LEGEND

◉	– 1" IRON PIPE FOUND
◎	– 2" IRON PIPE FOUND
(NXX°XX'XX"E) (XX.XX')	– RECORDED AS
▨ ●	– STORM INLET
U	– UTILITY BOX
▨	– CONCRETE
×	– EXISTING SPOT GRADE
— 92 —	– EXISTING CONTOUR
— WTR —	– WATER
— SAN —	– SANITARY SEWER
— W —	– STORM SEWER
— UT —	– TELECOMMUNICATIONS
——	– GAS
— ELEC —	– ELECTRIC
— OH —	– OVERHEAD UTILITIES
WV ⋈	– WATER VALVE
⋈	– HYDRANT
GV ⋈	– GAS SHUTOFF VALVE
—o—o—	– EROSION CONTROL BARRIER
㉑	– ANNOTATION
▨	– AREA OF POSSIBLE RESIDUAL CONTAMINATION AT DEPTH BELOW APPROX. ELEVATION 83.5

NOTES:

1. PROJECT AREA OF SITE CONSISTS OF LOT 1 OF CSM #11718 (~2.939 AC) AND THE WESTERN PORTION OF CURRENT LOT 1 OF CSM #10581, WHICH ARE PROPOSED TO BE COMBINED INTO A SINGLE PARCEL.

2. TOTAL PROPOSED SINGLE PARCEL AREA IS APPROXIMATELY 146,807 S.F. (3.37 AC).

3. THE WESTERN PORTION OF LOT 1 OF CSM #10581 DOES NOT CONTAIN POTENTIAL RESIDUAL SOIL CONTAMINATION, PER WDNR RECORDS REVIEWED FOR PREVIOUS SITE REMEDIATION WORK CONDUCTED IN THIS AREA.

LANDMARK ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769

EXECUTIVE TOWNHOUSES OF FLEETFOOT DRIVE
(A MAD DOG PROPERTIES LLC DEVELOPMENT)

900 & 1000 BLOCK OF FLEETFOOT DRIVE
WAUKESHA, WI 53186

BASE MAP

PROJECT #	2404.05
DATE	22 MAY 2023
DRAWN BY	MA
DESIGNED BY	MA
REVISIONS	12 SEP 2023
SHEET NUMBER	C-1
OF	7 SHEETS

DRAFT

LEGEND

- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- (NXX°XX'XX"E) (XX.XX') – RECORDED AS
- STORM INLET
- UTILITY BOX
- CONCRETE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WATER
- SANITARY SEWER
- STORM SEWER
- TELECOMMUNICATIONS
- GAS
- ELECTRIC
- OVERHEAD UTILITIES
- WATER VALVE
- HYDRANT
- GAS SHUTOFF VALVE
- EROSION CONTROL BARRIER
- ANNOTATION
- LAMP POST

NOTES:

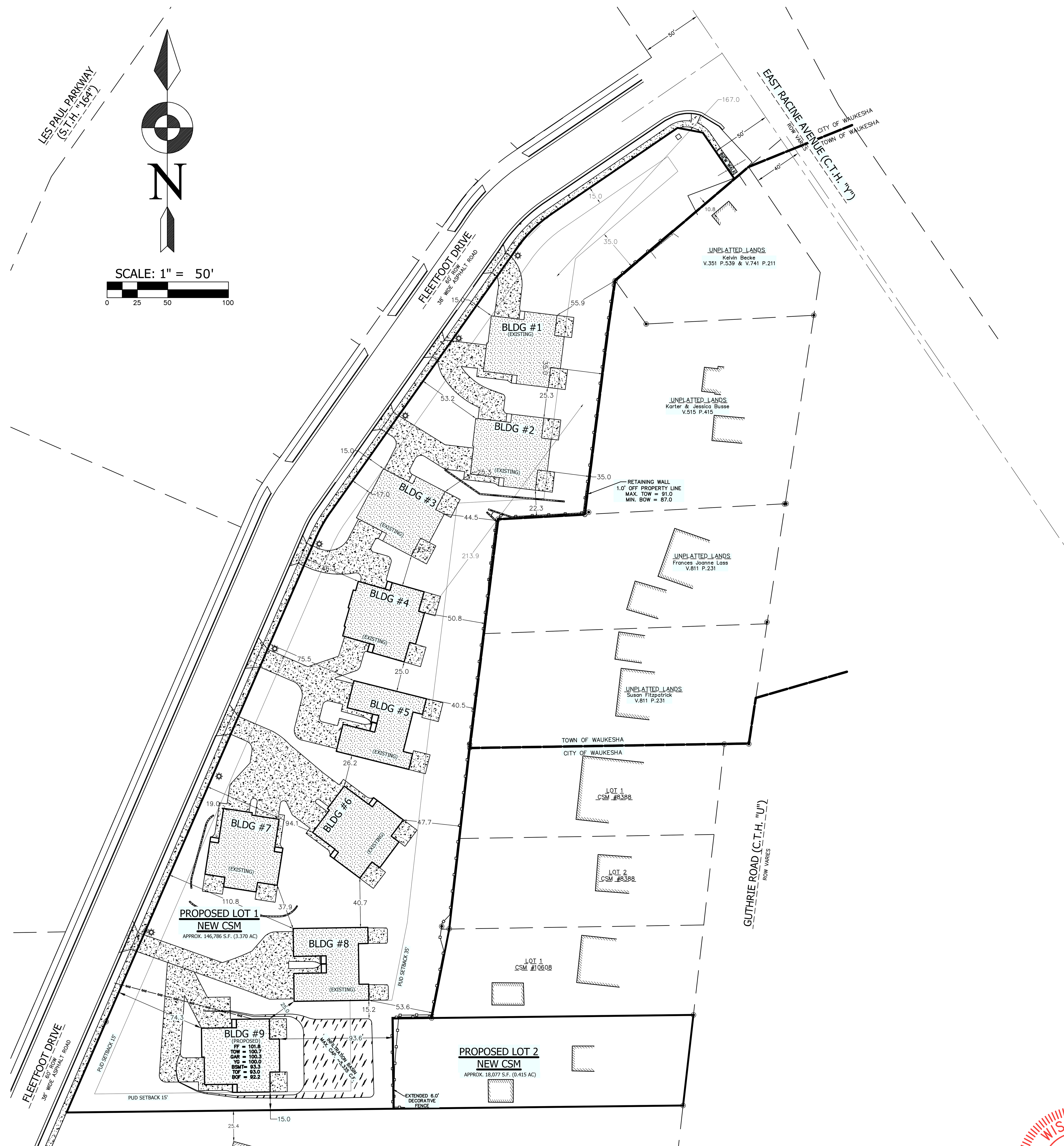
1. MINIMUM SEPARATION BETWEEN PROPOSED BUILDINGS IS 25.0'.

2. PARCEL TO BE RE-ZONED TO RD-2 AND COMBINED VIA CSM WITH EXISTING LOT 1 OF CSM #11708 INTO A NEW, SINGLE LOT.

3. REQUESTED OVERLAYING PLANNED UNIT DEVELOPMENT (P.U.D.) MINIMUM SETBACK REQUIREMENTS ARE AS FOLLOWS:

15.0' RIGHT-OF-WAY
15.0' SIDE YARD
35.0' REAR YARD
25.0' BUILDING-TO-BUILDING

4. THE EXISTING IMPERVIOUS SURFACE AREA RUNOFF ASSOCIATED WITH BUILDINGS#1 THROUGH BUILDING#8 IS TREATED VIA THE EXISTING STORMWATER SYSTEM. THE PROPOSED ADDITIONAL IMPERVIOUS SURFACE AREA CREATED FOR BUILDING#9 IS ~6,580 S.F. THIS WILL BE TREATED BY A SEPARATE STORMWATER INFILTRATION SYSTEM.



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EXECUTIVE TOWNHOUSES OF FLEETFOOT DRIVE
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WAUKESHA, WI 53186

BUILDING LAYOUT

PROJECT #	2404.05
DATE	22 MAY 2023
DRAWN BY	MA
DESIGNED BY	MA
REVISIONS	12 SEP 2023
SHEET NUMBER	C-2
OF	7 SHEETS

LEGEND

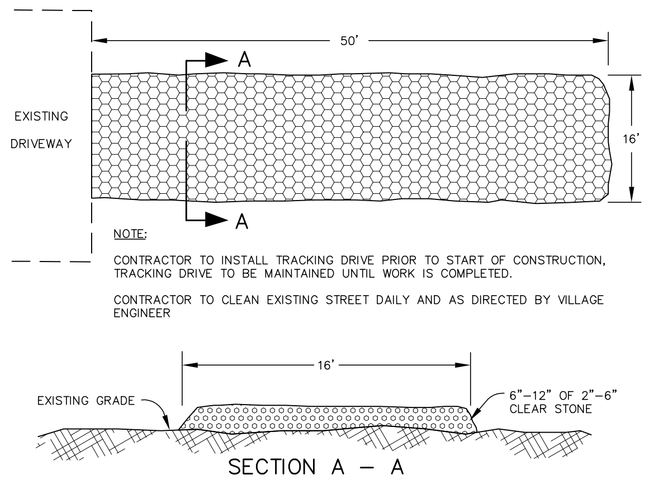
- – 1" IRON PIPE FOUND
- – 2" IRON PIPE FOUND
- (NXXXX'XX"E) (XX.XX') – RECORDED AS
- – STORM INLET
- – UTILITY BOX
- – CONCRETE
- – EXISTING SPOT GRADE
- – EXISTING CONTOUR
- – PROPOSED CONTOUR
- – WATER
- – SANITARY SEWER
- – STORM SEWER
- – TELECOMMUNICATIONS
- – GAS
- – ELECTRIC
- – OVERHEAD UTILITIES
- – WATER VALVE
- – HYDRANT
- – GAS SHUTOFF VALVE
- – EROSION CONTROL BARRIER
- – ANNOTATION
- – LAMP POST
- TP-4 – TEST PIT

IT IS THE LOCATION OF ALL EXISTING UTILITIES BEFORE YOU DIG, BLAST OR EXCAVATE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

MEMBER AREA 259-1181

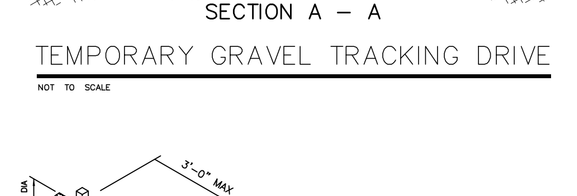
"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



NOTE:

CONTRACTOR TO INSTALL TRACKING DRIVE PRIOR TO START OF CONSTRUCTION. TRACKING DRIVE TO BE MAINTAINED UNTIL WORK IS COMPLETED.

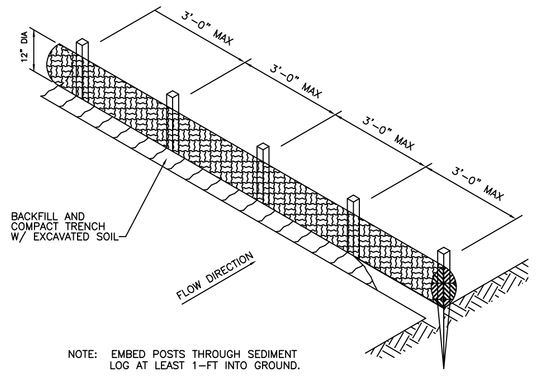
CONTRACTOR TO CLEAN EXISTING STREET DAILY AND AS DIRECTED BY VILLAGE ENGINEER



SECTION A – A

TEMPORARY GRAVEL TRACKING DRIVE

NOT TO SCALE

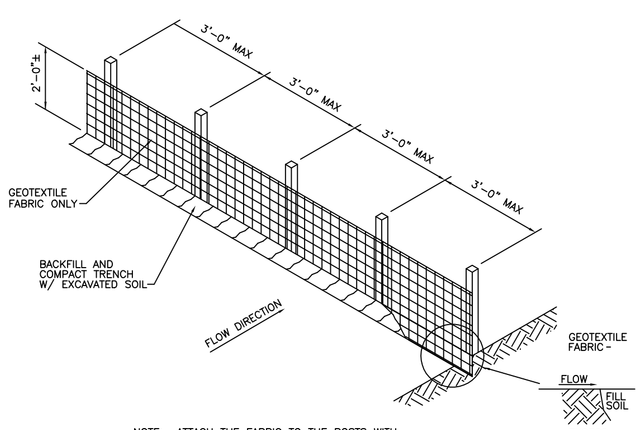


NOTE: EMBED POSTS THROUGH SEDIMENT LOG AT LEAST 1-FT INTO GROUND.

SEDIMENT LOG INSTALLATION DETAIL

NOT TO SCALE

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED

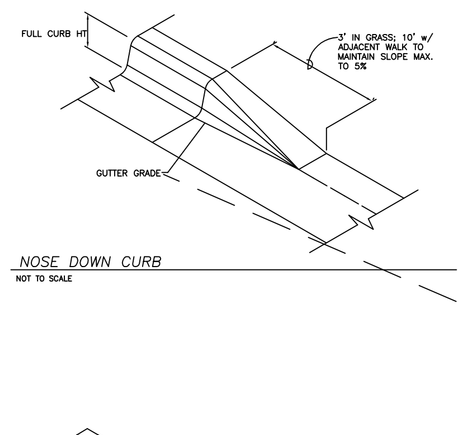


NOTE: ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATHE & NAILS.

SILT FENCE INSTALLATION DETAIL

NOT TO SCALE

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED



NOSE DOWN CURB

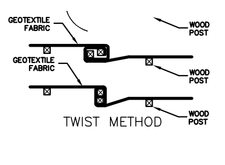
NOT TO SCALE

INLET PROTECTION NOTES:

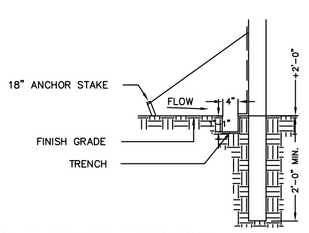
1. FABRIC SIZE SHALL BE 6" OR GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HANDHOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.
2. AN ADDITIONAL 6" OF FABRIC IS WRAPPED AROUND THE WOOD, AND SECURED TO THE CURB. THE WOOD SHALL NOT BLOCK THE ENTIRE WIDTH OF THE CURB OPENING.
3. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
4. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM FALLING INTO THE INLET. FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
5. GEOTEXTILE FABRIC INCLUDED IN THE INLET PROTECTION ITEM.

STORM INLET SEDIMENTATION PROTECTION DETAIL (INLETS SHOWN)

NOT TO SCALE



JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIEBACK

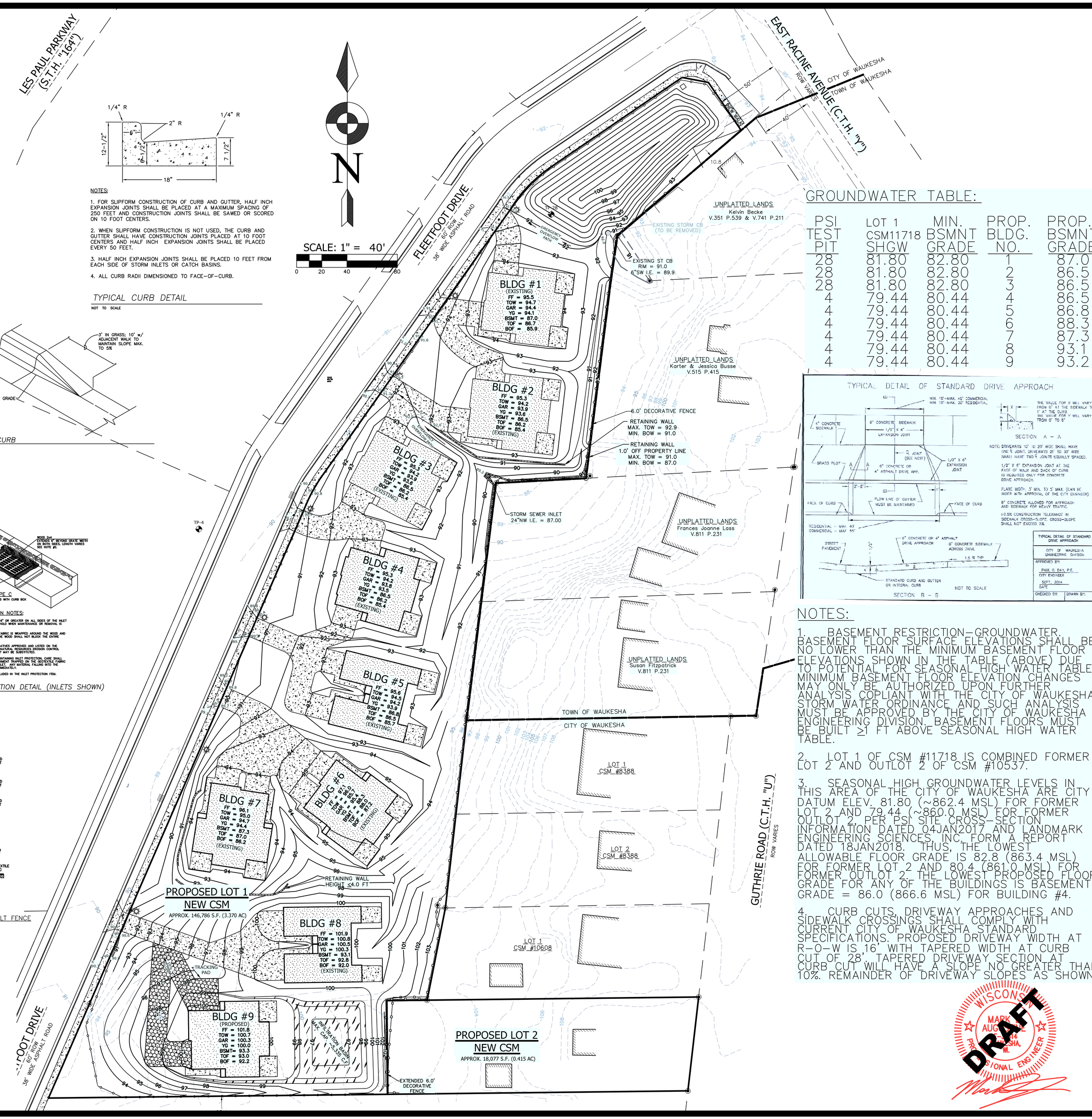
NOT TO SCALE

NOTES:

1. FOR SLIPFORM CONSTRUCTION OF CURB AND GUTTER, HALF INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM SPACING OF 250 FEET AND CONSTRUCTION JOINTS SHALL BE SAWED OR SCORED ON 10 FOOT CENTERS.
2. WHEN SLIPFORM CONSTRUCTION IS NOT USED, THE CURB AND GUTTER SHALL HAVE CONSTRUCTION JOINTS PLACED AT 10 FOOT CENTERS AND HALF INCH EXPANSION JOINTS SHALL BE PLACED EVERY 50 FEET.
3. HALF INCH EXPANSION JOINTS SHALL BE PLACED 10 FEET FROM EACH SIDE OF STORM INLETS OR CATCH BASINS.
4. ALL CURB RADII DIMENSIONED TO FACE-OF-CURB.

TYPICAL CURB DETAIL

NOT TO SCALE



GROUNDWATER TABLE:

PSI TEST PIT	LOT 1 CSM11718 SHGW	MIN. BSMNT GRADE	PROP. BLDG. NO.	PROP. BSMNT GRADE
28	81.80	82.80	1	87.0
28	81.80	82.80	2	86.5
28	81.80	82.80	3	86.5
4	79.44	80.44	4	86.5
4	79.44	80.44	5	86.8
4	79.44	80.44	6	88.3
4	79.44	80.44	7	87.3
4	79.44	80.44	8	93.1
4	79.44	80.44	9	93.2

NOTES:

1. BASEMENT RESTRICTION–GROUNDWATER. BASEMENT FLOOR SURFACE ELEVATIONS SHALL BE NO LOWER THAN THE MINIMUM BASEMENT FLOOR ELEVATIONS SHOWN IN THE TABLE (ABOVE) DUE TO POTENTIAL FOR SEASONAL HIGH WATER TABLE. MINIMUM BASEMENT FLOOR ELEVATION CHANGES MAY ONLY BE AUTHORIZED UPON FURTHER ANALYSIS COPLIANT WITH THE CITY OF WAUKESHA STORM WATER ORDINANCE AND SUCH ANALYSIS MUST BE APPROVED BY THE CITY OF WAUKESHA ENGINEERING DIVISION. BASEMENT FLOORS MUST BE BUILT ≥1 FT ABOVE SEASONAL HIGH WATER TABLE.
2. LOT 1 OF CSM #11718 IS COMBINED FORMER LOT 2 AND OUTLOT 2 OF CSM #10537.
3. SEASONAL HIGH GROUNDWATER LEVELS IN THIS AREA OF THE CITY OF WAUKESHA ARE CITY DATUM ELEV. 81.80 (~862.4 MSL) FOR FORMER LOT 2 AND 79.44 (~860.0 MSL) FOR FORMER OUTLOT 2, PER PSI SITE CROSS-SECTION INFORMATION DATED 04JAN2017 AND LANDMARK ENGINEERING SCIENCES, INC. FORM A REPORT DATED 18JAN2018. THUS, THE LOWEST ALLOWABLE FLOOR GRADE IS 82.8 (863.4 MSL) FOR FORMER LOT 2 AND 80.4 (861.0 MSL) FOR FORMER OUTLOT 2. THE LOWEST PROPOSED FLOOR GRADE FOR ANY OF THE BUILDINGS IS BASEMENT GRADE = 86.0 (866.6 MSL) FOR BUILDING #4.
4. CURB CUTS, DRIVEWAY APPROACHES AND SIDEWALK CROSSINGS SHALL COMPLY WITH CURRENT CITY OF WAUKESHA STANDARD SPECIFICATIONS. PROPOSED DRIVEWAY WIDTH AT R-O-W IS 16' WITH TAPERED WIDTH AT CURB CUT OF 28', TAPERED DRIVEWAY SECTION AT CURB CUT WILL HAVE A SLOPE NO GREATER THAN 10%. REMAINDER OF DRIVEWAY SLOPES AS SHOWN.

LANDMARK
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119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
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EXECUTIVE TOWNHOUSES OF FLEETFOOT DRIVE
(A MAD DOG PROPERTIES LLC DEVELOPMENT)
900 & 1000 BLOCK OF FLEETFOOT DRIVE
WAUKESHA, WI 53186

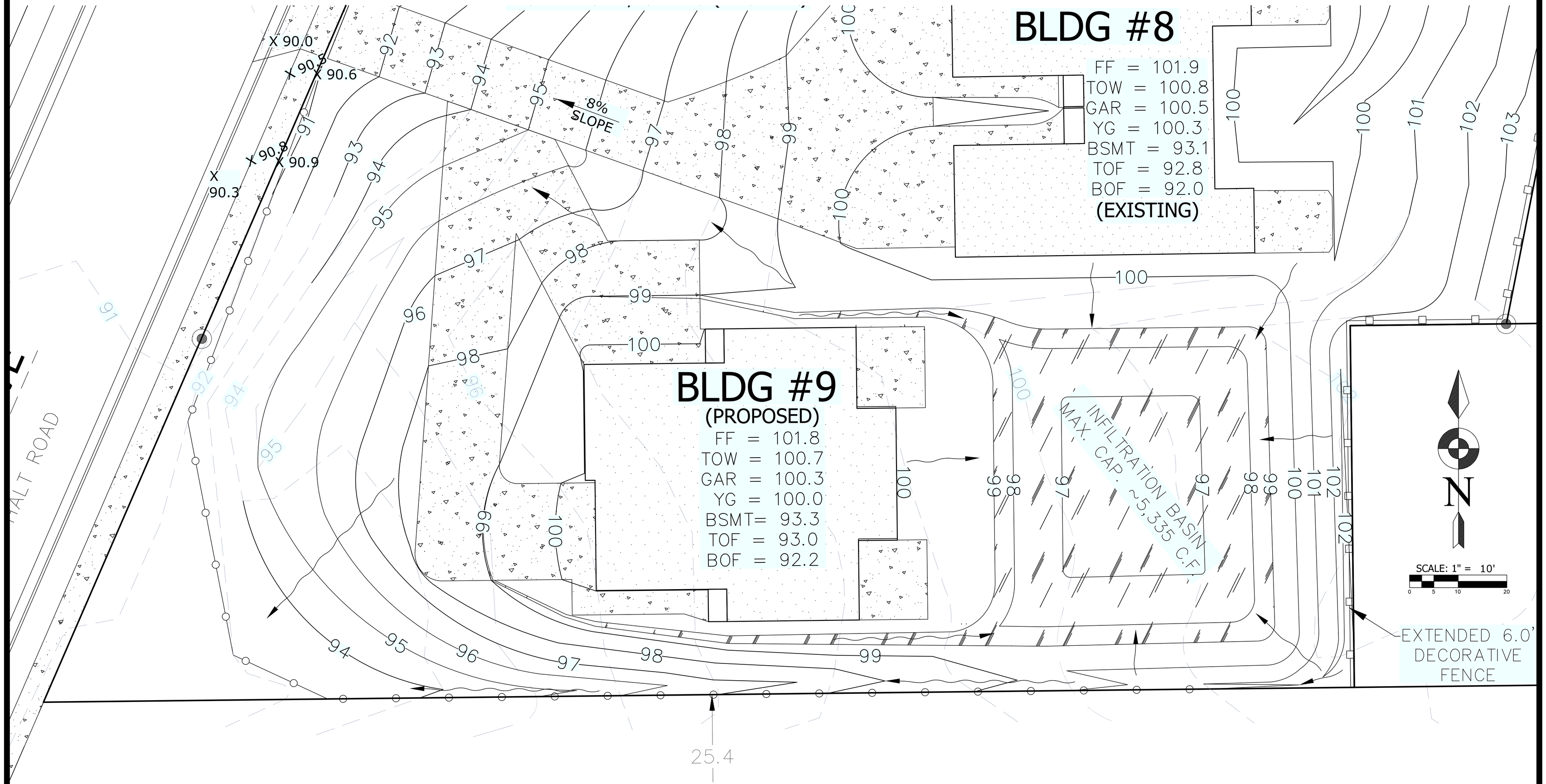
GRADING & EROSION CONTROL

PROJECT #	2404.05
DATE	22 MAY 2023
DRAWN BY	MA
DESIGNED BY	MA
REVISIONS	12 SEP 2023

SHEET NUMBER

C-3

OF 7 SHEETS



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EXECUTIVE TOWNHOUSES OF FLEETFOOT DRIVE
(A MAD DOG PROPERTIES LLC DEVELOPMENT)
900 & 1000 BLOCK OF FLEETFOOT DRIVE
WAUKESHA, WI 53186

GRADING & EROSION CONTROL

PROJECT # 2404.05
DATE 22 MAY 2023
DRAWN BY MA
DESIGNED BY MA
REVISIONS 12 SEP 2023

SHEET NUMBER
C-4
OF 8 SHEETS

DRAFT
WISCONSIN
MARK AUGUSTINE
PROFESSIONAL ENGINEER

GENERAL GRADING NOTES:

1. CUT AND FILL SLOPES WILL BE 3:1 MAXIMUM, UNLESS OTHERWISE NOTED.

2. STABILIZE ALL DISTURBED AREAS W/POLYACAMIDE OR EROSION CONTROL MAT COMING FOR WINTER STABILIZATION AFTER OCTOBER 15TH. DEADLINES FOR SEEDING ARE:
   SEPTEMBER 15 - COOL GRASS SEEDING.
   OCTOBER 15 - TEMPORARY SEEDING.
   NOVEMBER 15 - DORMANT SEEDING.

3. TEMPORARY SEEDING TO CONFORM WITH SECTION 630.2.1.5.1.2 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION. (ANNUAL OATS -BEFORE AUGUST 31ST, WINTER RYE AFTER AUGUST 31ST.)

4. ANY NON-STRUCTURAL FILL MATERIAL REQUIRED WILL BE FURNISHED VIA ON SITE EXCAVATION ACTIVITIES, EXCEPT FOR WHERE CLEAN STONE BACKFILL IS SPECIFIED. CLEAN STONE AND OTHER STRUCTURAL MATERIAL SHALL BE IMPORTED TO THE SITE, AS NECESSARY.

5. TOPSOIL SHALL NOT RE USED AS FILL MATERIAL IN THE NON-STRUCTURAL AREAS UNTIL ALL SOURCES OF STRUCTURAL CUT AND EXCAVATION SPOILS HAVE BEEN EXHAUSTED.

6. TYPICAL RESTORATION SHALL BE 4" TOPSOIL (REASONABLY FREE OF STONES, STICKS, ROOTS, AND OTHER OBJECTIONABLE MATTER AND DEBRIS). ONCE TOPSOIL HAS BEEN SPREAD, THE AREA SHALL BE SEEDED WITH SEED MIXTURE NO. 10, IN ACCORDANCE WITH SECTION 630 OF THE "STATE SPECIFICATIONS". THE CONTRACTOR SHALL APPLY A FERTILIZER (20-0-0) OVER THE SEEDED AREA AT A RATE OF 10 LBS PER 1000 SQUARE FEET. THIS AREA SHALL BE MAINTAINED BY THE CONTRACTOR. STRAW MULCH SHALL RE PLACED WITH METHOD "B OR C" AS DESCRIBED IN SECTION 627 OF THE STATE SPECIFICATIONS, EXCEPT THAT MULCH SHALL BE PLACED WITHIN ONE (1) DAY AFTER THE SEEDING HAS BEEN COMPLETED. MULCH SHALL BE ANCHORED OR CRIMPED IMMEDIATELY AFTER APPLICATION. EROSION MATTING SHALL BE PLACED AS SPECIFIED ON THE GRADING AND EROSION CONTROL PLANS.

7. IN THE EVENT EXCAVATION DE-WATERING IS REQUIRED DURING CONSTRUCTION. CONTRACTOR TO PROVIDE A TEMPORARY SETTLING BASIN, FILTER BAG OR ALTERNATE PROCESS APPROVED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES FOR SEDIMENT REMOVAL.

CONSTRUCTION SCHEDULE:

1. PRE-CONSTRUCTION ACTIVITIES
**A. INSTALL ALL EROSION CONTROL SILT FENCE. SILT FENCE FOR DIVERSION SWALES, IF NEEDED, AND STOCKPILES TO BE INSTALLED IMMEDIATELY AFTER COMPLETION.
**B. INSTALL TEMPORARY TRACKING DRIVE.
C. DEMOLISH EXISTING STRUCTURE AND REMOVE FOUNDATION.
D. PERFORM CONSTRUCTION STAKING OF DRAINAGE WAYS, DRAINAGE SYSTEM CONVEYANCE PIPING, AND BUILDING LOCATIONS.
E. CONTACT ALL APPROPRIATE AGENCIES, AUTHORITIES, AND THE PROJECT ENGINEER A MINIMUM OF THREE WORKING DAYS, (72 HOURS) PRIOR TO THE START OF CONSTRUCTION.
F. CONTRACTOR MUST CONTACT DIGGERS HOTLINE A MINIMUM OF THREE WORKING DAYS (72 HOURS) PRIOR TO START OF CONSTRUCTION.

2. BEGIN CONSTRUCTION ACTIVITIES:
A. SELECTIVELY CLEAR AND GRUB TREES PER GRADING PLAN.
**B. STRIP TOPSOIL AND STOCKPILE FOR RE-USE ON SITE.
* C. STRIP/REMOVE UNSUITABLE LOAD-BEARING SURFACE MATERIAL FROM A MINIMUM OF 5' BEYOND ALL PROPOSED BUILDING AND PAVEMENT AREAS. UNSUITABLE LOAD-BEARING SURFACE MATERIALS INCLUDED SUCH AS: VEGETATION, ROOT-BALLS OF TREES AND SHRUBS, NON-ENGINEERED FILL, EXISTING/DEMOLISHED BUILDINGS AND PAVEMENT, DELETERIOUS DEBRIS, ETC.
* D. COMPLETE ROUGH GRADING.
* E. EXCAVATE BUILDING BASEMENT AND FOUNDATION AREA. STOCKPILE EXCAVATED SOIL MATERIAL ON-SITE FOR LATER USE AS NON-STRUCTURAL FILL MATERIAL.
**F. INSTALL SILT FENCE OR OTHER PERIMETER BMP AROUND STOCKPILES WITHIN 7 DAYS OF LAY-UP.
**G. SEED OR COVER STOCKPILES WITHIN 30 DAYS OF LAY-UP.
**H. ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR LONGER THEN 7 DAYS SHALL BE STABILIZED ACCORDINGLY.
* I. FORM AND POUR FOUNDATION FOOTINGS AND COLUMN PADS.
* J. INSTALL FLOOR SLAB, DRAINAGE TILE, AND SUMP CROCK. CONNECT TO 'FORM-A-DRAIN' FOOTING DRAINS PER THE DETAIL SHEETS.
* K. INSTALL NO. I CLEAN STONE A MINIMUM OF 6" THICK IN FLOOR SLAB AREAS.
* L. BACKFILL FOUNDATION WITH NO.1 CLEAN STONE TO WITHIN 18" OF FINAL GRADE. COVER WITH 12" CLAY LOAM, THEN USE TOPSOIL TO BRING TO FINAL GRADE.

3. PROJECT WRAP-UP:
**A. AFTER VEGETATIVE COVER IS WELL ESTABLISHED, REMOVE ALL SILT FENCE AND OTHER TEMPORARY BMPS.
* B. RESTORE DISTURBED AREAS. REFER TO THE GRADING PLAN AND SPECIFICATIONS FOR SITE RESTORATIONS DETAILS.
* C. PROJECT ENGINEER WILL PREPARE AND SUBMIT VERIFICATIONS FOR DRAINAGE SYSTEM STRUCTURES.

NOTE: CONTRACTOR MUST PROVIDE 3 WORKING DAYS (72 HOURS) NOTICE PRIOR TO ANY INSPECTIONS REQUIRED DURING OR AFTER CONSTRUCTION.
* ACTIVITY MUST BE INSPECTED BY PROJECT ENGINEER.
**ACTIVITY MUST BE INSPECTED BY EROSION CONTROL INSPECTOR.

STANDARD SPECIFICATIONS:

PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS SPECIFIED IN THESE DETAILS. ALL CONTRACTORS SHALL OBTAIN A COPY OF THESE DETAILS PRIOR TO THE START OF CONSTRUCTION.

1. THE LOCATION OF STRUCTURES AND OBSTACLES SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR SHALL BE ASSUMED AS A CONDITION OF HIS BID; THEREFORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.

2. ALL PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES.

3. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATED MATERIAL

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE. WARNING SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

5. CONTRACTOR SHALL PROVIDE 72 HOURS (3 WORKDAYS) NOTICE TO ENGINEER OF RECORD OF THE ANTICIPATED NEED FOR INSPECTION SERVICES. NO WORK SHALL BE UNDERTAKEN WITHOUT AN INSPECTOR BEING ON SITE OR WITHOUT THE PERMISSION OF THE OWNER.

6. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION. EROSION CONTROL DEVICES SHALL BE REMOVED FROM THE SITE AFTER THE SITE HAS BEEN RE-VEGETATED AND EROSION CONTROL IS NO LONGER NECESSARY.

7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING TRENCH SUPPORT IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL REGULATIONS. THE ENGINEER, OWNER, AND INSPECTOR SHALL BE HELD HARMLESS IN ALL MATTERS REGARDING SHORING AND BRACING.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE ROAD ADJACENT TO THE CONSTRUCTION SITE CLEAN AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL.

9. WHERE CONNECTING TO EXISTING UTILITY SERVICES, THE CONTRACTOR SHALL EXCAVATE THE CONNECTION POINT SO THAT ELEVATIONS OF THE EXISTING SERVICES CAN RE VERIFIED AND ANY NECESSARY ADJUSTMENTS TO THE DESIGN BE MADE.

10. CURRENT CITY STANDARD SPECIFICATIONS SHALL BE FOLLOWED FOR CONSTRUCTION IN PUBLIC RIGHT-OF-WAY AND INFRASTRUCTURE.

EROSION CONTROL:

1. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WISCONSIN STORMWATER CONSTRUCTION AND POST - CONSTRUCTION TECHNICAL STANDARDS".

2. SEDIMENT CONTROL MEASURES MAY NEED TO RE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.

3. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL STRUCTURES TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH DAY.

4. ALL EROSION CONTROL PRACTICES MUST BE CHECKED FOR STABILITY AND OPERATION WEEKLY AND WITHIN 24 HOURS OF EVERY RAINFALL (1/2" OR MORE), AND AT LEAST ONCE PER WEEK. CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY.

5. DO NOT REMOVE ANY SEDIMENT CONTROL MEASURES UNTIL THE AREAS SERVED HAVE 70% OR MORE ESTABLISHED CONTINUOUS VEGETATIVE COVER.

6. ALL TRACKED SOIL ON ADJACENT STREETS FROM THIS PROJECT MUST BE CLEANED AT LEAST ON A DAILY BASIS. CONTRACTORS ARE REQUIRED TO ONLY USE THE TRACKING DRIVE FOR ACCESS TO THE SITE.

7. DISCHARGE ALL TRENCH WATER, IF ENCOUNTERED, INTO A TEMPORARY SETTLING BASIN, SEDIMENT FILTER BAG OR ALTERNATIVE PROCESS APPROVED BY WDNR PRIOR TO RELEASE INTO SWALE.

8. PREVENT OVERLAND FLOW FROM LEAVING ANY PORTION OF THE WORK SITE BY INSTALLING SILT FENCE PARALLEL TO THE SLOPE DOWNHILL FROM THE WORK AREA OR AS SHOWN ON THE PLAN SET. PROTECT SILT FENCE OR STRAW BALES WITH A SMALL EARTHEN BERM WHERE FEASIBLE.

9. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION:
A. PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.
B. BACKFILL COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE INSTALLATION.

GENERAL SILT FENCE NOTES:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

2. WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.

3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS:
A) TWIST METHOD: OVERLAP THE END POST AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, OR
B) HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

4. THE EROSION CONTROL METHODS AND SCHEDULES MUST BE STRICTLY FOLLOWED AT ALL TIMES. NO DEVIATION IS TO BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER, MUNICIPALITY OR WDNR.

DRAFT

WISCONSIN MARK AUGUST 24 WAUKESHA, WI PROFESSIONAL ENGINEER

LANDMARK ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769

EXECUTIVE TOWNHOUSES OF FLEETFOOT DRIVE
(A MAD DOG PROPERTIES LLC DEVELOPMENT)
900 & 1000 BLOCK OF FLEETFOOT DRIVE
WAUKESHA, WI 53186

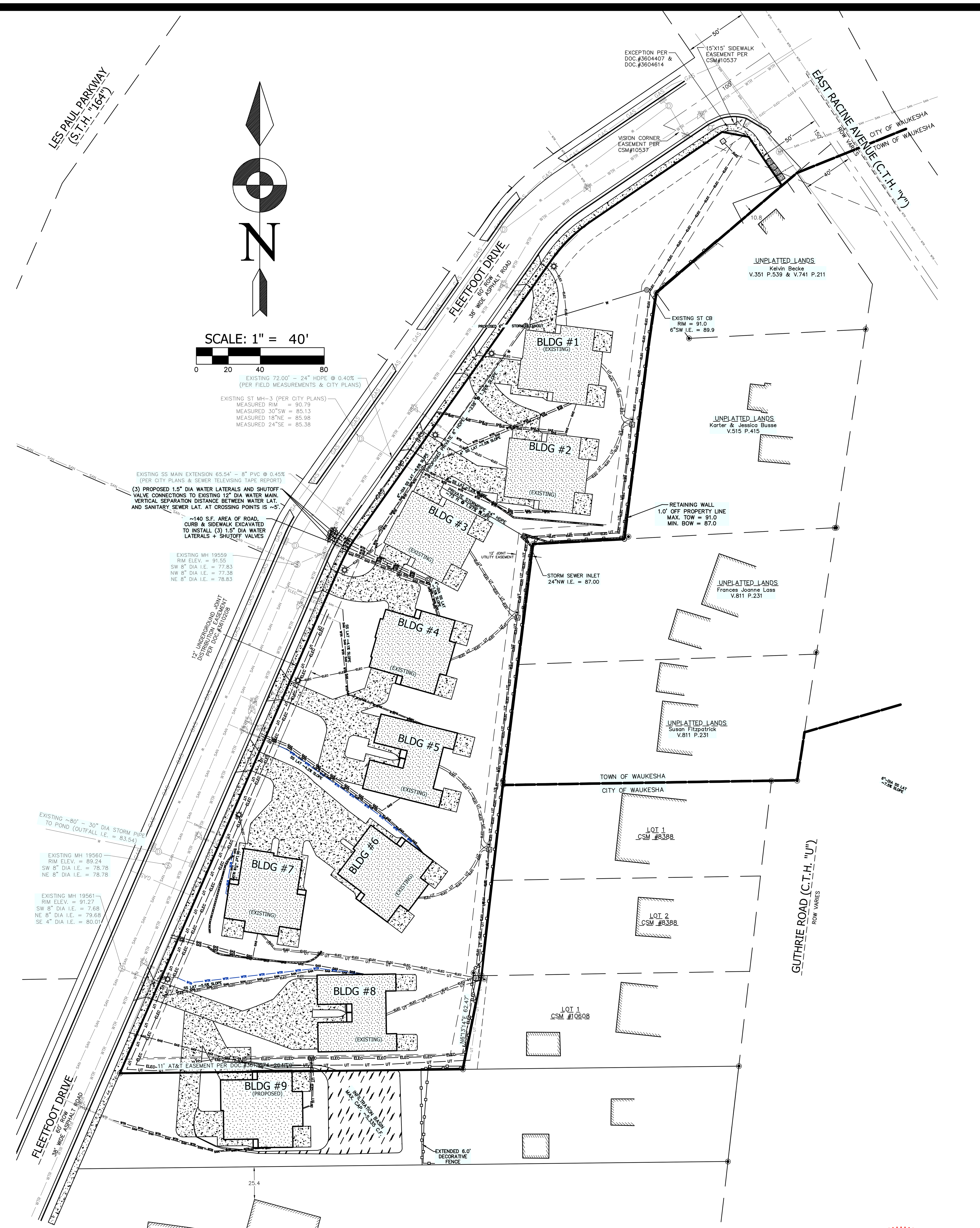
EROSION CONTROL NOTES

PROJECT # 2404.05
DATE 22 MAY 2023
DRAWN BY MA
DESIGNED BY MA
REVISIONS 12 SEP 2023

SHEET NUMBER
C-5
OF 7 SHEETS

LEGEND

- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- (NXX°XX'XX"E) (XX.XX') RECORDED AS
- STORM INLET
- UTILITY BOX
- CONCRETE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- TELECOMMUNICATIONS
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING OVERHEAD UTILITIES
- WATER VALVE
- HYDRANT
- GAS SHUTOFF VALVE
- EROSION CONTROL BARRIER
- ANNOTATION
- PROPOSED WATER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM SEWER LATERAL
- PROPOSED TELECOMMUNICATIONS
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED LAMP POST
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER LATERAL CLEANOUT



SANITARY SEWER

1. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
2. ALL TESTING, FITTINGS, BEDDING AND GRANULAR CRADLE WHERE NECESSARY SHALL BE INCLUDED IN THE UNIT COSTS FOR THE INSTALLATION OF THE UNDERGROUND FACILITIES.
3. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
4. SANITARY SEWER PIPE MATERIALS SHALL BE SDR 35 P.V.C. FOR DEPTHS < 15' AND SDR 26 FOR DEPTHS > 15' IN ACCORDANCE WITH ASTM DESIGNATION D 3034, AND JOINT MATERIAL SHALL BE ELASTOMERIC GASKETS IN ACCORDANCE WITH ASTM DESIGNATION D 3212.
5. ALL SANITARY SEWER SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE PER THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN WISCONSIN.
6. ALL SANITARY SEWER SHALL BE CONSTRUCTED SUCH THAT VERTICAL AND HORIZONTAL SEPARATION ARE MAINTAINED PER THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN WISCONSIN.
7. ALL SANITARY SEWER LATERALS EXISTING BUILDINGS SHALL BE 4" PVC INSTALLED AT MINIMUM 1.2% SLOPE.
8. TRENCH BACKFILL MATERIAL LOCATED WITHIN A PROPOSED ROADWAY SHALL CONFORM TO CRUSHED ROAD GRAVEL TABLE 39 SEC. 8.43.7 AS SPECIFIED IN THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN WISCONSIN.
9. THE CONTRACTOR SHALL CLEAR ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.
10. ADD TRACER WIRE FOR ANY NEW SANITARY LATERALS. GROUND TRACER WIRE NEAR THE SANITARY MAIN AND EXTEND ALONG LATERAL TO POINT INSIDE BUILDING. TRACER WIRE SHALL BE MINIMUM 18 GUAGE, GREEN WIRE, INSTALLED WITH SPS 382.

NOTES:

1. EXISTING WATER LATERAL IS 6" DIAMETER, PER WAUKESHA WATER UTILITY. PRIVATE LATERAL CONNECTION TO EXISTING WATER LATERAL TO BE REDUCED TO 1.5" DIAMETER PIPE. PRIVATE LATERAL CONNECTION WILL SERVICE ONE BUILDING ONLY.
2. NEW 1.5" POTABLE WATER PIPE AND LATERAL SHALL BE HDPE OR OTHER PIPE MATERIAL COMPLIANT WITH WAUKESHA WATER UTILITY ORDINANCES AND CODES.
3. THE SANITARY SEWER LATERAL IS 4" DIAMETER, PER AVAILABLE CITY PLANS AND SS MAIN VIDEO. THE 4" DIA. SS LATERAL WILL BE EXTENDED VIA PRIVATE 4" DIA. PIPE TO SERVICE AN INDIVIDUAL BUILDING.
4. CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
5. CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION AND WAUKESHA WATER UTIITY AT LEAST 3 BUSINESS DAYS PRIOR TO CONSTRUCTION TO ARRANGE FOR AN INSPECTOR.
6. ANY INSTALLATION AND/OR REPAIR WORK WITHIN THE RIGHT-OR-WAY WILL BE CONDUCTED IN ACCORDANCE WITH CURRENT CITY OF WAUKESHA STANDANDS AND SPECIFICATIONS.
7. FINAL PAVING AND RESTORATION LIMITS TO BE MARKED IN THE FIELD BY CITY INSPECTOR.

DRAFT

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PHONE: 414-719-2769

EXECUTIVE TOWNHOUSES OF FLEETFOOT DRIVE
(A MAD DOG PROPERTIES LLC DEVELOPMENT)
900 & 1000 BLOCK OF FLEETFOOT DRIVE
WAUKESHA, WI 53186

UTILITIES LAYOUT

PROJECT #	2404.05
DATE	22 MAY 2023
DRAWN BY	MA
DESIGNED BY	MA
REVISIONS	12 SEP 2023
SHEET NUMBER	C-6
OF	7 SHEETS

EXISTING RUNOFF PATTERN

EXECUTIVE TOWNHOUSES OF FLEETFOOT DRIVE
(A MAD DOG PROPERTIES LLC DEVELOPMENT)
900 & 1000 BLOCK OF FLEETFOOT DRIVE
WAUKESHA, WI 53186

LANDMARK ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769

PROJECT #	2404.05
DATE	22 MAY 2023
DRAWN BY	MA
DESIGNED BY	MA
REVISIONS	12 SEP 2023
SHEET NUMBER	C-7
OF	7 SHEETS

LEGEND

- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- (NXX°XX'XX"E) (XX.XX') RECORDED AS
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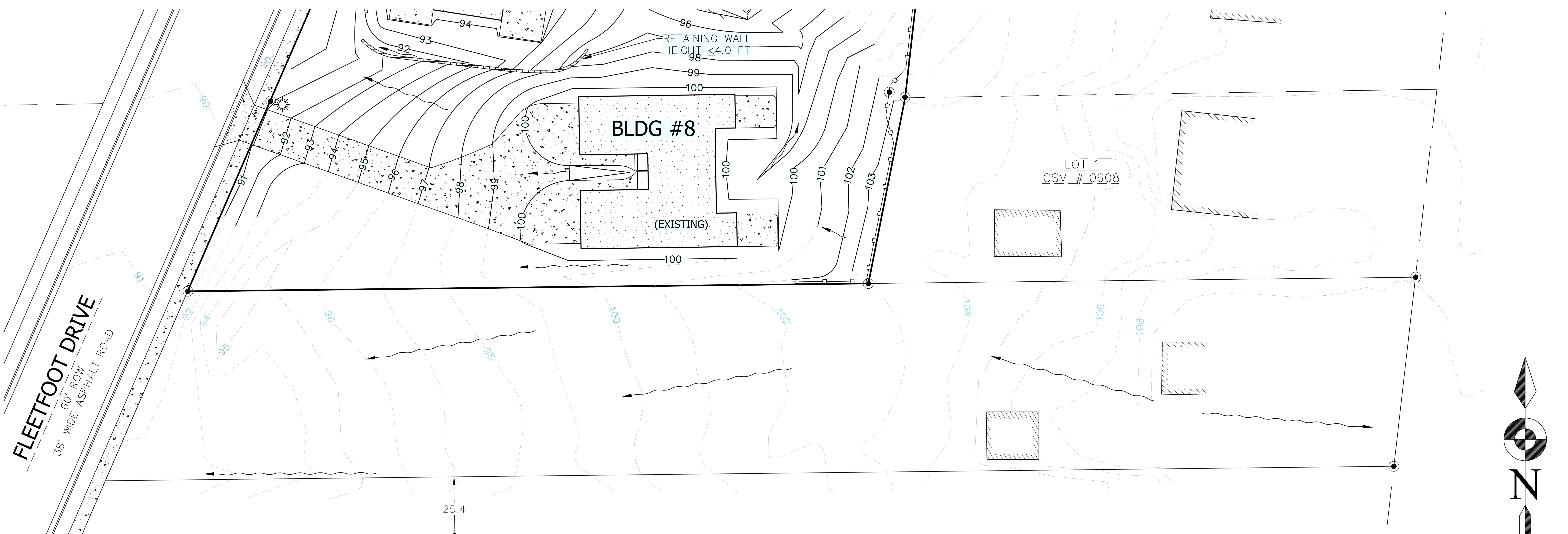
- UTILITY BOX
- CONCRETE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WATER
- SANITARY SEWER
- STORM SEWER
- TELECOMMUNICATIONS
- GAS
- ELECTRIC
- OVERHEAD UTILITIES
- WATER VALVE
- HYDRANT
- GAS SHUTOFF VALVE
- EROSION CONTROL BARRIER
- ANNOTATION
- RUNOFF FLOW DIRECTION



NOTES:

1. EXISTING DRAINAGE PATTERN OF THE LISKOWITZ PROPERTY IS PRIMARILY TOWARDS FLEETFOOT DRIVE AND INTO THE CURB & GUTTER DRAINAGE. A SMALL PORTION OF THE LISKOWITZ PROPERTY EAST OF THE CURRENT HOUSE FLOWS EASTERLY TOWARDS THE WESTERN DITCH LINE OF GUTHRIE ROAD.

DRAFT

LEGEND

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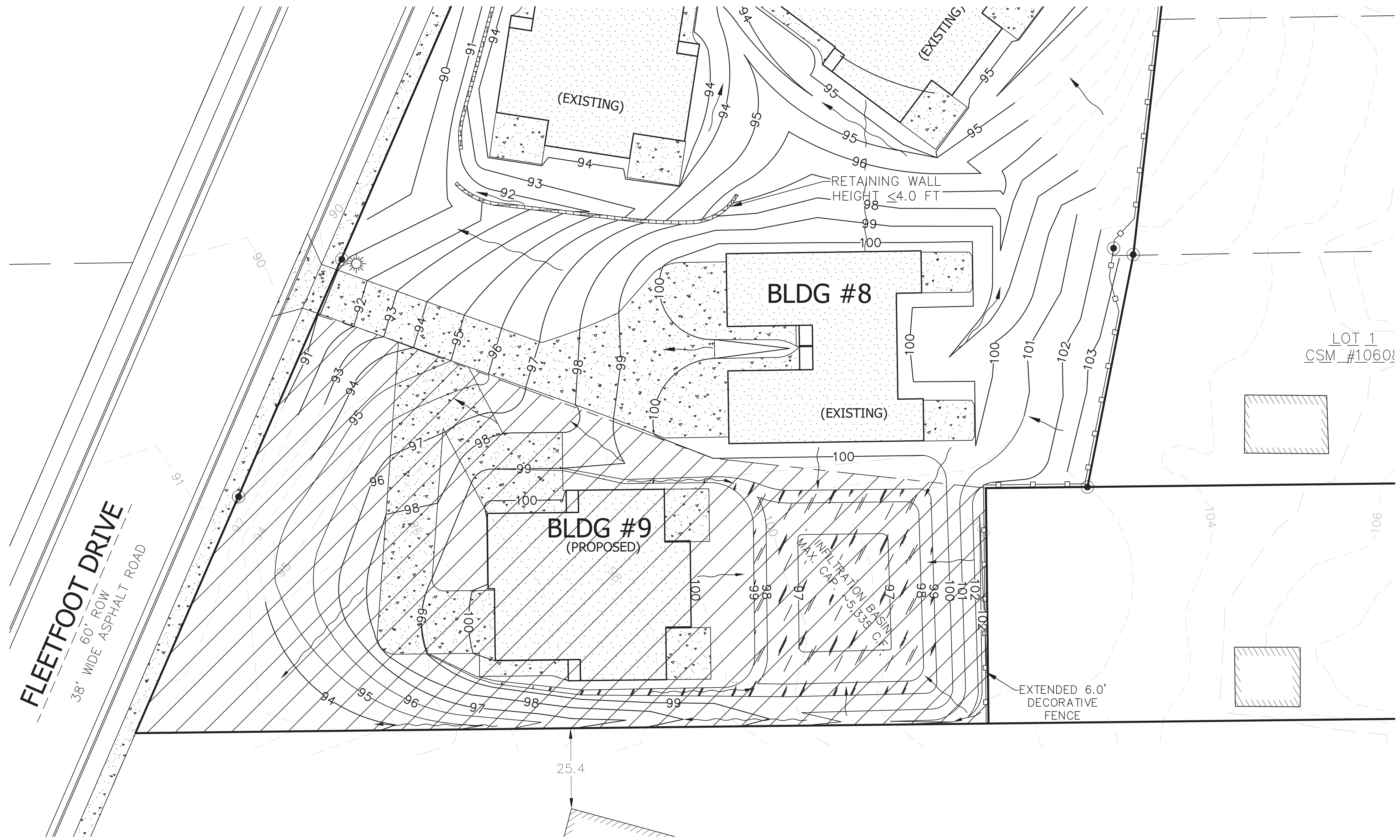
- RUNOFF FLOW DIRECTION

N

SCALE: 1" = 20'

0 10 20 40



NOTES:

1. PROPOSED DRAINAGE PATTERN TREATS THE IMPERVIOUS SURFACE RUNOFF ON SITE FOR THE ADDITION OF BUILDING #9 TO THE EXISTING EXECUTIVE TOWNHOUSES OF FLEETFOOT DRIVE. THUS, NO UPGRADES ARE REQUIRED TO THE PUBLIC AND REGIONAL FACILITIES TO ACCOMMODATE THIS PROPOSED DEVELOPMENT.

2. THE PROPOSED ADDITION MEETS OR EXCEEDS THE REQUIREMENTS FOR STORMWATER TREATMENT FOR A SINGLE LOT DEVELOPMENT. AS SUCH, IT DOES NOT ADVERSELY AFFECT OR BURDEN THE STORMWATER MANAGEMENT PRACTICE DESIGNED FOR THE EXISTING DEVELOPMENT.

3. CALCULATED POST-CONSTRUCTION WATERSHED AREA IS 24,225 S.F. (0.556 AC.) IN SIZE.

4. OFFSITE DRAINAGE FROM EASTERN AND SOUTHERN ADJACENT PROPERTIES IS DIRECTED BY GRASSED BERMS AND SWALES AROUND THE INFILTRATION BASIN AND PROPOSED IMPERVIOUS SURFACE AREAS.

5. RUNOFF FROM THE PROPOSED BUILDING #9 ROOF, PATIOS AND WALKWAYS IS DIRECTED VIA GRASSED SWALES TO FLOW INTO THE PROPOSED INFILTRATION BASIN. EMERGENCY OVERFLOW OF THIS STORMWATER SYSTEM IS THROUGH THE SWALES TOWARDS FLEETFOOT DRIVE.

6. MOST OF THE DRIVEWAY RUNOFF CANNOT BE DIRECTED TOWARDS THE INFILTRATION BASIN, SO THE SOUTHERN PORTION OF EXISTING BUILDING #8 ROOF RUNOFF IS DRAINED TOWARDS THE INFILTRATION BASIN TO MEET THE STORMWATER TREATMENT REQUIREMENTS.

7. MAXIMUM PROPOSED GRADES OUTSIDE THE STORMWATER MANAGEMENT STRUCTURES (BASIN, SWALES, BERMS, ETC.) ARE 4H:1V (25%) SLOPES

WISCONSIN MARK AUG... WAUKESHA, WI PROFESSIONAL ENGINEER DRAFT

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PROPOSED RUNOFF PATTERN

PROJECT #	2404.05
DATE	22 MAY 2023
DRAWN BY	MA
DESIGNED BY	MA
REVISIONS	12 SEP 2023
SHEET NUMBER	C-8
OF	8 SHEETS