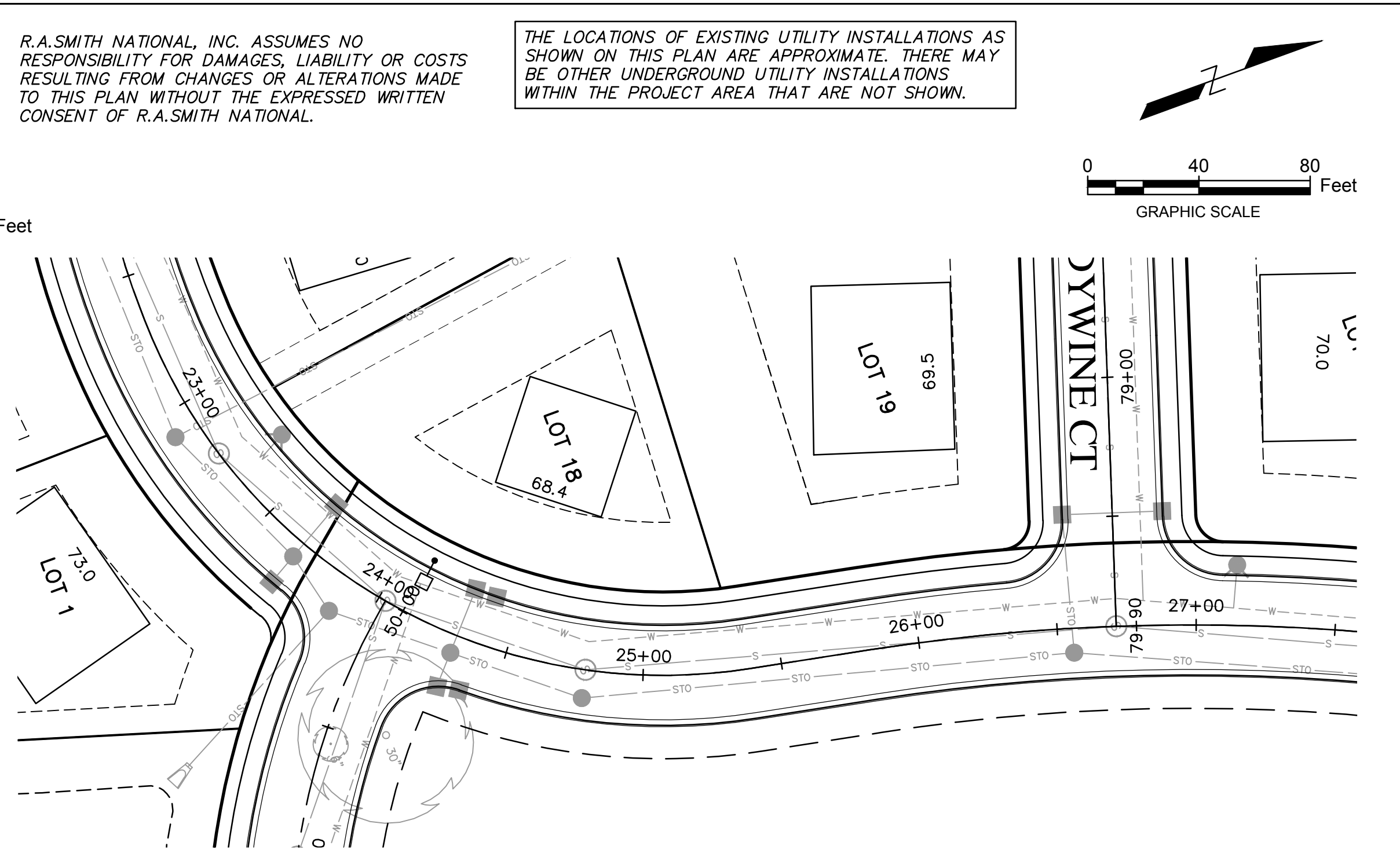
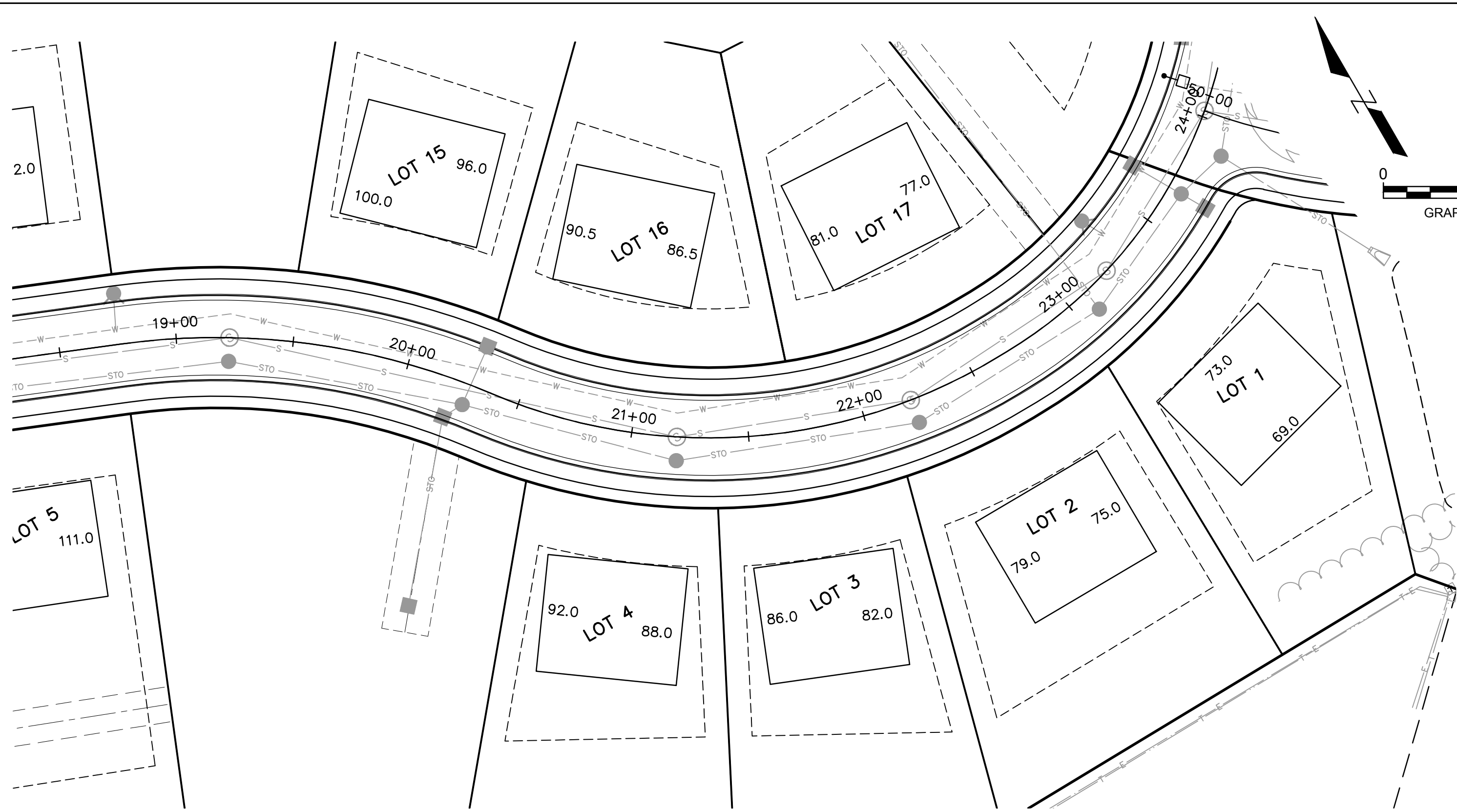


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DESCRIPTION	
DATE	
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MONARCH SUBDIVISION CITY OF WAUKESHA PAVING PLAN & PROFILE DONALD DRIVE	
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SHEET NUMBER C500	

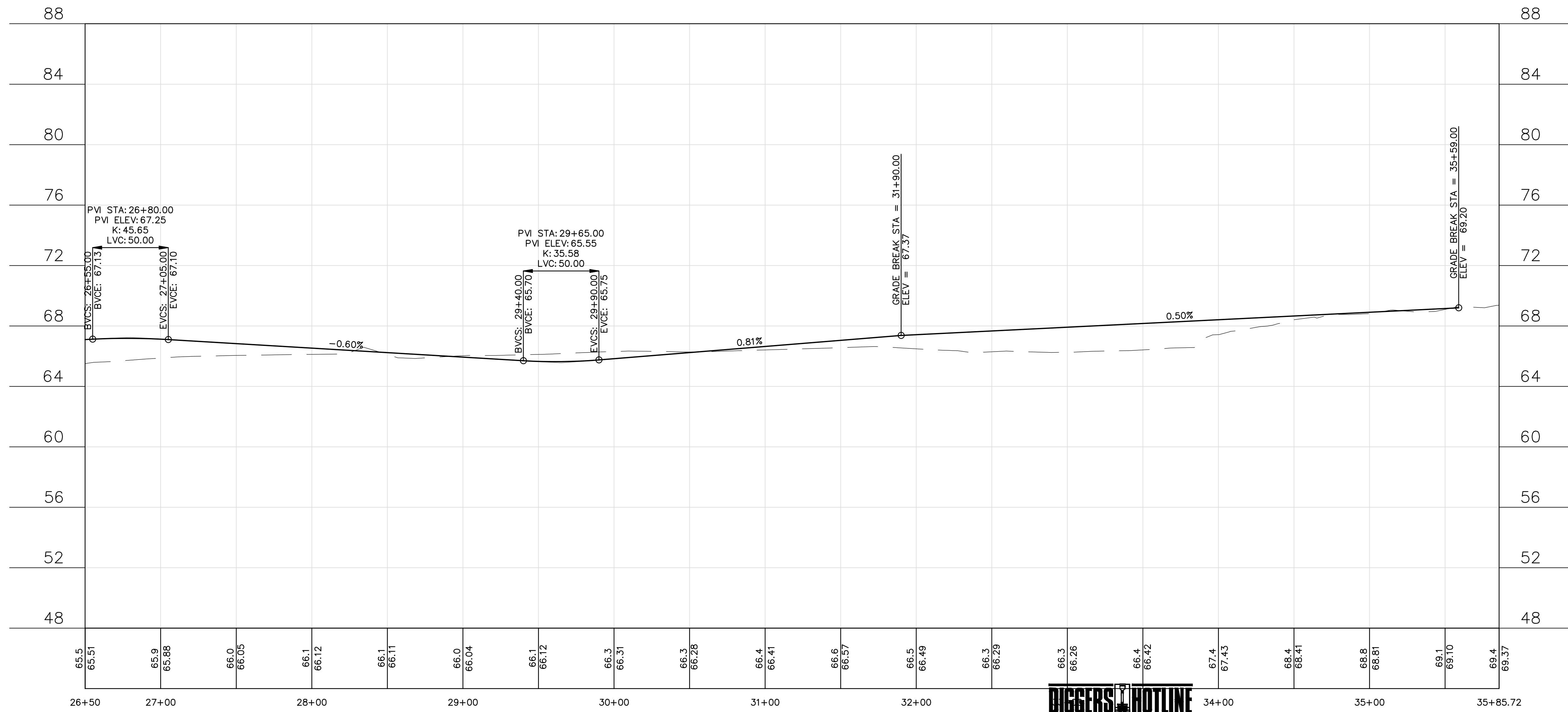
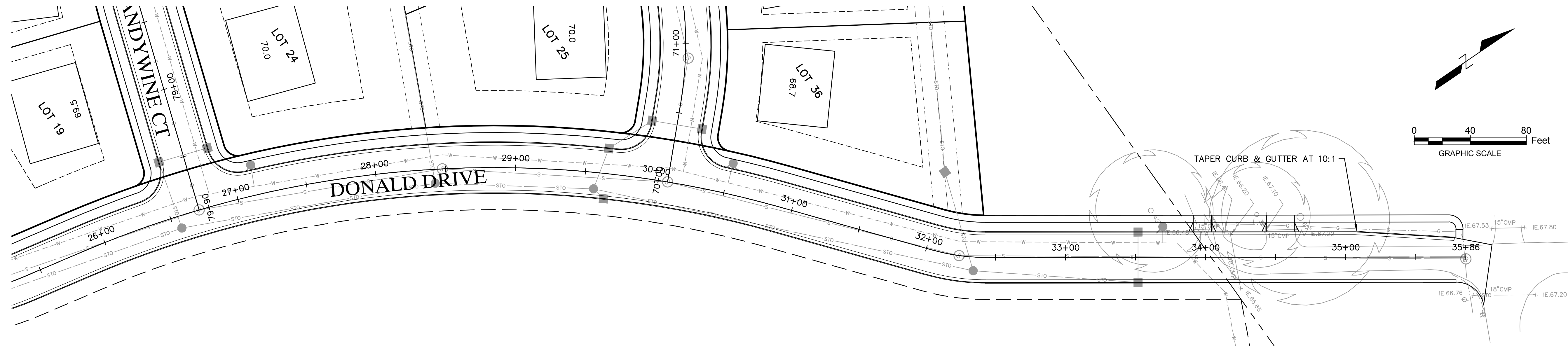
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JOB NO. 3150342	
PROJECT MANAGER: GARY RAASCH, P.E.	
DESIGNED BY: AJS	
CHECKED BY: TTH	
SHEET NUMBER C501	

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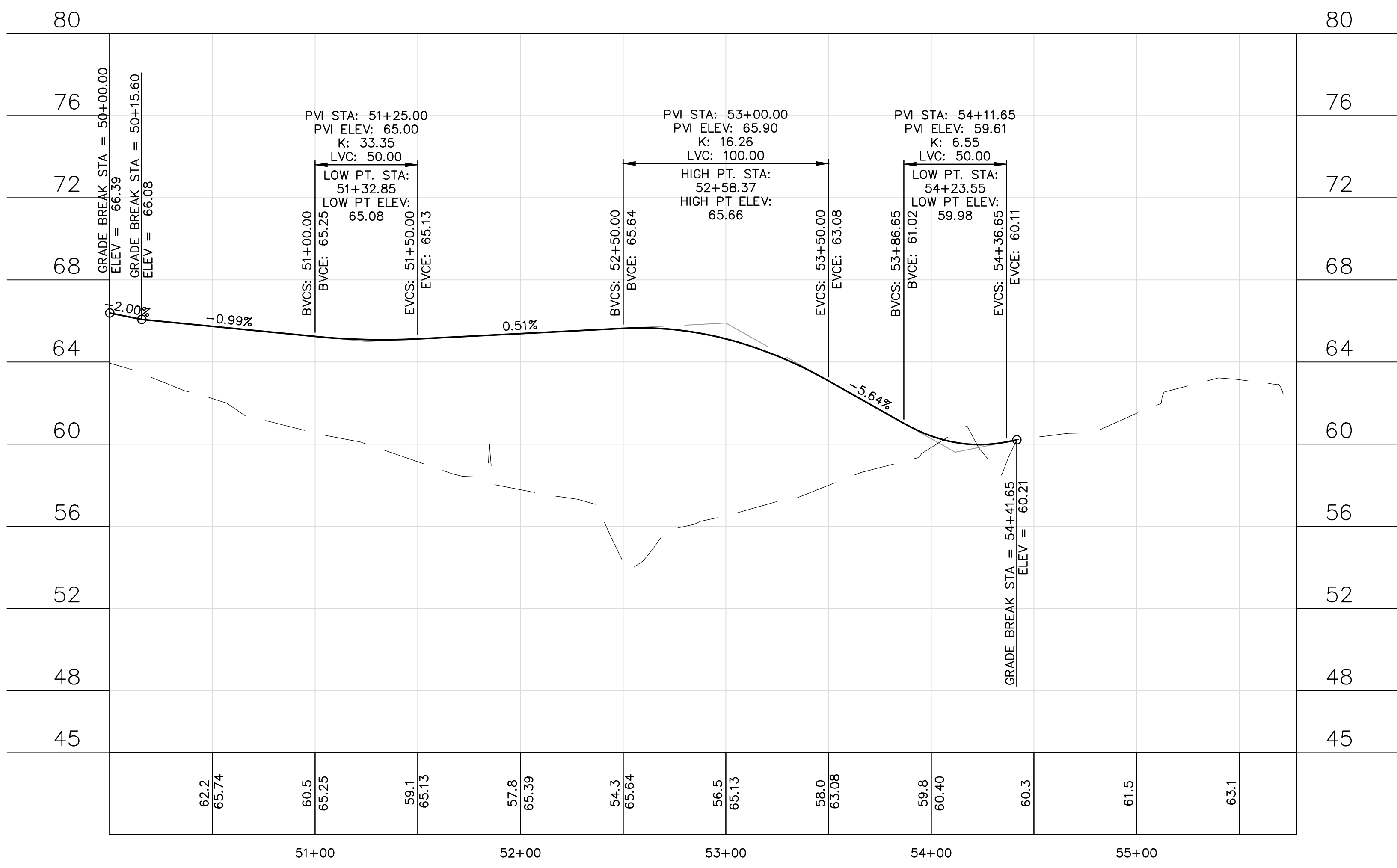
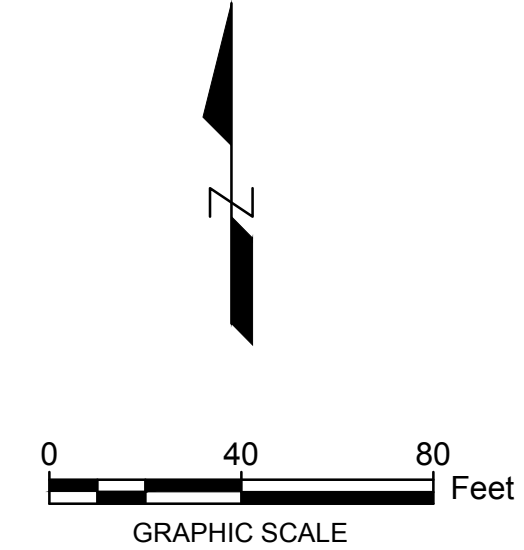
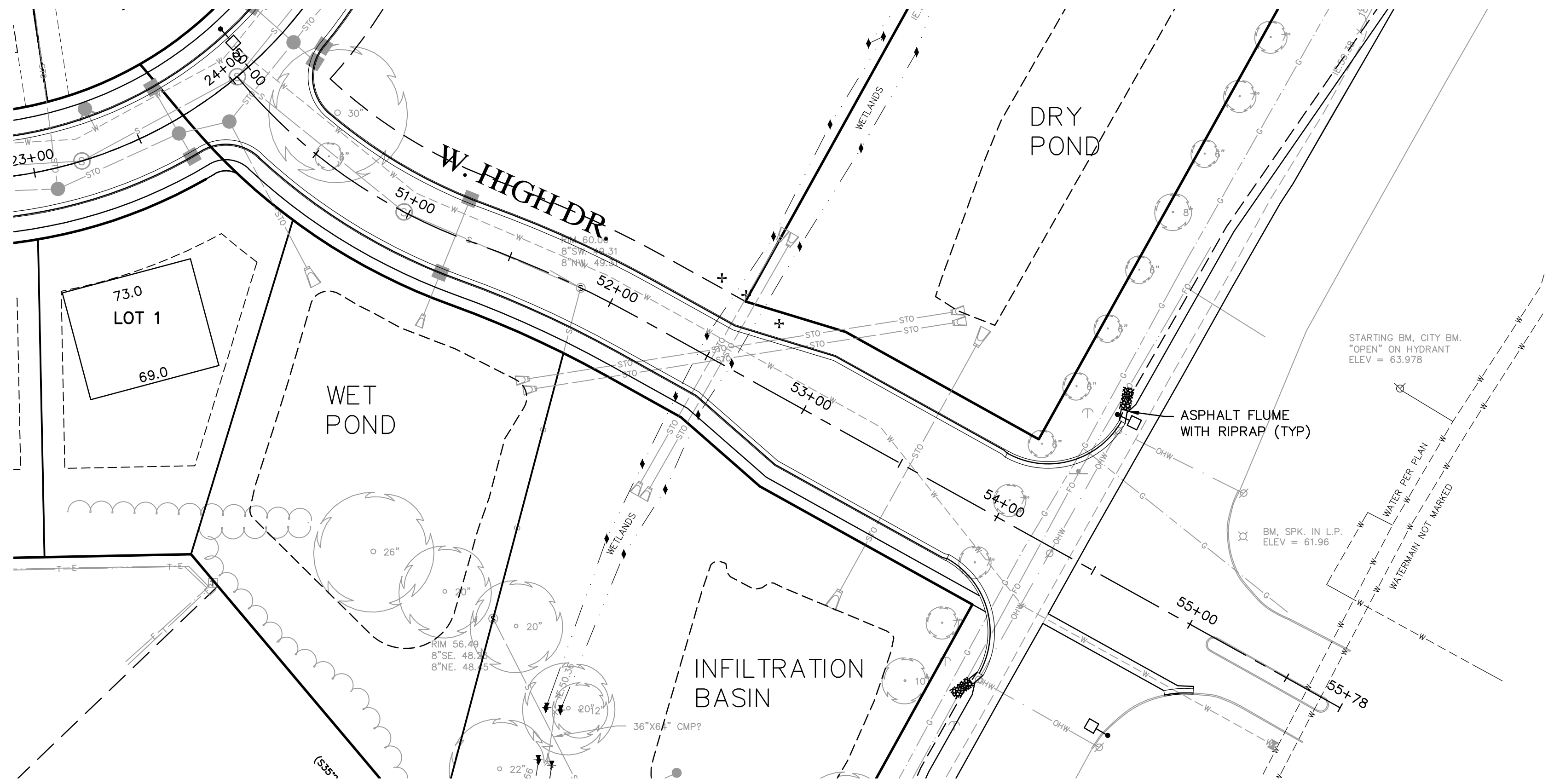
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MONARCH SUBDIVISION CITY OF WAUKESHA PAVING PLAN & PROFILE DONALD DRIVE	
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SHEET NUMBER C502	

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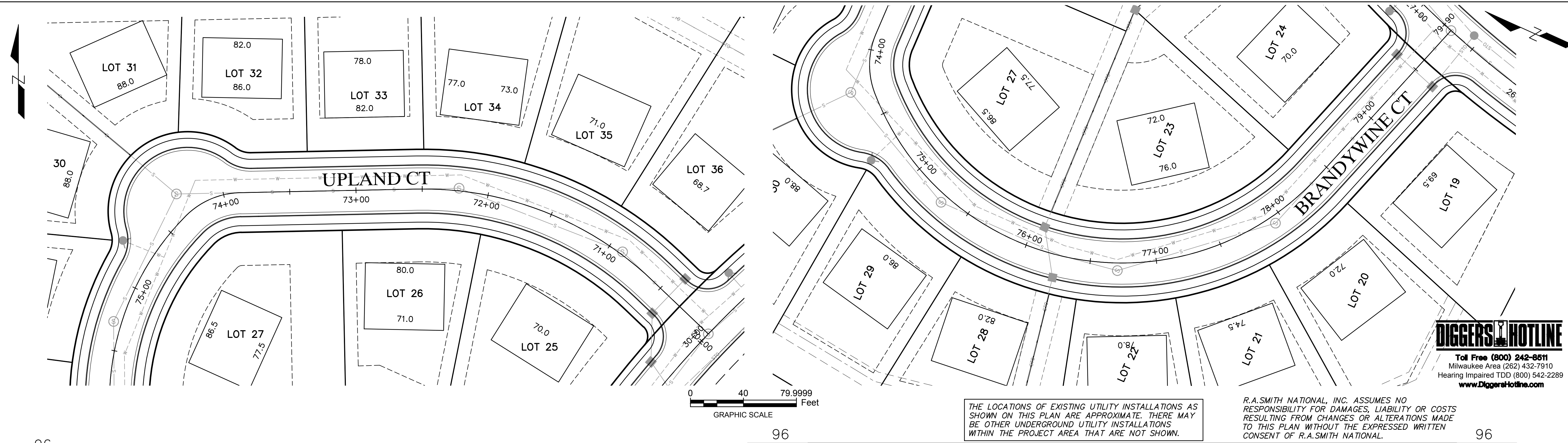
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DESCRIPTION	
DATE	
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MONARCH SUBDIVISION CITY OF WAUKESHA PAVING PLAN & PROFILE WEST HIGH DRIVE	
<small>© COPYRIGHT 2017 R.A. Smith National, Inc. DATE: 03/17/2017 SCALE: 1" = 40' JOB NO. 3150342 PROJECT MANAGER: GARY RAASCH, P.E. DESIGNED BY: AJS CHECKED BY: GER</small>	
SHEET NUMBER C503	

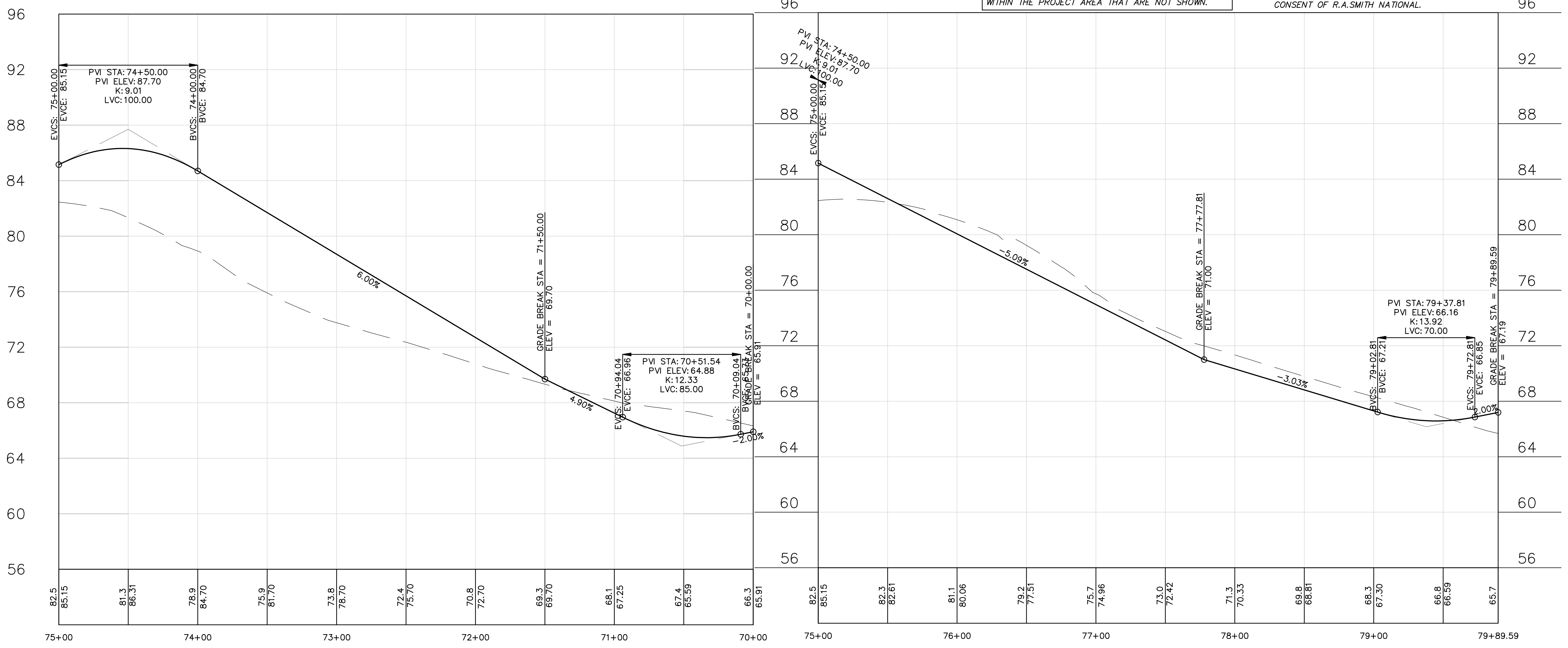
P:\3150342\Drawings\Construction Plans\PF001D.dwg, PP-West HD, 8/2/2017 2:38:51 PM, Kjb



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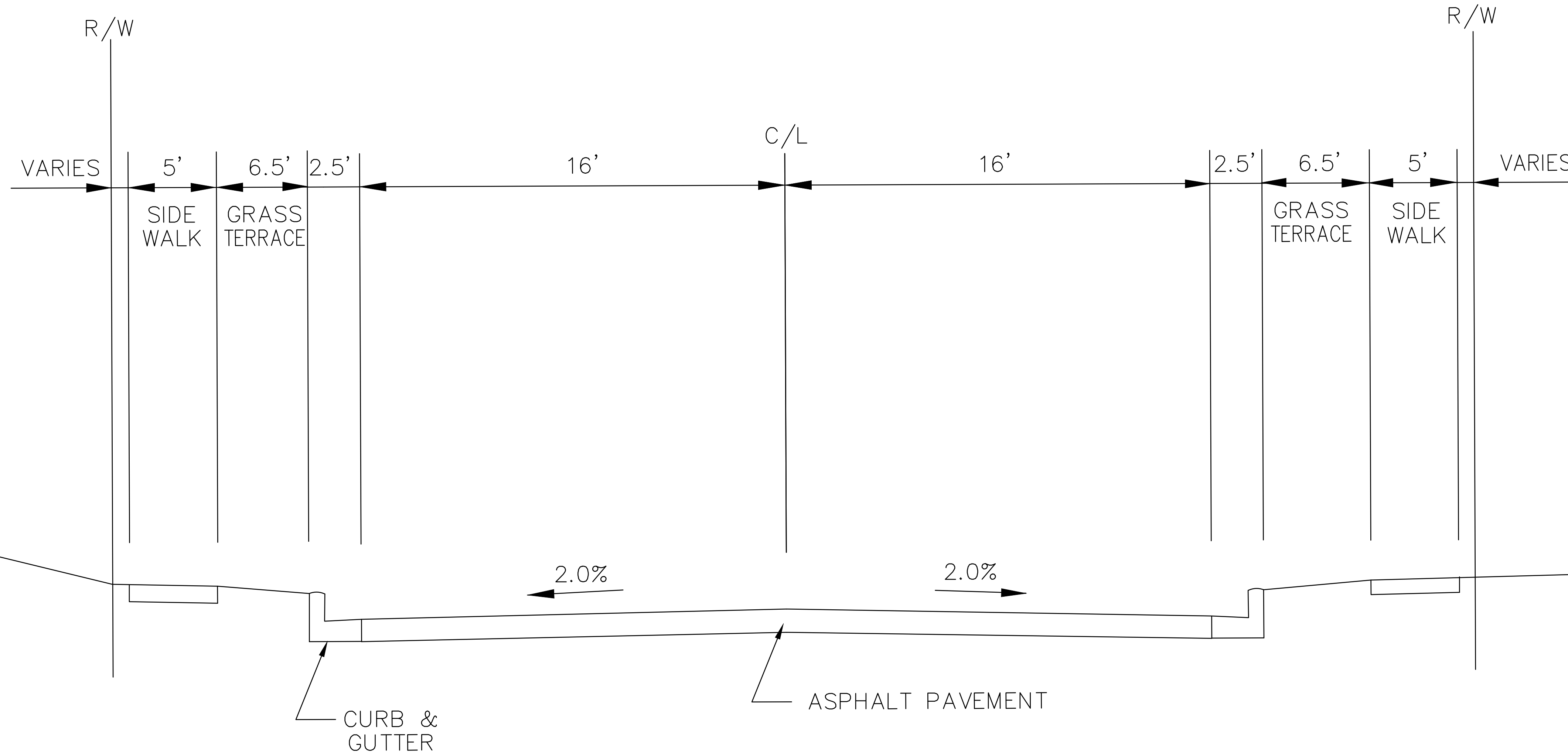
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MONARCH SUBDIVISION CITY OF WAUKESHA	
PAVING PLAN & PROFILE NORTHEAST & EAST CUL-DE-SAC	
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DATE: 08/01/2017	
SCALE: 1" = 40'	
JOB NO. 3150342	
PROJECT MANAGER: GARY RAASCH, P.E.	
DESIGNED BY: AJS	
CHECKED BY: TTH	
SHEET NUMBER C504	

P:\3150342\0\Construction Plans\PP001D\0.dwg, PP-NE & E.CDS, 8/3/2017 2:36:57 PM, KJP



DESCRIPTION

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MONARCH SUBDIVISION
 CITY OF WAUKESHA
 TYPICAL CROSS SECTION

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DATE: 08/01/2017
SCALE: #####
JOB NO. 3150342
PROJECT MANAGER: GARY RAASCH, P.E.
DESIGNED BY: MJG
CHECKED BY: GER
SHEET NUMBER
C600