

PROPOSED RESIDENTIAL SUBDIVISION WINTERBERRY RESERVE

WAUKESHA, WISCONSIN

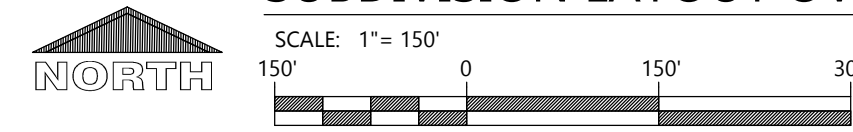
SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME/DESCRIPTION	PRELIMINARY	PRELIMINARY	SHEET ISSUE BID & PERMITTING	ADDENDUM 1
DATE: JAN. 27, 2025 --- --, 2025 --- --, 2025 --- --, 2025					
TITLE SHEET, SPECIFICATIONS, AND DETAILS					
C1.0	CIVIL COVER SHEET	PRELIM			
EXISTING CONDITIONS PLAN					
C3.0	EXISTING SITE PLAN	PRELIM			
MASS GRADING AND EROSION CONTROL					
C4.0	OVERALL MASTER GRADING AND EROSION CONTROL PLAN	PRELIM			
C4.1	NORTHWEST MASTER GRADING AND EROSION CONTROL PLAN	PRELIM			
C4.2	NORTHEAST MASTER GRADING AND EROSION CONTROL PLAN	PRELIM			
C4.3	SOUTH MASTER GRADING AND EROSION CONTROL PLAN	PRELIM			
UTILITY SYSTEM PLAN					
C5.0	SYSTEM PLAN	PRELIM			
PLAN AND PROFILE					
C6.0	WINTERBERRY DRIVE	PRELIM			
C6.1	CRANBERRY CIRCLE	PRELIM			
C6.2	CRANBERRY CIRCLE	PRELIM			
C6.3	WINTERBERRY DRIVE AND WINDSOR PLACE	PRELIM			
C6.4	ALLEY	PRELIM			
LANDSCAPE AND LIGHTING PLAN					
C10.0	LANDSCAPE AND RESTORATION PLAN	PRELIM			
SHEET INDEX LEGEND: PRELIMINARY SHEET = PRELIM ISSUED SHEET = ●					



SUBDIVISION LAYOUT OVERVIEW



LEGEND

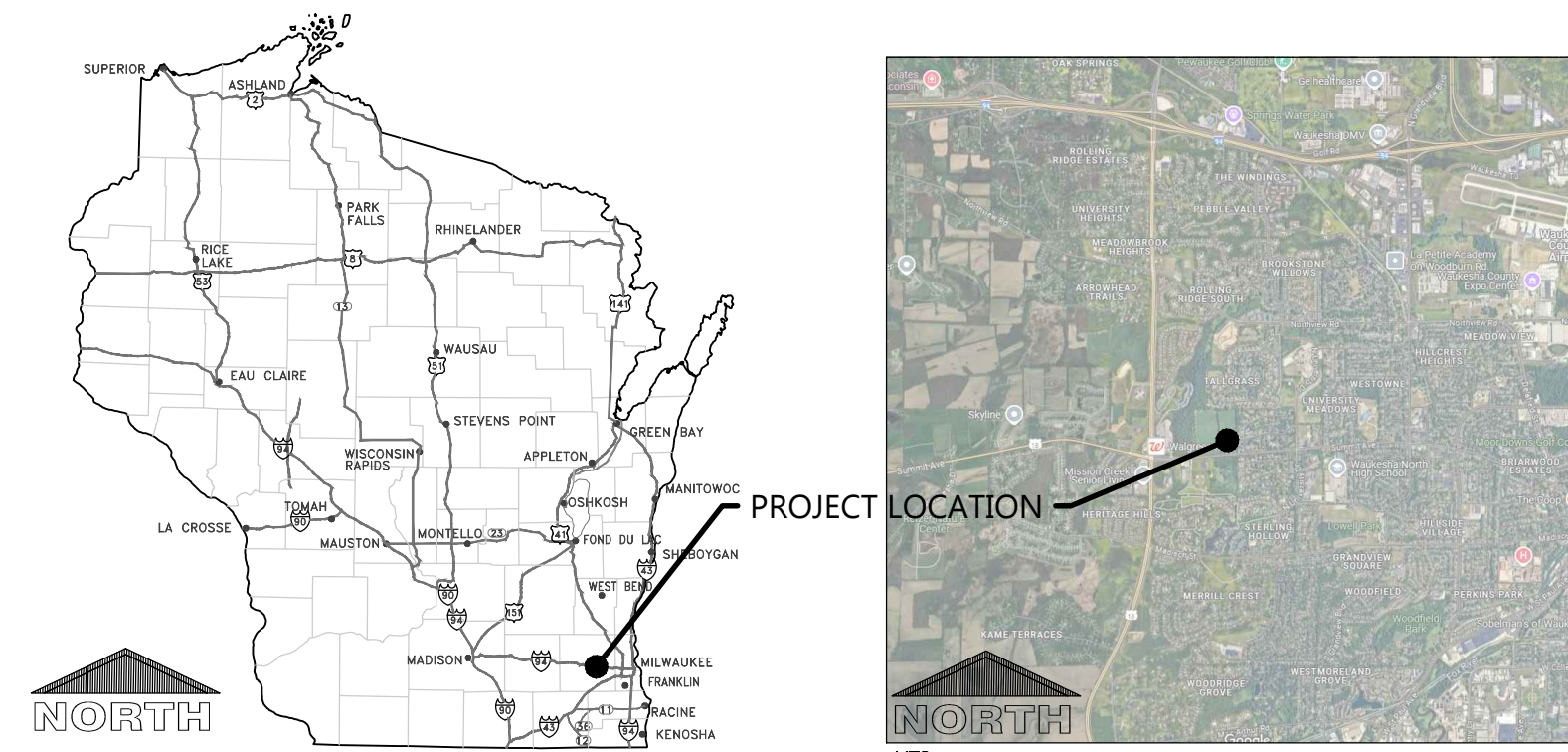
NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
● 888.30	PROPOSED SPOT ELEVATIONS	↖ 877.37	PROPOSED SPOT ELEVATIONS - INTERSECTION PLANS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
● 893.0 EG	EXISTING GRADE SPOT ELEVATIONS	✗ 876.1	INTERMEDIATE GRADE SPOT ELEVATIONS
EXISTING SITE SYMBOLS			
—	EXISTING SIGN	∅	EXISTING UTILITY POLE
⊗	EXISTING WATER VALVE IN BOX	∅→	EXISTING UTILITY POLE WITH GUY WIRE
⊙	EXISTING WATER VALVE IN MANHOLE	○→	EXISTING STREET LIGHT
✕	EXISTING WATER SERVICE VALVE	⊠	EXISTING TELEPHONE PEDESTAL
⊗	EXISTING WELL	⊞	EXISTING ELECTRIC PEDESTAL
⊗	EXISTING STORM CATCH BASIN	⊞	EXISTING ELECTRIC BOX
■	EXISTING STORM CURB INLET	▲	EXISTING FLOOD LIGHT
⊠	EXISTING SQUARE CATCH BASIN	⊞	EXISTING TELEPHONE MANHOLE
⊠	EXISTING END SECTION	⊞	EXISTING CABLE TV PEDESTAL
☆	EXISTING LIGHT POLE	⊞	EXISTING GAS VALVE
■	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	⊞	EXISTING HEDGE
●	3/4" REBAR SET WEIGHING 1.50 LB/FT.	⊞	EXISTING WOODED AREA
□	1-1/4" REBAR FOUND	⊞	EXISTING MARSH AREA
○	3/4" REBAR FOUND	⊞	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
⊗	2" IRON PIPE FOUND	⊞	EXISTING CONIFEROUS TREE
▲	1" IRON PIPE FOUND	⊞	EXISTING SHRUB
⊞	SECTION CORNER	⊞	EXISTING STUMP
PROPOSED SITE SYMBOLS			
—	PROPOSED SIGN	→	PROPOSED DRAINAGE FLOW
⊗	PROPOSED WATER VALVE IN BOX	→	INTERMEDIATE DRAINAGE FLOW
✕	PROPOSED WATER SERVICE VALVE (CURB STOP)	■	SOIL BORING
⊗	PROPOSED STORM FIELD INLET - ST FI	⊞	PROPOSED CLEANOUT
■	PROPOSED STORM CURB INLET - ST CI	⊞	PROPOSED BAILE DITCH CHECK
⊠	PROPOSED STORM END SECTION	⊞	PROPOSED SILT LOG
EXISTING LINETYPES			
—	EXISTING CHAINLINK FENCE	— 800 —	EXISTING GROUND CONTOUR
—	EXISTING WOOD FENCE	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
—	EXISTING BARBED WIRE FENCE	E	EXISTING UNDERGROUND ELECTRIC CABLE
—	EXISTING CURB AND GUTTER	T	EXISTING UNDERGROUND TELEPHONE CABLE
—	EXISTING GUARD RAIL	G	EXISTING UNDERGROUND GAS LINE
ST	EXISTING STORM SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
SA	EXISTING SANITARY SEWER AND MANHOLE	—	EXISTING RAILROAD TRACKS
W	EXISTING WATER LINE AND HYDRANT	—	EXISTING RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
—	PROPOSED SILT FENCE	—	PROPOSED STORM SEWER AND MANHOLE - ST MH
—	PROPOSED CURB AND GUTTER	—	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
— 800 —	PROPOSED GROUND CONTOUR	—	PROPOSED WATER LINE AND HYDRANT
--- 760 ---	INTERMEDIATE GROUND CONTOUR	—	PHASE LIMITS
—	PROPOSED PROPERTY LINE		

PROJECT CONTACTS

OWNER INFORMATION: VERIDIAN HOMES MATT CUDNEY 6801 S. TOWNE DRIVE MADISON, WI 53713 Phone: (608) 236-3016 Email: m.cudney@veridianhomes.com	CIVIL: EXCEL ENGINEERING GRANT DUCHAC, P.E. 100 CAMELOT DRIVE FOND DU LAC, WI 54935 Phone: (920) 322-1681 E-mail: grant.duchac@excelengineer.com	CITY PLANNER: MARIA PANDAZI Phone: (262) 524-3530 E-mail: maria.pandazi@waukesha-wi.gov	CITY ENGINEER: BRANDON SCHWENN, P.E. Phone: (262) 524-3600 E-mail: brandon.schwenn@waukesha-wi.gov	CITY FIRE MARSHAL: BRIAN CHARLESWORTH Phone: (262) 524-3651 E-mail: brian.charlesworth@waukesha-wi.gov	CITY BUILDING INSPECTOR: KRISTIN STONE Phone: (262) 524-3530 E-mail: kristin.stone@waukesha-wi.gov	CITY DEVELOPMENT DIRECTOR: JENNIFER ANDREWS Phone: (262) 524-3750 E-mail: jennifer.andrews@waukesha-wi.gov	WATER UTILITY: CHRIS WALTER, P.E. Phone: (262) 409-4460 E-mail: chris.walter@waukesha-wi.gov	CITY FORESTER: AARON LEHNERT Phone: (262) 349-1931 E-mail: aaron.lehnert@waukesha-wi.gov	CITY TRANSIT MANAGER: BRIAN ENGELING Phone: (262) 524-3636 E-mail: brian.engeling@waukesha-wi.gov
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LOCATION MAP



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800-542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

BENCHMARK INFORMATION

BENCHMARK NUMBER	BENCHMARK DESCRIPTION (NAVD 88)	ELEVATION
BM1	ARROW ON HYDRANT SW OF THE WINTERBERRY DRIVE AND SUMMIT AVENUE INTERSECTION	911.94
BM2	ARROW ON HYDRANT AT THE NW CORNER OF MAPLE WAY AND WINDSOR PLACE	912.45
BM3	TOP OF NAIL ON EAST SIDE OF POLE LOCATED APPROXIMATELY 170' EAST OF BM2	910.17



Always a Better Plan

100 Camelot Drive
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PROJECT INFORMATION

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WINTERBERRY DRIVE • WAUKESHA, WI 53188

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 27, 2025

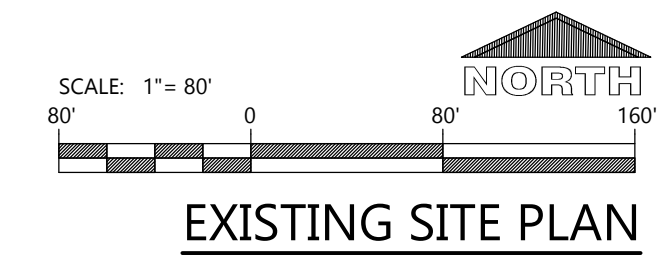
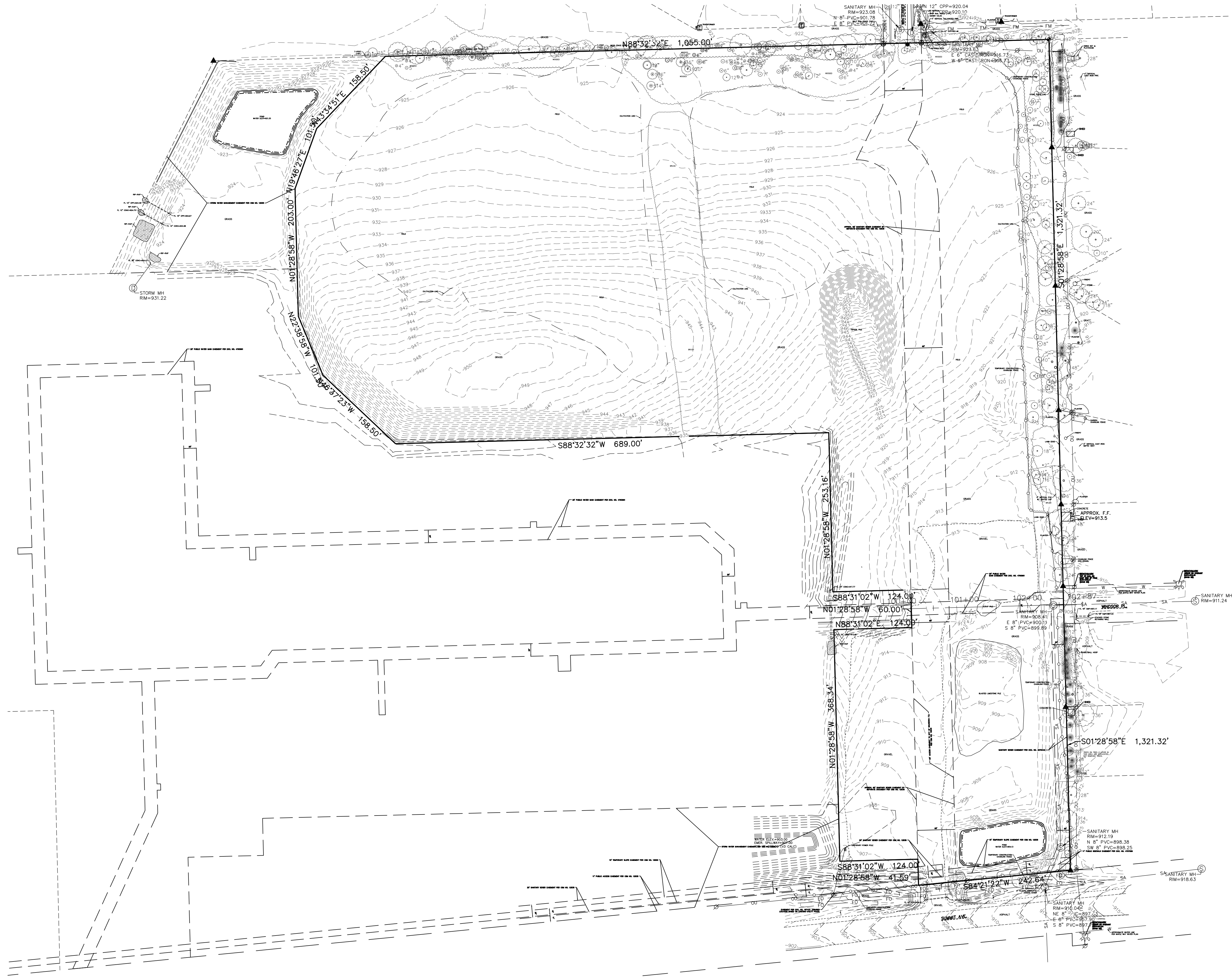
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JOB NUMBER

230103400

SHEET NUMBER

C0.1



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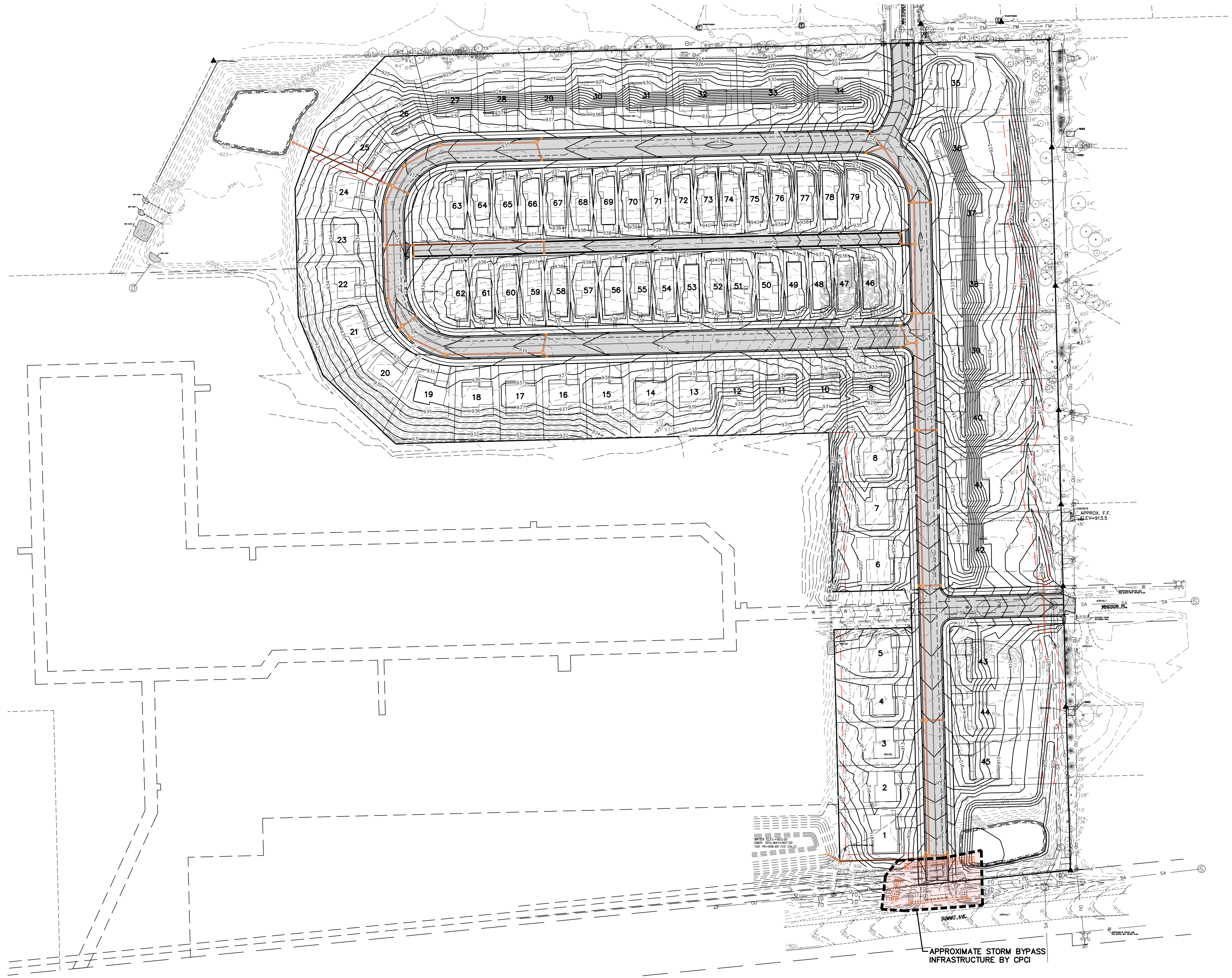
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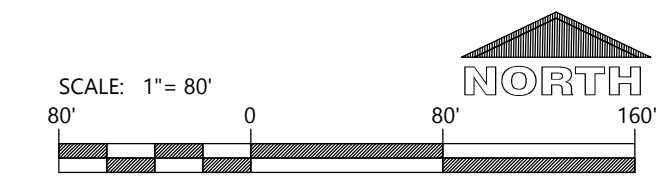
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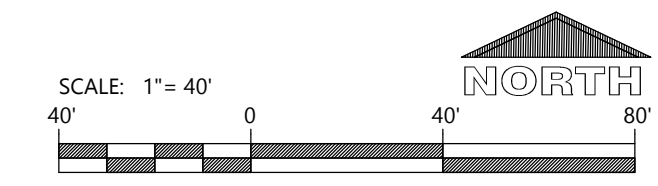
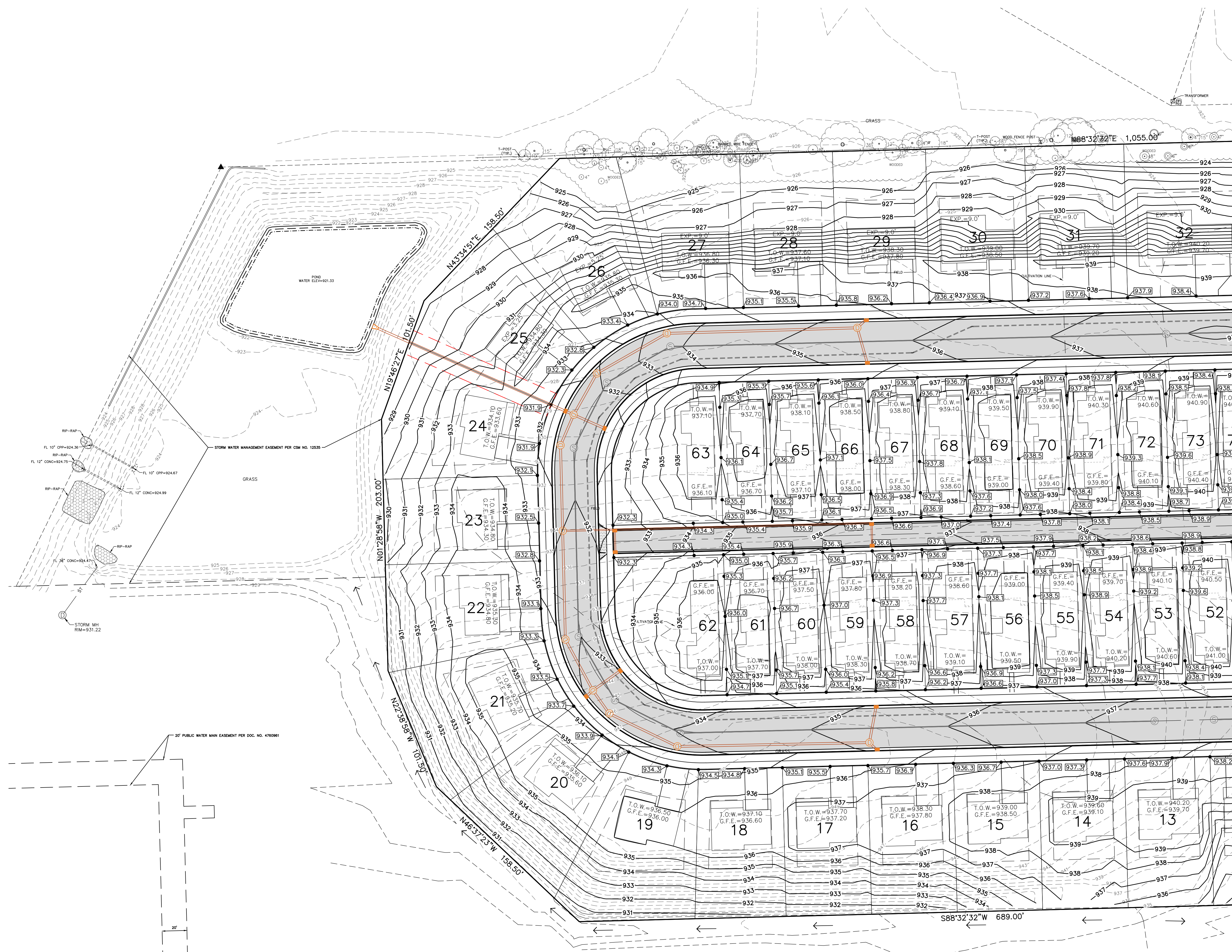
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OVERALL MASTER GRADING AND EROSION CONTROL PLAN



NORTHWEST MASTER GRADING AND EROSION CONTROL PLAN

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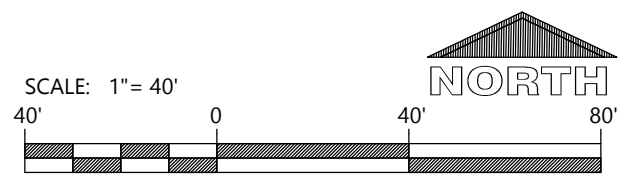
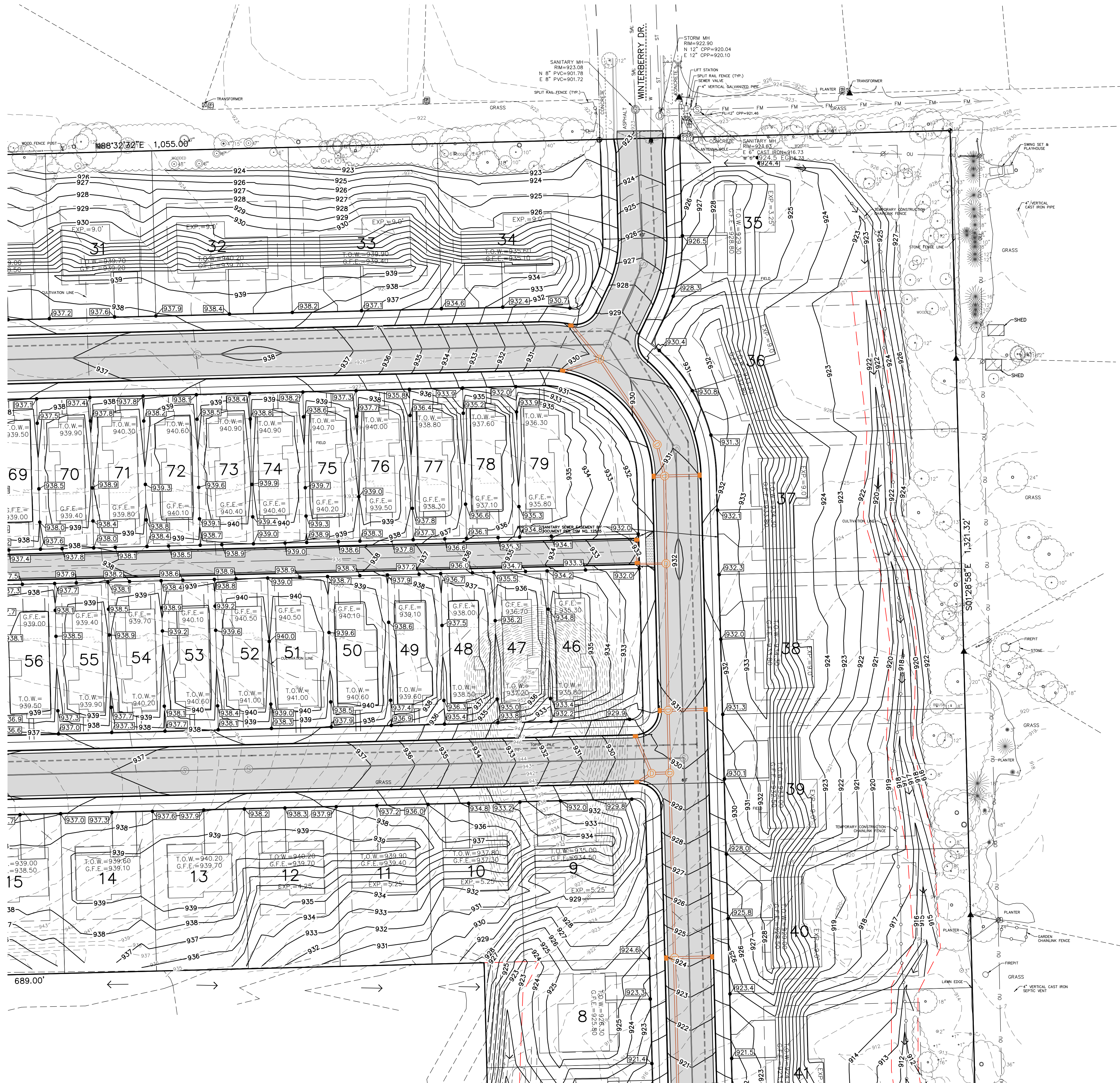
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NORTHEAST MASTER GRADING AND EROSION CONTROL PLAN

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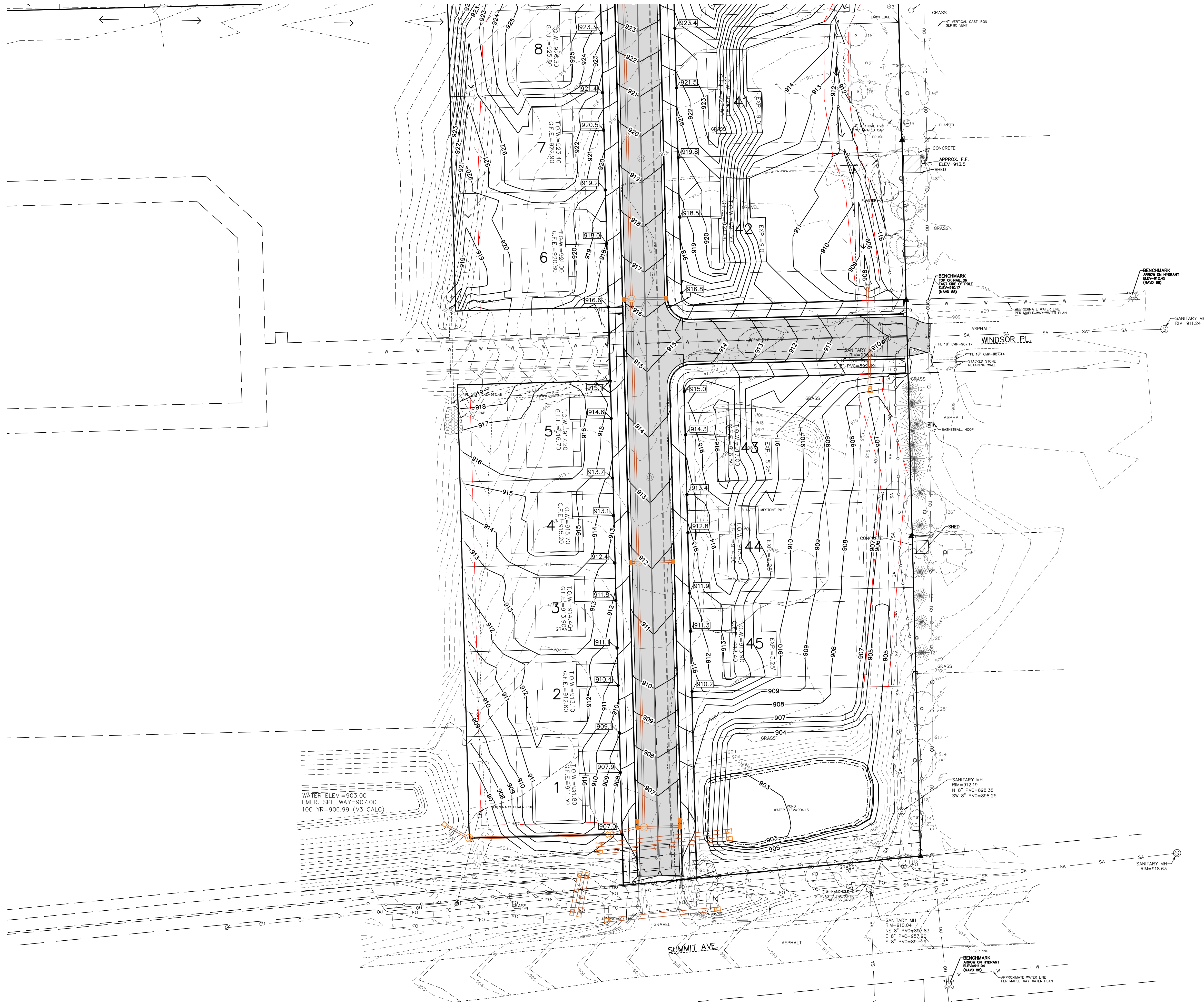
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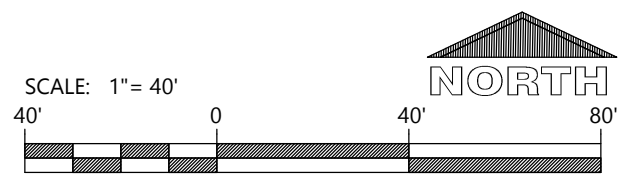
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SHEET NUMBER
C4.2



WATER ELEV.=903.00
 EMER. SPILLWAY=907.00
 100 YR=906.99 (V3 CALC)



SOUTH MASTER GRADING AND EROSION CONTROL PLAN

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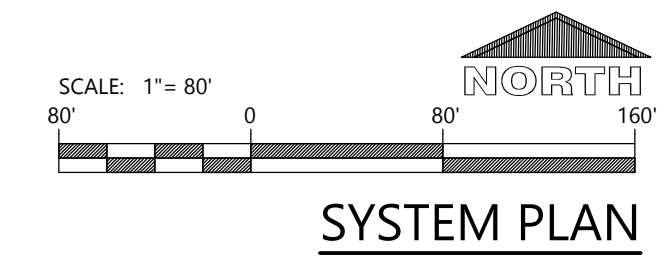
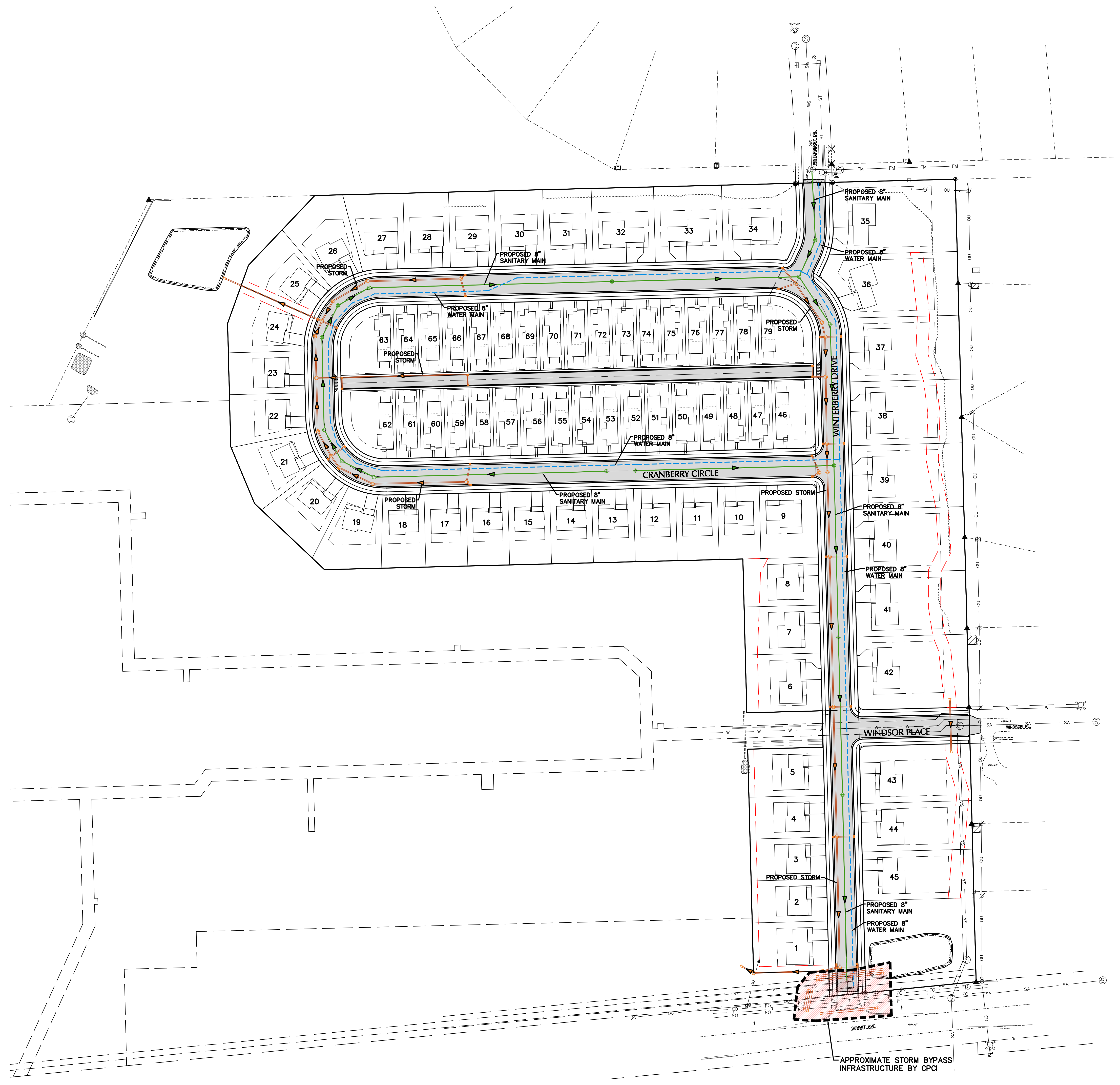
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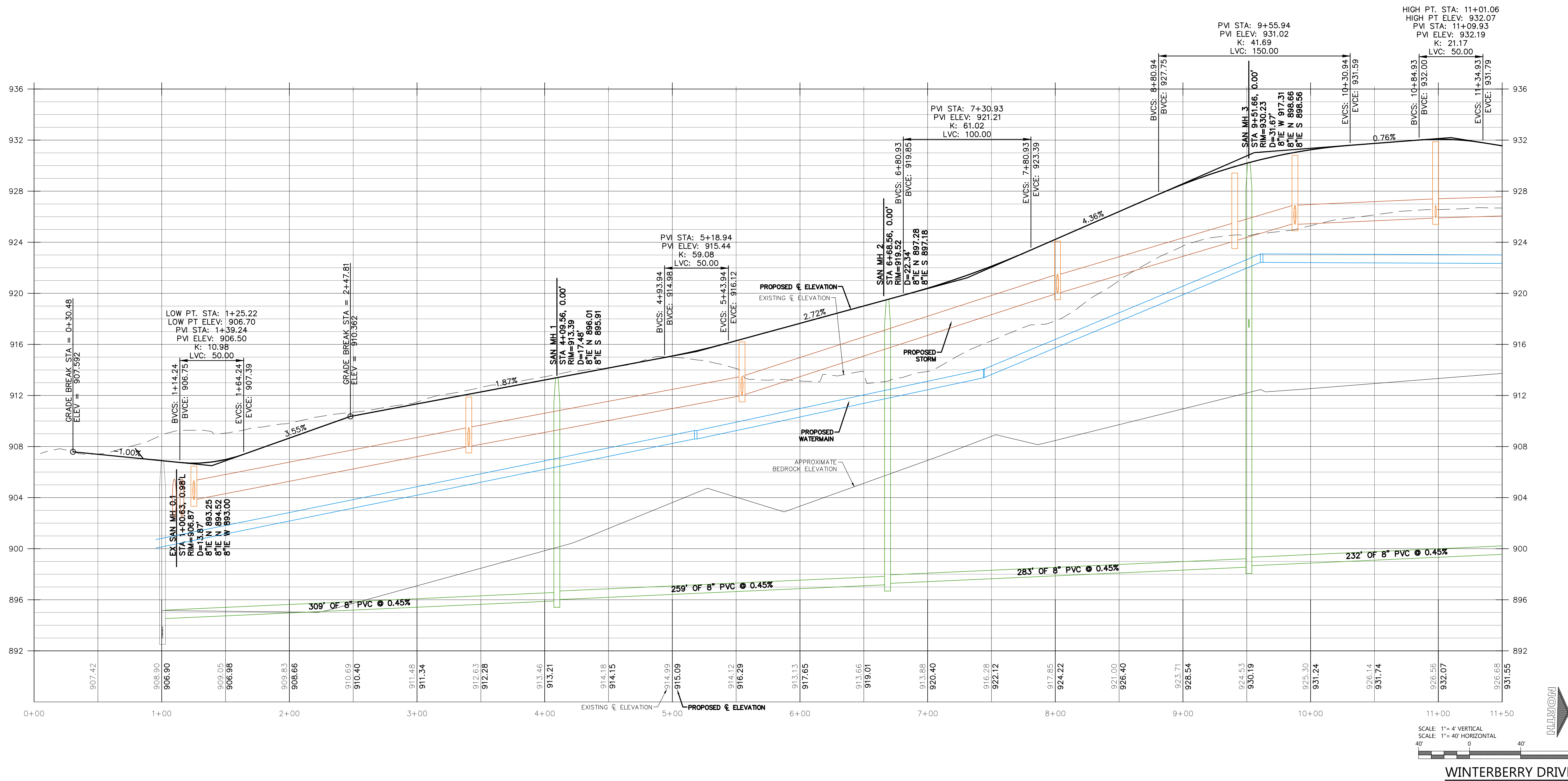
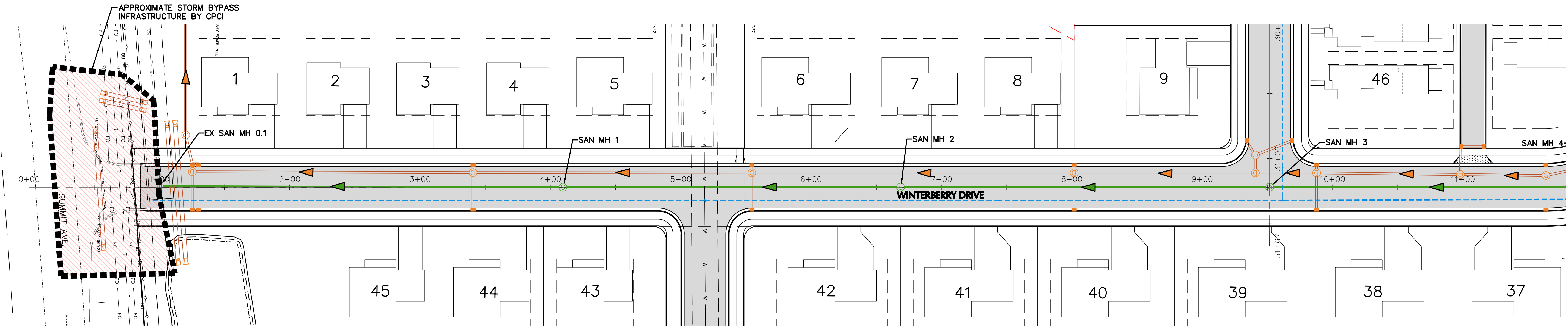
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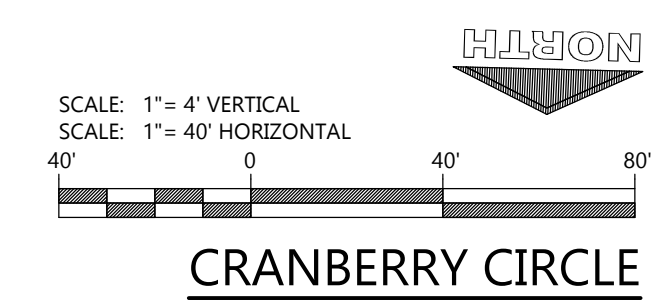
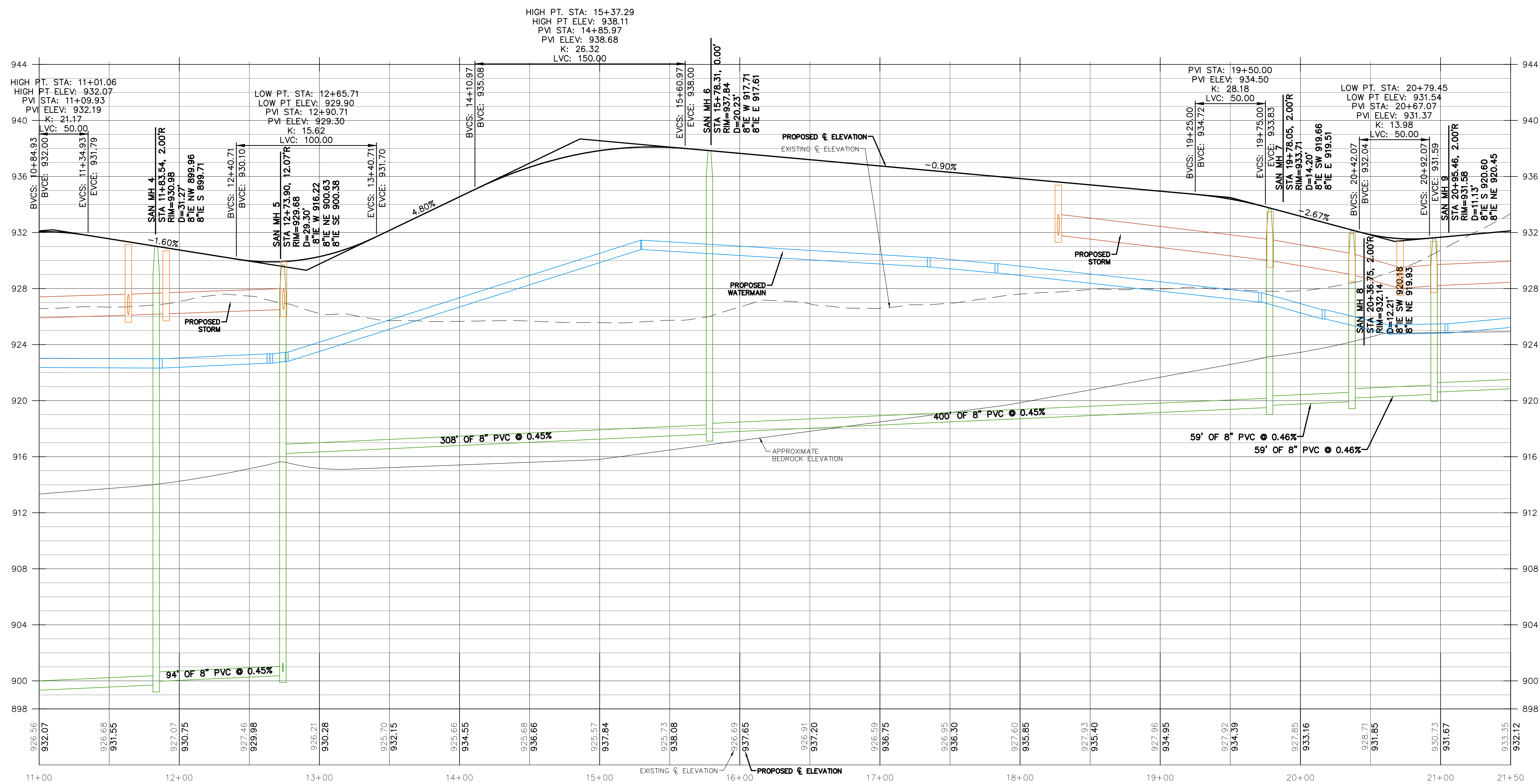
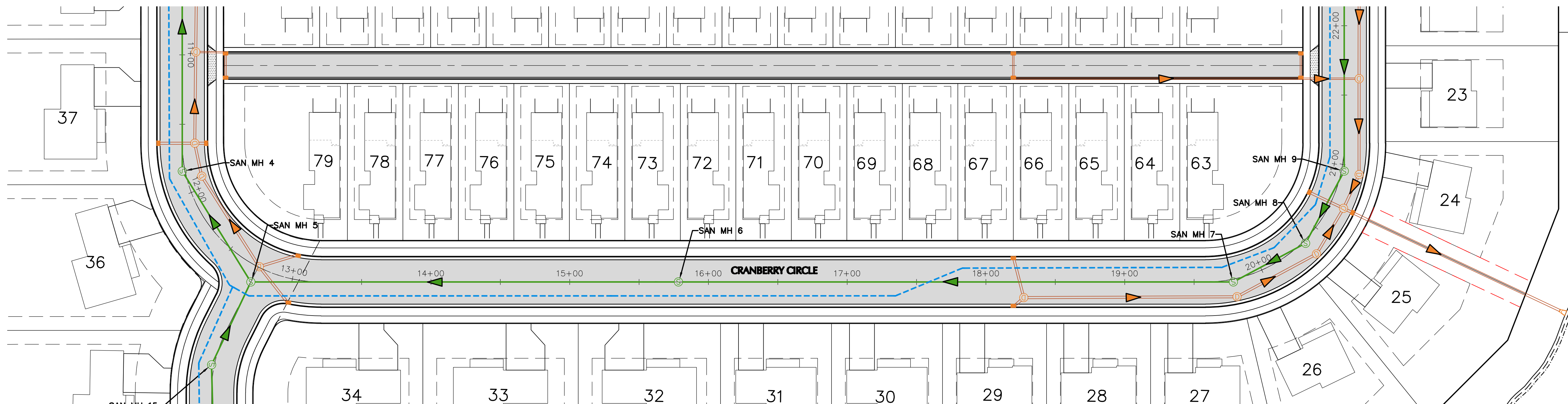
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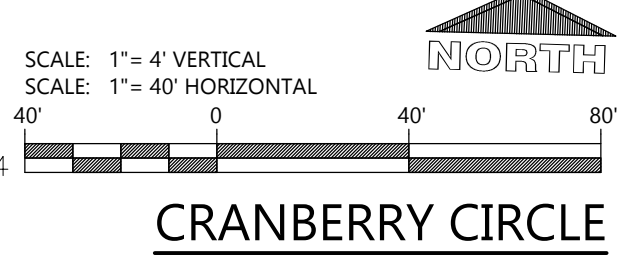
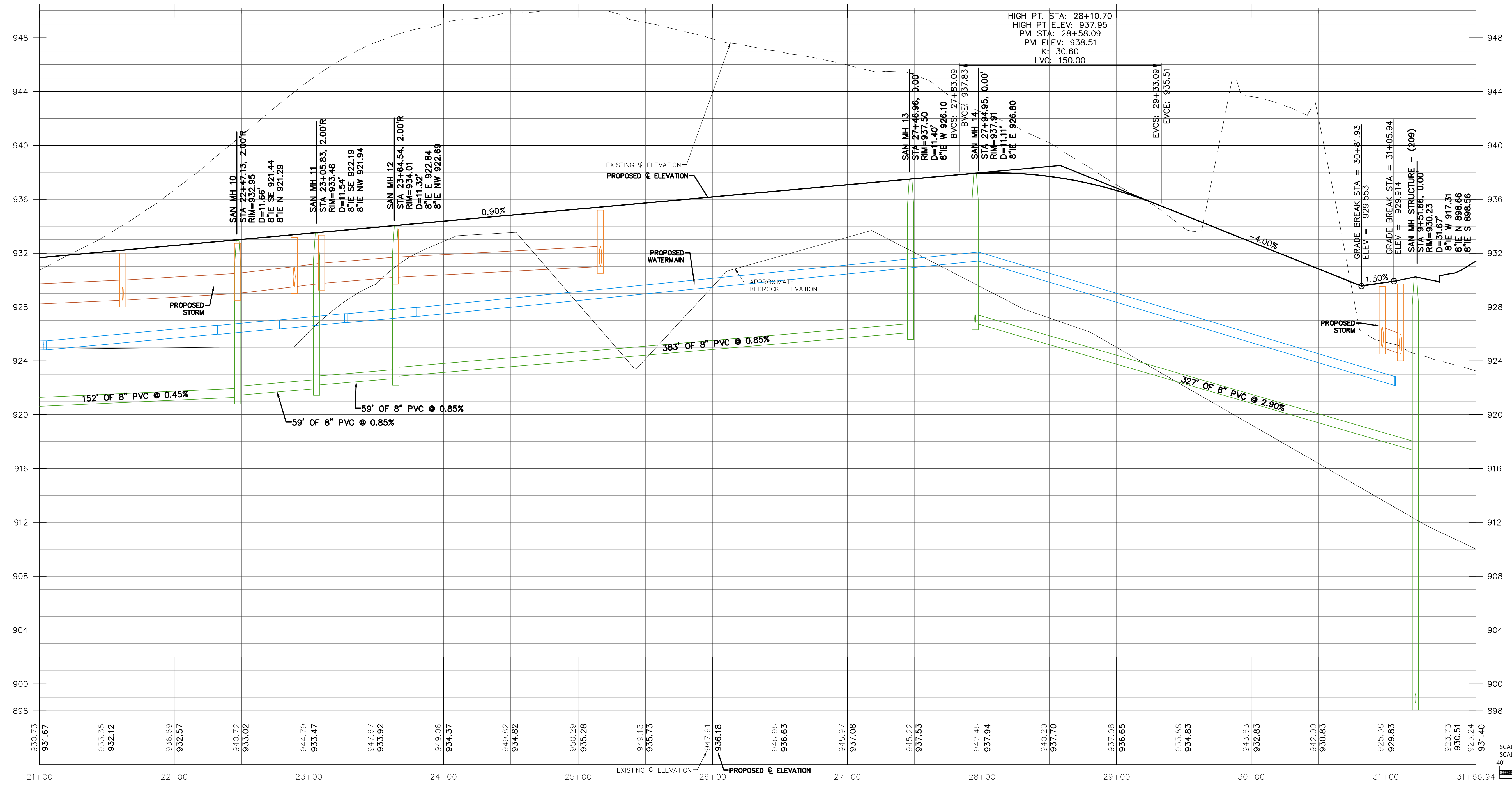
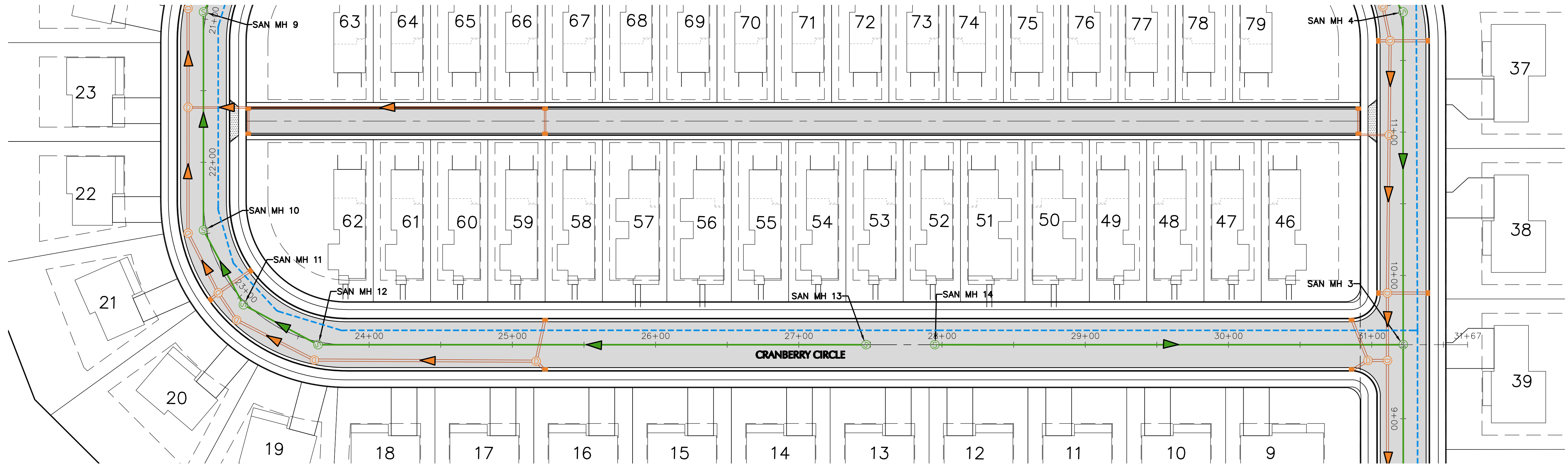
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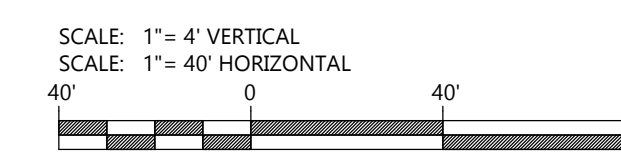
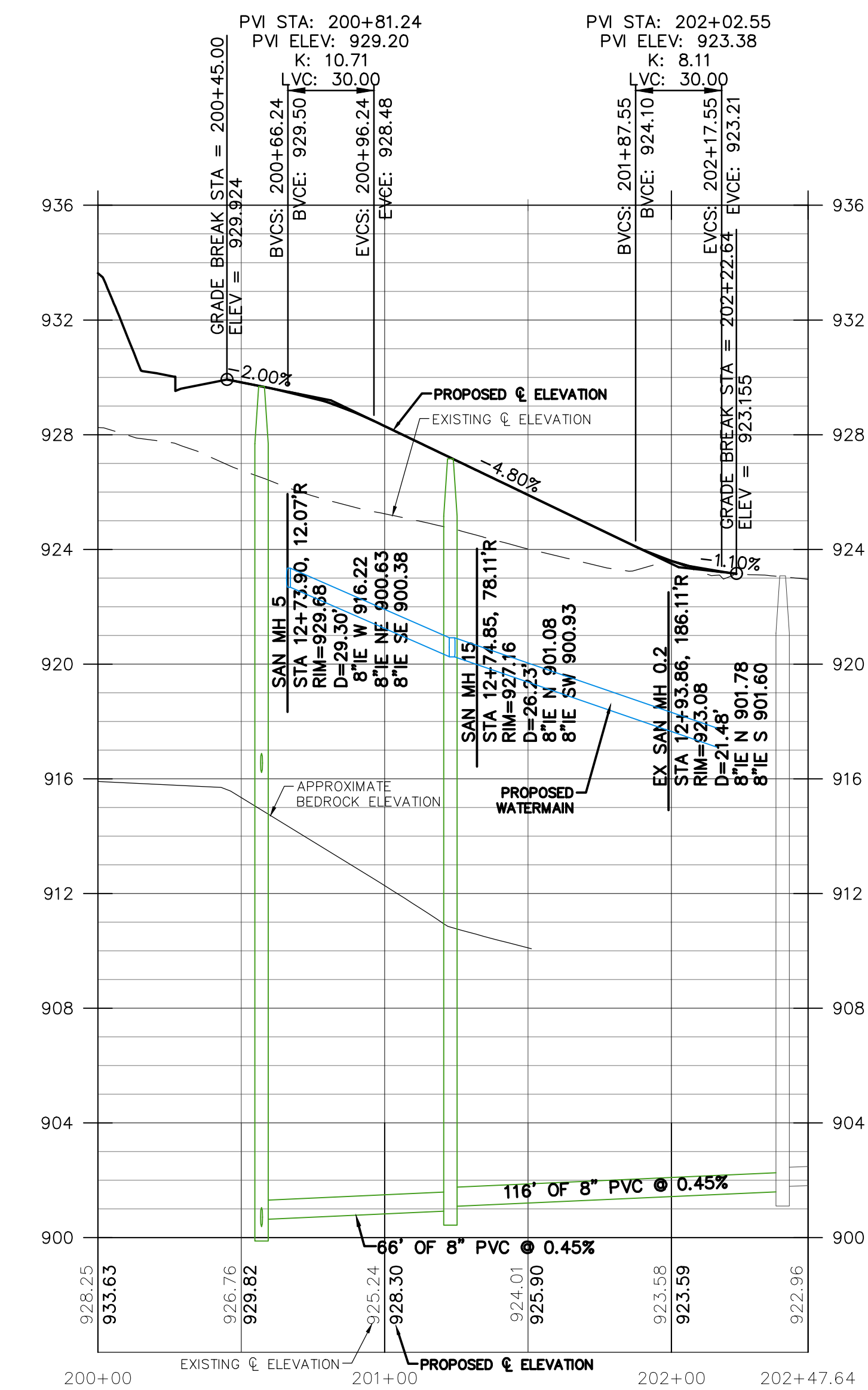
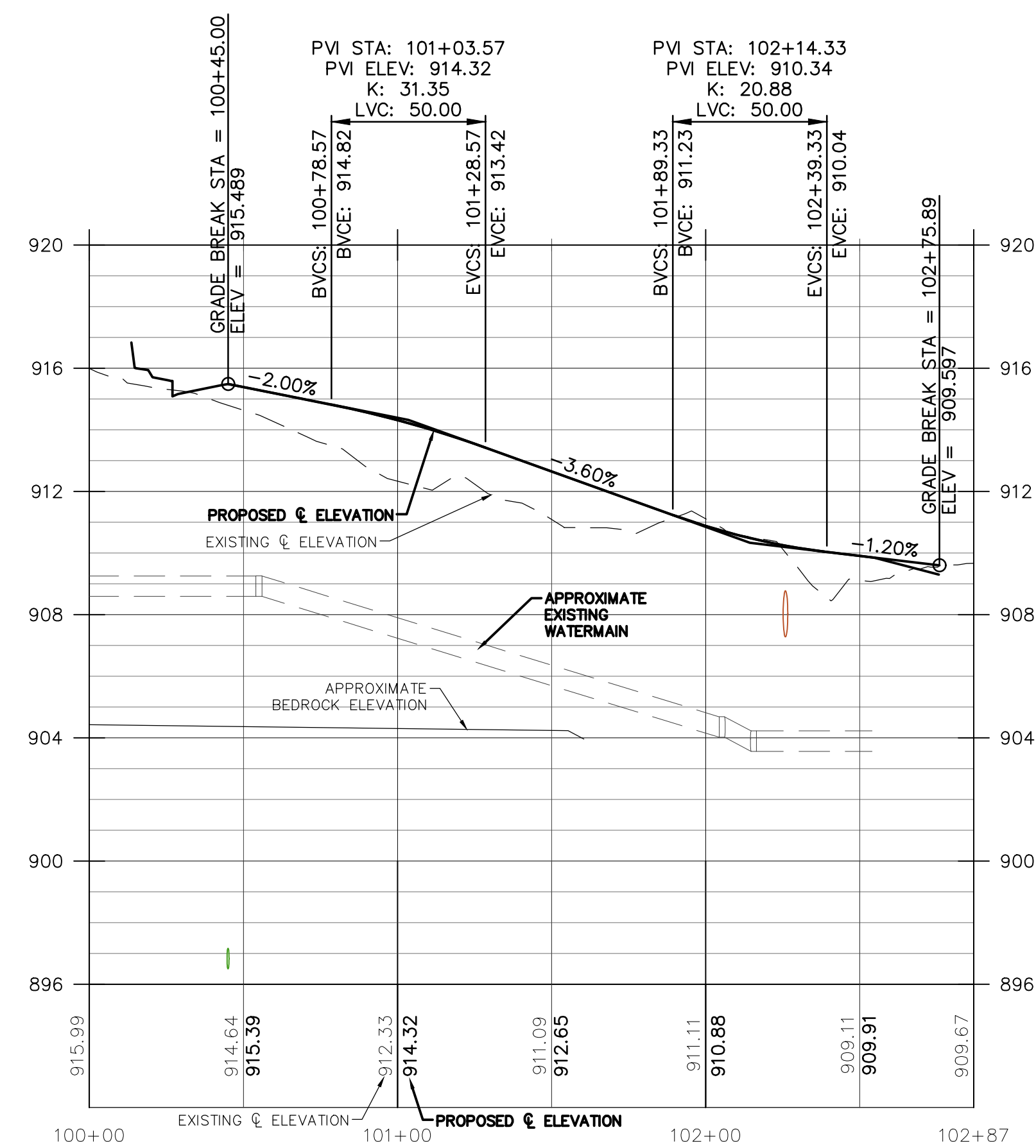
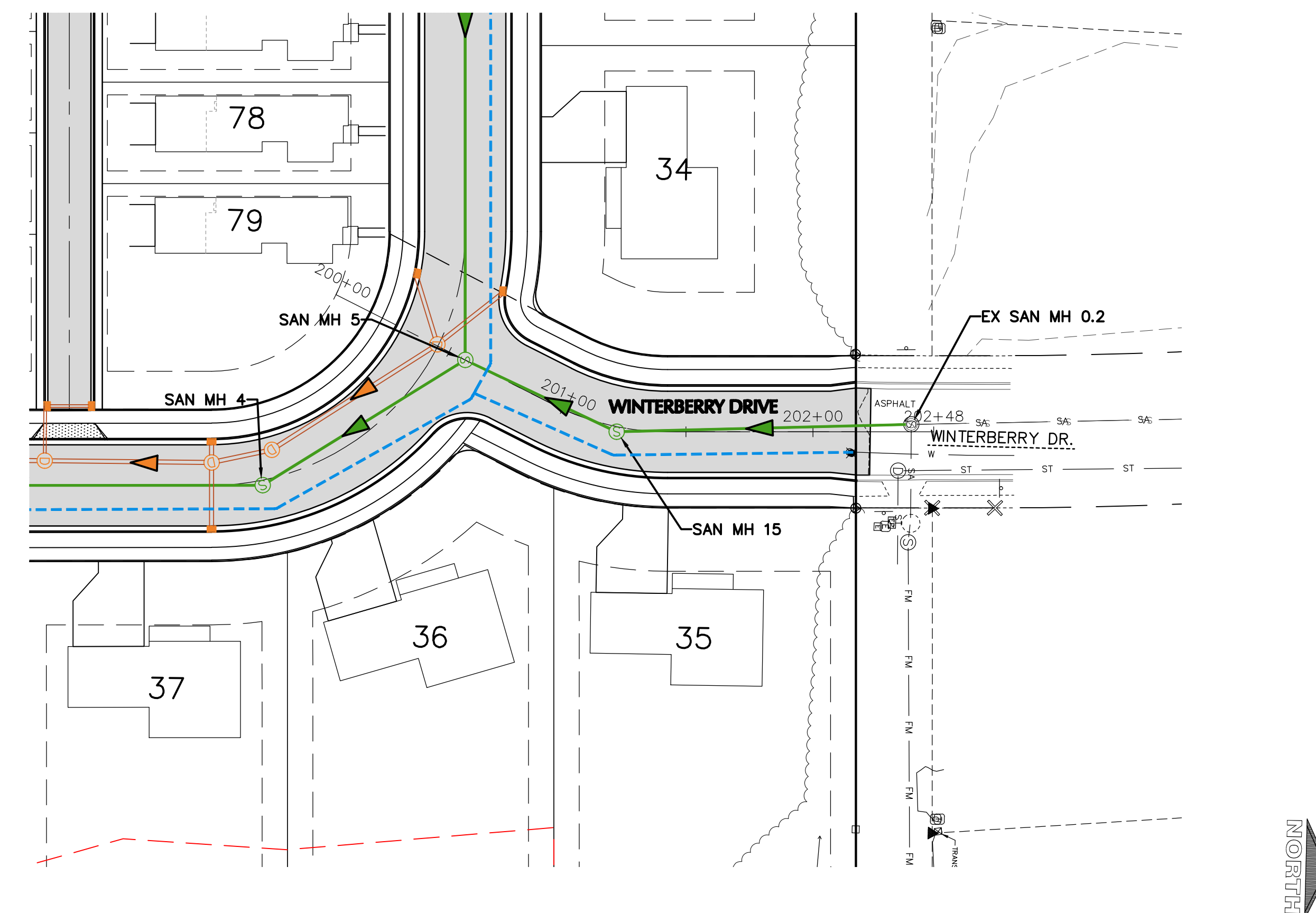
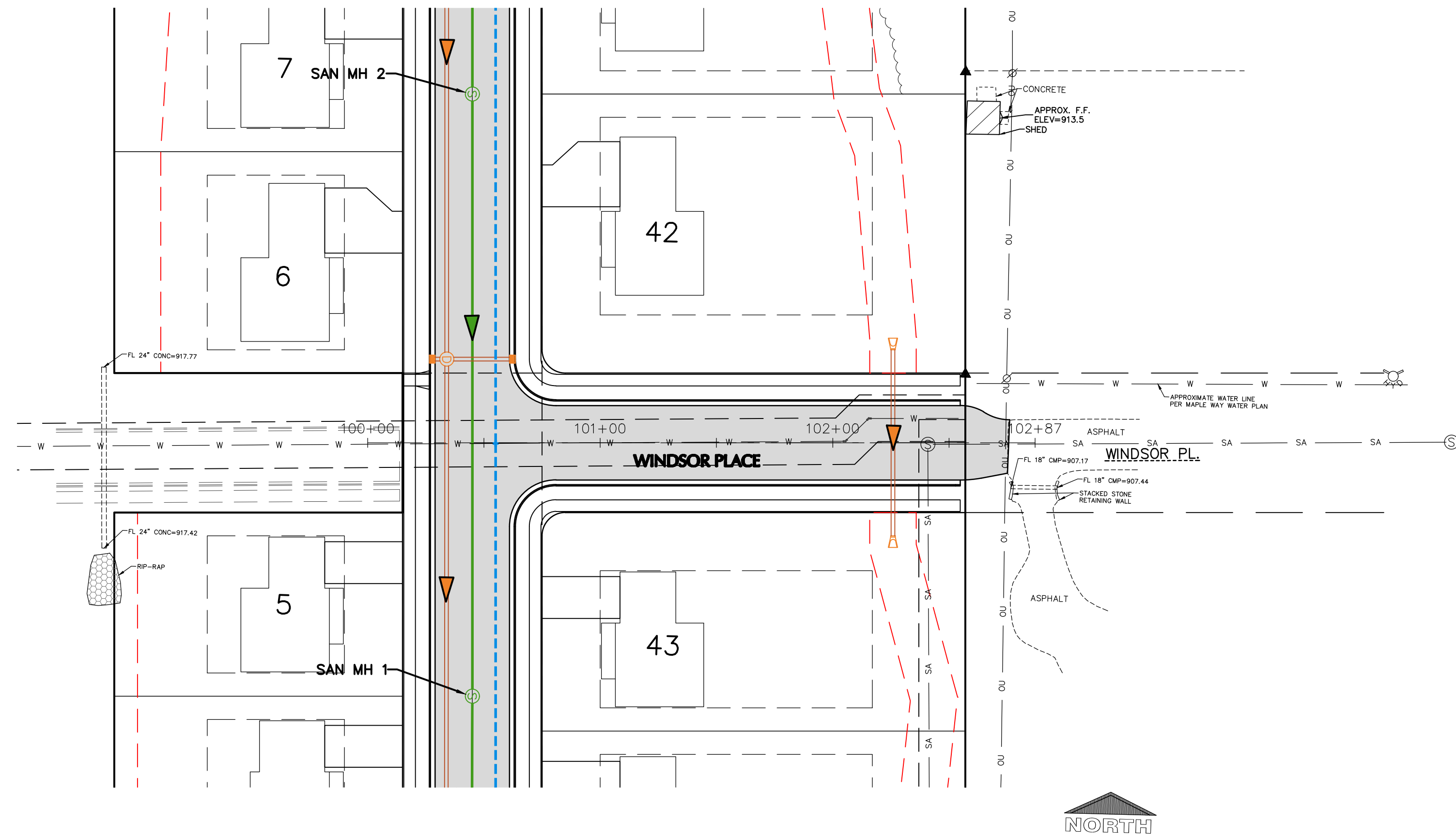
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CRANBERRY CIRCLE



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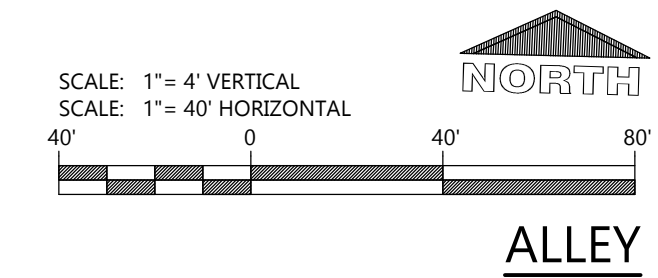
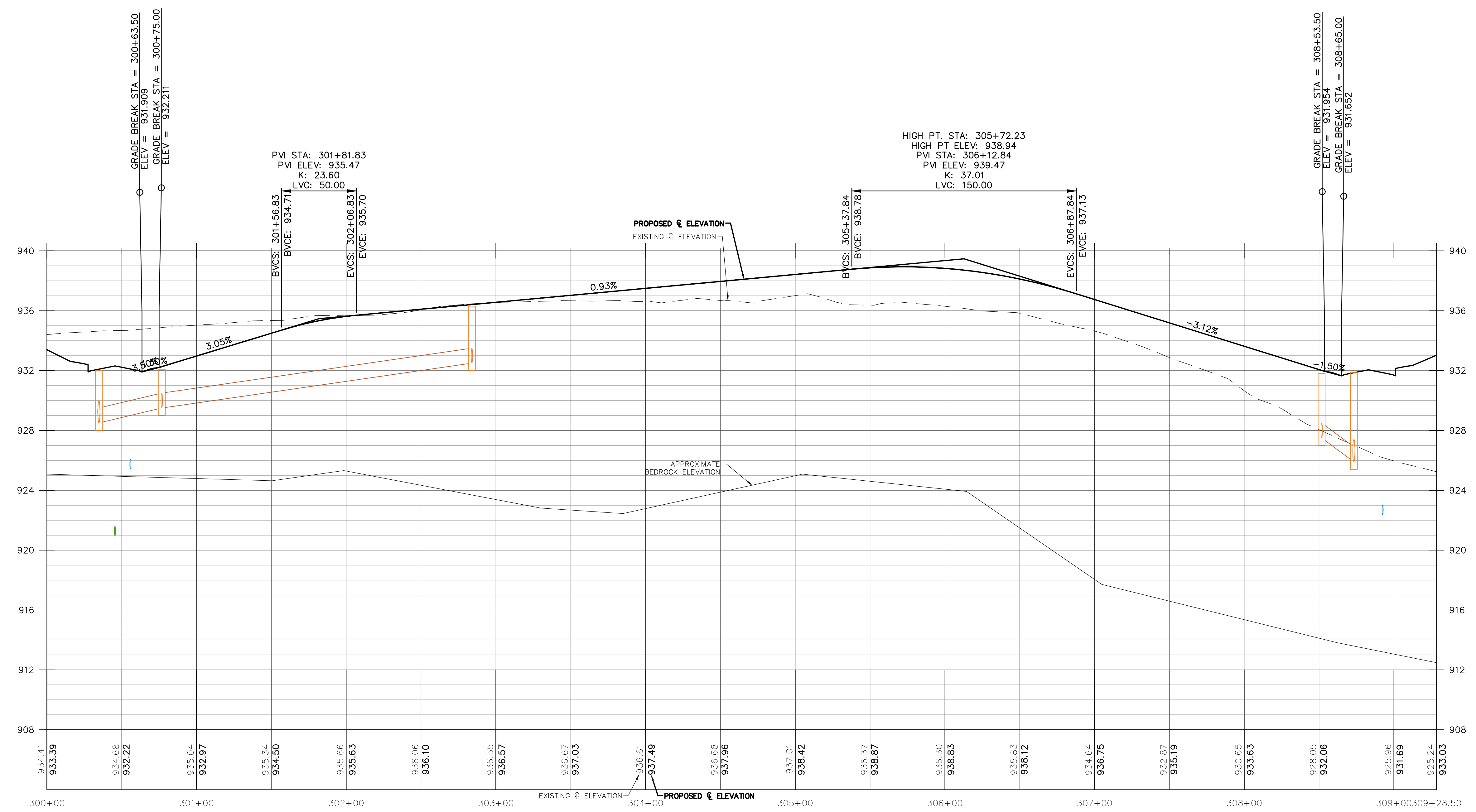
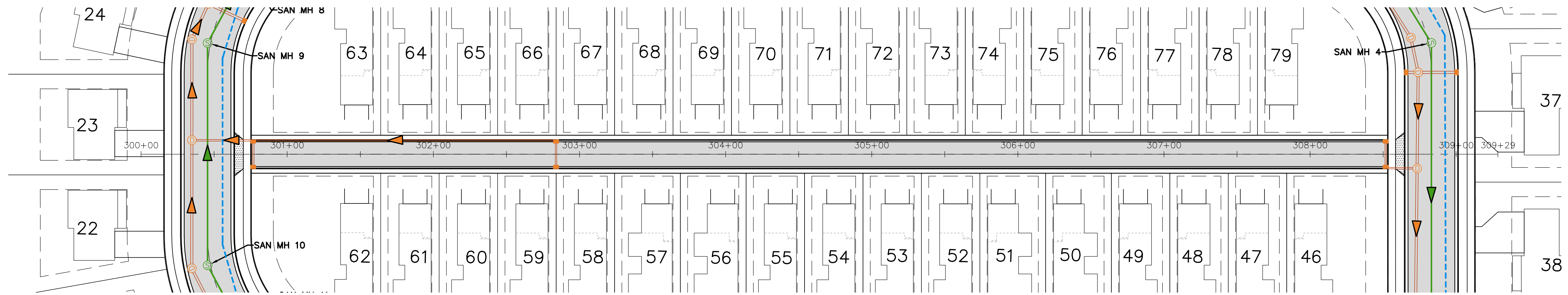
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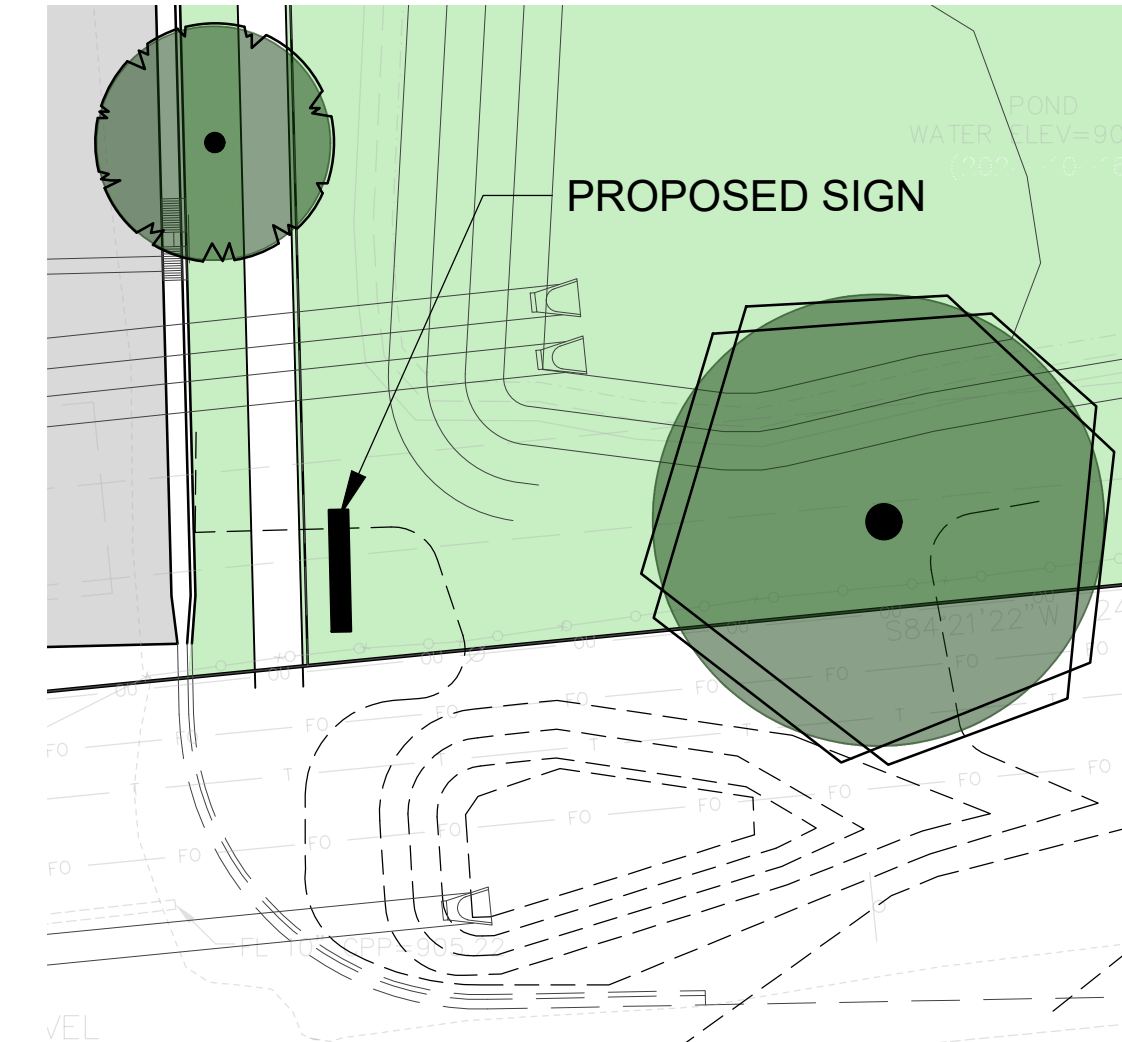
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C6.4





MONUMENT SIGN DETAIL - 20 SCALE

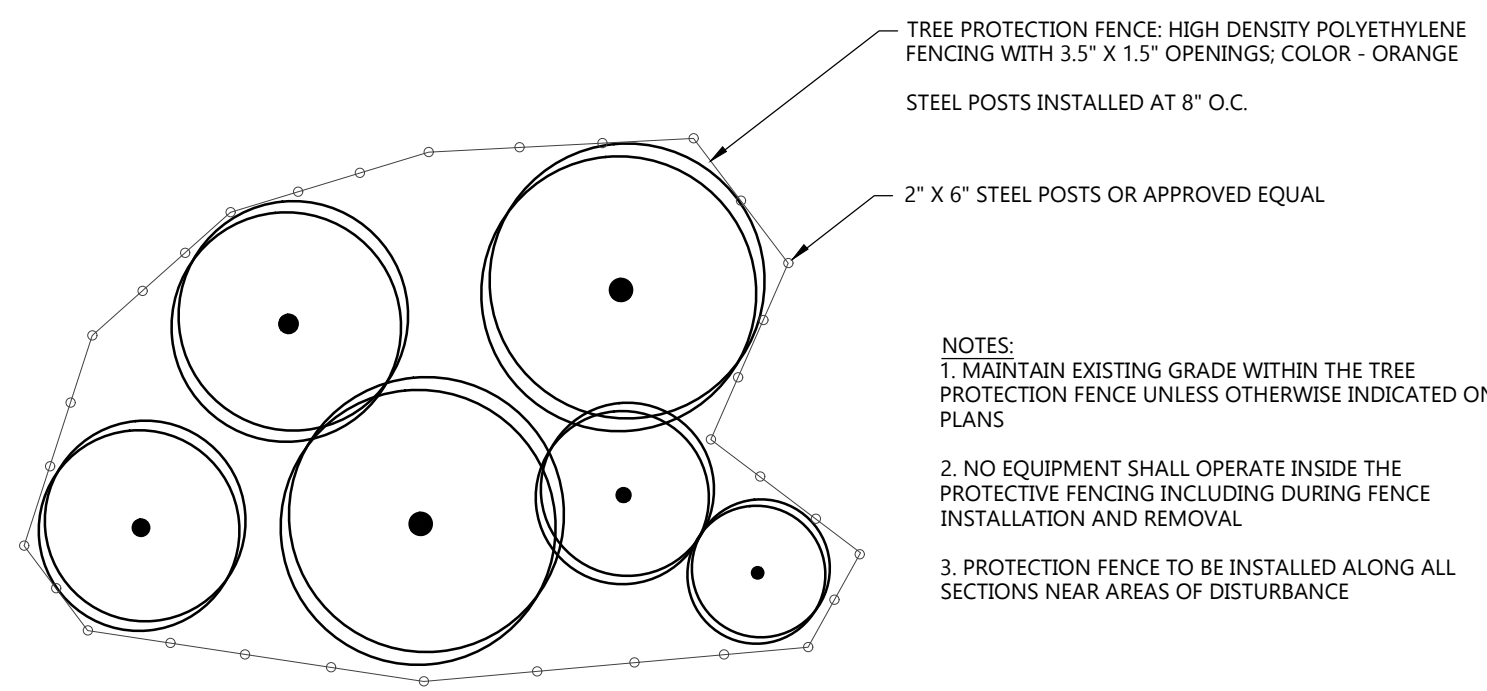
PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
STREET TREES					
●	Red Maple	<i>Acer rubrum</i>	18	2 1/2" CAL	B&B
●	Chicagoland Hackberry	<i>Celtis occidentalis</i> 'Chicagoland'	16	2 1/2" CAL	B&B
●	Princeton Sentry Ginkgo	<i>Ginkgo biloba</i> 'Princeton Sentry'	18	2 1/2" CAL	B&B
●	Shademaster Honeylocust	<i>Gleditsia triacanthos</i> 'Shademaster'	18	2 1/2" CAL	B&B
●	Swamp White Oak	<i>Quercus bicolor</i>	5	2 1/2" CAL	B&B
●	Redmond Linden	<i>Tilia americana</i> 'Redmond'	16	2 1/2" CAL	B&B
●	New Horizon Elm	<i>Ulmus</i> 'New Horizon'	16	2 1/2" CAL	B&B

EXISTING TREES	
SYMBOL	COMMON NAME
○	Deciduous Specimen Tree
●	Evergreen Specimen Tree

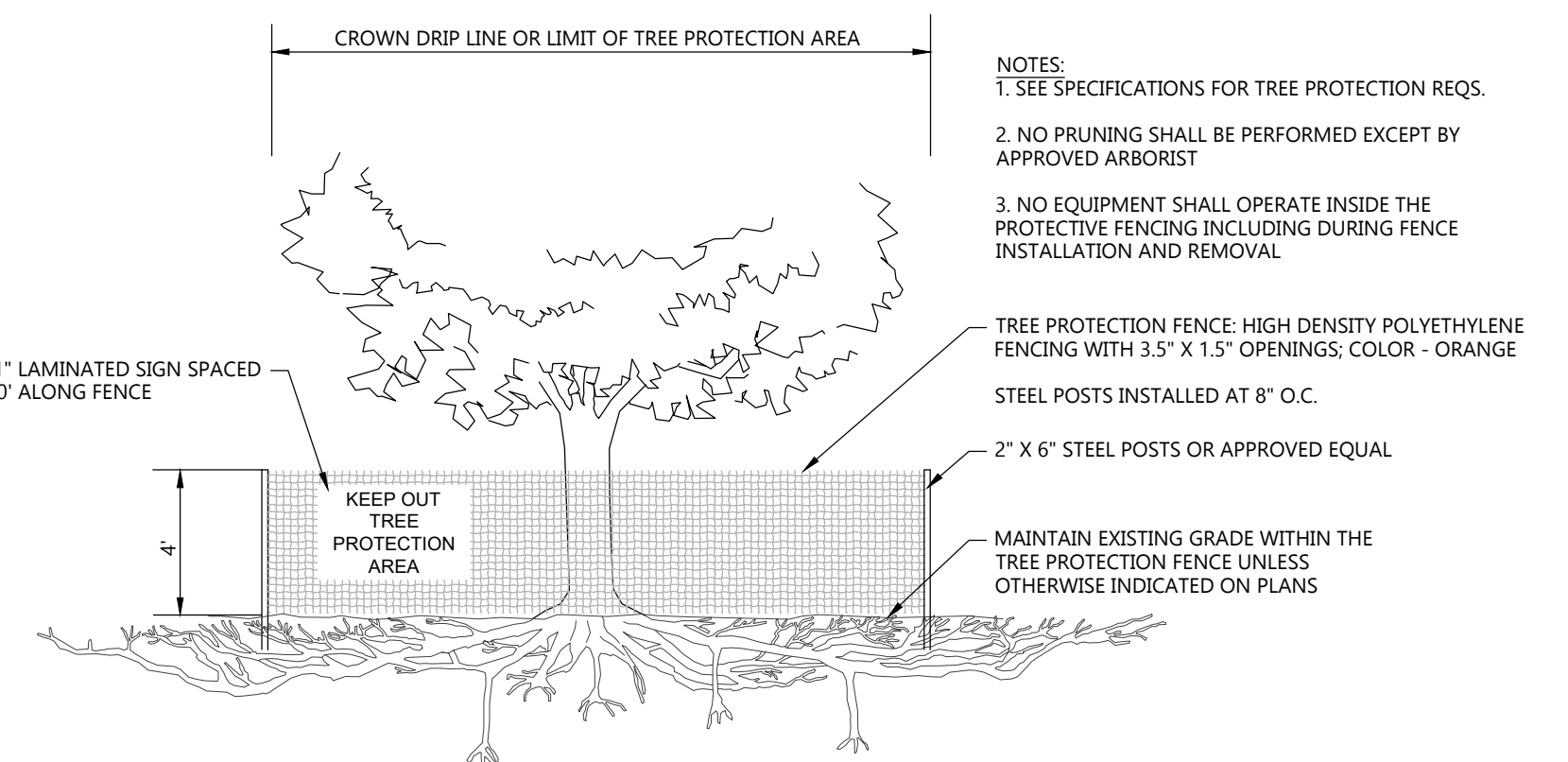
LEGEND	
HATCH	LANDSCAPE TYPE
	EXISTING TREES AND VEGETATION TO BE PROTECTED
	LAWN AREA

GENERAL NOTES:

- SWAMP WHITE OAK SHOWN AT FULLY MATURE SIZE. STREET TREES SHOWN 25" DIAMETER BASED ON LIKELIHOOD OF SLOWER GROWTH/SMALLER MATURE SIZE DUE TO GROWING WITHIN TERRACE



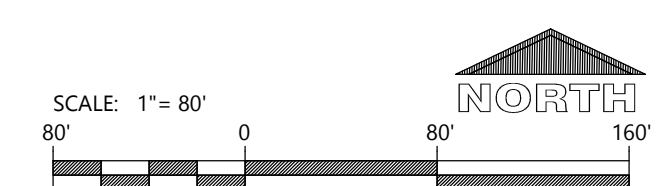
EXISTING TREE PROTECTION AREA DETAIL
NOT TO SCALE



EXISTING TREE PROTECTION DETAIL
NOT TO SCALE



PROPOSED LIGHT POLE
SEE DETAIL - SAME SHEET



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